



## Special Bryant Planning Commission Meeting

Thursday, May 21th, 2020

6:00 p.m.

Boswell Municipal Complex - City Hall Courtroom

### Agenda

#### CALL TO ORDER

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

#### ANNOUNCEMENTS

#### APPROVAL OF MINUTES

#### Planning Commission Minutes 3-9-2020

Documents:

[Planning Commission Meeting Minutes 3-9-2020.docx](#)

#### DRC REPORT

#### 10 Fitness - 1905 N. Reynolds Road

Condray Signs - Requesting Approval for Location of Sign - **Approved**

Documents:

[0265-PLN-03.jpg](#)

[0265-PLN-02.jpg](#)

[0265-PLN-01.jpg](#)

#### 10 Fitness Outparcel - 1905 N. Reynolds Road

Whitlow Engineering - Requesting Site Plan Approval - **Approved**

Documents:

[0267-APP-01.pdf](#)

[0267-PLN-03.pdf](#)

[0267-PLN-02.pdf](#)

[0267-PLN-01.pdf](#)

#### ACA Elementary Gym - 21815 I-30

Michael Bolin And Associates - Requesting Approval of New Gym Building - **Approved, Contingent upon proper water service connection.**

Documents:

[0257-PLN-03.pdf](#)  
[0257-PLN-02.pdf](#)  
[0257-APP-01.pdf](#)

- . **Arvest Bank - New Addition - 3217 Reynolds Road**  
DCI - Requesting Approval for New Addition - **Approved**

Documents:

[0273-APP-01.pdf](#)  
[0273-PLN-01.pdf](#)  
[0273-PLN-02.pdf](#)

- . **Bryant Ortho - Offsite Improvements - Marketplace Ave.**  
GarNat Engineering – Requesting Approval of Offsite Improvements - **Approved**

Documents:

[0264-PLN-04.pdf](#)  
[0264-PLN-03.pdf](#)  
[0264-PLN-02.pdf](#)  
[0264-PLN-01.pdf](#)

- . **Centennial Bank - 2224 N. REYNOLDS RD**  
LR Conway Signs - requesting Sign Permit Approval - **Approved**

Documents:

[0268-APP-01.pdf](#)

- . **Chick-Fil-A - Site Plan Changes**  
Burger Engineering - Requesting Approval of Changes - **Approved**

Documents:

[0259-PLN-01.pdf](#)  
[0259-APP-01.pdf](#)

- . **Edward Jones - Sign - 3125 HWY 5**  
Requesting Sign Permit Approval - **Approved**

Documents:

[0278-APP-02.pdf](#)  
[0278-APP-01.pdf](#)

- . **Event Center Midtown - 201 B Street**  
Melnika Hale - Requesting Minor Exception to Midtown Code for T-5 Regulations - **Approved**

- . **EyeCare Center Of Saline County - 3395 HWY 5 N**  
Condray Signs - Requesting Sign Permit Approval - **Approved**

Documents:

0276-APP-01.pdf  
0276-APP-04.jpg  
0276-APP-03.jpg  
0276-APP-02.jpg

. **LaTaDa Learning - 201 B Street**

Melnika Hale - Requesting Approval of New Fencing on Site - **Approved**

Documents:

0270-PLN-03.pdf  
0270-PLN-02.pdf  
0270-PLN-01.pdf

. **Make My Roof Great Again - Sign**

Requesting Sign Permit Approval - **Approved**

Documents:

0274-APP-01.pdf

. **Pinecrest Funeral Home - New Gazebo**

Earl Mussori - Requesting Approval of New Gazebo - **Approved**

Documents:

0275-PLN-02.pdf  
0275-PLN-01.pdf

. **Speakeasy Cafe Outdoor Seating - 3411 Main Street**

Requesting Approval of Outdoor Seating Area - **Approved**

Documents:

0262-PLN-01.pdf

. **The Shack - Yellow Sno - 5401 HWY 5**

Ryan McCormick - Requesting Approval for Temporary Business License - **Approved**

Documents:

0260-APP-01.pdf

. **Marketplace Subdivision Replat**

GarNat Engineering – Requesting Approval for Replat - **Administratively Approved**

Documents:

0263-PLN-01.pdf  
0263-APP-01.pdf

. **3707 Springhill Road Property Split**

Hope Consulting - Recommendation for Approval of Half-Street Improvements - **No Recommendation**

. **Whiting Systems - Proposed New Building**

Michael Bolin and Assoc. - Requesting Recommendation for approval of the following:

Non-Standard Building Approval, Waiver on Sidewalk Requirement. - **No Recommendation**

**JD Bryder - 22677 I-30 S**

Daniel Bartlett Architecture - Requesting Non- Standard Building Approval - **No Recommendation**

**Cone Heads Snow Cone Stand - 6221 HWY 5**

Kierra Matthews - Requesting Approval of Temporary Business Permit - **Approved, Contingent upon location of stand being 50ft or further from existing food truck on lot.**

Documents:

[0288-PLN-01.pdf](#)

**Flash Market - 26213 I-30**

Skylite Sign and Neon - Requesting Sign Permit Approval - **Approved**

Documents:

[0286-APP-03.pdf](#)

[0286-APP-02.pdf](#)

[0286-APP-01.pdf](#)

**Sunshine Shaved Ice - 23140 I-30 W**

Michael Stroud - Requesting Approval of Temporary Business Permit - **Approved**

Documents:

[0283-APP-01.pdf](#)

**NEW BUSINESS**

**3707 Springhill Road Property Split**

Hope Consulting Requesting Approval for Waiver on Half-Street Improvements

Documents:

[0269-WVR-01.pdf](#)

[0269-PLN-03.pdf](#)

[0269-PLN-02.png](#)

[0269-PLN-01.pdf](#)

**Whiting Systems - Proposed New Building**

Michael Bolin and Assoc. - Requesting approval of the following: Non-Standard Building Approval, Waiver on Sidewalk Requirement.

Documents:

[0258-WVR-01.pdf](#)

[0258-APP-02.pdf](#)

**JD Bryder - 22677 I-30 S**

Daniel Bartlett Architecture - Requesting Non- Standard Building Approval

Documents:

[0266-PLN-04.pdf](#)

[0266-PLN-03.pdf](#)

## **DIRECTOR'S REPORT**

*Truett Smith - Director of Planning and Community Development*

### **. Master Transportation Plan Changes**

Discussion

Documents:

[Master\\_Street\\_Plan\\_EditsV8\\_5\\_12\\_2020.pdf](#)

### **. Proposed Commercial Zoning Changes**

Discussion

Documents:

[Current\\_Commercial\\_Zoning.pdf](#)

[Proposed\\_Commercial\\_Zoning.pdf](#)

[Commercial Zoning Changes.pdf](#)

[Parcels\\_Changed.pdf](#)

## **ADJOURNMENT**



## **Bryant Planning Commission Meeting**

Monday, March 9th, 2020

6:00 p.m.

Boswell Municipal Complex-City Hall Courtroom

### **CALL TO ORDER**

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

### **APPROVAL OF MINUTES**

*Motion to approve minutes for Bryant Planning Commission Meeting on February 10<sup>th</sup>, 2020 made by Commissioner Burgess and Seconded by Commissioner Brunt.*

*Voice Vote. 5 yeas and 0 nays. Statton, Johnson, and Poe absent.*

### **ANNOUNCEMENTS**

*Chairman Erwin made announcement for everyone to please silence their phones. Then read the DRC Report.*

### **DRC REPORT**

#### **Denny's Restaurant**

Ziglin Signs - Requesting Sign Permit Approval - **Approved**

#### **CARTI Saline County - 3121 N Reynolds Road**

Polk Stanley Wilcox - Requesting Approval of Exterior Facade Changes – **Approved**

#### **Crosspointe Church - 401 Reynolds Road**

Minton Engineering - Requesting Site Plan Approval - **Approved**

#### **Dawson's Pointe Replat**

Hope Consulting - Requesting Approval for Replat - **Recommended Approval**

**Autumn Hills Estates - Shobe Road**

Richardson Engineering - Requesting Preliminary Plat Approval and Approval of Waiver - **Recommended Approval, Contingent upon Agreement with City Regarding Detention Pond on Corp. Stream**

**NEW BUSINESS**

**Dawson's Pointe Replat**

Hope Consulting - Requesting Approval for Replat

*After brief discussion, Chairman Erwin called for a Roll Call Vote. 5 Yeas, 0 Nays. Poe, Statton, Johnson absent. Passed.*

**Autumn Hills Estates - Shobe Road**

Richardson Engineering - Requesting Preliminary Plat Approval and Approval for Waiver

*This item removed from agenda by staff at request of the applicant.*

**DIRECTORS REPORT**

*Director Truett Smith spoke on upcoming coffee with the Mayor, The Award received for Phase 2 of Bryant Parkway, and a workshop next PC with regards to Zoning Code Changes.*

**ADJOURNMENT**

*Motion to adjourn made by Commissioner Penfield, Seconded by Commissioner Mayfield. Meeting was adjourned.*

\_\_\_\_\_

*Chairman, Jim Erwin*

\_\_\_\_\_

*Date*

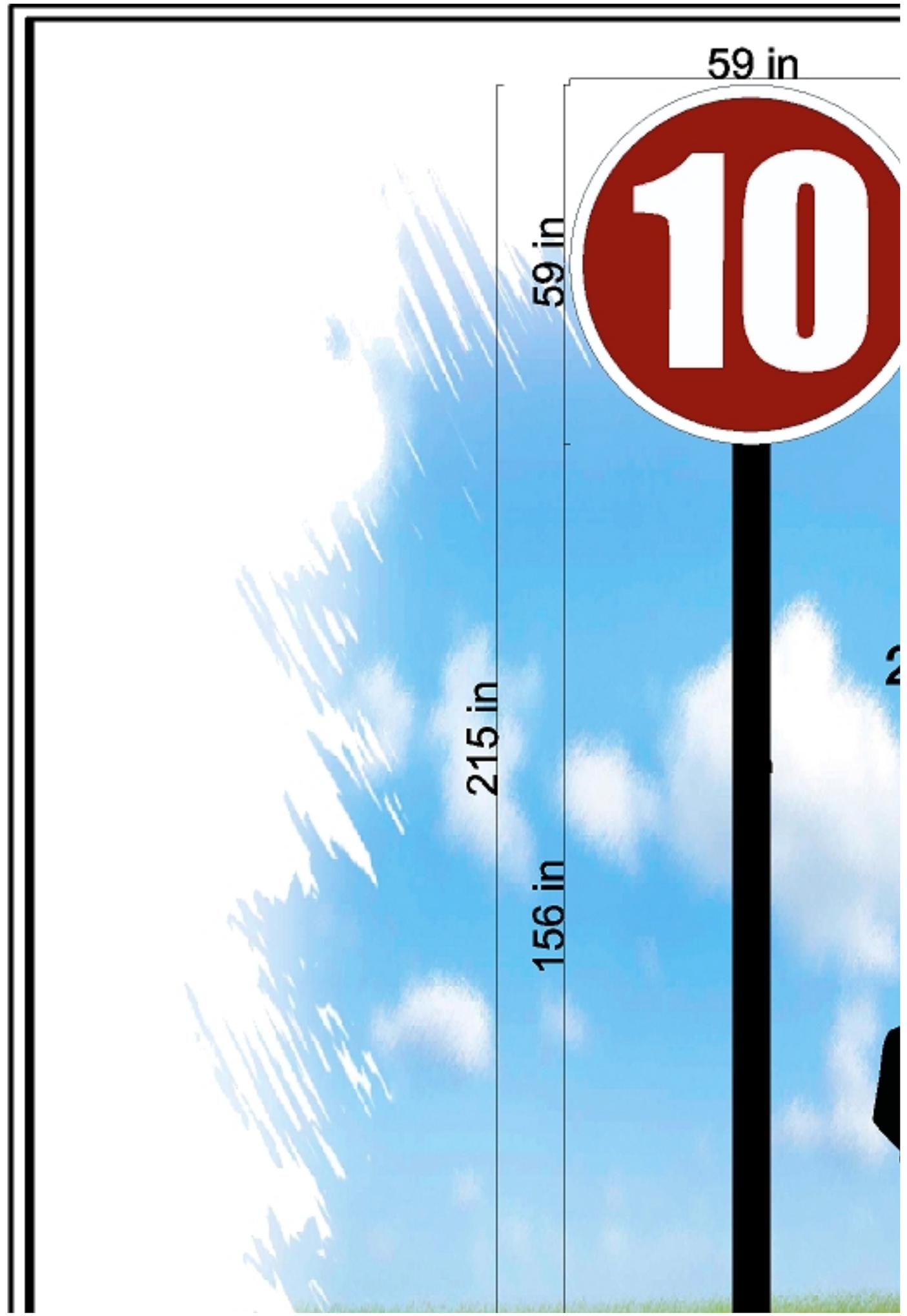
\_\_\_\_\_

*Secretary, Colton Leonard*

\_\_\_\_\_

*Date*





215 in

156 in

59 in

59 in



SEMI EXISTING  
CONCRETE ARCHWAY  
RECONSTRUCT NEW  
5' SIDEWALK & 3' CI

DUMPSTER ENCLOSURE:  
SPLIT FACE MASONRY  
BLOCKS; COLOR TO BE  
SELECTED BY OWNER.

C-2  
382 ft

218.9 ft

102 ft

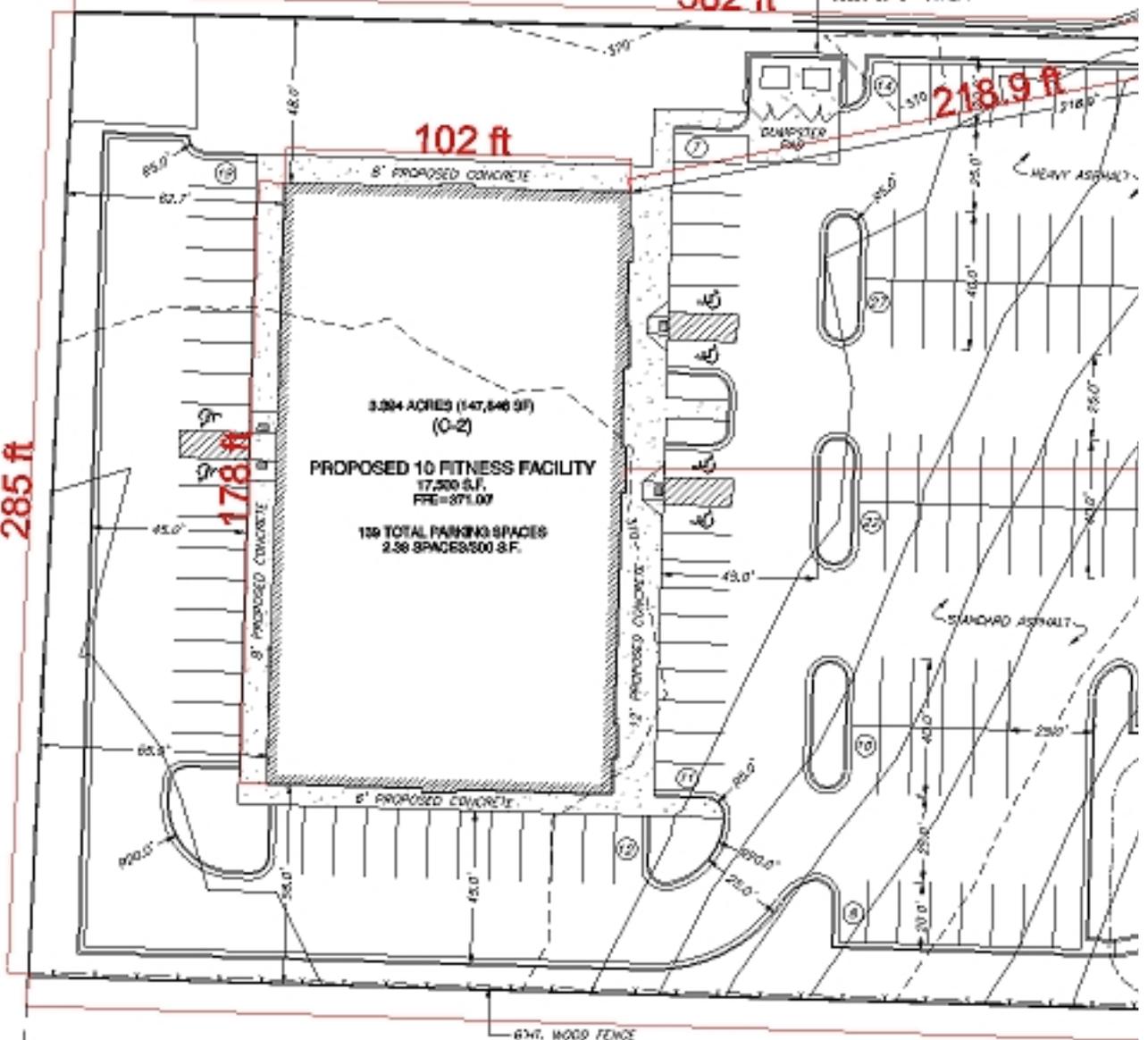
C-2  
285 ft

178 ft

3.394 ACRES (147,546 SF)  
(C-2)

PROPOSED 10 FITNESS FACILITY  
17,500 S.F.  
FIRE=371.00

136 TOTAL PARKING SPACES  
2.36 SPACES/100 S.F.



R-X

C-2



0.004 ACRES  
PROPOSED 10  
174  
174  
100 TOTAL P  
2.00 SPAC

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

Wall  
Sign

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](http://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: 4/2/20

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

SIGN CO. OR SIGN OWNER

Name Conroy Signs  
 Address 1107 E. Harding  
 City, State, Zip Pine Bluff AR 71601  
 Phone 870-534-5210  
 Alternate Phone \_\_\_\_\_

PROPERTY OWNER

Name Justin Franks  
 Address 9721 Congo Rd  
 City, State, Zip Benton AR 72019  
 Phone 501-847-9797  
 Alternate Phone \_\_\_\_\_

GENERAL DETAILS

Name of Business EyeCare Center of Saline County  
 Address/Location of sign 3345 Hull 5

SIGN TYPE  
 Pole  Monument  
 Wall  
 Other (type) \_\_\_\_\_  
 Total sq. ft. 53.69

Sign dimensions (height, length, width) \_\_\_\_\_  
 Zoning Classification \_\_\_\_\_ Aggregate Surface Area (total all signs) 125.69 (w/ pole)  
 Height of sign from lot surface: Bottom \_\_\_\_\_ Top 156.98 w/ pole sign

READ CAREFULLY BEFORE SIGNING

I Heri Stewart, 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.

Heri Stewart 4/2/20  
 Applicant's Signature Date Sign Administrator (or Designee) Approval Date

Logo = 21.18" x 50.25" (7.4 sq ft)  
 EyeCare Center = 27.39" x 182.64" (34.7 sq ft)  
 of Saline County = 9.62" x 173.5" (11.59 sq ft)

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

Pole Sign  
Face replacement

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](http://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: 4/2/20

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

SIGN CO. OR SIGN OWNER

Name Condroy Signs  
Address 1107 E Havaling  
City, State, Zip Pine Bluff AR  
Phone 870-534-5210

PROPERTY OWNER

Name Justin Franks  
Address 9721 Congo Rd  
City, State, Zip Benton AR  
Phone 501-847-4797

Alternate Phone \_\_\_\_\_

Alternate Phone \_\_\_\_\_

GENERAL DETAILS

Name of Business Eyecare Center of Saline County  
Address/Location of sign 3345 Hwy 5

SIGN TYPE

Pole  Monument

Sign dimensions (height, length, width) 72" x 144" x 31.25"

Wall  
 Other (type) \_\_\_\_\_  
Total sq. ft. 103.3

Zoning Classification \_\_\_\_\_ Aggregate Surface Area (total all signs) 1516.98 w/ wall sign

Height of sign from lot surface: Bottom 242", 177" Top 312", 210"

READ CAREFULLY BEFORE SIGNING

I Ken Steuava, 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

Sign Administrator (or Designee) Approval

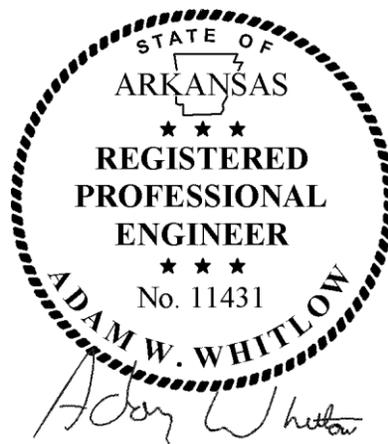
Date

# *Drainage Report (Supplemental)*

FOR

## **10 Fitness Commercial Site Bryant, Arkansas**

**December 11, 2019**



By



**WHITLOW ENGINEERING SERVICES, INC.**  
301 EAST LINCOLN AVENUE # 2  
SEARCY, ARKANSAS 72143  
(501) 279-9200 • (501) 279-9205 FAX

### **Supplemental Narrative:**

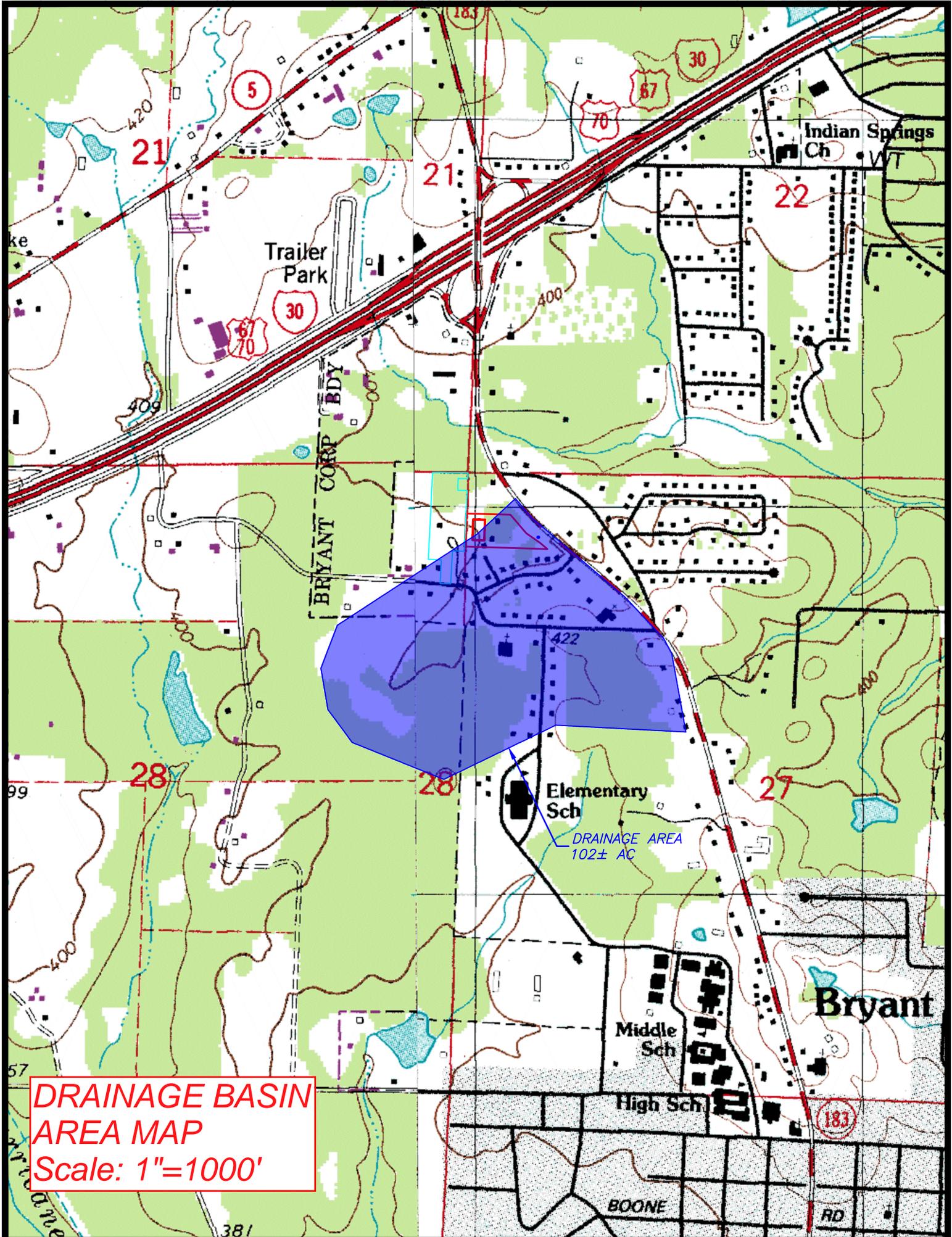
This submission shall serve as a supplemental analysis to the original drainage report. The developer's intent to prepare the area in the southeast corner of the original lot for future development. This area currently has a significant drainage ditch running through the center of the parcel which prohibits development of the site. As such, the developers intend to re-route this ditch using underground culverts to create a pad ready site for future development.

### **Drainage Summary:**

The existing drainage area for the ditch is 102± acres with a 25-yr design flow 214 cfs. This was calculated by the Rational Method ( $Q=102 \text{ ac} \times 5.45 \text{ in/hr} \times 0.385$ ) & confirmed via ARDOT's drainage design for the downstream box culvert section. A double 48" ADS (HDPE) Culvert @ 0.90% will be used to reroute the ditch. This double culvert section has a full flow capacity of 295.2 cfs which is 38% more capacity than the 25-yr design flow for the basin. This will allow for a 100-yr+ event ( $Q_{100}=263 \text{ cfs}$ ,  $I=6.70 \text{ in/hr}$ ) or upstream urbanization.

### **Drainage Exhibits:**

- Drainage Basin Area Map
- ARDOT Drainage Calculation
- Manning Culvert Flow Chart

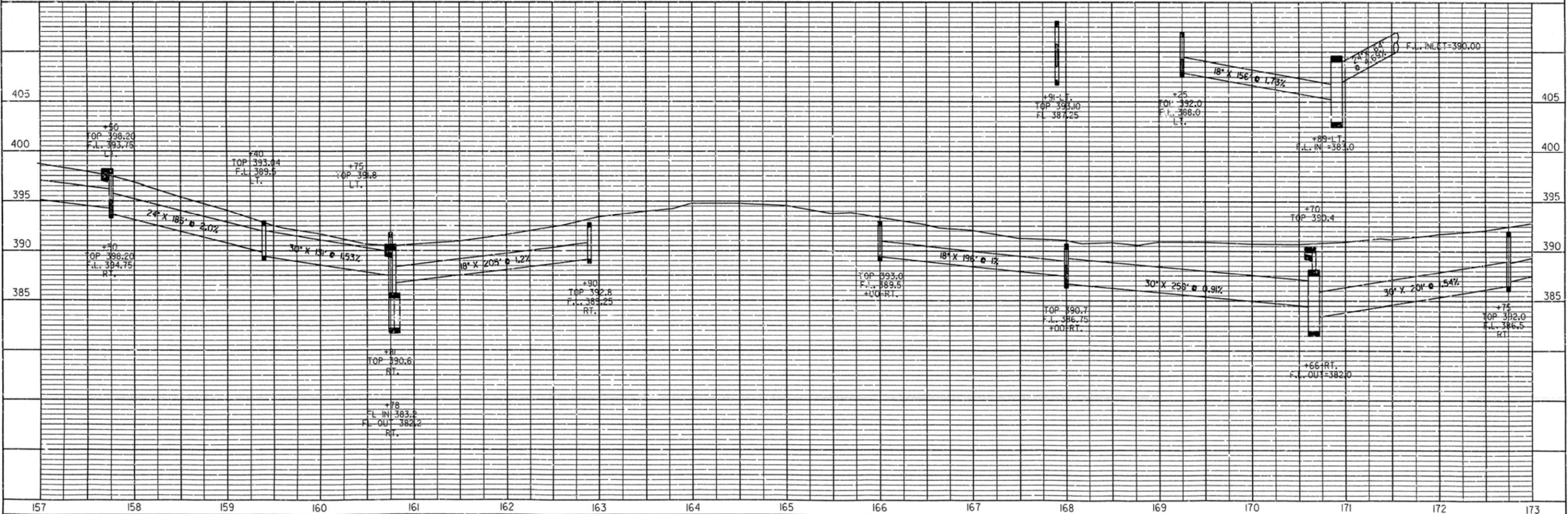
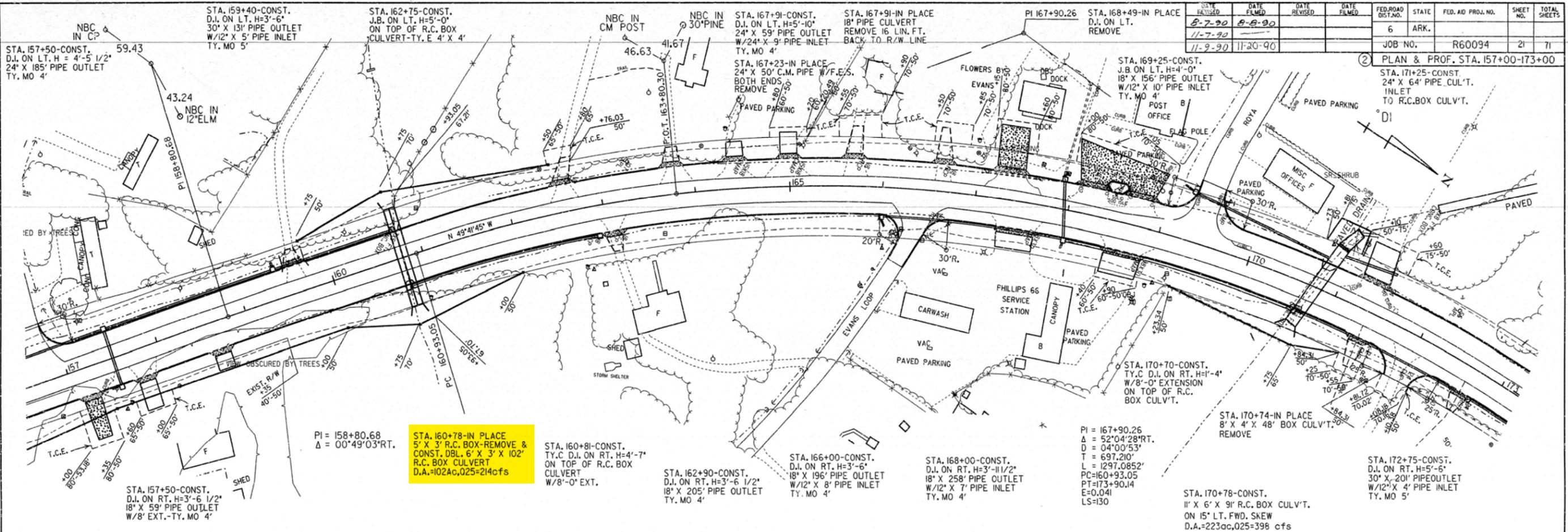


**DRAINAGE BASIN  
AREA MAP**  
Scale: 1"=1000'

DRAINAGE AREA  
102± AC

DATE REVISION	DATE FILMED	DATE REVISED	DATE FILMED	FED. ROAD DIST. NO.	STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
8-7-90	8-8-90			6	ARK.			
11-7-90								
11-9-90	11-20-90							

PLAN & PROF. STA. 157+00-173+00



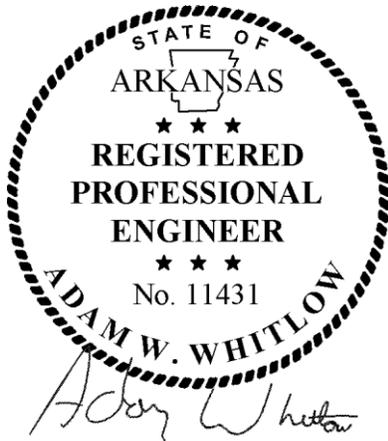
REFILMED  
1-01-1990

**TABLE FOR SOLVING MANNING'S FORMULA FOR CONDUITS RUNNING FULL**

Diameter Inches	Area sq ft	Hydraulic Radius	FLOW (cfs)															
			n = 0.012	Slope (%)														
				0.3	0.5	0.7	0.9	1	1.2	1.4	1.6	1.8	2	2.2	2.4	2.6	2.8	3
6	0.196	0.125	6.068	0.33	0.43	0.51	0.58	0.61	0.66	0.72	0.77	0.81	0.86	0.90	0.94	0.98	1.02	1.05
8	0.349	0.167	13.11	0.72	0.93	1.10	1.24	1.31	1.44	1.55	1.66	1.76	1.85	1.94	2.03	2.11	2.19	2.27
10	0.545	0.208	23.69	1.30	1.68	1.98	2.25	2.37	2.60	2.80	3.00	3.18	3.35	3.51	3.67	3.82	3.96	4.10
12	0.785	0.250	38.58	2.11	2.73	3.23	3.66	3.86	4.23	4.56	4.88	5.18	5.46	5.72	5.98	6.22	6.46	6.68
15	1.227	0.313	69.97	3.83	4.95	5.85	6.64	7.00	7.66	8.28	8.85	9.39	9.90	10.38	10.84	11.28	11.71	12.12
18	1.767	0.375	113.8	6.23	8.05	9.52	10.79	11.38	12.46	13.46	14.39	15.27	16.09	16.88	17.63	18.35	19.04	19.71
24	3.142	0.500	245.1	13.43	17.33	20.51	23.25	24.51	26.85	29.00	31.00	32.88	34.66	36.36	37.97	39.52	41.01	42.45
30	4.909	0.625	444.4	24.34	31.42	37.18	42.16	44.44	48.68	52.58	56.21	59.62	62.84	65.91	68.84	71.65	74.36	76.97
36	7.069	0.750	722.6	39.58	51.10	60.46	68.55	72.26	79.16	85.50	91.40	96.95	102.19	107.18	111.95	116.52	120.92	125.16
42	9.621	0.875	1090	59.70	77.07	91.19	103.40	108.99	119.40	128.96	137.87	146.23	154.14	161.66	168.85	175.75	182.38	188.78
48	12.566	1.000	1556	85.23	110.03	130.19	147.62	155.61	170.46	184.12	196.83	208.77	220.06	230.81	241.07	250.91	260.38	269.52
60	19.635	1.250	2821	154.54	199.51	236.06	267.67	282.15	309.08	333.84	356.89	378.54	399.02	418.49	437.10	454.95	472.12	488.69

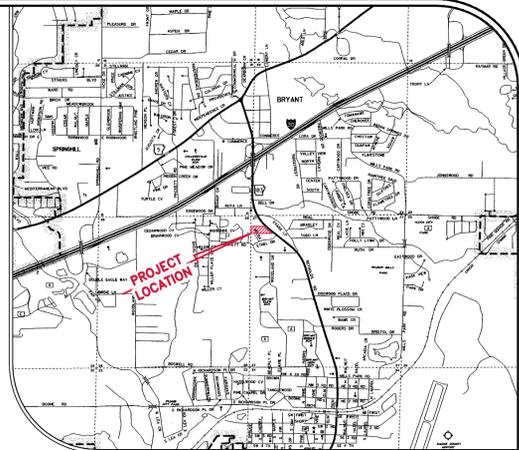
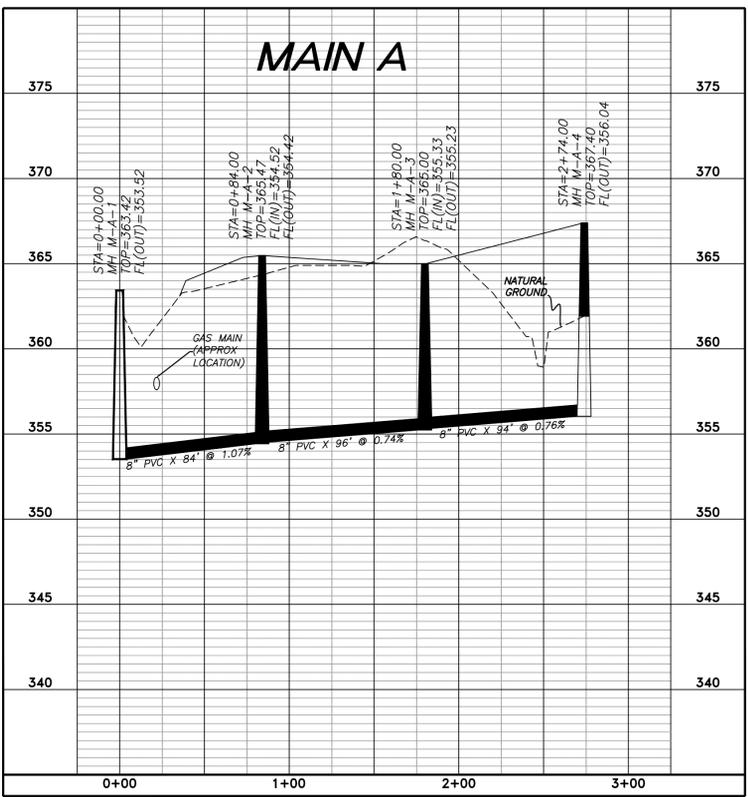
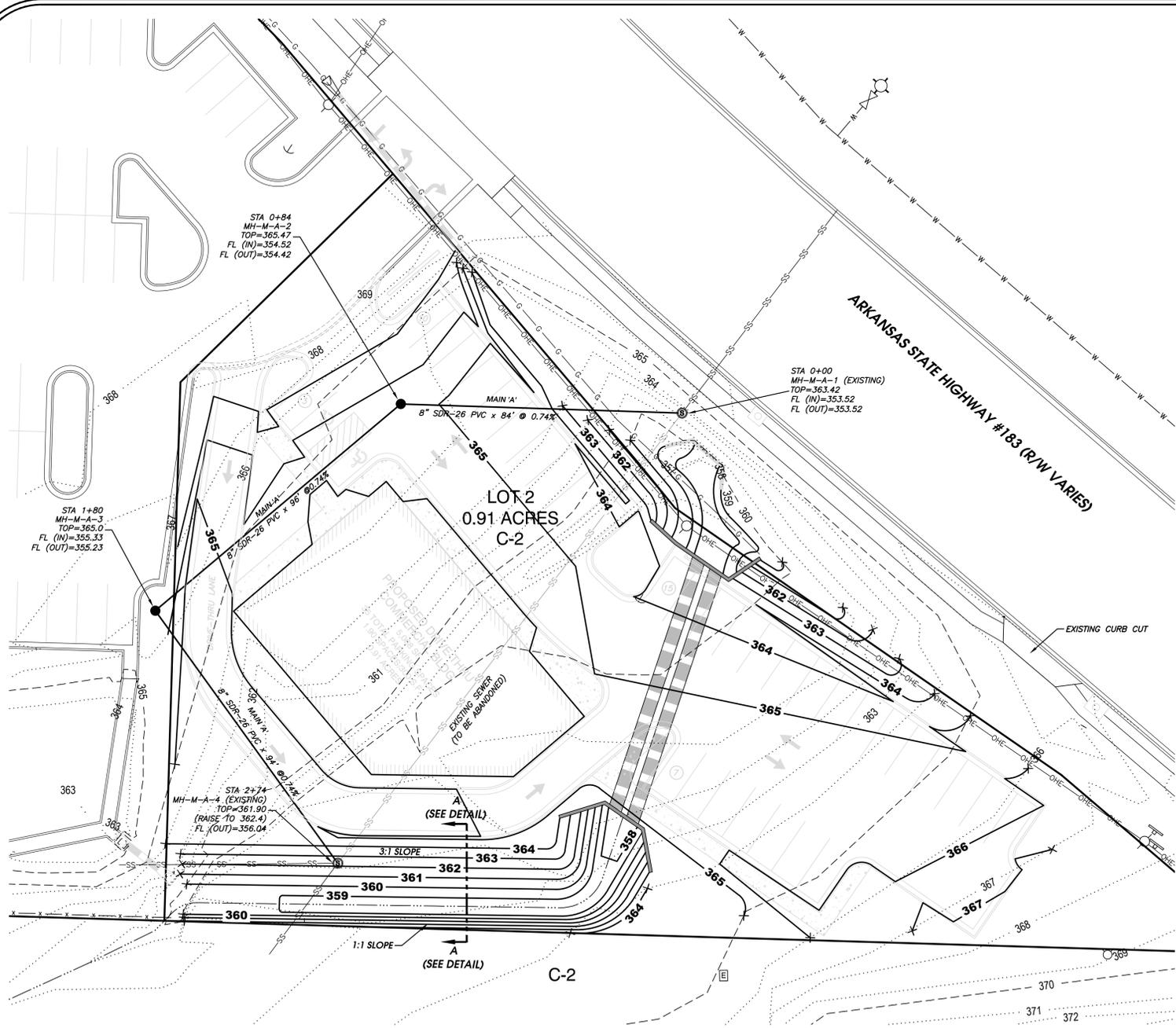
## **Engineering Certification**

I, Adam Whitlow, Registered Professional Engineer No. 11431 in the State of Arkansas, hereby certify that the drainage study, reports, calculations, designs, and specifications contained in this report have been prepared in accordance with sound engineering practice and principles, and the requirements of the City of Searcy. Further, I hereby acknowledge that the review of the drainage study, reports, calculations, designs, and specifications by the City of Bryant or its representatives cannot and does not relieve me from any professional responsibility or liability.

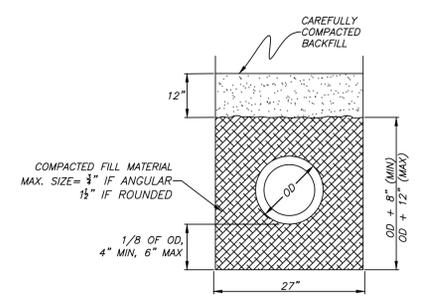


Adam Whitlow, P.E., P.S.  
Arkansas Professional Engineer No. 11431  
Arkansas Professional Surveyor No. 1737





VICINITY MAP  
SCALE: 1"=2000'



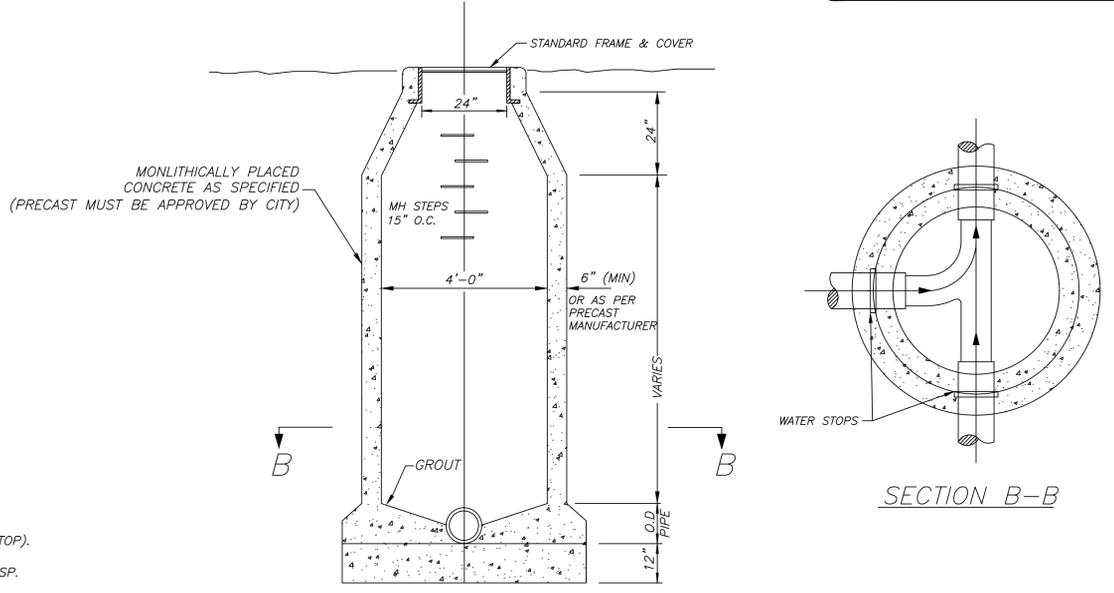
TO BE PLACED AS DIRECTED BY CITY,  
OR AS DEEMED NECESSARY PER SPECS

DETAIL - TYPICAL BEDDING  
SCALE - NTS

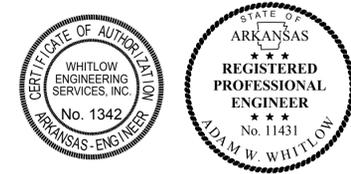
LEGEND	
	EXISTING POWERPOLE
	EXISTING WATER MAIN
	EXISTING SEWER MANHOLE
	EXISTING SANITARY SEWER
	EXISTING TELEPHONE
	EXISTING GUY WIRE
	EXISTING UTILITY SIGN
	EXISTING FIRE HYDRANT
	EXISTING ELECTRIC BOX
	DRAINAGE SWALE
	EXISTING OVERHEAD ELECTRIC
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	PROPOSED CONTOURS

GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS TO MEET OR EXCEED BRYANT SPECS.
- ALL SEWER GRAVITY MAINS SHALL BE SDR-26 PVC, UNLESS OTHERWISE SHOWN.
- ALL SERVICE LINES SHALL BE 4" SDR-26 PVC.
- CONTRACTOR TO VERIFY METHOD OF CONNECTION WITH THE CITY PRIOR TO CONSTRUCTION
- ATTENTION IS CALLED TO CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
- ALL UTILITIES TO BE LOCATED PRIOR TO CONSTRUCTION (ONE CALL, CITY, ETC.)
- MINIMUM HORIZONTAL SEPARATION BETWEEN WATERLINES AND SEWERLINES SHALL BE 10'.
- MINIMUM VERTICAL SEPARATION BETWEEN WATERLINES AND SEWERLINES SHALL BE 18" (WATER ON TOP).
- CONTRACTOR TO ADHERE TO CURRENT OSHA EXCAVATION & TRENCH SAFETY REGULATIONS.
- BACKFILL FOR ALL DISTURBED (EXCAVATED) AREAS UNDER PAVEMENT TO BE COMPACTED TO 95% SP.
- DUCTILE IRON (CLASS 50) TO BE USED IF COVER OVER SEWERLINE IS LESS THAN 36".
- ACTUAL MANHOLE DEPTHS & TOP ELEVATIONS TO BE FIELD VERIFIED BASED ON FINISHED GRADES & PROPOSED STREET ELEVATIONS.



DETAIL - TYPICAL MANHOLE  
SCALE - NTS



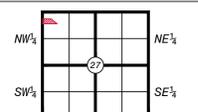
CERTIFICATE OF ENGINEERING ACCURACY  
I, ADAM W. WHITLOW, HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS A PLAN MADE BY ME, OR UNDER MY SUPERVISION.  
DATE: 03/24/20  
ADAM W. WHITLOW, REGISTERED PROFESSIONAL ENGINEER NO. 11431 ARKANSAS



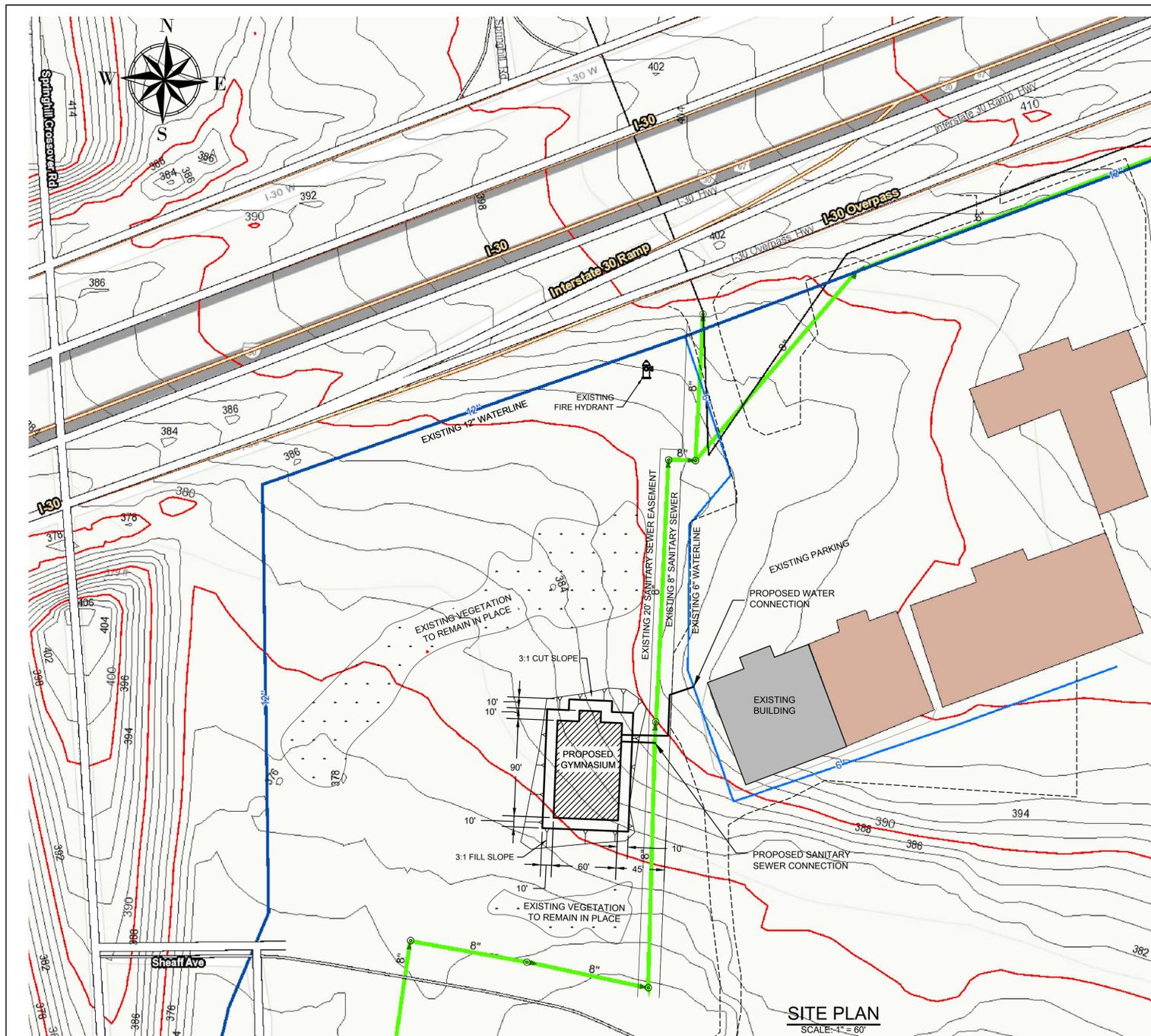
WHITLOW ENGINEERING SERVICES, INC.  
301 EAST LINCOLN AVE #2  
SEARCY, ARKANSAS 72143  
(501) 279-9200 • (501) 279-9205 FAX

Prepared For:  
Crescent Commercial  
204 W Mulberry Avenue  
Searcy, AR 72143  
(501) 203-0069

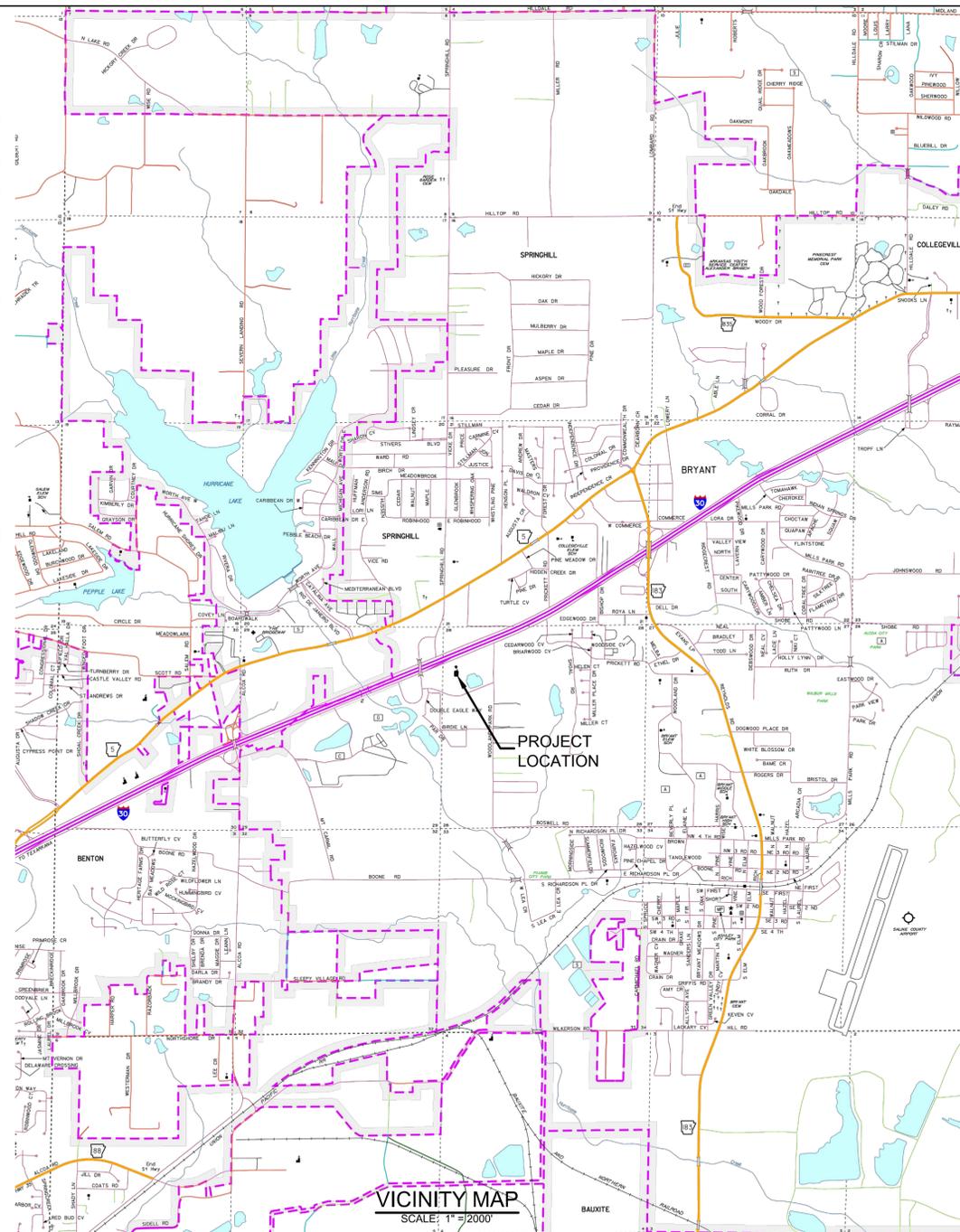
SEWER LAYOUT  
PHASE 2 - 10 FITNESS DEVELOPMENT  
A Part of the NW 1/4, NW 1/4, Section 27,  
City of Bryant, Saline County, Arkansas



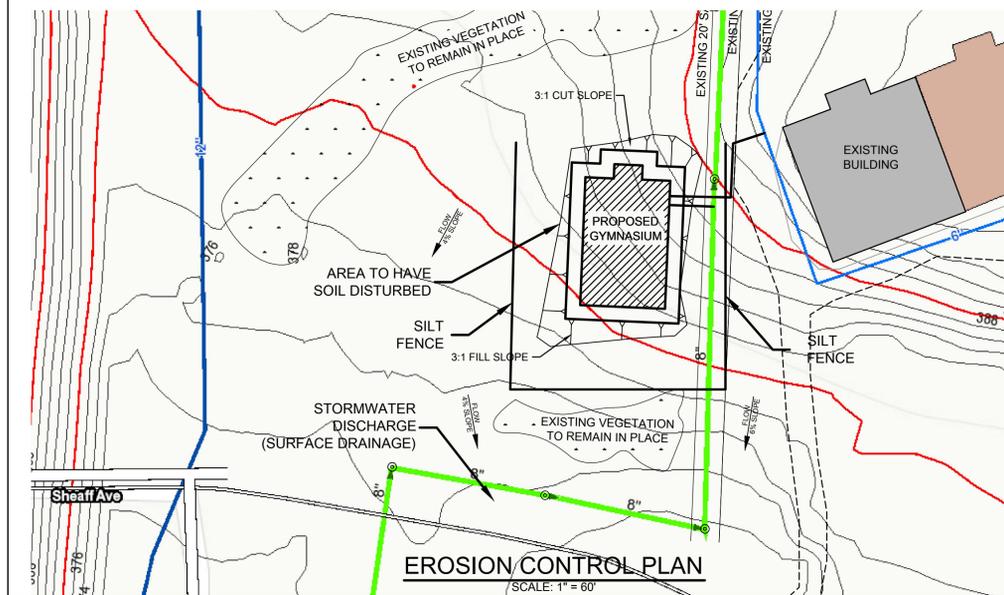
No.	Revisions	Date	By	Date:	Project No.
				MARCH 2020	18-007
				File:	Bryant 10 Fitness Base Out PARCEL (Rev 3-20-20)
				Drawn By:	RSS
				Sheet:	1 of 2



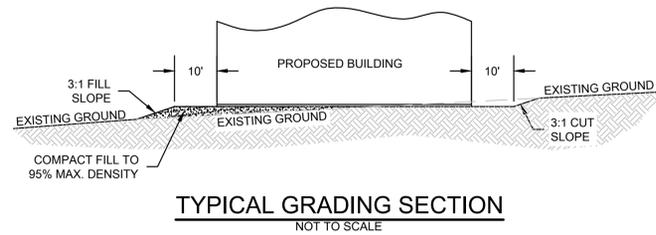
**SITE PLAN**  
SCALE: 1" = 60'



**VICINITY MAP**  
SCALE: 1" = 2000'



**EROSION CONTROL PLAN**  
SCALE: 1" = 60'



**TYPICAL GRADING SECTION**  
NOT TO SCALE

NAME OF DEVELOPMENT: ARKANSAS CHRISTIAN ACADEMY ELEMENTARY GYMNASIUM  
 CURRENT ZONING: C2  
 NAME AND ADDRESS OF OWNER: DESTINED TO WIN/FAMILY OUTREACH MINISTRIES, INC.  
 21815 I-30  
 BRYANT, ARKANSAS 72022  
 NAME AND ADDRESS OF DEVELOPER: DESTINED TO WIN/FAMILY OUTREACH MINISTRIES, INC.  
 21815 I-30  
 BRYANT, ARKANSAS 72022  
 PHYSICAL ADDRESS OF PROJECT: 21815 I-30  
 BRYANT, ARKANSAS 72022

**Stormwater Runoff Calculation:**  
 Total effected drainage area, A = 0.12 acres  
 Length of overland flow, L = 200 feet  
 Slope of overland flow, S = 4.0%

Existing overland flow roughness coefficient = 0.40  
 Proposed overland flow roughness coefficient = 0.02

Existing time of concentration,  $t_c = 14.0$  minutes  
 Proposed time of concentration,  $t_c = 3.0$  minutes  
 Existing  $i_1 = 8.0$  in/hr (100 year flood)  
 Proposed  $i_1 = 10.0$  in/hr (100 year flood)

Existing surface is sandy soil,  $C_u = 0.45$  (100 year flood)  
 Proposed surface will be building roof,  $C_u = 0.95$  (100 year flood)

Existing 100-year runoff = (14.0) (0.45) (0.12) = 0.76 cfs  
 Proposed 100-year runoff = (10.0) (0.95) (0.12) = 1.14 cfs

The existing/proposed differential runoff is insignificant and will have a negligible effect on the existing stormwater system.

**MICHAEL BOLIN & ASSOCIATES, INC.**  
**CONSULTING ENGINEERS**  
 P.O. BOX 605, BENTON, AR 72018, (501) 776-2692  
 FAX (501) 776-2619 EMAIL: cmbolin@sbcglobal.net

BRYANT, ARKANSAS  
**ARKANSAS CHRISTIAN ACADEMY**  
 ELEMENTARY GYMNASIUM  
 SITE PLAN



AS-BUILT DATE:  
 CONTACT PERSON:  
 M. BOLIN  
 SCALE:  
 AS SHOWN  
 DATE: FEBRUARY 2020  
 SITE PLAN  
 SHEET NO.  
 1 OF 2

1 - 2020-13

**PROJECT CERTIFICATION**

"I hereby certify that these plans and specifications have been prepared by me, or under my supervision. I further certify to the best of my knowledge these plans and specifications are as required by law and in compliance with the 2012 Arkansas Fire Prevention Code (2012 IBC with Arkansas Amendments)."

Signed: TBR Date: 3/4/20

ALL HVAC WORK ON THIS PROJECT SHALL CONFORM TO THE LATEST EDITION OF THE ARKANSAS STATE (STANDARD) MECHANICAL CODE AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.

ALL ELECTRICAL WORK ON THIS PROJECT SHALL CONFORM TO THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE (N.E.C.) AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.

ALL PLUMBING WORK ON THIS PROJECT SHALL CONFORM TO THE LATEST EDITION OF THE ARKANSAS STATE PLUMBING CODE AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.

**PROJECT DESCRIPTION**

NEW STRUCTURE IS A ONE STORY STEEL FRAME BUILDING WITH AN EIFS EXTERIOR AND METAL ROOF. PROJECT INCLUDES SITE WORK, NEW BUILDING AND INTERIOR FINISH-OUT INCLUDING FINISHES, AND PLUMBING, MECHANICAL AND ELECTRICAL SYSTEMS. INTERIOR STUDS MAY BE WOOD.

**PROJECT DATA**

1. OWNER SHALL PROVIDE FIRE EXTINGUISHERS AT LOCATIONS DETERMINED BY THE BRYANT FIRE DEPARTMENT.
2. OWNER SHALL PROVIDE "KNOX BOX" ACCESS PER BRYANT FIRE DEPARTMENT.

**PROJECT STATISTICS**

SECTION 302 AND 304: USE AND OCCUPANCY CLASSIFICATION

OCCUPANCY: ASSEMBLY (GROUP A-3)

USE: GYMNASIUM (without SPECTATOR SEATING)

GROSS SQUARE FOOTAGE: 5,400 SQ. FT. TOTAL GROSS

SECTION 503: BUILDING HEIGHTS AND AREAS

TYPE V-B CONSTRUCTION/UNPROTECTED/UNSPRINKLED (ALLOWABLE SQ. FT. = 6,000 SQ. FT./ONE STORY)

SECTION 1004: OCCUPANT LOAD

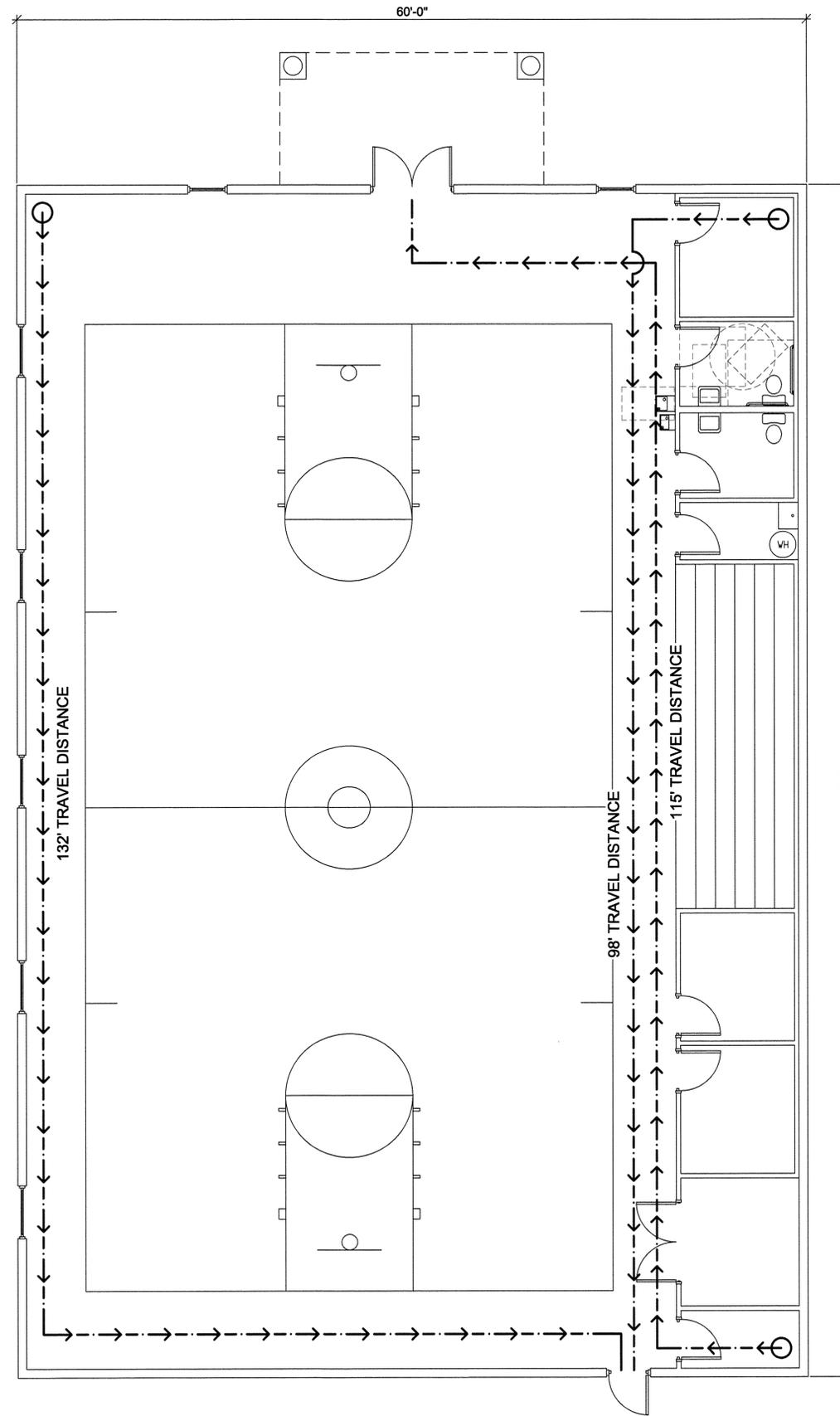
5,400 SQ. FT./50sf per person = 108 PERSONS

SECTION 1005: MEANS OF EGRESS

108 PERSONS X 2 = 216" EGRESS REQUIRED (2 EXITS)  
105" EGRESS PROVIDED (2 EXITS)

SECTION 1014: EXIT ACCESS

Exit Travel Distance - 200' Allowable  
Maximum Travel Distance per Plan - 132'



LIFE SAFETY PLAN SCALE: 3/16" = 1'-0"

\* SEE A1.1 FOR ADDITIONAL INFORMATION



**SHEET INDEX**  
A 1.0 LIFE SAFETY PLAN  
A 1.1 FLOOR PLAN



TGB  
COPYRIGHT, TBA

1192 KANIS ROAD, SUITE F-8  
LITTLE ROCK, ARKANSAS, 72211  
(OFFICE) 501-516-5676  
(FAX) 501-516-5766  
tbunney@tbaarchitect.com



SHEET TITLE:

LIFE SAFETY PLAN

A NEW ELEMENTARY GYMNASIUM FOR:  
ARKANSAS CHRISTIAN ACADEMY  
BRYANT, ARKANSAS

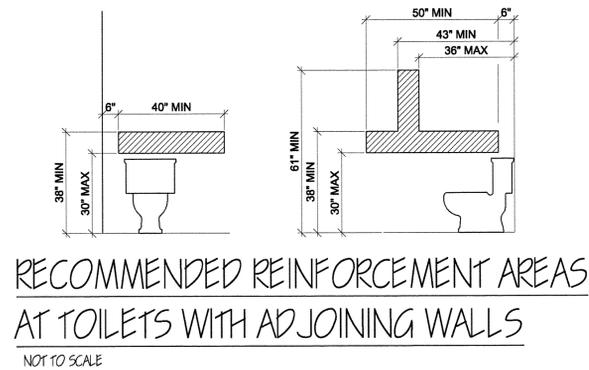
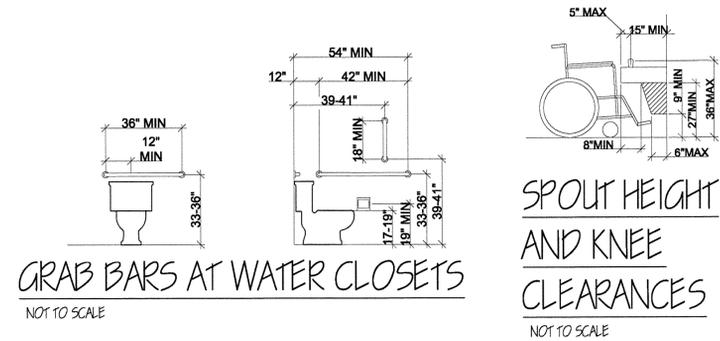
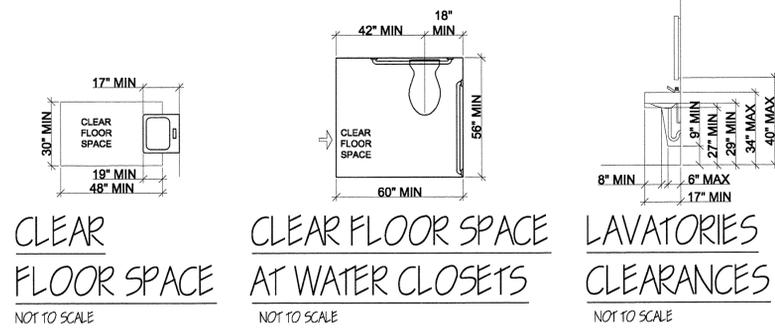
PROJECT # 2020-13

DATE: 05/04/20

SHEET #  
A1.0

PAGE #  
1 of 2

T - 2020-13

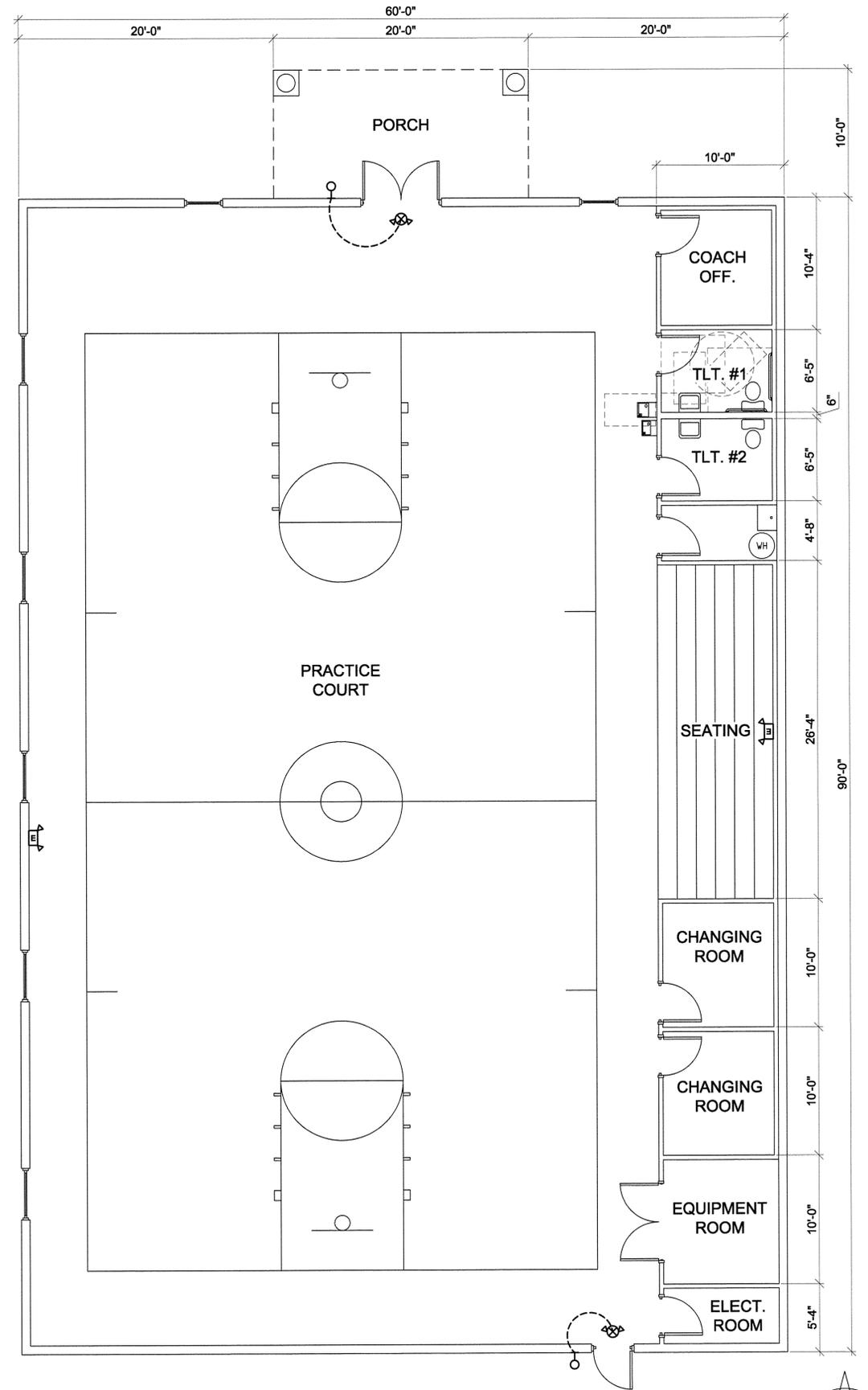


**LIGHTING LEGEND**

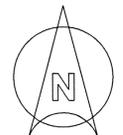
- ⊗ EXIT LIGHT
- ⊗⊗ EXIT LIGHT w/ EMERGENCY
- ⊞ EMERGENCY
- ⊞⊞ EXTERIOR LIGHT (TIE TO EXIT LIGHT)

**GENERAL NOTES:**

1. VERIFY DOOR AND WINDOW HGT. AND FINISH & FRAME TYPE w/OWNER.
2. VERIFY HARDWARE SCHEDULE WITH OWNER.
3. SEE EXTERIOR ELEVATIONS FOR WINDOW GLAZING GRID.
4. INDIVIDUAL GLASS PANELS WITHIN AN INGRESS/EGRESS DOOR OR WITHIN 24" OF DOOR OPENING SHALL BE SAFETY-GLAZED.
5. ALL EXIT DOOR ARE REQUIRED TO HAVE EXTERIOR LANDING (5'x5') AT THE SAME ELEVATIONS AS THE INSIDE FINISH FLOOR.
6. DIMENSIONS ARE "STUD FACE TO STUD FACE" UNLESS OTHERWISE NOTED.



**FLOOR PLAN** \_\_\_\_\_ SCALE: 3/16" = 1'-0"



**TBA**  
COPYRIGHT, TBA

1192 KANSAS ROAD, SUITE F-8  
LITTLE ROCK, ARKANSAS, 72211  
(OFFICE) 501-516-5616  
(FAX) 501-516-5166  
tba@tbaarchitect.net



SHEET TITLE:

FLOOR PLAN

A NEW ELEMENTARY GYMNASIUM FOR:  
ARKANSAS CHRISTIAN ACADEMY

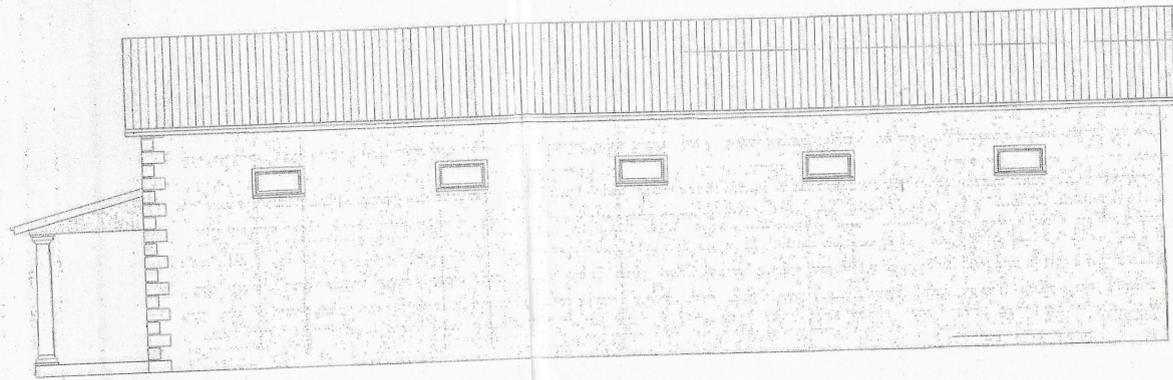
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DATE: 05/04/20

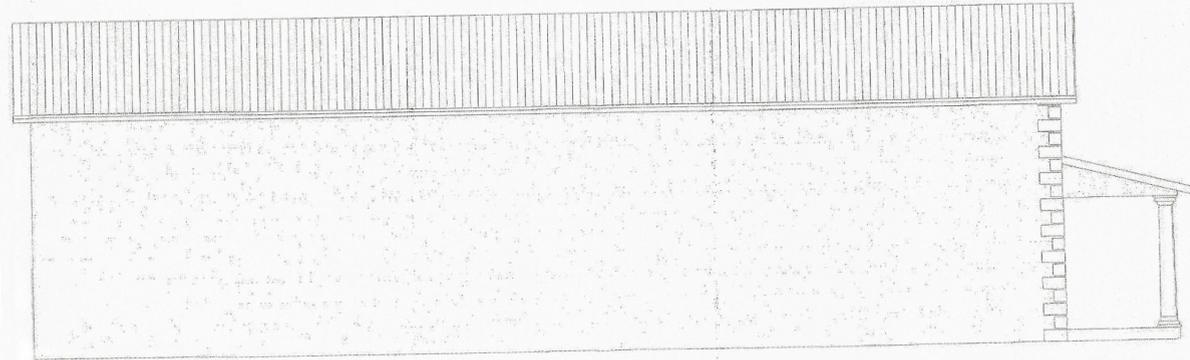
SHEET #

A11

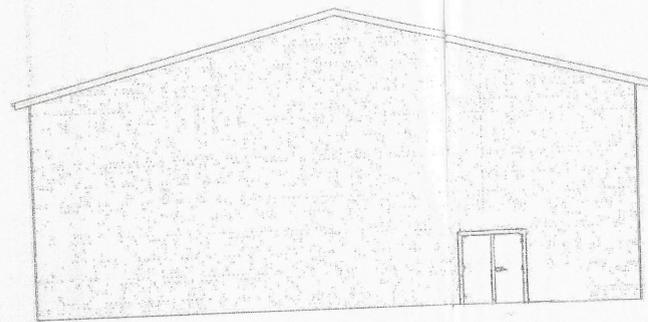
FILE # 2 of 2



**LEFT SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"



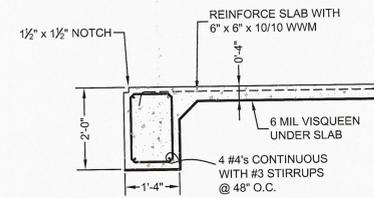
**RIGHT SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"



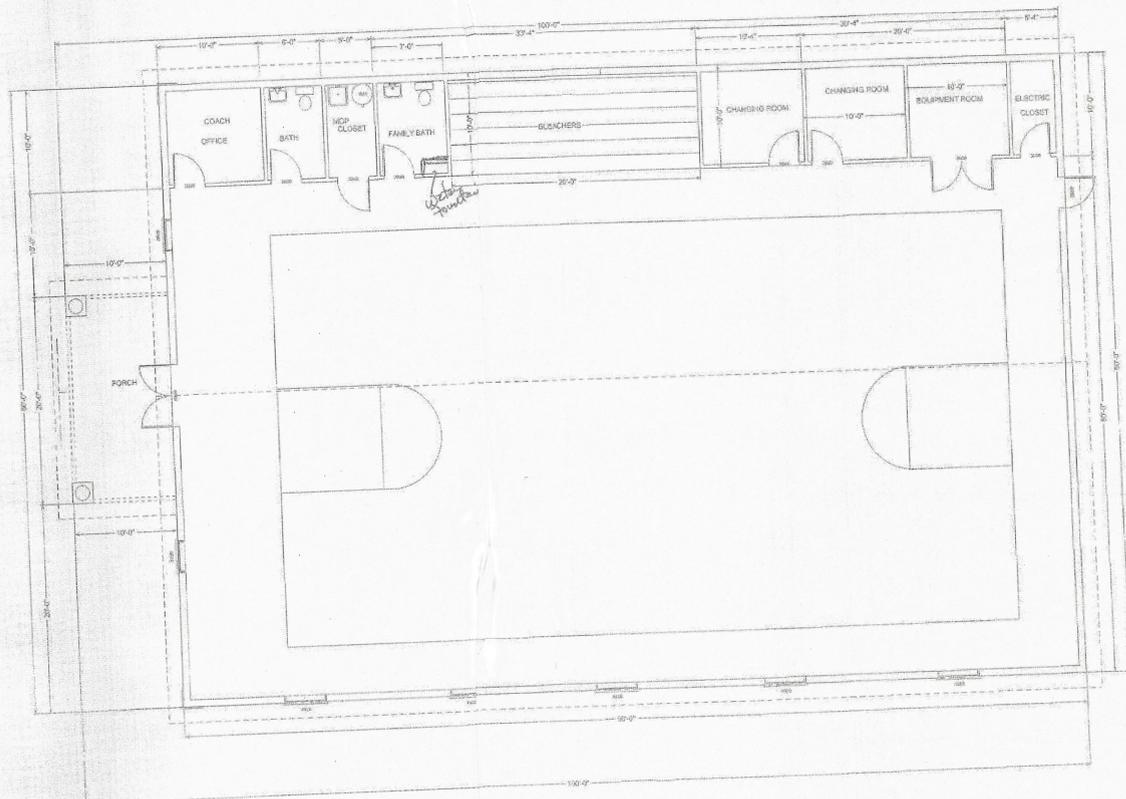
**REAR ELEVATION**  
SCALE: 1/8" = 1'-0"



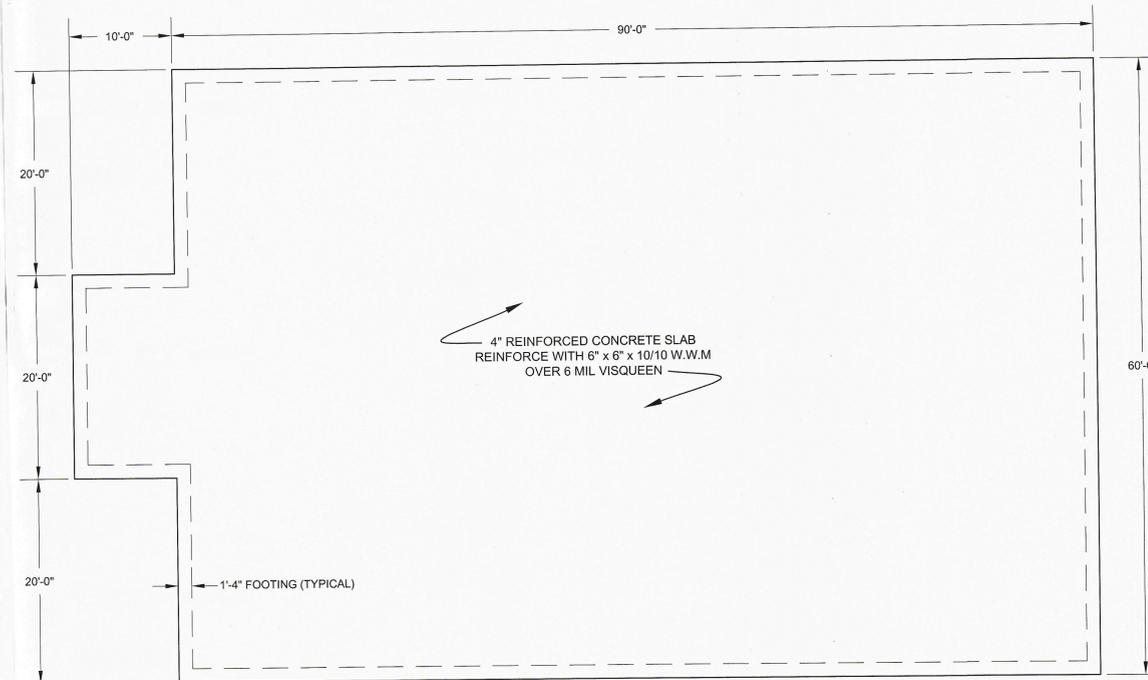
**FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"



**SLAB & FOOTING SECTION A-A**  
SCALE: 1/2" = 1'-0"



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



**FOUNDATION PLAN**  
SCALE: 1/8" = 1'-0"

**MICHAEL BOLIN & ASSOCIATES, INC.**  
CONSULTING ENGINEERS  
P.O. BOX 605, BENTON, AR 72018, (501) 776-2692  
FAX (501) 776-2619 EMAIL: cmbolin@sbcglobal.net

BRYANT, ARKANSAS  
**ARKANSAS CHRISTIAN ACADEMY**  
ELEMENTARY GYMNASIUM  
BUILDING PLANS & ELEVATIONS



AS-BUILT DATE:  
CONTACT PERSON:  
M. BOLIN  
SCALE:  
AS SHOWN  
DATE: FEBRUARY 2020

BUILDING PLANS & ELEVATIONS

JOB NO. SHEET NO.  
2 OF 2

# **MICHAEL BOLIN & ASSOCIATES, INC.**

---

CONSULTING ENGINEERS  
P.O. Box 605  
BENTON, AR 72018-0605

February 20, 2020

Mr. Truett Smith  
Planning Director  
210 S.W. 3rd St.  
Bryant, AR 72022

Re: Arkansas Christian Academy  
Elementary Gymnasium  
Bryant, Arkansas

Dear Mr. Smith:

We are enclosing twelve copies of the site plan and associated documents for the above project.

We request this project be considered at the DRC meeting on February 27, 2020.

Very truly yours,

MICHAEL BOLIN & ASSOCIATES, INC.



Michael Bolin, P.E.  
President

MB:lo  
Enclosures

# Bryant Planning Commission

## SMALL SCALE DEVELOPMENT COMMERCIAL BUILDING CHECKLIST

CITY OF BRYANT  
210 SW 3<sup>RD</sup> STREET  
BRYANT, AR 72022  
501-943-0309

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

### REQUIREMENTS FOR SUBMISSION

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

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

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

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

  
SIGNATURE

  
DATE

# City of Bryant Commercial Building Checklist

Name of Development ARKANSAS CHRISTIAN AGAD., BLEM. GYM

Site Location 21815 I-30 Current zoning \_\_\_\_\_

Owner DESTINED TO WIN FAMILY OUTREACH MINISTRIES Phone \_\_\_\_\_

## I. BASIC INFORMATION NEEDED ON THE SITE PLAN

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

II ADDITIONAL INFORMATION NEEDED, BUT NOT ON THE SITE PLAN

COMMERCIAL BUILDING WORKSHEET

	Yes	No
Site is compatible with Master Street Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Proposed improvement is within building line setbacks Front <u>0</u> ft. Side <u>0</u> ft. CNR Side <u>0</u> ft. Back <u>15</u> ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parking requirements can be satisfied	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Floor Space <u>5600</u> sq.ft. divided by 300 = <u>19</u> (no. of parking spaces required)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Improvement is outside 100 year flood plain (if answer is no - Provide 404 Permit for site)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lowest building floor level and all mechanical equipment are above FEMA 100 year flood elevation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Will there be a dumpster located on the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Will there be a construction site office?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Have you made "One Call"?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Structure and site complies with ADA (Americans with Disability Act) and ABA (Architectural Barriers Act) Accessibility Guidelines	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Design complies with Arkansas Plumbing Code and National Electric Code requirements	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Foundation and structure meet earthquake requirements for Zone 1.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Structure meets Arkansas Energy Code for specified use.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with Arkansas Fire Prevention Code	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with International Code Council regulations	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Will a Site Clearance Permit be required? (City Ordinance 2002-03)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are you granted any variances by the Board of Adjustment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If you have been granted a variance please explain in detail:		

III. LANDSCAPING COMPLIANCE WITH REQUIREMENTS

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

**IV. SITE COVERAGE COMPLIANCE WITH REQUIREMENTS**

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

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

**V. SITE PLAN ATTACHMENTS**

(APPLICATION WILL NOT BE ACCEPTED UNTIL ALL ATTACHMENT REQUIREMENTS ARE MET)

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

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

[Signature]  
 Owner  
PO Box 150  
 Mailing Address  
Bryant AR 72089  
 City

MICHAEL BOLIN & ASSOC., INC.  
Michael Bolin  
 Engineer/Architect  
501-776-2692  
 Phone #  
2/20/2020  
 Date

**CITY USE**

Action Taken:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Special Conditions:

\_\_\_\_\_  
 \_\_\_\_\_

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

Construction Completed Certified For Occupancy: Date: _____ Inspector: _____
---

Permit No. \_\_\_\_\_

## BUILDING PERMIT

### ADA/ABA ACCESSIBILITY STANDARDS

The *Americans with Disability Act and Architectural Barriers Act* Accessibility Guidelines were prepared by the U.S. Access Board and mandated by the U. S. Department of Justice regulations implementing Title III as the official ADA/ABA accessibility guidelines. **All new construction, remodeling, and modifications must conform to these building standards** for places of public accommodation and commercial facilities. Residential is exempt.

The ADA/ABA accessibility guidelines contain general design standards for building and site elements, such as accessible entrances and routes, ramps, parking spaces, stairs, elevators, restrooms, signage, etc. Also included are specific standards for restaurants, medical care facilities, libraries and transportation facilities and vehicles, and places of lodging.

The guidelines also include "scoping" requirements that outline the necessary features or appropriate quantity for achieving ready access. For example, at least 50 percent of all public entrances to buildings must be accessible with an accessible path of travel. In public restrooms, at least one bathroom stall must be accessible unless there are more than six stalls, in which case the number increases.

I hereby certify that I have read and examined the above notice and will comply with all guidelines of the ADA Accessibility Guidelines. I further understand that a copy of the ADA/ABA Regulations are available for inspection during business hours of City Hall or I may obtain a copy by writing:

The Access Board  
1331 F Street, NW, Suite 1000  
Washington, DC 20004-1111  
(202) 272-0080 (v) (202) 272-0082 (TTY) (202) 272-0081 (fax)  
(800) 872-2253 (v) (800) 993-2822 (TTY)  
email: [info@access-board.gov](mailto:info@access-board.gov)

Signature of Contractor or Authorized Agent Bud Grant Date 02.20.2020

Signature of Owner (if owner-builder) \_\_\_\_\_ Date \_\_\_\_\_

Application of Permit Approved: \_\_\_\_\_ Date \_\_\_\_\_  
Commission - Chairman

April 6, 2020

Colton Leonard  
City of Bryant  
Planning & Community Development  
201 S.W. 3<sup>rd</sup> Street  
Bryant, Arkansas 72202

RE: Arvest Branch Bank Expansion  
3217 North Reynolds Road  
Development Review Application

Dear Colton:

Enclosed are our application materials for the above referenced Development Review Application for the Arvest Bank expansion at North Reynolds Road. The following items are provided for your review:

1. Eight copies of the Development Review Site Plan.
2. Eight copies of the Landscape Plan.
3. Eight copies of the building Floor Plan.
4. Eight copies of the Building Elevations.
5. A PDF copy of the recommendation from Ted Taylor to allow an in-lieu detention contribution.
6. A thumb drive with the application materials in PDF form.
7. Our check for the \$250.00 review fee.

Arvest Bank desires to expand the existing branch facility at this location to provide additional personnel and services for the Bryant community. The existing bank building is approximately 4,000 SF in size, and the proposed expansion is approximately 985 SF. The expansion will occur on the north side of the building in part of the existing landscape area. As part of this project there will be some other site improvements, including a new masonry trash enclosure, pavement repairs, and remodeling the existing detention pond.

We have reviewed the drainage and detention issues with Ted Taylor, and he has agreed that our request to allow an in-lieu contribution is appropriate. The hardship here is that the original detention pond area has now become part of the ArDOT right-of-way. Prior street widening and another ArDOT project in progress have also diminished the pond and there is not adequate area within our ownership to recreate another.

Page Two  
April 6, 2020

Please contact my office at your convenience if you have questions or require additional information concerning this matter.

Sincerely,  
Development Consultants Incorporated

A handwritten signature in blue ink, appearing to read "Robt M. Brown", with a long horizontal flourish extending to the right.

Robert M. Brown  
Principal

**From:** Ted Taylor <ttaylor@cityofbryant.com>  
**Sent:** Monday, April 6, 2020 11:14 AM  
**To:** Robert Brown; Truett Smith; Mark Grimmatt; Ben Wilson  
**Subject:** Fwd: FW: Arvest Bank at 3217 N Reynolds Road - In-lieu Detention Request  
**Attachments:** 2020-04-06 Grading & Drainage.pdf; Arvest - 100-Y-Storage Analysis.pdf

Robert,

I have looked over your calculations and layout. I will send these on to the ArDOT Resident Engineer David Norris for their approval to their provided storm drainage plan. As for your site plan changes, it is understood that ArDOT's widening project has removed Arvest's current detention basin and as such the total outfall of the Arvest site is 3.16 cfs (100-yr event) which will leave the site without detention. Should ArDOT's drainage design be determined to be adequate to receive this flow, I will agree that on-site detention is deemed inappropriate. Therefore in accordance with the City of Bryant Stormwater Manual 1000.1.2 Alternatives to On-Site Detention - that the minimum in Lieu fee of \$500 will be required.

Let me know if you have any questions or concerns,

Ted R. Taylor, P.E.  
City Engineer  
Engineering & Construction Department  
City of Bryant  
210 SW 3rd St.  
Bryant, AR 72022  
Phone: (501) 943-0450  
Email: [ttaylor@cityofbryant.com](mailto:ttaylor@cityofbryant.com)

----- Forwarded message -----

**From:** Robert Brown <[robertb@dcius.pro](mailto:robertb@dcius.pro)>  
**Date:** Mon, Apr 6, 2020 at 10:28 AM  
**Subject:** FW: Arvest Bank at 3217 N Reynolds Road - In-lieu Detention Request  
**To:** Ted Taylor <[ttaylor@cityofbryant.com](mailto:ttaylor@cityofbryant.com)>  
**Cc:** Ashley Bice <[Ashleyb@dcius.pro](mailto:Ashleyb@dcius.pro)>

Ted: Attached is our updated grading and drainage plan, showing the new inlet and direct connection to the new ArDOT drainage along Hwy 5. For our development review application, please provide me with an email response stating your approval of our request to allow the in-lieu contribution option. One of the requirements listed asks for a copy of Stormwater Detention approval, so I'm trying to fill in this blank.

Thank you,

# Bryant Planning Commission

## SMALL SCALE DEVELOPMENT COMMERCIAL BUILDING CHECKLIST

CITY OF BRYANT  
210 SW 3<sup>RD</sup> STREET  
BRYANT, AR 72022  
501-943-0309

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

### REQUIREMENTS FOR SUBMISSION

1. COMPLETED CHECKLIST (SUBDIVISION OR BUILDING)
2. ADA/ABA FORM COMPLETED
3. TWO FULL SETS OF BUILDING PLANS (TO BE PROVIDED FOR BUILDING PERMIT)
4. 8 FOLDED COPIES OF SITE PLAN (MINIMUM SIZE 17" X 34") THAT INCLUDES THE FOLLOWING:
  - A. VICINITY MAP
  - B. LEGAL DESCRIPTION
  - C. LANDSCAPING PLAN
5. 8 FOLDED COPIES OF FLOOR PLAN
6. 8 COPIES OF FRONT AND REAR BUILDING ELEVATIONS
7. A CD IN .PDF FORMAT
8. COPY OF ADEQ STORMWATER POLLUTION PREVENTION PLAN FOR PROPERTY PARCEL CONTAINING ONE ACRE OR LARGER. (SWPPP NOT REQUIRED - LESS THAN 1 ACRE DISTURBANCE AREA)
9. 2 COPIES OF STORMWATER DETENTION PLAN
10. \$250.00 FOR STORMWATER DETENTION AND DRAINAGE PLAN REVIEW

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

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

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



SIGNATURE

April 16, 2020

DATE

# City of Bryant Commercial Building Checklist

Name of Development Arvest Bank Branch Expansion

Site Location 3217 North Reynolds Road

Current zoning C-2

Owner Arvest Bank, c/o Arvest Architectural Mgmt. Office Phone 479-973-4161

## I. BASIC INFORMATION NEEDED ON THE SITE PLAN

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

**II ADDITIONAL INFORMATION NEEDED, BUT NOT ON THE SITE PLAN**

**COMMERCIAL BUILDING WORKSHEET**

	Yes	No
Site is compatible with Master Street Plan	X	
Proposed improvement is within building line setbacks Front <u>50</u> ft. Side <u>15</u> ft. CNR Side <u>50</u> ft. Back <u>15</u> ft.	X	
Parking requirements can be satisfied		
Floor Space <u>4,985</u> sq.ft. divided by 300 = <u>17</u> (no. of parking spaces required)	X	
Improvement is outside 100 year flood plain (if answer is no - Provide 404 Permit for site)	X	
Lowest building floor level and all mechanical equipment are above FEMA 100 year flood elevation	X	
Will there be a dumpster located on the site? (Existing)	X	
Will there be a construction site office?		X
Have you made "One Call"? (Done for survey utility locations)	X	
Structure and site complies with ADA (Americans with Disability Act) and ABA (Architectural Barriers Act) Accessibility Guidelines	X	
Design complies with Arkansas Plumbing Code and National Electric Code requirements	X	
Foundation and structure meet earthquake requirements for Zone 1.	X	
Structure meets Arkansas Energy Code for specified use.	X	
Complies with Arkansas Fire Prevention Code	X	
Complies with International Code Council regulations	X	
Will a Site Clearance Permit be required? (City Ordinance 2002-03)		X
Are you granted any variances by the Board of Adjustment?		X
If you have been granted a variance please explain in detail:		

**III. LANDSCAPING COMPLIANCE WITH REQUIREMENTS**

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

**IV. SITE COVERAGE COMPLIANCE WITH REQUIREMENTS**

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

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

**V. SITE PLAN ATTACHMENTS**

**(APPLICATION WILL NOT BE ACCEPTED UNTIL ALL ATTACHMENT REQUIREMENTS ARE MET)**

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

I CERTIFY that the design of the Arvest Branch Expansion in \_\_\_\_\_ in the City of Bryant, Arkansas complies with the above regulations, laws and codes.

Arvest Bank Mack Elmer  
 \_\_\_\_\_  
 Owner  
 75 North East Avenue, Suite 503  
 \_\_\_\_\_  
 Mailing Address  
 Fayetteville, AR 72701  
 \_\_\_\_\_  
 City

Development Consultants, Inc. [Signature]  
 \_\_\_\_\_  
 Engineer & Landscape Architect  
 501-221-7880  
 \_\_\_\_\_  
 Phone #  
 April 8, 2020  
 \_\_\_\_\_  
 Date

**CITY USE**

Action Taken:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Special Conditions:

\_\_\_\_\_  
 \_\_\_\_\_

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

Construction Completed Certified For Occupancy: Date: _____ Inspector: _____
---

Permit No. \_\_\_\_\_

## BUILDING PERMIT

### ADA/ABA ACCESSIBILITY STANDARDS

The *Americans with Disability Act* and *Architectural Barriers Act* Accessibility Guidelines were prepared by the U.S. Access Board and mandated by the U. S. Department of Justice regulations implementing Title III as the official ADA/ABA accessibility guidelines. All new construction, remodeling, and modifications must conform to these building standards for places of public accommodation and commercial facilities. Residential is exempt.

The ADA/ABA accessibility guidelines contain general design standards for building and site elements, such as accessible entrances and routes, ramps, parking spaces, stairs, elevators, restrooms, signage, etc. Also included are specific standards for restaurants, medical care facilities, libraries and transportation facilities and vehicles, and places of lodging.

The guidelines also include "scoping" requirements that outline the necessary features or appropriate quantity for achieving ready access. For example, at least 50 percent of all public entrances to buildings must be accessible with an accessible path of travel. In public restrooms, at least one bathroom stall must be accessible unless there are more than six stalls, in which case the number increases.

I hereby certify that I have read and examined the above notice and will comply with all guidelines of the ADA Accessibility Guidelines. I further understand that a copy of the ADA/ABA Regulations are available for inspection during business hours of City Hall or I may obtain a copy by writing:

**The Access Board**  
1331 F Street, NW, Suite 1000  
Washington, DC 20004-1111  
(202) 272-0080 (v) (202) 272-0082 (TTY) (202) 272-0081 (fax)  
(800) 872-2253 (v) (800) 993-2822 (TTY)  
email: [info@access-board.gov](mailto:info@access-board.gov)

Development Consultants, Inc.

Signature of Contractor  
or Authorized Agent

By: 

Date April 8, 2020

Arvest Bank

Signature of Owner  
( if owner-builder)

By: 

Date April 8, 2020

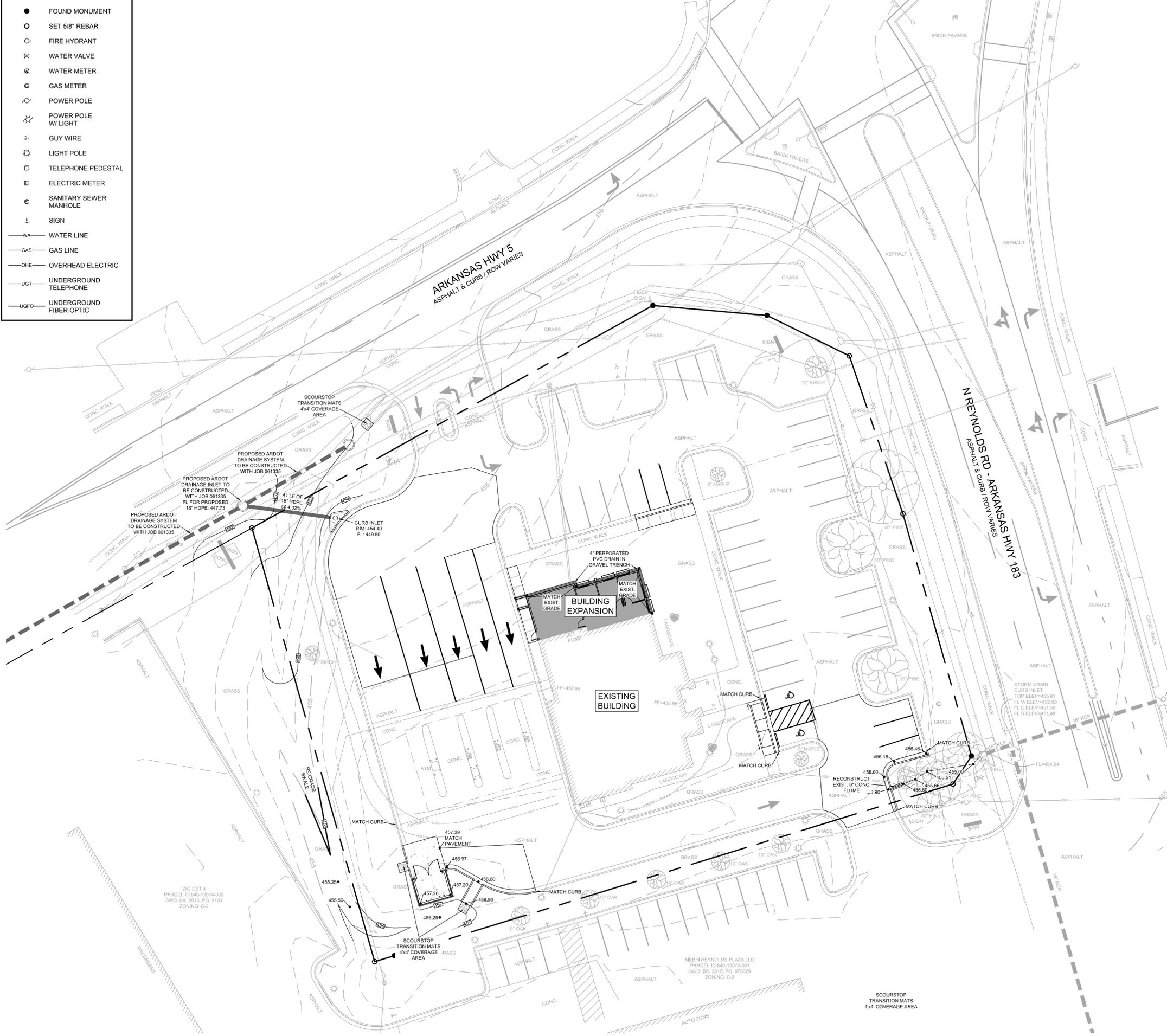
Application of Permit Approved: \_\_\_\_\_ Date \_\_\_\_\_

Commission - Chairman

**LEGEND**

- FOUND MONUMENT
- SET 5/8" REBAR
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ WATER METER
- ⊕ GAS METER
- ⊕ POWER POLE
- ⊕ POWER POLE W/LIGHT
- ⊕ GUY WIRE
- ⊕ LIGHT POLE
- ⊕ TELEPHONE PEDESTAL
- ⊕ ELECTRIC METER
- ⊕ SANITARY SEWER MANHOLE
- ⊕ SIGN
- WA— WATER LINE
- GAS— GAS LINE
- OHE— OVERHEAD ELECTRIC
- UGT— UNDERGROUND TELEPHONE
- UGFO— UNDERGROUND FIBER OPTIC

- GENERAL NOTES:
1. CONTRACTOR IS RESPONSIBLE FOR APPLICATION, PAYMENT, AND ACQUISITION OF ALL PERMITS NECESSARY FOR THE CONSTRUCTION ACTIVITIES RELATED TO THIS PROJECT.
  2. LOCATIONS OF THE EXISTING UTILITIES ARE BASED ON RECORDS FROM SAID UTILITY COMPANIES AND ARE HORIZONTALLY FIELD LOCATED ONLY. THE CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING ACTUAL LOCATION.
  3. CONTRACTOR TO MARK UTILITY LINES BEFORE CONSTRUCTION AND UNCOVER AS NEEDED.
  4. EXISTING UTILITIES TO REMAIN SHALL BE PROTECTED. CONTRACTOR SHALL BEAR ALL RESPONSIBILITY AND COST OF REPAIR OR REPLACEMENT OF EXISTING UTILITIES, DAMAGED 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. CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL EXISTING SITE CONDITIONS DISTURBED BY CONSTRUCTION ACTIVITIES BACK TO EXISTING OR BETTER CONDITION.
  7. ALL SEWER LINES AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BRYANT STANDARD SPECIFICATIONS FOR SEWER CONSTRUCTION, LATEST EDITION.
  8. ALL WATER LINES AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF BRYANT STANDARD PIPELINE MATERIALS AND CONSTRUCTION SPECIFICATIONS, LATEST EDITION.
  9. EXISTING UTILITIES TO REMAIN ARE TO BE PROTECT AND ADJUSTED TO MATCH PROPOSED GRADE.
  10. CONTRACTOR SHALL NOTIFY PROJECT ENGINEER PRIOR TO BEGINNING WORK.
  11. ALL AREAS WITHIN THE PARKING LOT ARE TO RECEIVE LOOSE STRAW TO PROVIDE EROSION CONTROL IF WORK IS NOT PROGRESSING IN AN ORDERLY MANNER. A RATE OF 135 TONS/ACRE IS TO BE APPLIED WITHIN TWO WEEKS OF FINAL GRADING.
  12. ALL AREAS NOT WITHIN THE PARKING LOT ARE TO RECEIVE LOOSE STRAW TO PROVIDE EROSION CONTROL IF WORK IS NOT PROGRESSING IN AN ORDERLY MANNER. A RATE OF 15 TONS/ACRE IS TO BE APPLIED WITHIN TWO WEEKS OF FINAL GRADING.
  13. AFTER NEW INLETS ARE CONSTRUCTED, GRAVEL FILTER BERMS OR SILT FENCE ARE TO BE PLACED TO ALLOW FLOW THROUGH THE EROSION CONTROL DEVICE.
  14. CONTRACTOR WILL CONTROL AND PREVENT OFF-SITE TRACKING OF CONSTRUCTION RUNOFF AND SEDIMENT TO ADJACENT PROPERTY AND PUBLIC ROADS.
  15. CONTRACTOR IS TO PROTECT EXISTING STORM DRAINAGE SYSTEM ACCORDING TO PROTECTION ILLUSTRATIONS PROVIDED.
  16. CONTRACTOR TO CONFORM TO ALL CONSTRUCTION STORM WATER AND EROSION CONTROL PERMITTING REQUIREMENTS BY "EPA PHASE II STORM WATER REGULATIONS" AS ADMINISTERED BY THE ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ). WHERE PERMITTING IS REQUIRED, A COPY OF THE NOTICE OF INTENT SHALL BE PROVIDED TO THE LOCAL MUNICIPAL AUTHORITY.
  17. 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 1-800-482-9998 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION TO ENSURE THAT ANY EXISTING UTILITIES CAN BE LOCATED.
  18. CONTRACTOR TO CONSTRUCT ALL ACCESS RAMPS AND PAVING TO CITY OF BRYANT AND/OR ADA STANDARDS. VERIFY.
  19. TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE DURING CONSTRUCTION.
  20. CONTRACTOR SHALL COORDINATE WITH CENTERPOINT ENERGY FOR GAS LINE AND METER INSTALLATION.
  21. ELECTRICAL INFORMATION SHOWN FOR COORDINATION PURPOSES ONLY. SEE MEP SHEETS FOR DETAILS AND SPECIFICATIONS.
  22. CONTRACTOR SHALL NOTIFY ENGINEER AND REVIEW ALL REVISIONS TO THE PLANS PRIOR TO EXECUTING A CHANGE.



**99% REVIEW SET - NOT FOR CONSTRUCTION**



  
 NORTH
   

  
 SCALE

**DCI**  
 DEVELOPMENT CONSULTANTS INCORPORATED  
 1 EAST CENTER STREET SUITE 200 FAYETTEVILLE, AR 72701  
 COPYRIGHT: 2020  
 SCALE: 1" = 20'  
 DATE: 04-16-2020  
**INCORPORATED**  
**CONSULTANTS**  
**DEVELOPMENT**  
 PROJECT TITLE: ARVEST BANK - 3217 N REYNOLDS RD BRYANT, ARKANSAS  
 SHEET TITLE: GRADING & DRAINAGE PLAN  
 PROJECT NO.: 20-105  
 SHEET NO.: C3.01

G:\2020\20-104\DESIGN\20-104 SITE.DWG

WG DST 4  
 PARCEL ID 840-12074-002  
 SWD, BK, 2015, PG. 3103  
 ZONING: C-2

MEBFF REYNOLDS PLAZA LLC  
 PARCEL ID 840-12074-001  
 GWD, BK, 2015, PG. 078029  
 ZONING: C-2

\*\*\*\*\*  
Project Description  
\*\*\*\*\*

File Name ..... STORAGE MODEL.SPF

\*\*\*\*\*

Analysis Options  
\*\*\*\*\*

Flow Units ..... cfs  
 Subbasin Hydrograph Method. Rational  
 Time of Concentration..... SCS TR-55  
 Return Period..... 100 years  
 Link Routing Method ..... Hydrodynamic  
 Storage Node Exfiltration.. None  
 Starting Date ..... MAR-13-2020 00:00:00  
 Ending Date ..... MAR-14-2020 00:00:00  
 Report Time Step ..... 00:00:10

\*\*\*\*\*

Element Count  
\*\*\*\*\*

Number of subbasins ..... 1  
 Number of nodes ..... 2  
 Number of links ..... 1

\*\*\*\*\*

Subbasin Summary  
\*\*\*\*\*

Subbasin	Total Area
ID	acres
Sub-01	1.15

\*\*\*\*\*

Node Summary  
\*\*\*\*\*

Node ID	Element Type	Invert Elevation ft	Maximum Elev. ft	Ponded Area ft <sup>2</sup>	External Inflow
Out-01	OUTFALL	448.73	449.40	0.00	
Stor-01	STORAGE	450.70	453.00	0.00	

\*\*\*\*\*

Link Summary  
\*\*\*\*\*

Link ID	From Node	To Node	Element Type	Length ft	Slope %	Manning's Roughness
Link-01	Stor-01	Out-01	CONDUIT	21.0	9.3810	0.0150

\*\*\*\*\*

Cross Section Summary  
\*\*\*\*\*

Link Design	Shape	Depth/	Width	No. of	Cross	Full Flow

ID	Diameter	Barrels	Sectional	Hydraulic
Flow			Area	Radius
Capacity	ft	ft	ft <sup>2</sup>	ft
cfs				

```

-----
Link-01          CIRCULAR          0.67          0.67          1          0.35          0.17
3.21

```

```

*****
Runoff Quantity Continuity
*****
Total Precipitation .....          0.087          0.911
Continuity Error (%) .....          0.355

```

```

*****
Flow Routing Continuity
*****
External Inflow .....          0.000          0.000
External Outflow .....          0.056          0.018
Initial Stored Volume ...          0.000          0.000
Final Stored Volume .....          0.000          0.000
Continuity Error (%) .....          0.000

```

```

*****
Runoff Coefficient Computations Report
*****

```

```

-----
Subbasin Sub-01
-----

```

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
-	0.57	-	0.40
-	0.58	-	0.90
Composite Area & Weighted Runoff Coeff.	1.15		0.65

```

*****
SCS TR-55 Time of Concentration Computations Report
*****

```

```

-----
Sheet Flow Equation
-----

```

$$Tc = (0.007 * ((n * Lf)^{0.8})) / ((P^{0.5}) * (Sf^{0.4}))$$

Where:

- Tc = Time of Concentration (hrs)
- n = Manning's Roughness
- Lf = Flow Length (ft)
- P = 2 yr, 24 hr Rainfall (inches)
- Sf = Slope (ft/ft)

```

-----
Shallow Concentrated Flow Equation
-----

```

$$V = 16.1345 * (Sf^{0.5}) \text{ (unpaved surface)}$$

$$V = 20.3282 * (Sf^{0.5}) \text{ (paved surface)}$$

$V = 15.0 * (Sf^{0.5})$  (grassed waterway surface)  
 $V = 10.0 * (Sf^{0.5})$  (nearly bare & untilled surface)  
 $V = 9.0 * (Sf^{0.5})$  (cultivated straight rows surface)  
 $V = 7.0 * (Sf^{0.5})$  (short grass pasture surface)  
 $V = 5.0 * (Sf^{0.5})$  (woodland surface)  
 $V = 2.5 * (Sf^{0.5})$  (forest w/heavy litter surface)  
 $Tc = (Lf / V) / (3600 \text{ sec/hr})$

Where:

$Tc$  = Time of Concentration (hrs)  
 $Lf$  = Flow Length (ft)  
 $V$  = Velocity (ft/sec)  
 $Sf$  = Slope (ft/ft)

Channel Flow Equation

$V = (1.49 * (R^{2/3}) * (Sf^{0.5})) / n$   
 $R = Aq / Wp$   
 $Tc = (Lf / V) / (3600 \text{ sec/hr})$

Where:

$Tc$  = Time of Concentration (hrs)  
 $Lf$  = Flow Length (ft)  
 $R$  = Hydraulic Radius (ft)  
 $Aq$  = Flow Area (ft<sup>2</sup>)  
 $Wp$  = Wetted Perimeter (ft)  
 $V$  = Velocity (ft/sec)  
 $Sf$  = Slope (ft/ft)  
 $n$  = Manning's Roughness

Subbasin Sub-01

Sheet Flow Computations

	Subarea A	Subarea B	Subarea
C			
0.00	Manning's Roughness:	0.01	0.00
0.00	Flow Length (ft):	100.00	0.00
0.00	Slope (%):	2.00	0.00
4.20	2 yr, 24 hr Rainfall (in):	4.20	4.20
0.00	Velocity (ft/sec):	1.58	0.00
0.00	Computed Flow Time (minutes):	1.06	0.00

Shallow Concentrated Flow Computations

	Subarea A	Subarea B	Subarea
C			
0.00	Flow Length (ft):	278.00	0.00
0.00	Slope (%):	2.00	0.00
Unpaved	Surface Type:	Grass pasture	Unpaved
0.00	Velocity (ft/sec):	0.99	0.00
	Computed Flow Time (minutes):	4.68	0.00

0.00

---

Total TOC (minutes):	5.74
----------------------	------

---

\*\*\*\*\*  
 Subbasin Runoff Summary  
 \*\*\*\*\*

---

Subbasin ID	Accumulated Precip in	Rainfall Intensity in/hr	Total Runoff in	Peak Runoff cfs	Weighted Runoff Coeff	Time of Concentration days	hh:mm:ss
Sub-01	0.91	9.65	0.59	7.21	0.650	0	00:05:44

---

\*\*\*\*\*  
 Node Depth Summary  
 \*\*\*\*\*

---

Node ID	Average Depth Attained ft	Maximum Depth Attained ft	Maximum HGL Attained ft	Time of Max Occurrence days	hh:mm	Total Flooded Volume acre-in	Total Time Flooded minutes	Retention Time hh:mm:ss
Out-01	0.01	0.54	449.27	0	00:09	0	0	0:00:00
Stor-01	0.01	1.95	452.65	0	00:09	0	0	0:00:00

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\*\*\*\*\*  
 Node Flow Summary  
 \*\*\*\*\*

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Node ID	Element Type	Maximum Lateral Inflow cfs	Peak Inflow cfs	Time of Peak Inflow Occurrence days	hh:mm	Maximum Flooding Overflow cfs	Time of Peak Flooding Occurrence days	hh:mm
Out-01	OUTFALL	0.00	3.16	0	00:09	0.00		
Stor-01	STORAGE	7.20	7.20	0	00:05	0.00		

---

\*\*\*\*\*  
 Storage Node Summary  
 \*\*\*\*\*

---

Storage Node ID	Maximum Time of Max.	Maximum Total Pounded Exfiltration Volume 1000 ft <sup>3</sup>	Maximum Pounded Exfiltrated Volume (%)	Time of Max Pounded Volume days	hh:mm	Average Pounded Volume 1000 ft <sup>3</sup>	Average Pounded Volume (%)	Maximum Storage Node Outflow cfs

---

```

Stor-01          0.977          69          0 00:09          0.005          0          3.16
0.00          0:00:00          0.000

```

```

*****
Outfall Loading Summary
*****

```

Outfall Node ID	Flow Frequency (%)	Average Flow cfs	Peak Inflow cfs
Out-01	1.95	1.45	3.16
System	1.95	1.45	3.16

```

*****
Link Flow Summary
*****

```

Link ID	Ratio of Total Flow	Element Reported Type Condition	Time of Peak Flow Occurrence	Maximum Velocity Attained	Length Factor	Peak Flow during Analysis	Design Flow Capacity	Ratio of Maximum /Design Flow
Flow Surcharged	Depth	minutes	days hh:mm	ft/sec		cfs	cfs	Flow
Link-01	0.90	CONDUIT 0 Calculated	0 00:09	9.53	1.00	3.16	3.21	0.99

```

*****
Highest Flow Instability Indexes
*****
All links are stable.

```

```

Analysis began on: Fri Mar 20 09:27:58 2020
Analysis ended on: Fri Mar 20 09:28:00 2020
Total elapsed time: 00:00:02

```

**LEGEND**

- FOUND MONUMENT
- SET 5/8" REBAR
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ WATER METER
- ⊕ GAS METER
- ⊕ POWER POLE
- ⊕ POWER POLE W/LIGHT
- ⊕ GUY WIRE
- ⊕ LIGHT POLE
- ⊕ TELEPHONE PEDESTAL
- ⊕ ELECTRIC METER
- ⊕ SANITARY SEWER MANHOLE
- ⊕ SIGN
- WA— WATER LINE
- GAS— GAS LINE
- OHE— OVERHEAD ELECTRIC
- UGT— UNDERGROUND TELEPHONE
- UGFO— UNDERGROUND FIBER OPTIC

**PROPERTY DESCRIPTION:**

Situated in the Southeast 1/4 of the Northeast 1/4 of Section 21, Township 1 South, Range 14 West, lying in the City of Bryant, Saline County, Arkansas and known as being part of a parcel of land conveyed to Central Bank & Trust, DBA Arvest Central Bank, an Arkansas Corporation by deed recorded in Deed Book 2001, Page 28632 in the Saline County Court Clerk's office, further bounded and described as follows:

Commencing at the Southeast corner of the Southeast 1/4 of the Northeast 1/4 as recorded in Warranty Deed filed for record at Bk. 2001, Pg. 28632, thence N 19°17'22" W a distance of 1101.07 feet to a nail found at the northeast corner of land conveyed to MEBFI Reynolds Plaza, LLC by deed recorded in Deed Book 2015, Page 078029 in the Saline County Court Clerk's office and lying in the westerly sideline of Arkansas State Highway 183, aka North Reynolds Road, said point being the Point of Beginning; thence along said northerly line, S 72°59'46" W, passing through a found 1/2 inch iron rebar at 253.99 feet, a total distance of 263.02 feet to an iron rebar with cap set in an easterly line of land conveyed to WG DST 4 by deed recorded in Deed Book 2015, Page 3103 in the Saline County Court Clerk's office; thence along the easterly line of land so conveyed to WG DST 4, N 15°51'49" W a distance of 195.33 feet to an iron rebar with cap set in the southerly sideline of Arkansas State Highway 5; thence along said southerly sideline, N 61°04'35" E a distance of 199.25 feet to a nail found at an anglepoint, therein; thence continuing along said southerly sideline, S 85°02'06" E a distance of 49.84 feet to a nail found at an anglepoint, therein; thence continuing along said southerly sideline, S 63°57'12" E a distance of 39.85 feet to an iron rebar with cap set at its intersection with said westerly sideline of Arkansas Highway 183; thence along said westerly sideline, S 18°48'36" E a distance of 72.31 feet to an iron rebar with cap set at an anglepoint, therein; thence continuing along said westerly sideline, S 15°51'31" E a distance of 109.07 feet to a found nail at an anglepoint, therein; thence continuing along said westerly sideline of Arkansas Highway 183, S 33°30'53" W a distance of 14.59 feet to the point of beginning and containing 1.356 acres of land, more or less, as surveyed, calculated and described in February, 2020.

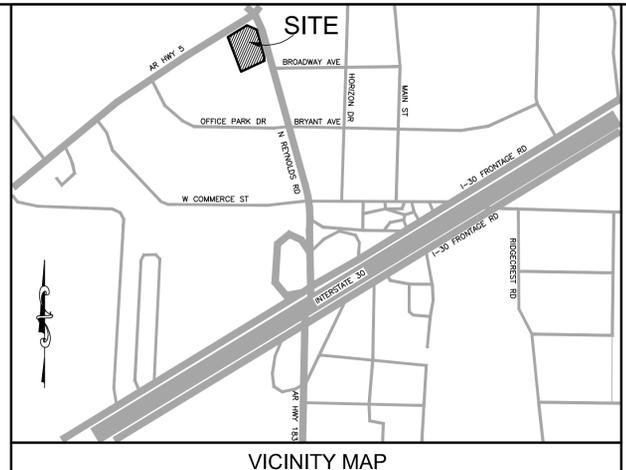
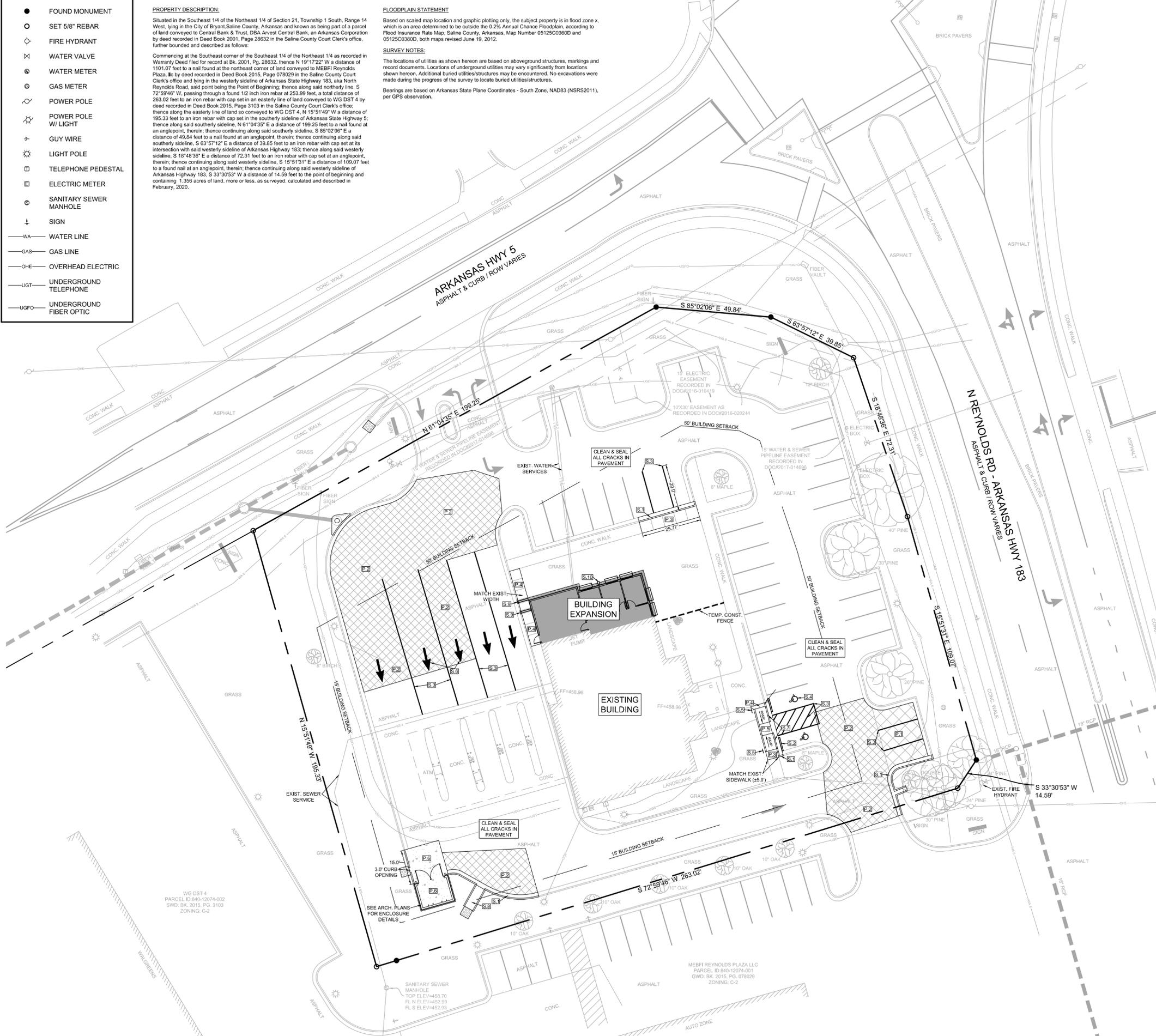
**FLOODPLAIN STATEMENT**

Based on scaled map location and graphic plotting only, the subject property is in flood zone X, which is an area determined to be outside the 0.2% Annual Chance Floodplain, according to Flood Insurance Rate Map, Saline County, Arkansas, Map Number 05125C03600 and 05125C03800, both maps revised June 19, 2012.

**SURVEY NOTES:**

The locations of utilities as shown hereon are based on aboveground structures, markings and record documents. Locations of underground utilities may vary significantly from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of the survey to locate buried utilities/structures.

Bearings are based on Arkansas State Plane Coordinates - South Zone, NAD83 (NRSR2011), per GPS observation.



**PROJECT INFORMATION**

OWNER: ARVEST BANK  
C/O ARCHITECTURAL MGMT. OFFICE  
75 NORTH EAST AVENUE, SUITE 503  
FAYETTEVILLE, ARKANSAS 72701

ARCHITECT: WD&D ARCHITECTS  
2434 EAST JOYCE BLVD., SUITE 10  
FAYETTEVILLE, AR 72703

TOTAL SITE AREA: ±1.356 ACRES / ±59,067 SF  
ZONING: C-2, COMMERCIAL  
PROPOSED USES: EXPANSION OF BRANCH BANK

EXISTING BUILDING AREA: ±4,000 SF  
PROPOSED EXPANSION AREA: ±985 SF  
TOTAL BUILDING AREA PROPOSED: ±4,985 SF

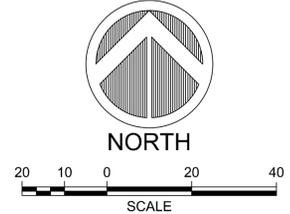
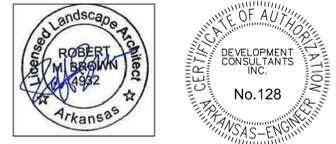
PARKING REQUIRED: 17 SPACES (1 SP / 300 SF)  
PARKING PROVIDED: 37 SPACES (2 ACCESSIBLE SPACES)

**VARIANCE REQUESTED:**

1. ALLOW IN-LIEU DETENTION CONTRIBUTION DUE TO REMOVAL OF DETENTION POND AREA BY A&DOT STREET IMPROVEMENTS AT HWY: 5 FRONTAGE.

**SITE LEGEND**

KEY	DESCRIPTION
PAVING	
P.1	PAVING REPAIR AREA - LIGHT DUTY ASPHALT
P.2	PAVING REPAIR AREA - HEAVY DUTY ASPHALT
P.3	5' WIDE CONCRETE SIDEWALK
P.4	CONCRETE SIDEWALK, AS DIMENSIONED
P.5	ACCESSIBLE RAMP
P.6	CONCRETE DUMPSTER PAD
SITE ITEMS	
S.1	CONCRETE CURB & GUTTER, TYPICAL
S.2	CONCRETE WHEEL STOP, TYPICAL
S.3	1" PAINTED WHITE STRIPING, TYPICAL
S.4	PAINTED ACCESSIBLE PARKING SYMBOL, TYP.
S.5	ACCESSIBLE PARKING SIGN
S.6	PAINTED ACCESSIBLE TRAFFIC ARROWS, TYP.
S.7	TAPER CURB 6" TO 6" ACROSS 7'
S.8	CONCRETE FLUME
S.9	DOWNSPOUT DRAIN CHANNEL
S.10	CONCRETE SPLASH BLOCK
PAVING JOINTS:	
---	CONTROL JOINT, TYPICAL
- - -	EXPANSION JOINT, TYPICAL



INCORPORATED

CONSULTANTS

DEVELOPMENT

PROJECT TITLE: ARVEST BANK - 3217 N REYNOLDS RD  
BRYANT, ARKANSAS

SHEET TITLE: DEVELOPMENT REVIEW SITE PLAN

PROJECT NO.: 20-105  
SHEET NO.:

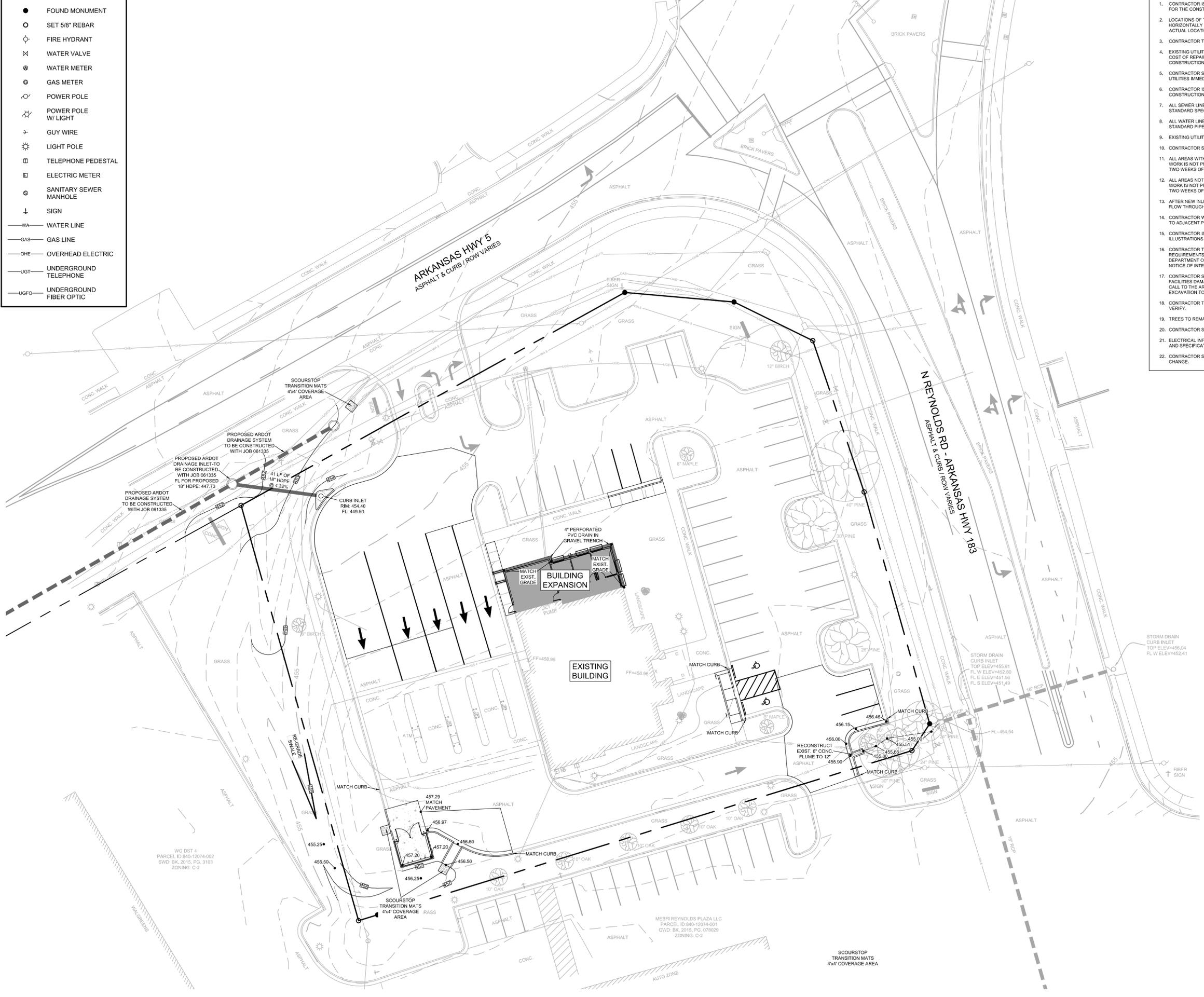
**DRSP**

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**LEGEND**

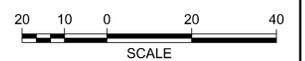
- FOUND MONUMENT
- SET 5/8" REBAR
- ⊕ FIRE HYDRANT
- ⊗ WATER VALVE
- ⊙ WATER METER
- ⊙ GAS METER
- ⊙ POWER POLE
- ⊙ POWER POLE W/LIGHT
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- ⊙ SANITARY SEWER TELEPHONE MANHOLE
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- GAS— GAS LINE
- OHE— OVERHEAD ELECTRIC
- UGT— UNDERGROUND TELEPHONE
- UGFO— UNDERGROUND FIBER OPTIC

- GENERAL NOTES:
1. CONTRACTOR IS RESPONSIBLE FOR APPLICATION, PAYMENT, AND ACQUISITION OF ALL PERMITS NECESSARY FOR THE CONSTRUCTION ACTIVITIES RELATED TO THIS PROJECT.
  2. LOCATIONS OF THE EXISTING UTILITIES ARE BASED ON RECORDS FROM SAID UTILITY COMPANIES AND ARE HORIZONTALLY FIELD LOCATED ONLY. THE CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING ACTUAL LOCATION.
  3. CONTRACTOR TO MARK UTILITY LINES BEFORE CONSTRUCTION AND UNCOVER AS NEEDED.
  4. EXISTING UTILITIES TO REMAIN SHALL BE PROTECTED. CONTRACTOR SHALL BEAR ALL RESPONSIBILITY AND COST OF REPAIR OR REPLACEMENT OF EXISTING UTILITIES, DAMAGED 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. CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL EXISTING SITE CONDITIONS DISTURBED BY CONSTRUCTION ACTIVITIES BACK TO EXISTING OR BETTER CONDITION.
  7. ALL SEWER LINES AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BRYANT STANDARD SPECIFICATIONS FOR SEWER CONSTRUCTION, LATEST EDITION.
  8. ALL WATER LINES AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF BRYANT STANDARD PIPELINE MATERIALS AND CONSTRUCTION SPECIFICATIONS, LATEST EDITION.
  9. EXISTING UTILITIES TO REMAIN ARE TO BE PROTECT AND ADJUSTED TO MATCH PROPOSED GRADE.
  10. CONTRACTOR SHALL NOTIFY PROJECT ENGINEER PRIOR TO BEGINNING WORK.
  11. ALL AREAS WITHIN THE PARKING LOT ARE TO RECEIVE LOOSE STRAW TO PROVIDE EROSION CONTROL IF WORK IS NOT PROGRESSING IN AN ORDERLY MANNER. A RATE OF 135 TONS/ACRE IS TO BE APPLIED WITHIN TWO WEEKS OF FINAL GRADING.
  12. ALL AREAS NOT WITHIN THE PARKING LOT ARE TO RECEIVE LOOSE STRAW TO PROVIDE EROSION CONTROL IF WORK IS NOT PROGRESSING IN AN ORDERLY MANNER. A RATE OF 15 TONS/ACRE IS TO BE APPLIED WITHIN TWO WEEKS OF FINAL GRADING.
  13. AFTER NEW INLETS ARE CONSTRUCTED, GRAVEL FILTER BERMS OR SILT FENCE ARE TO BE PLACED TO ALLOW FLOW THROUGH THE EROSION CONTROL DEVICE.
  14. CONTRACTOR WILL CONTROL AND PREVENT OFF-SITE TRACKING OF CONSTRUCTION RUNOFF AND SEDIMENT TO ADJACENT PROPERTY AND PUBLIC ROADS.
  15. CONTRACTOR IS TO PROTECT EXISTING STORM DRAINAGE SYSTEM ACCORDING TO PROTECTION ILLUSTRATIONS PROVIDED.
  16. CONTRACTOR TO CONFORM TO ALL CONSTRUCTION STORM WATER AND EROSION CONTROL PERMITTING REQUIREMENTS BY "EPA PHASE II STORM WATER REGULATIONS" AS ADMINISTERED BY THE ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ). WHERE PERMITTING IS REQUIRED, A COPY OF THE NOTICE OF INTENT SHALL BE PROVIDED TO THE LOCAL MUNICIPAL AUTHORITY.
  17. 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 1-800-482-9998 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION TO ENSURE THAT ANY EXISTING UTILITIES CAN BE LOCATED.
  18. CONTRACTOR TO CONSTRUCT ALL ACCESS RAMPS AND PAVING TO CITY OF BRYANT AND/OR ADA STANDARDS. VERIFY.
  19. TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE DURING CONSTRUCTION.
  20. CONTRACTOR SHALL COORDINATE WITH CENTERPOINT ENERGY FOR GAS LINE AND METER INSTALLATION.
  21. ELECTRICAL INFORMATION SHOWN FOR COORDINATION PURPOSES ONLY. SEE MEP SHEETS FOR DETAILS AND SPECIFICATIONS.
  22. CONTRACTOR SHALL NOTIFY ENGINEER AND REVIEW ALL REVISIONS TO THE PLANS PRIOR TO EXECUTING A CHANGE.



WG DST 4  
PARCEL ID 840-12074-002  
SWD, BK, 2015, PG. 3103  
ZONING: C-2

MEBFF REYNOLDS PLAZA LLC  
PARCEL ID 840-12074-001  
GWD, BK, 2015, PG. 078029  
ZONING: C-2



INCORPORATED

CONSULTANTS

DEVELOPMENT

ARVEST BANK - 3217 N REYNOLDS RD  
BRYANT, ARKANSAS

GRADING & DRAINAGE PLAN

PROJECT NO.: 20-105

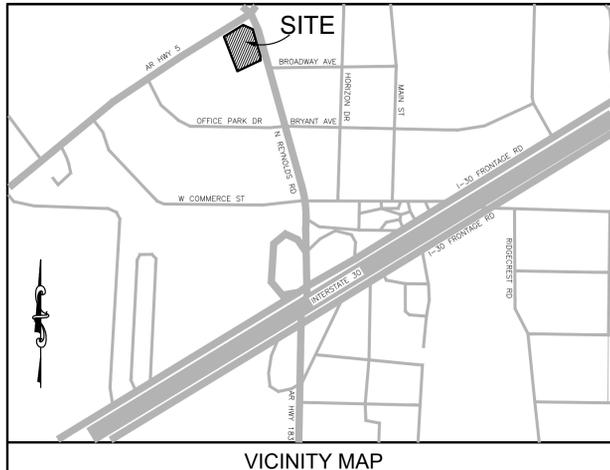
SHEET NO.:

**C3.01**

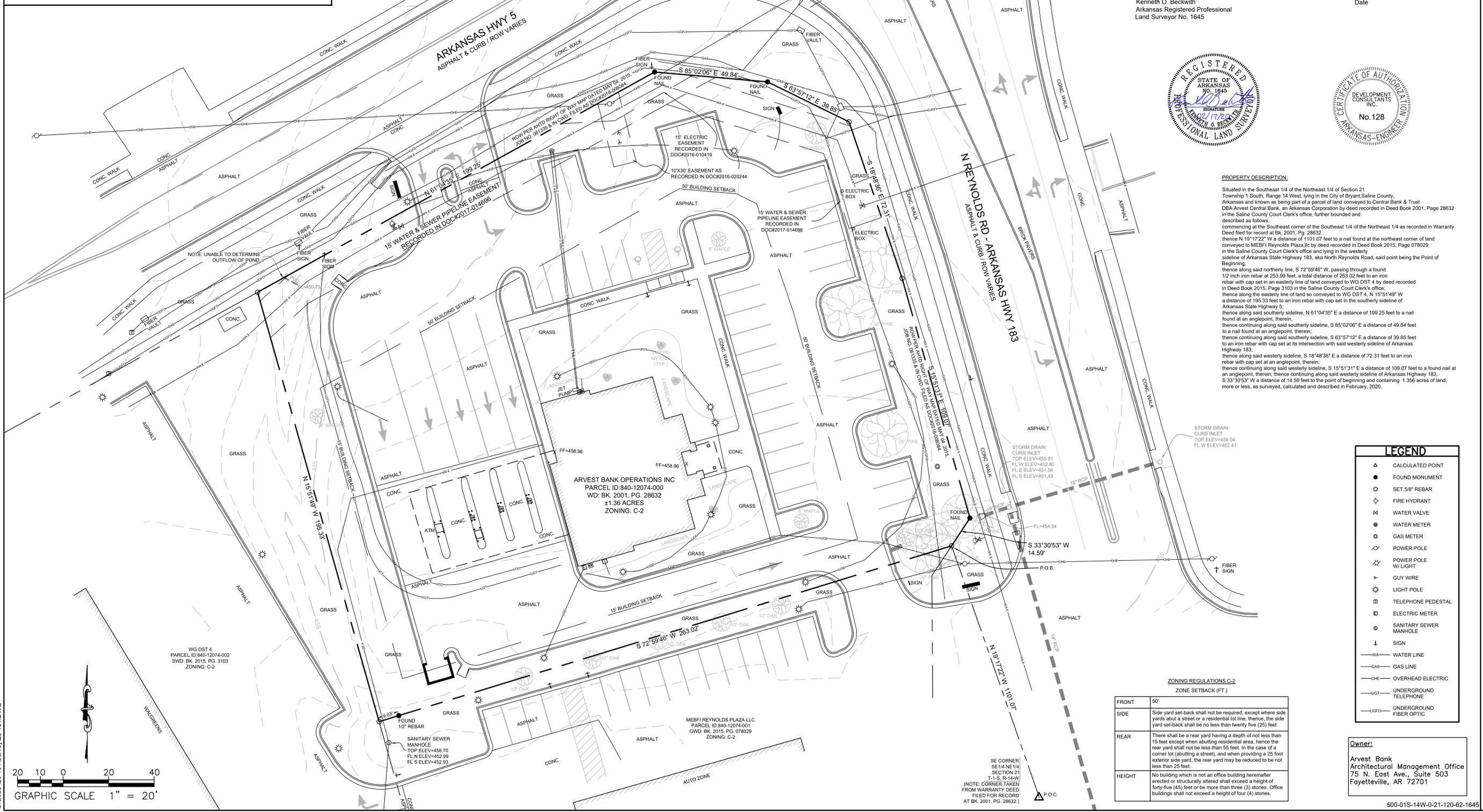


COPYRIGHT: 2020  
SCALE: 1" = 20'  
DATE: 04-08-2020

G:\2020\20-104\DESIGN\20-104 SITE.DWG



VICINITY MAP



Building lines shown hereon are to outside face of the building at ground level.

Rights of way and Easements are shown hereon as per documents provided to the surveyor. Additional Rights of way and Easements recorded or not a part of the public record, may or may not exist that effect the subject property.

Based on scaled map location and graphic plotting only, the subject property is in flood zone x, which is an area determined to be outside the 0.2% Annual Chance Floodplain, according to Flood Insurance Rate Map, Saline County, Arkansas, Map Number 05125C0360D and 05125C0380D, both maps revised June 19, 2012.

The locations of utilities as shown hereon are based on aboveground structures, markings and record documents. Locations of underground utilities may vary significantly from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of the survey to locate buried utilities/structures.

Bearings are based on Arkansas State Plane Coordinates - South Zone, NAD83 (NSRS2011), per GPS observation.

Contour interval = 1'. Elevation basis is NAVD88, per GPS observation.

**CERTIFICATION:**

I, Kenneth O. Beckwith, certify that a Boundary Survey was performed on the Property shown hereon by a D.C.I. Field Crew under my supervision and this drawing is an accurate representation of the Survey results.

*Kenneth O. Beckwith*  
 Kenneth O. Beckwith  
 Arkansas Registered Professional  
 Land Surveyor No. 1645

Date 02/17/20



**PROPERTY DESCRIPTION:**

Situated in the Southeast 1/4 of the Northeast 1/4 of Section 21 Township 1 South, Range 14 West, lying in the City of Bryant, Saline County, Arkansas and known as being part of a parcel of land conveyed to Central Bank & Trust DBA Arvest Central Bank, an Arkansas Corporation by deed recorded in Deed Book 2001, Page 28632 in the Saline County Court Clerk's office, further bounded and described as follows:

commencing at the Southeast corner of the Southeast 1/4 of the Northeast 1/4 as recorded in Warranty Deed filed for record at Bk. 2001, Pg. 28632;

thence N 19°17'22" W a distance of 1101.07 feet to a nail found at the northeast corner of land conveyed to MEBFI Reynolds Plaza LLC by deed recorded in Deed Book 2015, Page 078029 in the Saline County Court Clerk's office and lying in the westerly sideline of Arkansas State Highway 183, aka North Reynolds Road, said point being the Point of Beginning;

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thence along said southerly sideline, N 61°04'35" E a distance of 199.25 feet to a nail found at an anglepoint, therein;

thence continuing along said southerly sideline, S 85°02'06" E a distance of 49.84 feet to a nail found at an anglepoint, therein;

thence continuing along said southerly sideline, S 63°57'12" E a distance of 39.85 feet to an iron rebar with cap set at its intersection with said westerly sideline of Arkansas Highway 183;

thence along said westerly sideline, S 18°48'36" E a distance of 72.31 feet to an iron rebar with cap set at an anglepoint, therein;

thence continuing along said westerly sideline, S 15°51'31" E a distance of 109.07 feet to a found nail at an anglepoint, therein; thence continuing along said westerly sideline of Arkansas Highway 183, S 33°30'53" W a distance of 14.59 feet to the point of beginning and containing 1.356 acres of land, more or less, as surveyed, calculated and described in February, 2020.

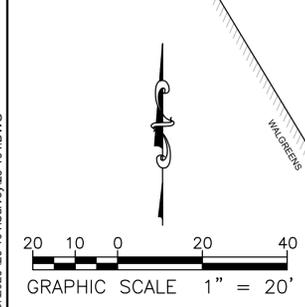
**LEGEND**

- ▲ CALCULATED POINT
- FOUND MONUMENT
- SET 5/8" REBAR
- ⊕ FIRE HYDRANT
- ⊗ WATER VALVE
- ⊙ WATER METER
- ⊙ GAS METER
- ⊙ POWER POLE
- ⊙ POWER POLE W/ LIGHT
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- ⊙ ELECTRIC METER
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- ↓ SIGN
- WA— WATER LINE
- GAS— GAS LINE
- OE— OVERHEAD ELECTRIC
- UGT— UNDERGROUND TELEPHONE
- UGFO— UNDERGROUND FIBER OPTIC

**ZONING REGULATIONS C-2**  
 ZONE SETBACK (FT.)

FRONT	50'
SIDE	Side yard set-back shall not be required, except where side yards abut a street or a residential lot line, thence, the side yard set-back shall be no less than twenty five (25) feet.
REAR	There shall be a rear yard having a depth of not less than 15 feet except when abutting residential area, hence the rear yard shall not be less than 55 feet. In the case of a corner lot (abutting a street), and when providing a 25 foot exterior side yard, the rear yard may be reduced to be not less than 25 feet.
HEIGHT	No building which is not an office building hereinafter erected or structurally altered shall exceed a height of forty-five (45) feet or be more than three (3) stories. Office buildings shall not exceed a height of four (4) stories.

**Owner:**  
 Arvest Bank  
 Architectural Management Office  
 75 N. East Ave., Suite 503  
 Fayetteville, AR 72701



**DCI**  
 DEVELOPMENT CONSULTANTS INCORPORATED  
 1 EAST CENTER STREET SUITE 200 FAYETTEVILLE, AR 72701  
 TEL: 479-782-1992

COPYRIGHT: 2020  
 SCALE: 1" = 20'  
 DATE: 02-17-2020

**INCORPORATED**

**CONSULTANTS**

**DEVELOPMENT**

PROJECT TITLE: **ARVEST BANK - 3217 N REYNOLDS RD**  
 BRYANT, ARKANSAS

SHEET TITLE: **BOUNDARY/TOPOGRAPHIC SURVEY**

PROJECT NO.: **20-104**

SHEET NO.: **B-1**

500-01S-14W-0-21-120-62-1645

**LEGEND**

- FOUND MONUMENT
- SET 5/8" REBAR
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ WATER METER
- ⊕ GAS METER
- ⊕ POWER POLE
- ⊕ POWER POLE W/LIGHT
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- UGFO— UNDERGROUND FIBER OPTIC

**ARVEST LANDSCAPE NOTES**

1. LANDSCAPE CONTRACTOR IS TO ASCERTAIN THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO EXCAVATION AND BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM PLANTING OPERATIONS. IF PLAN CONFLICTS WITH EXISTING UTILITIES, LANDSCAPE CONTRACTOR IS TO IMMEDIATELY CONTACT ARCH. MANAGEMENT OFFICE BEFORE CONTINUING WORK.
2. COMPACTED BASE IN ALL LANDSCAPE AREAS ARE TO BE TILLED TO AT LEAST 12" DEEP BEFORE BACKFILL MIXTURE IS INSTALLED. ALL DEBRIS, ROOT MATTER, CLAY CLUMPS, AND ROCKS THAT ARE QUARTER SIZE OR LARGER ARE TO BE REMOVED.
3. TOPSOIL AND FINISH GRADE WORK IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. TOPSOIL IS TO BE ORGANICALLY RICH AND FREE OF DEBRIS, WEEDS, ROCKS, CLAY OR SAND. LANDSCAPE CONTRACTOR IS TO HAVE THE OPTION OF USING STOCKPILED SOIL FROM SITE IF AVAILABLE UNLESS THE STOCKPILED SOIL IS UNDESIRABLE. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO COORDINATE EXTRA SOIL BEING HAULED OFF SITE IF NOT USED.
4. PRIOR TO TOP DRESSING THE SITE, SOILS IN ALL LANDSCAPE BED AREAS ARE TO BE REMOVED 12" DEEP AND EXISTING SOILS REPLACED WITH PREPARED BACKFILL MIXTURE, PER SPECIFICATIONS.
5. ALL LANDSCAPE AREAS AND BEDS MUST PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING AND TO PROVIDED INLETS AND DRAINAGE AREAS.
6. SOIL IS TO BE ROLLED AND WATERED THOROUGHLY AT PLANTING.
7. PLANTING HOLES FOR TREES AND SHRUBS OUTSIDE OF LANDSCAPE BEDS ARE TO BE PREPARED PER PLANTING DETAILS. PLANTING HOLES ARE TO BE BACKFILLED WITH PREPARED BACKFILL MIXTURE, PER SPECIFICATIONS. WHEN BACKFILLING HOLES, PRESS SOIL FIRMLY AROUND THE ROOT BALL SO THAT GOOD CONTACT IS MADE BETWEEN PLANT ROOTS AND SOIL. STAKING IS REQUIRED ON TREES PER THE PLANTING DETAILS.
8. LANDSCAPE BEDS ARE TO BE COVERED WITH DEWITT'S BRAND WEED BARRIER (EXCEPT IN ANNUAL AREAS) BEFORE PLANTING TREES, SHRUBS AND GROUND COVERS. ALL NURSERY TAGS ARE TO BE REMOVED AND PLANTS WATERED THOROUGHLY IMMEDIATELY AFTER PLANTING.
9. ALL LANDSCAPE BEDS ARE TO BE COVERED WITH THREE INCHES OF FINELY SHREDDED MULCH FROM A REPUTABLE SOURCE AND FREE OF DEBRIS, INSECTS, WEED SEED, AND WALNUT WOOD PARTICLES. ADEQUATE SPACE SHALL BE PROVIDED BEHIND SIDEWALK AND EDGING TO HOUSE THE LAYER OF MULCH.
10. ALL BOULDERS, RIVER STONE, GRAVEL OR FIELDSTONE USED SHOULD BE AESTHETICALLY DESIRABLE AND BE THE SIZE AND QUANTITY SHOWN ON THE PLAN. ROCK SHOULD BE TAN TO DARK BROWN SANDSTONE TO MATCH THE BANK BRANCH. ALL ROCK IS TO BE APPROVED BY ARCH. MANAGEMENT OFFICE PRIOR TO USE.
11. LANDSCAPE IRRIGATION SHALL BE PROVIDED ACCORDING TO THE STANDARDS AND REQUIREMENTS OUTLINED IN THE IRRIGATION PERFORMANCE SPECIFICATION, WHICH REQUIRES A SHOP DRAWING, EQUIPMENT SUBMITTALS, RECORD DRAWINGS, ETC.
12. THE MAIN SYSTEM IRRIGATION CONTROLLER AND BACKFLOW PREVENTER SHALL BE HOUSED WITHIN THE STORAGE ROOM INSIDE THE BRANCH BANK BUILDING. SEE UTILITY COORDINATION PLAN FOR IRRIGATION SERVICE STUBOUT.
13. THE TOP OF THE PERIMETER DRAINAGE TRENCH AND LANDSCAPE BEDS IS TO BE ONE BRICK COURSE OR APPROXIMATELY 4" BELOW THE WEED HOLES IN THE WALL. STEEL EDGING IS TO BE USED AS A BORDER BETWEEN THE PERIMETER TRENCH AND LANDSCAPE BED.
14. LANDSCAPE CONTRACTOR IS TO POWER WASH THE PARKING LOT TO CLEAN IT THOROUGHLY AFTER COMPLETING THE LANDSCAPE AND IRRIGATION INSTALLATION. ALL INSTANCES OF DAMAGE DONE BY THE LANDSCAPE CONTRACTOR OR OTHER SUBCONTRACTORS TO THE PARKING LOT, CURBING, LIGHT POLES, OR OTHER ITEMS ON SITE SHALL BE PHOTO DOCUMENTED AND REPORTED TO THE ARCH. MANAGEMENT OFFICE IMMEDIATELY.
15. LANDSCAPE CONTRACTOR SHALL REPORT ALL UNSATISFACTORY CIRCUMSTANCES CAUSING THE LANDSCAPE WORK TO BE HALTED OR SLOWED BECAUSE OF BAD WEATHER, NON-LANDSCAPE CONSTRUCTION, UTILITY WORK OR NON-AVAILABILITY OF PRODUCTS IMMEDIATELY TO THE ARCH. MANAGEMENT OFFICE. THE ARCH. MANAGEMENT OFFICE IS TO APPROVE ALL TOPSOIL, ROCK, AND PLANT MATERIALS PRIOR TO THEIR USE ON THE PROJECT.
16. EVERY EFFORT WILL BE MADE TO PREVENT SOFTENING AND MARKING OF THE PAVEMENT WITH WORK EQUIPMENT AND TRACTORS. ALL MARKED PAVEMENT AREAS ARE TO BE DOCUMENTED BEFORE WORK BEGINS. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO REMOVE ALL SCUFFS AND MARKINGS ON PAVED AREAS.
17. ALL TRACES OF DIRT, MULCH, AND MARKS ARE TO BE REMOVED FROM PAVED AREAS AT COMPLETION BEFORE THE BANK OPENING. PHOTO DOCUMENTATION OF EXISTING DIRT AND DEBRIS SHOULD BE MADE BEFORE BEGINNING THE PROJECT.
18. TOPSOIL, MULCH, AND LANDSCAPE MATERIALS ARE TO BE STORED IN DESIGNATED AREAS.
19. MINIMAL TRIPS ARE TO BE MADE ACROSS THE PAVEMENT, INCLUDING TRENCHING, BACKFILLING, AND INSTALLATION OF IRRIGATION PIPING. OUTER LYING AREAS ARE TO BE ACCESSED FROM OUTSIDE OF STREET.
20. EQUIPMENT TURNS ON THE PAVEMENT ARE TO BE MADE WHILE-IN-MOTION. STOPPED TURNS WILL UNDOULY MARK THE PAVEMENT (ESPECIALLY WITH SKID LOADERS).
21. THE LANDSCAPE CONTRACTOR IS TO COORDINATE WITH THE GENERAL CONTRACTOR TO HELP MINIMIZE DAMAGE TO UNDERGROUND UTILITIES.
22. LANDSCAPE IS TO BE COMPLETED INCLUDING ALL LANDSCAPE AND IRRIGATION INSTALLATION, POWER WASHING AND CLEAN UP BY DATE OF SUBSTANTIAL COMPLETION.
23. ALL LANDSCAPE PUNCH LIST ITEMS ARE TO BE COMPLETED WITHIN ONE MONTH (30 DAYS) OF THE SUBSTANTIAL COMPLETION DATE. LANDSCAPE ITEMS WILL BE TURNED OVER TO THE LANDSCAPE MAINTENANCE CONTRACTOR AT THIS POINT. IF PUNCH LIST ITEMS ARE NOT COMPLETED BY THE PUNCH LIST COMPLETION DATE, THE 10% RETAINAGE AMOUNT MAY BE FORFEITED TO THE LANDSCAPE MAINTENANCE CONTRACTOR TO COMPLETE THE PROJECT AT THE DISCRETION OF THE BANK.

**PLANT MATERIALS LIST**

SYMBOL	COMMON/BOTANICAL NAME	SIZE	REMARKS
BAC	DWARF BLUE ATLAS CEDAR CEDRUS ATLANTICA 'HORSTMANN'	2" MIN CAL 7-8' HT	SPACE PLANTS 4'-0" O.C. IN CLUSTERS. FULL WELL BRANCHED SHRUB SELECTIONS WITH SYMMETRICAL SHAPE. MATCHED. FULLY BRANCHED TO GROUND.
BX	BOXWOOD BUXUS MICROPHYLLA 'FAULKNER'	10 GALLON 30" HT	SPACE PLANTS 3'-0" O.C. IN CLUSTERS. FULL WELL BRANCHED SHRUB SELECTIONS WITH SYMMETRICAL SHAPE. MATCHED.
CA	BLACK KNIGHT CANNA CANNAX GENERALIS 'BLACK KNIGHT'	1 GALLON	SPACE PLANTS ±18" O.C. IN MASS PLANTING AREAS.
CM	RED GRAPE MYRTLE LANTROEEMIA X 'EBONY FINE'	1" CAL 7-8' HT	MULTI-TRUNK TREE FORM ORNAMENTALS WITH FOUR TO FIVE 1.0" TRUNKS. MIN. FULL WELL BRANCHED CANOPIES WITH NO BRANCHES BELOW 4'-0" FROM GROUND. RED FLOWER COLOR.
DYH	DWARF YAUPOIN HOLLY BORDEAUX ILEX VOMITORIA 'CONDOLUX'	5 GALLON	SPACE PLANTS 3'-0" O.C. IN CLUSTERS. FULL WELL BRANCHED SHRUB SELECTIONS WITH SYMMETRICAL SHAPE.
MA	MAPLE ARMSTRONG RED ACER RUBRUM VAR. 'ARMSTRONG'	3" CAL 12-14' HT	TREES WITH POSITIVE UPRIGHT FORM AND SYMMETRICAL WELL BRANCHED CANOPIES. NO BRANCHES BELOW 4'-0" FROM GROUND.
MG	KARLEY ROSE GRASS PENNISETUM ORIENTALE 'KARLEY ROSE'	5 GALLON	SPACE PLANTS ±2' O.C. IN MASS PLANTING AREAS. FULL GRASS SELECTIONS WITH UNIFORM SHAPE. MATCHED.
PC	PURPLE CONEFLOWER ECHINACEA PURPUREA 'MAGNUS'	1 GALLON	SPACE PLANTS 18" O.C. IN MASS PERENNIALS AREAS.
RD	RED TWIG DOGWOOD CORNUS STOLONIFERA 'FARROW'	5 GALLON	SPACE PLANTS ±2'-0" O.C. IN MASS PLANTING AREAS. FULL WELL BRANCHED SHRUB SELECTIONS WITH SYMMETRICAL SHAPE.
RUS	DWARF RUSSIAN SAGE PEROVSKIA TRIFOLIOLATA 'CRAZY BLUE'	1 GALLON	SPACE PLANTS 16" O.C. IN MASS PLANTING AREAS. FULL SELECTIONS WITH SYMMETRICAL SHAPE.
RS	RED CARPET ROSE ROSA 'NOIRE'	5 GALLON	SPACE PLANTS ±2'-0" O.C. IN MASS PLANTING AREAS. FULL WELL BRANCHED SHRUB SELECTIONS WITH SYMMETRICAL SHAPE.
SL	STELLA LILLY HEMEROCALLIS X 'STELLA DE ORO'	1 GALLON	SPACE PLANTS 18" O.C. IN GROUND COVER AREAS.
SLV	MAY NIGHT SALVIA SALVIA X SYLVESTRIS 'MAY NIGHT'	1 GALLON	SPACE PLANTS 18" O.C. IN MASS PLANTING AREAS. FULL SELECTIONS WITH SYMMETRICAL SHAPE.

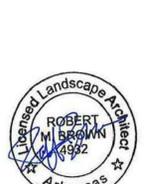
**TURF MATERIALS LIST**

SYMBOL	COMMON/BOTANICAL NAME	SIZE	REMARKS
SOD	MEYER Z-52 ZOYSIA GRASS	SQ. YD.	SOLID SOD ALL INDICATED AREAS WITH CLOSE JOINTS.

**OTHER MATERIALS**

ITEM	REMARKS
STONE EDGING (STE)	HACKETT BLUE BROWN 'LEGACY BLEND' STONE EDGING. DO NOT INSTALL ALONG BACK OF CURBS OR SIDEWALKS. USE NATURALLY HARVESTED NATIVE STONE BEAMS, APPROXIMATELY 6"x6"x1'-3" UNIT SIZE.
STEEL EDGING (SE)	ENCLOSE ALL OPEN BED EDGES WITH EDGING MATERIAL. DO NOT INSTALL ALONG BACK OF CURBS OR SIDEWALKS. USE PRE-FABRICATED, COMMERCIAL GRADE, STEEL EDGING PRODUCT. 3/16"x4" SIZE STEEL BANDS WITH BROWN RESISTANT PAINTED FINISH AND MFRS. STAKES & ACCESSORIES.
BOULDERS	LARGE BOULDERS (L)= 14" DIAMETER, MEDIUM BOULDERS (M)= 13" DIAMETER, SMALL BOULDERS (S)= 2" DIAMETER. PLACE BOULDERS IN POSITIONS SHOWN WITH ORIGINAL BURED AREAS BELOW SOIL LEVEL. BROWN, GRAY, AND TAN COLORS TO MATCH BUILDING.
WASHED RIVER GRAVEL	ROUNDED WASHED RIVER GRAVEL IN BROWN, GRAY, AND TAN COLORS TO MATCH BUILDING. INSTALL OVER WEED BARRIER FABRIC. 4" MINIMUM LAYER DEPTH IN GRAVEL SURFACE AREAS, 12" DEPTH IN PERIMETER TRENCH.
MULCH	DARK BROWN SHREDDED HARDWOOD BARK MULCH. 3 INCH MINIMUM LAYER DEPTH IN ALL PLANTED BEDS, GROUND COVER AND ANNUAL BED AREAS. REMOVE ALL OTHER DEBRIS.
BACKFILL MIXTURE	SEE SPECIFICATIONS FOR SOIL PREPARATION AND BACKFILL MIXTURE REQUIREMENTS. SEE PLANTING DETAILS FOR REQUIRED DEPTHS OF EXCAVATION AND BACKFILL. MINIMUM BACKFILL MIXTURE IN BEDS AREAS IS 12 IN.
WEED BARRIER	INSTALL DEWITT'S BRAND WEED BARRIER FABRIC UNDER MULCH IN ALL PLANTING BEDS AND GRAVEL SURFACED AREAS. EXCEPT FOR ANNUAL PLANTING AREAS, BEFORE PLANTING TREES, SHRUBS & GROUND COVERS. 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 ‡ POUND AMMONIUM SULFATE ‡ POUND TRIPLE SUPER PHOSPHATE ‡ POUND AGRICULTURAL GYPSUM ‡ POUND POTASSIUM SULFATE TOPSOIL DEPTH FOR SODDED AREAS = 4 INCHES

- IRRIGATION SYSTEM REQUIRED**  
CONTRACTOR TO EXAMINE EXISTING IRRIGATION SYSTEM AND RE-FIT FOR THE PROPOSED BUILDING & LANDSCAPE IMPROVEMENTS. A SYSTEM SHOP DRAWING IS REQUIRED. USE EXISTING WATER METER, BACKFLOW PREVENTER, CONTROLLER, ETC. ANY ADDITIONAL IRRIGATION SLEEVING NEEDED TO BE PROVIDED BY CONTRACTOR.
- SODDING OF DISTURBED AREAS**  
AREAS & LIMITS OF SODDING ARE INDICATED BASED ON ANTICIPATED DISTURBANCE BY GRADING OPERATIONS. CONTRACTOR TO PROVIDE ADDITIONAL SODDING 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.



ROBERT M. BROWN  
4932  
Arkansas



**NORTH**



SCALE

G:\2020\20-104\DESIGN\20-104 SITE.DWG



**DCI**  
DEVELOPMENT  
CONSULTANTS  
INCORPORATED

1 EAST CENTER STREET  
SUITE 200  
FAYETTEVILLE, AR 72701  
479-444-7895

COPYRIGHT: 2020

SCALE: 1" = 20'

DATE: 04-08-2020

REVISIONS

INCORPORATED

PROJECT TITLE: ARVEST BANK - 3217 N REYNOLDS RD  
BRYANT, ARKANSAS

CONSULTANTS

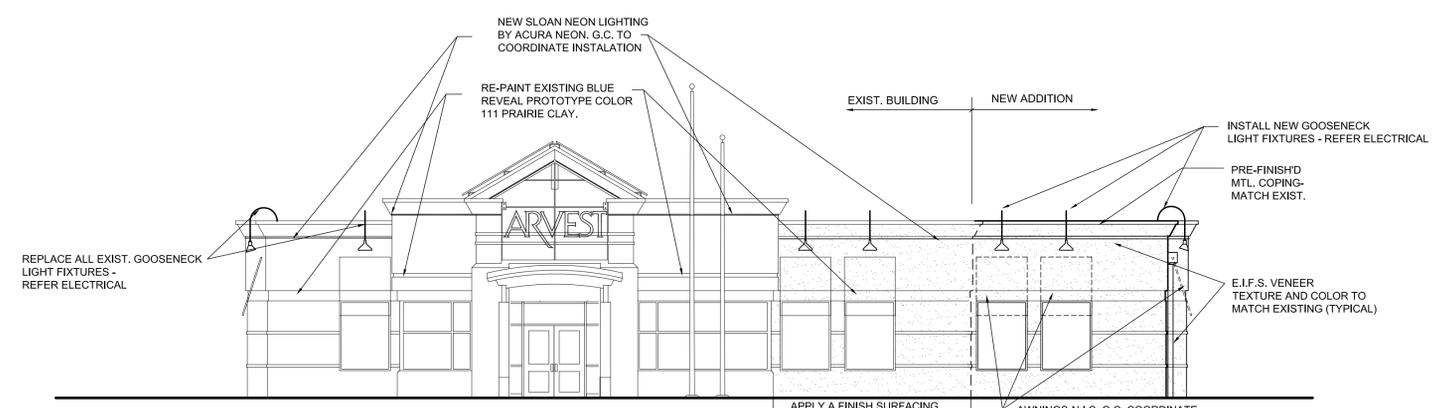
DEVELOPMENT

DEMOLITION PLAN

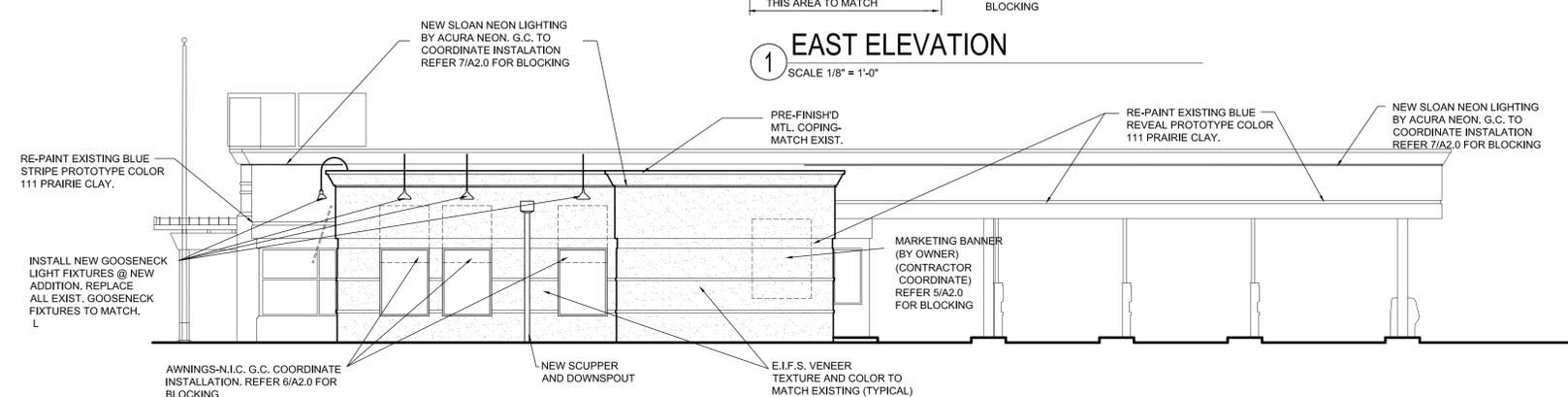
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SHEET TITLE: C1.01

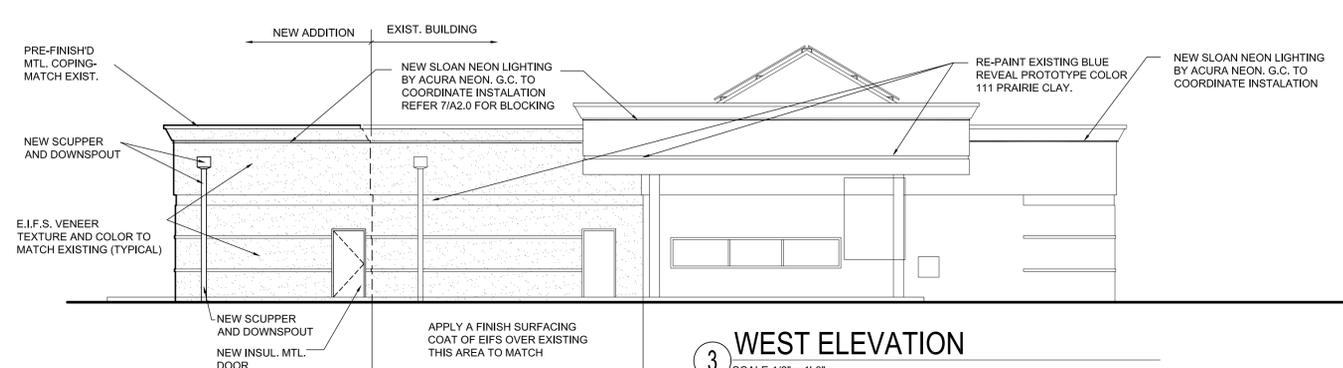




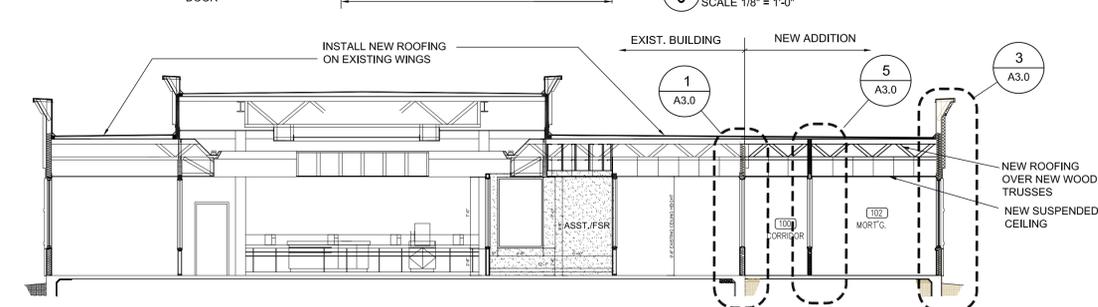
**1 EAST ELEVATION**  
SCALE 1/8" = 1'-0"



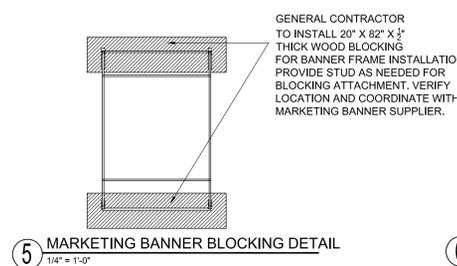
**2 NORTH ELEVATION**  
SCALE 1/8" = 1'-0"



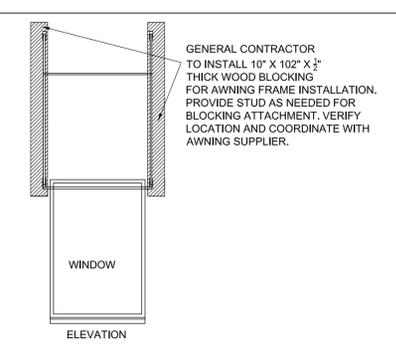
**3 WEST ELEVATION**  
SCALE 1/8" = 1'-0"



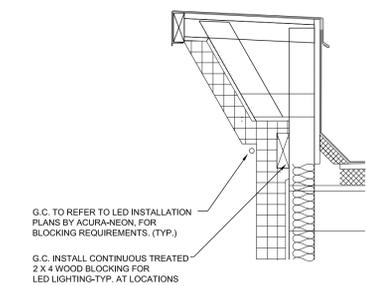
**4 BUILDING SECTION**  
SCALE 1/8" = 1'-0"



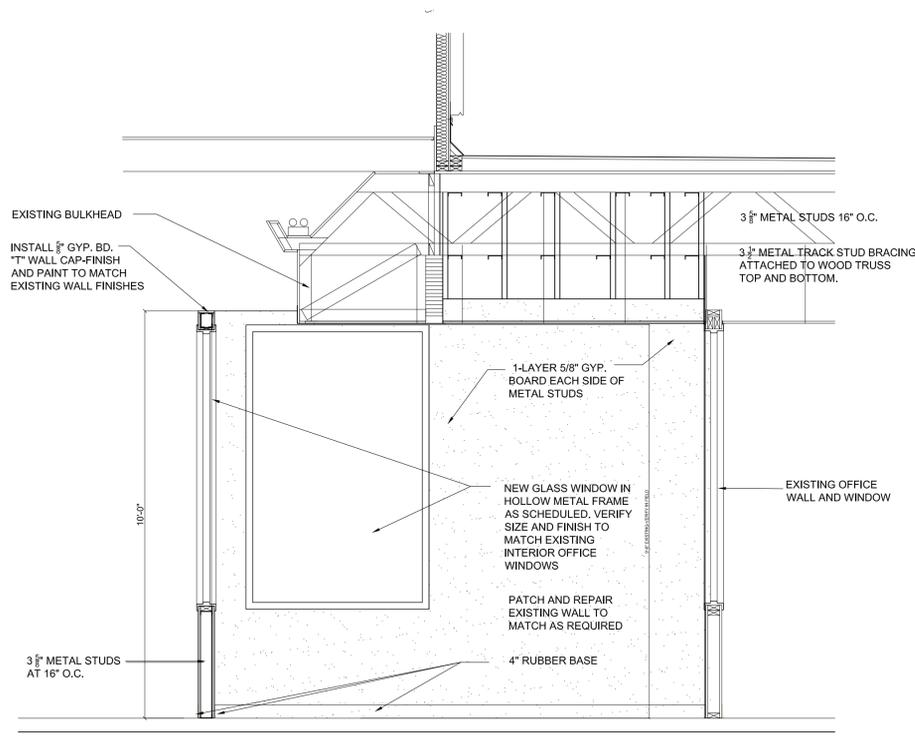
**5 MARKETING BANNER BLOCKING DETAIL**  
1/4" = 1'-0"



**6 WINDOW AWNING BLOCKING DETAIL**  
1/4" = 1'-0"



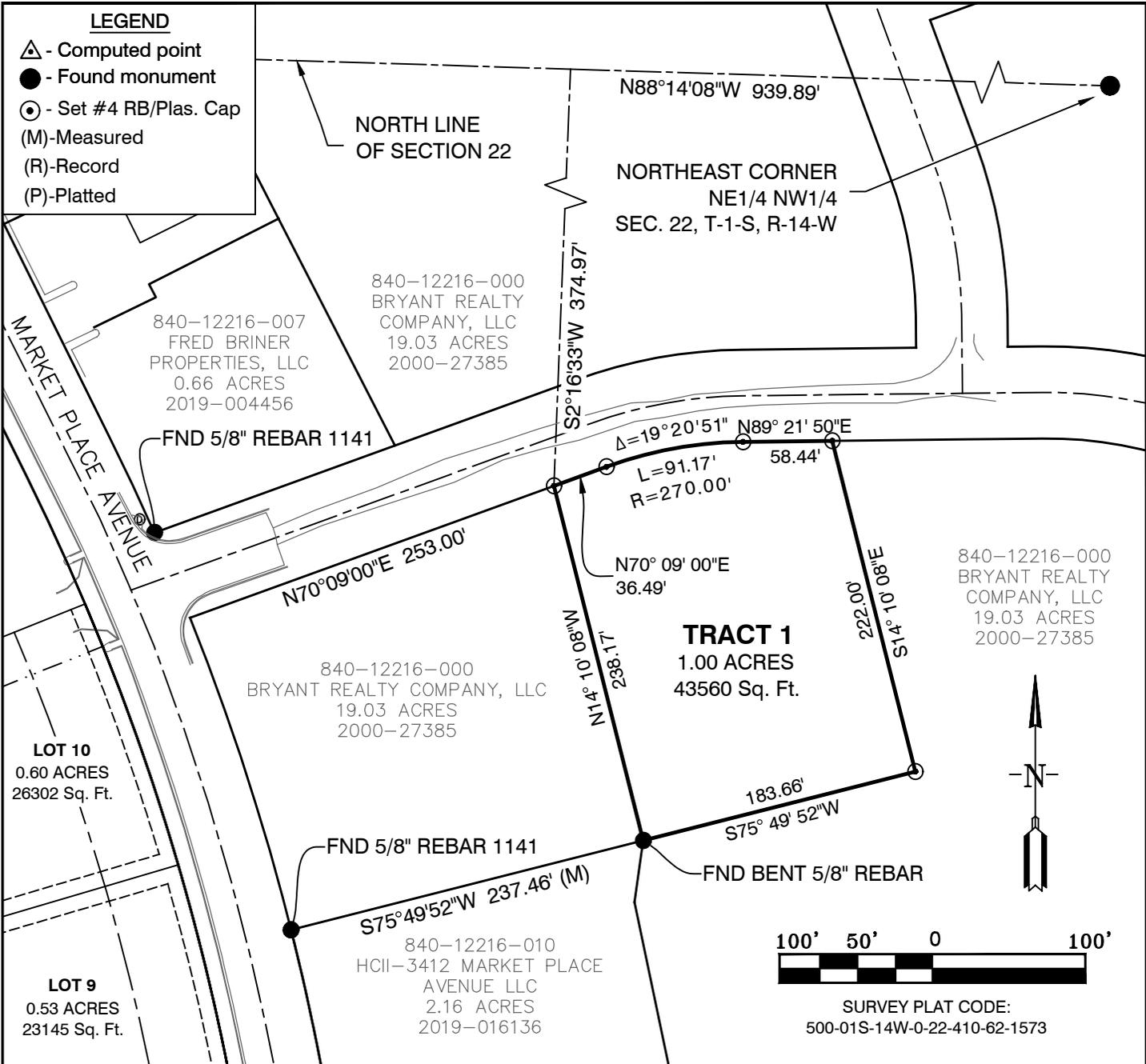
**7 NEON LIGHT BLOCKING DETAIL**  
1 1/2" = 1'-0"



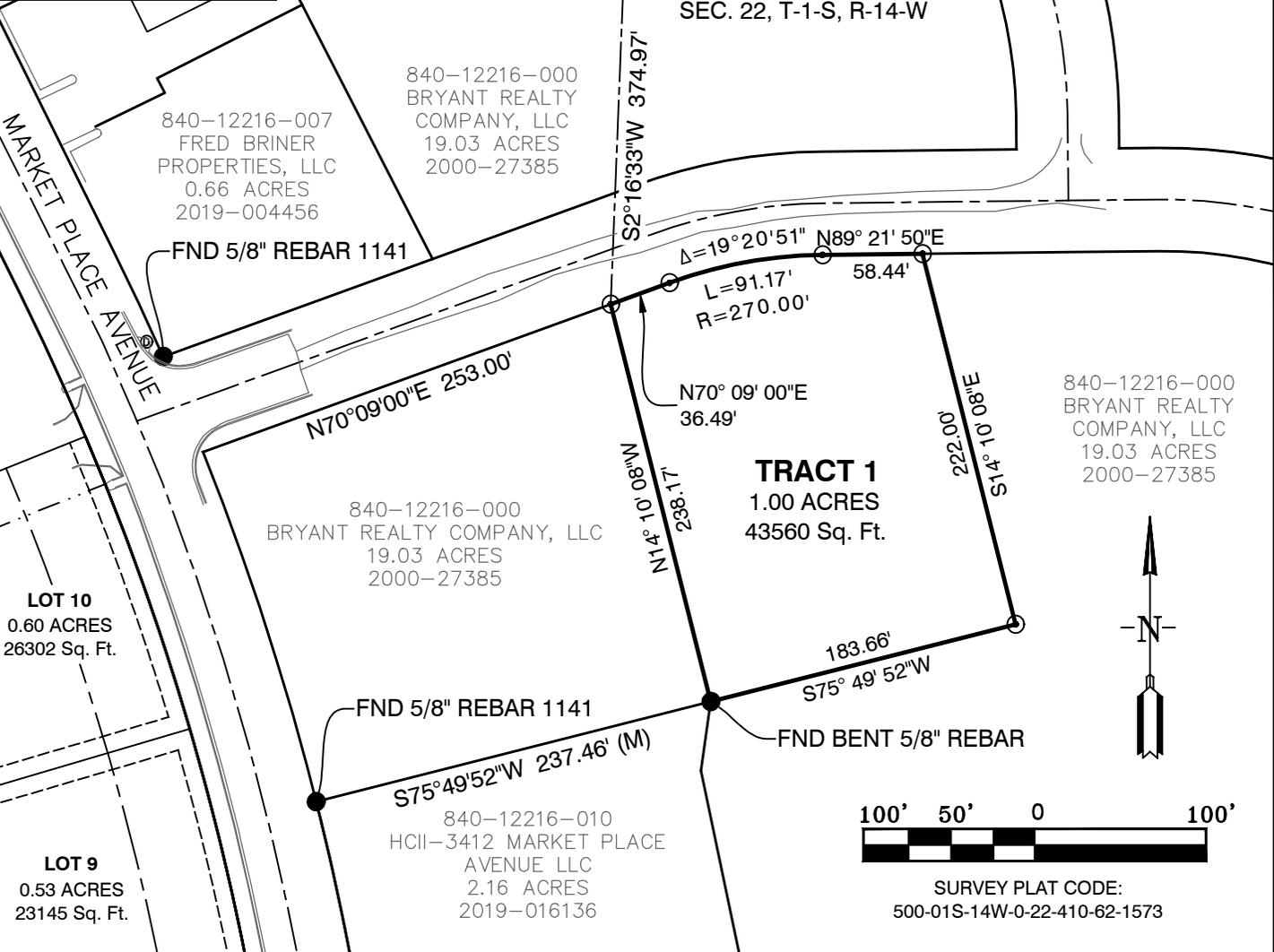
**5 "T" WALL DETAIL**  
SCALE 1/2" = 1'-0"







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



**TRACT 1**

LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4 NW1/4), OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PRECISELY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SAID NE1/4 NW1/4; THENCE N 88°14'08" W, ALONG THE NORTH LINE OF SAID SECTION 22, 939.89 FEET TO A POINT; THENCE S 2°16'33" W, LEAVING SAID NORTH LINE, 374.97 FEET TO A SET 1/2" REBAR WITH CAP #1573 ON THE SOUTH RIGHT OF WAY OF AN EXISTING DRIVE FOR THE POINT OF BEGINNING; THENCE N 70°09'00" E, ALONG SAID SOUTH RIGHT OF WAY, 36.49 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE CONTINUING ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 91.17 FEET AND A RADIUS OF 270.00 FEET, WHOSE CHORD BEARS N 79°41'27" E A DISTANCE OF 90.74 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 89°21'50" E, CONTINUING ALONG SAID RIGHT OF WAY, 58.44 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S 14°10'08" E, LEAVING SAID RIGHT OF WAY, 222.00 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S 75°49'52" W A DISTANCE OF 183.66 FEET TO A FOUND 5/8" REBAR; THENCE N 14°10'08" W FOR A DISTANCE OF 238.17 FEET TO THE POINT OF BEGINNING, CONTAINING 1.00 ACRES MORE OR LESS.

<p><b>DOCUMENTS USED FOR THE PREPARATION OF THIS SURVEY:</b></p>	<p><b>PROPERTY DESCRIPTION:</b></p>
<ul style="list-style-type: none"> <li>SURVEY BY REAL ESTATE SERVICES OF SALINE COUNTY, INC. LS #1141 DATED 9/11/2015</li> <li>SURVEY BY BEN KITTLER, JR. LS #568 DATED 10/18/1993</li> <li>SURVEY BY REAL ESTATE SERVICES OF SALINE COUNTY, INC. LS #1141 DATED 1/27/2009</li> <li>DEED BOOK 2000 PAGE 27385</li> <li>DEED BOOK 2019 PAGE 004456</li> <li>DEED BOOK 2019 PAGE 016136</li> </ul>	<ul style="list-style-type: none"> <li>SEE ABOVE</li> </ul>



2-19-20

<p><b>CERTIFICATIONS:</b></p> <p>BY AFFIXING MY SEAL AND SIGNATURE, I GEORGE P. WOODEN, PS NO.1573, HEREBY CERTIFY THAT THIS DRAWING CORRECTLY DEPICTS A SURVEY COMPILED UNDER MY SUPERVISION ON FEBRUARY 19, 2020.</p> <p>THIS SURVEY WAS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHERS AND DOES NOT REPRESENT A TITLE SEARCH.</p> <p>THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "X" OF THE F.E.M.A. MAP PANEL 05125C0240D EFFECTIVE DATE JUNE 19, 2012.</p>	<p><b>BASIS OF BEARINGS:</b></p> <p>BEARINGS ARE BASED UPON NORTH AMERICAN DATUM 1983, ARKANSAS SOUTH ZONE, US SURVEY FEET, GRID COORDINATES. COORDINATES WERE ESTABLISHED USING GPS AND WERE PROCESSED USING THE NATIONAL GEODETIC SURVEY'S "ONLINE POSITIONING USER SERVICE" (OPUS).</p>
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<p><b>GNE</b> Designing our client's success  <b>GarNat Engineering, LLC</b>          P.O. Box 116 (72018) Ph (501) 408-4650          3825 Mt Carmel Rd Bryant, AR 72022          Fx (888) 900-3068          garnatengineering@gmail.com</p>	<p><b>CONTENTS:</b>          BOUNDARY SURVEY          MARKET PLACE AVENUE          SALINE COUNTY,          ARKANSAS</p>	<p><b>FOR THE USE &amp; BENEFIT OF:</b>          BART FERGUSON          BRYANT ORTHO CLINIC</p>	<p><b>PROJECT NO:</b> 20022</p> <p><b>DATE:</b> FEB. 19, 2020</p>
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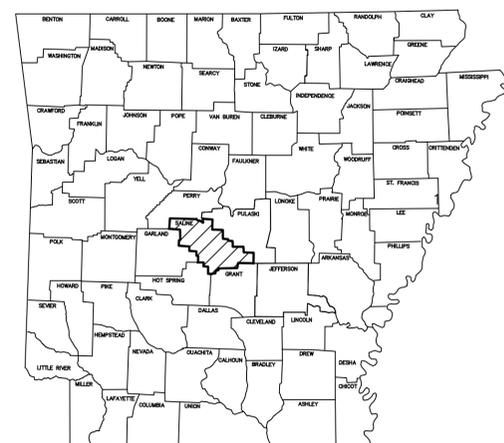
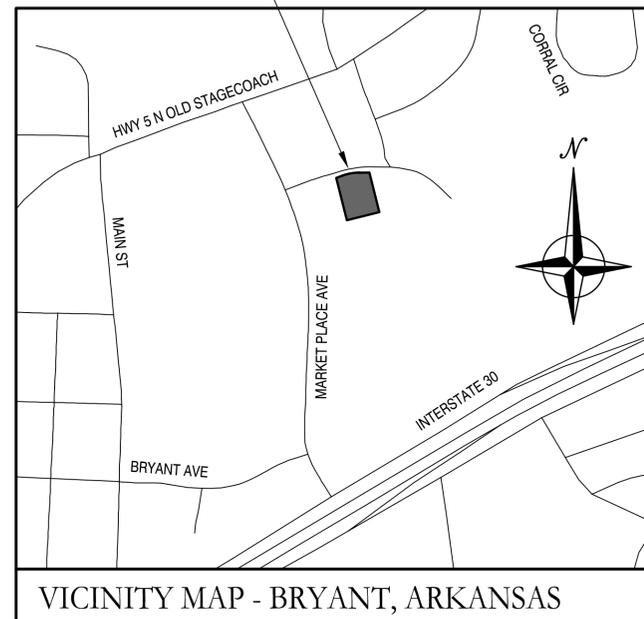
CONSTRUCTION PLANS FOR

# OFFSITE INFRASTRUCTURE IMPROVEMENTS

## BRYANT ORTHO CLINIC

## BRYANT, ARKANSAS

PROJECT LOCATION



ARKANSAS

Prepared by:

### GarNat Engineering, LLC

Designing our client's success

[www.garnatengineering.com](http://www.garnatengineering.com)

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

3825 Mt Carmel Road  
Bryant, AR 72022  
Fx (888) 900-3068

DRAWING INDEX:

G1.0	GENERAL NOTES
C1.0	SITE PLAN AND ROAD PROFILE
C2.0	GRAVITY SEWER PLAN AND PROFILE

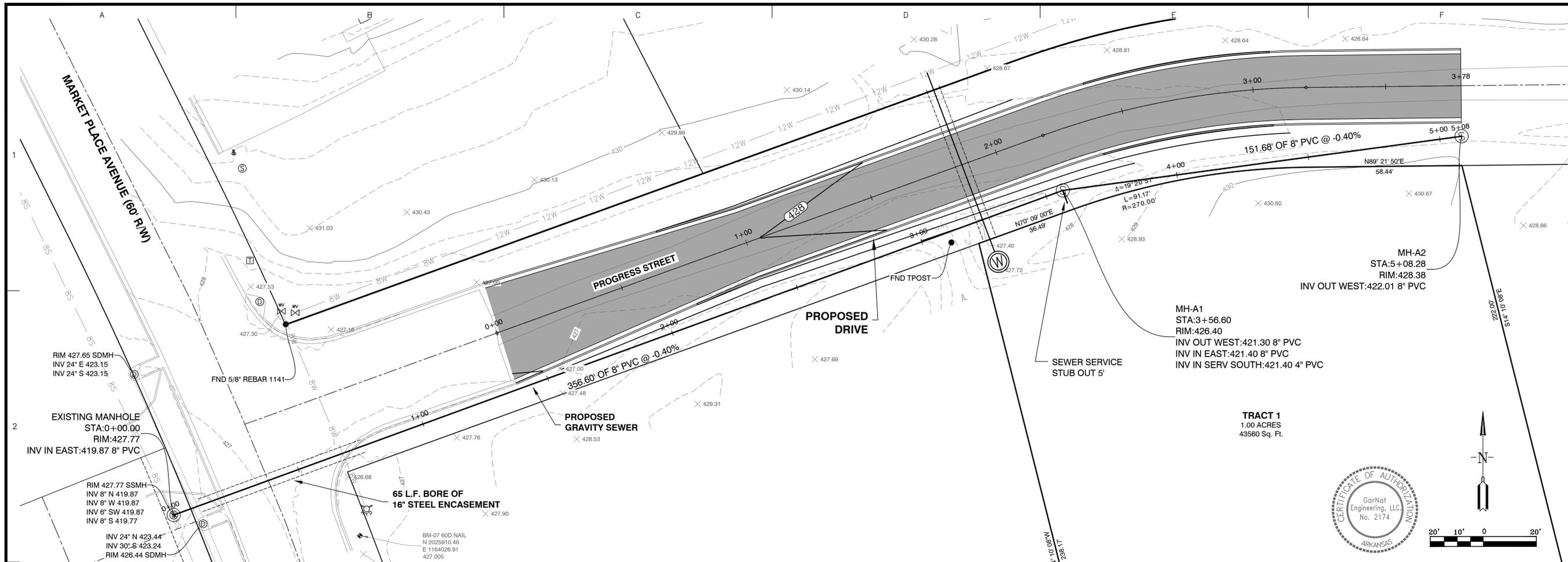


03-05-2020

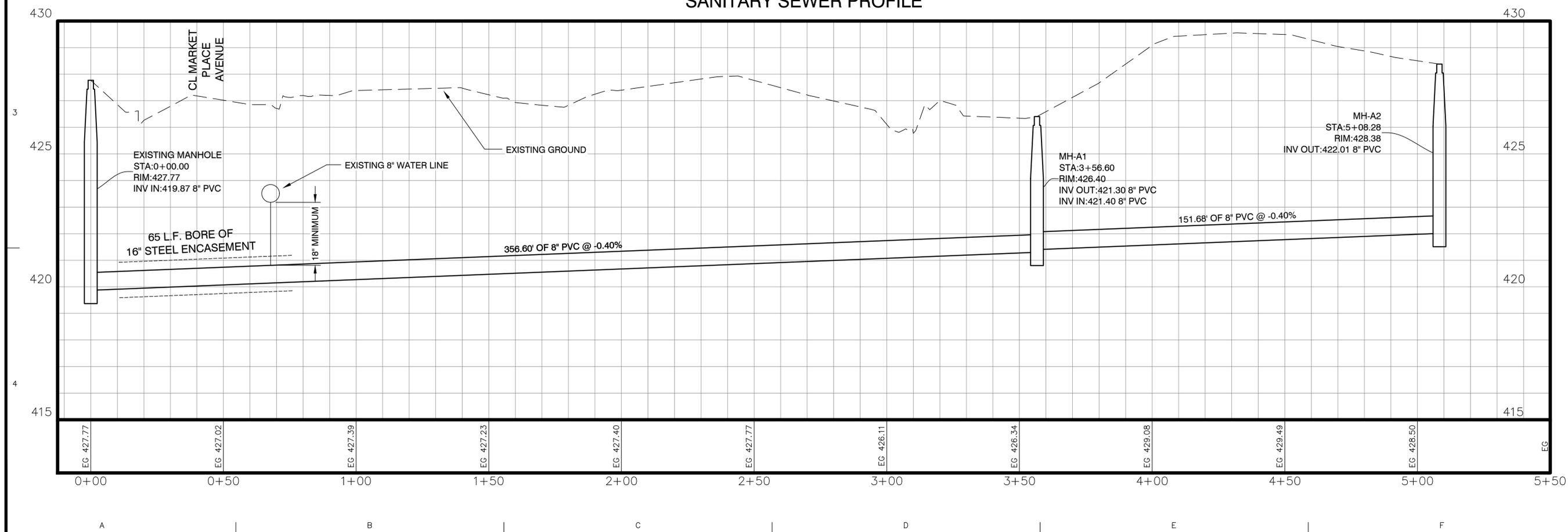








SANITARY SEWER PROFILE



BY	
REVISION	
DATE	
<p>Designing our client's success</p> <p><b>GarNat Engineering, LLC</b></p> <p>3825 Mt Carmel Road Bryant, AR 72022 garnatengineering@gmail.com</p> <p>P.O. Box 116 Benton, AR 72018 Ph: (501) 408-4650</p>	
<p><b>OFFSITE INFRASTRUCTURE IMPROVEMENTS BRYANT ORTHO CLINIC BRYANT, ARKANSAS</b></p>	
<p>STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER NO. 9551</p>	
<p>03-05-2020</p>	
<p>CONTENTS:</p> <p><b>GRAVITY SEWER PLAN &amp; PROFILE</b></p>	
<p>PROJECT NO: 20022</p>	
<p>DATE: MAR. 5, 2020</p>	
<p>SHEET NO: <b>C2.0</b></p>	

City of Bryant, Arkansas  
Code Enforcement, Permits and Inspections  
312 Roy 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](http://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: MAR 19, 2020

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

SIGN CO. OR  
SIGN OWNER

Name LITTLE ROCK SIGN - CONWAY SIGN

Address 740 S. GERMAN AVE

City, State, Zip CONWAY, ARKANSAS

Phone 501-327-4166

Alternate Phone \_\_\_\_\_

PROPERTY OWNER

Name CENTENNIAL BANK

Address 2224 N REYNOLDS RD

City, State, Zip BRYANT AR

Phone 501-603-3750

Alternate Phone \_\_\_\_\_

GENERAL DETAILS

Name of Business CENTENNIAL BANK

Address/Location of sign 2224 N. REYNOLDS R

Sign dimensions (height, length, width) PROPOSED 16' x 4' x 2'

Zoning Classification \_\_\_\_\_ Aggregate Surface Area (total all signs) \_\_\_\_\_

Height of sign from lot surface: Bottom 10' Top 16'

SIGN TYPE

Pole  Monument

Wall \_\_\_\_\_

Other (type) \_\_\_\_\_

Total sq. ft. \_\_\_\_\_

READ CAREFULLY BEFORE SIGNING

I, BOB WHITEHOUSE, 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.

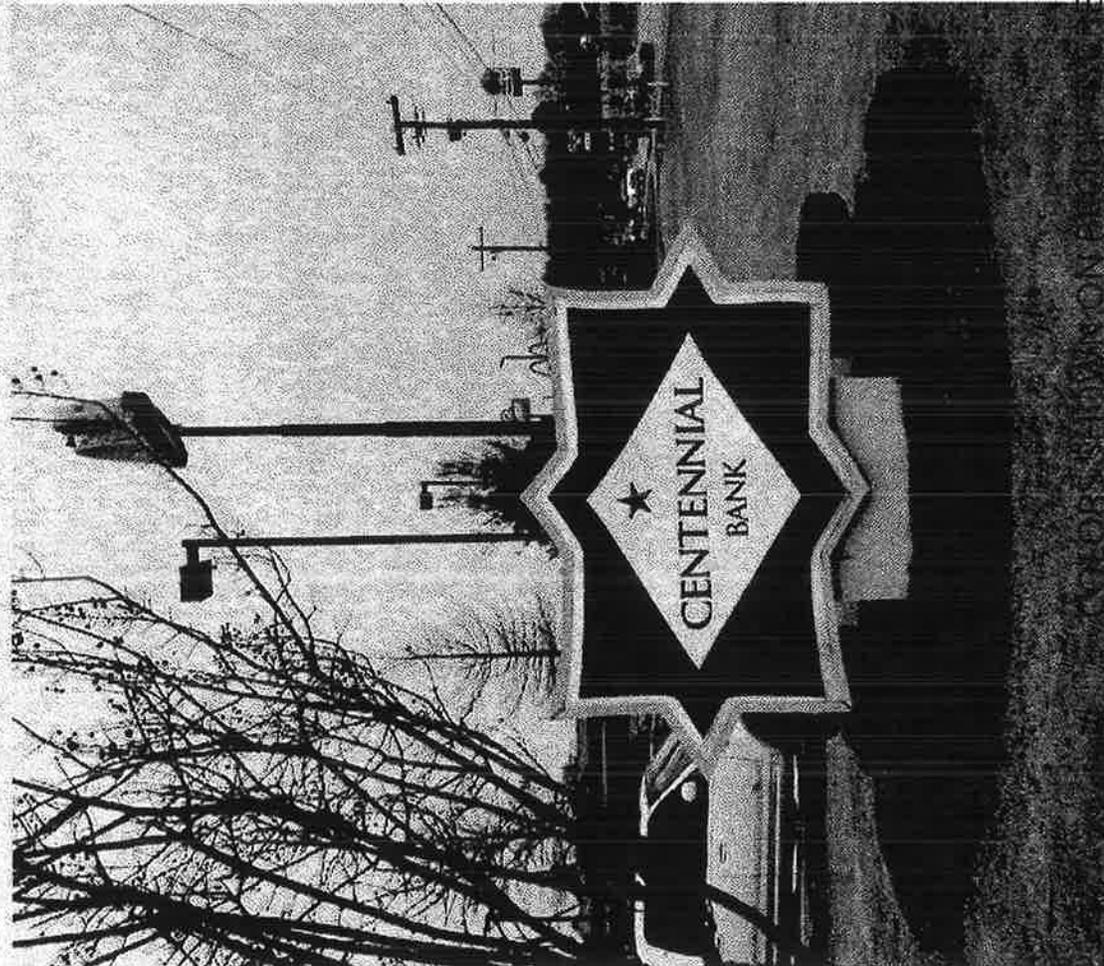
Applicant's Signature Bob Whitehouse

Date MAR 19, 2020

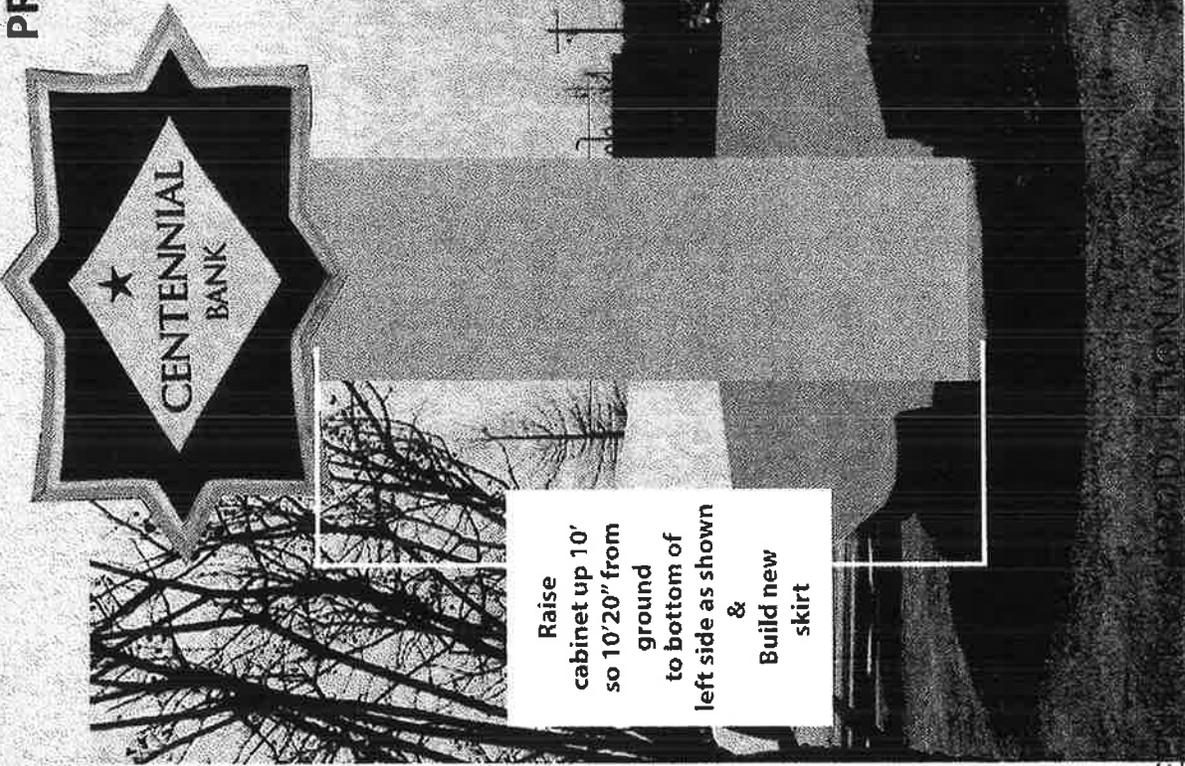
Sign Administrator (or Designee) Approval \_\_\_\_\_

Date \_\_\_\_\_

EXISTING



PROPOSED



Raise cabinet up 10' so 10'20" from ground to bottom of left side as shown & Build new skirt

ALL ARTWORK IS THE PROPERTY OF LITTLE ROCK SIGN CONWAY SIGN CO. REPRODUCTION OF THIS PROPRIETARY ARTWORK WITHOUT WRITTEN CONSENT IS ILLEGAL

Client: Centennial Bank  
File Name: Centennial Bryant\_Moving Up Cabinet Comp.ai  
Date: 1-30-20  
C:\joe\Bak Artist: Indi

SIGNATURE REQUIRED FOR APPROVAL TO PROCEED

Approved

# EXTERIOR FINISH SCHEDULE

## EXTERIOR FINISHES:

ST-1	THIN-SET APPLY FIELD STONE TEXANA GOLD CHOP BY: ALAMO STONE (EXISTING)	PT-2	PAINT # 2 SHERWIN WILLIAMS SW6108/LATTE, FINISH: EGG SHELL ON DOOR FRAMES
S-1	STUCCO # 1 TO MATCH BENJAMIN MOORE #BM1069 TWILIGHT GOLD	PT-5	METAL PAINT #5 SHERWIN WILLIAMS DARK BRONZE BRONZETONE #504-B54T104 INDUSTRIAL ENAMEL ULTRA DEEP BASE PRIME W/ PREP-RITE BONDING PRIMER #B51W50
S-2	STUCCO # 2 TO MATCH BENJAMIN MOORE #BM HC-46 JACKSON TAN	PT-7	PAINT #7 SHERWIN WILLIAMS SW6089/GROUNDED
S-3	STUCCO # 3 TO MATCH ICI MANILLA TAN 551	EC-1	PARAPET WALL COPING METAL COPING BERRIDGE SHASTA WHITE (TYPICAL)

## STUCCO NOTES:

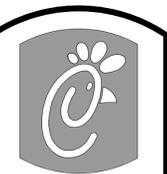
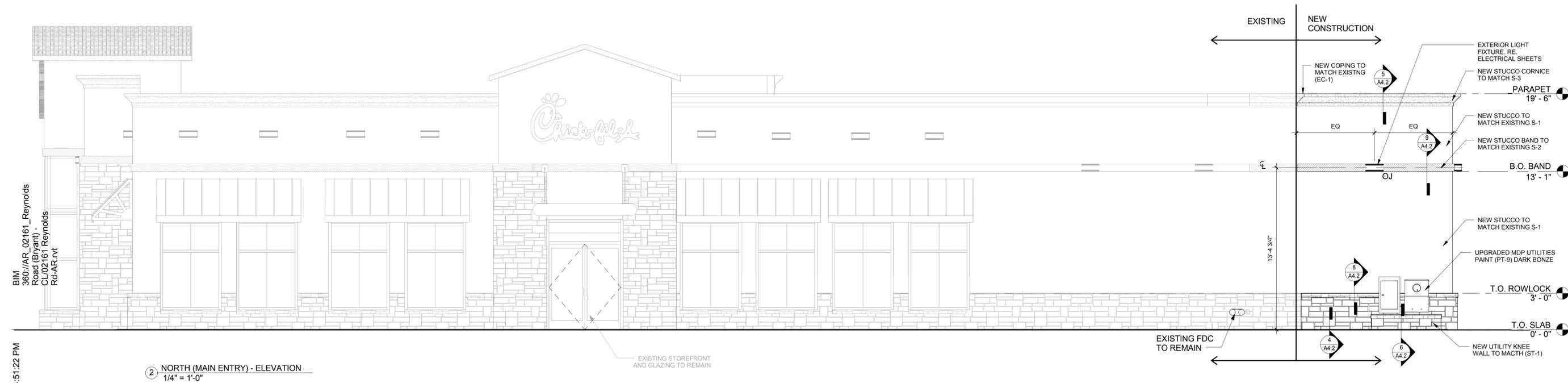
MATCH EXISTING: 3 COAT EXTERIOR PORTLAND CEMENT PLASTER STUCCO (5/8") SCRATCH COAT, BROWN COAT AND TOP COAT. TOP FINISH SHALL BE 100% ACRYLIC BASED FINISH UTILIZING AN ELASTOMERIC BINDER AND DIRT PICKUP (DRP) TECHNOLOGY. FINISH SHOULD USE INTEGRAL COLOR TO MATCH PAINT COLORS SPECIFIED AND HAVE A QUARTZPUTZ TEXTURE. PROVIDE ACCESSORIES AS SHOWN OR REQUIRED INCLUDING CASING BEADS, 1/4" DEEP "V" DRIP SCREEDS, EXPANSION JOINTS CORNER BEADS, CONTROL JOINTS, ETC.

## AWNING NOTES:

EXISTING TO REMAIN. FLAT SEAMLESS PREFINISHED ALUMINUM AWNING COLOR - CARDINAL RED WITH APPLIED VINYL STRIPES BY SIGN MANUFACTURER. STRIPES TO BE 3M VINYL COLORS - "TAN" (7725-39) & "BURGUNDY" (7725-58)

## GENERAL ELEVATION NOTES:

- ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED ON ALL FOUR SIDES UTILIZING PARAPET WALLS SHOWN HEREON.
- ALL WALL-MOUNTED EQUIPMENT (E.G. AIR HANDLING EQUIPMENT, COMPRESSORS, ETC.) MUST BE SCREENED FROM PUBLIC VIEW FROM A STREET OR PARKING AREA, AND ON A MINIMUM OF THREE SIDES. EXPOSED CONDUIT, LADDERS, UTILITY BOXES AND DRAIN SPOUTS MUST BE PAINTED TO MATCH THE COLOR OF THE PRINCIPLE STRUCTURE. NATURAL METALLIC FINISHES ARE AN ACCEPTABLE ALTERNATIVE TO PAINT.
- ALL LIGHTING INCLUDING WALL PACK LIGHTING SHALL BE DOWNCAST AND FULL CUT-OFF TYPE.



**Chick-fil-A**

5200 Buffington Rd.  
Atlanta, GA  
30349-2998

### Revisions:

Mark	Date	By
△		
△		
△		
△		



**MAYSE & ASSOCIATES, INC.**  
Architecture • Planning • Construction Management  
1681 Quorum Dr.  
Springdale, AR 72762  
Phone: (972) 386-0338  
Fax: (972) 386-0376

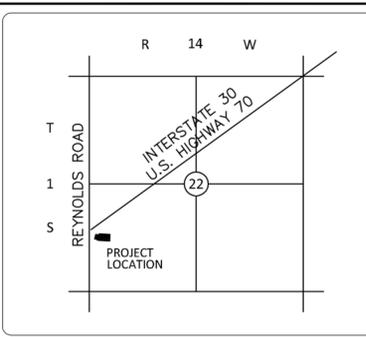
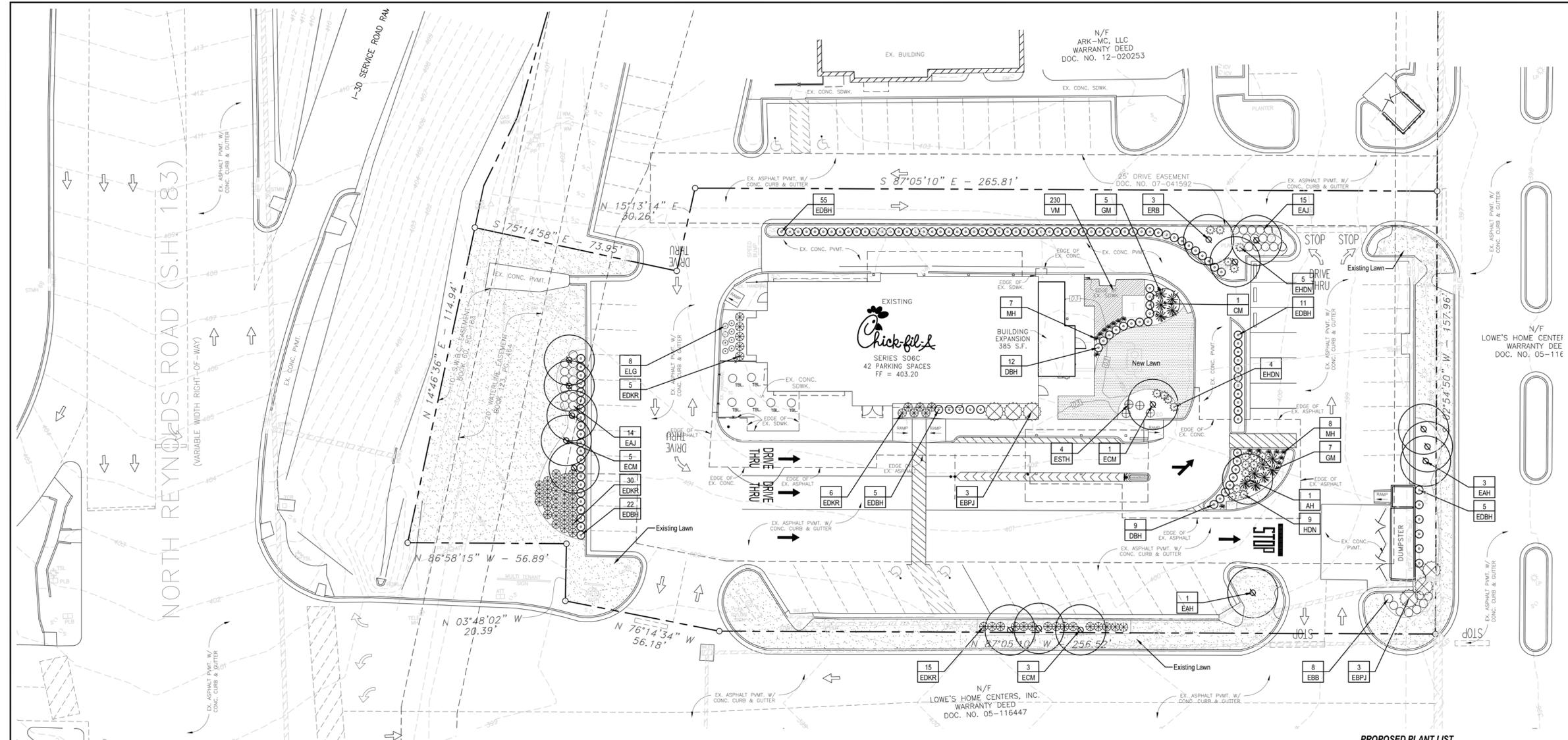
STORE  
CFA 02161  
Reynolds Rd FSU  
2232 N. Reynolds Rd  
Bryant, AR 72022

CL S06C  
SHEET TITLE  
**EXTERIOR ELEVATIONS**

Job No. : 18098  
Store : 02161  
Date : 3/14/2019  
4:51:22 PM  
Drawn By : CC  
Checked By :

Sheet  
**A2.2**

BIM  
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Road (Bryant) -  
CL/02161 Reynolds  
Rd-AR.rvt  
3/14/2019 4:51:22 PM



**SITE DATA**

ZONING:	C-2 (HIGHWAY COMMERCIAL DISTRICT)
PARCEL AREA:	1.20 ACRES (52,264 S.F.)
PROPOSED USE:	DINE IN & DRIVE THRU RESTAURANT
EX. BUILDING AREA:	4,227 S.F.
PROP. BUILDING EXPANSION:	385 S.F.
TOTAL BUILDING AREA:	4,612 S.F.
F.A.R.:	0.088:1
PARKING REQUIRED:	1 SPACE FOR EVERY 300 S.F.
PARKING PROVIDED:	42 SPACES (2 H.C.)
PROP. LANDSCAPE AREA:	12,722 S.F. (24.34%)
EX. LANDSCAPE AREA:	13,310 S.F. (25.47%)

**LANDSCAPE TABULATIONS**

**INTERIOR LANDSCAPING**  
 10% of the Vehicular Use Area must be interior landscape area

Total Vehicular Use Area (20,134 SF)	Required	Provided
	2,913 SF (14%)	3,948 SF (19.6%)

**SITE LANDSCAPING**  
 1 Tree per half acre of site area

Total Site Area (52,264 SF)	Required	Provided
	(2) Trees	(24) Trees, 3" cal. min.

\*Minimum 100 SF of Bedding Plants or Ground Cover in Containment

Required	Provided
100 SF	230 SF



Revisions:

Mark	Date	By
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△		
△		



2232 N. REYNOLDS ROAD  
 (STATE HIGHWAY 183)  
 PART OF OUTPARCEL #2  
 REYNOLDS ROAD DEVELOPMENT  
 CITY OF BRYANT  
 SALINE COUNTY, ARKANSAS

STORE  
 SERIES  
 SO6C

SHEET TITLE  
 LANDSCAPE PLAN

For Permit  
 For Bid  
 For Construction

Job No. : 013-239  
 Store : 02161  
 Date : 3/13/19  
 Drawn By : BCC  
 Checked By : BDA

Sheet  
 L-1

- LANDSCAPE NOTES**
- Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
  - Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
  - Contractor is responsible for obtaining all required landscape and irrigation permits.
  - Contractor to provide a minimum 2% slope away from all structures.
  - All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
  - All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
  - All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.

- MAINTENANCE NOTES**
- The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
  - All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
  - All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
  - All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
  - All plant material which dies shall be replaced with plant material of equal or better value.
  - Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

- IRRIGATION REPAIR SPECIFICATIONS**
- Contractor shall perform site visit prior to bidding and construction, to review extent of existing irrigation system.
  - Contractor shall be responsible for verifying conditions of existing irrigation system. Contractor shall be responsible for maintaining the integrity of existing irrigation where possible, and if not, repair as needed, including but not limited to irrigation controller, meter, sleeving, etc.

- GENERAL LAWN NOTES: FOR LAWN REPAIR**
- Fine grade areas to achieve final contours indicated on civil plans.
  - Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
  - All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
  - Imported topsoil shall be natural, friable soil from the region, known as bottom and soil, free from lumps, clay, toxic substances, roots, debris, vegetation, stones, containing no salt and black to brown in color.
  - All lawn areas to be fine graded, irrigation trenches completely settled, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.
  - All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spots, etc. shall be removed prior to placing topsoil and any lawn installation.
  - Contractor shall provide (1") one inch of imported topsoil on all areas to receive lawn.

- SOLID SOD NOTES: FOR LAWN REPAIR**
- Fine grade areas to achieve final contours indicated. Leave areas to receive topsoil 3" below final desired grade in planting areas and 1" below final grade in turf areas.
  - Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
  - All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
  - Contractor to coordinate with on-site Construction Manager for availability of existing topsoil.
  - Plant sod by hand to cover indicated area completely. Insure edges of sod are touching. Top dress joints by hand with topsoil to fill voids.
  - Roll grass areas to achieve a smooth, even surface, free from unnatural undulations.
  - Water sod thoroughly as sod operation progresses.
  - Contractor shall maintain all lawn areas until final acceptance. This shall include, but not limited to: mowing, watering, weeding, cultivating, cleaning and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
  - Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.

- DEMOLITION NOTES**
- Provide demolition, salvage and protection of existing structures, surfaces and trees as shown on the drawings.
  - Before submitting proposal, visit and examine site to determine actual nature and scope of demolition and salvage work. Claims for extra compensation on account of additional labor materials or equipment required for difficulties encountered in demolition and salvage will not be recognized.
  - Prior to demo, disconnect and cap off utilities and service lines not required for new construction in accordance with requirements of governing authorities ordinances and regulations.
  - Erect necessary barricades, stoning and protective measures as required.
  - Materials and debris resulting from demolition operations become the property of the Contractor. Please remove from site.
  - Remove pavements, and structures to the depths of their sub-structure.
  - Leave construction area clean and ready to use by other trades.
  - Remove pavement sub-base to the depth of the base materials.
  - Do not remove or damage trees unless noted to be removed. All tree protection devices shall be in place prior to demolition activities. Any demolition activities required within the drip line of trees to be saved shall be carefully removed by hand labor. Report any tree damage to the Landscape Architect.
  - Prior to beginning demolition, Contractor shall provide coverings for existing site elements remaining to prevent damage. Any site elements scheduled to remain which are damaged by the Contractor's activities shall be required at the Contractor's expense.
  - Provide demolition of existing site items as shown on the drawings. Completely remove items to 6" below grade and haul away all refuse.

- PROPOSED PLANT LIST**
- | SHRUBS       | QTY. | TYPE | COMMON NAME          | BOTANICAL NAME                   | SIZE        | REMARKS  |
|--------------|------|------|----------------------|----------------------------------|-------------|--|
|              | 1    | AH   | American Holly       | Ilex opaca                       | 3" cal.     | container grown, 13" ht., 5" spread min., 5" clear trunk |
|              | 1    | CM   | Crape Myrtle         | Lagerstroemia x indica           | 8" ht. min. | B&B, 3-5 cane, no cross caning, tree form                |
| SHRUBS       | QTY. | TYPE | COMMON NAME          | BOTANICAL NAME                   | SIZE        | REMARKS  |
|              | 21   | DBH  | Dwarf Burford Holly  | Ilex cornuta 'Burfordii Nana'    | 3 gal.      | full plant specimen, container grown, 36" o.c.           |
|              | 12   | GM   | Gulf Muhly           | Muhlenbergia capillaris          | 5 gal.      | full plant specimen, container grown                     |
|              | 9    | HDN  | Harbor Dwarf Nandina | Nandina domestica 'Harbor Dwarf' | 3 gal.      | full plant specimen, container grown                     |
|              | 15   | MH   | Mexican Heather      | Cuphea hyssopifolia              | 1 gal.      | full plant specimen, container grown, 24" o.c.           |
| GROUNDCOVERS | QTY. | TYPE | COMMON NAME          | BOTANICAL NAME                   | SIZE        | REMARKS  |
|              | 230  | AJ   | Asian Jasmine        | Trachelospermum asiaticum        | 4" pots     | container grown, full plant, 6" o.c.                     |
- NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

- EXISTING PLANT LIST**
- | TREES  | QTY. | TYPE | COMMON NAME                   | BOTANICAL NAME                   | SIZE   | REMARKS |
|--------|------|------|-------------------------------|----------------------------------|--------|---------|
|        | 4    | EAH  | Existing American Holly       | Ilex opaca                       | varies |         |
|        | 6    | EBPJ | Existing Blue Point Juniper   | Juniperus chinensis 'Blue Point' | varies |         |
|        | 9    | ECM  | Existing Crape Myrtle         | Lagerstroemia indica             | varies |         |
|        | 3    | ERB  | Existing Redbud               | Cercis canadensis                | varies |         |
| SHRUBS | QTY. | TYPE | COMMON NAME                   | BOTANICAL NAME                   | SIZE   | REMARKS |
|        | 29   | EAJ  | Existing Andorra Juniper      | Juniperus 'Andorra Compacta'     | varies |         |
|        | 8    | EBB  | Existing Barbary              | Berberis thunbergii              | varies |         |
|        | 98   | EDBH | Existing Dwarf Burford Holly  | Ilex cornuta 'Burfordii'         | varies |         |
|        | 56   | EDKR | Existing Double Knockout Rose | Rosa radrazz 'Radrazz'           | varies |         |
|        | 9    | EHDN | Existing Harbor Dwarf Nandina | Nandina domestica 'Harbor Dwarf' | varies |         |
|        | 8    | ELG  | Existing Giant Liriope        | Liriope gigantea                 | varies |         |
|        | 4    | ESTH | Existing Soft Touch Holly     | Ilex crenata 'Soft Touch'        | varies |         |
- NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

Arkansas One Call

APPLICANT:  
 CHICK-FIL-A, INC.  
 5200 BUFFINGTON ROAD  
 ATLANTA, GEORGIA 30349  
 PHONE: (404) 765-8000  
 CONTACT: PATRICK THOMPSON

ENGINEER:  
 BURGER ENGINEERING, LLC  
 17103 PRESTON ROAD, SUITE 180N  
 TBPE F-12997  
 DALLAS, TEXAS 75248  
 PHONE: (972) 630-3360  
 CONTACT: BRYAN M. BURGER, P.E.

**BURGER ENGINEERING**  
 Civil Consultants

17103 Preston Road, Suite 180N  
 Dallas, Texas 75248  
 Office: 972.630.3360 Fax: 972.630.3380  
 Certificate of Authorization No. 2210

**01 LANDSCAPE PLAN**  
 SCALE: 1" = 20'-0"

**smr**  
 landscape architects, inc.  
 1708 N. Griffin Street  
 Dallas, Texas 75202  
 Tel: 214.871.0083  
 Fax: 214.871.0545  
 Email: smr@smr-la.com

SECTION 02300 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCE DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

- Planting (trees, shrubs, and grass)
- Bed preparation and fertilization
- Notification of sources
- Water and Maintenance until final acceptance
- Guarantee

1.3 REFERENCE STANDARDS

- A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1990, Edition; by American National Standards Institute, Inc. (Z60.1) - plant material.
- B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- C. Texas Association of Nurserymen, Grades and Standards.
- D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.
- B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.
- C. Product Data: Submit complete product data and specifications on all other specified materials.
- D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.
- E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.
- F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- B. All planting areas shall be conditioned as follows:
  - Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
  - All planting areas shall receive a two (2") inch layer of specified mulch.
  - Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.
- C. Grass Areas:
  - Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
  - Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

3.2 INSTALLATION

- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- B. Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- C. Position the trees and shrubs in their intended location as per plan.
- D. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.
- E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

JOB CONDITIONS

- A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.
- C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

- A. Maintenance:
  - The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
  - Maintenance shall include watering of trees and plants, cultivation, weeding, spraying, edging, pruning of trees, moving of grass, cleaning up and all other work necessary of maintenance.
  - A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
  - After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.
- B. Guarantee:
  - Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
    - Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
    - All the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
    - When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and inspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.

1.7 QUALITY ASSURANCE

- A. General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work.
- B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- C. Selection of Plant Material:
  - Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
  - Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
  - Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
  - Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
  - Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

- 1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
- 2. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
- 3. Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
- 4. Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
- 5. Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. Preparation:
  - Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
  - Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

F. Shrub and tree pits shall be no less than two (2) feet, twenty-four (24") inches, wider than the lateral dimension of earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over one (1") inch in diameter. Plants should be thoroughly moist before removing containers.

G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect.

I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/3 of the ball, as well as all nylon, plastic string and wire mesh. Container trees will usually be pot bound, if so follow standard nursery practice of "root scoring".

J. Do not wrap trees.

K. Do not over prune.

L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.

M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3) feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure tree against seasonal prevailing winds.

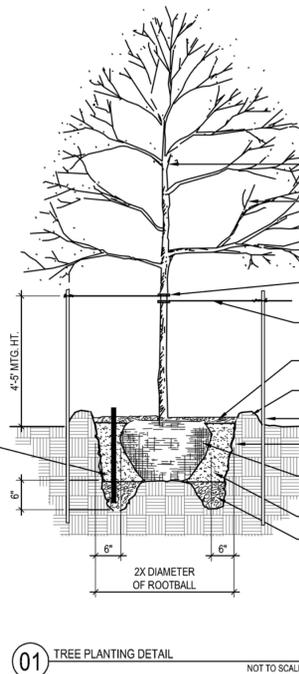
P. Pruning and Mulching: Pruning shall be directed by the Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by National Arborist Association.

- Dead wood or suckers and broken badly bruised branches shall be removed. General tipping of the branched is not permitted. Do not cut terminal branches.
- Pruning shall be done with clean, sharp tools.
- Immediately after pruning operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material Steel Curbing Installation:
  - Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
  - All steel curbing shall be free of kinks and abrupt bends.
  - Top of curbing shall be 3/4" maximum height above grade.

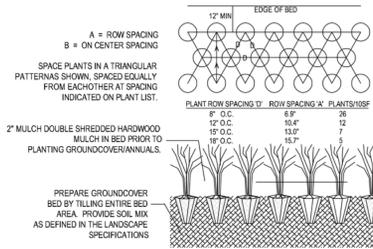
3.3 CLEANUP AND ACCEPTANCE

- A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.

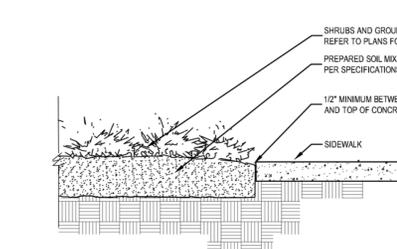
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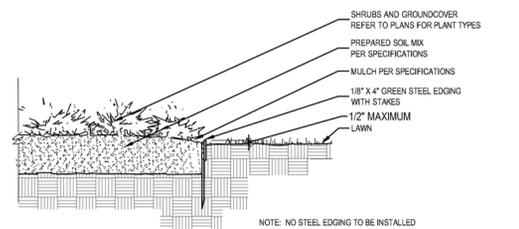
01 TREE PLANTING DETAIL NOT TO SCALE



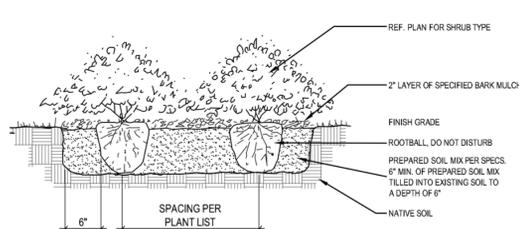
02 GROUND COVER PLANTING DETAIL NOT TO SCALE



03 SIDEWALK / MULCH DETAIL NOT TO SCALE



04 STEEL EDGING DETAIL NOT TO SCALE



05 SHRUB PLANTING DETAIL NOT TO SCALE

2.2 SOIL PREPARATION MATERIALS

- A. Sandy Loam:
  - Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallisgrass or Nutgrass shall be rejected.
  - Physical properties as follows:
    - Clay - between 7-27 percent
    - Silt - between 15-25 percent
    - Sand - less than 52 percent
  - Organic matter shall be 3%-10% of total dry weight.
  - If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
- B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.
- C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.
- D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
- E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
- F. Organic Fertilizer: Fertilid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.
- A. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron, plus micronutrients.
- B. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

- A. Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.
- B. Staking Material for Shade Trees:
  - Post: Studded T-Post, #1 Armo, with anchor plate, 6'-0" length; paint green.
  - Wire: 12 gauge, single strand, galvanized wire.
  - Rubber hose: 2 ply, fiber reinforced hose, minimum 1/2 inch inside diameter. Color: Black.
- C. Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.
- D. Filter Fabric: Mirafli 140N by Celanese Fibers Marketing Company, available at Loftland Co., (214) 631-5250 or approved equal.

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

APPLICANT:  
CHICK-FIL-A, INC.  
5200 BUFFINGTON ROAD  
ATLANTA, GEORGIA 30349  
PHONE: (404) 765-8000  
CONTACT: PATRICK THOMPSON

ENGINEER:  
BURGER ENGINEERING, LLC  
17103 PRESTON ROAD, SUITE 180N  
TBPE F-12997  
DALLAS, TEXAS 75248  
PHONE: (972) 630-3360  
CONTACT: BRYAN M. BURGER, P.E.

**B** BURGER  
ENGINEERING  
Civil Consultants

17103 Preston Road, Suite 180N  
Dallas, Texas 75248  
Office: 972.630.3360 Fax: 972.630.3380  
Certificate of Authorization No. 2210

5200 Buffington Rd.  
Atlanta Georgia,  
30349-2998

Revisions:

Mark Date By

△

Mark Date By

△

Mark Date By

△



2232 N. REYNOLDS ROAD  
(STATE HIGHWAY 183)  
PART OF OUTPARCEL #2  
REYNOLDS ROAD DEVELOPMENT  
CITY OF BRYANT  
SALINE COUNTY, ARKANSAS

STORE  
SERIES  
S06C

SHEET TITLE  
LANDSCAPE  
SPECS

- For Permit
- For Bid
- For Construction

Job No. : 013-239

Store : 02161

Date : 3/13/19

Drawn By : BCC

Checked By: BDA

Sheet

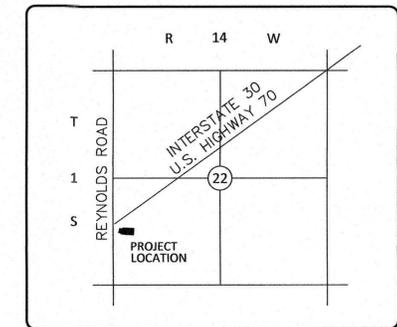
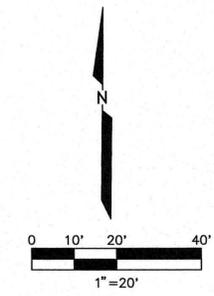
**L-2**

LAYOUT NOTES

- 1 PAINTED TRAFFIC ARROW
- 2 DRIVE THRU STRIPING
- 3 STOP BAR
- 4 EX. HANDICAP SYMBOL
- 5 PARKING STALLS / 4" PAINTED STRIPE (WHITE - 2 COATS)
- 6 DIRECTIONAL SIGNAGE
- 7 INTEGRAL CONCRETE CURB
- 8 CURBED RAMP "A" - FLARED SIDES  
"B" - SHORT FLARED SIDES
- 9 TYPICAL SIDEWALK DETAIL
- 10 SIDEWALK ADJACENT TO CURB
- 11 STRIPING
- 12 CONCRETE PAVEMENT
- 13 MENU BOARD ORDERING STATION
- 14 CONTRACTION JOINT (SEE SHEET C-6)
- 15 CONTRACTION JOINT (SEE SHEET C-6)
- 16 GREASE TRAP
- 17 PAD MOUNTED TRANSFORMER
- 18 EX. DUMPSTER / STORAGE AREA W/MASONRY SCREENING
- 19 EX. PYLON SIGN
- 20 EX. RADIUS PROTECTION
- 21 MATCH LOCATION & ELEVATION OF EX. CONCRETE CURB
- 22 MATCH EX. CONCRETE SIDEWALK
- 23 EX. STOP BAR
- 24 GAS METER LOCATION
- 25 ADJUST EX. LANDSCAPING & IRRIGATION
- 26 PIPE BOLLARD
- 27 FLAG POLE LOCATION
- 28 CLEARANCE BAR (REF. SIGNAGE PLAN)
- 29 EX. BOLLARD
- 30 EX. TRAFFIC ARROW
- 31 EX. STRIPING
- 32 MATCH EX. CONCRETE/ASPHALT PAVEMENT
- 33 EX. PAINTED STRIPE
- 34 EX. DIRECTIONAL SIGNAGE
- 35 EX. LIGHT POLE
- 36 EX. TREE/CRAPE MYRTLE/BUSHES TO REMAIN
- 37 MATCH EX. STRIPING
- 38 EX. ENTER & EXIT SIGN
- 39 EX. FIRE HYDRANT
- 40 EX. INLET TO REMAIN
- 41 DRIVE THRU ORDERING CANOPY (REF. PLANS BY LANE SUPPLY, INC. FOR DETAILS)
- 42 DRIVE THRU MEAL DELIVERY CANOPY (REF. PLANS BY LANE SUPPLY, INC. FOR DETAILS)
- 43 CANOPY COLUMN (REF. PLANS BY LANE SUPPLY, INC. FOR DETAILS) CONTRACTOR TO REMOVE & REPLACE EX. SIDEWALK, CURB & PAVING AS NECESSARY FOR COLUMN INSTALLATION
- 44 4" DASH PAINTED STRIPE (10" L @ 54" O.C.) (WHITE 2 COATS)
- 45 ORDER TAKING STRIPING DETAIL
- 46 MULTI ORDER POINT ISLAND
- 47 MENU BOARD LAYOUT DETAIL
- 48 EX. OUTDOOR TABLES W/ UMBRELLAS
- 49 CHICK-FIL-A MAIN ENTRY RAMP
- 50 EX. BARRIER FREE RAMP
- 51 RELOCATED TABLE LOCATION
- 52 SOLID PLASTIC WHEELSTOP
- 53 RADIUS PROTECTION
- 54 EX. DRIVE THRU STRIPING
- 55 EX. FIRE LANE STRIPING
- 56 MONOLITHIC CONCRETE CURB
- 57 ASPHALT PAVEMENT
- 58 SHRUBS TO BE REPLACED AS NEEDED DURING WATER LINE INSTALLATION
- 59 CRAPE MYRTLE TO BE REPLACED
- 60 F.D.C. LOCATION
- 61 HANDRAIL

NOTES

1. ALL ON-SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CHICK-FIL-A SPECIFICATIONS AND/OR CITY STANDARD SPECIFICATIONS, WHICHEVER IS MORE RESTRICTIVE.
2. ALL CONSTRUCTION IN CITY RIGHT-OF-WAYS AND/OR EASEMENT SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARD SPECIFICATIONS.
3. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS AS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT.
5. IF CONTRACTOR FINDS A DISCREPANCY WITH THE TOPOGRAPHIC INFORMATION ON THESE PLANS, HE/SHE SHALL CONTACT THE CONSTRUCTION MANAGER/SUPERVISOR IMMEDIATELY.
6. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, BRICK, OR AS OTHERWISE NOTED.
7. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
8. ALL RADII ARE 2' UNLESS OTHERWISE NOTED.
9. ALL PARKING STALLS SHALL BE STRIPED IN ACCORDANCE W/APPLICABLE GOVERNING AUTHORITIES.

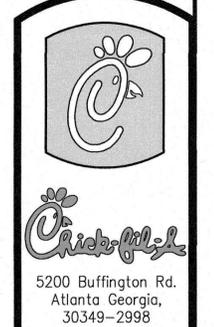
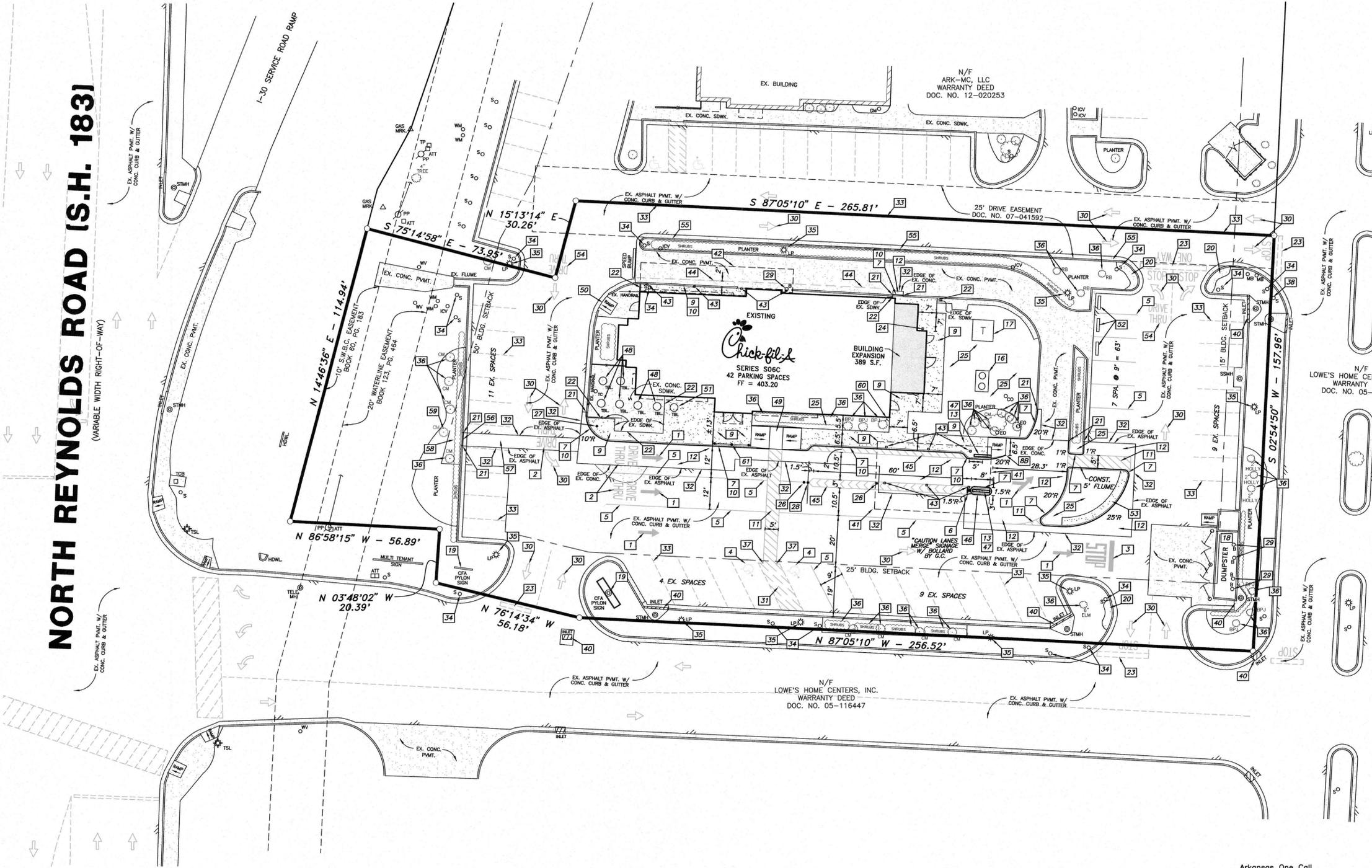


SITE DATA	
ZONING:	C-2 (HIGHWAY COMMERCIAL DISTRICT)
PARCEL AREA:	1.20 ACRES (52,264 S.F.)
PROPOSED USE:	DINE IN & DRIVE THRU RESTAURANT
EX. BUILDING AREA:	4,227 S.F.
PROP. BUILDING EXPANSION:	389 S.F.
TOTAL BUILDING AREA:	4,616 S.F.
F.A.R.:	0.098:1
PARKING REQUIRED:	1 SPACE FOR EVERY 300 S.F.
	4,616/300 = 16 SPACES
PARKING PROVIDED:	42 SPACES (2 H.C.)
PROP. LANDSCAPE AREA:	12,722 S.F. (24.34%)
EX. LANDSCAPE AREA:	13,310 S.F. (25.47%)

LEGEND

- F.H. FIRE HYDRANT
- CHISELED "X" SET
- F.F. FOUND
- I.R. IRON ROD FOUND (SIZE AS NOTED)
- I.R.S. IRON ROD SET (SIZE AS NOTED)
- U.P. OVERHEAD UTILITY POLE W/ GUY
- U.P. UNDERGROUND UTILITY POLE W/ GUY
- S.S.M. SANITARY SEWER MANHOLE
- S.W. SAN. SWR. CLEAN OUT
- G.V. GAS VALVE
- W.V. WATER VALVE
- T. TREE
- M.H. MANHOLE (TYPE AS NOTED)
- T.S. BOX TRAFFIC SIGNAL BOX
- T.E. TRANS. ELECTRIC TRANSFORMER BOX
- T.E.T. ELECTRIC TRANSMISSION STEEL TOWER
- C.M. UNDERGROUND CABLE MARKER
- C.S. CABLE SIGN
- C.B. CRAPE MYRTLE
- R.B. RIVER BIRCH
- B.P.J. BLUE PORT JUNIPER

NORTH REYNOLDS ROAD (S.H. 183)



Revisions:

Mark	Date	By
△		
△		
△		



2232 N. REYNOLDS ROAD  
(STATE HIGHWAY 183)  
PART OF OUTPARCEL #2  
REYNOLDS ROAD DEVELOPMENT  
CITY OF BRYANT  
SALINE COUNTY, ARKANSAS

STORE  
SERIES  
SO6C

SHEET TITLE

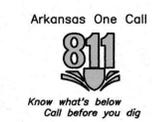
**SITE PLAN**

- For Permit
- For Bid
- For Construction

Job No. : 013-239  
Store : 02161  
Date : 3/12/19  
Drawn By : JAC  
Checked By : BMB

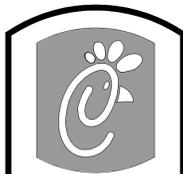
Sheet  
**C-3**

BENCHMARK - BM 1	BENCHMARK - BM 2	BENCHMARK - BM 3	BENCHMARK - BM 4
ELEVATION: 396.78	ELEVATION: 400.90	ELEVATION: 402.76	ELEVATION: 396.51
MONUMENT: CUT "X"	MONUMENT: CUT "X"	MONUMENT: CUT "X"	MONUMENT: CUT "X"
LOCATION: ON TOP OF CURB ON ISLAND WEST SIDE OF LOWE'S PARKING LOT	LOCATION: ON TOP OF CURB AT SOUTHWEST CORNER OF PARKING OF CHICK-FIL-A	LOCATION: ON TOP OF CURB AT SOUTHWEST CORNER OF PARKING OF DUNKIN DONUTS	LOCATION: ON TOP OF CURB ON ISLAND WEST SIDE OF LOWE'S PARKING LOT



**BURGER ENGINEERING**  
Civil Consultants

17103 Preston Road, Suite 180N  
Dallas, Texas 75248  
Office: 972.630.3360 Fax: 972.630.3380  
Certificate of Authorization No. 2210



5200 Buffington Rd.  
Atlanta, GA  
30349-2998

Revisions:

Mark	Date	By



**MAYSE & ASSOCIATES, INC.**  
Architecture • Planning • Construction Management  
14891 Clouston Dr.  
Suite 450  
Fayetteville, AR 72703  
Phone: (972) 386-0338  
Fax: (972) 386-0376

STORE  
CFA 02161  
Reynolds Rd FSU

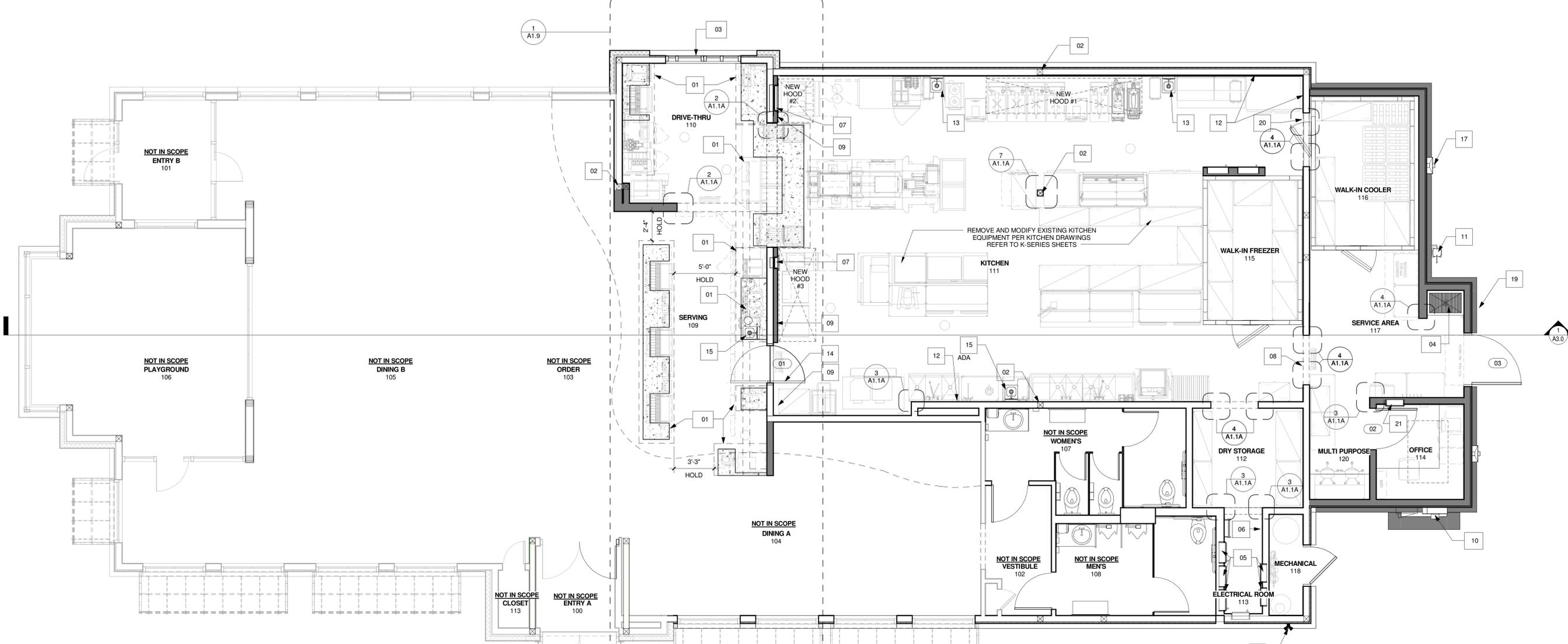
2232 N. Reynolds Rd  
Bryant, AR 72022

CL S06C

SHEET TITLE  
**FLOOR PLAN**

Job No. : 18098  
Store : 02161  
Date : 3/14/2019  
4:46:25 PM  
Drawn By : CC  
Checked By :

Sheet  
**A1.1A**



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

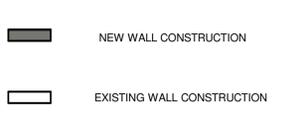
**KEY NOTES**

- LINE OF NEW MILLWORK; REFER TO MILLWORK SHOP DRAWINGS FOR SIZE LOCATIONS AND INSTALLATION INSTRUCTIONS
- EXISTING STRUCTURAL COLUMN. G.C. TO VERIFY SIZE AND LOCATION PRIOR TO START OF CONSTRUCTION. NOTIFY CHICK-FIL-A CONSTRUCTION MANAGER OF ANY DISCREPANCIES.
- EXISTING DRIVE-THRU WINDOW TO REMAIN. G.G. TO PROTECT DURING DEMOLITION AND CONSTRUCTION. RESTORE TO "LIKE NEW" CONDITION.
- EXISTING SURFACE MOUNTED MOP SINK TO BE RELOCATED TO SERVICE AREA. RE. PLUMBING. GC TO PROTECT DURING DEMO AND CONSTRUCTION.
- EXISTING ELECTRICAL PANELS TO REMAIN. G.C. TO PROTECT DURING DEMO AND CONSTRUCTION. REFER TO ELECTRICAL SHEETS FOR ELECTRICAL PANEL DETAILS
- LOCATION OF NEW ROOF ACCESS LADDER. REFER TO SHEET 9/A4.2
- NEW PIN AND SLEEVE BOXES FOR KITCHEN EQUIPMENT. REFER TO 6/A1.1 FOR DETAILS
- NEW 48" STAINLESS STEEL WRAPPED CASE OPENING. REFER 4/A1.1
- NEW 3 5/8" METAL STUD FUR OUT WALL ATTACHED TO EXISTING 2X6" STUD WALL TO ACCOMMODATE NEW PIN AND SLEEVE BOXES. REFER TO 6/A1.1
- RELOCATED MDP WITH MAIN ELECTRICAL DISCONNECT
- RELOCATED GAS RE. PLUMBING
- REMOVE AND REPLACE FRP THROUGHOUT THE KITCHEN, BUT ONLY REMOVE THE PLYWOOD IN AREAS NECESSARY TO INSTALL THE NEW SUPPLY PLUMBING AND ELECTRICAL RECEPTICALS. INSTALL DURA-ROCK ON LOWER HALF OF WALL AS NEEDED. REFER TO 4/A4.4 TYPICAL WALL DETAILS. A1.5 FOR WATERPROOFING NOTES AND A1.7 WALL FINISH SCHEDULE
- RELOCATED HAND SINKS RE. PLUMBING
- NEW ELIASON DOOR
- NEW ADA HANDSINK - RE. PLUMBING
- LOCATION OF EXISTING FDC. REFER TO FIRE PROTECTION SHEETS FOR NOTES AND DETAILS
- NEW DRAINAGE SCUPPER & OVERFLOW
- NEW ELECTRICAL PANEL. REFER TO ELECTRICAL SHEETS
- RELOCATE EXISTING KNOX BOX WITH UNIVERSAL KEY TO EXTERIOR OF SERVICE YARD WALL
- NEW 52" STAINLESS STEEL CASED OPENING TO SERVICE YARD.

**KEY NOTES**

- NEW POS PANEL - RE. ELECTRICAL
- GENERAL NOTES**
- ALL WORK SHALL COMPLY WITH CODES STATED ON THE COVER SHEET AND A0.1.
  - G.C. SHALL COORDINATE ALL WORK AND SHUTDOWN TIMES WITH THE UNIT OPERATOR AND CHICK-FIL-A CONSTRUCTION MANAGER.
  - BEVERAGE INSTALLER TO INSTALL NEW BEVERAGE LINES, PUMPS, CARBONATES AND REGULATORS AS REQUIRED. G.C. TO COORDINATE WORK SCHEDULE WITH LOCAL BEVERAGE VENDOR TO ENSURE COMPLETE SERVICE RESTORATION BY REOPEN DATE.
  - G.C. TO CONFIRM ALL EXISTING CONDITIONS AND NOTIFY CHICK-FIL-A CONSTRUCTION MANAGER OF ANY DISCREPANCIES.
  - ANY AND ALL "PLUS OR MINUS" DIMENSIONS SHOWN ARE TO BE VERIFIED BY THE G.C.; COORDINATE WITH SHOP DRAWINGS AS REQUIRED.
  - DIMENSIONS ARE FROM THE FACE OF STUD UNLESS NOTED OTHERWISE. REFER TO A1.2 DIMENSIONAL CONTROL PLAN.
  - REPAIR TO "LIKE NEW CONDITION" ANY DAMAGE INCURRED DURING DEMOLITION OR CONSTRUCTION TO EXISTING SURFACES OR EQUIPMENT AS REQUIRED.
  - PATCH/REPAIR ALL REMAINING AND DAMAGED AND/OR MISSING FLOOR, BASE, WALL OR CEILING TILES AS REQUIRED. ALL PATCHES, REPAIRS, AND MODIFICATIONS, SHALL BE MADE FLUSH WITH EXISTING SURFACES AND SHALL MATCH TEXTURES, WOOD SPECIES, COLOR AND FINISHES UNLESS NOTED OTHERWISE.
  - PATCH EXISTING DRAFTSTOP WALL BETWEEN KITCHEN AND SERVICE AT NEW BEVERAGE CHASES.
  - ALL NEW FASTENERS, ANCHORS, CLIPS, STRAPS, ETC., WHICH ARE IN CONTACT WITH COPPER BASED TREATED WOOD AND ARE LESS THAN 3/8" THICK SHALL BE C185 COATED GALVANIZED, STAINLESS STEEL OR AN APPROVED EQUAL.
  - REFER TO EQUIPMENT PLAN FOR LOCATIONS OF ALL NEW EQUIPMENT.
  - REFER TO INTERIOR ELEVATIONS FOR LOCATIONS AND TYPE OF CORNER GUARDS.
  - WORK AREA SHALL BE CLEAN AT ALL TIMES AND DEBRIS SHALL BE REMOVED IMMEDIATELY.
  - EXISTING GREASE TRAP TO BE RELOCATED. REFER TO CIVIL SHEETS FOR NEW LOCATION AND PLUMBING SHEET P1.1 FOR GREASE TRAP NOTES AND DETAILS
  - G.C. TO HAVE ALL SLABS X-RAYED PRIOR TO SAWCUTTING. G.C. TO PROVIDE RECORD OF THIS. DO NOT CUT TENDONS OR GRADE BEAMS

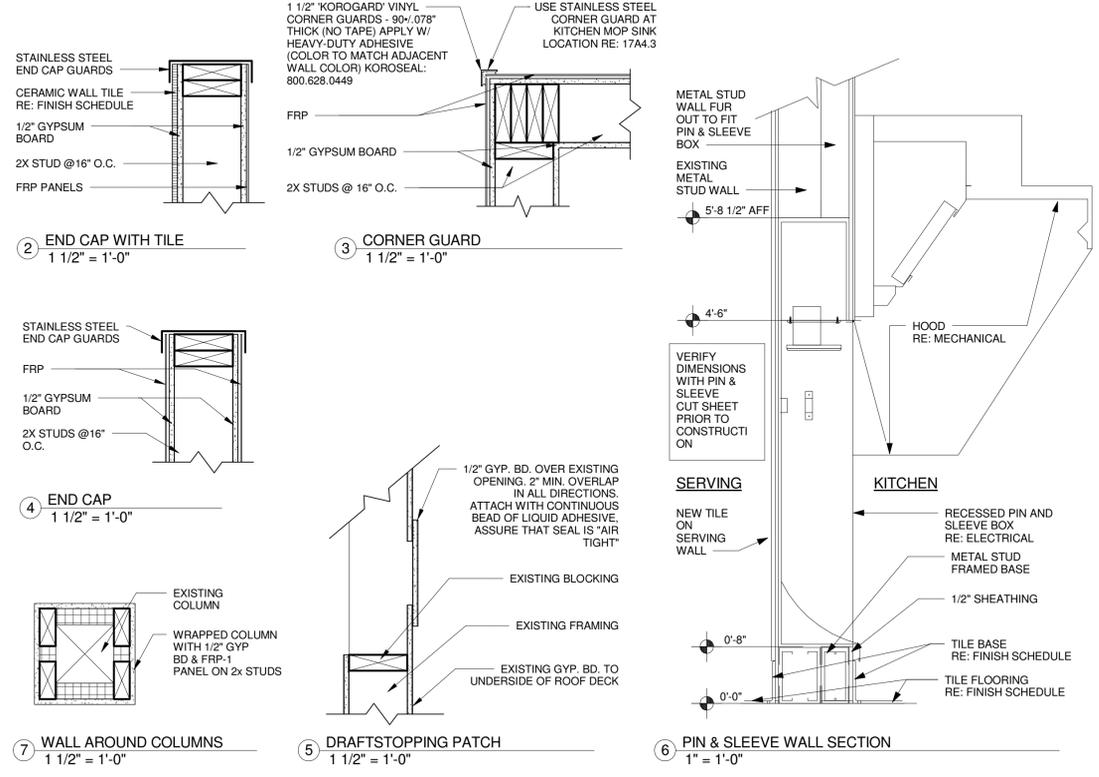
**WALL LEGEND:**



**FIRE NOTES**

G.C. TO EVALUATE EXISTING FIRE EXTINGUISHERS. PROVIDE NEW IF EXISTING REQUIREMENTS BELOW. REPLACE WITH NEW EXTINGUISHERS: 10AB5 FIRE EXTINGUISHERS SUITABLE FOR CLASS A, B, C FIRES USING DRY CHEMICALS - LOCATE AS REQUIRED BY LOCAL AUTHORITIES, AND MIN OF 1 K-RATED EXTINGUISHER AS REQUIRED IN KITCHEN.

**LEGEND**



BIM  
360://AR\_02161\_Reynolds  
Road (Byvamb) -  
CL/02161\_Reynolds  
Rd-AR.rvt  
3/14/2019 4:46:25 PM



**B** | BURGER  
ENGINEERING  
Civil Consultants

February 21, 2020

Mr. Truett Smith  
City of Bryant  
Planning & Community Development  
210 S.W. 3<sup>rd</sup> Street  
Bryant, Arkansas 72022

Re: Site Plan – Letter of Intent  
2232 N. Reynolds Road  
Part of Outparcel #2  
Bryant, Arkansas  
B.E. No. 013-239

Dear Mr. Smith,

Please accept the following information as the letter of intent for the above referenced site plan application:

- The subject property is currently zoned C-2 (Highway Commercial District).
- The subject property is 1.20 acres.
- The existing site is a 4,227 S.F. dine-in/drive-through Chick-fil-A restaurant.
- The proposed building expansion will be 389 S.F. for a new total building area of 4,616 S.F.
- The project will also eliminate 11 parking spaces to add a multi-lane drive through with a meal order canopy and meal delivery canopy.
- The proposed development will provide 42 parking spaces.

Please contact our office if you have any questions or comments.

Sincerely,



Bryan M. Burger, P.E.

BRYAN M. BURGER, P.E.

17103 Preston Road, Suite 180N | Dallas, Texas 75248 | Office: 972.630.3360 | Fax: 972.630.3380

**B**

# Bryant Planning Commission

## SMALL SCALE DEVELOPMENT COMMERCIAL BUILDING CHECKLIST

CITY OF BRYANT  
210 SW 3<sup>RD</sup> STREET  
BRYANT, AR 72022  
501-943-0309

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

### REQUIREMENTS FOR SUBMISSION

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

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

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

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

SIGNATURE \_\_\_\_\_

2-20-2020  
DATE

# City of Bryant Commercial Building Checklist

Name of Development Chick-fil-A

Site Location 2232 N. Reynolds Road

Current zoning C-2

Owner Chick-fil-A, Inc.

Phone 404-765-8000

## I. BASIC INFORMATION NEEDED ON THE SITE PLAN

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

**II. ADDITIONAL INFORMATION NEEDED, BUT NOT ON THE SITE PLAN**

**COMMERCIAL BUILDING WORKSHEET**

	Yes	No
Site is compatible with Master Street Plan	X	
Proposed improvement is within building line setbacks Front <u>50</u> ft. Side <u>25</u> ft. CNR Side <u>0</u> ft. Back <u>15</u> ft.		X
Parking requirements can be satisfied		
Floor Space <u>4,612</u> sq.ft. divided by 300 = <u>16</u> (no. of parking spaces required)	X	
Improvement is outside 100 year flood plain (if answer is no - Provide 404 Permit for site)	X	
Lowest building floor level and all mechanical equipment are above FEMA 100 year flood elevation	X	
Will there be a dumpster located on the site?	X	
Will there be a construction site office?		X
Have you made "One Call"?	X	
Structure and site complies with ADA (Americans with Disability Act) and ABA (Architectural Barriers Act) Accessibility Guidelines	X	
Design complies with Arkansas Plumbing Code and National Electric Code requirements	X	
Foundation and structure meet earthquake requirements for Zone 1.	X	
Structure meets Arkansas Energy Code for specified use.	X	
Complies with Arkansas Fire Prevention Code	X	
Complies with International Code Council regulations	X	
Will a Site Clearance Permit be required? (City Ordinance 2002-03)		X
Are you granted any variances by the Board of Adjustment?		X
If you have been granted a variance please explain in detail:		

**III. LANDSCAPING COMPLIANCE WITH REQUIREMENTS**

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

**IV. SITE COVERAGE COMPLIANCE WITH REQUIREMENTS**

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

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

**V. SITE PLAN ATTACHMENTS**

**(APPLICATION WILL NOT BE ACCEPTED UNTIL ALL ATTACHMENT REQUIREMENTS ARE MET)**

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

I CERTIFY that the design of Chick-fil-A in the City of Bryant, Arkansas complies with the above regulations, laws and codes.

Patrick Thayer  
Owner

17103 Preston Road, Suite 180N

Mailing Address

Dallas, Texas 75248

City

[Signature]  
Engineer/Architect

972-630-3360

Phone #

2-20-2020

Date

**CITY USE**

Action Taken:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Special Conditions:

\_\_\_\_\_  
\_\_\_\_\_

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

Construction Completed Certified For Occupancy: Date: _____
Inspector: _____

Permit No. \_\_\_\_\_

## BUILDING PERMIT

### ADA/ABA ACCESSIBILITY STANDARDS

The *Americans with Disability Act* and *Architectural Barriers Act* Accessibility Guidelines were prepared by the U.S. Access Board and mandated by the U. S. Department of Justice regulations implementing Title III as the official ADA/ABA accessibility guidelines. All new construction, remodeling, and modifications must conform to these building standards for places of public accommodation and commercial facilities. Residential is exempt.

The ADA/ABA accessibility guidelines contain general design standards for building and site elements, such as accessible entrances and routes, ramps, parking spaces, stairs, elevators, restrooms, signage, etc. Also included are specific standards for restaurants, medical care facilities, libraries and transportation facilities and vehicles, and places of lodging.

The guidelines also include "scoping" requirements that outline the necessary features or appropriate quantity for achieving ready access. For example, at least 50 percent of all public entrances to buildings must be accessible with an accessible path of travel. In public restrooms, at least one bathroom stall must be accessible unless there are more than six stalls, in which case the number increases.

I hereby certify that I have read and examined the above notice and will comply with all guidelines of the ADA Accessibility Guidelines. I further understand that a copy of the ADA/ABA Regulations are available for inspection during business hours of City Hall or I may obtain a copy by writing:

**The Access Board**  
1331 F Street, NW, Suite 1000  
Washington, DC 20004-1111  
(202) 272-0080 (v) (202) 272-0082 (TTY) (202) 272-0081 (fax)  
(800) 872-2253 (v) (800) 993-2822 (TTY)  
email: [info@access-board.gov](mailto:info@access-board.gov)

Signature of Contractor  
or Authorized Agent \_\_\_\_\_ Date \_\_\_\_\_

Signature of Owner  
( if owner-builder) \_\_\_\_\_ Date \_\_\_\_\_

Application of Permit Approved: \_\_\_\_\_ Date \_\_\_\_\_  
Commission - Chairman

Bryant Water & Sewer Department

**GREASE TRAP STANDARDS**

The City of Bryant requires all commercial buildings comply with plumbing codes found in the Arkansas State Plumbing Code, Latest Edition. All new construction, remodeling, and modifications must conform to these plumbing standards for places of public accommodation and commercial facilities. These guidelines contain general design standards for construction and site elements relating to plumbing.

As of 7/27/04, the Bryant Sewer & Water Commission requires stringent specification standards for commercial or public businesses that involve any food preparation on the premise. The new standard requires calculations, and associated data to be submitted to the Bryant Water Utilities General Manager concurrent with the proposed building plumbing plans along with a grease trap calculation form. Building Permits will not be issued until this form has been received and approved by the Bryant Water Utilities General Manager.

All new buildings or strip centers containing sections designated for commercial enterprise are encouraged to provide a stub-out for a separate waste line for future grease interceptor installation. The owner of a new strip center shall consider suitable physical property space and sewer gradient that will be conducive for the installation of an exterior, in-ground grease interceptor(s) for any flex space contained within the strip center. Physical Property Restrictions and sewer gradient shall not be a defense for failure to install an exterior, in-ground grease interceptor.

I hereby certify that I have read and examined the above notice and will comply with all guidelines of the City of Bryant Water & Sewer Department. I further understand that copies of the Grease Interceptor Design and Structural Criteria regulations will be available from the Bryant Water/Wastewater Plant (501-847-8083) during business hours.

Project Name \_\_\_\_\_

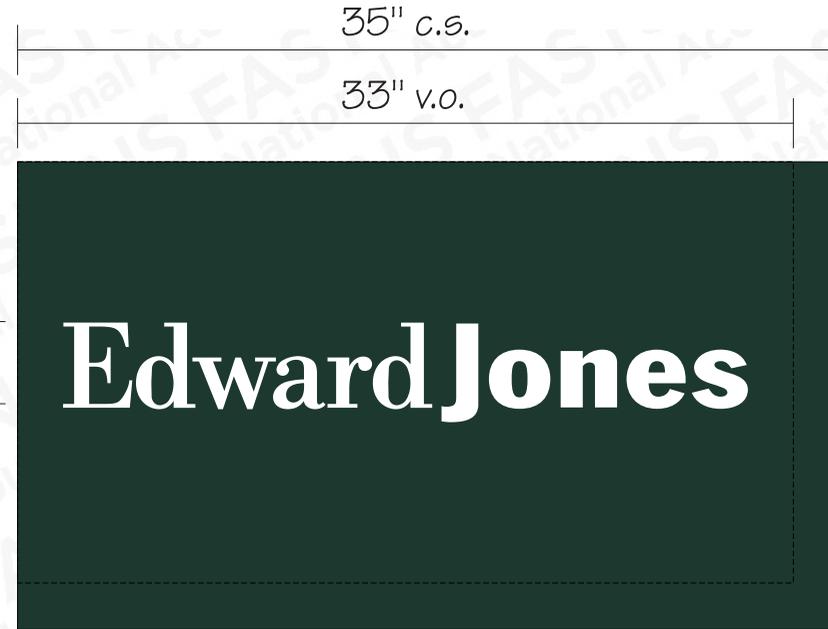
Signature of Contractor  
or Authorized Agent \_\_\_\_\_ Date \_\_\_\_\_

Signature of Owner  
( if owner-builder) \_\_\_\_\_ Date \_\_\_\_\_

Calculations  
Approved: \_\_\_\_\_ Date \_\_\_\_\_  
Bryant Water Utilities General Manager



**MONUMENT SIGN**



**RTA VINYL FOR S/F SIGN**

- QTY. 2 (ONE FOR EACH SIDE)
- VINYL TO MATCH PMS 5535C
- REVERSE CUT LOGO TO SHOW THRU WHITE ACRYLIC PANEL.
- BACKGROUND EXISTING WHITE ACRYLIC
- INSTALL AS SHOWN



ACCOUNT:  
**EDWARD JONES**

FILE:  
**39949-ART3**

REPRESENTATIVE:  
  
ADDRESS:  
3125 Highway 5 N Ste 4  
Bryant, AR 72019

ORIGINAL DRAWING DATE: 12/10/19

SCALE:  
NTS

REV. #1 BY: JS      REV. DATE: 04/14/20

REVISION NOTES:  
Resized and imposed on photo

REV. #2 BY:      REV. DATE:

REVISION NOTES:

REV. #3 BY:      REV. DATE:

REVISION NOTES:

NOTES:

**REVISION-1**  
**04/14/20**

DRAWN BY: J.Lazo

REVISED BY: J.Stilman

THIS DRAWING IS THE PROPERTY OF FASTSIGNS INTERNATIONAL, INC. THE BORROWER AGREES, IT SHALL NOT BE REPRODUCED, COPIED OR DISPOSED OF, DIRECTLY OR INDIRECTLY, NOR USED FOR ANY PURPOSE WITHOUT PERMISSION.

**LANDLORD OR AGENT SIGNATURE HERE**

Please sign & return drawings to **FASTSIGNS**  
Signature below indicates approval of **BOTH design & placement of signs**  
X \_\_\_\_\_ DATE \_\_\_\_\_

\*DRAWING IS NOT TO SCALE BUT IS PROPORTIONATE\*  
FIELD VERIFY ALL MEASUREMENTS BEFORE BEGINNING ANY WORK.  
INSTALLER TO VERIFY MOUNTING SURFACE PRIOR TO INSTALLATION.

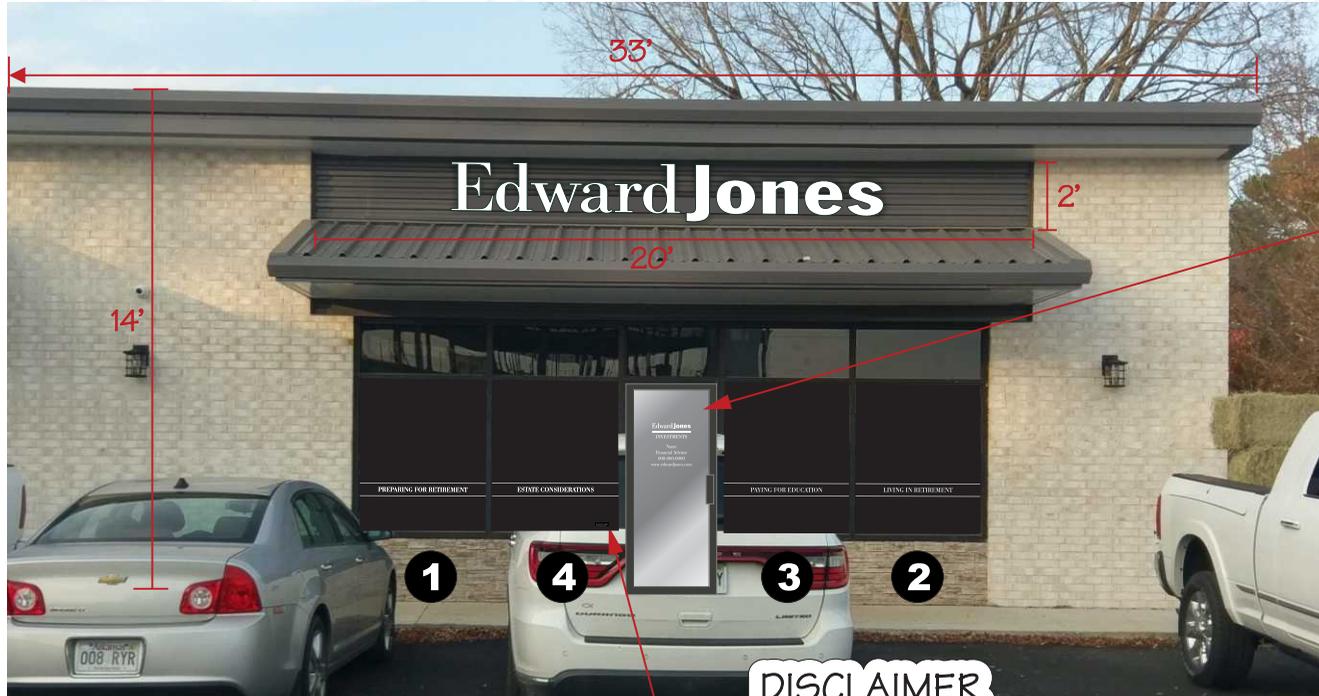
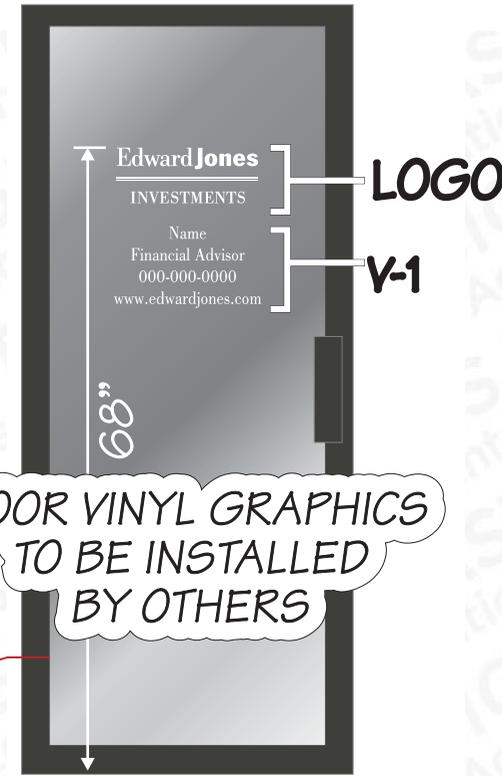
**\*\*REQUIRES U.L. & MANUFACTURER'S LABELS\*\***



**18.07 sq.ft.**

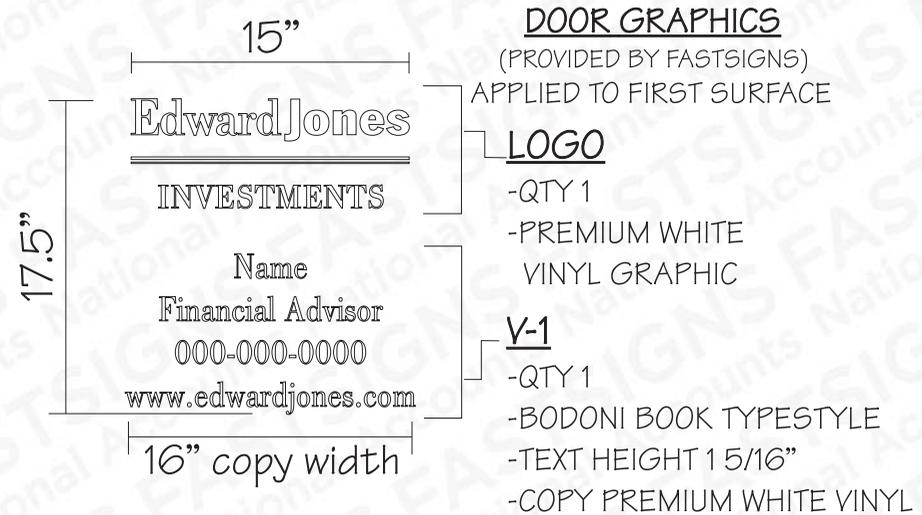
**LI-3R 18" ILL. CHNL. LTRS. ON A RACEWAY**

- QTY. 1
- FACES 3/16" #2447 WHITE ACRYLIC
- 1" TRIM CAP TO MATCH PANTONE 5535 GREEN
- 5" RETURNS, .040" ALUMINUM PTM PANTONE 5535 GREEN
- WHITE LED ILLUMINATION w/ ELECTRONIC POWER SOURCE
- RACEWAY COLOR TO MATCH SW 2848
- RACEWAY EQUIPPED w/ EXTERNAL SERVICE SWITCH
- ALL ELECTRICAL COMPONENTS ARE UL LISTED
- REQUIRES U.L. & MANUFACTURERS LABELS
- INSTALL AS SHOWN



**\*\*SEE ART2 FOR \*\*  
WINDOW VINYL DETAIL.**

**DISCLAIMER  
DECAL**



**FASTSIGNS**  
NATIONAL ACCOUNTS

ACCOUNT:  
**EDWARD JONES**

FILE:  
**39949-ART1**

REPRESENTATIVE:  
Liz Gowda

ADDRESS:  
3125 Highway 5 N  
Ste 4 Bryant, AR  
72019

ORIGINAL DRAWING DATE: 12/10/19

SCALE:  
NTS

REV. #1 BY: REV. DATE

REVISION NOTES:

REV. #2 BY: REV. DATE

REVISION NOTES:

REV. #3 BY: REV. DATE

REVISION NOTES:

DRAWN BY: J.Lazo

REVISED BY:

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**LANDLORD  
OR AGENT  
SIGNATURE  
HERE**

**Please sign & return drawings to FASTSIGNS**  
**Signature below indicates approval of BOTH design & placement of signs**  
X \_\_\_\_\_ DATE \_\_\_\_\_

**\*DRAWING IS NOT TO SCALE BUT IS PROPORTIONATE\***

**FIELD VERIFY ALL MEASUREMENTS BEFORE BEGINNING ANY WORK.  
INSTALLER TO VERIFY MOUNTING SURFACE PRIOR TO INSTALLATION.**

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

*Wall Sign*

**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](http://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: 4/2/20

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

**SIGN CO. OR SIGN OWNER**

Name Conroy Signs  
 Address 1107 E. Harding  
 City, State, Zip Pine Bluff AR 71601  
 Phone 870-534-5210  
 Alternate Phone \_\_\_\_\_

**PROPERTY OWNER**

Name Justin Franks  
 Address 9721 Congo Rd  
 City, State, Zip Benton AR 72019  
 Phone 501-847-9797  
 Alternate Phone \_\_\_\_\_

**GENERAL DETAILS**

Name of Business EyeCare Center of Saline County  
 Address/Location of sign 3345 Hull 5

**SIGN TYPE**  
 Pole  Monument

Wall  
 Other (type) \_\_\_\_\_  
 Total sq. ft. 53.69

Sign dimensions (height, length, width) \_\_\_\_\_

Zoning Classification \_\_\_\_\_ Aggregate Surface Area (total all signs) 125.69

Height of sign from lot surface: Bottom \_\_\_\_\_ Top \_\_\_\_\_

*125.69 w/ pole sign  
 156.98 w/ pole sign*

**READ CAREFULLY BEFORE SIGNING**

I Heri Stewart, 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.

Heri Stewart 4/2/20  
 Applicant's Signature Date

\_\_\_\_\_  
 Sign Administrator (or Designee) Approval Date

*Logo = 21.18" x 50.25" (7.4 sq ft)  
 EyeCare Center = 27.39" x 182.64" (34.7 sq ft)  
 of Saline County = 9.62" x 173.5" (11.59 sq ft)*

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

Pole Sign  
Face replacement

SIGN PERMIT APPLICATION

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Date: 4/2/20

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

SIGN CO. OR  
SIGN OWNER  
Name Condroy Signs  
Address 1107 E Havaling  
City, State, Zip Pine Bluff AR  
Phone 870-534-5210  
Alternate Phone \_\_\_\_\_

PROPERTY OWNER  
Name Justin Franks  
Address 9721 Congo Rd  
City, State, Zip Benton AR  
Phone 501-847-4797  
Alternate Phone \_\_\_\_\_

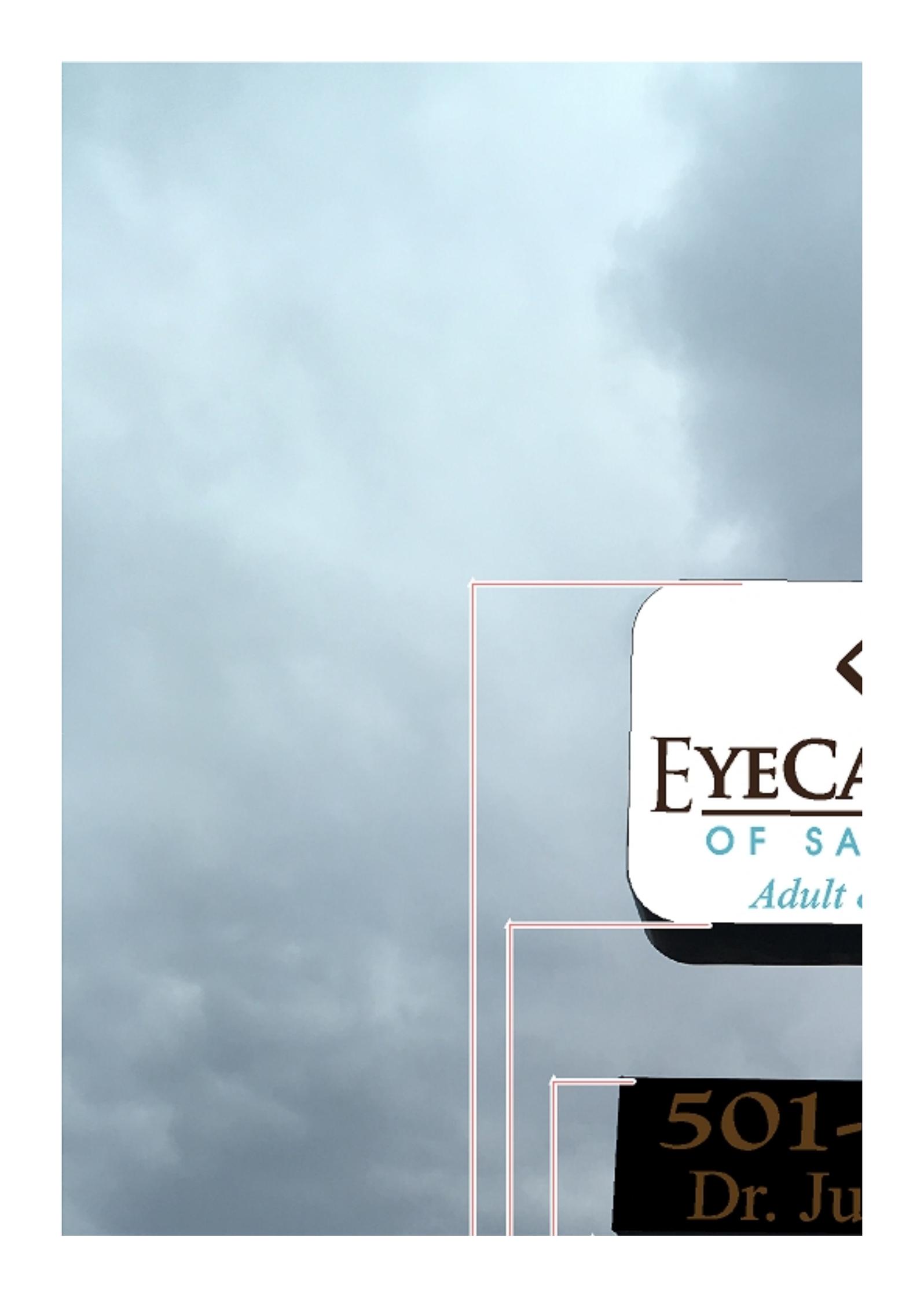
GENERAL DETAILS

Name of Business Eye Care Center of Saline County SIGN TYPE  Pole  Monument  
Address/Location of sign 3345 Hwy 5  Wall  
Sign dimensions (height, length, width) 72" x 144", 31.25' x 144"  Other (type) \_\_\_\_\_  
Total sq. ft. 103.3  
Zoning Classification \_\_\_\_\_ Aggregate Surface Area (total all signs) 1516.98 w/ wall sign  
Height of sign from lot surface: Bottom 242", 177" Top 312", 210"

READ CAREFULLY BEFORE SIGNING

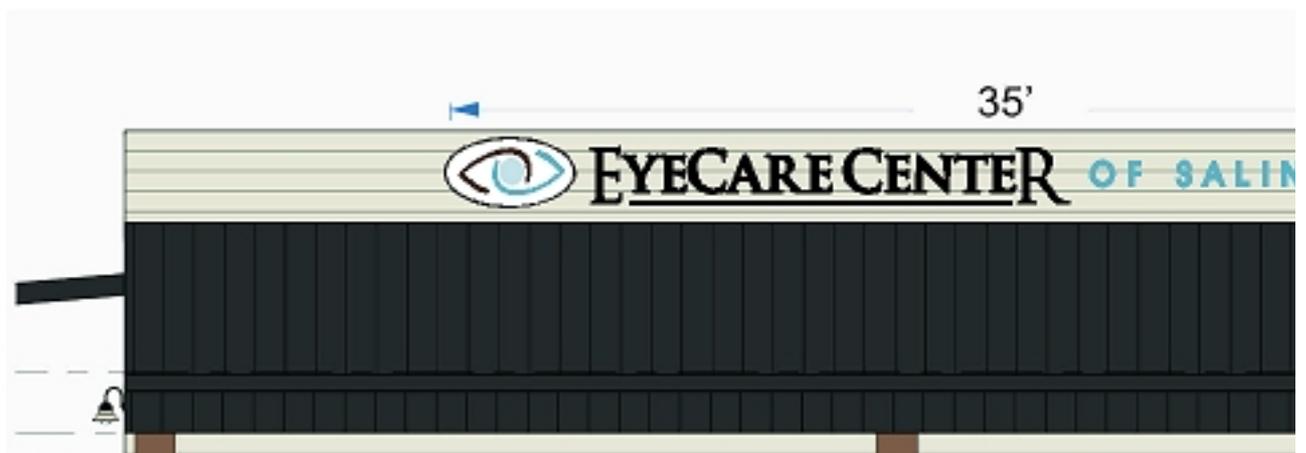
I Ken Steuava, do hereby certify that all information contained within this application is true and correct. I fully understand that the terms of the Sign Ordinance supersede the Sign Administrator's approval and that all signs must fully comply with all terms of the Sign Ordinance regardless of approval. 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.

Ken Steuava 4/2/20  
Applicant's Signature Date Sign Administrator (or Designee) Approval Date



◀  
**EYECARE**  
OF SA  
*Adult &*

**501-**  
**Dr. Ju**



144 in



72 in

**EYECARE C**

**OF SALINE C**

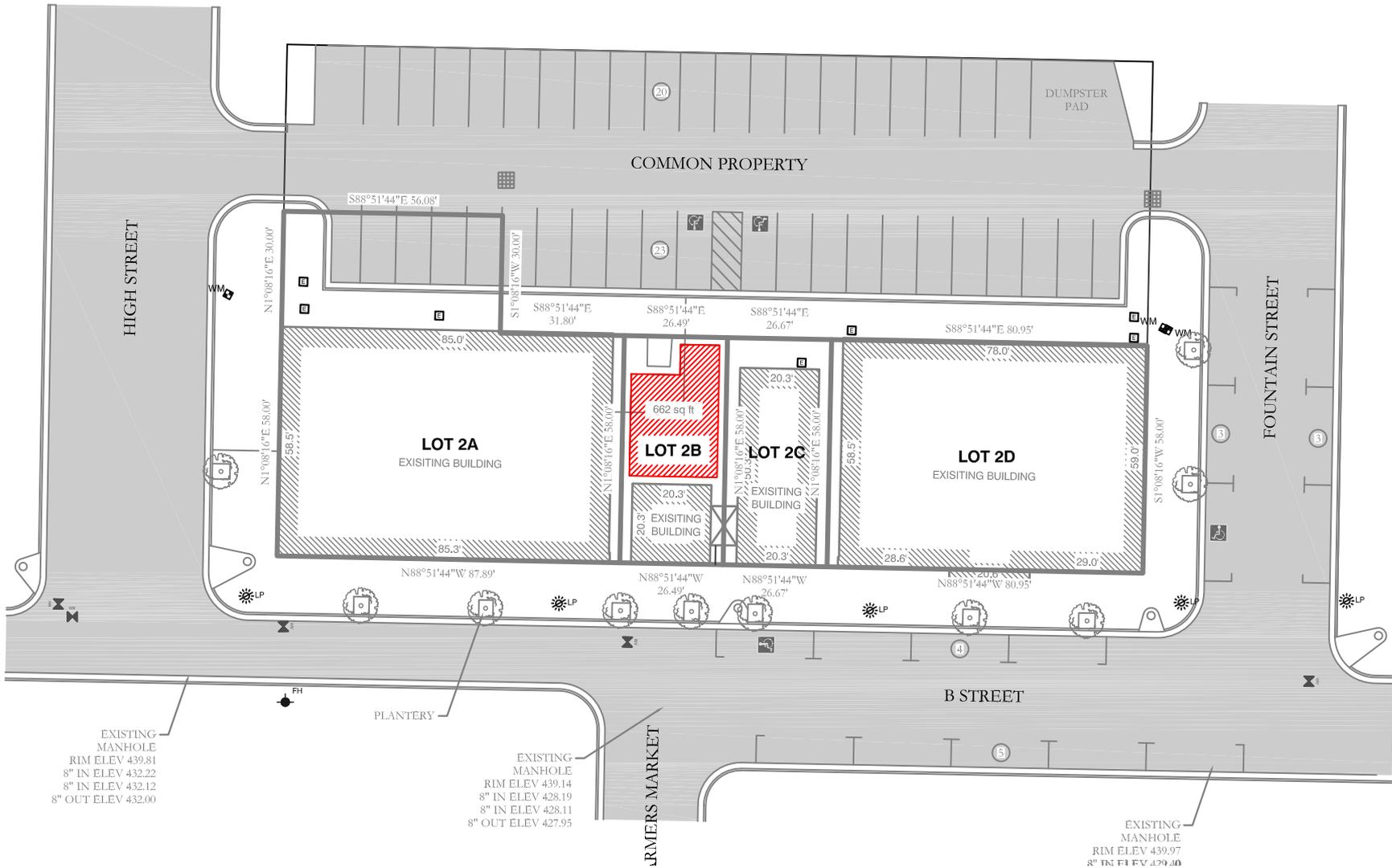
*Adult & Pediatric*

144.5 in

31.25 in

**501-847-**

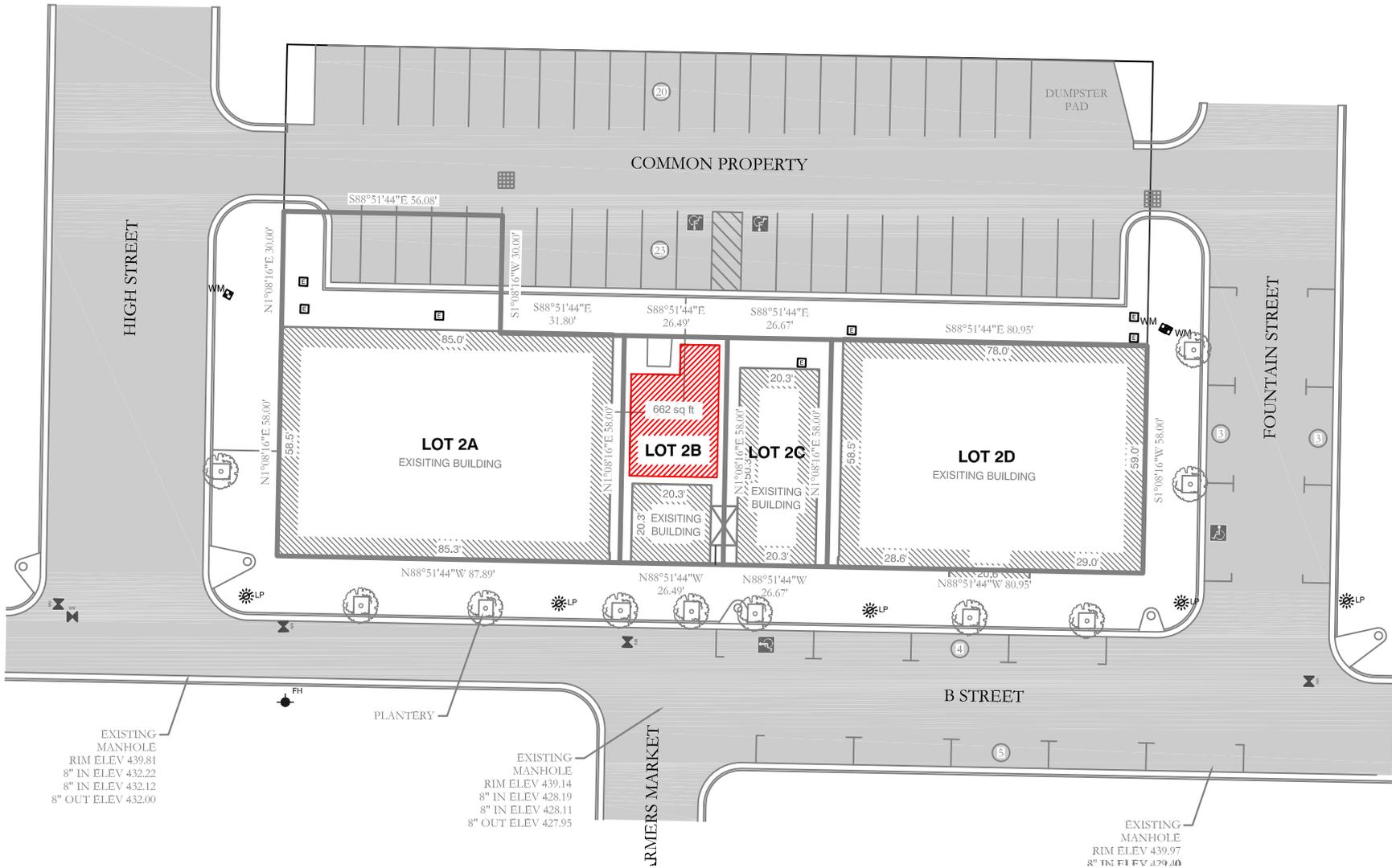
**Dr. Justin B.**



EXISTING  
MANHOLE  
RIM ELEV 439.81  
8" IN ELEV 432.22  
8" IN ELEV 432.12  
8" OUT ELEV 432.00

EXISTING  
MANHOLE  
RIM ELEV 439.14  
8" IN ELEV 428.19  
8" IN ELEV 428.11  
8" OUT ELEV 427.95

EXISTING  
MANHOLE  
RIM ELEV 439.97  
8" IN ELEV 429.40



EXISTING  
MANHOLE  
RIM ELEV 439.81  
8" IN ELEV 432.22  
8" IN ELEV 432.12  
8" OUT ELEV 432.00

PLANTERY

EXISTING  
MANHOLE  
RIM ELEV 439.14  
8" IN ELEV 428.19  
8" IN ELEV 428.11  
8" OUT ELEV 427.95

ARMERS MARKET

EXISTING  
MANHOLE  
RIM ELEV 439.97  
8" IN ELEV 429.40

To Whom It May Concern,

I John Dawson, III give permission to Anthony & Melnika Hale as the potential renters of 209 B Street, Bryant, AR to build a fence on my property of Lot 2 for the benefit of their potential childcare facility as required by DHS. The renter will abide by the Rules and Regulations of Midtown Bryant on materials to be used.

Sincerely,



John Dawson

**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](http://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: 4/7/2020

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

**SIGN CO. OR SIGN OWNER**

Name L. Graphics  
Address 701 N. Reynolds Rd  
City, State, Zip Bryant, AR 72022  
Phone (501) 653-4444  
Alternate Phone 501-773-0544

**PROPERTY OWNER**

Name Peter Marshall  
Address 23211 I-30 Suite # 20  
City, State, Zip Bryant, AR 72022  
Phone \_\_\_\_\_  
Alternate Phone \_\_\_\_\_

**GENERAL DETAILS**

Name of Business MAKE MY ROOF GREAT AGAIN, LOM  
Address/Location of sign 23211 I-30 Suite # 20  
Bryant, AR  
Sign dimensions (height, length, width) 3' x 10'  
Zoning Classification C2

**SIGN TYPE**

Pole  Monument  
 Wall  
 Other (type) \_\_\_\_\_  
Total sq. ft. 30

Aggregate Surface Area (total all signs) \_\_\_\_\_  
Height of sign from lot surface: Bottom 12' Top 15'

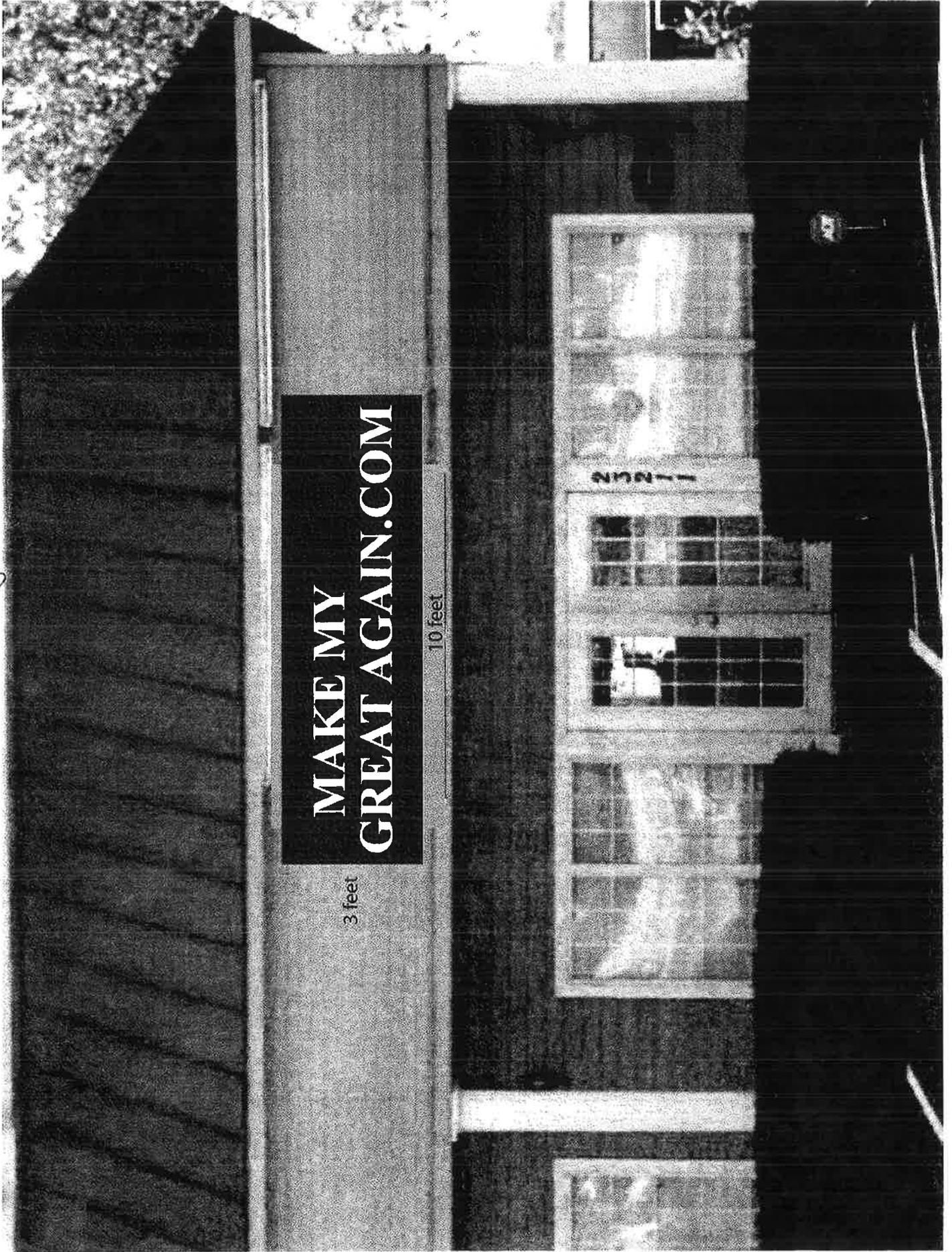
**READ CAREFULLY BEFORE SIGNING**

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

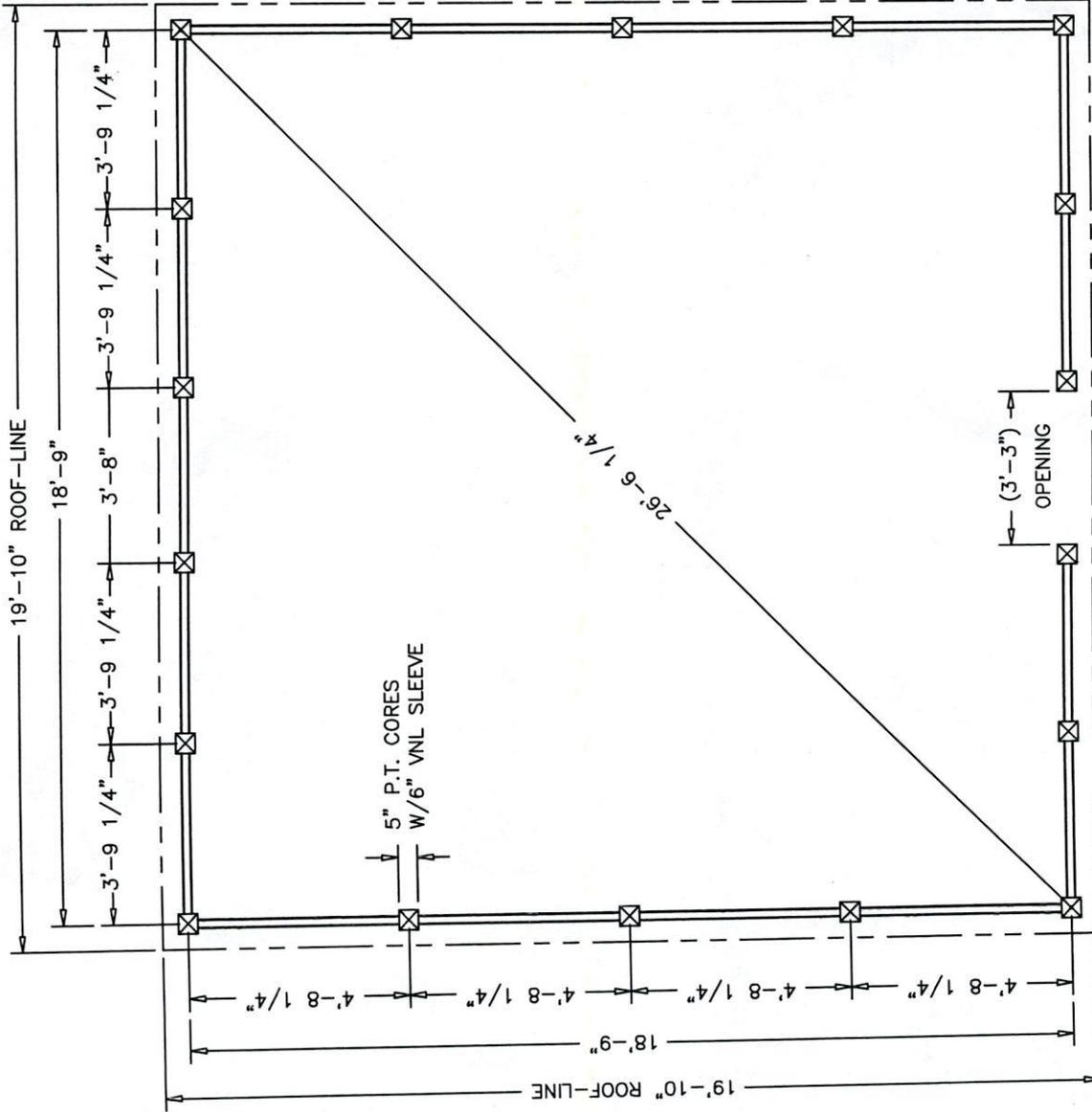
[Signature] \_\_\_\_\_ 4/7/2020 \_\_\_\_\_  
Applicant's Signature Date Sign Administrator (or Designee) Approval Date

*de AC*

23211 Interstate 30 Bryant, AR 72022 Suite A20



UPGRADE



**Fifthroom.com**  
horrie • gardner • leslie  
5410 Route 8, Gibbstown, PA 15044 • Phone: 1-888-293-2339

# Rectangular Vinyl Gazebo Assembly Instructions (With Floor)



Thank you for the purchase of your New Rectangular Vinyl Gazebo. Depending on the size of your Gazebo, installation can usually be completed in 1 to 2 days. These instructions are meant to serve as a guide for people with a basic knowledge of general handyman skills. ***This assembly requires a minimum of two people to complete. (Extra help with installing the roof sections is suggested)***

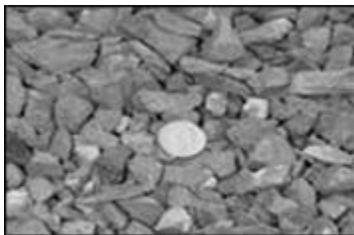
**Please always check with your local building codes, they will vary from state to state.**

# Site Preparation

---

It is very important that the site be properly prepared before beginning assembly. It is imperative that the site be level.

We strongly recommend a hard, compact base for your Gazebo. The base both supports the Gazebo and allows for proper drainage below. The hard, compact material can be anything from a concrete pad, compacted gravel, or patio-blocks.



2B Crushed Limestone Gravel



Patio Stones or Blocks



Concrete Pad

If the area is level, the easiest method would be to use patio stones or blocks. These are available from your local landscape supply company or lumber yard in different sizes such as 8"x 16", 12"x 12", or larger, and come in different thicknesses as well. Be sure to rest the floor of your garden structure on the blocks so that it is supported at each post, and in the middle. Additional supports should be added as needed so that there is no span greater than 4-5 feet.

Once you have selected the foundation material, it must be leveled within 1-2 inches from side to side. Loose gravel is easier to level, and provides ample support, but must be contained. Patio Stones should be leveled when set. Additional shimming using treated wood or other material may be needed.

If you choose a concrete pad, it must be square, level and plumb. A sloping pad means a leaning Gazebo, which will put extra stress on joints. A benefit of concrete, flagstone or brick pavers is the additional functionality, as they can be expanded for other uses and support larger weight.

**No cutting is required, making cuts to our kits or materials without calling first will make installation difficult or impossible and may void our warranties. Please stop and call us with any issues/questions before you proceed.**

**Tools Needed for Assembly:**

-Screw Gun/Drill                      -Hammer                      -Level                      -Tape Measure  
 -C Clamps                                -Socket Set                    -Ladder                    -Circular Saw

**Note: An air-nailer or stapler can be used for rubber or asphalt shingles. (Air nails and staples not included in the kit.)**

**Note: You will also be sent a parts list with your Gazebo.**



**All hardware is included in each Gazebo kit. The specific hardware will vary depending on the Gazebo. Please see your parts list for details.**

## Installation:

---



1. The first thing you will need to assemble is the floor of the structure. The floor is shipped to you in sections. Typically there are 2 floor sections but the floor may come in 4 floor sections for larger Gazebo's. You will need to first remove the boards attached to the end of the deck sections. (These will be used in Step #5)



2. Then you can arrange the deck sections for assembly.



3. You will notice that there are letters on each joist that will join to another numbered or lettered section. Arrange each section with these numbers/letters as shown. Also the deck boards will have corresponding letters.



4. There will be holes in the deck joists where they connect together with  $\frac{1}{2}$ " x 4" bolts. For the moment you will just want to put the bolts in place and finger tighten them. You will finish tightening them after the next few steps.

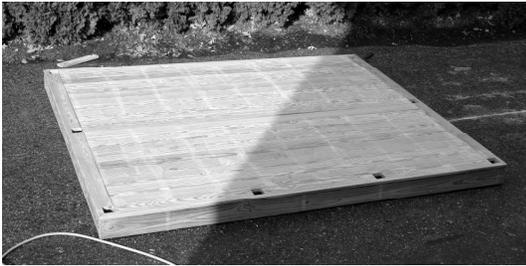


5. Next you will take the two decking ends that were removed earlier and you will want to screw them into place with 3  $\frac{1}{2}$ " screws. Screw the deck ends to the outside of the deck frame. After you have connected the exterior of the floor frame together you can now go back and tighten the bolts you set into place in the previous step.

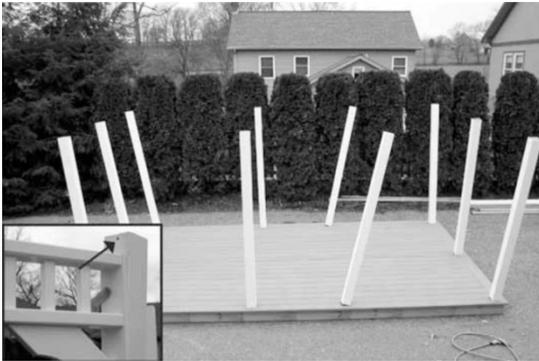


6. Now you will want to set the missing top decking boards into place, you will notice that they also have letters for proper placement. You will want to screw these decking boards into place with 2  $\frac{1}{2}$ " screws. (If you have composite decking you will use the screws that are the same color as the deck)

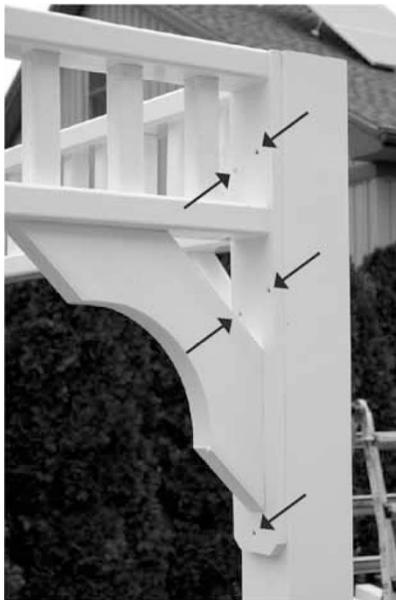




7. Once you have the floor sections put together, the next step is to set in all of the Posts.



8. Insert the posts into the deck assembly, with the post based fully seated into their respective pockets. Notice that there is a screw towards the top of all the post. These screws should all face each other (they will be covered up in the next step). Also, the posts were the deck seams come together are going to be 82 ½" long. (This is because of the cuts in the floor framing)



9. Next you will want to install the top railing/brace sections. The section that goes in the entrance way doesn't have railings, just braces. Set the railing sections into place; align them with the top of the posts. Then you will drive five 2 ½" screws spaced along the length of the trim into each adjoining section as shown.

**Note:** If you are having issues figuring out where each rail section goes, you can set them upside down on the floor and see what two posts they fit between.

**Note:** If you have the screen package you will not have braces in the door opening.



10. Once you have all the top rail/brace sections installed you Gazebo should resemble the picture to the left.



11. Now you can install the bottom railing sections. You will need to set these sections into place and center them on the posts. Make sure that the bottom of the rail sections are touching the decking below. Once the section is in place you can screw it into the post with 4 - 3 ½" white head screws. You will continue this until all bottom rails are installed.

**Note:** To make it easier to work, you can install just every other section of bottom railings. So you can work around them, until you install the roof sections. Then you can go back and install the rest of the railings.

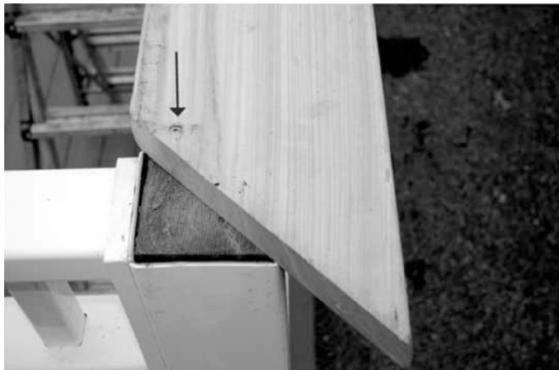


12. Here is a picture showing a vinyl Gazebo with both the top and bottom rail/brace sections fully installed.

**Note:** At this time do not attach the posts to the floor at this time. You will do so in step #17.



13. Next you want to install the top plate boards. Take a straight edge and drawing a line dividing the top of the post diagonally. Position the first top plate board along that same line and make sure that you have a ¼" overhang toward the inside of the Gazebo at each post.



14. Screw in a single screw on one end of the top plate to hold it in place while you are positioning it. Now once it is in place on the other end put a screw in that side as well to keep it in place. Screw only the first board down at this time.

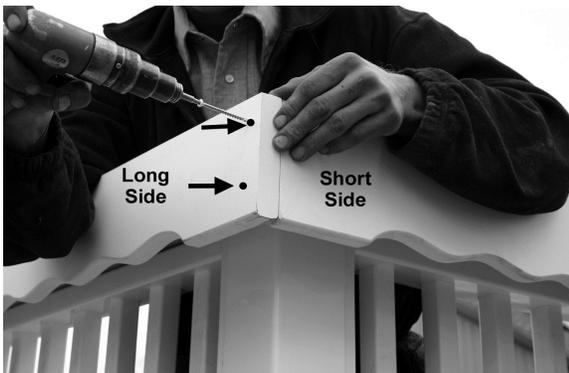


15. Position the adjoining top plate for installation and screw it from the corner to the other top plate. Follow these steps until all the top plates are in place. Make sure all corners fit tight and are spaced evenly over posts. \*You may need to un-screw the first board to get the tight fit. Then you will want to fully secure the top plates from the top by driving a screw every 16" the entire length of the top plates with 2 ½"

screws (into the top rails). You will also want to drive four 3 ½" screws from the top plated down into each post.



16. Now you can install the outside fascia. You will need to make sure that the fascia sets up 1" above the top plate. Once the fascia is in position you will want to screw it into the top plate with 2 ½" screws every 24". The screws should be 4" in from each end and 1 ½" to 1 ¾" from the top edge. Also the fascia may be a little long and will need to be cut to size.



**Note:** Connect the short sides first and align them with the ends of the top plate. Then you will install the long sides (the front and back). The long sides will overlap the short sides. Make sure to screw each adjoining fascia boards to each other at the corners with two 2 ½" screws.



17. Now that both the top and bottom rails and top plate with fascia are installed you will want to go around the bottom of each post and secure the frame of the deck (rim board) to the posts. You will do this by screwing three 3 ½" screws into each outside facing post. This is very important because it will provide a lot of the stability for the Gazebo.



18. Now you are ready to install the roofing sections.

**NOTE: If you have ordered Asphalt shingles or Metal Roofing, please follow Steps 30 - 43. If you have ordered Cedar Shake or Rubber Roofing, please follow Steps 19 - 29.**

# Roof Assembly for Cedar Shakes or Rubber Shingles

**NOTE:** On single roof gazebos that are 18' and up, the roofing sections will be labeled and will need to be stick built. On double roof gazebos that are 24' and up, the roofing sections will be labeled and will need to be stick built. Please see the attached insert for the stick build instructions.



19. Place the roofing sections around the building. (NOTE: The picture shows rubber roofing already on the Gazebo. If you have an asphalt roof, the roofing sections will only be tongue and groove and the shingles will not be on.) NOTE: If you have Cedar Shakes or Rubber Shingles follow steps 20 to 26. If you have Asphalt Shingles or Metal Roofing follow steps 27 to 37.



20. You will notice that all of the roofing sections are labeled and have two numbers on them. You will want to find the sections with the same numbers and match them together. Also you will notice that some of the roofing sections come to a point at the top and the others are flat. The sections with the flat ends are the longer sides of the front and back. They go together first.

**CAUTION:** It is extremely important to use care in setting the roofing sections into place. The roofing sections may weigh up to 150 lbs depending on the size of your Gazebo. Please have 3 to 4 adults to set these sections into place safely.



21. First raise a long side panel up onto the top plate. Slide this section up until the rafters in the roof drop into the top plate while resting against the inside of the fascia.



22. Align the rafters with the edge of the top plate, resting against the fascia. **NOTE:** Make sure the bottom cut is setting flat on the top plate.



23. After you have the first section in place you can use a prop board to hold it into place while you get the second long sided roofing section set into place. If you use a prop make sure that you place it toward the inside of the roof panel, so you do not have the chance of it see-sawing.

**Note:** Depending on your builders the person on the ladder will help with the positioning on pieces and adjust or remove the prop as needed. (Prop board not included)



24. Once you have both sections set into place you will need to raise both panels so they mate at the ridge. Make sure that you have a helper tending to the props so that they do not get dislodged during this process. With the roof panels aligned and flush with each other, you will want to secure them together with 2 ½" screws. At this time please do not attach the rafter to the top plate.



25. Next raise an adjoining panel into position, a prop is handy in aligning the end panel with the main panel. Keeping the end panel/rafter flush with the adjacent panel/rafter, secure them every 24" using 2 ½" screws. Continue this until all roofing sections are installed and secured.



Tip: You can use several aides in aligning the rafters. A clamp is very handy in keeping the rafters aligned until they are secured to each other.



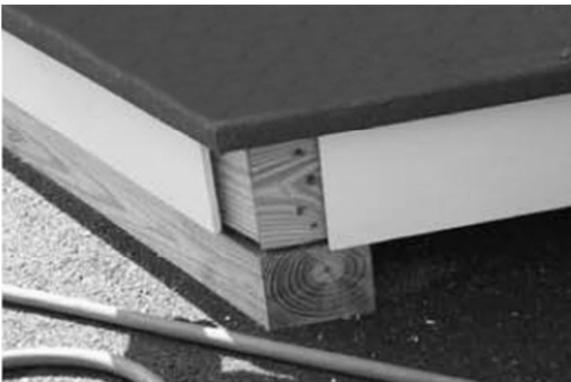
Tip: Also to pull a panel into position for alignment, you can drive a screw into the higher panel/rafter and using the claw on a hammer pull it down into position.



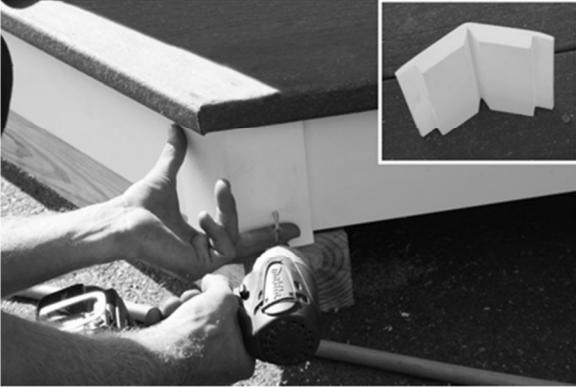
26. To fully secure the rafters to the top plate you will need to drive a 3 ½" white headed screw from the bottom of the top plate up into the rafters. You will want to insert the screws 1" from the outside edge of the top plate. Do this around the entire Gazebo at every rafter. The roof is now complete and is ready to have the ridge capping installed.



27. Gather all of the bottom fascia trim boards and place them along the bottom of the decking. Find the center of each deck side then, find the center of the corresponding floor trim board.



28. Line up the center marks and fasten the trim board to the outside trim board with six 2 ½" white head screws. Use two screws on each end and two in the middle. Do this all the way around the gazebo. For larger gazebos, fasten with two screws every 3 feet.



29. Locate all of the corner trim pieces, then fasten to the trim with four 2 ½" white head screws (two on each side). The overhang on the trim will hide most variances in the trim boards. If a corner doesn't fit, check to make sure that the trim board is centered properly.

**Please see the attached insert for the proper installation of shingles, capping, or any other options selected.**

**NOTE: If you have a cupola the cupola should not be installed until all of the shingles are on the roof.**

# Roof Assembly for Asphalt Shingles or Metal Roofing



30. Once all the fascia boards are installed, you can now install the roofing sections.

31. In order to be able to install the roof sections on the top plate, we recommend that you first carefully remove the bottom roofing board on each section and set them aside for reattachment later. This will give you access to the rafters in order to connect them to the top plate in Step#35.



32. You will notice that all of the roofing sections are labeled and have two numbers on them. You will want to find the sections with the same numbers and match them together. Also you will notice that some of the roofing sections come to a point at the top and the others are flat. The sections with the flat ends are the longer sides of the front and back. They go together first.

**CAUTION:** It is extremely important to use care in setting the roofing sections into place. The roofing sections may weigh up to 150 lbs depending on the size of your Gazebo. Please have 3 to 4 adults to help set these sections into place safely.



33. First raise a long side panel up onto the top plate. Slide this section up until the rafters in the roof drop into the top plate while resting against the inside of the fascia.



34. Align the rafters with the edge of the top plate, resting against the fascia.

**Note:** Make sure the bottom cut is setting flat on the top plate.



35. After you have the first section in place you can use a prop board to hold it into place while you get the second long side roofing section set into place. If you use a prop make sure that you place it toward the inside of the roof panel, so you do not have the chance of it see-sawing.

**Note:** Depending on your builders, the person on the ladder will help with the positioning on pieces and adjust or remove the prop as needed. (Prop board not included)



36. Once you have both sections set into place, you will need to raise both panels so they mate at the ridge. Make sure that you have a helper tending to the props so that they do not get dislodged during this process. With the roof panels aligned and flush with each other, you will want to secure them together with 2 ½" screws. At this time please do not attach the rafter to the top plate.



37. Next raise an adjoining panel into position, (a prop is handy in aligning the end panel with the main panel.) Keeping the end panel/rafter flush with the adjacent panel/rafter, secure them every 24" using 2 ½" screws. Do this for all roofing panels.



Tip: You can use several aides in aligning the rafters. A clamp is very handy in keeping the rafters aligned until they are secured to each other.



Tip: Also to pull a panel into position for alignment you can drive a screw into the higher panel/rafter and using the claw on a hammer pull it down into position.



38. Once you have attached all the roof panels together, the next step is to attach the rafters to the top plate. This is why you removed those bottom boards earlier!



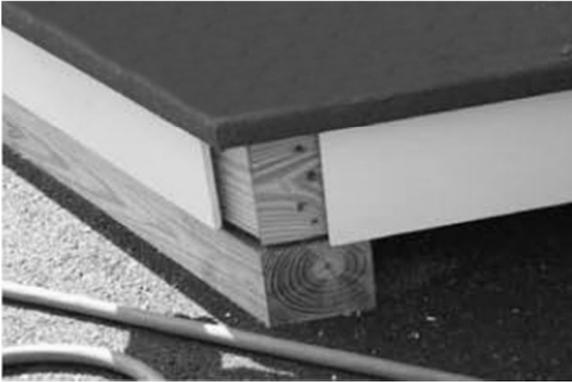
39. Use 2 1/2" screws to attach the rafters to the top plate. You will want to screw one screw into the top of each rafter and then also one into the side of each rafter.



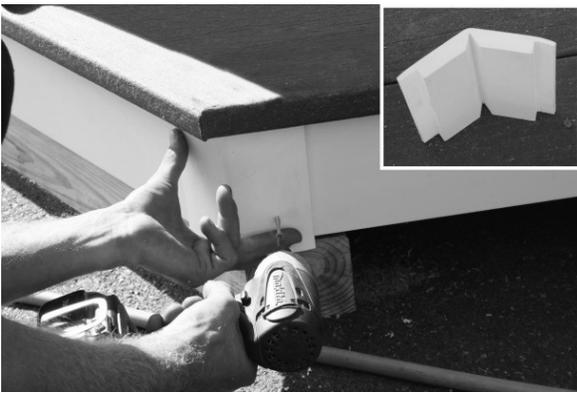
40. Once all of the rafters are attached to the top plate, you can now re-attach the roofing boards that you previously removed. And now you are ready to install shingles on the roof.



41. Gather all of the bottom fascia trim boards and place them along the bottom of the decking. Find the center of each deck side then, find the center of the corresponding floor trim board.



42. Line up the center marks and fasten the trim board to the outside trim board with six 2 ½" white head screws. Use two screws on each end and two in the middle. Do this all the way around the gazebo. For larger gazebos, fasten with two screws every 3 feet.

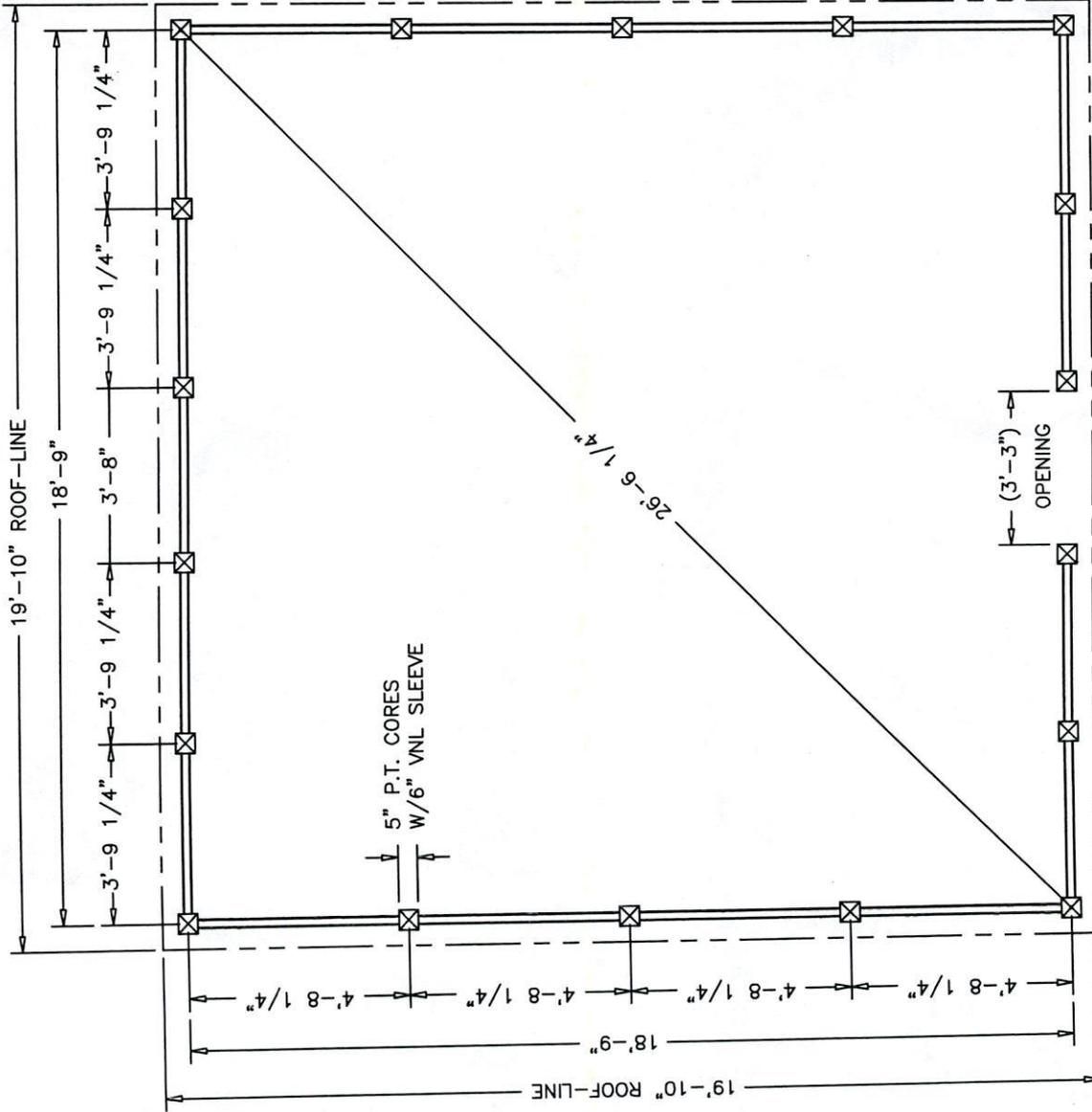


43. Locate all of the corner trim pieces, then fasten to the trim with four 2 ½" white head screws (two on each side). The overhang on the trim will hide most variances in the trim boards. If a corner doesn't fit, check to make sure that the trim board is centered properly.

**Please see the attached insert for the proper installation of shingles, capping, or any other options selected.**

**Note: If you have a cupola the cupola should not be installed until all of the shingles are on the roof.**

UPGRADE



## Stick Built Hip Roof Instructions

Structures that are too large to be sent out with the roof in kit form sections, the roof will be sent out in stick built form. This means that the rafters, framing, and ridge boards will all be sent cut to size but will not be connected together. The instructions below will allow you to build the roofing for your structure with the pieces provided.



1. After you have installed the top plate and fascia boards, you are ready to start the installation of the stick built roof. To the left is an image of a 12' x 14' stick built Hip roof frame. This was built on the floor without the fascia.



2. First, you need to locate the ridge boards, on a hip roof these will be the only boards that are flush cut with no angles on them. Also, you will notice these boards have lines on them with X's beside them, this is to show where the rafters will sit against them.



3. Next, find the center ridge rafters, these boards will be the same length and will have a matching angled cut on both ends like the picture shown. Make sure that the boards are laid out on the ground as shown.



4. Now, take the ridge board and place it on top of the angled cuts that are flush on the ground with rafters as shown, making sure to have a rafter against the X marked on the ridge board. Next you will connect the ridge board to the rafters with 3 ½" screws, two per rafter.



5. When this is done for both sides of the center sections, look at the top plate board and see another set of X's with lines beside them. This will be your guide as to where the other ends of the rafters that were just connected to the ridge board, will then be connected to the top plate.



6. Next, take the ridge board and center rafter sections and rest the ridge boards of the two sections together. Once they are resting against each other, make them flush on the ends and also on their tops. (please use the picture at left as a reference)



7. When everything is flush, connect the two ridge boards together using 2 ½" screws. Place a screw about every 10-12 inches, making sure to do this on both sides of the ridge boards.



8. When they are fully secured to each other, attach the rafters to the top plate boards. Do this by aligning them over the pre-marked X's, and up against the inside edge of the fascia. Once in place attach the rafters to the top plate with 3 ½" screws, one through the top and one through the side of the rafter.



9. After, fully securing all of the center rafters to the top plate on both sides of the roof, install the singular center rafter for the other side. This normally will be the short side if applicable. The rafters will be labeled with a letter on the cut along with the matching letter on the end of the ridge boards. As shown in the picture to the left.



10. Now, take this rafter and place it on the center of the two ridge board ends, making sure that it is flush with the top. Then connect the rafter to the ridge boards with a 2 ½" screw from the top and one from each side.



11. Next, attach the bottom of this rafter to the top plate as done with the other rafters, using 3 ½" screws one through the top and one through the side. Follow this process for the other side as well.



12. Now, install the corner rafters, these are usually a set of two boards that are attached together. One will have a pointed cut on the top and the other will have an angled cut. (See picture to the left)



13. Next, set the bottom of these two boards centered on the top plate and up against the fascia. Once in place, screw these rafters into the top plate with 3 1/2" screws, one in the top of each rafter and one through the side. Follow this process for all four corners until all the bottoms of the corner rafters are attached.



14. Then take the tops of the corner rafter and set them against the ridge board as shown. Once in place, screw them into the top plate with 2 1/2" screws two from each rafter into the top plate. Do this until all the corner rafters are installed.



15. Next, install all of the jack rafters which go in the open area between the center and corner rafters. (See picture to the left)



16. The jack rafters are only be able to fit into one location. Take each one and the hold it in place with the tops against the side of the center rafters, and the bottoms against the top plate. Once fit snugly into place, take a 2 ½" screw and connect the top of the jack rafters to the center rafters. Connect all of the jack rafters at the top first.



17. When they are all connected at the top, take a measurement from one jack rafter to the next at the top. This measurement will allow you to know how far apart the rafters should be spaced at the bottom.



18. Now that the jack rafters are set in place with the correct spacing, screw them into the top plate with 3 ½" screws, one in the top of each rafter and one through the side. Follow this process until all of the jack rafters are installed.



19. After, all the jack rafters are fully installed it is time to install the T&G roof decking. The structure will come with a bundle of T&G decking boards. Start at the bottom of the roof and work your way up to the top with them. Cut these boards to size before they are installed.

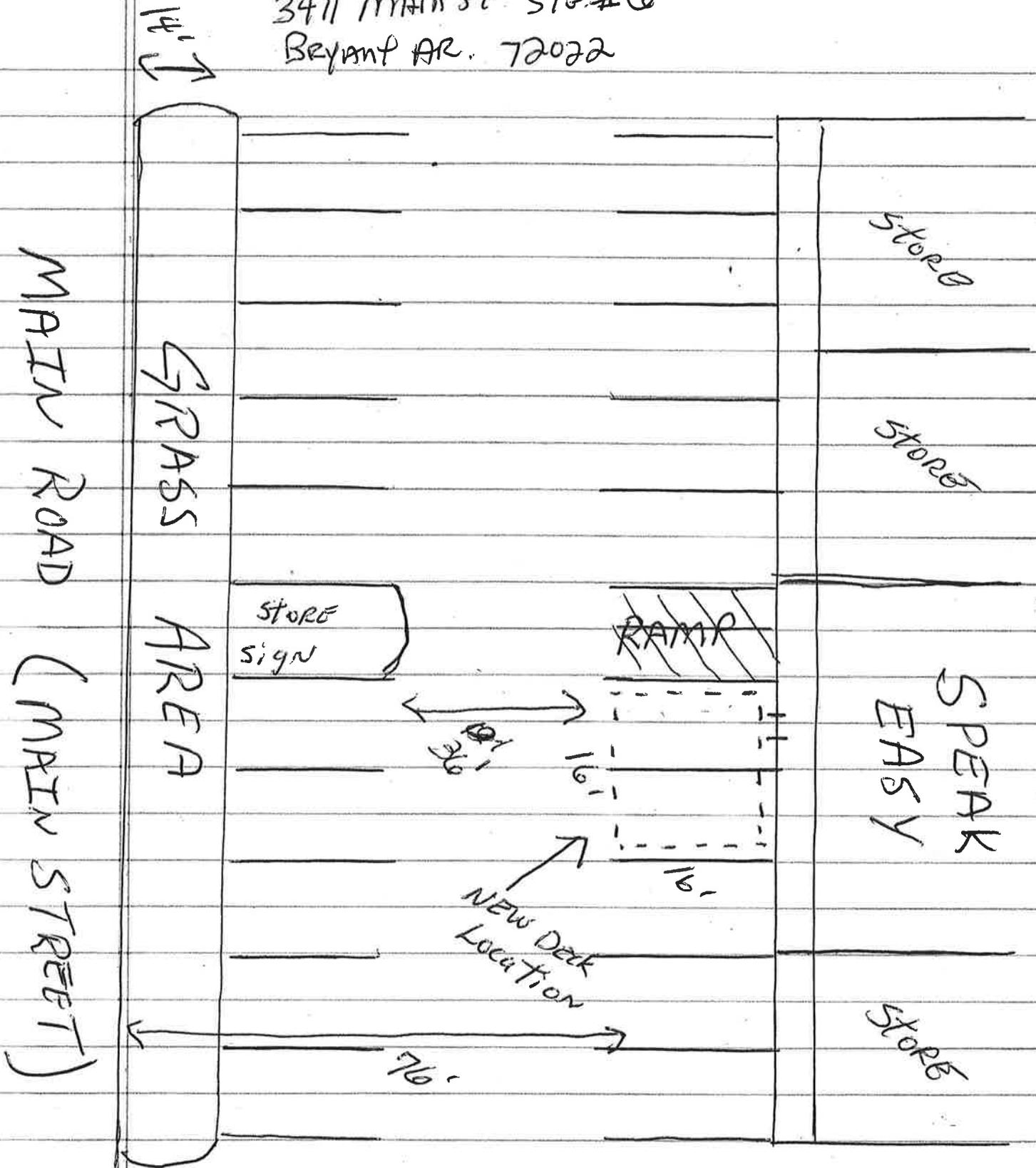


20. When the first is board cut and set into place, screw it into each rafter with a 2 ½" screw in the center of the T&G decking board. Follow this process on all sides of the roof until it is fully covered in decking. Once this is done you are ready to install the shingles.



See shingle instructions for further details.

SPEAK EASY CAFE  
3411 MAIN ST. STE. #6  
BRYANT AR. 72022



\* Paul Clark (501) 258-3635

Michael Carpenter (615) 477-8854

**Temporary Business Application**  
**City of Bryant**

Date February 26, 2020  
Name of Business The Shack - Yellow Sno  
Federal Tax Employer Identification Number 27-5442553  
Arkansas State Sales Tax Number 710 10 659-515  
Type of Business Concession - Food  
Location of proposed Temporary Business 5401 Hwy, S North  
Applicants Mailing Address 7008 Gemstone Dr, Alexander, AR 72002  
Contact Person Ryan McCormick  
Daytime Phone No. 501-920-7254  
Evening Phone No. 501-920-7254  
Email Address RYANSHAEL@gmail.com  
Last Two Cities Worked In: 1. Bryant 2. Benton

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

- |                                     |  |          |
|-------------------------------------|--|----------|
| <input type="checkbox"/>            | Carnivals .....                                      | 30 Days  |
| <input type="checkbox"/>            | Fireworks stands or tents.....                       | 30 Days  |
| <input type="checkbox"/>            | Christmas tree stands, tents or lots .....           | 60 Days  |
| <input type="checkbox"/>            | General commercial sales stands, tents or lots ..... | 90 Days  |
| <input checked="" type="checkbox"/> | Concession/Refreshment stands/Food Service .....     | 180 Days |

Beginning Date Requested 3-20 Ending Date Requested 9-20

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

Owners Signature Ryan McCormick

**To Whom It May Concern:**

**RE: Lease Space**

**Ryan and Shae McCormick ( C & T McCormick, LLC) has leased a part of the Grant Plaza parking lot, located at 5407 Hwy. 5 N in Bryant, AR for Snow Cone stand.**

**Bud Grant, being the property owner, agrees on this site plan located (see attached).**

**This stand will be open for business from April 2032 to September, 2030**

**We hope this meets your approval. If you have any questions, please call me.**

**Thank you,**

**B.J. Grant**

**B.J. Grant**

February 26, 2020

Planning Commission  
City of Bryant  
210 SW 3<sup>rd</sup> Street  
Bryant, AR. 72022

To the Planning Commission:

Please accept this letter for your consideration and approval of a temporary business permit, located on ABS Rental parking lot (5407 Highway 5 N, Bryant) to accommodate a 6' x 18' Hawaiian Shaved Ice Concession trailer.

Our request is to locate the trailer on the property Mid March and open shortly there after, (Weather Permitting). Hours of operation will vary but close no later than 10:30pm, seven days a week.

Thank you for your consideration of this request.

Respectfully

Ryan McCormick  
C & T McCormick  
The Shack  
7008 Gemstone Drive  
Alexander, AR. 72002  
501-920-7254



2702 Ireland Grove Road  
Bloomington, IL 61709-0001

AT1 000387.0001 L-22- 1672-FB41 M F  
C & T MCCORMICK  
7008 GEMSTONE DR  
ALEXANDER AR 72002-5004



ST-1  
0101-1001

Address: Same as Mailing Address

Obligee: CITY OF BRYANT

**BILLING RECORD**

<b>POLICY NUMBER</b>	94-EA-3204-2
Surety Bond JAN 30 2020 to JAN 30 2021	
<b>DATE DUE</b>	<b>SEE BALANCE DUE NOTICE</b>
JAN 30 2020	\$100.00
<b>Coverages and Limits</b>	
Surety Bond	\$1,000
<b>Annual Premium</b>	\$100.00
<b>Amount Due</b>	\$100.00

Premium payment in full is required for bonds. If bond is no longer needed, please contact your agent.

138-3076 f.B 10-11-2010 (013089c)

*Thanks for letting us serve you...*

0771 201 1

**Agent BROOKE ANDREWS INS AGENCY INC**  
**Telephone (501) 847-7787**

*Moving? See your State Farm agent.  
See reverse for important information.*

Prepared

REB

NOV 18 2019



Arkansas Department of Health  
*Keeping Your Hometown Healthy*

**Stephanie Allen**  
Environmental Health Specialist

Saline County Health Unit  
1612 Edison Avenue  
Benton, AR 72015

Phone: 501-303-5650  
Fax: 501-303-5602

E-mail: [stephanie.allen@arkansas.gov](mailto:stephanie.allen@arkansas.gov)

# Arkansas Department of Health

This is to certify that

**THE YELLOW SNO CONE SHACK**

is by the Arkansas Department of Health to maintain and operate a

**FOOD ESTABLISHMENT**

On the premises located at

**5401 HWY 5 NORTH-BRYANT AR-72022**

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

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

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

Stephanie Allen #108

EHS, Name & #



11/8/19

Date

*This permit is valid for one year*

4815 West Markham Street

Little Rock Arkansas 72205-3867

Invoice Number 23366697



Please return permit fee within 30 days. 50% Penalty on Accounts 60 days past due. Questions call 501-661-2171

The Yellow Sno Cone Shack  
7008 GEMSTONE DR.

Date: 2/4/2020  
Customer Number: 7602123661

ALEXANDER AR 72002

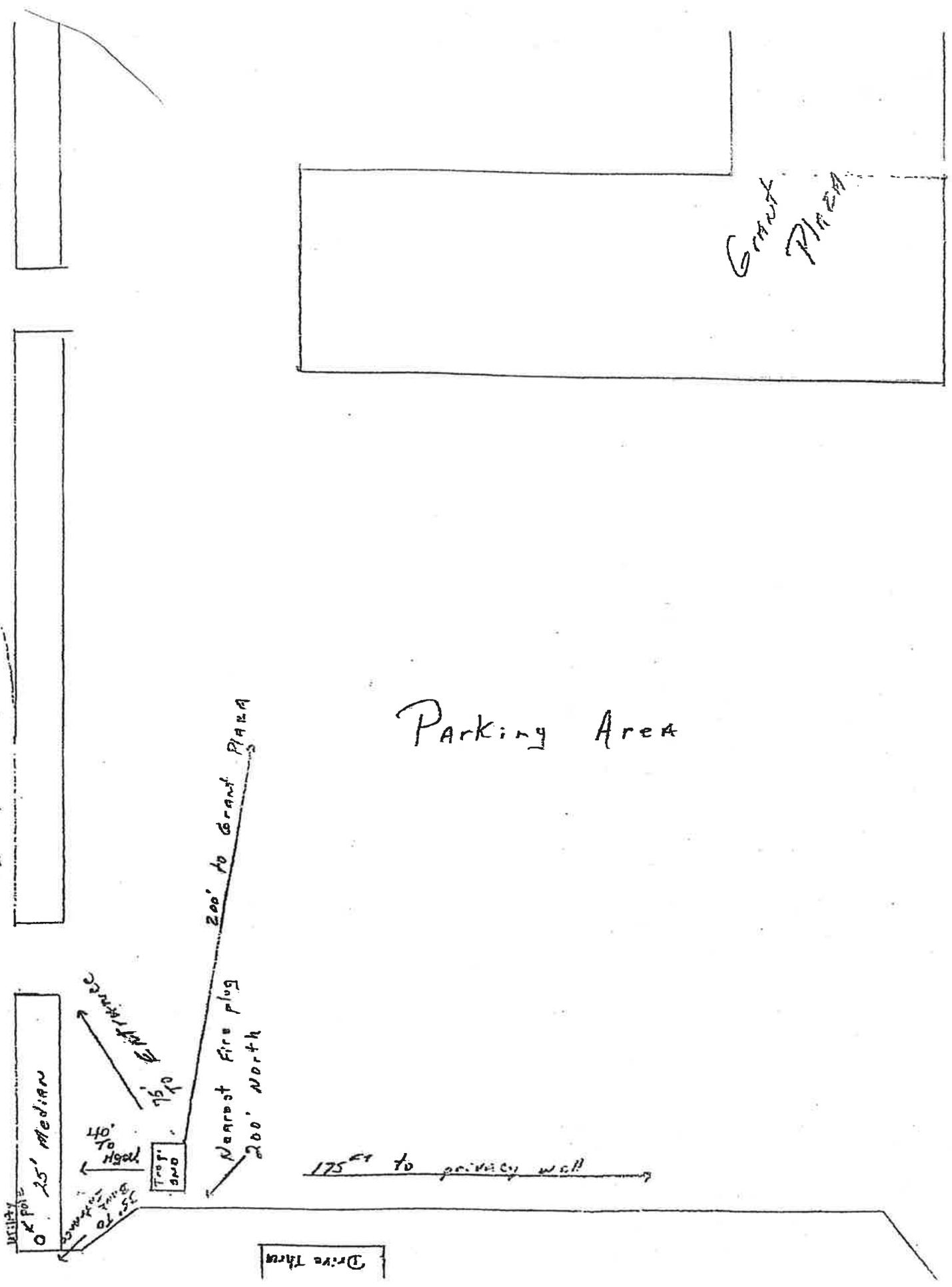
License Number: 630620  
County: Saline

23366697	Invoice	Balance Brought Forward	\$0.00
		FOOD MOBILE	\$35.00
		Please Pay This Amount ----->	\$35.00

Now Renew Your License Online!  
Go to [https://www.ark.org/dhhs\\_permits/index.php](https://www.ark.org/dhhs_permits/index.php)  
Login Using Your Renewal ID and Verification Code

Email:  
Renewal ID: 7602123661      Verification Code: 4115  
The Yellow Sno Cone Shack  
7008 Gemstone Dr.

Alexander AR 72002  
5019207254



GRANT PLAZA

Parking Area

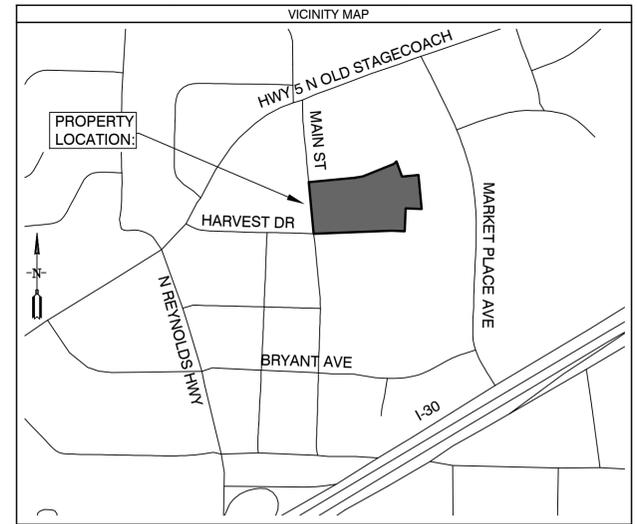
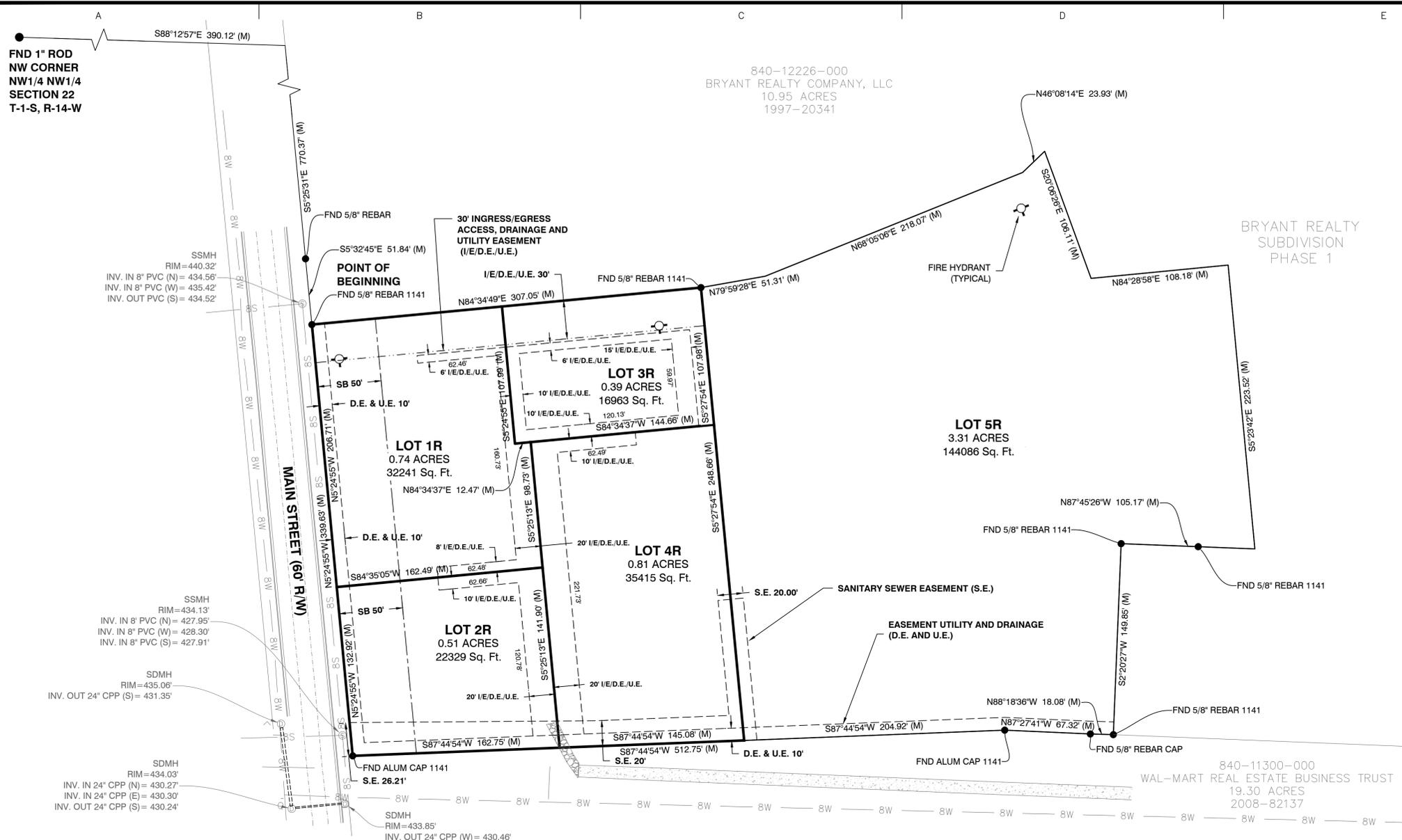
Utility  
0' x 10'  
25' Median

140' to H964  
75' of  
Tree and  
200' to  
Narrowest Fire Plug

200' to Grant Plaza

175' to privacy wall

Drive Three



**PROPERTY DESCRIPTION:**  
 LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4 NW1/4), OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PRECISELY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1" IRON ROD LOCATED AT THE NORTHWEST CORNER OF THE SAID NW1/4 NW1/4 OF SECTION 22, T-1-S, R-14-W; THENCE S 88°12'57" E, ALONG THE NORTH LINE THEREOF FOR A DISTANCE OF 390.12 FEET TO A POINT; THENCE S 5°25'31" E, ALONG THE EAST RIGHT OF WAY LINE OF MAIN STREET A DISTANCE OF 770.37 FEET TO A FOUND 5/8" REBAR; THENCE S 5°32'45" E, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE FOR A DISTANCE OF 51.84 FEET TO A FOUND 5/8" REBAR WITH CAP #1141 FOR THE POINT OF BEGINNING; THENCE N 84°34'49" E, LEAVING SAID RIGHT OF WAY FOR A DISTANCE OF 307.05 FEET TO A FOUND 5/8" REBAR WITH CAP #1141; THENCE N 79°59'28" E FOR A DISTANCE OF 51.31 FEET TO A POINT; THENCE N 68°05'06" E FOR A DISTANCE OF 218.07 FEET TO A POINT; THENCE N 46°08'14" E FOR A DISTANCE OF 23.93 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED AT THE NORTHWEST CORNER OF LOT 6 OF BRYANT REALTY SUBDIVISION PHASE 1; THENCE S 20°06'26" E, ALONG WESTERLY LINE OF SAID LOT 6, FOR A DISTANCE OF 106.11 FEET TO SET 1/2" REBAR WITH CAP #1573; THENCE N 84°28'58" E, ALONG THE SOUTHERLY LINE OF SAID LOT 6, FOR A DISTANCE OF 108.18 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED AT THE NORTHWEST CORNER OF LOT 7 OF BRYANT REALTY SUBDIVISION PHASE 1; THENCE S 5°23'42" E, ALONG WESTERLY LINE OF SAID LOT 7, 223.52 FEET TO SET 1/2" REBAR WITH CAP #1573 LOCATED ON THE NORTH LINE OF HAMID PEZESHK PROPERTY DEED BOOK 2018 PAGE 000713; THENCE N 87°45'26" W, ALONG SAID PEZESHK NORTH PROPERTY LINE, 44.56 FEET TO A FOUND 5/8" REBAR WITH CAP #1141; THENCE N 87°45'26" W, CONTINUING ALONG SAID NORTH LINE, 60.61 FEET TO A FOUND 5/8" REBAR WITH CAP #1141; THENCE S 2°20'27" W, ALONG THE WEST LINE OF SAID PEZESHK PROPERTY, 149.85 FEET TO A FOUND 5/8" REBAR WITH CAP #1141 LOCATED ON THE NORTH LINE OF WAL-MART REAL ESTATE BUSINESS TRUST PROPERTY DEED BOOK 2008 PAGE 82137; THENCE N 88°18'36" W, ALONG SAID NORTH LINE OF WAL-MART PROPERTY, 18.08 FEET TO A FOUND 5/8" REBAR WITH CAP; THENCE N 87°27'41" W, CONTINUING ALONG SAID NORTH LINE, 67.32 FEET TO A FOUND REBAR WITH ALUMINUM CAP #1141; THENCE S 87°44'54" W, CONTINUING ALONG SAID NORTH LINE, FOR A DISTANCE OF 512.75 FEET TO A FOUND REBAR WITH ALUMINUM CAP #1141 LOCATED ON THE EAST RIGHT OF WAY LINE OF MAIN STREET; THENCE N 5°24'55" W, ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 339.63 FEET TO THE POINT OF BEGINNING, CONTAINING 5.76 ACRES MORE OR LESS.

- DOCUMENTS USED:**
- SURVEY BY REAL ESTATE SERVICES OF SALINE COUNTY, INC. DATED 11/15/2018 KERRY LANE PLS #1141
  - DEED BOOK 2016 PAGE 016810
  - DEED BOOK 1997 PAGE 20341
  - DEED BOOK 2008 PAGE 82137
  - FINAL PLAT MARKET PLACE SUBDIVISION BY GARNAT ENGINEERING, LLC DATED 5/30/2019 DOCUMENT NUMBER 2019-010329 GEORGE WOODEN PLS #1573
  - REPLAT LOT 5R MARKET PLACE SUBDIVISION BY GARNAT ENGINEERING, LLC DATED 10/14/2019 DOCUMENT NUMBER 2019-020034 GEORGE WOODEN PLS #1573

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

**CERTIFICATIONS:**  
 BY AFFIXING MY SEAL AND SIGNATURE, I GEORGE P. WOODEN, PS NO.1573, HEREBY CERTIFY THAT THIS DRAWING CORRECTLY DEPICTS A SURVEY COMPILED UNDER MY SUPERVISION ON FEBRUARY 25, 2020.  
 THIS SURVEY WAS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHERS AND DOES NOT REPRESENT A TITLE SEARCH.  
 THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "X" OF THE F.E.M.A. MAP PANEL 05125C02400 EFFECTIVE DATE JUNE 19, 2012.

**PLAT CERTIFICATES:**

<p><b>OWNER:</b>  <b>Name:</b> Market &amp; Main LLC  <b>Address:</b> 1100 Ferguson Drive, Benton, AR 72015</p>	<p><b>DEVELOPER:</b>  <b>Name:</b> Market &amp; Main LLC  <b>Address:</b> 1100 Ferguson Drive, Benton, AR 72015</p>	<p><b>OWNER:</b>  <b>Name:</b> EGP Alexander, LLC  <b>Address:</b> 611 Main Street, North Little Rock, AR 72114</p>
---	---	---

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

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
 Bart Ferguson, Agent  
 Market & Main LLC

Source of Title: SALINE COUNTY, ARKANSAS  
 Saline County Document# 2018-016810

**CERTIFICATE OF RECORDING:**

**CERTIFICATE OF FINAL PLAT APPROVAL:**  
 Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission at a meeting held September 11, 2019. All of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
 Jim Erwin, Chairman  
 Bryant Planning Commission

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

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
 Vernon J. Williams  
 Registered Professional Engineer  
 No. 9551, Arkansas

**REPLAT LOTS 1 - 4  
 MARKET PLACE SUBDIVISION  
 CITY OF BRYANT  
 SALINE COUNTY, ARKANSAS**

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

**PROPERTY SPECIFICATIONS:**  
 ZONING CLASSIFICATION: C-2  
 SOURCE OF WATER: CITY OF BRYANT  
 SOURCE OF SEWER: CITY OF BRYANT  
 BUILDING SETBACKS (SB):  
 FRONT - 50'  
 REAR - 15'  
 SIDE - 0'  
 EASEMENTS: DRAINAGE & UTILITY (D.E. & U.E.)  
 FRONT, SIDE AND REAR - 10' OR AS SHOWN  
 INGRESS/EGRESS/DRAINAGE EASEMENT/UTILITY EASEMENT (I/E/D.E./U.E.)  
 SANITARY SEWER EASEMENT (S.E.)  
 LOT CORNERS: SET #4 REBAR WITH CAP

**REGISTERED PROFESSIONAL ENGINEER**  
 VERNON J. WILLIAMS  
 NO. 9551

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

**SURVEY PLAT CODE:**  
 500-01S-14W-0-22-440-62-1573

BY	
REVISION	
DATE	
<p>Designing our client's success  <b>GarNat Engineering, LLC</b>          3825 Mt Carmel Road          Bryant, AR 72022          P.O. Box 116          Benton, AR 72018          Ph. (501) 408-4650          garnatengineering@gmail.com</p>	
<p>MARKET &amp; MAIN LLC          MARKET PLACE CENTER          CITY OF BRYANT          SALINE COUNTY, ARKANSAS</p>	
<p>REGISTERED PROFESSIONAL SURVEYOR          STATE OF ARKANSAS          NO. 1573          SIGNATURE          GEORGE P. WOODEN</p>	
<p>CONTENTS:  <b>REPLAT LOTS 1 - 4</b></p>	
<p>PROJECT NO:          18087</p>	
<p>DATE:  <b>FEB. 25, 2020</b></p>	
<p>SHEET NO:  <b>V1.0</b></p>	

# GNE

3825 Mt Carmel Rd.  
Bryant, AR 72022

**GarNat Engineering, LLC**

P.O. Box 116  
Benton, AR 72018

March 9, 2020

Truett Smith  
Bryant Planning Director  
210 S. W. Street  
Bryant, AR 72022

Re: Market Place Subdivision Replat Lots 1-4

Truett

Please accept this replat of Lots 1 through 4 of the Market Place Subdivision and the \$30 Subdivision Replat fee. A replat checklist is also attached.

The purpose of this replat is to add Ingress/Egress, Drainage, and Utility Easements to Lots 2 and 4.

Let us know if you have any questions or comments. I can be reached at 501-408-4650 or through email at davidgarnat@gmail.com.

Sincerely,  
GarNat Engineering, LLC



David White P.E.

# City of Bryant Subdivision Replat Checklist

Subdivision Name Market Place Subdivision Replat Lots 1-4

Contact Person Vernon Williams Phone \_\_\_\_\_

Mailing Address Ger Not Engineering 3825 Mt. Carmel Road Bryant AR 72022

## I. BASIC INFORMATION NEEDED ON THE PLAT

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

## III. FINAL PLAT ATTACHMENTS

(APPLICATION WILL NOT BE ACCEPTED UNTIL ALL ATTACHMENT REQUIREMENTS ARE MET)

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

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

  
Owner Signature

  
Engineer Signature

Temporary Business Application  
City of Bryant

Date 5/1/2020

Name of Business Cone Heads

Federal Tax Employer Identification Number 83-0983750

Arkansas State Sales Tax Number \_\_\_\_\_

Type of Business SNOW cone stand

Location of proposed Temporary Business 0221 Hwy 5, Bryant, AR 72022

Applicants Mailing Address 7413 Vestal Blvd. Apt. 24, MR, AR 72113

Contact Person Kierra Matthews

Daytime Phone No. 501-940-3584

Evening Phone No. 501-940-3584

Email Address coneheads1r@gmail.com

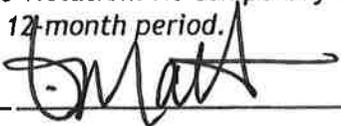
Last Two Cities Worked In: 1. Bryant 2. Wrightsville

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

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

Beginning Date Requested 5/23/2020 Ending Date Requested 10/1/2020

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

Owners Signature 

\_\_\_\_\_

March 10, 2020

To Whom It May Concern:

I, Kierra Matthews, am requesting a Temporary Business Permit for the operation of my shaved ice business, "Cone Heads". I am requesting this license for the privilege to sell shaved ice within the City of Bryant at the location of 6221 Hwy 5, Bryant, AR 72022. If you have any questions or concerns regarding this request, please contact me by phone at 501-940-3584 or via email at [coneheadslr@gmail.com](mailto:coneheadslr@gmail.com). Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Kierra Matthews", written in a cursive style.

Kierra Matthews

# Google Maps 6139 AR-5

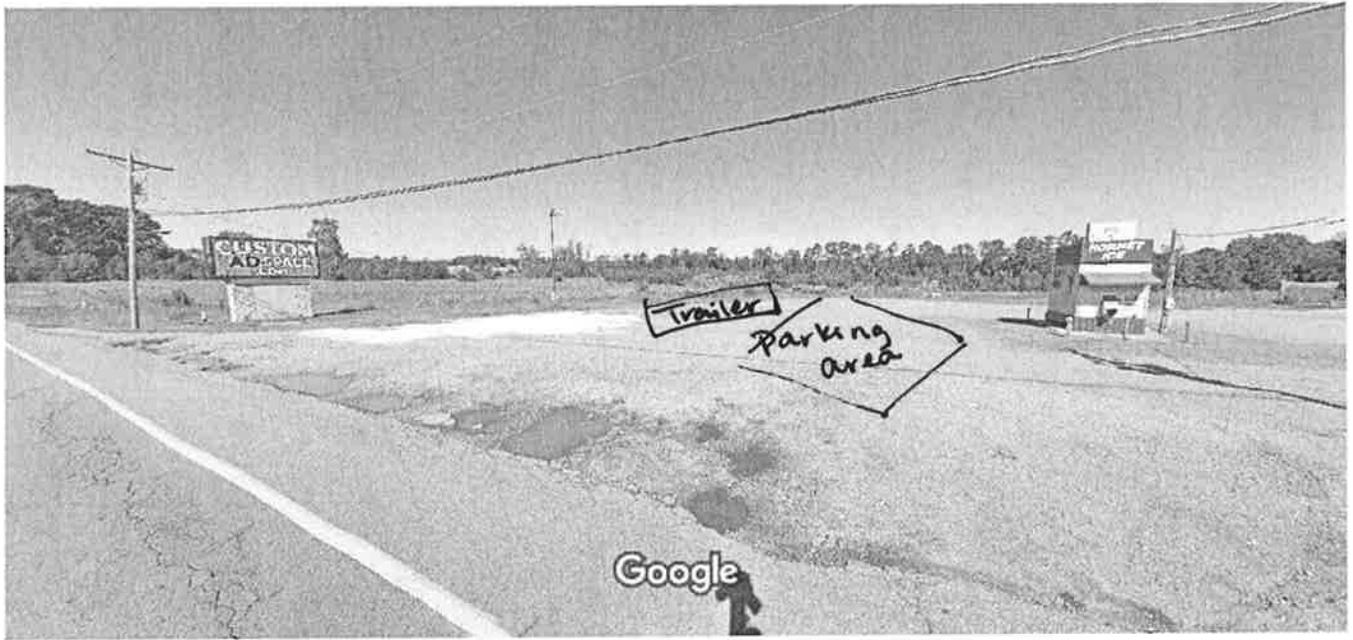


Image capture: Oct 2019 © 2020 Google

Bryant, Arkansas

Google

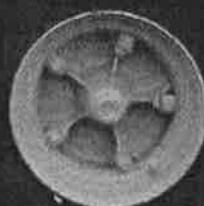
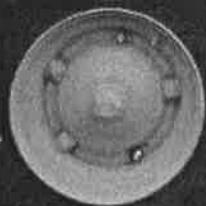
Street View



**CONE HEADS**



**SHAVED ICE**



Google Maps

6139 AR-5

Cone Heads at same location in 2019



Image capture: Jun 2019 © 2020 Google

Bryant, Arkansas

Google

Street View



Currently shown: Jun 2019

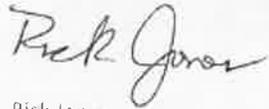


April 20, 2020

To Whom It May Concern:

I, Rick Jones, give Kierra Matthews permission to utilize the property located at 6221 Hwy 5, Bryant, AR 72022 for the purpose of operating her concession trailer. Mrs. Matthews is able to utilize my property as long as the lease agreement terms are adhered to.

Respectfully,

A handwritten signature in cursive script that reads "Rick Jones".

Rick Jones

6221 Hwy 5

Bryant, AR 72022

Fiscal Year  
\*N/A



ARKANSAS DEPARTMENT OF HEALTH  
FOOD MOBILE  
4815 W Markham St, Slot 29  
Little Rock AR 72205

Permit No.	1027320
Receipt No.	23445537
Date	3/11/2020
Amount	\$35.00
Check No.	

ESTABLISHMENT **FOOD ESTABLISHMENT** EXPIRES 3/31/2021

COUNTY: Pulaski

THIS PERMIT SHALL NOT BE DEEMED A PROPERTY OR VESTED RIGHT, IS NOT TRANSFERABLE OR ASSIGNABLE, MAY BE REVOKED AT ANY TIME PRUSUANT TO LAW.

CONE HEADS  
7613 VESTAL BLVD  
APT 24  
North Little Rock

AR 72113

CONE HEADS  
4710 Sam Peck Rd Apt 1196

Little Rock

AR 72223

LICENSE AND PERMIT BOND

State Farm



STATE FARM FIRE AND CASUALTY COMPANY

BLOOMINGTON, ILLINOIS

KNOW ALL PERSONS BY THESE PRESENTS, That we, KIERRA MATTHEWS

of 4315 SLINKER RD LITTLE ROCK, AR 72206 as Principal,  
and STATE FARM FIRE AND CASUALTY COMPANY, a corporation organized under the laws of the State of Illinois,  
having its principal office in the city of Bloomington, Illinois, as Surety, are held and firmly bound unto  
CITY OF BRYANT

in the full and aggregate sum of ONE THOUSAND AND NO CENTS Dollars (\$1,000.00)  
lawful money of the United States, for which payment well and truly to be made, we bind ourselves, our heirs, executors,  
administrators, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH that whereas the said Principal has been granted a  
TEMPORARY BUSINESS

for a term beginning APRIL 27, 2019 and ending APRIL 27, 2020

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

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

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

Signed, sealed and dated this 18TH day of APRIL, 2019.

Principal

By: Kierra Matthews

STATE FARM FIRE AND CASUALTY COMPANY

By: Heidi Stevens  
Attorney-in-fact



CONTINUATION CERTIFICATE  
(For Use On Surety Bonds)

StateFarm



STATE FARM FIRE AND CASUALTY COMPANY

BLOOMINGTON, ILLINOIS

The STATE FARM FIRE AND CASUALTY COMPANY (hereinafter called the Company) hereby continues in force its Bond No. 94-BM-D155-2 in the sum of Dollars (\$ 1,000.00 ),  
ONE THOUSAND DOLLARS AND NO CENTS

on behalf of MATTHEWS, KIERRA

in favor of CITY OF BRYANT

for the (extended) term, subject to all the covenants and conditions of said Bond,  
beginning on APRIL 27, 2020 and ending on APRIL 27, 2021 .

This Continuation is executed upon the express condition that the Company's liability under said Bond and this and all continuations thereof shall not be cumulative and shall in no event exceed the sum stated above.

IN WITNESS WHEREOF, the Company has caused this instrument to be signed by its officers proper for the purpose and its corporate seal to be hereto affixed FEBRUARY 13, 2020 .



STATE FARM FIRE AND CASUALTY COMPANY  
(Surety)

By: John Klinging (SEAL)  
Attorney-in-Fact

**Power of Attorney**  
STATE FARM FIRE AND CASUALTY COMPANY

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

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

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

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

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

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



STATE FARM FIRE AND CASUALTY COMPANY

By: John R. Horton  
John R. Horton Assistant Secretary Treasurer

STATE OF ILLINOIS  
COUNTY OF McLEAN

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

"OFFICIAL SEAL"  
Pamela Chancellor  
Notary Public, State of Illinois  
My Commission Expires August 30, 2021

Pamela Chancellor

Notary Public  
My commission expires August 30, 2021

CERTIFICATE

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

Signed and sealed at Bloomington, Illinois. Dated this 13 day of FEBRUARY, 2020.



Julia Klinzing  
Assistant Secretary Treasurer

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

85301

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](http://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: 5-7-2020

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

SIGN CO. OR  
SIGN OWNER

Name SkyLite Sign & Neon, Inc.

Address 23016 Chicot Rd

City, State, Zip Mabelvale Ar, 72103

Phone 501-888-6485

Alternate Phone \_\_\_\_\_

PROPERTY OWNER

Name \_\_\_\_\_

Address \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Phone \_\_\_\_\_

Alternate Phone \_\_\_\_\_

GENERAL DETAILS

Name of Business Flash Market #42

Address/Location of sign 26213 I-30, Bryant

Sign dimensions (height, length, width) 15.92' tall X 7.1' wide

Zoning Classification \_\_\_\_\_ Aggregate Surface Area (total all signs) \_\_\_\_\_

Height of sign from lot surface: Bottom \_\_\_\_\_ Top \_\_\_\_\_

SIGN TYPE

Pole  Monument

Wall  
 Other (type) MID SIGN (Replace Faces)  
Total sq. ft. 113.03

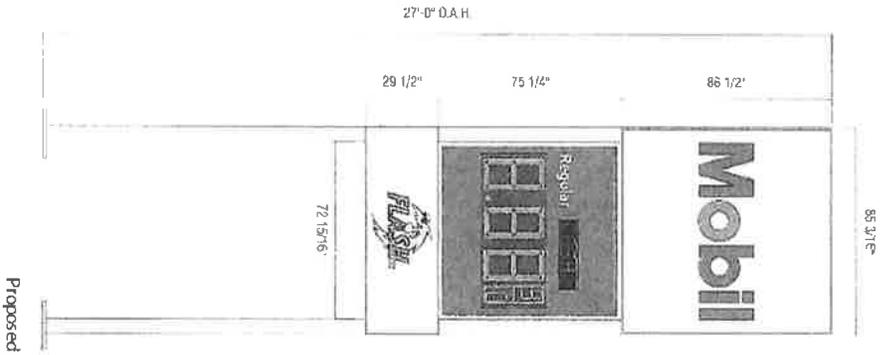
READ CAREFULLY BEFORE SIGNING

I, Franka Alderson, 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.

Franka Alderson  
Applicant's Signature

5-7-2020  
Date

Sign Administrator(or Designee) Approval Date



**7' Citgo Euro to Mobil Sign System - Sign 1**

- Reface 86-1/2" x 85-3/16" Sign
- Mobil - Pan formed embossed face
- Retrofit 50-5/8" x 72-15/16" Sign
- 1P Price - Pan formed face
- Regular - 24" Red Able 7-Segment LEDs & 6" Cash-Credit Flasher
- Note: EMDont Semibold font style
- Remove Subway sign
- Flash Market sign to remain as is and moved up below price.
- Note: Dimensions are based on known Citgo standards.

**TRIUMPH**  
signs & consulting, inc.  
480 Milford Parkway • Milford, OH 45150  
phone 513-576-8090 • fax 513-576-8095  
visit us at www.triumphsigns.com

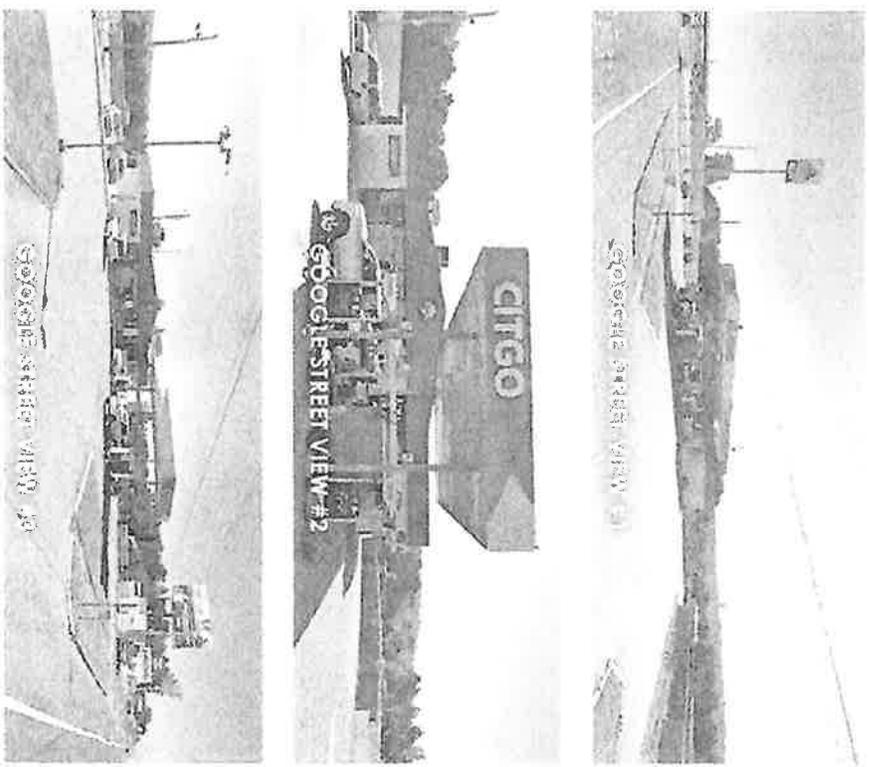
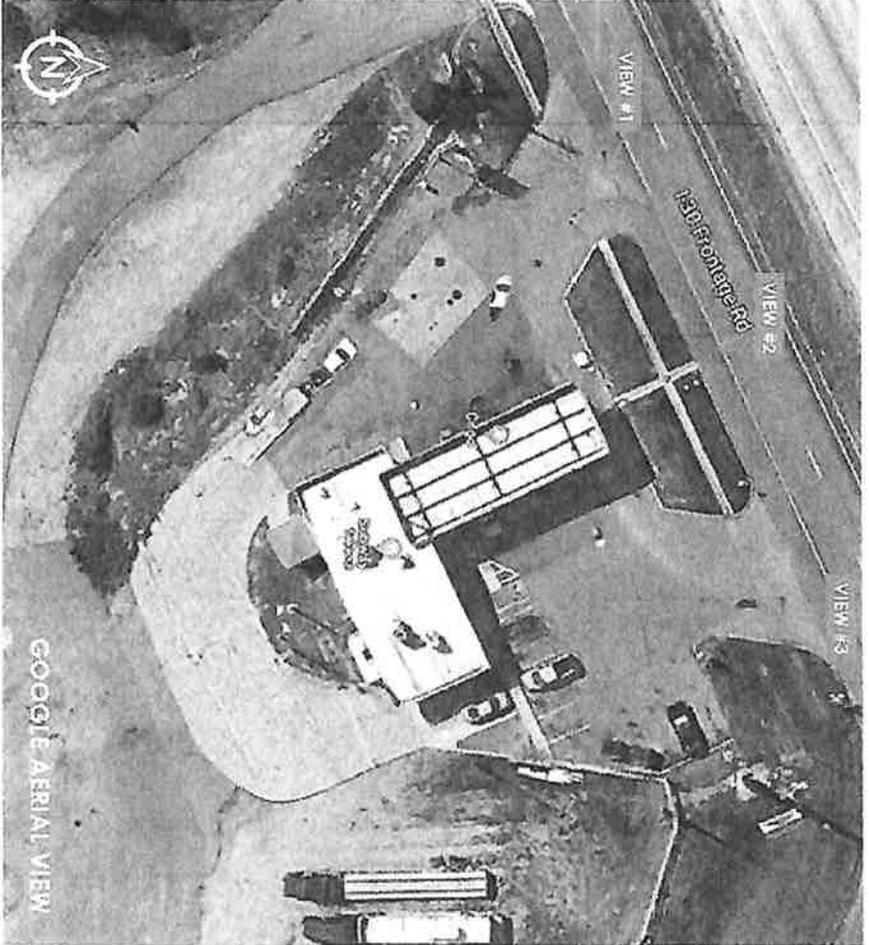
START DATE: 4-24-20 SCALE: \_\_\_\_\_  
DESIGNED BY: TW APPROVED BY: MC

REVISION DATES:

1	4
2	5
3	6

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COMPANY NAME: Flash Market #42  
ADDRESS: 28213 E. 30<sup>th</sup> Bryant, AN 72022  
CONTACT INFO: \_\_\_\_\_



**TRUMPH**  
 signs & consulting, inc.  
 480 Millford Parkway • Millford, OH 45150  
 phone 513-576-8090 • fax 513-576-8095  
 visit us at www.trumphsigns.com

START DATE: 4/24/20 SCALE: \_\_\_\_\_  
 DESIGNED BY: TW APPROVED BY: MC

REVISION DATES	
1	4
2	5
3	6

COMPANY NAME: Flash Market #42  
 ADDRESS: 207131-30, Bryan, MO 64622  
 CONTACT INFO: \_\_\_\_\_

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85300

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](http://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: 5-7-2020

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

SIGN CO. OR  
SIGN OWNER

Name Skylite Sign & Neon, Inc.  
Address 23016 Chicot Rd  
City, State, Zip Mabelvale Ar, 72103  
Phone 501-888-6485  
Alternate Phone \_\_\_\_\_

PROPERTY OWNER

Name \_\_\_\_\_  
Address \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
Phone \_\_\_\_\_  
Alternate Phone \_\_\_\_\_

GENERAL DETAILS

Name of Business Flash Market #42  
Address/Location of sign 26213 I-30, Bryant  
Sign dimensions (height, length, width) 20" h x 73 5/8" w  
Zoning Classification \_\_\_\_\_ Aggregate Surface Area (total all signs) \_\_\_\_\_  
Height of sign from lot surface: Bottom \_\_\_\_\_ Top \_\_\_\_\_

SIGN TYPE

Pole  Monument  
 Wall  
 Other (type) Canopy Logo (2 sets)  
Total sq. ft. 11.25

To Replace existing faces

READ CAREFULLY BEFORE SIGNING

I, FRANDA GIDIXON, 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.

Franda Gidixon  
Applicant's Signature

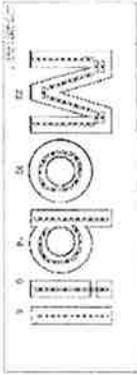
5-7-2020  
Date

Sign Administrator (or Designee) Approval

Date

**Mobil - ACM Logo Box  
for 2Di canopy fascia-1 1/2" deep**

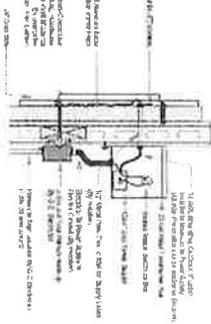
Mobil Letter Area  
Squarred Area - 122" x 73 5/8" 11.26 sq.ft.  
Actual Area of Letters - 6.7 sq.ft.



Material: Aluminum  
The 100 mil thick aluminum fascia is constructed from 1/2\"/>

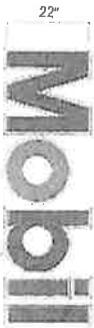


Mobil - ACM Logo Box Assembly

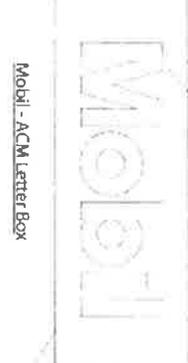


Mobil - Vacuum Formed Letterset

Letterset transformed from translucent white polycarbonate. Translucent red/white vinyl applied (last surface)



Mobil - ACM Letter Box



Mobil - ACM Letter Box

White ACM Panel (glass side out)  
Aperture - Saw White 3mm (0.1187)



Toler: 1/4 Amps

ALL DRAWINGS SHALL BE RECHECKED FOR DIMENSIONS AND TOLERANCES BY THE DESIGNER PRIOR TO FABRICATION. ANY CHANGES SHALL BE MADE BY THE DESIGNER.



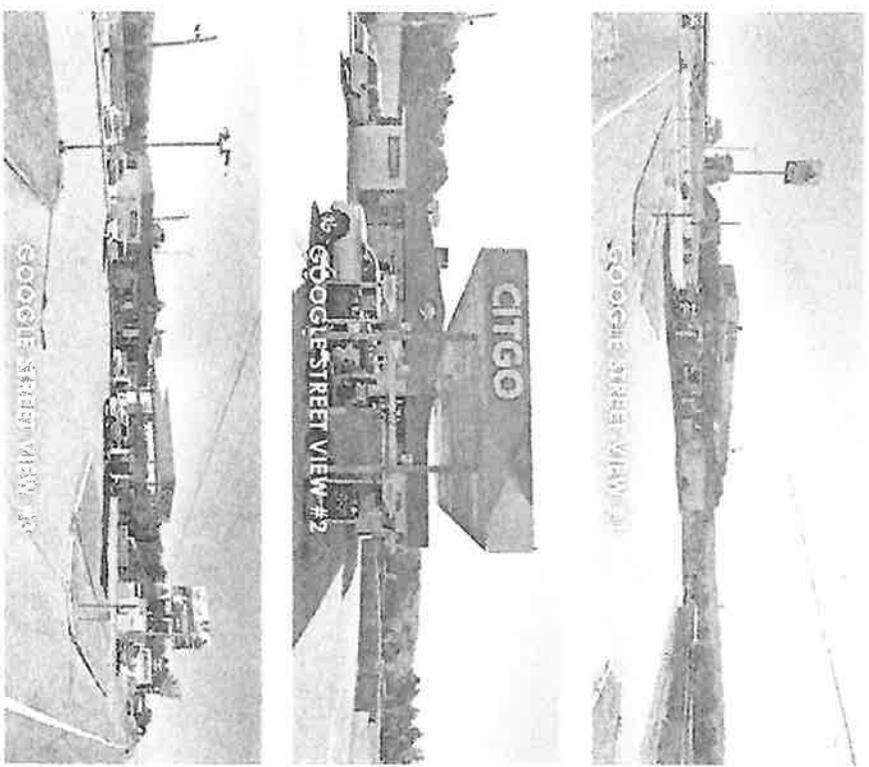
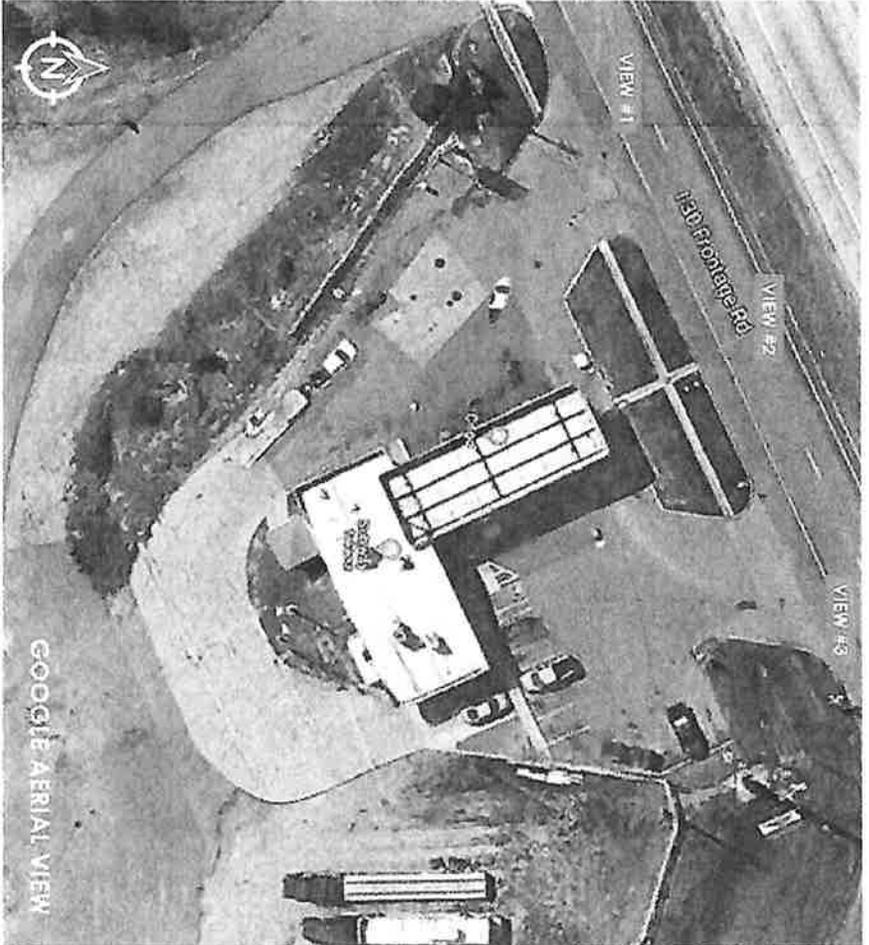
**Triumph Signs & Consulting, Inc.**  
480 Milford Parkway • Milford, OH 45150  
phone 513-576-8090 • fax 513-576-8095  
visit us at www.triumphsigns.com

START DATE: 4-24-20 SCALE: \_\_\_\_\_  
DESIGNED BY: JW APPROVED BY: MC

REVISION DATES:	
1	4
2	5
3	6

COMPANY NAME: Flash Market #42  
ADDRESS: 20213 F-30 Bryant, AR 72022  
CONTACT INFO: \_\_\_\_\_

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**TRIUMPH**  
 signs & consulting, inc.  
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 phone 513-576-8090 • fax 513-576-8095  
 visit us at www.triumphsigns.com

START DATE: 4/21/20 SCALE: \_\_\_\_\_  
 DESIGNED BY: TW APPROVED BY: MC

REVISION DATES	
1	4
2	5
3	6

COMPANY NAME: Flash Market #42  
 ADDRESS: 202131-30, Bryan, AR 72022  
 CONTACT INFO: \_\_\_\_\_

2025 Triumph Signs & Consulting, Inc. 7410 25th Avenue, The drawing was created by Triumph Signs & Consulting, Inc. and neither the drawings nor the text contained herein shall be reproduced or used without our prior written permission.

85299

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

SIGN PERMIT APPLICATION

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Date: 5-7-2020

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

SIGN CO. OR  
SIGN OWNER

Name Skylite Sign & Neon, Inc.  
Address 23016 Chicot Rd  
City, State, Zip Mabelvale Ar, 72103  
Phone 501-888-6485  
Alternate Phone \_\_\_\_\_

PROPERTY OWNER

Name \_\_\_\_\_  
Address \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
Phone \_\_\_\_\_  
Alternate Phone \_\_\_\_\_

GENERAL DETAILS

Name of Business Flash Market #42  
Address/Location of sign 26213 I-30, Bryant  
Sign dimensions (height, length, width) 13'6" Tall X 13'6" wide  
Zoning Classification \_\_\_\_\_ Aggregate Surface Area (total all signs) \_\_\_\_\_

SIGN TYPE

Pole  Monument  
 Wall  
 Other (type) \_\_\_\_\_  
Total sq. ft. 184.9

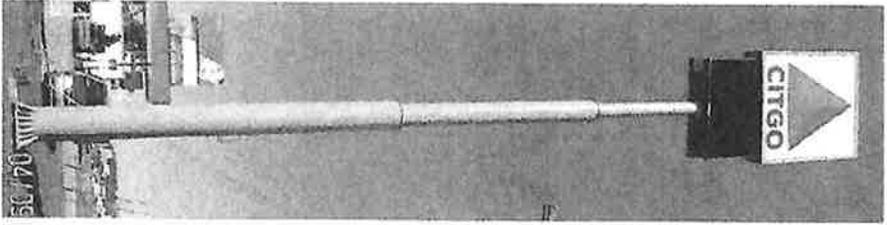
*TO Replace existing faces*

Height of sign from lot surface: Bottom \_\_\_\_\_ Top \_\_\_\_\_

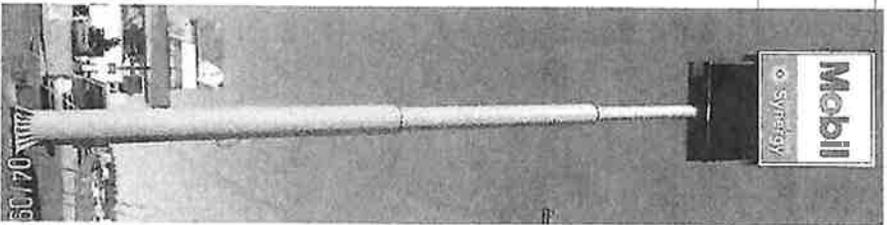
READ CAREFULLY BEFORE SIGNING

FRONDA Collier, 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.

Frank Gilh 5-7-2020  
Applicant's Signature Date Sign Administrator(or Designee) Approval Date

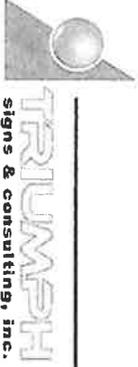


Existing



Proposed

Citgo to Mobil Hi-Rise Reface - Sign 2  
 Reface 13' 6" x 13' 6" Sign  
 Mobil / Synergy - Flex Face  
 Pricer to remain as is



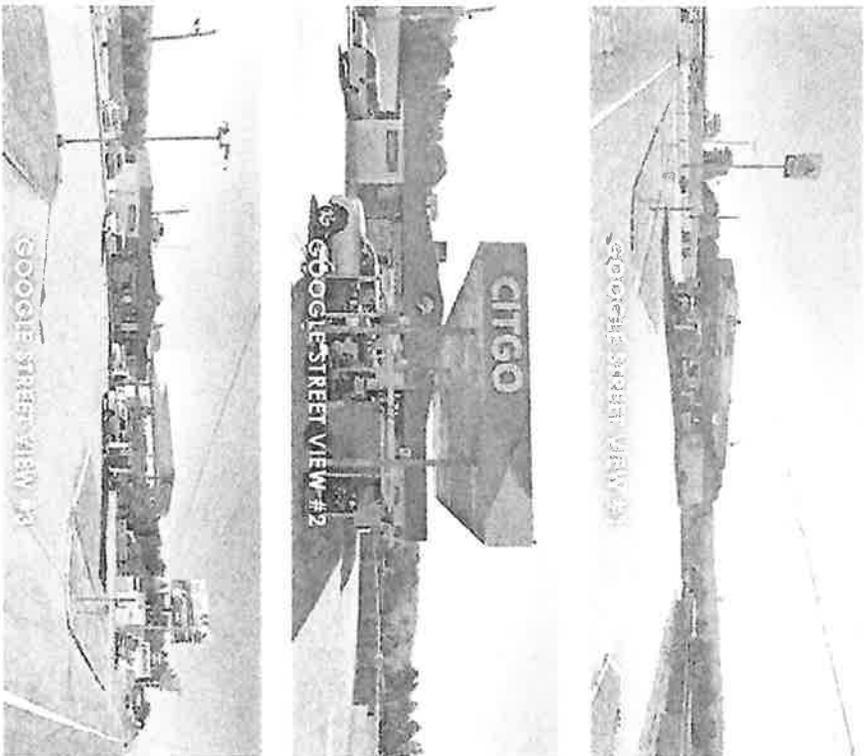
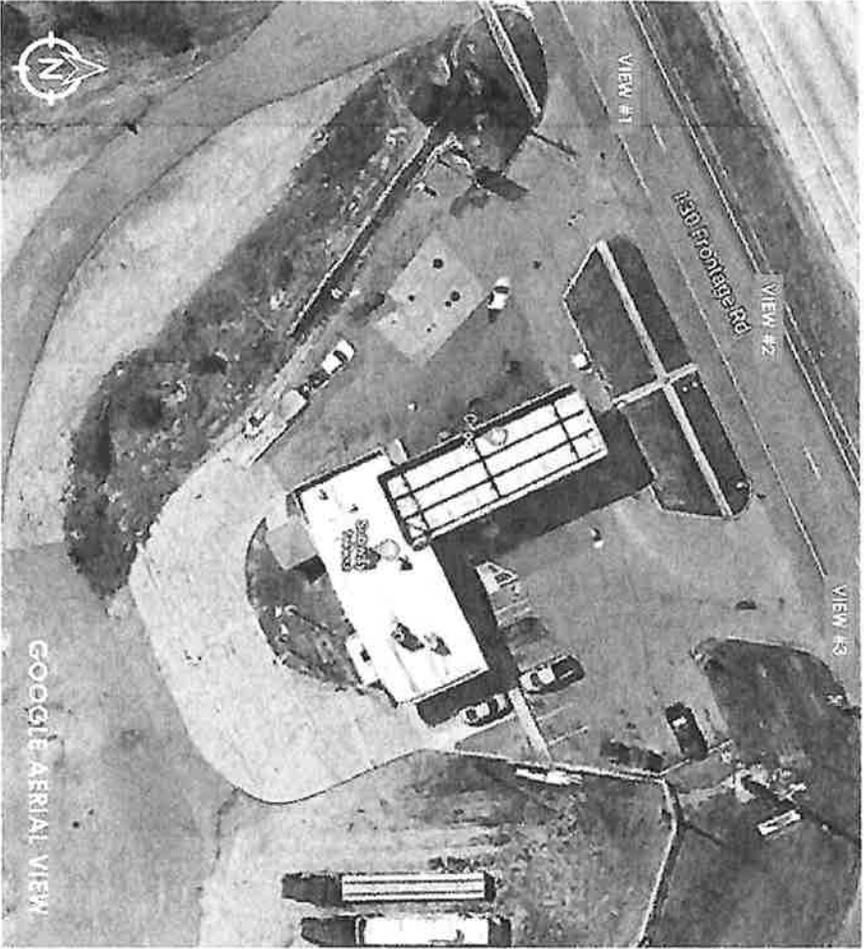
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 signs & consulting, inc.  
 480 Milford Parkway • Milford, OH 45150  
 phone 513-576-8090 • fax 513-576-8095  
 visit us at www.triumphsigns.com

START DATE: 4-24-20 SCALE:  
 DESIGNED BY: TW APPROVED BY: MC

REVISION DATES:	
1	4
2	5
3	6

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COMPANY NAME: Flash Market #42  
 ADDRESS: 20213 I-30, Bryant, AR 72022  
 CONTACT INFO:



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**signs & consulting, inc.**  
 480 Millford Parkway • Millford, OH 45150  
 Phone 513-576-8090 • Fax 513-576-8095  
 Visit us at [www.triumphsigns.com](http://www.triumphsigns.com)

START DATE: 4/24/20 SCALE: \_\_\_\_\_  
 DESIGNED BY: TW APPROVED BY: NC

REVISION DATES	
1	4
2	5
3	6

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COMPANY NAME: Flash Market #42  
 ADDRESS: 262131-30 Bynall, MO 72022  
 CONTACT INFO: \_\_\_\_\_

Temporary Business Application  
City of Bryant

Date 4/30/2020

Name of Business Sunshine Shaved Ice, LLC

Federal Tax Employer Identification Number 84-5166335

Arkansas State Sales Tax Number Application submitted; Awaiting temp license

Type of Business Shaved ice mobile unit

Location of proposed Temporary Business 23140 I-30W Bryant, AR 72022

Applicants Mailing Address 3622 Independence Dr. Bryant, AR 72022

Contact Person Michael Stroud

Daytime Phone No. (501) 658-6862

Evening Phone No. SAME

Email Address Sunshineproperties76@yahoo.com

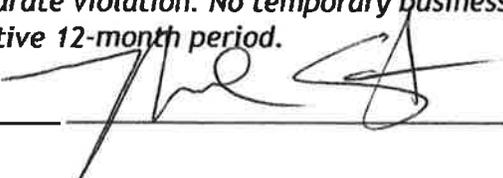
Last Two Cities Worked In: 1. N/A 2. N/A

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

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

Beginning Date Requested 05/18/2020 Ending Date Requested 09/30/2020

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

Owners Signature 

04/28/2020

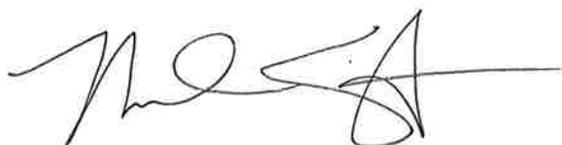
# BRYANT PLANNING COMMISSION

210 SW 3<sup>RD</sup> ST BRYANT, AR 72022

Dear Planning Commission:

Please find temporary business application and required materials attached. We are requesting a temporary business license to operate a new shaved ice mobile unit in Bryant. My contact information is listed below, please contact me if you require further information. Thank you for your consideration.

SINCERELY,



MICHAEL H STROUD  
SUNSHINE SHAVED ICE, LLC  
3622 INDEPENDENCE DRIVE  
BRYANT, AR 72022  
[SUNSHINEPROPERTIES76@YAHOO.COM](mailto:SUNSHINEPROPERTIES76@YAHOO.COM)  
(501) 658-6862



# Arkansas Department of Health

4815 West Markham Street • Little Rock, Arkansas 72205-3867 • Telephone (501) 661-2000  
Governor Asa Hutchinson  
Nathaniel Smith, MD, MPH, Secretary of Health

April 10, 2020

Michael Stroud  
3622 Independence Dr.  
Bryant, AR 72022

Project: 111070  
Sunshine Shaved Ice  
23140 I-30 West  
Bryant, AR 72022

Dear Sir or Madam:

The plans for the above referenced project have been reviewed by the **Environmental Health Branch-Food Service Section of the Arkansas Department of Health** and were found to be in compliance with the **Rules & Regulations pertaining to Retail Food Establishments**.

A scanned copy of the original plans has been attached to the food establishment account electronically and an email notification has been sent to the Environmental Health Specialist in Saline County.

A pre-operational inspection must be made prior to beginning operations. Please contact the Environmental Health Specialist to arrange for inspection.

This approval is based on the plans submitted to this office and any deviation must be approved in advance.

This approval is void one year from the date of this letter. To revalidate the approval, contact the County Environmental Health Specialist or this office at (501) 661-2171. While every effort is made to ensure these plans and specifications meet the current Retail Food Regulations, the final approval for this project rests on the local Environmental Health Specialist during the pre-opening inspection.

This plan review does not constitute review or approval by any other section or office of the Arkansas Department of Health.

Sincerely,

A handwritten signature in cursive script that reads "Chuck Dumas, RS".

Chuck Dumas, RS  
Retail Food Services – Plan Review  
4815 West Markham

**Subject:** Re: Bryant

**Date:** Monday, February 17, 2020 at 11:54:59 AM Central Standard Time

**From:** Alan Bubbus

**To:** Stroud, Michael H.

**CC:** David Steer, David's Legal

We will need a lease for \$10/month with you assuming all liability. I hope that's ok.

Thanks,

Alan

Sent from my iPhone

> On Feb 17, 2020, at 11:53 AM, Stroud, Michael H. <[StroudMichaelH@uams.edu](mailto:StroudMichaelH@uams.edu)> wrote:

>

> That would be great! I'll get you a copy of liability insurance later. We won't do anything before end of April.

>

> Appreciate you!

> Michael

>

> Michael H Stroud, MD

> Associate Professor

> Pediatric Critical Care

> University of Arkansas for Medical Sciences

> Associate Medical Director

> Angel One Transport

> Little Rock, AR

>

>> On Feb 17, 2020, at 11:32 AM, Alan Bubbus <[alan@davidsburgers.com](mailto:alan@davidsburgers.com)> wrote:

>>

>> Absolutely. Can y'all park it in the dirt or gravel area?

>>

>> Thanks,

>>

>> Alan

>>

>> Sent from my iPhone

>>

>>>> On Feb 16, 2020, at 9:05 AM, Stroud, Michael H. <[StroudMichaelH@uams.edu](mailto:StroudMichaelH@uams.edu)> wrote:

>>>>

>>>> Alan:

>>>>

>>>> My name is Michael Stroud; I am a pediatric critical care physician at Arkansas Children's Hospital. I have some teenage kids (two currently sophomores and two younger) that I am attempting to teach the value of hard work and some business principles. They are planning to run a shaved ice trailer in Bryant this summer (we live in the community). Would you consider leasing us space to park the trailer on your property in Bryant?

>>>>

>>>> I appreciate your time, and we love your burgers!

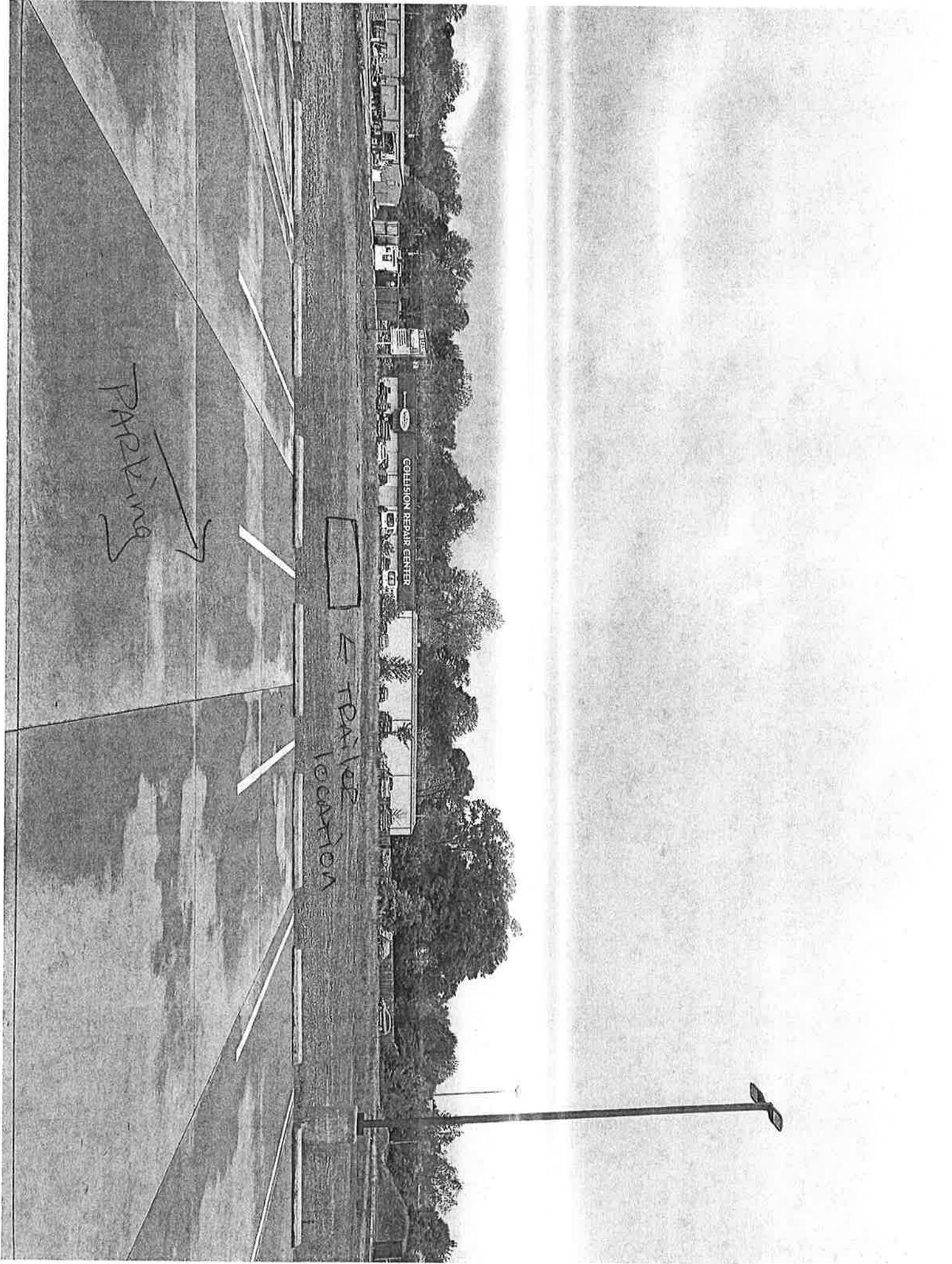
>>>>

>>>> Michael

>>>>

>>> Michael H Stroud, MD  
>>> Associate Professor  
>>> Pediatric Critical Care  
>>> University of Arkansas for Medical Sciences  
>>> Associate Medical Director  
>>> Angel One Transport  
>>> Little Rock, AR  
>>>  
>>> (501) 658-6862  
>>> [stroudaviation@yahoo.com](mailto:stroudaviation@yahoo.com)  
>>> [sunshineproperties76@yahoo.com](mailto:sunshineproperties76@yahoo.com)  
>>>

>>> -----  
>>> Confidentiality Notice: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.



PARKING →



← DRIVER LOCATION

COLLISION REPAIR CENTER

CASH

Google Maps David's Burgers



Imagery ©2020 Maxar Technologies, State of Arkansas, Map data ©2020 50 ft



# David's Burgers

4.7 ★★★★★ (1,141) • \$

American restaurant

-   
 Directions
-   
 Save
-   
 Nearby
-   
 Send to your  
phone
-   
 Share

**HOPE**  
**CONSULTING**  
**ENGINEERS - SURVEYORS**

April 6, 2020

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

RE: Replat 3707 Springhill Road and Waiver for Half-Street Improvements

Dear Truett:

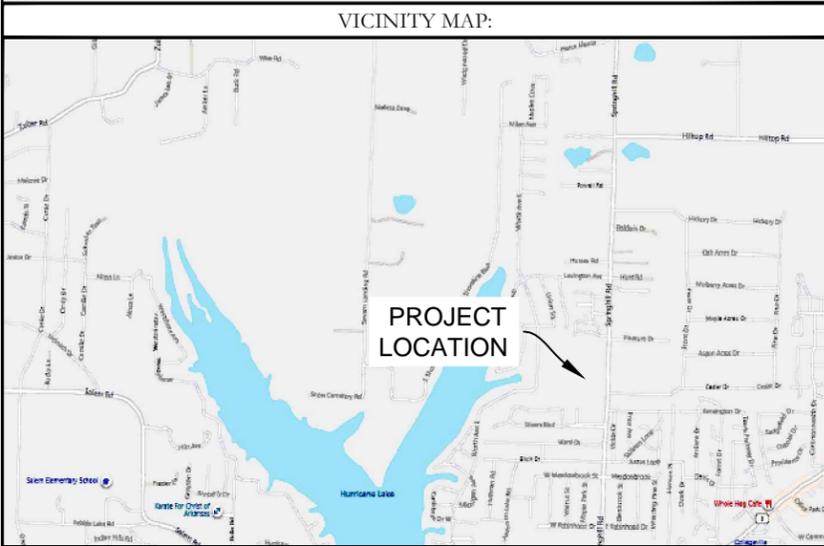
On behalf of the property owner, Hope Consulting is requesting the review of this replat. The purpose of this replat is to divide this 10-acre parcel into 3 large lots. This replat will have minimal infrastructure improvements needed. Half Street improvements of 335 feet would make this replat not feasible financially if Half Street Improvements are required. We are formally requesting a wavier for Half Street Improvements.

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

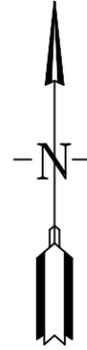
Sincerely,

  
Jonathan Hope

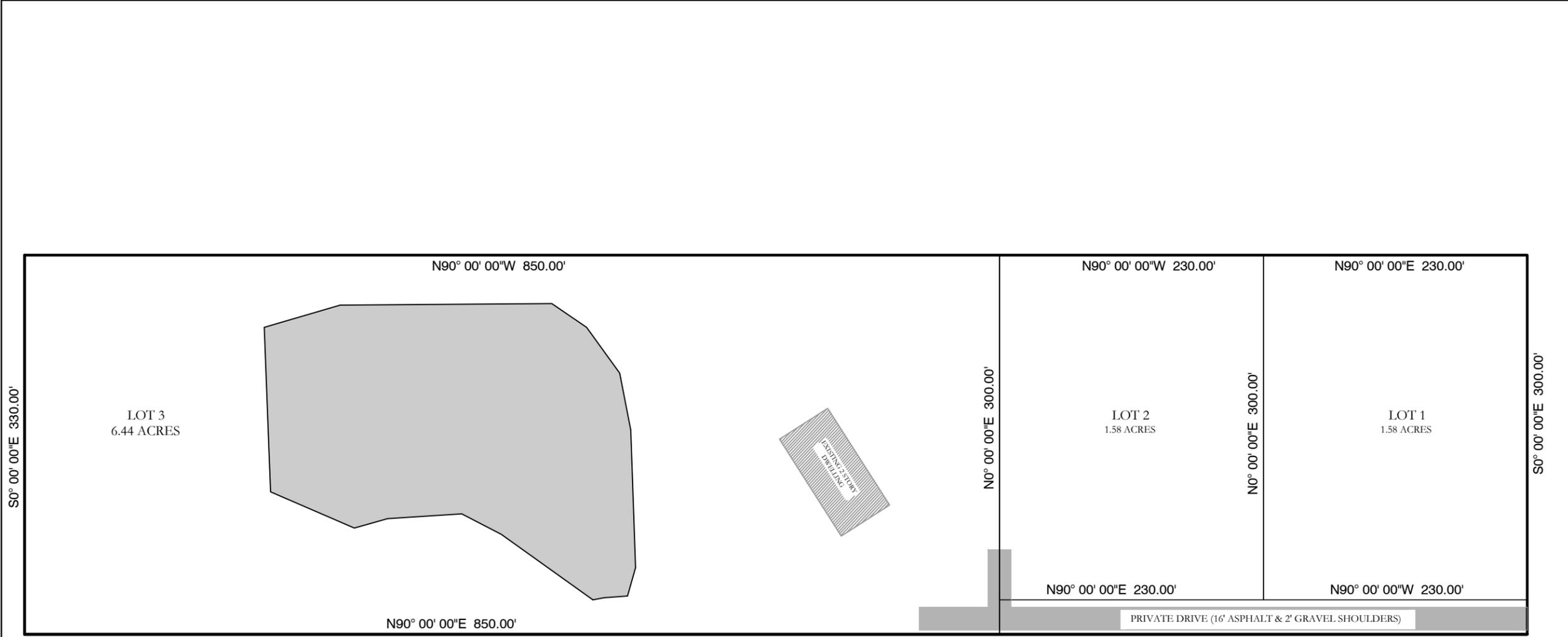
117 SOUTH MARKET ST. BENTON, ARKANSAS 72015  
501-315-2626  
WWW.HOPECONSULTING.COM



PROPOSED REPLAT OF PARCEL 840-11857-000  
IN THE CITY OF BRYANT, ARKANSAS

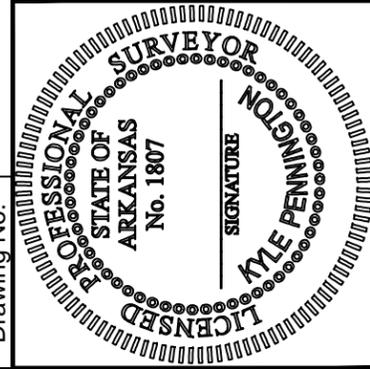


BASIS OF BEARINGS:  
GRID NORTH ARKANSAS  
COORDINATE SYSTEM,  
NORTH ZONE BY G.P.S.  
OBSERVATIONS



SPRINGHILL ROAD 80' R/W

19-1066  
Drawing No.



**HOPE CONSULTING**  
ENGINEERS - SURVEYORS

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

For the Exclusive Use and Benefit of:  
**BRAGG AND KENNEDY HOMES**

Address 3707 SPRINGHILL ROAD  
BRYANT, ARKANSAS 72022  
Date 04/06/2020  
500 02N 11W 0 16 140 60 1807

By affixing my seal and signature, I Kyle Pennington, PLS No. 1807, hereby certify that this drawing correctly depicts a survey compiled under my supervision.  
This survey is for the exclusive use and benefit of parties shown hereon. Use or duplication of this document by any other parties is prohibited and voids said document.  
This survey was based on legal descriptions and title work furnished by others. No investigation or independent search has been made for easements of record, encumbrances, restrictive covenants, ownership title information, or any other facts which an accurate and current title search may disclose.

No portion of the property described hereon lies within the 100 year flood plain, according to the Flood Insurance Rate Map, panel # 05119C0370G, dated: 07/06/2015

LEGEND

- - Found Aliquot Corner
- △ - Computed point
- - Found monument
- ⊙ - Set #4 RB/Plas. Cap (M)-Measured
- (P)-Platted \*---Fence

Drawn By JPP

Checked By



840-05248-057  
0.00

840-1185  
5

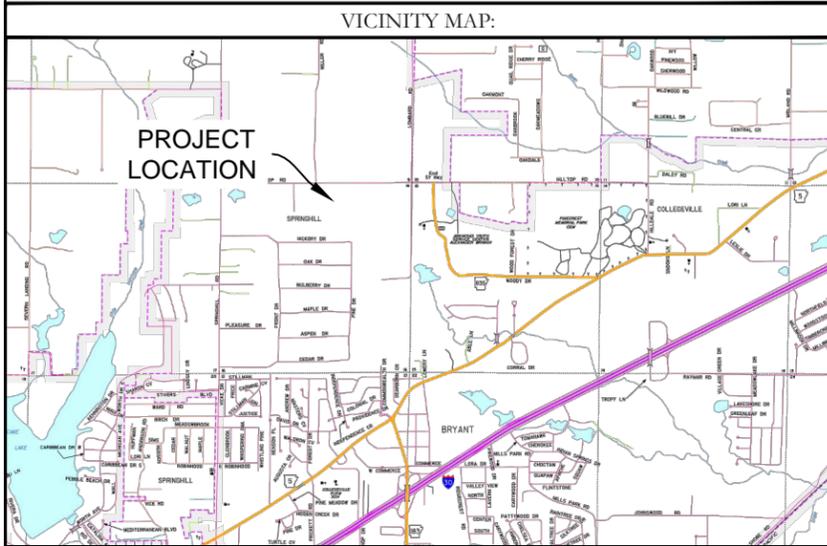
840-1185  
10

800-36951-062  
0.00

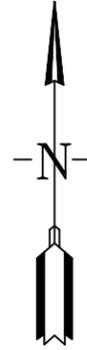
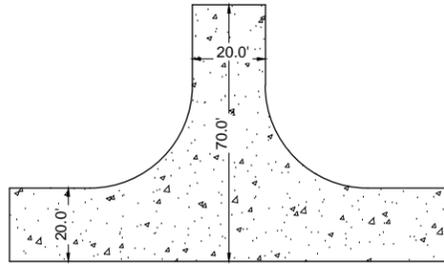
800-36951-063

840-1185  
5

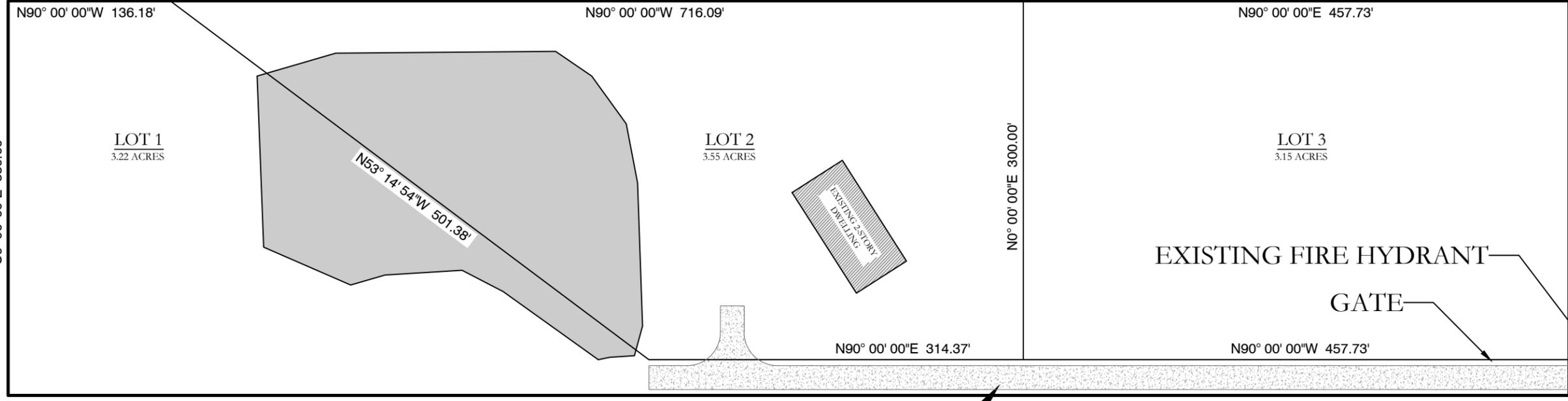
DRIVEWAY/EASEMENT  
FOR ACCESS ON 2 LOTS



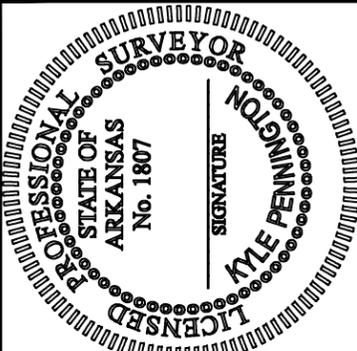
ACCEPTABLE FIRE ACCESS APPARATUS ROAD



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



19-1066  
 Drawing No.



SPRINGHILL ROAD 80' R/W

By affixing my seal and signature, I Kyle Pennington, PLS No. 1807, hereby certify that this drawing correctly depicts a survey compiled under my supervision.  
 This survey is for the exclusive use and benefit of parties shown hereon. Use or duplication of this document by any other parties is prohibited and voids said document.  
 This survey was based on legal descriptions and title work furnished by others. No investigation or independent search has been made for easements of record, encumbrances, restrictive covenants, ownership title information, or any other facts which an accurate and current title search may disclose.

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

For the Exclusive Use and Benefit of:

Address 3707 SPRINGHILL RD  
 Bryant, Arkansas 72022  
 Date 03/16/2020  
 500 02N 11W 0 16 140 60 1807

LEGEND

- - Found Aliquot Corner
- △ - Computed point
- - Found monument
- ⊙ - Set #4 RB/Plas. Cap
- (M) - Measured
- (P) - Platted
- \* - Fence

Drawn By JPP  
 Checked By

# MICHAEL BOLIN & ASSOCIATES, INC.

CONSULTING ENGINEERS  
P.O. Box 605  
BENTON, AR 72018-0605

April 30, 2020

Mr. Truett Smith  
City of Bryant  
210 Southwest 3<sup>rd</sup> Street  
Bryant, AR 72022

Re: Whiting Systems  
Bryant, Arkansas

Dear Mr. Smith:

We are requesting a waiver from the requirements of constructing a sidewalk across the property frontage at 9000 Highway 5 North.

This waiver is requested because there are no sidewalks along Highway 5 in the area with which to connect. Also it appears that ARDOT will be widening Highway 5 in this area in the near future and will probably require removal of the sidewalk.

We would appreciate consideration on placing this request on the DRC and Planning Commission agendas at the earliest possible date.

Very truly yours,

MICHAEL BOLIN & ASSOCIATES, INC.



Michael Bolin, P.E.  
President

MB:lo



**Department of Planning and Community Development**

3rd Street  
Bryant, AR 72022  
501-943-0857  
501-943-0992

Date: 3/11/2020

Name: WHITING SYSTEMS, INC.

Address of Applicant: 9100 N. HWY. 5

**Property Zoning Change**

I wish to have my property located at 9100 N. HWY. 5 be considered for re-zoning from RE to C2 as a part of the commercial zoning changes proposed by The City of Bryant. The property is more particularly described by attached legal description and survey.

This property will be reviewed by the City to ensure that the change of zoning would agree with the Comprehensive Growth Plan of the City of Bryant. If the change is found to be in accordance with the City of Bryant's growth plan, the property shall be added to the list of commercial zoning code changes proposed to Bryant's City Council by the City of Bryant Planning Commission.

By signing this document, you certify that you are the owner of the property described. You also agree to the rezoning of your property as a part of the Department of Planning and Community Development proposed changes to the commercial zoning code and map. This letter is void 180 Days after the date of signing.

Patricia Whiting 3-10-20  
Signature (Owner) Date

\_\_\_\_\_  
Signature (Co-Owner) Date

March 10, 2020

Mr. Truett Smith  
Planning Director  
210 S.W. 3rd St.  
Bryant, AR 72022

---

Re: Whiting Systems  
Bryant, Arkansas

Dear Mr. Smith:

Whiting Systems, Inc. proposes to construct a new building within our complex at 9100 North Highway 5. This building will serve as a part of our manufacturing facility.

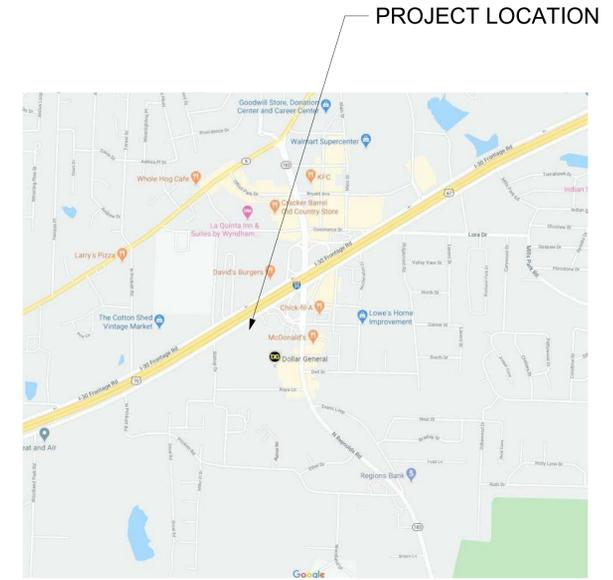
The proposed building will be located toward the south end of our property and will be completely hidden from view from any location outside the immediate vicinity of our complex. Therefore, no discernible public benefit would be gained by applying the commercial building standards.

We hereby request that a non-standard building, as described in commercial building standards, be allowed for our proposed new building.

Very truly yours,

*Donel R. Whiting* by *Pat Whiting*  
Donel R. Whiting

# RENOVATIONS AND ADDITIONS TO EXISTING BUILDING FOR J.D. BYRIDER BRYANT, ARKANSAS



VICINITY MAP

INDEX - SHEET INDEX - CIVIL	
SHEET NUMBER	SHEET NAME
DECP	GRADING, DRAINAGE & EROSION CONTROL

INDEX - SHEET INDEX - ARCHITECTURAL	
SHEET NUMBER	SHEET NAME
A0.0	SITE PLAN
A1.0	FLOOR PLAN
A1.1	REFLECTED CEILING PLAN
A2.0	EXTERIOR ELEVATIONS

CITY REVIEW DOCUMENTS NOT FOR CONSTRUCTION

COVER SHEET  
#2007  
3-7-20  
REVISED: 4-22-20

J.D. BYRIDER  
NEW FACILITY  
22677 INTERSTATE - 30  
BRYANT, AR 72022

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

T0.00

GENERAL EROSION CONTROL NOTES AND SPECIFICATIONS

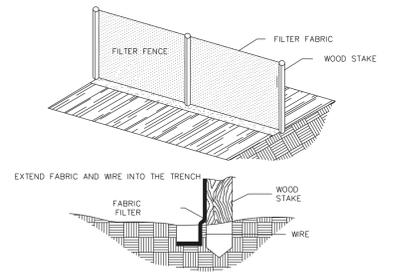
1. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THE EROSION PHASE I & II CONSTRUCTION DRAWINGS, THE STANDARD DETAILS AND ANY RELATED DOCUMENTS INCLUDING CITY ORDINANCE.
2. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES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

EROSION CONTROL DETAILS

SILT FENCE DETAIL

**WHAT IS THIS**

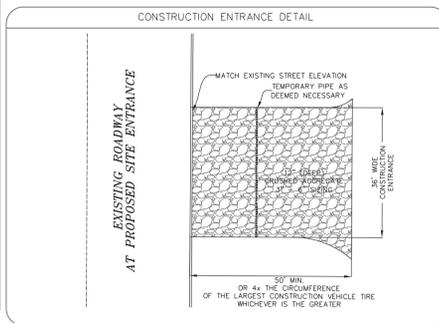
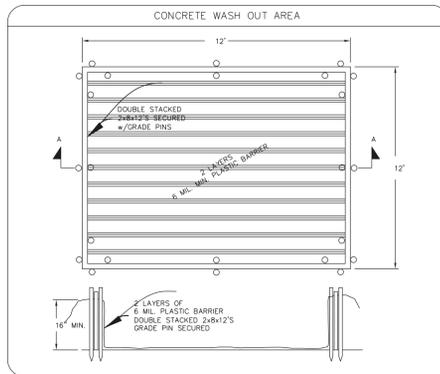
A SILT FENCE ALSO CALLED A "FILTER FENCE" IS A TEMPORARY MEASURE FOR SEDIMENTATION CONTROL. IT USUALLY CONSISTS OF POSTS WITH FILTER FABRIC STRETCHED ACROSS THE POSTS AND SOMETIMES WITH A WIRE SUPPORT FENCE. THE LOWER EDGE OF THE FENCE IS VERTICALLY TRENCHED AND COVERED BY BACKFILL. A SILT FENCE IS USED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



**WHEN AND WHERE TO USE IT**

AS SHOWN BY:

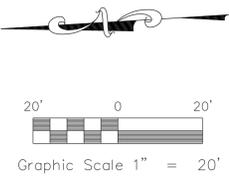
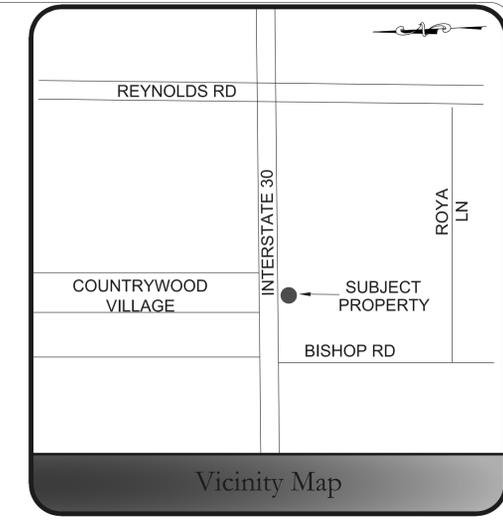
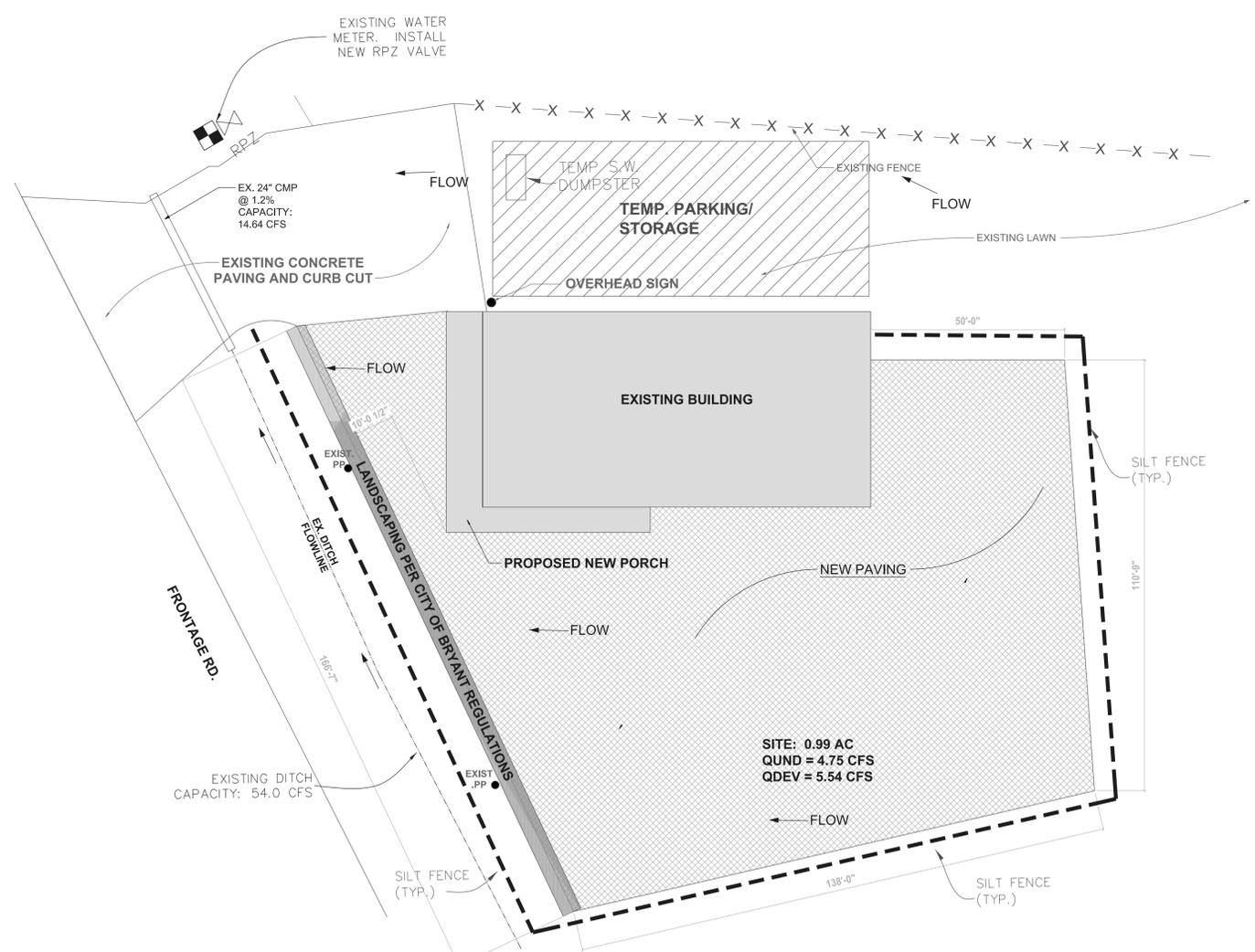
A SILT FENCE SHOULD BE INSTALLED PRIOR TO MAJOR SOIL DISTURBANCE IN THE DRAINAGE AREA. SUCH A STRUCTURE IS ONLY APPROPRIATE FOR DRAINAGE AREAS OF 1 ACRE OR LESS WITH VELOCITIES OF 0.5 CFS OR LESS (WASHINGTON STATE, 1992). THE FENCE SHOULD BE PLACED ACROSS THE BOTTOM OF A SLOPE OR MINOR DRAINAGEWAY ALONG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



**EROSION & SEDIMENT CONTROL MAINTENANCE**

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

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



Legend of Symbols & Abbreviations

- FORTY LINE
- PROPERTY LINE
- - - - - CENTERLINE OF ROAD
- RIGHT OF WAY
- ..... FENCE LINE
- - - - - OVERHEAD POWER LINE
- BUILDING SETBACK
- ..... UTILITY EASEMENT
- ..... FLOWLINE
- ..... DITCH BANK
- ..... WATER LINE
- ..... FIBER OPTIC LINE
- FOUND MONUMENT (AS NOTED)
- SET 1/2" REBAR
- ◆ TEMPORARY BENCHMARK
- ⊕ POWER POLE
- ⊞ FIBER OPTIC PEDESTAL
- ⊞ WATER VALVE
- ⊞ FIRE HYDRANT
- ⊞ TELEPHONE PEDESTAL
- ⊞ WATER METER
- X SPOT ELEVATION

**\*\* UTILITY WARNING \*\***

48 HOURS BEFORE YOU DIG CALL ARKANSAS ONE CALL (TOLL FREE) 1-800-482-8988 PRIOR TO CONSTRUCTION FOR UNDERGROUND UTILITY LOCATION



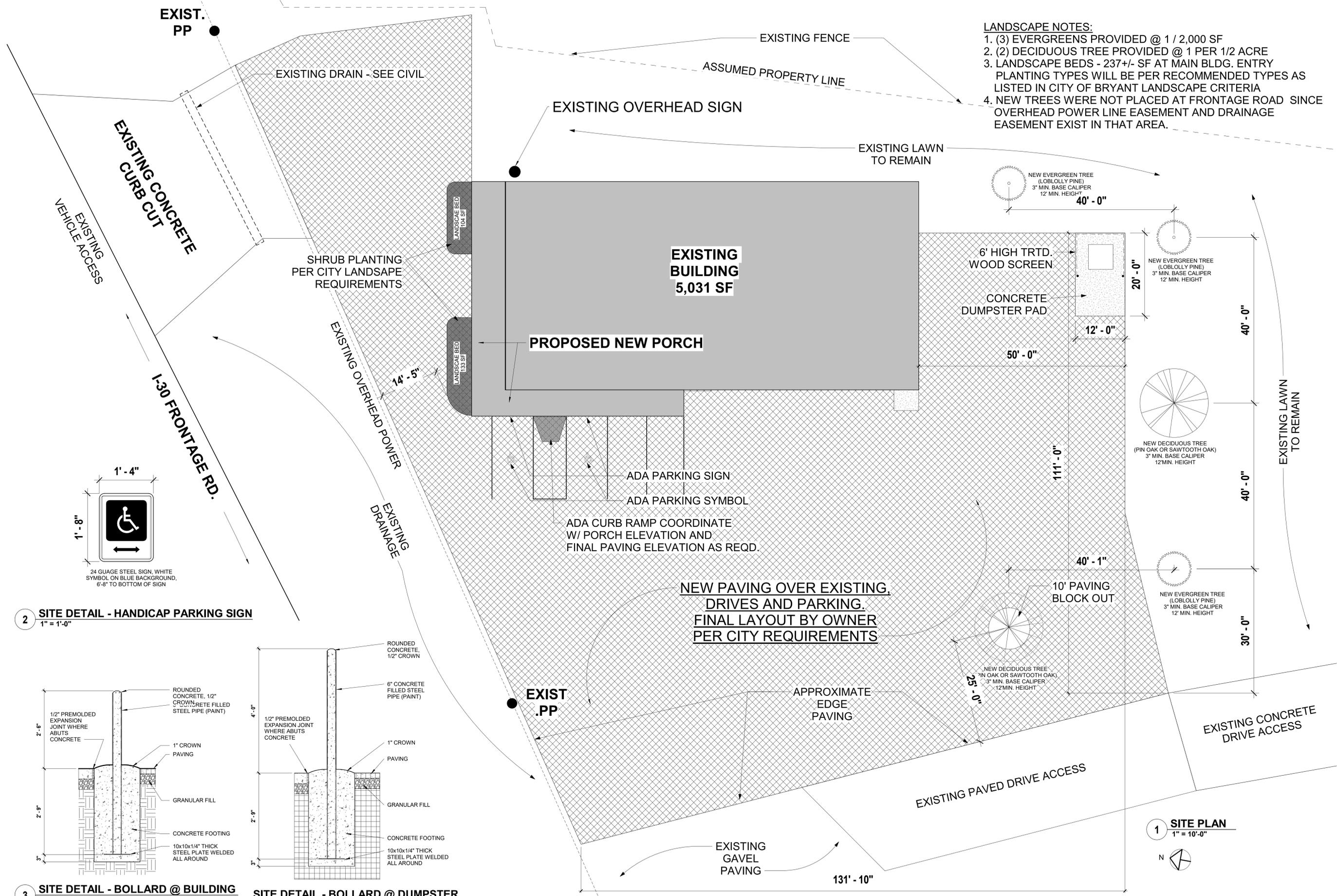
**Eric Krebs, P.E.**  
 Civil Engineering - Development - Planning - Project Management  
 2712 Cypress Point Drive, Benton, Arkansas 72019  
 Ph: (501) 317-2547

OWNER / DEVELOPER:  
**22677, L.L.C.**  
 7511 BECK ROAD  
 LITTLE ROCK, AR 72223  
 (501) 529-5711

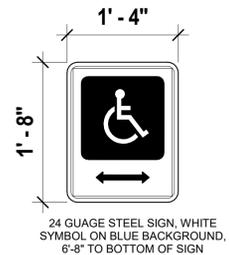
**J.D. BYRYDER**  
 1-30  
 BRYANT, ARKANSAS

GRADING, DRAINAGE & EROSION CONTROL PLAN  
 PROJECT NUMBER:  
 C.A.D. BY:  
 CHECKED BY:  
 DATE: 10/20/2019

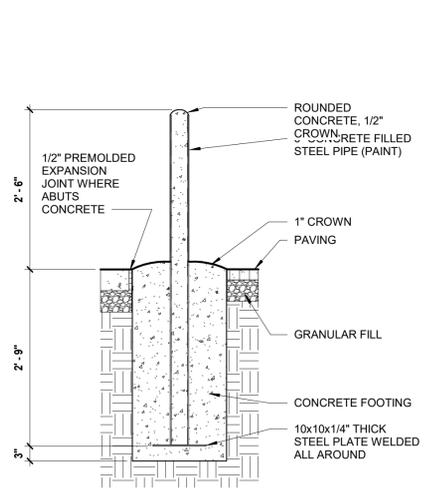
**DECP**



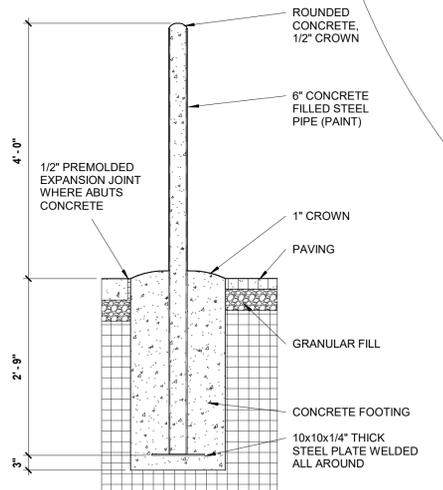
**2 SITE DETAIL - HANDICAP PARKING SIGN**  
1" = 1'-0"



**3 SITE DETAIL - BOLLARD @ BUILDING**  
3/4" = 1'-0"



**4 SITE DETAIL - BOLLARD @ DUMPSTER ENCLOSURE**  
3/4" = 1'-0"



CITY REVIEW DOCUMENTS NOT FOR CONSTRUCTION

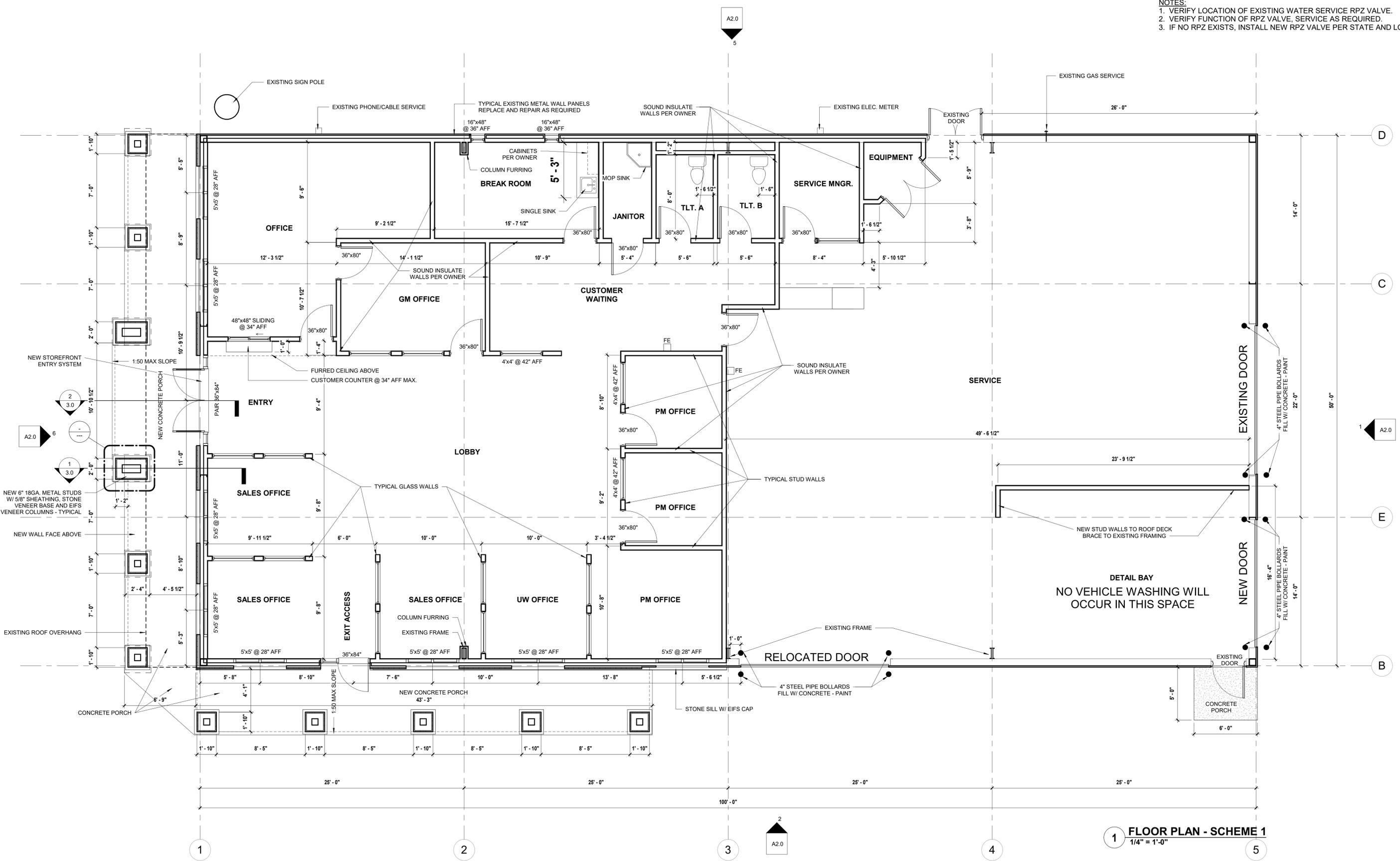
**BARTLETT ARCHITECTURE**  
ARCHITECT + PLANNER + DESIGNER  
603 HWY #5 NORTH BENTON, ARKANSAS 72019  
DANIEL BARTLETT A.I.A., NCARB 501-794-4448

**J.D. BYRYDER**  
NEW FACILITY  
22677 INTERSTATE - 30  
BRYANT, AR 72022

SITE PLAN  
#2007  
3-7-20  
REVISED: 5-11-20

**A0.0**

- NOTES:**
1. VERIFY LOCATION OF EXISTING WATER SERVICE RPZ VALVE.
  2. VERIFY FUNCTION OF RPZ VALVE, SERVICE AS REQUIRED.
  3. IF NO RPZ EXISTS, INSTALL NEW RPZ VALVE PER STATE AND LOCAL CODES.



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

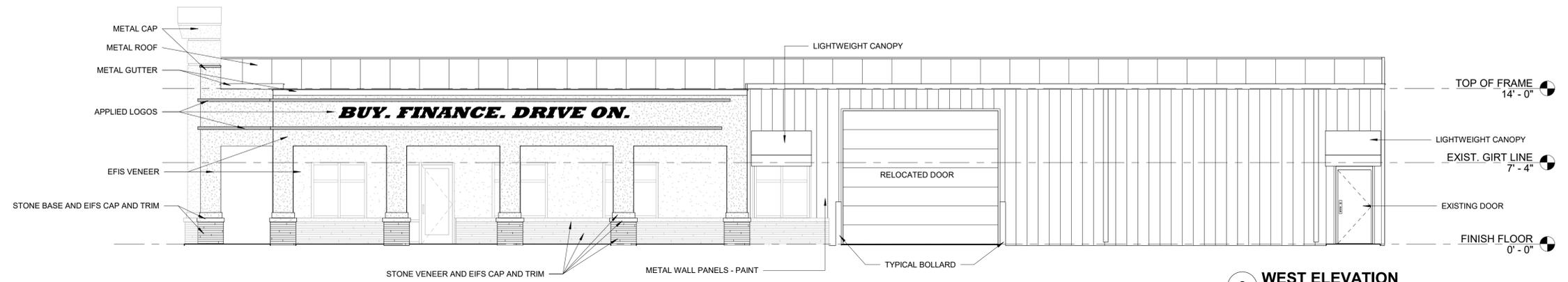
**BARTLETT ARCHITECTURE**  
ARCHITECT PLANNER DESIGNER  
603 HWY #5 NORTH BENTON, ARKANSAS 72019  
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BRYANT, AR 72022

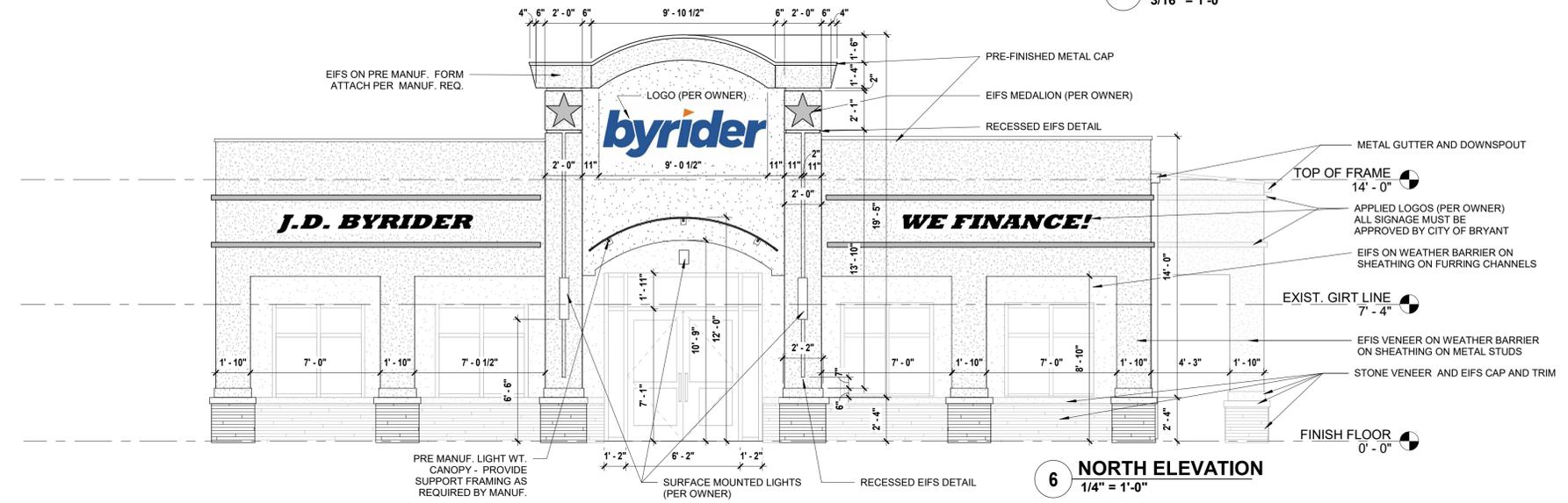
FLOOR PLAN  
#2007  
3-7-20  
REVISED: 4-22-20

**A1.0**

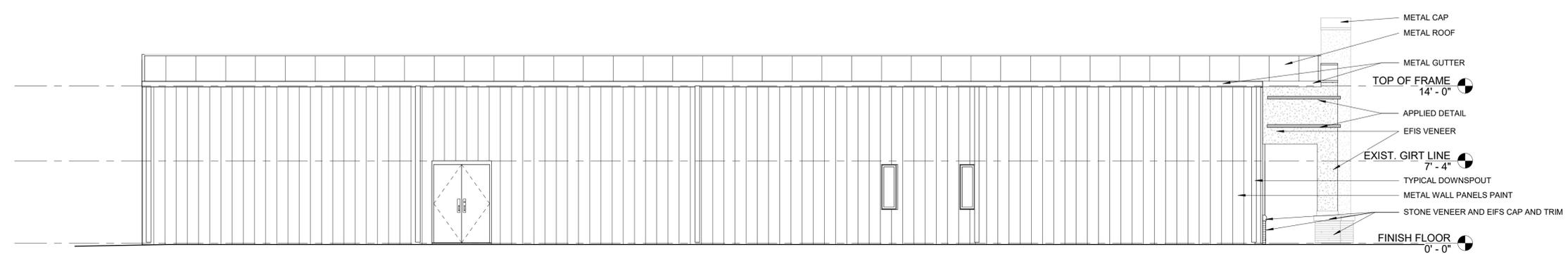
CITY REVIEW DOCUMENTS NOT FOR CONSTRUCTION



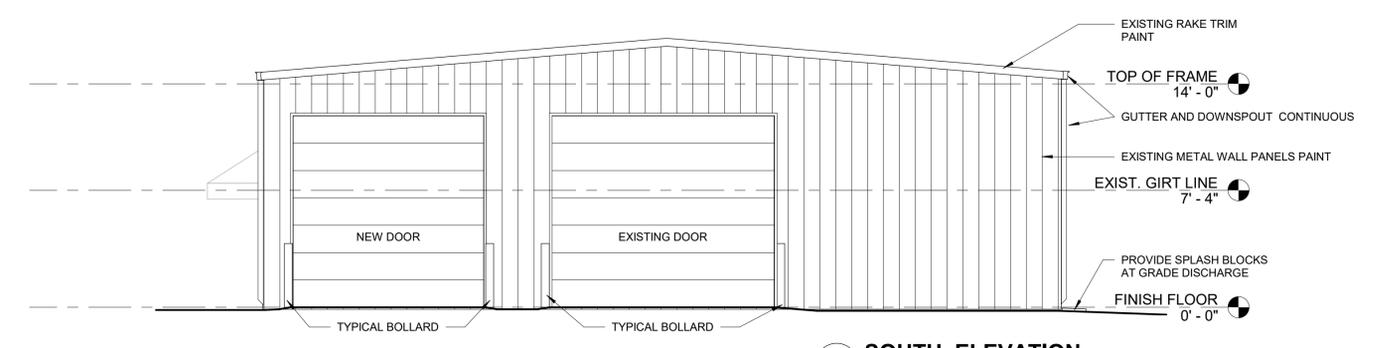
**2 WEST ELEVATION**  
3/16" = 1'-0"



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



**5 EAST ELEVATION**  
3/16" = 1'-0"



**1 SOUTH ELEVATION**  
3/16" = 1'-0"

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

**J.D. BYRYDER**  
NEW FACILITY  
22677 INTERSTATE - 30  
BRYANT, AR 72022

EXTERIOR  
#2007ACTIONS  
3-7-20

**A2.0**

CITY REVIEW DOCUMENTS NOT FOR CONSTRUCTION

# **Bartlett Architecture**

**603 Hwy 5 North, Benton, Ar 72019**

**(501) 794-4448**

April 22, 2020

Mr. Colton Leonard  
City Planner – City of Bryant, Arkansas  
210 SW. 3<sup>rd</sup> Street  
Bryant, Arkansas  
(501) 943-0301  
[cleonard@cityofbryant.com](mailto:cleonard@cityofbryant.com)

Re: Response to City Review Comments from 3/30/2020 – JD Byryder facility Interstate 30, Bryant, AR

Please see **previous** responses to comments from 3/19/20 following.

## Engineering:

1. No wash bay is included in this project, see drawings.
2. See previous response and current Civil drawing.
3. See previous response and current Civil drawing.
4. See previous response.
5. See previous response.

## Planning:

1. Commercial design standards are in compliance on North and West faces of building. A variance is requested for the East face of the facility. The East face is angled away from view and is not visible from public way.
2. See revised Architectural Site Plan indicating landscaping per City of Bryant requirements.
3. See revised Architectural Site Plan for location of permanent waste dumpster and enclosure.

END OF RESPONSE

Previous response to comments below indicated in **RED**.

# **Bartlett Architecture**

**603 Hwy 5 North, Benton, Ar 72019**

**(501) 794-4448**

April 22, 2020

Mr. Colton Leonard  
City Planner – City of Bryant, Arkansas  
210 SW. 3<sup>rd</sup> Street  
Bryant, Arkansas  
(501) 943-0301  
[cleonard@cityofbryant.com](mailto:cleonard@cityofbryant.com)

Re: Response to City Review Comments from 3/19/2020 – JD Byryder facility Interstate 30, Bryant, AR

Dear Mr. Leonard,

Please see following response to review comments, notated in red.

Engineering –

1. Sanitary Outfall from Wash Bay will require a sand trap/Oil Interceptor. **There will not be a wash bay included in this project, only a detail bay.**
2. Verify or add a RPZ to water service. **If there is an existing RPZ it will be located. If not, a new one will be added to the water service.**
3. Provide minimum stormwater calculations for Asphalt parking addition (currently gravel and concrete). **Attached. Total runoff increases by less than 1 cfs. Existing drainage channel and culvert at entrance are more than capable of conveying flow.**
4. Provide Site Erosion Control Plan **Attached**
5. Plumbing will require State Plumbing Inspection Approval. **Plumbing plan will be sent to ADH**
6. Site is to comply with a Special Construction Site conditions of the Stormwater Management Manual, if less than 1 acre. **The ECP and SWPPP are attached.**
7. Provide drainage flow lines where stormwater collection will leave site. **These have been added to the ECP.**
8. Provide a SWPP Plan to Bryant Public Works – Stormwater Division **SWPPP is attached.**
9. SWPPP is to include a solid waste dumpster during construction. **Dumpster added and annotated on ECP.**

Planning –

1. Commercial Design Standards must be met for front and sides of building. If not, non-standard building approval must be granted through PC. **'Commercial Design Standards' will be met per City of Bryant requirements.**
2. All signage must go through the sign application process. **All building signage will be submitted for review and approval per City of Bryant requirements.**

END OF RESPONSE

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

FOR THE  
Arkansas Department of Environmental Quality (ADEQ)  
Storm Water Program  
**NPDES GENERAL PERMIT NO. ARR150000**

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

*www.adeq.state.ar.us/water/branch\_npdes/stormwater*

Permit Number	ARR150000
Contact Name:	<u>    Matt Enderlin    </u>
Phone Number:	<u>    501-529-5771    </u>
Project Description (Name, Location, etc.):	<u>    JD Byrder, Interstate 30, Bryant, AR    </u>
Start Date:	<u>    May 1, 2020    </u>
End Date:	<u>    November 1, 2020    </u>
Total Acres:	<u>    0.99    </u>
Location of Stormwater Pollution Prevention Plan:	<u>    On-Site    </u>

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

I \_\_\_\_\_ (Typed or Printed Name of Person Completing this Certification) certify under penalty of law that I have read and understand the eligibility requirements for claiming an authorization under Part I.B.2. of the ADEQ General Permit Number ARR150000. A stormwater pollution prevention plan has been developed and implemented according to the requirements contained in Part I.B.8.b of the permit. I am aware there are significant penalties for providing false information or for conducting unauthorized discharges, including the possibility of fine and imprisonment for knowing violations.

\_\_\_\_\_  
Signature and Title

\_\_\_\_\_  
Date

Stormwater Pollution Prevention Plan  
For  
Sites with Automatic Coverage

National Pollution Discharge Elimination System  
General Permit # ARR150000

Prepared for:  
J.D. Byryder  
22677 Interstate 30  
Bryant, AR

Date: April 2020

**Stormwater Pollution Prevention Plan  
General Permit # ARR150000**

**General Information:**

**Additional development of approximately 0.99 acres for commercial use**

**Project Name and Location:**

J.D. Byryder, 22677 Interstate 30, Bryant, AR

**Operator Name and Address:**

22677, LLC

7511 Beck Road

Little Rock, AR 72223

**A. Site Description**

- 1) Pre-construction Topographic view:  
Insert map.

- 2) Project Description and Intended Use after NOT is filed:  
Approximately 0.99 acre commercial site for use as J.D. Byryder car sales lot

- 3) Sequence of Activities:

The site is currently a developed lot with a building, mostly paved with gravel/asphalt, and little vegetation. Erosion Control Measures as shown on Grading, Drainage, & Erosion Control Plan shall be installed prior to construction starts. Site shall be cleared and prepared for overlay of all existing paving and paving additions to the extent necessary. Landscaping/turf establishment shall be installed as required. All unpaved, disturbed soils shall be stabilized by plantings and seeding, including application of mulch at a rate of 2.5 tons/per acre. Final stabilization shall be in place no more than fourteen days after construction is complete.

- 3) Total Acres Available/Total Disturbed Area:  
0.99/0.89

**B. Responsible Parties-General Contractors, Inspectors, etc:**

Matt Enderlin  
Managing Member, 22677, LLC  
501-529-5771

**C. Receiving Waters:** (pg 19 of Part II)

1) Location of Surface Water on Construction Site

The following surface waters are located on the construction site:

N/A

2) The following bodies of water receive runoff from the construction site:

Runoff flows north and east to a tributary to Crooked Creek, thence southeast to Crooked Creek, thence north and east to Otter Creek, thence east to Fourche, thence further north and east and ultimately into the Arkansas River.

**D. Site Map:** See Attachment A for items to be included.

**E. Stormwater Controls**

1. Initial Site Stabilization, Erosion, & Sediment Controls: (pg 21 of Part II)

Silt Fence shall be installed prior to construction starting as shown on Erosion Control Plan. Stabilized construction entrance, vehicle wash-down area, and temporary storage and parking areas shall be established on-site.

2. Stabilization Practices: (pg 21 of Part II)

Site shall be stabilized temporarily and permanently as required in the General Permit.

3. Structural Practices: (pg 22 of Part II)

Rip rap aprons may be used to reduce runoff velocity and erosive flows during/after construction if necessary. Site shall be sodded and/or seeded at all unpaved areas after construction to reduce

velocity.

**F. Other Controls:** In addition to erosion control and storm water management, our plan will include measures to properly manage solid wastes, hazardous wastes, dust generation, and all other activities that will generate wastes during the construction phase. (pg 23 of Part II)

1) Solid material control, debris and wastes:

Per General Permit

2) Offsite vehicle tracking:

Stabilized construction entrance and vehicle washdown area will be established to control tracking.

3) Temporary sanitary facilities:

Temporary facilities shall be provided on-site during construction.

4) Concrete waste area:

Concrete waste shall be disposed of off-site.

5) Fuel storage, hazardous materials and truck washing areas:

These areas shall be established according to General permit requirements and located in the temporary staging area.

**G. Non-stormwater Discharges:** (pg 10 of Part I)

List of Anticipated Allowable Non-Stormwater Discharges:

Irrigation, fire-fighting activities, HVAC condensate.

**H. State or Local Plans:** (pg 24 of Part II)

The municipality in which the construction activity occurs will be contacted to determine if there are erosion control and/or storm water runoff requirements in the city code, city ordinances or city permits. All applicable requirements will be met. Documentation of compliance will be attached to this SWPPP.

**I. Inspections:** (pg 24 of Part II)

Inspections will be conducted by a qualified inspector at one of the following frequencies:

Every 7 days or

Every 14 Days and within 24 hours after a ½ inch or greater rainfall event.

A report of the inspection will summarize the scope of the inspection, the name of the inspector, the date of inspection and any damages observed and repairs made to any control measure. Completed inspection forms will be kept with the SWPPP.

<b>The following are the minimum inspection, maintenance and reporting practices that will be used to maintain erosion and sediment controls at our construction site:</b>			
1. Inspection form (Attachment B)			
2. All controls will be inspected to ensure that they meet the manufacture's specifications.			
3. Sediment basins and sediment traps will be cleaned out when they reach 50% of the original capacity.			
4. All site entrances and exits will be checked to ensure no off-site tracking.			
5. All inspection reports will be maintained for a minimum of 3 years after permit termination.			
6. In addition to inspection, records will be kept of the following: <ul style="list-style-type: none"> <li>a. Dates when major grading activities occur</li> <li>b. Dates when construction activities cease in an area, temporarily or permanently.</li> <li>c. Dates when an area is stabilized, temporarily or permanently.</li> </ul>			
<b>J. Maintenance:</b> All erosion and sediment control measure will be maintained in good working order. If a repair is necessary, it will be initiated <b>within three (3) business days of discovery.</b> (pg 25 of Part II)			
<b>Contractors:</b> (pg 25 of Part II) All contractors should be identified in the plan.			
Contractor Printed Name:		Contractor Signature:	
Contractor Contact Number:			
Contractor Printed Name:		Contractor Signature:	
Contractor Contact Number:			
Contractor Printed Name:		Contractor Signature:	
Contractor Contact Number:			
Contractor Printed Name:		Contractor Signature:	
Contractor Contact Number:			
<b>Inspectors:</b> (pg 25 of Part II) Site inspectors should be identified in the plan.			
Inspector Printed Name:		Inspector Signature:	
Inspector Contact Number:			
Inspector Printed Name:		Inspector Signature:	
Inspector Contact Number:			
<b>Plan Certification:</b> (pg 26 of Part II)			
"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather			

Attachment A  
Site Map

**Attachment A**

Site Map

Attachment B  
Inspection Form

**Attachment B**

**STORMWATER POLLUTION PREVENTION PLAN  
INSPECTION AND MAINTENANCE REPORT FORM**

INSPECTOR: \_\_\_\_\_ D ATE: \_\_\_\_\_

DAYS SINCE LAST RAINFALL: \_\_\_\_\_ AMOUNT OF LAST RAINFALL \_\_\_\_\_

AREA	DATE SINCE LAST DISTURBED	DATE OF NEXT DISTURBANCE	STABILIZED (YES/NO)	STAB. WITH	CONDITIO N

STABILIZATION REQUIRED:

---

**SILT FENCE**

IS THE BOTTOM OF THE FABRIC STILL BURIED? \_\_\_\_\_

IS THE FABRIC TORN OR SAGGING? \_\_\_\_\_

ARE THE POSTS TIPPED OVER? \_\_\_\_\_

HOW DEEP IS THE SEDIMENT? \_\_\_\_\_

MAINTENANCE REQUIRED FOR SILT FENCE:

---

**SEDIMENT BASIN**

DEPTH OF SEDIMENT IN BASIN? \_\_\_\_\_

CONDITION OF BASIN SIDE SLOPES? \_\_\_\_\_

ANY EVIDENCE OF OVERTOPPING OF THE EMBANKMENT? \_\_\_\_\_

CONDITION OF OUTFALL FROM SEDIMENT BASIN? \_\_\_\_\_

MAINTENANCE REQUIRED FOR SEDIMENT BASIN:

---

**CONSTRUCTION EXIT**

DOES MUCH SEDIMENT GET TRACKED ON TO ROAD? \_\_\_\_\_

IS THE GRAVEL CLEAN OR FILLED WITH SEDIMENT? \_\_\_\_\_

DOES ALL TRAFFIC USE THE STABILIZED EXIT TO LEAVE THE JOB SITE? \_\_\_\_\_

IS THE CULVERT BENEATH THE EXIT WORKING? \_\_\_\_\_

MAINTENANCE REQUIRED FOR CONSTRUCTION EXIT:

CHANGES TO BE PERFORMED BY: \_\_\_\_\_ ON OR BEFORE: \_\_\_\_\_

CHANGES REQUIRED TO THE STORMWATER POLLUTION PREVENTION PLAN:

REASONS FOR CHANGES:

"I certify under penalty of law that this document was prepared under my direction or supervision. The information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**For additional information, please use a separate page.**

**AUTHORIZATION TO DISCHARGE STORMWATER UNDER  
THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM AND THE  
ARKANSAS WATER AND AIR POLLUTION CONTROL ACT**

In accordance with the provisions of the Arkansas Water and Air Pollution Control Act (Act 472 of 1949, as amended, Ark. Code Ann. 8-4-101 et seq.), and the Clean Water Act (33 U.S.C. 1251 et seq.),

**Operator of Facilities with Stormwater Discharges Associated With Construction Activity**

is authorized to discharge to all receiving waters except as stated in Part I.B.11 (Exclusions).

For facilities that are eligible for coverage under this General Permit (GP), the Department sends a cover letter (Notice of Coverage with tracking permit number which starts with ARR15) and a copy of the permit to the facility. The cover letter includes the Department's determination that a facility is covered under the GP and may specify alternate requirements outlined in the permit.

The responses to comments related to this permit are available as a separate document on the Department's website.

Issue Date: October 31, 2008

Effective Date: November 1, 2008

Expiration Date: October 31, 2011



Steven L. Drown  
Chief, Water Division  
Arkansas Department of Environmental Quality

## **PART I PERMIT REQUIREMENTS**

Information in **Part I** is organized as follows:

**Section A:** Definitions

**Section B:** Coverage Under this Permit:

1. Permitted Area
2. Eligibility
3. Responsibilities of the Operator
4. Where to submit
5. Requirements for Qualifying Local Program (QLP)
6. Requirements for Coverage
7. Notice of Intent (NOI) Requirements
8. Posting Notice of Coverage (NOC)
9. Applicable Federal, State or Local Requirements
10. Allowable Non-Stormwater Discharges
11. Limitations on Coverage (Exclusions)
12. Trench and Ground Water Control
13. Buffer Zones
14. Waivers from Permit Coverage
15. Continuation of the Expired General Permit
16. Notice of Termination (NOT)
17. Responsibilities of the Operator of a Larger Common Plan of Development for a Subdivision
18. Change in Operator
19. Late Notifications
20. Failure to Notify
21. Maintenance
22. Releases in Excess of Reportable Quantities
23. Attainment of Water Quality Standards

## SECTION A: DEFINITIONS

1. "**ADEQ**" or "**Department**" is referencing the Arkansas Department of Environmental Quality. The Department is the governing authority for the National Pollutant Discharge Elimination System program in the state of Arkansas.
2. "**Arkansas Pollution Control and Ecology Commission**" shall be referred to as APCEC throughout this permit.
3. "**Automatic Coverage**" indicates those sites that are defined as a small construction site or a site that is less than five (5) acres but part of a larger common plan.
4. "**Best Management Practices (BMPs)**" schedules of activities, prohibitions of practices, maintenance procedures, and other management practices to prevent or reduce the pollution of waters of the State. BMPs also include treatment requirements, operating procedures, and practices to control plant site runoff, spillage or leaks, sludge or waste disposal, or drainage from raw material storage. According to the EPA BMP manual the use of hay-bales in concentrated flow areas is not recommended as a best management practice.
5. "**Commencement of Construction**" the initial disturbance of soils associated with clearing, grading, or excavating activities or other construction activities.
6. "**Contaminated**" means a substance the entry of which into the MS4, Waters of the State, or Waters of the United States may cause or contribute to a violation of Arkansas water quality standards.
7. "**Control Measure**" as used in this permit, refers to any Best Management Practice or other method used to prevent or reduce the discharge of pollutants to waters of the State.
8. "**Construction Site**" an area upon which one or more land disturbing construction activities occur that in total will disturb one acre or more of land, including areas that are part of a larger common plan of development or sale where multiple separate and distinct land disturbing construction activities may be taking place at different times on different schedules but under one plan such that the total disturbed area is one acre or more.
9. "**CWA**" the Clean Water Act or the Federal Water Pollution Control Act.
10. "**Dedicated Portable Asphalt Plant**" a portable asphalt plant that is located on or contiguous to a construction site that provides asphalt only to the construction site on which the plant is located or adjacent to. The term does not include facilities that are subject to the asphalt emulsion effluent guideline limitations at 40 CFR Part 443.
11. "**Dedicated Portable Concrete Plant**" a portable concrete plant that is located on or contiguous to a construction site and that provides concrete only to the construction site on which the plant is located on or adjacent to.
12. "**Detention Basin**" a detention basin is an area where excess stormwater is stored or held temporarily and then slowly drains when water levels in the receiving channel recede. In essence, the water in a detention basin is temporarily detained until additional room becomes available in the receiving channel.
13. "**Director**" the Director, Arkansas Department of Environmental Quality, or a designated representative.
14. "**Discharge**" when used without qualification means the "discharge of a pollutant".
15. "**Discharge of Stormwater Associated with Construction Activity**" as used in this permit, refers to a discharge of

pollutants in stormwater runoff from areas where soil disturbing activities (e.g., clearing, grading, or excavation), construction materials or equipment storage or maintenance (e.g., fill piles, borrow area, concrete truck washout, fueling), or other industrial stormwater directly related to the construction process (e.g., concrete or asphalt batch plants) are located.

16. "**Discharge-Related Activities**" as used in this permit, include: activities that cause, contribute to, or result in stormwater point source pollutant discharges, including but not limited to: excavation, site development, grading and other surface disturbance activities; management of solid waste and debris; and measures to control stormwater including the construction and operation of BMPs to control, reduce or prevent stormwater pollution.

17. "**Disturbed area**" the total area of the site where any construction activity is expected to disturb the ground surface. This includes any activity that could increase the rate of erosion, including, but not limited to, clearing, grubbing, grading, excavation, demolition activities, haul roads, and areas used for staging. Also included, are stockpiles of topsoil, fill material and any other stockpiles with a potential to create additional runoff.

18. "**Eligible**" qualified for authorization to discharge stormwater under this general permit.

19. "**Erosion**" the process by which the land's surface is worn away by the action of wind, water, ice or gravity.

20. "**Facility**" or "**Activity**" any NPDES "point source" or any other facility or activity (including land or appurtenances thereto) that is subject to regulation under the NPDES program.

21. "**Final Stabilization**":

A. All soil disturbing activities at the site have been completed and either of the two following criteria are met:

- 1) A uniform (e.g., evenly distributed, without large bare areas) perennial vegetative cover with a density of 80% of the native background vegetative cover for the area has been established on all unpaved areas and areas not covered by permanent structures, or
- 2) Equivalent permanent stabilization measures (such as the use of riprap, gabions, or geotextiles) have been employed.

B. When background native vegetation will cover less than 100% of the ground (e.g., arid areas, beaches), the 80% coverage criteria is adjusted as follows: if the native vegetation covers 50% of the ground, 80% of 50% ( $0.80 \times 0.50 = 0.40$ ) would require 40% total cover for final stabilization. On a beach with no natural vegetation, no stabilization is required.

C. For individual lots in residential construction, final stabilization means that either:

- 1) The homebuilder has completed final stabilization as specified above, or
- 2) The homebuilder has established temporary stabilization including perimeter controls for an individual lot prior to occupation of the home by the homeowner and informing the homeowner of the need for, and benefits of, final stabilization.

D. For construction projects on land used for agricultural purposes (e.g., pipelines across crop or range land, staging areas for highway construction, etc.), final stabilization may be accomplished by returning the disturbed land to its pre-construction agricultural use. Areas disturbed that were not previously used for agricultural activities, such as buffer

strips immediately adjacent to “water of the United States”, and areas which are not being returned to their pre-construction agricultural use must meet the final stabilization criteria in A, B, or C above.

22. "**Infrastructure**" streets, drainage, curbs, utilities, etc.
23. "**Impaired Water**" a water body listed in the current, approved Arkansas 303(d) list.
24. "**Landscaping**" improving the natural beauty of a piece of land (i.e. entrance of subdivision) through plantings or altering the contours of the ground.
25. "**Large and Medium Municipal Separate Storm Sewer System**" all municipal separate storm sewer systems that are either:
  - A. Located in an incorporated place with a population of 100,000 or more as determined by the latest Decennial Census by the Bureau of Census: or
  - B. Located in the counties with unincorporated urbanized populations of 100,000 or more, except municipal, separate storm sewers that are located in the incorporated places, townships or towns within such counties; or
  - C. Owned or operated by a municipality other than those described in paragraphs (i) or (ii) and that are designated by the Director as part of the large or medium municipal separate storm sewer system.
26. "**Large Construction Site**" Construction activity including clearing, grading and excavation, **except** operations that result in the disturbance of less than five acres of total land area. Construction activity also includes the disturbance of less than five acres of total land area that is a part of a larger common plan of development or sale if the larger common plan will ultimately disturb five acres. (Please see Part I.B.14 for partial waivers.)
27. "**Larger Common Plan of Development**" a contiguous (sharing a boundary or edge; adjacent; touching) area where multiple and distinct construction activities may be taking place at different times on different schedules under one plan. Such a plan might consist of many small projects (e.g. a common plan of development for a residential subdivision might lay out the streets, house lots, and areas for parks, schools and commercial development that the developer plans to build or sell to others for development.) All these areas would remain part of the common plan of development or sale. The following items can be used as guidance for deciding what might or might not be considered a “Common Plan of Development or Sale.” The “plan” in a common plan of development or sale is broadly defined as any announcement or piece of documentation (including a sign, public notice or hearing, sales pitch, advertisement, drawing, permit application, zoning request, computer design, etc.) or physical demarcation (including boundary signs, lot stakes, surveyor markings, etc.) indicating construction activities may occur on a specific plot. You must still meet the definition of operator in order to be required to get permit coverage, regardless of the acreage you personally disturb.

If a smaller project (i.e., less than 1 acre) is part of a large common plan of development or sale (e.g., you are building a residential home on a ½ acre lot in a 40 acre subdivision or are putting in a fast food restaurant on a ¾ acre pad that is part of a 20 acre retail center) permit coverage is required. Under 40 CFR 122.26(b)(2)(vi), smaller parts of a larger common plan of development are automatically authorized under this general permit and should follow the conditions of a site with automatic coverage set forth in this permit (see Part I.B.6.A).
28. "**NOC**" Notice of Coverage
29. "**NOI**" Notice of Intent to be covered by this permit.

30. "**NOT**" Notice of Termination.

31. "**Operator**" for the purpose of this permit and in the context of stormwater associated with construction activity, means any person (an individual, association, partnership, corporation, municipality, state or federal agency) who has the primary management and ultimate decision-making responsibility over the operation of a facility or activity. The operator is responsible for ensuring compliance with all applicable environmental regulations and conditions.

In addition, for purposes of this permit and determining who is an operator, "owner" refers to the party that owns the structure being built. Ownership of the land where construction is occurring does not necessarily imply the property owner is an operator (e.g., a landowner whose property is being disturbed by construction of a gas pipeline or a landowner who allows a mining company to remove dirt, shale, clay, sand, gravel, etc. from a portion of his property). Likewise, if the erection of a structure has been contracted for, but possession of the title or lease to the land or structure is not to occur until after construction, the would-be owner may not be considered an operator (e.g., having a house built by a residential homebuilder).

32. "**Outfall**" a point source where stormwater leaves the construction site.

33. "**Owner**" the owner or operator of any "facility or activity" subject to regulation under the NPDES program. In addition, for purposes of this permit and determining who is an operator, "owner" refers to the party that owns the structure being built. Ownership of the land where construction is occurring does not necessarily imply the property owner is an operator (e.g., a landowner whose property is being disturbed by construction of a gas pipeline). Likewise, if the erection of a structure has been contracted for, but possession of the title or lease to the land or structure is not to occur until after construction, the would-be owner may not be considered an operator (e.g. having a house built by a residential homebuilder).

34. "**Physically Interconnected**" that one municipal separate storm sewer system is connected to a second municipal separate storm sewer system in such a way that it allows for direct discharges into the second system.

35. "**Point Source**" any discernible, confined, and discrete conveyance, including but not limited to, any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concentrated animal feeding operation, landfill leachate collection system, vessel or other floating craft from which pollutants are or may be discharged. This term does not include return flows from irrigated agriculture or agricultural stormwater runoff.

36. "**Qualified Local Program**" is a municipal program for stormwater discharges associated with construction sites that has been formally approved by the Department.

37. "**Qualified personnel**" a person knowledgeable in the principles and practice of erosion and sediment controls who possesses the skills to assess conditions at the construction site that could impact stormwater quality and to assess the effectiveness of any sediment and erosion control measures selected to control the quality of stormwater discharges from the construction activity.

38. "**Regulated Small Municipal Separate Storm Sewer System**" all municipal separate storm sewer systems that are either:

- A. Located within the boundaries of an "urbanized area" with a population of 50,000 or more as determined by the latest Decennial Census by the Bureau of Census; or
- B. Owned or operated by a municipality other than those described in paragraph A and that serve a jurisdiction with a population of at least 10,000 and a population density of at least 1,000 people per square mile; or
- C. Owned or operated by a municipality other than those described in paragraphs A and B and that contributes substantially to the pollutant loadings of a "physically interconnected" municipal separate storm sewer system.

39. "**Retention Basin**" a basin that is designed to hold the stormwater from a rain event and allow the water to infiltrate through the bottom of the basin. A retention basin also stores stormwater, but the storage of the stormwater would be on a more permanent basis. In fact, water often remains in a retention basin indefinitely, with the exception of the volume lost to evaporation and the volume absorbed into the soils. This differs greatly from a detention basin, which typically drains after the peak of the storm flow has passed, sometimes while it is still raining.
40. "**Runoff Coefficient**" the fraction of total rainfall that will appear at the conveyance as runoff.
41. "**Sediment**" material that settles to the bottom of a liquid.
42. "**Sediment Basin**" a basin that is designed to maintain a 10 year-24 hour storm event for a minimum of 24-hours in order to allow sediment to **settle** out of the water.
43. "**Small Construction Site**" Construction activities including clearing, grading, and excavating that result in land disturbance of equal to or greater than one acre and less than five acres. Small construction activity also includes the disturbance of less than one acre of total land area that is part of a larger common plan of development or sale if the larger common plan will ultimately disturb equal to or greater than one and less than five acres. Small construction activity does not include routine maintenance.
44. "**Stormwater**" stormwater runoff from rainfall, snow melt runoff, and surface runoff and drainage.
45. "**Stormwater Associated with Construction Activity**" the discharge from any conveyance which is used for collecting and conveying stormwater and which is directly related to construction activity.
46. "**Stormwater Pollution Prevention Plan (SWPPP or SWP3)**" a plan that includes site map(s), an identification of construction/contractor, activities that could cause pollutants in the stormwater, and a description of measures or practices to control these pollutants (BMPs).
47. "**Temporary Sediment Controls**" controls that are installed to control sediment runoff from the site. These could be silt fencing, rock check dams, etc.
48. "**Total Maximum Daily Load**" or "**TMDL**" the sum of the individual wasteload allocations (WLAs) for point sources and load allocations (LAs) for non-point sources and natural background. If receiving water has only one point source discharger, the TMDL is the sum of that point source WLA plus the LAs for any non-point sources of pollution and natural background sources, tributaries, or adjacent segments. TMDLs can be expressed in terms of either mass per time, toxicity, or other appropriate measure.
49. "**Uncontaminated**" can not exceed the water quality standards as set forth in APCEC Regulation 2.
50. "**Urbanized Area**" the areas of urban population density delineated by the Bureau of the Census for statistical purposes and generally consisting of the land area comprising one or more central place(s) and the adjacent densely settled surrounding area that together have a residential population of at least 50,000 and an overall population density of at least 1,000 people per square mile as determined by the latest Decennial Census by the Bureau of Census.

## SECTION B: COVERAGE UNDER THIS PERMIT

### Introduction

This Construction General Permit (CGP) authorizes stormwater discharges from large and small construction activities that result in a total land disturbance of equal to or greater than one acre, where those discharges enter surface waters of the State or a municipal separate storm sewer system (MS4) leading to surface waters of the State subject to the conditions set forth in this permit. This permit also authorizes stormwater discharges from any other construction activity designated by ADEQ where ADEQ makes that designation based on the potential for contribution to an excursion of a water quality standard or for significant contribution of pollutants to waters of the State. This permit replaces the permit issued in 2003. The goal of this permit is to minimize the discharge of stormwater pollutants from construction activity. The Operator should make sure to read and understand the conditions of the permit. A copy of the General Stormwater Construction Permit is available on the ADEQ web site at [http://www.adeg.state.ar.us/water/branch\\_npdes/stormwater/construction/construction.htm](http://www.adeg.state.ar.us/water/branch_npdes/stormwater/construction/construction.htm). You may also obtain a hard copy by contacting the ADEQ's General Permits Section at (501) 682-0623.

1. **Permitted Area.** If a large or small construction activity is located within the State of Arkansas, the operator may be eligible to obtain coverage under this permit.
2. **Eligibility.** Permit eligibility is limited to discharges from “large” and “small” construction activity, or as otherwise designated by ADEQ. This general permit contains eligibility restrictions, as well as permit conditions and requirements. You may have to take certain actions to be eligible for coverage under this permit. In such cases, you must continue to satisfy those eligibility provisions to maintain permit authorization. If you do not meet the requirements that are a pre-condition to eligibility, then resulting discharges constitute unpermitted discharges. By contrast, if you are eligible for coverage under this permit and do not comply with the requirements of the general permit, you may be in violation of the general permit for your otherwise eligible discharges.
  - A. This general permit authorizes discharges from construction activities as defined in 40 CFR 122.26(a), 40 CFR 122.26(b)(14)(x), and 40 CFR 122.26(b)(15)(i).
  - B. This permit also authorizes stormwater discharges from support activities (e.g., concrete or asphalt batch plants, equipment staging yards, materials storage areas, excavated material disposal areas, borrow areas) provided:
    - 1) The support activity is directly related to a specific construction site that is required to have NPDES permit coverage for discharges of stormwater associated with the construction activity;
    - 2) The support activity is not a commercial operation serving multiple unrelated construction projects by different operators, and does not operate beyond the completion of the construction activity at the last construction project it supports;
    - 3) Pollutant discharges from support activity areas are minimized in compliance with conditions of this permit; and
    - 4) discharges from the support activity areas must be identified in a stormwater pollution prevention plan stating appropriate controls and measures for the area.
  - C. Other activities may be considered for this permit at the discretion of the Director as defined in 40 CFR 122.26(b)(15)(ii).
3. **Responsibilities of the Operator.** Permittees with operational control are responsible for compliance with all applicable terms and conditions of this permit as it relates to their activities on the construction site, including protection of endangered species and implementation of BMPs and other controls required by the SWPPP. Receipt of this general

permit does not relieve any operator of the responsibility to comply with any other applicable federal, state or local statute, ordinance or regulation.

4. **Where to submit.** The operator shall submit a complete and signed NOI and SWPPP to the Department at the following address:

Arkansas Department of Environmental Quality  
Discharge Permits Section  
5301 Northshore Drive  
North Little Rock, AR 72118-5317

Or by electronic mail (Complete documents (NOI and SWPPP) must be submitted in PDF format) to:

[Water-permit-application@adeq.state.ar.us](mailto:Water-permit-application@adeq.state.ar.us) ;

NOTE: Notice of Coverage (NOC) will **NOT** be issued until payment has been received by ADEQ.

5. **Requirements for Qualifying Local Program (QLP).** The Department reviews and approves the QLP programs to ensure that they meet or supersede both state and federal requirements outlined in this permit and 40 CFR 122.44(s). ADEQ will review the QLP program at least every 5 years for recertification. If the Department approves a QLP, then the QLP requirements must at the minimum meet the Department's requirements. This would include all templates and forms.

If the small construction site is within the jurisdiction of a QLP, the operator of the small construction site is authorized to discharge stormwater associated with construction activity under QLP permit requirements only.

List of Qualifying Local Programs: A list of municipalities with Qualifying Local Programs is available at [http://www.adeq.state.ar.us/water/branch\\_npdes/stormwater/ms4.htm](http://www.adeq.state.ar.us/water/branch_npdes/stormwater/ms4.htm). At this time only the City of Hot Springs is meeting the ADEQ minimum requirements.

6. **Requirements for Coverage.**

- A. **Automatic Coverage.** An operator of each site with automatic coverage may discharge under this general permit without submitting a NOI, SWPPP and fee. Please note that all the permit conditions set forth must be followed. The Operator is responsible for ensuring that the site is in compliance with any changes or updates of this general permit, by either contacting ADEQ or reviewing the ADEQ website

[http://www.adeq.state.ar.us/water/branch\\_npdes/stormwater/construction/construction.htm](http://www.adeq.state.ar.us/water/branch_npdes/stormwater/construction/construction.htm) .

- B. **Large Construction Sites.** An operator of a large construction site discharging under this general permit must submit the following items at least two weeks prior to commencement of construction:

- 1) A Notice of Intent (NOI) in accordance with the requirements of Part I.B.7 of this permit.
- 2) A complete Stormwater Pollution Prevention Plan (SWPPP) in accordance with the requirements of Part II.A of this permit.
- 3) An initial permit fee must accompany the NOI under the provisions of APCEC Regulation No. 9. Subsequent annual fees will be billed by the Department until the operator has requested a termination of coverage by submitting a Notice of Termination (NOT). Failure to remit the required permit fee may be grounds for the Director to deny coverage under this general permit.
- 4) Per Part I.B.14 of the permit, any single lot that are less than five (5) acres but part of a larger common plan

greater than five (5) acres, are waived from the requirements of a large site and may be permitted under automatic coverage.

### **Permitted Ongoing Project:**

If you previously did receive authorization to discharge for your project under the 2003 CGP and you wish to obtain coverage under this permit, you must submit only an NOI within 60 days of the issuance date of this permit and update the existing SWPPP in accordance with Part II of this permit.

### **C. Coverage within a QLP**

An operator of a site with automatic coverage, as defined in this permit, shall comply with the requirements of the QLP which has jurisdiction over the site.

## **7. Notice of Intent (NOI) Requirements**

- A. **NOI Form.** Large Construction site operators who intend to seek coverage for stormwater discharge under this general permit must submit a complete and accurate ADEQ NOI form to the Department at least two weeks prior to coverage under this permit. The NOI form **must** be the current version obtained from the stormwater webpage indicated above in Part I.B.

If the NOI is deemed incomplete, the Department will notify the applicant with regard to the deficiencies by a letter, email, or phone within ten (10) business days of receipt of NOI. If the operator does not receive a notification of deficiencies from ADEQ's receipt of the NOI, the NOI is deemed complete. If the applicant does not provide the Department with the requested deficiencies within the deadline set by the Department, then the Department will return the NOI, fee and SWPPP back to the applicant.

- B. **Contents of the NOI.** The NOI form contains, at a minimum, the following information:

- 1) Operator (Permittee) information (name, address, telephone and fax numbers, E-mail address)
- 2) Whether the operator is a federal, state, private, public, corporation, or other entity
- 3) Application Type: New or renewal
- 4) Invoice mailing information (name, address, and telephone and fax numbers)
- 5) Project Construction site information (name, county, address, contact person, direction to site, latitude and longitude for the entrance of the site or the endpoints for linear project (in degrees, minutes, and seconds), estimated construction start date and completion date through site final stabilization, estimate of the total project acreage and the acreage to be disturbed by the operator submitting the NOI, type of the project (subdivision, school, etc), whether the project is part of a larger common plan of development.)
- 6) Discharge information (name of the receiving stream, ultimate receiving stream, name of municipal storm sewer system)
- 7) Endangered Species information
- 8) Previous/Current permit information
- 9) The Certification statement and signature of a qualified signatory person in accordance with 40 CFR 122.22, as adopted by reference in APCEC Regulation No. 6
- 10) The certification of the facility corporation
- 11) Other information (location of the SWPPP).

- C. **Notice of Coverage (NOC).** Unless notified by the Director to the contrary, dischargers who submit a NOI in accordance with the requirements of this permit are authorized to discharge stormwater from construction sites under the terms and conditions of this permit two weeks after the date the NOI is deemed complete by ADEQ. If the NOC has not been received by the permittee two weeks after the date the NOI is deemed complete by ADEQ, the NOI should be posted until the NOC is received. Upon review of the NOI and other available information, the Director may deny coverage under this permit and require submittal of an application for an individual NPDES permit.

**8. Posting Notice of Coverage (NOC).**

- A. **Large Sites: NOC Posting for Large Construction Sites.** The posting for large construction sites shall be obtained from the Department only after the permittee has met the NOI, permit fee and complete SWPPP submittal to the Department for the coverage.
- B. **Automatic Coverage Sites.** The Automatic Coverage NOC for small sites and a single site less than five (5) acres but part of a larger common plan, as defined in Part I.A, can be obtained from the Water Division's Construction Stormwater webpage. Posting a NOC without a SWPPP is a violation of this permit.
- C. **Linear Projects.** If the construction project is a linear construction project (e.g., pipeline, highway, etc.), the notice must be placed in a publicly accessible location near where construction is actively underway and moved as necessary.

Please note, this permit does not provide the public with any right to trespass on a construction site for any reason, including inspection of a site; nor does this permit require that the permittee allow members of the public access to a construction site.

- 9. Applicable Federal, State or Local Requirements.** The operator must ensure that the stormwater controls implemented at the site are consistent with all applicable federal, state, or local requirements. Additionally, an operator who is operating under approved local erosion and sediment plans, grading plans, local stormwater permits, or stormwater management plans shall submit signed copies of the Notice of Intent to the local agency (or authority) upon the local agency's request.

**10. Allowable Non-Stormwater Discharges.**

- A. The following non-stormwater discharges that are combined with stormwater during construction may be authorized by this permit. Non-stormwater discharges must be addressed in the stormwater pollution prevention plan.
- 1) Fire fighting activities;
  - 2) Fire hydrant flushings;
  - 3) Water used to wash vehicles (where detergents or other chemicals are not used) or control dust in accordance with Part II.A.4.I.2;
  - 4) Potable water sources including uncontaminated waterline flushings;
  - 5) Landscape Irrigation ;
  - 6) Routine external building wash down which does not use detergents or other chemicals;
  - 7) Pavement washwaters where spills or leaks of toxic or hazardous materials have not occurred (unless all spilled materials have been removed) and where detergents or other chemicals are not used;
  - 8) Uncontaminated air conditioning, compressor condensate (See Part I.B.12 of this permit);
  - 9) Uncontaminated springs, excavation dewatering and groundwater (See Part I.B.12 of this permit);
  - 10) Foundation or footing drains where flows are not contaminated with process materials such as solvents (See Part I.B.12 of this permit);

**11. Limitations on Coverage (Exclusions).** The following stormwater discharges associated with construction activity are not covered by this permit:

- A. **Post Construction Discharge.** Stormwater discharges associated with construction activities that originate from the site after construction activities have been completed, the site has undergone final stabilization, and the permit has been terminated.
- B. **Discharges Mixed with Non-Stormwater.** Stormwater discharges that are mixed with sources of non-stormwater other than those identified in Part I.B.10.
- C. **Discharges Covered by another Permit.** Stormwater discharges associated with construction activity that are covered under an individual or an alternative general permit may be authorized by this permit after an existing permit expires provided the expired permit did not establish numeric effluent limitations for such discharges.
- D. **Discharges into Receiving Waters with an Approved TMDL.** Discharges from a site into receiving waters for which there is an established total maximum daily load (TMDL) allocation ([www.adeq.state.ar.us/water/branch\\_planning/default.htm](http://www.adeq.state.ar.us/water/branch_planning/default.htm)) for Turbidity, Oil & Grease, and/or other pollutants at the discretion of the Director are not eligible for coverage under this permit unless the permittee develops and certifies a stormwater pollution prevention plan (SWPPP) that is consistent with the assumptions and requirements in the approved TMDL. To be eligible for coverage under this general permit, operators must incorporate into their SWPPP any conditions applicable to their discharges necessary for consistency with the assumptions and requirements of the TMDL within any timeframes established in the TMDL. If a specific numeric wasteload allocation has been established that would apply to the project's discharges, the operator must incorporate that allocation into its SWPPP and implement necessary steps to meet that allocation. Please note that the Department will be reviewing this information. If it is determined that the project will discharge to a TMDL, then the Department may require additional BMPs.
- E. **Discharges into Impaired Receiving Waters (303(d) List).** Discharges from a site into a receiving waters listed as impaired under Section 303(d) of the Clean Water Act ([www.adeq.state.ar.us/water/branch\\_planning/default.htm](http://www.adeq.state.ar.us/water/branch_planning/default.htm)) for Turbidity, Oil & Grease and/or other pollutants at the discretion of the Director, should incorporate into the SWPPP any additional BMPs needed to sufficiently protect water quality. The SWPPP should include a proposal for monitoring to determine if the BMPs and controls are effective. Please note that the Department will be reviewing this information. If it is determined that the project will discharge to an impaired water body, then the Department may require additional BMPs.
- F. **Endangered and Threatened Species and Critical Habitat Protection.** Stormwater discharges from construction sites that are likely to adversely affect a listed endangered or threatened species or its critical habitat must contact the U.S. Fish and Wildlife Service (USFWS) at (501) 513-4470 or [www.fws.gov/arkansas-es](http://www.fws.gov/arkansas-es). Discharges which are not in compliance with the Endangered Species Act (ESA) can **not** be covered under this permit.

In order to obtain coverage, the applicant must follow the process required by the USFWS in order to determine the project's compliance with the ESA. This automatic process can be found on the USFWS website at the following address: [www.fws.gov/arkansas-es](http://www.fws.gov/arkansas-es). The certification provided by the process must be included in the project's Stormwater Pollution Prevention Plan. If at some point during the process, the submittal of information to the USFWS is required, then the incomplete checklist should be submitted to the Department along with the letter of correspondence that was submitted to the USFWS.

**12. Trench and Ground Water Control.** There shall be no turbid discharges to surface waters of the state resulting from dewatering activities. If trench or ground waters contain sediment, it must pass through a sediment settling pond or other equally effective sediment control device, prior to being discharged from the construction site. Alternatively, sediment may be removed by settling in place or by dewatering into a sump pit, filter bag, or comparable practice. Ground water dewatering which does not contain sediment or other pollutants is not required to be treated prior to discharge. However, care must be taken when discharging ground water to ensure that it does not become pollutant-laden by traversing over disturbed soils or other pollutant sources.

**13. Buffer Zones.**

An undisturbed buffer zone as stated below shall be maintained at all times. Exceptions from this requirement for areas, such as water crossings, limited water access, and restoration of the buffer are allowed if the permittee fully documents in the SWPPP the circumstances and reasons for the buffer zone encroachment. Additionally, this requirement is not intended to interfere with any other ordinance, rule or regulation, statute or other provision of law.

- A. For construction projects where clearing and grading activities will occur, the SWPPP must provide at least twenty-five (25) feet of buffer zone, as measured horizontally from the top of the bank to the disturbed area, from any named or unnamed streams, creeks, rivers, lakes or other water bodies.
- B. The Department may also require up to fifty (50) feet of buffer zone, as measured from the top of the bank to the disturbed area, from established TMDL water bodies, streams listed on the 303 (d)-list, an Extraordinary Resource Water (ERW), Ecologically Sensitive Waterbody (ESW), Natural and Scenic Waterway (NSW), and/or any other uses at the discretion of the Director.
- C. Linear projects will be evaluated individually by the Department to determine buffer zone setbacks.

**14. Waivers from Permit Coverage.** The Director may waive the otherwise applicable requirements of this general permit for stormwater discharges from construction activities under the terms and conditions described in this section.

- A. Waiver Applicability and Coverage. Based upon 40 CFR Part 122.26.b.15.i.A, operators of small construction activities may apply for and receive a waiver from the requirements to obtain this permit.
- B. No Stormwater Leaving the Site. If all of the stormwater from the construction activity is captured on-site under any size storm event and allowed to evaporate, soak into the ground on-site, or is used for irrigation, a permit is not needed.
- C. TMDL Waivers. This waiver is available for sites with automatic coverage if the ADEQ has established or approved a TMDL that addresses the pollutant(s) of concern and has determined that controls on stormwater discharges from small construction activity are not needed to protect water quality. The pollutant(s) of concern include sediment (such as total suspended solids, turbidity or siltation) and any other pollutant that has been identified as a cause of impairment of any water body that will receive a discharge from the construction activity. Information on TMDLs that have been established or approved by ADEQ is available from ADEQ online at [www.adeq.state.ar.us/water/branch\\_planning/default.htm](http://www.adeq.state.ar.us/water/branch_planning/default.htm).
- D. Discharges into Impaired Receiving Waters (303(d) List). This waiver is available for sites with automatic coverage if the ADEQ has listed the waters in 303(d) list that addresses the pollutant(s) of concern and has determined that controls on stormwater discharges from small construction activity are not needed to protect water quality. The pollutant(s) of concern include sediment (such as total suspended solids, turbidity or siltation) and any other pollutant

that has been identified as a cause of impairment of any water body that will receive a discharge from the construction activity. Information on 303(d) that have been established by ADEQ is available from ADEQ online at [www.adeg.state.ar.us/water/branch\\_planning/default.htm](http://www.adeg.state.ar.us/water/branch_planning/default.htm)

- E. Sites part of the Larger Common Plan. Any single lot less than 5 acres that is part of larger common plan may be considered as a small construction site. As long as the operator has complied with all conditions of this permit without submitting an NOI in accordance with 40 CFR 122.28(b)(2)(v). This waiver is applicable if the operator has only one lot in the larger common plan or multiple lots in which construction will not begin within 24 months of the prior construction.

**15. Continuation of the Expired General Permit.** If this permit is not reissued or replaced prior to the expiration date, it will be administratively continued in accordance with the Administrative Procedure Act and remain in force and effect. If you were granted permit coverage prior to the expiration date, you will automatically remain covered by the continued permit until the earliest of:

- Reissuance or replacement of this permit, at which time the operator must comply with the conditions of the new permit to maintain authorization to discharge and, the operator is required to notify the Department of his/her intent to be covered under this permit within 60 days after the effective date of the renewal permit ; or
- Submittal of a Notice of Termination; or
- Issuance of an individual permit for the project's discharges; or
- A formal permit decision by ADEQ to not reissue this general permit, at which time you must seek coverage under an alternative general permit or an individual permit

Small site Operators are responsible for ensuring that the site is in compliance with any changes or updates of this general permit, by reviewing the ADEQ website at:

[http://www.adeg.state.ar.us/water/branch\\_npdes/stormwater/construction/construction.htm](http://www.adeg.state.ar.us/water/branch_npdes/stormwater/construction/construction.htm) .

**16. Notice of Termination (NOT).** All construction activities that disturbed soil are complete, the site has reached final effective stabilization (100% stabilization with 80% density), all stormwater discharges from construction activities authorized by this permit are eliminated and all temporary sediment controls are removed and properly disposed, the operator of the facility may submit a complete Notice of Termination (NOT) to the Director. Along with the NOT, pictures that represent the entire site should be submitted for review. Final stabilization is not required if the land is returned to its pre-construction agriculture use. Operators of small construction sites are not required to submit NOTs for their construction sites. However, final stabilization is required on all sites. If a Notice of Termination is not submitted when the project is completed, the operator will be responsible for annual fees.

**17. Responsibilities of the Operator of a Larger Common Plan of Development for a Subdivision.**

- A. The operator is ultimately responsible for the runoff from the perimeter of the entire development. Regardless for the reason of the runoff, the operator is responsible for ensuring sufficient overall controls of the development.
- B. The operator shall not terminate the permit coverage until the following conditions have been met:
- 1) After all construction including landscaping and lot development has been completed; and
  - 2) All lots are sold and developed.

The following exceptions to this requirement can apply:

- a. less than 100% sold and developed at the discretion of the Director, or
  - b. Separation of the larger common plan if twenty-four (24) months have passed with no construction activity.
  - c. All lots are developed and there are no temporary common controls for subdivision outfalls, i.e. sediment basins, large sediment traps, check dams, etc.
- 3) If lots are sold then re-sold to a third party then permit coverage needs to be obtained by each of the operators while they have ownership of the lots. The second owner is responsible to obtain the same certification from the third owner, i.e. the certification must pass from owner to owner.
- C. The operator shall not terminate permit coverage until the operators of all the individual lots within the larger common plan are notified of their permitting requirements under this general permit. In this case, the signed certification statements from each operator of individual lots must be maintained in the stormwater pollution prevention plan for the large common plan. A copy of the signed certifications must be submitted to ADEQ with the NOT. The certification shall be as follows:

“I, \_\_\_\_\_, operator of an individual lot #\_\_\_\_\_, block #\_\_\_\_\_ of \_\_\_\_\_ subdivision, certify under penalty of law that I was notified by the operator of the larger common plan of the stormwater permitting requirements for my construction site(s). I understand prior to commencement of any construction activity I have to prepare and comply with a SWPPP and post the Construction Site Notice. I understand that prior to the sale of this lot to another party; I must notify the new owner of ADEQ requirements and obtain this certification from the new owner.”

Signature \_\_\_\_\_

- D. The following examples are provided as clarification:
- 1) If a small portion of the original common plan of development remains undeveloped and there has been a period of time (i.e., more than 24 months) where there are no ongoing construction activities (i.e., all areas are either undisturbed or have been finally stabilized), you may re-evaluate the original project based on the acreage remaining from the original “common plan.” If less than five but more than one acre remains to build out the original “common plan”, coverage under the large permit may not be required. However, you will need to comply with the terms and conditions for Small Construction Sites in the Construction General Permit. If less than one acre remains of the original common plan, your individual project may be treated as a part of a less than one acre development and no permit would be required.
  - 2) If you have a long-range master plan of development where some portions of the master plan are conceptual rather than a specific plan of future development and the future construction activities would, if they occur at all, happen over an extended period of time (i.e., more than 24 months), you may consider the “conceptual” phases of development to be separate “common plans” provided the periods of construction for the physically interconnected phases will not overlap.
  - 3) Where discrete construction projects within a larger common plan of development or sale are located ¼ mile or more apart and the area between the projects is not being disturbed, each individual project can be treated as a separate plan of development or sale provided any interconnecting road, pipeline or utility project that is part of the same “common plan” is not concurrently being disturbed. For example, an interconnecting access road or pipeline were under construction at the same time, they would generally be considered as a part of a single “common plan” for permitting purposes.
  - 4) If the operator sells all the lots in the subdivision to one or more multi-lot homebuilder(s), provisions must be made to obtain stormwater permit coverage by one of the following options:
    - a. The permit may be transferred from the first “operator” to the new/second “operator”.

b. A new, separate permit may be obtained by the second “operator”.

NOTE: If a new permit is to be obtained, then it must be obtained before the first/original permit is terminated.

5) If the operator retains ownership of any lots in the subdivision, the operator shall maintain permit coverage for those lots under the original permit. The operator shall modify the Stormwater Pollution Prevention Plan (SWPPP) by stating which lots are owned and marking the lots on the site map. If there are one (1) or two (2) lots remaining and the total acreage is less than five (5) acres, the original permit could be terminated and those lots could be covered as a small site.

**18. Change in Operator.** For stormwater discharges from large construction sites where the operator changes, including instances where an operator is added after the initial NOI has been submitted, the new operator must ensure that a permit transfer form is received by the Department at least two (2) weeks prior to the operator beginning work at the site.

**19. Late Notifications.** A discharger is not precluded from submitting an NOI in accordance with the requirements of this part after the dates provided in Part I.B.6 of this permit. In such instances, the Director may bring an enforcement action for failure to submit an NOI in a timely manner or for any unauthorized discharges of stormwater associated with construction activity that have occurred on or after the dates specified in this permit.

**20. Failure to Notify.** The operator of a construction site who fails to notify the Director of their intent to be covered under this permit, and who potentially discharges pollutants (sediment, debris, etc.) to waters of the State without an NPDES permit, is in violation of the Arkansas Water and Air Pollution Control Act (Act 472 of 1949, as amended).

**21. Maintenance.** Determination of the acreage of disturbance does not typically include disturbance for routine maintenance activities on existing roads where the line and grade of the road is not being altered, nor does it include the paving of existing roads. Maintenance activities (returning to original conditions) are not regulated under this permit unless one or more acres of underlying and/or surrounding soil are cleared, graded, or excavated as part of the operation.

**22. Releases in Excess of Reportable Quantities.**

A. The discharge of hazardous substances or oil in the stormwater discharge(s) from a facility shall be prevented or minimized in accordance with the applicable stormwater pollution prevention plan for the facility. This permit does not relieve the operator of the reporting requirements of 40 CFR Parts 110, 117 and 302. Where a release containing a hazardous substance or oil in an amount equal to or in excess of a reporting quantity established under either 40 CFR 110, 40 CFR 117, or 40 CFR 302, occurs during a 24-hour period, the following action shall be taken:

- 1) Any person in charge of the facility is required to notify the National Response Center (NRC) (800-424-8802) in accordance with the requirements of 40 CFR 110, 40 CFR 117, or 40 CFR 302 as soon as he/she has knowledge of the discharge;
- 2) The operator shall submit within five (5) calendar days of knowledge of the release a written description of the release (including the type and estimate of the amount of material released), the date that such release occurred, and the circumstances leading to the release, and steps to be taken in accordance with Part II.B.13 of this permit to the ADEQ.
- 3) The stormwater pollution prevention plan described in Part II.A of this permit must be modified within fourteen (14) calendar days of knowledge of the release to:
  - a. Provide a description of the release and the circumstances leading to the release; and

b. The date of the release;

2. Additionally, the plan must be reviewed to identify measures to prevent the reoccurrence of such releases and to respond to such releases, and the plan must be modified where appropriate.

B. Spills. This permit does not authorize the discharge of hazardous substances or oil resulting from an on-site spill.

### **23. Attainment of Water Quality Standards**

The operator must select, install, implement and maintain control measures at the construction site that minimize the discharge of turbidity and/or oil and grease and/or other pollutants at the discretion of the Director as necessary to protect water quality. In general, except in situations explained in below, the stormwater controls developed, implemented, and updated to be considered stringent enough to ensure that your discharges do not cause or contribute to an excursion above any applicable water quality standard.

At any time after authorization, the ADEQ may determine that the stormwater discharges may cause, have reasonable potential to cause, or contribute to an excursion above any applicable water quality standard. If such a determination is made, ADEQ will require the permittee to:

- A. Develop a supplemental BMP action plan describing SWPPP modifications to address adequately the identified water quality concerns and submit valid and verifiable data and information that are representative of ambient conditions and indicate that the receiving water is attaining water quality standards; or
- B. Cease discharges of pollutants from construction activity and submit an individual permit application.

All written responses required under this part must include a signed certification consistent with Part II.B.9.

## **PART II STANDARD CONDITIONS**

Information in **Part II** is organized as follows:

**Section A:** Stormwater Pollution Prevention Plans:

1. Deadlines for Plan Preparation and Compliance
2. Signature, Plan Review, Plan Availability, and NOC
3. Keeping Plans Current
4. Contents of Stormwater Pollution Prevention Plan
5. Contractors
6. Inspectors
7. Plan Certification

**Section B:** Standard Permit Conditions:

1. Retention of Records
2. Duty to Comply
3. Penalties for Violations of Permit Conditions
4. Continuance of Expired General Permit
5. Need to Halt or Reduce Activity Not a Defense
6. Duty to Mitigate
7. Duty to Provide Information
8. Other Information
9. Signatory Requirements
10. Certification
11. Penalties for Falsification of Reports
12. Penalties for Tampering
13. Oil and Hazardous Substance Liability
14. Property Rights
15. Severability
16. Transfers
17. Proper Operation and Maintenance
18. Inspection and Entry
19. Permit Actions
20. Re-Opener Clause
21. Local Requirements

## **SECTION A: STORMWATER POLLUTION PREVENTION PLANS (SWPPP).**

The operator must prepare a stormwater pollution prevention plan (the plan/SWPPP) before permit coverage. At least one SWPPP must be developed for each construction project or site covered by this permit. The SWPPP must follow the order outlined in Part II.A.4-7 below. This basic ADEQ format is available through the Department's website [http://www.adeg.state.ar.us/water/branch\\_npdes/stormwater/construction/construction.htm](http://www.adeg.state.ar.us/water/branch_npdes/stormwater/construction/construction.htm). Other formats may be used at the discretion of the Director **if** the format has been approved by the Department prior to use. The operator must implement the SWPPP as written from initial commencement of construction activity until final stabilization is complete, with changes being made as deemed necessary by the permittee, local, state or federal officials. The plan shall be prepared in accordance with good engineering practices, by qualified personnel and must:

- Identify potential sources of pollution which may reasonably be expected to affect the quality of stormwater discharges from the construction;
- Identify, describe and ensure the implementation of Best Management Practices (BMPs), with emphasis on initial site stabilization, which are to be used to reduce pollutants in stormwater discharges from the construction site;
- Be site specific to what is taking place on a particular construction site;
- Ensure compliance with the terms and conditions of this permit; and
- Identify the responsible party for on-site SWPPP implementation.

### **1. Deadlines for Plan Preparation and Compliance.**

#### **A. Large Construction Sites**

The plan shall be completed and submitted for review, along with a NOI and initial permit fee 2 weeks prior to commencement of construction activities. Submittals of updates to the plan during the construction process are required only if requested by the Director.

#### **B. Automatic Coverage Sites**

The plan shall be completed prior to the commencement of construction activities and updated as appropriate. Submittal of NOI, permit fee and SWPPP is not required.

#### **C. Existing Permittees**

Existing permittees, that were permitted prior to the issuance of this renewal permit, are required to update their plan as appropriate to come into compliance with the requirements contained in Part II.A.4 within **sixty (60) days** from the effective date of this permit.

### **2. Signature, Plan Review, Plan Availability and NOC.**

- A. The plan shall be signed by the operator in accordance with Part II.B.9 and be retained on-site at the construction site during normal business hours (8:00 A.M. – 5:00 P.M.). The operator shall keep the complete updated SWPPP on-site.
- B. The operator shall make plans available, upon request, to the Director, the EPA, or a State or local agency reviewing sediment and erosion plans, grading plans, or stormwater management plans, or, in the case of a stormwater discharge associated with construction activity which discharges through a municipal separate storm sewer system with an NPDES permit, to the municipal operator of the system.

- C. The Director, or authorized representative, may notify the operator at any time that the plan does not meet one or more of the minimum requirements of this Part. Within seven (7) business days of such notification from the Director, (or as otherwise provided by the Director), or authorized representative, the operator shall make the required changes to the plan and submit to the Director a written certification that the requested changes have been made. The Department may request re-submittal of the SWPPP to confirm that all deficiencies have been adequately addressed. The Department may also take appropriate enforcement action for the period of time the operator was operating under a plan that did not meet the minimum requirements of this permit.
- D. The operator must post the NOC near the main entrance of the construction site and visible to the public. The NOC will indicate the location of the SWPPP.
3. **Keeping Plans Current.** The operator shall amend the plan within seven (7) business days or whenever there is a change in design, construction, operation, or maintenance at the construction site which has a significant effect on the potential for the discharge of pollutants to the Waters of the State that has not been previously addressed in the SWPPP. The plan should also be modified if a determination has been made through inspections, monitoring (if required), *or* investigation by the operator, local, state, or federal officials that the discharges are causing or contributing to water quality violation or the plan proves to be ineffective in eliminating or significantly minimizing pollutants from sources identified in stormwater discharges from the construction site.
4. **Contents of the Stormwater Pollution Prevention Plan.** The stormwater pollution prevention plan shall include the following items:
- A. *Site Description.* Each plan shall provide a description of the following:
- 1) Pre-construction topographic view;
  - 2) A description of the nature of the construction activity and its intended use after the NOT is filed (i.e., residential subdivision, shopping mall, etc.);
  - 3) A description of the intended sequence of major activities which disturb soils for major portions of the site (e.g. grubbing, excavation, grading, infrastructure installation, etc.);
  - 4) Estimates of the total area of the site (including off-site borrow and fill areas) and the total area of the site that is expected to be disturbed by excavation, grading or other activities; and
  - 5) An estimate of the runoff coefficient of the site for pre- and post-construction activities and existing data describing the soil or the quality of any discharge from the site.
- B. *Responsible Parties.* The SWPPP must identify (as soon as this information is known) all parties (i.e., General Contractors, Landscapers, Project Designers, and Inspectors) responsible for particular services they provide to the operator to comply with the requirements of the SWPPP for the project site, and areas over which each party has control. If these parties change over the life of the permit, or new parties are added, then the SWPPP should be updated to reflect these changes.
- C. *Receiving Waters.* The SWPPP must identify the nearest receiving water(s), or if the discharge is to a municipal separate storm sewer, the name of the operator of the municipal system, the ultimate receiving water(s)
- D. *Documentation of Permit Eligibility Related to the 303 (d) list and Total Maximum Daily Loads (TMDL).* The SWPPP should include information on whether or not the stormwater discharges from the site enter a water body that is on the most recent 303 (d) list or with an approved TMDL. If the stormwater discharge does enter a water body that is on the most recent 303(d) list or with an approved TMDL, then the SWPPP should address the following items:
- 1) Identification of the pollutants that the 303 (d) list or TMDL addresses, specifically whether the 303 (d) list or

TMDL addresses sediment or a parameter that addresses sediment (such as total suspended solids, turbidity, or siltation);

- 2) Identification of whether the operator's discharge is identified, either specifically or generally, on the 303 (d) list or any associated assumptions and allocations identified in the TMDL for the discharge; and
- 3) Measures taken by the operator to ensure that its discharge of pollutants from the site is consistent with the assumptions and allocations of the TMDL.

If the Department determines during the review process that the proposed project will be discharging to a receiving water that is on the most recent 303 (d) list or with an approved TMDL, then the Department will notify the applicant to include additional Best Management Practices in the SWPPP.

E. Attainment of Water Quality Standards After Authorization.

- 1) The permittee must select, install, implement, and maintain BMPs at the construction site that minimize pollutants in the discharge as necessary to meet applicable water quality standards. In general, except in situations explained below, the SWPPP developed, implemented, and updated to be considered as stringent as necessary to ensure that the discharges do not cause or contribute to an excursion above any applicable water quality standard.
- 2) At any time after authorization, the Department may determine that the stormwater discharges may cause, have reasonable potential to cause, or contribute to an excursion above any applicable water quality standard. If such a determination is made, the Department will require the permittee to:
  - a. Develop a supplemental BMP action plan describing SWPPP modifications to address adequately the identified water quality concerns and submit valid and verifiable data and information that are representative of ambient conditions and indicate that the receiving water is attaining water quality standards; or
  - b. Cease discharges of pollutants from construction activity and submit an individual permit application.
- 3) All written responses required under this part must include a signed certification (Part II.B.10)

F. Endangered Species. The SWPPP must contain information on endangered and threatened species, including whether any endangered species are in proximity of the stormwater discharge and BMP's to be constructed to control stormwater runoff. The letter of consent from the USF&W, as stated in Part I.B.11.F must be included with the SWPPP along with the name and telephone number of the person or agency which was contacted to obtain the information.

G. Site Map. The SWPPP must contain a legible site map complete to scale, showing the entire site, that identifies, at a minimum, the following:

- 1) Direction of stormwater flow (i.e., use arrows to show which direction stormwater will flow) and approximate slopes anticipated after major grading activities;
- 2) Delineate on the site map areas of soil disturbance and areas that will not be disturbed under the coverage of this permit;
- 3) Location of major structural and nonstructural controls identified in the plan;
- 4) Location of main construction entrance and exit;
- 5) Location where stabilization practices are expected to occur;
- 6) Locations of off-site materials, waste, borrow area, or equipment storage area;
- 7) Location of areas used for concrete wash-out;
- 8) Location of all surface water bodies (including wetlands);

- 9) Locations where stormwater is discharged to a surface water and/or municipal separate storm sewer system if applicable,
- 10) Locations where stormwater is discharged off-site (should be continuously updated);
- 11) Areas where final stabilization has been accomplished and no further construction phase permit requirements apply.

H. Stormwater Controls. Each plan shall include a description of appropriate controls and measures that will be implemented at the construction site. The plan will clearly describe for each major activity identified in the project description control measures associated with the activity and the schedule during the construction process that the measures will be implemented. Perimeter controls for the site must be installed after the clearing and grubbing necessary for installation of the measure, but before the clearing and grubbing for the remaining portions of the site. Perimeter controls must be actively maintained until final stabilization of those portions of the site upward of the perimeter control. Temporary perimeter controls must be removed after final stabilization and properly disposed. The description and implementation of controls shall address the following minimum components:

- 1) Initial Site Stabilization, Erosion, and Sediment Controls. The SWPPP must address, at a minimum, the following:
  - a. For larger common plans, only streets, drainage, utility areas, areas needed for initial construction of streets (e.g., borrow pits, parking areas, etc.) and areas needed for stormwater structures may be disturbed initially. Upon stabilization of the initial areas, additional areas may be disturbed.
  - b. The construction-phase erosion (such as site stabilization) and sediment controls (such as check dams) should be designed to retain sediment on-site to the extent practicable.
  - c. All control measures must be properly selected, installed, and maintained in accordance with the manufacturer's specifications, good engineering, and construction practices. If periodic inspections or other information indicates a control has been used inappropriately or incorrectly, the permittee must replace or modify the control for site situations.
  - d. If sediment escapes the construction site, off-site accumulations of sediment must be removed at a frequency sufficient to minimize off-site impacts (e.g., fugitive sediment in street could be washed into storm sewers by the next rain and/or pose a safety hazard to users of public streets). This permit does not give the authority to trespass onto other property; therefore this condition should be carried out along with the permission of neighboring land owners to remove sediment.
  - e. Sediment must be removed from sediment traps (if used please specify what type) or sedimentation ponds when design capacity has been reduced by 50%.
  - f. Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges (e.g., screening outfalls picked up daily).
  - g. Off-site material storage areas (also including overburden and stockpiles of dirt, borrow areas, etc.) used solely by the permitted project are considered a part of the project and shall be addressed in the SWPPP.
- 2) Stabilization practices. The SWPPP must include, at a minimum, the following information:
  - a. Description and Schedule: A description of initial, interim, and permanent stabilization practices, including site-specific scheduling of the implementation of the practices. Site plans should ensure that existing vegetation is preserved where attainable and that disturbed areas are stabilized. Stabilization practices may include: mulching, temporary seeding, permanent seeding, geotextiles, sod stabilization, vegetative buffer strips, protection of trees, and preservation of mature vegetation and other appropriate measures.
  - b. Description of buffer areas: The Department requires that a buffer zone be established between the top of stream bank and the disturbed area. The SWPPP must contain a description of how the site will maintain

buffer zones. For construction projects where clearing and grading activities will occur, SWPPP must provide at least twenty-five (25) feet of buffer zone from any named or unnamed streams, creeks, rivers, lakes or other water bodies. The plan must also provide at least fifty (50) feet of buffer zone from established TMDL water bodies, streams listed on the 303 (d)-list, an Extraordinary Resource Water (ERW), Ecologically Sensitive Waterbody (ESW), Natural and Scenic Waterway (NSW), and/or other uses at the discretion of the Director. If the site will be disturbed within the recommended buffer zone, then the buffer zone area must be stabilized as soon as possible. Exceptions from this requirement for areas, such as water crossings, limited water access, and restoration of the buffer are allowed if the permittee fully documents in the SWPPP the circumstances and reasons for the buffer zone encroachment. Additionally, this requirement is not intended to interfere with any other ordinance, rule or regulation, statute or other provision of law. Please note that above-grade clearing that does not disturb the soil in the buffer zone area does not have to comply with buffer zone requirements.

- c. Records of Stabilization: A record of the dates when major grading activities occur, when construction activities temporarily or permanently cease on a portion of the site, and when stabilization measures are initiated shall be included in the plan.
  - d. Deadlines for Stabilization: Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than fourteen (14) days after the construction activity in that portion of the site has temporarily or permanently ceased, except:
    - (1) Where the initiation of stabilization measures by the fourteenth (14<sup>th</sup>) day after construction activity temporarily or permanently ceases is precluded by snow cover, stabilization measures shall be initiated as soon as practicable.
    - (2) Where construction activity will resume on a portion of the site within twenty-one (21) days from when activities ceased (e.g. the total time period that construction activity is temporarily ceased is less than twenty-one (21) days), then stabilization measures do not have to be initiated on that portion of the site by the fourteenth (14<sup>th</sup>) day after construction activity temporarily ceased.
- 3) Structural Practices. A description of structural practices to divert flows from exposed soils, store flows, or otherwise limit runoff and the discharge of pollutants from exposed areas of the site to the degree attainable. Structural practices should be placed on upland soils to the degree attainable. The installation of these devices may be subject to Section 404 of the Clean Water Act. Such practices may include but are not limited to:
- silt fences (installed and maintained)
  - earthen dikes to prevent run-on
  - drainage swales to prevent run-on
  - check dams
  - subsurface drains
  - pipe slope drains
  - storm drain inlet protection
  - rock outlet protection
  - sediment traps
  - reinforced soil retaining systems
  - gabions
  - temporary or permanent sediment basins.

A combination of erosion and sediment control measures is encouraged to achieve maximum pollutant removal. Adequate spillway cross-sectional area and re-enforcement must be provided for check dams, sediment traps, and sediment basins.

a. Sediment Basins.

- (1) For common drainage locations that serve an area with ten (10) or more acres (including run-on from other areas) draining to a common point, a temporary or permanent sediment basin that provides storage based on either the smaller of 3600 cubic feet per acre, or a size based on the runoff volume of a 10 year, 24 hour storm, shall be provided where attainable (so as not to adversely impact water quality) until final stabilization of the site. In determining whether installing a sediment basin is attainable, the operator may consider factors such as site soils, slope, available area on site, etc. Proper hydraulic design of the outlet is critical to achieving the desired performance of the basin. The outlet should be designed to drain the basin within twenty-four (24) to seventy-two (72) hours. (A rule of thumb is one square foot per acre for a spillway design.) The 24-hour limit is specified to provide adequate settling time; the seventy-two (72)-hour limit is specified to mitigate vector control concerns. If a pipe outlet design is chosen for the outfall, then an emergency spillway is required. If “non-attainability” is claimed, then an explanation of non-attainability shall be included in the SWPPP. Where a sediment basin is not attainable, smaller sediment basins and/or sediment traps shall be used. Where a sediment basin is un-attainable, vegetative buffer strips or other suitable controls which are effective are required for all side slopes and down slope boundaries of the construction area. The plans for removal of the sediment basin should also be included with the description of the basin in the SWPPP.
- (2) For drainage locations serving an area less than ten (10) acres, sediment traps, silt fences, or equivalent sediment controls are required for all side slope and down slope boundaries of the construction area unless a sediment basin providing storage based on either the smaller of 3600 cubic feet per acre, or a size based on the run off volume of a 10 year, 24 hour storm is provided. (A rule of thumb is one square foot per acre for a spillway.) However, in order to protect the waters of the state, the Director, at their discretion, may require a sediment basin for any drainage areas draining to a common point.

b. Velocity Dissipation Devices.

Velocity dissipation devices must be placed at discharge locations, within concentrated flow areas serving two or more acres, and along the length of any outfall channel to provide a non-erosive flow velocity from the structure to a water course so that the natural physical and biological characteristics and functions are maintained and protected (i.e., no significant changes in the hydrological regime of the receiving water). Please note that the use of hay-bales is not recommended in areas of concentrated flow.

I. Other Controls.

- 1) No solid materials, including building materials, shall be discharged to waters of the State.
- 2) Off-site vehicle tracking of sediments and the generation of dust shall be minimized through the use of a stabilized construction entrance and exit and/or vehicle tire washing.
- 3) For lots that are less than one (1) acre in size an alternative method may be used in addition to a stabilized construction entrance. An example of an alternative method could be daily street sweeping. This could allow for the shortening of the construction entrance.
- 4) The plan shall ensure and demonstrate compliance with applicable State or local waste disposal, temporary and permanent sanitary sewer or septic system regulations.
- 5) No liquid concrete waste shall be discharged to waters of the State. Appropriate controls to prevent the discharge of concrete washout waters must be implemented if concrete washout will occur on-site.
- 6) No contaminants from fuel storage areas, hazardous waste storage and truck wash areas shall be discharged to

waters of the State. Methods for protecting these areas shall be identified and implemented. These areas should not be located near a water body, if there is a water body on or near the project.

- J. Non-stormwater discharges. Sources of non-stormwater listed in Part I.B.10 of this permit that are combined with stormwater discharges associated with construction activity must be identified in the plan. This list should be site specific non-stormwater discharges.
- K. Post-Construction Stormwater Management. The operator is required to provide a description of measures that will be installed during the construction process to control pollutants in stormwater discharges that will occur after construction operations have been completed. Structural measures should be placed on upland soils to the degree attainable. The installation of these devices may be subject to Section 404 (Corps of Engineers) of the Clean Water Act. This permit only addresses the installation of stormwater management measures, and not the ultimate operation and maintenance of such structures after the construction activities have been completed and the site has undergone final stabilization. However, post-construction stormwater BMPs that discharge pollutants from a point source once construction is completed may need authorization under a separate ADEQ NPDES permit. Such practices may include but are not limited to:
- infiltration of runoff onsite
  - flow attenuation by use of open vegetated swales and natural depressions
  - stormwater retention structures
  - stormwater detention structures (including wet ponds)
  - sequential systems, which combine several practices

A goal of at least 80 % removal of total suspended solids from these flows which exceed predevelopment levels should be used in designing and installing stormwater management controls (where practicable). Where this goal is not met, the operator shall provide justification for rejecting each practice listed above based on site conditions.

- L. Applicable State or Local Programs. The SWPPP must be updated as necessary to reflect any revisions to applicable federal, state, or local requirements that affect the stormwater controls you implement at your site.
- M. Inspections.

Inspections should be conducted by qualified personnel (provided by the operator). Inspections must include all areas of the site disturbed by construction activity and areas used for storage of materials that are exposed to precipitation. Inspectors must look for evidence of, or the potential for, pollutants entering the stormwater conveyance system. Erosion and sedimentation control measures must be observed to ensure proper operation. Discharge locations must be inspected to determine whether erosion control measures are effective in preventing significant impacts to waters of the State, where accessible. Where discharge locations are inaccessible, nearby downstream locations must be inspected to the extent that such inspections are practicable. Locations where vehicles enter or exit the site must be inspected for evidence of off-site sediment tracking. Inspections may not be required if the lot(s) within a larger common plan is/are sufficiently stabilized. The operator must ensure that no sediment will leave the lot(s) that are stabilized. These lots must be identified within the SWPPP and show what date they were stabilized. If the operator is unable to ensure this, then inspections must continue.

- 1) **Inspection Frequency.** Inspections must be conducted in accordance with one of the following schedules listed below. The schedule **must be specified** in the Stormwater Pollution Prevention Plan (SWPPP).
- a. At least once every 7 calendar days, or
  - b. At least once every 14 calendar days and within 24 hours of the end of a storm event of 0.5 inches or greater (a

rain gauge must be maintained on-site).

- 2) **Inspection Form.** The ADEQ inspection form should be used for all inspections. The inspection form should include any erosion/sediment controls that are being used on the site. The form is available on the Departments website [www.adeg.state.ar.us](http://www.adeg.state.ar.us). If a different form is used it must at a minimum contain the following information:
  - a. Inspector Name and Title
  - b. Date of Inspection
  - c. Amount of Rainfall and Days Since Last Rain Event (only applicable to Part II.A.4.M.1.b)
  - d. BMPs used on-site
  - e. If the BMPs are in working order and if Maintenance is required (when scheduled and completed)
  - f. Location and Dates When Major Construction Activities Begin, Occur or Cease
  - g. Report Signature of Inspector

Additional information may be added to the inspection report at the permittees discretion.

- 3) **Inspection Records.** The report shall be retained as part of the stormwater pollution prevention plan for at least three (3) years from the date the site is finally stabilized. The report shall be signed and have a certification statement in accordance with the requirements of this permit.
  - 4) **Winter Conditions.** Inspections will not be required at construction sites where snow cover exists over the entire site for an extended period, and melting conditions do not exist. Regular inspections, as required by this permit, are required at all other times as specified in this permit.
- N. ***Maintenance.*** A description of procedures to maintain vegetation, erosion and sediment control measures and other protective measures in good, effective operating condition shall be outlined in the plan. Any repairs that are needed based on an inspection shall be completed within three (3) business days of discovery or as otherwise directed by state or local officials. However, if conditions do not permit large equipment to be used, a longer time frame is allowed if the condition is thoroughly documented on the inspection form. Maintenance for manufactured controls must be done at a minimum of the manufacture's specifications. Maintenance for non-manufactured controls, i.e. check dams, sediment traps, must be done upon 50% capacity.

## 5. **Contractors.**

For each measure identified in the plan, the stormwater pollution prevention plan must clearly identify the contractor(s) that will implement the measure. If additional contractors are added to the project, then the list of contractors should be updated accordingly in the SWPPP.

## 6. **Inspectors.**

The stormwater pollution prevention plan must clearly identify the person or persons that will be conducting the inspections of all stormwater controls. If additional inspectors are added to the project, then the list of inspectors should be updated accordingly in the SWPPP.

## 7. **Plan Certification.**

The Stormwater Pollution Prevention Plan (SWPPP) Certification must be signed by either the operator or the cognizant official identified on the Notice of Intent. All documents required by the permit and other information requested by the Director shall be signed by operator or by a duly authorized representative of the operator (Please see Part II.B.10 below

for certification).

## SECTION B: STANDARD PERMIT CONDITIONS

### 1. **Retention of Records.**

- A. The operator shall retain records of all stormwater pollution prevention plans, all inspection reports required by this permit, and records of all data used to complete the Notice of Intent to be covered by this permit for a period of at least three years from the date the Notice of Termination letter is signed by the Department. This period may be extended by request of the Director at any time.
- B. The operator shall retain a signed copy of the stormwater pollution prevention plan required by this permit at the construction site from the date of project initiation to the date of final stabilization.

### 2. **Duty to Comply.** The operator must comply with all conditions of this permit. Any permit noncompliance constitutes a violation of the federal Clean Water Act and the Arkansas Water and Air Pollution Control Act and is grounds for: enforcement action; permit termination, revocation and re-issuance, or modification; or denial of a permit renewal application.

### 3. **Penalties for Violations of Permit Conditions.** The Arkansas Water and Air Pollution Control Act (Act 472 of 1949, as amended) provides that any person who violates any provisions of a permit issued under the Act shall be guilty of a misdemeanor and upon conviction thereof shall be subject to imprisonment for not more than one (1) year, or a criminal penalty of not more than twenty five thousand dollars (\$25,000) or by both such fine and imprisonment for each day of such violation. Any person who violates any provision of a permit issued under the Act may also be subject to civil penalty in such amount as the court shall find appropriate, not to exceed ten thousand dollars (\$10,000) for each day of such violation. The fact that any such violation may constitute a misdemeanor shall not be a bar to the maintenance of such civil action.

### 4. **Continuance of the Expired General Permit.** An expired general permit continues in force and effect until a new general permit is issued. If this permit is not re-issued or replaced prior to the expiration date, it will be administratively continued in accordance with the Administrative Procedure Act and remain in force and effect. If you were granted permit coverage prior to the expiration date, you will automatically remain covered by the continued permit until the earliest of:

- A. Re-issuance or replacement of this permit, at which time you must comply with the conditions of the new permit, within 60 days after issuance, to maintain authorization to discharge; or
- B. Your submittal of a Notice of Termination; or
- C. Issuance of an individual permit for the project's discharges; or
- D. A formal permit decision by the ADEQ to not re-issue this general permit, at which time you must seek coverage under an individual permit.

### 5. **Need to Halt or Reduce Activity Not a Defense.** It shall not be a defense for an operator in an enforcement action that it would have been necessary to halt or reduce the permitted activity in order to maintain compliance with the conditions of this permit.

### 6. **Duty to Mitigate.** The operator shall take all reasonable steps to minimize or prevent any discharge in violation of this permit which has reasonable likelihood of adversely affecting human health or the environment.

### 7. **Duty to Provide Information.** The operator shall furnish to the Director, an authorized representative of the Director, the

EPA, a State or local agency reviewing sediment and erosion plans, grading plans, or stormwater management plans, or in the case of a stormwater discharge associated with industrial activity which discharges through a municipal separate storm sewer system with an NPDES permit, to the municipal operator of the system, within a reasonable time, any information which is requested to determine compliance with this permit.

8. **Other Information.** When the operator becomes aware that he or she failed to submit any relevant facts or submitted incorrect information in the Notice of Intent or in any other report to the Director, he or she shall promptly submit such facts or information.

9. **Signatory Requirements.** All Notices of Intent, reports, or information submitted to the Director or the operator of a regulated small, medium, or large municipal separate storm sewer system shall be signed and certified.

A. All Notices of Intent shall be signed as follows:

1) For a corporation: by a responsible corporate officer. For purposes of this section, a responsible corporate officer means:

- a. A president, treasurer, or vice-president of the corporation in charge of a principal business function, or any other person who performs similar policy or decision-making functions for the corporation; or
- b. The manager of one or more manufacturing, production, or operating facilities, provided, the manager is authorized to make management decisions which govern the operation of the regulated facility including having the explicit or implicit duty of making major capital investment recommendations, and initiating and directing other comprehensive measures to assure long term environmental compliance with environmental laws and regulations; the manager can ensure that the necessary systems are established or actions taken to gather complete and accurate information for permit application requirements; and where authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures.

2) For a partnership or sole proprietorship: by a general partner or the proprietor, respectively;

3) For a municipality, State, Federal or other public agency: By either a principal executive or ranking elected official. For purposes of this section, a principal executive officer of a Federal agency includes:

- a. The chief executive officer of the agency; or
- b. A senior executive officer having responsibility for the overall operations of a principal geographic unit of the agency.

B. All reports required by the permit and other information requested by the Director shall be signed by a person described above or by a duly authorized representative of that person. A person is a duly authorized representative only if:

1) The authorization is made in writing by a person described above and submitted to the Director;

2) The authorization specifies either an individual or a person having responsibility for the overall operation of the regulated facility or activity, such as the position of plant manager, operator of a well or a well field, superintendent, or position of equivalent responsibility, or position of equivalent responsibility for environmental matters for the company. (A duly authorized representative may thus be either a named individual or any individual occupying a named position); and

- 3) Changes to authorization. If an authorization under this Part is no longer accurate because a different individual or position has responsibility for the overall operation of the facility, a new authorization satisfying the above requirements must be submitted to the Director prior to or together with any reports, information, or applications to be signed by an authorized representative.

**10. Certification.** Any person signing a document under this section shall make the following certification:

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

Note: For this permit only, "this document" refers to the Stormwater Pollution Prevention Plan, "attachments" refers to the site map and inspection forms, and "system" is referencing the project site.

- 11. Penalties for Falsification of Reports.** The Arkansas Water and Air Pollution Control Act provides that any person who knowingly makes any false statement, representation, or certification in any application, record, report, plan or other document filed or required to be maintained under this permit shall be subject to civil penalties specified in Part II.B.3 of this permit and/or criminal penalties under the authority of the Arkansas Water and Air Pollution Control Act (Act 472 of 1949, as amended).
- 12. Penalties for Tampering.** The Arkansas Water and Air Pollution Control act provides that any person who falsifies, tampers with, or knowingly renders inaccurate any monitoring device or method required to be maintained under the Act shall be guilty of a misdemeanor and upon conviction thereof shall be subject to imprisonment for not more than one (1) year or a fine of not more than twenty five thousand dollars (\$25,000) or by both such fine and imprisonment.
- 13. Oil and Hazardous Substance Liability.** Nothing in this permit shall be construed to preclude the institution of any legal action or relieve the operator from any responsibilities, liabilities, or penalties to which the operator is or may be subject under Section 311 of the Clean Water Act or Section 106 of CERCLA.
- 14. Property Rights.** The issuance of this permit does not convey any property rights of any sort or any exclusive privileges, nor does it authorize any injury to private property, any invasion of personal rights, or any infringement of Federal, State, or local laws or regulations.
- 15. Severability.** The provisions of this permit are severable. If any provisions of this permit or the application of any provision of this permit to any circumstance is held invalid, the application of such provisions to other circumstances and the remainder of this permit shall not be affected thereby.
- 16. Transfers.** This permit is not transferable to any person except after notice to the Director. A transfer form must be submitted to the ADEQ as required by this permit.
- 17. Proper Operation and Maintenance.** The operator shall at all times:
  - A. Properly operate and maintain all control (and related appurtenances) which are installed or used by the operator to achieve compliance with the conditions of this permit. This provision requires the operation of backup or auxiliary facilities or similar systems which are installed by an operator only when the operation is necessary to achieve compliance with the conditions of the permit.

- B. Provide an adequate operating staff which is duly qualified to carry out operation, inspection, maintenance, and testing functions required to insure compliance with the conditions of this permit.

**18. Inspection and Entry.** The operator shall allow the Director, the EPA, or an authorized representative, or, in the case of a construction site which discharges to a municipal separate storm sewer, an authorized representative of the municipal operator of the separate sewer system receiving the discharge, upon the presentation of credentials and other documents as may be required by law, to:

- A. Enter upon the operator's premises where a regulated facility or activity is located or conducted, or where records must be kept under the conditions of this permit;
- B. Have access to and copy, at reasonable times, any records that must be kept under the conditions of this permit;
- C. Inspect at reasonable times any facilities or equipment (including monitoring and control equipment);

**19. Permit Actions.** This permit may be modified, revoked and reissued, or terminated for cause including, but not limited to, the following;

- A. Violation of any terms or conditions of this permit;
- B. Obtaining this permit by misrepresentation or failure to fully disclose all relevant facts;
- C. A change in any conditions that requires either a temporary or permanent reduction or elimination of the authorized discharge;
- D. A determination that the permitted activity endangers human health or the environment and can only be regulated to acceptable levels by permit modification or termination; or
- E. Failure of the operator to comply with the provisions of ADEQ Regulation No. 9 (Fee Regulation). Failure to promptly remit all required fees shall be grounds for the Director to initiate action to terminate this permit under the provisions of 40 CFR 122.64 and 124.5(d), as adopted by reference in ADEQ Regulation No. 6, and the provisions of ADEQ Regulation No. 8.

**20. Re-Opener Clause.**

- A. If there is evidence indicating potential or realized impacts on water quality due to any stormwater discharge associated with industrial activity covered by this permit, the operator of such discharge may be required to obtain an individual permit or an alternative general permit in accordance with Part I.B.22 of this permit, or the permit may be modified to include different limitations and/or requirements.
- B. Permit modification or revocation will be conducted in accordance with the provisions of 40 CFR 122.62, 122.63, 122.64 and 124.5, as adopted by reference in ADEQ Regulation No. 6.

**21. Local Requirements.** All dischargers must comply with the lawful requirements of municipalities, counties, drainage districts, and other local agencies regarding any discharges of stormwater to storm drain systems or other water sources under their jurisdiction, including applicable requirements in municipal stormwater management programs developed to comply with the ADEQ permits. Dischargers must comply with local stormwater management requirements, policies, or guidelines including erosion and sediment control.

**FACT SHEET  
AND SUPPLEMENTARY INFORMATION  
FOR DRAFT GENERAL PERMIT ARR150000  
STORMWATER RUNOFF ASSOCIATED WITH CONSTRUCTION SITES  
IN ARKANSAS**

Information in this part is organized as follows:

1. Background
2. Regulatory Background
3. Permit Coverage
  - a. Notice of Intent to be covered
  - b. Individual Permits
4. Discharge Characterization
5. Technology Requirements
6. Water Quality Requirements
7. BMP Requirements and Basis
8. Inspections
9. Other Conditions
10. Sources
11. Reaffirmation of Permit Coverage

**1. BACKGROUND**

On November 1, 2003, General Stormwater Permit No. ARR150000 became effective with an expiration date of October 31, 2008. ADEQ recognizes that it should have a replacement permit in place at that time. ADEQ is proposing to issue a three-year permit. This will enable coordination with a national regulation the EPA is currently developing for the construction and development industry. This national regulation, called the Effluent Limitations Guideline for the Construction and Development Industry, is under development and will not be completed until after the current Construction Stormwater Permit expires. Once finalized, ADEQ will be required to incorporate the provisions of this Effluent Guideline in the Construction General Stormwater Permits.

This is a renewal of the General Construction Stormwater permit. Upon renewal, the Department decided to add additional permit requirements and clarify the overall permit. The proposed major changes are as follows:

- A. The phrase "Owners or Operators" has been removed and replaced with the phrase "Operator."
- B. The following phrase has been removed from the cover page "in accordance with monitoring requirements, and other conditions set forth in Parts I and II herein."
- C. Medium sites have been removed. There are now two sizes for construction sites: Small (1-5 Acres) and Large (5 or more Acres).
- D. The following definitions have been added: ADEQ, Agricultural stormwater runoff, Arkansas Pollution Control and Ecology Commission, Automatic Coverage, Construction Site, Contaminated, Detention Basin, Disturbs, Erosion, Infrastructure, Impaired Water, Landscaping, Larger Common Plan of Development, Qualified Local Program, Qualified Personnel, Retention Basins, Sediment and Sediment Basins, Uncontaminated.
- E. Part I.B.3 Responsibility of the Operator has been added.
- F. Part I.B.4 Where to submit information has been added for clarification.
- G. Part I.B.5 was added to allow for Qualifying Local Program (QLP) to be added. A QLP would be authorized to permit small construction sites within their jurisdiction
- H. Part I.B.6 has been updated to clarify the requirements for coverage, such as clarifying the requirement that a complete SWPPP, in accordance with Part II. A, be submitted prior to issuance of permit and clarifying the stormwater permitting exemption for smaller construction sites that disturb less than one acre that are not part of a larger common plan of development.

- I. Part I.B.8 has been added to include posting requirements for the sites.
- J. Part I.B.9 has been added to verify that the local authorities have the authority to request project information.
- K. Part I.B.10 has been moved from Part I.C.1 (Allowable Non-Stormwater Discharges).
- L. Part I.B.11 has been moved from Part I.B.3 (Limitations on Coverage).
- M. Part I.B.11.E has been updated to address the requirements for construction sites that discharge into an impaired receiving stream that is on the 303(d) list.
- N. Part I.B.11.F has been updated to clarify endangered species requirements.
- O. Part I.B.12. (Trench and Ground Water Control) has been added.
- P. Part I.B.13 (Buffer Zones) has been added.
- Q. Part I.B.14 (Notice of Termination (NOT)) was updated to only allow termination of permit coverage after 100% of all the construction activities are complete and the site has reached final stabilization.
- R. Part I.B.15 (Responsibilities of the Operator of a Larger Common Plan of Development for a Subdivision) has been added to clarify the conditions that must be met before an operator can terminate permit coverage for a larger common plan or subdivision.
- S. Part I.B.21 (Maintenance) was added to clarify the difference in maintenance activities and construction activities.
- T. Part II.A. was revised to include a SWPPP template or order requirement.
- U. Part II.A.3 was modified to include a requirement that changes to the SWPPP must be made within seven (7) business days. In addition, the section was updated to clarify the instances when a SWPPP modification would be required.
- V. Part II.A.4 was reorganized.
- W. Part II.A.4.A (Site Description) has been updated to include additional requirements for the site description.
- X. Part II.A.4.B (Responsible Parties) has been added to identify those working on the site that should be contacted.
- Y. Part II.A.4.D TMDL information and requirements have been moved from Part II.A.4.f.
- Z. Part II.A.4.E Attainment of water quality standards after authorization has been moved from Part II.A.4.g.
- AA. Part II.A.4.F Endangered species requirements have been moved from Part II.A.4.a.vii.
- BB. Part II.A.4.G (Site Map) has been moved from Part II.A.4.a.v and expanded to include additional requirements.
- CC. Part II.A.4.G.4 was added to require that the site map indicate construction entrances and exits.
- DD. Part II.A.4.G.6 was added to require that the site map contained in the SWPPP show “Locations of off-site materials, waste, borrow area, or equipment storage area.”
- EE. Part II.A.4.G.7 was added to include the site map to show concrete washout areas.
- FF. Part II.A.4.G.11 was added to require that the site map contained in the SWPPP show the “Areas where final stabilization has been accomplished and no further construction phase permit requirements apply.”
- GG. Part II.A.4.H Stormwater controls has been moved from Part II.A.4.b and expanded to include additional requirements.
- HH. Part II.A.4.H.1 has been updated to include to language for clearing a larger common plan and maintenance requirements for control measures.
- II. Part II.A.4.H.2.b has been added to include clarification on buffer zones for streams, creeks, rivers and lakes.
- JJ. Part II.A.4.H.2.d has been added to require that there be a record of stabilization for the major activities taking place on the site.
- KK. Part II.A.4.H.2.e has been added to indicate that there are time requirements for stabilization.
- LL. Part II.A.4.H.3.a.(1) has been updated to provide clarification on sediment basins.
- MM. Part II.A.4.H.3.b has been moved from Part II.4.b.ii.B. It has also been updated to include all drainage areas to a common point greater than or equal to ten (10) acres must have a sediment basin.
- NN. Part II.A.4.I.2 has been updated to include the use of a stabilized construction entrance/exit for off-site tracking of sediment minimization.
- OO. Part II.A.4.I.5 has been added to require concrete washout controls.
- PP. Part II.A.4.I.6 has been added to require fuel storage areas, hazardous waste storage and truck wash areas be addressed in the written portion of the SWPPP.
- QQ. Part II.A.4.J has been moved from Part II.A.5 (Non-stormwater discharges).
- RR. Part II.A.4.K has been moved from Part II.A.4.b.ii (Post-Construction Stormwater Management).

- SS. Part II.A.4.L has been moved from Part II.A.4.c (Approved State or Local Plans).
- TT. Part II.A.4.M (Inspections) has been updated to require a rain gauge on-site to ensure inspections are conducted at the required intervals and inspections every seven days or within 24 hours of 1/2 inch of rainfall or more.
- UU. Part II.A.4.M.2 has been added to require that all site inspections conducted use the ADEQ inspection form or contain the minimum requirements.
- VV. Part II.A.4.M.3 has been added to clarify permit requirements where snow cover exists and snow is not melting.
- WW. Part II.A.4.N (Maintenance) has been moved from Part II.A.4.d and modified to allow three business days for maintenance on controls.
- XX. Part II.A.5, the contractor certification has been removed from the permit.
- YY. Part II.A.6 has been added to include a requirement that the inspector for the site be identified.
- ZZ. Part II.A.7 (Plan Certification) has been added to clarify that the certification must be included with the SWPPP.
- AAA. Part II.B.9.A.1.b has been revised to include updated language with respect to federal regulation.
- BBB. Part II.B.21 has been added to authorize dischargers to comply with local requirements.
- CCC. The Notice of Intent (NOI) form has been revised.
- DDD. The Notice of Coverage (NOC) Postings have been revised.

## **2. Regulatory Background**

The federal stormwater regulations contained in 40 CFR 122.26 require NPDES permit coverage for small (1 – 5 acre) and large (greater than 5 acre) construction sites.

## **3. Permit Coverage**

Facilities covered by this general permit include those facilities which engage in construction activities greater than one (1) acre in size or less than one (1) acre that is part of a larger common plan.

A. This general permit shall not apply to activities:

- 1) That originate from the site after construction activities have been completed and the site has undergone final stabilization.
- 2) Discharges that are mixed with sources of non-stormwater.
- 3) Stormwater discharges from construction sites that the Director has determined to be or may reasonably be expected to be contributing to a violation of a water quality standard.
- 4) Stormwater discharges from construction sites if the discharge or clearing activities are likely to adversely affect a listed endangered or threatened species or its critical habitat.
- 5) Discharges which are not in compliance with the Endangered Species Act (ESA).
- 6) Discharges to receiving waters listed as impaired on the 303(d) list, of which the SWPPP and selected BMPs do not sufficiently protect water quality.

B. Notice of Intent (NOI)

- 1) Large Construction Sites (greater than 5 acres)

Written notification from new dischargers shall be submitted to the Department at least two (2) weeks prior to the proposed discharge. Unless the applicant is notified otherwise by the Director within two (2) weeks of the notification being deemed complete, authority to discharge under this general permit will become effective.

- 2) Sites with Automatic Coverage

Small site and sites that are less than one (1) acre but part of a larger common plan are automatically covered under the provisions of this general permit. All conditions set forth in Part II.A should be followed and the site should be clearly posted with the Site Notice.

- 3) The Notice of Intent (NOI) contains the following information:
- a. Operator (Permittee) information ( name, address, telephone and fax numbers, E-mail address)
  - b. Whether the operator is a federal, state, private, public, corporation, or other entity
  - c. Application Type: New or renewal
  - d. Invoice mailing information (Name, address, and telephone and fax numbers)
  - e. Project Construction site information (Name, county, address, contact person, direction to site, latitude and longitude for the entrance of the site or the endpoints for lineal project (in degrees, minutes, and seconds), estimated construction start date and completion date through site final stabilization, estimated of the total project acreage and the acreage to be disturbed by the operator submitting the NOI to the nearest ½ acres, type of the project (subdivision, school, etc), project part of a larger common plan of development
  - f. Discharge information (Name of the receiving stream, ultimate receiving stream, name of municipal storm sewer system)
  - g. Previous/Current permit information
  - h. The Certification statement and signature of a qualified signatory person in accordance with 40 CFR 122.22, as adopted by reference in APCEC Regulation No. 6
  - i. The certification of the facility corporation
  - j. Other information (location of the SWPPP).

C. Termination of a Qualifying Local Program:

- 1) **Termination Approval.** A Qualifying Local Program may be terminated by either the Department or the municipality. Upon termination of Department approval of a Qualifying Local Program, any construction site must meet the requirements of this permit.
- 2) **Expiration Approval.** Department approval of a Qualifying Local Program will expire with this general permit. Any municipality desiring to continue Department approval of their program must reapply by 6 weeks after the effective date of the permit. The Division will determine if the program may continue as an approved Qualifying Local Program.

D. Individual Permits

The ADEQ may consider the issuance of individual permits according to the criteria in 40 CFR 122.28(b)(3). These criteria include:

- 1) the discharge(s) is a significant contributor of pollution,
- 2) the discharger is not in compliance with the terms and conditions of the general permit,
- 3) a change has occurred in the availability of demonstrated technology or practices for the control or abatement of pollutants applicable to the point source,
- 4) effluent limitation guidelines are subsequently promulgated for the point sources covered by the general permit,
- 5) a Water Quality Management Plan containing requirements applicable to such point sources is approved, or
- 6) the requirements listed in 40 CFR 122.28(a) and identified in the previous paragraphs are not met.

**4. Discharge Characterization**

Stormwater runoff is caused due to soil disturbing activities, stormwater runoff from construction sites have the potential to be heavily laden with silt, sediment, and debris. This runoff is then discharged to creeks, rivers, lakes, ponds, municipal stormwater drainage systems, etc.

## **5. Technology Requirements**

National guidelines establishing BPT, BCT, and BAT standards have not been promulgated for stormwater discharges from construction activities. In accordance with 40 CFR 122.44(k) and 40 CFR 122.44 (s), the general permit includes requirements for the development and implementation of Stormwater Pollution Prevention Plans (SWPPPs) along with Best Management Practices (BMPs).

## **6. Water Quality Requirements**

In accordance with 40 CFR 122.44(d), the general permit must include any requirements necessary to achieve State Water Quality Standards as established under Section 303 of the Clean Water Act. Discussed below are the requirements based on State Water Quality Standards.

- A. Discharges to waters for which there is a total maximum daily load (TMDL) allocation are not eligible for coverage under this permit unless you develop and certify a stormwater pollution prevention plan (SWPPP) that is consistent with the assumptions and requirements in the approved TMDL. To be eligible for coverage under this general permit, operators must incorporate into their SWPPP any conditions applicable to their discharges necessary for consistency with the assumptions and requirements of the TMDL within any timeframes established in the TMDL. If a specific numeric wasteload allocation has been established that would apply to the project's discharges, the operator must incorporate that allocation into its SWPPP and implement necessary steps to meet that allocation.
- B. Discharges that the Department, prior to authorization under this permit, determines will cause, have the reasonable potential to cause, or contribute to an excursion above any applicable water quality standard. Where such a determination is made prior to authorization, the Department may notify you that an individual permit application is necessary in accordance with Part I.B.4. However, the Department may authorize coverage under this permit after inclusion of appropriate controls and implementation procedures in the SWPPP designed to bring the discharge into compliance with water quality standards.

## **7. BMP Requirements and Basis**

Numeric discharge limits are not imposed by this general permit. The permit language is included to ensure that those seeking coverage under this general permit select, install, implement, and maintain BMPs at their construction site that will be adequate and sufficient to meet water quality standards for all pollutants of concern. The ADEQ has determined that BMPs, when properly selected, installed, implemented, and maintained do provide effluent quality that can meet WQS based on 40 CFR 122.44(k).

## **8. Inspections**

Monitoring requirements are not imposed by this general permit in accordance with the stormwater federal regulations contained in 40 CFR 122.26. However, inspections of the permitted area are required every 7 days or once every 14 days and within 24 hours after a ½ inch of rainfall.

## **9. Other Conditions**

### **A. Geographic Area and Covered Facilities**

The general permit, when issued, will authorize stormwater discharges from construction activities throughout the State of Arkansas to all receiving waters. The permit will be applicable only to facilities which have direct discharges to waters of the State and are therefore subject to the requirements of Section 301 and 402 of the Clean Water Act.

### **B. Eligibility and Authorization**

An operator engaged in construction activity greater than 1 acre in size in the State of Arkansas is eligible for coverage under this general permit.

### C. Expiration Date

This general permit will expire three (3) years from the original effective date of the permit.

## **10. Sources.**

The following sources were used to draft this permit:

- A. 40 CFRs 122 and 125.
- B. APCEC Regulation No. 2.
- C. APCEC Regulation No. 6.
- D. APCEC Regulation No. 8.
- E. APCEC Regulation No. 9.
- F. Ohio EPA permit #OHC000002.
- G. U.S. EPA Stormwater web page.
- H. State of Arizona Permit #AZG2003-001 and Notice of Intent.
- I. Iowa Waste Reduction Center/University of Northern Iowa document #IAC 567-64.13.
- J. Colorado Stormwater discharge permit #COR-030000.
- K. Missouri State Operating General Permit #MO-R101000.
- L. Montana Department of Environmental Quality Permit #MTR100000.
- M. Georgia Soil and Water Conservation Commission Permit #GAR100001, GAR100002, & GAR100003.
- N. Definitions from <http://www.projectbrays.org/detention.html>
- O. Stakeholders meetings held 01/15/2008 & 02/12/2008.
- P. EPA BMP Manual

## **11. Reaffirmation of Permit Coverage.**

- A. Large Sites: Any permittee with coverage under this general permit at the time of expiration will continue to have coverage until a renewal general permit is effective. A tracking number can not be issued after the expiration date to new discharges. Therefore, the Department urges new dischargers to submit a complete application as soon as possible, but no later than 2 weeks prior to the expiration date of this permit. Upon issuance of a new or different general permit for all of the stormwater discharges covered by this permit, the permittee is required to notify the Department of their intent to be covered under this new permit within 60 days after the effective date. All permittees must submit a new NOI after the renewal permit effective date, even if the Department has an existing NOI on file for the discharge.
- B. Automatic Coverage Sites: Operators of a site with automatic coverage are responsible for ensuring that the site is in compliance with any changes or updates of this general permit, by either contacting ADEQ or reviewing the ADEQ website: [http://www.adeq.state.ar.us/water/branch\\_npdes/stormwater/construction/construction.htm](http://www.adeq.state.ar.us/water/branch_npdes/stormwater/construction/construction.htm) .

# STORMWATER FLOW CALCULATOR

Existing Conditions: Stormwater drains from the south to north/east across the site.

Proposed Conditions: Stormwater will continue to flow in the same direction through overland flow.

## Pre-Development Flows

### GIVEN:

Drainage Area 0.99 Acres  
Flow Length 185 Feet  
Slope (Average) 1.20%

Average C Value  
paved/roof area 0.40 acre 0.95 = C  
gravel 0.33 acre 0.65 = C  
vegetated areas 0.26 acre 0.40 = C Clay/2%  
Cavg = 0.71

Time of Concentration: 15.00 min Nomograph

Based on Slope = 1.2%

Flow length = 185ft

n = .12 n values obtained from nomograph based on grass/pvmt

Rainfall Intensities:

Based on Tc = 15 min

### Pre-Developed Flow

Q = CIA

Cavg = 0.71  
I50 = 6.8 in/hr  
A = 0.99 Acres

**Qu50 = 4.75 CFS**

## Post-Development Flows

### GIVEN:

Drainage Area 0.99 Acres  
Flow Length 185 Feet  
Slope (Average) 1.20%

Average C Value  
Paved/roof Area 0.72 acre 0.95 = C

vegetated areas 0.27 acre 0.40 = C Clay/2%  
 Cavg = 0.80

Time of Concentration: 13.00 min

Based on Slope = 1.2%

Flow length = 185 ft

navg = 0.18 Average n value obtained from weighted average  
 of fraction of flow over pavement and lawn areas.

Rainfall Intensities:

Based on Tc = 13 min

**Post-Developed Flow**

Q = CIA

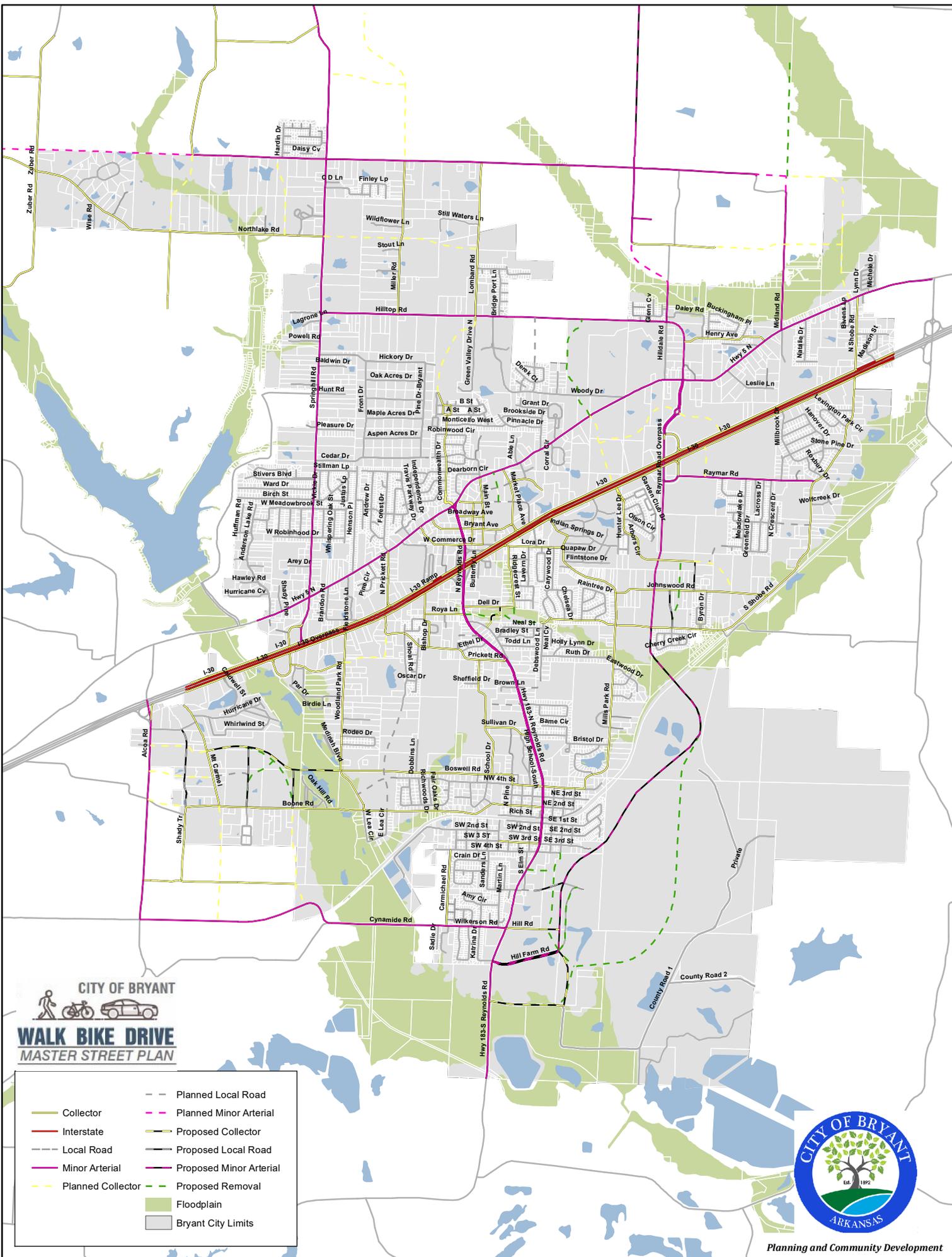
C = 0.80  
 I50 = 7 in/hr  
 A = 0.99 Acres

**Qd50 = 5.54 CFS**

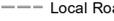
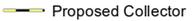
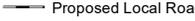
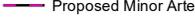
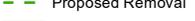
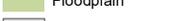
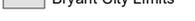
**Existing Drainage Channel:**

Triangular  
 Top Width: 15  
 Depth: 1.5  
 Area: 11.25  
 R: 0.735775  
 WP: 15.29  
 n: 0.04  
 slope: 0.025  
**Q= 54.00 CFS OK**

PIPE TYPE	DIAM. INCHES	PIPE <i>n</i>	SLOPE	CAPACITY CFS	VELOCITY FT. SEC	
Discharge: 24" CMP	24	0.022	0.012	14.64	4.66	<b>OK</b>



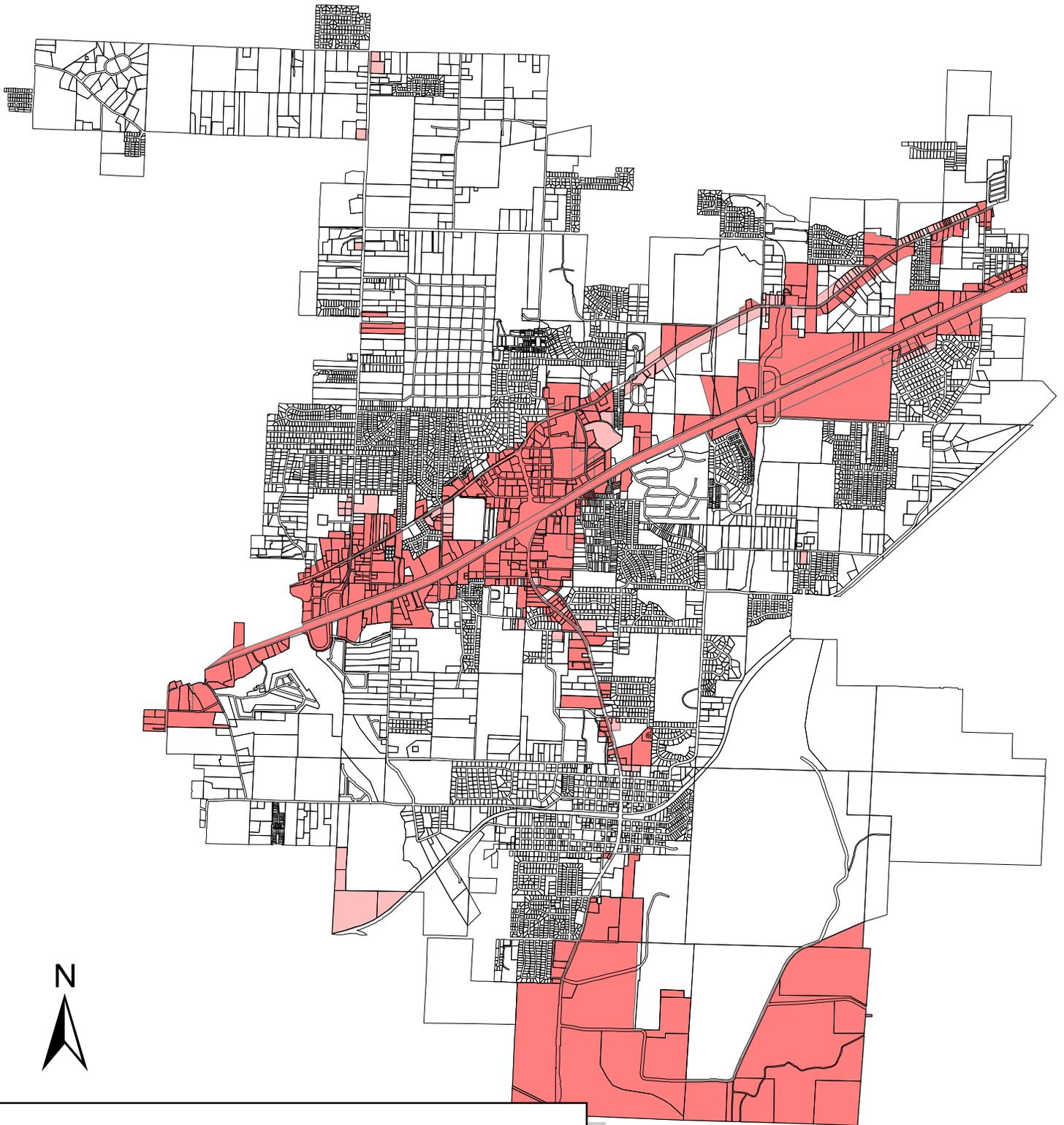
**CITY OF BRYANT**  
  
**WALK BIKE DRIVE**  
 MASTER STREET PLAN

	Collector		Planned Local Road
	Interstate		Planned Minor Arterial
	Local Road		Proposed Collector
	Minor Arterial		Proposed Local Road
	Planned Collector		Proposed Minor Arterial
			Proposed Removal
			Floodplain
			Bryant City Limits



# *City of Bryant, Arkansas*

## *Current Commercial Zoning*



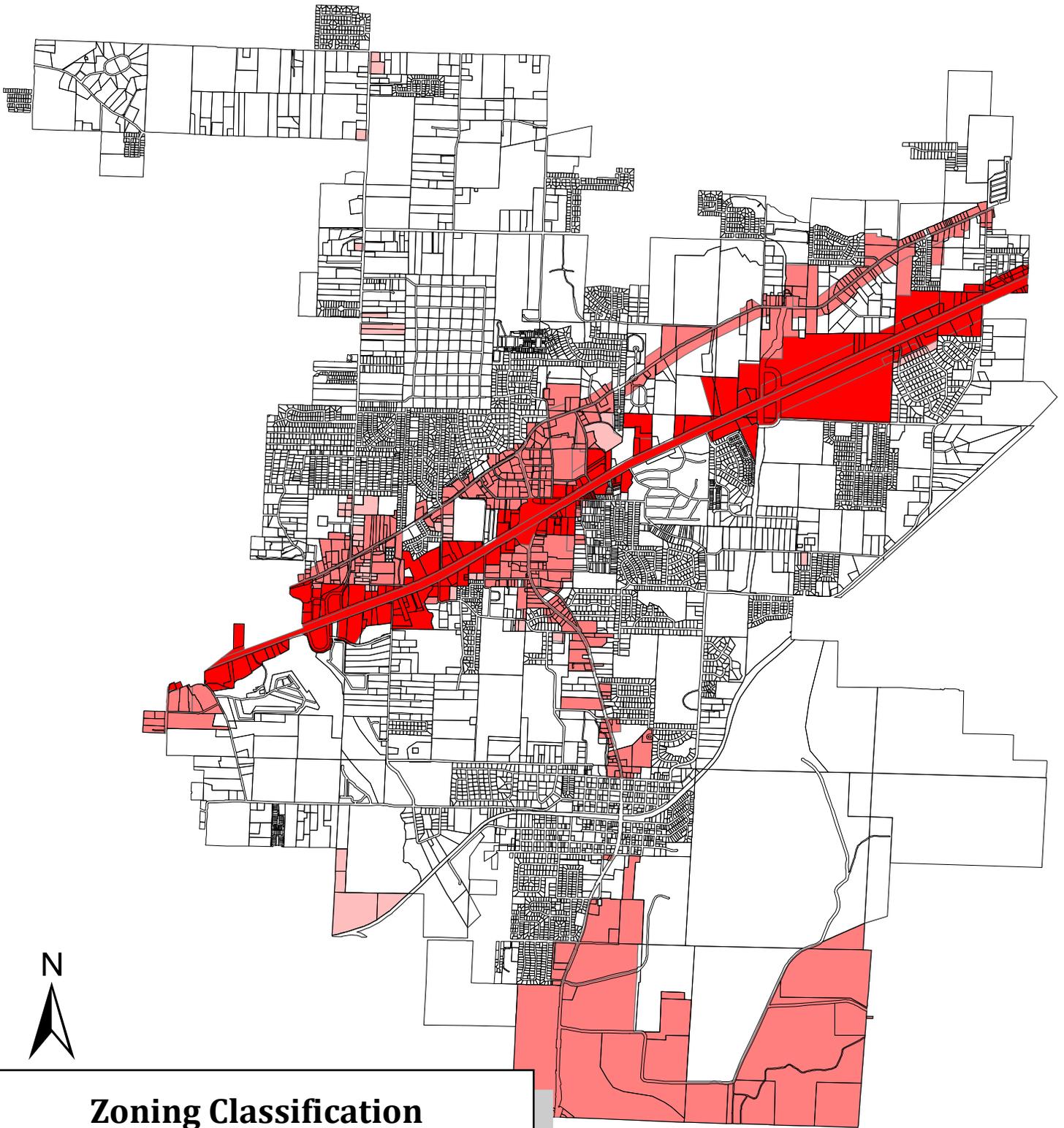
### **Zoning Classification**

-  C-1 ( Neighborhood Commercial District )
-  C-2 ( Highway Commercial District )

0 0.5 1 2 Miles  
1 in = 1 miles

# *City of Bryant, Arkansas*

## *Proposed Commercial Zoning*



### **Zoning Classification**

-  C-1 ( Low Intensity Commercial District )
-  C-2 ( General Commercial District )
-  C-3 ( Outdoor Display Commercial District )

0 0.5 1 2 Miles  
1 in = 1 miles

## **Section 6.1: District Descriptions**

### **6.1.1: Office and Quiet Commercial District O-1**

This district is established to accommodate offices and associated administrative, executive and professional uses, together with specified limited commercial and accessory uses. It is anticipated these office uses will be located in relatively close proximity to residential uses. District area regulations are designed to assure that these uses will be compatible with adjacent residential districts. The district is characterized by free-standing buildings and ancillary parking, and should generally be limited to arterial and collector street locations or other carefully selected areas where public utilities, community facilities and other public services are adequate to support general office and limited commercial development.

### **6.1.2: Low Intensity Commercial District C-1**

(SOME EXISTING C-1 TRANSFERRED TO C-2)

This district is established to provide areas low intensity and smaller scale commercial uses within a more pedestrian friendly environment. It is anticipated this district will be located in close proximity to residential uses. The district is characterized by free-standing buildings with minimal front setbacks and ancillary parking. This district should be generally limited to collector and arterial street locations excluding Highway 5, Reynolds Road, or Interstate 30 and not intrude into established single-use neighborhoods.

### **6.1.3: General Commercial District C-2**

(FORMER C-2 ALONG HWY 5 AND REYNOLDS ROAD)

This district is established for a broad range of retail uses which comprise the commercial function of the City. Permitted uses include most types of retail activity except those involving substantial open displays of merchandise and those which generate large volumes of vehicular traffic or are otherwise incompatible. This district is characterized by free-standing buildings and ancillary parking. This district should be generally limited to arterial corridors such as Reynolds Road and Highway 5.

### **6.1.4: Outdoor Display Commercial District C-3**

(FORMER C-2 ALONG I-30)

This district is established for a broad range of commercial, quasi-commercial, and retail uses which may require outside storage of retail/bulk materials or generate significant traffic impacts. This district is characterized by large scale sites with free-standing buildings and the outside storage of retail and/or bulk materials. This district should be generally limited to the Interstate 30 corridor.

## **Section 6.2: Table of Uses**

### **6.2.1: Use Descriptions and Requirements**

- A. Automobile Repair/Service: This unit includes one automobile repair, body, or service shop per lot and allows an incidental convenience store, with or without gas pumps, as an accessory use to the automobile repair or service. This unit does not allow the overnight outside storage of vehicles for more than five days. This use unit is generally limited to 10,000 square feet of floor space. This use unit does not permit the permanent (24 hour) outdoor display of merchandise, equipment, or products. This use unit does not involve hazardous materials other than

flammable petroleum type products; materials needed for auto body repair, and/or propane refills.

- B. Automobile Sales & Leasing – Small Lot: Any automobile sales and/or leasing establishment one acre or less in size. This unit does not include recreation vehicle, large vehicle, or manufactured home sales.
- C. Automobile Sales & Leasing: Any automobile sales and/or leasing establishment. This unit does not include recreation vehicle, large vehicle, or manufactured home sales.
- D. Child/Adult Care Centers: Uses that provide care for children or adults on a daily basis but not principally involving the overnight housing or medical care of children or adults.
- E. Churches and Places of Worship: A building set apart for public worship of any religion which, when permanently established, meets all federal, state, and local codes of development and construction.
- F. Commercial – General: Offices, shops (goods or services), restaurants and businesses that exceed the Office – Small Scale or Commercial – Small Scale Use Unit requirements and which generally do not exceed 10,000 square feet floor space. This use unit permits one primary building per lot. Unmanned incidental or accessory buildings, such as ATM machines, are permitted on the same lot as the primary building. This use unit does not involve hazardous materials other than flammable petroleum type products and/or propane refills. This use does not permit permanent (24 hour) outdoor display of merchandise, equipment, or products. Light fabrication of non-hazardous products, with incidental retail sales, may be considered a part of the General Commercial Use Unit, provided the light fabrication use does not exceed the General Commercial Use Unit requirements. Convenience stores with restaurants or which exceed the Convenience Store Use Unit requirements are allowed in this unit.
- G. Commercial – Shopping Centers or Big Box Retailer: Uses that generally are 50,000 square feet or more such as big box retailers, shopping centers, and similar facilities. This unit does not include truck stops or involve hazardous materials other than flammable petroleum type products and/or propane refills. This use unit is generally suited for more than one primary building per lot. Light fabrication of non-hazardous products, with incidental retail sales, may be considered a part of the Shopping Center Commercial Use Unit.
- H. Commercial – Small Scale: One shop (goods or services), or non-drive-through retail establishment, per lot, which generally: does not exceed 5,000 square feet floor space, does not generate more than 100 trip ends per average business day, does not require over 20 parking spaces, is consistent in scale and appearance with surrounding buildings, does not exceed 35 percent lot coverage, and which, during normal business hours, generates sound not exceeding that of an average small retailer, and which is normally closed between 10:00 p.m. and 7:00 a.m.
- I. Commercial Parking Lot/Garage: Parking lots or garages used commercially to provide off-street parking and storage.

- J. Contractor or Utility Equipment Parking/Storage Yard: The storage or parking of contractor or utility equipment.
- K. Convenience Store – Small Scale: A retail commercial establishment, not exceeding 2,500 square feet in gross floor area, supplying a limited range of food items, magazines, toiletries, and tobacco products to meet the day-to-day needs of residents in the immediate neighborhood and which may or may not include fuel sales. For establishments greater than 2,500 square feet, see “Convenience Store – Large Scale.”
- L. Convenience Store – Large Scale: A retail commercial establishment supplying a limited range of food items, magazines, toiletries, and tobacco products and multiple fueling stations designed to meet the needs of the motoring public.
- M. Hazardous Materials Use or Storage: The use or storage of hazardous (i.e. flammable, corrosive, explosive, etc.) materials except as may be otherwise allowed for a separately listed use.
- N. Hotel/Motel – Large Scale: One hotel/motel per lot that exceed the Hotel/Motel – Small Scale requirements.
- O. Hotel/Motel – Small Scale: One hotel/motel per lot, having no more than 30 rooms for rent, all rented on a short-term (30-day maximum) basis, and generating no special sound load. This is intended to include bed and breakfasts.
- P. Industrial: General industrial uses such as manufacturing, assembling, or production of goods.
- Q. Institutional – Large: Government offices, schools, tax-exempt institutions, public or private healthcare facilities such as nursing homes, half-way houses, clubs, lodges and similar uses which exceed "small" unit requirements.
- R. Institutional– Small: One tax-exempt public or private institution, or public or private non-emergency healthcare facility, club, lodge, or similar use, per lot, which generally: does not exceed 5,000 square feet floor space, does not generate more than 100 trip ends per average business day, does not require over 20 parking spaces, is consistent in scale and appearance with surrounding buildings, does not exceed 35 percent lot coverage, and which, during normal business hours, generates sound not exceeding that of an average small retailer, and which is normally closed between 10:00 p.m. and 7:00 a.m.
- S. Live/Work Unit: A commercial business/office with simultaneous residential occupation which is subject limitations provided in this code.
- T. Mining, Excavation, and Material Storage: The extraction, removal, or storage of clay, gravel, or sand; quarrying of rock or stone; earth moving and excavation; depositing of construction material, clay, earth, gravel, minerals, rocks, sand, or stone on the ground.
- U. Office – Small Scale: One office or studio, per lot, which generally: does not exceed 10,000 square feet floor space, does not generate more than 100 trip ends per average business day, does not require over 20 parking spaces, is consistent in scale and appearance with surrounding buildings,

does not exceed 35 percent lot coverage, and which, during normal business hours, generates sound not exceeding that of an average small retailer, and which is normally closed between 10:00 p.m. and 7:00 a.m.

- V. Office: Large Scale or High-Rise: One office or studio per lot that exceed the Office – Small Scale requirements.
- W. Open Display Commercial (No permanent - 24 hour - outside storage): Commercial uses that have merchandise on display outside during business hours, but that remove the merchandise from outside after business hours for storage. This use unit does not involve hazardous materials other than flammable petroleum type products. This additionally does not include small incidental vending stands or machines that are customary to retail sites.
- X. Open Display Commercial (With permanent - 24 hour - outside storage): Commercial uses that have permanent (24 hour) outdoor storage or display of merchandise, products, or equipment. This unit includes any automobile sales and/or leasing establishment greater than one acre, recreational vehicle sales, large vehicle sales, and manufactured home sales. This use unit does not involve hazardous materials other than flammable petroleum type products and/or propane refills. This additionally does not include small incidental vending stands or machines that are customary to retail sites.
- Y. Personal Care: This use unit includes businesses and services providing personal services such as beauty shops, barber shops, tailors, shine parlors and similar businesses, to the individual.
- Z. Public/Semi-Public: Parks, community facilities, utility substations, and similar public facilities. This unit does not include sewage treatment plants. These uses generally relate to facilities where location is dictated by the service area and for which alternative locations are not feasible.
- AA. Recreational Vehicle Park: Short-term (30-day maximum) space rentals for overnight residency or camping.
- BB. Restaurant and Eating Establishment – Drive Through: An establishment that delivers prepared food and/or beverages to customers in motor vehicles, regardless of whether or not is also serves prepared food and/or beverages to customers who are not in motor vehicles, for consumption either on or off the premises.
- CC. Restaurant and Eating Establishment – Non-drive Through: A business establishment whose principal business is the selling of unpackaged food to the customer in a ready-to-consume state, in individual servings, or in non-disposable containers, and where the customer consumes these foods while seated at tables or counters located within the building.
- DD. Sales and/or Service Operations: This use unit generally includes operations such as heating and air repair and service, office showrooms, office warehouses, and similar facilities. This use unit is generally appropriate for industrial areas and possibly commercial areas, with certain limitations. This use unit generally does not involve hazardous materials other than flammable petroleum type products and/or propane refills.

- EE. Salvage Yard/Wrecker Service: Salvage or junk yards and/or associated wrecker services.
- FF. Self -Storage Facilities – External Access: Self-storage facilities such mini-storages, mini-warehouses, and similar facilities in which the individual storage bays accessed from the outside of the building.
- GG. Self-Storage Facilities – Internal Access: Self-storage facilities such mini-storages, mini-warehouses, and similar facilities in which the individual storage bays accessed only from the inside of the building.
- HH. Transitional Housing: Also known as “halfway housing,” housing designed to accommodate a defined group, not all related who are occupying premises and living as a single, nonprofit, managed housekeeping unit, as distinguished from a group occupying a commercial boarding or lodging house.
- II. Veterinarian Clinic – Large Animals: This use unit includes the practice of veterinarian medicine and any associated boarding or kenneling that exceeds the Veterinarian Clinic-Small Animals use unit. Generally, this use unit includes veterinarian clinics that serve or board large animals such as cattle, horses, and other large animals.
- JJ. Veterinarian Clinic – Small Animals: One veterinarian clinic and any associated boarding or kenneling per lot, which generally: does not serve or board large animals such as cattle, horses, or other large animals, does not exceed 5,000 square feet floor space, does not generate more than 150 trip ends per average business day, does not require over 20 parking spaces, is consistent in scale and appearance with surrounding buildings, does not exceed 35 percent lot coverage, and which, during normal business hours, generates sound not exceeding that of an average small retailer, and which is normally closed between 10:00 p.m. and 7:00 a.m.

**6.2.2: Table of Uses**

The permitted uses in each of the commercial districts are set forth in the following table. The following symbols, placed opposite a permitted use and underneath a commercial zoning district, shall have these meanings:

- “P” means that the listed use is permitted by right in that district.
- “CU” means that the listed use is permitted subject to approval as a conditional use.
- “X” means that the use is expressly prohibited.

<i>Permitted Uses</i>	<i>O-1</i>	<i>C-1</i>	<i>C-2</i>	<i>C-3</i>	<i>Special Provisions</i>
Accessory Structures and Uses	P	P	P	P	
Automobile Repair/Service	X	X	P	P	
Automobile Sales & Leasing – Small Lot	X	X	CU	P	
Automobile Sales & Leasing	X	X	X	P	

<i>Permitted Uses</i>	<i>O-1</i>	<i>C-1</i>	<i>C-2</i>	<i>C-3</i>	<i>Special Provisions</i>
Child/Adult Care Centers	P	P	P	P	
Churches and Places of Worship	P	P	P	P	
Commercial – General	X	CU	P	P	
Commercial – Shopping Centers or Big Box Retailer	X	X	P	P	
Commercial – Small Scale	CU	P	P	P	
Commercial Parking Lot/Garage	CU	CU	P	P	
Contractor or Utility Equipment Parking/Storage Yard	X	X	X	CU	
Convenience Store – Small Scale	X	CU	P	P	
Convenience Store – Large Scale	X	X	P	P	
Hazardous Materials Use or Storage	X	X	X	CU	
Hotel/Motel – Large Scale	X	CU	P	P	
Hotel/Motel – Small Scale	X	P	P	P	
Industrial	X	X	X	X	
Institutional – Large	X	CU	P	P	
Institutional– Small	P	P	P	P	
Live/Work Unit	P	P	P	P	
Mining, Excavation, and Material Storage	X	X	X	X	
Office – Small Scale	P	P	P	P	
Office: Large Scale or High-Rise	X	CU	P	P	
Outside Display Commercial (No permanent - 24 hour - outside storage)	X	CU	P	P	
Open Display Commercial (With permanent - 24 hour - outside storage)	X	X	CU	P	
Personal Care	P	P	P	P	
Public/Semi-Public	CU	P	P	P	
Recreational Vehicle Park	X	X	CU	P	
Restaurant and Eating Establishment – Drive Through	X	X	P	P	
Restaurant and Eating Establishment – Non-drive Through	X	CU	P	P	
Sales and/or Service Operations	X	X	P	P	
Salvage Yard/Wrecker Service	X	X	X	CU	
Self-Storage Facilities – External Access	X	X	CU	P	
Self-Storage Facilities – Internal Access	X	X	P	P	
Transitional Housing	CU	CU	CU	X	
Veterinarian Clinic – Large Animals	X	X	P	P	
Veterinarian Clinic – Small Animals	X	CU	P	P	

**Section 6.3: Area Requirements**

Every building and use built or located in a commercial district shall have the lot area and widths identified below. No buildings shall be built or enlarged unless the following yard setbacks are provided and maintained in connection with such building, structure, or enlargement.

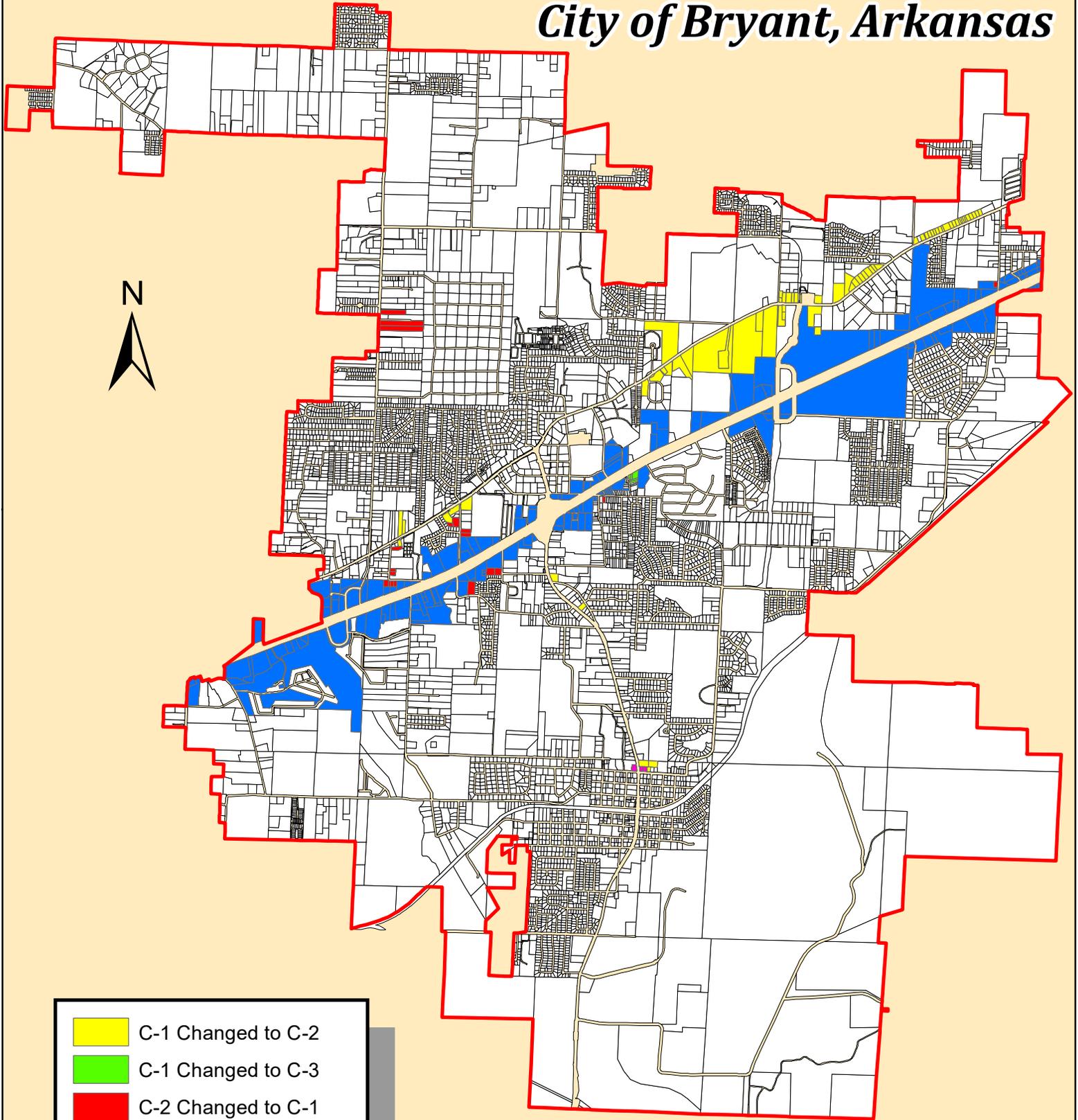
Yard (front, rear, interior, exterior) are identified in the definition section of this Code. Front, rear, interior, and exterior yard setbacks shall be measured from the property line or, when greater, the projected edge of the proposed street right-of-way shown on the Master Street Plan. The projection of open balconies, bay windows, and uncovered porches (patios) into yard space is permissible.

Chimneys, cooling or water towers, elevators, bulkheads, fire towers, monuments, stacks, storage towers, tanks, spires, church steeples, radio towers, or necessary mechanical apparatus shall not be subject to the height requirements.

### COMMERCIAL LOT, YARD & HEIGHT REQUIREMENTS

Zoning District	Min. Lot Area Square Feet	Max. Lot Coverage	Min. Lot Width	Setback Requirements				Max. Height
				Front	Interior	Exterior	Rear	Stories
O-1	5,000 sf	50%	50 ft.	5' Min. 25' Max.	12'	5' Min. 25' Max.	20'	4
C-1	5,000 sf Min. 65,343 sf Max.	50%	50 ft.	5' Min. 25' Max.	12'	5' Min. 25' Max.	20'	4
C-2	20,000 sf	40%	100 ft.	15' Min.	15'	15' Min.	25'	4
C-3	43,560 sf	35%	200 ft.	50' Min.	25'	50' Min.	25'	5
When adjacent to a residential district or single-family use, buffer multipliers apply. Also see landscape and buffering requirements in Section XX.				N/A	2X Req.	N/A	3X Req.	

# Parcels Changed due to Proposed Zoning Changes City of Bryant, Arkansas



- C-1 Changed to C-2
- C-1 Changed to C-3
- C-2 Changed to C-1
- C-2 Changed to C-3
- MSMU Changed to C-2

0 0.5 1 2 Miles  
1 in = 1 mile