Bryant Development and Review Committee Meeting

Boswell Municipal Complex - City Hall Conference Room

210 SW 3rd Street

Date: August 18, 2022 - **Time:** 9:00 AM

Call to Order

Old Business

New Business

1. Springhill Tavern - 2224 Brandon Loop - New Addition

Michael Bolin and Associates - Requesting Approval for New Addition

- 0583-PLN-01.pdf
- 0583-APP-01.pdf

2. Olde Salem Township Ph 2 - Final Plat

GarNat Engineering - Requesting Recommendation for Approval of Final Plat

- 0584-PLN-01.pdf

3. HE&L Subdivision - Replat - Lot 14

Hope Consulting - Requesting Recommendation for Approval of Replat

- 0585-PLN-01.pdf

4. Lombard Heights Phase 1 - Final Plat

Hope Consulting - Requesting Recommendation for Approval of Final Plat

- 0578-PLN-02.pdf

5. Creekside Subdivision - Phase 2

GarNat Engineering - Requesting Recommendation for Approval of Preliminary Plat

- 0586-DRN-01.pdf
- 0586-PLN-02.pdf
- 0586-PLN-01.pdf
- 0586-APP-01.pdf

6. Cornerstone Montessori Christian Academy - 4910 Springhill Road

Hope Consulting - Requesting Discussion on Site Plan

- 0545-PLN-02.pdf

Staff Approved

7. Ta Miya's Studio of Dance - 3411 Main Street - Sign Permit

L Graphics - Requesting Sign Permit Approval - APPROVED

- 0580-APP-01.pdf

8. Farmer's Bank and Trust - 3345 HWY 5 - Sign Permit

White Sign Company - Requesting Sign Permit Approval - APPROVED

- 0582-APP-02.pdf

Permit Report

Adjournments

Legal Description – 2224 Brandon Loop, Bryant, AR

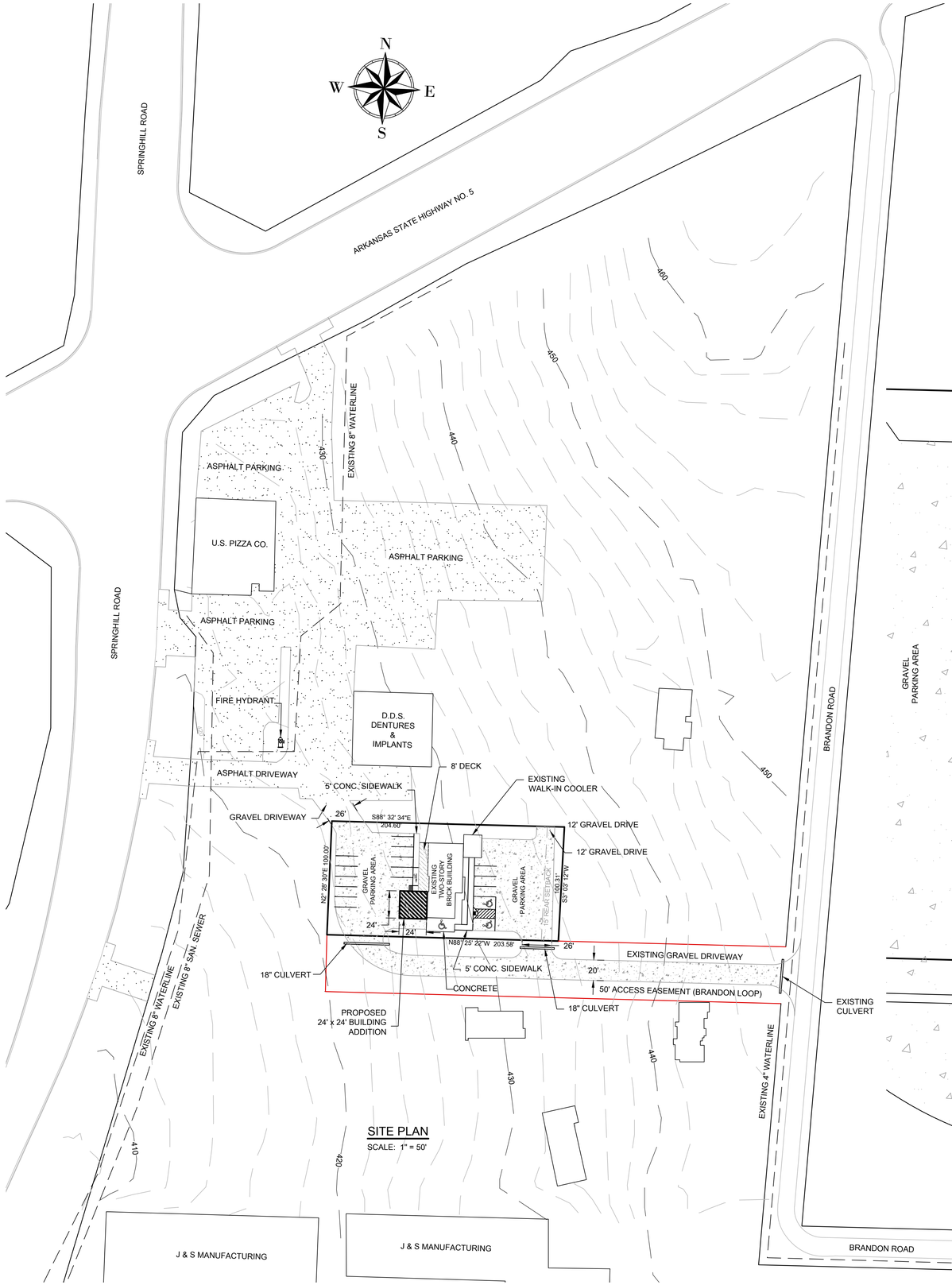
All that part of the SW ¼ of the SW ¼ Section 21, Township 1 South, Range 14 West, Saline County, Arkansas, described as follows: Beginning at the SW corner of said Section 21, and run thence East along the South line for 600' to the West line of roadway; run thence N 01º31' E along West line of road for 250'; thence West parallel with the South line for 203' to the Point of Beginning of the land herein described; From said point run thence N 88º 25' 22" W 203.58'; thence N 2º28' 30" E 100' to a point that is 409.2' West of the West line of road; run S 88º 30' 15" E 204.60'; thence S 3º03' 12" W 100.31' to the Point of Beginning. Tract contains 0.47 acres, more or less.

NAME OF DEVELOPMENT: SPRINGHILL TAVERN

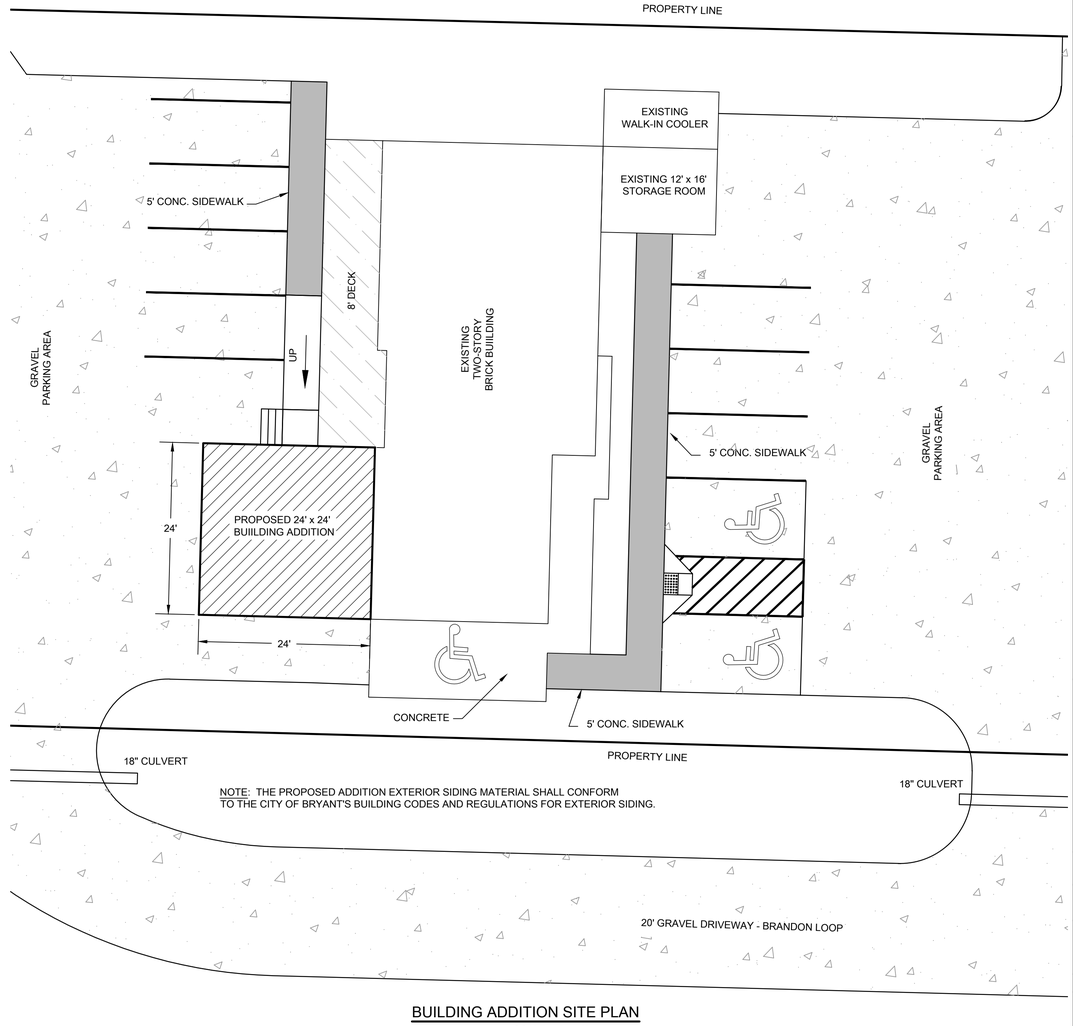
CURRENT ZONING: C2

NAME AND ADDRESS OF OWNER: RONALD BEARD SR.
NAME AND ADDRESS OF DEVELOPER: RONALD BEARD SR.
2205 BRANDON RD.
BRYANT, ARKANSAS 72022

PHYSICAL ADDRESS OF PROJECT: 2224 BRANDON LOOP
BRYANT, ARKANSAS 72022



SITE PLAN
SCALE: 1" = 50'



BUILDING ADDITION SITE PLAN
SCALE: 1" = 10'

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

BRYANT, ARKANSAS

SPRINGHILL TAVERN
2224 BRANDON LOOP

BUILDING ADDITION SITE PLAN

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 4197
MICHAEL BOLIN

AS-BUILT DATE:

CONTACT PERSON:
M. BOLIN

SCALE:
AS SHOWN

DATE: AUGUST 2022

BUILDING ADDITION SITE PLAN

JOB NO.

SHEET NO.
1 OF 1

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.

Michael Bolin
SIGNATURE

8/5/2022
DATE

City of Bryant Commercial Building Checklist

Name of Development SPRINGHILL TAVERN

Site Location 2224 BRANDON LOOP Current zoning C 2

Owner RONALD BEARD Phone 501-231-6558

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.
- N/A EXIST. BLDG. 24. Typical building elevations depicting the style, size and exterior construction materials of the buildings proposed. Where several building types are proposed on the plan, such as apartments and commercial buildings, a separate sketch shall be prepared for each type. The elevations shall be drawn at a minimum scale of 1/16" to a foot and must show adjoining context.
- N/A 25. Any variance approvals

II ADDITIONAL INFORMATION NEEDED, BUT NOT ON THE SITE PLAN

COMMERCIAL BUILDING WORKSHEET

	Yes	No
Site is compatible with Master Street Plan	✓	
Proposed improvement is within building line setbacks Front 0 ft. Side 0 ft. CNR Side 0 ft. Back 15 ft.	✓	
Parking requirements can be satisfied Floor Space 3351 sq.ft. divided by 300 = 11.17 (no. of parking spaces required)	✓	
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?		✓
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	✓	
Foundation and structure meet earthquake requirements for Zone 1.	✓	
Structure meets Arkansas Energy Code for specified use.	✓	
Complies with Arkansas Fire Prevention Code	✓	
Complies with International Code Council regulations	✓	
Will a Site Clearance Permit be required? (City Ordinance 2002-03)		✓
Are you granted any variances by the Board of Adjustment?		✓
If you have been granted a variance please explain in detail:		

III. LANDSCAPING COMPLIANCE WITH REQUIREMENTS

	YES	NO
No planting within 5 feet of a fire hydrant	✓	
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)

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

V. Site Plan Attachments

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

- ✓ 26. Letter to Planning Commission stating your request
- ✓ 27. Completed Checklist
- ✓ 28. Completed ADA/ABA Form
- ✓ 29. Two full sets of Building Plans
- ✓ 30. ~~20~~ 12 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~~ 12 copies of Landscaping Plan (folded to no larger than 8 ½ X 14 size)
- ✓ 32. ~~20~~ 12 copies of building floor plan (folded to no larger than 8 ½ X 14 size)
- N/A 33. Copy of Stormwater Detention approval
- N/A 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 SPRINGHILL TAVERN in the City of Bryant, Arkansas complies with the above regulations, laws and codes.

Ronnie Brand	Michael Baker
Owner	Engineer/Architect
2205 Brandon Rd.	501-231-6558
Mailing Address	Phone #
Bryant, AR 72022	8/8/2022
City	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**_____

Signature of Owner (if owner-builder) Ronnie Beard **Date** 8/8/22

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.

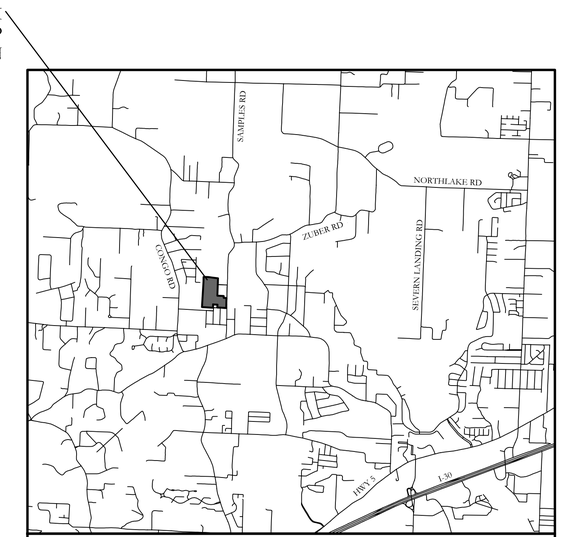
Project Name _____

Signature of Contractor
or Authorized Agent_____Date_____

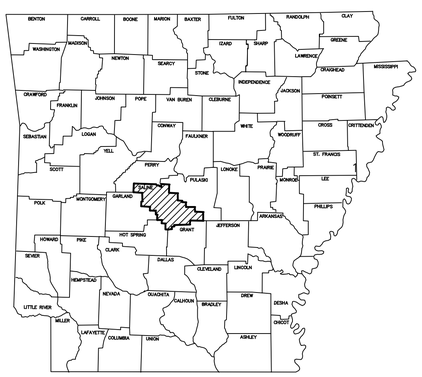
Signature of Owner
(if owner-builder) Ronnie Beard Date 8-8-22

Calculations
Approved: _____Date_____
Bryant Water Utilities General Manager

OLDE SALEM TOWNSHIP SUBDIVISION-PHASE 2
FOR FISER DEVELOPMENT, LLC
SALINE COUNTY, ARKANSAS



VICINITY MAP - SALINE COUNTY, AR



ARKANSAS

Prepared by:

GarNat Engineering, LLC

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

RECORD DRAWING

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

DRAWING INDEX:

DATE	REVISION	BY
1/26/21	REVISION-1	BLW

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1 RD	3.82	100.00	2°11'14"	S4° 17' 16"W	3.82
C2 RD	21.71	100.00	12°26'11"	S11° 14' 45"W	21.66
C3 RD	38.29	100.00	21°56'27"	N12° 58' 01"E	38.06
C4	39.27	25.00	90°00'00"	N48° 11' 39"E	35.36
C5	39.27	25.00	90°00'00"	N41° 48' 21"W	35.36
C6	1.87	75.00	1°25'31"	S3° 54' 25"W	1.87
C7	4.90	125.00	2°14'40"	N4° 18' 59"E	4.90
C8	15.83	75.00	12°05'33"	S11° 04' 27"W	15.80
C9	0.45	75.00	0°20'38"	S17° 17' 32"W	0.45
C10	25.70	125.00	11°46'44"	N10° 55' 02"E	25.65
C11	1.43	125.00	0°39'27"	N17° 08' 08"E	1.43

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C12	1.49	125.00	0°40'56"	S23° 35' 46"W	1.49
C13	46.38	125.00	21°15'31"	S12° 37' 33"W	46.11
C14	28.72	75.00	21°56'27"	N12° 58' 01"E	28.55
C15	36.51	265.00	7°53'38"	S13° 31' 02"W	36.48
C16	38.75	25.00	88°48'08"	S42° 24' 17"E	34.98
C17	39.79	25.00	91°11'52"	N47° 35' 43"E	35.72
C18	35.03	265.00	7°34'26"	S5° 47' 00"W	35.00

PROPERTY SPECIFICATIONS:

ZONING CLASSIFICATION: N/A

MIN. LOT SIZE: 8,750 S.F.
NUMBER OF LOTS: 35
SOURCE OF WATER: SALEM WATER USERS
SOURCE OF SEWER: BRYANT

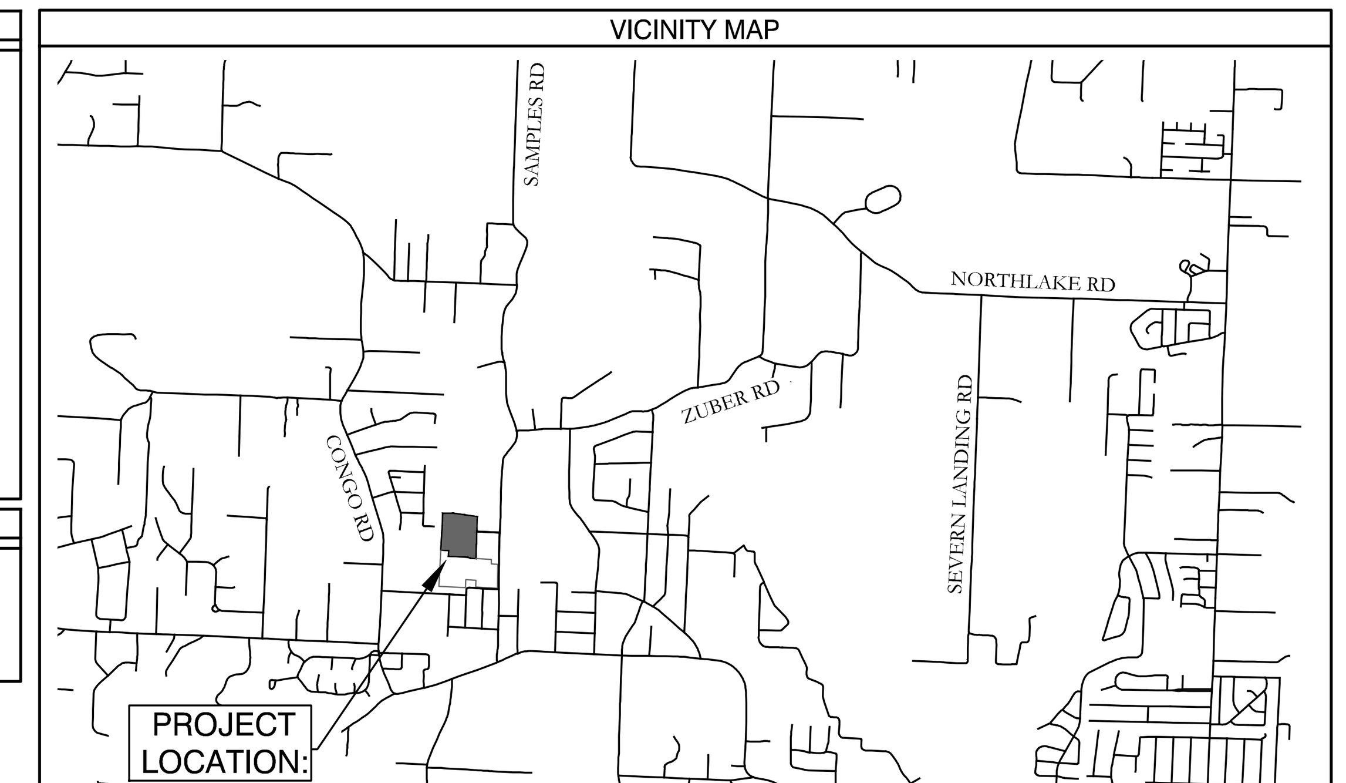
BUILDING SETBACKS:
FRONT - 15' OR AS SHOWN
REAR - 10' OR AS SHOWN
SIDE - 5' OR AS SHOWN

EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
FRONT - 10' OR AS SHOWN
REAR - 10' OR AS SHOWN
SIDE - 5' OR AS SHOWN
STREET RIGHT OF WAYS: 50' OR AS SHOWN
STREET WIDTH: 24' BOC TO BOC
LOT CORNERS: SET 5/8" REBAR WITH CAP

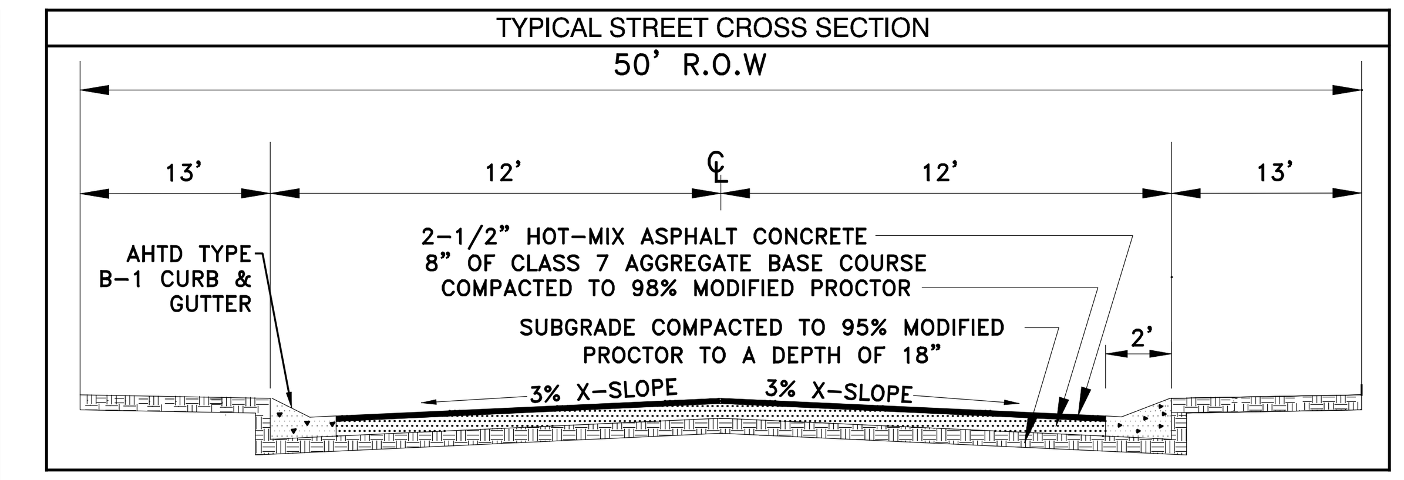
SUBDIVISION IMPROVEMENT DISTRICT

OLDE SALEM TOWNSHIP PROPERTY OWNER'S MULTIPURPOSE IMPROVEMENT DISTRICT #99 OF SALINE COUNTY.

VICINITY MAP



TYPICAL STREET CROSS SECTION



PROPERTY DESCRIPTION:

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4 SE1/4) AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4 NE1/4) OF SECTION 14, TOWNSHIP ONE SOUTH, RANGE 15 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 3/4" PIPE FOR THE SOUTHWEST CORNER OF SAID SE1/4 NE1/4, THENCE NORTH 02°04'39" EAST ALONG THE WEST LINE OF SAID SE1/4 NE1/4 269.38 FEET TO A FOUND FENCE CORNER; THENCE SOUTH 89°21'09" EAST 246.21 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE SOUTH 82°24'46" EAST 241.75 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE SOUTH 81°45'49" EAST 272.85 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE SOUTH 02°30'20" WEST 57.51 FEET TO A FOUND 5/8" REBAR AT THE NORTHWEST CORNER OF RHODES SUBDIVISION; THENCE SOUTH 01°52'27" WEST ALONG WEST LINE OF SAID SUBDIVISION 245.94 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE CONTINUING SOUTH 02°07'12" WEST ALONG WEST LINE OF SAID SUBDIVISION 293.47 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE SOUTH 01°58'37" WEST 230.42 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 AT THE NORTHEAST CORNER OF LOT 101, PHASE 2; THENCE N88°01'23"W, ALONG THE NORTH LINE OF SAID LOT 101, 119.96 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 LOCATED ON THE EAST RIGHT OF WAY OF PROVINCE; THENCE S01°59'53"W, ALONG SAID EAST RIGHT OF WAY, 84.00 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 ON THE NORTH LINE OF OLDE SALEM TOWNSHIP, PHASE 1; THENCE CONTINUING ALONG SAID NORTH LINE THE FOLLOWING CALLS, NORTH 67°42'07" WEST 53.32 FEET TO A FOUND 1/2" REBAR WITH CAP #1573; THENCE NORTH 86°48'21" WEST 431.73 FEET TO A FOUND 1/2" REBAR WITH CAP #1573; THENCE NORTH 03°11'39" EAST 124.15 FEET TO A COMPUTED POINT; THENCE NORTH 86°48'21" WEST 170.00 FEET TO A FOUND REBAR ON THE WEST LINE OF SAID NE1/4 SE1/4; THENCE LEAVING SAID NORTH LINE OF SUBDIVISION, NORTH 03°11'39" EAST ALONG WEST LINE OF SAID NE1/4 SE1/4 A DISTANCE OF 534.33 FEET TO THE POINT OF BEGINNING; CONTAINING 15.51 ACRES, MORE OR LESS.

BASIS OF BEARINGS:

GRID NORTH ARKANSAS COORDINATE SYSTEM, SOUTH ZONE BY GPS OBSERVATION

FLOODPLAIN CERTIFICATION:

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

According the the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Saline County, Arkansas and incorporated areas, panel # 05125C0225D dated 6/19/2012 , no portion (Zone "X") of the property described hereon does lie within the 100 year flood hazard boundary.

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

FINAL PLAT
OLDE SALEM TOWNSHIP
PHASE 2
PLANNED UNIT DEVELOPMENT
SALINE COUNTY, ARKANSAS

60' 30' 0 60'

SURVEY PLAT CODE:
500-01S-15W-0-14-102-62-1573

PLAT CERTIFICATES:

OWNER:
Name: Fiser Development, LLC
Address: P.O. Box 1980
Benton, Arkansas 72018-1980

DEVELOPER:
Name: Fiser Development, LLC
Address: P.O. Box 1980
Benton, Arkansas 72018-1980

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

Date: ____________ Signed: ____________
Dee Fiser
Fiser Development, LLC

Source of Title: SALINE COUNTY, ARKANSAS
Saline County Document# 2014-063332

CERTIFICATE OF RECORDING:

CERTIFICATE OF PROPERTY OWNERSHIP:
I, James E. Villines , hereby certify that the deed records in the office of the Circuit Clerk and Ex-Officio Recorder of Saline County Arkansas, reflect that Fiser Development, LLC is the record title owner of real property more particularly described Herein on plat, dated this ___ day of _________, 2022.

Licensed Abstractor No. 221 - B
Or Attorney Bar No. ____________

CERTIFICATE OF FINAL SURVEYING ACCURACY:

I, George P. Wooden, hereby certify that this plat correctly represents a boundary survey 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 are accurately described in terms of length and direction of the property sides.

Date: ____________ Signed: ____________
George P. Wooden
Registered Land Surveyor
No. 1573, Arkansas

CERTIFICATE OF ENGINEERING ACCURACY:

I, Vernon J. Williams, hereby certify that this plat correctly represents a plan made or reviewed by me, and that the engineering requirements of the Saline County Subdivision Rules and Regulations have been complied with.

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

CERTIFICATE OF FINAL PLAT APPROVAL:

Pursuant to the Saline County Subdivision Rules and Regulations, and all 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: ____________ Signed: ____________
Layne Penfield, Chairman
Saline County Planning Board

BY	REVISION	DATE

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

FINAL PLAT
OLDE SALEM TOWNSHIP
PHASE 2
PLANNED UNIT DEVELOPMENT
SALINE COUNTY, ARKANSAS

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

CONTENTS:
FINAL PLAT

PROJECT NO: 15004
DATE: FEB. 2022
SHEET NO: 1

J:\Projects\2015 Projects\15004 Dee Fiser – Olde Salem Township\DWGs\PLATS PHASE 2 REPLATS PHASE 1\15004 FISER – PHASE 2–FINAL–PLAT–02–16–22.dwg

NOTES:

1. ALL SEWER CONSTRUCTION SHALL BE INSTALLED PER CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS
2. MAINTAIN 10 FEET OF HORIZONTAL SEPARATION AND 18 INCHES OF VERTICAL SEPARATION (WATER OVER SEWER) BETWEEN WATER AND SEWER MAINS. IF REQUIRED SEPARATION CANNOT BE ACHIEVED, CONTACT ENGINEER.

DUDLEY ROAD
RIGHT OF WAY
0.14 ACRES
6023 Sq. Ft.

COMMON AREA
TRACT "E"
OWNED BY POA
0.49 ACRES
21322 Sq. Ft.

COMMON
AREA
OWNED BY POA
2.08 ACRES
90448 Sq. Ft.

PARKING AREA
TRACT "F"
OWNED BY POA
0.28 ACRES
12214 Sq. Ft.

LIFT STATION
CITY OF BRYANT
TRACT "G"
0.06 ACRES
2499 Sq. Ft.

LIFT STATION SITE

COMMON AREA
TRACT "A"
(WILL REMAIN UNDER OWNERSHIP OF IMPROVEMENT DISTRICT)

OVERALL SEWER PLAN

50' 25' 0 50'

GNE Designing our client's success
GarNat Engineering, LLC
P.O. Box 116 (72018) Ph (501) 408-4650
406 W. South St. Suite B Fx (888) 900-3068
Benton, AR 72015 garnatengineering@gmail.com

OLDE SALEM TOWNSHIP SUBDIVISION
FOR FISER DEVELOPMENT, LLC
SALINE COUNTY, ARKANSAS

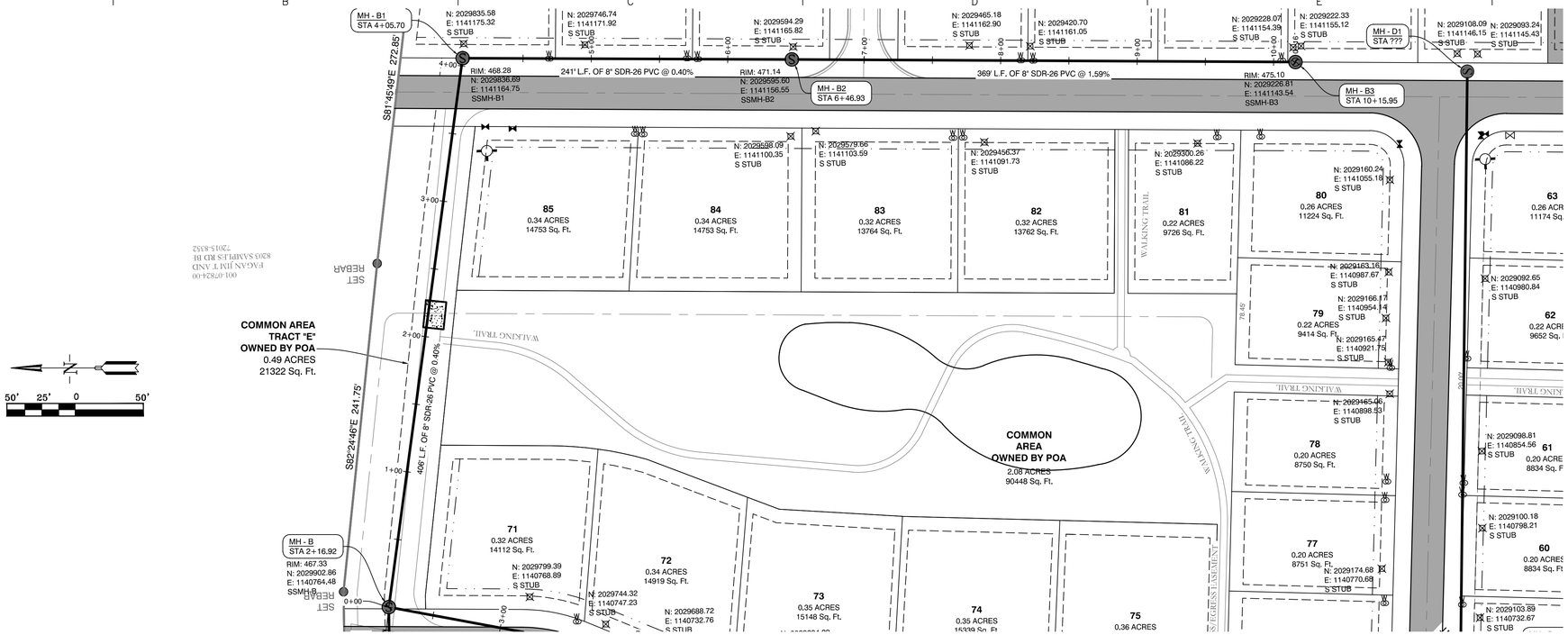
RECORD DRAWING

CONTENTS:
OVERALL SEWER PLAN

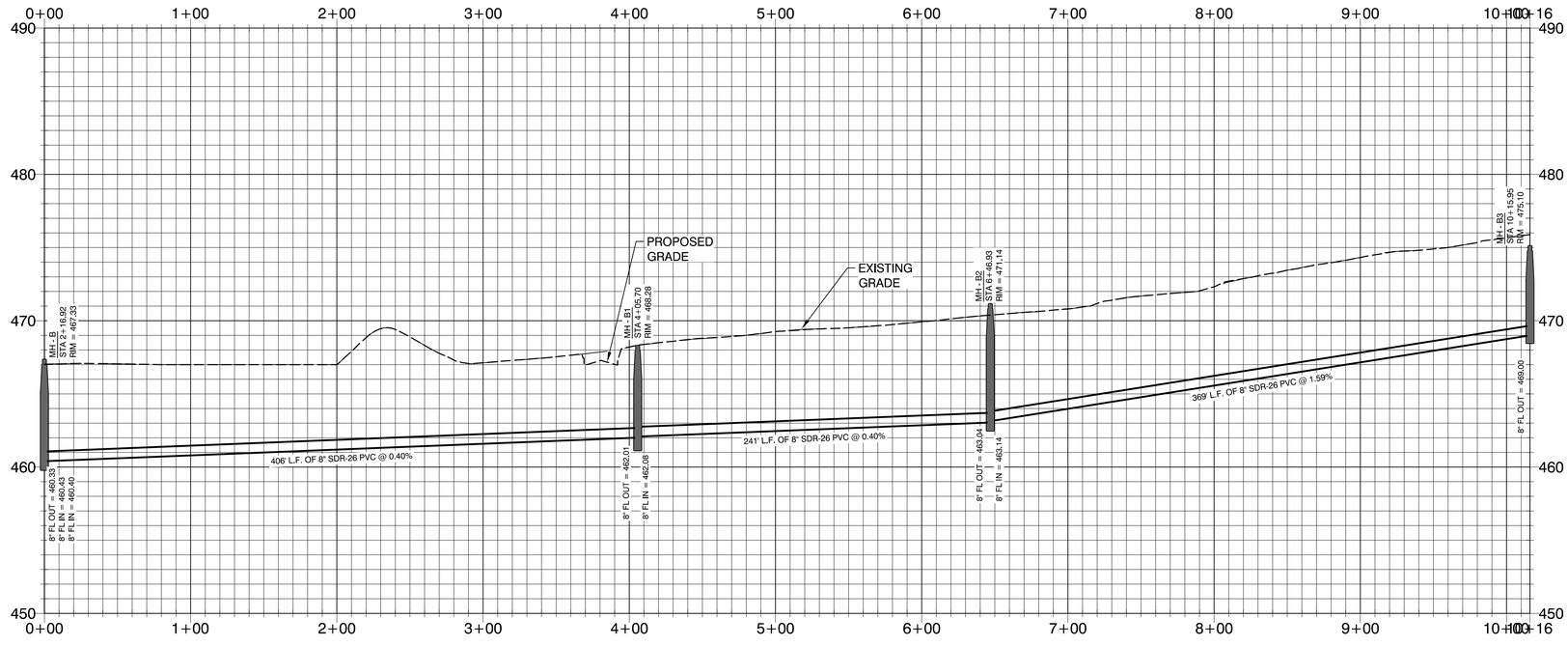
PROJECT NO: 15004
DATE: MAY 2015
SHEET NO: 3

BY | REVISION | DATE

A:\Projects\2015 Projects\15004 Doe Fiser – Olde Salem Township\DWGs\PHASE 2 AS BUILTS DRAWINGS\15004 FISER– WATER AND SEWER PLANS – PH 2 R2-AS–BUILT–072822.dwg



MAIN PHASE 2 PROFILE



MAIN B - PHASE 2
SEWER PROFILES

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

DATE	REVISION	BY

GNE Designing our client's success

GarNat Engineering, LLC
P.O. Box 116 (72018)
406 W. South St. Suite B
Benton, AR 72015
Ph (501) 408-4650
Fx (888) 900-3068
garnatengineering@gmail.com

OLDE SALEM TOWNSHIP SUBDIVISION
FOR FISER DEVELOPMENT, LLC
SALINE COUNTY, ARKANSAS

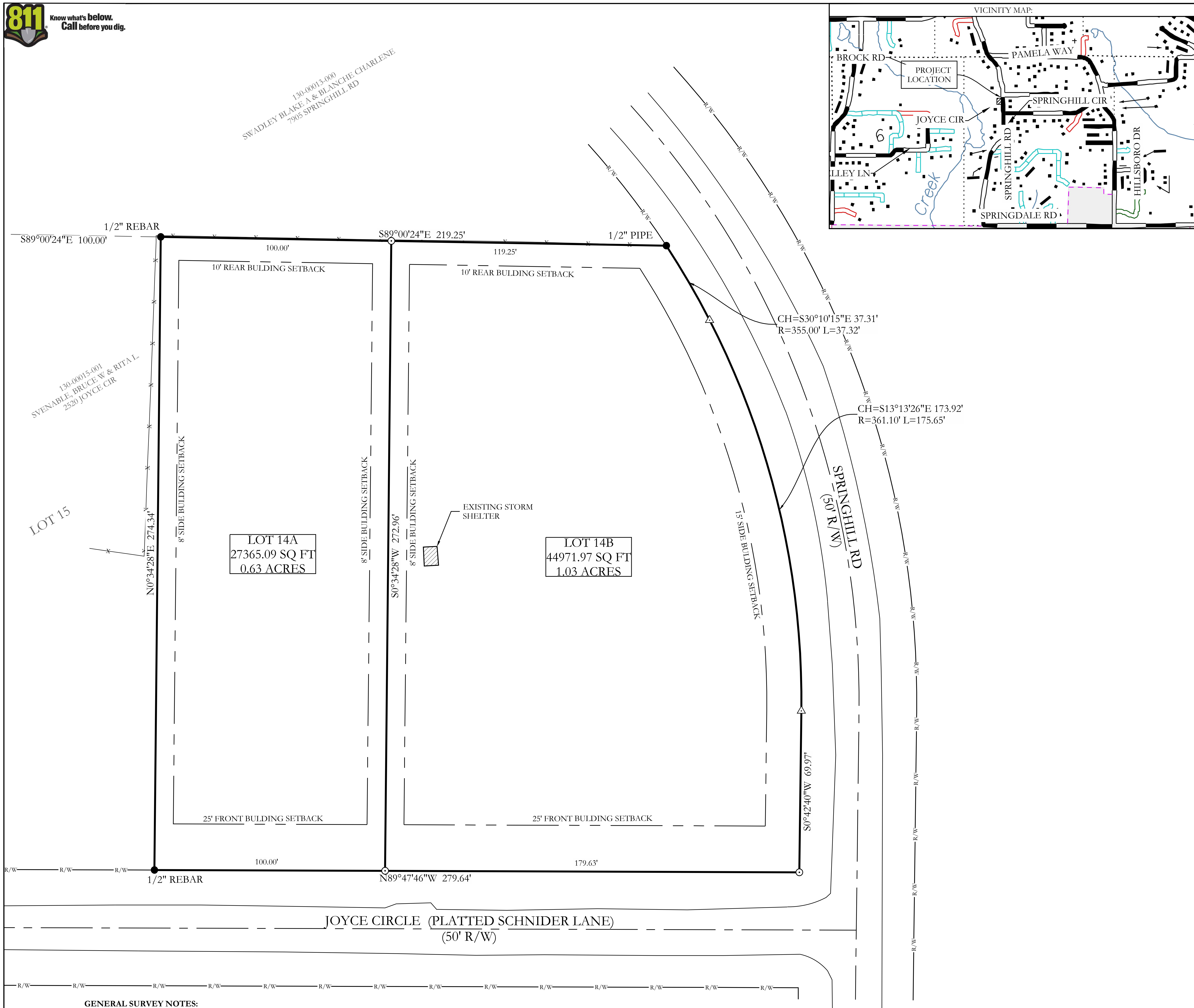
RECORD DRAWING

CONTENTS:
SANITARY SEWER
PLAN & PROFILE
MAIN B - PH 2

PROJECT NO:
15004

DATE:
MARCH 2015

SHEET NO:
4



GENERAL SURVEY NOTES:

CURRENT OWNER: TONY T. BESSENT
PHYSICAL ADDRESS: 2512 JOYCE CIRCLE, ALEXANDER, AR
COUNTY PARCEL ID: 130-00014-000

THIS PLAT REPRESENTS A BOUNDARY SURVEY AND REPLAT OF LOT 14, H., E. & L. SUBDIVISION INTO TWO NEW LOTS BEING LOT 14A AND LOT 14B.

ALL LISTED MEASUREMENTS ARE AS MEASURED IN THE FIELD. FOR RECORD MEASUREMENTS, SEE DEEDS OF RECORD.

ADJACENT OWNERSHIP IS LISTED AS FILED IN THE SALINE COUNTY TAX ASSESSOR'S OFFICE AND IS SHOWN FOR REFERENCE ONLY.

THIS SURVEY IS FOR THE EXCLUSIVE USE AND BENEFIT OF PARTIES SHOWN HEREIN. USE OR DUPLICATION OF THIS DOCUMENT BY ANY OTHER PARTIES IS PROHIBITED AND VOIDS SAID DOCUMENT.

-N-
BASIS OF BEARINGS: GRID NORTH, ARK SPCS (NAD83), SOUTH ZONE (0302)

0 15' 30' 60'
SCALE: 1" = 30'

LEGEND
- Found Aliquot Corner
- Found monument
- Set ½" Rebar
- Computed point
- (M)- Measured
- (P) - Plat/Deed
- Fence

OWNER:
NAME: Tony Bessent
Address: 3621 Independence Drive
Bryant, Arkansas 72022

DEVELOPER:
Tony Bessent
Address: 3621 Independence Drive
Bryant, Arkansas 72022

CERTIFICATE OF OWNER:

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

Date of Execution ____________ Name: ____________

Source of Title: Saline County Document # 2013-91073

CERTIFICATE OF FINAL SURVEYING ACCURACY:

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

May 27, 2022
Date of Execution

Name: W. Corbitt R. Shoffner,
Registered Professional
Land Surveyor, No. 1664
Arkansas

CERTIFICATE OF PROPERTY OWNERSHIP:
I, ____________________, hereby certify that the deed records in the office of Circuit Clerk and Ex-Officio recorder of Saline County, Arkansas, reflect that ________________________________are the record title owners of real property more particularly described Herein on plat, dated this______day of_____________, 20________.

Licensed Abstractor No.______________.

CERTIFICATE OF FINAL APPROVAL:
Pursuant to the Saline County Subdivision Rules and Regulations, this document was given approval by the Saline County Director. All of the conditions of approval having been completed, this document is hereby accepted, and this certificate executed under the authority of said rules and regulations.

Date of Execution ____________

Layne Penfield
Saline County Planning Chairman

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

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
No. 1664
WILLIAM CORBITT R. SHOFFNER
SIGNATURE
5/27/22

By affixing my seal and signature, I, Corbitt Shoffner, Arkansas PS No. 1664, hereby certify that this drawing correctly depicts a survey compiled by me or under my direct supervision.

FLOOD STATEMENT

NO PORTION OF THE PROPERTY DESCRIBED HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA, ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL # 05125C0225D, DATED: 06/19/2012

HOPE CONSULTING
ENGINEERS - SURVEYORS
117 S. Market Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
BESSENT CONSTRUCTION, LLC

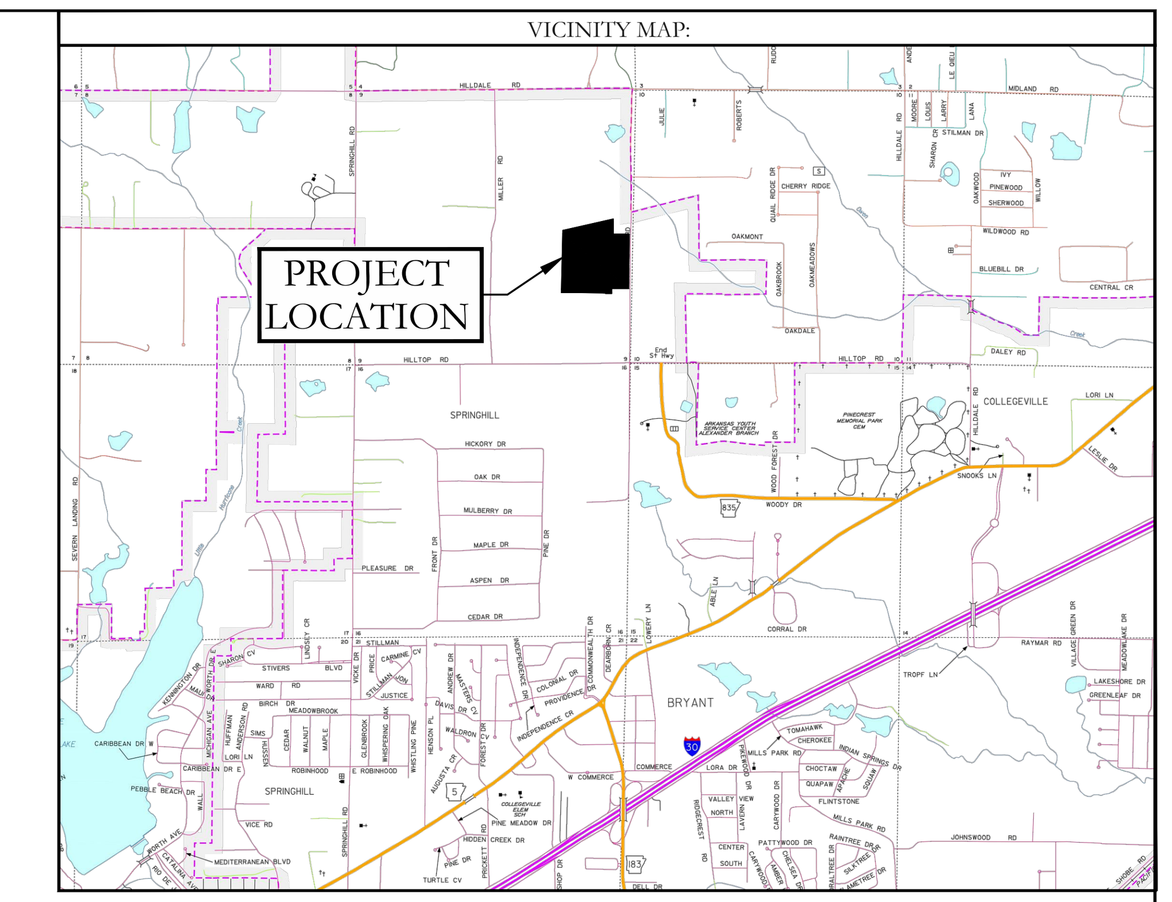
LOT 14A & 14B

A REPLAT OF LOT 14,
H. E. & L. SUBDIVISION,
A SUBDIVISION IN SALINE COUNTY, ARKANSAS

DATE:	05/24/2022	C.A.D. BY:	MD	DRAWING NUMBER:
REVISED:		CHECKED BY:	WCS	22-0534
SHEET:		SCALE:	1"= 30'	

500	01N	14W	0	05	130	62	1664

VICINITY MAP:

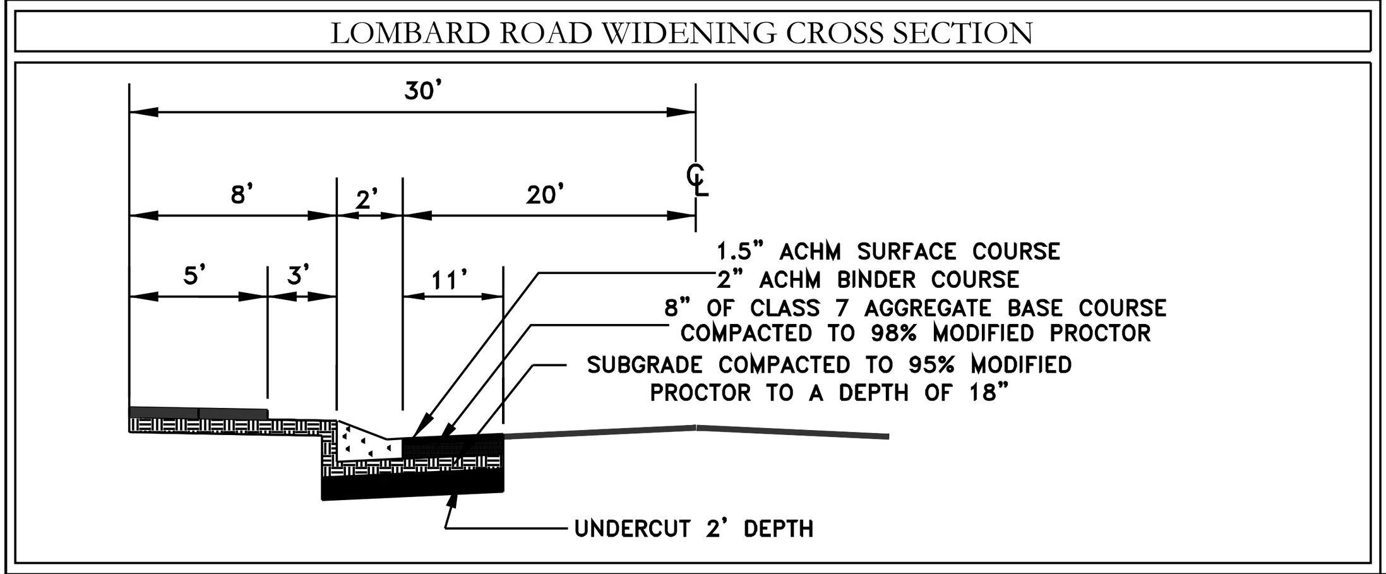


FINAL PLAT

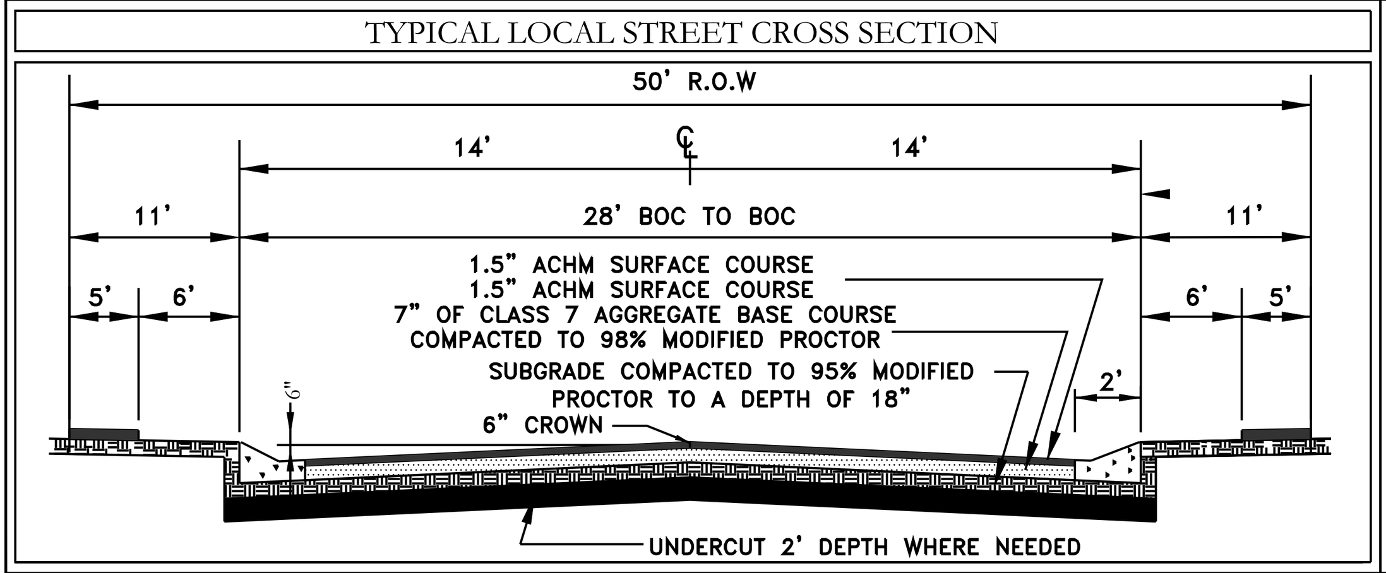
LOMBARD HEIGHTS SUBDIVISION, PHASE 1

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

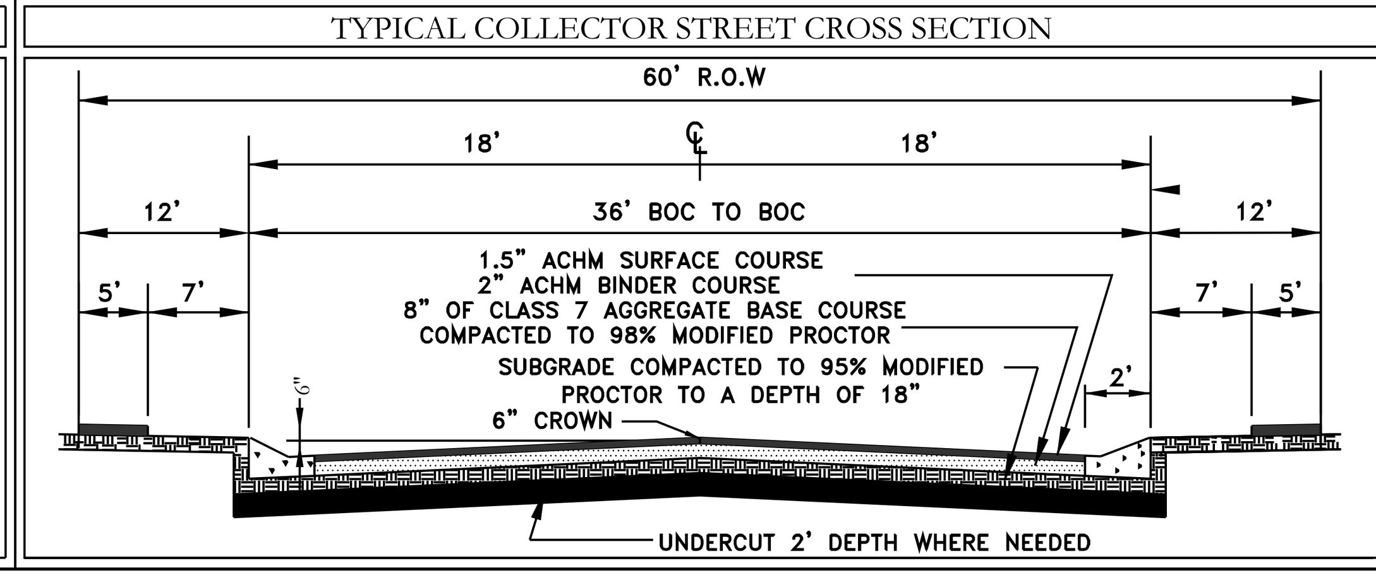
LOMBARD ROAD WIDENING CROSS SECTION



TYPICAL LOCAL STREET CROSS SECTION



TYPICAL COLLECTOR STREET CROSS SECTION



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

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

PROPERTY DESCRIPTION:

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE/4 SE/4), PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4), PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/4 SE/4), **ALL IN SECTION 9**, TOWNSHIP 1 SOUTH, RANGE 14 WEST OF THE FIFTH PRINCIPAL MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NE CORNER OF SAID SE 1/4 OF THE SE 1/4, SAID POINT BEING A FOUND 1/2" REBAR WITH A CAP; THENCE, ALONG THE NORTH LINE OF SAID SE 1/4, SE 1/4 S 89°29'36" W A DISTANCE OF 40.65 FEET TO THE **POINT OF BEGINNING**; THENCE, N 00°30'26" E A DISTANCE OF 152.28 FEET; THENCE, N 63°32'06" W A DISTANCE OF 196.51' FEET; THENCE, N88°19'27"W A DISTANCE OF 613.43 FEET; THENCE, N 01°40'33" E A DISTANCE OF 175.01 FEET; THENCE, N13°18'33"E A DISTANCE OF 51.05 FEET; THENCE, N 02°32'03" E A DISTANCE OF 80.00 FEET; THENCE, S 88°19'27" E A DISTANCE OF 410.05 FEET; THENCE, N 70°39'30" E A DISTANCE OF 53.88' FEET; THENCE, S 87°27'57" E A DISTANCE OF 169.40' FEET; THENCE, S 64°38'17" E A DISTANCE OF 228.48' FEET; THENCE, S 88°19'27" E A DISTANCE OF 210.44 FEET TO A POINT THE WEST RIGHT OF WAY OF LOMBARD HEIGHTS ROAD; THENCE ALONG SAID RIGHT OF WAY S01°13'12"W A DISTANCE 19.44 FEET; THENCE S02°46'04"W A DISTANCE OF 71.03 FEET; THENCE S04°06'35"W A DISTANCE OF 110.40 FEET; THENCE S05°06'02"W A DISTANCE OF 55.48 FEET; THENCE S03°10'56"W A DISTANCE OF 203.50 FEET TO THE **POINT OF BEGINNING** AND HAVING AN AREA OF 8.50ACRES (370,381 SQUARE FEET).

Curve Table

Curve #	Delta	Chord B & D	Arc Length	Arc Radius
C1	91°41'52"	S42°28'31"E 35.88	40.01	25.00
C2	11°27'21"	S82°35'47"E 45.91	45.99	230.00
C3	4°59'05"	S74°22'34"E 20.00	20.01	230.00
C4	7°31'55"	S68°07'04"E 30.21	30.24	230.00
C5	20°07'22"	S74°24'47"E 94.34	94.83	270.00
C6	3°50'59"	S86°23'58"E 18.14	18.14	270.00
C7	89°08'20"	N47°06'23"E 35.09	38.89	25.00
C8	90°51'40"	S42°53'37"E 35.62	39.65	25.00
C9	89°08'29"	N47°06'18"E 35.09	38.90	25.00
C10	90°51'31"	S42°53'42"E 35.62	39.64	25.00
C11	11°11'16"	S82°43'50"E 62.38	62.48	320.00
C12	12°47'06"	S70°44'39"E 71.26	71.40	320.00
C13	23°58'21"	S76°20'17"E 74.76	75.31	180.00
C14	85°57'31"	N48°41'47"E 34.09	37.51	25.00
C15	23°58'21"	S76°20'17"E 85.15	85.77	205.00
C16	23°58'21"	N76°20'17"W 122.53	123.43	295.00

LEGEND

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

CERTIFICATIONS:

OWNER:

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

DEVELOPER:

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

CERTIFICATE OF OWNER:

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

Date of Execution Name:

Source of Title:____________________

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 plat made by me, and that the engineering requirements of the City of Bryant Subdivision Rules and Regulations have been followed.

Date of Execution

William W. McFadden
Registered Professional
Engineer, No. 14048
Arkansas

CERTIFICATE OF FINAL APPROVAL:

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

Date of Execution

Rick Johnson,
Bryant Planning Commission

PROPERTY SPECIFICATIONS:

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

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

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

NAME OF SUBDIVISION: LOMBARD HEIGHTS SUBDIVISION

ZONING CLASSIFICATION: R-1.S

SOURCE OF TITLE: 2017-11245

MIN. LOT SIZE: 6,000 S.F.
NUMBER OF LOTS: 24
SOURCE OF WATER: SALEM WATER USERS
SOURCE OF SEWER: CITY OF BRYANT
SOURCE OF ELECTRIC: FIRST ELECTRIC COOP
SOURCE OF GAS: CENTERPOINT ENERGY

BUILDING SETBACKS:
FRONT - 20' OR AS SHOWN
REAR - 20' OR AS SHOWN
SIDE - 8' OR AS SHOWN

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

HOPE CONSULTING
ENGINEERS - SURVEYORS
117 S. Market Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
SOUTHERN GENERAL CONTRACTORS

FINAL PLAT
LOMBARD HEIGHTS, PHASE 1
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 08/10/2022		C.A.D. BY: B.JOHNSON			DRAWING NUMBER:		
REVISED:		CHECKED BY:			19-0238		
		SCALE: 1"=100'					
500	01S	14W	0	29	300	62	1762

K:\LAND PROJECTS 2004\SUBDIVISIONS\2020\20-1388 LOMBARD HEIGHTS\20-1388-06-08-2022-PHASE 1-FP.DWG

WATER LEGEND:

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

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

TYPICAL FIRE HYDRANT:

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

SEWER LEGEND:

- SEWER SERVICE
- SEWER MAIN
- SEWER MANHOLE

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

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

HOPE CONSULTING
ENGINEERS - SURVEYORS
117 S. Market Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
LOMBARD HEIGHTS

WATER & SEWER ASBUILTS
LOMBARD HEIGHTS, PHASE 1
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 08/10/2022	C.A.D. BY: B.JOHNSON	DRAWING NUMBER:	
REVISED:	CHECKED BY: =	20-1388	
SHEET:	SCALE: AS SHOWN		

500	01S	14W	16	201	62	128

HOPE CONSULTING
ENGINEERS - SURVEYORS

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

FOR USE AND BENEFIT OF:

LOMBARD HEIGHTS

DRAINAGE ASBUILTS
LOMBARD HEIGHTS, PHASE 1
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 08/10/2022	C.A.D. BY: B.JOHNSON	DRAWING NUMBER:	
REVISED:	CHECKED BY: ∞	20-1388	
SHEET:	SCALE: AS SHOWN		

500	01S	14W	16	201	62	128

CREEKSIDE ADDITION PHASE 2

DRAINAGE CALCULATIONS – SUMMARY

8/10/2022

DESCRIPTION OF PROJECT

Creekside Addition phase 2 is an approximately 14.34 acres residential development located in the City of Bryant, Arkansas approximately a mile north of midland Road. There are four drainage basins on the site. All basins will be detained in a pipe network storage located back of the curb and between lots. The detention for the storage network will be underground in 36”, 30’’, 24’’, and 18” RCP or HDPE pipe.

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

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

These calculations are divided into the following sections:

Summary of Drainage Basins

Summary of Inlets

Summary of Pipes

Pipe Network Storage Summary

Appendices

Exhibit A – Pre-Development Drainage Basins

Exhibit B – Post-Development Drainage Basins

CREEKSIDE ADDITION PHASE 2

DRAINAGE CALCULATIONS – SUMMARY

8/10/2022

SUMMARY OF DRAINAGE BASINS

PRE-DEVELOPMENT CONDITIONS

The entire area for pre-existing drainage area of the site drains to low land to the northeast. There is a drainage basin west of the site that flows through the site then discharges onto the northeast. This discharge will not be captured.

POST-DEVELOPMENT CONDITIONS

As previously described, this site is being developed into a subdivision. Slopes range from 1% to 6%. Basin 1 and 2 drains to the northeast of the site and collected separately. Basin 3 and 4 drains to the southeast of the site and detained jointly. Runoff drains from the developed areas to underground detention in the back of the curb of the proposed road.

SUMMARY OF INLETS

On the drainage plan you will see labels for all of the inlets for these calculations. The flows shown are for the 25-year return storm. The distance from the face of the curb to the center of the street is 15 feet.

SUMMARY OF PIPES

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

PIPE NETWORK STORAGE SUMMARY

The pipe network storage in these calculations detains flows from all of the developed areas of the site. Three pipe network storages are provided. The pipe network storage 1 is located in the north portion of the development. It is made of 518 linear feet of 30'' and 36" pipes and has a volume of 3,575 cf.

The pipe network storage 2 is located between lots. It is made of 143 linear feet of 30'' HDPE pipe and has a volume of 735 cf.

The pipe network storage 3 is located in the south portion of the development. It is made of 828 linear feet of 30'' and 36" pipes and has a volume of 3,185 cf. Water collected in the storm water system is discharged into the pipe network via curb inlets.

Concrete control structures are constructed at the end of the pipe network storage. This control structure uses a slotted weir to limit the discharge through the structure to that of the 2, 10, 25, and 100-year pre-development flow. The pipe network storage is designed to hold the 100-year storm event.

REVISION	DATE	BY

GNE Designing our client's success

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

CREEKSIDE ADDITION PHASE 2
ALL OF LOT 101 AND PART OF LOT 99
AND PART OF LOT 100, MIDLAND FARM SUBDIVISION
PART OF THE NE 1/4 NW 1/4, PART OF THE W 1/2 SE
1/4 NW 1/4 AND THE NW 1/4 NE 1/4 SW 1/4 ALL IN
SECTION 12, T-1-S, R-14-W,
SALINE COUNTY, ARKANSAS

DRAFT

CONTENTS:
PRE DEVELOPMENT BASIN

PROJECT NO: 18054

DATE: JULY 2022

SHEET NO: 1

POST-BASIN 3+4
C=0.58
I=6.4 IN/HR
A=4.84 AC
Q_{100} =17.97 CFS

POST-BASIN 1
C=0.67
I=7.0 IN/HR
A=4.26 AC
Q_{100} =19.98 CFS

POST-BASIN 2
C=0.63
I=6.0 IN/HR
A=0.88 AC
Q_{100} =3.32 CFS

WETLANDS BOUNDARY

DETENTION POND

100 50 0 100

DATE	REVISION	BY

GNE Designing our client's success

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

CREEKSIDE ADDITION PHASE 2
ALL OF LOT 101 AND PART OF LOT 99
AND PART OF LOT 100, MIDLAND FARM SUBDIVISION
PART OF THE NE 1/4 NW 1/4, PART OF THE W 1/2 SE 1/4 NW 1/4 NE 1/4 SW 1/4 ALL IN
1/4 NW 1/4 AND THE NW 1/4 NE 1/4 SW 1/4 ALL IN
SECTION 12, T-1-S, R-14-W,
SALINE COUNTY, ARKANSAS

DRAFT

CONTENTS:
POST DEVELOPMENT BASIN

PROJECT NO:
18054

DATE:
JULY 2022

SHEET NO:
2

J:\Projects\2018 Projects\18054 Creekside Addition\Drawings\CIVIL\18054-DESIGN-Creekside-Addition---Phase-2-24-037722-Drainage Basin.dwg

Stormwater Calcs - Creekside Addition Phase 2
Using Rational Method

Pre-development

Calculated Tc values - Drainage Basin 1

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

L1 =	100	feet	L1 =	500	feet		
n1 =	0.15	Sheet Flow	n1 =	0.07	Medium Brush and Trees	Sluggish Reaches, weedy, deep pools	
S1 =	0.09	ft/ft	S1 =	0.05	ft/ft		
$I_{assumed}$ =	6.10	inches	$I_{assumed}$ =	6.10	inches		
$Tc_{calculated}$	284	seconds	$Tc_{calculated}$	563	seconds		
$Tc_{calculated}$	4.73	minutes	$Tc_{calculated}$	9.39	minutes		
Tc =	14.12	minutes	Tc for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual				
I =	6.10	inches	i for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual				
Use Tc =	**17.00**	minutes	I_{100} =	7.4	Inches	I_{10} =	5.3 Inches
			I_{50} =	6.8	Inches	I_5 =	4.8 Inches
			I_{25} =	6.10	Inches	I_2 =	4.1 Inches

Calculated Tc values - Drainage Basin 2

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

L1 =	100	feet	L1 =	970	feet		
n1 =	0.15	Sheet Flow	n1 =	0.07	Medium Brush and Trees		
S1 =	0.07	ft/ft	S1 =	0.05	ft/ft		
$I_{assumed}$ =	5.30	inches	$I_{assumed}$ =	5.30	inches		
$Tc_{calculated}$	324	seconds	$Tc_{calculated}$	887	seconds		
$Tc_{calculated}$	5.40	minutes	$Tc_{calculated}$	14.78	minutes		
Tc =	20.18	minutes	Tc for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual				
I =	5.30	inches	i for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual				
Use Tc =	**20.00**	minutes	I_{100} =	6.5	Inches	I_{10} =	4.8 Inches
			I_{50} =	5.9	Inches	I_5 =	4.3 Inches
			I_{25} =	5.30	Inches	I_2 =	3.6 Inches

Calculated Tc values - Drainage Basin 3

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

L1 =	100	feet	L1 =	400	feet	L1 =	450	feet	
n1 =	0.15	Sheet Flow	n1 =	0.03	Clean, Straight	n1 =	0.07	Medium Brush and Trees	
S1 =	0.05	ft/ft	S1 =	0.04	ft/ft	S1 =	0.04	ft/ft	
$I_{assumed}$ =	5.20	inches	$I_{assumed}$ =	5.20	inches	$I_{assumed}$ =	5.20	inches	
$Tc_{calculated}$	361	seconds	$Tc_{calculated}$	338	seconds	$Tc_{calculated}$	603	seconds	
$Tc_{calculated}$	6.02	minutes	$Tc_{calculated}$	5.63	minutes	$Tc_{calculated}$	10.05	minutes	
Tc =	21.70	minutes	Tc for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual						
I =	5.20	inches	i for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual						
Use Tc =	**21.50**	minutes	I_{100} =	6.4	Inches	I_{10} =	4.8	Inches	
			I_{50} =	5.8	Inches	I_5 =	4.2	Inches	
			I_{25} =	5.20	Inches	I_2 =	3.6	Inches	

Calculated Tc values - Drainage Basin 4

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

L1 =	100	feet	L1 =	140	feet	L1 =	470	feet	
n1 =	0.15	Sheet Flow	n1 =	0.03	Clean, Straight	n1 =	0.07	Medium Brush and Trees	
S1 =	0.04	ft/ft	S1 =	0.04	ft/ft	S1 =	0.03	ft/ft	
$I_{assumed}$ =	5.30	inches	$I_{assumed}$ =	5.30	inches	$I_{assumed}$ =	5.30	inches	
$Tc_{calculated}$	383	seconds	$Tc_{calculated}$	179	seconds	$Tc_{calculated}$	669	seconds	
$Tc_{calculated}$	6.39	minutes	$Tc_{calculated}$	2.98	minutes	$Tc_{calculated}$	11.16	minutes	
Tc =	20.52	minutes	Tc for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual						
I =	5.30	inches	i for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual						
Use Tc =	**20.50**	minutes	I_{100} =	6.5	Inches	I_{10} =	4.9	Inches	
			I_{50} =	5.9	Inches	I_5 =	4.3	Inches	
			I_{25} =	5.30	Inches	I_2 =	3.7	Inches	

Stormwater Calcs - Creekside Addition Phase 2
Using Rational Method

Post-development

Calculated Tc values - Drainage Basin 1

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

L1 =	100	feet	L1 =	275	feet	L1 =	190	feet	L1 =	310	feet
n1 =	0.15	Sheet Flow	n1 =	0.07	Medium Brush and Trees	n1=	0.03	Clean, Straight	n1 =	0.013	Asphalt
S1 =	0.09	ft/ft	S1 =	0.09	ft/ft	S1 =	0.04	ft/ft	S1 =	0.03	ft/ft
$I_{assumed}$ =	5.70	inches	$I_{assumed}$ =	5.70	inches	$I_{assumed}$ =	5.70	inches	$I_{assumed}$ =	5.70	inches
$Tc_{calculated}$	292	seconds	$Tc_{calculated}$	339	seconds	$Tc_{calculated}$	208	seconds	$Tc_{calculated}$	184	seconds
$Tc_{calculated}$	4.86	minutes	$Tc_{calculated}$	5.65	minutes	$Tc_{calculated}$	3.47	minutes	$Tc_{calculated}$	3.07	minutes

Tc =	17.06	minutes	Tc for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual
I =	5.70	inches	i for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual

Use Tc =	**17.00**	minutes	I_{100} =	7 Inches	I_{10} = 5.1 Inches
			I_{50} =	6.3 Inches	I_5 = 4.6 Inches
			I_{25} =	5.7 Inches	I_2 = 3.9 Inches

Calculated Tc values - Drainage Basin 2

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

L1 =	100	feet	L1 =	415	feet	L1 =	150	feet	L1 =	435	feet
n1 =	0.15	Sheet Flow	n1 =	0.07	Medium Brush and Trees	n1 =	0.03	Clean, Straight	n1 =	0.013	Asphalt
S1 =	0.07	ft/ft	S1 =	0.06	ft/ft	S1 =	0.04	ft/ft	S1 =	0.005	ft/ft
$I_{assumed}$ =	5.00	inches	$I_{assumed}$ =	5.00	inches	$I_{assumed}$ =	5.00	inches	$I_{assumed}$ =	5.00	inches
$Tc_{calculated}$	332	seconds	$Tc_{calculated}$	516	seconds	$Tc_{calculated}$	191	seconds	$Tc_{calculated}$	408	seconds
$Tc_{calculated}$	5.53	minutes	$Tc_{calculated}$	8.61	minutes	$Tc_{calculated}$	3.18	minutes	$Tc_{calculated}$	6.80	minutes

Tc =	24.11	minutes	Tc for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual
I =	5.00	inches	i for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual

Use Tc =	**24.00**	minutes	I_{100} =	6 Inches	I_{10} = 4.5 Inches
			I_{50} =	5.5 Inches	I_5 = 4.0 Inches
			I_{25} =	5.0 Inches	I_2 = 3.4 Inches

Calculated Tc values - Drainage Basin 3

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

L1 =	100	feet	L1 =	400	feet	L1 =	770	feet			
n1 =	0.15	Sheet Flow	n1 =	0.03	Clean, Straight	n1 =	0.013	Asphalt/Culvert			
S1 =	0.04	ft/ft	S1 =	0.04	ft/ft	S1 =	0.005	ft/ft			
$I_{assumed}$ =	5.20	inches	$I_{assumed}$ =	5.20	inches	$I_{assumed}$ =	5.20	inches			
$Tc_{calculated}$	386	seconds	$Tc_{calculated}$	338	seconds	$Tc_{calculated}$	565	seconds			
$Tc_{calculated}$	6.44	minutes	$Tc_{calculated}$	5.63	minutes	$Tc_{calculated}$	9.42	minutes			

Tc =	21.49	minutes	Tc for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual
I =	5.20	inches	i for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual

Use Tc =	**21.50**	minutes	I_{100} =	6.4 Inches	I_{10} = 4.7 Inches
			I_{50} =	5.8 Inches	I_5 = 4.2 Inches
			I_{25} =	5.2 Inches	I_2 = 3.6 Inches

Calculated Tc values - Drainage Basin 4

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

L1 =	100	feet	L1 =	365	feet	L1 =	260	feet	L1 =	70	feet
n1 =	0.15	Smooth Concrete/Asphalt	n1 =	0.03	Clean, Straight	n1 =	0.07	Medium Brush and	n1 =	0.013	Asphalt/Culvert
S1 =	0.04	ft/ft	S1 =	0.04	ft/ft	S1 =	0.03	ft/ft	S1 =	0.005	ft/ft
$I_{assumed}$ =	5.10	inches	$I_{assumed}$ =	5.10	inches	$I_{assumed}$ =	5.10	inches	$I_{assumed}$ =	5.10	inches
$Tc_{calculated}$	389	seconds	$Tc_{calculated}$	322	seconds	$Tc_{calculated}$	477	seconds	$Tc_{calculated}$	135	seconds
$Tc_{calculated}$	6.49	minutes	$Tc_{calculated}$	5.37	minutes	$Tc_{calculated}$	7.94	minutes	$Tc_{calculated}$	2.25	minutes

Tc =	22.05	minutes	Tc for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual
I =	5.10	inches	i for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual

Use Tc =	**22.00**	minutes	I_{100} =	6.2 Inches	I_{10} = 4.6 Inches
			I_{50} =	5.7 Inches	I_5 = 4.1 Inches
			I_{25} =	5.1 Inches	I_2 = 3.5 Inches

Stormwater Calcs - Creekside Addition Phase 2
using Rational Method

Pre-development

Calculated C values - Drainage Basin 1

	Area	C_{100}	C_{50}	C_{25}	C_{10}	C_5	C_2	
								(C values taken from Table 400-2 of City of Bryant Drainage Manual)
Pasture/Range								
Forest/Woodlands	7.13	0.52	0.48	0.45	0.41	0.39	0.35	Steep, Over 7%
Total Area =	**7.13**	**0.52**	**0.48**	**0.45**	**0.41**	**0.39**	**0.35**	

Calculated C values - Drainage Basin 2

	Area	C_{100}	C_{50}	C_{25}	C_{10}	C_5	C_2	
								(C values taken from Table 400-2 of City of Bryant Drainage Manual)
Pasture/Range	2.28	0.53	0.49	0.46	0.42	0.4	0.37	Steep, Over 7%
Forest/Woodlands	3.79	0.47	0.43	0.4	0.36	0.34	0.31	Average, 2-7%
Total Area =	**6.07**	**0.49**	**0.45**	**0.42**	**0.38**	**0.36**	**0.33**	

Calculated C values - Drainage Basin 3

	Area	C_{100}	C_{50}	C_{25}	C_{10}	C_5	C_2	
								(C values taken from Table 400-2 of City of Bryant Drainage Manual)
Pasture/Range	4.56	0.53	0.49	0.46	0.42	0.4	0.37	Steep, Over 7%
Forest/Woodlands	4.86	0.47	0.43	0.4	0.36	0.34	0.31	Average, 2-7%
Total Area =	**9.42**	**0.50**	**0.46**	**0.43**	**0.39**	**0.37**	**0.34**	

Calculated C values - Drainage Basin 4

	Area	C_{100}	C_{50}	C_{25}	C_{10}	C_5	C_2	
								(C values taken from Table 400-2 of City of Bryant Drainage Manual)
Pasture/Range	0.93	0.49	0.45	0.42	0.38	0.36	0.33	Average, 2-7%
Forest/Woodlands	2.48	0.47	0.43	0.4	0.36	0.34	0.31	Average, 2-7%
Total Area =	**3.41**	**0.48**	**0.44**	**0.41**	**0.37**	**0.35**	**0.32**	

Stormwater Calcs - Creekside Addition Phase 2
using Rational Method

Post-development

Calculated C values - Drainage Basin 1

	Area	C_{100}	C_{50}	C_{25}	C_{10}	C_5	C_2
Single Family House	5.83	0.7	0.65	0.6	0.5	0.4	0.35
Off-Site	1.30	0.52	0.48	0.45	0.41	0.39	0.35
Total Area =	**7.13**	**0.67**	**0.62**	**0.57**	**0.48**	**0.40**	**0.35**

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

Residential Table 2.1 City of Little Rock Manual
Steep, Over 7%

Calculated C values - Drainage Basin 2

	Area	C_{100}	C_{50}	C_{25}	C_{10}	C_5	C_2
Single Family House	4.05	0.7	0.65	0.6	0.5	0.4	0.35
Off-Site	2.02	0.49	0.45	0.42	0.38	0.36	0.33
Total Area =	**6.07**	**0.63**	**0.58**	**0.54**	**0.46**	**0.39**	**0.34**

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

Residential Table 2.1 City of Little Rock Manual

Calculated C values - Drainage Basin 3

	Area	C_{100}	C_{50}	C_{25}	C_{10}	C_5	C_2
Single Family House	3.98	0.70	0.65	0.60	0.50	0.40	0.35
Off-Site	5.44	0.49	0.45	0.42	0.38	0.36	0.33
Total Area =	**9.42**	**0.58**	**0.53**	**0.50**	**0.43**	**0.38**	**0.34**

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

Residential Table 2.1 City of Little Rock Manual

Calculated C values - Drainage Basin 4

	Area	C_{100}	C_{50}	C_{25}	C_{10}	C_5	C_2
Single Family House	1.61	0.70	0.65	0.60	0.50	0.40	0.35
Off-Site	1.80	0.49	0.45	0.42	0.38	0.36	0.33
Total Area =	**3.41**	**0.59**	**0.54**	**0.50**	**0.44**	**0.38**	**0.34**

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

Residential Table 2.1 City of Little Rock Manual

Stormwater Calcs - Creekside Addition Phase 2
using Rational Method

Pre-development

Drainage Basin 1

Q_{100} =	27.44	CFS	Q_{50}=	23.27	CFS	Q_{25} =	19.57	CFS	Q_{10} =	15.49	CFS
c =	0.52		c =	0.48		c =	0.45		c =	0.41	
i=	7.40	in/hr	i=	6.80	in/hr	i=	6.10	in/hr	i=	5.30	in/hr
A=	7.13	acres	A=	7.13	acres	A=	7.13	acres	A=	7.13	acres

Q_5 =	13.35	CFS	Q_2 =	10.23	CFS						
c =	0.39		c =	0.35							
i=	4.80	in/hr	i=	4.10	in/hr						
A=	7.13	acres	A=	7.13	acres						

Drainage Basin 2

Q_{100} =	19.43	CFS	Q_{50}=	16.21	CFS	Q_{25} =	13.59	CFS	Q_{10} =	11.15	CFS
c =	0.49		c =	0.45		c =	0.42		c =	0.38	
i=	6.50	in/hr	i=	5.90	in/hr	i=	5.30	in/hr	i=	4.80	in/hr
A=	6.07	acres	A=	6.07	acres	A=	6.07	acres	A=	6.07	acres

Q_5 =	9.46	CFS	Q_2 =	7.27	CFS						
c =	0.36		c =	0.33							
i=	4.30	in/hr	i=	3.60	in/hr						
A=	6.07	acres	A=	6.07	acres						

Drainage Basin 3

Q_{100} =	30.09	CFS	Q_{50}=	25.08	CFS	Q_{25} =	21.02	CFS	Q_{10} =	17.59	CFS
c =	0.50		c =	0.46		c =	0.43		c =	0.39	
i=	6.40	in/hr	i=	5.80	in/hr	i=	5.20	in/hr	i=	4.80	in/hr
A=	9.42	acres	A=	9.42	acres	A=	9.42	acres	A=	9.42	acres

Q_5 =	14.60	CFS	Q_2 =	11.50	CFS						
c =	0.37		c =	0.34							
i=	4.20	in/hr	i=	3.60	in/hr						
A=	9.42	acres	A=	9.42	acres						

Drainage Basin 4

Q_{100} =	10.54	CFS	Q_{50}=	8.76	CFS	Q_{25} =	7.33	CFS	Q_{10} =	6.11	CFS
c =	0.48		c =	0.44		c =	0.41		c =	0.37	
i=	6.50	in/hr	i=	5.90	in/hr	i=	5.30	in/hr	i=	4.90	in/hr
A=	3.41	acres	A=	3.41	acres	A=	3.41	acres	A=	3.41	acres

Q_5 =	5.07	CFS	Q_2 =	3.98	CFS						
c =	0.35		c =	0.32							
i=	4.30	in/hr	i=	3.70	in/hr						
A=	3.41	acres	A=	3.41	acres						

Post-development

Drainage Basin 1

Q_{100} =	33.30	CFS	Q_{50}=	27.81	CFS	Q_{25} =	23.27	CFS	Q_{10} =	17.58	CFS
c =	0.67		c =	0.62		c =	0.57		c =	0.48	
i=	7.00	in/hr	i=	6.30	in/hr	i=	5.70	in/hr	i=	5.10	in/hr
A=	7.13	acres	A=	7.13	acres	A=	7.13	acres	A=	7.13	acres

Q_5 =	13.06	CFS	Q_2 =	9.73	CFS						
c =	0.40		c =	0.35							
i=	4.60	in/hr	i=	3.90	in/hr						
A=	7.13	acres	A=	7.13	acres						

Drainage Basin 2

Q_{100} =	22.95	CFS	Q_{50}=	19.48	CFS	Q_{25} =	16.39	CFS	Q_{10} =	12.57	CFS
c =	0.63		c =	0.58		c =	0.54		c =	0.46	
i=	6.00	in/hr	i=	5.50	in/hr	i=	5.00	in/hr	i=	4.50	in/hr
A=	6.07	acres	A=	6.07	acres	A=	6.07	acres	A=	6.07	acres

Q_5 =	9.39	CFS	Q_2 =	7.09	CFS						
c =	0.39		c =	0.34							
i=	4.00	in/hr	i=	3.40	in/hr						
A=	6.07	acres	A=	6.07	acres						

Drainage Basin 3

Q_{100} =	34.89	CFS	Q_{50}=	29.20	CFS	Q_{25} =	24.30	CFS	Q_{10} =	19.07	CFS
c =	0.58		c =	0.53		c =	0.50		c =	0.43	
i=	6.40	in/hr	i=	5.80	in/hr	i=	5.20	in/hr	i=	4.70	in/hr
A=	9.42	acres	A=	9.42	acres	A=	9.42	acres	A=	9.42	acres

Q_5 =	14.91	CFS	Q_2 =	11.48	CFS						
c =	0.38		c =	0.34							
i=	4.20	in/hr	i=	3.60	in/hr						
A=	9.42	acres	A=	9.42	acres						

Drainage Basin 4

Q_{100} =	12.46	CFS	Q_{50}=	10.58	CFS	Q_{25} =	8.78	CFS	Q_{10} =	6.85	CFS
c =	0.59		c =	0.54		c =	0.50		c =	0.44	
i=	6.20	in/hr	i=	5.70	in/hr	i=	5.10	in/hr	i=	4.60	in/hr
A=	3.41	acres	A=	3.41	acres	A=	3.41	acres	A=	3.41	acres

Q_5 =	5.30	CFS	Q_2 =	4.05	CFS						
c =	0.38		c =	0.34							
i=	4.10	in/hr	i=	3.50	in/hr						
A=	3.41	acres	A=	3.41	acres						

Detention Volume

Pond-1
for Q100

Cundev=	0.52	
Iundev=	7.40	in/hr
Cdev=	0.67	
Idev=	7.00	in/hr
R=	0.82	
A=	4.26	acres
Tc=	17.00	minutes
	60	sec/min

Detention Volume= 3,573 cubic feet

Pond-2
for Q100

Cundev=	0.49	
Iundev=	6.50	in/hr
Cdev=	0.63	
Idev=	6.00	in/hr
R=	0.58	
A=	0.88	acres
Tc=	24.00	minutes
	60	sec/min

Detention Volume= 734 cubic feet

Pond-3
for Q100

Cundev=	0.50	
Iundev=	6.40	in/hr
Cdev=	0.58	
Idev=	6.40	in/hr
R=	0.51	
A=	4.84	acres
Tc=	21.50	minutes
	60	sec/min

Detention Volume= 3,184 cubic feet

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

Stormwater Calcs - Creekside Addition Phase 2
using Rational Method
Detention Culverts

Pond 1

PIPE NAME	DIAMETER (IN)	LENGTH (FT)	AREA (SF)	VOLUME (CF)
DETENTION PIPE 1	36.00	179	7.07	1265.28
DETENTION PIPE 2	36.00	173	7.07	1222.86
DETENTION PIPE 3	36.00	92	7.07	650.31
DETENTION PIPE 4	36.00	32	7.07	226.19
DETENTION PIPE 4	30.00	42	4.91	206.17
STORM DRAINAGE BOX	48.00	4	12.57	50.27
TOTAL		522		3621.08

Pond 2

PIPE NAME	DIAMETER (IN)	LENGTH (FT)	AREA (SF)	VOLUME (CF)
DETENTION PIPE 1	30.00	143	4.91	701.95
STORM DRAINAGE BOX	48.00	4	12.57	50.27
			0.00	0.00
			0.00	0.00
TOTAL		147		752.22

Pond 3

PIPE NAME	DIAMETER (IN)	LENGTH (FT)	AREA (SF)	VOLUME (CF)
DETENTION PIPE 1	30.00	381	4.91	1870.23
DETENTION PIPE 2	24.00	381	3.14	1196.95
DETENTION PIPE 3	18.00	33	1.77	58.32
DETENTION PIPE 4	18.00	33	1.77	58.32
STORM DRAINAGE BOX	48.00	4	12.57	50.27
TOTAL		832		3234.07

Stormwater Calcs - Creekside Addition Phase 2
Box Culvert Capacity

Q_{10} =	106.55	CFS
Q_{25} =	117.20	CFS
Q_{100} =	133.19	CFS

Manning's Equation Method	
Contributing Basin, Ac	68.30
Design Flow, Qd=	117.20
No. Barrels	1
Height of Barrel=	2
Width of Barrel=	4
Area Opening One Barrel=	8
Wetted Perimeter One Barrel=	8
Hydraulic Radius of One Barrel=	1.00
Roughness, N=	0.012
Slope, S=	1.50%
Flow Capacity, Qcap of One Barrel=	121.33
Total Flow Capacity, Qct=	121.33
	OK
	97%

Stormwater Calcs - Creekside Addition Phase 2
Pipe Capacity

Outlet Pipes **Q25**

Pipe	From	To	Design Flow (cfs):	Slope (ft/ft):	Diameter (inches)	No. Pipes	Manning's	Area Full (sf)	Wetted Perimeter Full (ft)	Hydraulic Radius Full (ft)	Flow Capacity (cfs)	% Capacity
18'' HDPE	JB-3	FES-1	11.69	0.0250	18	1	0.012	1.77	4.712	0.375	17.99	65%
18'' HDPE	CI-13	FES-2	10.80	0.0113	18	1	0.012	1.77	4.712	0.375	12.10	89%

Drainage Pipes **Q25**

Pipe	From	To	Design Flow (cfs):	Slope (ft/ft):	Diameter (inches)	No. Pipes	Manning's	Area Full (sf)	Wetted Perimeter Full (ft)	Hydraulic Radius Full (ft)	Flow Capacity (cfs)	% Capacity
18'' RCP	CI-1	CI-2	4.84	0.0250	18	1	0.012	1.77	4.712	0.375	17.99	27%
18'' RCP	CI-2	CI-3	6.25	0.0250	18	1	0.012	1.77	4.712	0.375	17.99	35%
18'' RCP	CI-9	CI-10	5.90	0.0250	18	1	0.012	1.77	4.712	0.375	17.99	33%
18'' HDPE	CI-10	JB-2	7.08	0.0250	18	1	0.012	1.77	4.712	0.375	17.99	39%
18'' HDPE	JB-2	CI-12	8.27	0.0250	18	1	0.012	1.77	4.712	0.375	17.99	46%
18'' RCP	CI-15	CI-12	2.40	0.0250	18	1	0.012	1.77	4.712	0.375	17.99	13%

Stormwater Calcs -
using Rational Method
Weir & Detention Pond Sizing - Pond 1

Storm Event	Flow (cfs)
Q2 - Pre	6.11
Q5 - Pre	7.97
Q10 - Pre	9.26
Q25 - Pre	11.69
Q50 - Pre	13.90
Q100 - Pre	16.39
Q25 - Post	13.91

Rectangular Weir

Q2

Q (cfs)	**CLH^1.5**
C	**2.5**
L	**1.25**
H	**1.5**
Q (cfs)	**5.74**

15"

Q10

Q (cfs)	**CLH^1.5**
C	**2.5**
L	**1.25**
H	**2**
Q (cfs)	**8.84**

15"

Q25

Q (cfs)	**CLH^1.5**
C	**2.5**
L	**1.25**
H	**2.5**
Q (cfs)	**12.35**

15"

Q100

Q (cfs)	**CLH^1.5**
C	**2.5**
L	**1.25**
H	**3**
Q (cfs)	**16.24**

15"

Stormwater Calcs -
using Rational Method
Weir & Detention Pond Sizing - Pond 2

Storm Event	Flow (cfs)
Q2 - Pre	1.05
Q5 - Pre	1.37
Q10 - Pre	1.62
Q25 - Pre	1.97
Q50 - Pre	2.35
Q100 - Pre	2.82
Q25 - Post	2.38

Rectangular Weir

Q2

Q (cfs)	**CLH^1.5**
C	**2.5**
L	**0.25**
H	**1**
Q (cfs)	**0.63**

3"

Q10

Q (cfs)	**CLH^1.5**
C	**2.5**
L	**0.25**
H	**1.5**
Q (cfs)	**1.15**

3"

Q25

Q (cfs)	**CLH^1.5**
C	**2.5**
L	**0.25**
H	**2**
Q (cfs)	**1.77**

3"

Q100

Q (cfs)	**CLH^1.5**
C	**2.5**
L	**0.25**
H	**2.5**
Q (cfs)	**2.47**

3"

Stormwater Calcs -
using Rational Method
Weir & Detention Pond Sizing - Pond 2

Storm Event	Flow (cfs)
Q2 - Pre	5.91
Q5 - Pre	7.50
Q10 - Pre	9.04
Q25 - Pre	10.80
Q50 - Pre	12.89
Q100 - Pre	15.46
Q25 - Post	11.56

Rectangular Weir

Q2

Q (cfs)	**CLH^1.5**
C	**2.5**
L	**1.5**
H	**1.33**
Q (cfs)	**5.75**

18"

Q10

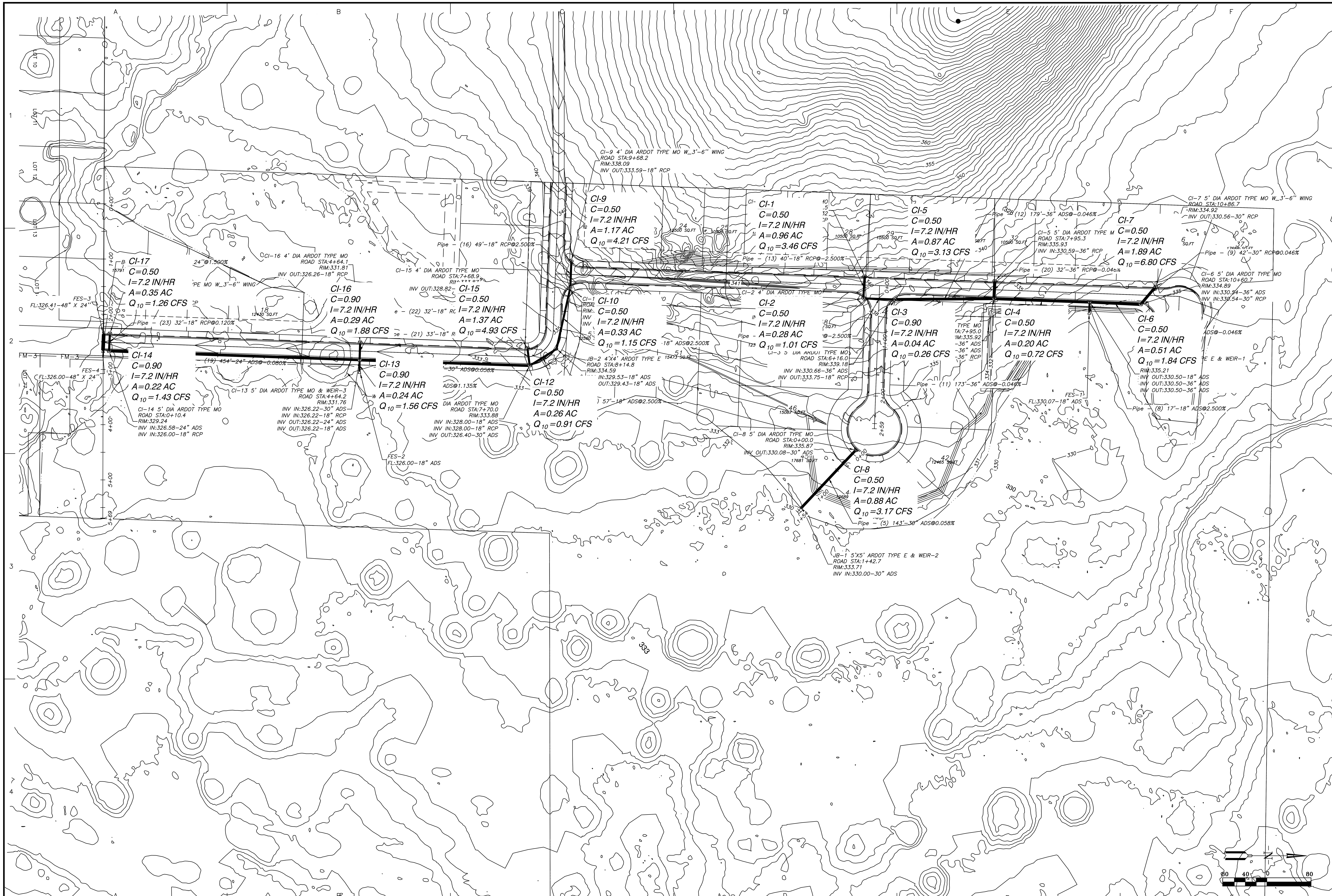
Q (cfs)	**CLH^1.5**
C	**2.5**
L	**1.5**
H	**1.75**
Q (cfs)	**8.68**

Q25

Q (cfs)	**CLH^1.5**
C	**2.5**
L	**1.5**
H	**2**
Q (cfs)	**10.61**

Q100

Q (cfs)	**CLH^1.5**
C	**2.5**
L	**1.5**
H	**2.5**
Q (cfs)	**14.82**



CI-9
C=0.50
I=7.2 IN/HR
A=1.17 AC
Q 10=4.21 CFS
CI-1
C=0.50
I=7.2 IN/HR
A=0.96 AC
Q 10=3.46 CFS
CI-5
C=0.50
I=7.2 IN/HR
A=0.87 AC
Q 10=3.13 CFS
CI-7
C=0.50
I=7.2 IN/HR
A=1.89 AC
Q 10=6.80 CFS
CI-17
C=0.50
I=7.2 IN/HR
A=0.35 AC
Q 10=1.26 CFS
CI-16
C=0.90
I=7.2 IN/HR
A=0.29 AC
Q 10=1.88 CFS
CI-15
C=0.50
I=7.2 IN/HR
A=1.37 AC
Q 10=4.93 CFS
CI-10
C=0.50
I=7.2 IN/HR
A=0.33 AC
Q 10=1.15 CFS
CI-2
C=0.50
I=7.2 IN/HR
A=0.28 AC
Q 10=1.01 CFS
CI-3
C=0.90
I=7.2 IN/HR
A=0.04 AC
Q 10=0.26 CFS
CI-4
C=0.50
I=7.2 IN/HR
A=0.20 AC
Q 10=0.72 CFS
CI-6
C=0.50
I=7.2 IN/HR
A=0.51 AC
Q 10=1.84 CFS
CI-14
C=0.90
I=7.2 IN/HR
A=0.22 AC
Q 10=1.43 CFS
CI-13
C=0.90
I=7.2 IN/HR
A=0.24 AC
Q 10=1.56 CFS
CI-12
C=0.50
I=7.2 IN/HR
A=0.26 AC
Q 10=0.91 CFS
CI-8
C=0.50
I=7.2 IN/HR
A=0.88 AC
Q 10=3.17 CFS
CI-9 4' DIA ARDOT TYPE MO W_3'-6" WING
ROAD STA:9+68.2
RIM:338.09
INV OUT:333.59-18" RCP
CI-7 5' DIA ARDOT TYPE MO W_3'-6" WING
ROAD STA:10+86.7
RIM:334.92
INV OUT:330.56-30" RCP
CI-6 5' DIA ARDOT TYPE MO
ROAD STA:10+60.7
RIM:334.89
INV IN:330.54-36" ADS
INV IN:330.54-30" RCP
CI-16 4' DIA ARDOT TYPE MO
ROAD STA:4+64.1
RIM:331.81
INV OUT:326.26-18" RCP
CI-14 5' DIA ARDOT TYPE MO
ROAD STA:0+10.4
RIM:329.24
INV IN:326.58-24" ADS
INV IN:326.00-18" RCP
CI-13 5' DIA ARDOT TYPE MO & WEIR-3
ROAD STA:4+64.2
RIM:331.76
INV IN:326.22-30" ADS
INV IN:326.22-18" RCP
INV OUT:326.22-24" ADS
INV OUT:326.22-18" ADS
JB-2 4'X4' ARDOT TYPE E
ROAD STA:8+14.8
RIM:334.59
IN:329.53-18" ADS
OUT:329.43-18" ADS
CI-8 5' DIA ARDOT TYPE MO
ROAD STA:0+00.0
RIM:335.87
INV OUT:330.08-30" ADS
JB-1 5'X5' ARDOT TYPE E & WEIR-2
ROAD STA:1+42.7
RIM:333.71
INV IN:330.00-30" ADS
FES-3
FL:326.41-48" X 24"
FES-4
FL:326.00-48" X 24"
FES-2
FL:326.00-18" ADS
FES-1
FL:330.07-18" ADS
Pipe - (5) 143'-30" ADS@0.058%
Pipe - (8) 17'-18" ADS@2.500%
Pipe - (16) 49'-18" RCP@2.500%
Pipe - (13) 40'-18" RCP@-2.500%
Pipe - (20) 32'-36" RCP@-0.04%
Pipe - (9) 42'-30" RCP@0.046%
Pipe - (23) 32'-18" RCP@0.120%
Pipe - (11) 173'-36" ADS@-0.046%
(19) 454'-24" ADS@-0.080%

CREEKSIDE ADDITION PHASE 2
ALL OF LOT 101 AND PART OF LOT 99
AND PART OF LOT 100, MIDLAND FARM SUBDIVISION
PART OF THE NE 1/4 NW 1/4, PART OF THE W 1/2 SE
1/4 NW 1/4 AND THE NW 1/4 NE 1/4 SW 1/4 ALL IN
SECTION 12, T-1-S, R-14-W,
SALINE COUNTY, ARKANSAS

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

DATE	REVISION	BY

PRELIMINARY

CONTENTS:

INLET BASIN MAP

PROJECT NO: 18054

DATE: AUGUST 2022

SHEET NO: 3

Stormwater Calcs - Creekside Addition Phase 2
Using Rational Method

Post-development Basin

Calculated Tc values - Drainage Basin CI-1

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

L1 =	700	feet
n1 =	0.013	Smooth Concrete/Asphalt
S1 =	0.031	ft/ft
$I_{assumed}$ =	7.20	inches
$Tc_{calculated}$	271	seconds
$Tc_{calculated}$	4.52	minutes
Tc =	4.52	minutes
I =	7.20	inches
Use Tc =	**5.00**	minutes

Calculated Tc values - Drainage Basin CI-7

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

L1 =	650	feet
n1 =	0.013	Smooth Concrete/Asphalt
S1 =	0.031	ft/ft
$I_{assumed}$ =	7.20	inches
$Tc_{calculated}$	259	seconds
$Tc_{calculated}$	4.32	minutes
Tc =	4.32	minutes
I =	7.20	inches
Use Tc =	**5.00**	minutes

Stormwater Calcs - Creekside Addition Phase 2
using Rational Method
POST-DEV C VALUES

CI-1

	Area	C_{10}	C_{25}	C_{100}	(C values taken from Table 400-2 of City of Bryant Drainage Manual)
	0.96	0.5	0.6	0.7	Residential
Total Area =	**0.96**	**0.50**	**0.60**	**0.70**	

CI-2

	Area	C_{10}	C_{25}	C_{100}	(C values taken from Table 400-2 of City of Bryant Drainage Manual)
	0.28	0.5	0.6	0.7	Residential
Total Area =	**0.28**	**0.50**	**0.60**	**0.70**	

CI-3

	Area	C_{10}	C_{25}	C_{100}	(C values taken from Table 400-2 of City of Bryant Drainage Manual)
	0.04	0.5	0.6	0.7	Residential
Total Area =	**0.04**	**0.50**	**0.60**	**0.70**	

CI-4

	Area	C_{10}	C_{25}	C_{100}	(C values taken from Table 400-2 of City of Bryant Drainage Manual)
	0.20	0.5	0.6	0.7	Residential
Total Area =	**0.20**	**0.50**	**0.60**	**0.70**	

CI-5

	Area	C_{10}	C_{25}	C_{100}	(C values taken from Table 400-2 of City of Bryant Drainage Manual)
	0.87	0.5	0.6	0.7	Residential
Total Area =	**0.87**	**0.50**	**0.60**	**0.70**	

CI-6

	Area	C_{10}	C_{25}	C_{100}	(C values taken from Table 400-2 of City of Bryant Drainage Manual)
	0.51	0.5	0.6	0.7	Residential
Total Area =	**0.51**	**0.50**	**0.60**	**0.70**	

CI-7

	Area	C_{10}	C_{25}	C_{100}	(C values taken from Table 400-2 of City of Bryant Drainage Manual)
	1.89	0.5	0.6	0.7	Residential
Total Area =	1.89	**0.50**	**0.60**	**0.70**	

CI-8

	Area	C_{10}	C_{25}	C_{100}	(C values taken from Table 400-2 of City of Bryant Drainage Manual)
	0.88	0.5	0.6	0.7	Residential
Total Area =	**0.88**	**0.50**	**0.60**	**0.70**	

CI-9

	Area	C_{10}	C_{25}	C_{100}	(C values taken from Table 400-2 of City of Bryant Drainage Manual)
	1.17	0.5	0.6	0.7	Residential
Total Area =	**1.17**	**0.50**	**0.60**	**0.70**	

CI-10

	Area	C_{10}	C_{25}	C_{100}	(C values taken from Table 400-2 of City of Bryant Drainage Manual)
	0.33	0.5	0.6	0.7	Residential
Total Area =	**0.33**	**0.50**	**0.60**	**0.70**	

CI-11

	Area	C_{10}	C_{25}	C_{100}	(C values taken from Table 400-2 of City of Bryant Drainage Manual)
	0.17	0.5	0.6	0.7	Residential
Total Area =	**0.17**	**0.50**	**0.60**	**0.70**	

CI-12

	Area	C_{10}	C_{25}	C_{100}	(C values taken from Table 400-2 of City of Bryant Drainage Manual)
	0.26	0.5	0.6	0.7	Residential
Total Area =	**0.26**	**0.50**	**0.60**	**0.70**	

CI-13

	Area	C_{10}	C_{25}	C_{100}	(C values taken from Table 400-2 of City of Bryant Drainage Manual)
	0.24	0.9	0.92	0.97	Residential
Total Area =	**0.24**	**0.90**	**0.92**	**0.97**	

CI-14

	Area	C_{10}	C_{25}	C_{100}	(C values taken from Table 400-2 of City of Bryant Drainage Manual)
	0.22	0.9	0.92	0.97	Residential
Total Area =	**0.22**	**0.90**	**0.92**	**0.97**	

CI-15

	Area	C_{10}	C_{25}	C_{100}	(C values taken from Table 400-2 of City of Bryant Drainage Manual)
	0.35	0.5	0.6	0.7	Residential
Total Area =	**0.35**	**0.50**	**0.60**	**0.70**	

CI-16

	Area	C_{10}	C_{25}	C_{100}	(C values taken from Table 400-2 of City of Bryant Drainage Manual)
	0.29	0.9	0.92	0.97	Residential
Total Area =	**0.29**	**0.90**	**0.92**	**0.97**	

CI-17

	Area	C_{10}	C_{25}	C_{100}	(C values taken from Table 400-2 of City of Bryant Drainage Manual)
	1.37	0.5	0.6	0.7	Residential
Total Area =	**1.37**	**0.50**	**0.60**	**0.70**	

Stormwater Calcs - Creekside Addition Phase 2
using Rational Method
Post Development Flowrates

CI-1

Q_{10} =	3.46	CFS
c =	0.50	
i=	7.20	in/hr
A=	0.96	acres

CI-2

Q_{10} =	1.01	CFS
c =	0.50	
i=	7.20	in/hr
A=	0.28	acres

CI-3

Q_{10} =	0.14	CFS
c =	0.50	
i=	7.20	in/hr
A=	0.04	acres

CI-4

Q_{10} =	0.72	CFS
c =	0.50	
i=	7.20	in/hr
A=	0.20	acres

CI-5

Q_{10} =	3.13	CFS
c =	0.50	
i=	7.20	in/hr
A=	0.87	acres

CI-6

Q_{10} =	1.84	CFS
c =	0.50	
i=	7.20	in/hr
A=	0.51	acres

CI-7

Q_{10} =	6.80	CFS
c =	0.50	
i=	7.20	in/hr
A=	1.89	acres

CI-8

Q_{10} =	3.17	CFS
c =	0.50	
i=	7.20	in/hr
A=	0.88	acres

CI-9

Q_{10} =	4.21	CFS
c =	0.50	
i=	7.20	in/hr
A=	1.17	acres

CI-10

Q_{10} =	1.19	CFS
c =	0.50	
i=	7.20	in/hr
A=	0.33	acres

CI-11

Q_{10} =	0.61	CFS
c =	0.50	
i=	7.20	in/hr
A=	0.17	acres

CI-12

Q_{10} =	0.94	CFS
c =	0.50	
i=	7.20	in/hr
A=	0.26	acres

CI-13

Q_{10} =	1.56	CFS
c =	0.90	
i=	7.20	in/hr
A=	0.24	acres

CI-14

Q_{10} =	1.43	CFS
c =	0.90	
i=	7.20	in/hr
A=	0.22	acres

CI-15

Q_{10} =	1.26	CFS
c =	0.50	
i=	7.20	in/hr
A=	0.35	acres

CI-16

Q_{10} =	1.88	CFS
c =	0.90	
i=	7.20	in/hr
A=	0.29	acres

CI-17

Q_{10} =	4.93	CFS
c =	0.50	
i=	7.20	in/hr
A=	1.37	acres

Creekside Addition Phase 2 GUTTER SPREAD 10-YR STORM

CI-1

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

Q	3.46	cfs	Q= Flowrate(cfs)
n	0.012		n=manning's number
k_u	0.56		k=0.56
S_x	0.028		S_x= cross slope
S_L	0.031		S_L= longitudinal slope
T	**6.78**	ft	T= Gutter Spread

CI-2

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

Q	1.01	cfs
n	0.012	
k_u	0.56	
S_x	0.03	
S_L	0.017	
T	**4.58**	ft

CI-3

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

Q	0.14	cfs
n	0.012	
k_u	0.56	
S_x	0.028	
S_L	0.03	
T	**2.10**	ft

CI-4

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

Q	0.72	cfs
n	0.012	
k_u	0.56	
S_x	0.03	
S_L	0.03	
T	**3.68**	ft

CI-5

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

Q	3.13	cfs
n	0.012	
k_u	0.56	
S_x	0.028	
S_L	0.03	
T	**6.58**	ft

CI-6

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

Q	1.84	cfs
n	0.012	
k_u	0.56	
S_x	0.03	
S_L	0.03	
T	**5.22**	ft

CI-7

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

Q	6.80	cfs
n	0.012	
k_u	0.56	
S_x	0.03	
S_L	0.03	
T	**8.43**	ft

CI-8

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

Q	3.17	cfs
n	0.012	
k_u	0.56	
S_x	0.028	
S_L	0.03	
T	**6.61**	ft

CI-9

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

Q	4.21	cfs
n	0.012	
k_u	0.56	
S_x	0.028	
S_L	0.03	
T	**7.35**	ft

CI-10

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

Q	1.19	cfs
n	0.012	
k_u	0.56	
S_x	0.03	
S_L	0.03	
T	**4.38**	ft

CI-11

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

Q	0.61	cfs
n	0.012	
k_u	0.56	
S_x	0.02	
S_L	0.02	
T	**4.75**	ft

CI-12

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

Q	0.94	cfs
n	0.012	
k_u	0.56	
S_x	0.03	
S_L	0.03	
T	**4.00**	ft

CI-13

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

Q	1.56	cfs
n	0.012	
k_u	0.56	
S_x	0.03	
S_L	0.03	
T	**4.84**	ft

CI-14

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

Q	1.43	cfs
n	0.012	
k_u	0.56	
S_x	0.03	
S_L	0.03	
T	**4.69**	ft

CI-15

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

Q	1.26	cfs
n	0.012	
k_u	0.56	
S_x	0.03	
S_L	0.03	
T	**4.48**	ft

CI-16

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

Q	1.88	cfs
n	0.012	
k_u	0.56	
S_x	0.03	
S_L	0.03	
T	**5.20**	ft

CI-17

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

Q	4.93	cfs
n	0.012	
k_u	0.56	
S_x	0.03	
S_L	0.03	
T	**7.47**	ft

Creekside Addition Phase 2 - CURB INLETS

10-YEAR STORM

Area #	Area	I	C	Q (cfs)	Weir Q=3.0LY^1.5 Q (cfs)	Y (ft)	Required L (ft)	Actual L (ft)	
CI-1	0.96	7.20	0.50	3.46	3.46	0.49	**3.36**	**4**	4' box
CI-2	0.28	7.20	0.50	1.01	1.01	0.49	**0.98**	**4**	4' box
CI-3	0.04	7.20	0.90	0.26	0.26	0.49	**0.25**	**5**	5' box
CI-4	0.20	7.20	0.50	0.72	0.72	0.49	**0.70**	**5**	5' box
CI-5	0.87	7.20	0.50	3.13	3.13	0.49	**3.04**	**5**	5' box
CI-6	0.51	7.20	0.50	1.84	1.84	0.49	**1.78**	**5**	5' box
CI-7	1.89	7.20	0.50	6.80	6.80	0.49	**6.61**	**7'-6"**	5' box with 3'-6" wing
CI-8	0.88	7.20	0.50	3.17	3.17	0.49	**3.08**	**5**	5' box
CI-9	1.17	7.20	0.50	4.21	4.21	0.49	**4.09**	**7'-6"**	4' box with 3'-6" wing
CI-10	0.33	7.20	0.50	1.19	1.19	0.49	**1.15**	**4**	4' box
CI-11	0.17	7.20	0.50	0.61	0.61	0.49	**0.59**	**4**	4' box
CI-12	0.26	7.20	0.50	0.94	0.94	0.49	**0.91**	**5**	5' box
CI-13	0.24	7.20	0.90	1.56	1.56	0.49	**1.51**	**5**	5' box
CI-14	0.22	7.20	0.50	0.79	0.79	0.49	**0.77**	**5**	5' box
CI-15	0.35	7.20	0.50	1.26	1.26	0.49	**1.22**	**4**	4' box
CI-16	0.29	7.20	0.90	1.88	1.88	0.49	**1.83**	**4**	4' box
CI-17	1.37	7.20	0.50	4.93	4.93	0.49	**4.79**	**7'-6"**	4' box with 3'-6" wing

CREEKSIDE SUBDIVISION
PHASE 2
BRYANT, ARKANSAS

Prepared by:

GarNat Engineering, LLC

Designing our client's success

www.garnatengineering.com

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Benton, AR 72018
Ph (501) 408-4650

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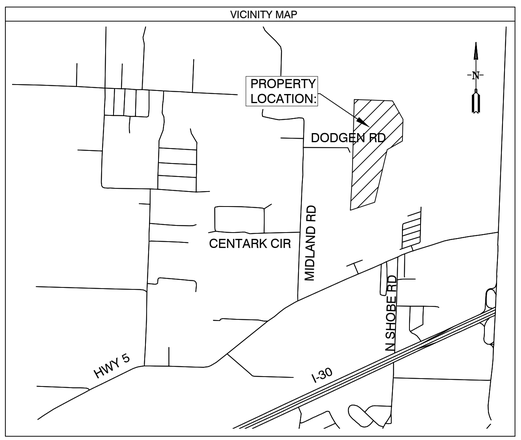
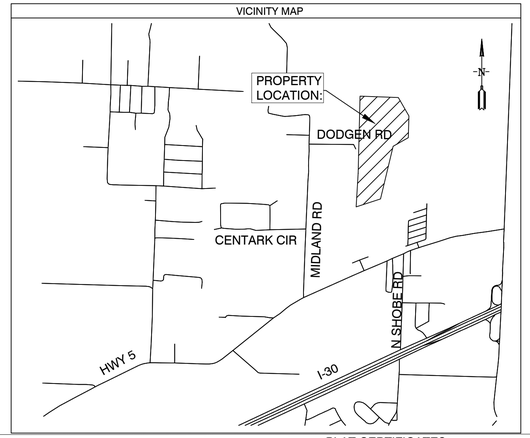


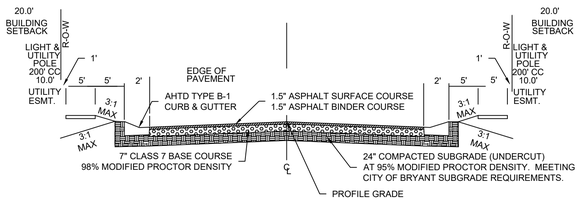
ARKANSAS

PRELIMINARY PLAT
CREEKSIDE ADDITION PHASE 2
SALINE COUNTY, ARKANSAS

VICINITY MAP



SUBDIVISION STREET CROSS SECTION



Parcel Line Table		
Line #	Length	Direction
L1	26.63	S45° 37' 43"W
L2	67.59	S42° 51' 15"W
L3	69.25	S42° 51' 15"W
L4	61.55	S33° 56' 28"W
L5	74.18	S59° 11' 07"W
L6	85.44	S57° 05' 38"W
L7	45.43	S61° 02' 07"W
L8	20.44	S2° 04' 49"W
L9	75.92	S78° 58' 48"E
L10	68.17	S70° 19' 12"E
L11	82.17	S51° 58' 45"E
L12	43.85	S41° 47' 58"E
L13	44.83	S16° 41' 28"E
L14	59.73	S6° 28' 58"E
L15	61.47	S0° 55' 57"E
L16	67.51	S19° 41' 07"W
L17	118.71	S50° 16' 07"W
L18	136.69	S38° 51' 03"W
L19	100.82	S22° 07' 30"W
L20	37.28	S6° 12' 28"W

Parcel Line Table		
Line #	Length	Direction
L21	41.25	S21° 27' 38"E
L22	43.04	S21° 27' 38"E
L23	28.95	S0° 00' 17"W
L24	114.30	S34° 41' 56"W
L25	10.01	N89° 52' 05"W

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	86.62	70.00	S78° 06' 51"E	81.20
C2	29.41	70.00	S62° 56' 29"W	29.19
C3	19.08	15.00	S38° 31' 41"W	17.82

PROPERTY DESCRIPTION:

PROPERTY DESCRIPTION:
PART OF THE EAST HALF OF THE NORTHWEST QUARTER ALL IN SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 77 OF THE CREEEK SIDE ADDITION, PHASE 1 TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS AND RUN THENCE NORTH 1°58'21" EAST ALONG THE EAST LINE OF CREEKWATER DRIVE A DISTANCE OF 115.05 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°52'06" WEST ALONG THE NORTH LINE OF SAID CREEKSIDE ADDITION, PHASE 1, A DISTANCE OF 275.01 FEET; THENCE NORTH 31°22'58" EAST 94.60 FEET; NORTH 22°56'11" EAST 80.29 FEET; NORTH 26°04'51" EAST 82.13 FEET; NORTH 24°48'10" EAST 81.34 FEET; NORTH 8°56'14" EAST 60.55 FEET; SOUTH 87°58'11" EAST 57.60 FEET; NORTH 2°01'49" EAST 319.19 FEET; SOUTH 45°37'43" WEST 26.63 FEET; SOUTH 42°51'15" WEST 67.59 FEET; SOUTH 42°51'15" WEST 69.25 FEET; SOUTH 33°56'28" WEST 61.55 FEET; SOUTH 59°11'07" WEST 74.18 FEET; SOUTH 57°05'38" WEST 85.44 FEET TO A POINT ON THE WEST LINE OF SAID E ½ NW ¼ ; THENCE NORTH 2°04'49" EAST ALONG THE WEST LINE OF SAID E ½ NW ¼ A DISTANCE OF 1694.30 FEET TO THE NORTH WEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12; THENCE SOUTH 89°14'31" EAST ALONG THE NORTH LINE OF SAID NE ¼ NW ¼ A DISTANCE OF 109.53 FEET; THENCE SOUTH 23°32'08" EAST 116.13 FEET TO THE START OF A CURVE TO THE LEFT THENCE 86.62 FEET ALONG THE ARC OF A CURVE HAVING A RADIUS 70.0', SAID CURVE HAVING A CHORD BEARING & DISTANCE OF SOUTH 78°06'51" EAST 81.20 FEET; THENCE SOUTH 84°18'55" EAST 153.41 FEET; SOUTH 5°41'05" WEST 71.66 FEET; SOUTH 61°02'07" WEST 45.43 FEET; NORTH 86°35'33" WEST 113.34 FEET TO THE START OF A CURVE TO THE LEFT; THENCE 29.41 FEET ALONG THE ARC OF A CURVE HAVING RADIUS OF 70.0', SAID CURVE HAVING A CHORD BEARING & DISTANCE OF SOUTH 62°56'29" WEST 29.19 FEET; THENCE ALONG THE ARC OF ANOTHER CURVE HAVING A RADIUS OF 15.00' TO THE LEFT A DISTANCE OF 19.08 FEET, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF SOUTH 38°31'41" WEST 17.82 FEET; THENCE SOUTH 2°04'49" WEST 112.09 FEET; THENCE SOUTH 48°25'26" EAST 103.75 FEET; SOUTH 57°22'48" EAST 74.02 FEET; SOUTH 2°04'49" WEST 20.44 FEET; SOUTH 78°58'48" EAST 75.92 FEET; SOUTH 70°19'12" EAST 68.17 FEET; SOUTH 51°58'45" EAST 82.17 FEET; SOUTH 41°47'58" EAST 43.85 FEET; SOUTH 16°41'28" EAST 44.83 FEET; SOUTH 6°28'58" EAST 59.73 FEET; SOUTH 0°55'57" EAST 61.47 FEET; SOUTH 19°41'07" WEST 67.51 FEET; SOUTH 50°16'07" WEST 118.71 FEET; SOUTH 38°51'03" WEST 136.69; SOUTH 22°07'30" WEST 100.82 FEET; SOUTH 6°12'28" WEST 37.28 FEET; SOUTH 21°27'38" EAST 41.25 FEET; SOUTH 21°27'38" EAST 43.04 FEET; SOUTH 0°00'17" WEST 28.95 FEET; SOUTH 34°41'56" WEST 114.30 FEET; SOUTH 2°01'49" WEST FOR 761.91 FEET; THENCE NORTH 89°52'05" WEST 10.01 FEET TO THE POINT OF BEGINNING, CONTAINING 16.17 ACRES MORE OR LESS.

DOCUMENTS USED:

- SURVEY PLAT OF RECORD RASBURRY SURVEYING 10/23/2014
- DEED OF RECORD 2014 PAGE 25641 WILLIAMS TO DIAMOND DEVELOPMENT II
- DEED OF RECORD 2004 PAGE 112595 THOMAS TO DIAMOND DEVELOPMENT II
- SURVEY PLAT OF RECORD MIDLAND FARM SUBDIVISION BY HENRY N. CONWAY 8/13/1951

BASIS OF BEARINGS:

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

PLAT CERTIFICATES:

OWNER:
Name: Diamond Development II
Address: 1599 Lawson Oaks, Little Rock, AR 72210

DEVELOPER:
Name: Diamond Development II
Address: 1599 Lawson Oaks, Little Rock, AR 72210

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

Date: _____ Signed: _____
DIAMOND DEVELOPEMENT II

Source of Title: SALINE COUNTY, ARKANSAS
Saline County Document# 2014-25641 & 2004-112595

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:

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

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

CERTIFICATE OF RECORDING:

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY:

I, George P. Wooden, hereby certify that this proposed preliminary plat correctly represents a boundary survey made by me or under my supervision on 6/07/2022; that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source of Title; and that all monuments which were found or placed on the property are correctly described and located.

Date: _____ Signed: _____
George P. Wooden
Registered Land Surveyor
No. 1573, Arkansas

CERTIFICATE OF PRELIMINARY PLAT APPROVAL:

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

Date: _____ Signed: _____
Rick Johnson, Chairman
Bryant Planning Commission

PROPERTY SPECIFICATIONS:

ZONING CLASSIFICATION: R-1
MIN. LOT SIZE: 9982 S.F.
MAX. LOT SIZE: 24437 S.F.
NUMBER OF LOTS: 42
SOURCE OF WATER: SALEM WATER USERS ASSOCIATION PWA
SOURCE OF SEWER: CITY OF BRYANT

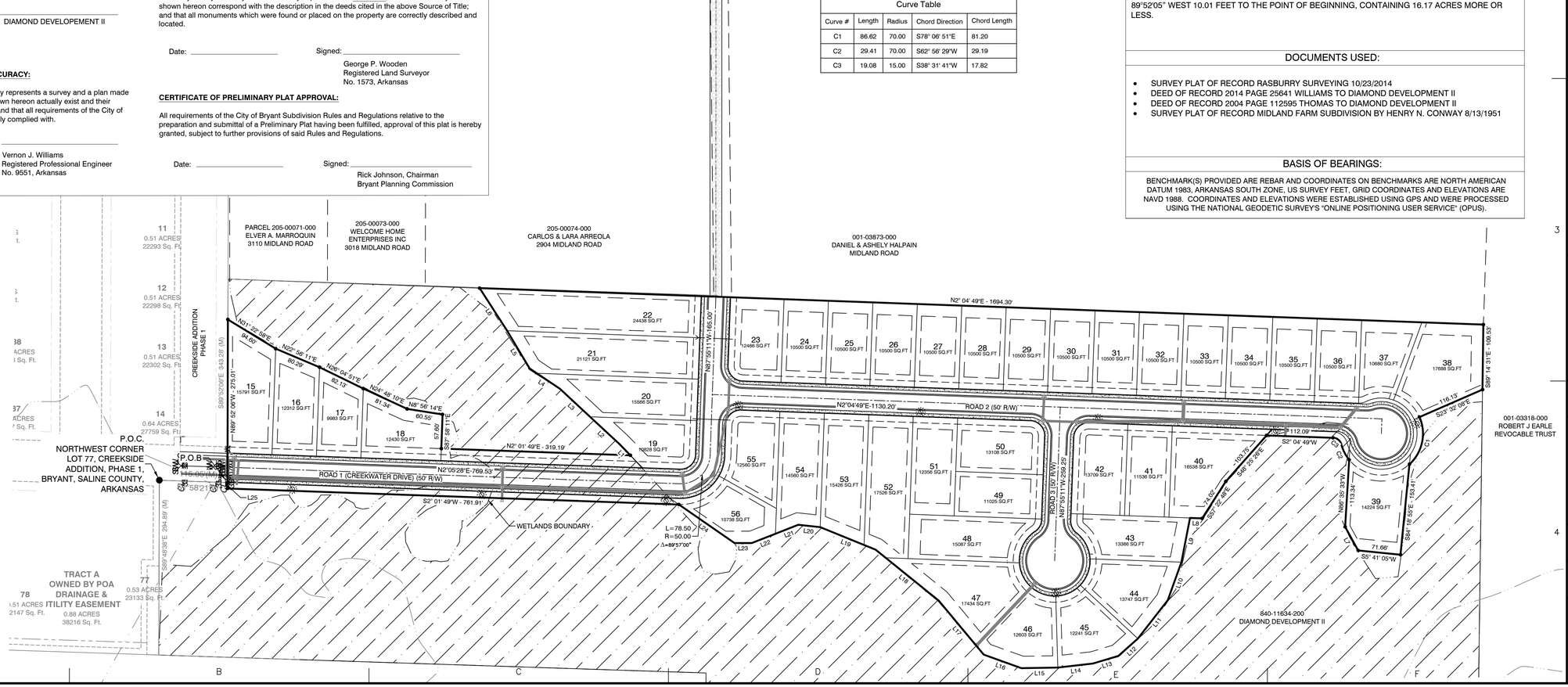
BUILDING SETBACKS:
FRONT - 20' OR AS SHOWN
REAR - 20' OR AS SHOWN
SIDE - 8' OR AS SHOWN

EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
FRONT - 10' OR AS SHOWN
STREET RIGHT OF WAYS: 50' OR AS SHOWN
STREET WIDTH: 28' BOC TO BOC
LOT CORNERS: SET #4 REBAR WITH CAP

100' 50' 0 100'

SURVEY PLAT CODE:
500-01S-14W-0-12-304-62-1573

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



REVISION	BY	DATE

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P.O. Box 116 (72018)
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Bryant, AR 72022
Ph (501) 408-4650
Fx (888) 900-3068
gamatengineering@gmail.com

CREEKSIDE ADDITION PHASE 2
ALL OF LOT 101 AND PART OF LOT 99
AND PART OF LOT 100, MIDLAND FARM SUBDIVISION
PART OF THE NE 1/4 NW 1/4, PART OF THE W 1/2 SE 1/4 NW 1/4 AND THE NW 1/4 NE 1/4 SW 1/4 ALL IN SECTION 12, T-1-S, R-14-W,
SALINE COUNTY, ARKANSAS

DRAFT

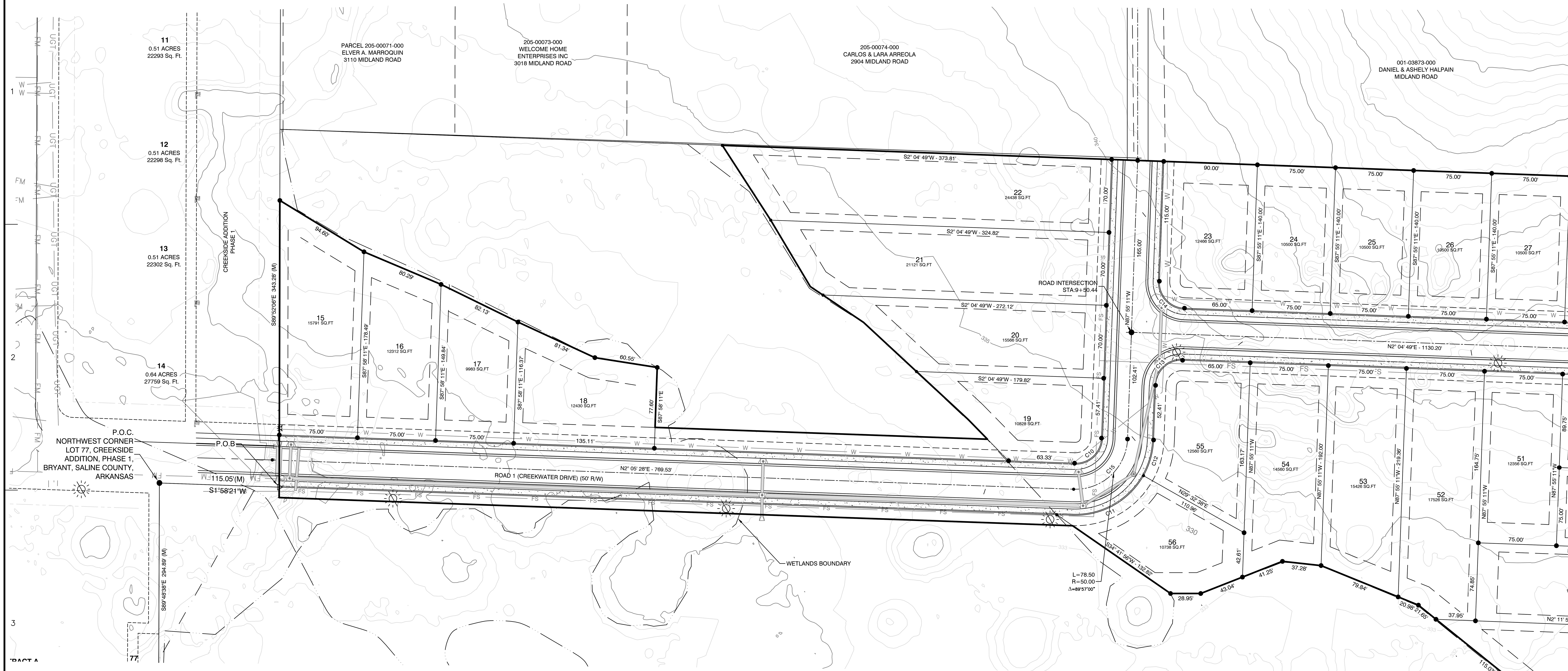
CONTENTS:
PRELIMINARY PLAT OVERALL

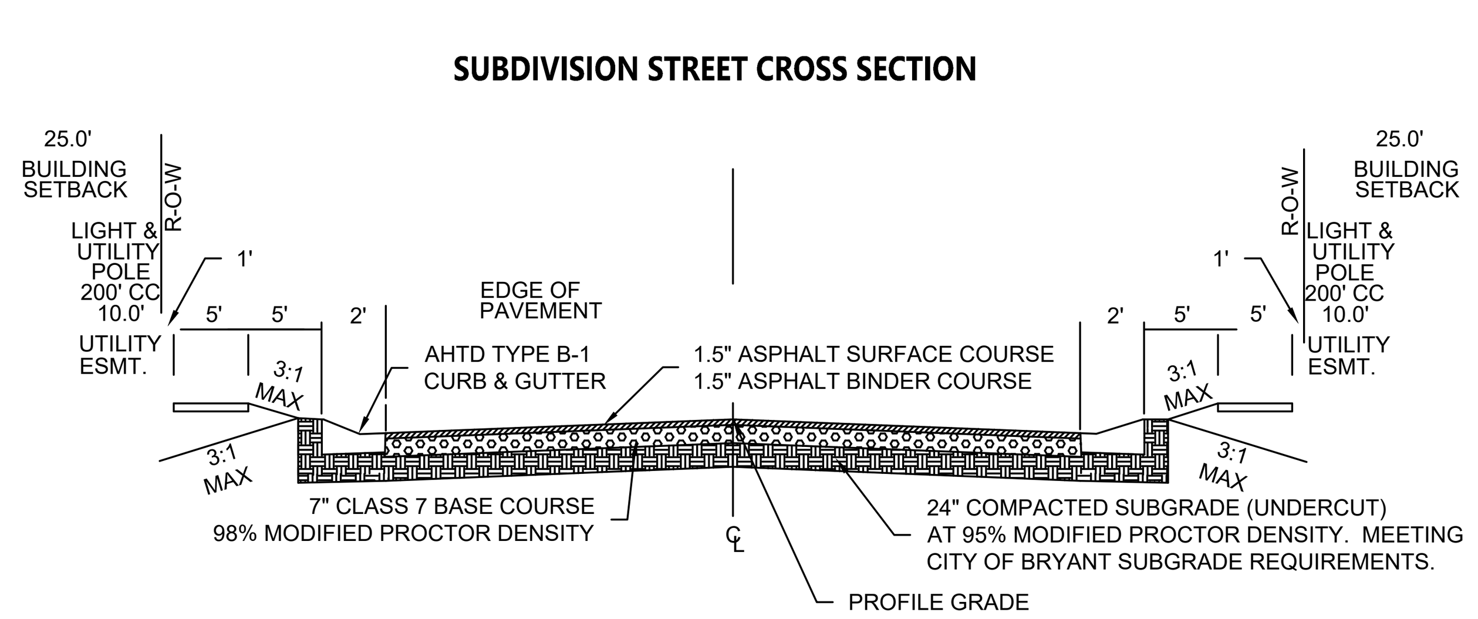
PROJECT NO:
18054

DATE:
AUGUST 2022

SHEET NO:
1

J:\Projects\2018 Projects\18054 Creekside Addition\Drawings\DWGs\18054 DESIGN Creekside Addition Phase 2 Rev 031722 PRELIM UTILITY.dwg





50 25 0 50

SURVEY PLAT CODE:
500-01S-14W-0-12-304-62-1573

Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length
C10	39.25	25.00	N42° 56' 41"W	35.34
C11	81.79	75.00	N29° 12' 46"W	77.80
C12	35.95	75.00	N74° 11' 16"W	35.61
C13	39.27	25.00	N42° 55' 11"W	35.36
C14	39.27	25.00	S47° 04' 49"W	35.36
C16	12.25	25.00	S11° 57' 22"E	12.13
C17	48.18	60.00	S2° 59' 15"E	46.90
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C20	123.28	60.00	N3° 52' 51"E	102.71
C21	23.55	25.00	S60° 56' 08"E	22.69
C22	62.25	60.00	S63° 40' 33"E	347.14
C23	45.35	60.00	N64° 56' 44"E	344.85
C24	47.08	60.00	N20° 48' 40"E	45.88
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LOT CORNERS: SET #4 REBAR WITH CAP

SURVEY LEGEND

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

BY	REVISION	DATE

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garnatengineering@gmail.com

CREEKSIDE ADDITION PHASE 2
ALL OF LOT 101 AND PART OF LOT 99
AND PART OF LOT 100, MIDLAND FARM SUBDIVISION
PART OF THE NE 1/4 NW 1/4, PART OF THE W 1/2 SE
1/4 NW 1/4 AND THE NW 1/4 NE 1/4 SW 1/4 ALL IN
SECTION 12, T-1-S, R-14-W,
SALINE COUNTY, ARKANSAS

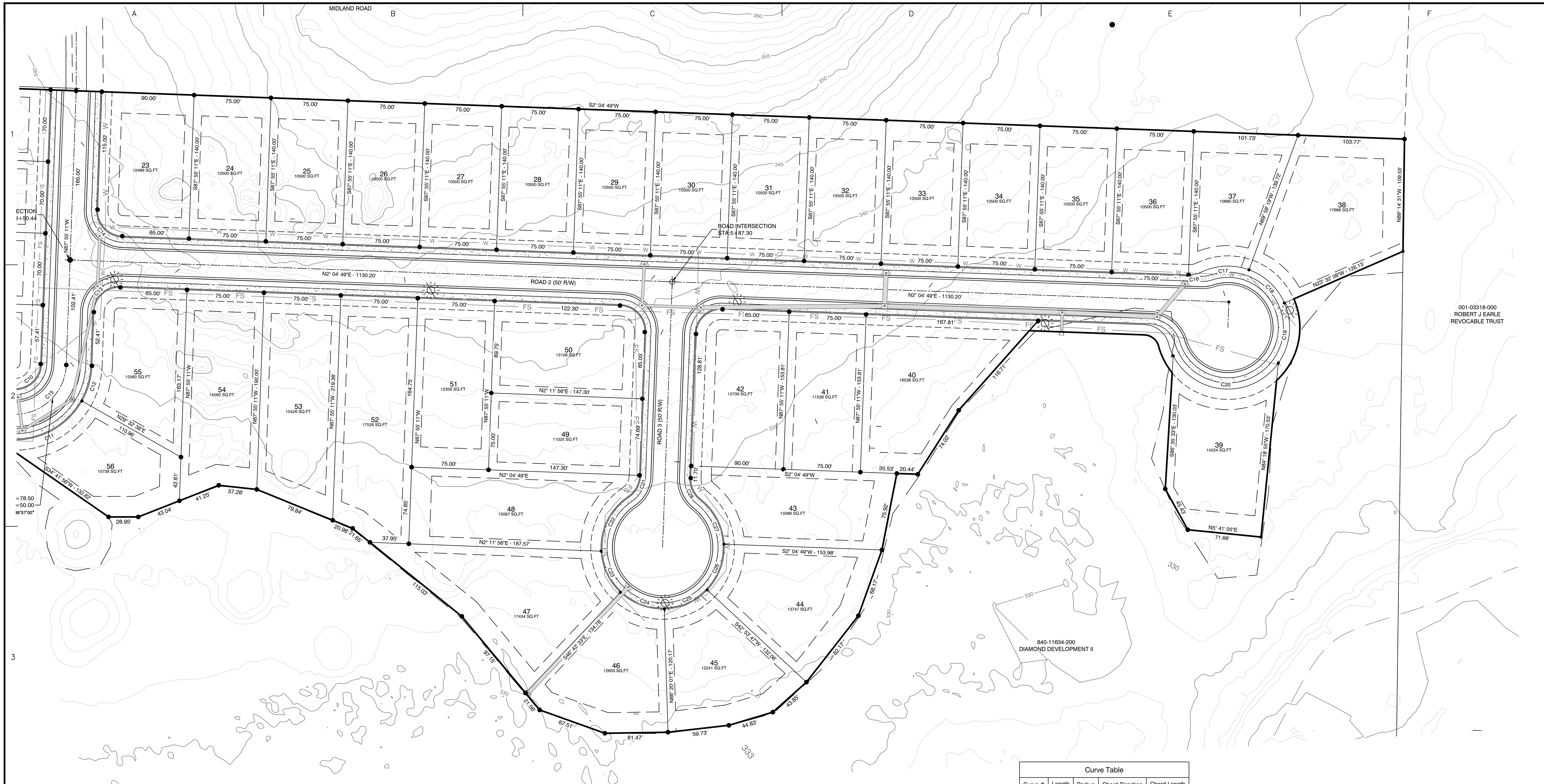
DRAFT

CONTENTS:
PRELIMINARY PLAT SOUTH HALF

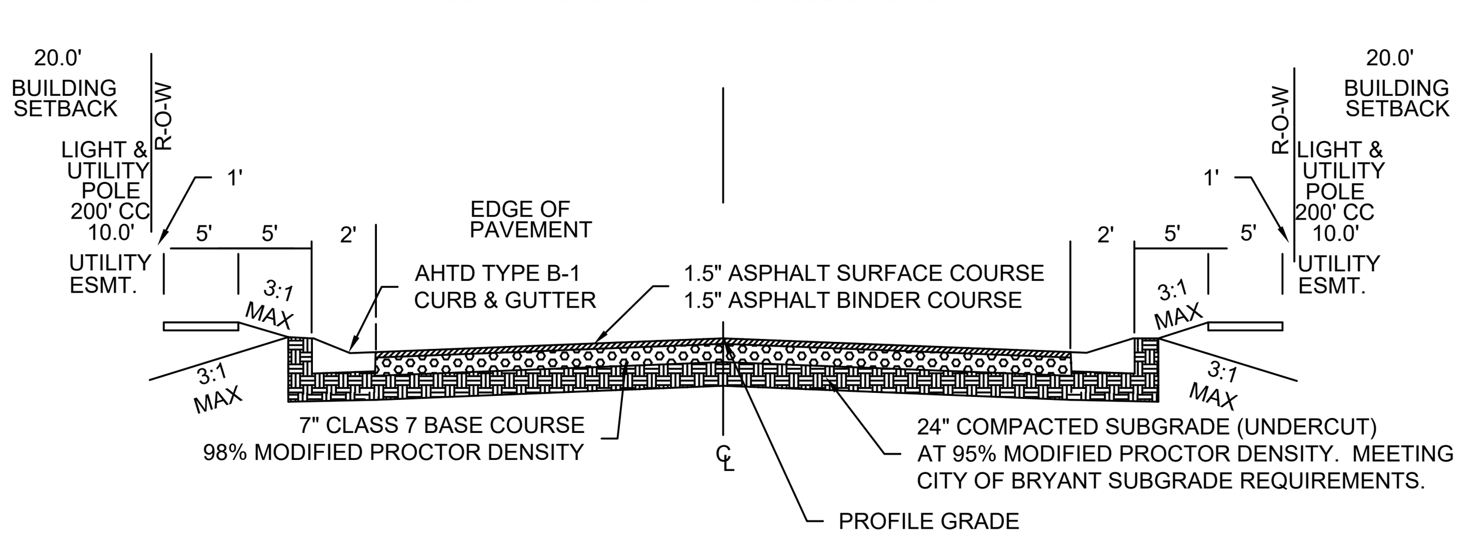
PROJECT NO:
18054

DATE:
AUGUST 2022

SHEET NO:
2



SUBDIVISION STREET CROSS SECTION



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C14	39.27	25.00	S47° 04' 49"W	35.36
C16	12.25	25.00	S11° 57' 22"E	12.13
C17	48.18	60.00	S2° 59' 15"E	46.90
C18	48.61	60.00	S43° 13' 31"W	47.29
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C22	62.25	60.00	S63° 40' 33"E	347.14
C23	45.35	60.00	N64° 56' 44"E	344.85
C24	47.08	60.00	N20° 48' 40"E	45.88
C25	46.87	60.00	N24° 02' 55"W	45.69
C26	48.89	60.00	N69° 46' 22"W	47.55
C27	51.07	60.00	S62° 29' 51"W	49.54
C28	23.55	25.00	S65° 05' 46"W	22.69
C15	78.50	50.00	N42° 56' 41"W	70.68

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FRONT - 10' OR AS SHOWN
STREET RIGHT OF WAYS: 50' OR AS SHOWN
STREET WIDTH: 28' BOC TO BOC
LOT CORNERS: SET #4 REBAR WITH CAP

BY	REVISION	DATE

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1/4 NW 1/4 AND THE NW 1/4 NE 1/4 SW 1/4 ALL IN
SECTION 12, T-1-S, R-14-W,
SALINE COUNTY, ARKANSAS

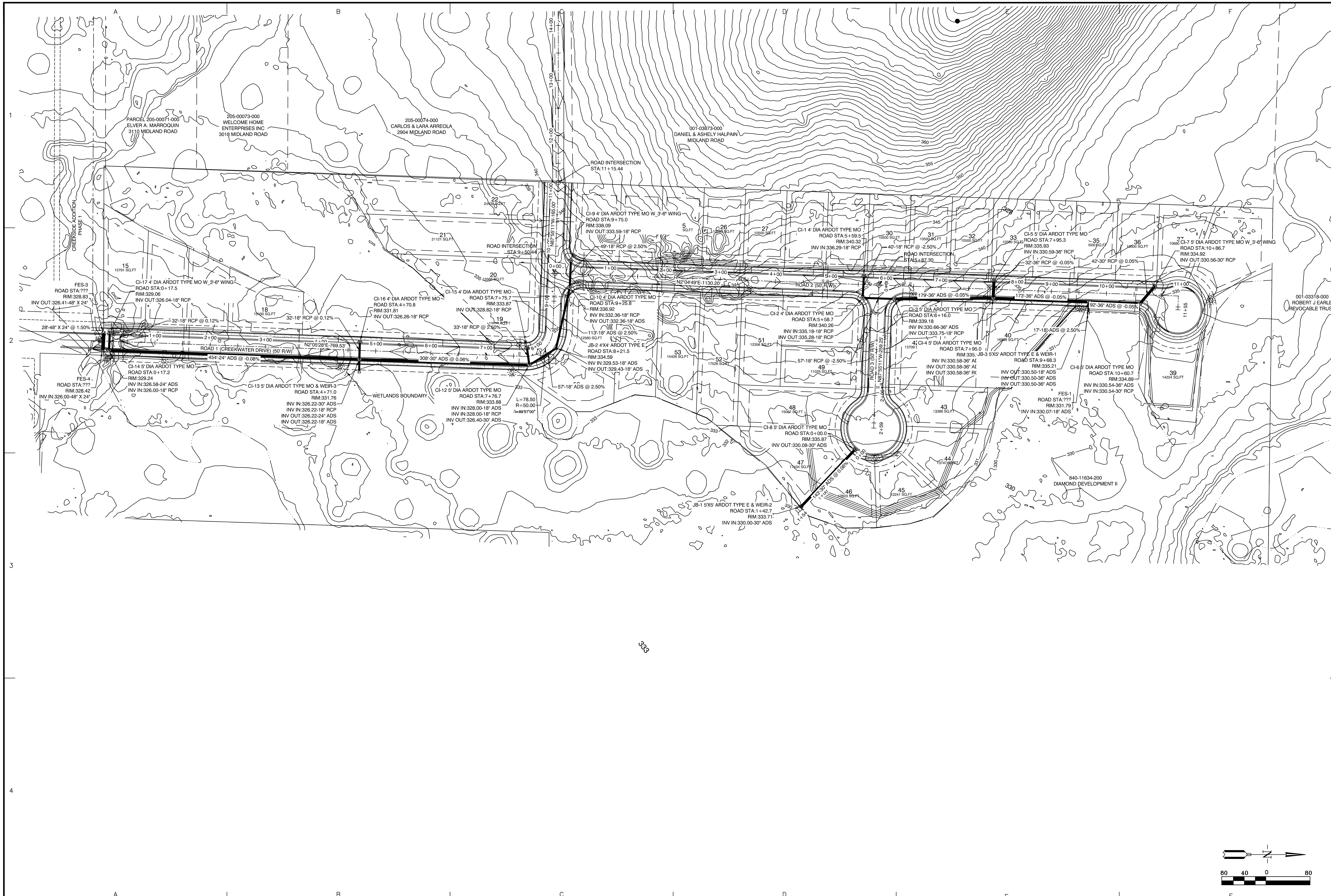
DRAFT

CONTENTS:
PRELIMINARY PLAT NORTH HALF

PROJECT NO:
18054

DATE:
AUGUST 2022

SHEET NO:
3



DATE	REVISION	BY

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SECTION 12, T-1-S, R-14-W,
SALINE COUNTY, ARKANSAS

PRELIMINARY

CONTENTS:

DRAINAGE PLAN

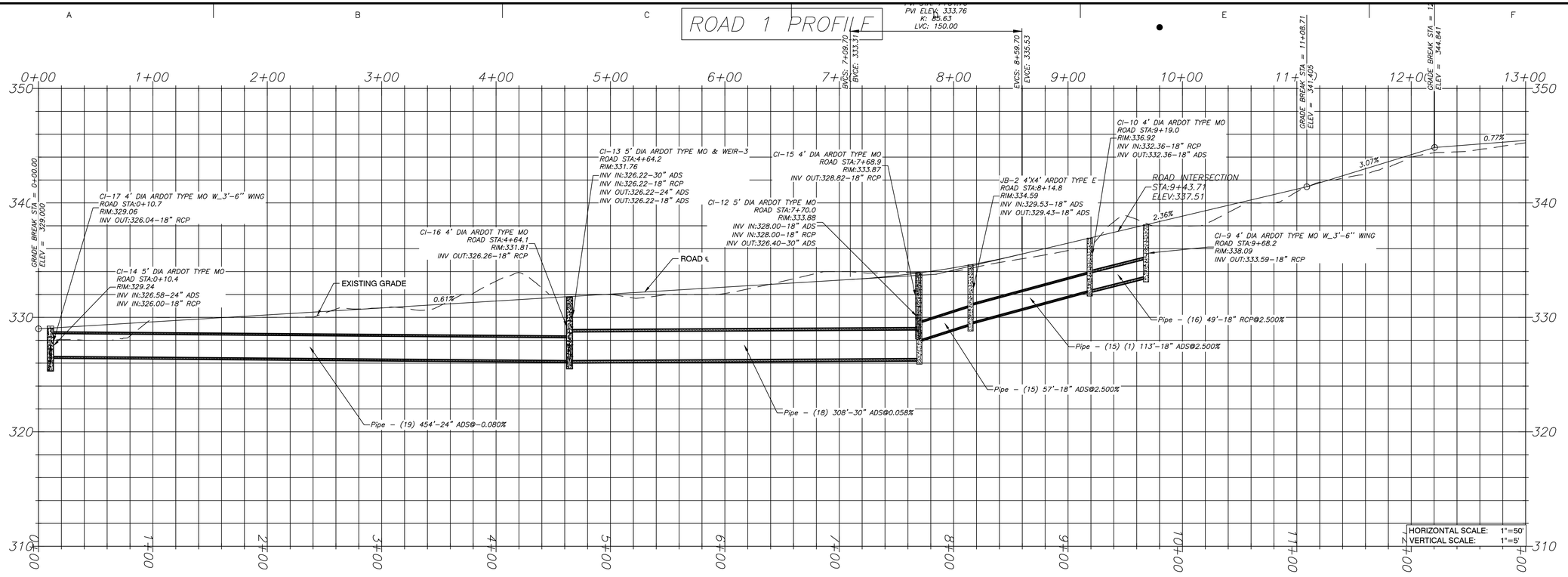
PROJECT NO: 18054

DATE: JULY 2022

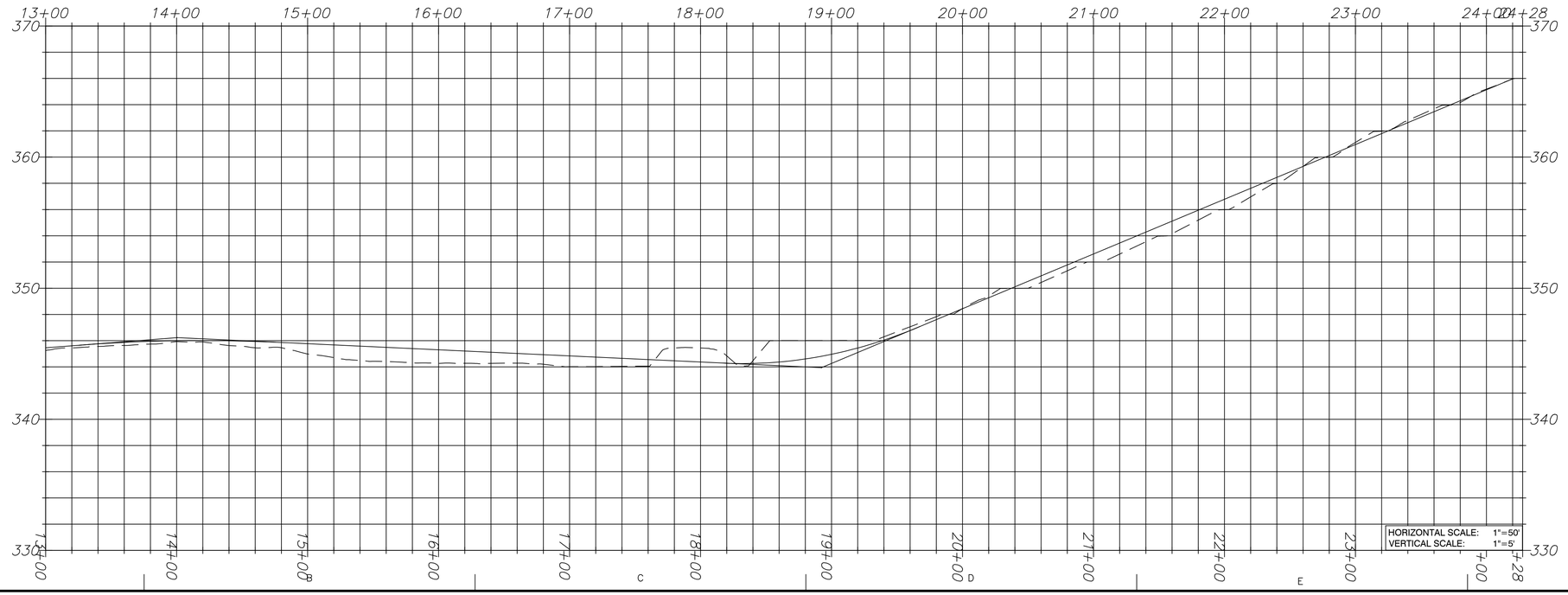
SHEET NO: 4

J:\Projects\2018 Projects\18054 Creekside Addition\Drawings\DWGs\Old\18054-DESIGN-Creekside-Addition-Phase-2-R4-031722-PRELIM-UTILITY.dwg

ROAD 1 PROFILE



ROAD 1 PROFILE



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BY	
REVISION	
DATE	

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2909 Military Rd
Benton, AR 72015
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1/4 NW 1/4 AND THE NW 1/4 NE 1/4 SW 1/4 ALL IN
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STATE OF ARKANSAS
Vernon J. Williams
REGISTERED PROFESSIONAL ENGINEER
NO. 9551
VERNON J. WILLIAMS

08-10-2022

CONTENTS:

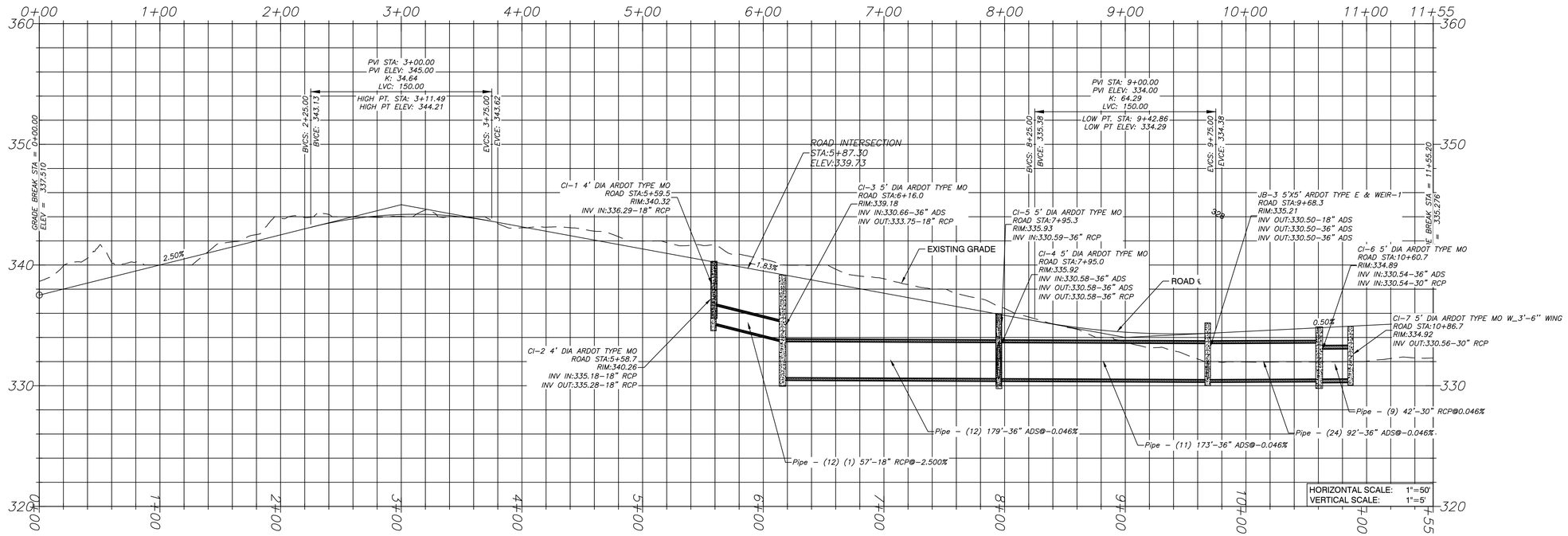
ROAD PROFILES

PROJECT NO:
18054

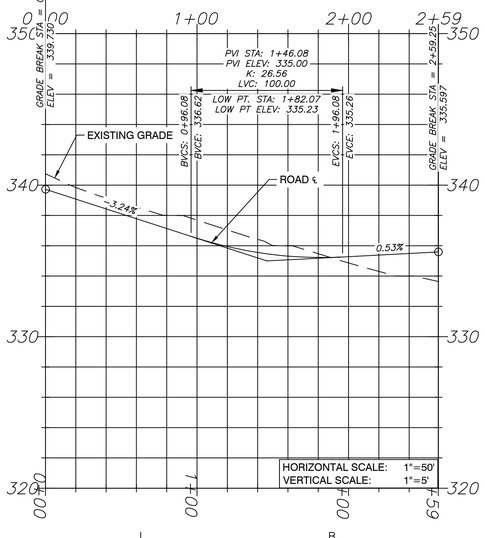
DATE:
JULY 2022

SHEET NO:
5

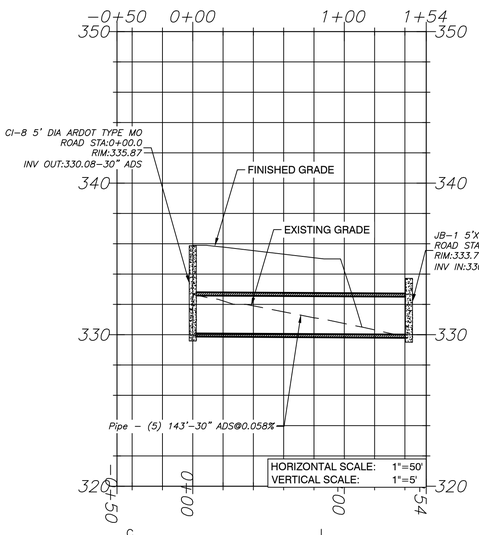
ROAD 2 PROFILE



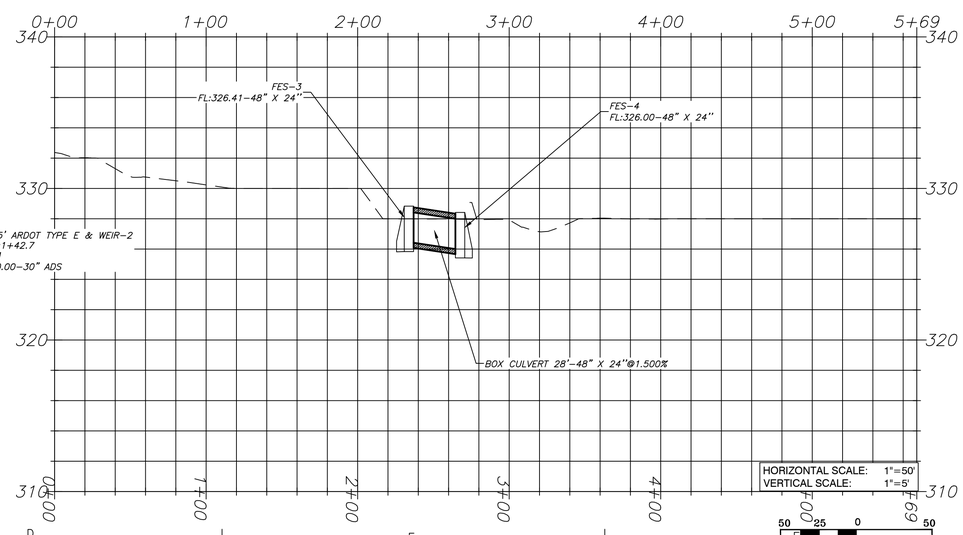
ROAD 3 PROFILE



EAST DETENTION PROFILE



DITCH CULVERT PROFILE



BY	DATE	REVISION

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GarNat Engineering, LLC

P.O. Box 116 (72018)
2909 Military Rd
Benton, AR 72015

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

CREEKSIDE ADDITION PHASE 2
ALL OF LOT 101 AND PART OF LOT 99
AND PART OF LOT 100, MIDLAND FARM SUBDIVISION
PART OF THE NE 1/4 NW 1/4, PART OF THE W 1/2 SE
1/4 NW 1/4 AND THE NW 1/4 NE 1/4 SW 1/4 ALL IN
SECTION 12, T-1-S, R-14-W,
SALINE COUNTY, ARKANSAS

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

08-10-2022

CONTENTS:

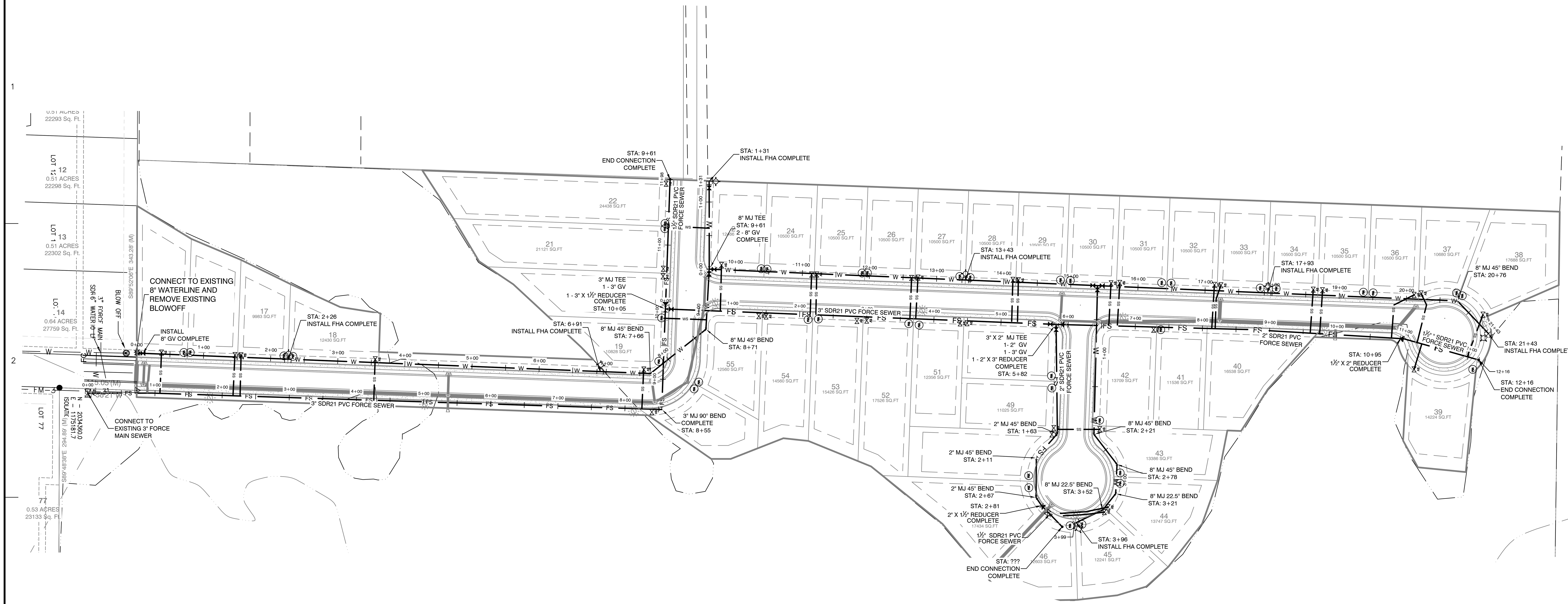
DRAINAGE PROFILES

PROJECT NO:
18054

DATE:
JULY 2022

SHEET NO:
6

J:\Projects\2018 Projects\18054 Creekside Addition\Drawings\GNE\18054-DESIGN-Creekside-Addition-Phase-2-R4-031722-Drainage Basin.dwg



SITE LEGEND:

- FIRE HYDRANT (FHA)
- WATER VALVE
- STORM MANHOLE
- LIGHT POLE
- WATER METER
- SEWER SERVICE CONNECTION
- W — PROPOSED WATER MAIN
- FS — PROPOSED FORCE SEWER MAIN
- SS — SEWER SERVICE CONNECTION
- WS — WATER SERVICE CONNECTION

PROPERTY SPECIFICATIONS:

ZONING CLASSIFICATION: R-1
MIN. LOT SIZE: 9982 S.F.
MAX. LOT SIZE: 24437 S.F.
NUMBER OF LOTS: 42
SOURCE OF WATER: SALEM WATER USERS ASSOCIATION PWA
SOURCE OF SEWER: CITY OF BRYANT

BUILDING SETBACKS:
FRONT - 20' OR AS SHOWN
REAR - 20' OR AS SHOWN
SIDE - 8' OR AS SHOWN

EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
FRONT - 10' OR AS SHOWN
STREET RIGHT OF WAYS: 50' OR AS SHOWN
STREET WIDTH: 28' BOC TO BOC
LOT CORNERS: SET #4 REBAR WITH CAP

NOTES:

1. BURIED UTILITIES ARE LOCATED AT THE SITE. CONTACT ARKANSAS ONE CALL & WHERE APPROPRIATE THE UTILITY COMPANIES PRIOR TO DIGGING.
2. ALL UNRESTRAINED WATER LINE FITTINGS SHALL BE INSTALLED WITH A CONCRETE THRUST BLOCK FOR JOINT RESTRAINT.
3. WORK ON EXISTING ROADS SHALL INCLUDE WARNING SIGNS & BARRICADES IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE, COUNTY, OR CITY HAVING JURISDICTION. OTHER SIGNS & DEVICES, SUCH AS PLATING, SHALL BE PLACED AS REQUIRED TO ADEQUATELY PROTECT THE PUBLIC.
4. ALL WATER AND SEWER UTILITY WORK SHALL COMPLY WITH THE ARKANSAS PLUMBING CODE.
5. ALL WATER & SEWER LINE CONSTRUCTION SHALL COMPLY WITH CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS. FOR A COPY SEE THE WEBSITE https://www.cityofbryant.com/DocumentCenter/View/1161/Bryant-Specs-2015-FINAL-Rev?bidId=

80 40 0 80

SURVEY LEGEND

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

DATE	REVISION	BY

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AND PART OF LOT 100, MIDLAND FARM SUBDIVISION
PART OF THE NE 1/4 NW 1/4, PART OF THE W 1/2 SE
1/4 NW 1/4 AND THE NW 1/4 NE 1/4 SW 1/4 ALL IN
SECTION 12, T-1-S, R-14-W,
SALINE COUNTY, ARKANSAS

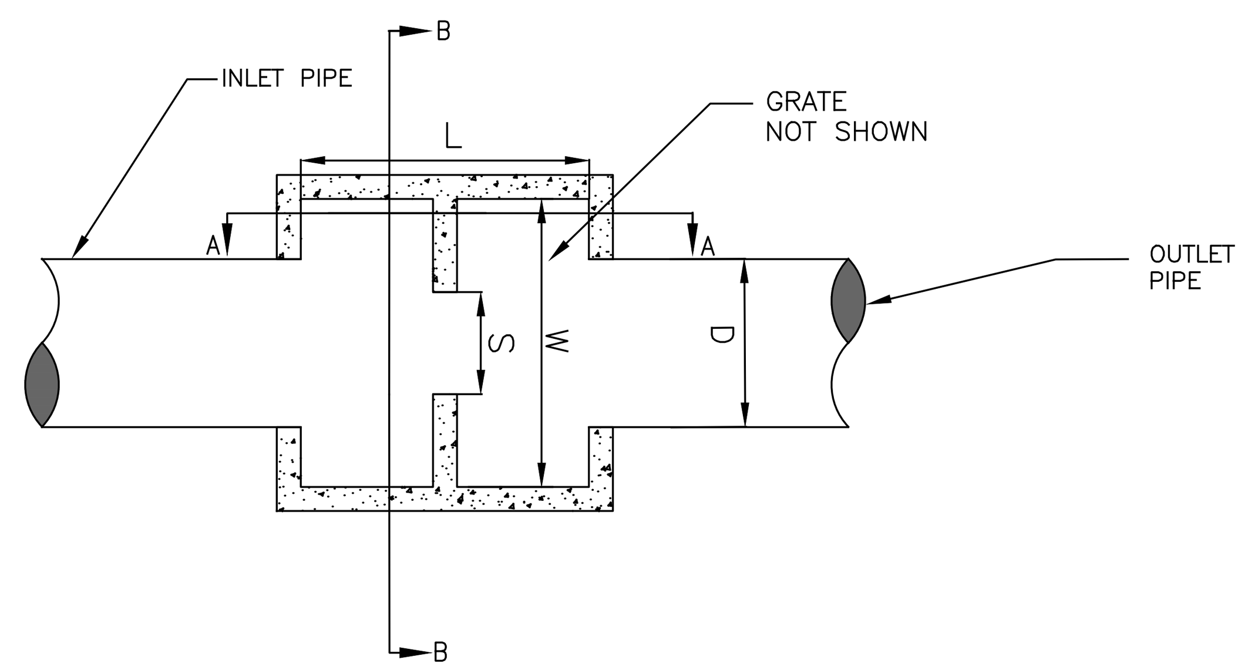
DRAFT

CONTENTS:
WATER & SEWER UTILITY PLAN

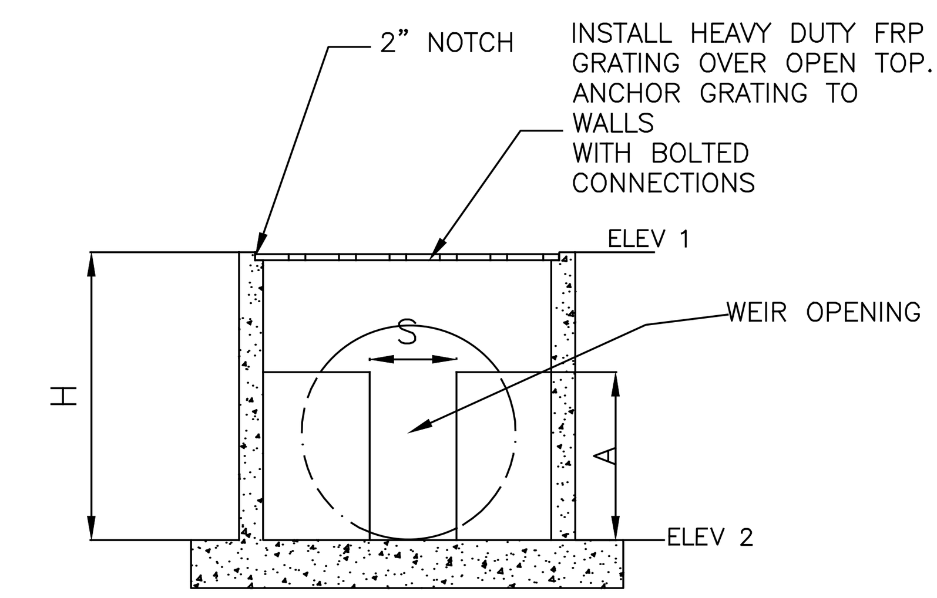
PROJECT NO: 18054

DATE: AUGUST 2022

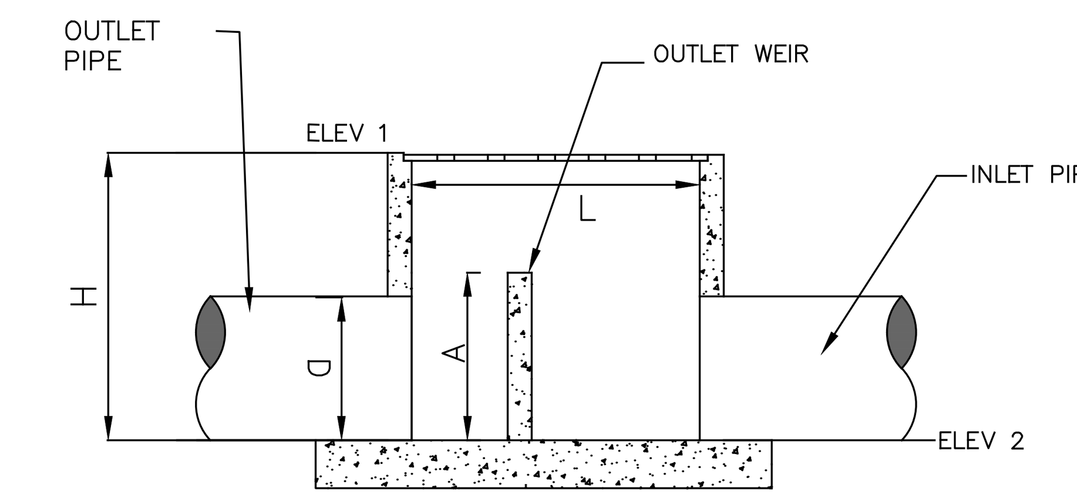
SHEET NO: 7



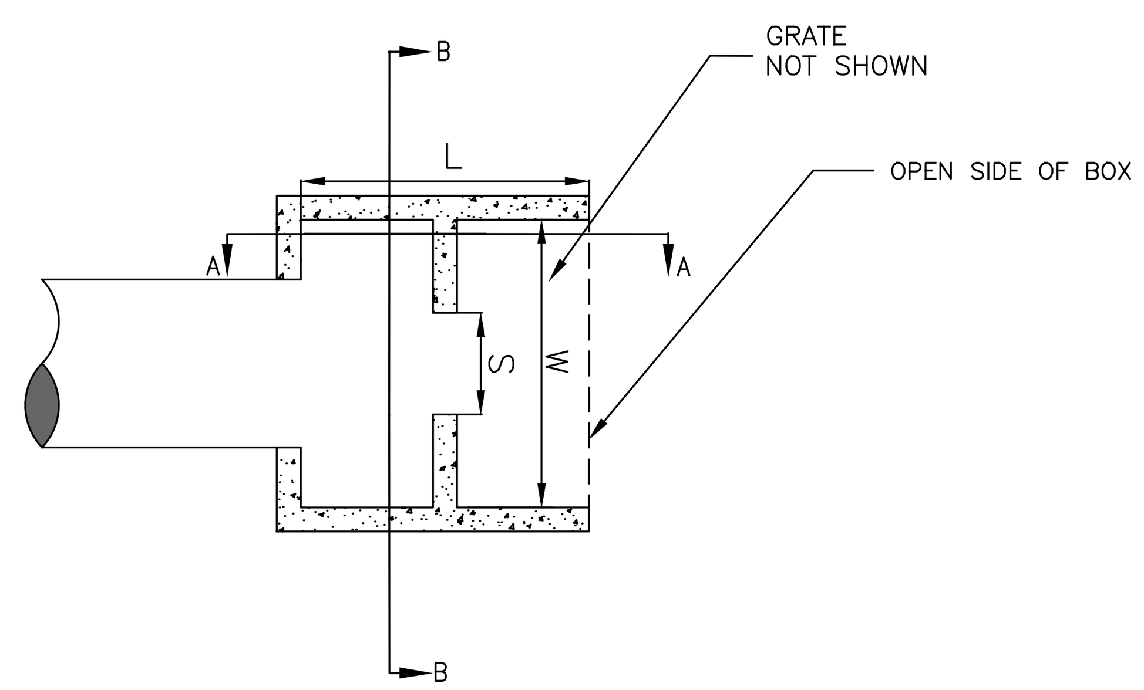
OUTLET STRUCTURE - WEIR 1 AND 3
PLAN VIEW
NOT TO SCALE



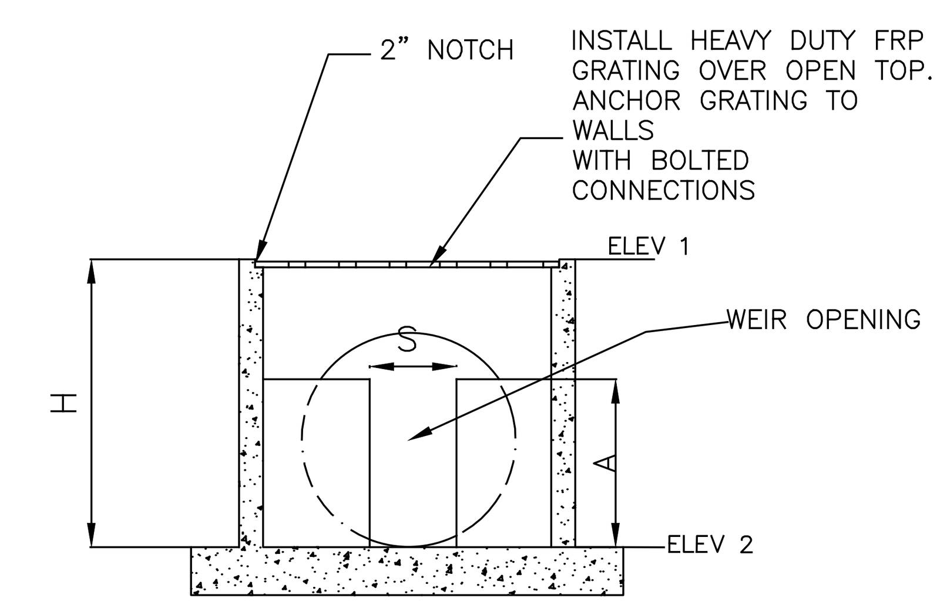
OUTLET STRUCTURE - WEIR 1 AND 3
SECTION B-B
NOT TO SCALE



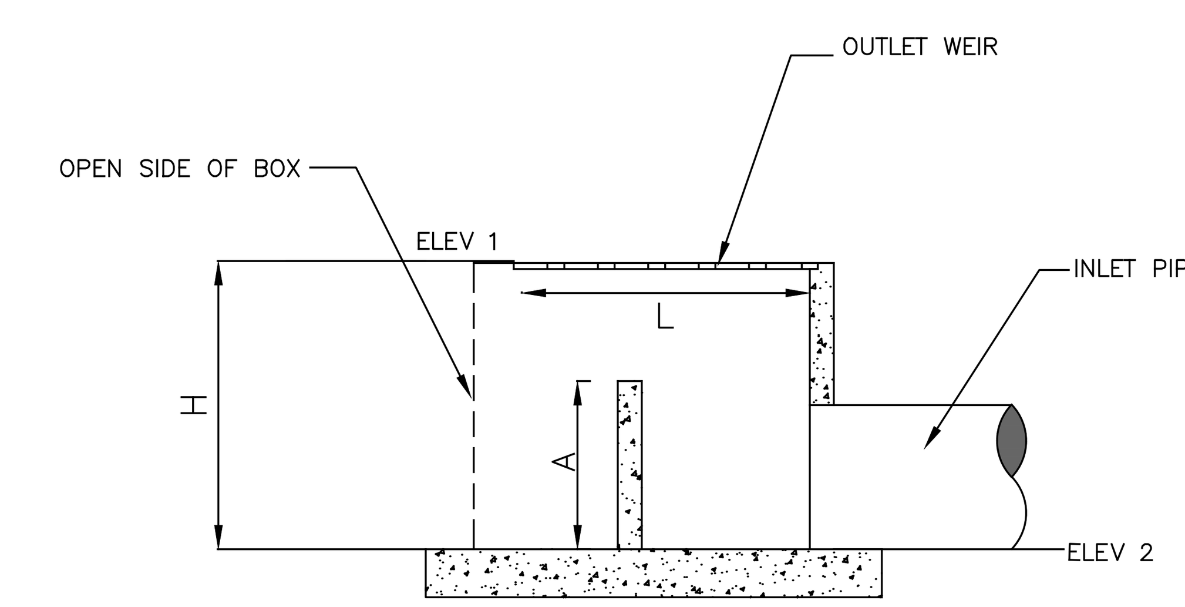
OUTLET STRUCTURE - WEIR 1 AND 3
SECTION A-A
NOT TO SCALE



OUTLET STRUCTURE - WEIR 2
PLAN VIEW
NOT TO SCALE



OUTLET STRUCTURE - WEIR 2
SECTION B-B
NOT TO SCALE



OUTLET STRUCTURE - WEIR 2
SECTION A-A
NOT TO SCALE

OUTLET STRUCTURE								
OUTLET STRUCTURE	L	W	H	ELEV 1	ELEV 2	S	A	D
WEIR #1	4'–0"	4'–0"	4'–8"	335.20	330.50	1'–3"	3'–0"	18"
WEIR #2	4'–0"	4'–0"	3'–9"	333.75	330.00	0'–3"	2'–6"	
WEIR #3	4'–0"	4'–0"	5'–6"	331.81	326.22	1'–6"	2'–6"	18"

DETENTION OUTLET NOTES:

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

DATE | REVISION | BY

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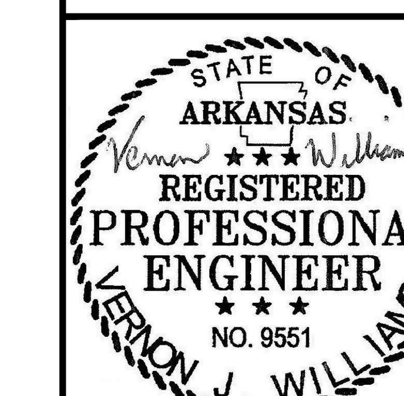
CREEKSIDE SUBDIVISION
PHASE 2
BRYANT, ARKANSAS



08-10-2022

CONTENTS:
OUTLET STRUCTURE DETAILS

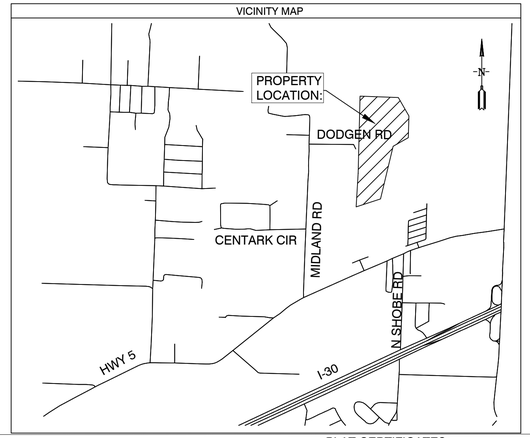
PROJECT NO: 18054

DATE: AUGUST 2022

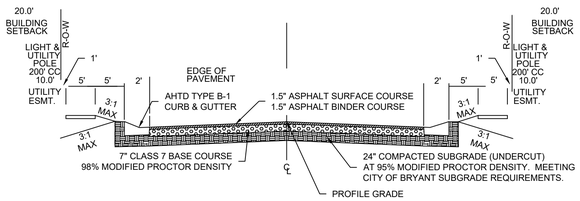
SHEET NO: 8

PRELIMINARY PLAT
CREEKSIDE ADDITION PHASE 2
SALINE COUNTY, ARKANSAS

VICINITY MAP



SUBDIVISION STREET CROSS SECTION



Parcel Line Table		
Line #	Length	Direction
L1	26.63	S45° 37' 43"W
L2	67.59	S42° 51' 15"W
L3	69.25	S42° 51' 15"W
L4	61.55	S33° 56' 28"W
L5	74.18	S59° 11' 07"W
L6	85.44	S57° 05' 38"W
L7	45.43	S61° 02' 07"W
L8	20.44	S2° 04' 49"W
L9	75.92	S78° 58' 48"E
L10	68.17	S70° 19' 12"E
L11	82.17	S51° 58' 45"E
L12	43.85	S41° 47' 58"E
L13	44.83	S16° 41' 28"E
L14	59.73	S6° 28' 58"E
L15	61.47	S0° 55' 57"E
L16	67.51	S19° 41' 07"W
L17	118.71	S50° 16' 07"W
L18	136.69	S38° 51' 03"W
L19	100.82	S22° 07' 30"W
L20	37.28	S6° 12' 28"W

Parcel Line Table		
Line #	Length	Direction
L21	41.25	S21° 27' 38"E
L22	43.04	S21° 27' 38"E
L23	28.95	S0° 00' 17"W
L24	114.30	S34° 41' 56"W
L25	10.01	N89° 52' 05"W

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	86.62	70.00	S78° 06' 51"E	81.20
C2	29.41	70.00	S62° 56' 29"W	29.19
C3	19.08	15.00	S38° 31' 41"W	17.82

PROPERTY DESCRIPTION:

PROPERTY DESCRIPTION:
PART OF THE EAST HALF OF THE NORTHWEST QUARTER ALL IN SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 77 OF THE CREEEK SIDE ADDITION, PHASE 1 TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS AND RUN THENCE NORTH 1°58'21" EAST ALONG THE EAST LINE OF CREEKWATER DRIVE A DISTANCE OF 115.05 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°52'06" WEST ALONG THE NORTH LINE OF SAID CREEKSIDE ADDITION, PHASE 1, A DISTANCE OF 275.01 FEET; THENCE NORTH 31°22'58" EAST 94.60 FEET; NORTH 22°56'11" EAST 80.29 FEET; NORTH 26°04'51" EAST 82.13 FEET; NORTH 24°48'10" EAST 81.34 FEET; NORTH 8°56'14" EAST 60.55 FEET; SOUTH 87°58'11" EAST 57.60 FEET; NORTH 2°01'49" EAST 319.19 FEET; SOUTH 45°37'43" WEST 26.63 FEET; SOUTH 42°51'15" WEST 67.59 FEET; SOUTH 42°51'15" WEST 69.25 FEET; SOUTH 33°56'28" WEST 61.55 FEET; SOUTH 59°11'07" WEST 74.18 FEET; SOUTH 57°05'38" WEST 85.44 FEET TO A POINT ON THE WEST LINE OF SAID E ½ NW ¼ ; THENCE NORTH 2°04'49" EAST ALONG THE WEST LINE OF SAID E ½ NW ¼ A DISTANCE OF 1694.30 FEET TO THE NORTH WEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12; THENCE SOUTH 89°14'31" EAST ALONG THE NORTH LINE OF SAID NE ¼ NW ¼ A DISTANCE OF 109.53 FEET; THENCE SOUTH 23°32'08" EAST 116.13 FEET TO THE START OF A CURVE TO THE LEFT THENCE 86.62 FEET ALONG THE ARC OF A CURVE HAVING A RADIUS 70.0', SAID CURVE HAVING A CHORD BEARING & DISTANCE OF SOUTH 78°06'51" EAST 81.20 FEET; THENCE SOUTH 84°18'55" EAST 153.41 FEET; SOUTH 5°41'05" WEST 71.66 FEET; SOUTH 61°02'07" WEST 45.43 FEET; NORTH 86°35'33" WEST 113.34 FEET TO THE START OF A CURVE TO THE LEFT; THENCE 29.41 FEET ALONG THE ARC OF A CURVE HAVING RADIUS OF 70.0', SAID CURVE HAVING A CHORD BEARING & DISTANCE OF SOUTH 62°56'29" WEST 29.19 FEET; THENCE ALONG THE ARC OF ANOTHER CURVE HAVING A RADIUS OF 15.00' TO THE LEFT A DISTANCE OF 19.08 FEET, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF SOUTH 38°31'41" WEST 17.82 FEET; THENCE SOUTH 2°04'49" WEST 112.09 FEET; THENCE SOUTH 48°25'26" EAST 103.75 FEET; SOUTH 57°22'48" EAST 74.02 FEET; SOUTH 2°04'49" WEST 20.44 FEET; SOUTH 78°58'48" EAST 75.92 FEET; SOUTH 70°19'12" EAST 68.17 FEET; SOUTH 51°58'45" EAST 82.17 FEET; SOUTH 41°47'58" EAST 43.85 FEET; SOUTH 16°41'28" EAST 44.83 FEET; SOUTH 6°28'58" EAST 59.73 FEET; SOUTH 0°55'57" EAST 61.47 FEET; SOUTH 19°41'07" WEST 67.51 FEET; SOUTH 50°16'07" WEST 118.71 FEET; SOUTH 38°51'03" WEST 136.69; SOUTH 22°07'30" WEST 100.82 FEET; SOUTH 6°12'28" WEST 37.28 FEET; SOUTH 21°27'38" EAST 41.25 FEET; SOUTH 21°27'38" EAST 43.04 FEET; SOUTH 0°00'17" WEST 28.95 FEET; SOUTH 34°41'56" WEST 114.30 FEET; SOUTH 2°01'49" WEST FOR 761.91 FEET; THENCE NORTH 89°52'05" WEST 10.01 FEET TO THE POINT OF BEGINNING, CONTAINING 16.17 ACRES MORE OR LESS.

DOCUMENTS USED:

- SURVEY PLAT OF RECORD RASBURRY SURVEYING 10/23/2014
- DEED OF RECORD 2014 PAGE 25641 WILLIAMS TO DIAMOND DEVELOPMENT II
- DEED OF RECORD 2004 PAGE 112595 THOMAS TO DIAMOND DEVELOPMENT II
- SURVEY PLAT OF RECORD MIDLAND FARM SUBDIVISION BY HENRY N. CONWAY 8/13/1951

BASIS OF BEARINGS:

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

PLAT CERTIFICATES:

OWNER:
Name: Diamond Development II
Address: 1599 Lawson Oaks, Little Rock, AR 72210

DEVELOPER:
Name: Diamond Development II
Address: 1599 Lawson Oaks, Little Rock, AR 72210

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

Date: _____ Signed: _____
DIAMOND DEVELOPEMENT II

Source of Title: SALINE COUNTY, ARKANSAS
Saline County Document# 2014-25641 & 2004-112595

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:

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

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

CERTIFICATE OF RECORDING:

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY:

I, George P. Wooden, hereby certify that this proposed preliminary plat correctly represents a boundary survey made by me or under my supervision on 6/07/2022; that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source of Title; and that all monuments which were found or placed on the property are correctly described and located.

Date: _____ Signed: _____
George P. Wooden
Registered Land Surveyor
No. 1573, Arkansas

CERTIFICATE OF PRELIMINARY PLAT APPROVAL:

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

Date: _____ Signed: _____
Rick Johnson, Chairman
Bryant Planning Commission

PROPERTY SPECIFICATIONS:

ZONING CLASSIFICATION: R-1
MIN. LOT SIZE: 9982 S.F.
MAX. LOT SIZE: 24437 S.F.
NUMBER OF LOTS: 42
SOURCE OF WATER: SALEM WATER USERS ASSOCIATION PWA
SOURCE OF SEWER: CITY OF BRYANT

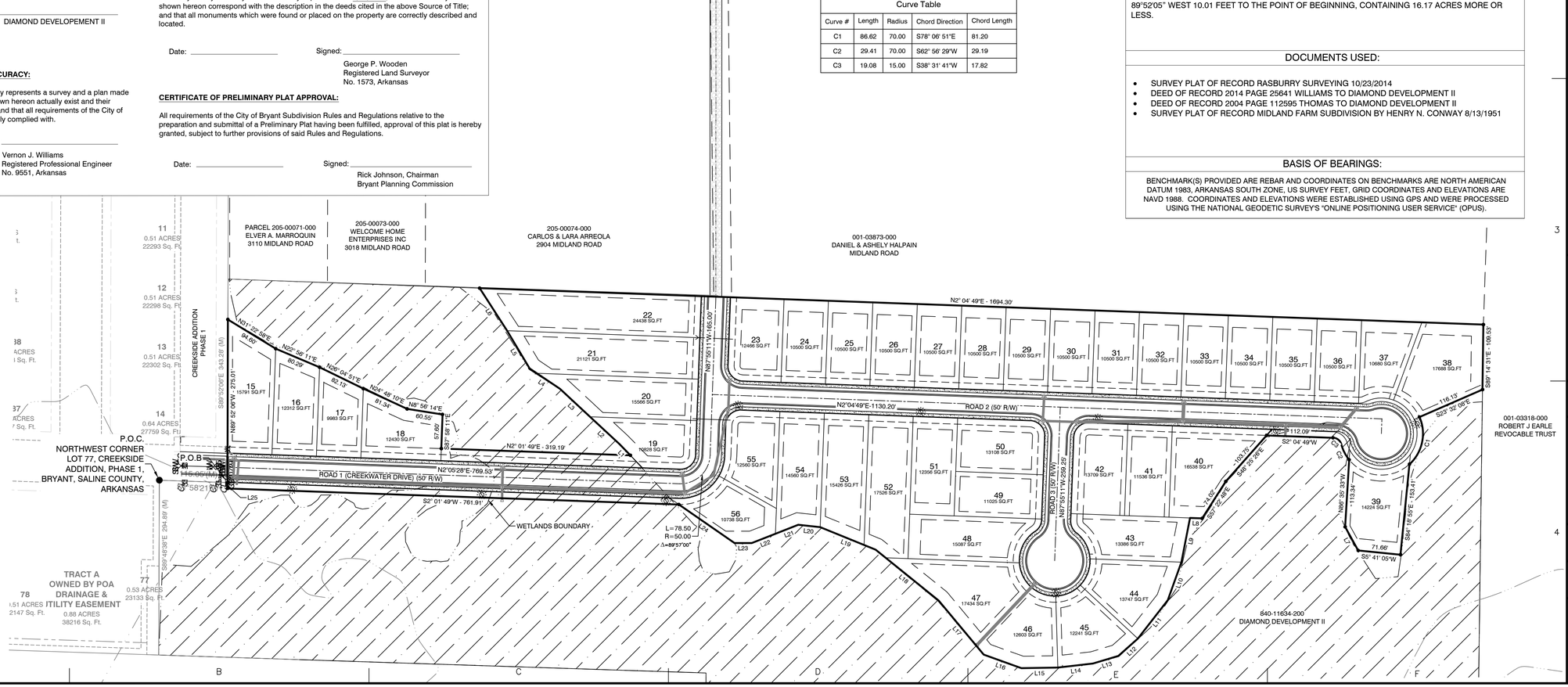
BUILDING SETBACKS:
FRONT - 20' OR AS SHOWN
REAR - 20' OR AS SHOWN
SIDE - 8' OR AS SHOWN

EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
FRONT - 10' OR AS SHOWN
STREET RIGHT OF WAYS: 50' OR AS SHOWN
STREET WIDTH: 28' BOC TO BOC
LOT CORNERS: SET #4 REBAR WITH CAP

100' 50' 0 100'

SURVEY PLAT CODE:
500-01S-14W-0-12-304-62-1573

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



REVISION	BY	DATE

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PART OF THE NE 1/4 NW 1/4, PART OF THE W 1/2 SE 1/4 NW 1/4 AND THE NW 1/4 NE 1/4 SW 1/4 ALL IN SECTION 12, T-1-S, R-14-W,
SALINE COUNTY, ARKANSAS

DRAFT

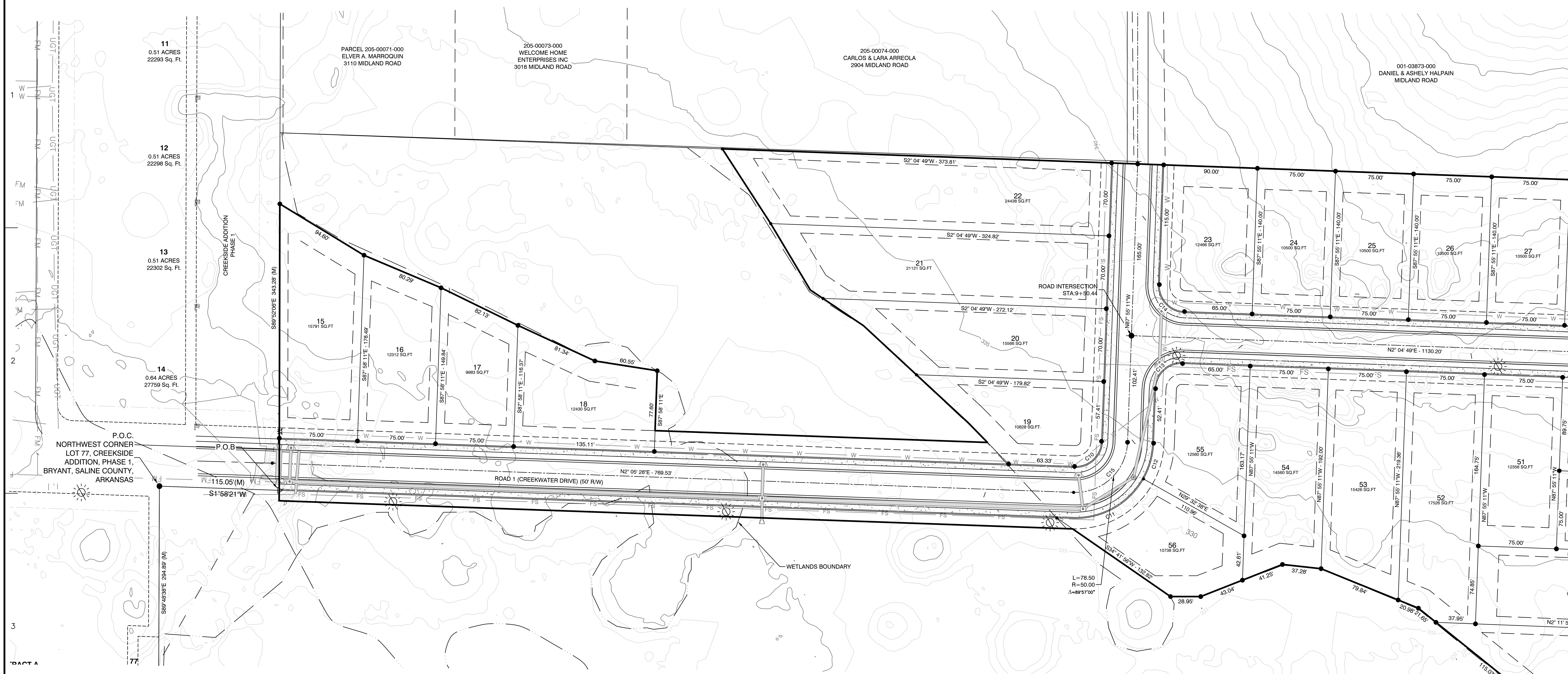
CONTENTS:
PRELIMINARY PLAT OVERALL

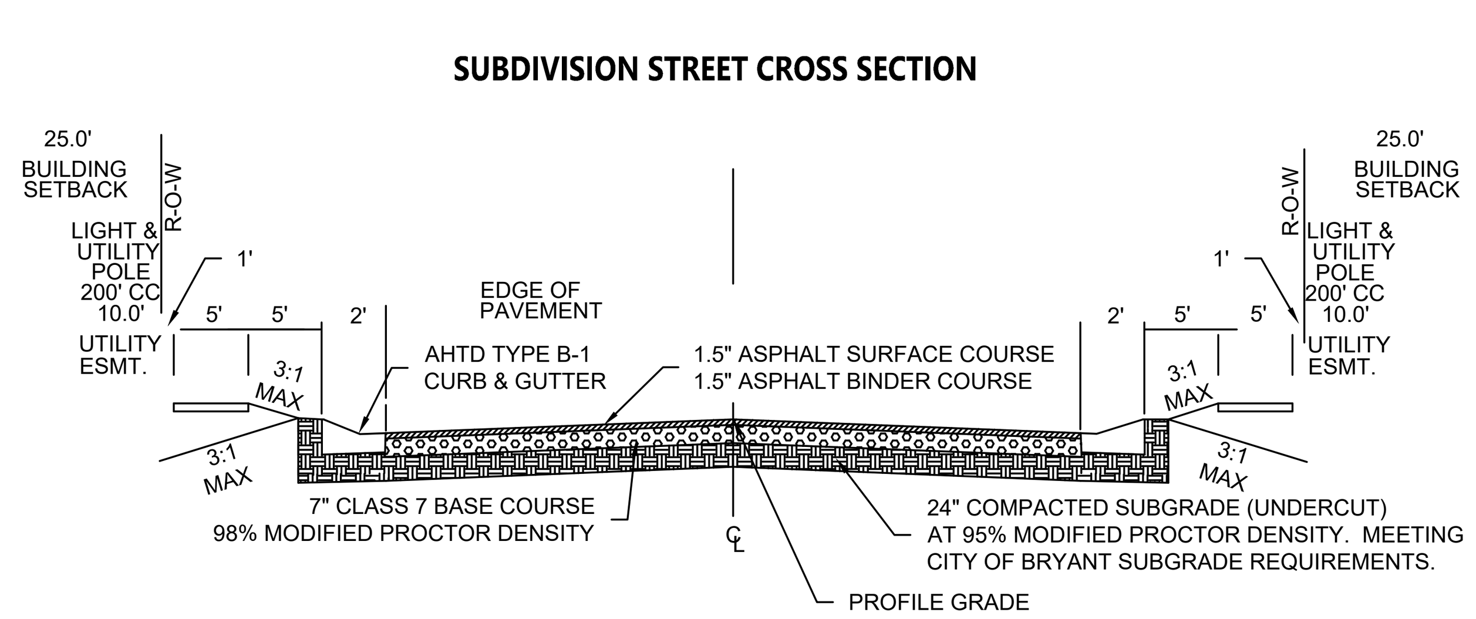
PROJECT NO:
18054

DATE:
AUGUST 2022

SHEET NO:
1

J:\Projects\2018 Projects\18054 Creekside Addition\Drawings\DWGs\18054 DESIGN Creekside Addition Phase 2 Rev 031722 PRELIM UTILITY.dwg





50 25 0 50

SURVEY PLAT CODE:
500-01S-14W-0-12-304-62-1573

Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length
C10	39.25	25.00	N42° 56' 41"W	35.34
C11	81.79	75.00	N29° 12' 46"W	77.80
C12	35.95	75.00	N74° 11' 16"W	35.61
C13	39.27	25.00	N42° 55' 11"W	35.36
C14	39.27	25.00	S47° 04' 49"W	35.36
C16	12.25	25.00	S11° 57' 22"E	12.13
C17	48.18	60.00	S2° 59' 15"E	46.90
C18	48.61	60.00	S43° 13' 31"W	47.29
C19	61.35	60.00	N84° 16' 23"W	58.71
C20	123.28	60.00	N3° 52' 51"E	102.71
C21	23.55	25.00	S60° 56' 08"E	22.69
C22	62.25	60.00	S63° 40' 33"E	347.14
C23	45.35	60.00	N64° 56' 44"E	344.85
C24	47.08	60.00	N20° 48' 40"E	45.88
C25	46.87	60.00	N24° 02' 55"W	45.69
C26	48.89	60.00	N69° 46' 22"W	47.55
C27	51.07	60.00	S62° 29' 51"W	49.54
C28	23.55	25.00	S65° 05' 46"W	22.69
C15	78.50	50.00	N42° 56' 41"W	70.68

PROPERTY SPECIFICATIONS:

ZONING CLASSIFICATION: R-1
MIN. LOT SIZE: 9982 S.F.
MAX. LOT SIZE: 24437 S.F.
NUMBER OF LOTS: 42
SOURCE OF WATER: SALEM WATER USERS ASSOCIATION PWA
SOURCE OF SEWER: CITY OF BRYANT

BUILDING SETBACKS:
FRONT - 20' OR AS SHOWN
REAR - 20' OR AS SHOWN
SIDE - 8' OR AS SHOWN

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FRONT - 10' OR AS SHOWN
STREET RIGHT OF WAYS: 50' OR AS SHOWN
STREET WIDTH: 28' BOC TO BOC
LOT CORNERS: SET #4 REBAR WITH CAP

SURVEY LEGEND

- △ - Computed point
- ● - Found monument
- ⊙ - Set #4 RB/Plas. Cap
- (M)-Measured
- (R)-Record
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PART OF THE NE 1/4 NW 1/4, PART OF THE W 1/2 SE
1/4 NW 1/4 AND THE NW 1/4 NE 1/4 SW 1/4 ALL IN
SECTION 12, T-1-S, R-14-W,
SALINE COUNTY, ARKANSAS

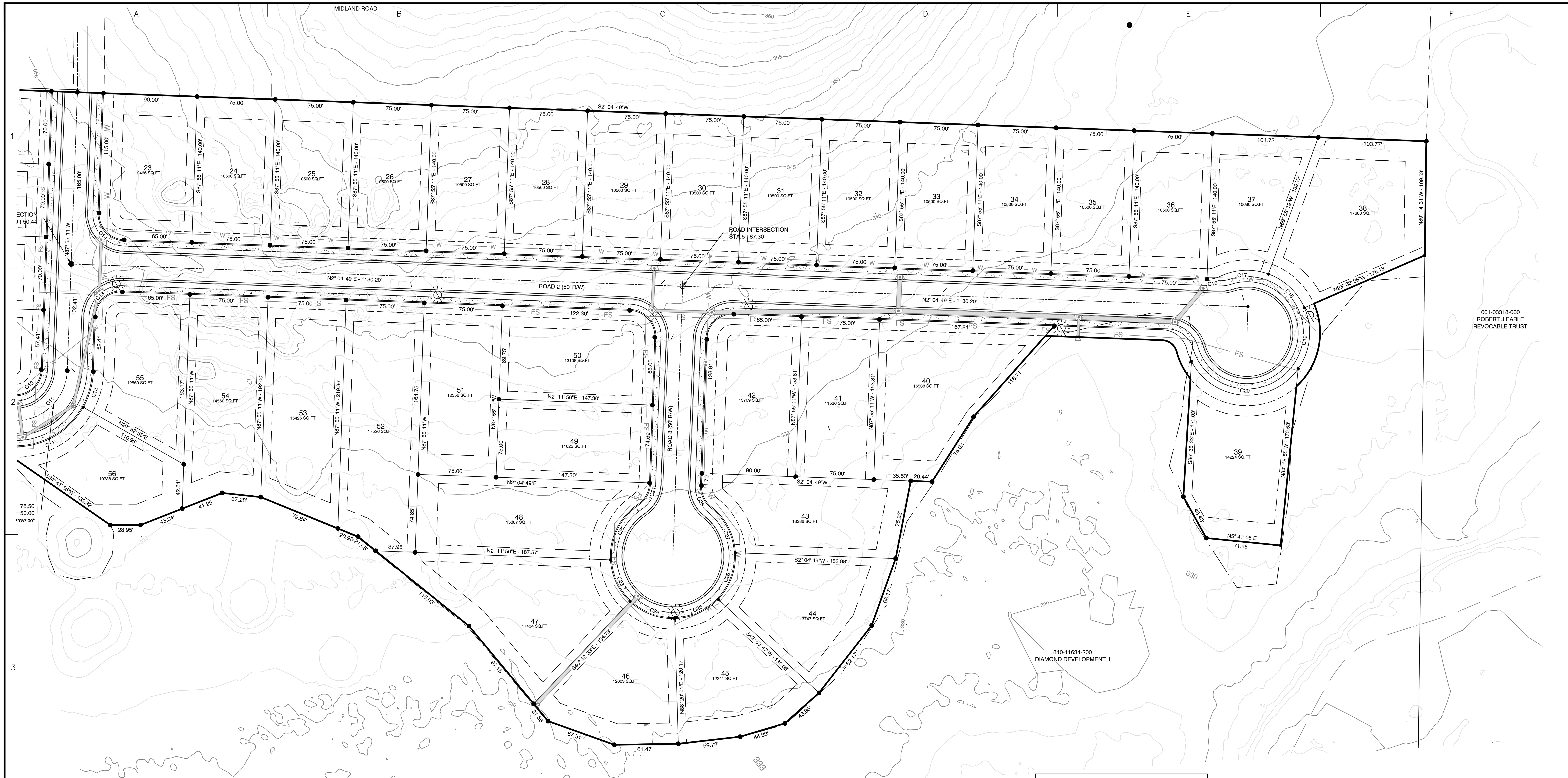
DRAFT

CONTENTS:
PRELIMINARY PLAT SOUTH HALF

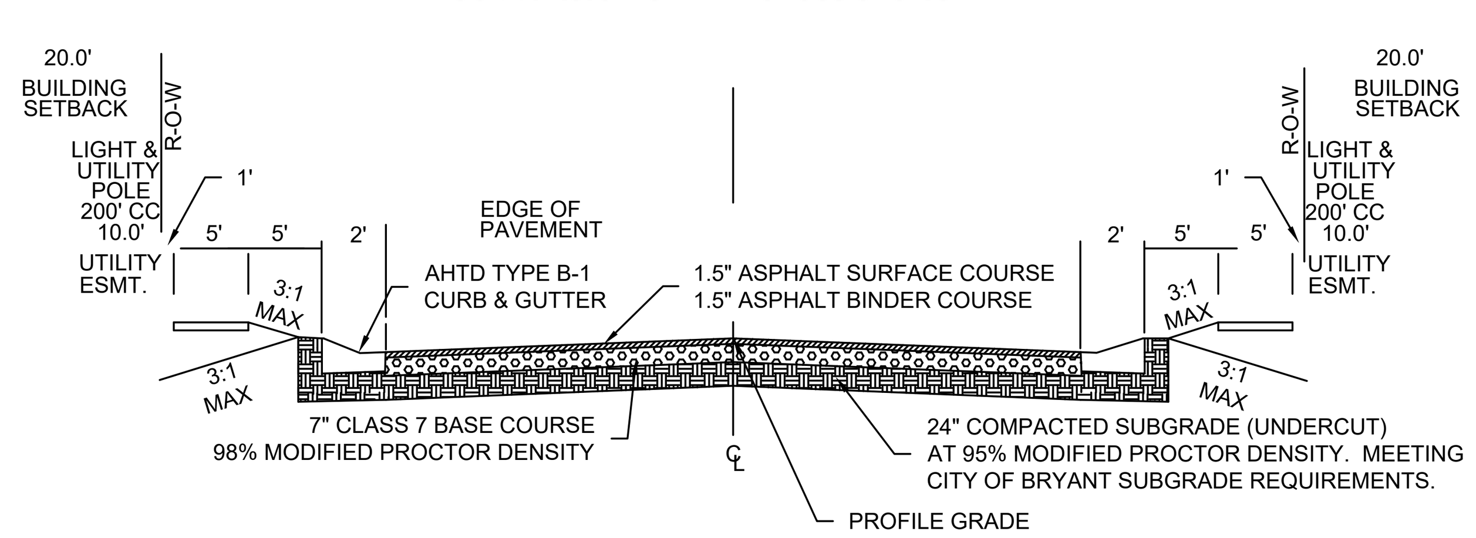
PROJECT NO: 18054

DATE: AUGUST 2022

SHEET NO: 2



SUBDIVISION STREET CROSS SECTION



50 25 0 50

SURVEY PLAT CODE:
500-01S-14W-0-12-304-62-1573

Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length
C10	39.25	25.00	N42° 56' 41"W	35.34
C11	81.79	75.00	N29° 12' 46"W	77.80
C12	35.95	75.00	N74° 11' 16"W	35.61
C13	39.27	25.00	N42° 55' 11"W	35.36
C14	39.27	25.00	S47° 04' 49"W	35.36
C16	12.25	25.00	S11° 57' 22"E	12.13
C17	48.18	60.00	S2° 59' 15"E	46.90
C18	48.61	60.00	S43° 13' 31"W	47.29
C19	61.35	60.00	N84° 16' 23"W	58.71
C20	123.28	60.00	N3° 52' 51"E	102.71
C21	23.55	25.00	S60° 56' 08"E	22.69
C22	62.25	60.00	S63° 40' 33"E	347.14
C23	45.35	60.00	N64° 56' 44"E	344.85
C24	47.08	60.00	N20° 48' 40"E	45.88
C25	46.87	60.00	N24° 02' 55"W	45.69
C26	48.89	60.00	N69° 46' 22"W	47.55
C27	51.07	60.00	S62° 29' 51"W	49.54
C28	23.55	25.00	S65° 05' 46"W	22.69
C15	78.50	50.00	N42° 56' 41"W	70.68

PROPERTY SPECIFICATIONS:

ZONING CLASSIFICATION: R-1
MIN. LOT SIZE: 9982 S.F.
MAX. LOT SIZE: 24437 S.F.
NUMBER OF LOTS: 41
SOURCE OF WATER: SALEM WATER USERS ASSOCIATION PWA
SOURCE OF SEWER: CITY OF BRYANT

BUILDING SETBACKS:
FRONT - 20' OR AS SHOWN
REAR - 20' OR AS SHOWN
SIDE - 8' OR AS SHOWN

EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
FRONT - 10' OR AS SHOWN
STREET RIGHT OF WAYS: 50' OR AS SHOWN
STREET WIDTH: 28' BOC TO BOC
LOT CORNERS: SET #4 REBAR WITH CAP

BY	REVISION	DATE

GNE Designing our client's success
GarNat Engineering, LLC
P.O. Box 116 (72018)
3825 Mt. Carmel Road
Bryant, AR 72022
Ph (501) 408-4650
Fx (888) 900-3068
garnatengineering@gmail.com

CREEKSIDE ADDITION PHASE 2
ALL OF LOT 101 AND PART OF LOT 99
AND PART OF LOT 100, MIDLAND FARM SUBDIVISION
PART OF THE NE 1/4 NW 1/4, PART OF THE W 1/2 SE
1/4 NW 1/4 AND THE NW 1/4 NE 1/4 SW 1/4 ALL IN
SECTION 12, T-1-S, R-14-W,
SALINE COUNTY, ARKANSAS

DRAFT

CONTENTS:
PRELIMINARY PLAT NORTH HALF

PROJECT NO:
18054

DATE:
AUGUST 2022

SHEET NO:
3

GNE

3825 Mt Carmel Rd.
Bryant, AR 72022

GarNat Engineering, LLC

P.O. Box 116
Benton, AR 72018

August 8, 2022

Truett Smith
Planning Director
City of Bryant
210 SW 3rd Street
Bryant, AR 72022

Re: Preliminary Plat – Creekside Addition, Phase 2

Dear Mr. Smith:

Please allow this letter and the following list of enclosures to serve as my application for approval of the referenced final plat. It is my desire that this matter be included on the agenda for your September 2022 City of Bryant Planning Commission meeting. The developer for the project is Diamond Development II, 1599 Lawson Oaks, Little Rock, Arkansas, 72210, jbhastingsjr@aol.com, 501-690-6601.

List of Enclosures

- Affidavit
- Bryant Subdivision Checklist
- 8 copies of the preliminary plat
- Preliminary plat review fee of $426.00
- Stormwater Detention and Drainage Engineering fee of $1,050.00
- 2 Full Sets of Subdivision Plans
- Drainage Calculations
- DXF of Subdivision

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

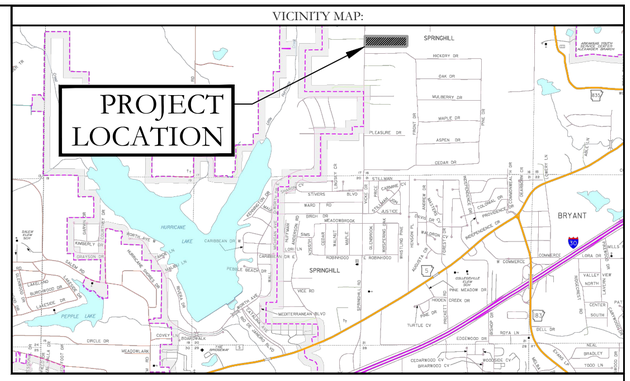
Sincerely,

GarNat Engineering, LLC

Vernon J. Williams

Vernon J. Williams, P.E., President

VICINITY MAP:



FIP
NW CORNER NW ¼ NW ¼
SECTION 16, T-01-S, R-14-W

SAMH SAMIYA &
HUSSIEN ADDAY
PARCEL #840-11752-000
2017-6510

STEELE PATRICIA &
WALTER
PARCEL # 840-11751-000
2009-57630

EXISTING BUILDING

9.14 ACRES
398227 Sq. Ft.

POND

RONNIE I
PARCEL #
2020

BALISTERRI BENNIE
& CAROL
PARCEL # 840-11754-003

LAURA VAUGHN
PARCEL #
840-11754-001

ROBERT WOOTEN
PARCEL #
840-11754-000
383-233

BALISTERRI BENNIE
& CAROL
PARCEL # 840-09050-0
2012-36651

SOUND IN PAVEMENT
SW CORNER SW ¼ SW ¼
SECTION 16, T-01-S, R-14-W

UTILITY PLAN LEGEND

- *WATER METER*
- *WATER VALVE*
- *FIRE HYDRANT*
- *S* — *SANITARY SEWER LINE*
- *W* — *WATER LINE*
- *SEWER MANHOLE*
- *SANITARY SEWER CLEANOUT*

LEGAL DESCRIPTION:
PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 16, TOWNSHIP 1 SOUTH, RANGE 14 WEST, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, THENCE S2°15'35"W ALONG WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 819.14 FEET TO THE **POINT OF BEGINNING**; THENCE S89°26'33"E, A DISTANCE OF 353.66 FEET TO A FOUND IRON PIN AT THE SOUTHEAST CORNER OF LAND DESCRIBED IN INSTRUMENT #2017-006510 FILED IN SALINE COUNTY, ARKANSAS; THENCE ALONG THE SOUTH PROPERTY LINE OF LAND DESCRIBED IN INSTRUMENT #2009-57630 FILED IN SALINE COUNTY, ARKANSAS, S89°23'57"E, A DISTANCE OF 967.93 FEET TO A ⅝" FOUND IRON PIN WITH CAP #128 ON THE WEST PROPERTY LINE OF LANDS OWNED BY RONNY BROADWAY DESCRIBED INSTRUMENT #2020-017777 FILED IN SALINE COUNTY, ARKANSAS; THENCE LEAVING SAID SOUTH LINE ALONG THE WEST LINE OF BROADWAY, S03°06'57"W, A DISTANCE OF 494.53 FEET TO A ⅝" REBAR AND THE NORTH LINE OF LANDS DESCRIBED IN SALINE COUNTY DOCUMENT #2012-36651; THENCE N89°23'43"W, A DISTANCE OF 1313.94 FEET ALONG THE NORTH LINE OF LANDS OWNED BY BALISTERRI, WOOTEN AND VAUGH; THENCE N02°15'55"E, A DISTANCE OF 493.91 FEET TO THE POINT OF BEGINNING, CONTAINING 14.71 ACRES, MORE OR LESS.

A PORTION OF THE PROPERTY DESCRIBED HEREON LIES WITHIN THE 100 YEAR FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP, PANEL #05125C0225E, DATED: 6/5/2020 .

BUILDING SETBACKS:
FRONT - 25' OR AS SHOWN
REAR - 25' OR AS SHOWN
SIDE - 15' OR AS SHOWN

EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
FRONT - 15' OR AS SHOWN
REAR - 10' OR AS SHOWN
SIDE - 5' OR AS SHOWN
LOT CORNERS: SET 1/2" REBAR WITH CAP

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

100' 50' 0 100'

SITE PLAN .
NUCKOLS ESTATES
A SUBDIVISION, IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

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

LEGEND
- Found Aliquot Corner
- Found monument
- Set ½" Rebar
- Computed point
(M)- Measured
(P) - Plat/Deed
- Fence

HOPE CONSULTING
ENGINEERS - SURVEYORS
117 S. Market Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
SHANNON NUCKOLS

SITE PLAN
NUCKOLS ESTATES
A SUBDIVISION, IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 08/10/2022		C.A.D. BY: B.JOHNSON			DRAWING NUMBER: 20-0673		
REVISED:		CHECKED BY:					
SHEET:		SCALE: 1"= 100'					
500	01S	14W	0	16	400	62	1762

K:\Land Projects\2004\Survey\2020\20-0673-MAH-Split, 4910 Springhill Road\20-0673-Site Plan-06-28-22 phase 1.dwg

Approved 1 Sign
CL 7/26/2022

City of Bryant, Arkansas
Community Development
210 SW 3rd Street Bryant, AR 72022
501-943-0943

SIGN PERMIT APPLICATION

Applicants are advised to read the Sign Ordinance prior to completing and signing this form. The Sign Ordinance is available at www.cityofbryant.com under the Planning and Community Development tab.

Note: Electrical Permits may be Required, Please contact the Community Development Office for more information.

Date: 7/19/2022

Sign Co. or Sign Owner

Name L.Graphic Indoor-outdoor Sign
Address 701 N. Reynolds Rd
City, State, Zip Bryant, AR 72022
Phone (501) 653-4444
Email Address Joe@LGraphix.com

Property Owner

Name Ta Miya's Studio of Dance, LLC
Address 3411 Main St. Ste 5
City, State, Zip Bryant, AR 72022
Phone (501) 214-8600
Email Address _____

GENERAL INFORMATION

Name of Business Ta Miya's Studio of Dance, LLC
Address/Location of sign 3411 Main St. Suite #5, Bryant, AR 72022
Zoning Classification _____

Please use following page to provide details on the signs requesting approval. Along with information provided on this application, **a Site Plan showing placement of sign(s) and any existing sign(s) on the property is required** to be submitted. **Renderings of the sign(s) showing the correct dimensions is also required** to be submitted with the application. A thirty-five dollar ($35) per sign payment will be collected at the time of permit issuance. According to the Sign Ordinance a fee for and sign variance or special sign permit request shall be one hundred dollars ($100). Additional documentation may be required by Sign Administrator.

READ CAREFULLY BEFORE SIGNING

I Joe Lam, do hereby certify that all information contained within this application is true and correct. I fully understand that the terms of the Sign Ordinance supersede the Sign Administrator's approval and that all signs must fully comply with all terms of the Sign Ordinance regardless of approval. I further certify that the proposed sign is authorized by the owner of the property and that I am authorized by the property owner to make this application. I understand

that no sign may be placed in public right of way. I understand that I must comply with all Building and Electrical Codes and that it is my responsibility to obtain all necessary permits.

Use table below to enter information regarding each sign for approval. Please use each letter to reference each sign rendering.

SIGN	**Type** (Façade, Pole, Monument, other)	**Dimensions** (Height, Length, Width)	**Sqft** (Measured in whole as rectangle)	**Height of Sign** (Measured from lot surface)		Column for Admin Certifying Approval
				Top of Sign	Bottom of Sign	
A	Wall mount	96" x 48"	32	18	14	CL 7/26/2022
B						
C						
E						
F						
G						

3411 Main St - Suite 5, Bryant, AR 72022

2 Signs Approved 8/11/2022
CL

City of Bryant, Arkansas
Community Development
210 SW 3rd Street Bryant, AR 72022
501-943-0943

SIGN PERMIT APPLICATION

Applicants are advised to read the Sign Ordinance prior to completing and signing this form. The Sign Ordinance is available at www.cityofbryant.com under the Planning and Community Development tab.

Note: Electrical Permits may be Required, Please contact the Community Development Office for more information.

Date: 6-23-22

Sign Co. or Sign Owner

Name WHITE SIGN COMPANY
Address 3501 STONELEDGE DR
City, State, Zip TEXARKANA, TX 75503
Phone 903-280-7849
Alternate Phone 903-293-4926

Property Owner

Name FARMERS BANK & TRUST
Address _____
City, State, Zip _____
Phone _____
Alternate Phone _____

GENERAL INFORMATION

Name of Business FARMERS BANK & TRUST
Address/Location of sign 3345 HWY 5 N
Zoning Classification _____

Please use following page to provide details on the signs requesting approval. Along with information provided on this application, **a Site Plan showing placement of sign(s) and any existing sign(s) on the property is required** to be submitted. **Renderings of the sign(s) showing the correct dimensions is also required** to be submitted with the application. A thirty-five dollar ($35) per sign payment will be collected at the time of permit issuance. According to the Sign Ordinance a fee for and sign variance or special sign permit request shall be one hundred dollars ($100). Additional documentation may be required by Sign Administrator.

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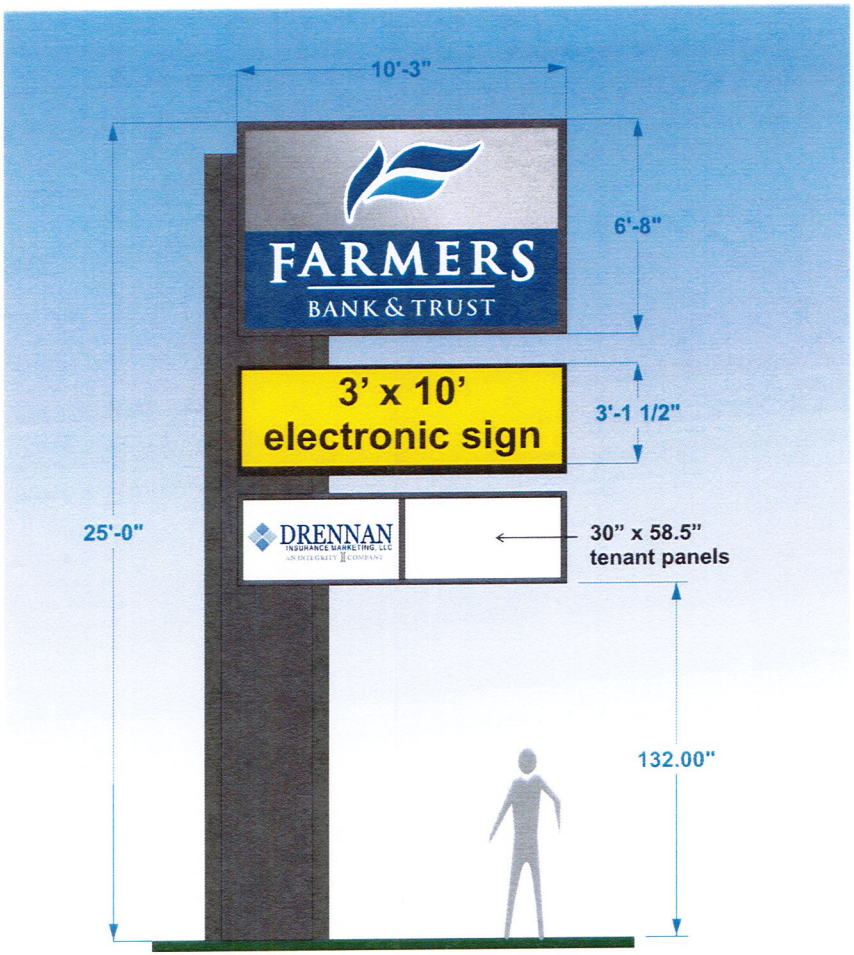
I _____, do hereby certify that all information contained within this application is true and correct. I fully understand that the terms of the Sign Ordinance supersede the Sign Administrator's approval and that all signs must fully comply with all terms of the Sign Ordinance regardless of approval. I further certify that the proposed sign is authorized by the owner of the property and that I am authorized by the property owner to make this application. I understand

2nd Submittal

that no sign may be placed in public right of way. I understand that I must comply with all Building and Electrical Codes and that it is my responsibility to obtain all necessary permits.

Use table below to enter information regarding each sign for approval. Please use each letter to reference each sign rendering.

SIGN	**Type** (Façade, Pole, Monument, other)	**Dimensions** (Height, Length, Width)	**Sqft** (Measured in whole as rectangle)	**Height of Sign** (Measured from lot surface)		Column for Admin Certifying Approval
				Top of Sign	Bottom of Sign	
A	Pole	30" x 58.5"	12.19		132"	CL 8/11/22
B	Pole	30" x 58.5"	12.19		132"	CL 8/11/22
C						
E						
F						
G						



FARMERS
BANK & TRUST

Farmers Bryant Tenant Sign

File:	Farmers Bryant Tenant Sign
Date:	7-15-22
Customer:	Farmers Bank
Location:	Bryant AR

Customer Approval

Change As Noted

Notes:

All electrical components will be UL approved, all wiring will comply with UL & NEC requirements.

Signs will bear the UL mark.

All signs will be engineered to meet or exceed local wind load requirements.

white sign
Main Office
3501 Stoneledge Dr.
Texarkana, TX 75503
903 280 7849
WHITESIGN.com