



Bryant Planning Commission Meeting
Monday, March 9th, 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 02-10-20

Documents:

[Planning Commission Meeting Minutes 2-10-2020.docx](#)

DRC REPORT

Denny's Restaurant

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

Documents:

[0255-APP-02.pdf](#)

CARTI Saline County - 3121 N Reynolds Road

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

Documents:

[0256-APP-01.pdf](#)

[0256-PLN-01.pdf](#)

Crosspointe Church - 401 Reynolds Road

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

Documents:

[0254-PLN-01.pdf](#)

. **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

Documents:

[0252-PLN-05.pdf](#)

. **Autumn Hills Estates - Shobe Road**

Richardson Engineering - Requesting Preliminary Plat Approval and Approval for Waiver

Documents:

[0222-PLN-07.pdf](#)

[0222-WVR-01.pdf](#)

DIRECTOR'S REPORT

Truett Smith - Director of Planning and Community Development

ADJOURNMENT



Bryant Planning Commission Meeting

Monday, February 10th, 2020

6:00 p.m.

Boswell Municipal Complex-City Hall Courtroom

CALL TO ORDER

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

APPROVAL OF MINUTES

*Motion to approve minutes for Bryant Planning Commission Meeting on January 13th, 2020 made by Commissioner Statton and Seconded by Commissioner Brunt.
Voice Vote. 7 yeas and 0 nays. Mayfield Absent.*

ANNOUNCEMENTS

Chairman Erwin made announcement for everyone to please silence their phones. Then asked Vice-Chairman Rick Johnson to read the DRC Report.

DRC REPORT

Denny's Restaurant - 23236 I-30 N

Kenneth Allen - Requesting Approval for Remodel - **Approved**

Arby's Restaurant - 2903 N. Reynolds

RB American Group - Requesting Approval of Facade Changes – **Approved**

RJ's Crawfish Shack - 6221 HWY 5

Robert Parker - Requesting Approval for Temporary Business Permit – **Approved**

Pookies Popcorn - 5311 HWY 5 N STE. 240

Lam Graphics - Requesting Sign Permit Approval – **Approved**

The Vibe Fit Studio - 5311 HWY 5 N STE. 340
Lam Graphics - Requesting Sign Permit Approval – **Approved**

Siva Rentals LLC - 5300 HWY 5 N
Terry Burgess Architect - Requesting Approval for Remodel - **Approved, Contingent upon Receiving Landscape Plan and Updated Site Plan Showing Setbacks and sidewalk.**

Springhill Tavern - 2224 Brandon Loop
Michael Bolin and Associates - Requesting Site Plan Approval - **Approved, Contingent Upon Receiving a Copy of Updated Site Plan**

Walmart - 400 Bryant Ave
- Harrison French and Assoc. - Requesting Sign Permit Approval - **Approved, Contingent upon Corrected Applications Resubmitted to Permitting**

2205 E. Meadowbrook St.
Requesting Approval for Conditional Use Permit - **Recommended Approval**

4108 S. Shobe Road
Tatia Griffin - Requesting Approval for Conditional Use Permit - **Recommended Approval**

Porter Properties - Pikewood Subdivision Lots 49 50, 50
Porter Properties LLC. - Requesting Approval for CU Permits at the following locations:
- Lot 49 of Pikewood Subdivision - **Recommended Approval**
- Lot 50 of Pikewood Subdivision - **Recommended Approval**
- Lot 51 of Pikewood Subdivision - **Recommended Approval**

3908 Logan Ridge Road
Hope Consulting - Requesting Approval for Variance for Setbacks from BZA - **Recommendation of No**

PUBLIC HEARING

Chairman Erwin opened the public hearing for each of the following items.

4108 S. Shobe Road
Tatia Griffin - Requesting Approval for Conditional Use Permit

Applicant spoke of using the CU permit to live in camping trailer on-site while her home is rebuilt. After asking about the sewer hookup and the length of time needed of the house (1 year). Commissioner Erwin called for a Roll Call Vote. 7 yays, 0 nays. Mayfield Absent.

2205 E. Meadowbrook St.

Requesting Approval for Conditional Use Permit

Applicant got up and spoke of requesting the CU permit in order to build a duplex in the R-X zoning district. Commissioner Johnson pointed out to the Commission that there are other duplexes within this same neighborhood and that duplexes are permitted in this zone with a Conditional Use Permit. With no further questions, Commissioner Erwin called for a Roll Call Vote. 7 yays, 0 nays. Mayfield Absent.

Porter Properties - Pikewood Subdivision Lots 49 50, 51

Porter Properties LLC. - Requesting Approval for CU Permits at the Following Locations:

- Lot 49 of Pikewood Subdivision
- Lot 50 of Pikewood Subdivision
- Lot 51 of Pikewood Subdivision

Applicant spoke of requesting the CU permits in order to build three duplexes in the R-X zoning district. The applicant stated that he has already built many duplexes in that neighborhood and that if approved these three duplexes will have the same look as his others. Commissioner Erwin called for a roll call vote to approve all three Conditional Use Permits. 7 yays, 0 nays. Mayfield Absent.

Commissioner Penfield made a motion to close the public hearing, Commissioner Poe seconded the motion. Voice Vote. 7 yays, 0 nays. Mayfield Absent.

NEW BUSINESS**~~Oxford Village PUD – Mt. Caramel Road~~**

~~Requesting Recommendation for City Council on the Validity of the PUD~~

This item was removed from agenda by the staff.

DIRECTOR'S REPORT

Truett Smith - Director of Planning and Community Development

Director Truett Smith spoke about the new City Seal. He also spoke of Commercial Zoning Changes as well as some changes to the Master Transportation Plan. He spoke of having a joint workshop with the Commission and City Council, as well as a few public meetings, to gain input on these changes the Department is proposing. The Director, on behalf of Mayor Scott invited the Planning Commissioners to the City of Bryant Employee Appreciation luncheon.

ADJOURNMENT

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

Chairman, Jim Erwin

Date

Secretary, Colton Leonard

Date



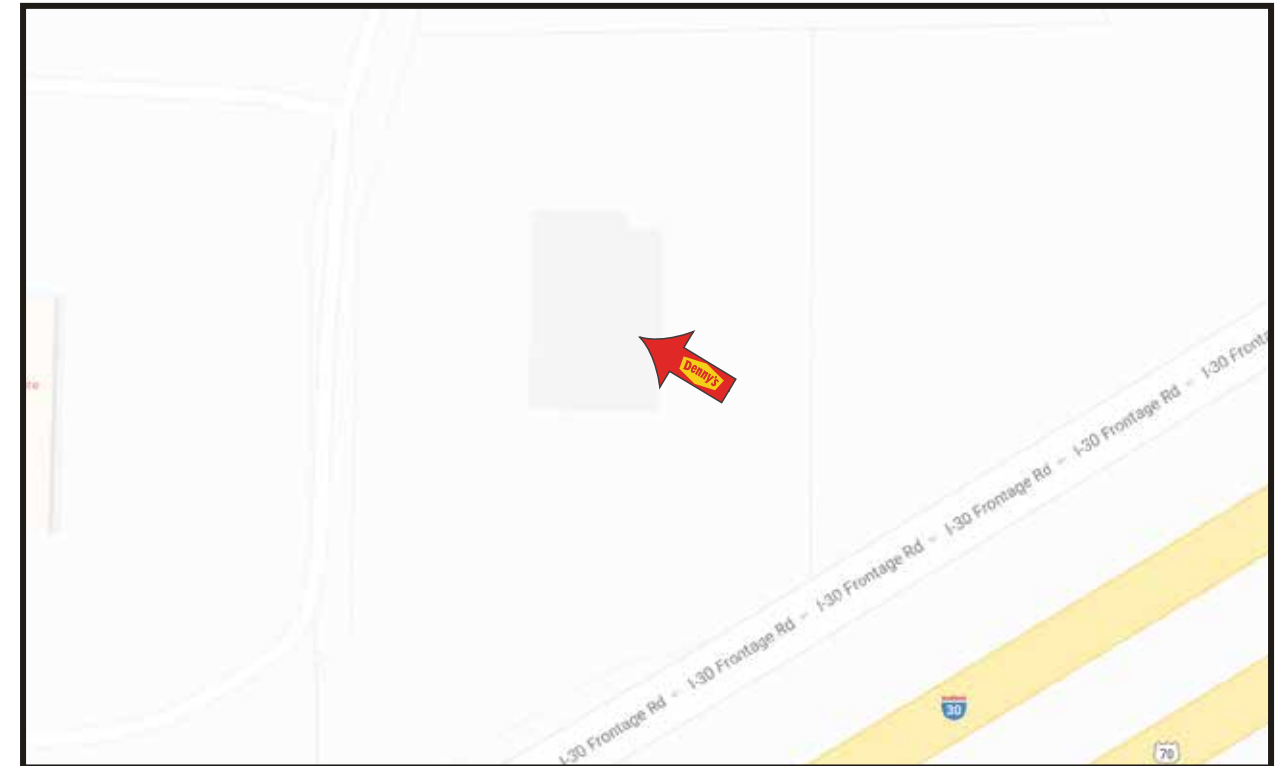
23236 I-30
Bryant, AR 72022

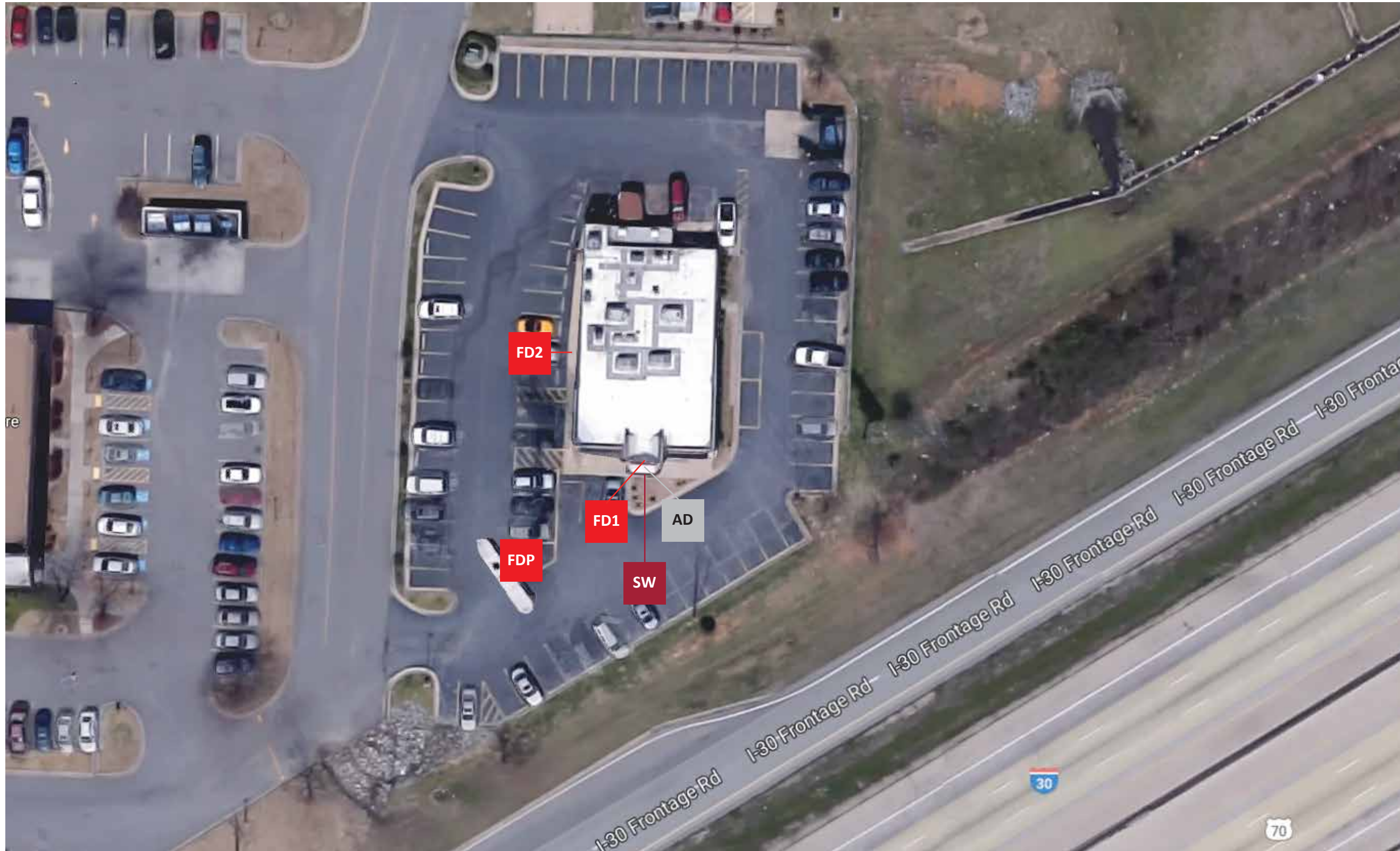
Code changed in 2012

Height of pylon sign can only be 25' OAH or height of building whichever is less.
There is a possibility of getting a variance but not likely
since they are going the other direction with height.



The attached branding package is for conceptual visualization
and is not to be used for scaled elevations or true signage placement.
Subject to change based on modified elevations, municipality code
and sign permit allocations. Site survey required for actual dimensions.





PROJECT INFORMATION

Client
DENNY'S
City & State
Bryant, AR
Drawing #
DENNYS.Bryant.7-11-19
Scale
AS NOTED
Designer
IH
Project Manager
Dan Toohey

REVISIONS

7-12-19 rev steel dia on pylon-gp
7-12-19 rev back to orig size steel on pylon-gp
10-23-19 Survey updates - IH
11-21-19 add west elevation-gp
12-18-19 remove fork; add digital print-gp
12-19-19 remove digital print; add fork & awnings-gp
1-20-20 Remove Fork, keep FD - IH

CLIENT APPROVAL

APPROVED
 APPROVED AS NOTED
 REVISE & RESUBMIT
NAME:
DATE:



FRANCHISE SIGNS INTERNATIONAL

Main Office
1101-A W. Melinda Lane
Phoenix, Arizona 85027
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PAGE SIZE: 11x17

Aerial View



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Elevation



* These (3) awnings are installed over faux windows



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Elevation

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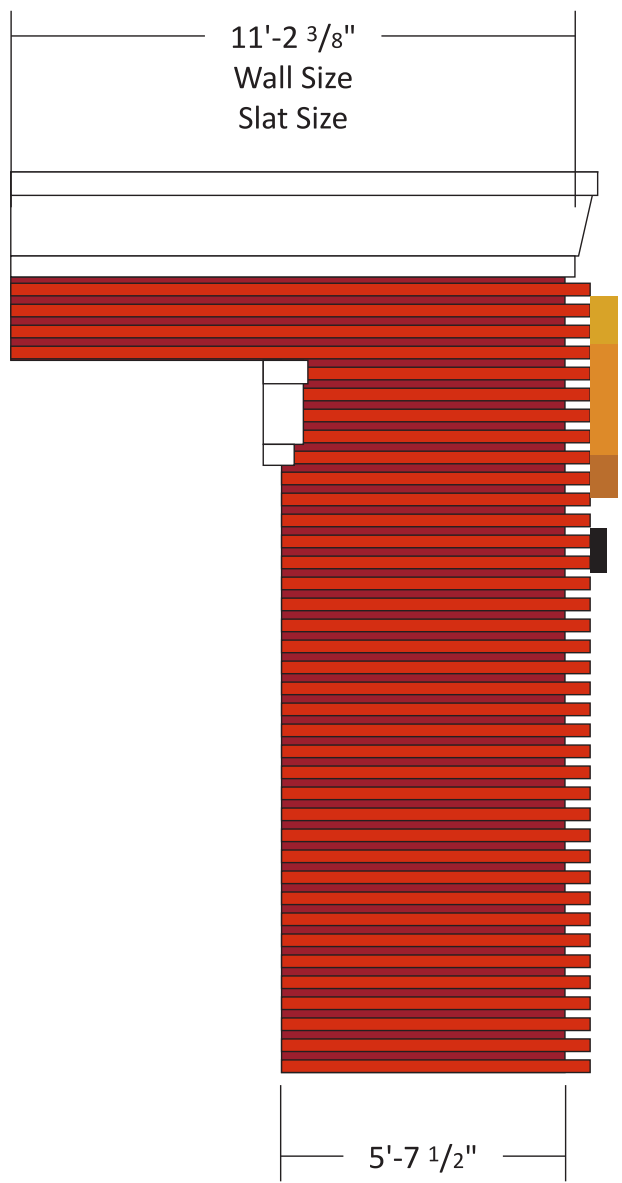
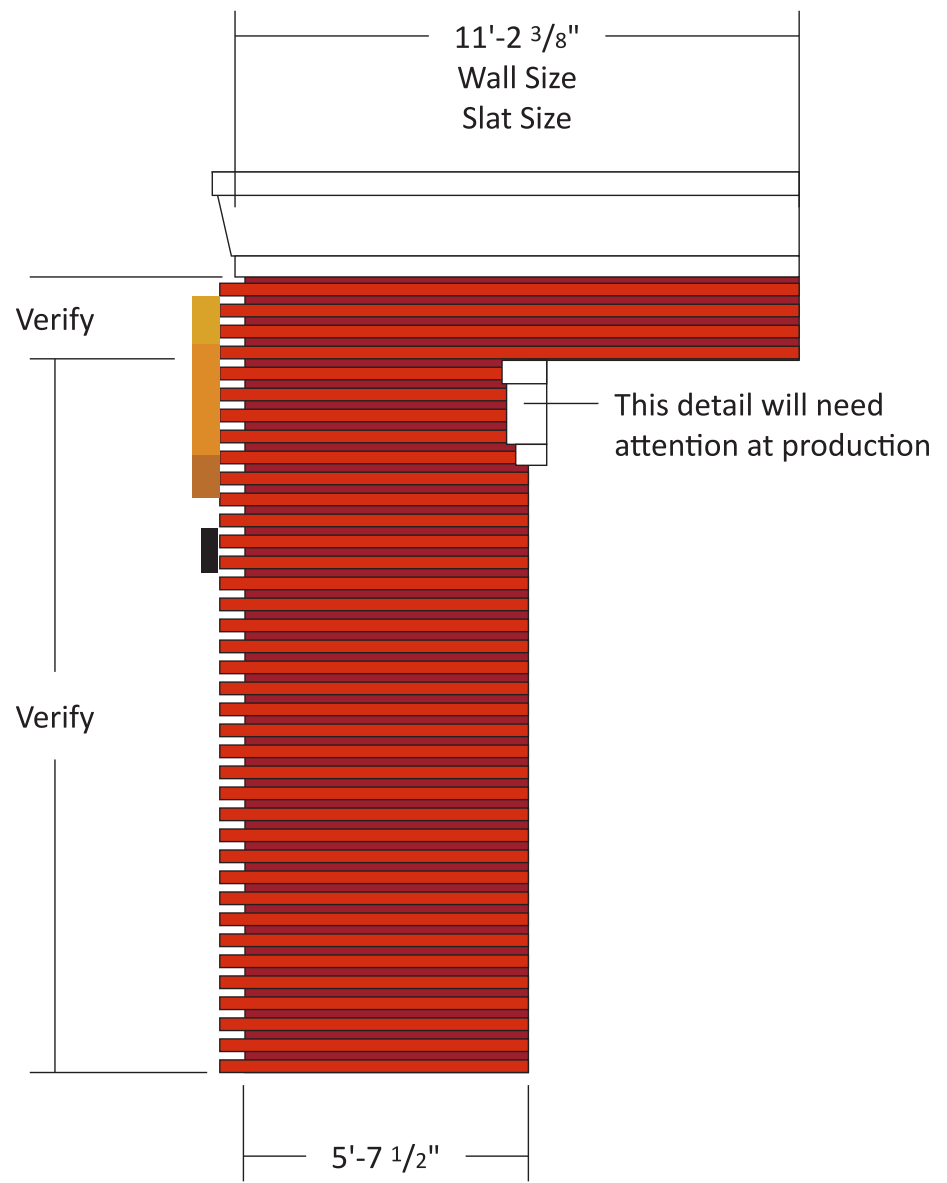
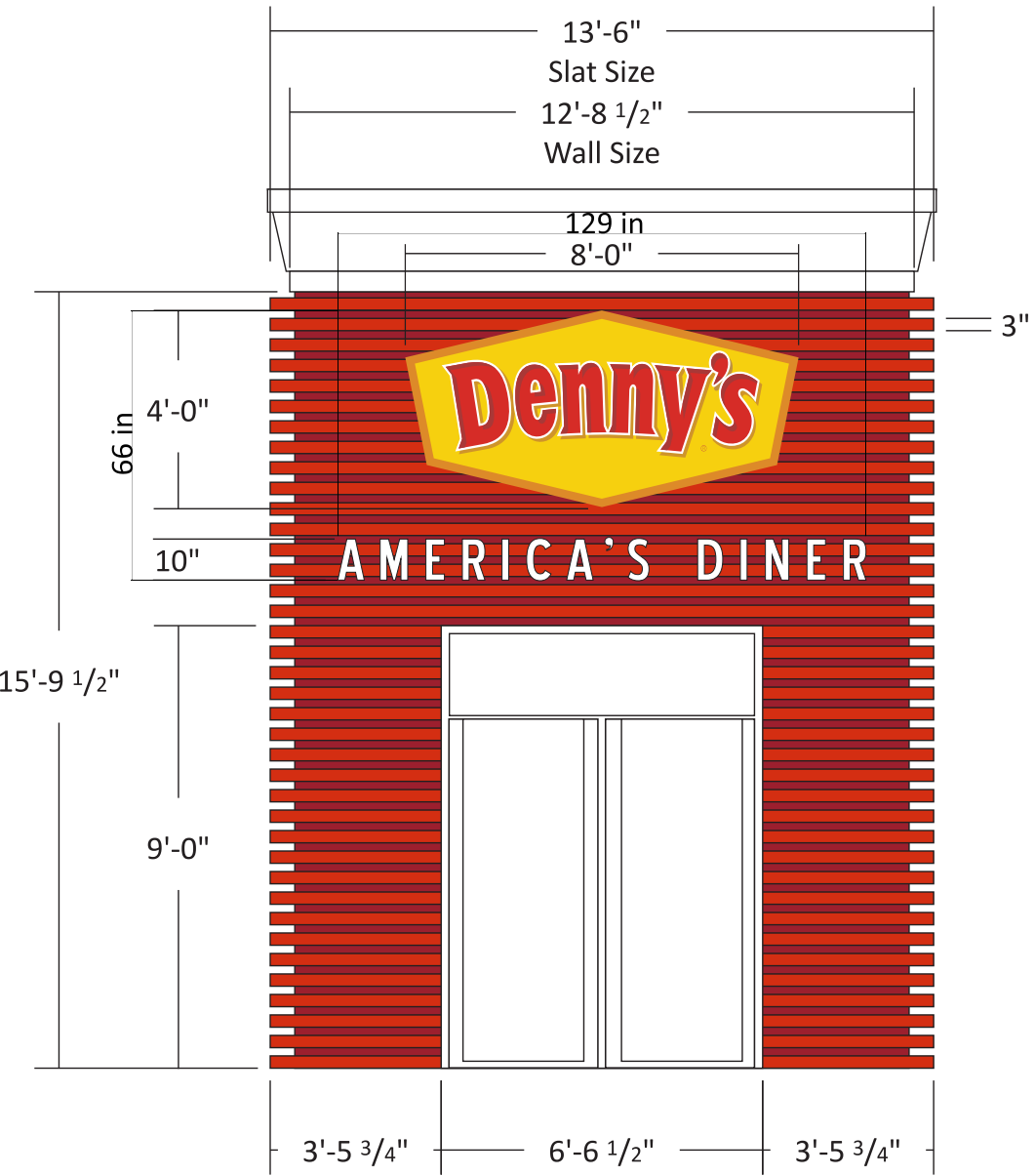


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Slat Wall



Remove rock from wall before production

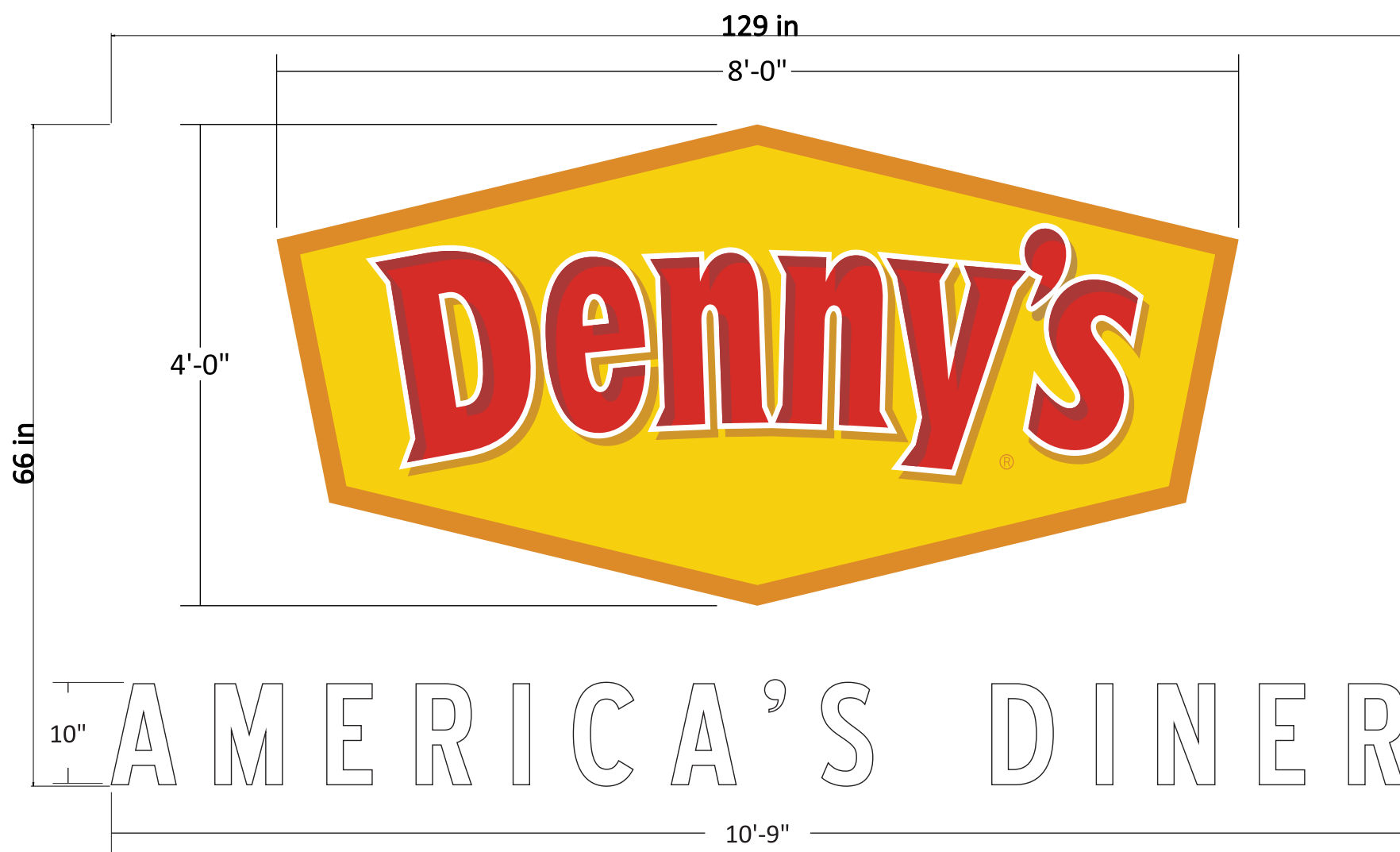
Remove canopy before production



Remove rock from wall before production

Remove rock and column accent before production





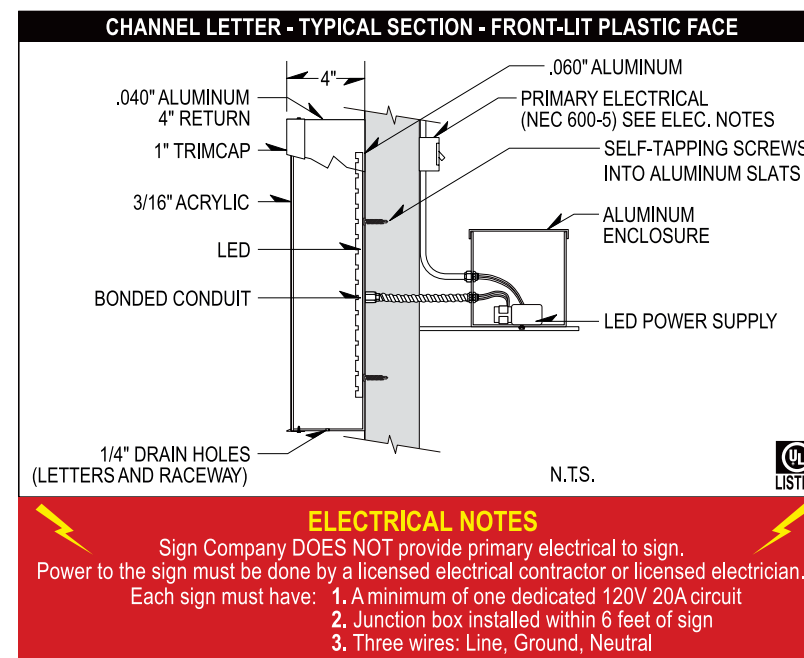
FD1 AD MANUFACTURING SCOPE
 - MANUFACTURE (1) FLAT ACRYLIC FACE SIGN WITH LED ILLUMINATION AND FIRST SURFACE TRANSLUCENT GRAPHICS
 (1) SET INTERNALLY ILLUMINATED LED CHANNEL LETTERS
 TOTAL SQFT= **59.1**

Channel Letter Specifications

- .040 Black Aluminum Returns
- .063 Aluminum backs
- Translucent WHITE Plex faces
- White LED Illumination
- 1" Black trim-cap
- Remote power
- Flush mounted to Slat Wall System

INSTALLATION SCOPE

- INSTALL TO FLUSH TO WALL



ELECTRICAL NOTES
 Sign Company DOES NOT provide primary electrical to sign. Power to the sign must be done by a licensed electrical contractor or licensed electrician. Each sign must have:
 1. A minimum of one dedicated 120V 20A circuit
 2. Junction box installed within 6 feet of sign
 3. Three wires: Line, Ground, Neutral

VINYL COLORS:

LOGO TYPE	CAST SHADOW	DROP SHADOW	BG YELLOW	BORDER ORANGE	BLACK POLE
PMS#: 485 Lacryl#: L8-9145 Sign Tech#: 3232 3M Vinyl#: VT8987	PMS#: 1807C Lacryl#: L8-9708 Sign Tech#: 1-378 3M Vinyl#: VT8986	PMS#: 131C Lacryl#: L8-9709 Sign Tech#: CC3-121 3M Vinyl#: VT8965	PMS#: 109C Lacryl#: L8-9705 Sign Tech#: 2037 3M Vinyl#: VT8847	PMS#: 138C Lacryl#: L8-9706 Sign Tech#: CX3-126 3M Vinyl#: VT8846	Sherwin Williams DTM Gloss SW Package Black



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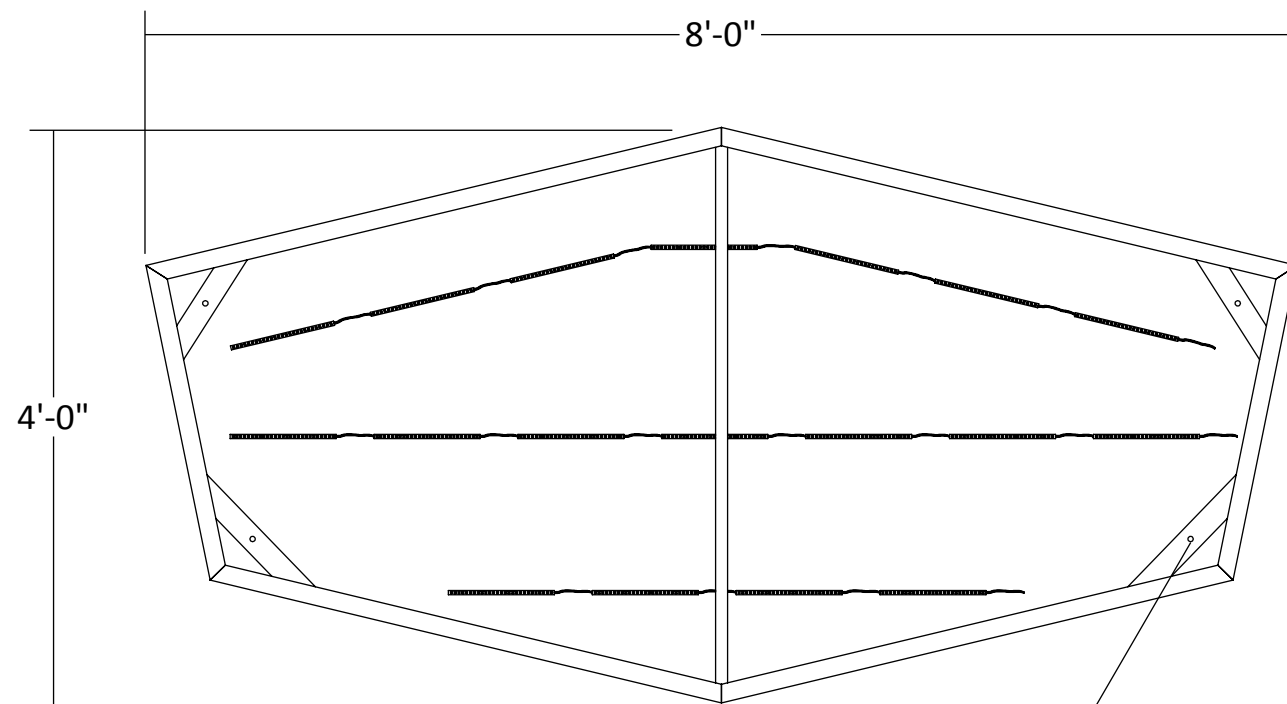
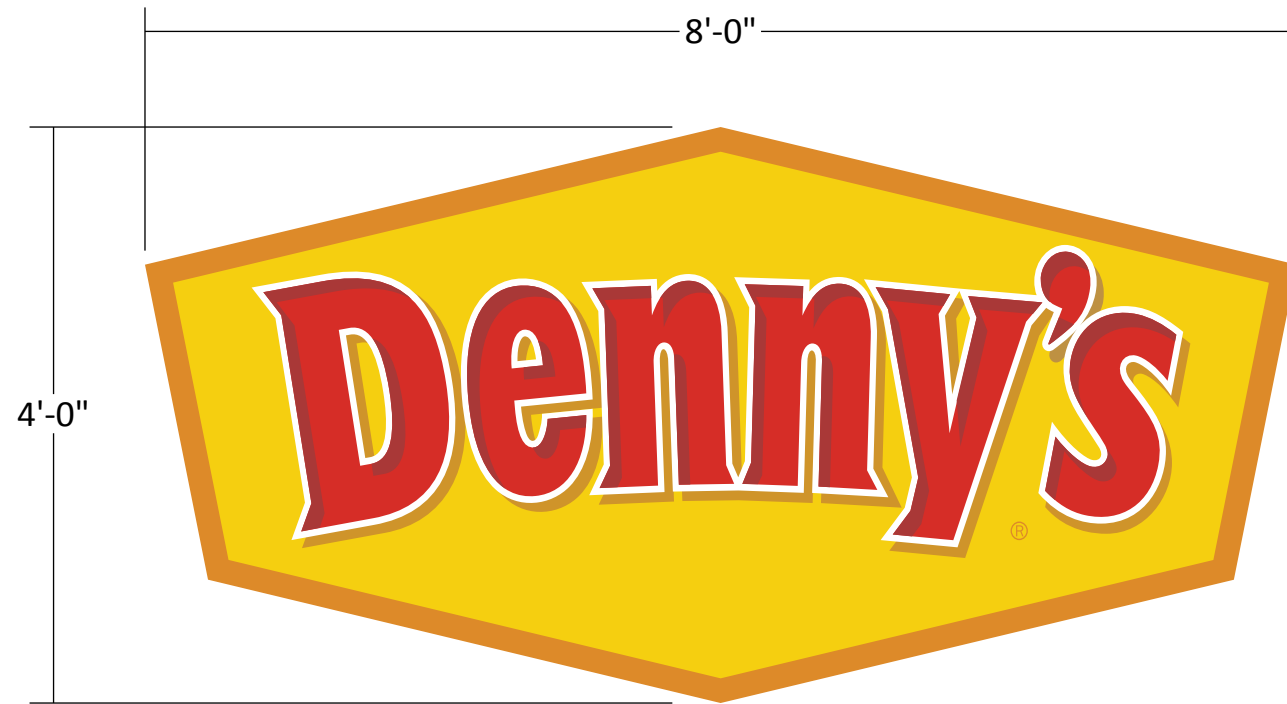
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Sign Cabinets



MOUNTING BRACKETS FOR 3/16" LAG BOLTS INTO SURFACE

FD1 **FD2**

MANUFACTURING SCOPE

- MANUFACTURE (1) FLAT ACRYLIC FACE SIGN WITH LED ILLUMINATION AND FIRST SURFACE TRANSLUCENT GRAPHICS
 TOTAL SQFT= 32.0
 ACTUAL SQFT= 23.5

INSTALLATION SCOPE

- INSTALL TO FLUSH TO WALL

QTY: 2

ITEM NO.	PART NUMBER	DESCRIPTION	QTY.
1	Dennys - 4x8	Fabricated Cabinet	1
2	Multi Volt Power Supply	LED Power Supply	1
3	Element Flex LED	LED Modules	18 (ft)

VINYL COLORS:

LOGO TYPE	CAST SHADOW	DROP SHADOW	BG YELLOW	BORDER ORANGE	BLACK POLE
PMS#: 485 Lacry#: L8-9145 Sign Tech#: 3232 3M Vinyl#: VT8987	PMS#: 1807C Lacry#: L8-9708 Sign Tech#: 1-378 3M Vinyl#: VT8986	PMS#: 131C Lacry#: L8-9709 Sign Tech#: CC3-121 3M Vinyl#: VT8965	PMS#: 109C Lacry#: L8-9705 Sign Tech#: 2037 3M Vinyl#: VT8847	PMS#: 138C Lacry#: L8-9706 Sign Tech#: CX3-126 3M Vinyl#: VT8846	Sherwin Williams DTM Gloss SW Package Black



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Sign Cabinets



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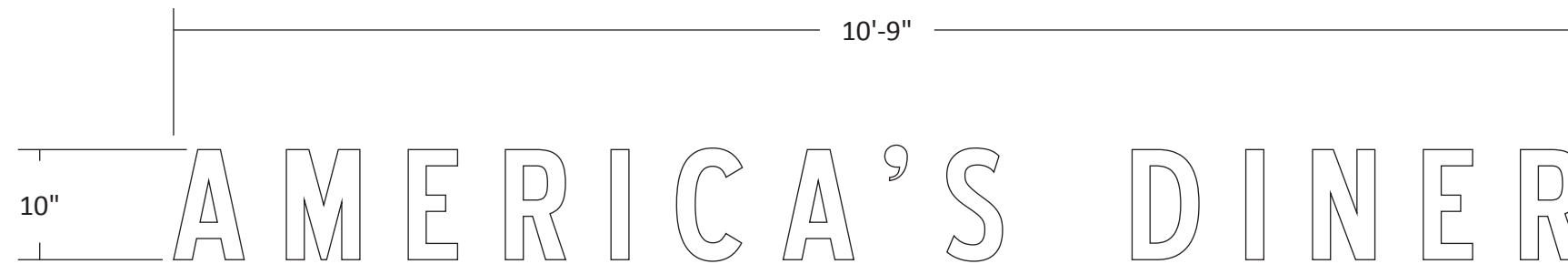
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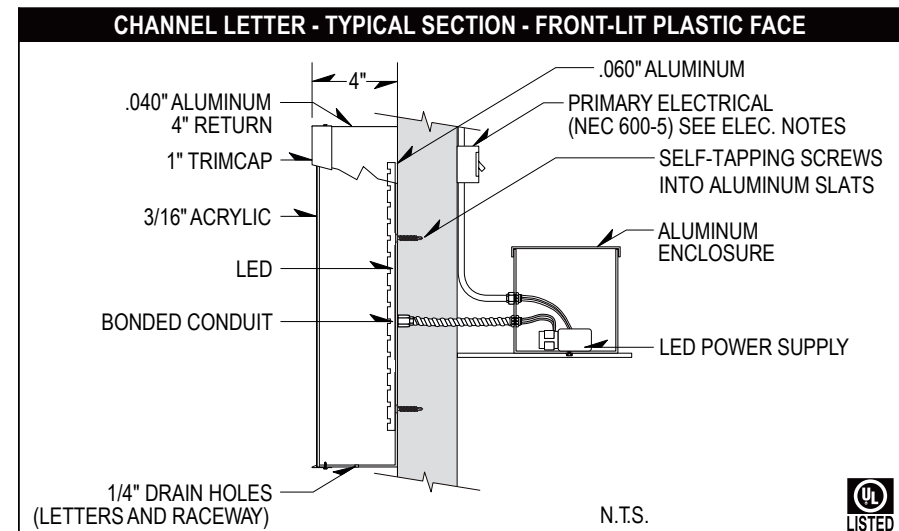


AD

LED Illuminated Channel Letters
Scale: 3/4" = 1'-0"

Channel Letter Specifications

- .040 Black Aluminum Returns
- .063 Aluminum backs
- Translucent WHITE Plex faces
- White LED Illumination
- 1" Black trim-cap
- Remote power
- Flush mounted to Slat Wall System



ELECTRICAL NOTES
Sign Company DOES NOT provide primary electrical to sign. Power to the sign must be done by a licensed electrical contractor or licensed electrician.
Each sign must have:
1. A minimum of one dedicated 120V 20A circuit
2. Junction box installed within 6 feet of sign
3. Three wires: Line, Ground, Neutral



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Channel Letters



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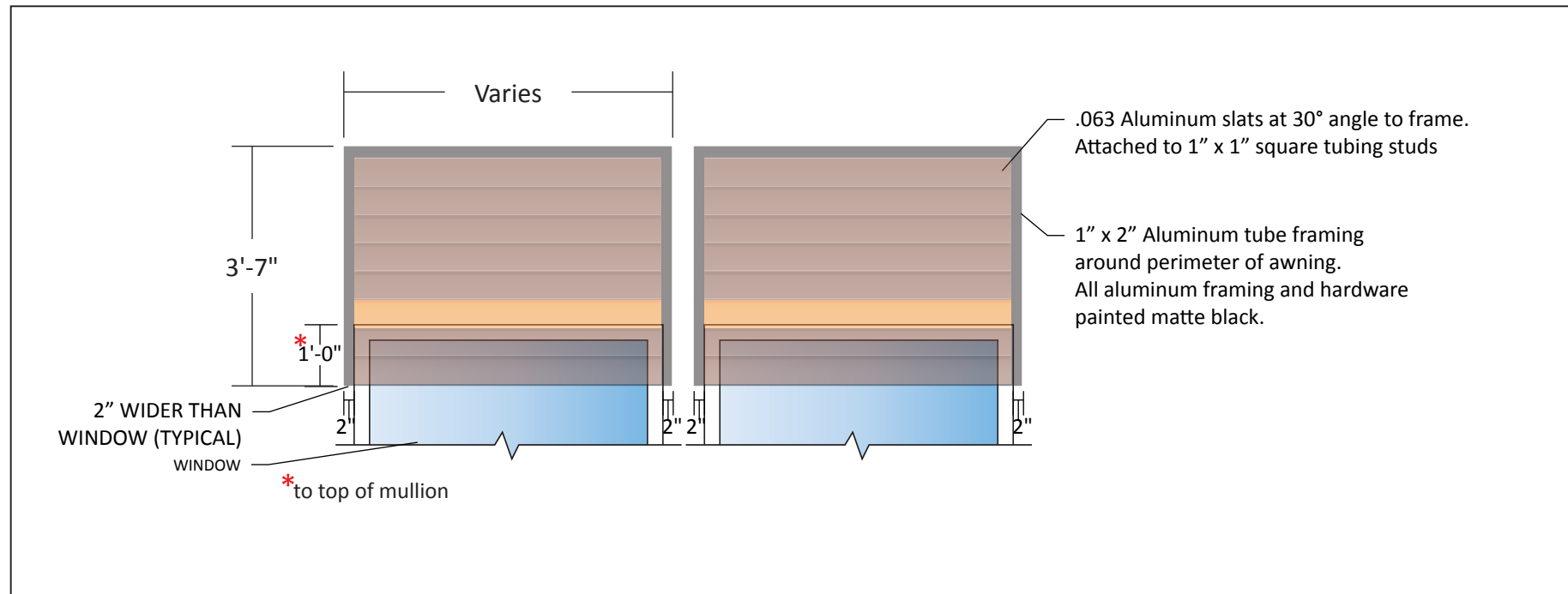
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Awnings

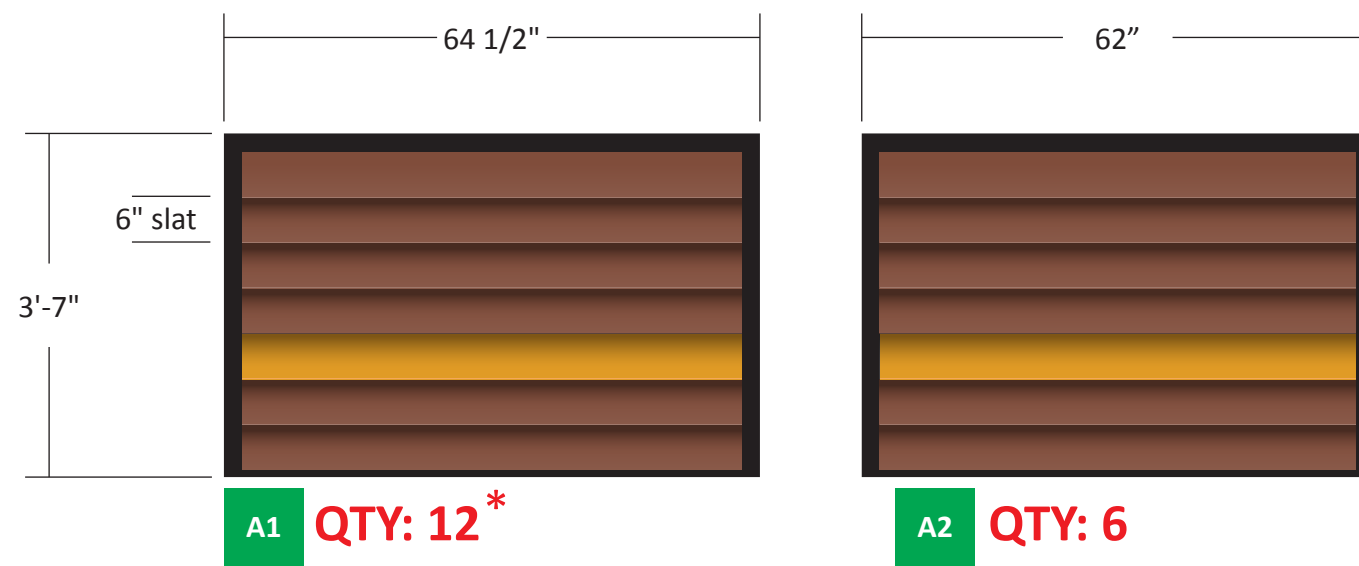
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Typical Awning Detail
Scale: NTS

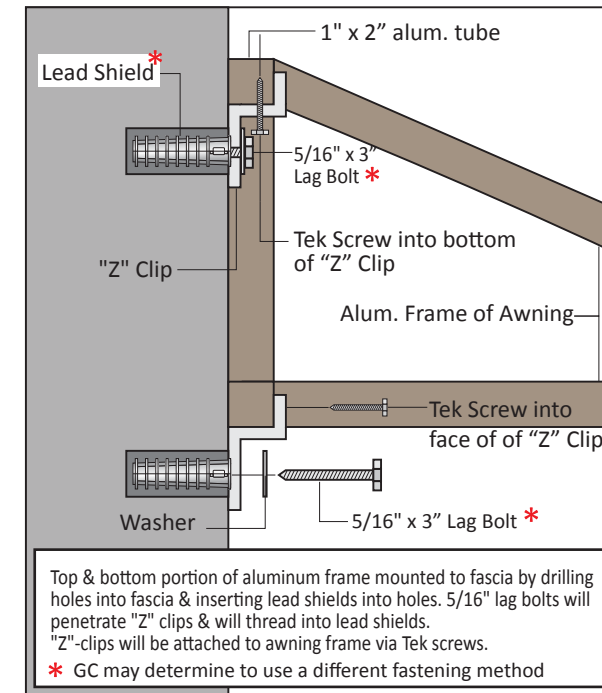
These awning sizes should be confirmed prior to production



Shutter Style Awnings
Scale: 1/2" = 1'-0"

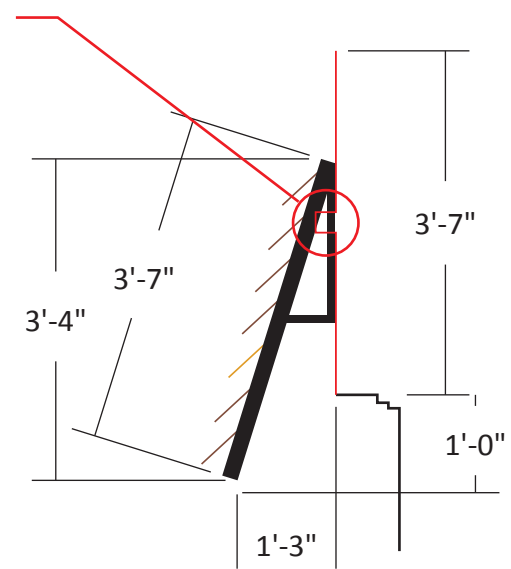
- Powder Coated RAL #8024 Brown
- Powder Coated RAL #1006 Maize Yellow
- Powder Coated RAL #9017 Traffic Black

* (3) of these awnings will go over faux windows on the left elevation



Mounting Detail for Awnings w/ Aluminum Frames
Scale: NTS

Note: Accent bump-out & existing goosenecks will impede new awning from being flush mounted to wall. Will need to be addressed



Side View



Existing Conditions



Proposed New Cabinet on Existing Steel



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Pylon Sign

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Bryant Planning Commission

SMALL SCALE DEVELOPMENT COMMERCIAL BUILDING CHECKLIST

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

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

REQUIREMENTS FOR SUBMISSION

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

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

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

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


SIGNATURE


DATE

City of Bryant Commercial Building Checklist

Name of Development CARTI - SALINE COUNTY TENANT - FINISH
Site Location 3121 REYNOLDS RD., STE #1, 2 & 3 Current zoning C-2
Owner CARTI Phone 501 906-3000

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		
Proposed improvement is within building line setbacks Front _____ft. Side _____ft. CNR Side _____ft. Back _____ft.		
Parking requirements can be satisfied Floor Space <u>4605</u> sq.ft. divided by 300 = <u>15.5</u> (no. of parking spaces required)	X	
Improvement is outside 100 year flood plain (if answer is no - Provide 404 Permit for site)		
Lowest building floor level and all mechanical equipment are above FEMA 100 year flood elevation		
Will there be a dumpster located on the site?	X	
Will there be a construction site office?		
Have you made "One Call"?		
Structure and site complies with ADA (Americans with Disability Act) and ABA (Architectural Barriers Act) Accessibility Guidelines		
Design complies with Arkansas Plumbing Code and National Electric Code requirements	X	
Foundation and structure meet earthquake requirements for Zone 1.		
Structure meets Arkansas Energy Code for specified use.		
Complies with Arkansas Fire Prevention Code	X	
Complies with International Code Council regulations	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	_____	_____
Spacing will be 40' between trees	_____	_____
Tree must be a minimum 3" in diameter at the base and 12' + tall	_____	_____
Existing trees meeting the minimum size can be counted to meet above criteria	_____	_____
No trees can be planted within 30 feet of a property corner or driveway	_____	_____
Shrubs along street right-of-way lines cannot exceed 30 inches in height	_____	_____

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>
1. C-1 Zoning - Neighborhood Commercial		
Lot area: minimum of 2,500 square feet; maximum 16,000 square feet	_____	_____
Front Yard: none required	_____	_____
Side Yard: minimum of 5 feet each side	_____	_____
Rear Yard: minimum of 55 feet	_____	_____
Maximum lot coverage of 70% of the total area of the site for all principal, accessory buildings, parking lots, sidewalks, private streets, or drives.	_____	_____
Parking: one space per each 200 sq. ft. of commercial use	_____	_____
Loading areas: physically separated from all streets with 10 ft grassy area	_____	_____
When abuts a residential district, a minimum 6' high wood, rock, or masonry fence is required with a landscape screen	_____	_____
 2. C-2 Zoning - Lots fronting along roadways designated as Interstate 30 and frontage roads, State Highway 5 and 183		
Front Yard: not less than 50 feet from front property line	_____	_____
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	_____	_____
 3. C-2 Zoning - Lots fronting along roadways designated as interior local.		
Front Yard: none required	_____	_____
Side Yard: not required, except where they abut a street or a residential lot line then a minimum of 25 percent of lot dimension	_____	_____
Rear Yard: minimum of 15 feet, except where they abut residential area then a minimum of 55 feet is required	_____	_____
A maximum lot coverage of 85% of the total area of the site for all principal, accessory buildings and parking	_____	_____
Parking: one space per each 300 sq. ft. of occupied space	_____	_____
When abuts a residential district, a minimum 6' high wood, rock, or masonry fence is required with a landscape screen	_____	_____

V. SITE PLAN ATTACHMENTS

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

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

I CERTIFY that the design of CARTI - SALINE COUNTY in the City of Bryant, Arkansas complies with the above regulations, laws and codes.

→ [Signature]
Owner
PO Box 55050
Mailing Address
Little Rock, AR
City

[Signature]
Engineer/Architect
FOL 367-2230
Phone #
26 FEB 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.

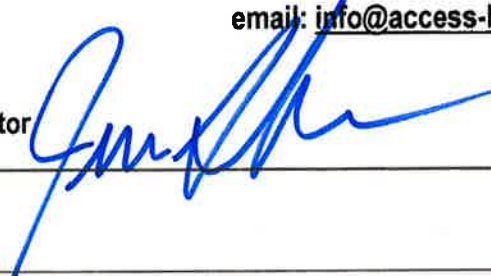
The ADA/ABA accessibility guidelines contain general design standards for building and site elements, such as accessible entrances and routes, ramps, parking spaces, stairs, elevators, restrooms, signage, etc. Also included are specific standards for restaurants, medical care facilities, libraries and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

Signature of Contractor
or Authorized Agent



Date 24 FEB 2020

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 _____

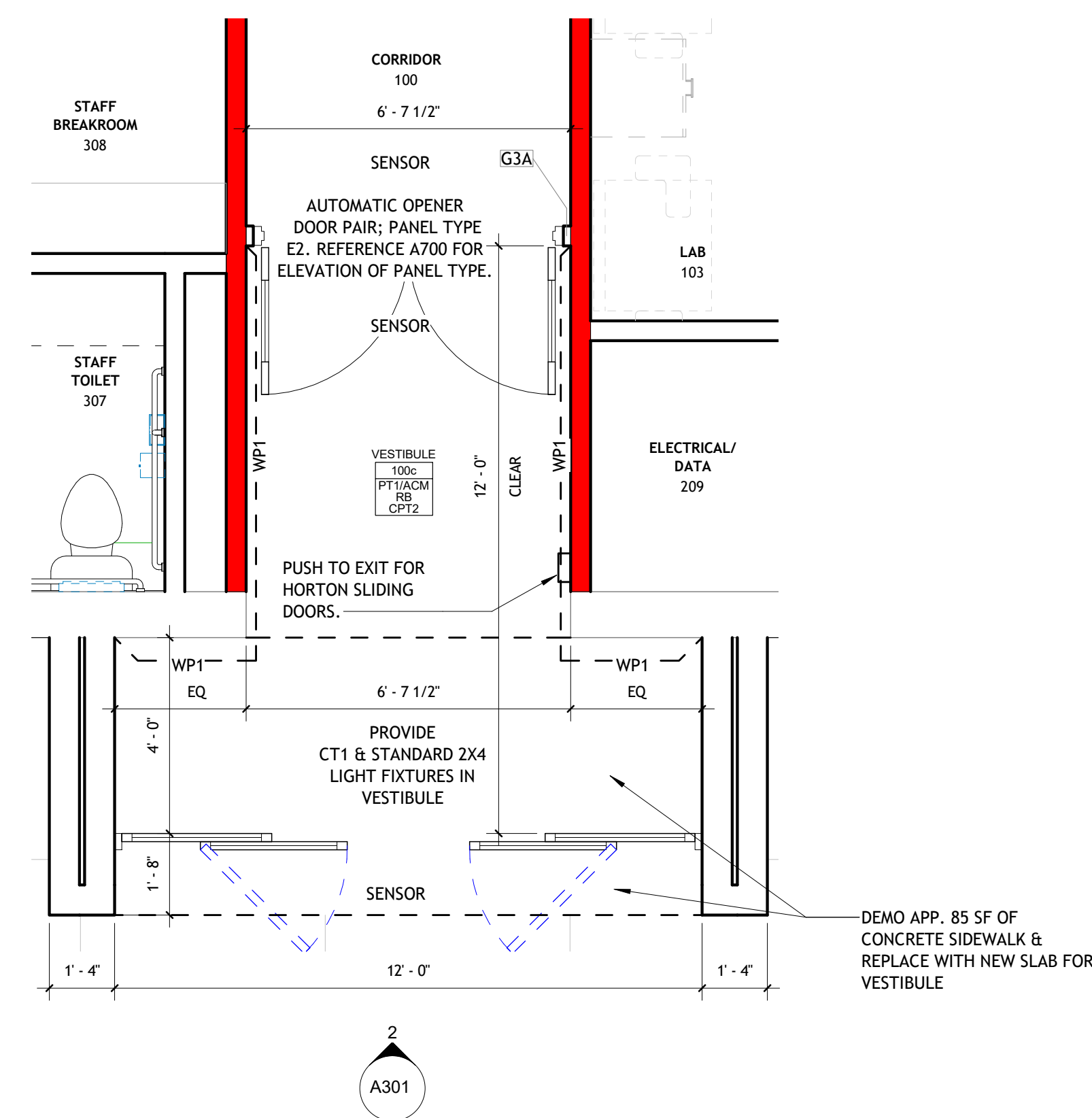
Signature of Contractor
or Authorized Agent _____ Date _____

Signature of Owner
(if owner-builder) _____ Date _____

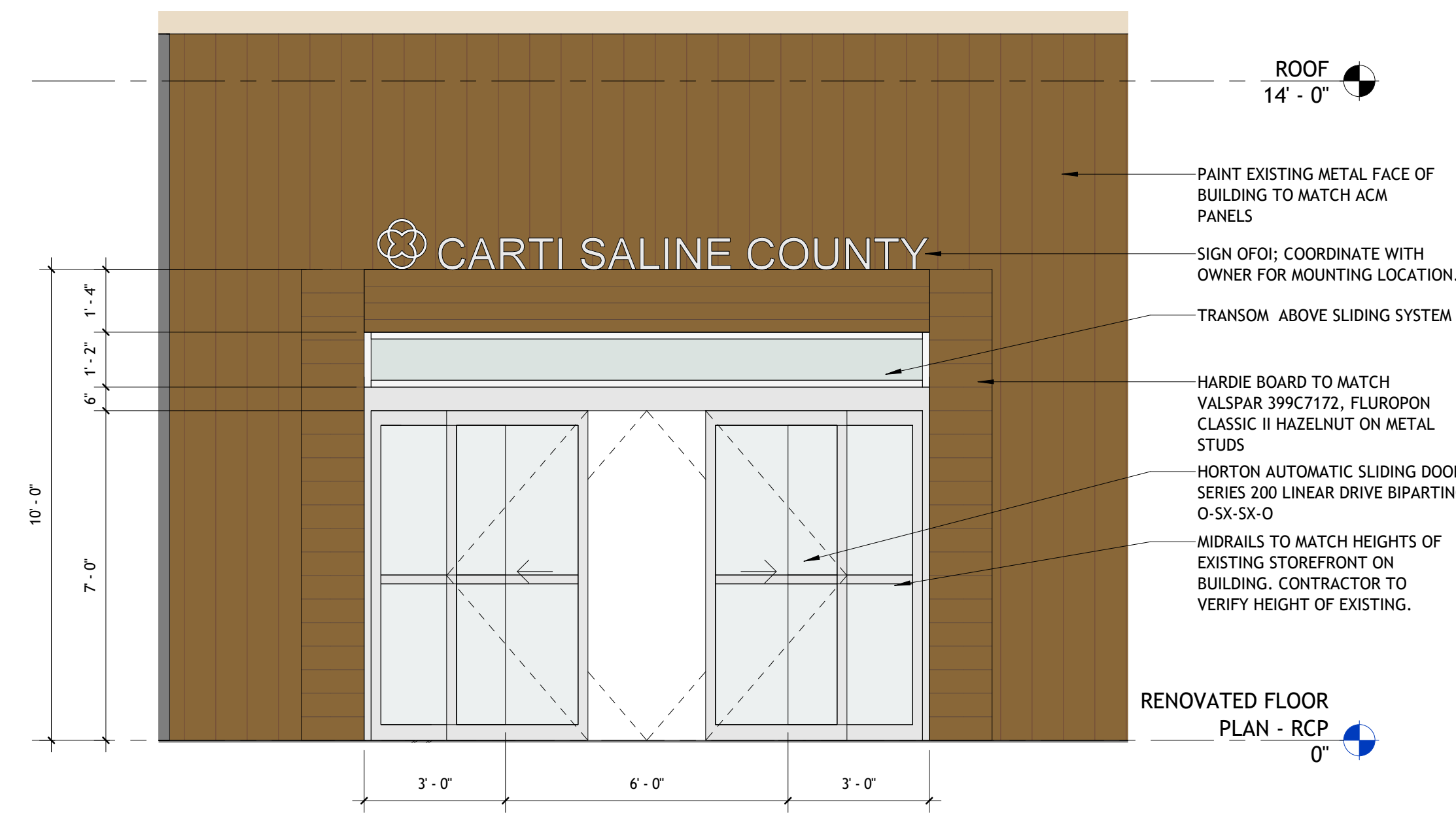
Calculations
Approved: _____ Date _____
Bryant Water Utilities General Manager



REVISIONS		
NUMBER	DATE	DESCRIPTION



1 VESTIBULE - PLAN
3/8" = 1'-0"



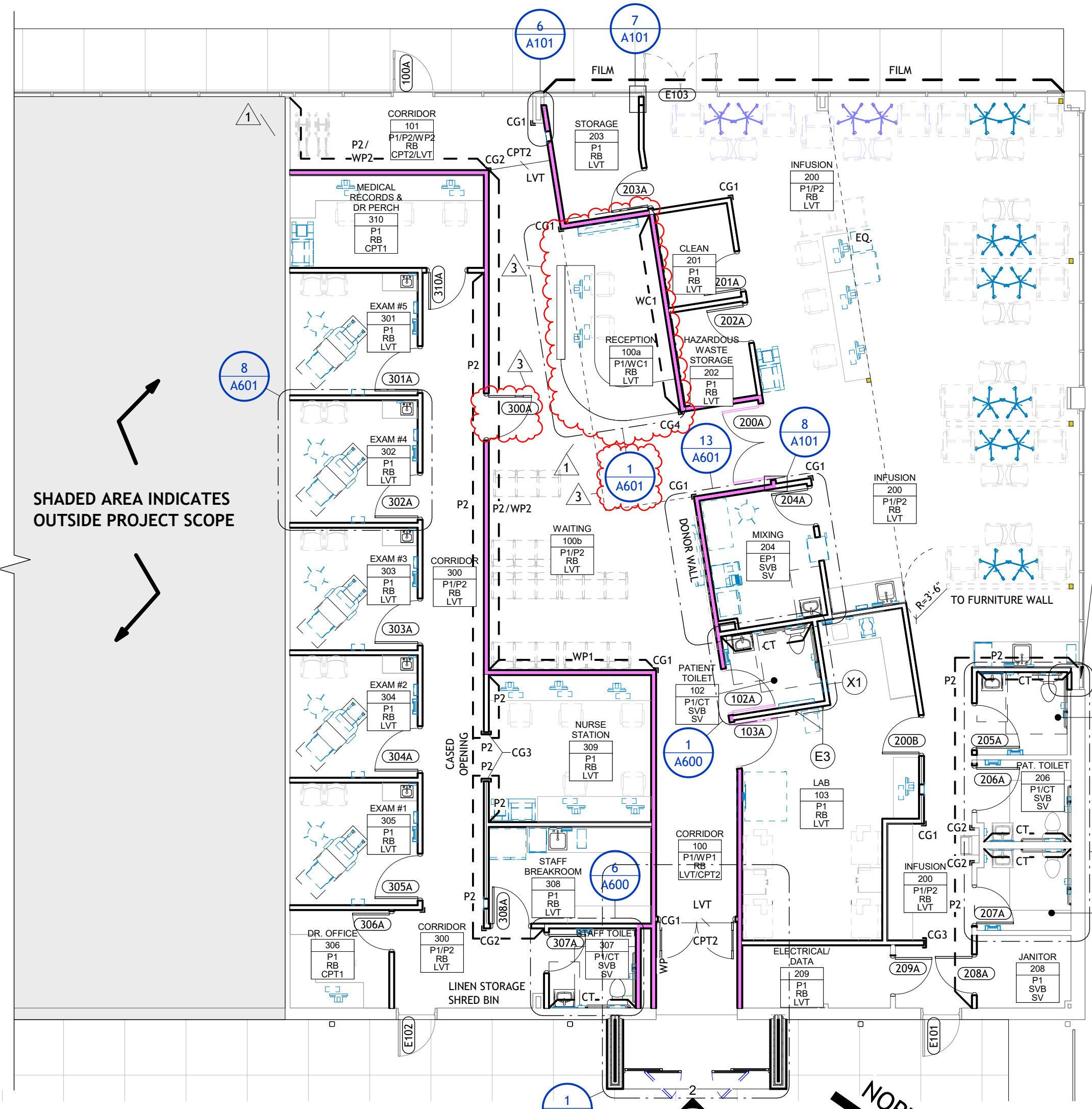
2 VESTIBULE - ELEVATION
3/8" = 1'-0"



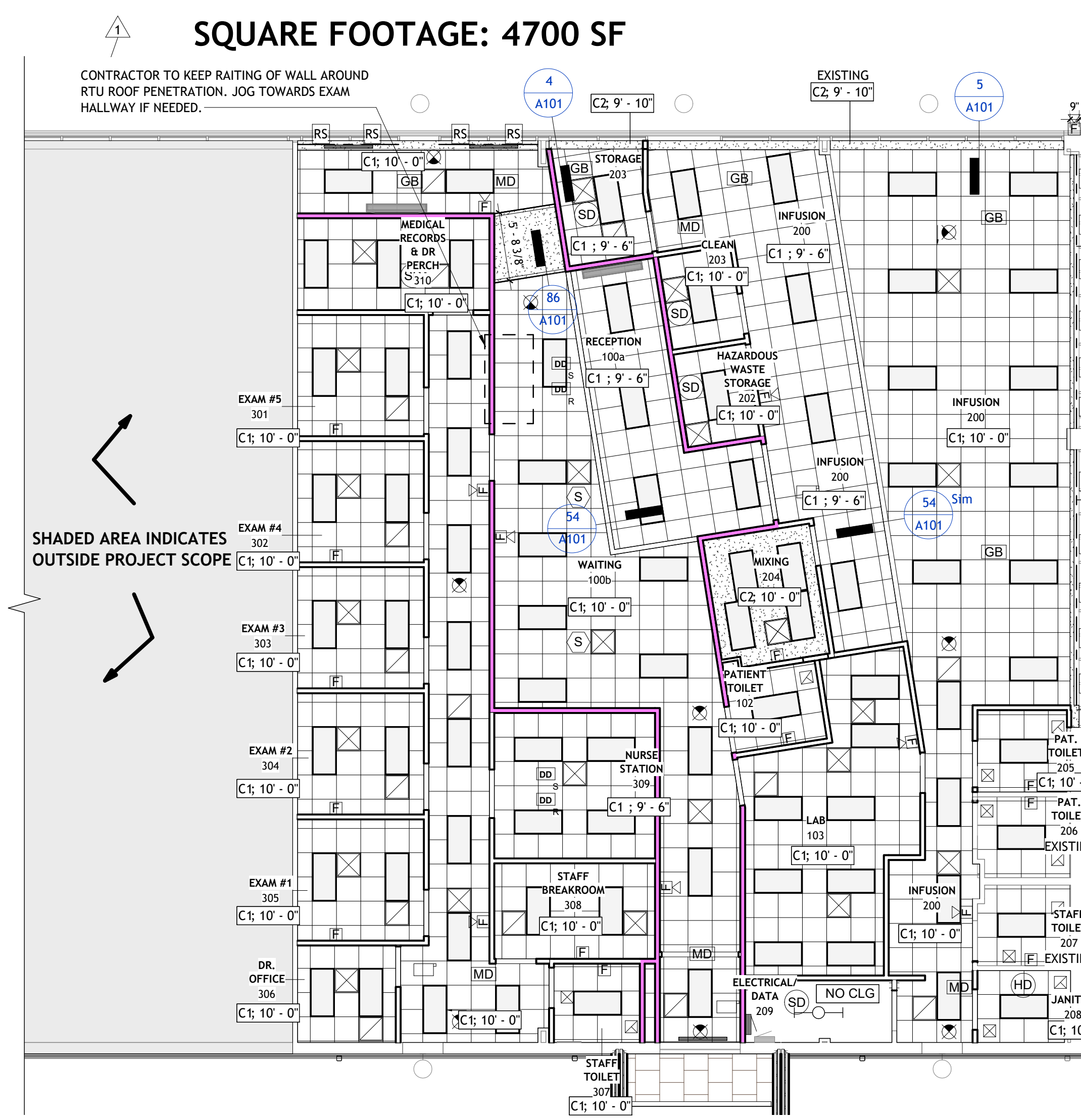
3 VESTIBULE - 3D AXON



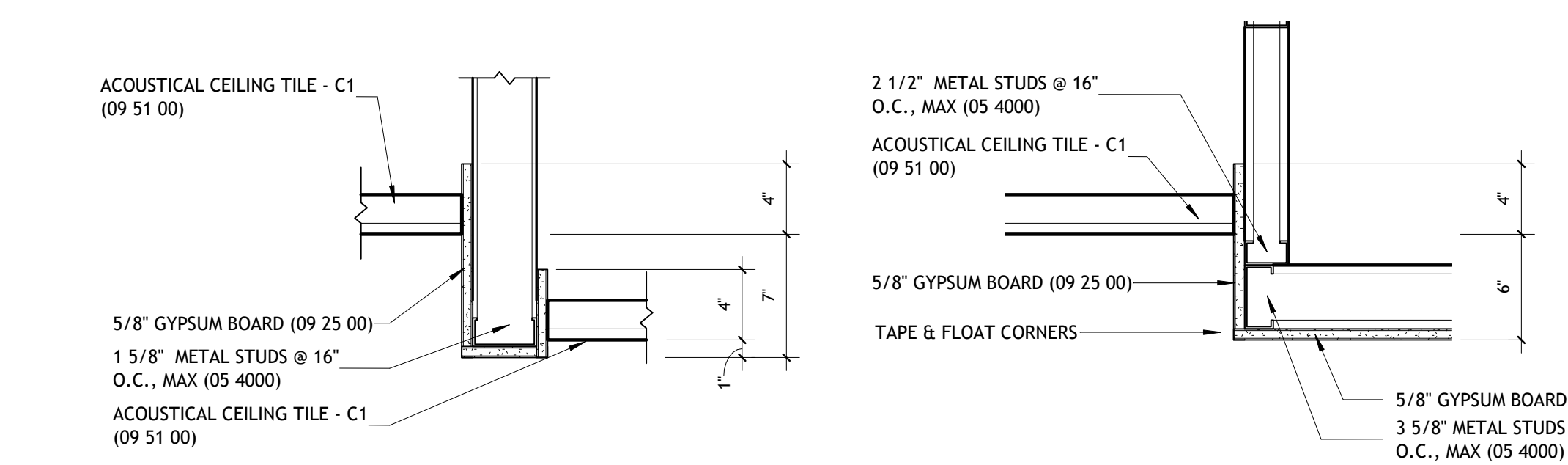
4 REAR BUILDING ELEVATION & ADDITIVE ALTERNATE #1 Copy 2
3/8" = 1'-0"



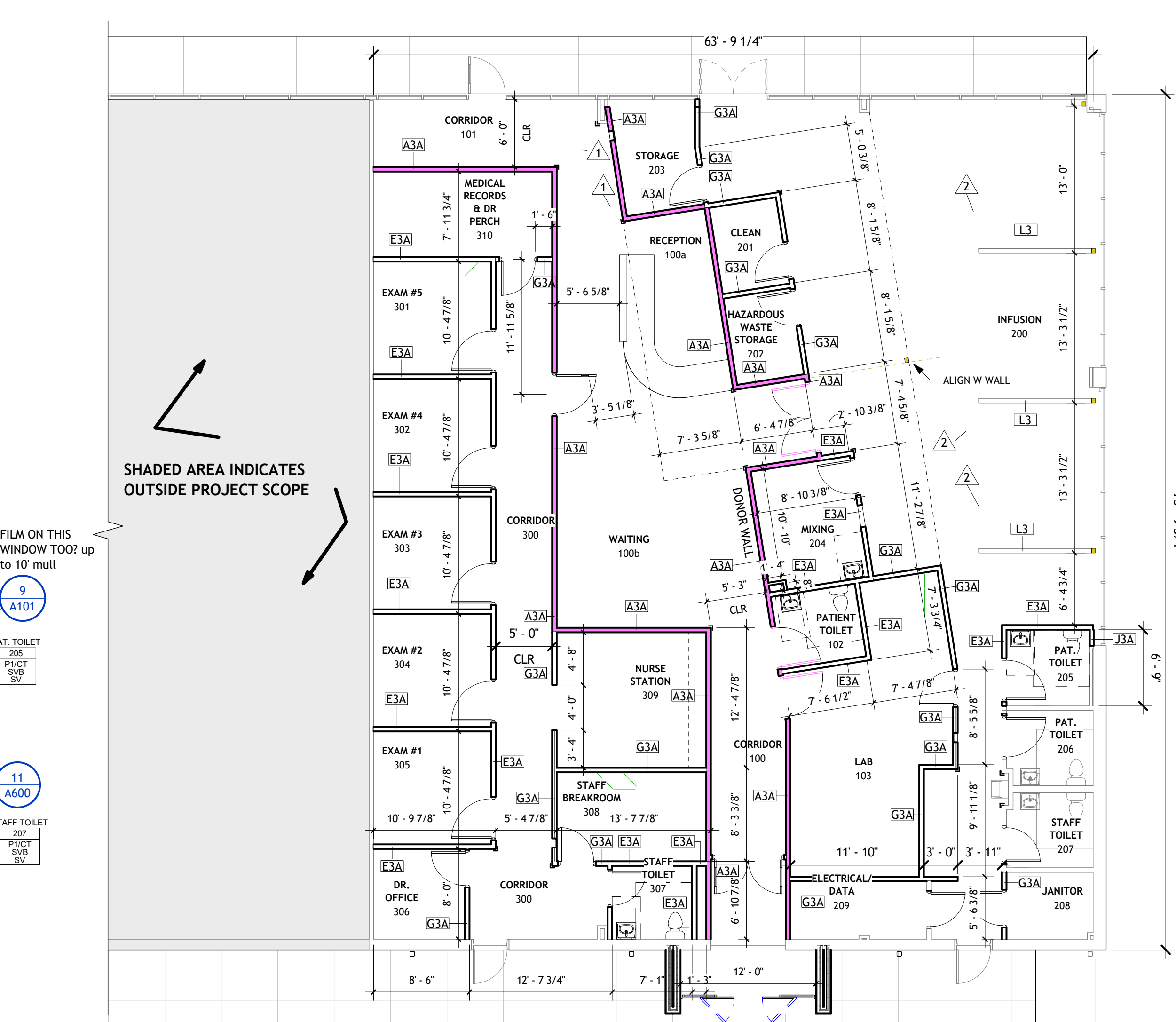
1 RENOVATED FLOOR PLAN - NOTE PLAN
1/8" = 1'-0"



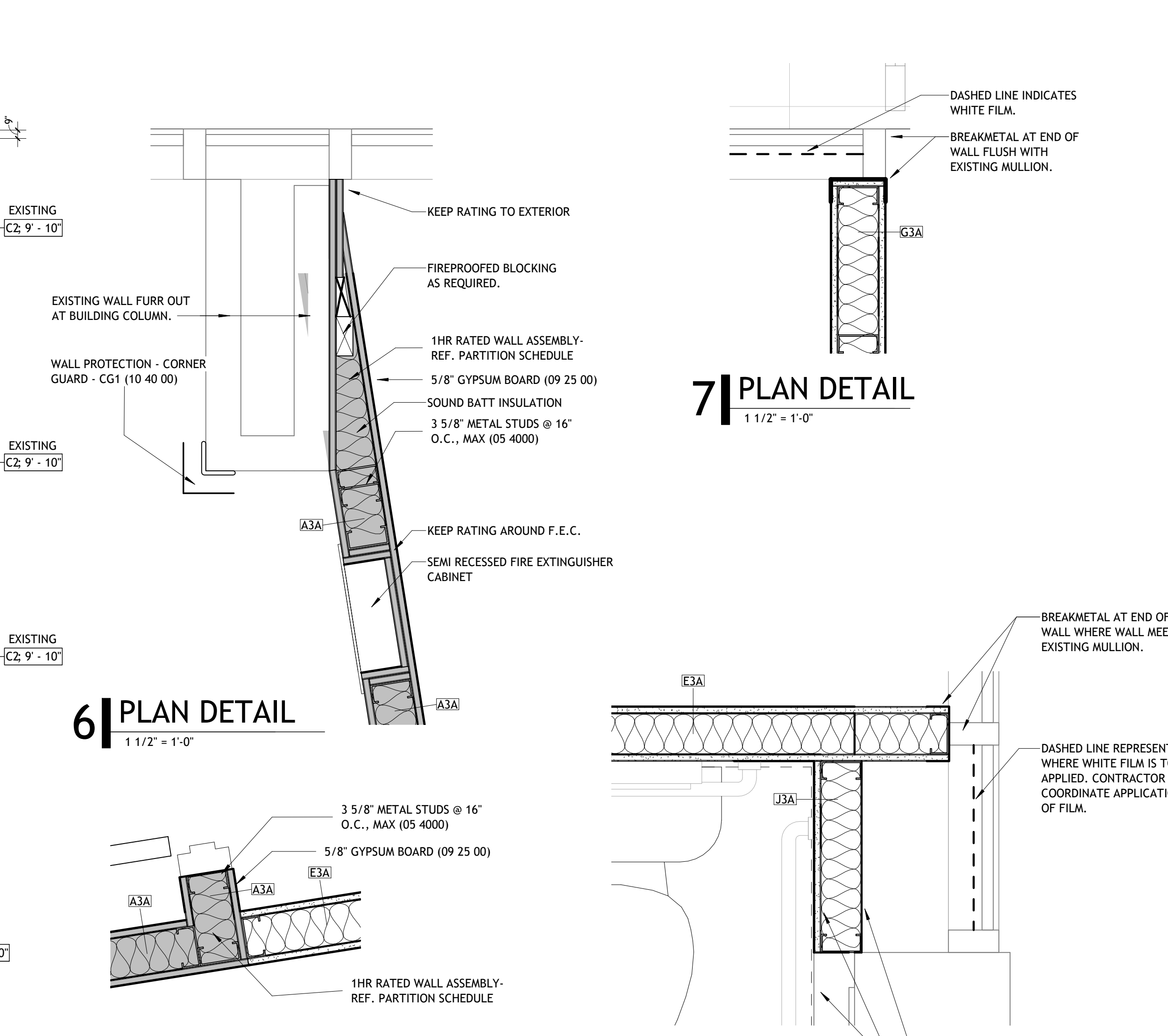
3 RENOVATED FLOOR PLAN - RCP
1/8" = 1'-0"



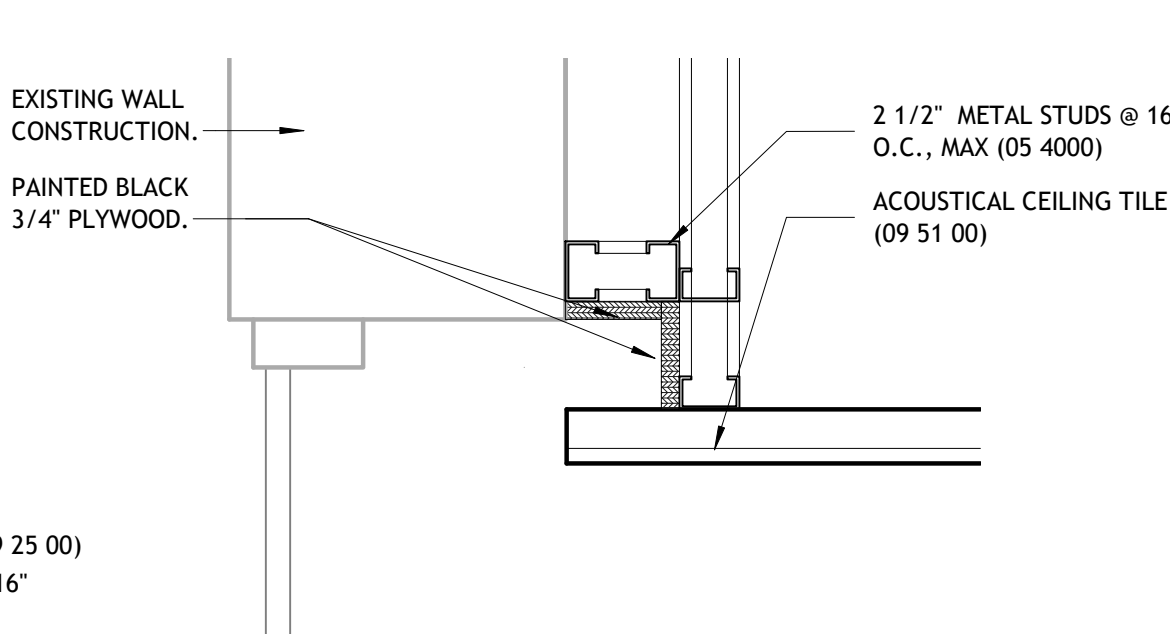
54 CEILING DETAIL
1 1/2" = 1'-0"



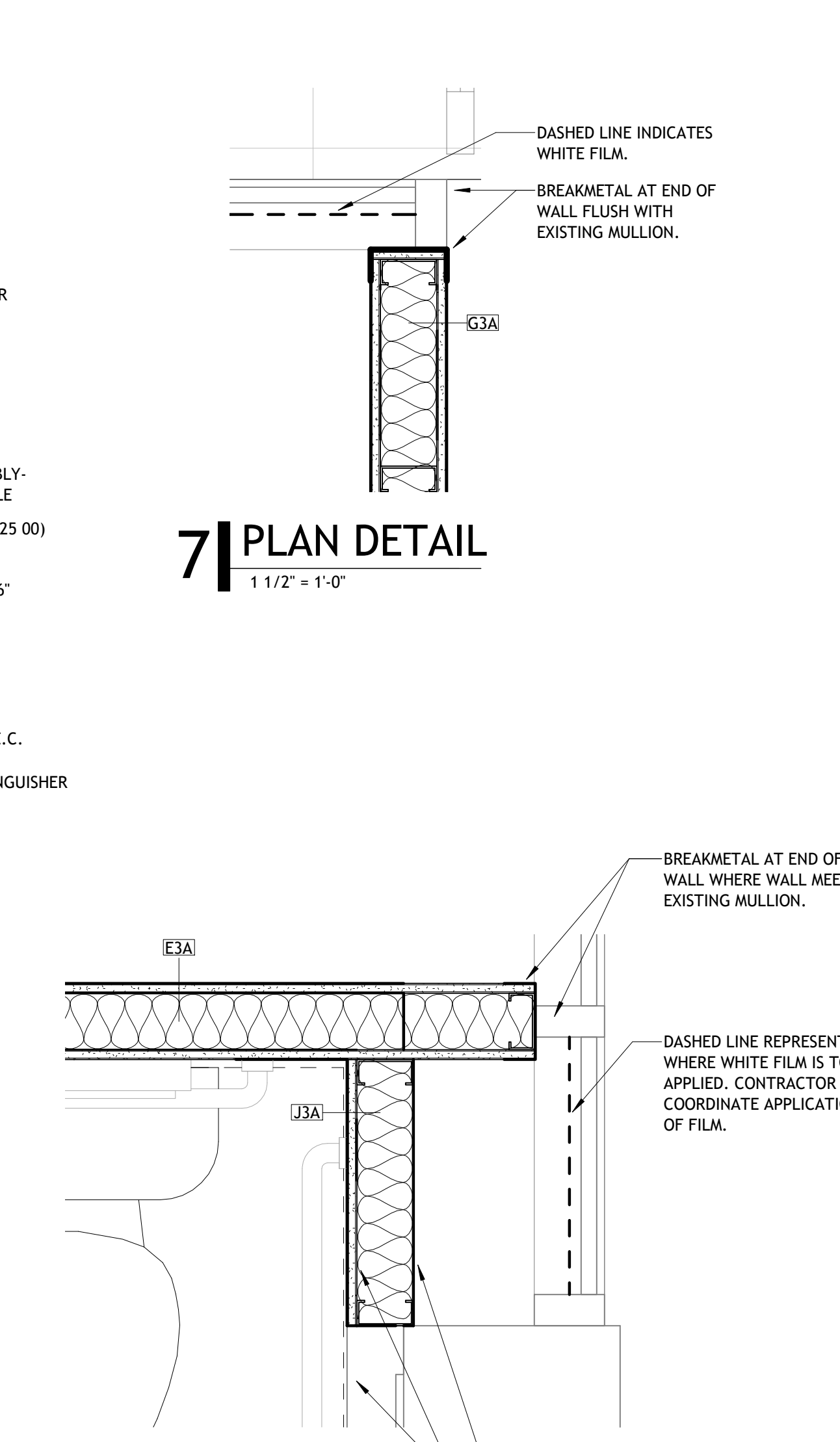
2 RENOVATED FLOOR PLAN - DIMENSION PLAN
1/8" = 1'-0"



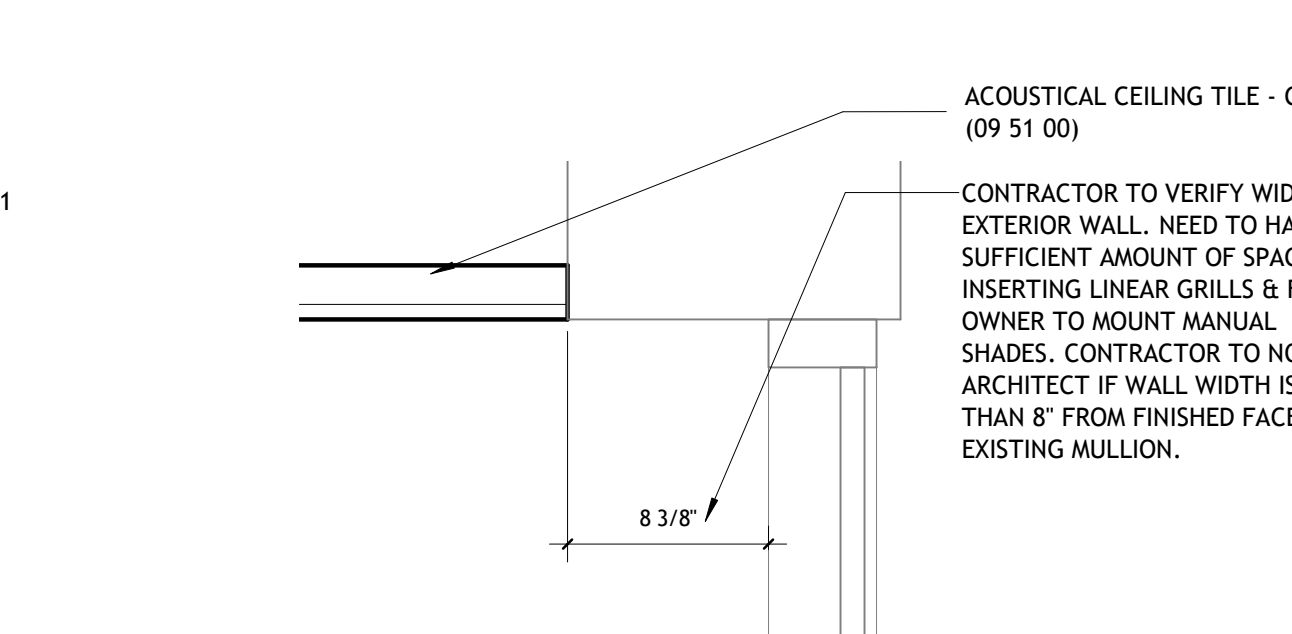
6 PLAN DETAIL
1 1/2" = 1'-0"



86 CEILING DETAIL
1 1/2" = 1'-0"



9 PLAN DETAIL
1 1/2" = 1'-0"



3 Detail 3
1 1/2" = 1'-0"

GENERAL NOTES & LEGENDS																																																																																		
FINISHES KEY (SEE FINISH PLAN FOR LOCATIONS) 																																																																																		
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GILLESPIE, DALTILE, 501.416.4610</td> </tr> <tr> <td></td> <td>P1 INTERIOR LATEX PAINT, FIELD</td> <td>SHERWIN WILLIAMS, PROMAR 200 ZERO VOC LATEX PAINT, COLOR: SW7044 AMAZING GRAY, FINISH: EGGSHELL</td> </tr> <tr> <td></td> <td>P2 INTERIOR LATEX PAINT, ACCENT</td> <td>SHERWIN WILLIAMS, PROMAR 200 ZERO VOC LATEX PAINT, COLOR: SW7046 ANONYMOUS GRAY, FINISH: EGGSHELL</td> </tr> <tr> <td></td> <td>EP1 INTERIOR EPOXY PAINT, MIXING</td> <td>SHERWIN WILLIAMS, EPOXY PAINT, COLOR: SW7044 AMAZING GRAY</td> </tr> <tr> <td>MISC.</td> <td>SS SOLID SURFACE</td> <td>WILSONART SOLID SURFACE, PATTERN: 9204CE MORNING ICE, CONTACT: AMBER SELF, PLUNKETT DISTRIBUTING, 501.256.9022</td> </tr> <tr> <td></td> <td>PL1 PLASTIC LAMINATE, TYPE 1</td> <td>NOT USED.</td> </tr> <tr> <td></td> <td>PL2 PLASTIC LAMINATE, TYPE 2</td> <td>NOT USED.</td> </tr> <tr> <td></td> <td>PL3 PLASTIC LAMINATE, TYPE 3</td> <td>WILSONART PLASTIC LAMINATE, PATTERN: 7943K-07 COLOMBIAN WALNUT, FINISH: TEXTURED GLOSS W/ AEON, CONTACT: 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GROUP, 479.305.4004	CPT2	MODULAR CARPET TILE, TYPE 2 (WALK-OFF)	J-J FLOORING GROUP, PATTERN: INCOGNITO MODULAR 7069, COLOR: 1837 OPERATIVE, SIZE: 24"x24", BACKING: NEXUS MODULAR, INSTALLATION METHOD: BRICK, CONTACT: BRAD BUNCH, J-J FLOORING GROUP, 479.305.4004	PT	PORCELAIN TILE	NOT USED.	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FLOORING	DESCRIPTION	NOTES																																																																																
CPT1	MODULAR CARPET TILE, TYPE 1 (FIELD)	J-J FLOORING GROUP, PATTERN: TIME LAPSE 7957, COLOR: 2014 BADWATER, SIZE: 24"x24", BACKING: NEXUS MODULAR, INSTALLATION METHOD: BRICK, CONTACT: BRAD BUNCH, J-J FLOORING GROUP, 479.305.4004																																																																																
CPT2	MODULAR CARPET TILE, TYPE 2 (WALK-OFF)	J-J FLOORING GROUP, PATTERN: INCOGNITO MODULAR 7069, COLOR: 1837 OPERATIVE, SIZE: 24"x24", BACKING: NEXUS MODULAR, INSTALLATION METHOD: BRICK, CONTACT: BRAD BUNCH, J-J FLOORING GROUP, 479.305.4004																																																																																
PT	PORCELAIN TILE	NOT USED.																																																																																
LVT	LUXURY VINYL TILE	TANDUS CENTIVA, COLLECTION: NATURAL CREATIONS CLASSICS, PATTERN: TP052 AMERICAN WALNUT SIENNA, SIZE: 47x36 PLANK, CONTACT: KANDID SCOTT, TARKETT, 501.209.6432																																																																																
SV	SHEET VINYL	JOHNSONITE COMMERCIAL FLOORING, COLLECTION: IQ OPTIMA HOMOGENEOUS VINYL SHEET FLOORING, PATTERN/COLOR: 873 KOALA BEAR CG, SIZE: 6'-6"X82 SHEET, CONTACT: JUSTIN DENNIS, TARKETT, 1-440.384.7460																																																																																
BASE	RB RUBBER BASE	ARMSTRONG COMMERCIAL FLOORING, COVERED TOE RUBBER WALL BASE, COLOR: 12 SHADOW GRAY, HEIGHT: 4, INSTALLATION: USE 120 ROLLS WITH COVERED EXTERNAL CORNERS, CONTACT: ELMER HERINGER, ADELTA CORPORATION, 972.620.5800 X 1632																																																																																
	PTB PORCELAIN TILE BASE	NOT USED.																																																																																
	SVB SHEET VINYL TILE BASE	JOHNSONITE COMMERCIAL FLOORING, COLLECTION: IQ OPTIMA HOMOGENEOUS VINYL SHEET FLOORING, PATTERN/COLOR: 873 KOALA BEAR CG, SIZE: 6'-6"X82 SHEET, CONTACT: JUSTIN DENNIS, TARKETT, 1-440.384.7460																																																																																
WALLS	CT GLAZED CERAMIC TILE	DALTILE, COLLECTION: RITTENHOUSE SQUARE, COLOR: WHITE K101, FINISH: SEMI-GLOSS, SIZE: 3'x6", INSTALLATION: BRICK, CONTACT: CHRISTY GILLESPIE, DALTILE, 501.416.4610																																																																																
	P1 INTERIOR LATEX PAINT, FIELD	SHERWIN WILLIAMS, PROMAR 200 ZERO VOC LATEX PAINT, COLOR: SW7044 AMAZING GRAY, FINISH: EGGSHELL																																																																																
	P2 INTERIOR LATEX PAINT, ACCENT	SHERWIN WILLIAMS, PROMAR 200 ZERO VOC LATEX PAINT, COLOR: SW7046 ANONYMOUS GRAY, FINISH: EGGSHELL																																																																																
	EP1 INTERIOR EPOXY PAINT, MIXING	SHERWIN WILLIAMS, EPOXY PAINT, COLOR: SW7044 AMAZING GRAY																																																																																
MISC.	SS SOLID SURFACE	WILSONART SOLID SURFACE, PATTERN: 9204CE MORNING ICE, CONTACT: AMBER SELF, PLUNKETT DISTRIBUTING, 501.256.9022																																																																																
	PL1 PLASTIC LAMINATE, TYPE 1	NOT USED.																																																																																
	PL2 PLASTIC LAMINATE, TYPE 2	NOT USED.																																																																																
	PL3 PLASTIC LAMINATE, TYPE 3	WILSONART PLASTIC LAMINATE, PATTERN: 7943K-07 COLOMBIAN WALNUT, FINISH: TEXTURED GLOSS W/ AEON, CONTACT: AMBER SELF, PLUNKETT DISTRIBUTING, 501.256.9022																																																																																
	CG1 CORNER GUARD, TYPE 1	CONSTRUCTION SPECIALTIES, SERIES: SSM20AN, COLOR: TBD, HEIGHT: VARIES (TOP OF WALL BASE TO CEILING), CONTACT: AMBER SELF, PLUNKETT DISTRIBUTING, 501.256.9022																																																																																
	CG2 CORNER GUARD, TYPE 2	CONSTRUCTION SPECIALTIES, SERIES: SSM20AN, COLOR: TBD, HEIGHT: VARIES (TOP OF WALL BASE TO CEILING), CONTACT: AMBER SELF, PLUNKETT DISTRIBUTING, 501.256.9022																																																																																
	CG3 CORNER GUARD, TYPE 3	INPRO CORPORATION, SERIES: 130D, COLOR: MATCH ADJACENT PAINT (EITHER TAUPE 0113 OR SHIPROCK 0280), HEIGHT: VARIES (TOP OF WALL BASE TO CEILING)																																																																																
	CG4 WALL COVERING TRIM	KOROSEAL, SWPAC001 1/4" x 1/2" SATIN CG ALUMINUM																																																																																
	RS ROLLER SHADES	OF01: SWF CONTRACT R16 MANUAL SHADE WITH CLEAR ANODIZED FASCIA, SHADE CLOTH: CROSSHATCH R100, 1% OPEN, COLOR: CHARCOAL GRAY, CONTACT: ARKANSAS SHADES, BLINDS & SHUTTERS																																																																																
	TS1 TRANSITION STRIP, TYPE 1 (PT TO CPT)	NOT USED.																																																																																
	TS2 TRANSITION STRIP, TYPE 2 (PT TO LVT)	NOT USED.																																																																																
	TS3 TRANSITION STRIP, TYPE 3 (LVT TO CPT)	JOHNSONITE, SLIMLINE RUBBER TRANSITION STRIP, PROFILE: SLT-XX-A, COLOR: TBD, CONTACT: JUSTIN DENNIS, TARKETT, 1-440.384.7460																																																																																
	TS4 TRANSITION STRIP, TYPE 4 (LVT TO C)	NOT USED.																																																																																
	WC WALL COVERING	MDC WALLCOVERINGS, EMBOSSED LOGO WITH CUSTOM DIES FROM CANCER CENTER-27 ROLLS, MODEL #: BETA14282 CONTACT: JILL PATTERSON, MDC, 800.621.4006, JPATTERSON@MDCWALL.COM																																																																																
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PSW Job Number:
6710

CARTI Saline County
 BRYANT, ARKANSAS

Issue Date:
12.05.2019

REVISIONS		
NUMBER	DATE	DESCRIPTION
1	12.18.2019	ADD#01
2	12.26.2019	ADD#02
3	01.07.2020	ADD#03

CARTI

Contents:
RENOVATED FLOOR PLAN

A101

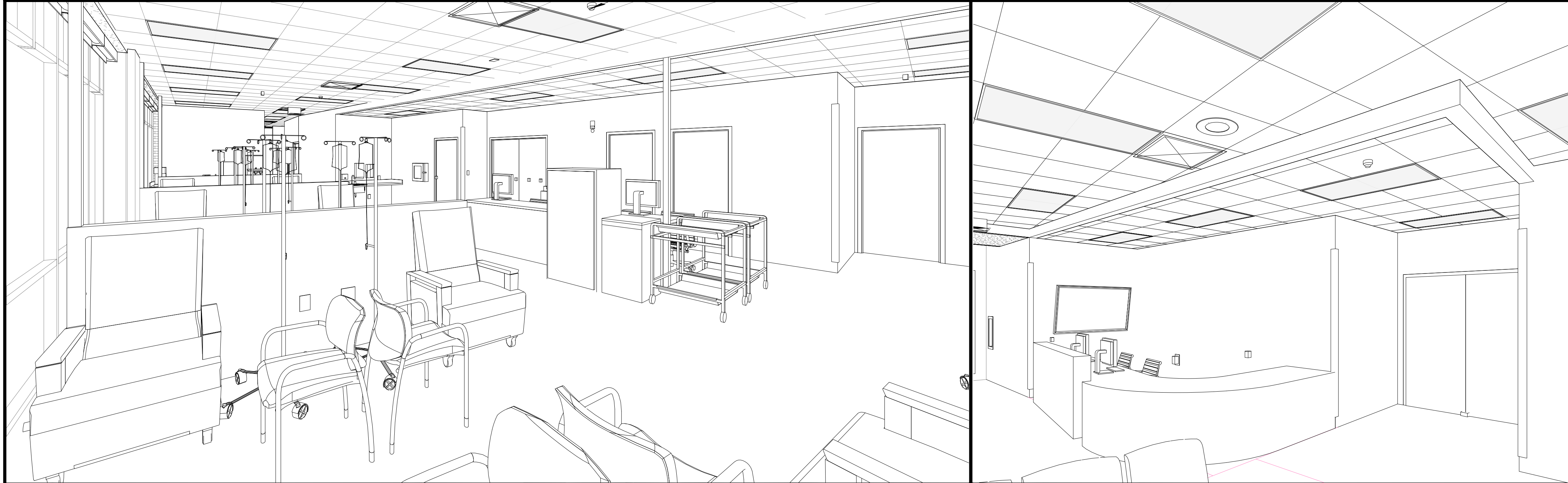
CARTI SALINE COUNTY

CARTI CANCER CENTER

BRYANT, ARKANSAS

100% CONSTRUCTION DOCUMENTS

DECEMBER 05, 2019



BUILDING INFORMATION

PROJECT NAME	CARTI SALINE COUNTY
PROJECT DESCRIPTION:	A renovation of an existing mattress store.
PROJECT SIZE (GROSS SQUARE FEET)	4,665 SQUARE FEET
PROJECT LAYOUT SUMMARY, AND KEY FEATURES:	The renovation is broken into three major components: an exam suite and an infusion suite, which are separated by a 1 hour fire wall corridor with waiting and reception. The infusion suite holds a pharmacy that will be USP 800 compliant to serve an infusion of 12 patients, there will also be support spaces for infusion and the building in this suite. The exam suite holds a breakroom and touchdown space for nurses and physicians as well as exam rooms.
OCCUPANCY TYPE - IBC SECTION 508	TYPE B (BUSINESS)
TYPE OF CONSTRUCTION - SECTIONS 602-607:	TYPE 2B NON SPRINKLERED

CODE SEARCH

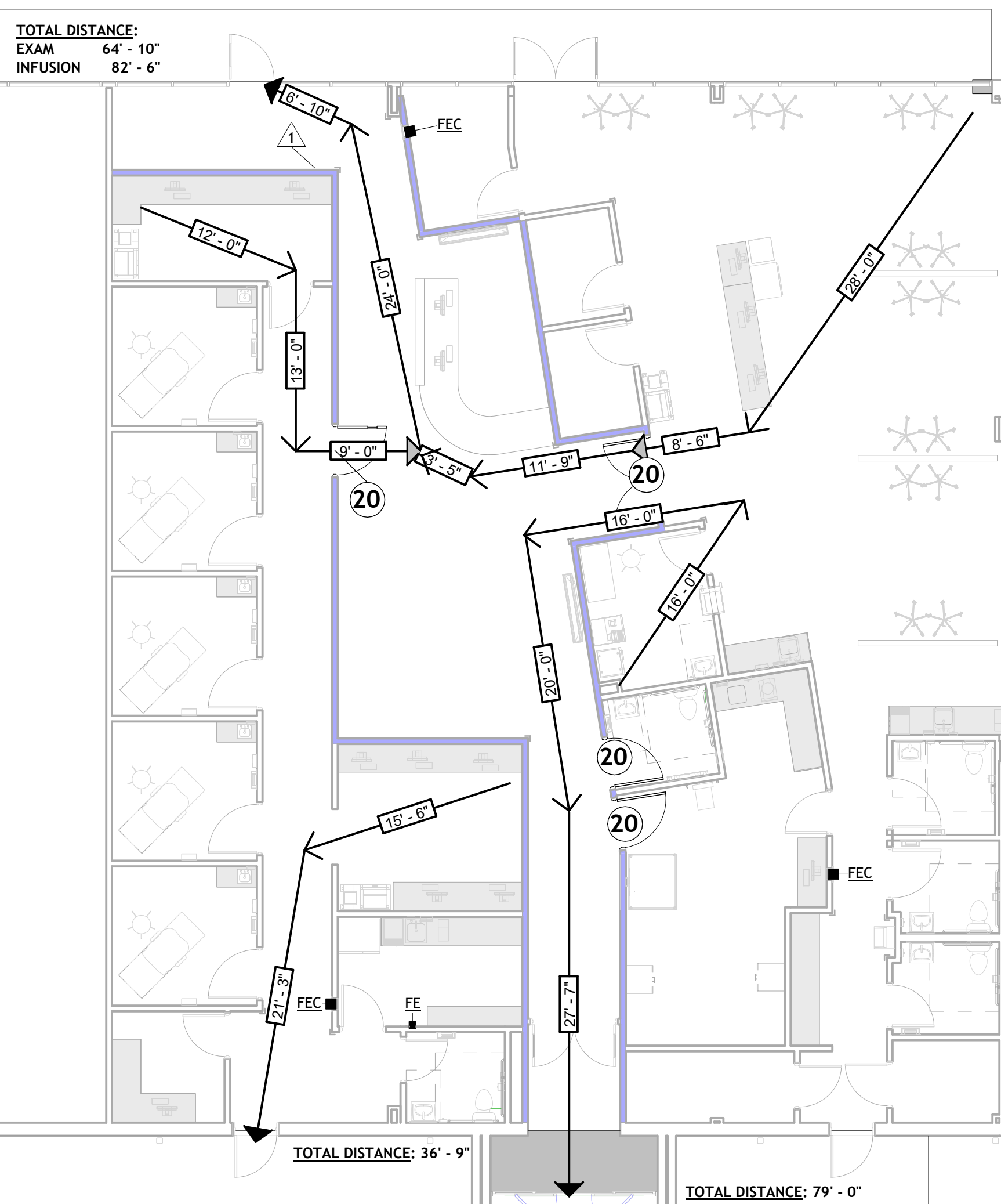
2012 ARKANSAS FIRE PREVENTION CODE/ 2012 INTERNATIONAL BUILDING CODE	TOTAL FLOOR AREA	MAIN OCCUPANCY
AREA AND HEIGHT - CHAPTER 5	EXAM SUITE:	BUSINESS (B): 1,455 SF
	INFUSION SUITE:	BUSINESS (B): 2,280 SF
	CORRIDOR AREA:	BUSINESS (B): 930 SF
TOTAL GROSS AREA, BROKEN DOWN BY USE:	4,665 SF TOTAL	

TYPES OF CONSTRUCTION - CHAPTER 6

BUILDING ELEMENT	FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)				
	TYPE I	TYPE II	TYPE III	TYPE IV	TYPE V
Primary structural frame ^a (see Section 202)	3 ^a	2 ^a	1	0	0
Bearing walls					
Exterior ^{d,e}	3	2	1	0	0
Interior	3 ^a	2 ^a	1	0	0
Nonbearing walls and partitions					
Exterior	See Table 602				
Interior ^f	0	0	0	0	0
Floor construction and associated secondary members (see Section 202)	2	2	1	0	0
Roof construction and associated secondary members (see Section 202)	1 1/2 ^a	1 ^{b,c}	1 ^{b,c}	0	0

For SI: 1 foot = 304.8 mm.
 a. Roof supports: Fire-resistance ratings of primary structural frame and bearing walls are permitted to be reduced by 1 hour where supporting a roof only.
 b. Except in Group F-1, H, M and S-1 occupancies, fire protection of structural members shall not be required, including protection of roof framing and decking where every part of the roof construction is 20 feet or more above any floor immediately below. Fire-retardant-treated wood members shall be allowed to be used for such unprotected members.
 c. In all occupancies, heavy timber shall be allowed where a 1-hour or less fire-resistance rating is required.
 d. An approved automatic sprinkler system in accordance with Section 903.3.1.1 shall be substituted for 1-hour fire-resistance-rated construction, provided such system is not otherwise required by other provisions of the code or used for an allowable area increase in accordance with Section 506.3 or an allowable height increase in accordance with Section 504.2. The 1-hour substitution for the fire resistance of exterior walls shall not be permitted.
 e. Not less than the fire-resistance rating required by other sections of this code.
 f. Not less than the fire-resistance rating based on fire separation distance (see Table 602).
 g. Not less than the fire-resistance rating as referenced in Section 704.10.

- COMMENTS:
- ALL CONSTRUCTION PART OF THIS PROJECT WILL BE TYPE IIB
 - SPRAY FIREPROOFING WILL BE REQUIRED AT COLUMNS AND BEAMS
 - REFER TO THE LIFE SAFETY PLAN FOR RATED ROOM LOCATIONS, RATED ATRIUM BOUNDARY WALLS, AND RATED SHAFTS
 - REFER TO THE LIFE SAFETY SITE PLAN FOR HORIZONTAL SEPARATION DISTANCES OF NEW CONSTRUCTION TO EXISTING BUILDINGS AND PROPERTY BOUNDARIES. PORTION OF EXTERIOR WALL IS REQUIRED TO BE RATED.



LIFE SAFETY LEGEND

- RATED WALL (FILLED) - REFER TO PLANS FOR CONSTRUCTION TYPE RATING LABEL INDICATOR. SEE WALL RATING EXPLANATIONS AND LABEL REQUIREMENTS LEGEND.
- NON-RATED WALL (GRAYSCALE)
- RATED DOOR - REFER TO PLAN FOR RATING RATING DESIGNATION IN MINUTES
- NON-RATED DOOR (GRAYSCALE)
- FE - WALL MOUNTED FIRE EXTINGUISHER WITH BRACKET
- FEC - SEMI RECESSED FIRE EXTINGUISHER CABINET
- EGRESS DIRECTION/TRAVEL DISTANCE TOWARD BUILDING OR LEVEL EXIT
- BUILDING EXIT
- PROTECTED EXIT ACCESS

LIFE SAFETY FLOOR PLAN

1/8" = 1'-0"

GENERAL SHEETS

SHEET NUMBER	SHEET NAME	ISSUE DATE	CURRENT REVISION DATE	CURRENT REVISION DESCRIPTION
G001	COVER SHEET	12.05.2019	01.07.2020	ADD#03

ARCHITECTURAL SHEETS

SHEET NUMBER	SHEET NAME	ISSUE DATE	CURRENT REVISION DATE	CURRENT REVISION DESCRIPTION
A000	ARCHITECTURAL SITE PLAN	12.05.2019	12.18.2019	ADD#01
A100	EXISTING & DEMO	12.05.2019	12.18.2019	ADD#01
A101	RENOVATED FLOOR PLAN	12.05.2019	01.07.2020	ADD#03
A300	BUILDING ELEVATIONS	12.05.2019		
A301	VESTIBULE DESIGN & DETAILS	01/03/20		
A600	ENLARGED TOILET PLANS	12.05.2019		
A601	ENLARGED PLANS	12.05.2019	01.07.2020	ADD#03
A700	DOOR SCHEDULES PROJECT DETAILS	12.05.2019	01.07.2020	ADD#03
A701	PARTITION SCHEDULE	12.05.2019	12.26.2019	ADD#02

ELECTRICAL SHEETS

SHEET NUMBER	SHEET NAME	ISSUE DATE	CURRENT REVISION DATE	CURRENT REVISION DESCRIPTION
E001	SCHEDULES, LEGEND, AND GENERAL NOTES - ELECTRICAL	12.05.2019		
E101	DEMO AND RENOVATED FLOOR PLANS - LIGHTING	12.05.2019	12.18.2019	ADD#01
E201	DEMO AND RENOVATED FLOOR PLANS - POWER	12.05.2019	01.08.2019	ADD#03
E301	DEMO AND RENOVATED FLOOR PLANS - SYSTEMS	12.05.2019	01.08.2019	ADD#03
E401	DEMO AND RENOVATED ROOF PLAN - ELECTRICAL	12.05.2019		
E501	ENLARGED PLANS AND RISER DIAGRAMS - ELECTRICAL	12.05.2019		
E601	DETAILS - ELECTRICAL	12.05.2019		

MECHANICAL SHEETS

SHEET NUMBER	SHEET NAME	ISSUE DATE	CURRENT REVISION DATE	CURRENT REVISION DESCRIPTION
M001	SCHEDULES AND LEGEND - HVAC	12.05.2019	12.18.2019	ADD#01
M101	FLOOR PLANS - HVAC DUCTWORK	12.05.2019	12.18.2019	ADD#01
M201	DETAILS - HVAC	12.05.2019		
M301	CONTROLS - HVAC	12.05.2019		
M302	CONTROLS - HVAC	12.05.2019		
M303	CONTROLS - HVAC	12.05.2019		
M304	CONTROLS - HVAC	12.05.2019		

PLUMBING SHEETS

SHEET NUMBER	SHEET NAME	ISSUE DATE	CURRENT REVISION DATE	CURRENT REVISION DESCRIPTION
P001	LEGENDS, NOTES, DETAILS AND SCHEDULES - PLUMBING	12.05.2019		
P101	DEMO AND RENOVATED FLOOR PLANS - PLUMBING	12.05.2019	12.18.2019	ADD#01
P201	RISERS - PLUMBING	12.05.2019		

STRUCTURAL SHEETS

SHEET NUMBER	SHEET NAME	ISSUE DATE	CURRENT REVISION DATE	CURRENT REVISION DESCRIPTION
S100	MECHANICAL UNIT FRAMING PLAN & DETAILS	12.05.2019		

RATED CONSTRUCTION AND ASSEMBLIES - CHAPTER 7

RATED CONSTRUCTION ASSEMBLY DESCRIPTION WITH UL LISTING	STANDARD FIRESTOP ASSEMBLIES (SECTION 714):
PRIMARY STRUCTURE: N-815/UL 263; SPRAYED FIREPROOFING ON FLOOR BEAMS (1 HR RATING REQUIRED) X-829/UL 263; SPRAYED FIREPROOFING ON COLUMNS (1 HR RATING REQUIRED)	EDGE OF SLAB AT CURTAINWALL: HILTI CP 672 FC. INTERTEK SYSTEM CEJ 526 P FLOOR PENETRATIONS; SELF LEVELING SEALANT: HILTI CP604 UL 1479; ASTM E 84, ASTM E90-02
FLOOR CONSTRUCTION: UL D907; COMPOSITE CONCRETE DECK AND SPRAYED FIREPROOFING ON BEAMS (1 HR RATING REQUIRED)	WALL PENETRATIONS, TYP. MISCELLANEOUS: HILTI FS-ONE (SEE PLANS FOR RATED WALL LOCATIONS) UL 1479; ASTM C1241, ASTM E 84-96, ASTM E 90-99
ROOF CONSTRUCTION: UL D907; COMPOSITE CONCRETE DECK AND SPRAY APPLIED COATING ON BEAMS (1 HR RATING REQUIRED)	CABLE PENETRATIONS AT RATED ELECTRICAL ROOMS: SPEED SLEEVE, HILTI CP 653 UL 1479; ASTM E814
NON-BEARING WALLS: 1 HR GYPSUM BD. WALLS: U 419	FLOOR TO WALL, HEAD OF WALL, AND WALL TO WALL: FLEXIBLE FIRESTOP SEALANT: HILTI CP 606 UL 1479; UL 2079

MEANS OF EGRESS - CHAPTER 10

FLOOR AREA ALLOWANCE PER OCCUPANT FOR EACH FUNCTIONAL SPACE - TABLE 1004.1.2:	INFUSION SUITE:	BUSINESS AREAS (100 GROSS SF PER OCC.)	@ 1,455 SF	= 14.6 OCCUPANTS
	EXAM SUITE:	BUSINESS AREAS (100 GROSS SF PER OCC.)	@ 2,280 SF	= 22.8 OCCUPANTS
	CORRIDOR:	BUSINESS AREAS (100 GROSS SF PER OCC.)	@ 930 SF	= 9.3 OCCUPANTS
	TOTAL RENOVATED OCCUPANTS = 47 OCCUPANTS			

EGRESS WIDTH REQUIREMENTS (OTHER/NONSTAIR) - SECTION 1005 (MIN OF 44" PER TABLE 1018.2)

NON-STAIRS STAIRS - 15" PER OCCUPANT (SPRINKLERED) - 15' X 47 FIRST FLOOR OCCUPANTS = 7.05' - 44" MINIMUM
 1 HOUR RATING, SEE CHART BELOW

TABLE 1018.1 CORRIDOR FIRE-RESISTANCE RATING

OCCUPANCY	OCCUPANT LOAD SERVED BY CORRIDOR	REQUIRED FIRE-RESISTANCE RATING (hours)	
		Without sprinkler system	With sprinkler system ^a
H-1, H-2, H-3	All	Not Permitted	1
H-4, H-5	Greater than 30	Not Permitted	1
A, B, E, F, M, S, U	Greater than 30	1	0
R	Greater than 10	Not Permitted	0.5
I-2 ^a , I-4	All	Not Permitted	0
I-1, I-3	All	Not Permitted	1 ^b

EXIT ACCESS TRAVEL DISTANCE (MAX) - TABLE 1016.2	200' (NON-SPRINKLERED) (DEAD END- 20' PER 1018.4)
COMMON PATH OF TRAVEL (MAX) - TABLE 1014.3	75' (NON-SPRINKLERED) >30
EXIT STAIR, OR EXIT ACCESS STAIR RATING - SECTION 1022.2 AND/OR 1009.3	2 HR. AT EXIT STAIR (SHAFTS/ CIRCULATION CONNECTING 4 OR MORE STORES) NO RATING AT EXIT ACCESS STAIR
EXITS REQUIRED - SECTION 1021	2 EXITS PER STORY (1-500 PEOPLE)

SPECIAL INSPECTIONS (CHAPTER 17)

REFER TO SPECIFICATIONS FOR SPECIAL INSPECTION REQUIREMENTS.

ARCHITECTURAL

POLK STANLEY WILCOX ARCHITECTS

801 S SPRING STREET
 LITTLE ROCK, ARKANSAS 72201
 T: 501.378.0878
 F: 501.372.7629

MEFP

BERNHARD TME

1 ALLIED DRIVE
 SUITE 2600
 LITTLE ROCK, ARKANSAS 72202
 T: 501.666.6776

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

Steve Kinzler 12.5.19
 Steve Kinzler, AIA Date

POLK STANLEY WILCOX ARCHITECTS
 801 S SPRING STREET
 LITTLE ROCK, ARKANSAS 72201



PSW Job Number:
 6710

CARTI Saline County

BRYANT, ARKANSAS

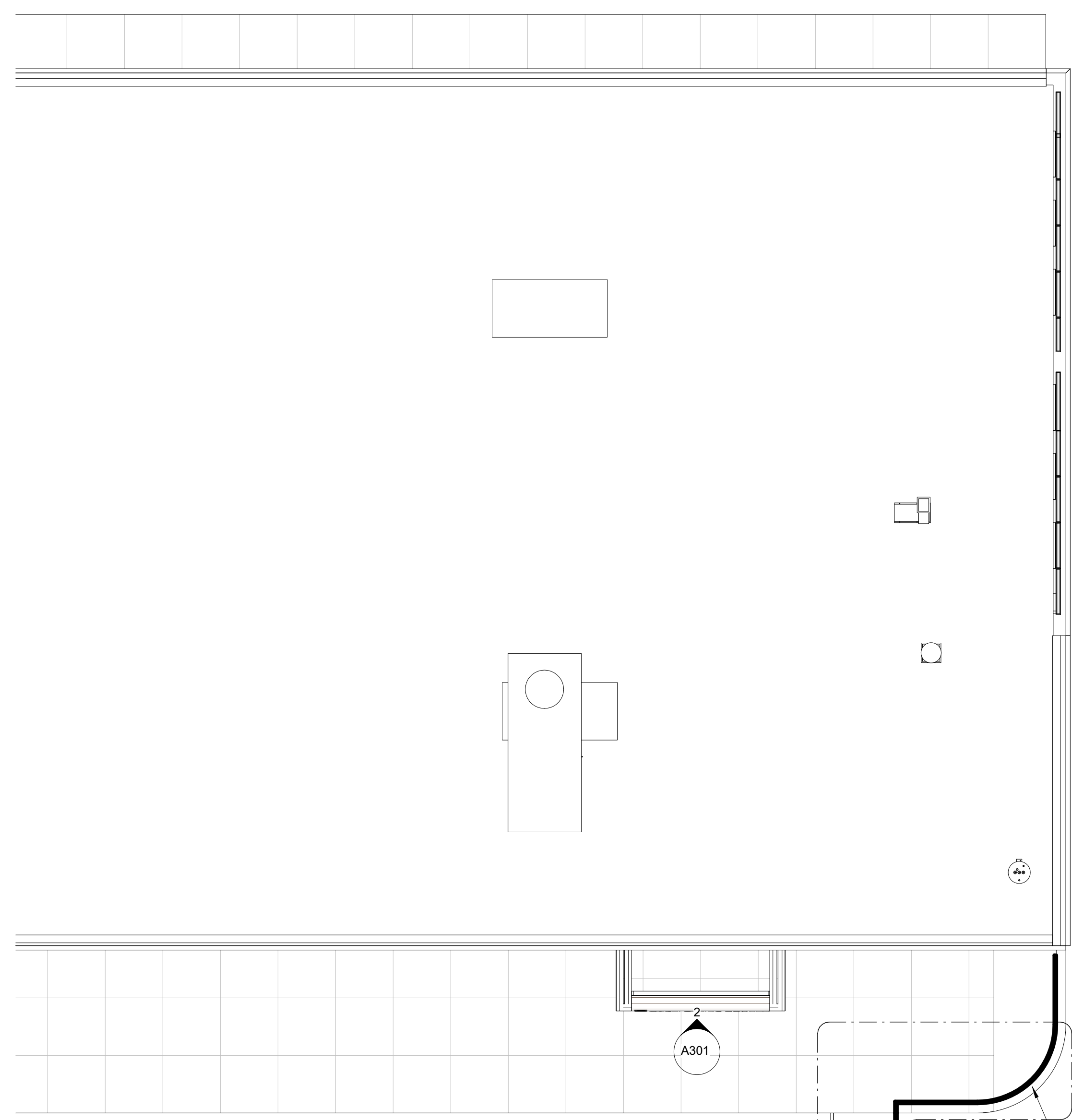
Issue Date:
 12.05.2019

NUMBER	DATE	DESCRIPTION
1	12.18.2019	ADD#01
2	12.26.2019	ADD#02
3	01.07.2020	ADD#03



Contents:
 COVER SHEET

G001

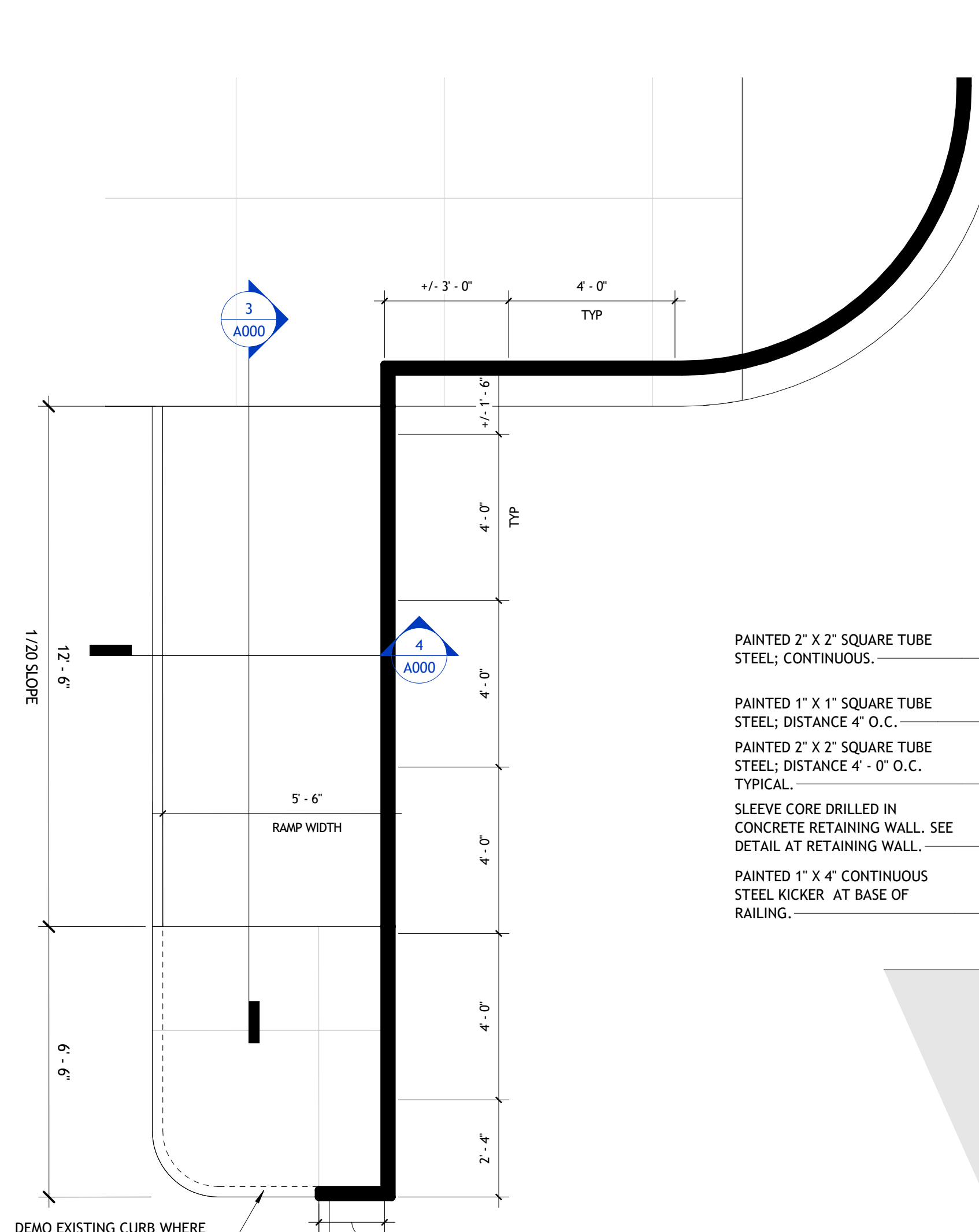


1 SITE & EXISTING ROOF PLAN
1/8" = 1'-0"

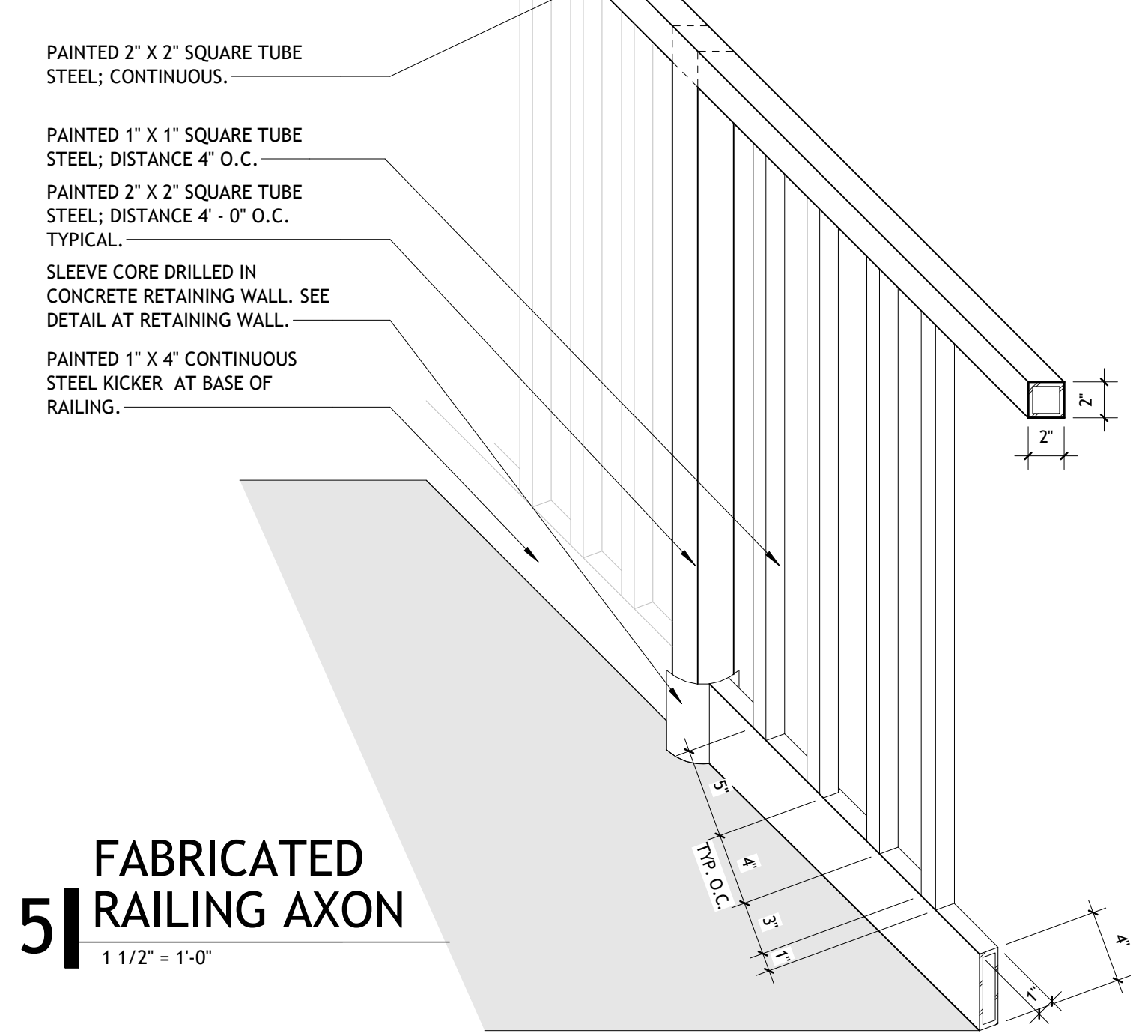
CONTRACTOR TO DEMOLISH EXISTING WOOD FENCE & REPLACE WITH NEW STEEL FABRICATED FENCE AS DETAILED ON SHEET A000



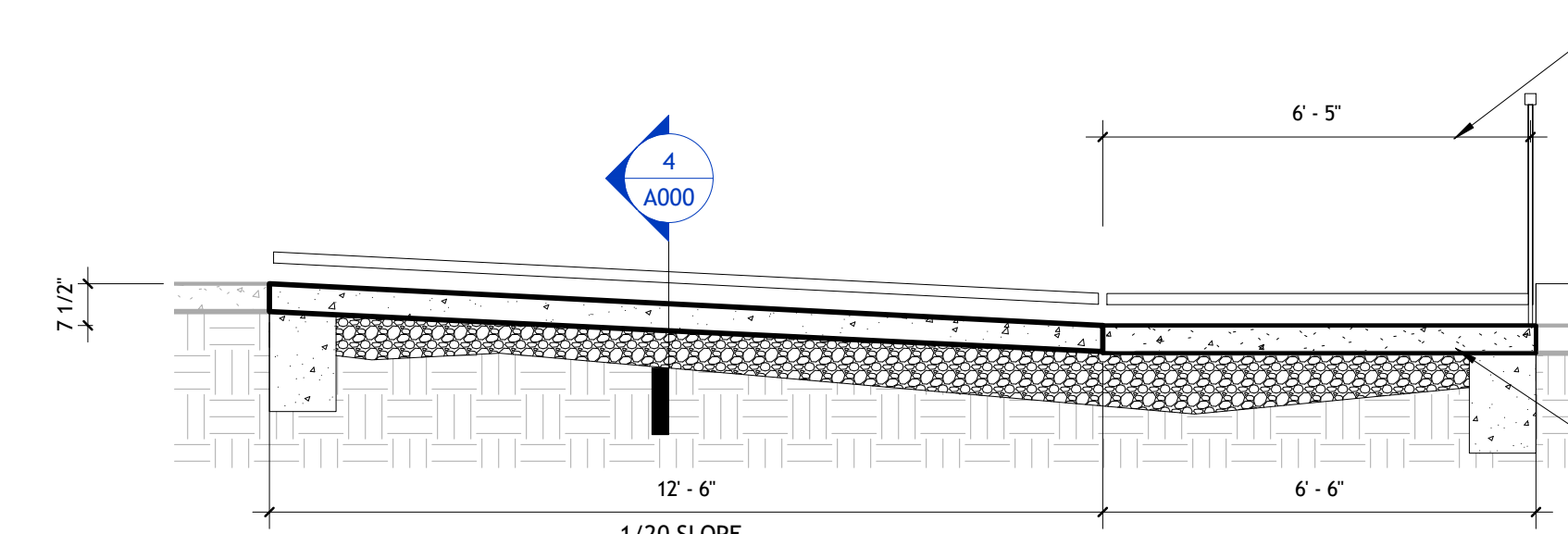
2 ENLARGED PLAN AT RAMP
3/8" = 1'-0"



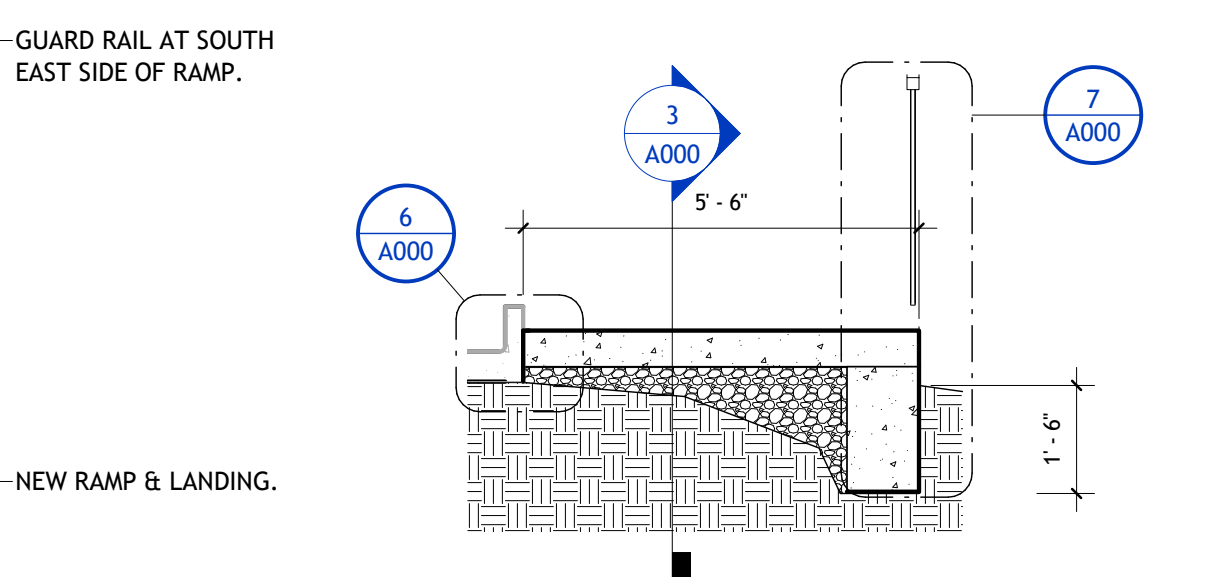
5 FABRICATED RAILING AXON
1 1/2" = 1'-0"



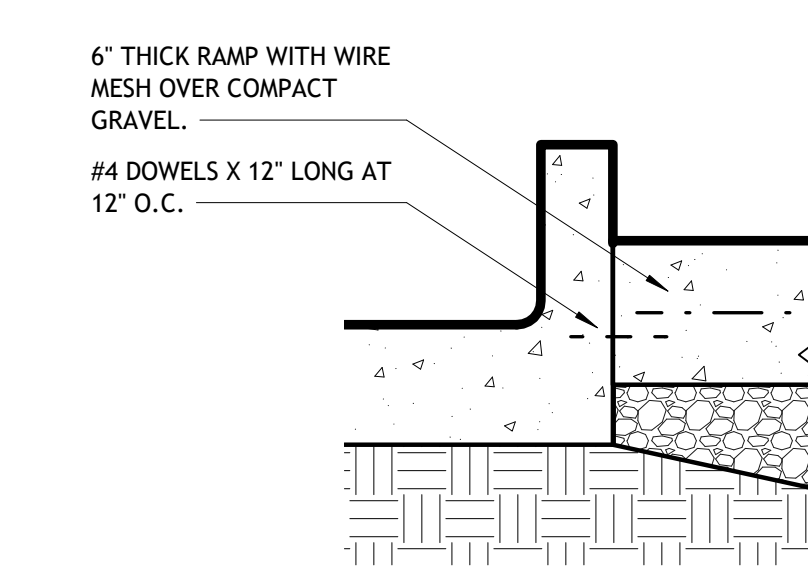
3 SECTION AT RAMP SLOPE
3/8" = 1'-0"



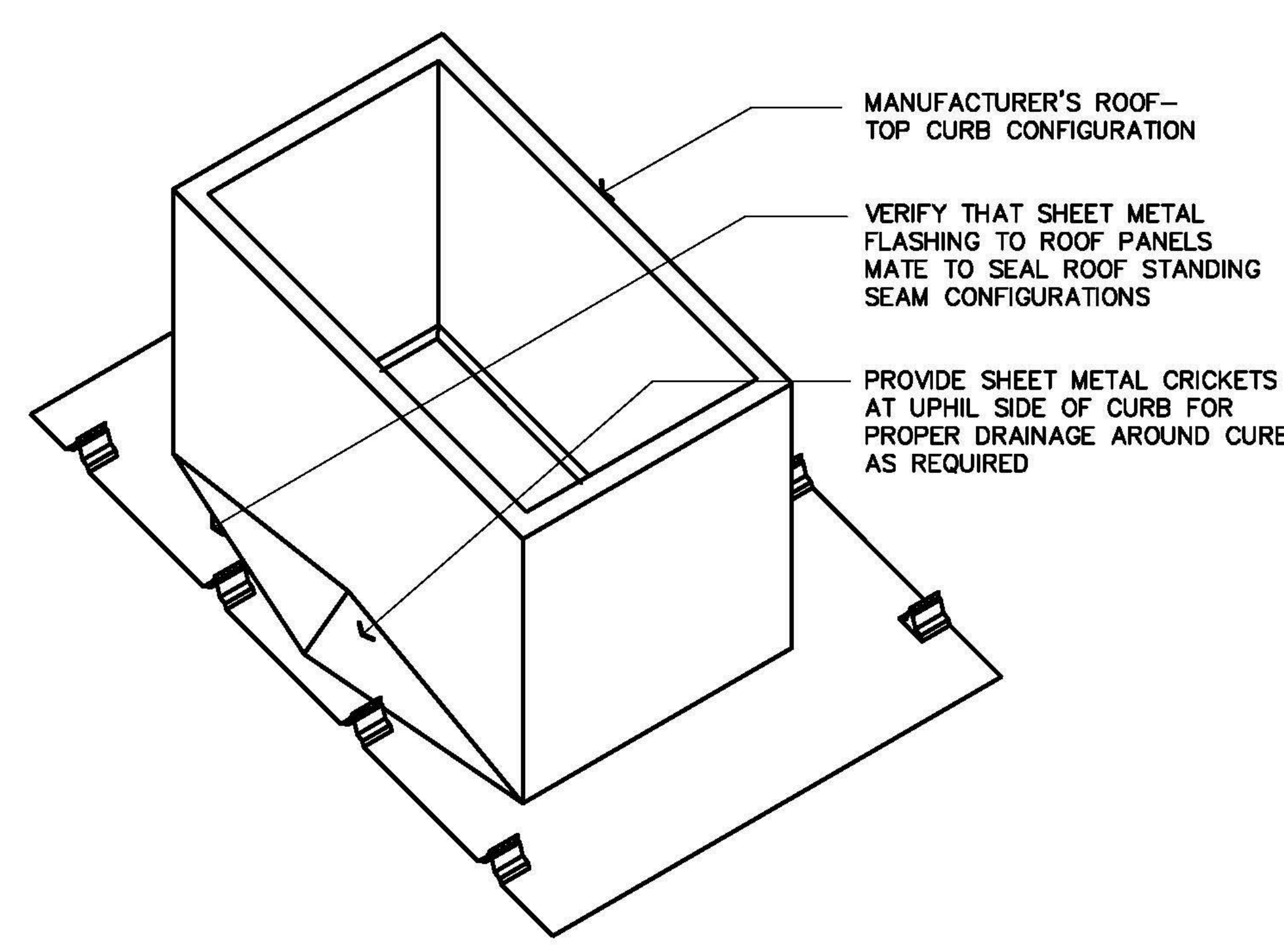
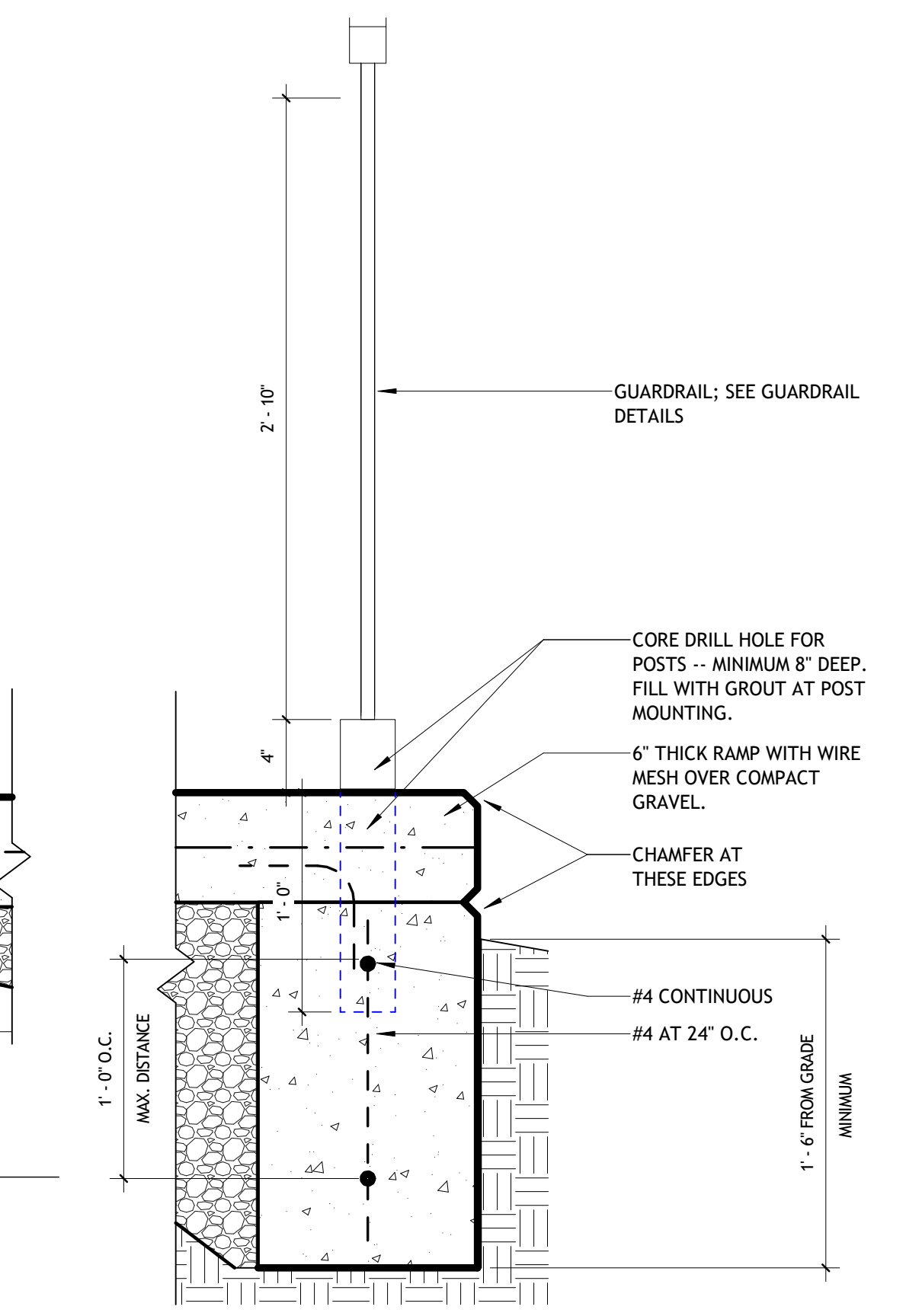
4 SECTION AT RAMP RETAINING WALL
3/8" = 1'-0"



6 DETAIL AT RAMP
1 1/2" = 1'-0"

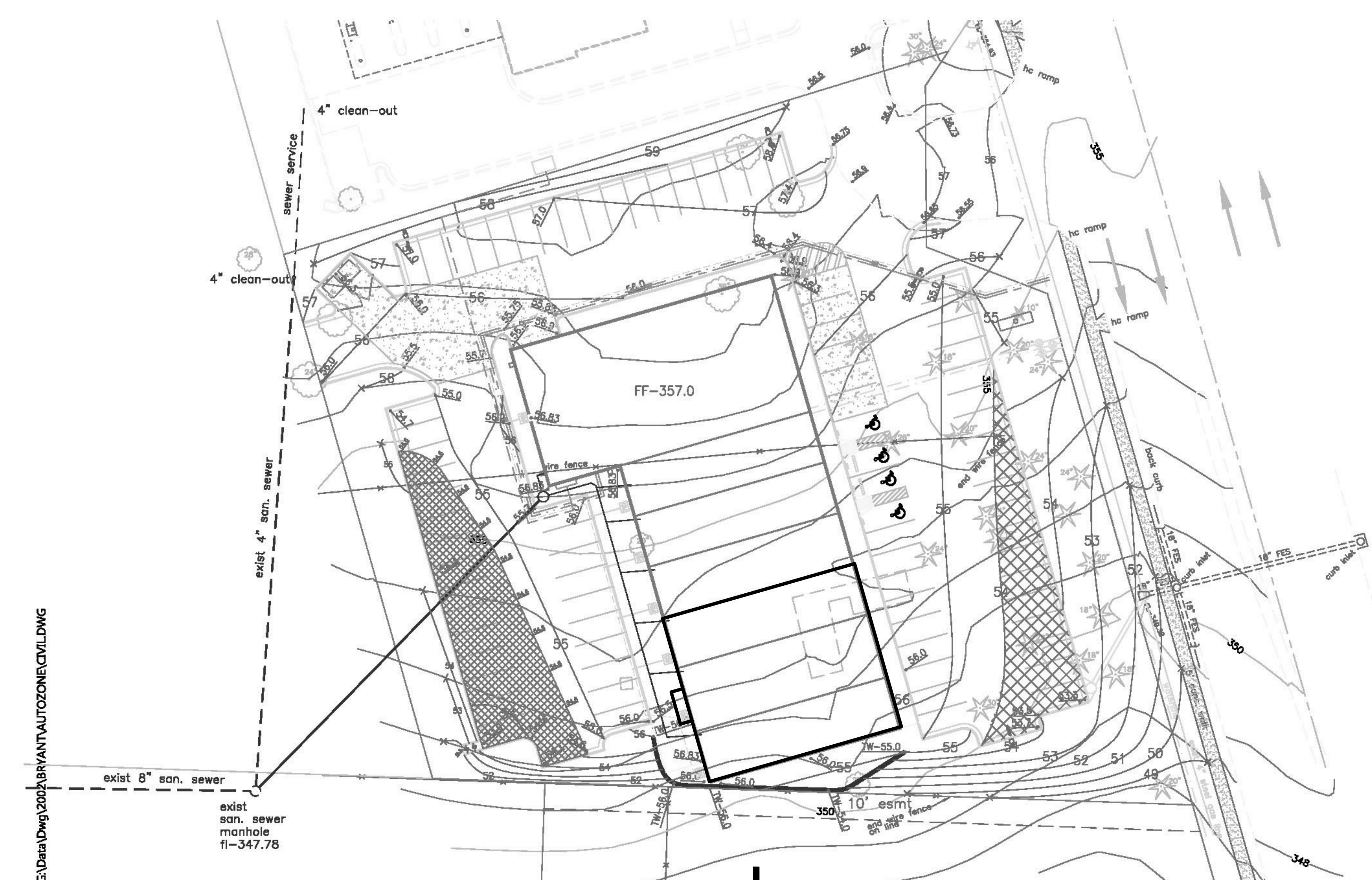


7 DETAIL AT NEW RETAINING WALL
1 1/2" = 1'-0"



ROOF CURB ISOMETRIC
NO SCALE

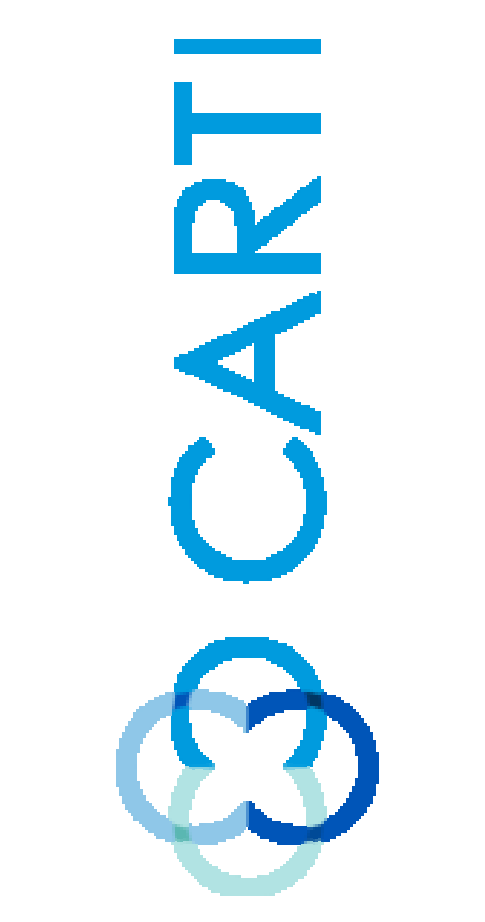
MANUFACTURER'S ROOF-TOP CURB CONFIGURATION
VERIFY THAT SHEET METAL FLASHING TO ROOF PANELS MATE TO SEAL ROOF STANDING SEAM CONFIGURATIONS
PROVIDE SHEET METAL CRICKETS AT UPHIL SIDE OF CURB FOR PROPER DRAINAGE AROUND CURB AS REQUIRED



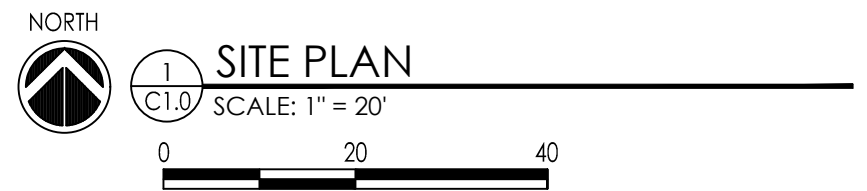
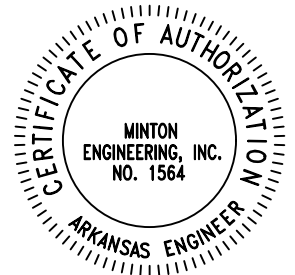
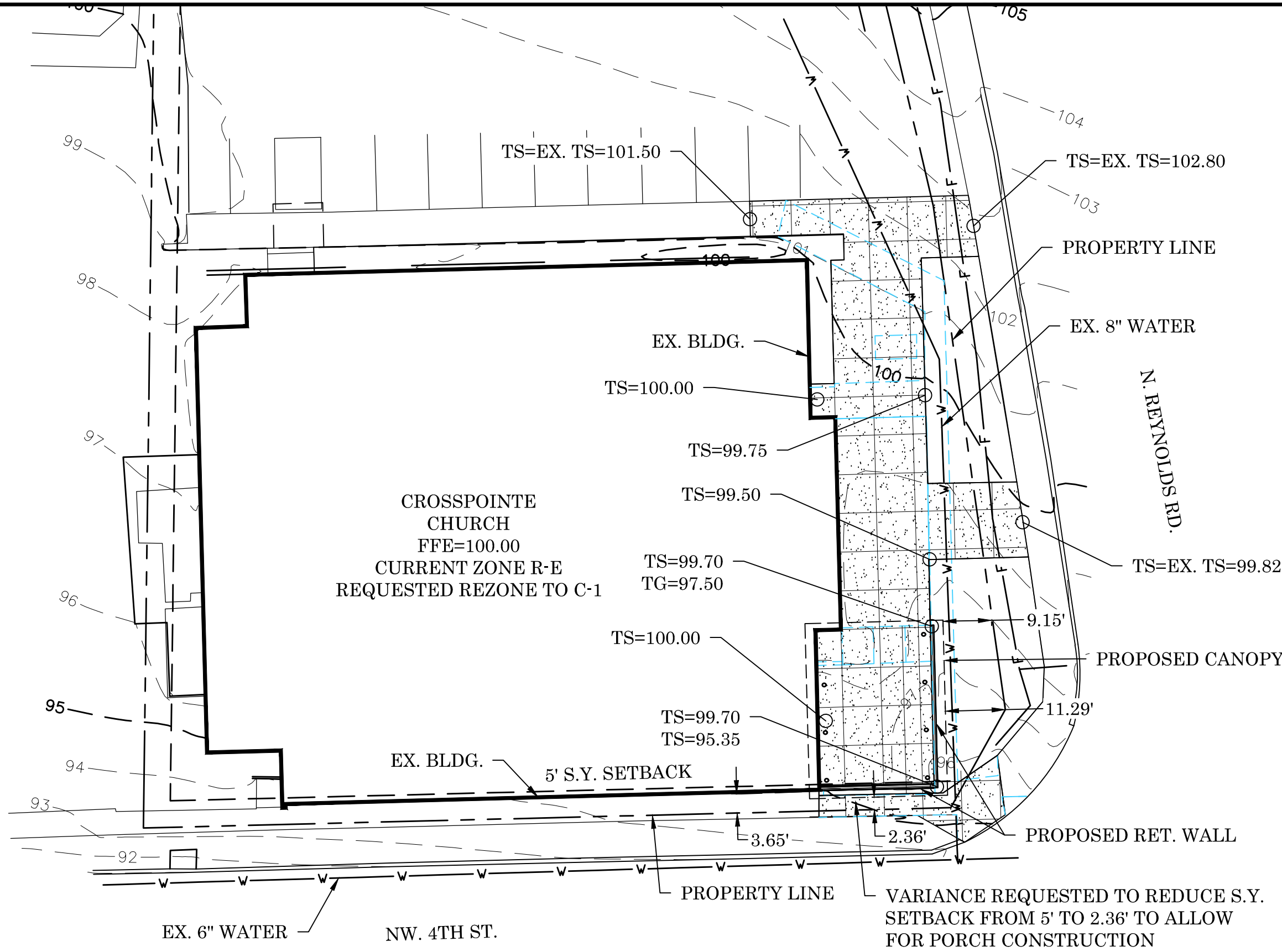
OVERALL EXISTING SITE & UTILITIES PLAN
NOT TO SCALE



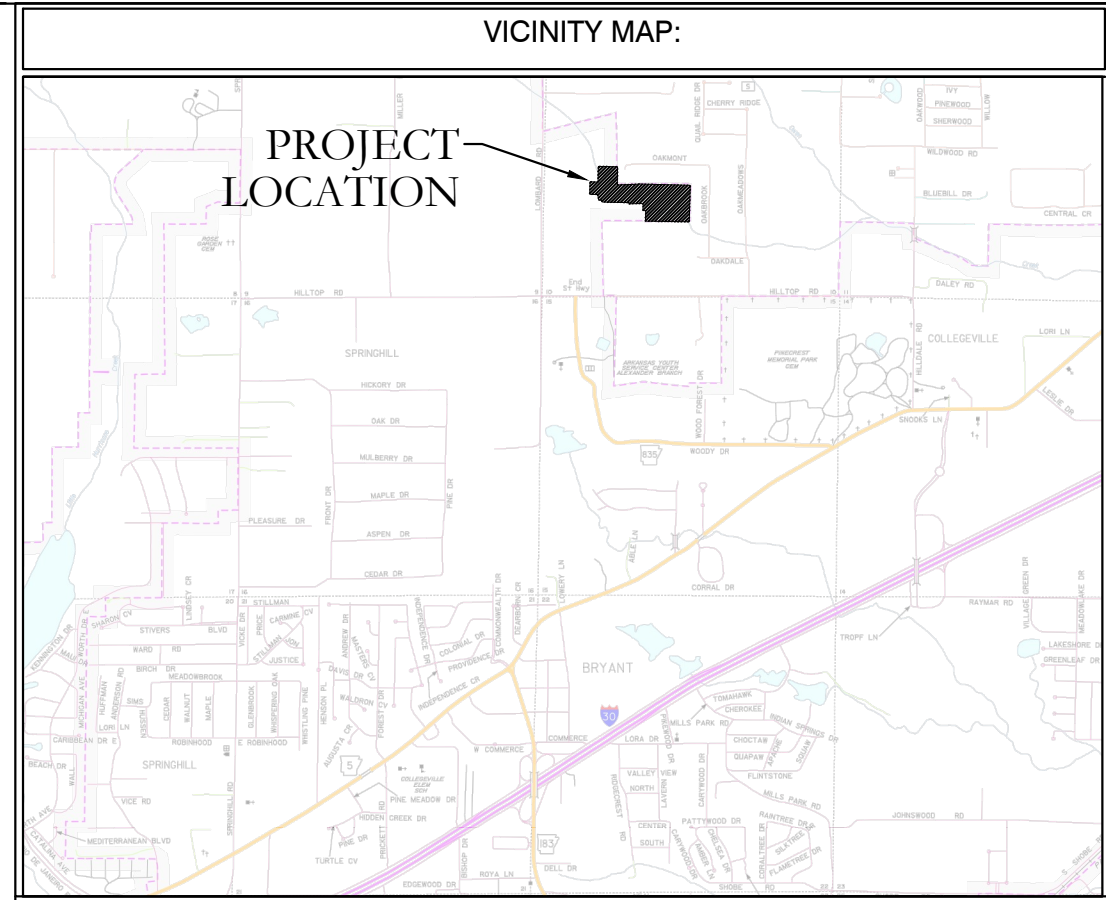
REVISIONS		
NUMBER	DATE	DESCRIPTION
1	12.16.2019	ADD#01



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C:\Users\mcc\OneDrive\Documents\CARTI Saline County_2019



CROSSPOINTE CHURCH BRYANT, ARKANSAS		LEWIS ARCHITECTS ENGINEERS		ELLIOTT • McMORRAN • VADEN RAGSDALE • WOODWARD • INCORPORATED <small>501.223.9302 • FAX 501.223.9909 • WWW.LEMVRW.COM</small>	
		JOB NO.	DATE: 2-05-20	SCALE: 1" = 20'	DRAWING NO: C1.0



FLOODPLAIN CERTIFICATION:

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.

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

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Saline County unincorporated areas, panel # 051250240D dated 6/19/2012, no portion of the property described herein does lie within the 100 year flood hazard boundary.



- NOTES:**
1. NO PERMANENT FENCES TO BE CONSTRUCTED WHERE HATCHED. HATCHED AREA IS DRAINAGE AND UTILITY EASEMENT. HATCHED AREA TO BE MAINTAINED BY THE IMPROVEMENT DISTRICT, NOT THE CITY OF BRYANT.
 2. TRACT B IS DESIGNATED AS A DRAINAGE AND UTILITY EASEMENTS.
 3. DETENTION AREA AND GREEN SPACE WILL BE MAINTAINED BY AN IMPROVEMENT DISTRICT.

**PROPOSED REPLAT OF
LOTS 7-13, 49-60 OF DAWSON'S POINTE SUBDIVISION PHASE 3
ALL IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS**

THE PURPOSE OF THIS REPLAT IS TO DETAIL MAINTENANCE REQUIREMENTS FOR DITCH AND DRAINAGE AREA OF THESE LOTS

CITY OF BRYANT CERTIFICATIONS:

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

OWNER:
Name: TRACY BRIGHT
Address: 905 DAWSON POINTE AVE, BRYANT, AR 72022

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

Date of Execution: _____
Jonathan L. Hope
Registered Professional
Land Surveyor No. 1762
Arkansas

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

Date of Execution: _____
William W. McFadden
Registered Professional
Engineer, No. 14048
Arkansas

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

Date of Execution: _____
NAME, CHAIRMAN
BRYANT PLANNING COMMISSION

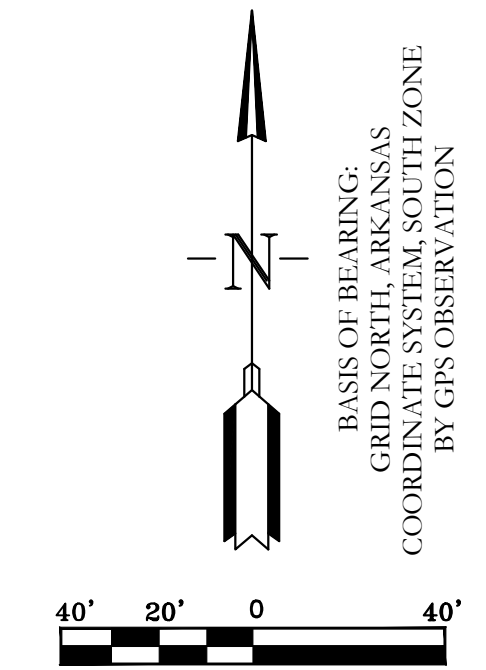
CERTIFICATE OF OWNER:
We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have caused to be laid off, platted and subdivided, and to hereby lay off, plat and subdivide said real estate in accordance with the plat.

Date of Execution: _____
Name: _____
Address: _____

Source of Title: BOOK 2010 PAGE 44484

Date of Execution: _____
Name: _____
Address: _____

Source of Title: BOOK _____ PAGE _____



LEGEND

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



HOPE CONSULTING
ENGINEERS - SURVEYORS

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

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

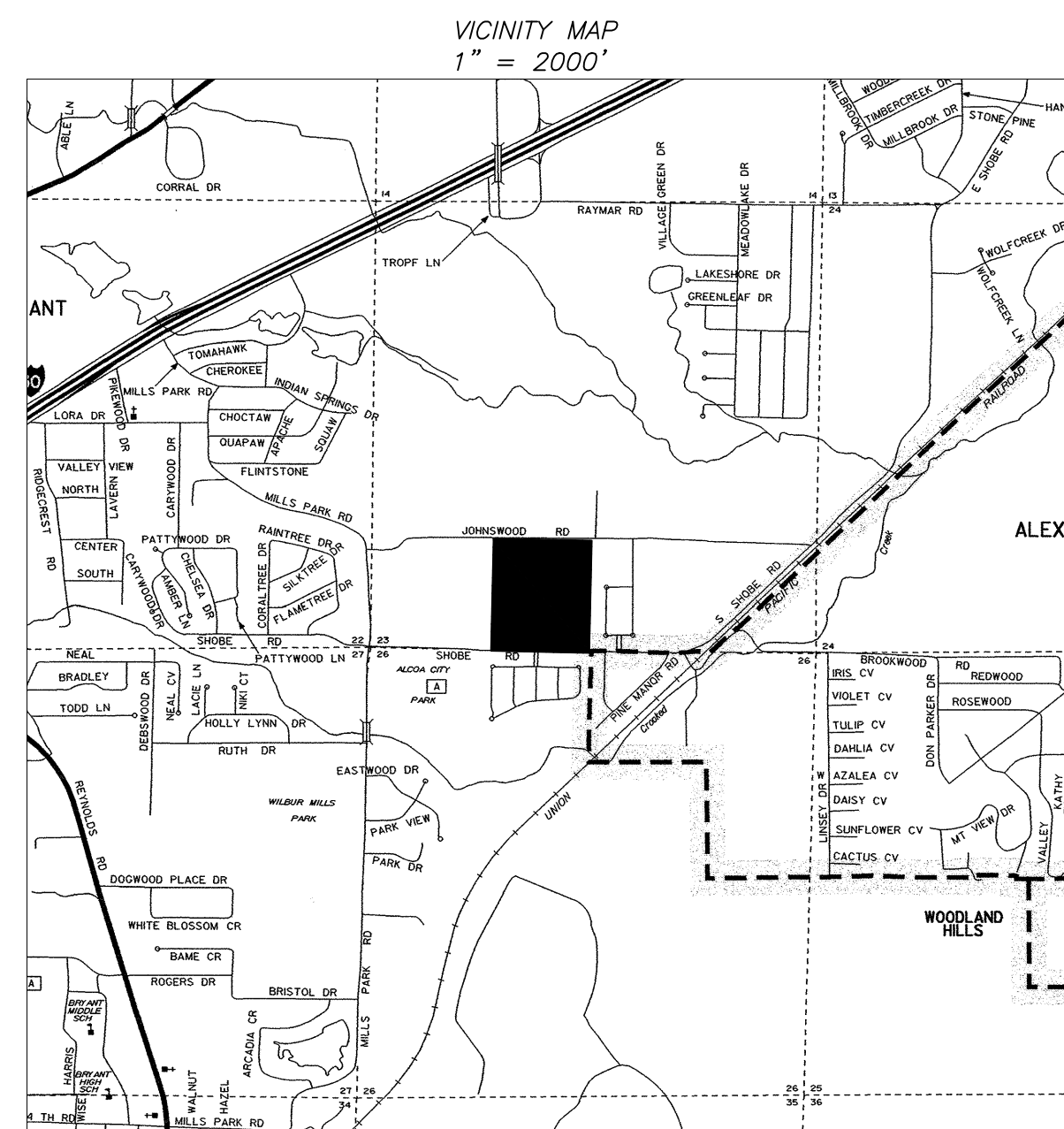
PROPOSED REPLAT OF
LOTS 7-13, 49-60 OF DAWSON'S POINTE SUBDIVISION PHASE 3
ALL IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	02/25/2020	C.A.D. BY:	BJOHNSON	DRAWING NUMBER:	
REVISED:		CHECKED BY:		05-0570	
	500		01S	14W	0 10 310 62 1807

DETAILED PLANS:

AUTUMN HILLS ESTATES

PART OF THE SOUTH HALF $\frac{1}{4}$ OF THE
SOUTHWEST $\frac{1}{4}$, SECTION 23, T-1-S, R-14-W
SALINE COUNTY, ARKANSAS



11/05/2019
REV: 12/26/2019

PREPARED FOR:

TNL DREAMHOME, LLC
7902 WORTH AVE.
BENTON, AR 72019

PRE-CONSTRUCTION COPY -

PLANS FOR BIDDING PURPOSES.
QUANTITIES TO BE VERIFIED PRIOR
TO CONSTRUCTION. CONTRACTOR
TO VERIFY GRADES WITH ENGINEER
PRIOR TO CONSTRUCTION.

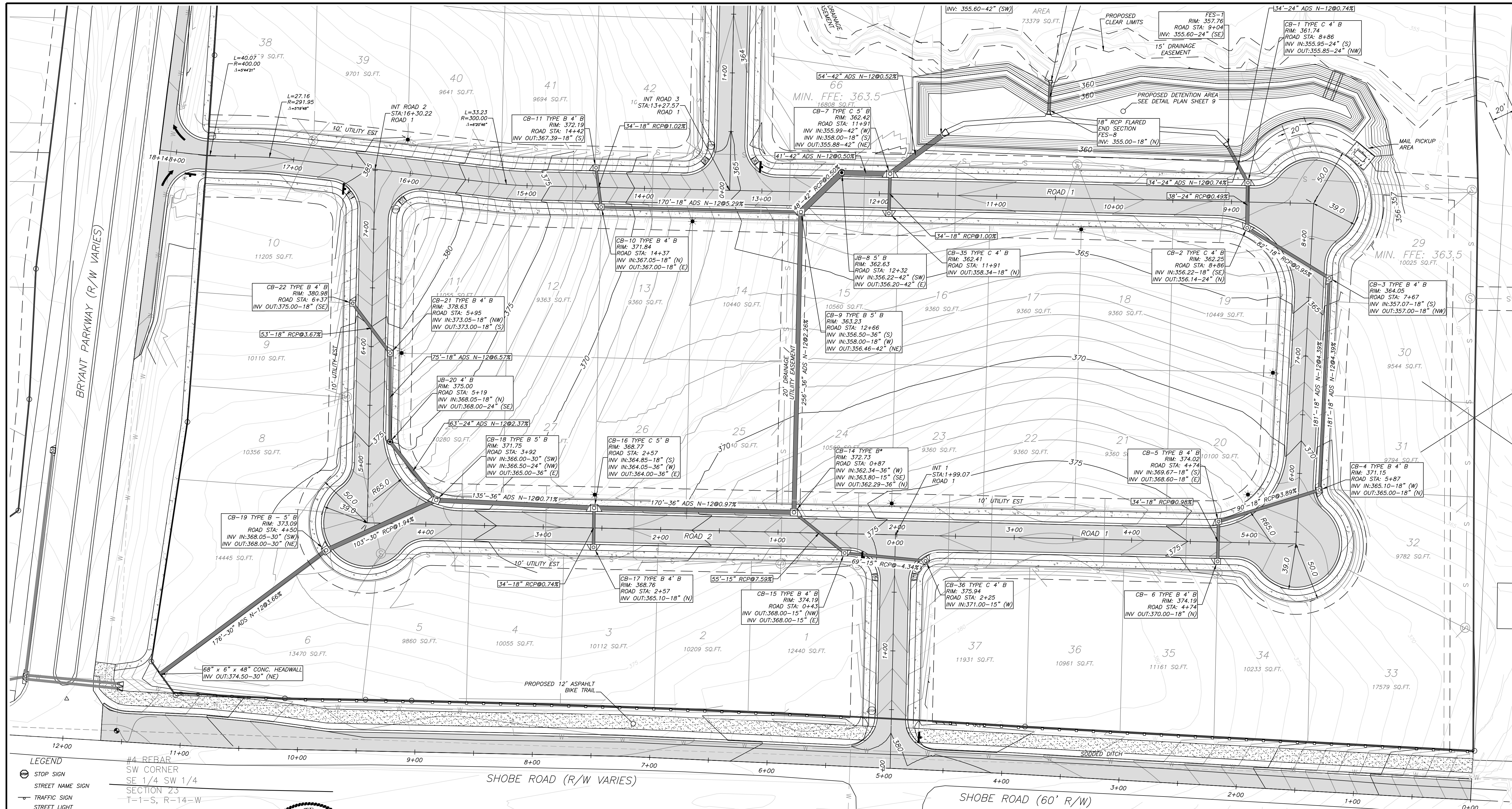


Prepared By:

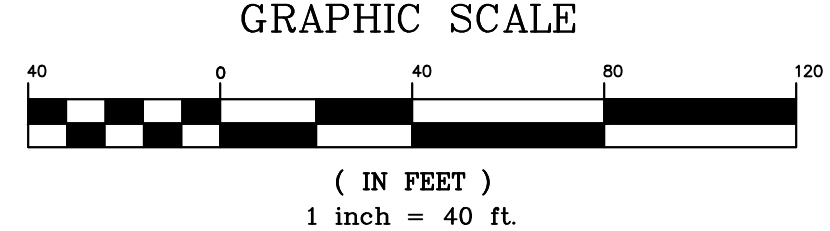


210 W. SEVIER STREET, BENTON, AR 72015 (501)315-7225

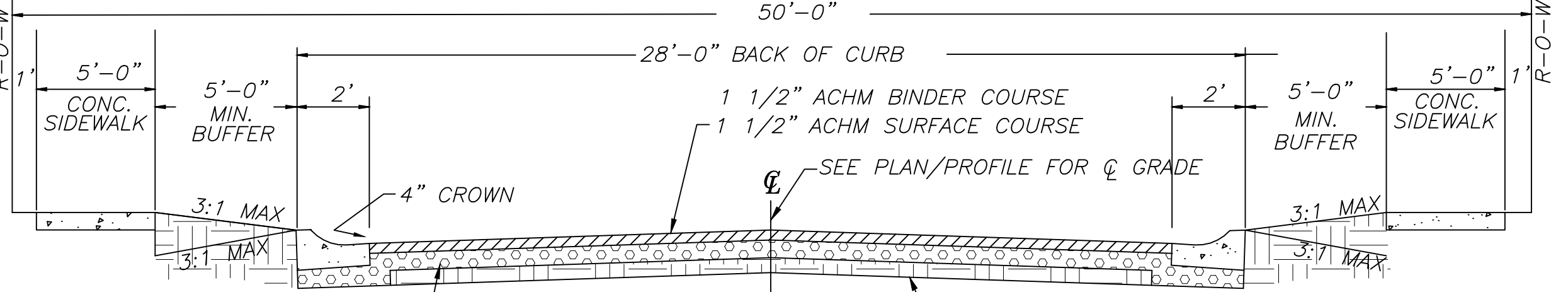
INDEX OF SHEETS	
Cover Sheet	
Preliminary Plat	1
Overall Street & Drainage Plan	2-3
Street Plan/Profile	4-9
Detention Pond Grading/Detail	10
Utility Plan	11-12
Sewer Plan/Profile	13-17
Misc. Details	18-20
Erosion Control	21



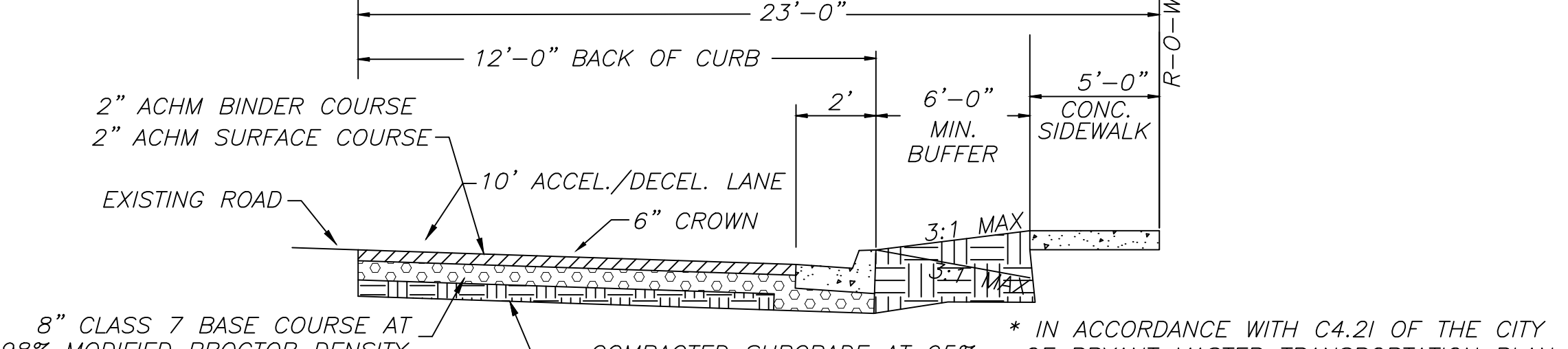
- LEGEND**
- STOP SIGN
 - STREET NAME SIGN
 - TRAFFIC SIGN
 - STREET LIGHT
 - * ADA APPROVED HANDICAP RAMP
- DRAINAGE NOTES:**
- * ALL DRAINAGE PIPING TO BE SIZED TO EFFECTIVELY HANDLE A 25-YEAR RAIN EVENT.
 - * ALL DRAINAGE EASEMENTS SHALL CONVEY FLOWS FROM THE 100-YEAR RAIN EVENT.
 - * (# B) DENOTES INSIDE DIAMETER CURB INLET BARREL.



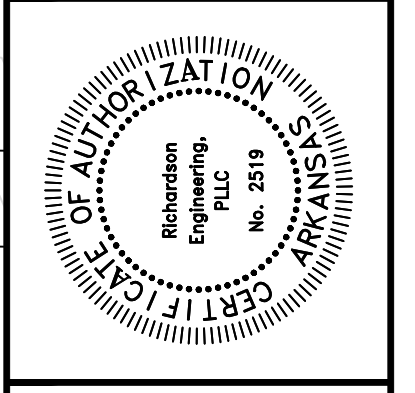
- GENERAL NOTES**
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 - 2.) PROPOSED LOCATIONS OF TRAFFIC CONTROL MARKERS ARE APPROXIMATE. ACTUAL LOCATION AND INSTALLATION MUST MEET MUTCD AND CITY OF BRYANT SPECS.
 - 3.) PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH AHTD SPECIFICATIONS AND BASED ON GEOTECHNICAL ANALYSIS OF THE SOIL CONDITIONS.
 - 4.) CONTRACTOR SHALL INCLUDE IN BID THE COST FOR COMPACTION TESTS ON SUBGRADE & BASE. TEST TO BE CONDUCTED AS PER CITY OF BRYANT STREET DEPARTMENT SPECIFICATIONS.
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 - 8.) CURB INLETS CONSTRUCTED SO THAT POOLING OF WATER DOES NOT OCCUR AT INTERSECTIONS.
 - 9.) ALL STORM SEWER LIDS SHALL BE PER CITY OF BRYANT SPECIFICATIONS.
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 - 11.) SIDEWALK TO BE CONSTRUCTED ALONG WITH INDIVIDUAL DRIVEWAYS.
 - 12.) * INDICATES ADA APPROVED HANDICAP RAMP.
 - 13.) DEVELOPMENT SHALL ADHERE TO CITY OF BRYANT STORMWATER REQUIREMENTS.
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TYPICAL ROAD CROSS SECTION (RESIDENTIAL)
N.T.S.



PARKWAY ACCELERATION/DECELERATION LANE CROSS SECTION
N.T.S.

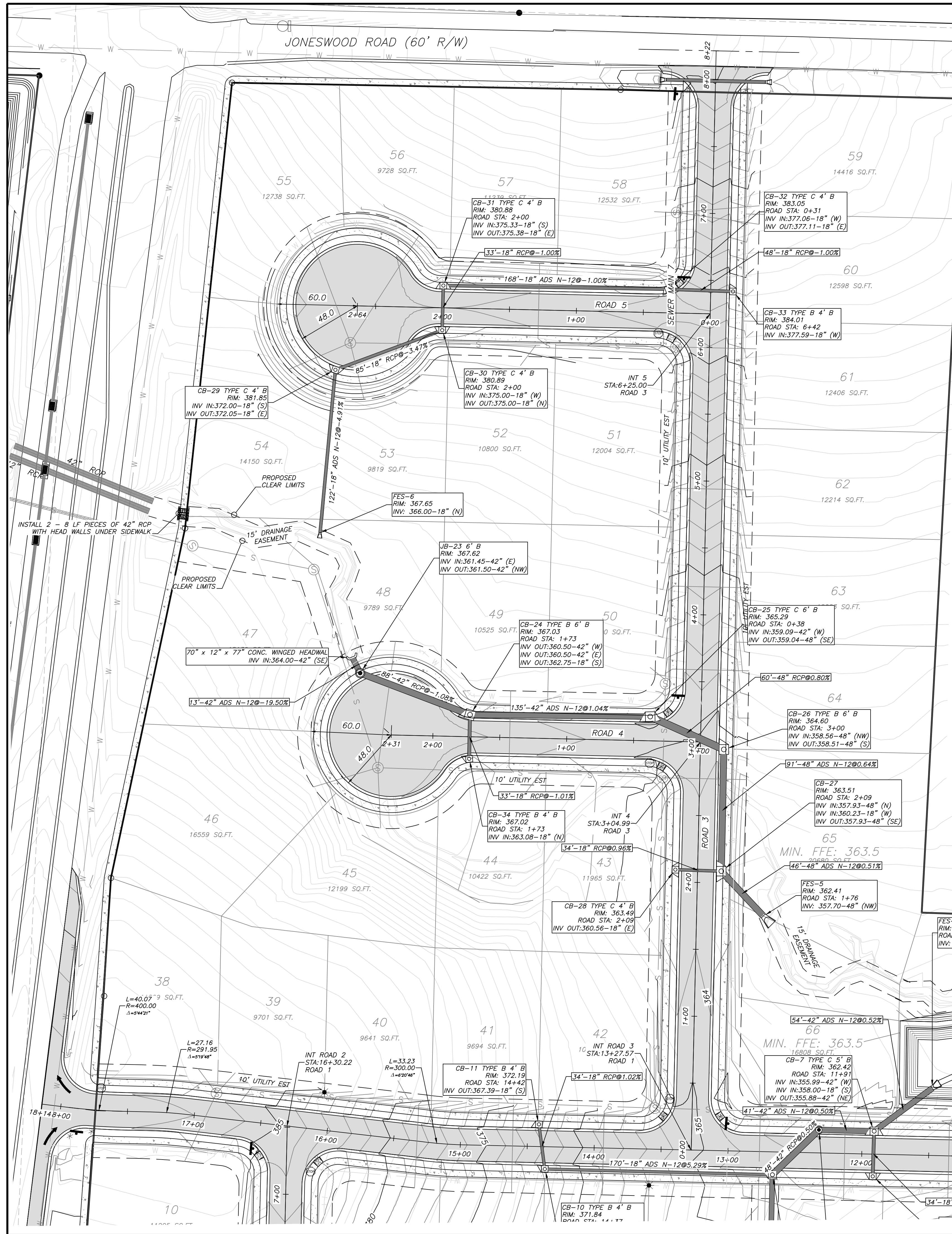


OVERALL STREET & DRAINAGE PLAN 1 OF 2
AUTUMN HILLS ESTATES
BRYANT, ARKANSAS
PART OF THE SOUTH HALF 1/4 OF THE
SOUTHWEST 1/4, SECTION 23, T-1-S, R-14-W

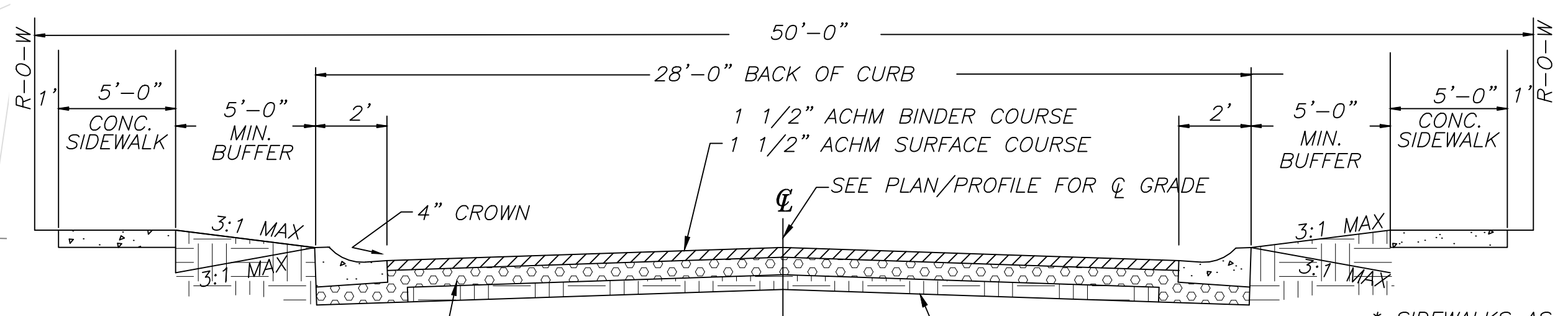
Prepared For:
TNL DREAMHOME, LLC
7902 WORTH AVE.
BENTON, AR 72019

No.	Revisions	Date
1	PER THE CITY OF BRYANT	11/22/2019
2	PER THE CITY OF BRYANT	12/26/2019
3	PER THE CITY OF BRYANT	12/26/2019

Scale: 1" = 40'
Sheet: 2 of 21



- DRAINAGE NOTES:**
- ALL DRAINAGE PIPING TO BE SIZED TO EFFECTIVELY HANDLE A 25-YEAR RAIN EVENT.
 - ALL DRAINAGE EASEMENTS SHALL CONVEY FLOWS FROM THE 100-YEAR RAIN EVENT.
 - (#" B) DENOTES INSIDE DIAMETER CURB INLET BARREL.



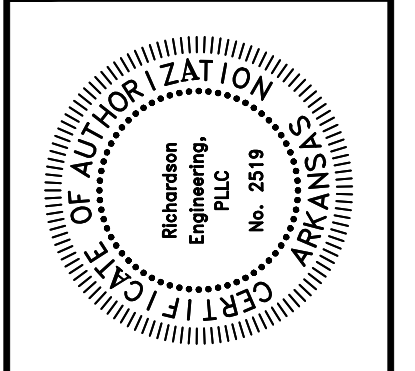
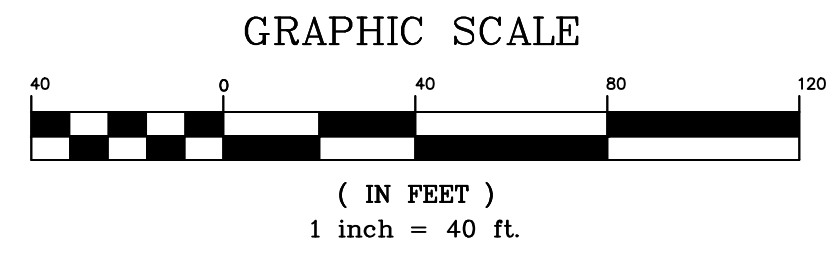
7" CLASS 7 BASE COURSE AT 98% MODIFIED PROCTOR DENSITY
 COMPACTED SUBGRADE AT 95% MODIFIED PROCTOR DENSITY (PAVEMENT SECTION TO MEET GEOTECHNICAL ENGINEERS SPECIFICATIONS)

TYPICAL ROAD CROSS SECTION (RESIDENTIAL)
N.T.S.

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LEGEND

- STOP SIGN
- STREET NAME SIGN
- ⊙ TRAFFIC SIGN
- ⊙ STREET LIGHT
- * ADA APPROVED HANDICAP RAMP



OVERALL STREET & DRAINAGE PLAN 2 OF 2
 AUTUMN HILLS ESTATES
 BRYANT, ARKANSAS
 PART OF THE SOUTH HALF 1/4 OF THE
 SOUTHWEST 1/4, SECTION 23, T-1-S, R-14-W

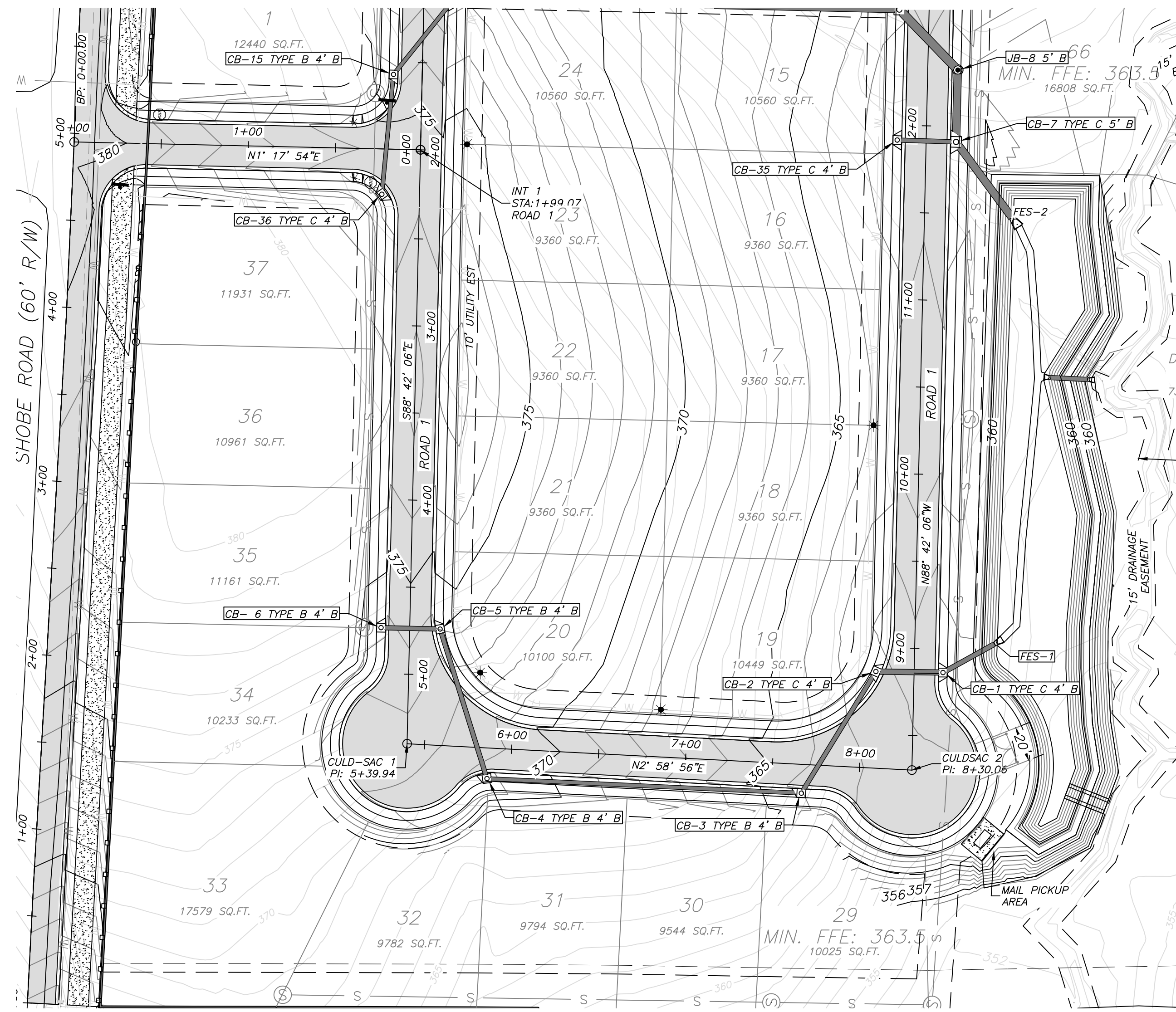
TNL DREAMHOME, LLC
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Prepared For: TNL DREAMHOME, LLC
 7902 WORTH AVE.
 BENTON, AR 72019

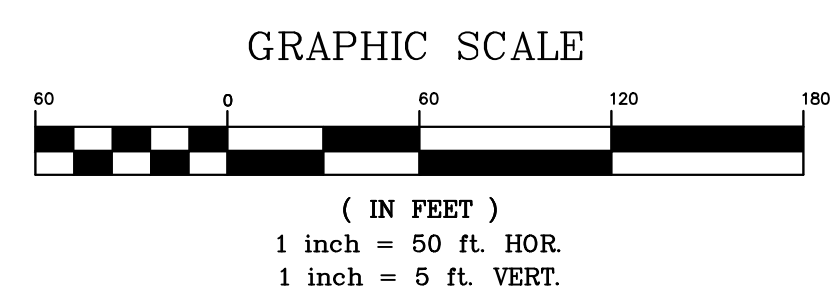
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 12/26/2019
 12/26/2019

Scale: 1" = 40'
 Sheet: 3 of 21

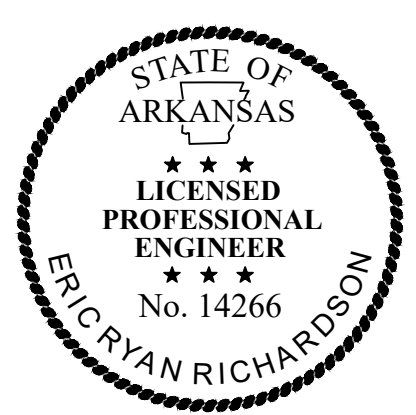


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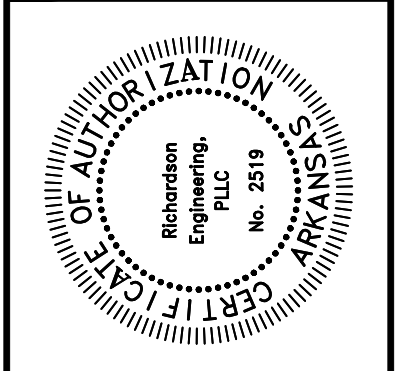
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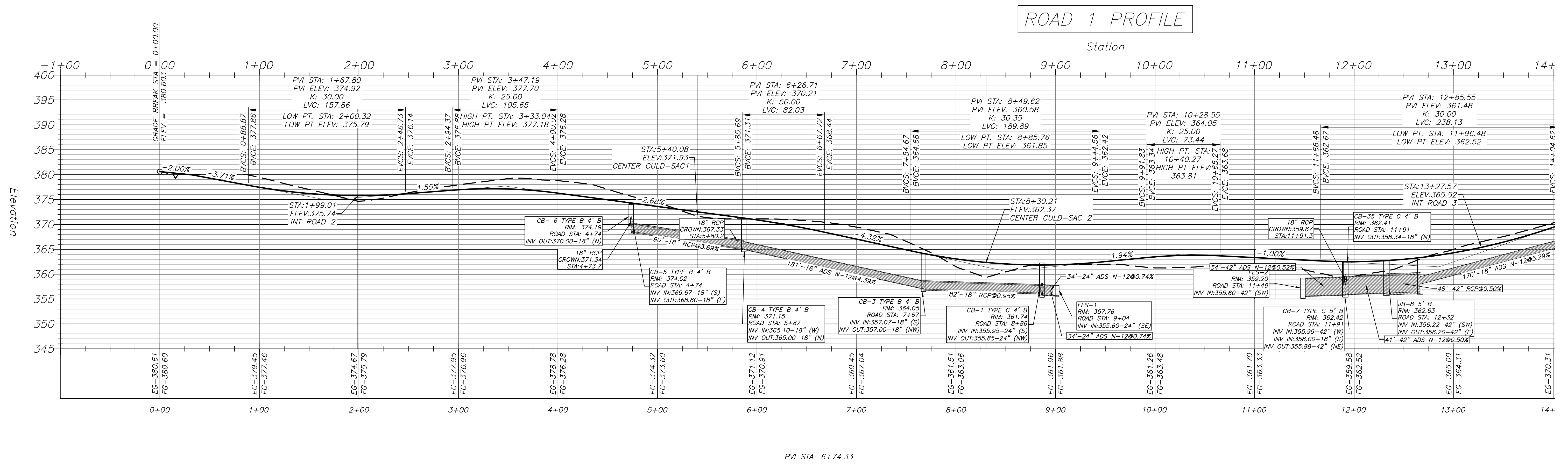
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RICHARDSON ENGINEERING
 Planning • Engineering • Development Consulting
 210 W. SEVIER STREET, BENTON, AR 72015 (501)315-7225



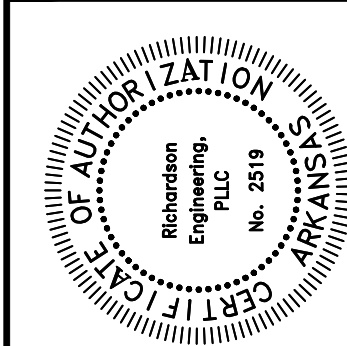
ROAD 1 PLAN/PROFILE 0+00-10+00
 AUTUMN HILLS ESTATES
 BRYANT, ARKANSAS
 PART OF THE SOUTH HALF 1/4 OF THE
 SOUTHWEST 1/4, SECTION 23, T-1-S, R-14-W



Prepared For:
 TNL DREAMHOME, LLC
 7902 WORTH AVE.
 BENTON, AR 72019

No.	Revisions	Date
1	PER THE CITY OF BRYANT	12/22/2019
2	PER THE CITY OF BRYANT	12/22/2019
3	PER THE CITY OF BRYANT	12/22/2019

Scale: 1" = 50'
 Date: 11/05/2019
 Rev: 12/26/2019
 Sheet: 4 of 21



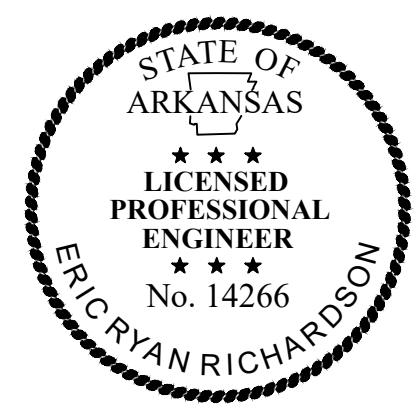
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 AUTUMN HILLS ESTATES
 BRYANT, ARKANSAS
 PART OF THE SOUTH HALF 1/4 OF THE
 SOUTHWEST 1/4, SECTION 23, T-1-S, R-14-W

Prepared For:
 TNL DREAMHOME, LLC
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 BENTON, AR 72019

No.	Revision	Date
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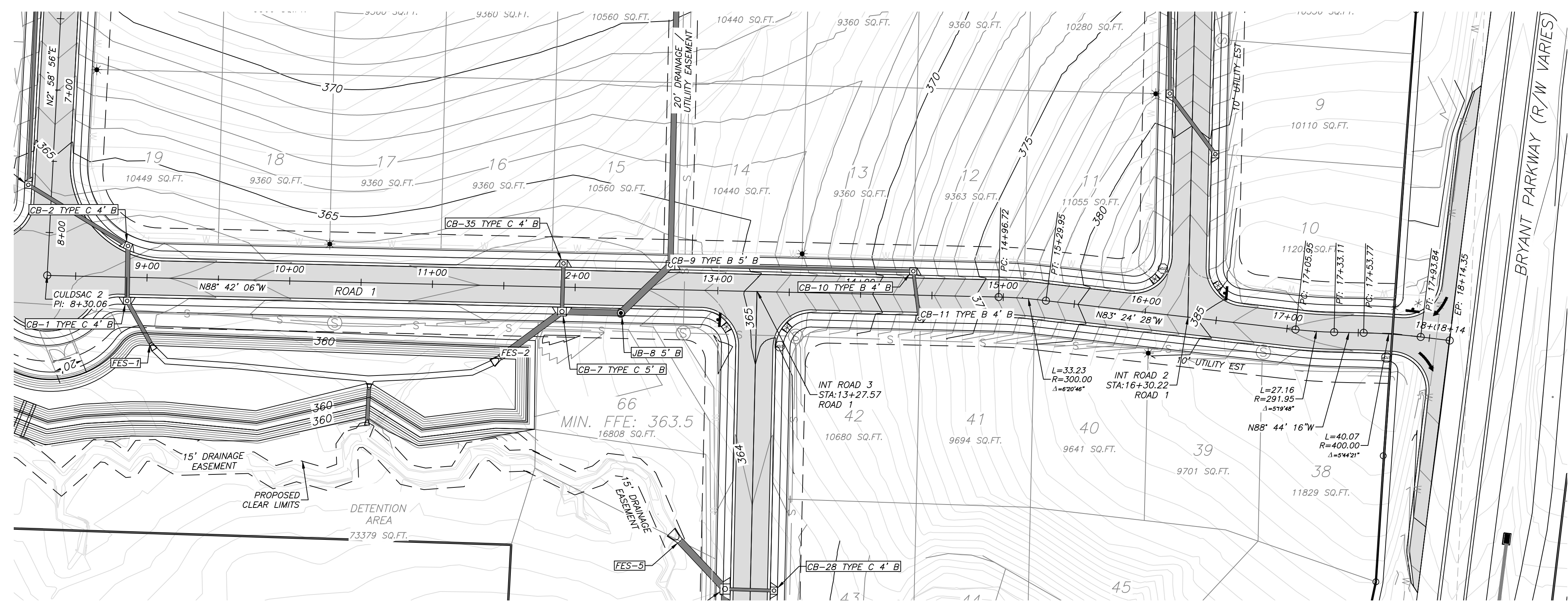
Date:	11/05/2019
Scale:	1" = 50'
Sheet:	5 of 21

- LEGEND**
- STOP SIGN
 - STREET NAME SIGN
 - TRAFFIC SIGN
 - STREET LIGHT
 - ADA APPROVED HANDICAP RAMP

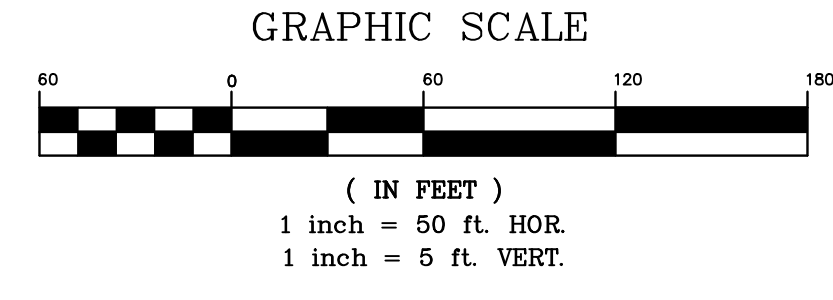
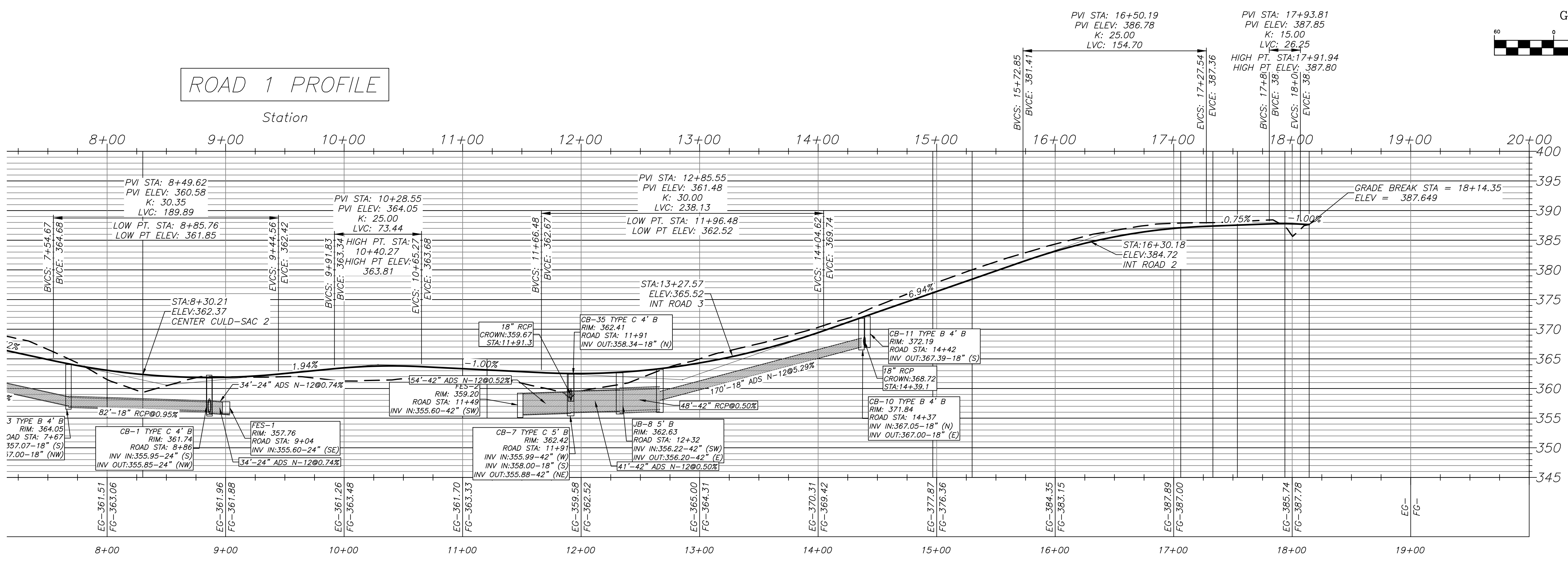


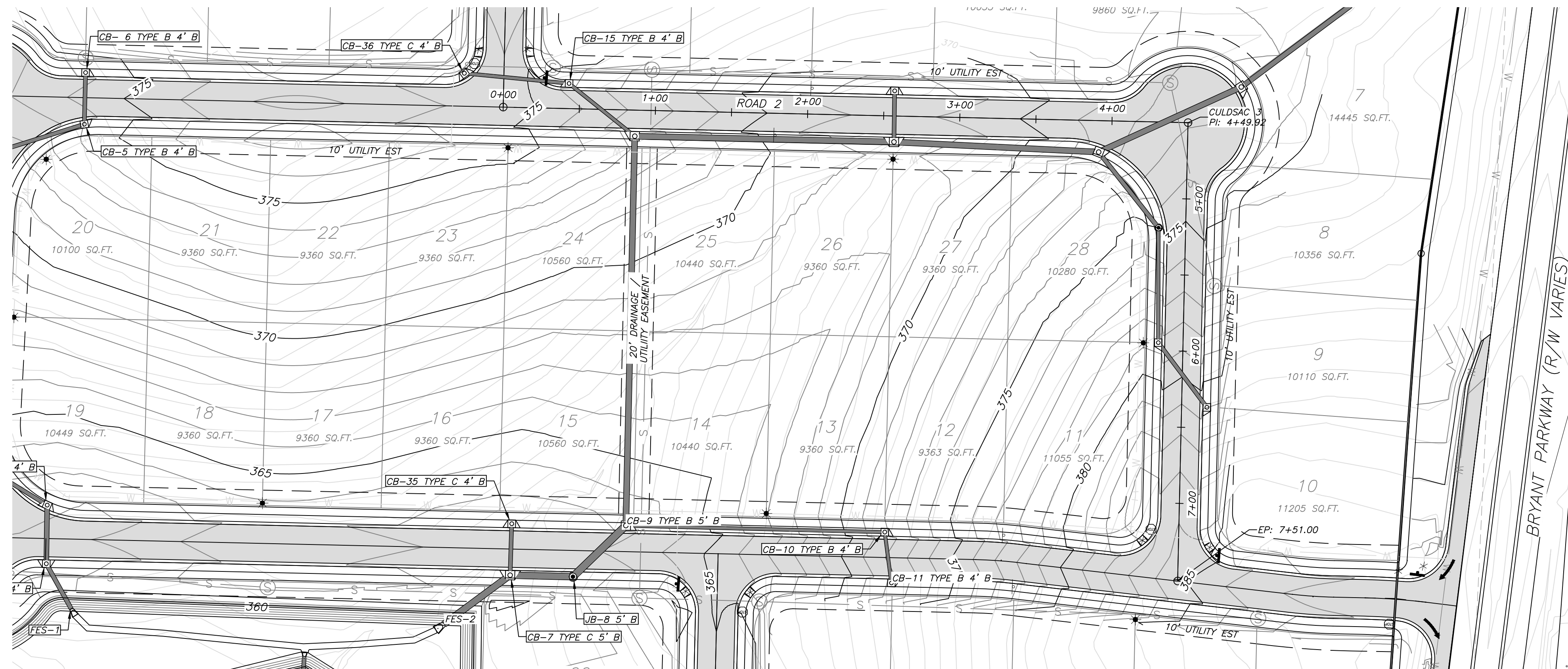
- DRAINAGE NOTES:**
- ALL DRAINAGE PIPING TO BE SIZED TO EFFECTIVELY HANDLE A 25-YEAR RAIN EVENT.
 - ALL DRAINAGE EASEMENTS SHALL CONVEY FLOWS FROM THE 100-YEAR RAIN EVENT.
 - (# B) DENOTES INSIDE DIAMETER CURB INLET BARREL.

- GENERAL NOTES:**
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 - 2) PROPOSED LOCATIONS OF TRAFFIC CONTROL MARKERS ARE APPROXIMATE. ACTUAL LOCATION AND INSTALLATION MUST MEET MUTED AND CITY OF BRYANT SPECS.
 - 3) PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH AHTD SPECIFICATIONS, AND BASED ON GEOTECHNICAL ANALYSIS OF THE SOIL CONDITIONS.
 - 4) CONTRACTOR SHALL INCLUDE IN BID THE COST FOR COMPACTION TESTS ON SUBGRADE & BASE. TEST TO BE CONDUCTED AS PER CITY OF BRYANT STREET DEPARTMENT SPECIFICATIONS.
 - 5) LIGHT POLES SHALL BE PLACED AT ALL INTERSECTIONS. ADDITIONAL LOCATIONS EVERY 300', OR AS PER THE CITY OF BRYANT.
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 - 7) BACK OF CURB RADIUS AT ALL INTERSECTIONS SHALL BE 25'
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 - 11) SIDEWALK TO BE CONSTRUCTED ALONG WITH INDIVIDUAL DRIVEWAYS.
 - 12) ALL SIDEWALKS TO MEET ADA REQUIREMENTS.
 - 12) * - INDICATES ADA APPROVED HANDICAP RAMP.
 - 13) DEVELOPMENT SHALL ADHERE TO CITY OF BRYANT STORMWATER REQUIREMENTS.
 - 14) THE APPROXIMATE LOCATION OF KNOWN SURFACE AND SUBSURFACE STRUCTURES, PIPES, GAS, PHONE, ETC. ARE SHOWN ON THE DESIGN DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THE AFOREMENTIONED ITEMS, SHOWN AND NOT SHOWN. ALL REPAIRS OR RELOCATIONS NECESSARY SHALL BE MADE AS REQUIRED BY THE UTILITY OR OWNER OF THE STRUCTURE. THE COST OF SAID REPAIRS OR RELOCATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

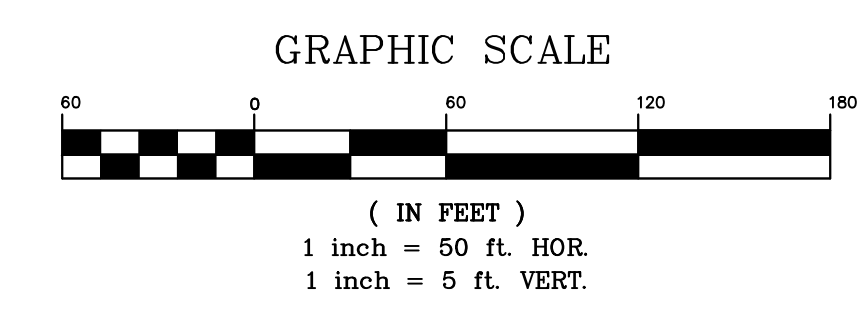


ROAD 1 PROFILE



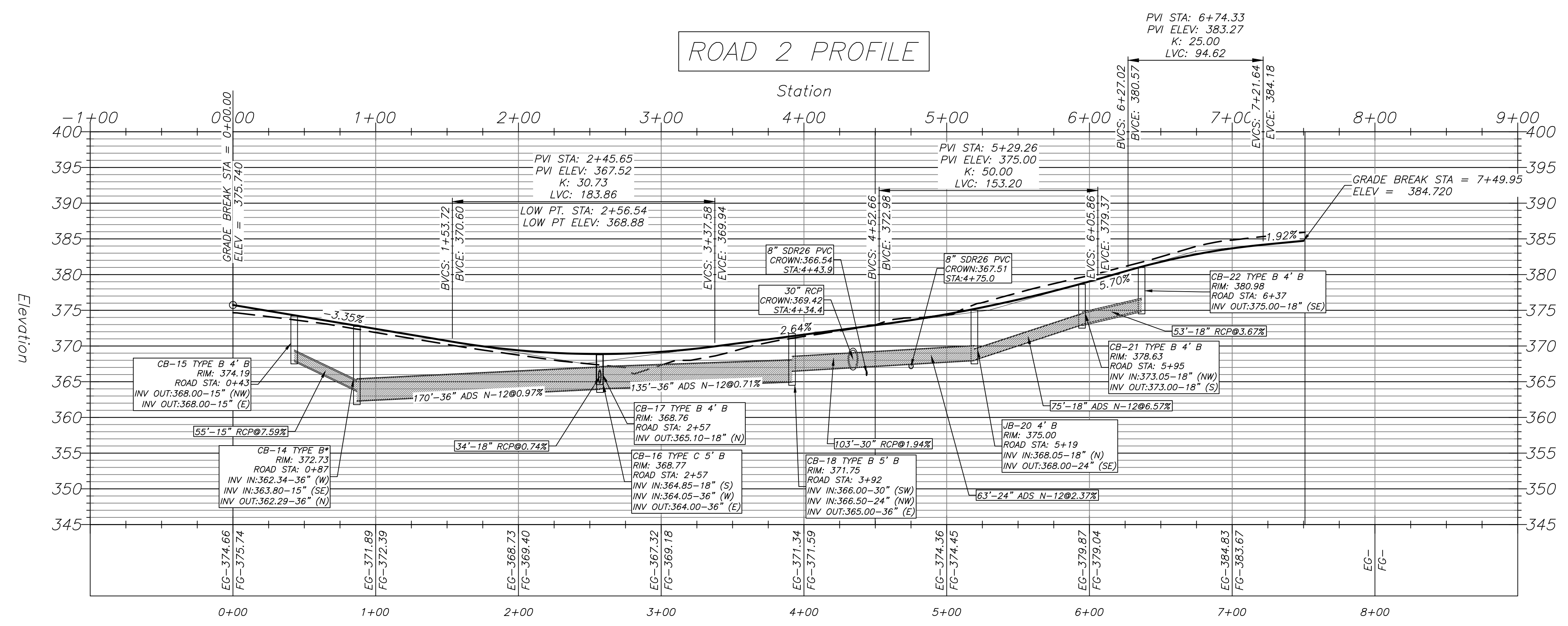


- LEGEND**
- STOP SIGN
 - STREET NAME SIGN
 - TRAFFIC SIGN
 - STREET LIGHT
 - ADA APPROVED HANDICAP RAMP

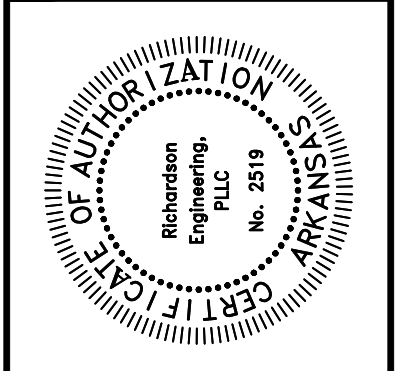


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 - * ALL DRAINAGE EASEMENTS SHALL CONVEY FLOWS FROM THE 100-YEAR RAIN EVENT.
 - * (#" B) DENOTES INSIDE DIAMETER CURB INLET BARREL.

ROAD 2 PROFILE



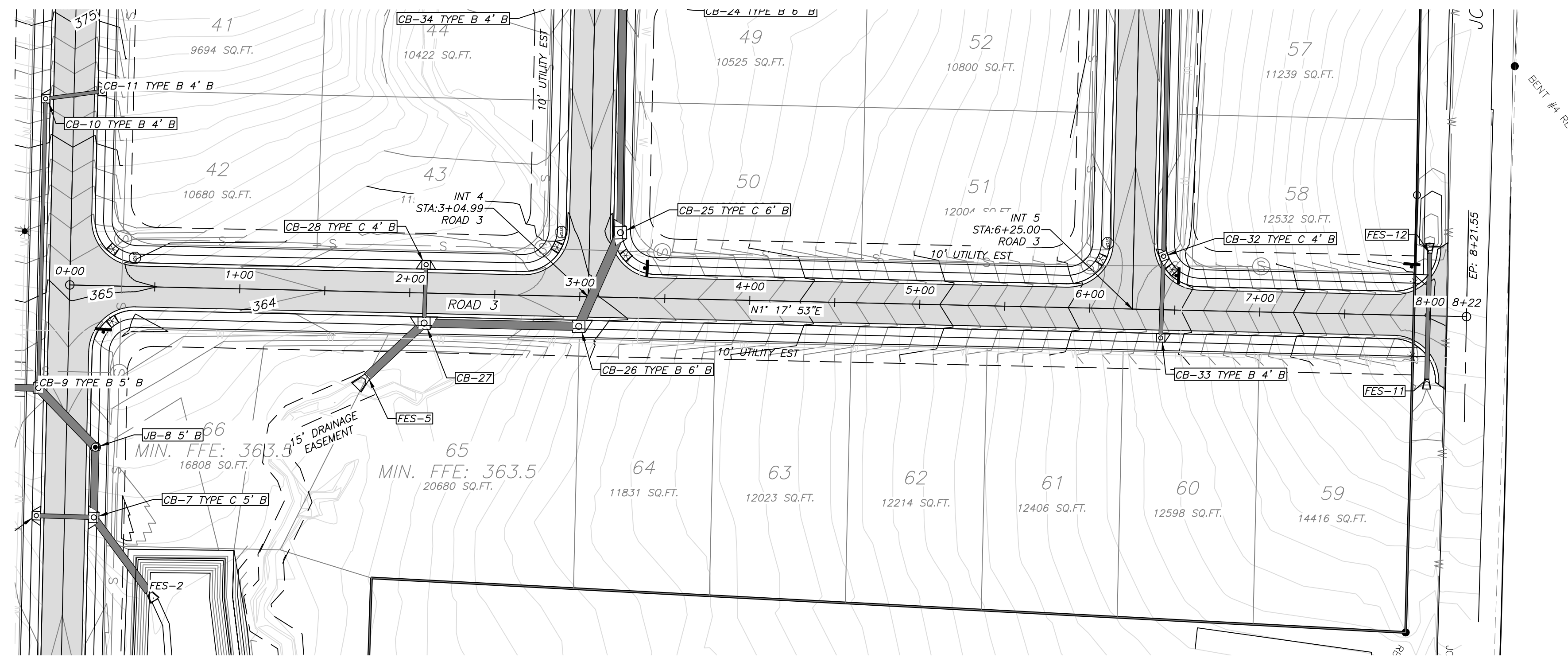
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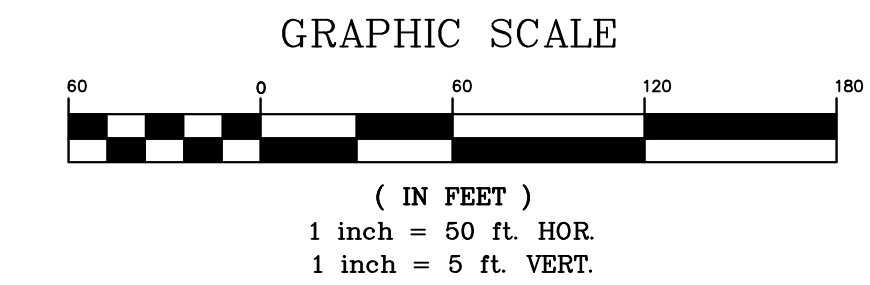
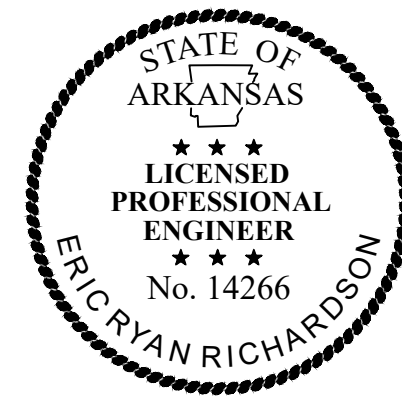
ROAD 2 PLAN/PROFILE
 AUTUMN HILLS ESTATES
 BRYANT, ARKANSAS
 PART OF THE SOUTH HALF 1/4 OF THE
 SOUTHWEST 1/4, SECTION 23, T-1-S, R-14-W

Prepared For:
 TNL DREAMHOME, LLC
 7902 WORTH AVE.
 BENTON, AR 72019

No.	Revision	Date
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3	PER THE CITY OF BRYANT	12/26/2019



- LEGEND**
- ⊙ STOP SIGN
 - STREET NAME SIGN
 - ⊕ TRAFFIC SIGN
 - ⊙ STREET LIGHT
 - * ADA APPROVED HANDICAP RAMP



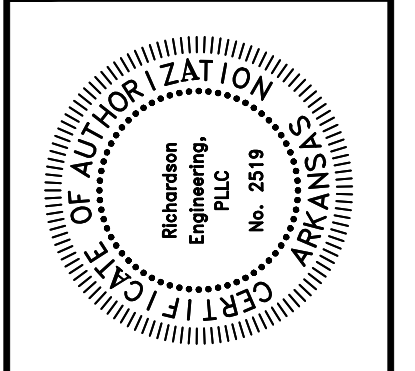
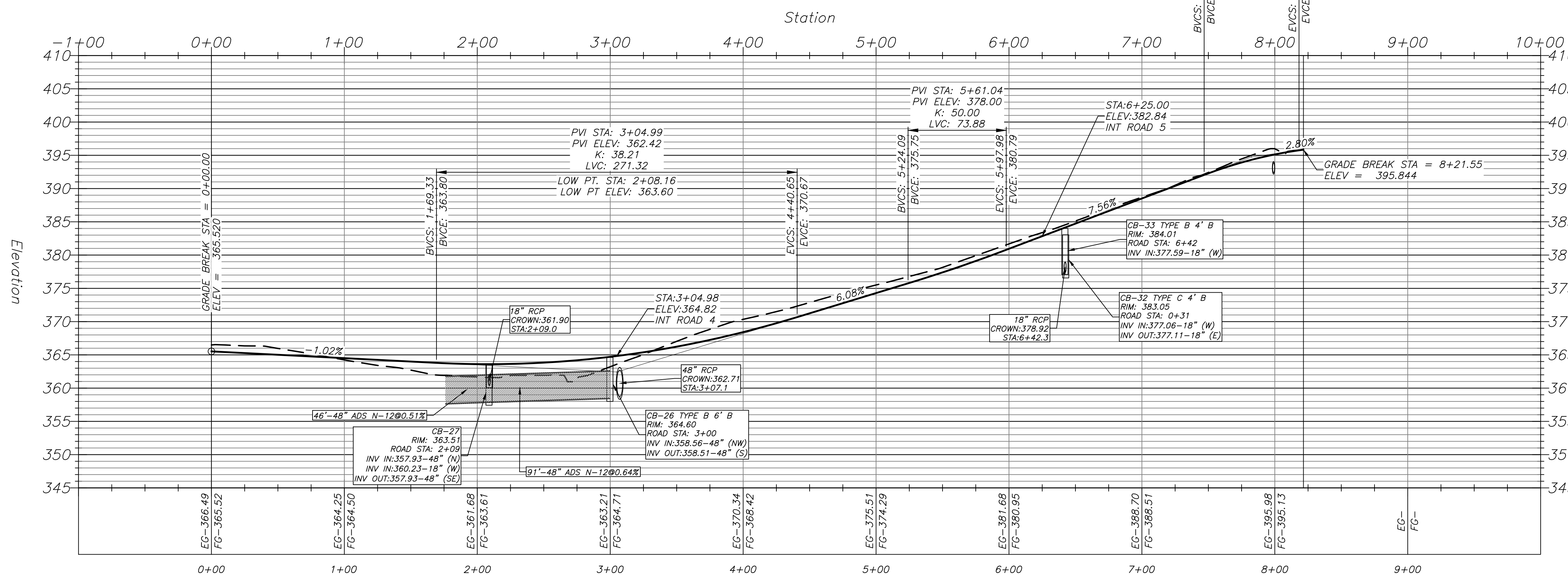
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ROAD 3 PROFILE

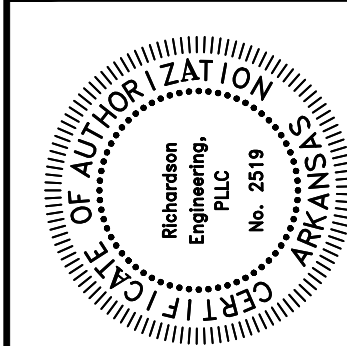


ROAD 3 PLAN/PROFILE
 AUTUMN HILLS ESTATES
 BRYANT, ARKANSAS
 PART OF THE SOUTH HALF 1/4 OF THE
 SOUTHWEST 1/4, SECTION 23, T-1-S, R-14-W

Prepared For:
 TNL DREAMHOME, LLC
 7902 WORTH AVE.
 BENTON, AR 72019

No.	Revisions	Date
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 Rev: 12/26/2019
 Sheet: 7 of 21

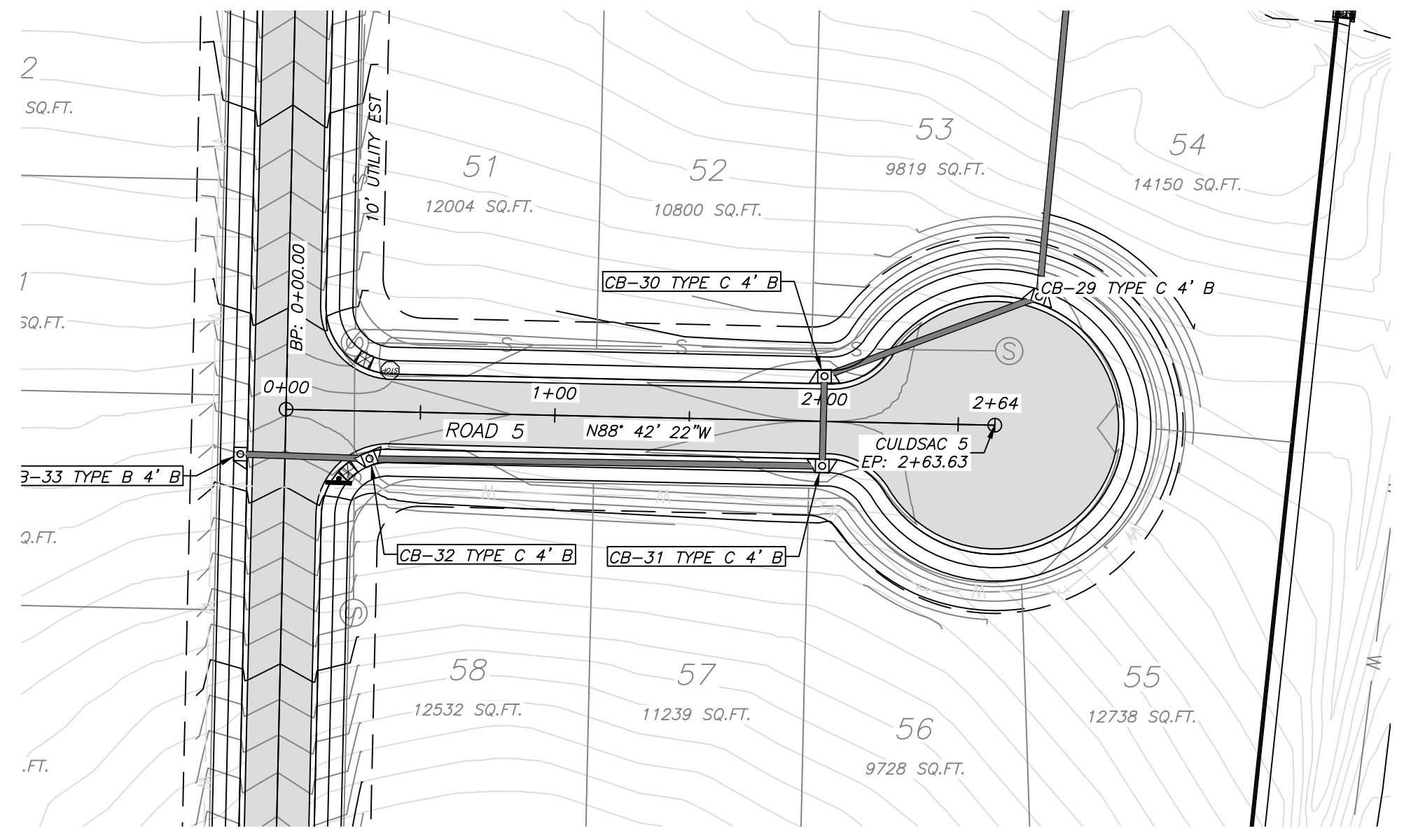
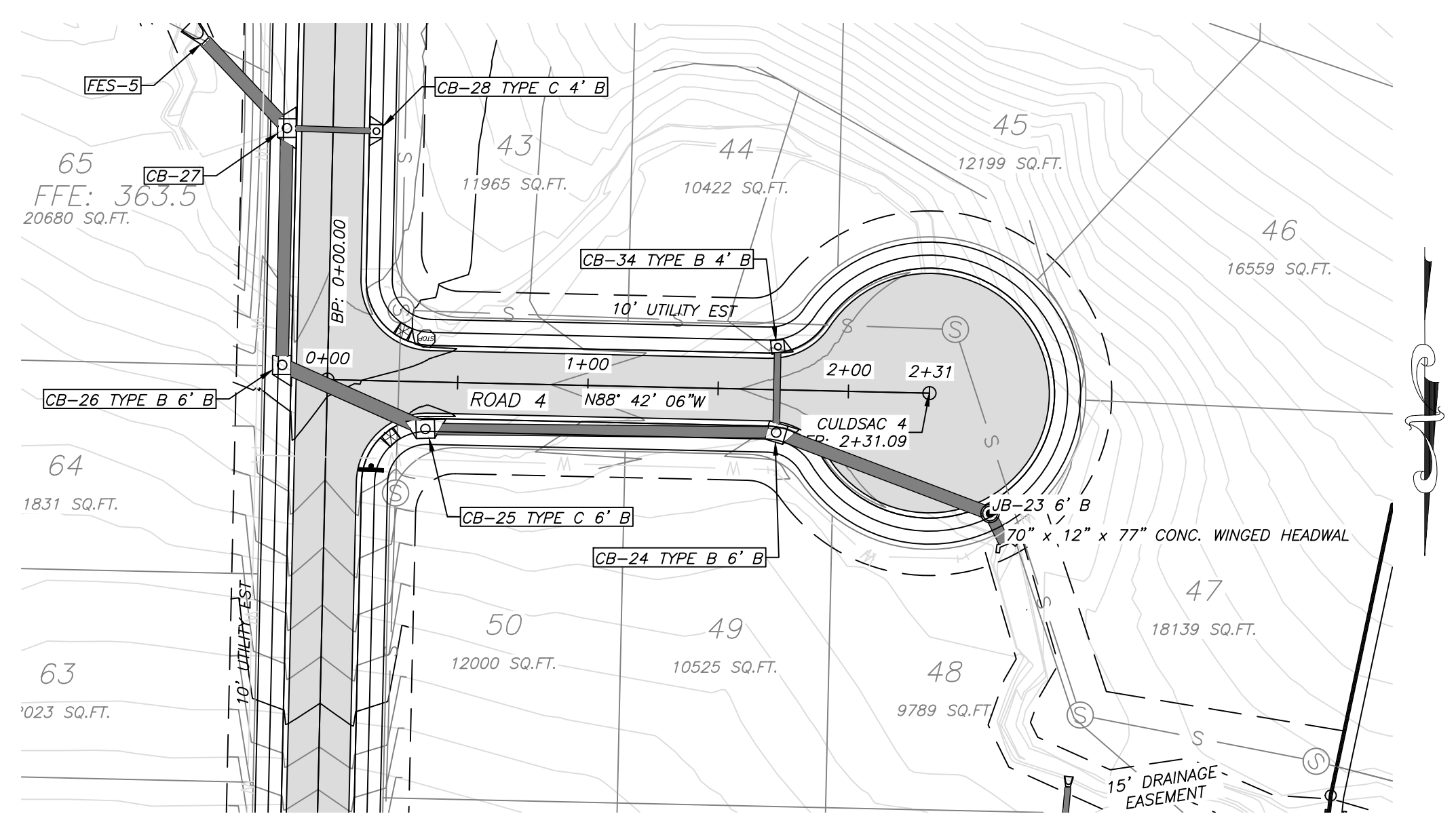


ROAD 4 & 5 PLAN/PROFILE
 AUTUMN HILLS ESTATES
 BRYANT, ARKANSAS
 PART OF THE SOUTH HALF 1/4 OF THE
 SOUTHWEST 1/4, SECTION 23, T-1-S, R-14-W

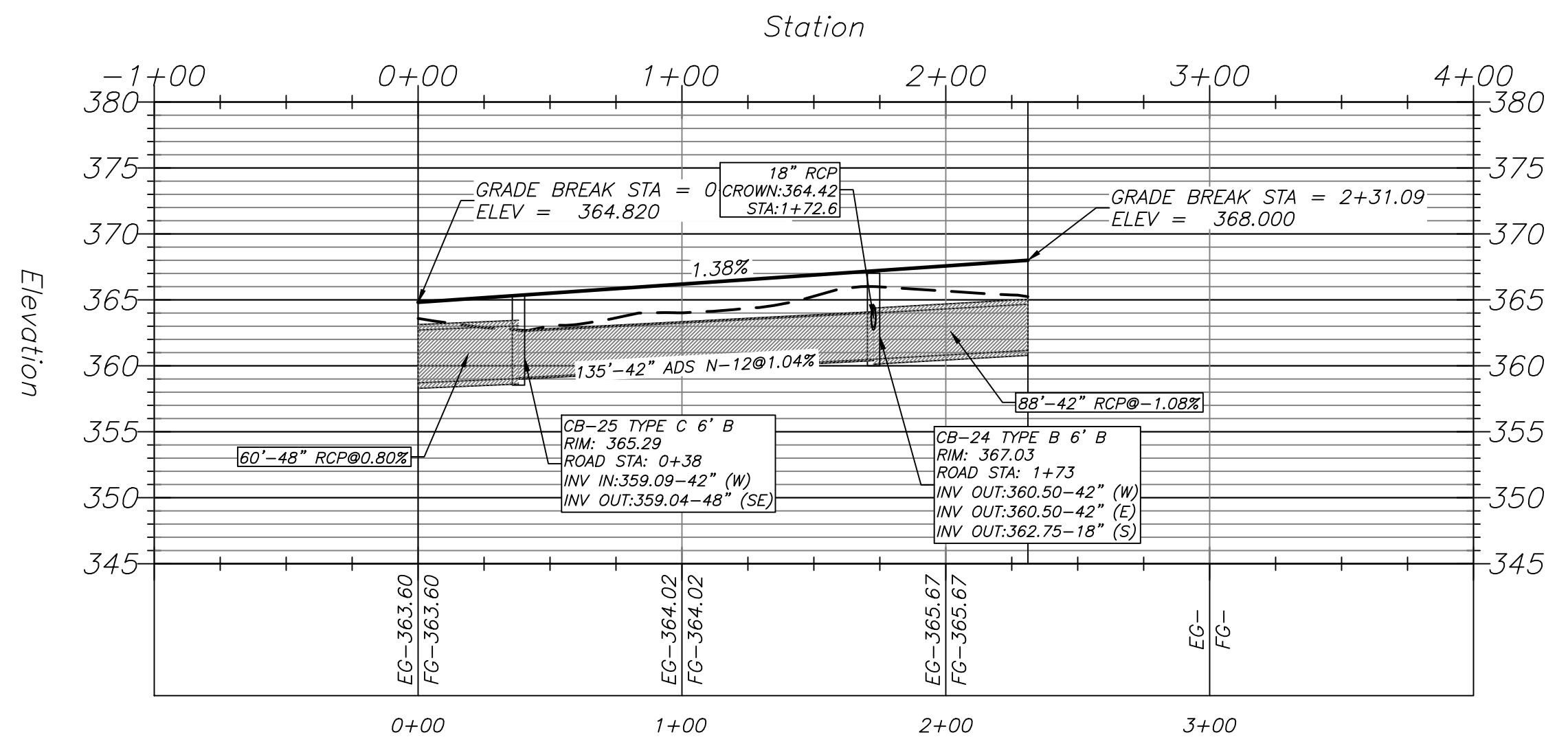
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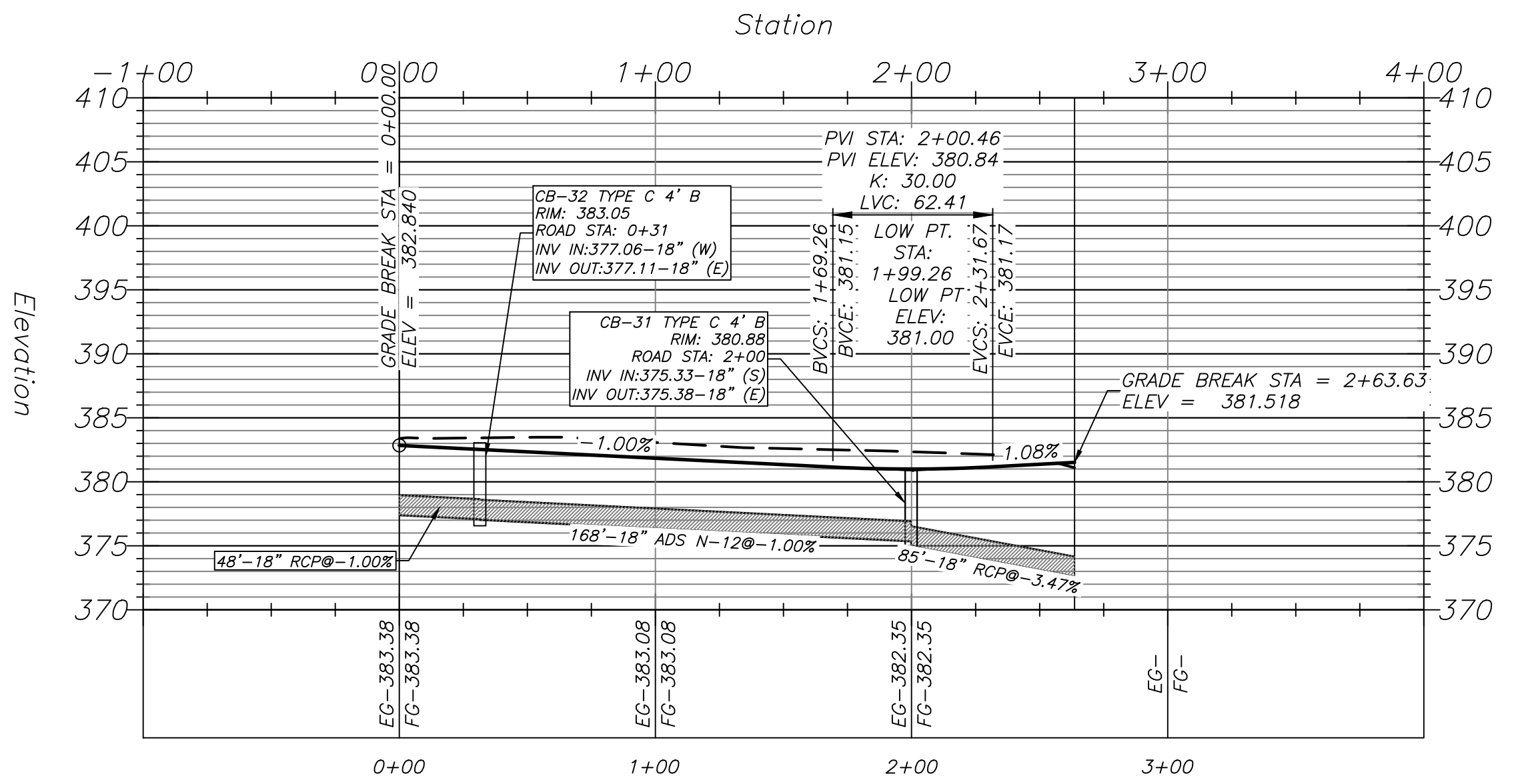
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ROAD 4 PROFILE



ROAD 5 PROFILE



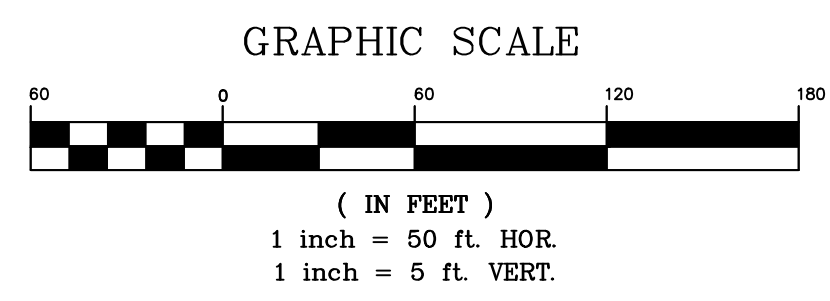
DRAINAGE NOTES:

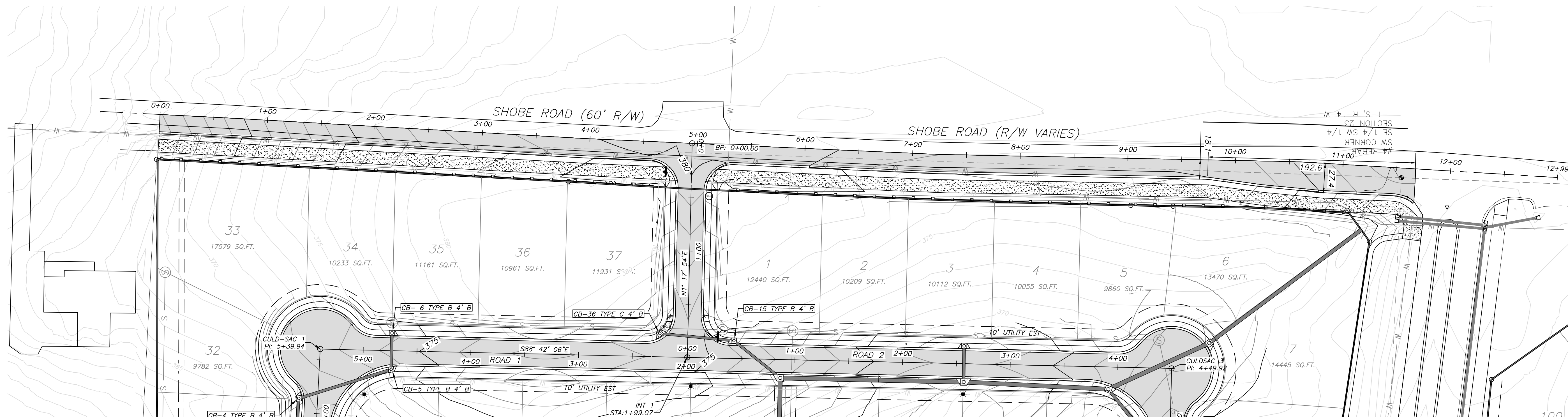
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GENERAL NOTES

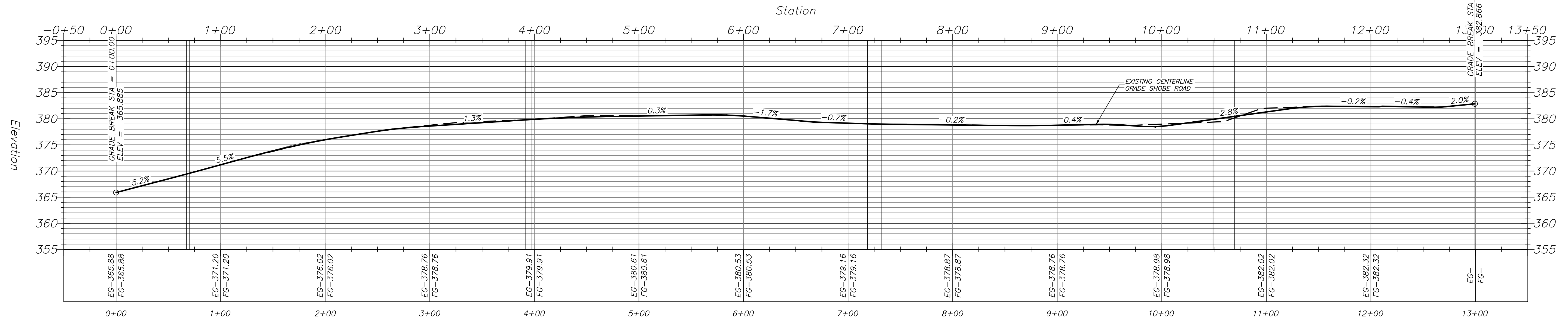
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 - STREET NAME SIGN
 - TRAFFIC SIGN
 - STREET LIGHT
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SHOBE ROAD PROFILE



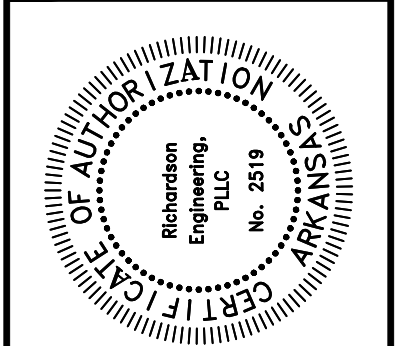
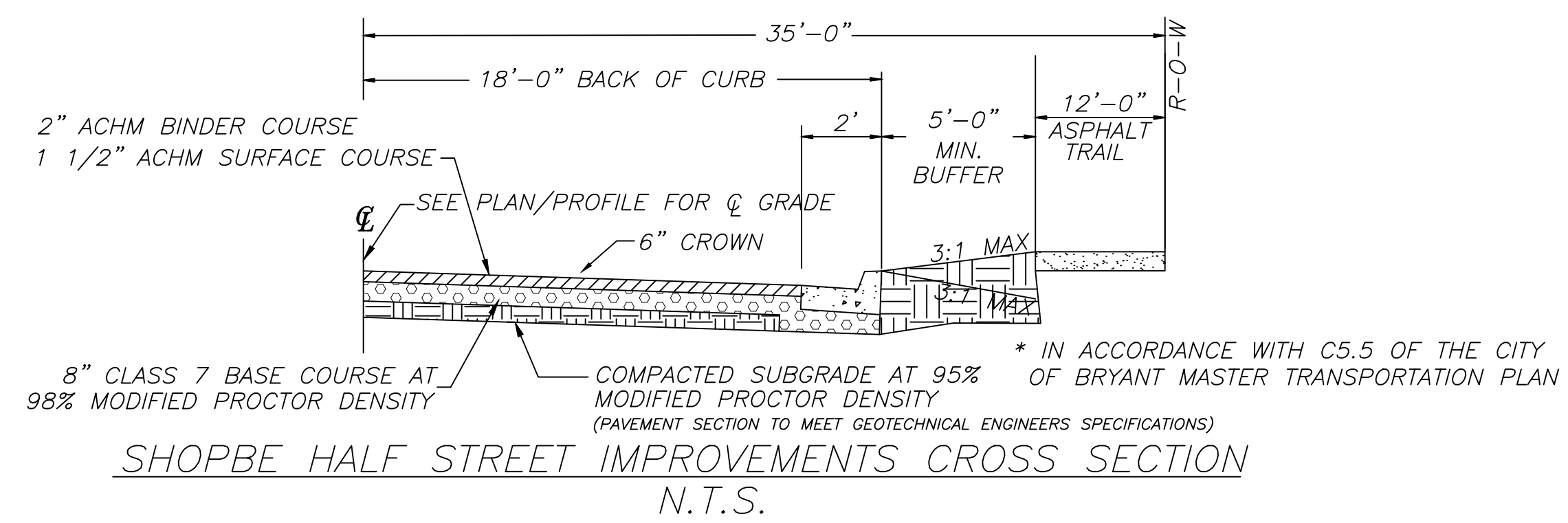
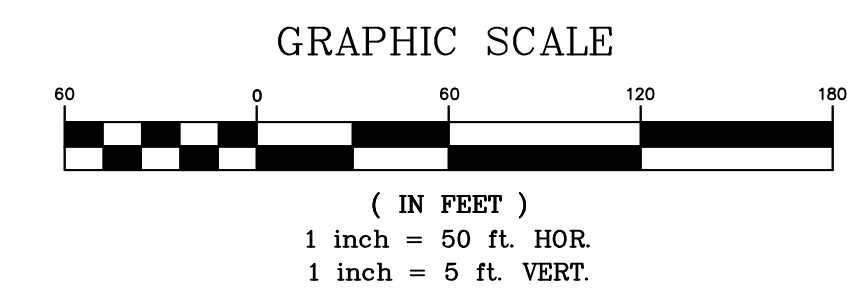
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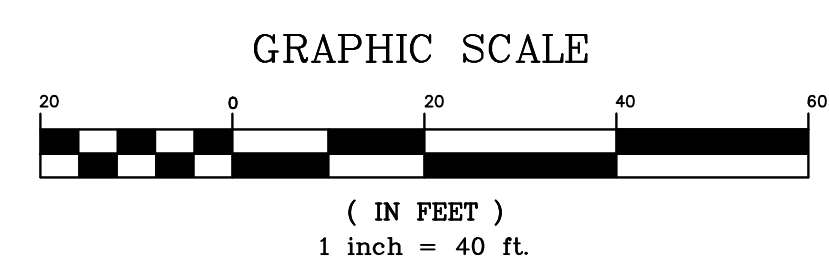
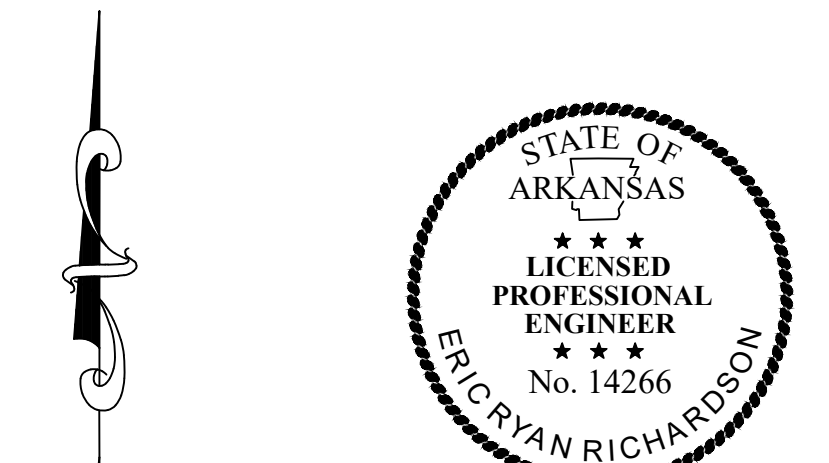
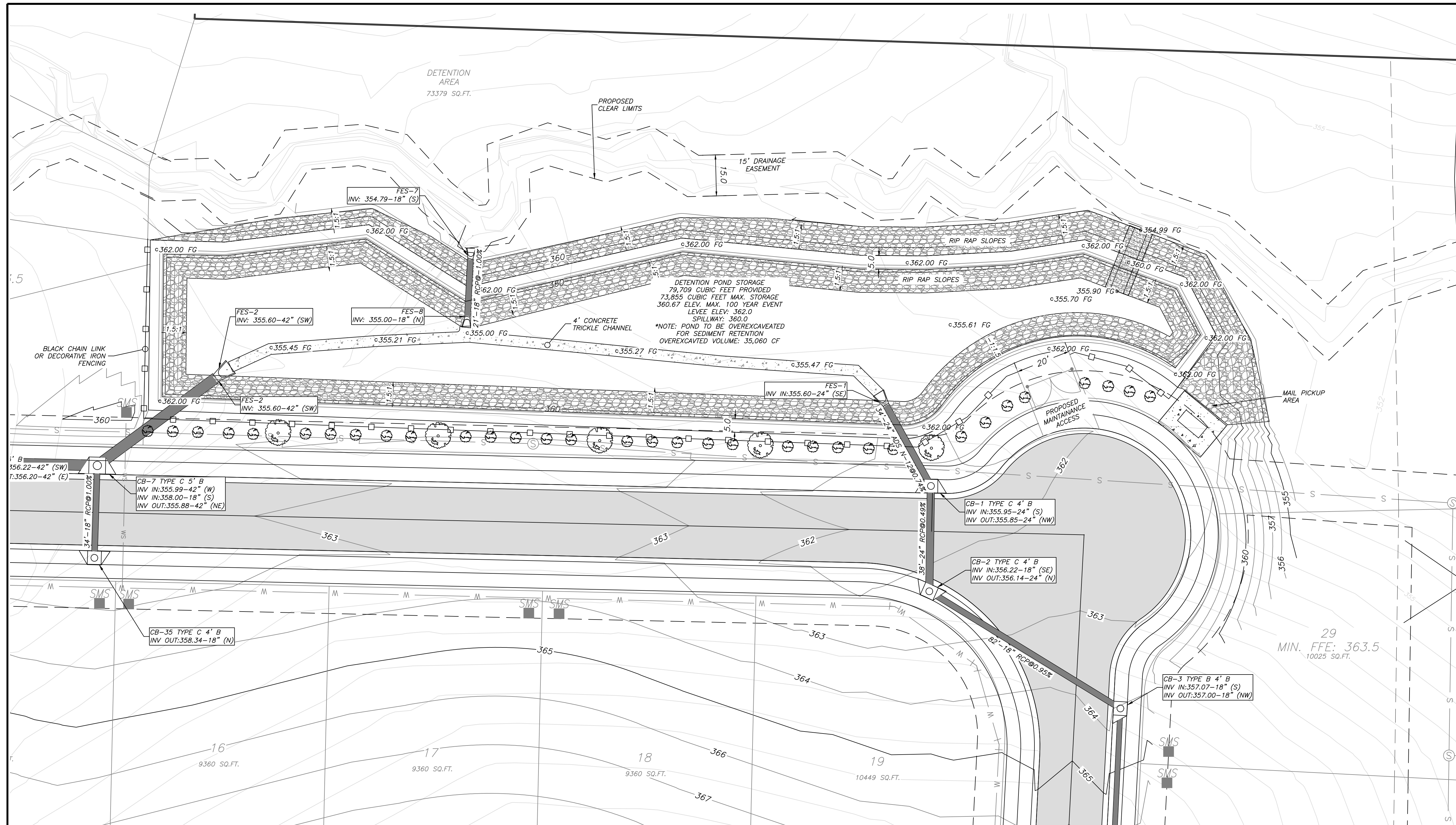


SHOBE ROAD HALF STREET IMPROVEMENTS PLAN/PROFILE
 AUTUMN HILLS ESTATES
 BRYANT, ARKANSAS
 PART OF THE SOUTH HALF 1/4 OF THE
 SOUTHWEST 1/4, SECTION 23, T-1-S, R-14-W

Prepared For:
 TNL DREAMHOME, LLC
 7902 WORTH AVE.
 BENTON, AR 72019

Date	Revisions
12/22/2019	1. PER THE CITY OF BRYANT
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 Rev: 12/26/2019
 Sheet: 9 of 21

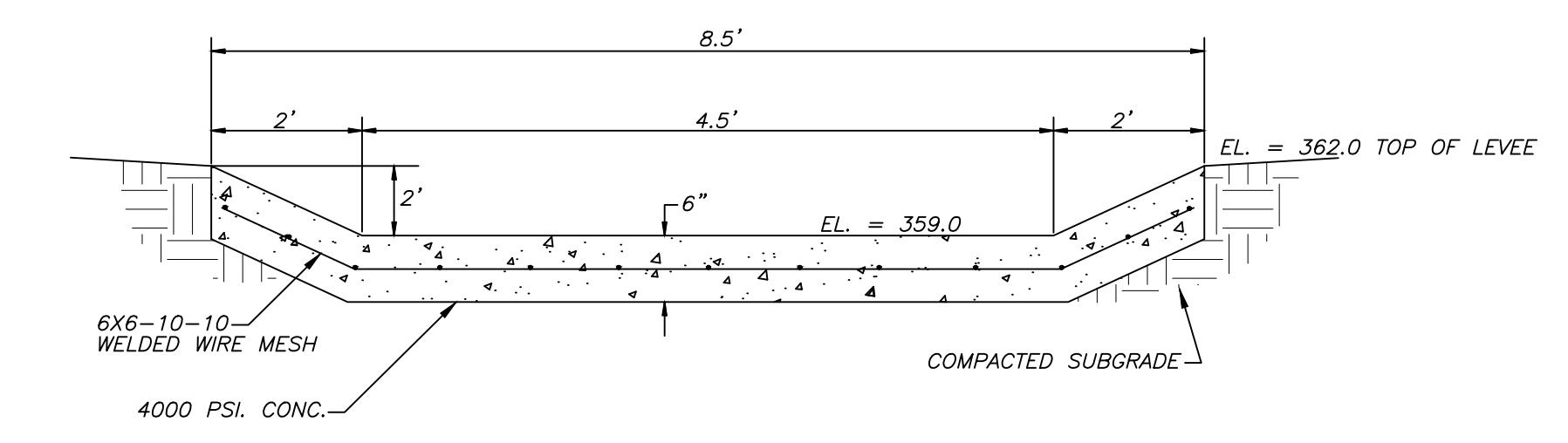


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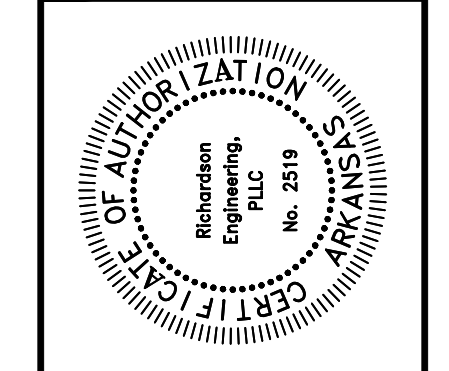
- GENERAL NOTES
- 1.) DETENTION POND SHALL BE BUILT IN ACCORDANCE WITH THIS PLAN AND THE CITY OF BRYANT STORMWATER REQUIREMENTS.
 - 2.) DETENTION POND TO BE BUILT PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
 - 3.) THE APPROXIMATE LOCATION OF KNOWN SURFACE AND SUBSURFACE STRUCTURES, PIPES, POWER, GAS, PHONE, ETC. ARE SHOWN ON THE DESIGN DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THE AFOREMENTIONED ITEMS, SHOWN AND NOT SHOWN, ALL REPAIRS OR RELOCATIONS NECESSARY SHALL BE MADE AS REQUIRED BY THE UTILITY OR OWNER OF THE STRUCTURE. THE COST OF SAID REPAIRS OR RELOCATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

- STREET DECORATIVE TREE (RED MAPLE OR EQUAL)
- APPROVED SCREENING SHRUBS (BASED ON SEASONAL)



SPILLWAY DETAIL
N.T.S.

RICHARDSON ENGINEERING
Planning • Engineering • Development Consulting
210 W. SEVIER STREET, BENTON, AR 72015 (501)315-7225



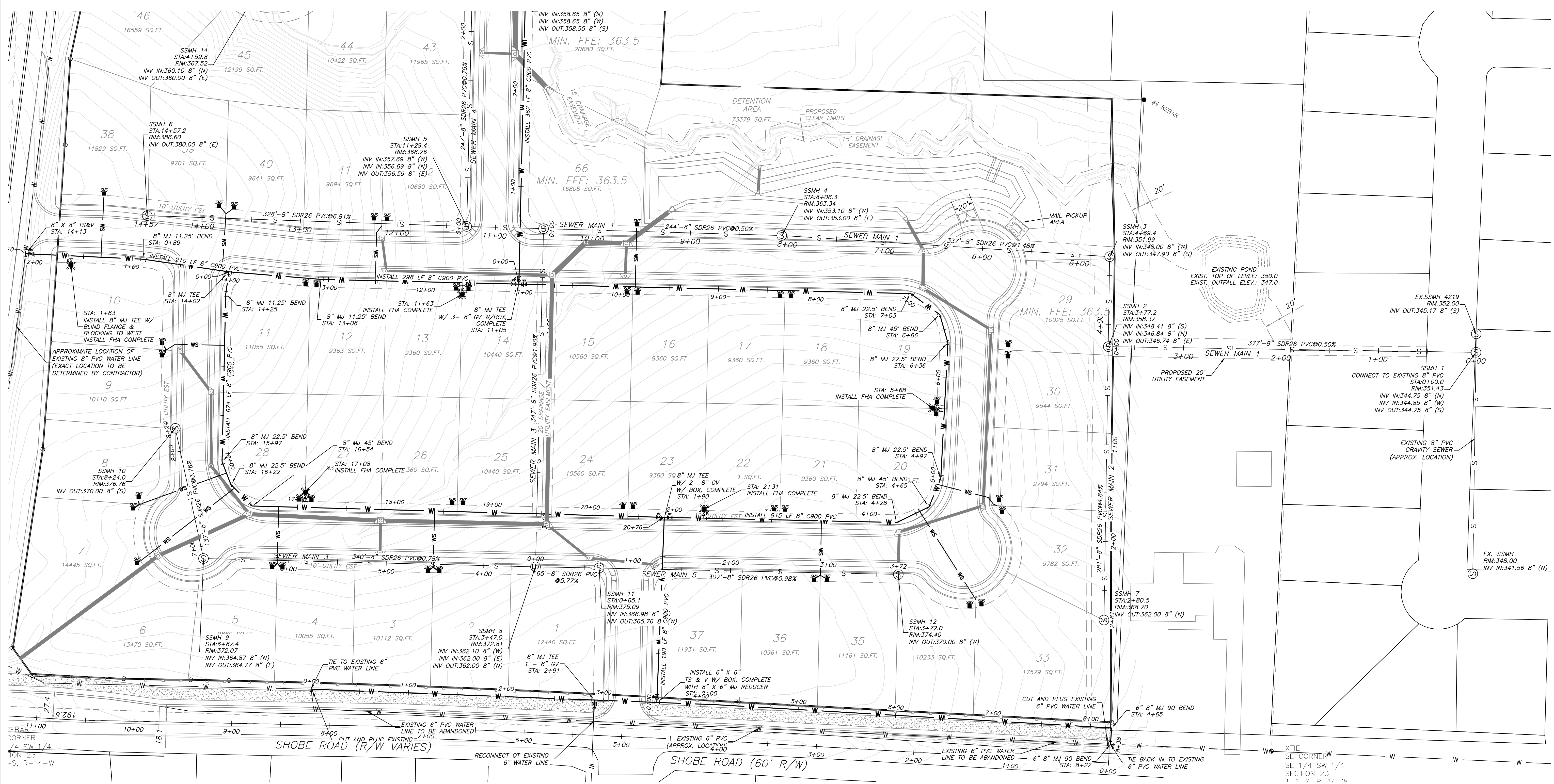
PROPOSED DETENTION POND GRADING/DETAILS
AUTUMN HILLS ESTATES
BRYANT, ARKANSAS
PART OF THE SOUTH HALF 1/4 OF THE
SOUTHWEST 1/4, SECTION 23, T-1-S, R-14-W

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3	PER THE CITY OF BRYANT	12/26/2019

Scale: 1" = 50'

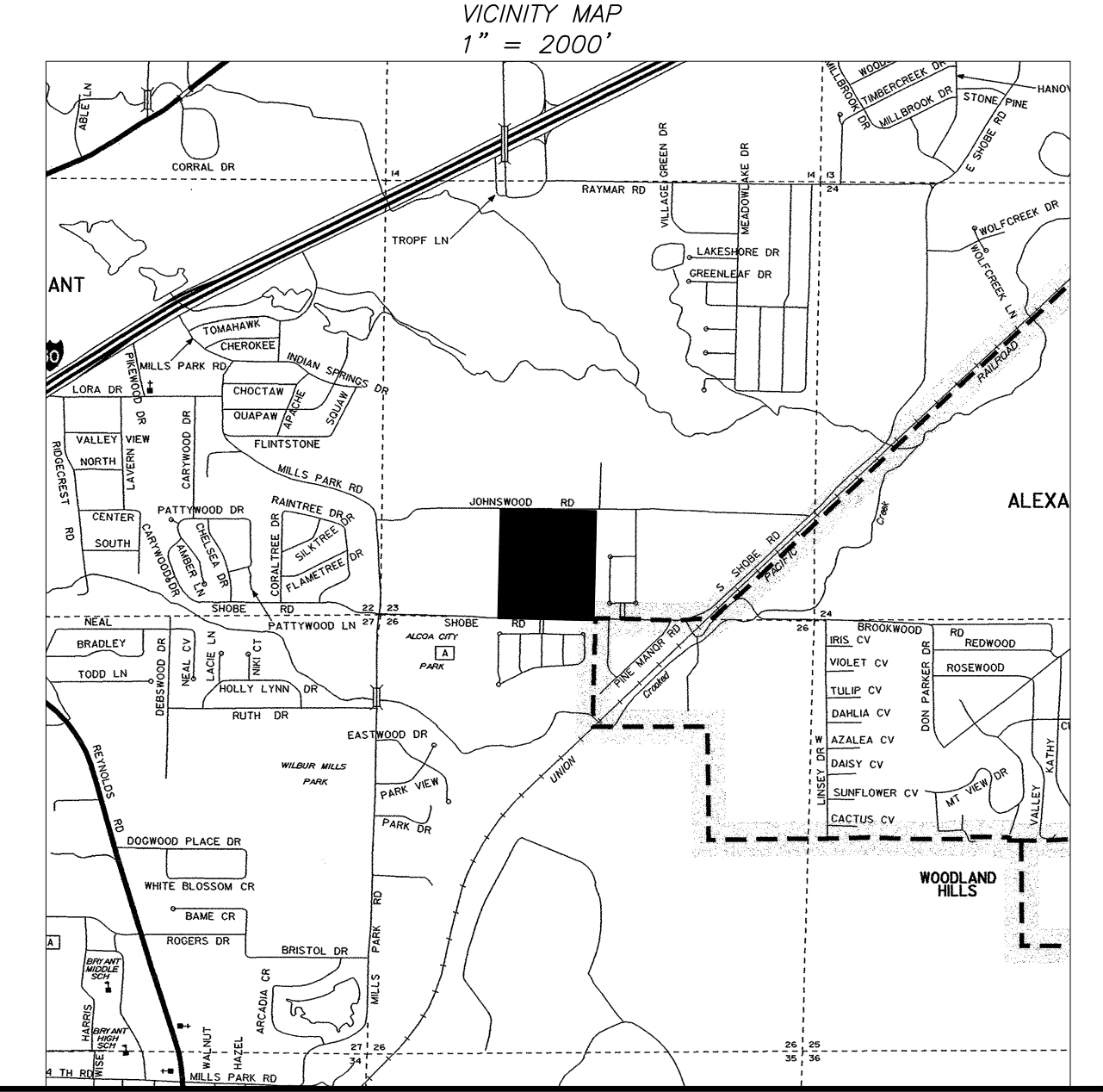
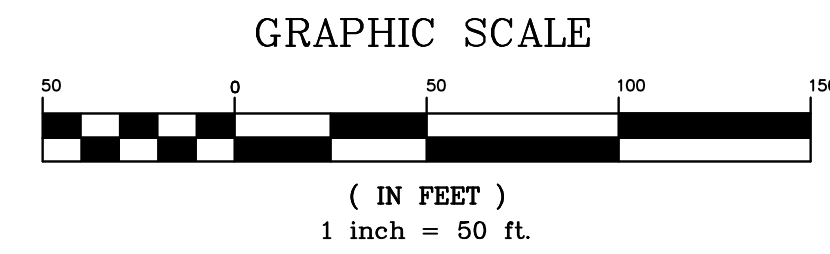
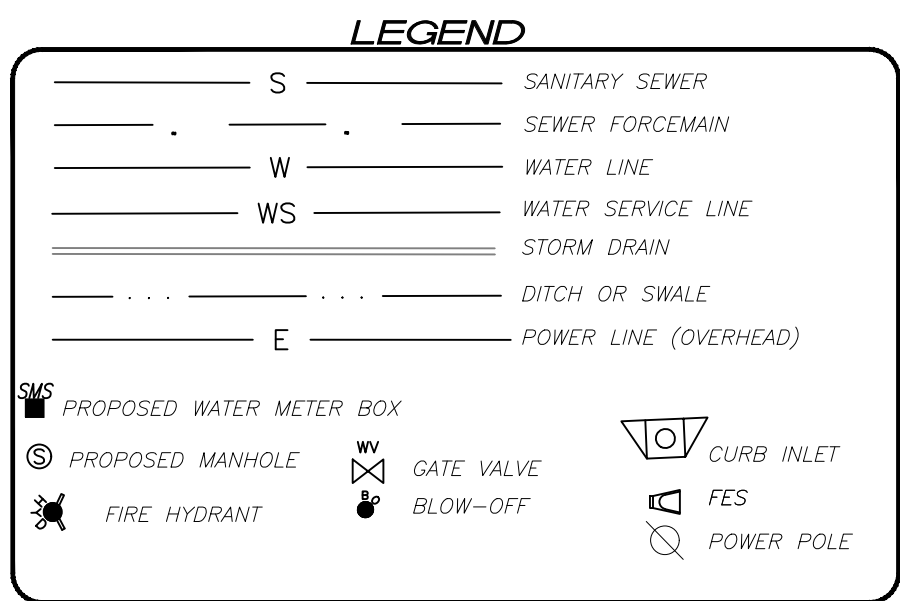
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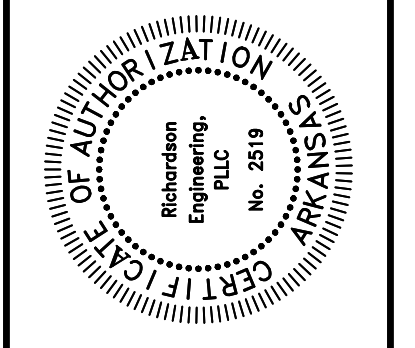
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- 1.) ALL CONSTRUCTION AND MATERIALS TO MEET OR EXCEED CITY OF BRYANT SPECIFICATIONS.
 - 2.) ALL SEWER GRAVITY MAINS SHALL BE SDR-26 PVC, UNLESS OTHERWISE SHOWN ON PLAN.
 - 3.) ALL WATER MAINS SHALL BE C900 PVC UNLESS OTHERWISE SHOWN ON PLAN.
 - 4.) ALL STORM DRAINAGE SHALL BE AS SHOWN ON THE PLAN.
 - 5.) ATTENTION IS CALLED TO WATER, SEWER, AND STREET LAYOUT FOR ADDITIONAL INFORMATION.
 - 6.) ATTENTION IS CALLED TO CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
 - 7.) ALL UTILITIES TO BE LOCATED PRIOR TO CONSTRUCTION (ONE CALL, CITY, ETC.)
 - 8.) MINIMUM HORIZONTAL SEPARATION BETWEEN WATERLINES AND SEWERLINES SHALL BE 10'.
 - 9.) MINIMUM VERTICAL SEPARATION BETWEEN WATERLINES AND SEWERLINES SHALL BE 18" (WATER ON TOP).
 - 10.) CONTRACTOR TO ADHERE TO CURRENT OSHA EXCAVATION & TRENCH SAFETY REGULATIONS.
 - 11.) BACKFILL MATERIAL FOR STREET CROSSINGS SHALL BE ACCORDING TO BRYANT STREET DEPT SPECIFICATIONS AND THIS SHEET IS INTENDED TO SHOW ONLY THE GENERAL LOCATION OF THE PROPOSED UTILITIES AND ASSIST IN COORDINATING UTILITY CROSSINGS. CONTRACTOR SHALL USE WATER, SEWER, AND STREET LAYOUT SHEETS FOR DETERMINING ACTUAL LOCATION OF INLETS, JUNCTION BOXES, VALVES, FIRE HYDRANTS, MANHOLES, ETC.
 - 12.) THE APPROXIMATE LOCATION OF KNOWN SURFACE AND SUBSURFACE STRUCTURES, PIPES, POWER GAS, PHONE, ETC. ARE SHOWN ON THE DESIGN DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THE AFOREMENTIONED ITEMS, SHOWN AND NOT SHOWN.

- WATER NOTES:**
- 1.) ALL CONSTRUCTION AND MATERIALS TO MEET OR EXCEED BRYANT WATER SPECIFICATIONS.
 - 2.) ALL WATER MAINS SHALL BE AS NOTED ON PLANS.
 - 3.) ALL SERVICE LINES AND METER SETTINGS SHALL BE AS PER BRYANT WATER SPECS.
 - 4.) 14ga BLUE COATED COPPER TRACING WIRE TO BE INSTALLED WITH ALL WATERLINES (MAINS & SERVICES).
 - 5.) ALL FITTINGS SHALL BE DUCTILE IRON W.I.P.
 - 6.) ATTENTION IS CALLED TO CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
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 - 9.) CONTRACTOR SHALL ADHERE TO CURRENT OSHA REGULATIONS FOR EXCAVATION & TRENCH SAFETY.
 - 10.) STREET CROSSINGS TO MEET CITY SPECIFICATIONS.
 - 11.) VALVES SHALL NOT BE PLACED UNDER HARD SURFACES (PAVEMENT, CURB, ETC.). VALVES SHALL BE PLACED A MINIMUM OF 2' BEHIND THE BACK OF CURB.
 - 12.) METER SERVICES TO BE PLACED WITHIN 5' OF LOT LINES.
 - 13.) CONTRACTOR TO ADHERE TO AWWA SPECS FOR BLOCKING AND ANCHORING.
 - 14.) ALL VALVES SHALL HAVE A 2" OPERATING NUT.
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- SEWER NOTES:**
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 - 11.) DUCTILE IRON (PER BRYANT UTILITIES SPECS.) TO BE USED IF COVER OVER SEWERLINE IS LESS THAN 36".
 - 12.) ALL STREET CROSSINGS TO MEET CITY OF BRYANT SPECIFICATIONS.
 - 13.) TRENCH SHALL BE EXCAVATED BELOW GRADE REQUIRED TO PROVIDE A MINIMUM OF 36" PIPE COVER.
 - 14.) NO MANHOLES SHALL BE CONSTRUCTED IN SIDEWALKS. SEWER STUB-OUTS SHALL EXTEND AT LEAST 5' OUTSIDE OF THE UTILITY EASEMENT. MANHOLE RIMS TO BE AT LEAST 4" ABOVE FINISH GRADE.
 - 15.) MINIMUM HORIZONTAL SEPARATION BETWEEN FORCE SEWER LINE AND GRAVITY SEWER LINE SHALL BE 5'.



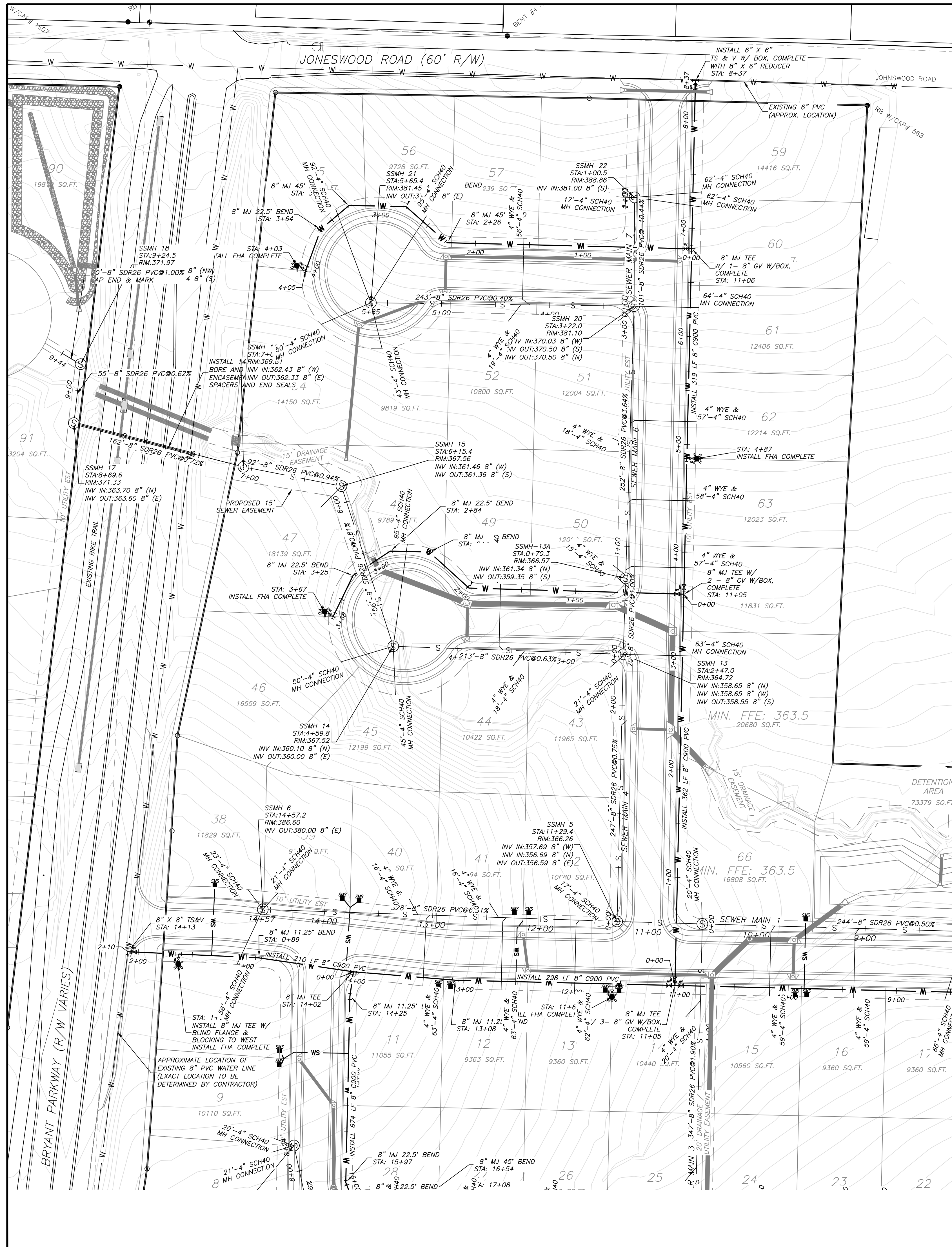
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 Planning • Engineering • Development Consulting
 210 W. SEVIER STREET, BENTON, AR 72015 (501)315-7225



UTILITY PLAN - 1 OF 2
 AUTUMN HILLS ESTATES
 BRYANT, ARKANSAS
 PART OF THE SOUTH HALF 1/4 OF THE
 SOUTHWEST 1/4, SECTION 23, T-1-S, R-14-W

TNL DREAMHOME, LLC
 7902 WORTH AVE.
 BENTON, AR 72019

Prepared For:	TNL DREAMHOME, LLC
Date:	11/22/2019
Revisions:	1. PER THE CITY OF BRYANT 11/22/2019
	2. PER THE CITY OF BRYANT 12/26/2019
Scale:	1" = 50'
Date:	11/05/2019
REV:	12/26/2019
Sheet:	11 of 21



GENERAL NOTES

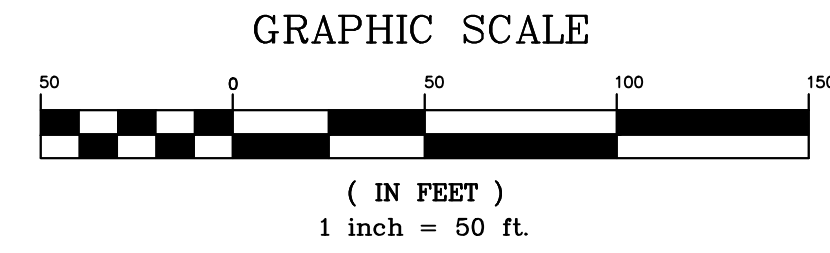
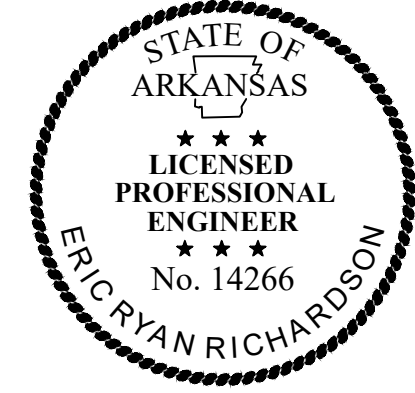
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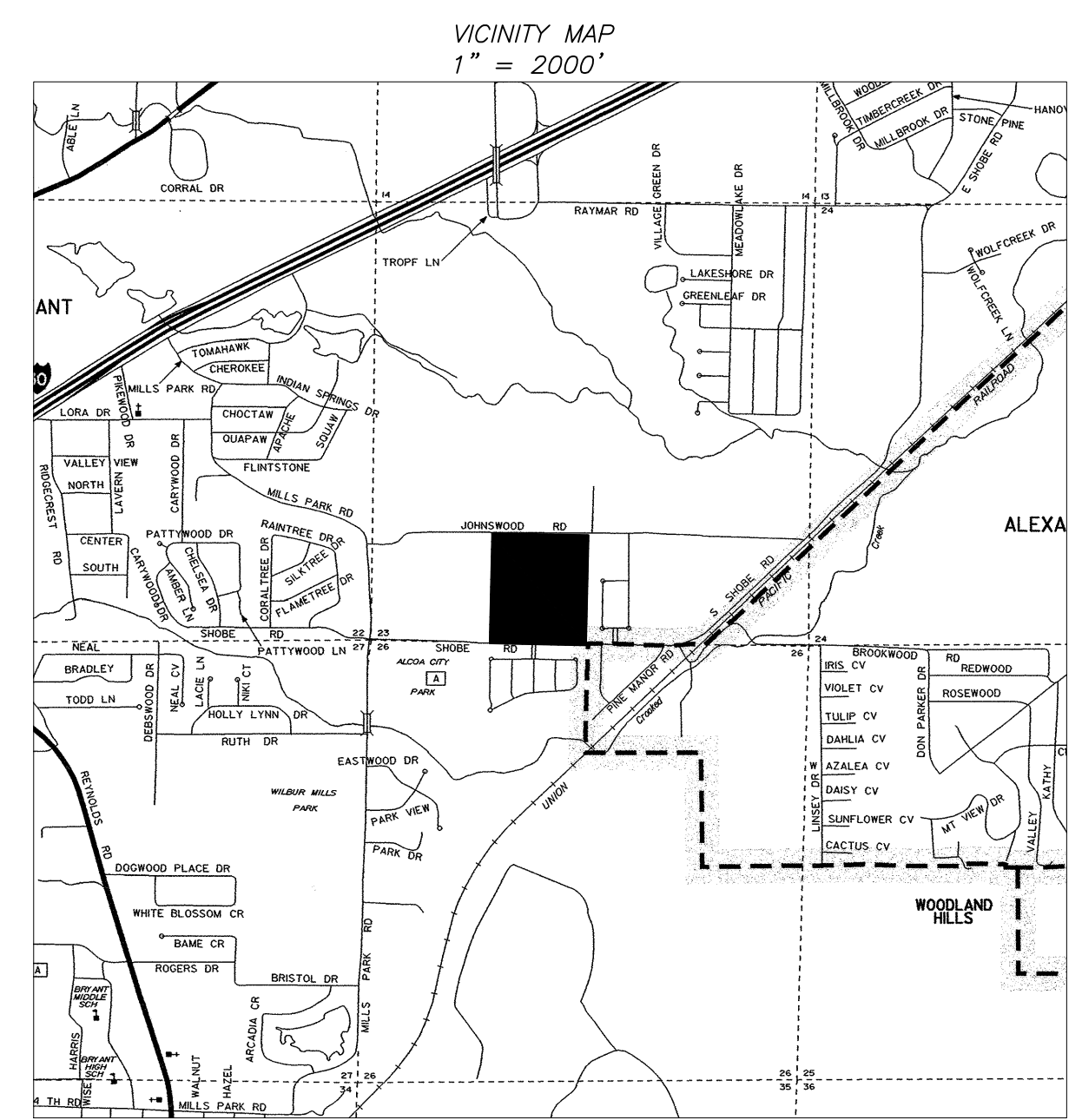
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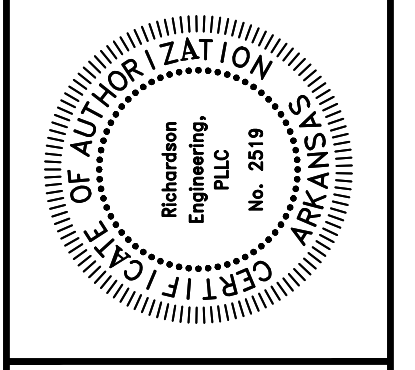


LEGEND

S	SANITARY SEWER
W	SEWER FORCE MAIN
WS	WATER SERVICE LINE
SD	STORM DRAIN
D	DITCH OR SWALE
E	POWER LINE (OVERHEAD)
⊠	PROPOSED WATER METER BOX
⊙	PROPOSED MANHOLE
⊛	FIRE HYDRANT
⊠	GATE VALVE
⊠	BLOW-OFF
⊠	CURB INLET
⊠	FES
⊠	POWER POLE



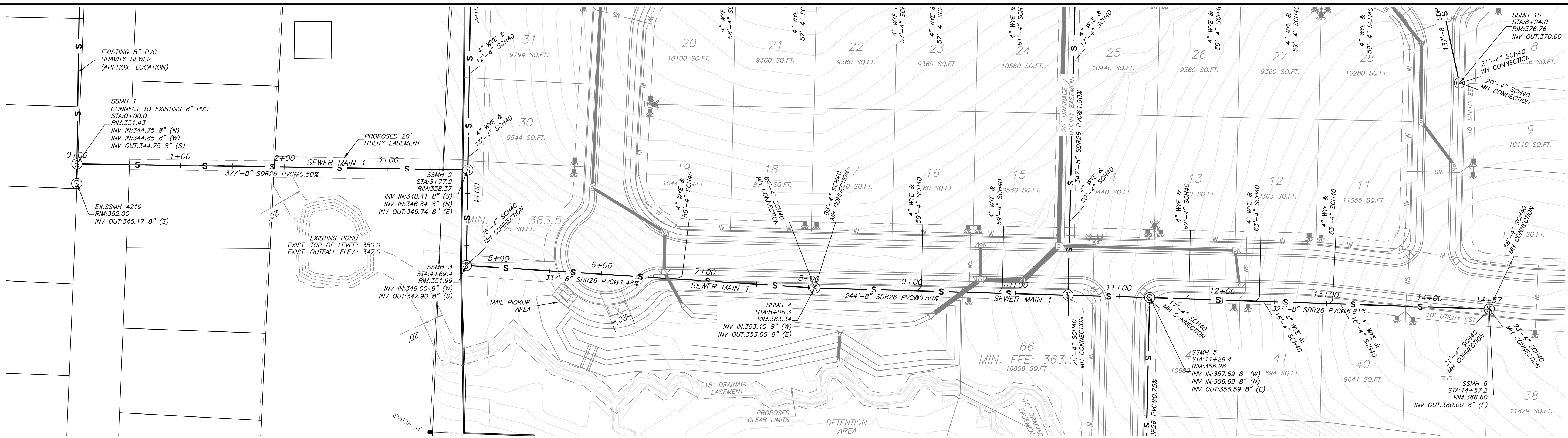
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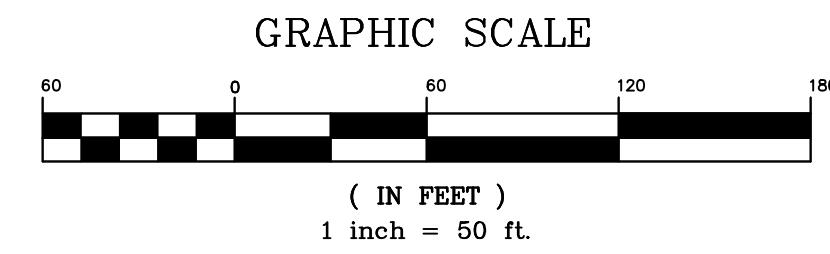
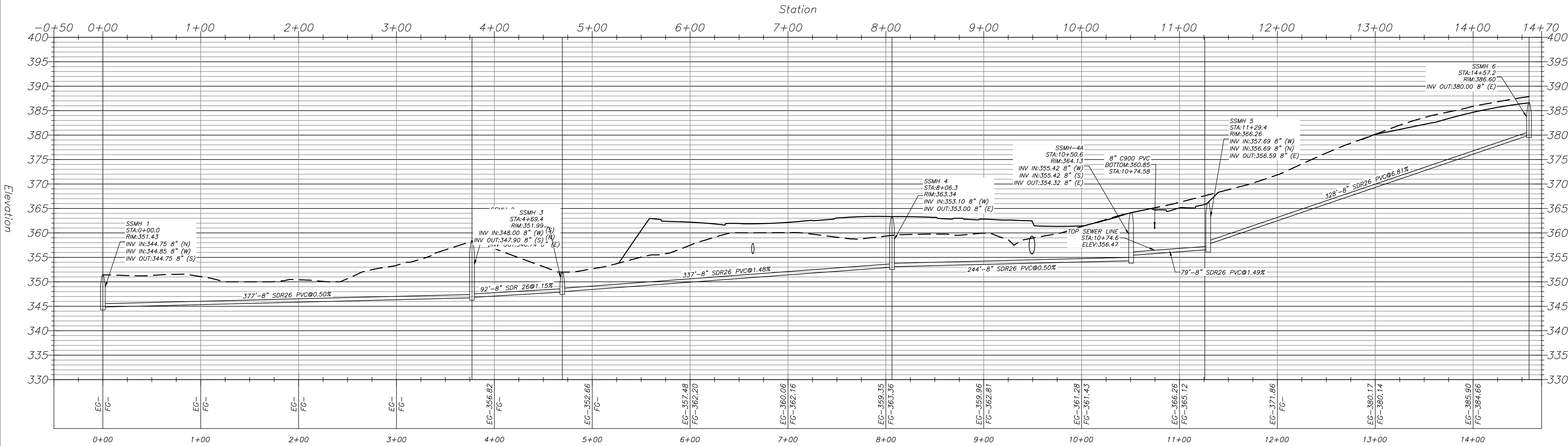
UTILITY PLAN 2 OF 2
 AUTUMN HILLS ESTATES
 BRYANT, ARKANSAS
 PART OF THE SOUTH HALF 1/4 OF THE
 SOUTHWEST 1/4, SECTION 23, T-1-S, R-14-W

TNL DREAMHOME, LLC
 7902 WORTH AVE.
 BENTON, AR 72019

Prepared For:	TNL DREAMHOME, LLC
Date:	11/22/2019
Revisions:	1. PER THE CITY OF BRYANT 11/22/2019
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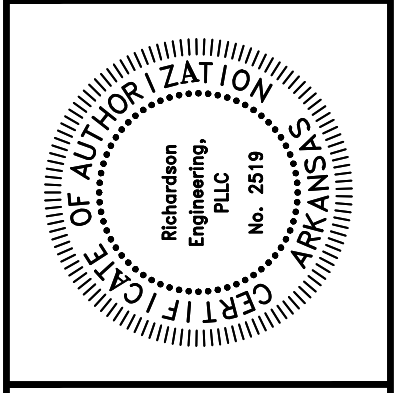
SEWER 1 PROFILE



LEGEND

S	SANITARY SEWER
W	SEWER FORCEMAIN
WS	WATER LINE
WS	WATER SERVICE LINE
SD	STORM DRAIN
---	DITCH OR SWALE
E	POWER LINE (OVERHEAD)
SW	PROPOSED WATER METER BOX
⊙	PROPOSED MANHOLE
⊙	FIRE HYDRANT
⊙	GATE VALVE
⊙	BLOW-OFF
⊙	CURB INLET
⊙	FES
⊙	POWER POLE

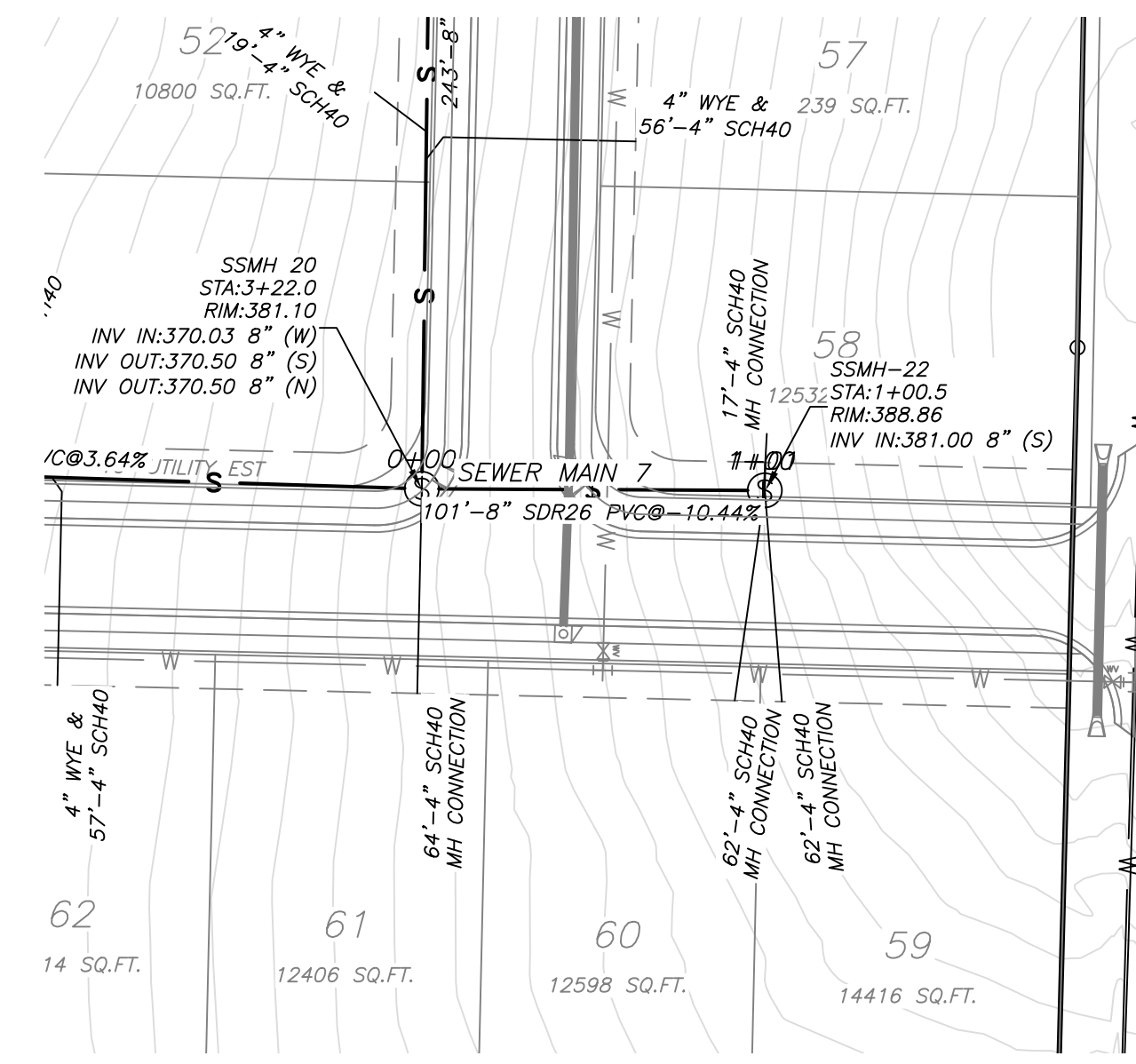
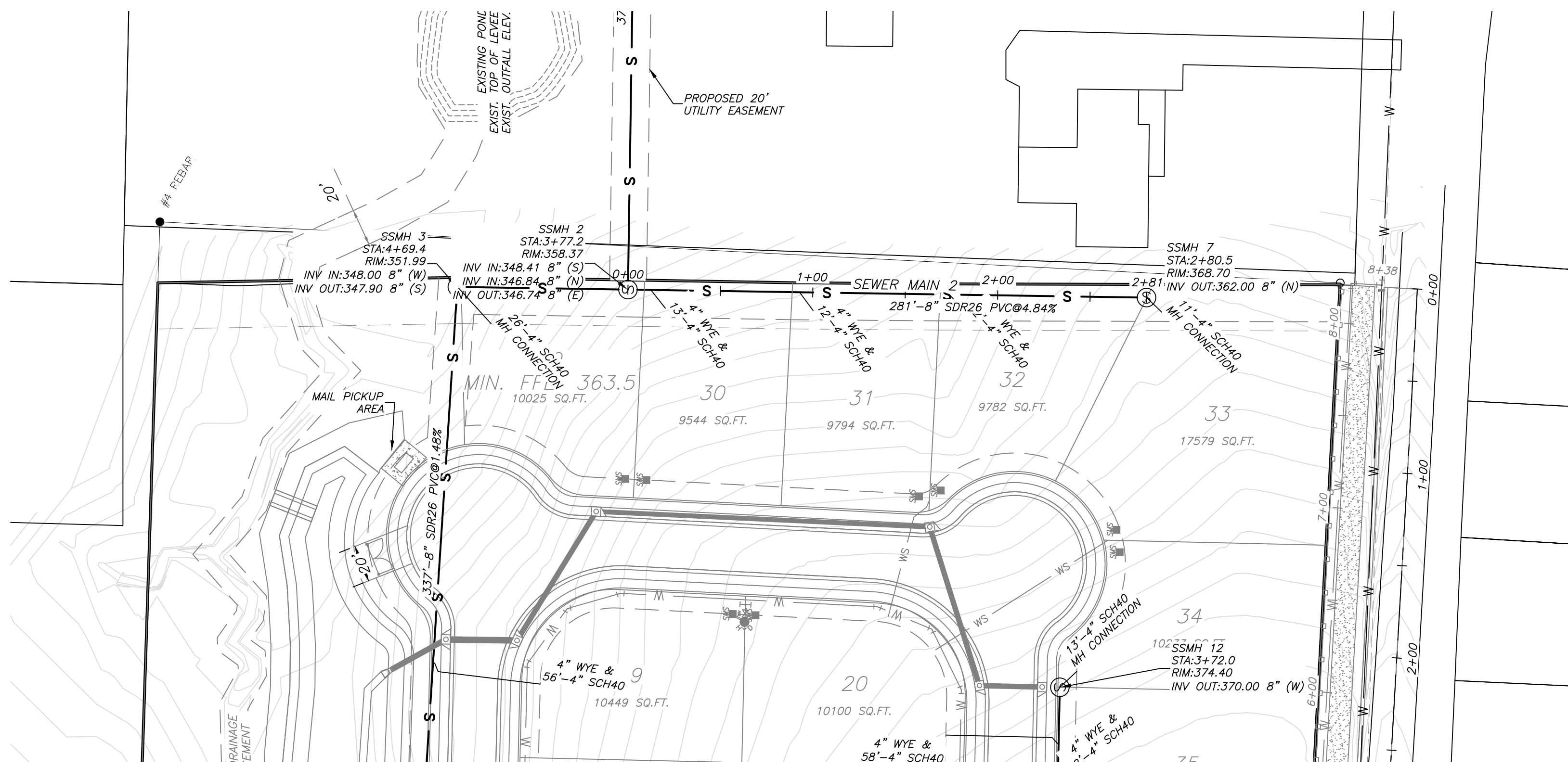
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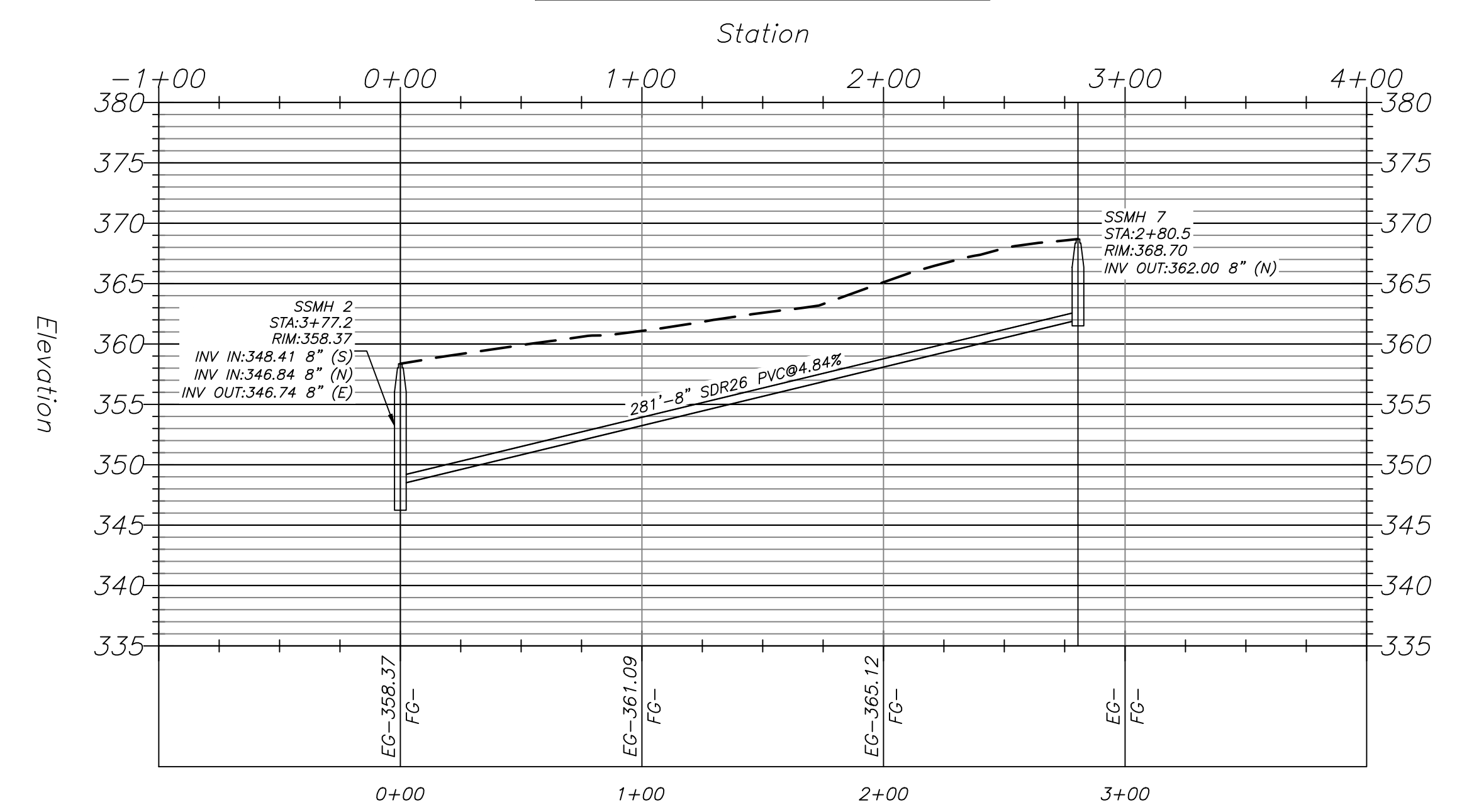
PLAN & PROFILE SEWER MAIN 1
 AUTUMN HILLS ESTATES
 BRYANT, ARKANSAS
 PART OF THE SOUTH HALF 1/4 OF THE
 SOUTHWEST 1/4, SECTION 23, T-1-S, R-14-W

TNL DREAMHOME, LLC
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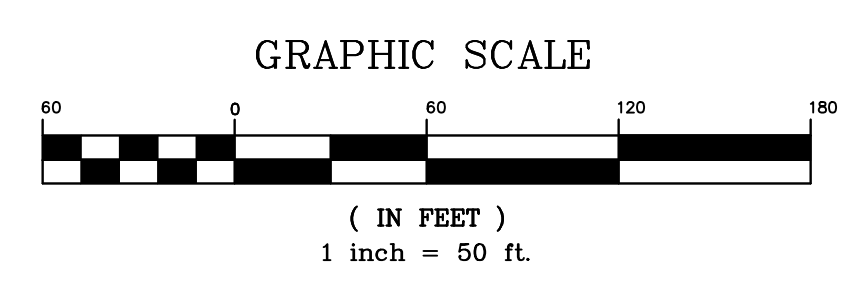
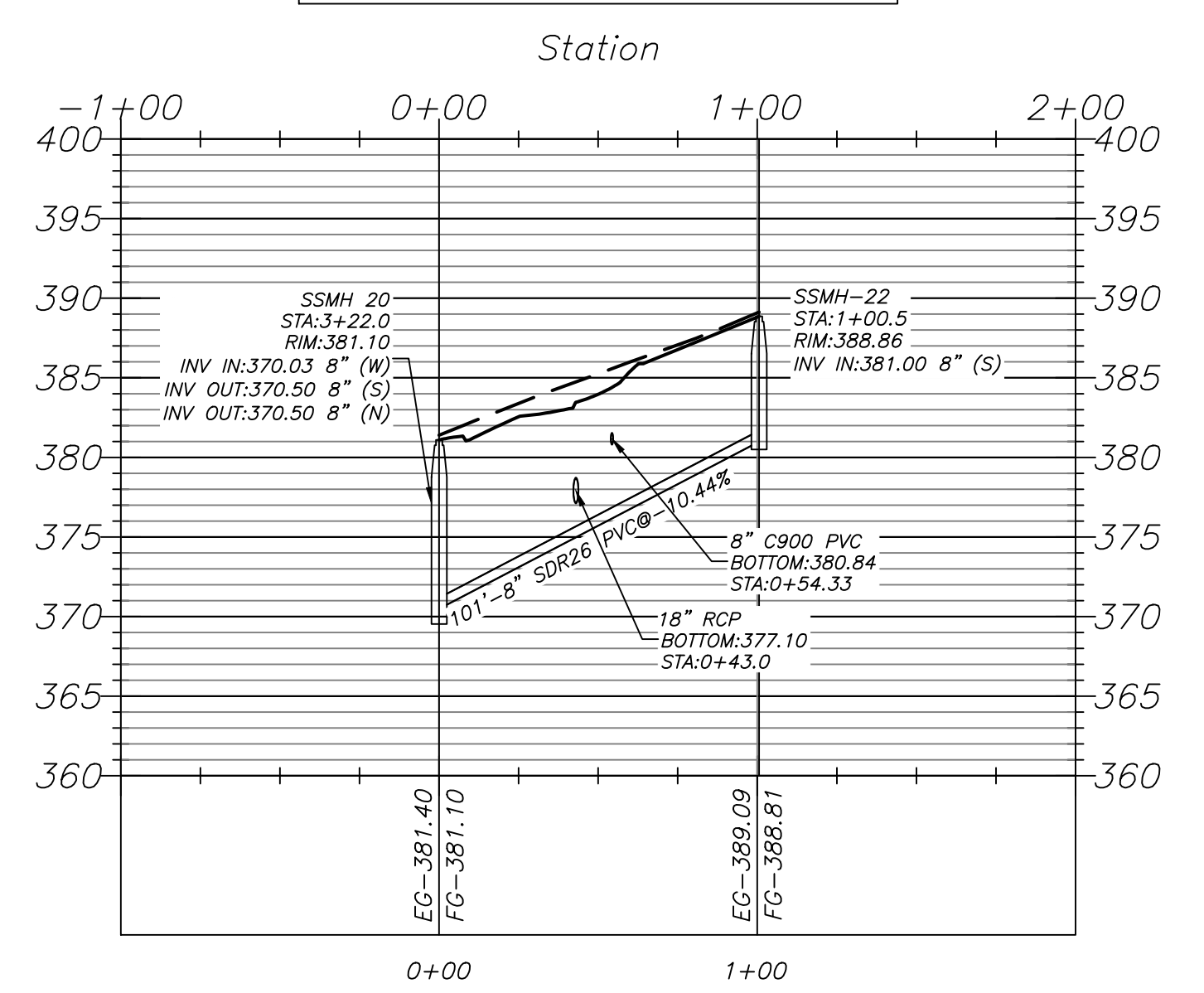
Prepared For	TNL DREAMHOME, LLC
Date	11/22/2019
Revision	12/26/2019
No.	1
	2
	3
Date	11/05/2019
Scale	1" = 50'
Sheet	13 of 21



SEWER 2 PROFILE



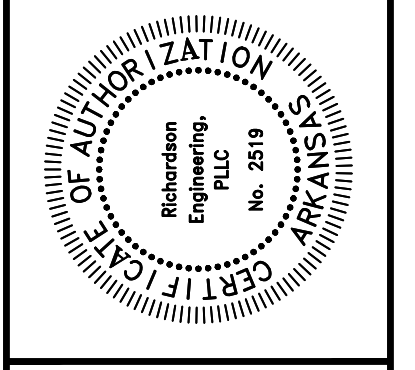
SEWER 7 PROFILE



LEGEND

S	SANITARY SEWER	W	WATER LINE
—	SEWER FORCEMAIN	—	STORM DRAIN
—	DITCH OR SWALE	—	POWER LINE (OVERHEAD)
⊠	PROPOSED WATER METER BOX	⊠	GATE VALVE
⊙	EXISTING MANHOLE	⊠	BLOW-OFF
⊙	PROPOSED MANHOLE	⊠	FIRE HYDRANT
⊠	CURB INLET	⊠	FES
⊠	POWER POLE		

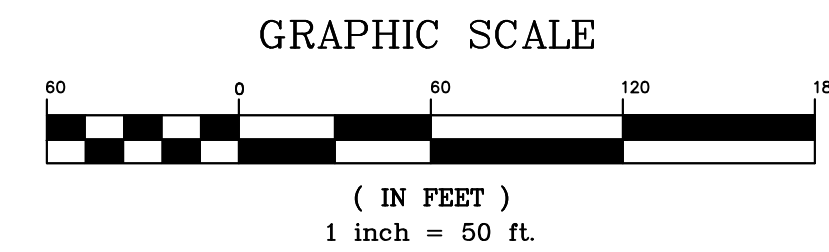
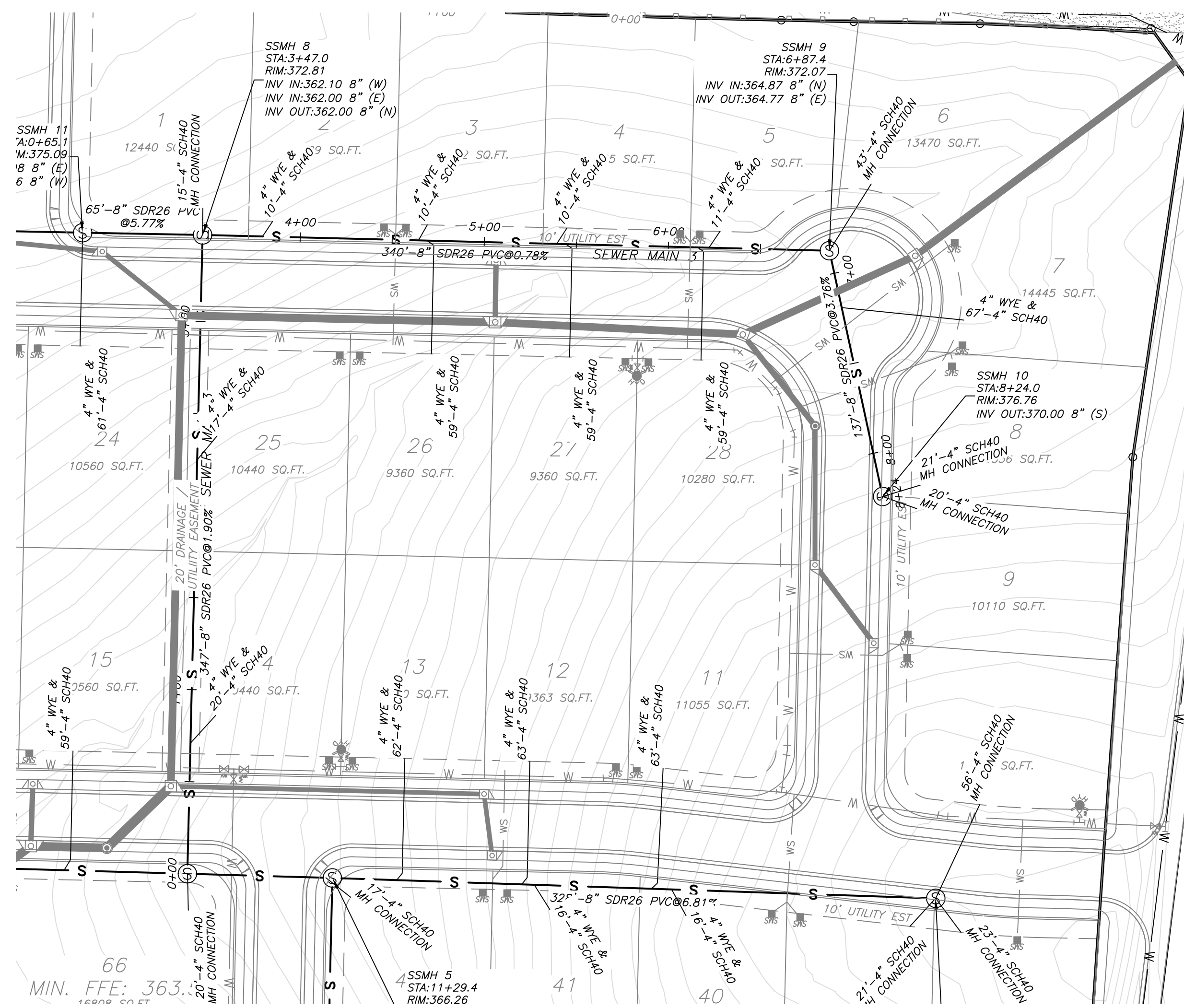
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PLAN & PROFILE SEWER MAIN 2 & 7
 AUTUMN HILLS ESTATES
 BRYANT, ARKANSAS
 PART OF THE SOUTH HALF 1/4 OF THE
 SOUTHWEST 1/4, SECTION 23, T-1-S, R-14-W

Prepared For:
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No.	Revisions	Date
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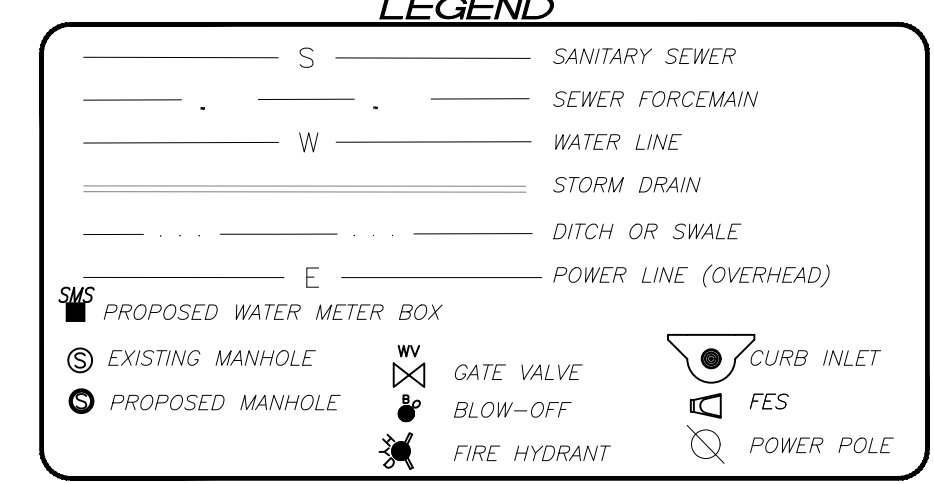


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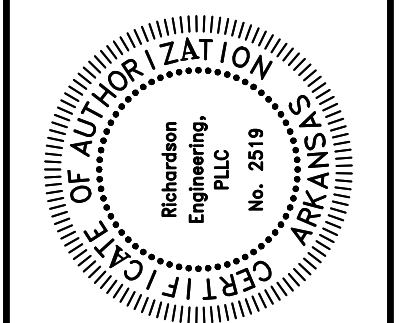
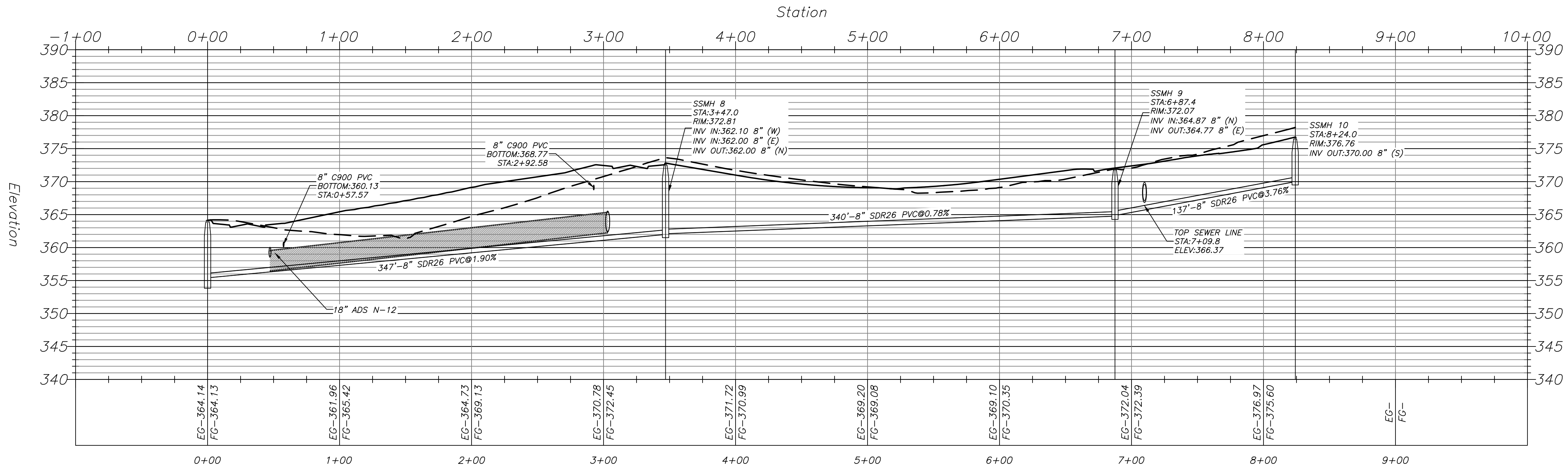
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LEGEND



SEWER 3 PROFILE

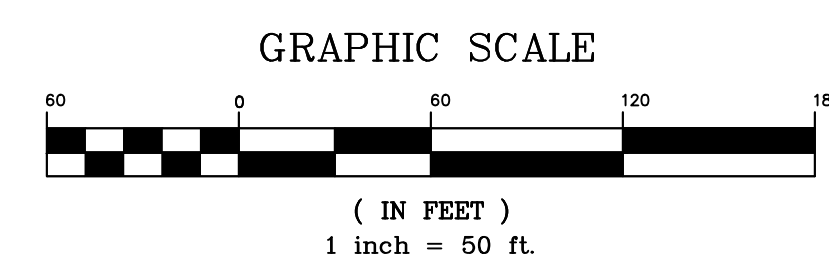
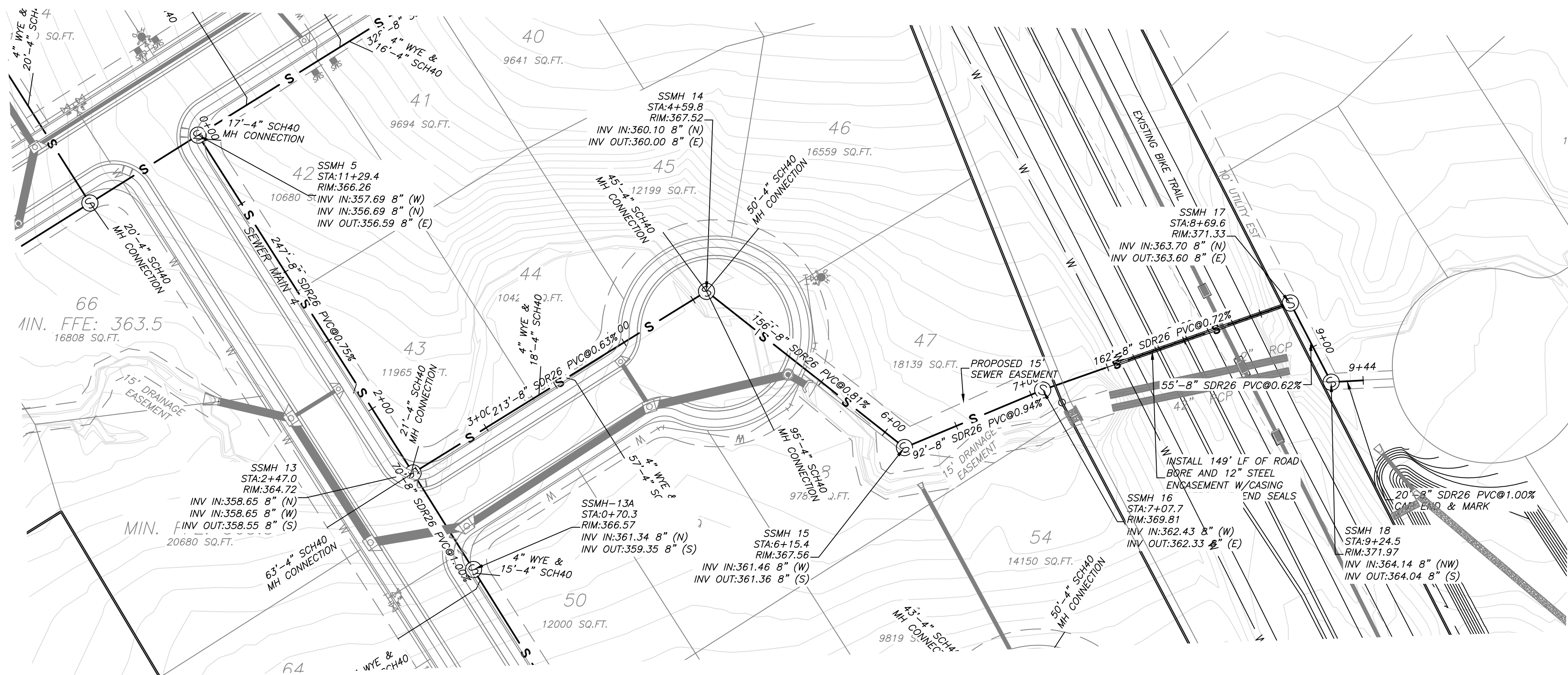


PLAN & PROFILE SEWER MAIN 3
 AUTUMN HILLS ESTATES
 BRYANT, ARKANSAS
 PART OF THE SOUTH HALF 1/4 OF THE
 SOUTHWEST 1/4, SECTION 23, T-1-S, R-14-W

Prepared For
TNL DREAMHOME, LLC
 7902 WORTH AVE.
 BENTON, AR 72019

No.	Revisions	Date
1	PER THE CITY OF BRYANT	11/22/2019
2	PER THE CITY OF BRYANT	12/26/2019
3	PER THE CITY OF BRYANT	

Scale: 1" = 50'
 Date: 11/05/2019
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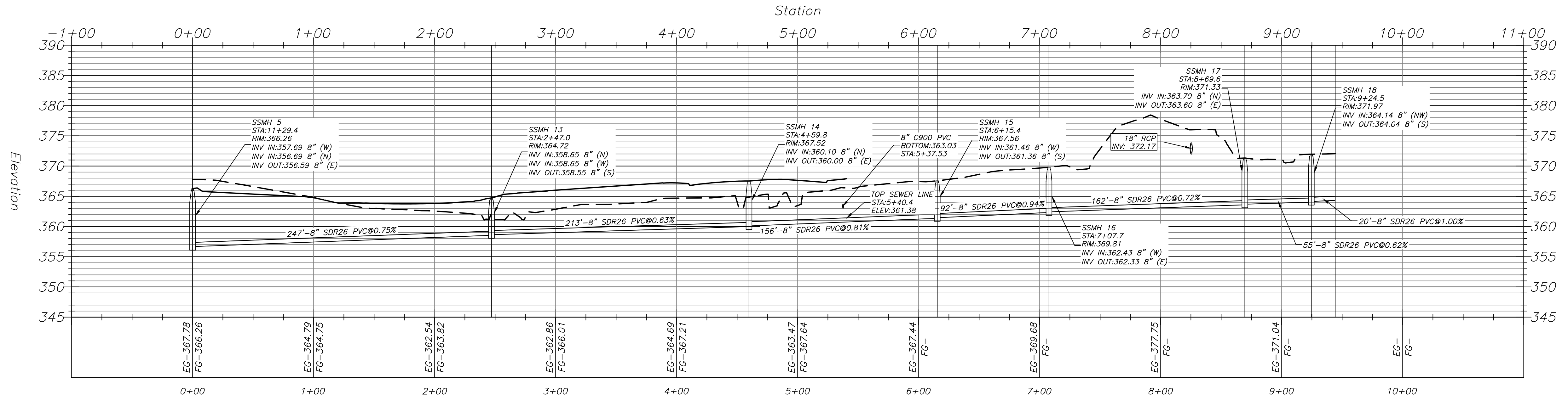


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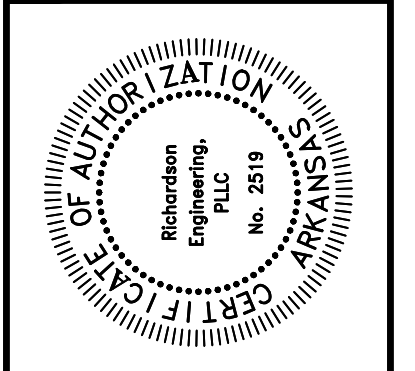
— S	SANITARY SEWER
— W	SEWER FORCEMAIN
— W	WATER LINE
— S	STORM DRAIN
— D	DITCH OR SWALE
— E	POWER LINE (OVERHEAD)
⊠	PROPOSED WATER METER BOX
⊙	EXISTING MANHOLE
⊙	PROPOSED MANHOLE
⊠	GATE VALVE
⊠	BLOW-OFF
⊠	FIRE HYDRANT
⊠	CURB INLET
⊠	FES
⊠	POWER POLE

- SEWER NOTES**
- 1.) ALL CONSTRUCTION AND MATERIALS TO MEET OR EXCEED BRYANT SEWER SPECIFICATIONS.
 - 2.) ALL SEWER GRAVITY MAINS SHALL BE SDR-26 PVC, UNLESS OTHERWISE SHOWN. ALL FORCE SEWER MAINS SHALL BE SDR-21, UNLESS OTHERWISE SHOWN.
 - 3.) ALL SERVICE LINES SHALL BE 4" SDR-26 PVC OR SCH40 PVC.
 - 4.) CONTRACTOR TO VERIFY METHOD OF CONNECTION WITH THE UTILITY OWNER PRIOR TO CONSTRUCTION
 - 5.) ATTENTION IS CALLED TO CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
 - 6.) ALL UTILITIES TO BE LOCATED PRIOR TO CONSTRUCTION (ONE CALL, CITY, ETC.)
 - 7.) MINIMUM HORIZONTAL SEPARATION BETWEEN WATERLINES AND SEWERLINES SHALL BE 10'.
 - 8.) MINIMUM VERTICAL SEPARATION BETWEEN WATERLINES AND SEWERLINES SHALL BE 18" WITH WATER ON TOP.
 - 9.) CONTRACTOR TO ADHERE TO CURRENT OSHA EXCAVATION & TRENCH SAFETY REGULATIONS.
 - 10.) BACKFILL FOR ALL DISTURBED (EXCAVATED) AREAS TO BE COMPACTED TO 95% MP.
 - 11.) DUCTILE IRON (PER BRYANT UTILITIES SPECS.) TO BE USED IF COVER OVER SEWERLINE IS LESS THAN 36".
 - 12.) ALL STREET CROSSINGS TO MEET CITY OF BRYANT SPECIFICATIONS.
 - 13.) TRENCH SHALL BE EXCAVATED BELOW GRADE REQUIRED TO PROVIDE A MINIMUM OF 36" PIPE COVER.
 - 14.) NO MANHOLES SHALL BE CONSTRUCTED IN SIDEWALKS. SEWER STUB-OUTS SHALL EXTEND AT LEAST 5' OUTSIDE OF THE UTILITY EASEMENT. MANHOLE RIMS TO BE AT LEAST 4" ABOVE FINISH GRADE.
 - 15.) MINIMUM HORIZONTAL SEPARATION BETWEEN FORCE SEWER LINE AND GRAVITY SEWER LINE SHALL BE 5'.

SEWER 4 PROFILE



RICHARDSON ENGINEERING
 Planning • Engineering • Development Consulting
 210 W. SEVIER STREET, BENTON, AR 72015 (501)315-7225

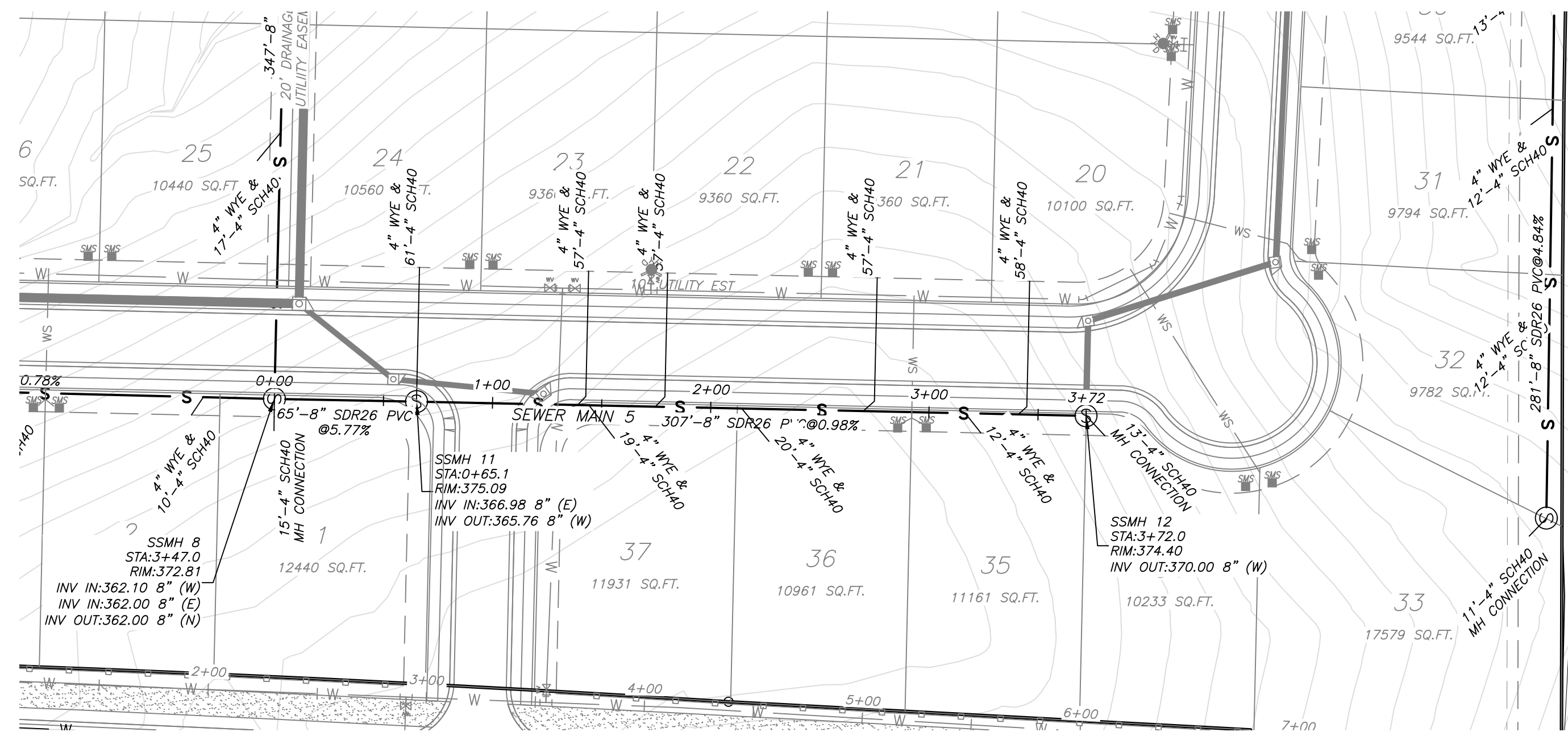


PLAN & PROFILE SEWER MAIN 3
 AUTUMN HILLS ESTATES
 BRYANT, ARKANSAS
 PART OF THE SOUTH HALF 1/4 OF THE
 SOUTHWEST 1/4, SECTION 23, T-1-S, R-14-W

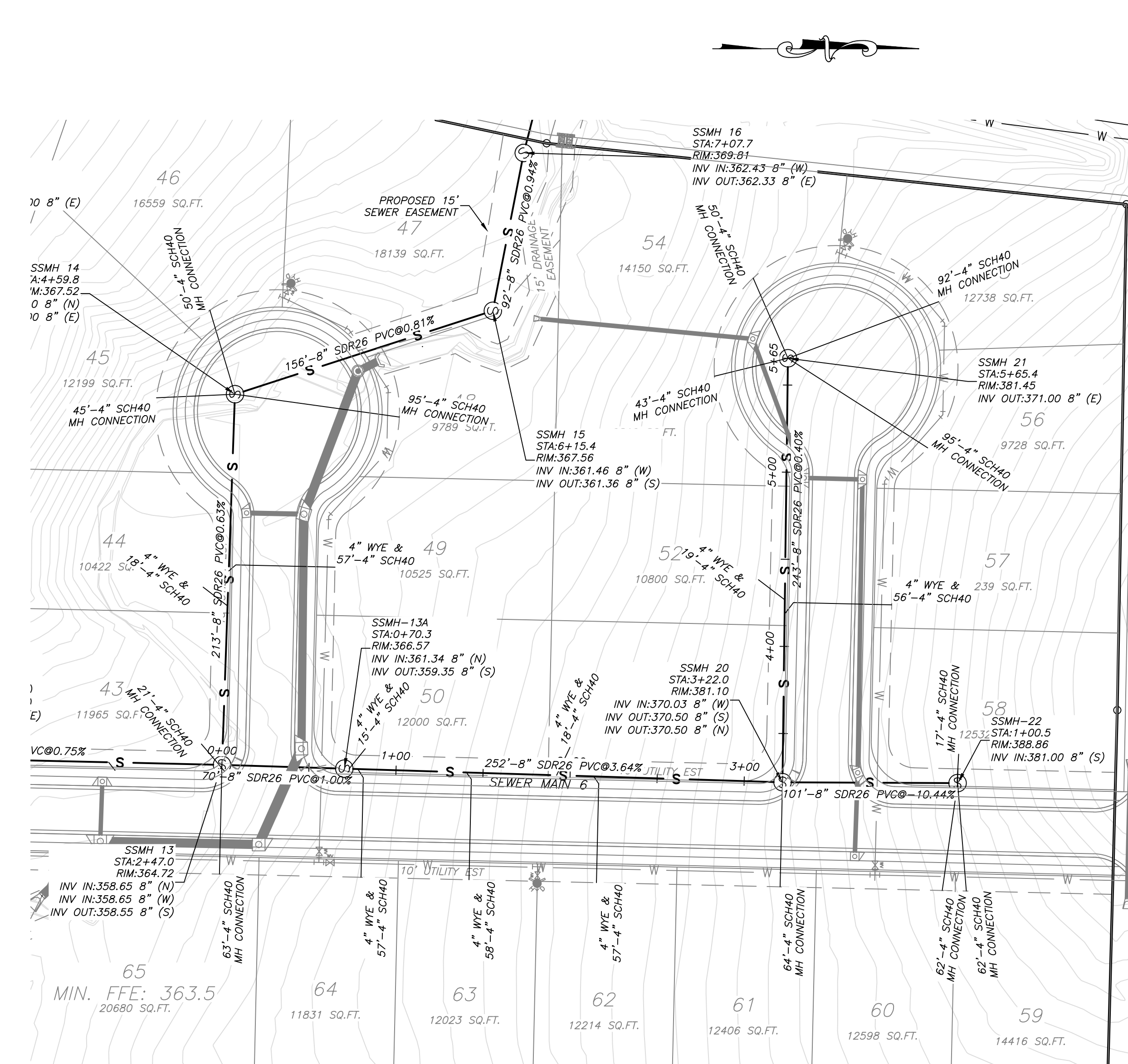
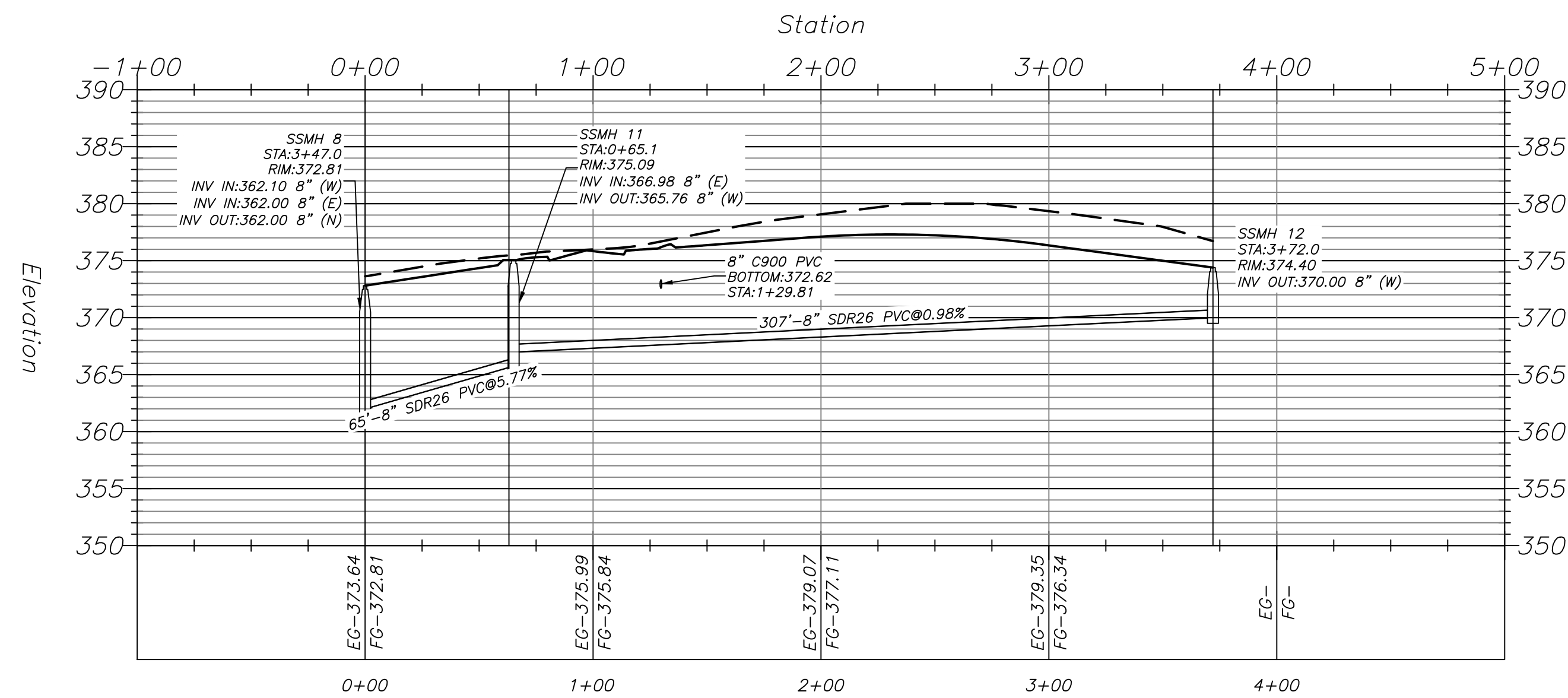
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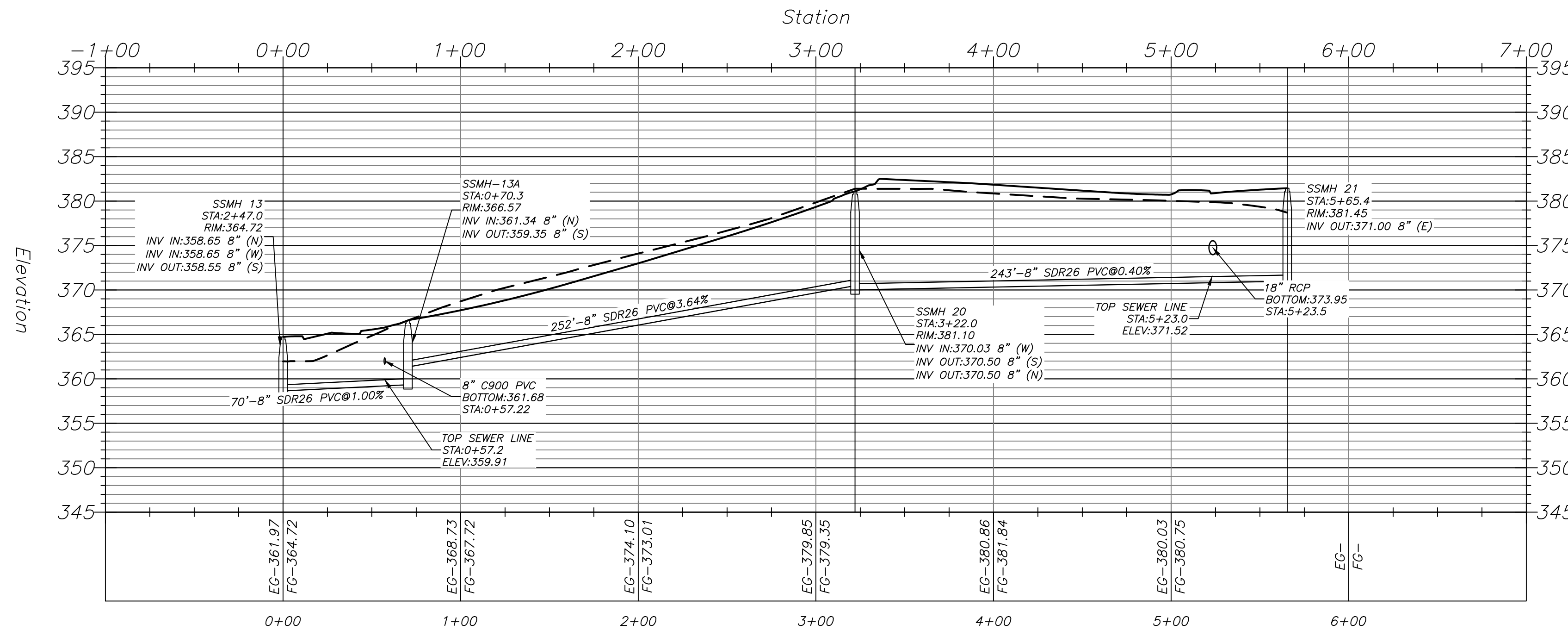
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SEWER 5 PROFILE



SEWER 6 PROFILE

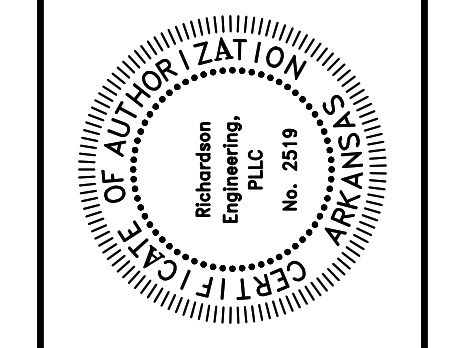
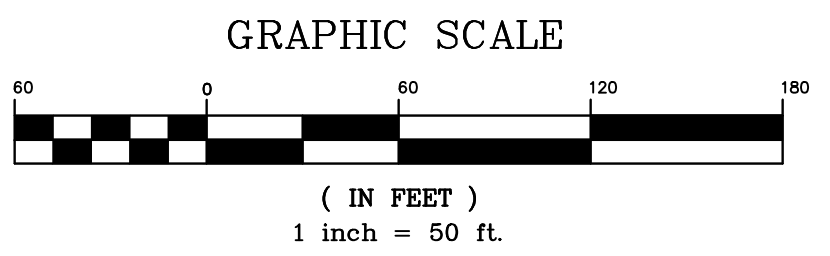


- SEWER NOTES**
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LEGEND

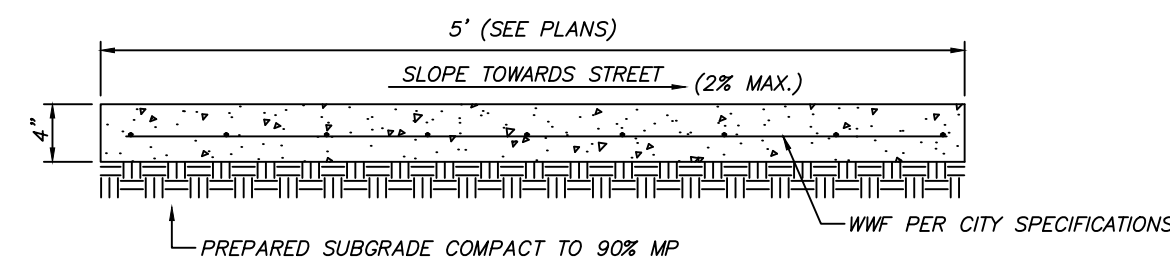
S	SANITARY SEWER
W	SEWER FORCEMAIN
W	WATER LINE
---	STORM DRAIN
---	DITCH OR SWALE
E	POWER LINE (OVERHEAD)
⊗	PROPOSED WATER METER BOX
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⊙	PROPOSED MANHOLE
⊗	GATE VALVE
⊗	BLOW-OFF
⊗	FIRE HYDRANT
⊗	CURB INLET
⊗	FES
⊗	POWER POLE



PLAN & PROFILE SEWER MAIN 5 & 6
 AUTUMN HILLS ESTATES
 BRYANT, ARKANSAS
 PART OF THE SOUTH HALF 1/4 OF THE
 SOUTHWEST 1/4, SECTION 23, T-1-S, R-14-W

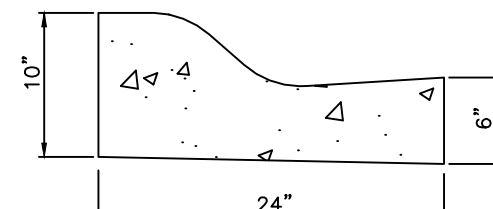
TNL DREAMHOME, LLC
 7902 WORTH AVE.
 BENTON, AR 72019

Prepared For:	TNL DREAMHOME, LLC
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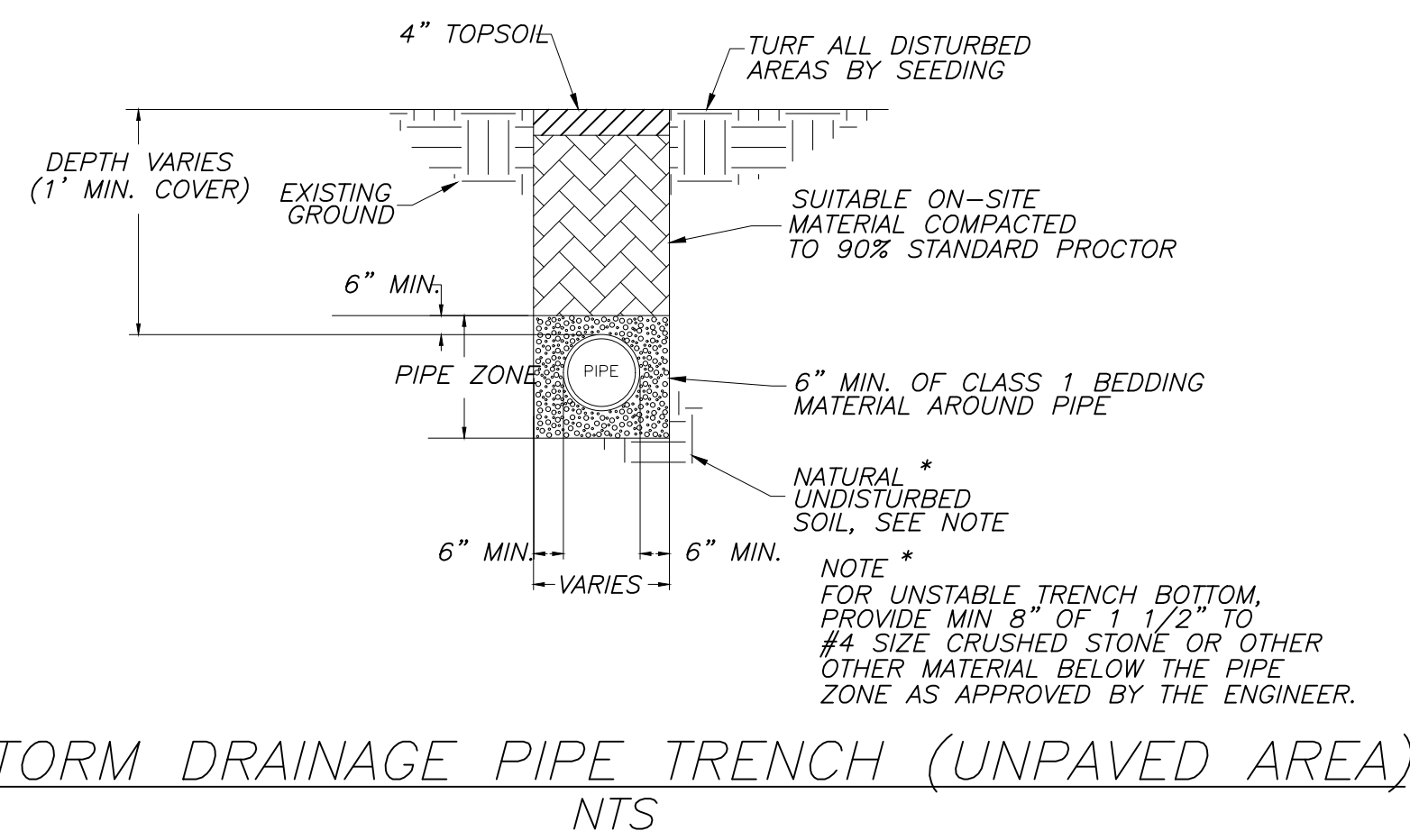


TYPICAL - CONC. SIDEWALK
NTS

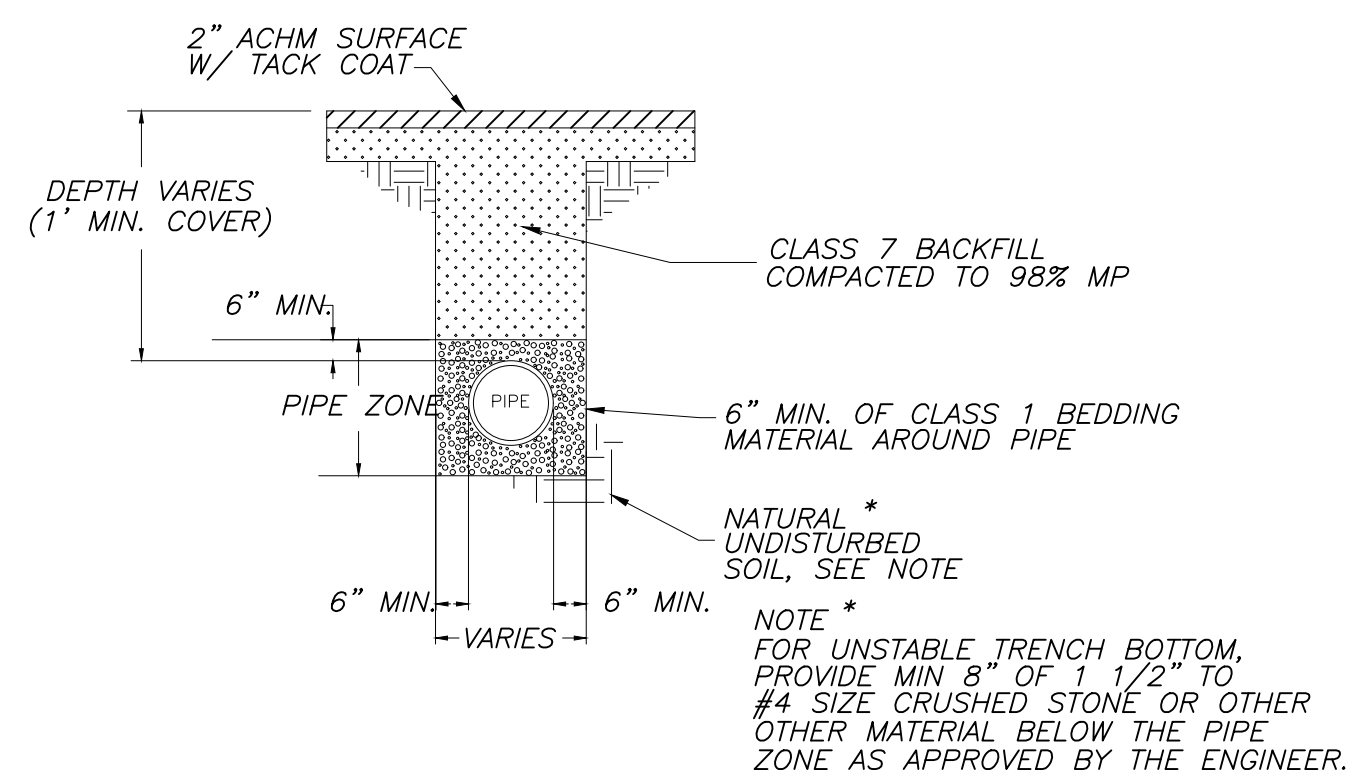
- * NOTE:
1. PORTLAND CEMENT CONCRETE 4000 PSI. MIN.
2. DETECTABLE WARNING DEVICES TO BE INSTALLED AT RAMP PER ADA REQUIREMENTS.
3. CONTRACTION & CONTROL JOINTS INSTALLED PER GEOTECHNICAL RECOMMENDATIONS.



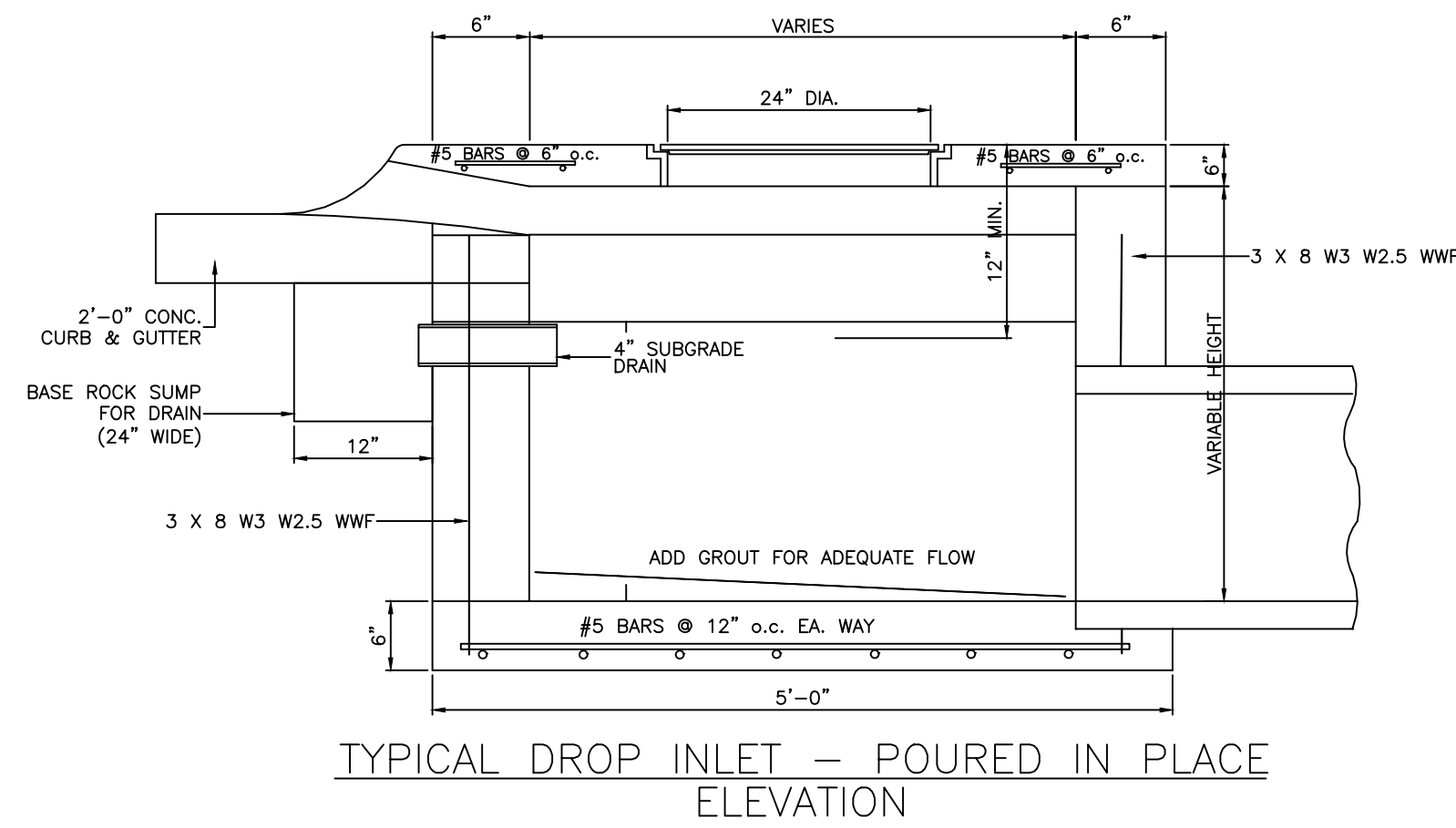
TYPICAL - CONC. CURB/GUTTER
NTS



STORM DRAINAGE PIPE TRENCH (UNPAVED AREA)
NTS

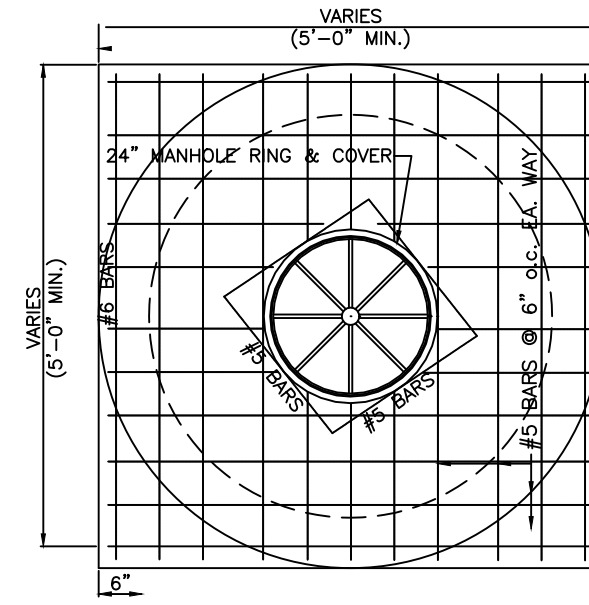


STORM DRAINAGE PIPE TRENCH (UNDER ASPHALT)
NTS



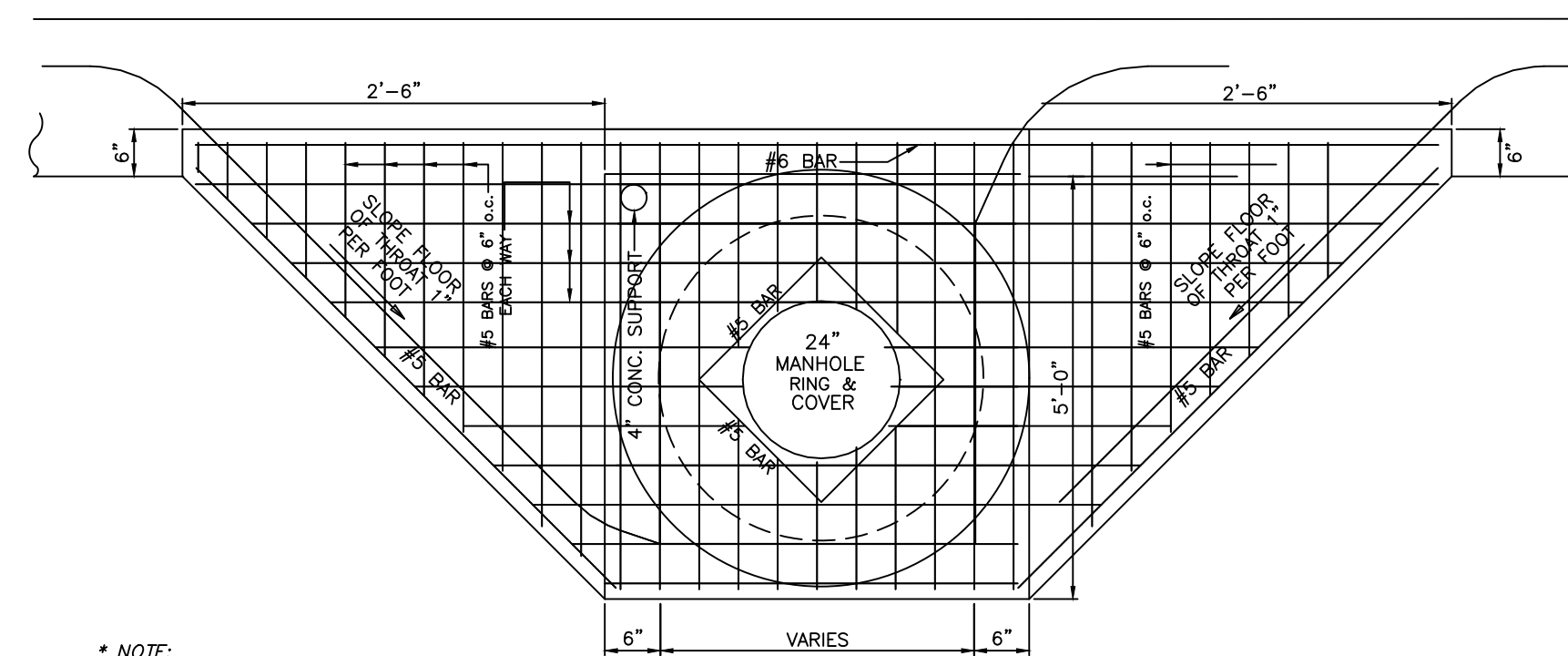
TYPICAL DROP INLET - POURED IN PLACE
ELEVATION

TYPE A - JUNCTION BOX



TYPICAL JUNCTION BOX
PLAN

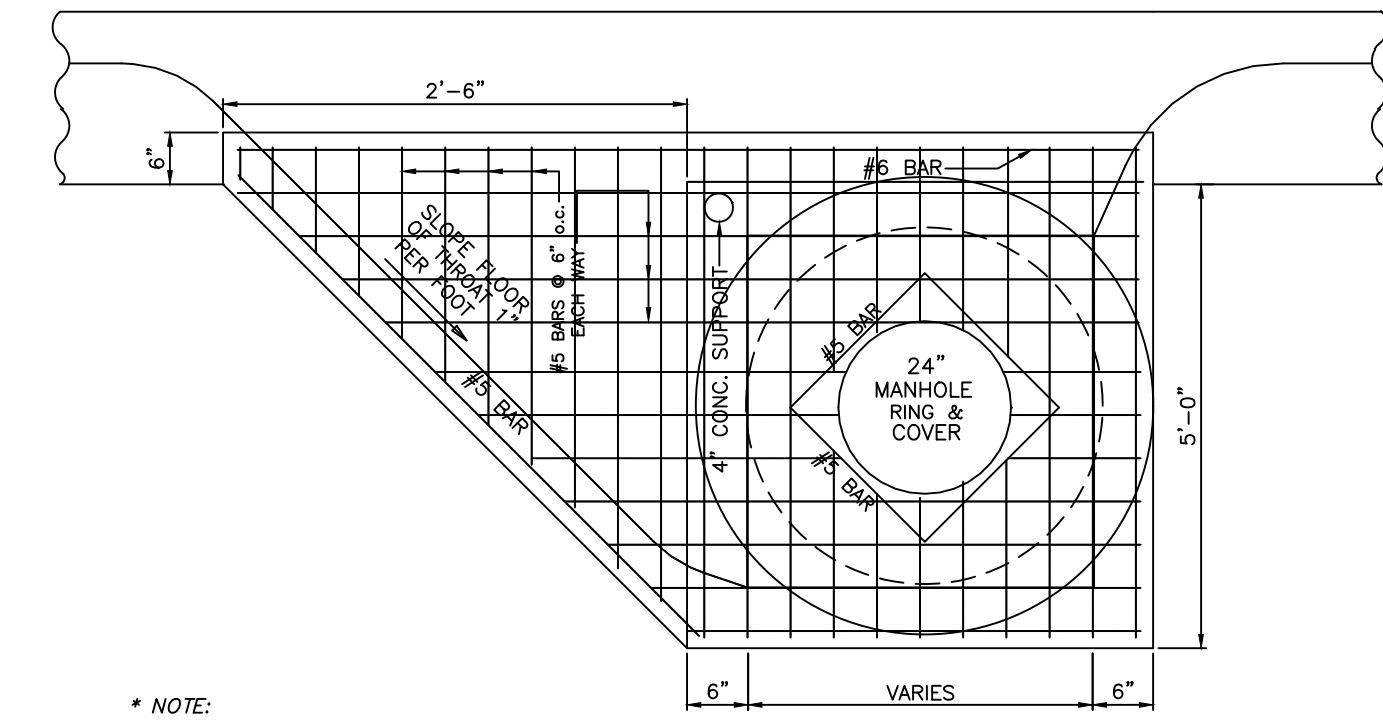
TYPE C - INLET



- * NOTE:
1. STORM DRAINAGE PIPE TRENCH
DETAIL THIS SHEET

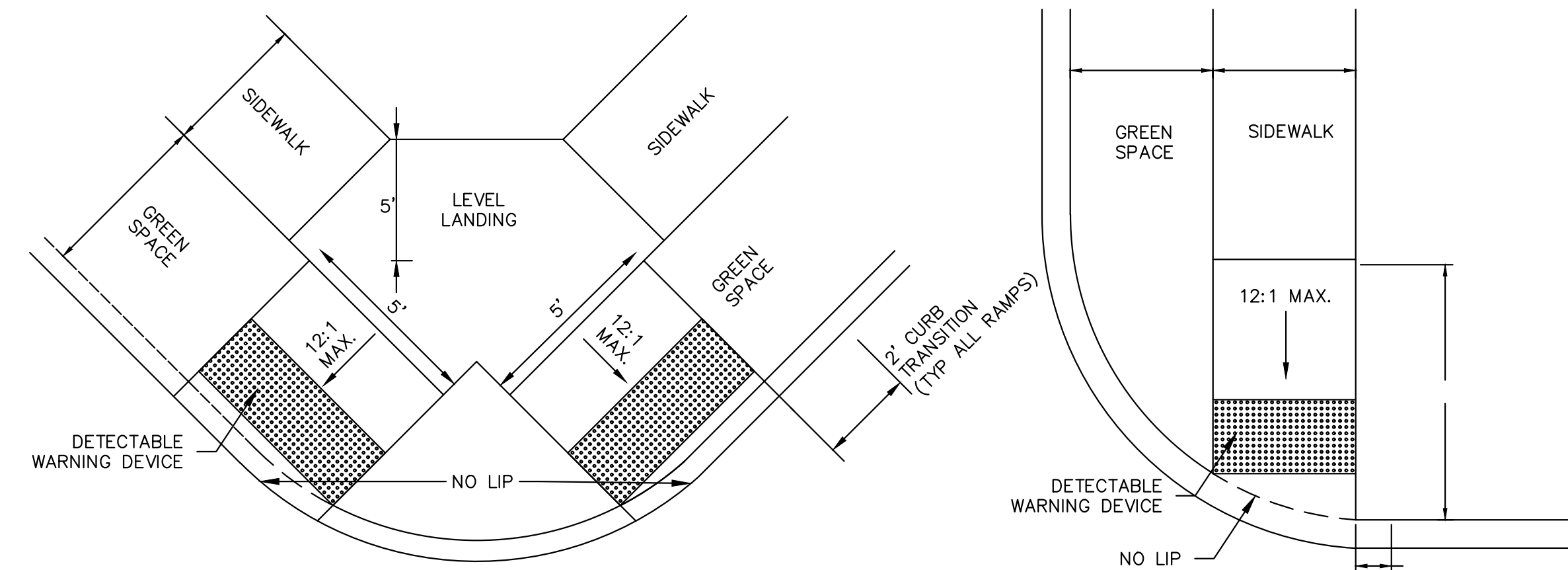
DETAIL - DROP INLET
WITH EXTENDED THROAT

TYPE B - INLET



- * NOTE:
1. STORM DRAINAGE PIPE TRENCH
DETAIL THIS SHEET

DETAIL - DROP INLET
WITH EXTENDED THROAT

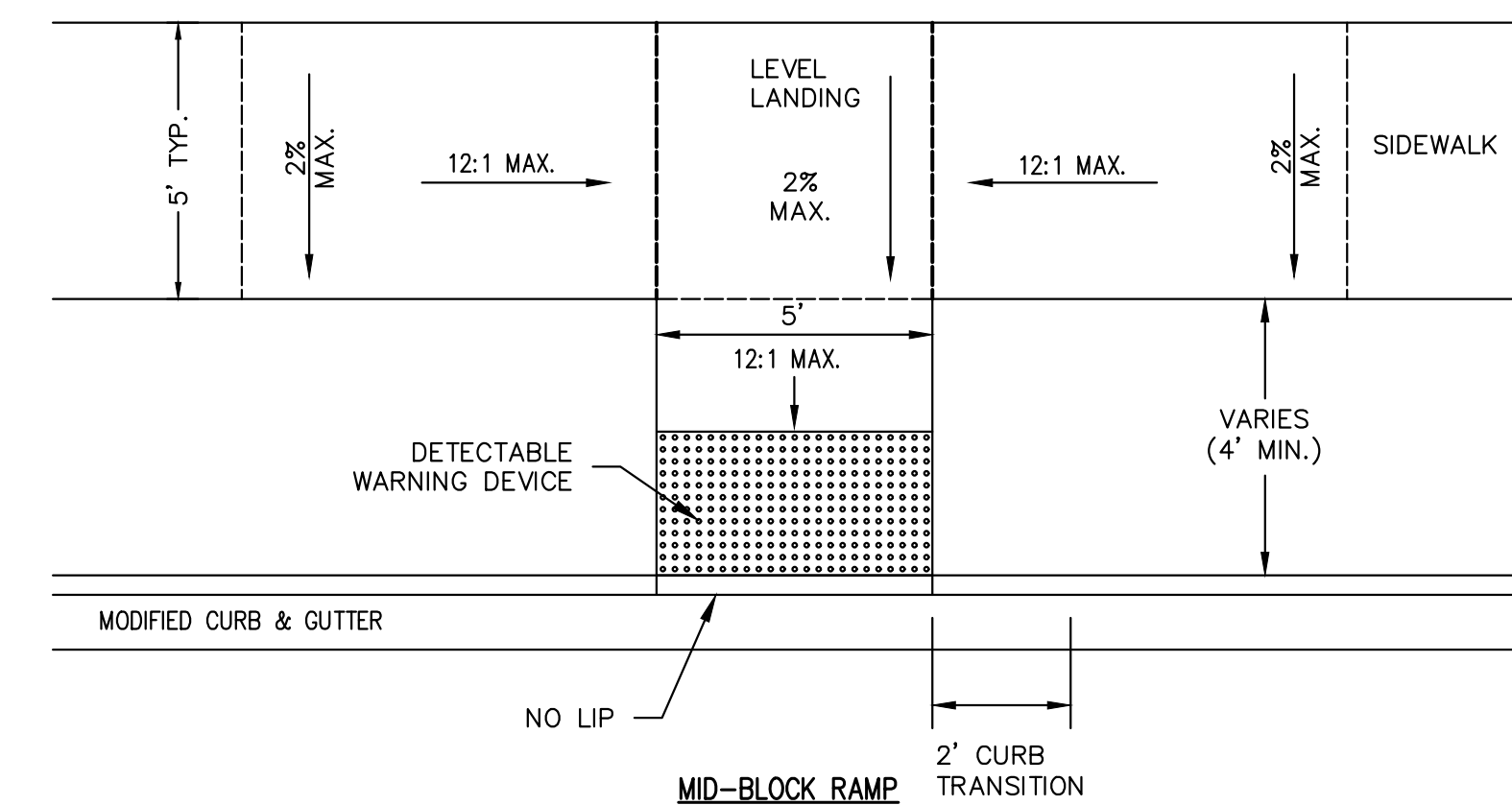


TYPE 1 RAMP

TYPE 2 RAMP

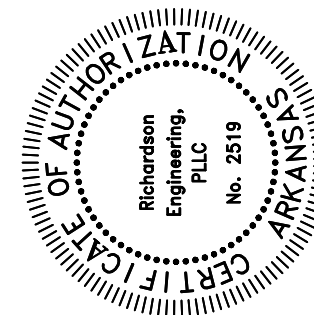
NOTES:

- 1) THE LENGTH OF THE RAMP SHALL BE SUCH THAT THE SLOPE DOES NOT EXCEED 12:1.
- 2) THE NORMAL GUTTER SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP.
- 3) THE MINIMUM THICKNESS FOR THE RAMP, WALK, & LANDING SHALL BE 4".
- 4) DETECTABLE WARNING DEVICES SHALL BE PLACED AT THE LOCATIONS WHERE RAMP'S CROSS A CURB.



HANDICAP RAMP DETAILS

NOT TO SCALE



STREET AND DRAINAGE DETAILS
AUTUMN HILLS ESTATES
BRYANT, ARKANSAS
PART OF THE SOUTH HALF 1/4 OF THE
SOUTHWEST 1/4, SECTION 23, T-1-S, R-14-W

Prepared For:
TNL DREAMHOME, LLC
7902 WORTH AVE.
BENTON, AR 72019

Project No.:

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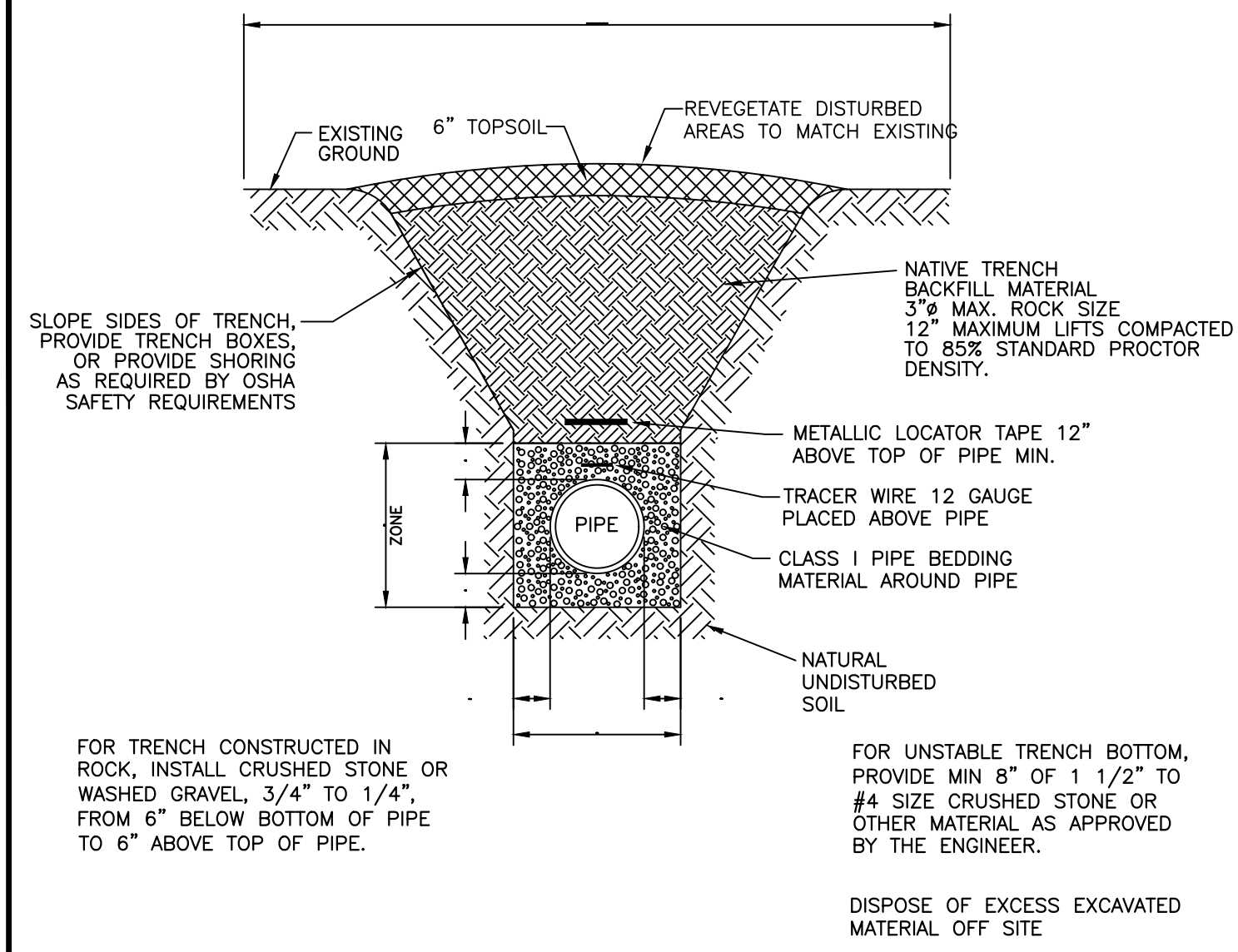
12/26/2019

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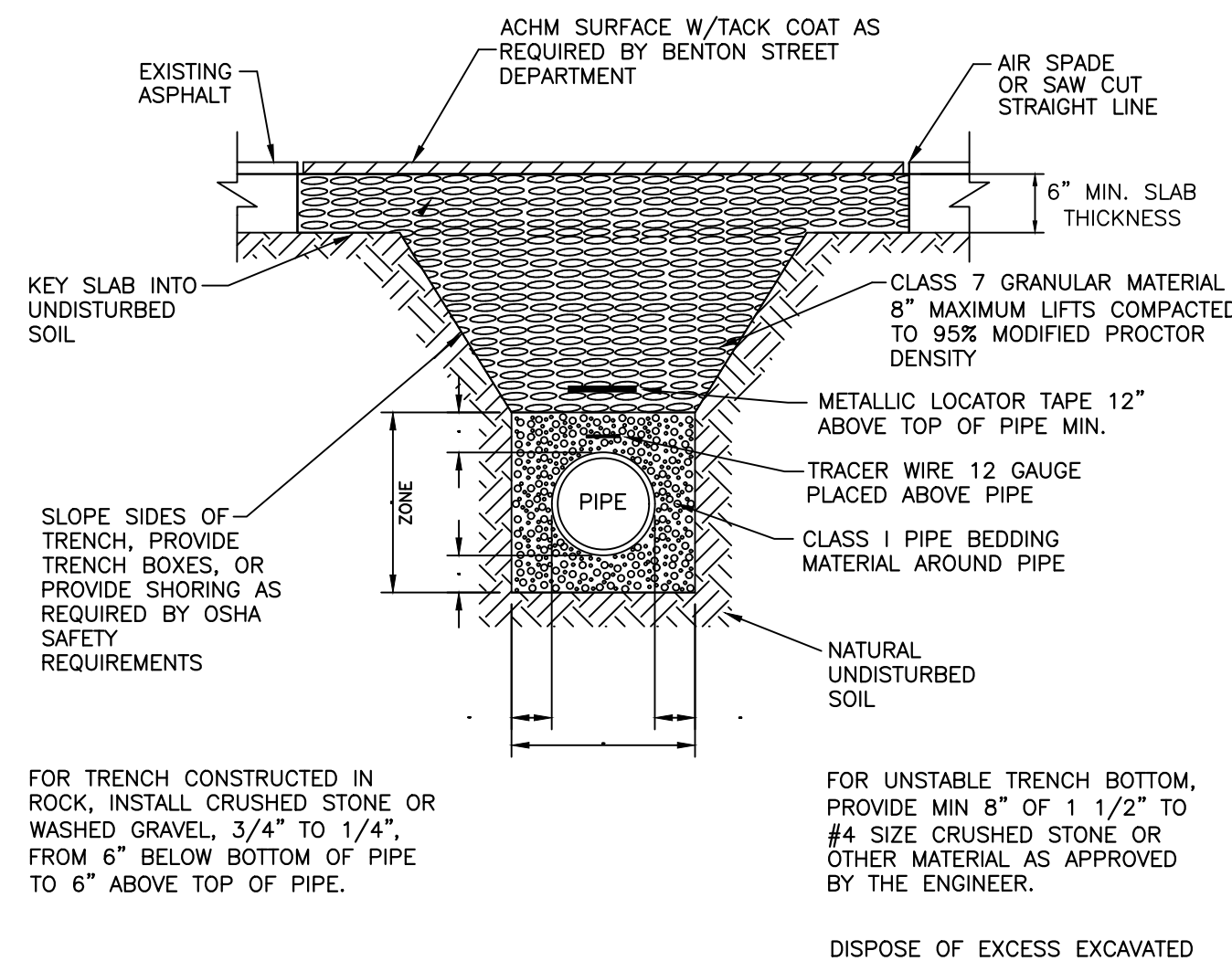
AS SHOWN
Date: 11/05/2019
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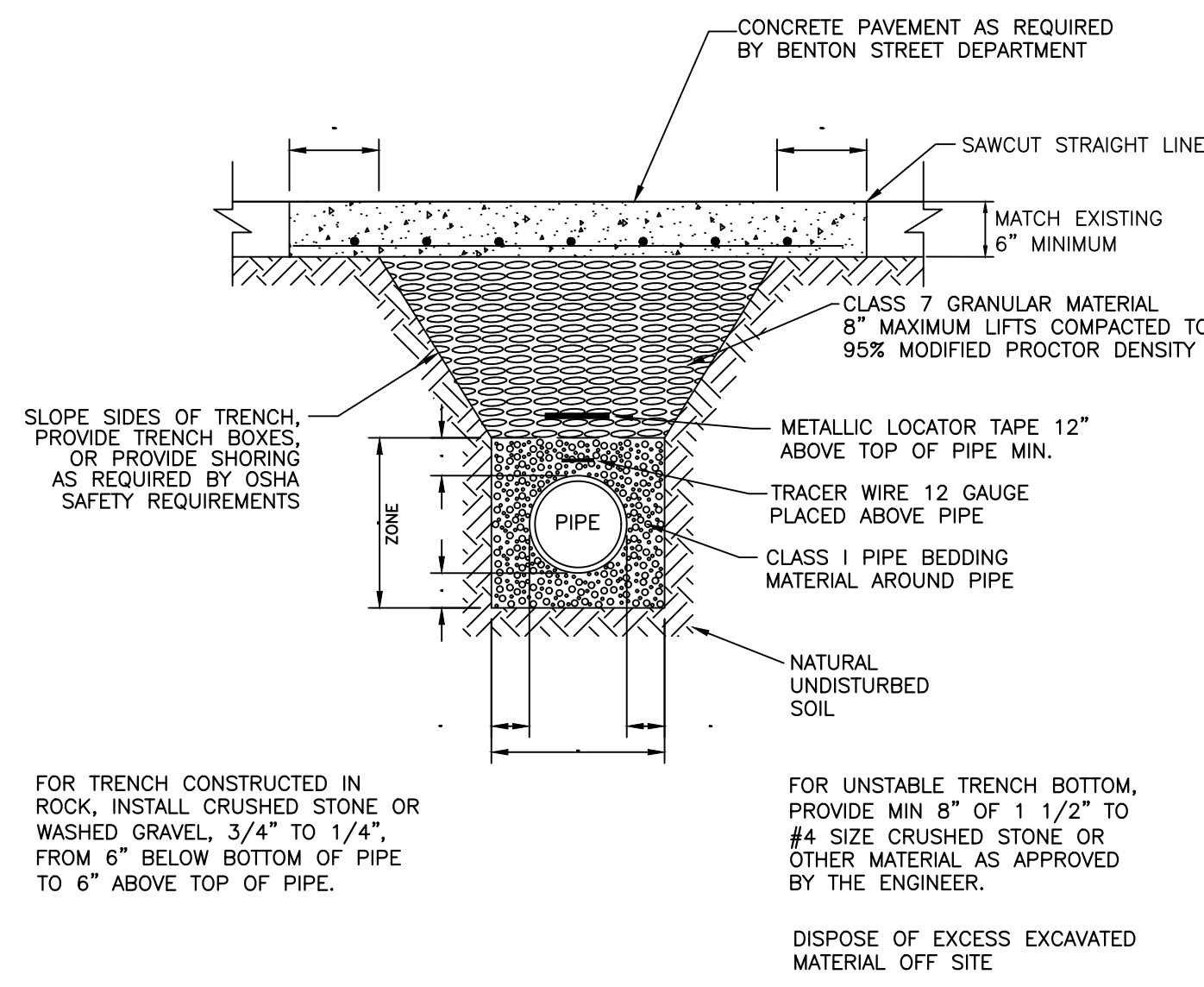
**WATER MAIN TRENCH
IN UNPAVED AREAS**

N.T.S.



**WATER MAIN TRENCH
UNDER ASPHALT**

N.T.S.

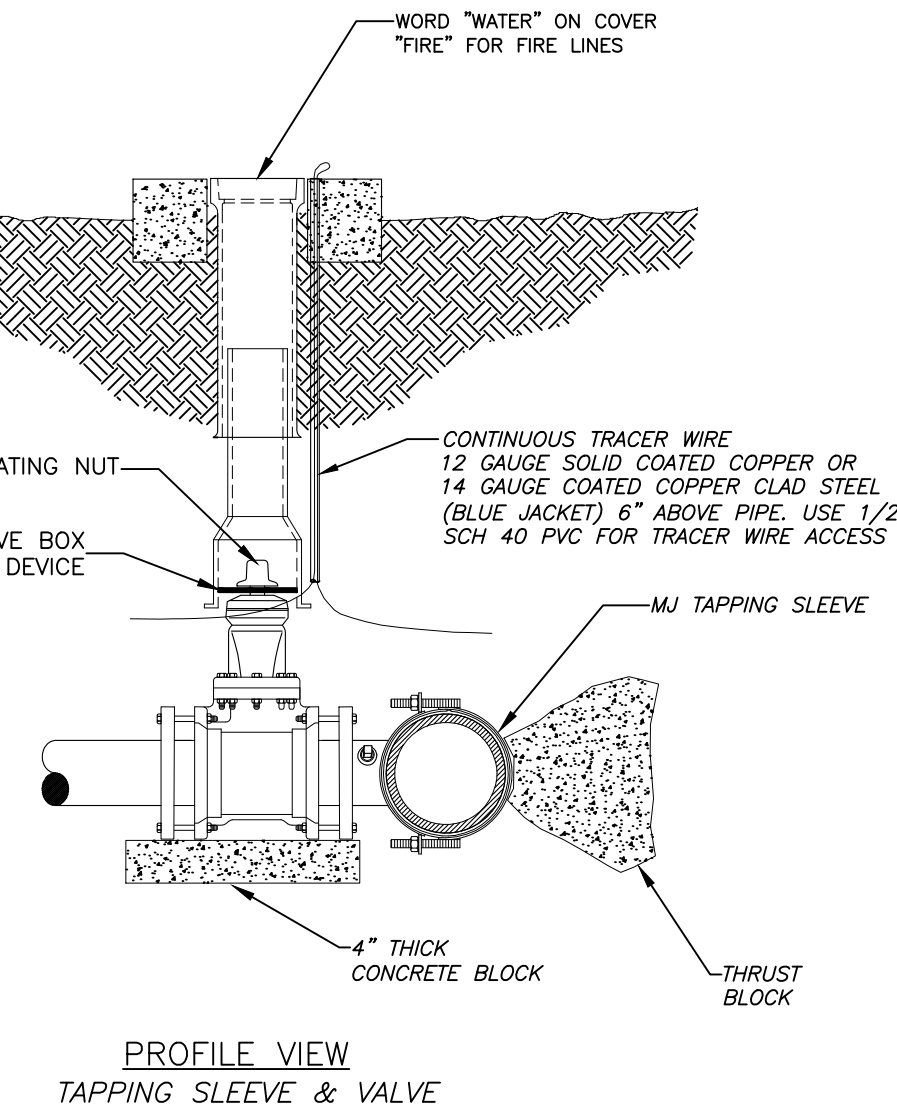
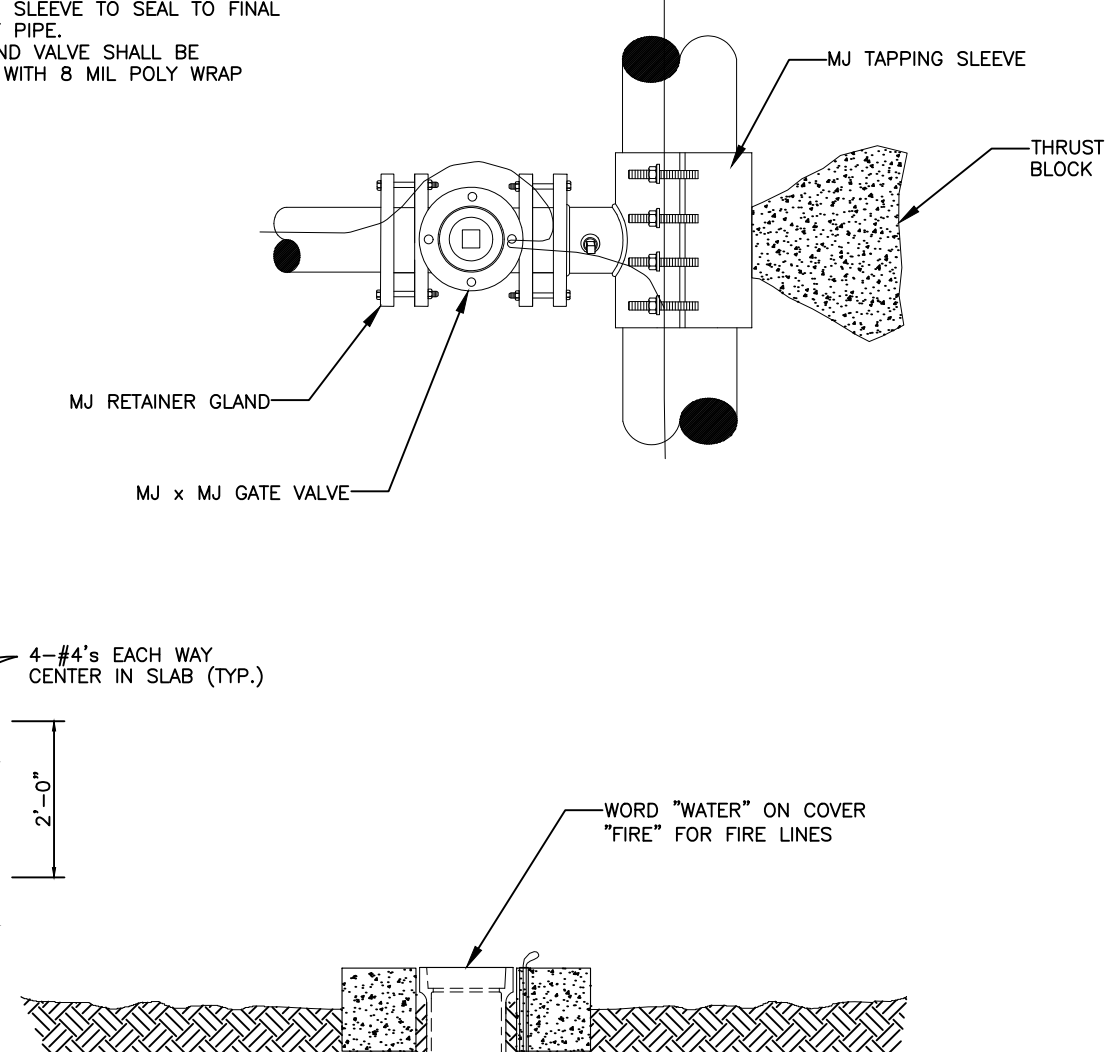


**WATER MAIN TRENCH
UNDER CONCRETE**

N.T.S.

NOTES:

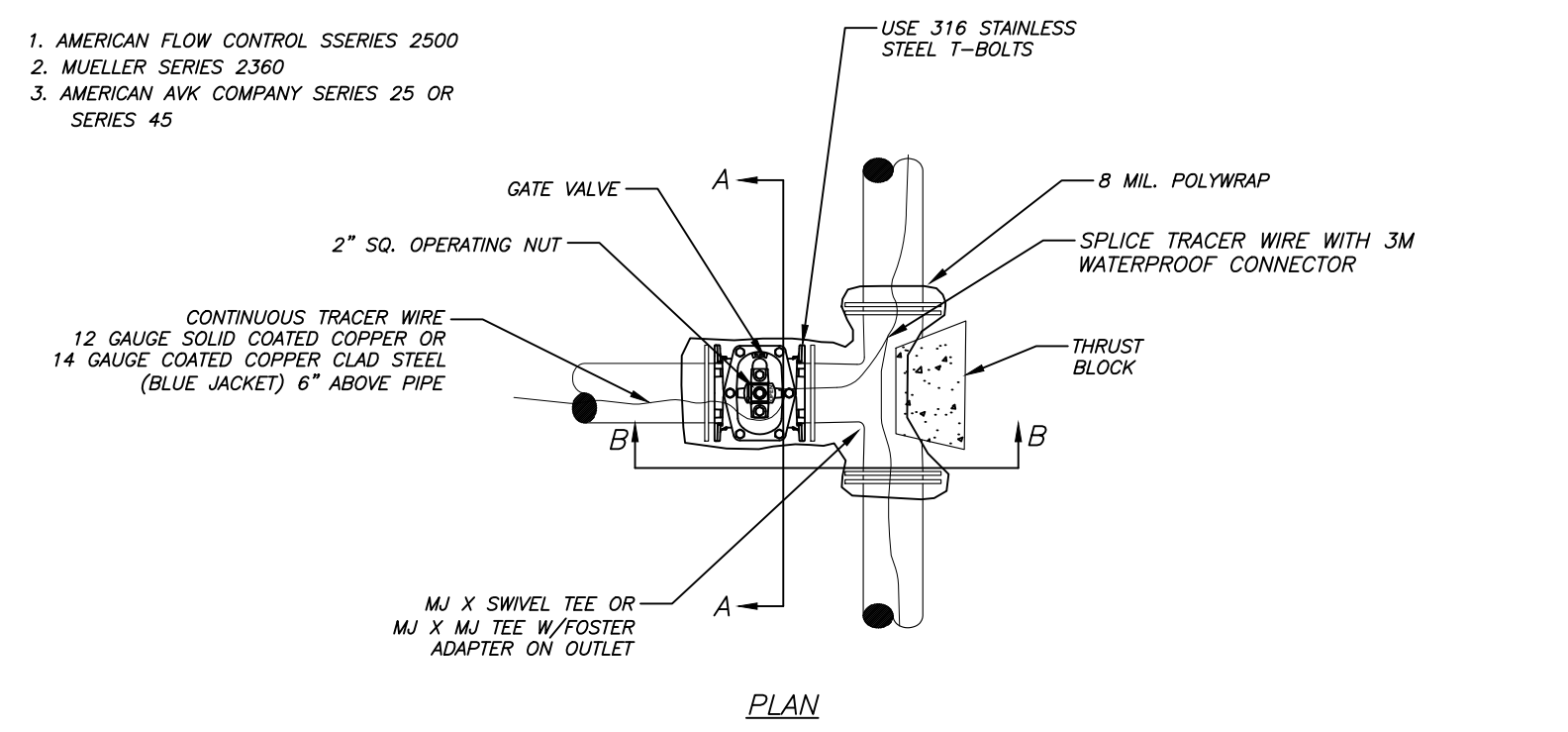
1. TAPPING SLEEVE SHALL BE SMITH-BLAIR 662 OR FORD FAST.
2. AFTER THE TAP IS MADE, RE-TORQUE BOLTS ON SLEEVE TO SEAL TO FINAL SHAPE OF PIPE.
3. TAPPING SLEEVE AND VALVE SHALL BE WRAPPED WITH 8 MIL POLY WRAP



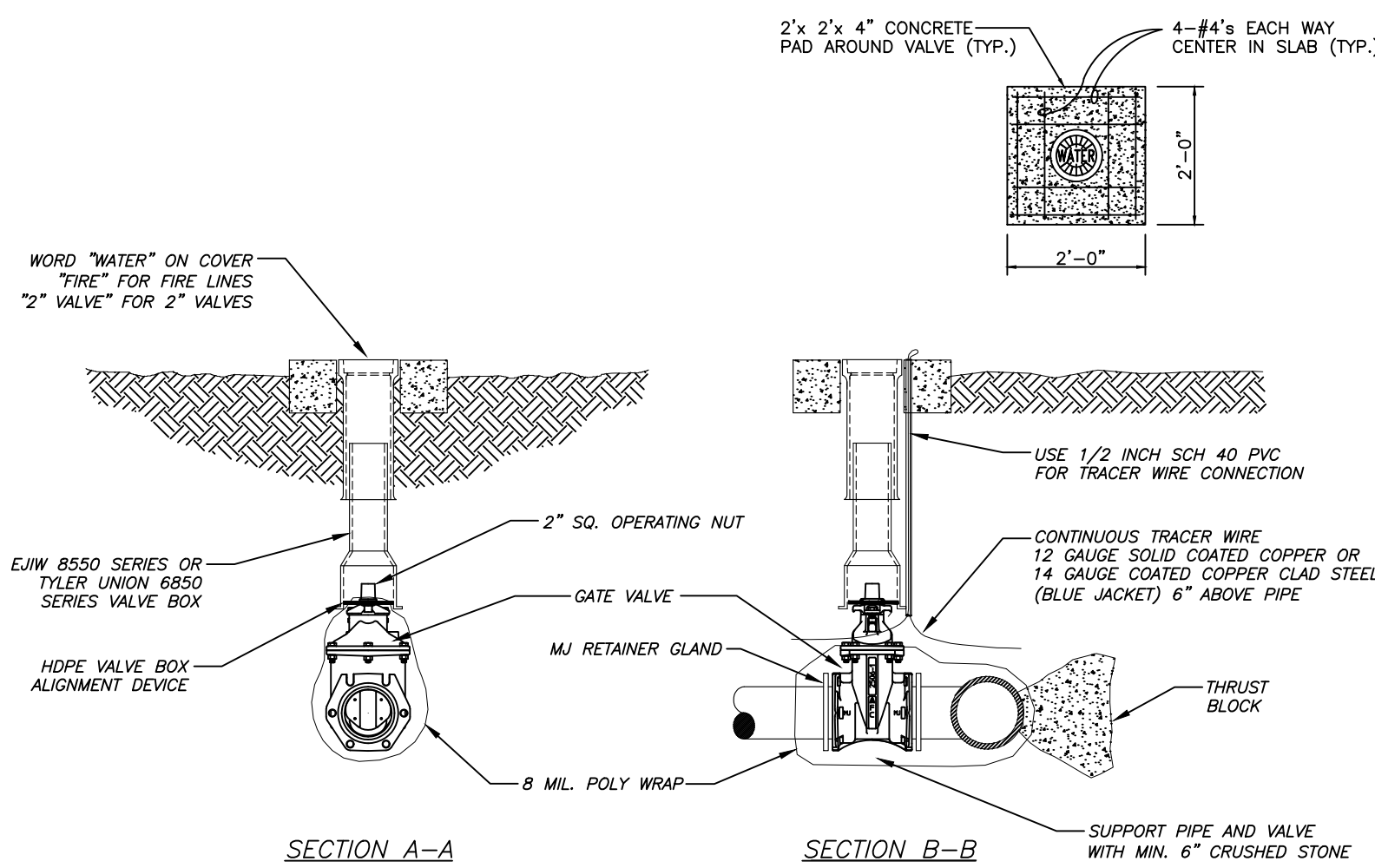
PROFILE VIEW
TAPPING SLEEVE & VALVE

PERMITTED VALVES

1. AMERICAN FLOW CONTROL S SERIES 2500
2. MUELLER SERIES 2390
3. AMERICAN AVK COMPANY SERIES 25 OR SERIES 45



PLAN



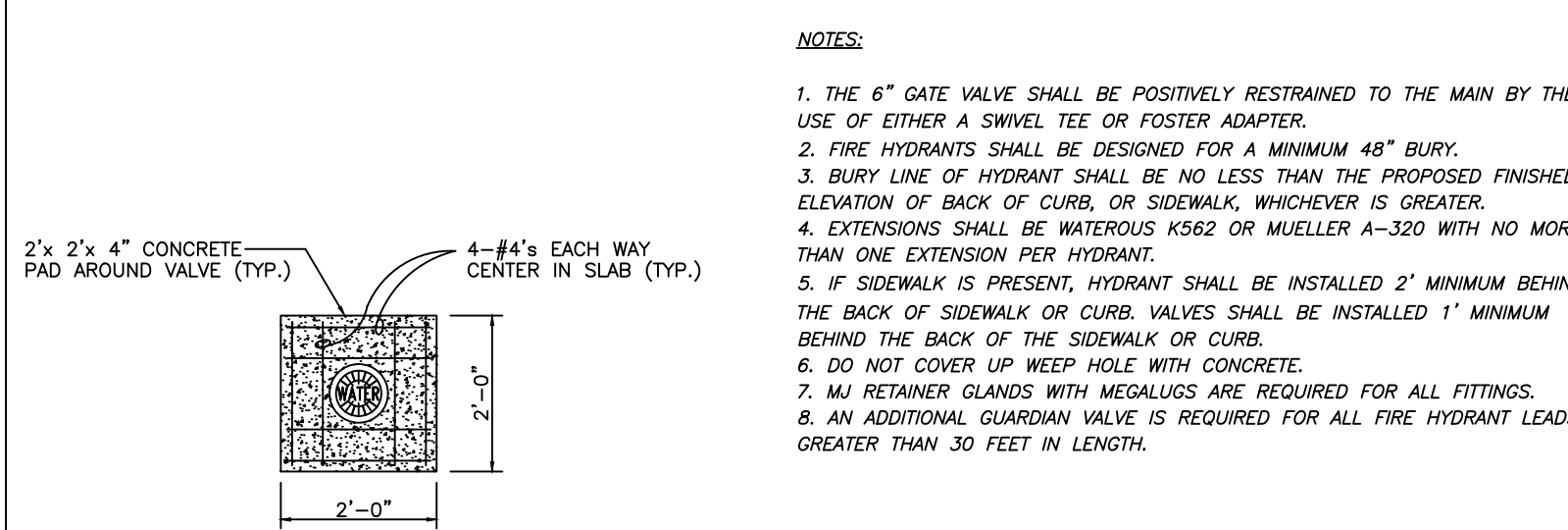
SECTION A-A

SECTION B-B

GATE VALVE DETAIL

NOTES:

1. ALL VALVES SHALL BE SECURELY ANCHORED TO THE TEE.
2. ALL HARDWARE SHALL BE 316 STAINLESS STEEL.
3. IF DEPTH OF BURRY EXCEEDS 4 FT., A VALVE STEM EXTENSION SHALL BE REQUIRED. THE VALVE STEM EXTENSION NUT SHALL BE WITHIN 24-INCHES TO 12-INCHES OF THE FINISHED GRADE.

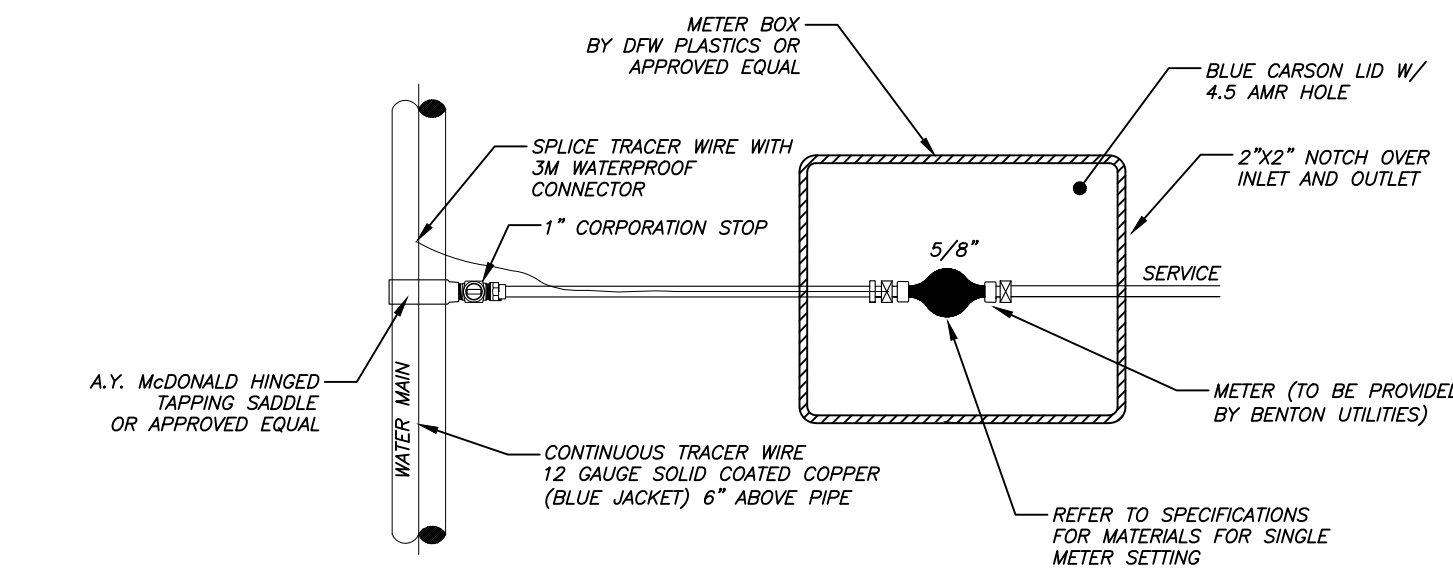


FIRE HYDRANT & VALVE CONNECTION

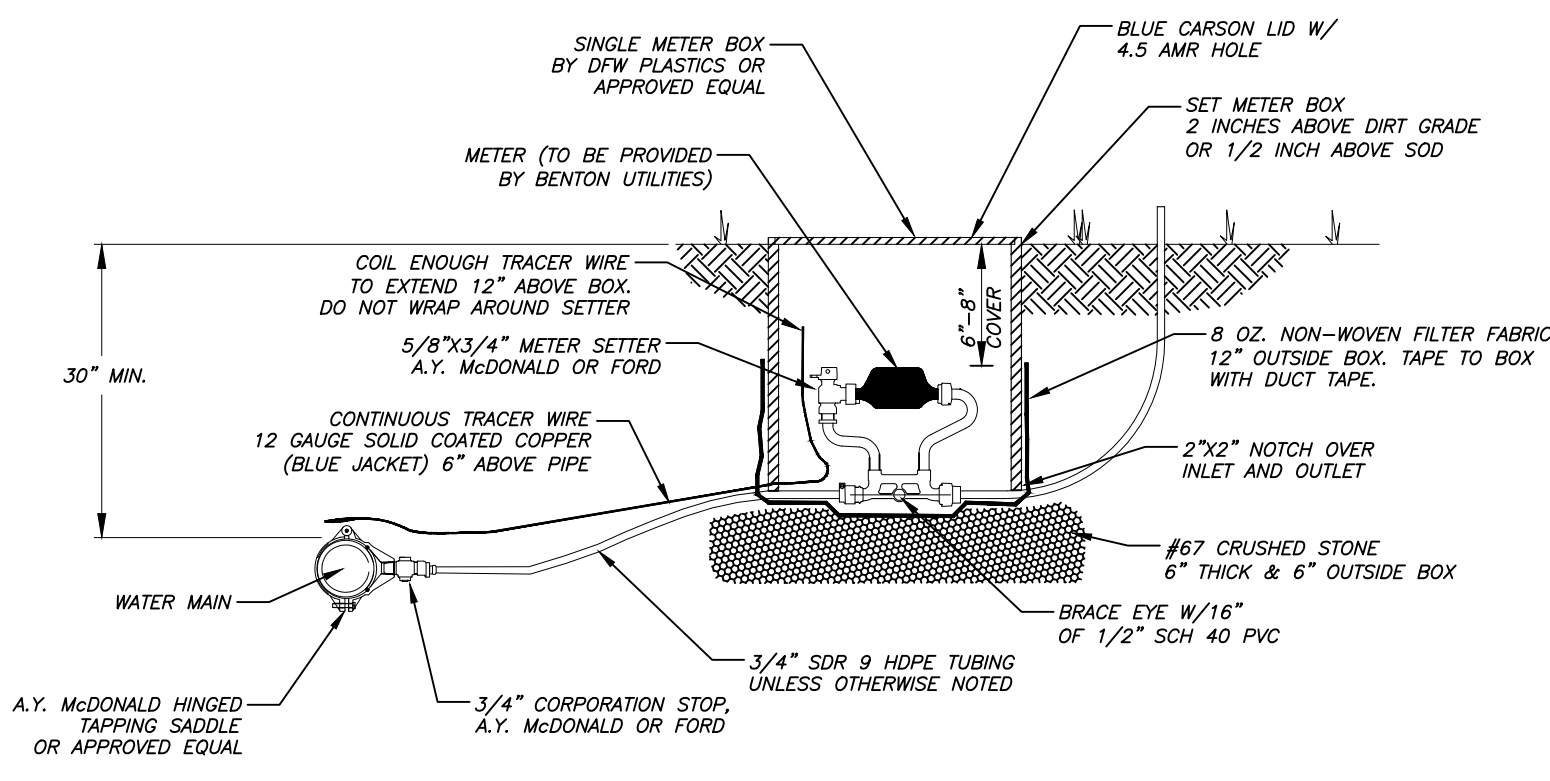
NOTES:

1. THE 6" GATE VALVE SHALL BE POSITIVELY RESTRAINED TO THE MAIN BY THE USE OF EITHER A SWIVEL TEE OR FOSTER ADAPTER.
2. FIRE HYDRANTS SHALL BE DESIGNED FOR A MINIMUM 48" BURY.
3. BURY LINE OF HYDRANT SHALL BE NO LESS THAN THE PROPOSED FINISHED ELEVATION OF BACK OF CURB OR SIDEWALK, WHICHEVER IS GREATER.
4. EXTENSIONS SHALL BE WATEROUS #562 OR MUELLER A-320 WITH NO MORE THAN ONE EXTENSION PER HYDRANT.
5. IF SIDEWALK IS PRESENT, HYDRANT SHALL BE INSTALLED 2' MINIMUM BEHIND THE BACK OF SIDEWALK OR CURB. VALVES SHALL BE INSTALLED 1' MINIMUM BEHIND THE BACK OF THE SIDEWALK OR CURB.
6. DO NOT COVER UP WEEP HOLE WITH CONCRETE.
7. MJ RETAINER GLANDS WITH MEGALUS ARE REQUIRED FOR ALL FITTINGS.
8. AN ADDITIONAL GUARDIAN VALVE IS REQUIRED FOR ALL FIRE HYDRANT LEADS GREATER THAN 30 FEET IN LENGTH.

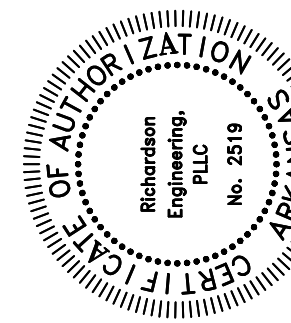
1. TRACER WIRE SHALL BE INSTALLED W/SERVICE LINE AND WRAPPED AROUND TAPPING CORP SEVERAL TURNS.
2. SERVICE LINE MATERIAL REMOVED FOR NEW CONSTRUCTION SHALL BE RETURNED TO BENTON UTILITIES.
3. CUSTOMER METERS ARE NOT PERMITTED ON A.H.T.D. RIGHT-OF-WAY.
4. PRIOR TO INSTALLATION OF METERS, ALL SERVICE APPLICATIONS MUST BE COMPLETED AND APPROVED. SERVICE FEES PAID IN FULL, AND AS-BUILT DRAWINGS SUBMITTED AND APPROVED.
5. METERS WILL NOT BE SET PRIOR TO A SUCCESSFUL BACTERIOLOGICAL TEST.



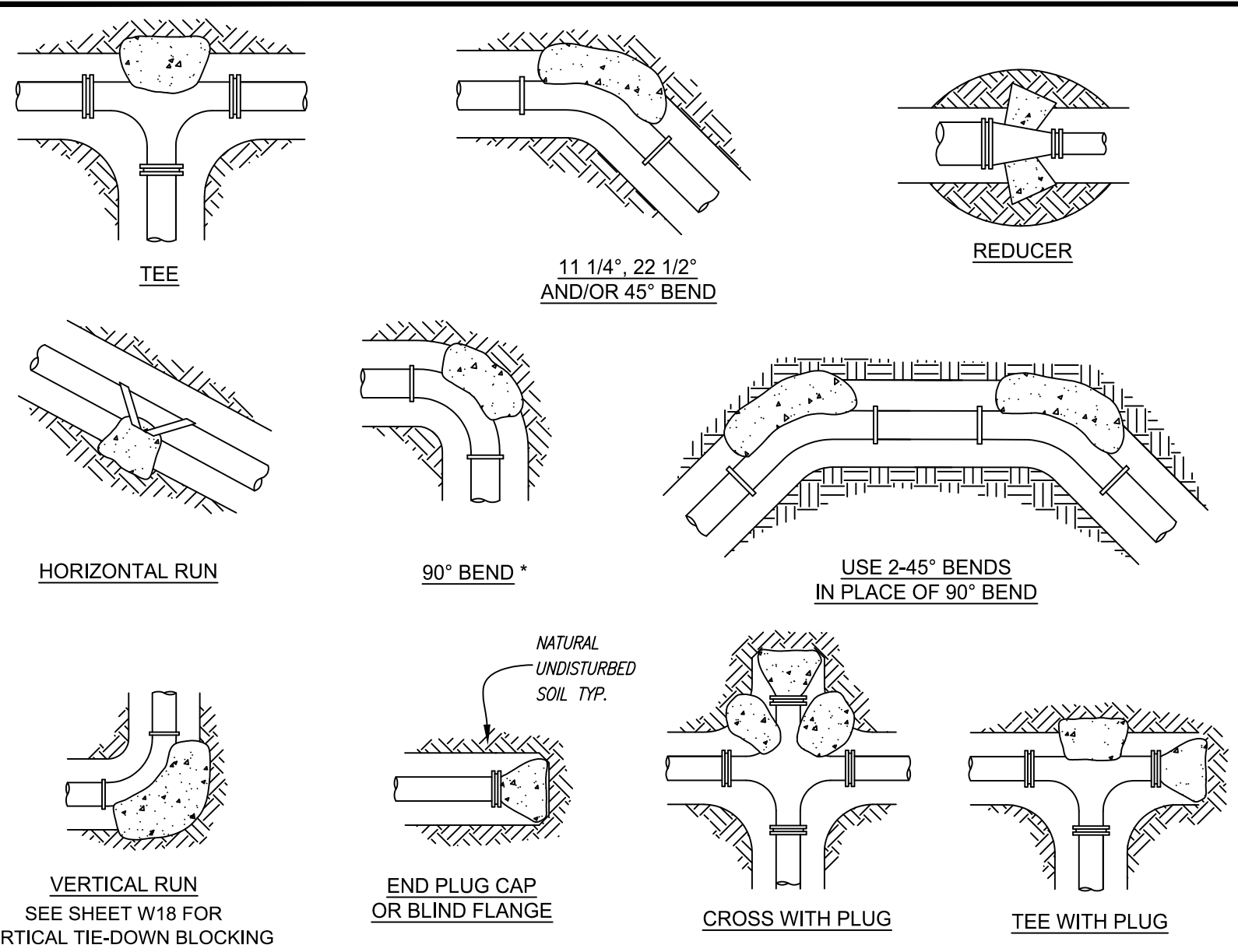
SINGLE METER SETTING



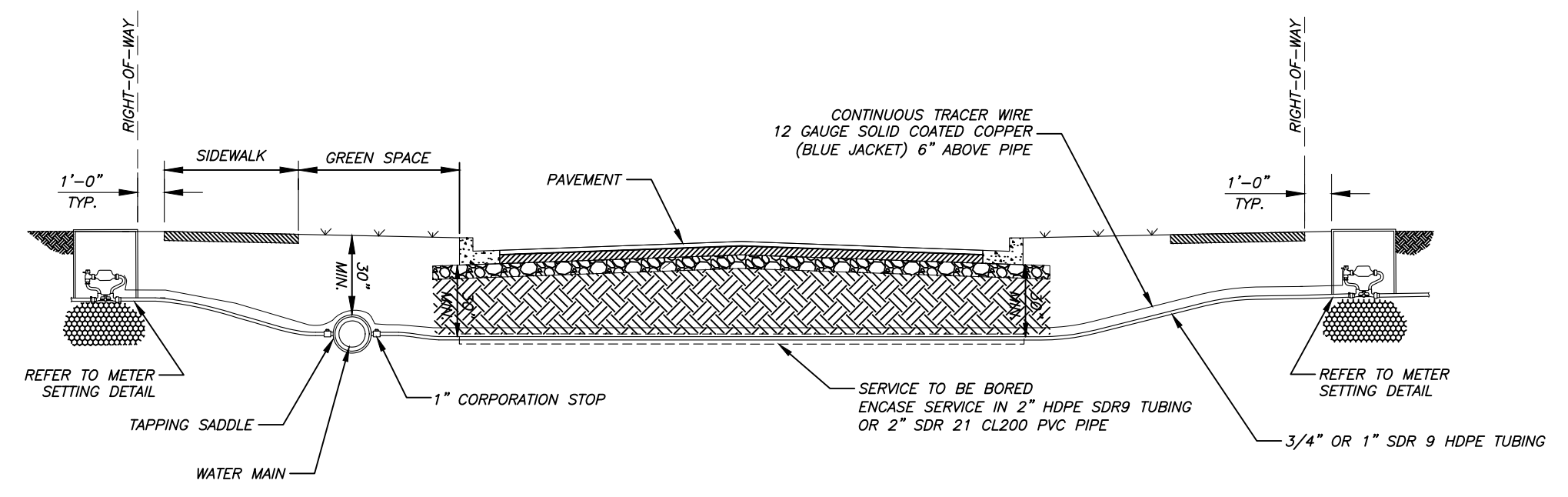
SINGLE METER SETTING



Prepared For:	TNL DREAMHOME, LLC
Date:	11/22/2019
By:	RE
Check:	RE
Scale:	11/05/2019
Rev:	12/26/2019
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- NOTES:**
1. ALL WATER AND SANITARY SEWER TRENCHES UNDER PROPOSED STREETS SHALL BE BACKFILLED AS SHOWN ON THE STANDARD DETAILS.
 2. MINIMUM HORIZONTAL SEPARATION BETWEEN WATER LINES AND SEWER LINES SHALL BE 10 FEET.
 3. MINIMUM VERTICAL SEPARATION BETWEEN WATER LINE AND SEWER LINE CROSSINGS SHALL BE 18" (WATER ON TOP).
 4. 24-INCHES OF SEPARATION IS REQUIRED BETWEEN SERVICE TAPS.
 5. ALL METER BOXES SHALL BE INSTALLED ON THE CUSTOMER SIDE OF THE WATER MAIN.

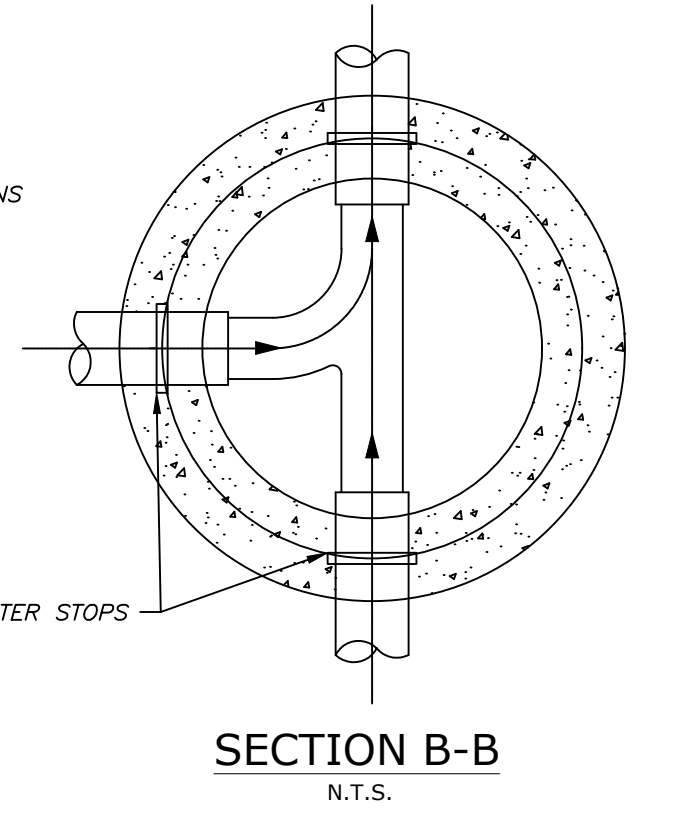
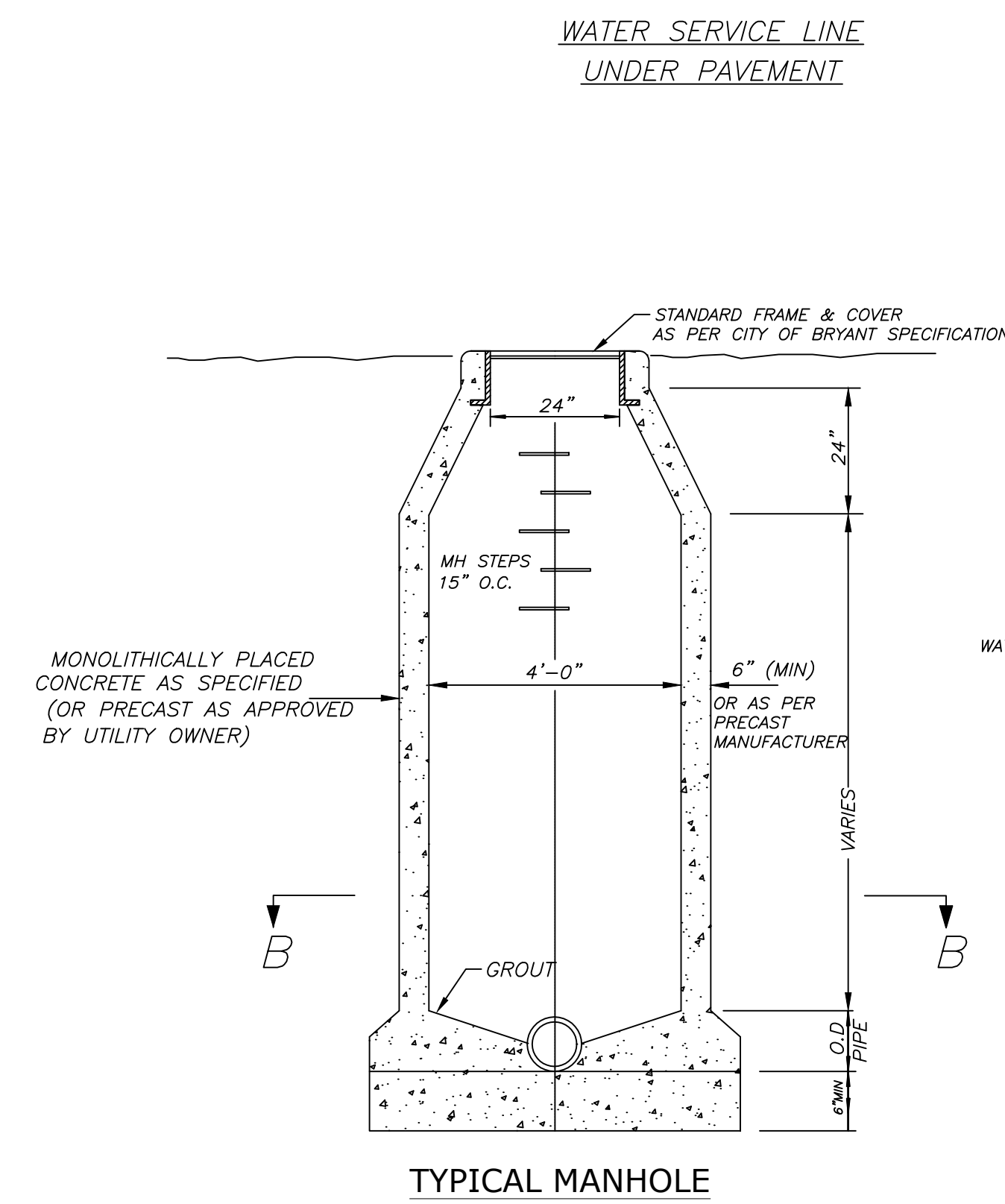
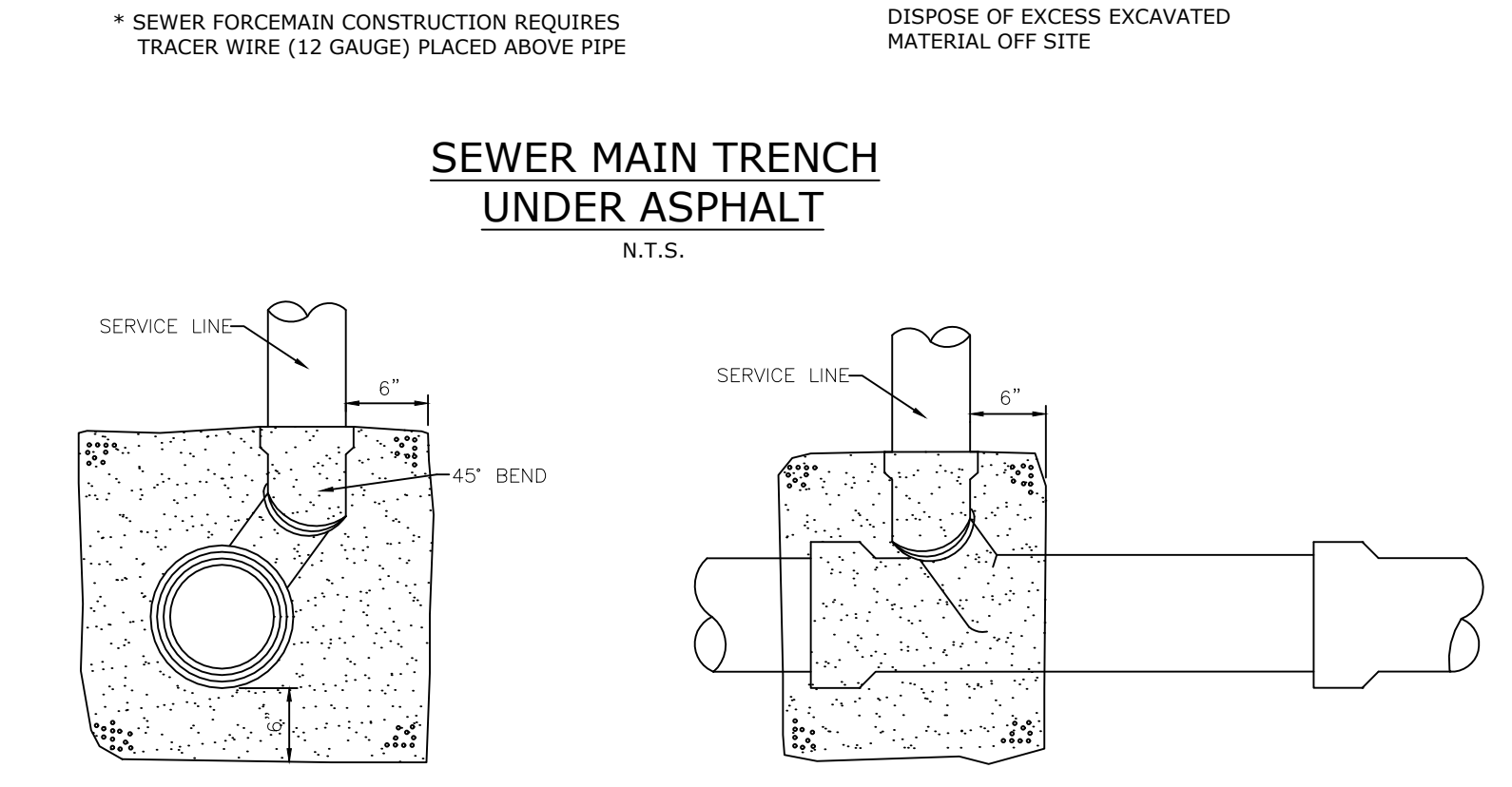
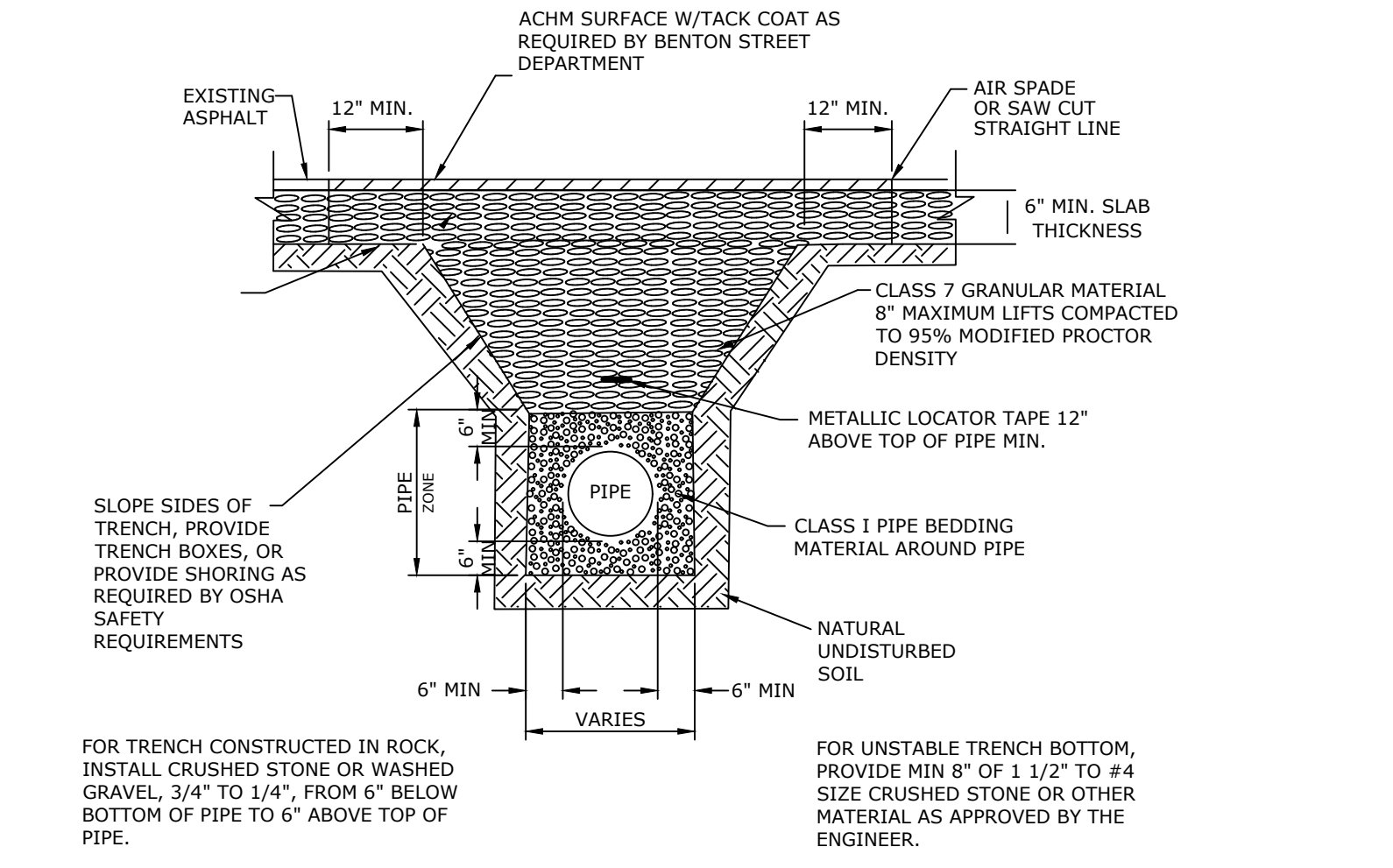


THRUST BLOCK SCHEDULE
(2000 PSF SOIL, 200 PSI WATER PRESSURE, 100 PSI WATER HAMMER)

FITTING SIZE	BEARING AREA OF THRUST BLOCKS IN SQ. FT. (HORIZONTAL BENDS)				VOLUME OF THRUST BLOCK IN CU FEET (VERTICAL BENDS)			
	PLUG	BEND ANGLE			BEND ANGLE			
	11 1/4"	22 1/2"	11 1/4"	90°	45°	22 1/2"	11 1/4"	90°
2, 3, & 4	1.9	2.7	1.4	0.7	0.4	2.3	3.4	35.5
6	5.6	7.9	4.3	2.2	1.1	6	105.8	57.2
8	9.6	13.6	7.4	3.8	1.9	8	161.9	96.5
12	20.5	29.0	15.7	8.0	4.0	12	387.1	209.5
16	35.7	50.4	27.3	13.9	7.0	16	672.6	384.0
18	44.8	63.4	34.3	17.5	9.0	18	844.7	457.2
24	78.4	110.0	60.0	30.6	15.4	24	1478.7	800.3

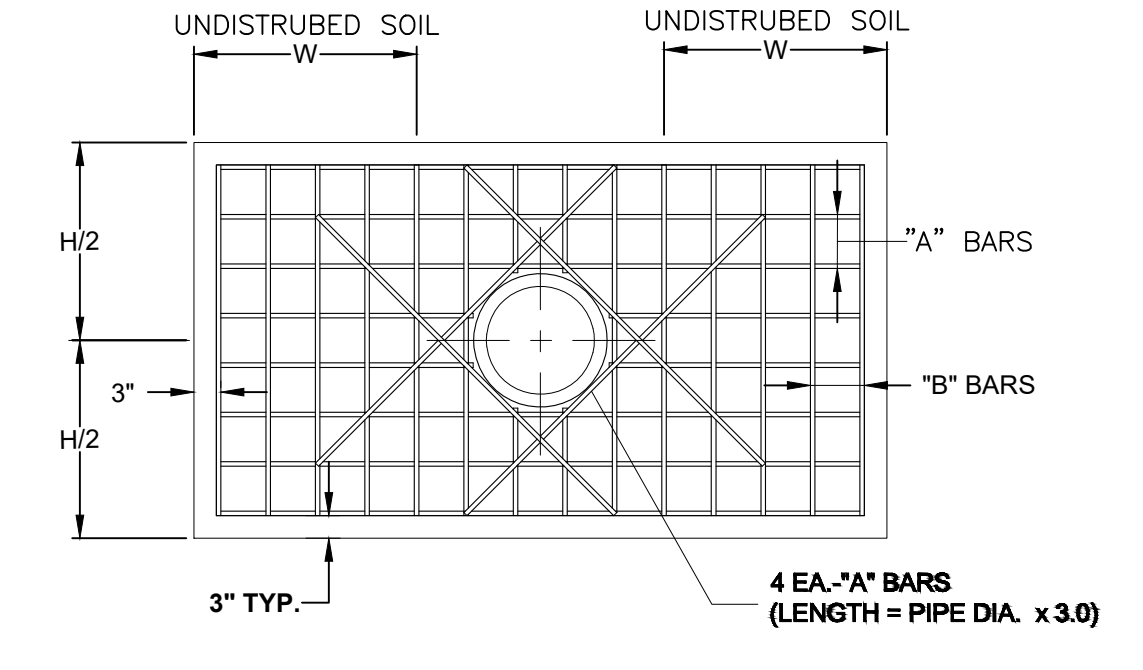
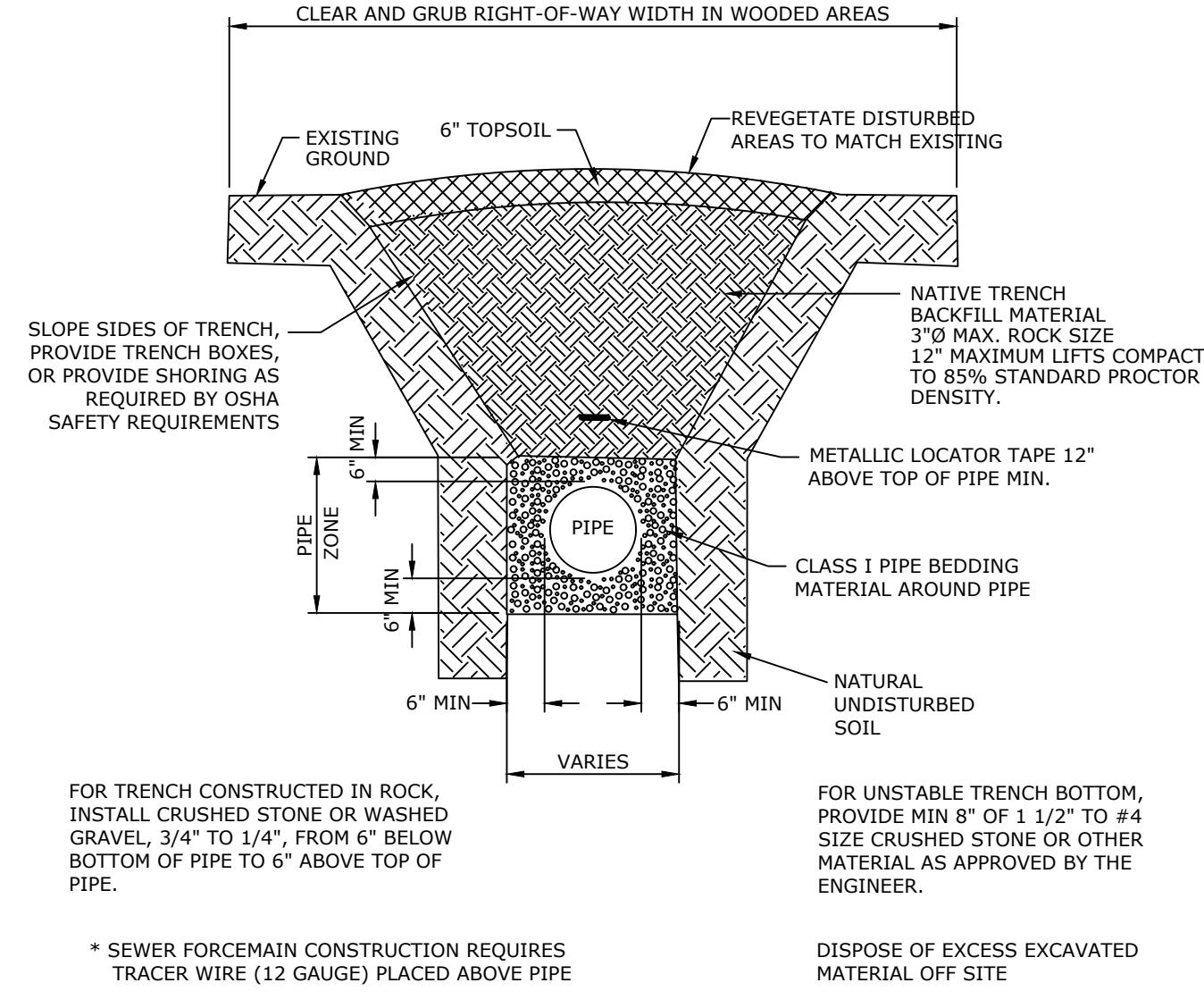
- THRUST BLOCK NOTES:**
1. CONCRETE FOR THRUST BLOCKS - CLASS A CONCRETE SHALL DEVELOP NOT LESS THAN 3000 P.S.I. COMPRESSIVE STRENGTH AT 28 DAYS AND BE PLACED AGAINST UNDISTURBED SOIL.
 2. ALL BENDS, BOTH HORIZONTAL AND VERTICAL, SHALL BE BACKED WITH CONCRETE. VERTICAL BENDS SHALL BE PLACED ON CONCRETE PADS WHERE BENDS TURN UP, OR LOADED WHERE BENDS TURN DOWN.
 3. WRAP PIPE JOINTS IN 8 MIL. POLYETHYLENE BEFORE PLACING CONCRETE.
 4. BEARING AREA SHOWN IN TABLE IS BASED UPON A 2000 LB/SQ. FT. SOIL BEARING, AND UPON A PIPELINE PRESSURE OF 200 PSI. PLUS 100 PSI. WATER HAMMER. AREAS SHOWN SHALL BE ADJUSTED, SHOULD FIELD CONDITIONS VARY.
 5. MJ RESTRAINTS AREA REQUIRED FOR ALL FITTINGS.
 6. USE LONG-RADIUS FITTINGS WHEREVER POSSIBLE.
 7. ALL BOLTS FOR FITTINGS SHALL BE 316 STAINLESS STEEL.
 8. ALL DUCTILE IRON FITTINGS SHALL BE FUSION-BONDED EPOXY COATED INSIDE AND OUTSIDE IN ACCORDANCE WITH ANSI/AWWA C116/A21.16.
 9. UNIT WEIGHT OF CONCRETE FOR VERTICAL THRUST BLOCKS IS 150 LBS./CU. FT.

THRUST BLOCK DETAIL

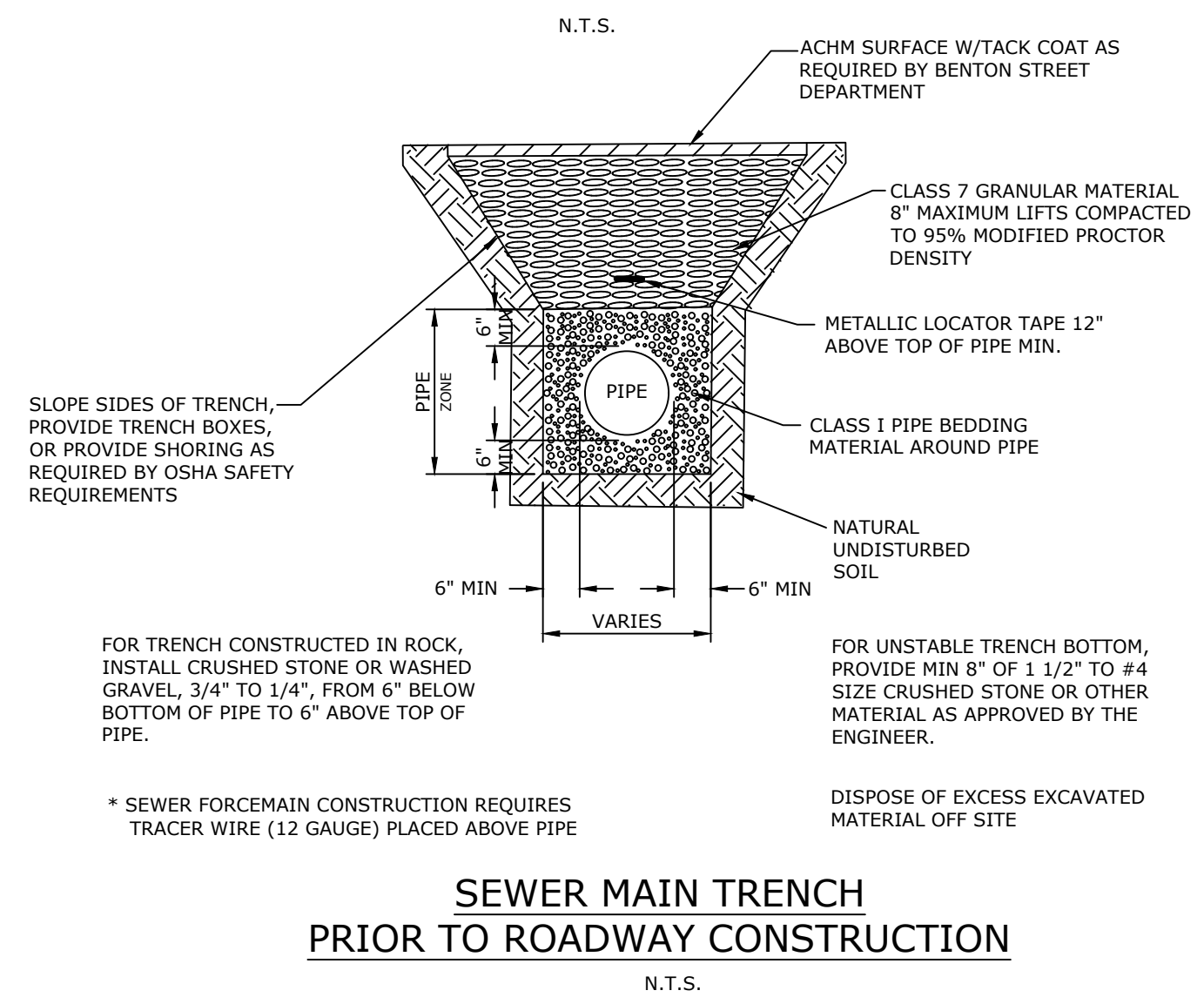
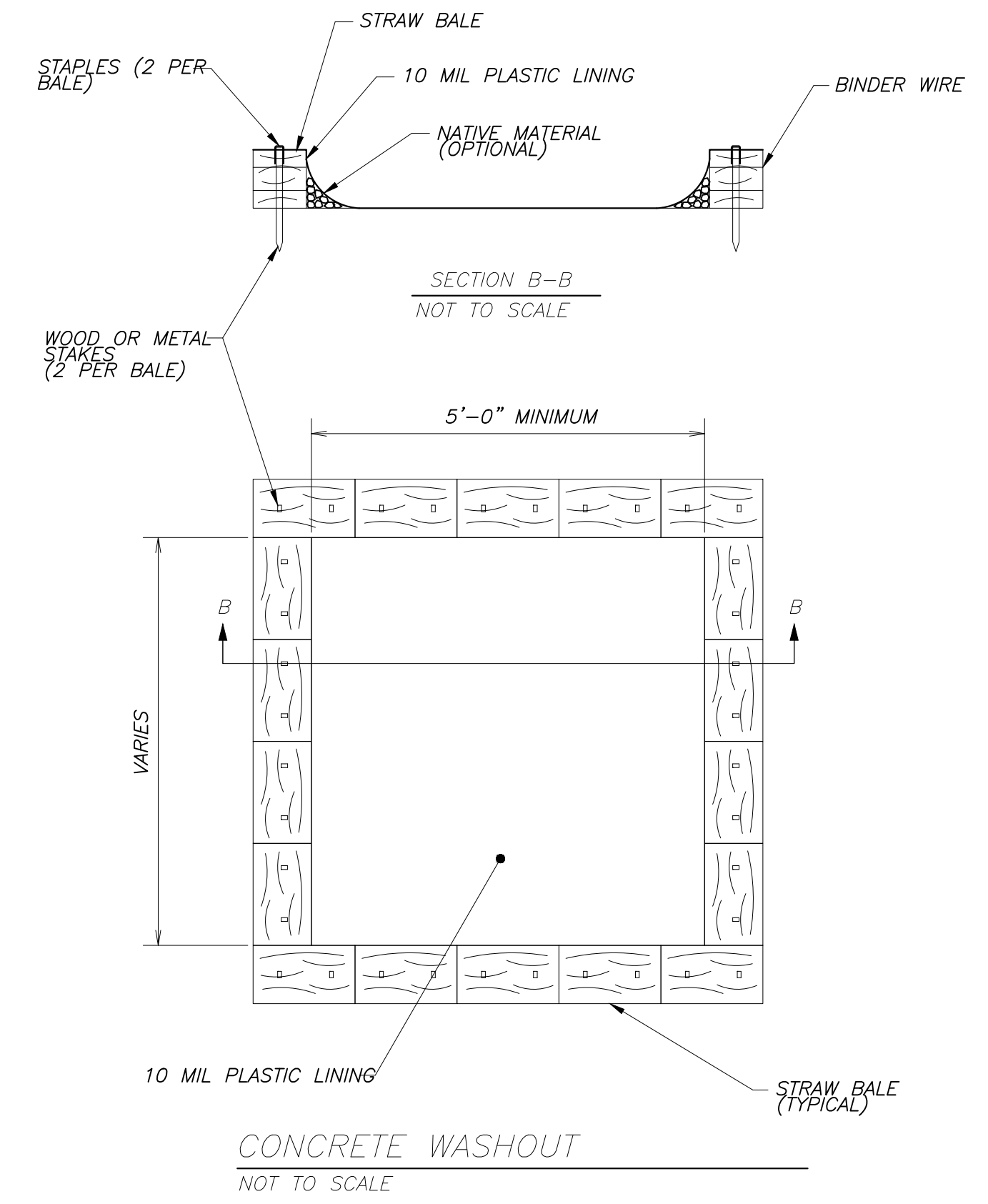
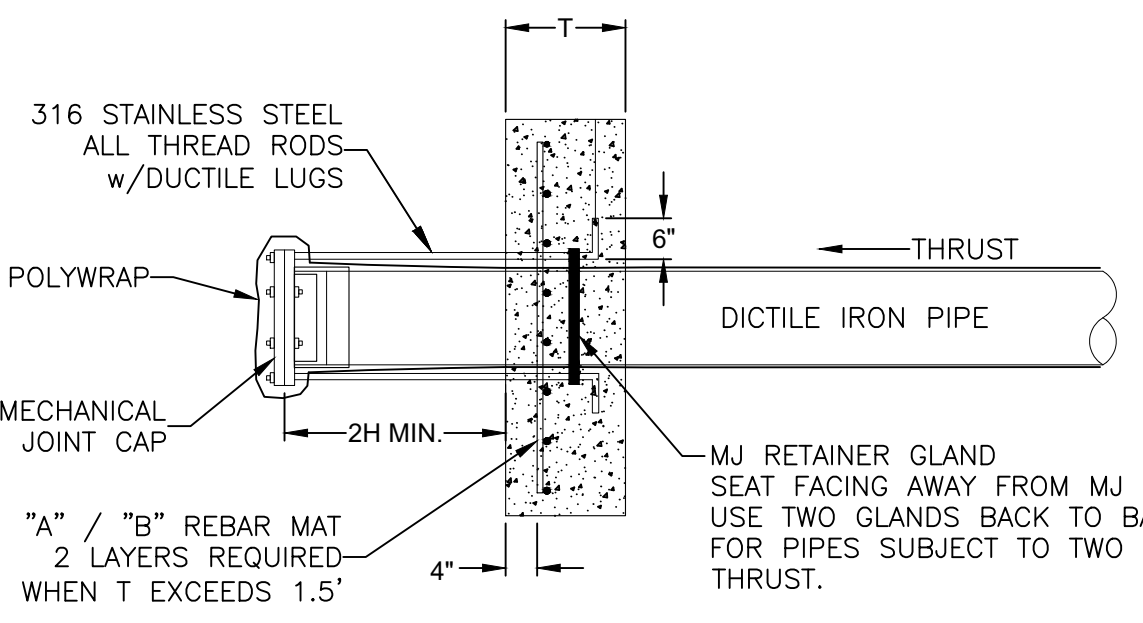


ANCHOR COLLAR SCHEDULE

PIPE SIZE	MINIMUM DIMENSIONS*	REINFORCING BARS
6"	1.5' x 2.0' x 1.0'	#6 @ 6" #6 @ 6"
8"	2.0' x 2.5' x 1.0'	#6 @ 6" #6 @ 6"
12"	2.5' x 4.0' x 1.5'	#6 @ 6" #6 @ 6"
16"	3.5' x 5.0' x 1.5'	#6 @ 6" #6 @ 6"
20"	5.0' x 5.5' x 2.0'	#6 @ 6" #6 @ 6"
24"	6.5' x 6.0' x 2.0'	#7 @ 6" #7 @ 10"



- NOTES:**
1. DESIGN PRESSURE IS 200 PSI PLUS 100 PSI SURGE AND 2,000 PSI SOIL BEARING.
 2. ALL DIMENSIONS ARE MINIMUM REQUIREMENTS. ACTUAL FIELD CONDITIONS MAY REQUIRE LARGER DIMENSIONS.
 3. ALL RETAINER GLANDS SHALL BE MEGA-LUG BY EBAA IRON.



RICHARDSON ENGINEERING
Planning • Engineering • Development Consulting

210 W. SEVIER STREET, BENTON, AR 72015 (501)315-7225

MISCELLANEOUS DETAILS
AUTUMN HILLS ESTATES
BRYANT, ARKANSAS
PART OF THE SOUTH HALF 1/4 OF THE
SOUTHWEST 1/4, SECTION 23, T-1-S, R-14-W

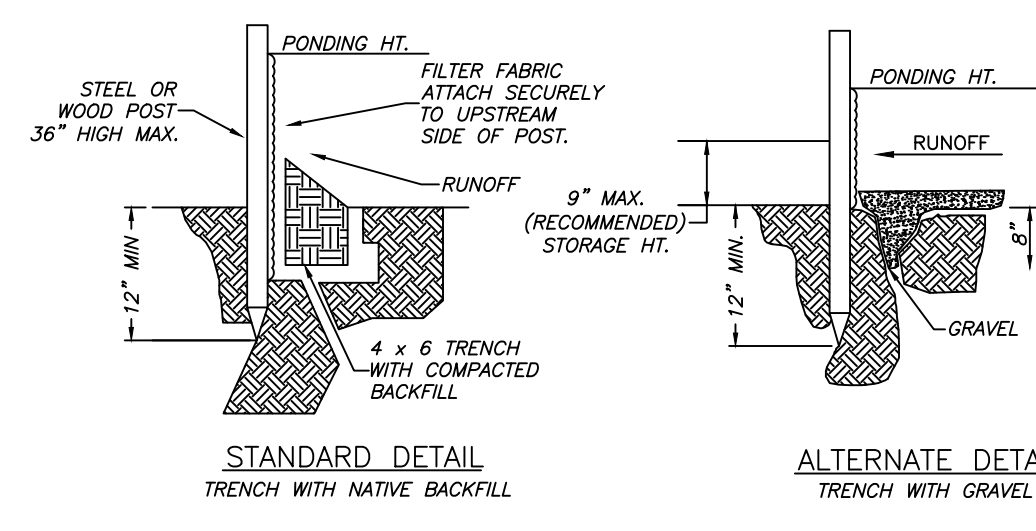
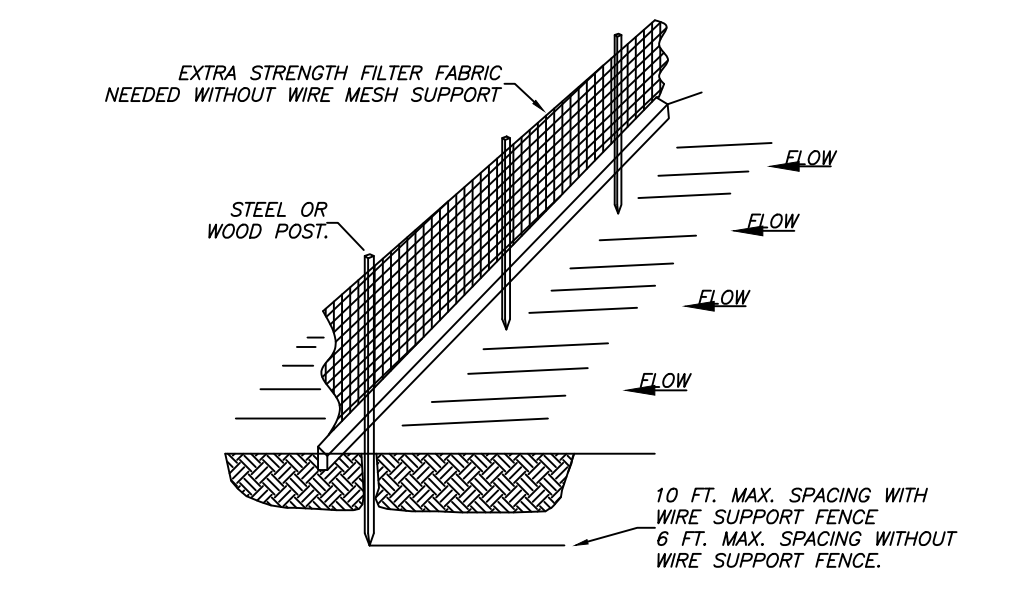
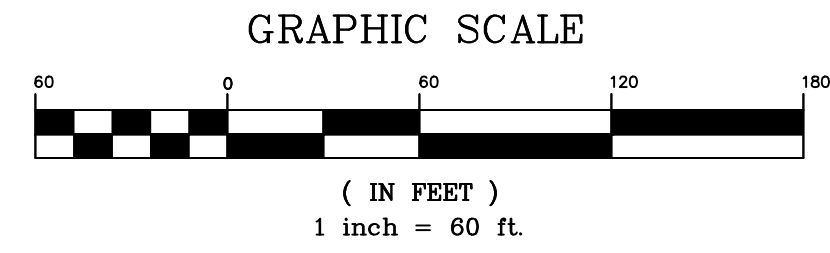
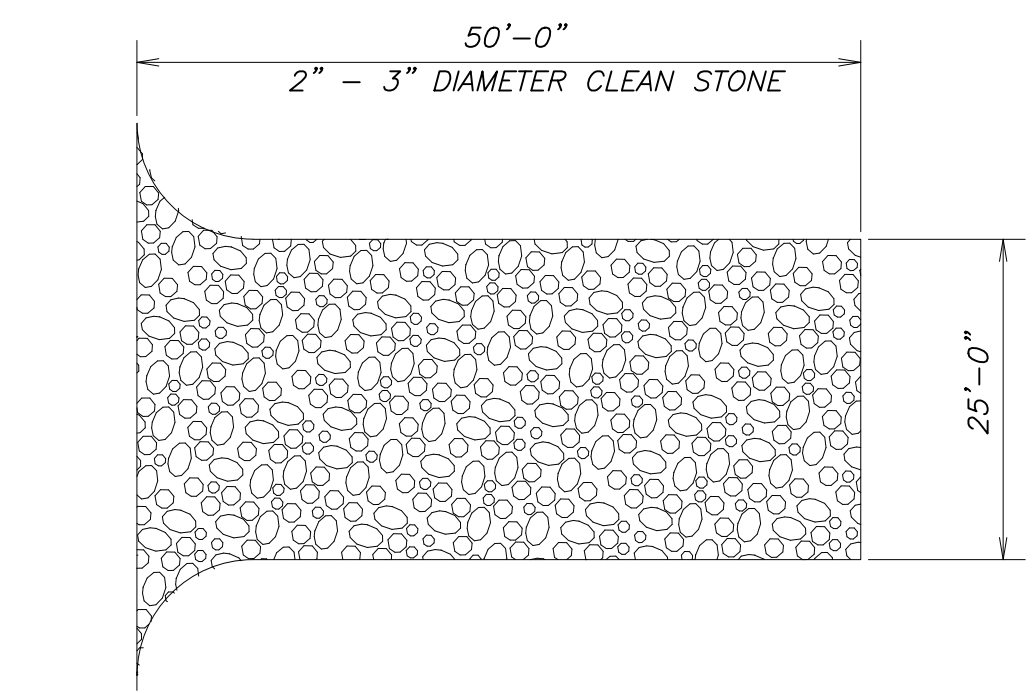
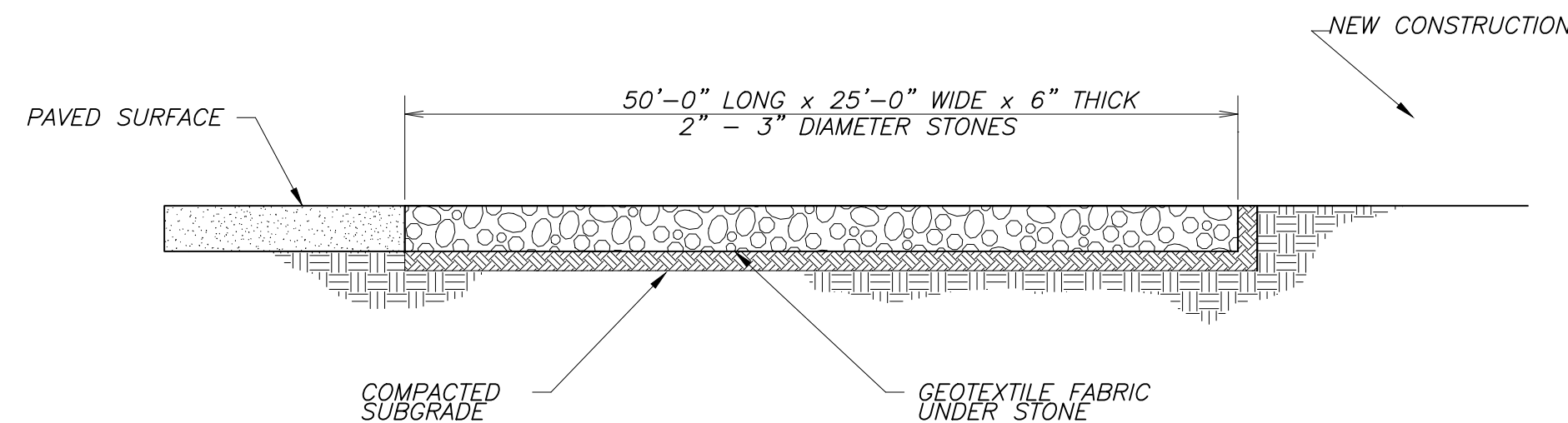
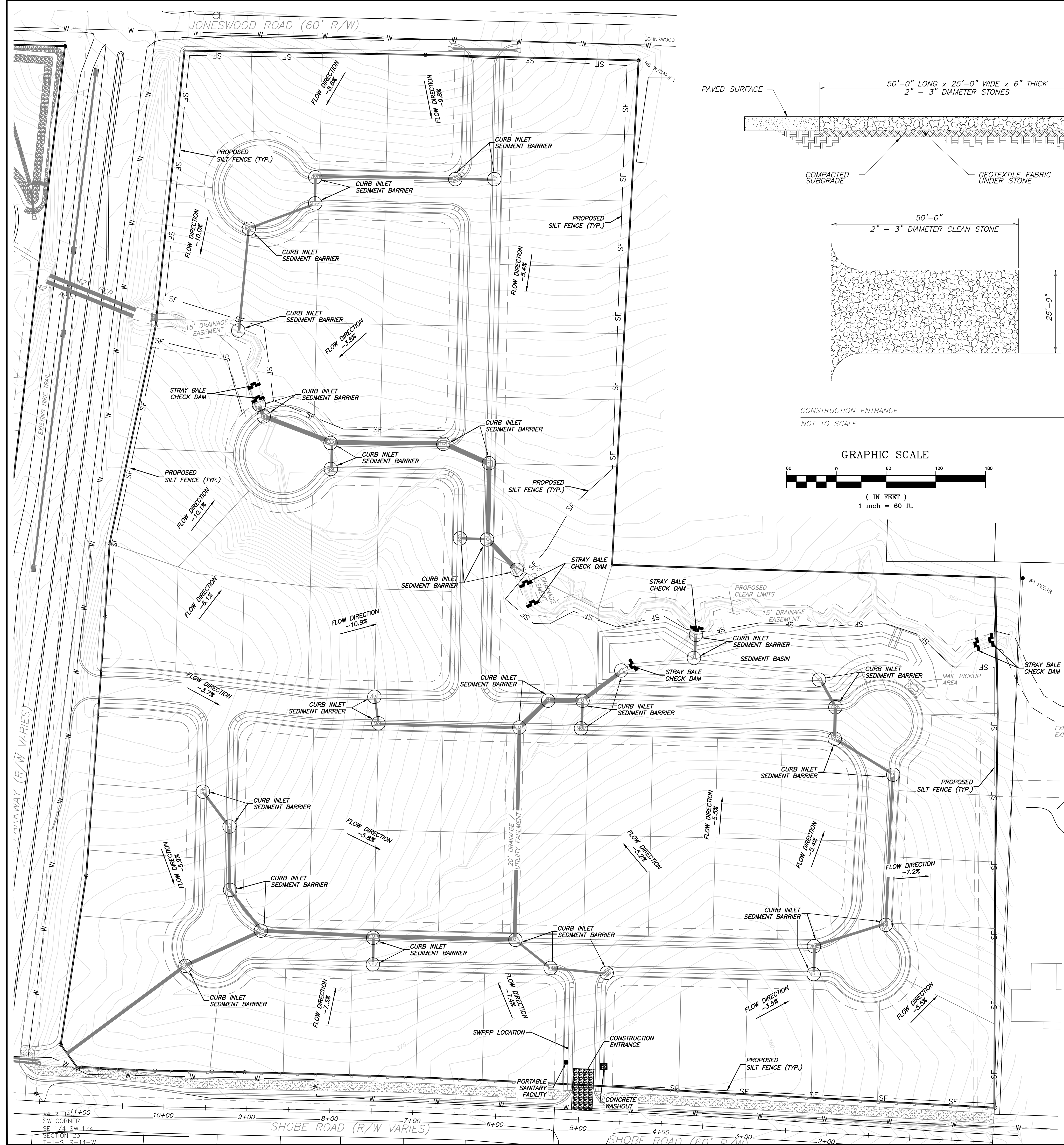
TNL DREAMHOME, LLC
7902 WORTH AVE.
BENTON, AR 72019

Prepared For: TNL DREAMHOME, LLC
7902 WORTH AVE.
BENTON, AR 72019

Date: 12/27/2019
Revision: 12/27/2019
1. PER THE CITY OF BRYANT
2. PER THE CITY OF BRYANT
3. PER THE CITY OF BRYANT

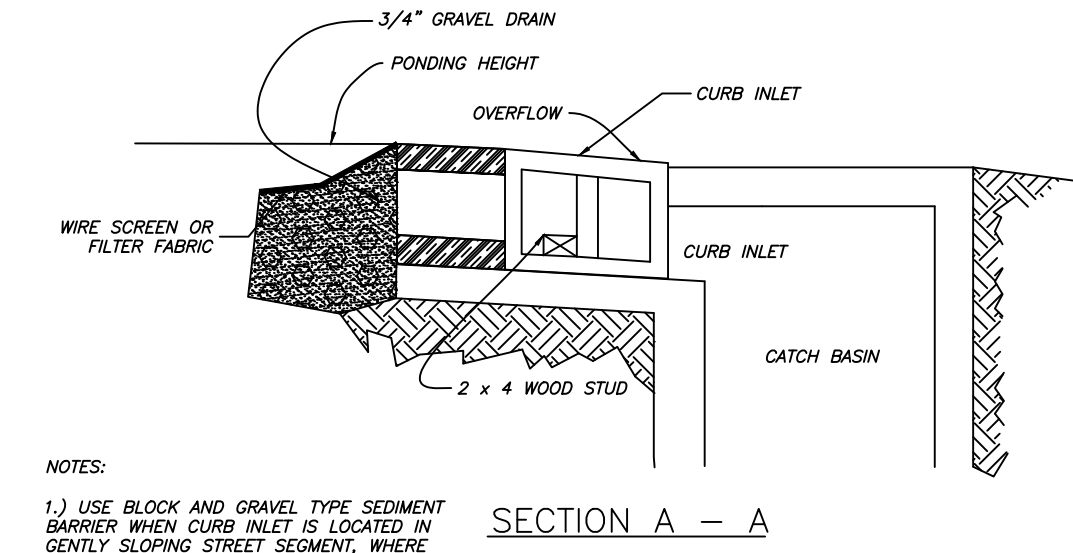
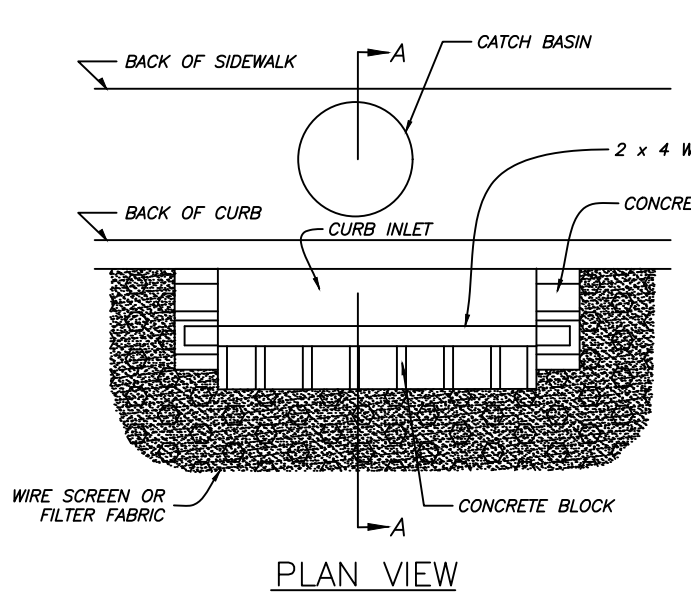
AS SHOWN
Date: 11/05/2019
REV: 12/26/2019

Sheet: 20 of 21



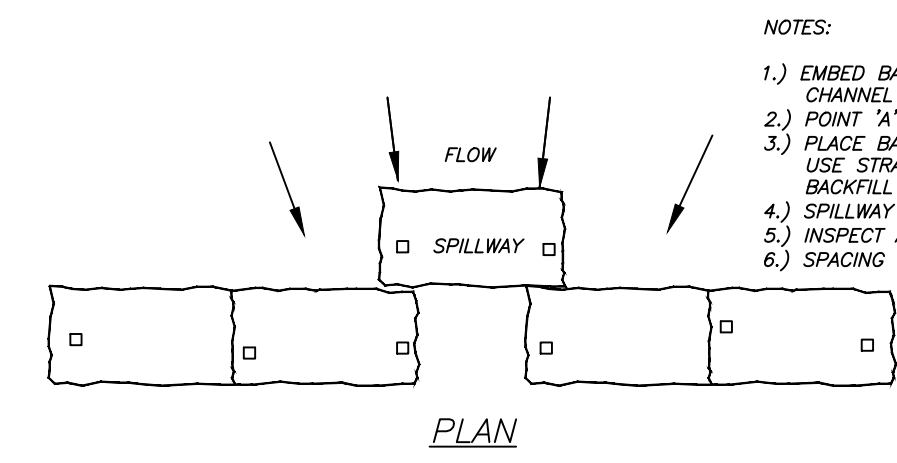
- NOTE:
- 1.) INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
 - 2.) REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
 - 3.) SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING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

SILT FENCE



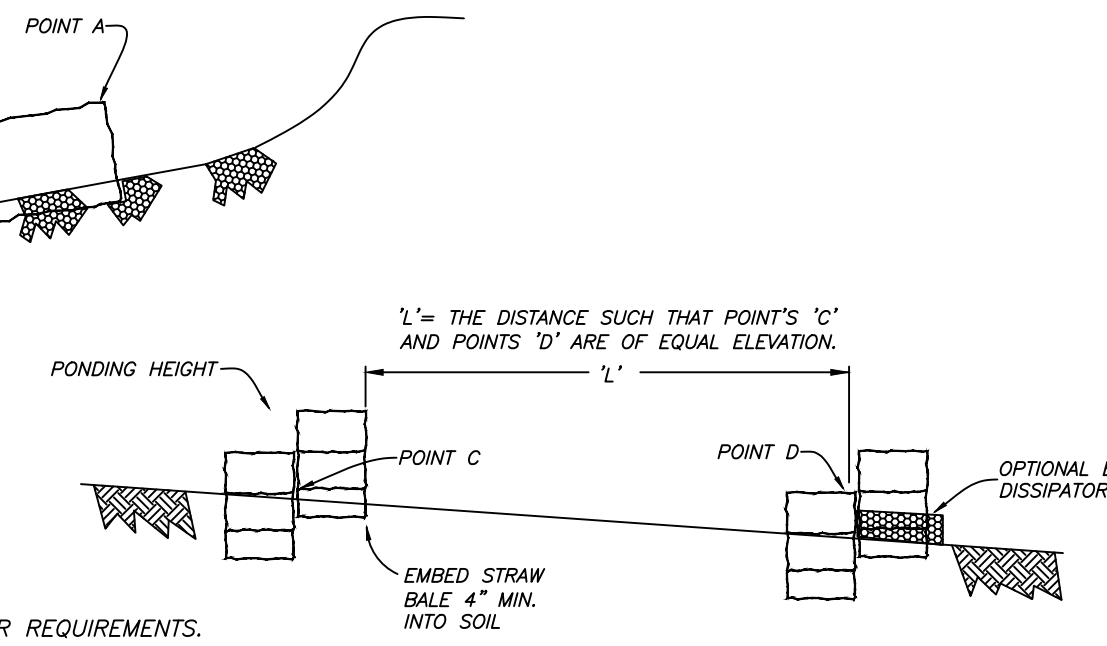
- NOTE:
- 1.) USE BLOCK AND GRAVEL TYPE SEDIMENT BARRIER WHEN CURB INLET IS LOCATED IN GENTLY SLOPING STREET SEGMENT, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
 - 2.) BARRIER SHALL ALLOW FOR OVERFLOW FROM SEVERE STORM EVENT.
 - 3.) INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

CURB INLET SEDIMENT BARRIER



- NOTE:
- 1.) EMBED BALES 4" INTO THE SOIL AND "KEY" BALES INTO THE CHANNEL BANKS.
 - 2.) POINT A MUST BE HIGHER THAN POINT "B" (SPILLWAY HEIGHT).
 - 3.) PLACE BALES PERPENDICULAR TO THE FLOW WITH ENDS TIGHTLY ABUTTING. USE STRAW, ROCKS OR FILTER FABRIC TO FILL ANY GAPS AND TAMP BACKFILL MATERIAL TO PREVENT CROSION OR FLOW AROUND THE BALES.
 - 4.) SPILLWAY HEIGHT SHALL NOT EXCEED 18".
 - 5.) INSPECT AFTER EACH SIGNIFICANT STORM, MAINTAIN AND REPAIR PROMPTLY.
 - 6.) SPACING OF CHECK DAMS ON PLANS IS APPROXIMATE.

VIEW LOOKING UPSTREAM



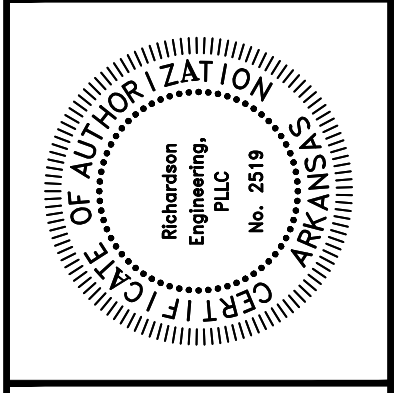
- GENERAL NOTES:
- 1.) DEVELOPMENT SHALL ADHERE TO CITY OF BRYANT AND ADEQ STORMWATER REQUIREMENTS.
 - 2.) SEDIMENT BARRIERS SHALL BE CONSTRUCTED AT EACH INLET UNTIL GRADING IS COMPLETE AND TOP SOIL IS STABILIZED.
 - 3.) A SILT FENCE AND STRAW BALE DIKE SHALL BE PLACED AT POTENTIAL LOCATIONS OF HEAVY EROSION.
 - 4.) TEMPORARY STRAW BALE DIKES ARE TO BE CONSTRUCTED NOT TO POND WATER ON ADJACENT PROPERTY.
 - 5.) ROCK DIKE CHECK DAMS TO BE CONSTRUCTED TO MEET ADEQ REQUIREMENTS WHEN USED IN LIEU OF STRAW BALE DIKES.
 - 6.) ALL TEMPORARY EROSION CONTROLS SHALL BE MAINTAINED UNTIL ALL CONSTRUCTION IS COMPLETE & PERMANENT GROUND COVER HAS BEEN ESTABLISHED.
 - 7.) ONE OF THE FOLLOWING GROUND COVER METHODS SHALL BE USED AT AREAS OF CLEARING OTHER THAN FUTURE PAVEMENT SURFACES.

STRAW OR HAY-LOOSE	2.0 TONS/ACRE
STRAW OR HAY-TIED, ANCHORED, OR TACKED	1.5 TONS/ACRE
 - 8.) SOIL EXPOSED FOR MORE THAN 21 DAYS WITH NO CONSTRUCTION ACTIVITY SHALL BE SEEDING OR REEMITTED.
 - 9.) CONSTRUCTION ENTRANCES/EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF MUD ON TO PUBLIC RIGHT-OF-WAY.
 - 10.) ADDITIONAL EROSION CONTROL MEASURES TO BE EMPLOYED WHERE NECESSARY BY SITE CONDITIONS.
 - 11.) CONTRACTOR SHALL USE "BEST MANAGEMENT PRACTICES" (BMP'S) WHEN IMPLEMENTING & MAINTAINING SEDIMENT & RUN-OFF CONTROLS.

SECTION A-A

SPACING BETWEEN CHECK DAMS

STRAW BALE CHECK DAM



Date	Revised	By	For
11/22/2019			
12/26/2019			
11/05/2019			
12/26/2019			

Scale: 1" = 60'

Sheet: 21 of 21

City of Bryant
Planning Commission
210 Southwest 3rd St
Bryant, AR 72022

November 21, 2019

Re: Request for waiver for "Autumn Hills Estates" Subdivision- Bryant, Arkansas.

Mr. Smith,

Please accept this letter as a request for two (2) waivers from the City of Bryant Subdivision Regulations and Master Transportation Plan for the subject development:

1. Waiver request No. 1 is for the half street improvements required by the Master Transportation plan for Johnswood Road. We are requesting to follow in the likeness of other recent developments along Johnswood in keeping the "acreage tract" low traffic setting. In lieu of half street improvements and sidewalks, we are proposing large right of way with gentle sloping (mowable) ditches and decorative fencing.
2. Waiver request No. 2 is for the half street improvements to upgrade Bryant parkway to meet its buildout plan of a divided four lane parkway. Due to the steep backslopes and concrete drainage along the parkway, and the immense scope of this work, it would be impossible for the development to bare this expense. Instead, we would like to propose acceleration/deceleration lanes near the entrance of the development along the parkway.

Thank you for your consideration in this matter. If you have any questions, please contact me at the number below.

Very Sincerely,



Ly Phan,
TML Dream Home, LLC
(501) 909-2602