



# Bryant Development and Review Committee Meeting

Boswell Municipal Complex - City Hall Conference Room

210 SW 3rd Street

**Date:** November 03, 2022 - **Time:** 9:00 AM

## Call to Order

## Old Business

## New Business

### 1. 6133 Creekside Drive - CUP for Accessory Building

*Parham - Requesting Conditional Use Permit for Accessory Building*

- [0615-APP-01.pdf](#)

### 2. Lots 6&7 Pikewood Subdivision II - CUP for Duplexes

*Porter - Requesting Recommendation for Approval of Conditional Use Permits for Duplexes*

- [0618-APP-02.pdf](#)
- [0618-APP-01.pdf](#)

### 3. Cool Springs Mobile Home Community - Special Sign Permit

*Requesting Recommendation for Special Sign Permit*

- [0600-MAP-01.pdf](#)
- [0600-APP-02.pdf](#)
- [0600-LTR-01.pdf](#)

### 4. Scooter's Coffee - 1816 N Reynolds Road - Sign Permit

*Springfield Sign - Requesting Approval for Monument sign and Recommendation of Approval for Sign Variance*

- [0619-APP-01.pdf](#)

### 5. Cornerstone Montessori Christian Academy - Springhill Rd - Site Plan

*Hope Consulting - Requesting Site Plan Approval*

- [0545-DRN-01.pdf](#)
- [0545-PLN-05.pdf](#)

### 6. Starlight Village (The Villages at Magnolia Lane) - Changes to Preliminary Plat

*Hope Consulting - Requesting Approval for Changes to Preliminary Plat*

- [0341-UPD-01.pdf](#)



## **7. Hilltop Landing PUD - PUD Zoning Plan and Preliminary Plat**

*Hope Consulting - Requesting Recommendation for Approval of Zoning Plan and Preliminary Plat*

- [0606-PLT-01.pdf](#)
- [0606-DRN-01.pdf](#)
- [0606-PLN-02.pdf](#)

## **8. Custom Advertising - 23738 I-30 - New Site Plan**

*GarNat Engineering - Requesting Recommendation for Approval of New Site Plan and Non-Standard Building Approval*

- [0608-PLN-04.pdf](#)
- [0608-DRN-01.pdf](#)
- [0608-APP-01.pdf](#)
- [0608-AFD-01.pdf](#)
- [0608-LTR-01.pdf](#)

## **9. Marketplace II Subdivision Ph. 2 - Final Plat**

*GarNat Engineering - Requesting Recommendation for Approval of Final Plat*

- [0607-pln-01.pdf](#)
- [0607-app-01.pdf](#)
- [0607-PLN-03.pdf](#)

## **10. Discussion on Sign Code**

### **Staff Approved**

#### **11. McAlister's Deli - 7401 Alcoa Rd - Sign Permit**

*Arkansas Sign and Neon - Requesting Sign Permit Approval - Staff Approved*

- [0617-APP-01.pdf](#)

#### **12. Baxter Penfield Moudy Realty - Tenant Spaces - Sign Permit**

*Custom Advertising - Requesting Sign Permit Approval - Staff Approved*

- [0617-APP-01.pdf](#)

#### **13. America's Carmart - 3200 N Reynolds Rd - Sign Permit**

*Ken's Signs - Requesting Sign Permit Approval - Staff Approved*

- [0614-APP-01.pdf](#)

#### **14. TaMolly's - 206 W Commerce - Sign Permit**

*Whatley Industries - Requesting Sign Permit Approval - Staff Approved*

- [0613-APP-01.pdf](#)

#### **15. Exxon - 22755 I-30 - Sign Permit**

*Arkansas Sign and Neon - Requesting Sign Permit Approval - Staff Approved*

- [0604-APP-01.pdf](#)

### **Permit Report**

### **Adjournments**



**City of Bryant, Arkansas**  
Community Development  
210 SW 3<sup>rd</sup> Street Bryant, AR 72022  
501-943-0943

## Conditional Use Permit Application

Applicants are advised to read the Conditional Use Permit section of Bryant Zoning Code prior to completing and signing this form. The Zoning Code is available at [www.cityofbryant.com](http://www.cityofbryant.com) under the Planning and Community Development tab.

Date: 24 Oct 22

**Applicant or Designee:**

Name Reginald PaeHam Sr.  
Address 6133 Creekwater Dr  
Phone 808-489-6304  
Email Address: rpaeham32@yahoo.com

**Project Location:**

Property Address 6133 Creekwater Drive  
Alexander, AR 72002  
Parcel Number 840-03790-087  
Zoning Classification \_\_\_\_\_

**Property Owner (If different from Applicant):**

Name \_\_\_\_\_  
Phone \_\_\_\_\_  
Address \_\_\_\_\_  
Email Address \_\_\_\_\_

**Additional Information:**

Legal Description (Attach description if necessary)

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

Description of Conditional Use Request (Attach any necessary drawings or images)

Storage Building on property (see drawing)  
\_\_\_\_\_

Proposed/Current Use of Property

Home/Living Space  
\_\_\_\_\_

# Application Checklist


## Requirements for Submission

- Letter stating request of Conditional Use and reasoning for request
- Completed Conditional Use Permit Application
- Submit Conditional Use Permit Application Fee (\$125)
- Submit Copy of completed Public Notice
  
- Publication: Public Notice shall be published at least one (1) time fifteen (15) days prior to the public hearing at which the variance will be heard. Once published please provide a proof of publication to the Community Development office.
  
- Posting of Property: The city shall provide a sign to post on the property involved for the fifteen (15) consecutive days leading up to Public hearing. One (1) sign is required for every two hundred (200) feet of street frontage.
  
- Submit eight (8) Copies of the Development Plan (Site Plan) showing:
  - Location, size, and use of buildings/signs/land or improvements
  - Location, size, and arrangement of driveways and parking. Ingress/Egress
  - Existing topography and proposed grading
  - Proposed and existing lighting
  - Proposed landscaping and screening
  - Use of adjacent properties
  - Scale, North Arrow, Vicinity Map
  - Additional information that may be requested by the administrative official due to unique conditions of the site.

**Once the application is received, the material will be reviewed to make sure all the required information is provided. The applicant will be notified if additional information is required. The application will then go before the Development and Review Committee (DRC) for a recommendation to the Planning Commission. A public hearing will be held at this meeting for comments on the Conditional Use. After the public hearing, the Planning Commission will make a decision on the use.**

**Note: that this is not an exhaustive guideline regarding the Conditional Use Permit Process. Additional information is available in the Bryant Zoning Ordinance.**

### **READ CAREFULLY BEFORE SIGNING**

I  do hereby certify that all information contained within this application is true and correct. I further certify that the owner of the property authorizes this proposed application. I understand that I must comply with all City Codes and that it is my responsibility to obtain all necessary permits required.

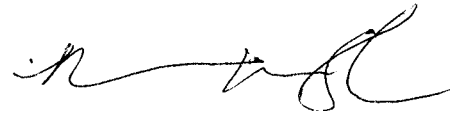
Oct 24th, 2022

Reginald Parham Sr  
6133 Creekwater Drive  
Alexander, Ar 72002  
(808) 489-6304

Subject- Application for Conditional Use Permit

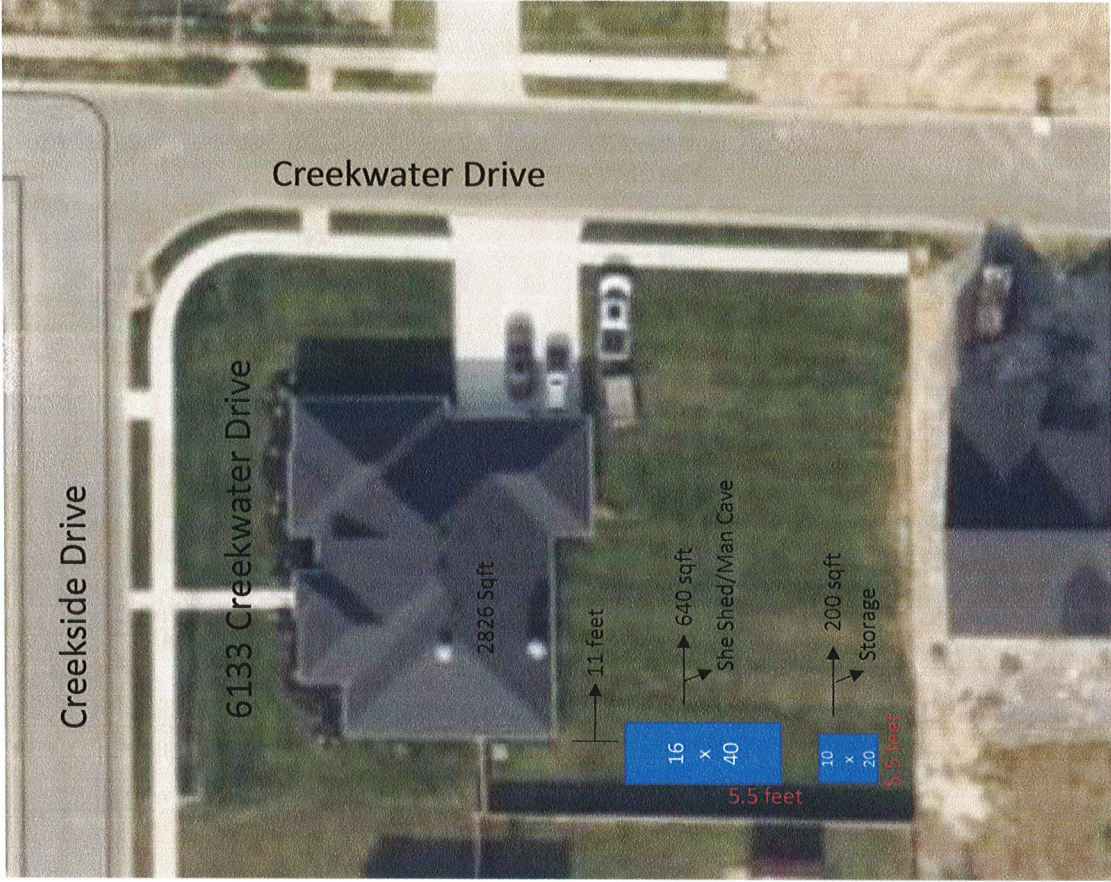
Description-

Currently, we have two prefabricated buildings located at the above address (Parcel # 840-03790-087). When purchasing the buildings, I was unaware of the need for building permits. Our existing residence is 2822 sqft. The first building is 10x20(200 sqft) and the second building is 16x40(640 sqft). On 20 Oct 22, I was informed that I am only allowed to have approximately 700 sqft of additional space. The total of square footage of both buildings are 840 sqft, putting me over the threshold of 700 sqft by 140 sqft. The proposed use of both buildings will not be materially detrimental to the public welfare or injurious to the property. The 10x20 will be used as storage for lawn equipment, holiday decorations and any other additional equipment. 16x40 will be used as She Shed and Man Cave (once completed). At no time shall either building be used as living quarters. All appropriate actions have been taken to ensure that both buildings have place on our property within the City of Bryant's guidelines. We have been living in the neighborhood for approximately 6 months. We're good neighbors and will continue to be so. We have not had any complaints or issues with any of our surrounding neighbors.



Reginald Parham Sr.





Home is 2826 sqft  
16x40 is 640 sqft  
10x20 is 200 sqft  
Total additional sqft  
is 840



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

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Date: 10/25/2022

**Applicant or Designee:**

Name KANNON PORTER  
 Address P.O. Box 732 (72089)  
 Phone 501-680-0549  
 Email Address: KPORTERREALESTATE@GMAIL.COM

**Project Location:**

Property Address 2512 LAVERN  
 Parcel Number 840-077904-000  
 Zoning Classification \_\_\_\_\_

**Property Owner (If different from Applicant):**

Name \_\_\_\_\_  
 Phone \_\_\_\_\_  
 Address \_\_\_\_\_  
 Email Address \_\_\_\_\_

**Additional Information:**

Legal Description (Attach description if necessary)

LOT 7, PIKEWOOD SUBDIVISION #2  
CITY OF BRYANT, AR

Description of Conditional Use Request (Attach any necessary drawings or images)

CONSTRUCTION OF NEW DUPLEX

Proposed/Current Use of Property CURRENT: SINGLE FAMILY HOME

# Application Checklist

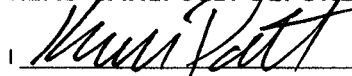
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10/25/2022

I would like to apply for a Conditional Use permits with the City of Bryant for the construction of 2 new duplexes at current address of 2512 Lavern in Bryant.

Lot 6, Pikewood Subdivision #2

Lot 7, Pikewood Subdivision #2

Thanks

A handwritten signature in black ink that reads "Kannon Porter". The signature is written in a cursive, flowing style.

Kannon Porter

PO Box 732

Bryant, AR 72089

501-680-0549

Kporterrealstate@gmail.com



## NOTICE OF PUBLIC HEARING

A public hearing will be held on Monday, \_\_\_\_\_ at 6:00 P.M.

at the Bryant City Office Complex, 210 Southwest 3<sup>rd</sup> Street, City of Bryant, Saline

County, for the purpose of public comment on a conditional use request at the site of

2512 LAVERN, BRYANT, AR 72022 (address).

A legal description of this property can be obtained by contacting the Bryant Department of Community Development.

Rick Johnson  
Chairman Board of Zoning Adjustment  
City of Bryant

*This notice is to be run in the legal notices section of the Saline Courier  
no less than 15 days prior to the public hearing.*

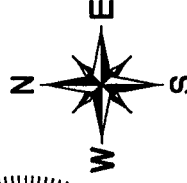
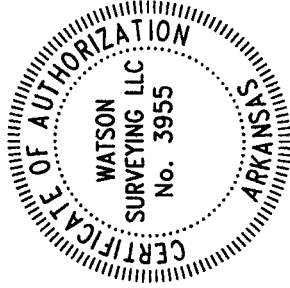
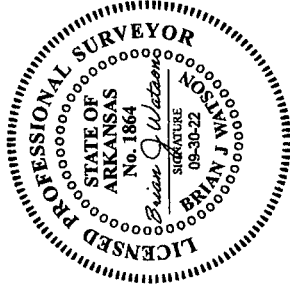
LEGAL DESCRIPTION:  
 Lot 6, Pikewood Subdivision #2, to the  
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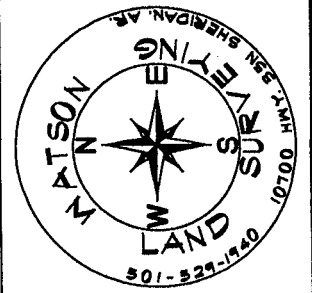
I hereby certify that the hereon plat and described  
 survey was completed under my supervision to the  
 best of my professional knowledge and ability.

*Brian J. Watson*  
**BRIAN J. WATSON**  
 P.L.S. #1864

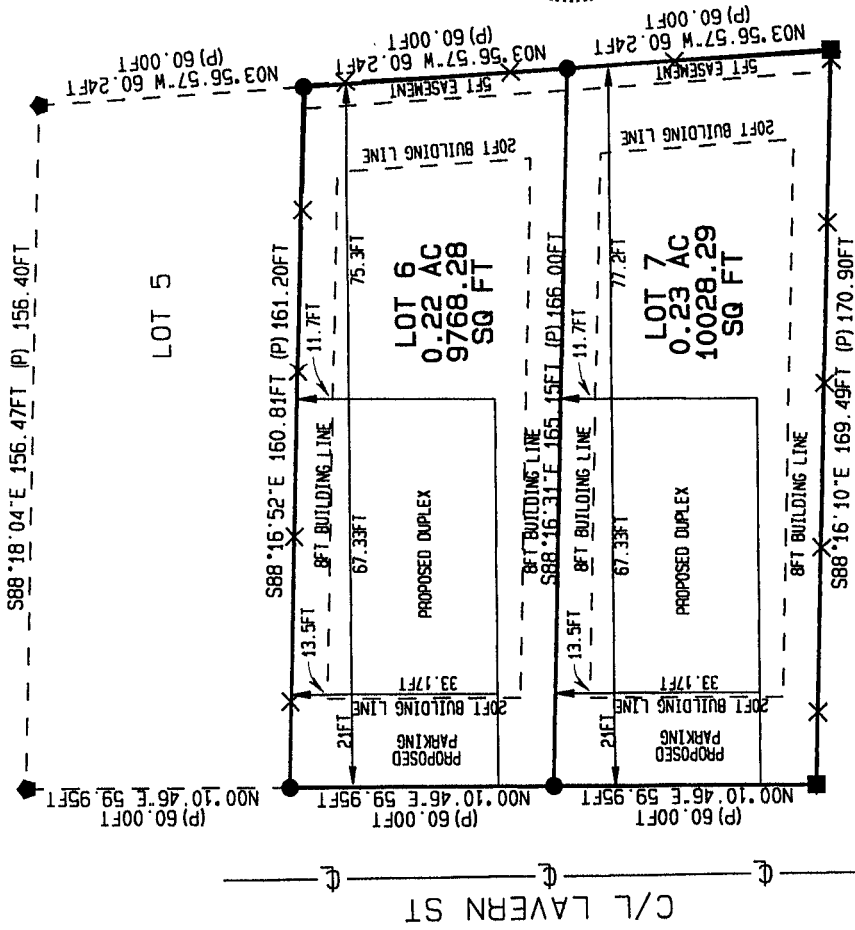
No investigation or other search was performed  
 for easements or other records that an accurate  
 and current title search may disclose



BEARINGS BASED ON GRID  
 NORTH BY GPS OBSERVATION  
 SCALE 1"=40'



Symbol	Description
●	PIPE
■	FOUND REBAR
●	SET REBAR
⊕	CENTER LINE
—x—	FENCE (X) LINE
—	PROPERTY LINE



**FOR THE USE AND BENEFIT OF**  
**KANNON PORTER**

DATE: 30 SEPT. 2022  
 JOB#22-253  
 SCALE: 1IN.=40FT.  
 DRAWN BY: BW



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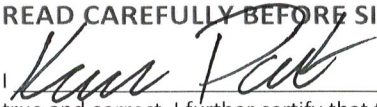
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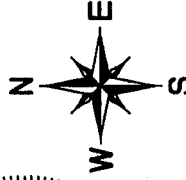
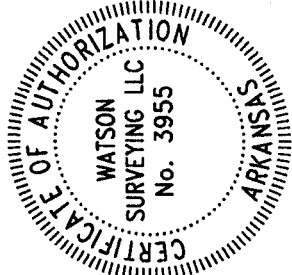
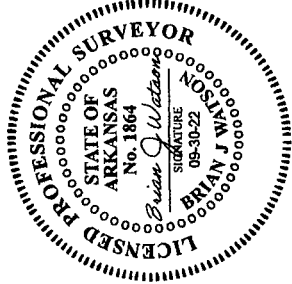
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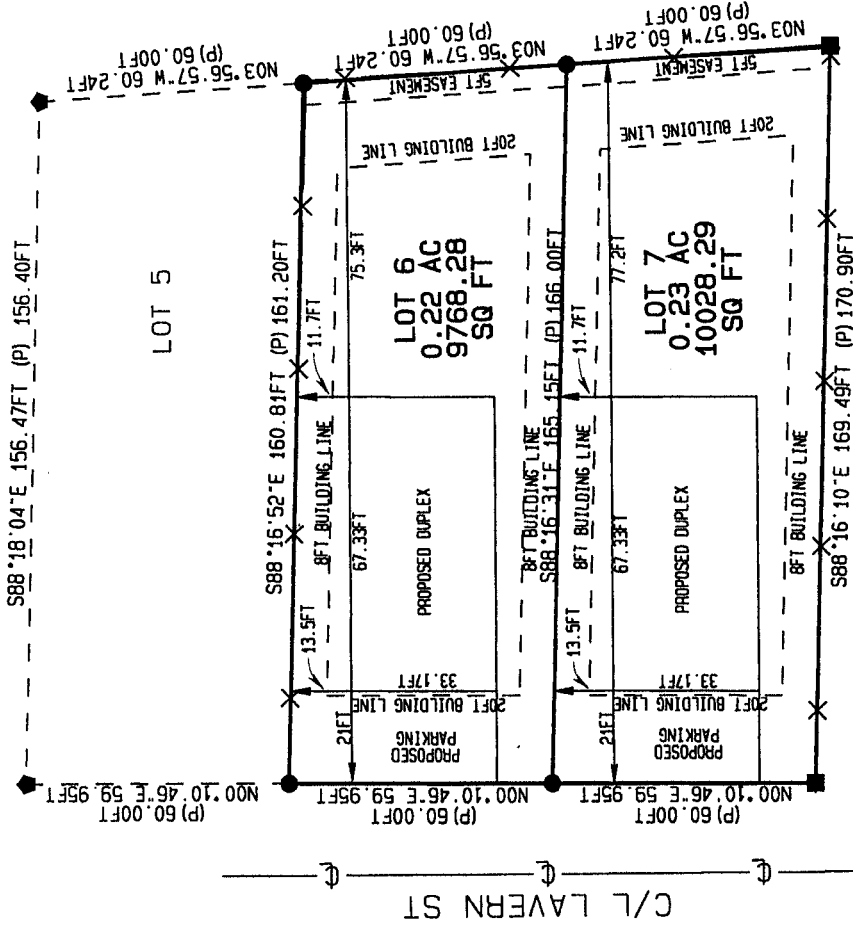
I hereby certify that the hereon plat and described  
 survey was completed under my supervision to the  
 best of my professional knowledge and ability.

*Brian J. Watson*  
 BRIAN J. WATSON  
 P.L.S. #1864

No investigation or other records was performed  
 for easements or other records that an accurate  
 and current title search may disclose



BEARINGS BASED ON GRID  
 NORTH BY GPS OBSERVATION  
 SCALE 1"=40'



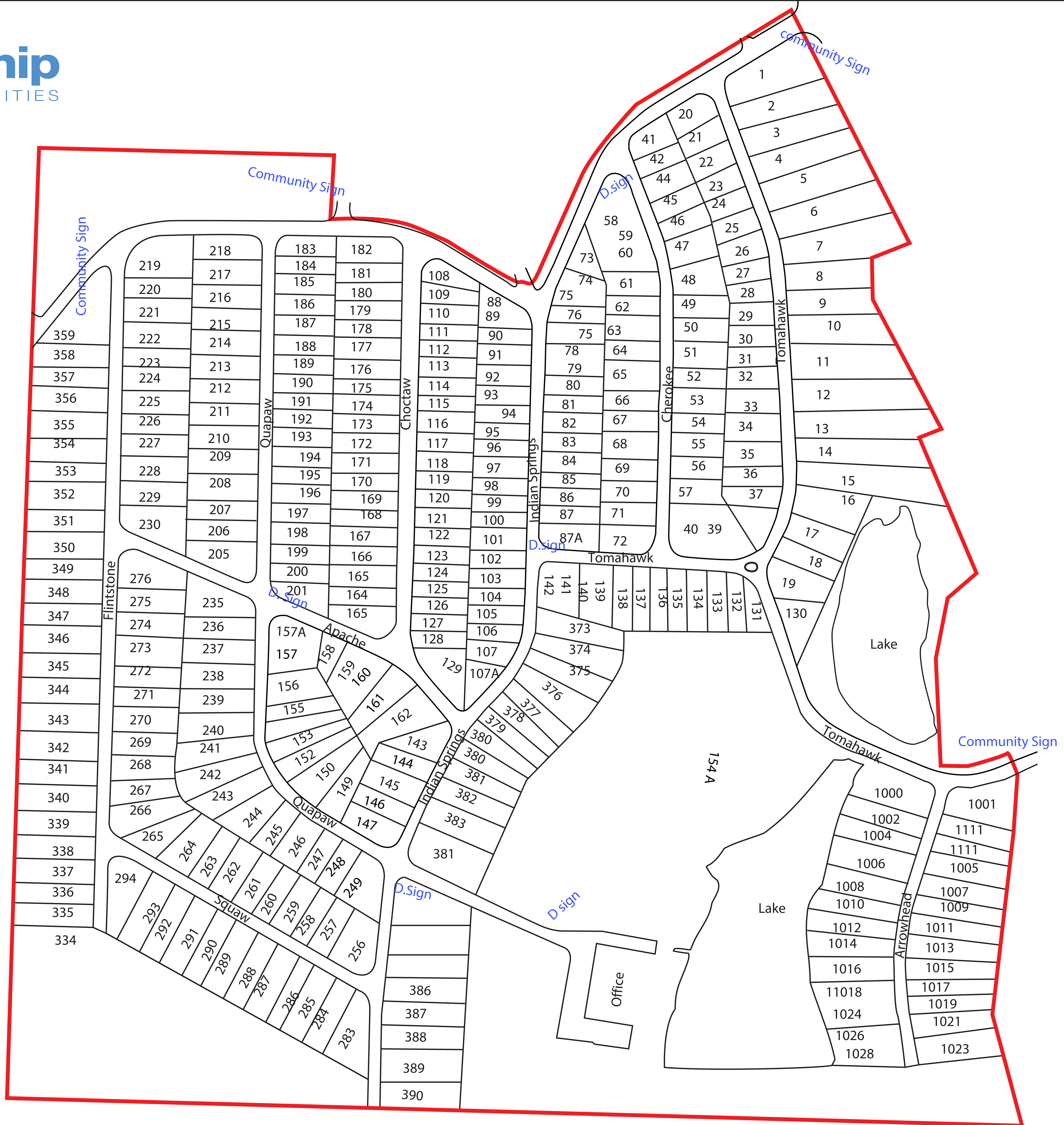
Symbol	Description
●	PIPE
■	FOUND REBAR
●	SET REBAR
⊕	CENTER LINE
—X—	FENCE (X) LINE
—	PROPERTY LINE

**FOR THE USE AND BENEFIT OF**  
 KANNON PORTER

DATE: 30 SEPT. 2022  
 JOB#22-253  
 SCALE: 1IN. = 40FT.  
 DRAWN BY: BW



Cool Springs





Lora and Mills Park RD



Flintstone and Mills Park Rd



Indian Springs and I-30



Tomahawk Dr and I-30





To Whom It May Concern,

Please allow this letter to serve as request for permitting to install new property signs at Cool Springs Pointe, formally "Indian Springs Mobile Home Community". We recently acquired Cool Springs Pointe in December 2021. I apologize for the oversight of installing 6 new signs prior to this step. Our intention is to increase the curb appeal, inform public of name change and ensure safety coming and going in the community. Our efforts to increase curb appeal around our community is by installing a more decorative sign frame, a new modern sign design and nice well maintained landscape bed to surround the signs. The signage does not just serve as an increased look for our community entrances. It also serves as directional signage to inform people visiting where to go. This not only helps guide people to where the community is but also helps eliminate any safety risk of someone visiting or delivering to our residents by showing them the direction to go to prevent any sort of stopping or extreme slowing of traffic for those coming down I-30 on ramp. Please approve our request keep these new signs.

I appreciate your time and consideration on this topic.

Sincerely,

Benjamin Winkler  
Regional Operations Manager  
Flagship Communities



**City of Bryant, Arkansas**  
Community Development  
210 SW 3<sup>rd</sup> 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](http://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: 10/20/2022

### Sign Co. or Sign Owner

Name Alicia Walton  
Address 4825 E. Kearney St  
City, State, Zip Springfield MO 65803  
Phone 417-862-2454  
Email Address aliciaw@springfieldsign.com

### Property Owner

Name Lamontia LLC  
Address 118 vernona Circle  
City, State, Zip Sherwood, AR 72120  
Phone \_\_\_\_\_  
Email Address \_\_\_\_\_

### GENERAL INFORMATION

Name of Business Scooter's Coffee  
Address/Location of sign 1816 N Reynolds Rd  
Zoning Classification C-1

**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.

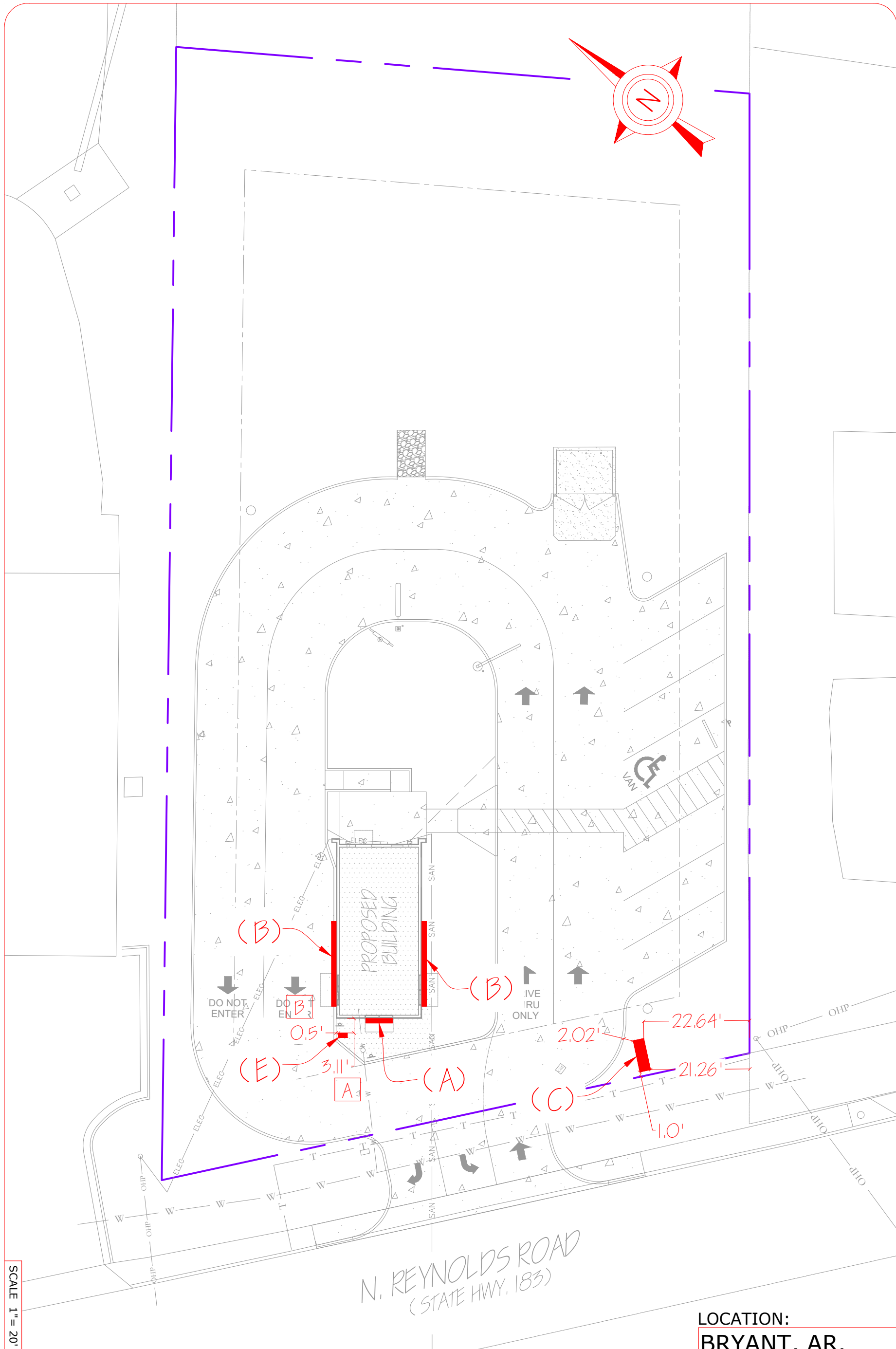
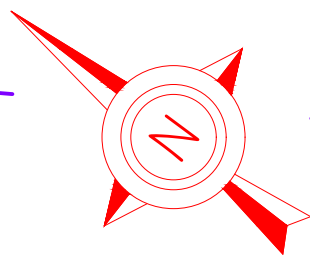
### READ CAREFULLY BEFORE SIGNING

I Alicia Walton, 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	Facade Front	5' 8 1/2 x 5'	28.54			
B	Facade side	48" x 218.25"	65.06			
C	Facade side	48" x 218.25"	65.06			
E						
F	Ground	72" x 82.25"	41.1	144"	72"	
G	Ground EMC	24" x 56"	9.3	68"	44"	



SCALE 1" = 20'

N. REYNOLDS ROAD  
(STATE HWY. 183)

LOCATION:  
BRYANT, AR.

Project No.: 38745  
 Drawn By: CLH  
 Reviewed By: MW  
 Date: 10-15-22

SCOOTER'S COFFEE  
 NEW-SIGNAGE  
 1816 N. REYNOLDS RD.  
 BRYANT, AR. 72022  
 SIGN PLACEMENT PLAN

Sheet Number:  
**1 OF 1**

SPRINGFIELD SIGN  
 4825 E. Kearney St.  
 Springfield, MO 65803  
 (417) 862-2454

1-POLE, 12' OAH

SPRINGFIELD SIGN  
SHOOTERS

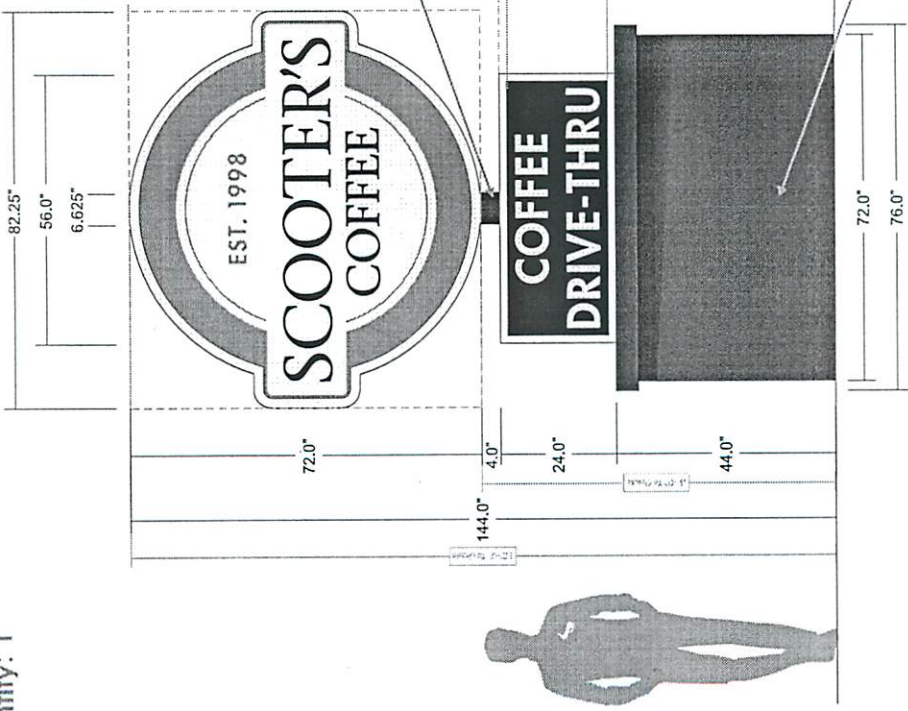
1816 N. REYNOLDS BLVD  
BRYANT, AR

DRAWING SCALE: 1/2" = 10" | DATE CREATED: 00/00/22 | DATE REVISED: N/A | REV\_0 | SALES: Shaun Crawford | 800.845.9927 | CLIENT: Scooter's Coffee | LOCATION: 1816 N REYNOLDS RD, BRYANT, AR 72022 | DRAWING #: ar38745-6 | # 2055 | © 2021 Springfield Sign, All Rights Reserved

3M Lt. Tomato Red Translucent Film (3630-43) | 3M Black Opaque Film (7725-12) | DESIGN: R HICKS | MON72

DETAIL VIEW - D/F MONUMENT

Quantity: 1



MONUMENT - LED ILLUMINATED CABINET	
FACE MATERIAL:	3/16" WHITE ACRYLIC
CABINET DEPTH:	18"
RETAINER INFO:	2" WHITE
ILLUMINATION:	D/F LED INT. ILLUM.
MOUNTING:	POLE MOUNTED
CABINET MATERIAL:	ALUMINUM

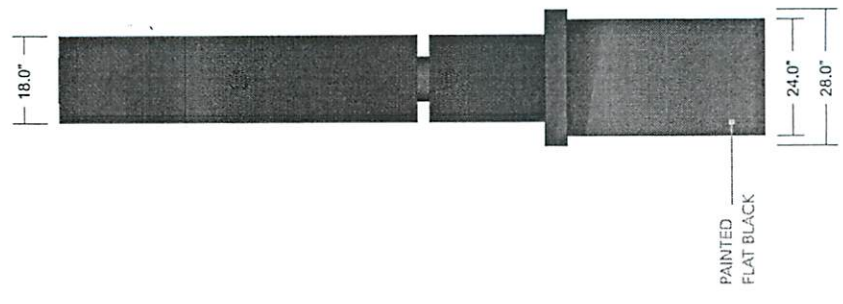
41.1 Sqft

NOTE: POLE STRUCTURE TO BE PAINTED SW6992 INKWELL

MONUMENT - LED ILLUMINATED CABINET	
FACE MATERIAL:	3/16" WHITE ACRYLIC
CABINET DEPTH:	18"
RETAINER INFO:	1.5" WHITE
ILLUMINATION:	D/F LED INT. ILLUM.
MOUNTING:	POLE MOUNTED
CABINET MATERIAL:	ALUMINUM

9.3 Sqft

Total Sq. Ft. 50.4



PAINTED FLAT BLACK



SPRINGFIELDSIGN.com

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CROCKER  
3211 E. SHADY GLEN ST.  
SPRINGFIELD, MO 65804  
417-883-4056



1-POLES 12'0" H

SPRINGFIELD SIGN SCOOTERS

1816 N. REYNOLDS BLVD BRYANT, AR

2

115 mph

Steel

P M

6.9 x 6.9 x 20 = 952 x 9 = 8570

6.4 x 5.7 x 20 = 730 x 3 = 2189

1682 10,759

SR = 10,759 x 12 = 5,512 in^3

23,450

Sp 6" pipe = 8,500 in^3

6.625 x 0.280

Sp > Se OK

SR = SECTION MODULUS REQUIRED SP = SECTION MODULUS PROVIDED

CONCRETE

6" pipe

P = 1682

M = 10,759

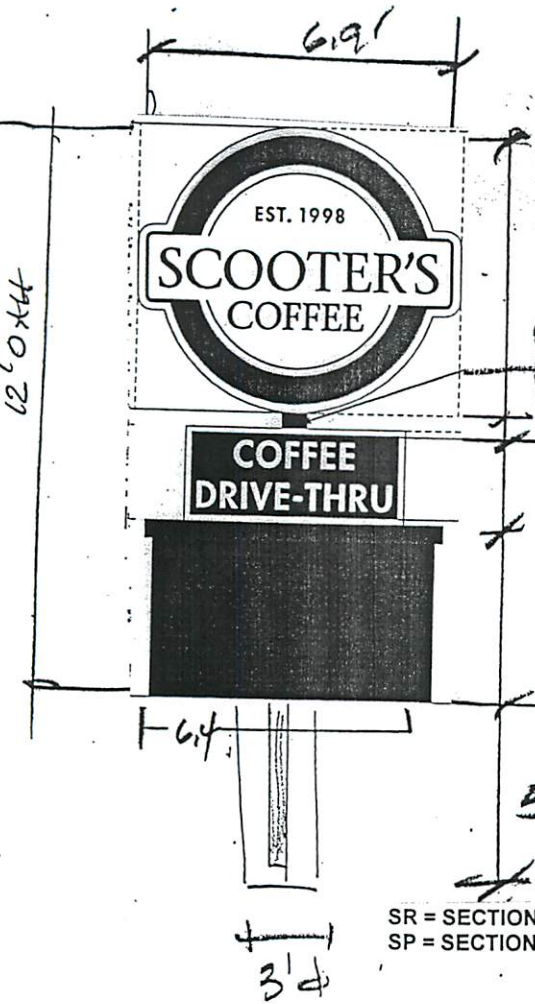
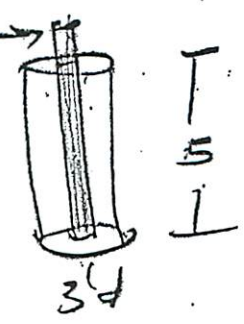
h = 6.4

b = 3

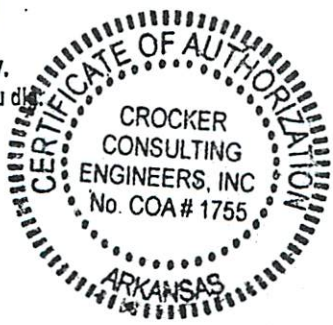
Se = (150)(2)(4/3)(5/3) = 667

d = ((1.17)(1682) / ((3)(667)))^(1/4) = 4.8'

d = 4.8' req'd, base is 3'4" x 5' deep



Know what's below. Call before you dig.



Handwritten notes: 2022.10.15

CROCKER 3211 E. SHADY GLEN ST. SPRINGFIELD, MO 65804 417-883-4056



1-POLE, 12' OAH

SPRINGFIELD SIGN  
SCOOTERS

1816 N. REYNOLDS BVD  
BRYANT, AR

3.

WIND @ 20 PSF  
SNOW @ 20 PSF  
SOILS AT 1500 PSF (ASSUMED)  
LATERAL SOIL LOADING AT 150  
FOOTING/FOUNDATION 3'4" x 5' deep

POUR CONCRETE AGAINST UNDISTURBED SOILS, NOT BACKFILL

ALL DESIGN, DETAILING, FABRICATION, AND CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES AND SPECIFICATIONS:

IBC 2018 EXP "C" (3-SEC GUST) — *used as base reference for wind loading*

- CURRENT INTL. BLDG CODE (IBC)
- AMERICAN SOCIETY OF TEST'G MAT'LS (ASTM)
- BLDG CODE REQMNT - REINF CONC (ACI 318-83).
- CODE FOR WELDING IN BUILDING CONSTRUCTION OF THE AMERICAN WELDING SOCIETY.
- CURRENT SPECS - AMERICAN INST OF STEEL CONST (ASIC) - DESIGN, FAB, & ERECTION.

CONCRETE 3000 P.S.I. @ 28 DAYS COMPR STR, (145 P.C.F.)

REINF ST'L - ASTM1-615, GR 60, (IF REQD). WELDED WIRE FABRIC (WWF) - ASTM A185

- ALL REINF SHALL BE FREE FROM MUD, OIL, RUST OR COATINGS THAT WOULD REDUCE OR DESTROY BOND
- ALL REINF BARS SHALL LAP 3Ø DIAMETERS OR 12" MINIMUM, EXCEPT AS NOTED.
- MIN CONC COVER ON TIES, STIRRUPS AND MAIN BARS SHALL BE 1 INCH FOR SLAB, WALL AND SURFACES NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND ± 3 INCHES FOR UNFORMED SURFACES DEPOSITED AGAINST GROUND EXCEPT AS NOTED.
- TIE RE-BARS. DO NOT WELD RE-BAR.

STRUCTURAL STEEL AND PLATES - A-36.

STRUCTURAL TUBING - ASTM A-500, GR B, FY=50 KSI.  
STRUCT PIPE- ASTM A-53, GR B, FY=35 KSI.

ANCHOR BOLTS ASTM A-307, EXCEPT AS NOTED.  
HI STRGTH BOLTS - CONNECTIONS - ASTM A-325, U.N.O.  
WELDING ELECTRODES - AWS D1.1-85, E70xx.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD BEFORE ERECTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

NO CABINET ENGINEERING PROVIDED. IF CABINET ENGRG IS REQ'D, CONTACT THE ENGINEER FOR ADD'TL SVCS.

6" OF CONCRETE OR GRAVEL PLACED IN BOTTOM OF FOUNDATION PRIOR TO MAIN POUR. ISOLATE ALUMINUM FROM STEEL.

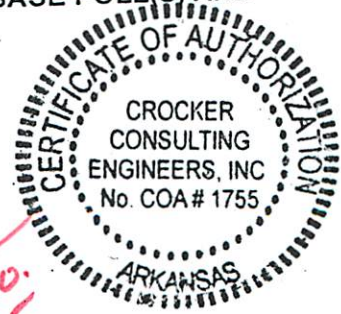
ALL BOLT HOLES TO BE DRILLED OR PUNCHED.  
ALL PIPE SIZES SHOWN ARE MINIMUM SIZES. PIPE WITH A LARGER DIAMETER, GREATER YIELD STRENGTH, AND/OR GREATER SECTION MODULUS MAY BE SUBSTITUED.  
ALL STRUCTURAL LENGTHS REQUIRED ARE APPROXIMATIONS ONLY. ACTUAL LENGTH MAY SLIGHTLY VARY DEPENDING ON SIGN CABINET CONDITIONS.  
ALL WORK PERFORMED ON SITE SHALL BE DONE ACCORDING TO APPLICABLE OSHA REGULATIONS

WATER SHOULD NOT BE ALLOWED TO POND IN THE EXCAVATION PRIOR TO CONCRETE PLACEMENT OR ABOVE CONCRETE AFTER THE FDTN IS COMPLETED  
EXERCISE CARE DURING EXCAVATION OF THE FOUNDATION TO MINIMIZE DISTURBANCE TO THE SURROUNDING SOILS.

CALCULATIONS SHOWN ON THESE SHEETS ARE ONLY FOR THE BASE POLE(S) AND CONCRETE BASE-FOUNDATION

SR = SECTION MODULUS REQUIRED  
SP = SECTION MODULUS PROVIDED

CROCKER  
3211 E. SHADY GLEN ST.  
SPRINGFIELD, MO 65804  
417-883-4056



*2022.10.15*

1-POLE 12' OAH

SPRINGFIELD SIGN SCOOTERS

1816 N. REYNOLDS Blvd  
BRYANT, AR 4.

JOB TITLE Spfld Sign Scooters 12 ft OAH

JOB NO.	_____	SHEET NO.	_____
CALCULATED BY	_____	DATE	_____
CHECKED BY	_____	DATE	_____

**Wind Loads - Other Structures:**

ASCE 7- 10

*use IBC 2018*

Nominal Wind Pressures

Wind Factor = 0.60  
 Gust Effect Factor (G) = 0.85 Ultimate Wind Speed = 115 mph  
 Kzt = 1.00 Exposure = C

**A. Solid Freestanding Walls & Solid Signs (& open signs with less than 30% open)**

*use 20 psf*

Dist to sign top (h)	12.0 ft	s/h =	1.00	<b>Case A &amp; B</b>		
Height (s)	12.0 ft	B/s =	0.57	C <sub>r</sub> = 1.54		
Width (B)	6.8 ft	L <sub>r</sub> /s =	0.00	F = qz G C <sub>f</sub> A <sub>s</sub> = 19.1 A <sub>s</sub>		
Wall Return (L <sub>r</sub> ) =		K <sub>z</sub> =	0.849	A <sub>s</sub> = 10.0 sf		
Directionality (K <sub>d</sub> )	0.85	qz =	14.7 psf	F = 191 lbs		
Percent of open area to gross area	0.0%	Open reduction factor =	1.00	<b>Case C</b>		
				Horiz dist from windward edge		
		<b>Case C reduction factors</b>		C <sub>f</sub>	F=qzGC <sub>f</sub> A <sub>s</sub> (psf)	
		Factor if s/h>0.8 =	0.80	0 to s	1.80	22.4 A <sub>s</sub>
		Wall return factor for C <sub>f</sub> at 0 to s =	1.00	s to 2s	1.20	15.0 A <sub>s</sub>



*2022.10.15*

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 SPRINGFIELD, MO 65804  
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
# SCOOTER'S COFFEE



SPRINGFIELD **SIGN**

## Scooter's Coffee | Bryant, AR

Presented by Shaun Crawford

 800.845.9927

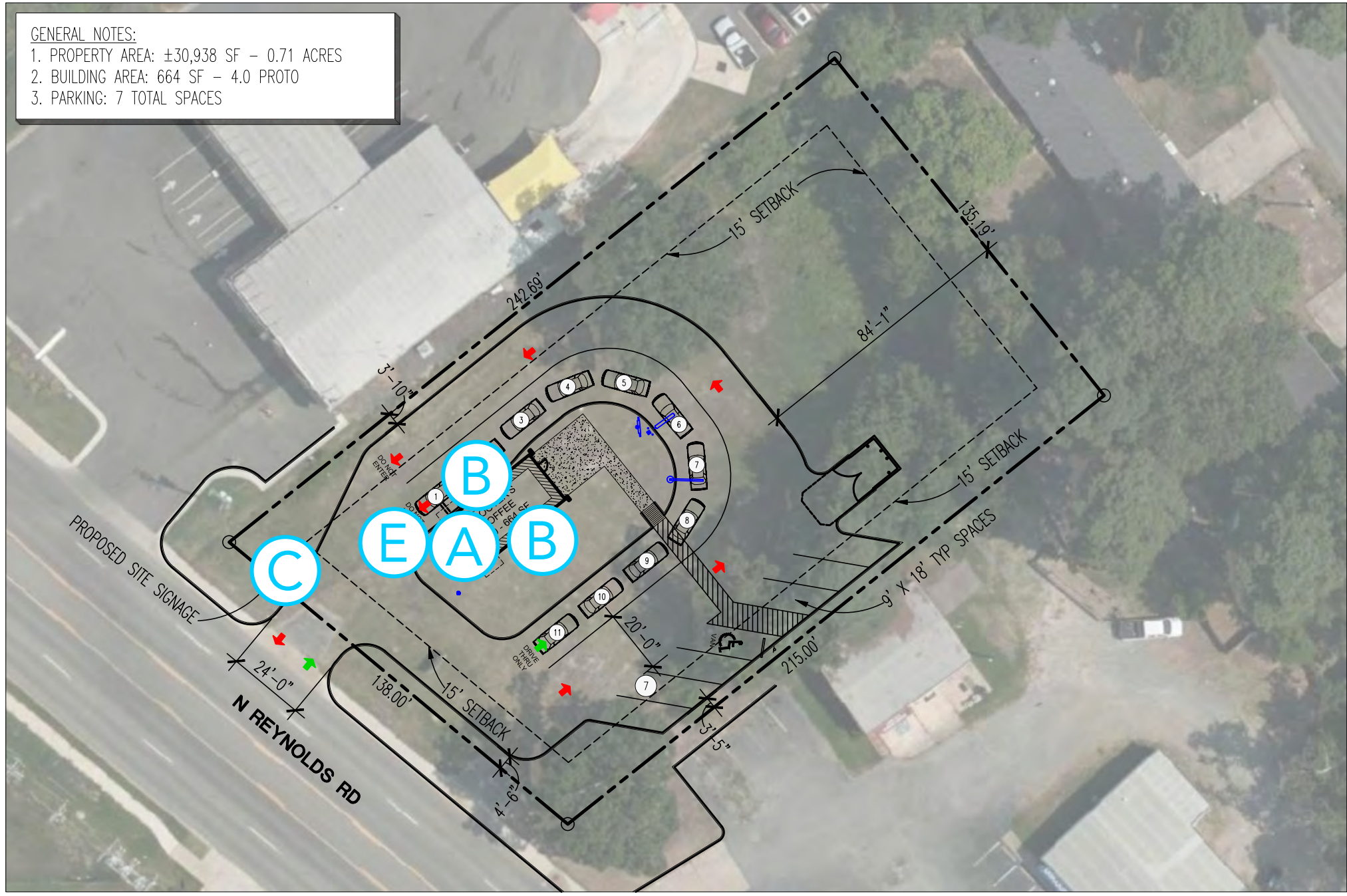
 [springfieldsign.com](http://springfieldsign.com)

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**PRELIMINARY SITE PLAN, NOT FOR PERMITTING**

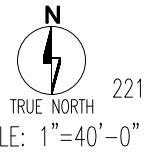
**GENERAL NOTES:**  
 1. PROPERTY AREA: ±30,938 SF - 0.71 ACRES  
 2. BUILDING AREA: 664 SF - 4.0 PROTO  
 3. PARKING: 7 TOTAL SPACES



SITE PLAN-SIGN TYPE KEY	
CHANNEL CABINET:	A-(FRONT)
CHANNEL LETTERS:	B-(SIDE)
CHANNEL LETTERS:	B-(DRIVE-THRU)
MONUMENT:	C
DIRECTIONAL 1:	E



14901 Quorum Drive  
 Suite 300  
 Dallas Texas 75254  
 Ph: (972) 239-8884  
 Fax: (972) 239-5054



Job No. 221065-306  
 Date 06/16/22

Sheet No. SCHEME: 1

Project SCOOTER'S SITE PLAN

1816 N REYNOLDS RD  
 BRYANT, AR





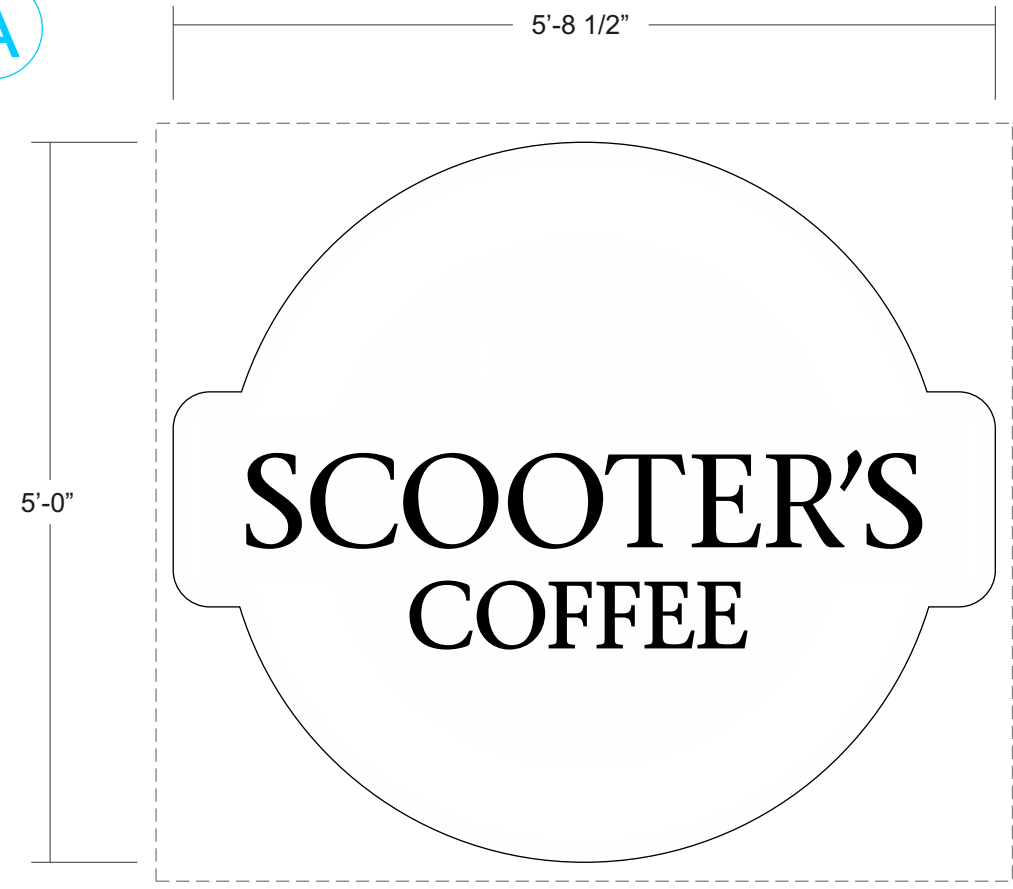
3M Lt. Tomato Red Translucent Film (3630-43)

3M Black Opaque Film (7725-12)

CAB5

DETAIL VIEW - CHANNEL CABINET

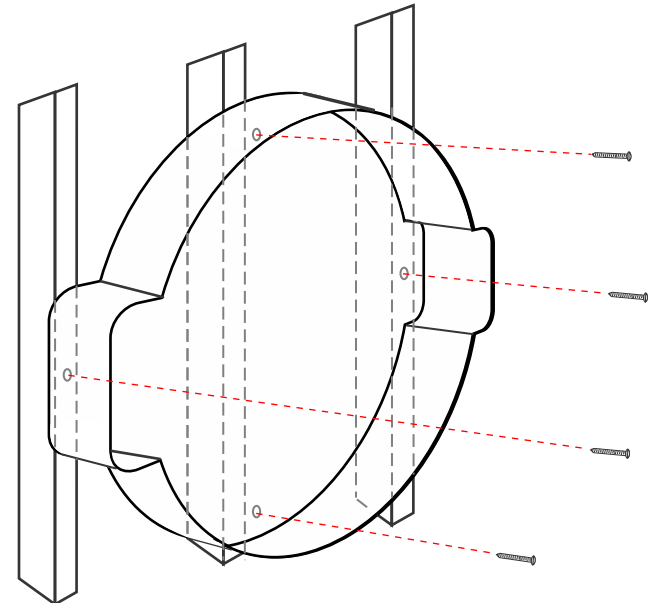
Quantity: 1



LED ILLUMINATED CABINET

FACE MATERIAL:	3/16" WHITE ACRYLIC
CABINET DEPTH:	5" RETURNS
RETAINER INFO:	1" BLACK TRIM CAP
ILLUMINATION:	S/F LED INT. ILLUM.
MOUNTING:	FLUSH MOUNTED
CABINET MATERIAL:	ALUM. PAINTED BLACK
KEYLINE:	1.5" WHITE

Total Sq. Ft. 28.54

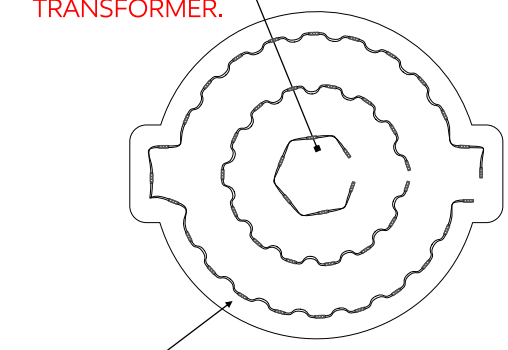


NOTE: CHANNEL LETTERS/LOGOS FLUSH MOUNTED TO WALL w/#14 TEK (O.R. WOOD/METAL) FASTENERS. NUMBER OF PENETRATIONS DEPENDENT ON STUD PLACEMENT.

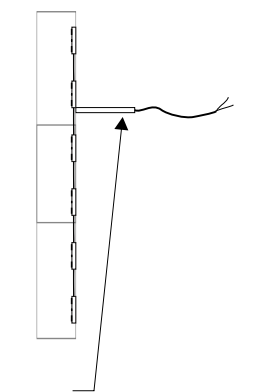


NOTE: 6' WHIP TO EXIT TOP CENTER, REAR OF CHANNEL LOGO (ON ROOF TOP).

NOTE: SELF CONTAINED TRANSFORMER.



LED MODULES Aglight-LS-U650-71K-B200-A



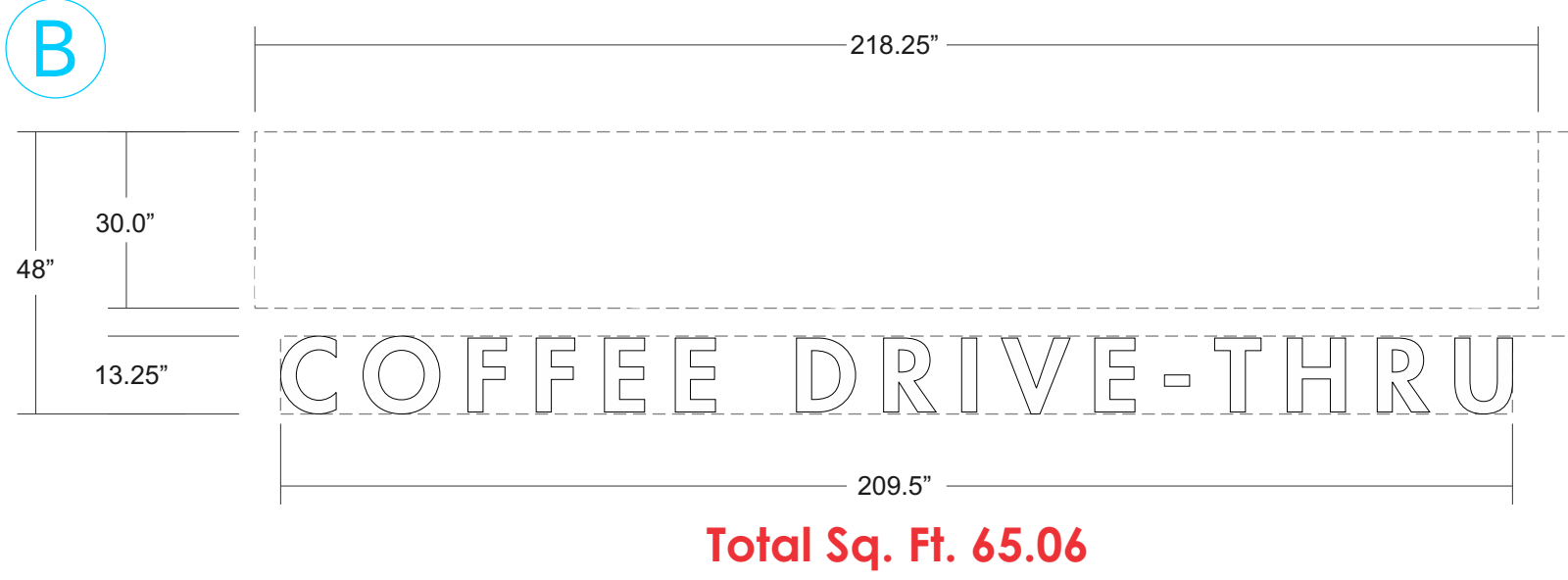
POWER TO EXIT REAR OF CHANNEL LOGO DISPLAY.



DETAIL VIEW - CHANNEL LETTERS

CHAN48

Quantity: 2 SETS



Total Sq. Ft. 65.06

"TOP" FRONT-LIT CHANNEL LETTERS

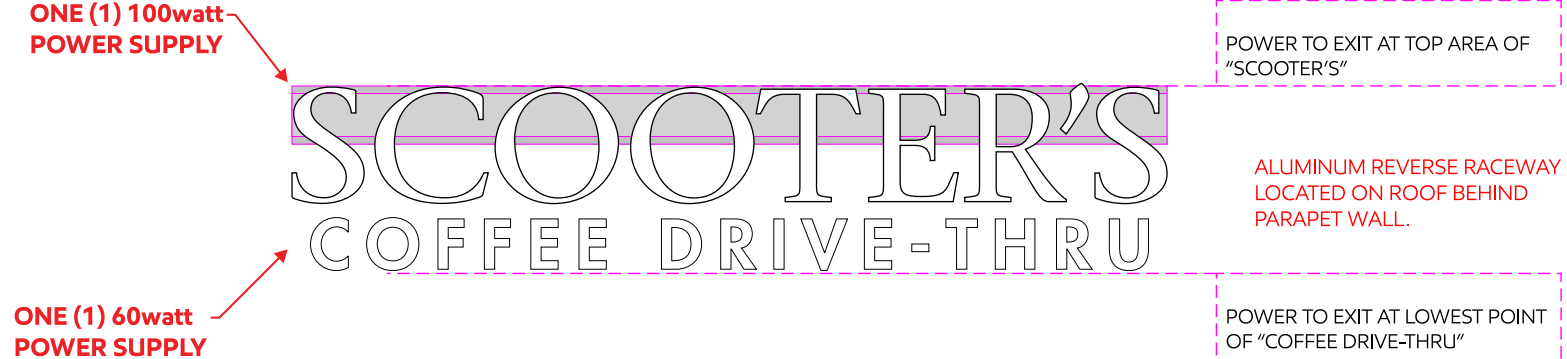
FACE MATERIAL:	3/16" WHITE ACRYLIC
RETURN COLOR:	BLACK
TRIMCAP COLOR:	1" BLACK
ILLUMINATION:	LED RED INT. ILLUM.
MOUNTING:	REMOTE RACEWAY
DEPTH:	3"

45.68 SqFt

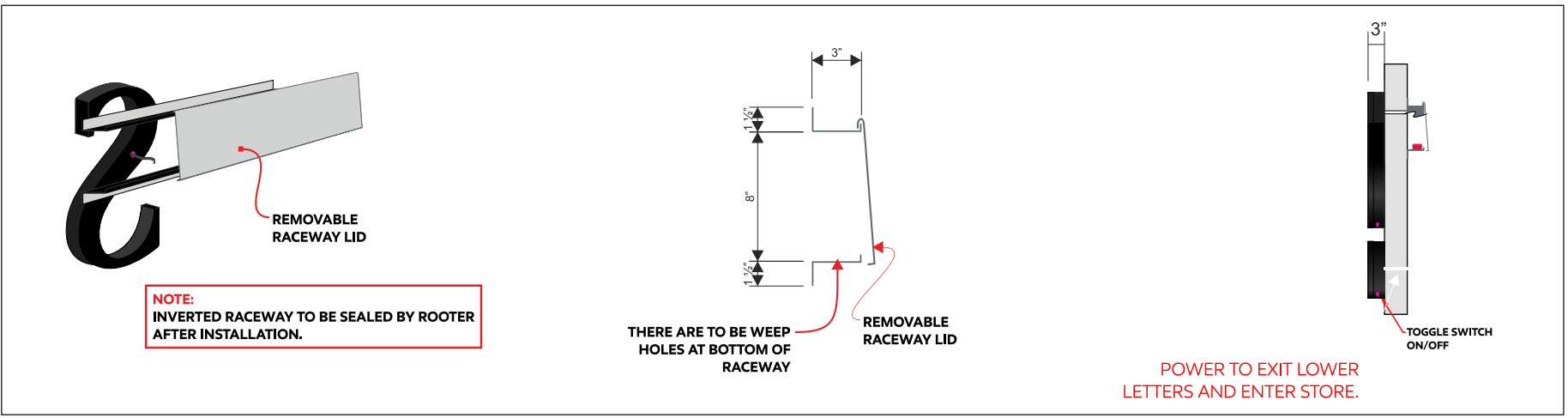
"BOTTOM" FRONT-LIT CHANNEL LETTERS

FACE MATERIAL:	3/16" WHITE ACRYLIC
RETURN COLOR:	BLACK
TRIMCAP COLOR:	1" BLACK
ILLUMINATION:	LED WHITE INT. ILLUM.
MOUNTING:	FLUSH MOUNTED
DEPTH:	3"

19.38 SqFt



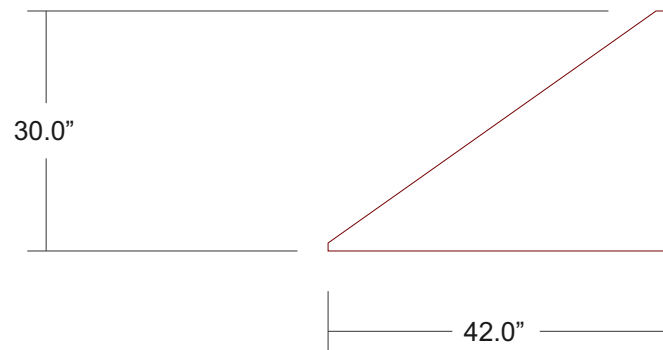
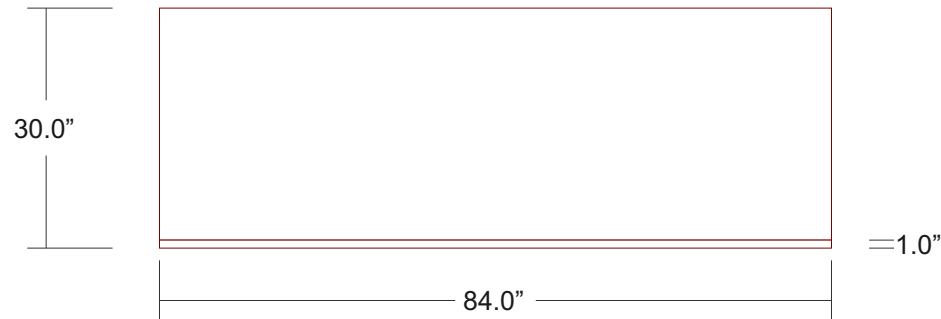
NOTE:  
 "COFFEE DRIVE-THRU" WILL BE WIRED  
 INSIDE DROP CEILING.



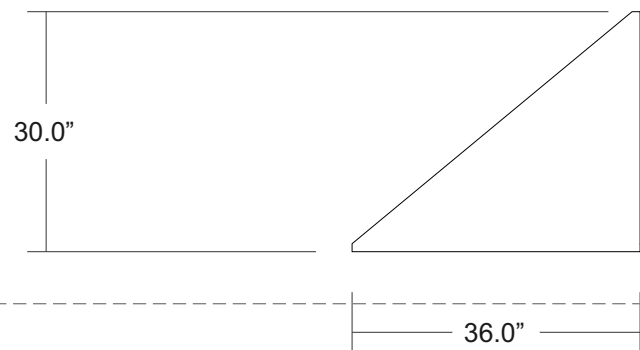
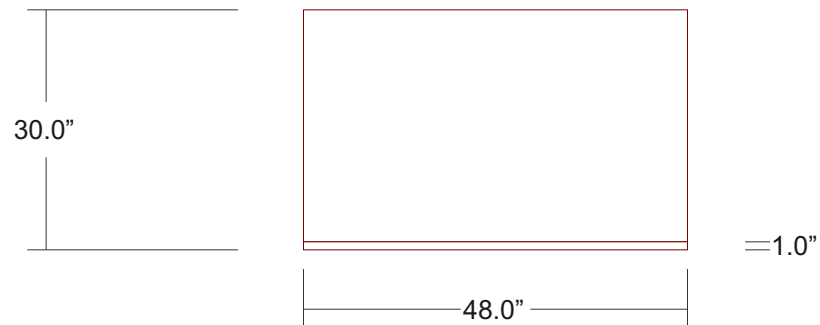
DETAIL VIEW - AWNINGS

AWNING4

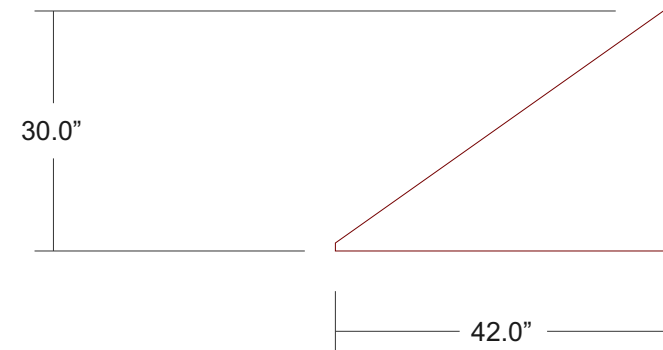
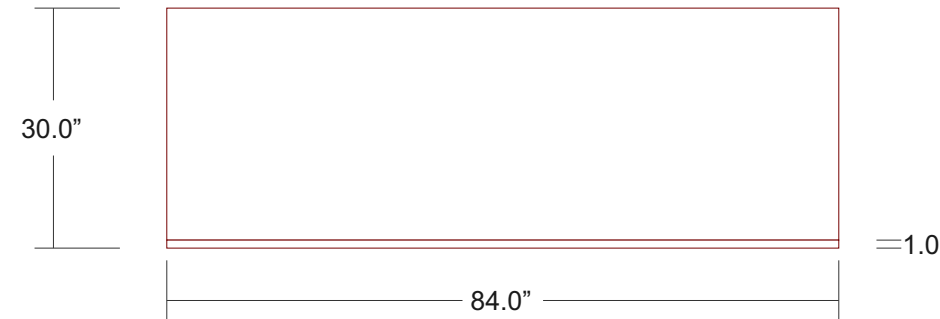
DRIVE-THRU SET:



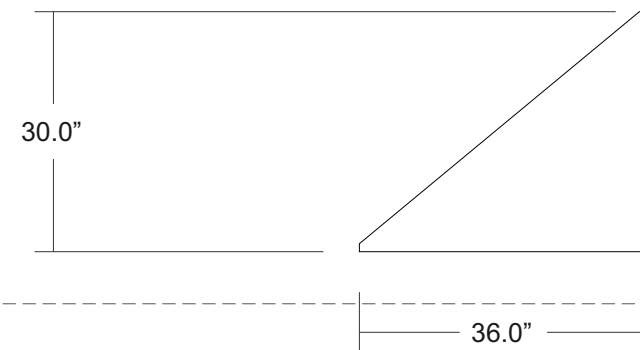
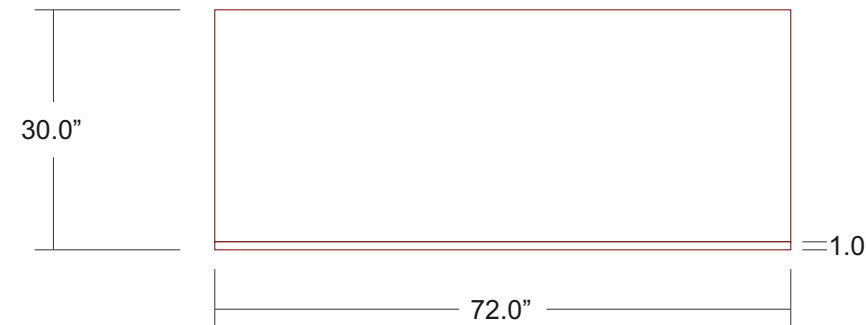
REAR SET:



SIDE SET:

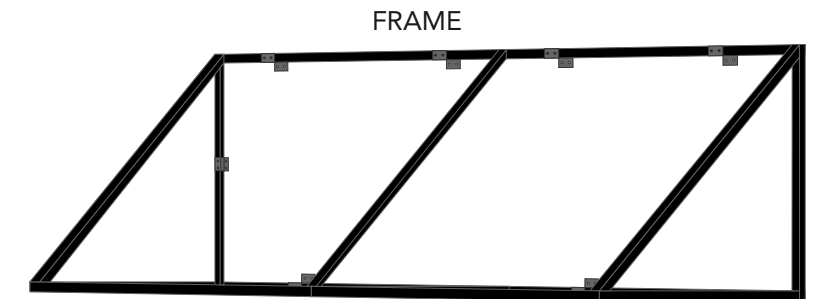


FRONT SET:

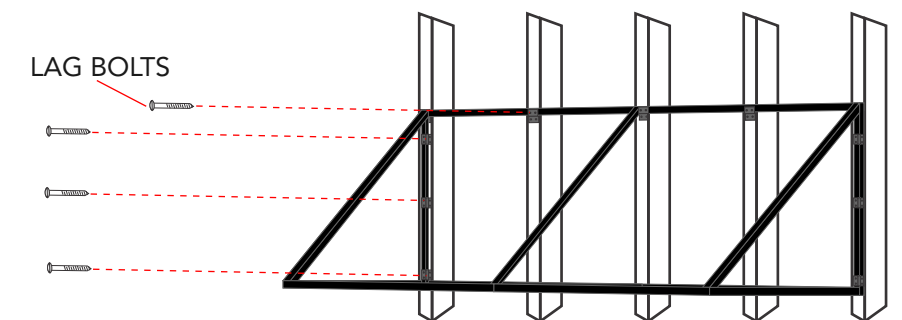


AWNING DISPLAY

FRAME MATERIAL:	1"X1" ALUMINUM SQUARE TUBE
FRAME COLOR:	BLACK
MATERIAL:	LOGO RED SUNBRELLA #6066-0000
MOUNTING:	PANEL MOUNTED TO FASCIA



ATTACHMENT DETAIL



**NOTE:** AWNING FRAMES MOUNTED TO WALL WITH LAG BOLTS AND SIGN TECH "Z" CLIPS. NUMBER OF PENETRATIONS DEPENDENT ON STUD PLACEMENT.



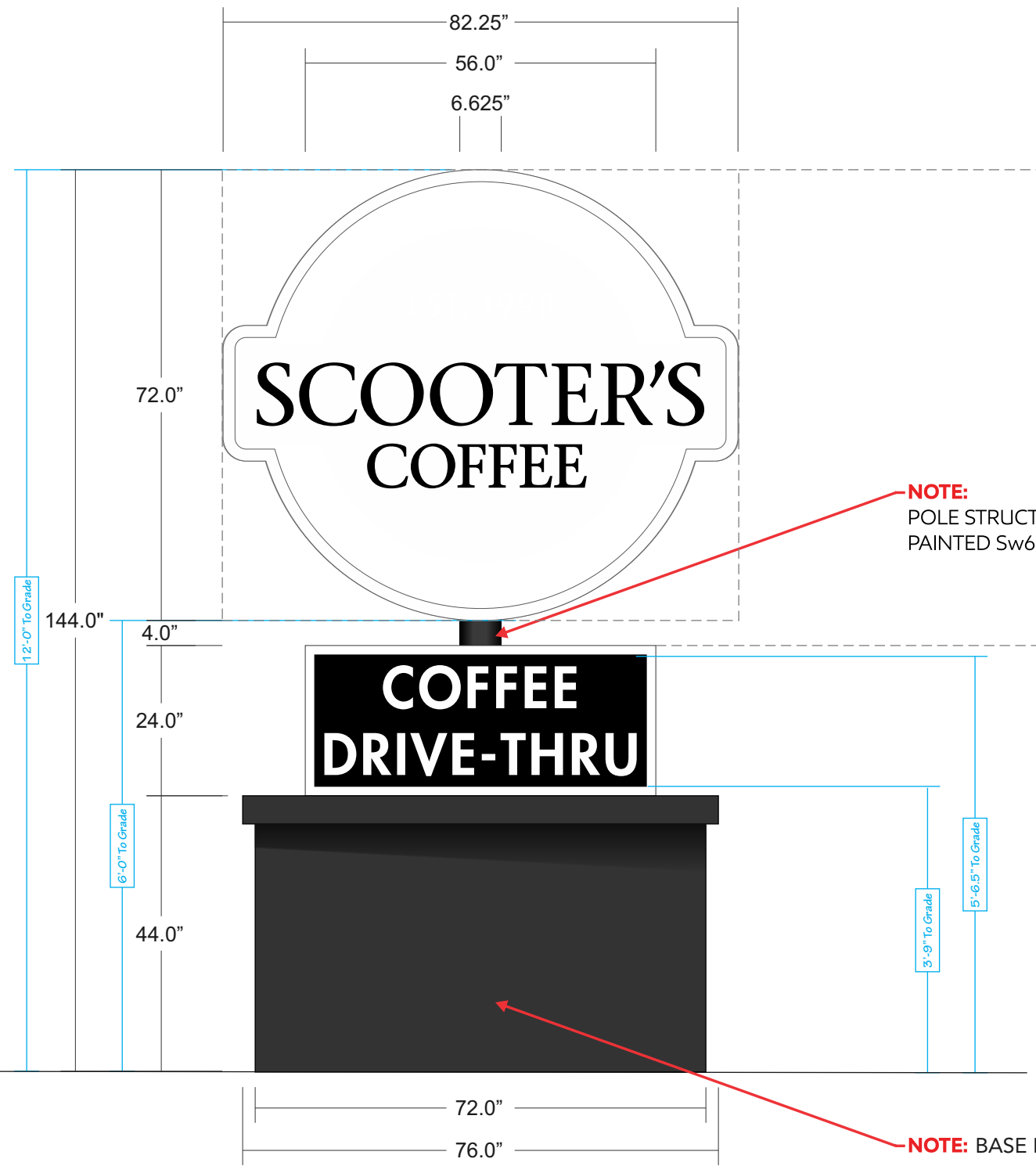
3M Lt. Tomato Red Translucent Film (3630-43) | 3M Black Opaque Film (7725-12)

DESIGN: R HICKS | LOCATION: 1816 N REYNOLDS RD, BRYANT, AR 72022 | © 2021 Springfield Sign, All Rights Reserved

DETAIL VIEW - D/F MONUMENT

MON72

Quantity: 1



**NOTE:**  
POLE STRUCTURE TO BE  
PAINTED Sw6992 INKWELL

**NOTE:** BASE MADE BY OTHERS

**MONUMENT - LED ILLUMINATED CABINET**

FACE MATERIAL:	3/16" WHITE ACRYLIC
CABINET DEPTH:	18"
RETAINER INFO:	2" WHITE
ILLUMINATION:	D/F LED INT. ILLUM.
MOUNTING:	POLE MOUNTED
CABINET MATERIAL:	ALUMINUM

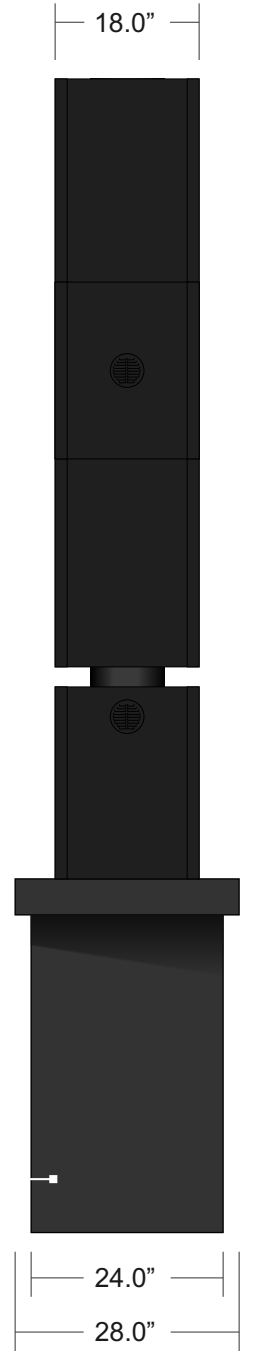
**41.1 SqFt**

**MONUMENT - LED ILLUMINATED CABINET**

FACE MATERIAL:	3/16" WHITE ACRYLIC
CABINET DEPTH:	18"
RETAINER INFO:	1.5" WHITE
ILLUMINATION:	D/F LED INT. ILLUM.
MOUNTING:	POLE MOUNTED
CABINET MATERIAL:	ALUMINUM

**9.3 SqFt**

**Total Sq. Ft. 50.4**



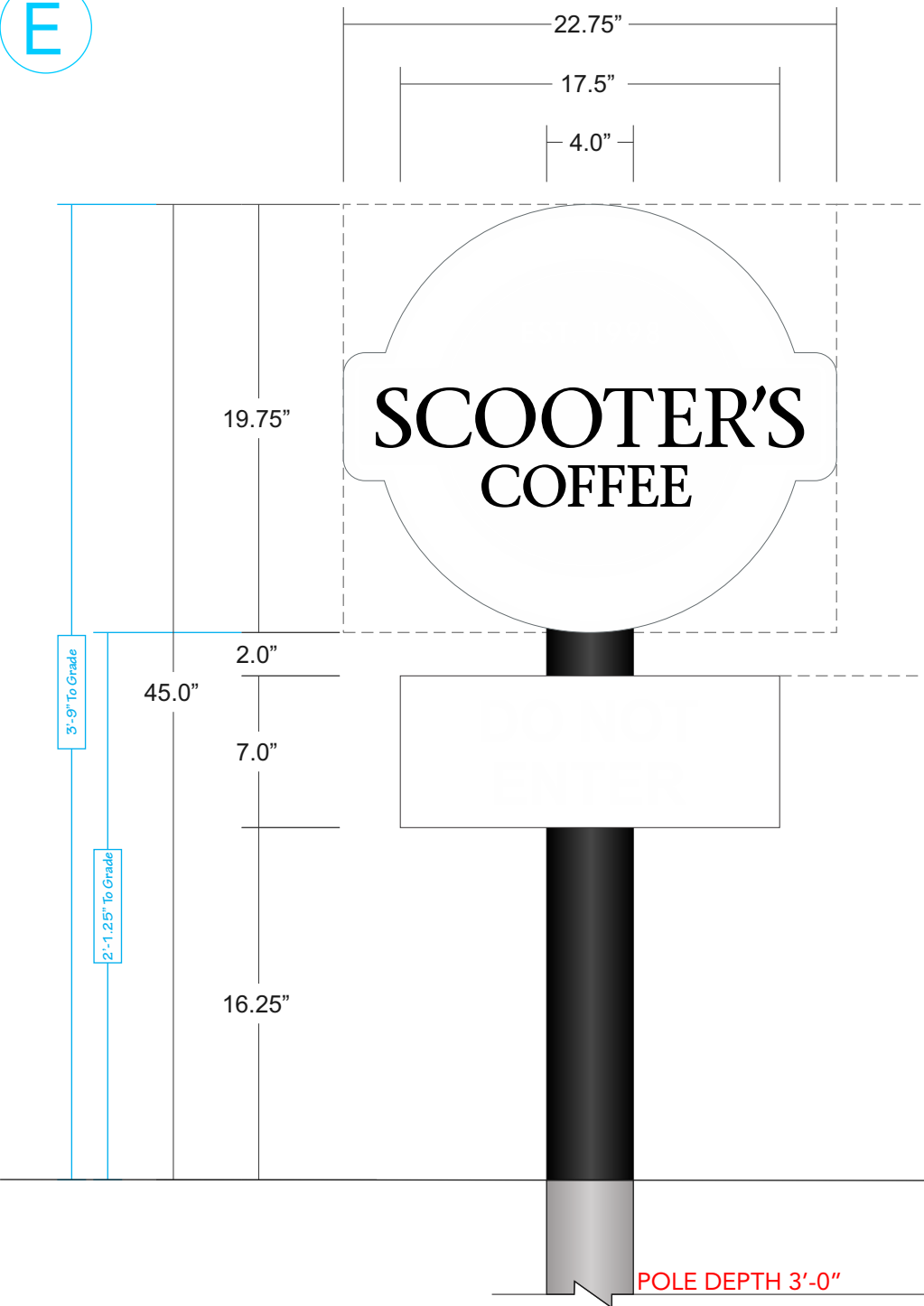
PAINTED  
FLAT BLACK

3M Lt. Tomato Red Translucent Film (3630-43)

3M Black Opaque Film (7725-12)

DETAIL VIEW - D/F DIRECTIONAL

Quantity: 1



DIRECTIONAL - LED ILLUMINATED CABINET

FACE MATERIAL:	3/16" WHITE ACRYLIC
CABINET DEPTH:	1'-0"
RETAINER INFO:	1" BLACK TRIMCAP
ILLUMINATION:	D/F LED INT. ILLUM.
MOUNTING:	POLE MOUNTED
CABINET MATERIAL:	ALUMINUM
KEYLINE:	0.5" WHITE

3.1 SqFt

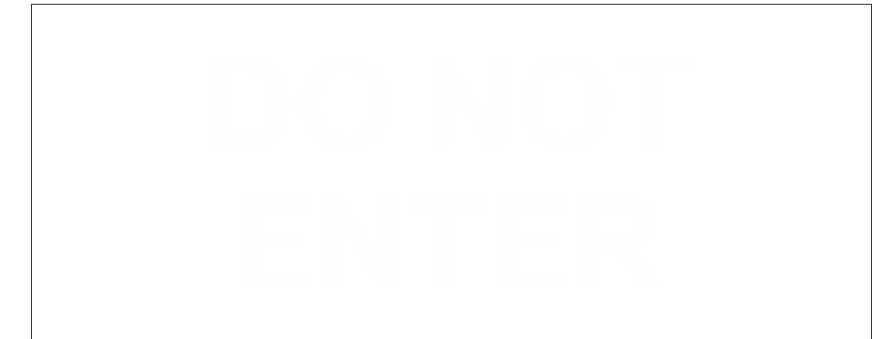
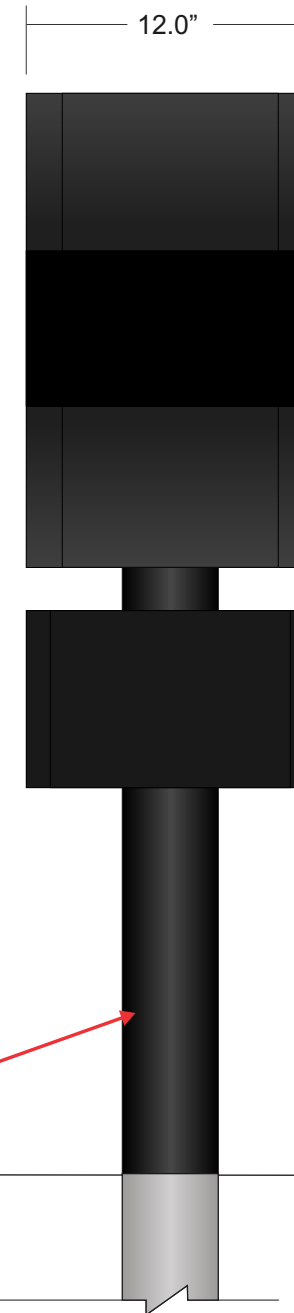
DIRECTIONAL - LED ILLUMINATED CABINET

FACE MATERIAL:	3/16" WHITE ACRYLIC
CABINET DEPTH:	1'-0"
RETAINER INFO:	1" BLACK TRIMCAP
ILLUMINATION:	D/F LED INT. ILLUM.
MOUNTING:	POLE MOUNTED
CABINET MATERIAL:	ALUMINUM

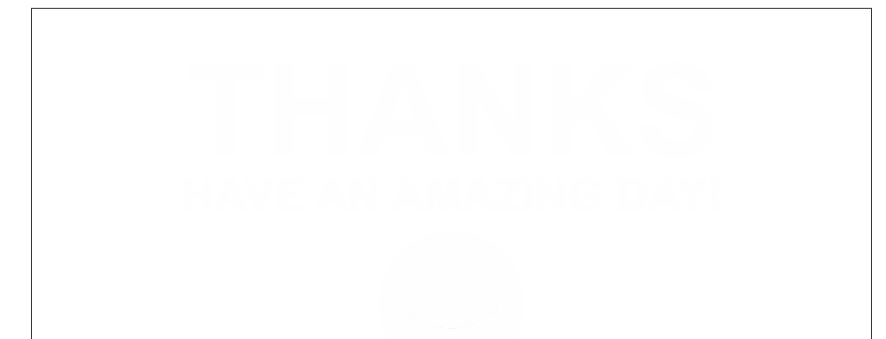
0.9 SqFt

Total Sq. Ft. 4

NOTE: POLE STRUCTURE TO BE PAINTED Sw6992 INKWELL



SIDE A



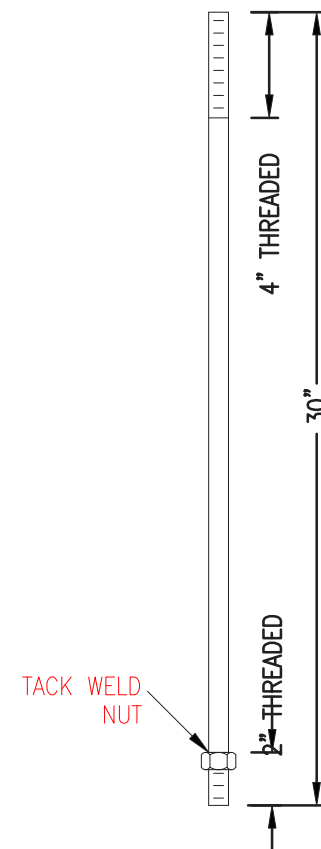
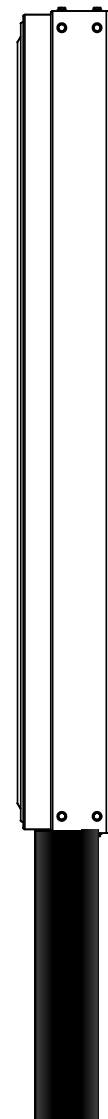
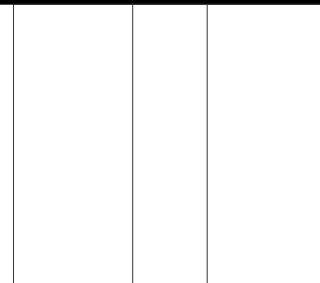
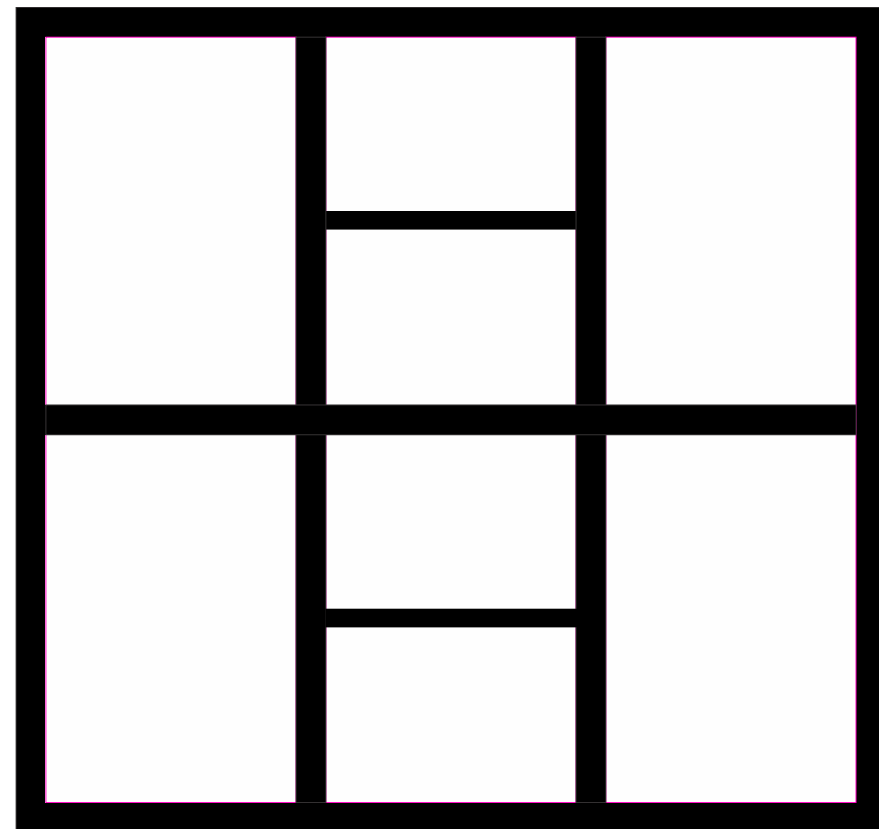
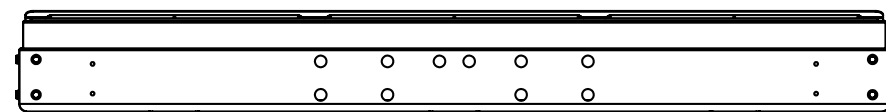
SIDE B

### DETAIL VIEW - MENU BOARD DISPLAY

#### ILLUMINATED DRIVE-THRU SYSTEM:

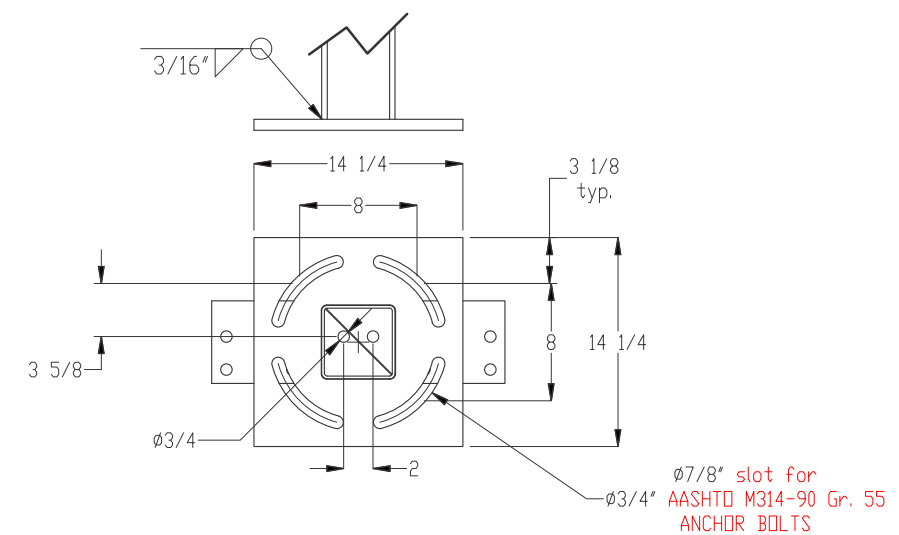
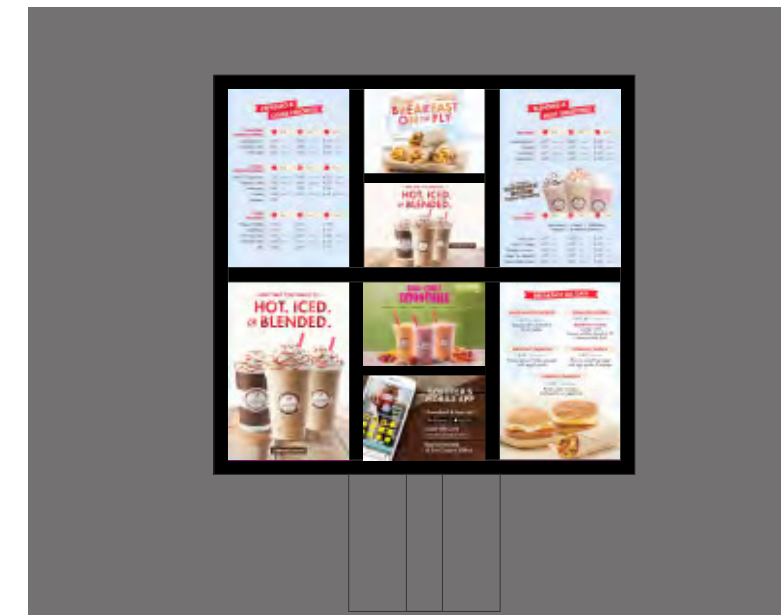
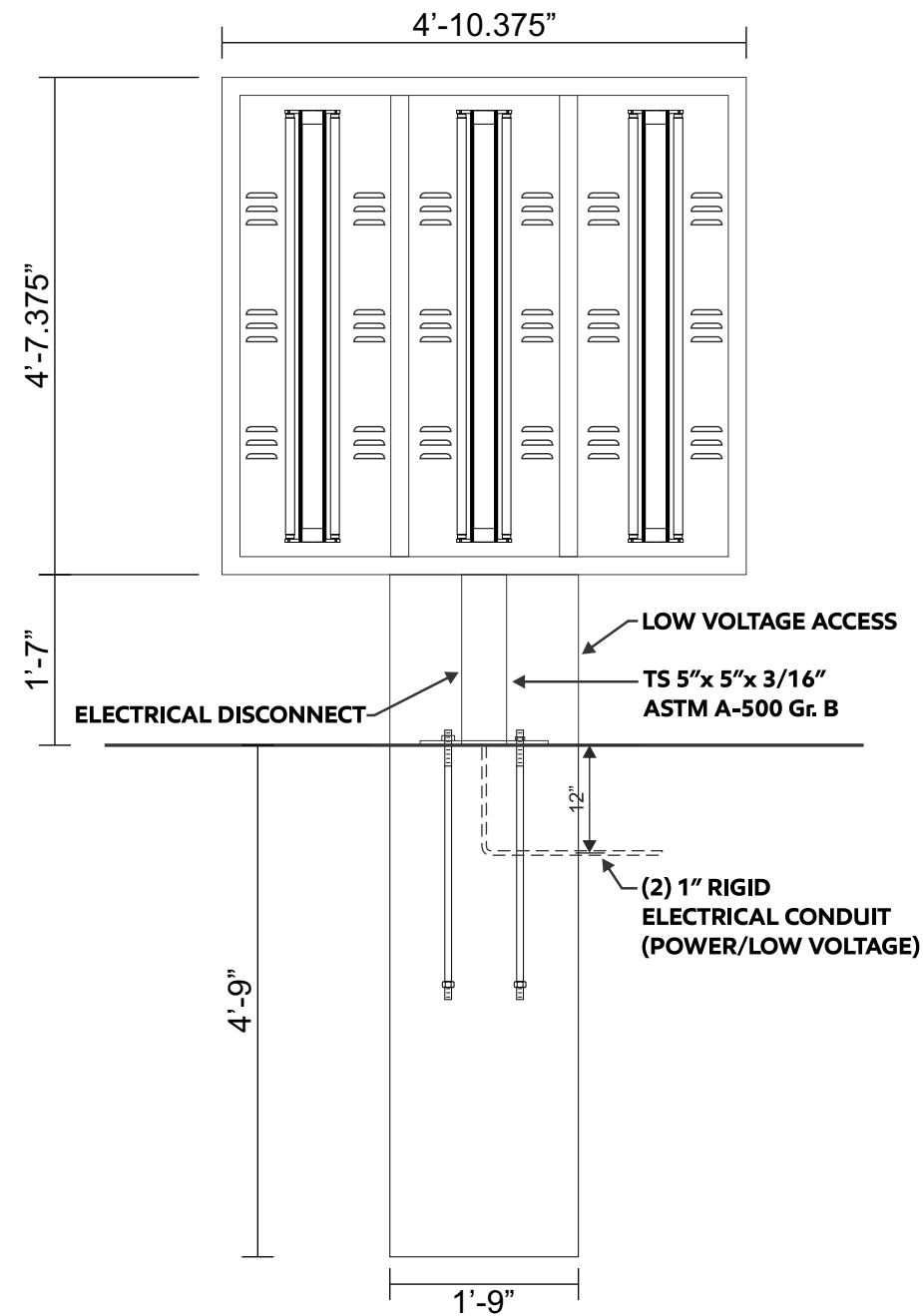
- LED LIGHTING
- MOUNTED TO EXISTING PIPE AND FOOTING AS SHOWN
- GRAPHICS ARE CHANGEABLE

#### Installation Only



#### ANCHOR BOLT DETAIL

Ø3/4" AASHTO M314-90 Gr. 2 STEEL  
CAN USE EITHER STYLE ANCHOR BOLT

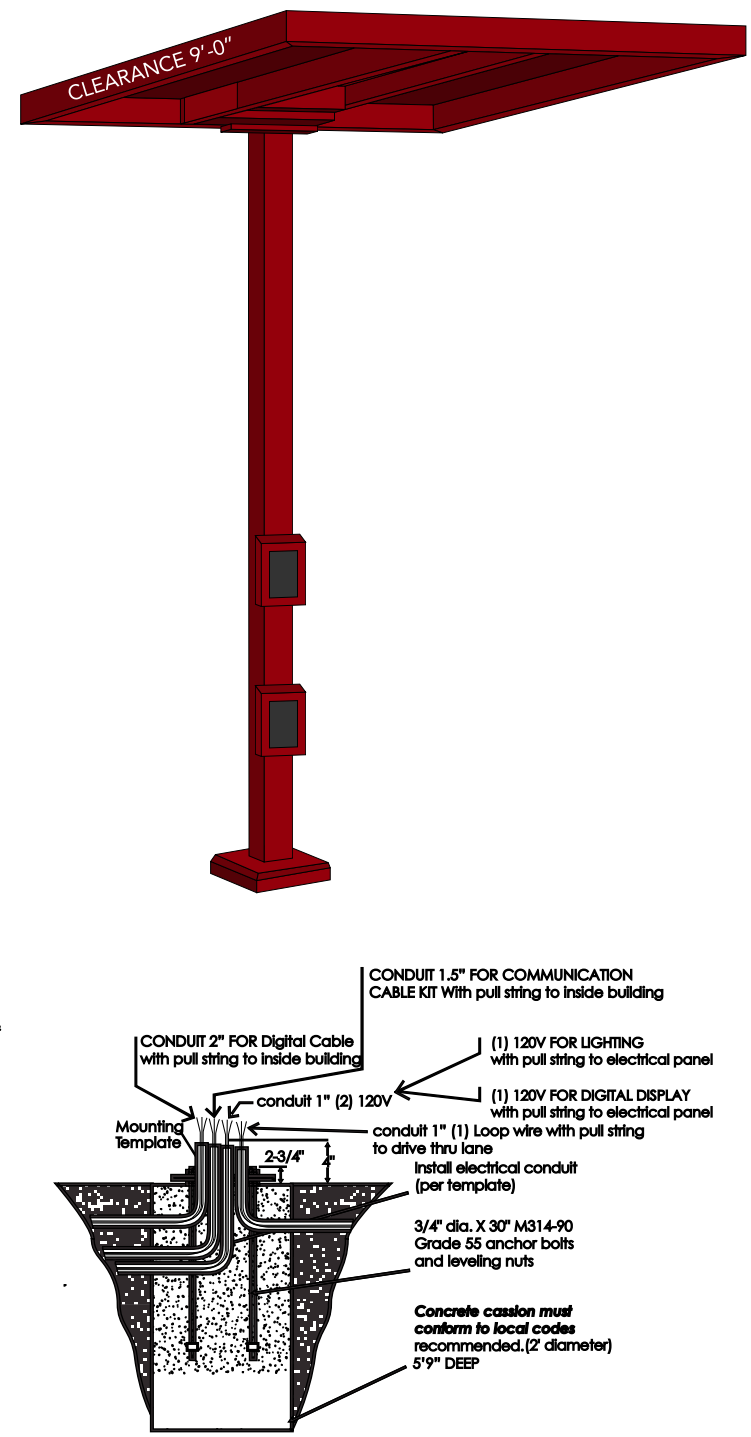
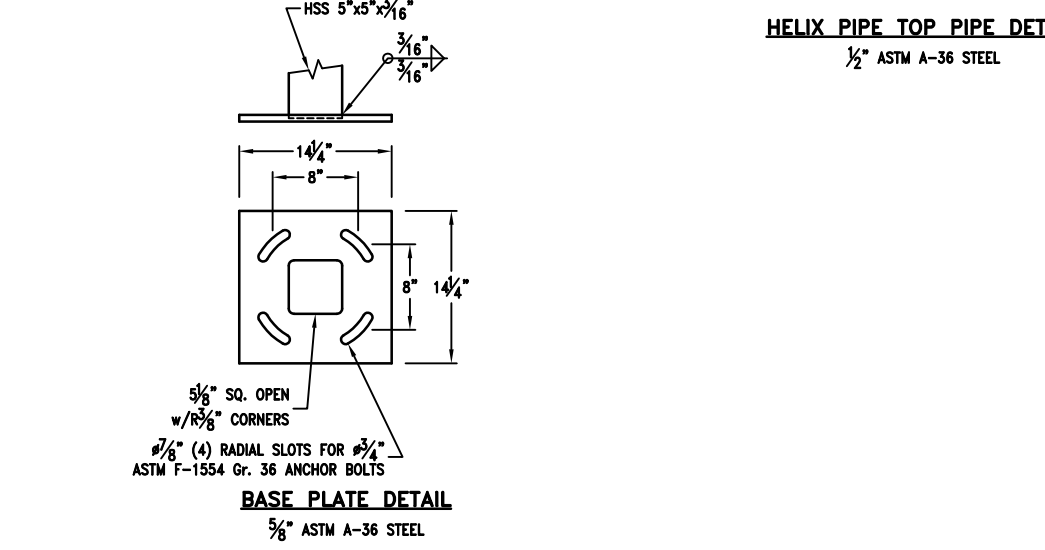
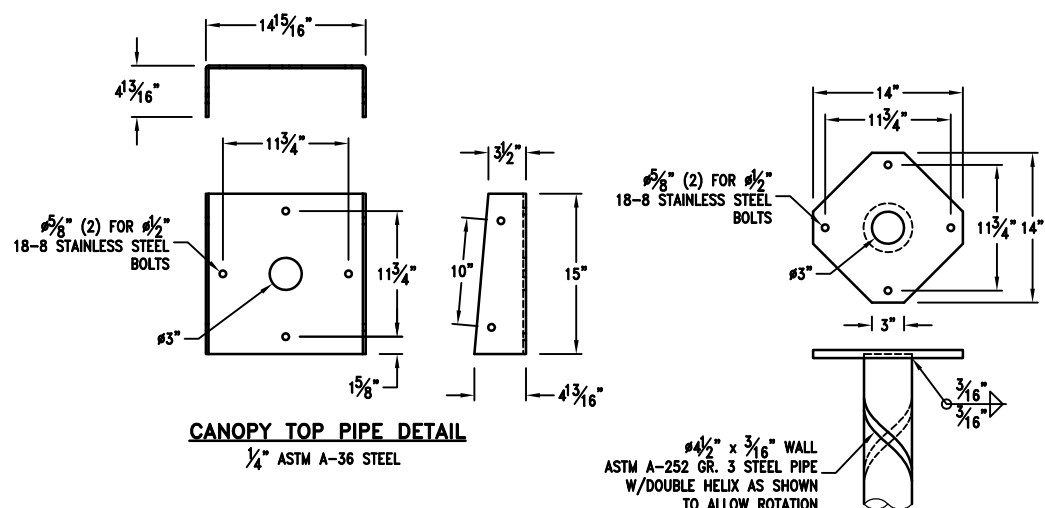
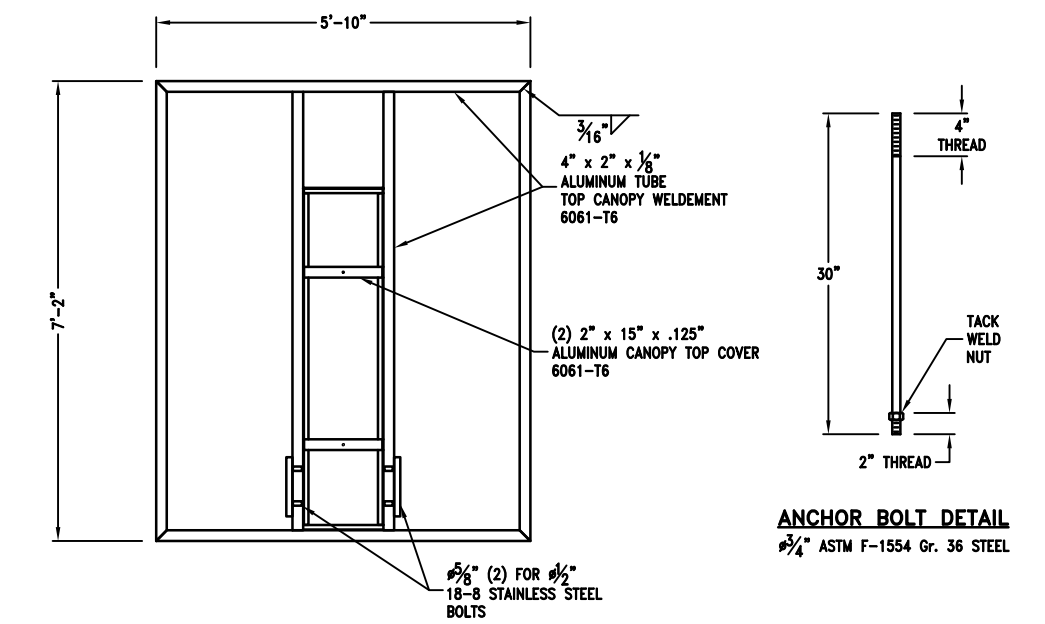
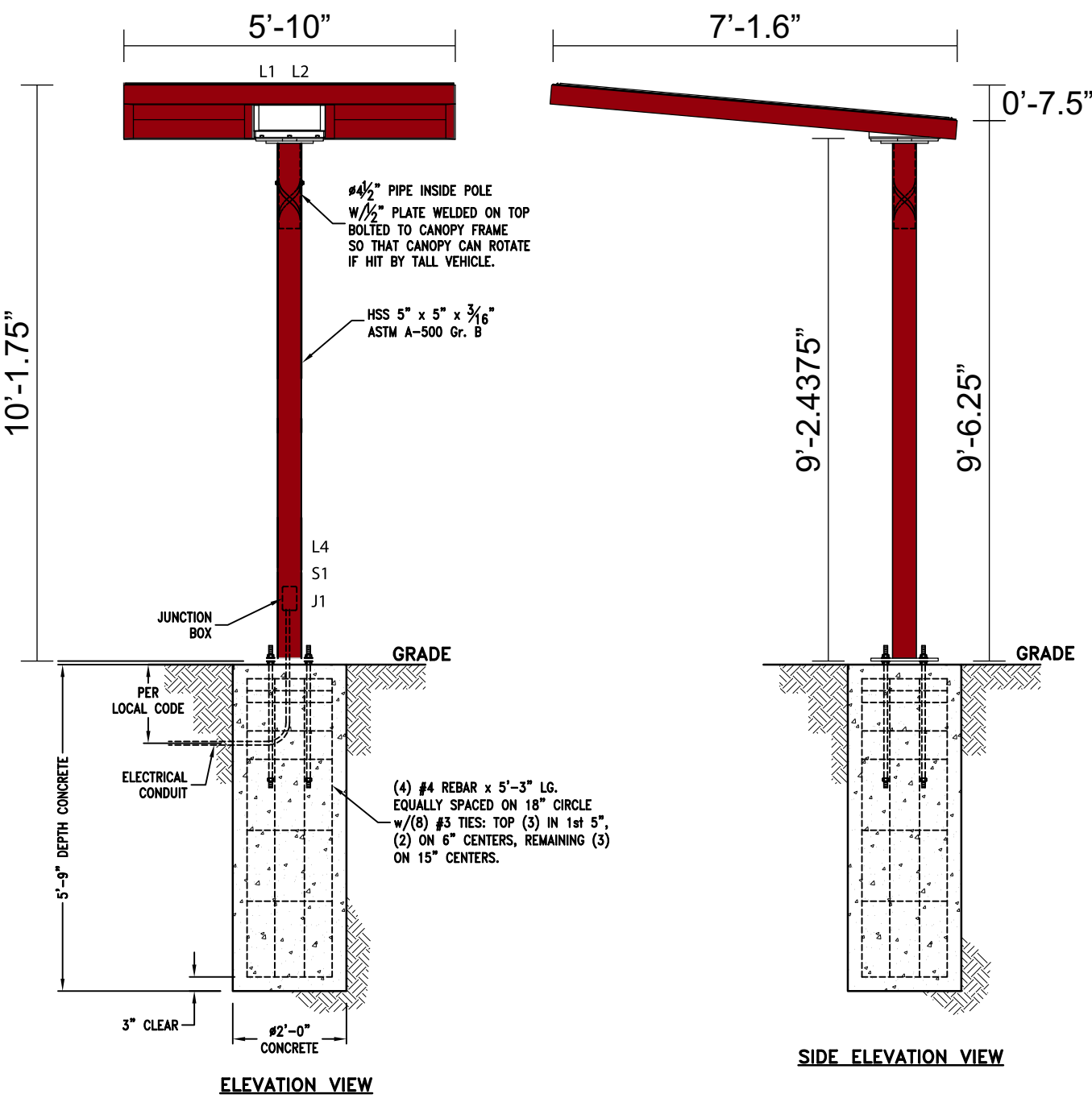


#### BASE PLATE DETAIL

3/4" ASTM A-36 STEEL

DETAIL VIEW - CLEARANCE BAR & MENU CANOPY

Installation Only





**LED INTERNALLY ILLUMINATED CHANNEL LETTER/CABINET**

**Quantity: 1**



**CHANNEL LETTER/CABINET: ATTACHMENT METHOD**

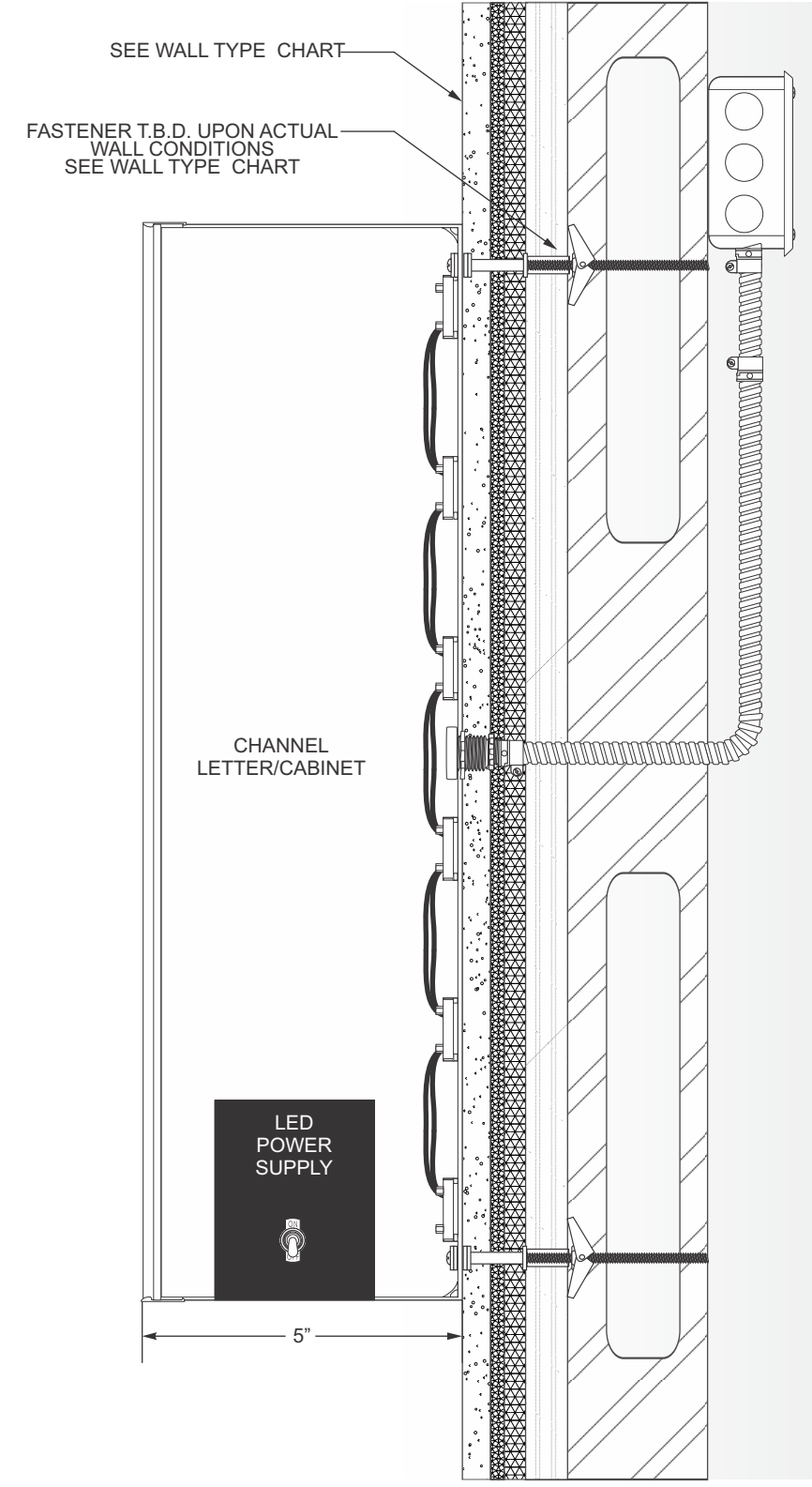


**FASTENER SCHEDULE:**  
QTY-8 FASTENERS (SEE WALL TYPE CHART)  
TYPICAL 8 PLACES

**WEIGHT CALCULATIONS**  
28.54 SF x 5.0 lbs =  
142.7 lbs

**SQUARE FOOTAGE CALCULATIONS**  
5'-0" x 5'-8.5" =  
28.54 SF

<b>WALL TYPE</b>	<b>INSTALLS ON EIFS, WOOD, OR METAL FACADE</b>
<b>DETAIL SECTION</b>	
<b>FASTENER TYPE</b>	<b>APPROX. 3/8" X 5" TOGGLE BOLT</b>

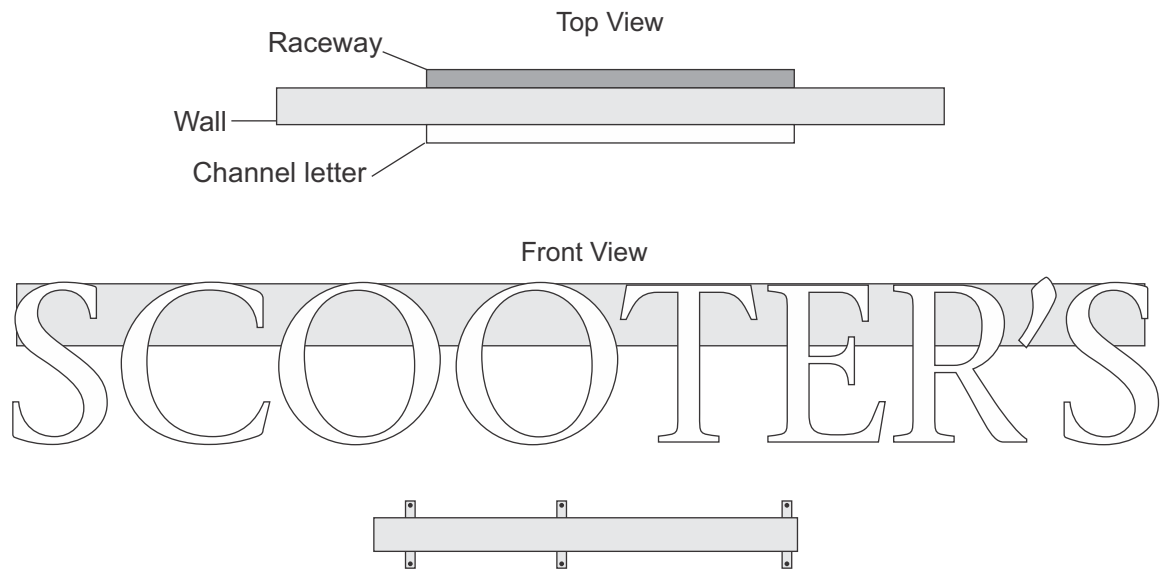


**LED INTERNALLY ILLUMINATED CHANNEL LETTER/CABINET - RACEWAY MOUNT**

**Quantity: 2**

**B**

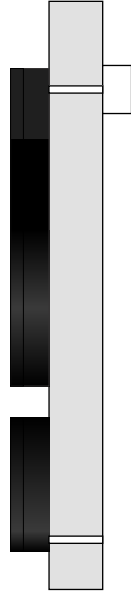
**RACEWAY MOUNT CHANNEL LETTER/CABINET: ATTACHMENT METHOD**



**FASTENER SCHEDULE:**

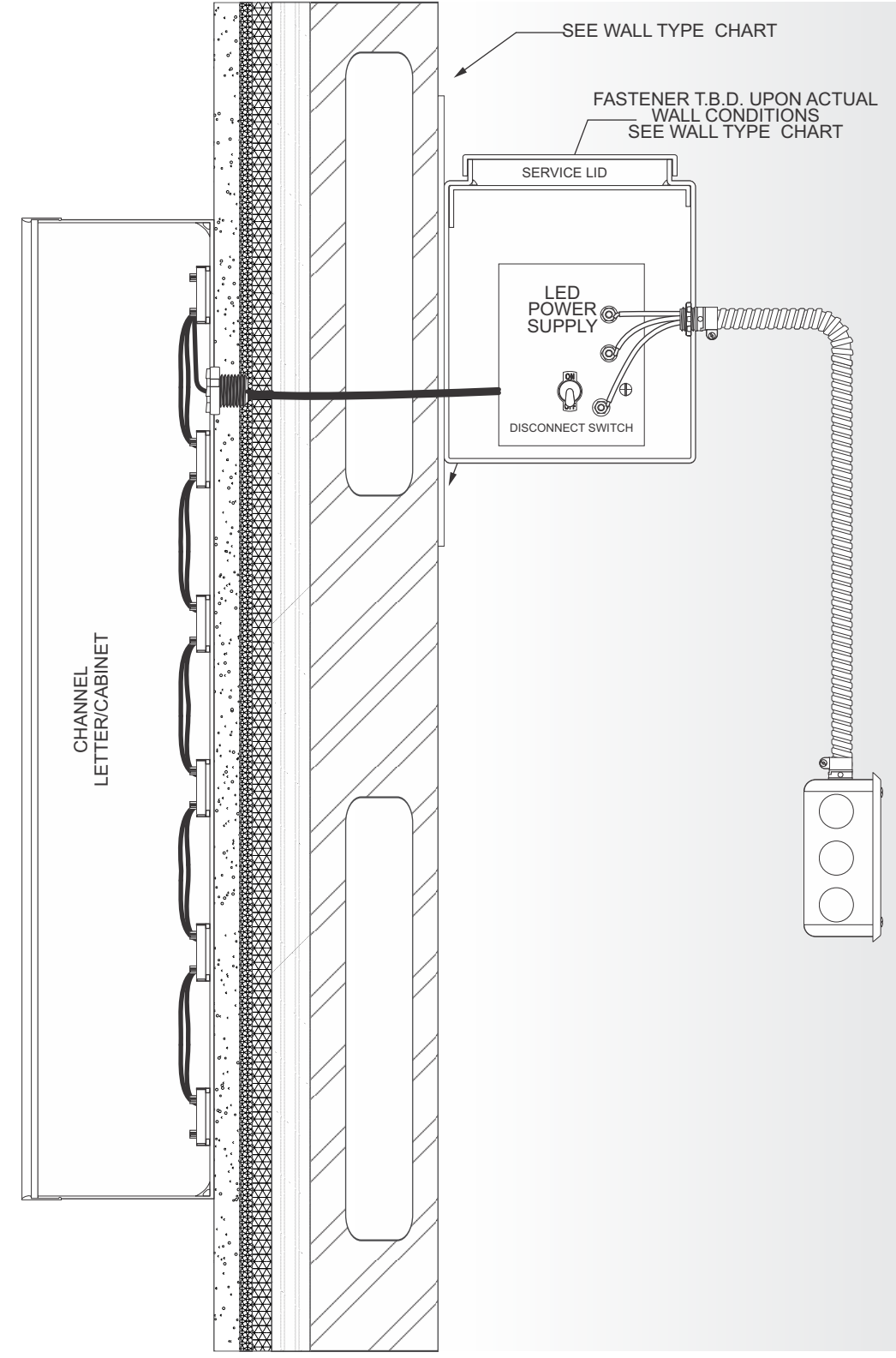
QTY-3 STRAPS WITH 2-EA FASTENERS (SEE WALL TYPE CHART)  
 TYPICAL 3 PLACES  
 MINIMUM (1) STRAP PER 8' SECTION  
 FASTENERS T.B.D. UPON ACTUAL WALL CONDITIONS

<b>WALL TYPE</b>	<b>INSTALLS ON EIFS, WOOD, OR METAL FACADE</b>
<b>DETAIL SECTION</b>	<p>CABINET BACK</p> <p>WALL FACADE</p> <p>TYPICAL BACKING</p> <p>WOOD OR METAL STUD</p>
<b>FASTENER TYPE</b>	<b>APPROX. 3/8" X 5" TOGGLE BOLT</b>



**WEIGHT CALCULATIONS**  
 $45.68 \text{ SF} \times 2.22 \text{ lbs} = 101.41 \text{ lbs}$

**SQUARE FOOTAGE CALCULATIONS**  
 $2'-6" \times 18'-3.25" = 46.68 \text{ SF}$



**LED INTERNALLY ILLUMINATED CHANNEL LETTER/CABINET**

**Quantity: 2**



CHANNEL LETTER/CABINET: ATTACHMENT METHOD

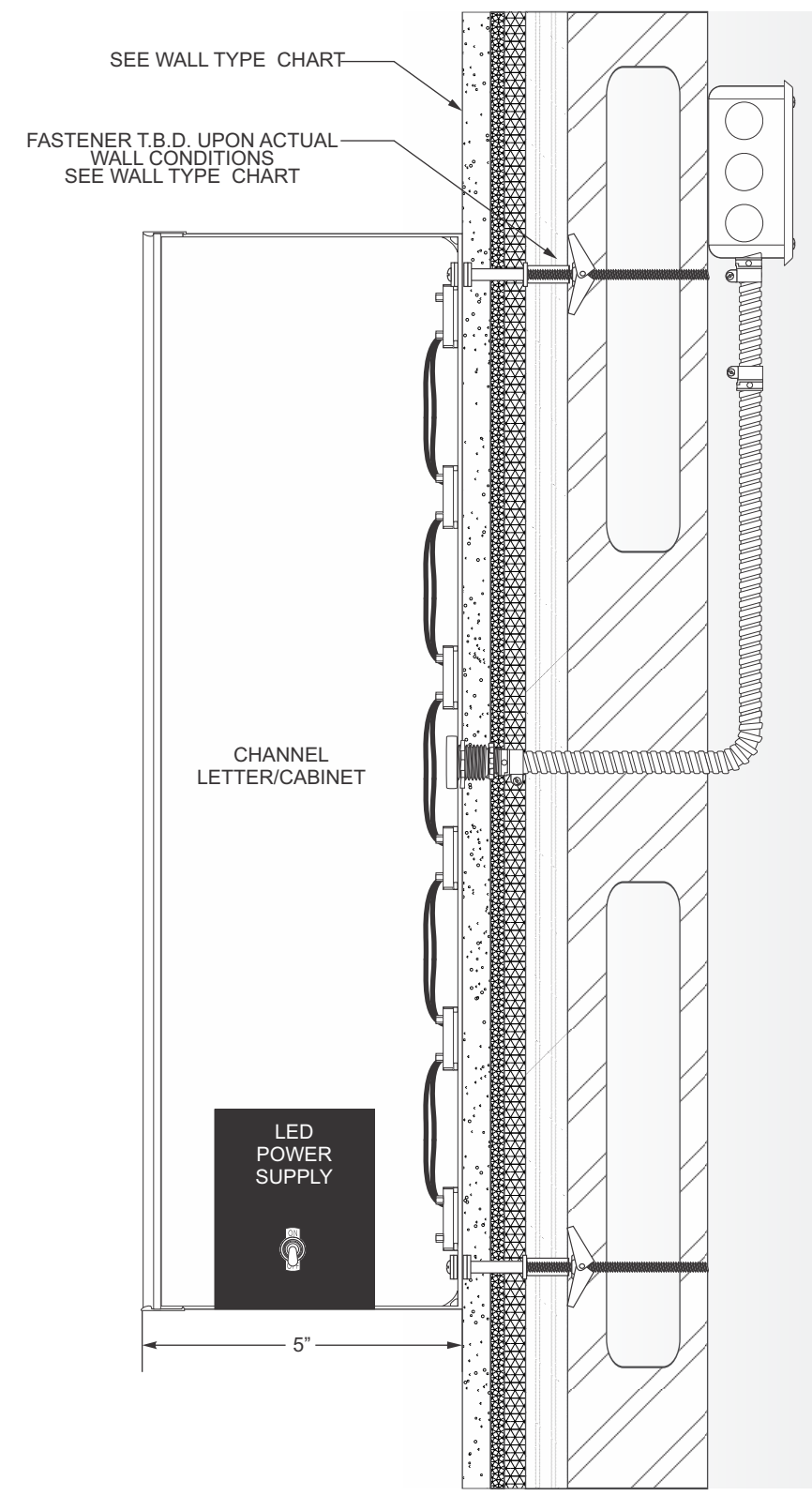
C O F F E E D R I V E - T H R U

FASTENER SCHEDULE:  
QTY-38 FASTENERS (SEE WALL TYPE CHART)  
TYPICAL 38 PLACES

WALL TYPE	INSTALLS ON EIFS, WOOD, OR METAL FACADE
DETAIL SECTION	
FASTENER TYPE	APPROX. 3/8" X 5" TOGGLE BOLT

WEIGHT CALCULATIONS  
19.38 SF x 2.0 lbs =  
38.76 lbs

SQUARE FOOTAGE CALCULATIONS  
1'-1.25" x 17'-5.5" =  
19.38 SF







# SIGN PURCHASE AGREEMENT

800.845.9927 springfieldsign.com

DESCRIPTION

This agreement, made and entered into this \_\_\_\_ day of \_\_\_\_ (month), 20\_\_ (year), by and between Springfield Sign & Graphics, INC. d/b/a Springfield Sign (herein after referred to as Seller), and Buyer (as outlined below and labeled as Buyer) witnesseth, that the Seller agrees to manufacture for Buyer the sign(s) and/or other sign products/services as outlined in a separate E2 document as follows, QUOTE Number: \_\_\_\_\_ or other such unique document of description as follows:

[Redacted area]

CONTACT

### BUYER:

COMPANY NAME: D/B/A: BILLING ADDRESS: CITY: STATE:

### JOB DETAILS:

COMPANY NAME: D/B/A: BILLING ADDRESS: CITY: STATE:

FINE PRINT

All wiring on the premises to the site of the signs' installed location, including the connection of the sign to such primary wiring source is to be the responsibility of the Buyer, at additional cost to the Buyer, at the direction of the Buyer. as designed by the Buyer or Buyer's agents and, as necessary, all other aspects and expenses, as required, to bring primary electrical wiring to the sign's location for energizing of such signs. All voltages to be 120 Volt at 60 Hertz unless otherwise specified. Any damages caused by the energizing circuit to the sign or sign products due to improper design (including but not limited to improper voltages), improper connection thereof or any other causes related to the energizing primary circuitry will be solely and completely at the Buyer's risk and expense. Any additional work, trouble shooting in the field, by phone, by internet or otherwise required on behalf of Seller will be bi/Jed in addition to Buyer on a Time and Materials basis, at additional expense. All Permit fees/Engineering fees and labor/drawing costs for the acquisition thereof will be billed in addition to prices stated herein at additional expense unless specifically outlined in this document to be bi fled in another manner as described herein. Any required sales/use taxes are the responsibility of the Buyer, now and in the future as so levied by applicable governing authorities. All taxes are due and payable upon demand by Seller at or any time subsequent to the execution of this SIGN PURCHASE AGREEMENT. It is understood that taxes are in addition to the prices outlined in the SIGN PURCHASE AGREEMENT, E2 Quote or any other document outlining the signs, products or services for stated Job Location unless specifically and clearly outlined otherwise. It is expressly and undeniably understood by both Buyer (or Buyer's agents, subcontractors, salespersons, etc.) and Seller that no verbal agreement has been entered into. Both parties are to adhere to the terms and conditions of this SIGN PURCHASE AGREEMENT and related attachments as properly executed and initialed. Any governing entity outside the control of Seller, such as but not limited to, any applicable City/Municipalities, County Office/Agent, national codes (such as but not limited to NEC, BOCA, ETC.) with jurisdiction or control upon the product, labor (manufacturing or installation) or any issues, procedures or otherwise related to the execution of the terms, signs, sign products, services or otherwise, foreseen or unforeseen, may affect the costs and timely delivery of such products/services herein NOTICE: THIS IS A LEGAL DOCUMENT WITH BINDING OBLIGATIONS READ BOTH SIDES OF THIS INSTRUMENT BEFORE SIGNING, AS THE TERMS OF THIS SIGN PURCHASE AGREEMENT ARE SET OUT THEREON, The specific terms for payment may vary based on product types or other reasons, but it is expressly understood that PAYMENT IN FULL as outlined by this Agreement is due and must be paid PRIOR TO INSTALLATION OF SIGN PRODUCT, PARTS OR SERVICES. All outstanding balances over 30 days due are subject to a 2% per month (collectively compounding) Late Fee.

Buyer's Guarantee to Build \_\_\_\_\_ (initials) Rejection of Buyer's Guarantee to Build \_\_\_\_\_ (initials)

BUYER: I/We have read this entire agreement and agree to defend and hold harmless Seller as stated herein. ACCEPTED:

By: \_\_\_\_\_

PRINTED NAME: TITLE: DATE:

SELLER: ACCEPTED:

By: \_\_\_\_\_

Mark Wessell, CEO Springfield Sign 4825 E Kearney St Springfield, MO 65803

1. DOCUMENT ATTACHMENT As allowed by this contract, other documents such as but not limited to E2 quotes, product specifications, manufacturer's specifications, etc. may be referenced in the area in the beginning of this Sign Purchase Agreement. These documents may have additional terms, conditions, pricing, restrictions, limitations or otherwise as describe by those written instruments, such as but not limited to LED (or other types) of electronic displays. 2. LIMITED WARRANTY Seller warrants all new materials and/or services delivered herein to be at time of completion of job and time of delivery, to Buyer, to be free from defects of material and/or workmanship. Seller agrees to repair or replace, solely at Seller's discretion, any products or parts thereof, which are found defective in material or workmanship within 90 days from time of installation of sign or sign product. Seller's obligation with respect to such products or parts shall be STRICTLY LIMITED to replacement or repair and in NO event shall Seller be liable for consequential, incidental or special damages, or for transportation, installation, adjustment or any other expenses which may arise in connection with such products or parts, including but not limited to loss of business or loss of trade. THIS WARRANTY IS EXPRESSLY MADE IN LIEU OF ANY AND ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING THE WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. THERE ARE NO OTHER WARRANTIES. Seller's obligations hereunder shall extend only to defects for which Buyer shall have given Seller written notice thereof within ninety (90) days after date of delivery or installation, as applicable. Buyer is NOT authorized to make independent arrangements for warranty work. All warranty work on said signs, products, parts, services, as described herein, shall be arranged or subcontracted by Seller or be done by Seller's employees or representatives, solely at the discretion of the Seller. In the event that Buyer does not permit Seller to inspect product, access property or in any other way directly or indirectly inhibits the Seller to arrange for or conduct necessary repair work required under this Agreement, or Buyer makes independent arrangements for such repair work, Buyer agrees that Buyer will be solely responsible for the costs of such repairs. In the event Buyer does not comply with the above, Seller hereby EXCLUDES ALL WARRANTIES, EXPRESS AND/OR IMPLIED, AND BUYER PURCHASES THE SIGN, SIGN PRODUCT AND/OR SERVICES "AS IS" and WITH ALL FAULTS, WAIVING ALL WARRANTIES HEREUNDER. Additional limitations include but are not limited to, acts of God, acts of nature, vandalism, acts of War or Terrorism and/or accidental damages. 3. INSURANCE As long as any amount of monies is due and owing to Seller, Buyer shall insure sign, sign products or services, in an amount no less than monies due Seller, and NAME SELLER in the loss payable clause of such insurance policy, strictly for the benefit of the Seller. Buyer further agrees to not limit the insured causes allowing for fire or any other casualty. Buyer shall furnish Seller with evidence of such certification of insurance, in writing from Buyer's insurance agent or agency, upon Seller's demand. Seller's certificate of insurance for liability/workers compensation shall be provided by Seller to buyer upon request from Buyer. 4. TAXES Buyer shall be responsible for and pay all taxes including but not limited to Sales, Use, Personal Property or any other municipal, county, state or federal taxes that may be levied, imposed or assessed by law on the sign product, parts or services or improvements thereon, or uses of such. Buyer agrees to reimburse Seller for any amount for such taxes, that may be billed to and paid by Seller. Any interests or penalties associated with any taxes as outlined herein will also be due and owing to Seller if so paid by Seller. These taxes, as allowed by law, may or may not be assessed at time of initial sale or delivery of sign product, parts or services and may continue forward in time without end. 5. PERMITS/LICENSES Seller shall not be obligated to commence fabrication of sign product, parts or services until all necessary permits have been issued. If permits are denied after reasonable effort by both parties to secure same, then this Sign Purchase Agreement shall terminate without liability to either Buyer or Seller, except that Buyer shall pay Seller for reasonable compensation for labor and costs expended until the time permits are denied. Buyer shall be responsible for securing and maintaining in effect written consent from the owner of record of the premises upon which sign product, parts or services is to be installed and for all other private permissions, consents or licenses, including but not limited to, the use of registered trademarks or copyrights used on the sign product, parts or services, necessary for the manufacture, the installation, maintenance and use of such. The only exception to this will be if the Buyer's Guarantee to Build check box at the beginning of this Sign Purchase Agreement is checked. The terms and conditions for this, briefly being stated herein, shall GUARANTEE FULL PAYMENT TO SELLER with no guarantee to Buyer that the sign product, parts or services will be utilized to any benefit of the Buyer. Buyer will be obligated to pay the full contract price, including installation and will have to make arrangements for receipt of, off loading of and storage of sign product, parts or services with no future claims for installation, service or maintenance of such from Seller. The Buyer's Guarantee to Build is strictly offered to allow manufacturing of sign product, parts or services to proceed WITHOUT the proper permits obtained. If in no way obligates Seller to be adverse to the law for installation (without permits) of sign product, parts or service. 6. INSTALLATION OF SIGN PRODUCT Buyer agrees to and stipulates that Buyer has designated the location for the sign product, parts or services and subsequent installation of such and is responsible for all required materials, labor and any other associated expense, at Buyer's risk, for the necessary requirements for proper, obstruction free and/or lawful installation. Obstructions, obstacles or other encumbrances, includes but is not limited to building reinforcement, building or site alterations, all obstacles as required for successful, safe, lawful installation including but not limited to overhead (power lines, buildings, trees or other encumbrances), underground (such as utilities, easements, rocks, buried objects natural, man made or otherwise), landscaping, sidewalks, planters, asphalt, concrete or any other such improvements, construction crews other than Seller's or Seller's agents or Buyer's normal business traffic, Seller will not be responsible for any damages for such items during the normal installation process. Any return trips or delays or overtime charges incurred will be passed on to Buyer at Buyer's expense. 7. ASSIGNMENT This Agreement shall be binding and inure to the benefit of the parties hereto, their respective successors, executors, administrators, assigns and legal representatives; provided, however

that the interests of Buyer herein shall be assigned only with the expressed, written consent and approval of Seller. No transfer or assignment of this Agreement or any interest hereunder shall release Buyer from their obligations herein. 8. DEFAULT OR BREACH OF AGREEMENT The parties stipulate that the sign product, parts or services is(are) not an article of general trade or utility but is uniquely designed and is to be constructed and/or installed at the request and for the sole and special purposes of Buyer. The sign product, parts or services is of no value to Seller, and therefore, has no resale or other value to anyone other than Buyer, this Agreement is not cancelable except with expressed written permission of the Seller. Buyer shall be deemed to have breached this Agreement by insolvency, default in payment amounts or schedules as set forth herein, abandonment of the sign product, parts or services or vacating the premises where such is located, termination or transfer of Buyer's interest in the premises or business, appointment of a receiver for Buyer's business, the filing of a voluntary or involuntary petition of bankruptcy with respect to Buyer, or any act or omission of Buyer in contravention to this Agreement. In addition to Buyer's other obligations hereunder, in the event Seller shall institute any action or lawsuit for the enforcement of the obligations of Buyer herein, Buyer shall pay and indemnify Seller for all costs of court, reasonable attorney's fees expended, interest expenses of 2% per month or as allowed by law whichever is more, collection fees, administration fees, and, pay Seller all amounts awarded by the court as a result of such proceedings. Buyer's breach of any provision in any other Sign Purchase Agreement or other instruments as put forth by Seller or Confirmation of Order with Seller shall also be deemed to be a breach hereunder, and Seller may suspend its performance and delivery under this and all other agreements with Buyer until Buyer provides Seller with adequate assurance of performance within a reasonable time, not exceeding ten (10) days, after Seller has informed Buyer orally or in writing, of its grounds for insecurity. 9. COPYRIGHTS, TITLE & CONVEYANCE OF OWNERSHIP Seller specifically retains ownership and/or title of sign product, parts or services until Buyer has performed and fulfilled all terms and conditions required by Seller, herein, or as otherwise allowed by law to Seller's benefit. Buyer also, conveys to Seller the absolute right to access property to remove sign product or parts from said property, should any default arise on Buyer's behalf, and, to pay for all necessary costs for removal and possible subsequent re-installation of said product at expense in addition to that outlined herein, solely at Buyer's risk and expense. Buyer agrees and will defend same that Seller shall at all times have title to all original drawings, designs and specifications relating to the work hereunder, which were developed or created by or on behalf of Seller, and Seller hereby claims copyrights, where applicable, of all such drawings, designs and specifications. Payment of all or part of any amounts hereunder does not pass title to the "original drawings, designs, specifications" of said sign product, parts or services, although the same may be reproduced with the expressed written consent of Seller. Buyer shall, upon request of Seller, promptly return all such drawings, designs and specifications, and copies thereof, to Seller during all times which Buyer owes Seller any amounts hereunder. Buyer agrees that Seller has specific legal rights in the form of Copyrights or other instruments given by law to Protect and does hereby declare Seller's ownership of all drawings artwork and the like during and after the terms of the Agreement herein. 10. MANUFACTURING SPECIFICATIONS/INDUSTRY STANDARDS Buyer understands and agrees to allow Seller, solely at Seller's discretion to make modifications for and conforming to Seller's standard manufacturing practices. It is also understood by Buyer, that no color, shape, dimension or any other specific feature of said sign product, parts or services is guaranteed absolute. As practical examples absolute color matches or dimensions are not guaranteed and will be allowed reasonable differences within industry standards. Buyer agrees that Seller may mark and label sign for legal, national code, electrical, manufacturing, advertising or other requirements and purposes as is reasonably necessary to conduct day-to-day business as allowed or required in the industry and for Seller's own satisfaction and benefit. 11. SUBJECT TO PRIOR SALE Used sign products, new or used products offered for resale from other manufacturers, such as but not limited to electronic displays may be subject to prior sale affecting price and or delivery times to Buyer. Seller will not be responsible for any consequences related to such issues. This includes promotional or sales or any other type of proposal made to customer. Seller has no authority or control over other manufacturers and Seller employ's numerous sales agents all of whom may be promoting the same sale item, thus depleting any available inventory. 12. CHANGE ORDERS Any alteration, deviation and/or reasonably significant variance from the scope of work, construction or labor or otherwise from the sign(s) or products or services as outlined herein, including all extra costs, hereafter called Change Order, will be executed only upon written orders and may become an additional charge over and above the price stated herein. Any such Change Order requested by Buyer must be agreed to by Seller, in writing and solely at the discretion of the Seller. It is understood that any Change Order could necessitate the need for a price increase, an extension in the time required to complete the work outlined herein or any other reasonable and necessary charges, terms, conditions, equipment or the like as so required to execute the Change Order. 13. SUSPENSION OF MANUFACTURING Any request or event or otherwise required by Buyer to delay, suspend, cancel or otherwise impede the manufacture, delivery and/or installation of said sign product, parts or services, for any reason or occurrence out of the control of Seller, then Buyer shall immediately pay the full purchase price or any amount remaining and due to Seller. Furthermore, upon such request, Buyer shall be solely responsible for storage charges and any increases in labor and/or material costs incurred by Seller in the manufacturing process. Buyer's failure to comply with this provision will be deemed and construed as an anticipatory breach of this Agreement. In the event Buyer complies with the foregoing, Seller will complete the manufacturing, delivery and/or installation within a reasonable period of time upon reasonable request of Buyer. 14. SECURITY INTEREST Buyer grants Seller a SECURITY INTEREST in the sign product, parts and/or services until all obligations to Seller, hereunder are fully paid. Seller may file and record this Agreement as a financing statement under Chapter 400 of the Missouri Uniform

Commercial Code Section 400.9-521, in addition to any other permitted standard or nonstandard forms. If Buyer shall fail to pay as agreed to herein, Seller (or Seller's agents or representatives) shall have the right, and will be defended by Buyer, and is hereby authorized and empowered to take and resume possession of and remove into Seller's possession, with or without process of law, the sign product, parts or services and all other property described herein, wherever found, and remove and sell the same at either public or private sale, or by any other viable method, as deemed solely by Seller, at such time and place as Seller shall choose, and as allowed by law. Seller shall apply the proceeds of such sale as a credit upon the obligations of Buyer hereunder. In such event, Seller is entitled to recover all expenses of sale, including any reasonable attorney's fees necessary in handling the matter, without prejudice to Seller to the further enforcement of any balance of such obligation due Seller by Buyer, or expenses remaining due from such sale. In the event the proceeds of such sale exceed the balance of Buyer's obligation to Seller and the expenses of such sale, Seller shall forward any such excess to Buyer. Buyer shall not use said sign products as to lessen the value of Seller's SECURITY INTEREST or impair the operation of said sign product, and in the event the sign product is damaged through the intentional acts or willful negligence of Buyer, Buyer's customers, its agents or employees, contractors or third parties, or by wind, hail, earthquake, fire, war, tornado, hurricane, flood, labor dispute, vandalism, acts of God or acts of nature, Buyer agrees to pay for the necessary expenses to restore said sign product, part or services in operable condition. After delivery and/or installation, whichever is contracted for, in the event the sign product is lost, stolen, destroyed, or otherwise impaired, Buyer shall remain liable to Seller for all amounts hereunder, UNTIL BUYER'S OBLIGATIONS TO SELLER ARE FULLY SATISFIED HEREUNDER, THE PROPERTY DESCRIBED HEREIN WILL REMAIN PERSONAL PROPERTY OF SELLER WHETHER THE SAME IS ATTACHED IN ANY MANNER TO THE REALTY OR NOT. SAID PROPERTY SHALL NOT, BY REASON OF ATTACHMENT OR CONNECTION TO THE REALTY, BECOME OR BE DEEMED A FIXTURE OR APPURTENANT TO SUCH REALTY. No transfer, renewal, extension, or assignment of the Agreement or of any interest hereunder, and no loss, damage or destruction shall release Buyer or any Guarantor from the obligations assumed hereunder. During all times in which Buyer is obligated for any amounts to Seller hereunder, Buyer shall keep said property free from all tax liens and other encumbrances, and any sum of money that may be paid by Seller to release any such liens or encumbrances shall be paid on demand by Buyer in addition to the obligations secured hereunder. 16. WAIVER OF CONSUMER RIGHTS 17. DELIVERY AND PERFORMANCE Seller shall not be held responsible for, and the period of time required for completion of any project or maintenance or repairs, shall be tolled during any time when Seller is delayed or prevented from completing the obligations hereunder because of strikes, equipment breakage, fire, war, terrorism, labor disputes, commercial delays, acts of God/nature, regulations or restrictions of any government entity or public authority, or any accidents or forces, conditions, or circumstances beyond Seller's control, and Seller shall not be liable for any loss whatsoever suffered by Buyer, directly or indirectly, as a result of any such events or occurrences. Buyer agrees to examine and inspect all installations, repairs, and maintenance, and within ten (10) days, notify Seller in writing of any complaints about work performed under this Agreement. The failure of Buyer to give such written notice shall constitute acceptance of the work performed. The provisions of the paragraph shall not be limited by any provision in which time is made of the essence. Notwithstanding anything in this Agreement to the contrary, if at any time prior to completion of this Agreement Seller's prospects for payment are, in Seller's sole discretion, impaired, Seller may require payment in advance before permitting delivery or any installation or services hereunder, and may demand Buyer's immediate performance of Buyer's obligations hereunder. If requested by Seller, Buyer shall furnish evidence, satisfactory to Seller, prior to commencement of Seller's work hereunder or at any time thereafter, that sufficient funds are available and committed to pay the full amount owing by Buyer under this Agreement. 18. STATE OF JURISDICTION/SEVERABILITY/MISCELLANEOUS All representatives of Seller are stipulated and specified in this Agreement. No modifications hereof shall be valid unless made in writing AND agreed to, AND signed by both Seller and Buyer. No waiver by either party hereto shall be a waiver of any subsequent breach of or failure to perform the same or any other term, condition, or obligation hereof. It is agreed by both parties hereto that venue of any action arising under the Agreement shall be in Greene County, Missouri and the laws of the State of Missouri shall govern this Agreement. Should any part of this Agreement contravene public policy or laws of the jurisdiction in which it is sought to enforce the same, then such part shall be considered null and void and have no force and effect, and the balance of the terms and conditions of this Agreement shall remain valid and in full force and effect. Buyer expressly grants Seller the right to use photographs, drawings or other replicas of the sign product specified herein in its brochures, pamphlets, displays, sales documents or other advertising or promotional media in the ordinary course of business of Seller. Seller may place on the sign product its name, telephone number and location of such information, as shall be determined by Seller and solely by the Seller. Buyer agrees that Buyer is purchasing said sign product for business or commercial purposes or use and not for personal, family or household use or purposes. In regard to payment of any amount due hereunder, time is of the essence.

AGREEMENT



**PROJECT TITLE**

Cornerstone Montessori Christian Academy

**PROJECT PROPERTY OWNER**

Shannon Nuckols

**PROJECT LOCATION**

Springhill Road, Bryant, AR

**PROJECT DESCRIPTION**

The proposed sub divisional development is on Springhill Road, Bryant, AR . Total development site area is 7.5 acres.

**DRAINAGE ANALYSIS**

**On Site Drainage-** Rational method was used to determine the existing and proposed flows from proposed site. Summary of the calculations are below:

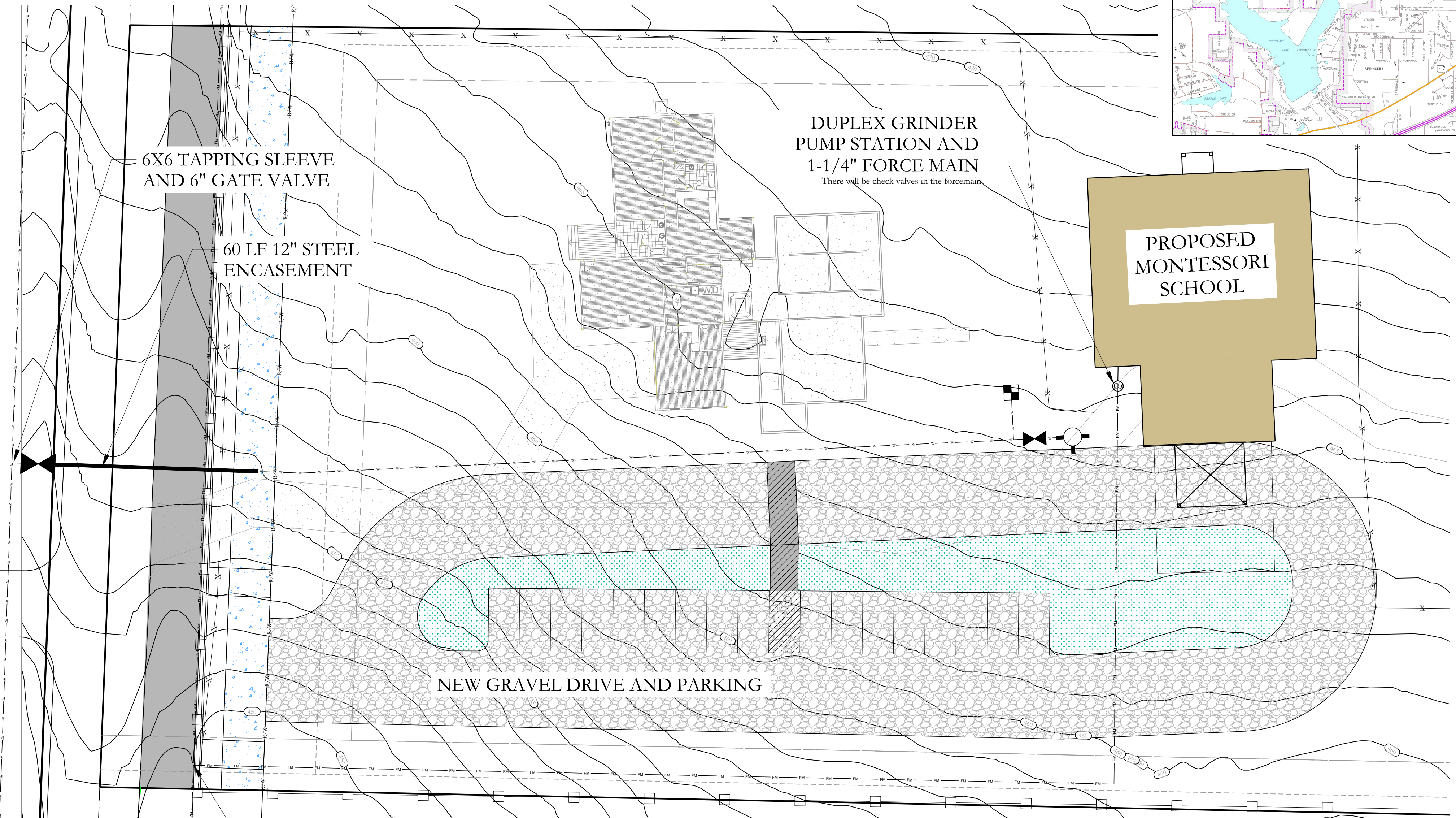
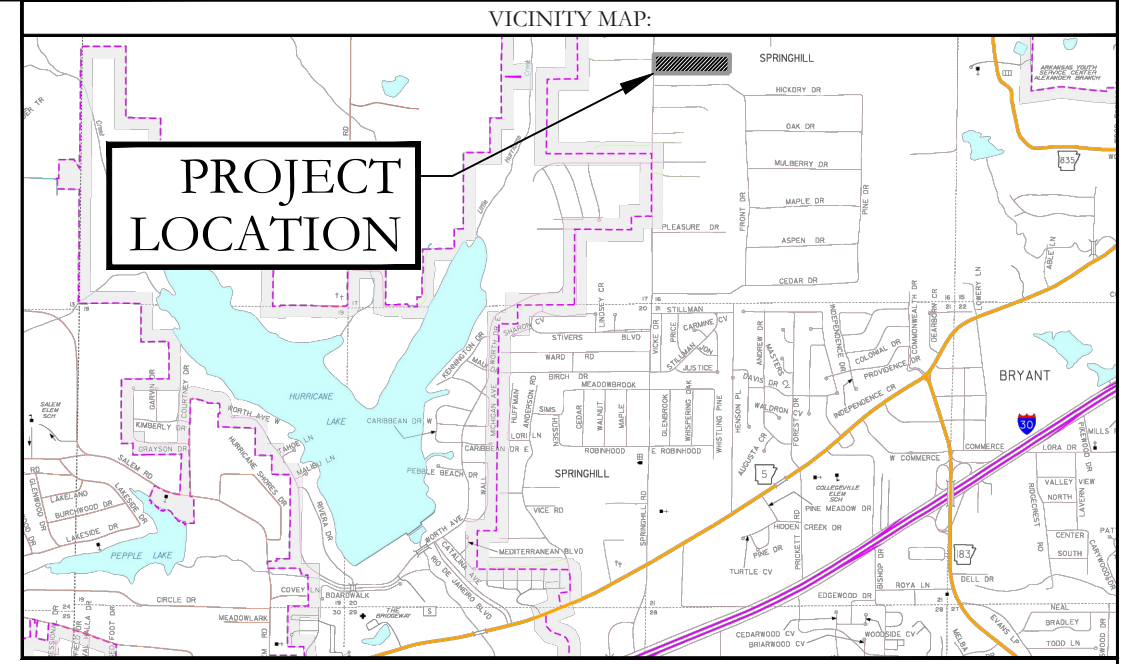
**Peak flows for Pre and post development phase of onsite area have been tabulated below-**

Period of time	Pre-development	Post-development
	Peak Flow (cfs)	Peak Flow (cfs)
2-Year	51.663	53.005
5-Year	68.640	70.269
10-Year	83.641	85.743
25-Year	109.400	111.605
50-Year	127.899	130.296
100-Year	153.869	156.175

**Drainage Calculations:**

YEAR		COEFFICIENT					
		2	5	10	25	50	100
PASTURE		0.33	0.36	0.38	0.42	0.45	0.49
FOREST		0.31	0.34	0.36	0.4	0.43	0.47
POOR CONDITON (LESS THAN 50% Grass Cover)		0.37	0.4	0.43	0.46	0.49	0.53
GOOD CONDITION (more than 75 % Grass Cover)		0.21	0.23	0.25	0.29	0.32	0.36
		<b>AREAS(AC)</b> (PRE DEVELOP- MENT)		<b>AREAS(AC)</b> (POST DEVELOP- MENT)			
PASTURE		11.517		11.517			
FOREST		31.006		31.006			
POOR CONDITON (LESS THAN 50% Grass Cover)		8.755		11.573			
GOOD CONDITION (more than 75 % Grass Cover)		8.633		5.81			
<b>PRE DEVELOPMENT</b>							
CUMULATIVE C VALUE=		0.308	0.337	0.358	0.397	0.427	0.467
<b>POST DEVELOPMENT</b>							
CUMULATIVE C VALUE=		0.316	0.345	0.367	0.405	0.435	0.474

	YEAR	C	I	A	Q=CIA (cfs)
<b>PRE DEVELOPMENT</b>					
	2	0.308	2.8	59.906	51.663
	5	0.337	3.4	59.906	68.640
	10	0.358	3.9	59.906	83.641
	25	0.397	4.6	59.906	109.400
	50	0.427	5	59.906	127.899
	100	0.467	5.5	59.906	153.869
<b>POST DEVELOPMENT</b>	2	0.316	2.8	59.906	53.005
	5	0.345	3.4	59.906	70.270
	10	0.367	3.9	59.906	85.743
	25	0.405	4.6	59.906	111.605
	50	0.435	5	59.906	130.296
	100	0.474	5.5	59.906	156.175



6X6 TAPPING SLEEVE  
AND 6" GATE VALVE

60 LF 12" STEEL  
ENCASEMENT

DUPLEX GRINDER  
PUMP STATION AND  
1-1/4" FORCE MAIN  
*There will be check valves in the forcemain*

PROPOSED  
MONTESSORI  
SCHOOL

NEW GRAVEL DRIVE AND PARKING

8X2 TAPPING SLEEVE  
AND 2" GATE VALVE  
AND 2X1-1/4 REDUCER

Notes: New grinder pump and sewer service will remain private

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

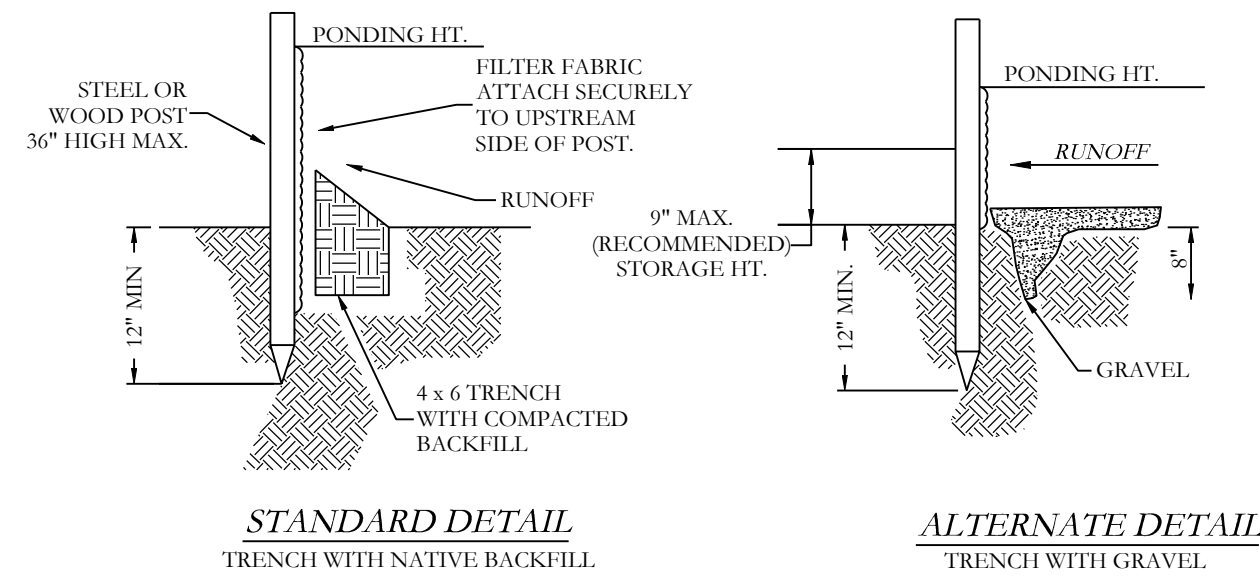
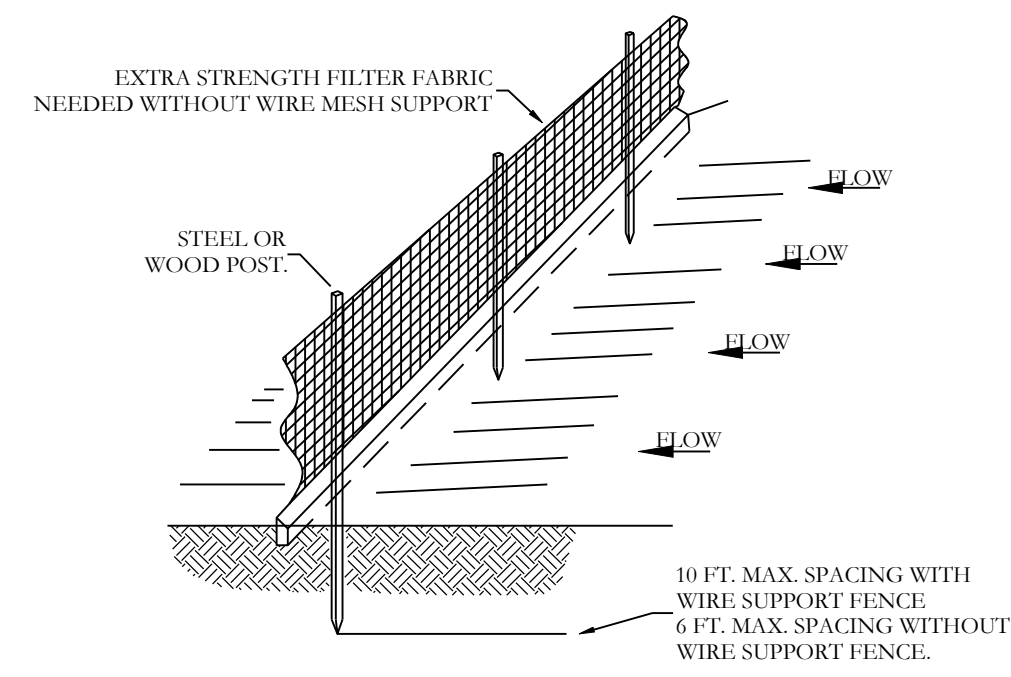
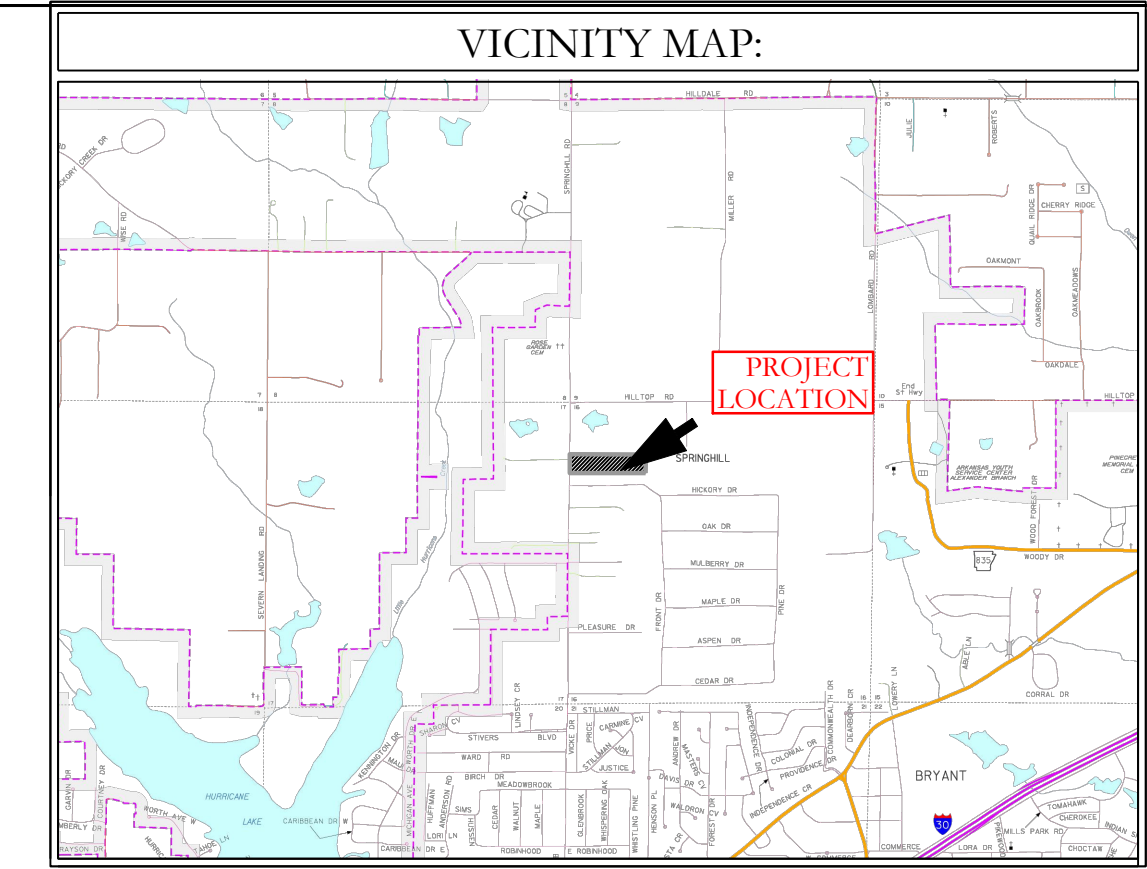


UTILITY PLAN LEGEND	
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	SANITARY SEWER LINE
	WATER LINE
	SEWER MANHOLE
	SANITARY SEWER CLEANOUT

<b>HOPE CONSULTING</b> 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: <b>SHANNON NUCKOLS</b>			
<b>UTILITY PLAN</b> <b>NUCKOLS ESTATES</b> BRYANT, SALINE COUNTY, ARKANSAS			
DATE:	08/10/2022	C.A.D. BY:	B. JOHNSON
REVISED:		CHECKED BY:	
SHEET:		SCALE:	1" = 100'
500	01S	14W	0 16 400 62 1762
DRAWING NUMBER:		<b>20-0673</b>	

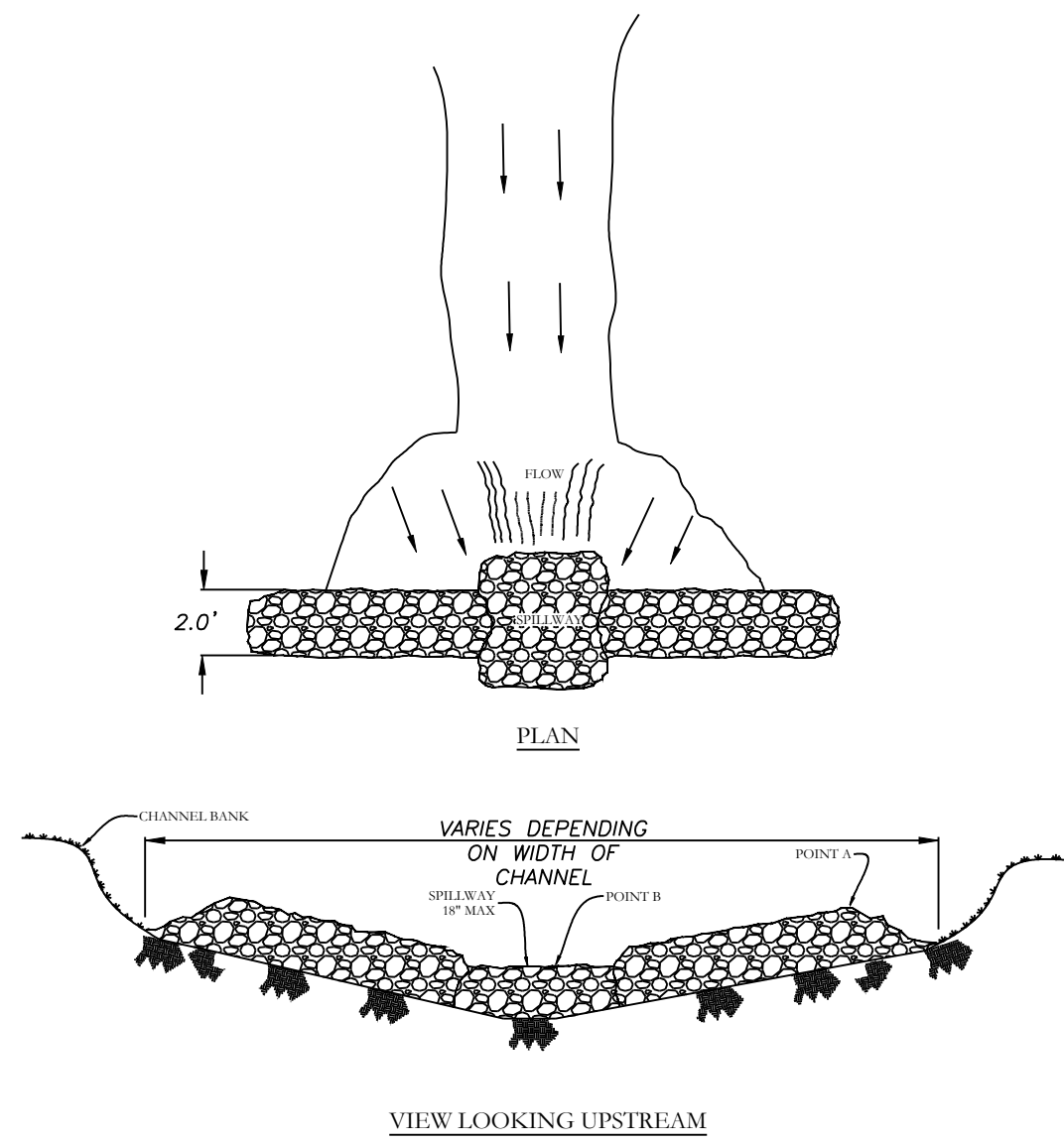
K:\Land Projects\2010\20100730\0673 Springhill road Construction\Memory\20100730.dwg





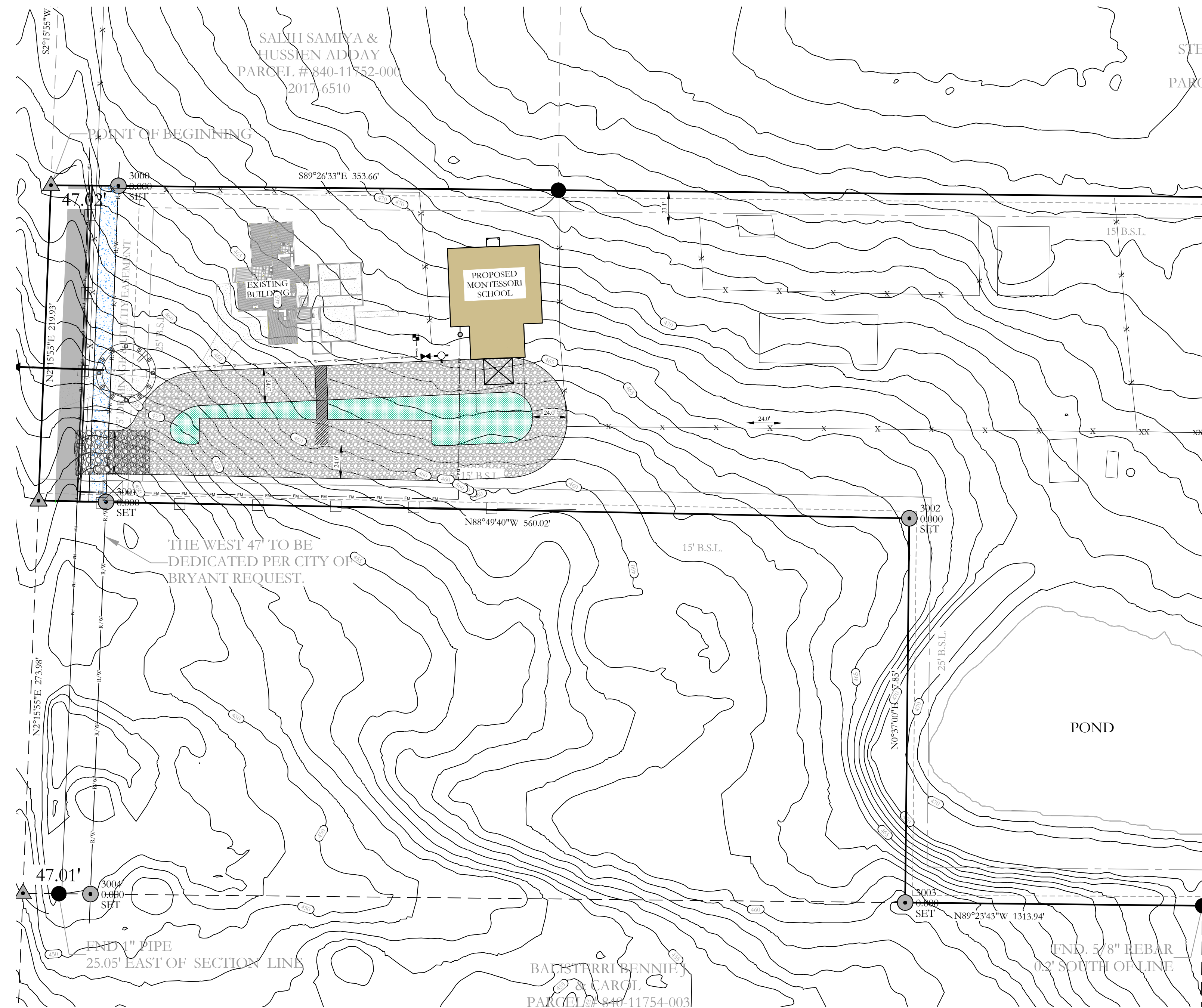
- NOTE:
- 1) INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
  - 2) REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
  - 3) SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING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

**SILT FENCE**



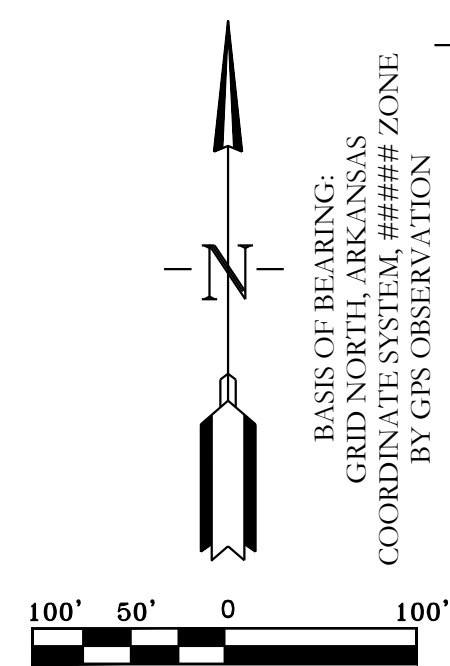
- NOTES:
- 1) POINT 'C' MUST BE HIGHER THAN POINT 'B' (SPILLWAY HEIGHT).
  - 2) TO USE RIP-RAP CHECK DAMS EFFECTIVELY, THEY MUST BE BUILT WITH SLOTTED OR WOVEN FABRIC, STRAW, ROCKS, OR FILTER FABRIC TO FILTER SAND, SILT, AND CLAY.
  - 3) ROCKS MUST BE PLACED TO PREVENT FLOW FROM UNDER THE DAM.
  - 4) SPILLWAY HEIGHT SHALL NOT EXCEED 18\"/>

**RIP-RAP CHECK DAM**



**ERC LEGEND**

- SITE POSTING
- CONC. WASHOUT DETENTION AREA
- SILT FENCE
- RIP RAP CHECK DAM
- CONSTRUCTION ENTRANCE
- DISTURBED AREA

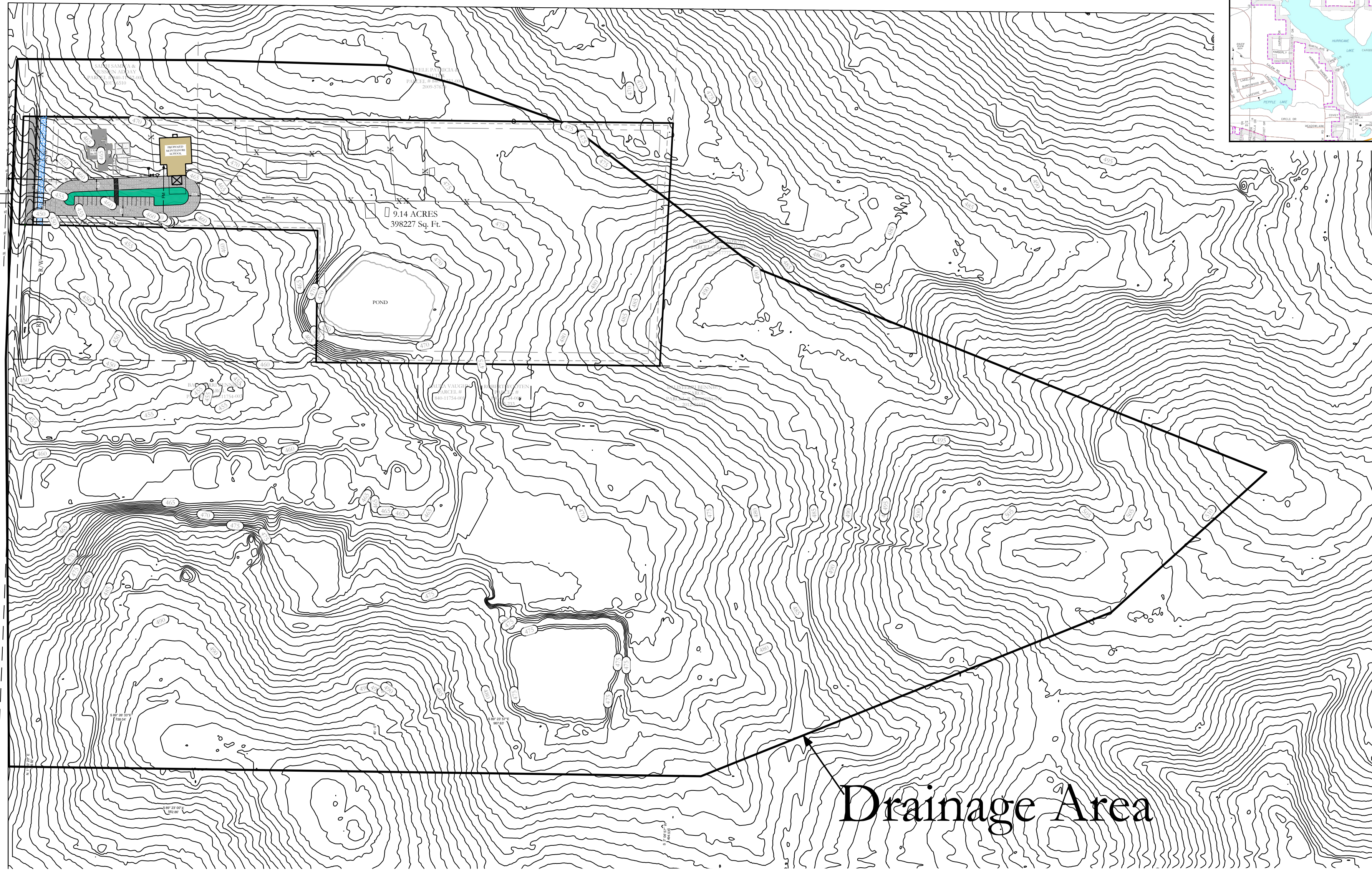
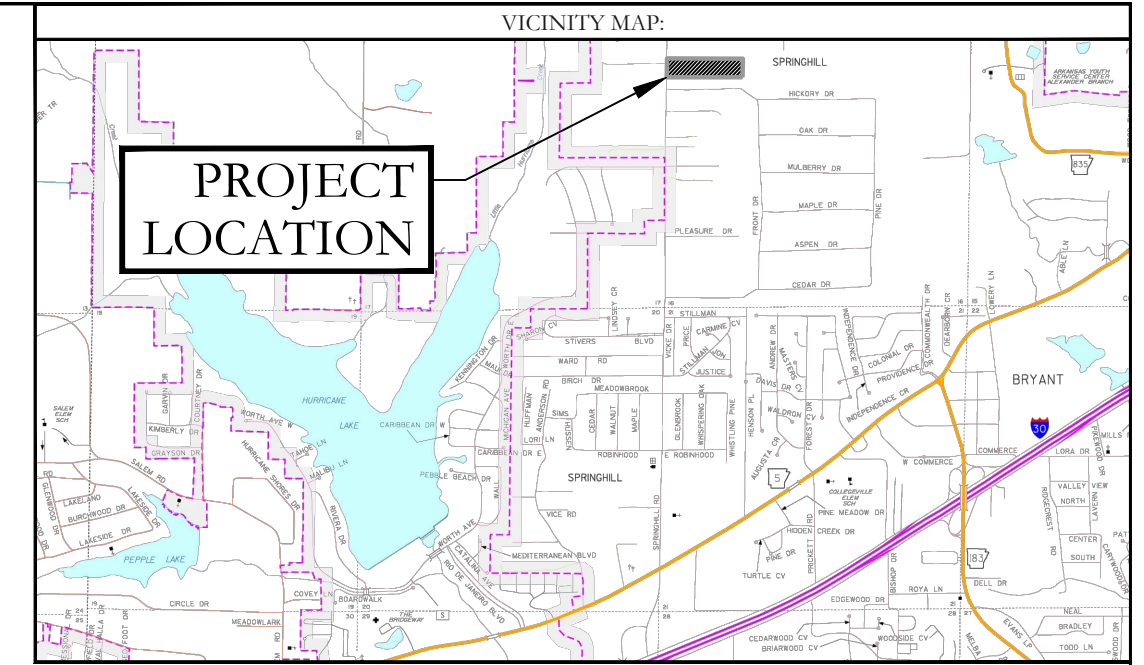


**HOPE CONSULTING** ENGINEERS - SURVEYORS  
 117 S. Market Street, Benton, Arkansas 72015  
 PH. (501)315-2626 FAX (501) 315-0024  
 www.hopeconsulting.com

FOR USE AND BENEFIT OF: <b>SHANNON NUCKOLS</b>					
EROSION CONTROL PLAN BRYANT, SALINE COUNTY, ARKANSAS					
DATE:	08/10/2022	C.A.D. BY:	###	DRAWING NUMBER:	20-0673
REVISION:		CHECKED BY:			
SHEET:	C-4.0	SCALE:	1" = 100'		
500	01S	14W	0	16	400
				62	1762

K:\LAND PROJECTS 2004\COMMERCIAL\2020\20-0673\SPRIN HILL ROAD\CONCRESTONE MONTESSORI SITE PLAN\20-0673-SITE PLAN-06-28-22 PHASE 1.DWG

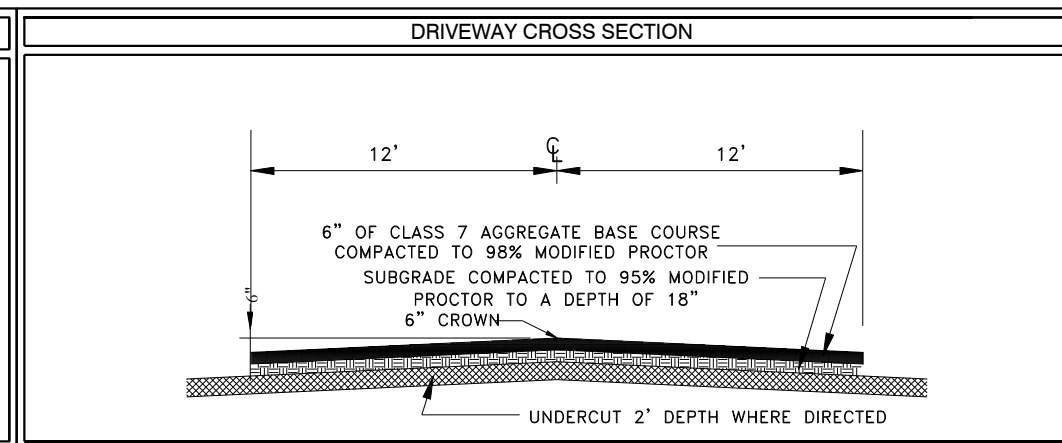
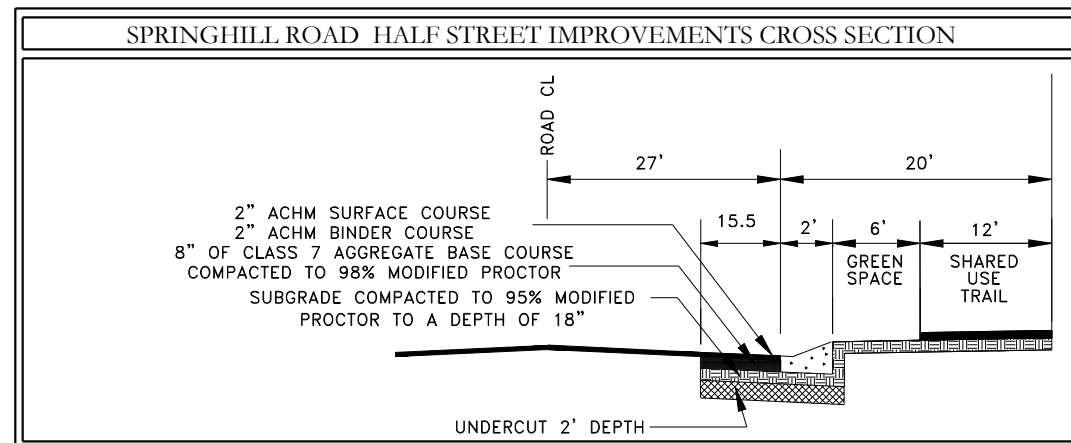




9.14 ACRES  
398227 Sq. Ft.

Drainage Area

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



**HOPE CONSULTING**  
ENGINEERS - SURVEYORS

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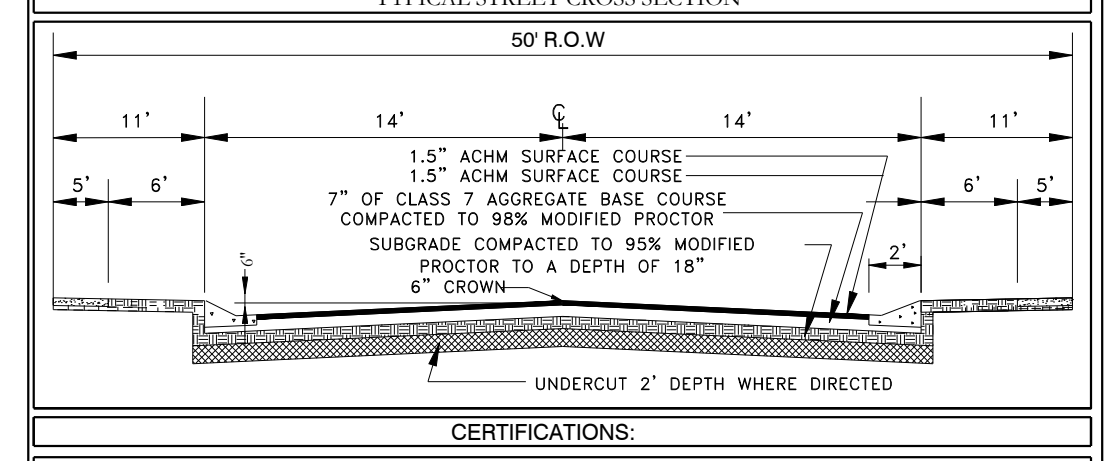
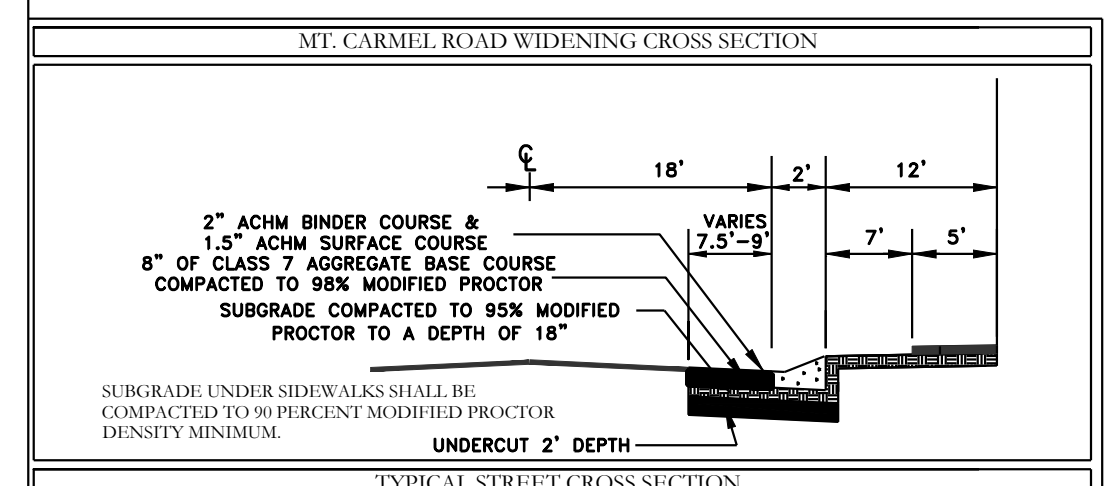
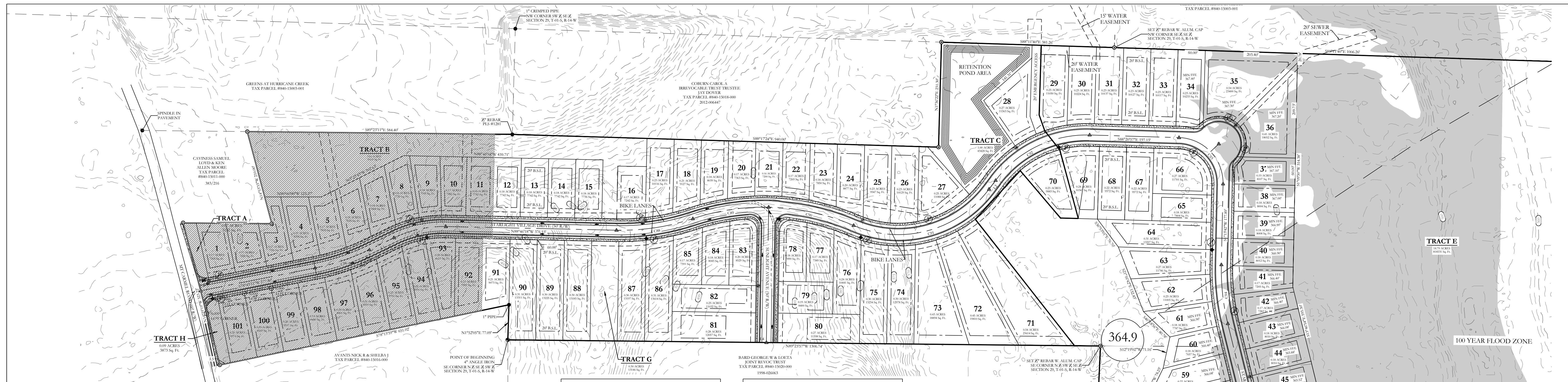
FOR USE AND BENEFIT OF:  
**SHANNON NUCKOLS**

**DRAINAGE AREA EXHIBIT**  
**NUCKOLS ESTATES**  
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	08/10/2022	C.A.D. BY:	B. JOHNSON	DRAWING NUMBER:	
REVISED:	08/24/2022	CHECKED BY:		20-0673	
SHEET:		SCALE:	1" = 150'		
500	01S	14W	0 16	400	62 1762

K:\Land Projects\2010\Survey\2020\206073 M&S\Site\_010\_Springhill Road\2010073\_Site\_Plan-06-28-22 phase 1.dwg





**CERTIFICATIONS:**

OWNER: \_\_\_\_\_ DEVELOPER: \_\_\_\_\_  
 Name: \_\_\_\_\_ Name: \_\_\_\_\_  
 Address: \_\_\_\_\_ Address: \_\_\_\_\_

**CERTIFICATE OF OWNER:**

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

Date of Execution \_\_\_\_\_ Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Source of Title: D.R. BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

**CERTIFICATE OF SURVEYING ACCURACY:**

I, Jonathan L. Hope, hereby certify that this plan 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 of Execution \_\_\_\_\_ Jonathan L. Hope  
 Registered Professional  
 Land Surveyor No. 1762 Arkansas

**CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:**

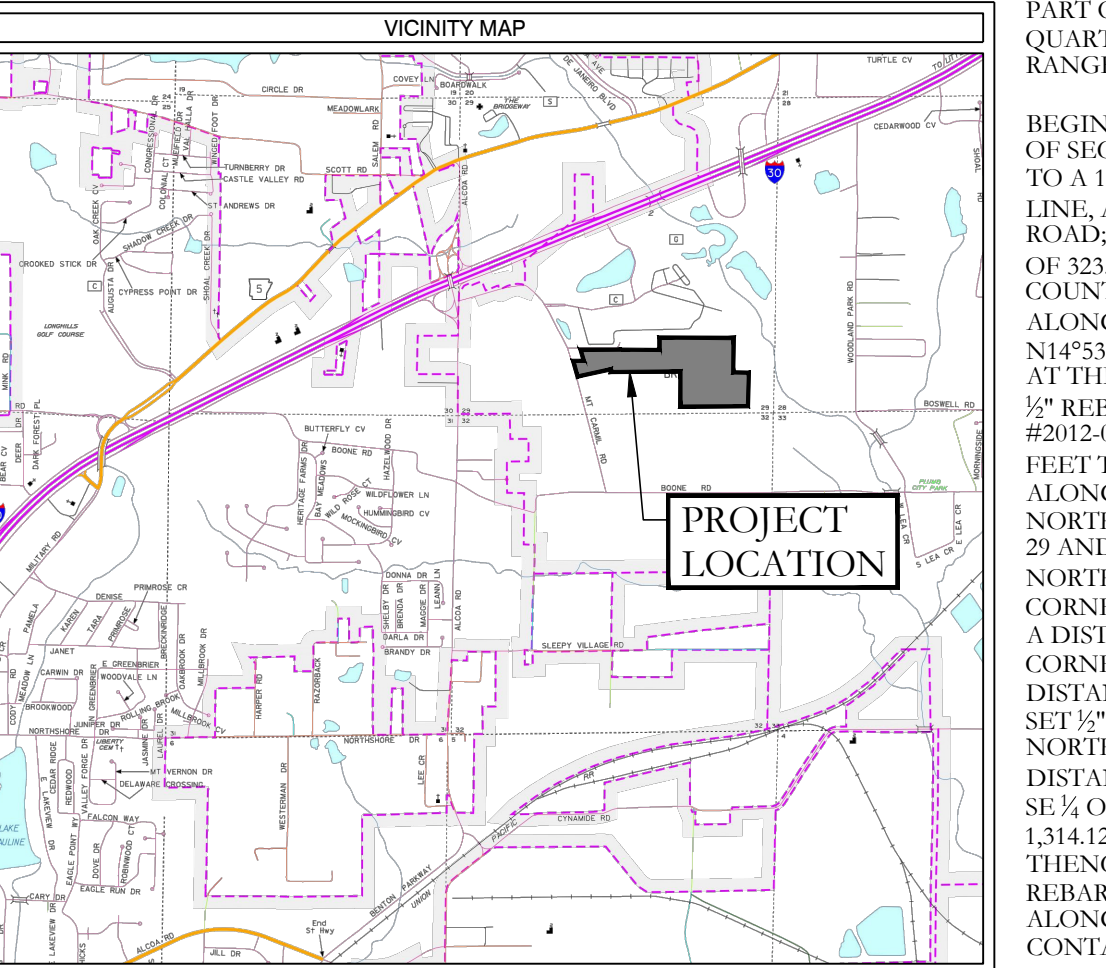
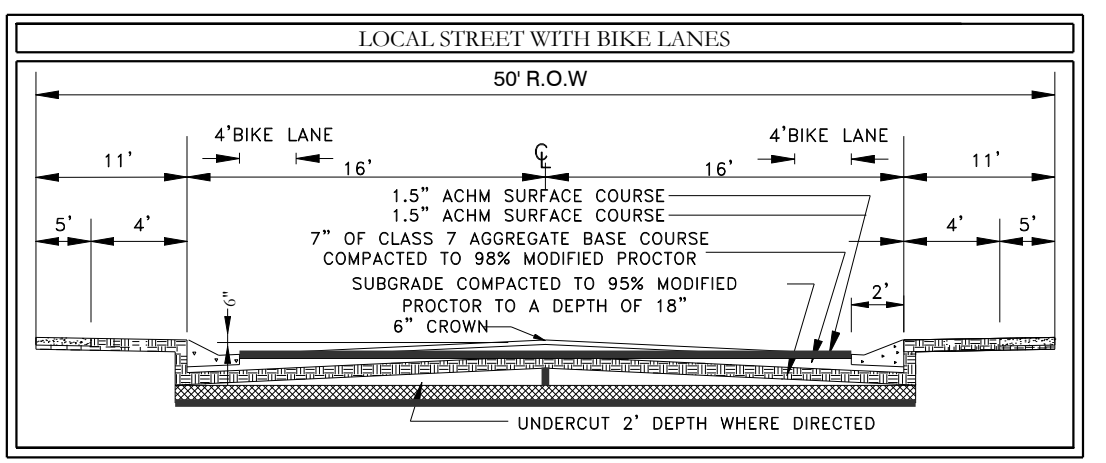
I, William W. McFadden, hereby certify that this plan correctly represents a plan made by me, and that the engineering requirements of the City of Bryant Subdivision Rules and Regulations have been complied with.

Date of Execution \_\_\_\_\_ William W. McFadden  
 Registered Professional  
 Engineer, No. 14048 Arkansas

**CERTIFICATE OF PRELIMINARY PLAT APPROVAL:**

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

Date of Execution \_\_\_\_\_ NAME, CHAIRMAN  
 BRYANT PLANNING COMMISSION



**Curve Table**

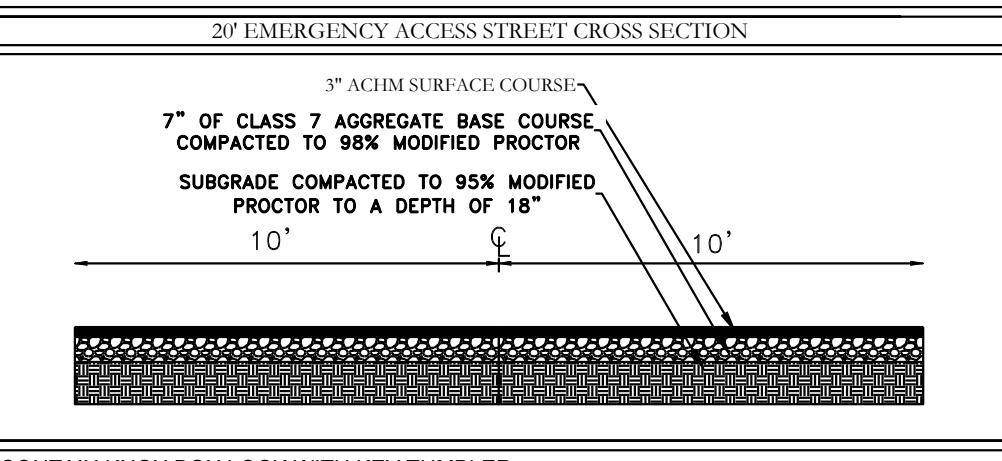
Curve #	Length	Radius	Delta	Chord Direction	Ch. Length
C5	5.83	525.00	0°38'10"	N89° 05' 23"W	5.83
C6	5.83	525.00	0°38'10"	N89° 05' 23"W	5.83
C11	16.57	525.00	1°48'30"	S77° 48' 56"W	16.57
C12	60.27	525.00	6°54'40"	S73° 37' 21"W	60.24
C13	56.08	525.00	6°07'12"	S67° 16' 25"W	56.05
C17	35.26	225.00	8°58'40"	N41° 20' 55"E	35.22
C18	11.96	225.00	3°02'48"	S68° 19' 32"E	11.96
C19	42.12	25.00	96°32'14"	S49° 13' 45"W	37.31
C20	32.52	475.00	3°58'20"	N80° 32' 28"W	32.51
C21	61.93	475.00	7°28'14"	N74° 50' 41"W	61.89
C22	35.71	475.00	4°18'26"	N68° 57' 21"W	35.70
C23	28.06	275.00	3°50'48"	S69° 43' 32"W	28.05
C24	61.06	275.00	12°43'16"	N79° 07' 34"W	60.93
C25	60.18	275.00	12°32'20"	S88° 21' 39"W	60.06
C26	46.54	275.00	9°41'47"	S77° 14' 35"W	46.48
C27	51.38	275.00	10°42'16"	S67° 02' 34"W	51.30
C28	47.21	275.00	9°50'11"	S56° 40' 20"W	47.15
C29	71.97	275.00	14°59'40"	S44° 21' 25"W	71.76
C30	50.09	225.00	12°45'20"	S43° 14' 15"W	49.99
C31	99.29	225.00	25°10'07"	S62° 15' 25"W	98.48
C32	65.78	225.00	16°45'03"	S83° 16' 27"W	65.55
C34	117.26	75.00	49°34'39"	N43° 33' 37"W	105.67
C35	21.56	525.00	2°21'12"	N00° 03' 06"E	21.56
C36	60.26	525.00	6°54'37"	N4° 24' 48"W	60.23
C37	55.71	525.00	6°04'47"	N10° 44' 30"W	55.68
C38	7.84	25.00	1°57'54"	S4° 47' 57"E	7.81
C39	13.19	25.00	30°13'29"	S10° 17' 44"W	13.04
C40	53.98	50.00	61°51'04"	N3° 28' 57"E	51.39
C41	17.34	50.00	19°52'30"	N37° 22' 50"W	17.26
C42	21.03	25.00	48°11'23"	N23° 13' 23"W	20.41
C43	72.97	50.00	83°37'14"	N89° 07' 42"W	66.67
C44	21.03	25.00	48°11'23"	S24° 57' 59"W	20.41
C45	35.88	50.00	41°06'37"	S28° 30' 22"W	35.11
C46	61.02	50.00	69°55'21"	S27° 00' 36"E	57.30
C47	11.04	25.00	25°18'00"	S49° 19' 17"E	10.95

**Curve Table**

Curve #	Length	Radius	Delta	Chord Direction	Ch. Length
C48	9.99	25.00	22°53'22"	S25° 13' 35"E	9.92
C49	59.28	475.00	7°09'02"	S10° 12' 23"E	59.24
C50	63.47	475.00	7°59'23"	S2° 48' 11"E	63.43
C51	1.68	475.00	0°12'11"	S1° 07' 37"W	1.68
C56	50.65	275.00	10°33'08"	N86° 22' 24"E	50.57
C57	50.87	275.00	10°35'59"	N75° 47' 51"E	50.80
C59	88.06	275.00	18°29'47"	S46° 01' 58"W	87.68
C60	35.26	225.00	8°58'40"	N41° 20' 55"E	35.22
C61	130.87	225.00	33°19'30"	N62° 30' 06"E	129.03
C62	60.36	225.00	15°22'11"	N86° 50' 50"E	60.18
C63	61.34	225.00	15°37'09"	S77° 39' 30"E	61.15
C64	11.96	225.00	3°02'48"	S68° 19' 32"E	11.96
C65	51.67	525.00	8°58'20"	S89° 19' 18"E	51.65
C66	61.61	525.00	6°43'24"	S73° 48' 10"E	61.57
C67	60.40	525.00	6°35'30"	S82° 27' 37"E	60.37
C68	60.05	525.00	6°35'30"	S89° 01' 55"E	60.00
C69	60.46	525.00	6°35'55"	N84° 25' 34"E	60.43
C70	61.74	525.00	6°44'17"	N77° 43' 28"E	61.71
C71	24.97	525.00	2°43'29"	N72° 59' 35"E	24.96
C72	38.02	475.00	4°35'10"	N73° 55' 25"E	38.01
C73	61.23	475.00	7°23'10"	N79° 54' 35"E	61.19
C75	63.22	475.00	7°57'32"	N87° 24' 56"E	63.17
C77	9.77	275.00	2°02'07"	S89° 47' 21"E	9.77
C78	49.55	275.00	10°19'23"	N84° 01' 54"E	49.48
C79	54.10	275.00	11°16'22"	N73° 14' 02"E	54.02
C80	16.24	275.00	3°23'02"	N65° 54' 20"E	16.24
C81	43.36	475.00	5°13'47"	N66° 49' 43"E	43.34
C82	60.33	475.00	7°16'39"	N73° 48' 56"E	60.29
C83	16.57	475.00	1°59'56"	N77° 43' 13"E	16.57
C84	37.87	25.00	86°47'30"	S57° 55' 04"E	34.35
C85	53.38	275.00	11°07'14"	S69° 45' 59"W	53.29
C95	39.60	25.00	90°45'14"	N46° 14' 53"E	35.59
C96	5.83	525.00	0°38'10"	N89° 05' 23"W	5.83
C97	38.94	25.00	89°14'40"	S43° 45' 05"E	35.12

**Parcel Line Table**

Line #	Length	Direction
L1	60.44	S64° 12' 48.97"W
L2	28.52	S36° 51' 34.95"W
L3	25.00	S89° 23' 56.69"E
L4	25.00	S89° 23' 56.69"E
L5	24.09	S78° 15' 58.61"W
L6	28.62	S89° 23' 11.69"E
L7	35.01	N2° 39' 14.31"E
L8	35.01	S2° 58' 07.25"W
L9	36.74	N19° 23' 16.00"W
L10	41.22	N19° 23' 16.00"W



**AS-SURVEYED DESCRIPTION:**

PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER (S ½ SE ¼) AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (S ½ SW ¼), ALL IN SECTION 29, TOWNSHIP 10 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

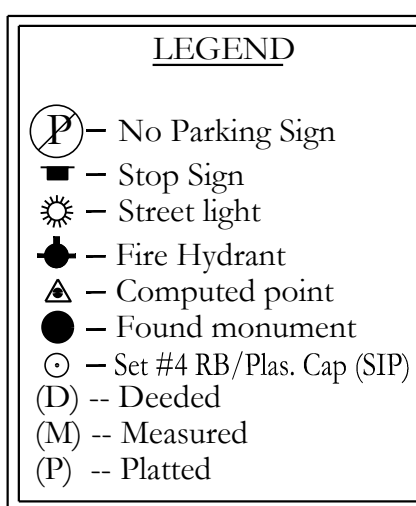
BEGINNING AT A 4" ANGLE IRON, ACCEPTED AS THE SOUTHEAST CORNER OF THE N ½ SE ¼ SW ¼ OF SECTION 29; THENCE S01°52'05"E, ALONG THE EAST LINE THEREOF, A DISTANCE OF 77.09 FEET TO A 1" PIPE AT A FENCE CORNER; THENCE LEAVING SAID EAST LINE, S78°15'59"W, ALONG A FENCE LINE, A DISTANCE OF 651.02 FEET TO A SET ½" REBAR ON THE EAST RIGHT-OF-WAY OF MT. CARMEL ROAD; THENCE N14°29'19"W, ALONG THE EAST RIGHT-OF-WAY OF MT. CARMEL ROAD, A DISTANCE OF 32.22 FEET TO A SET ½" REBAR ON THE SOUTH LINE OF A TRACT DESCRIBED IN SALINE COUNTY DEED BOOK 385 AT PAGE 216; THENCE LEAVING SAID EAST RIGHT-OF-WAY, S89°23'11"E, ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 195.39 FEET TO A SET ½" REBAR; THENCE N14°53'33"W, ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 210.00 FEET TO A SET ½" REBAR AT THE NORTHEAST CORNER OF SAID TRACT; THENCE S89°23'11"E, A DISTANCE OF 584.40 FEET TO A ½" REBAR AT THE SOUTHWEST CORNER OF A TRACT DESCRIBED IN SALINE COUNTY INSTRUMENT #2012-06647; THENCE S88°17'24"E, ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 940.00 FEET TO A SET ½" REBAR AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE N01°36'22"E, ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 231.30 FEET TO A SET ½" REBAR AT THE NORTHEAST CORNER OF SAID TRACT; BEING ON THE NORTH LINE OF THE SW ½ SE ¼ OF SECTION 29 AND 940.00 FEET FROM THE NORTHWEST CORNER THEREOF; THENCE S88°17'40"E, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 381.26 FEET TO THE NORTHWEST CORNER OF THE SE ½ SE ¼ OF SECTION 29; THENCE S88°17'40"E, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 1,006.26 FEET TO A SET ½" REBAR, BEING 315.00 FEET FROM THE NORTHEAST CORNER OF SAID SE ½ SE ¼ OF SECTION 29; THENCE LEAVING SAID NORTH LINE, S02°58'26"W, A DISTANCE OF 728.61 FEET TO A SET ½" REBAR; THENCE S87°01'57"E, A DISTANCE OF 315.00 FEET FROM THE SET ½" REBAR ON THE EAST LINE OF THE SE ½ SE ¼ OF SECTION 29, BEING 75.00 FEET FROM THE NORTHEAST CORNER THEREOF; THENCE S02°58'07"W, ALONG THE EAST LINE THEREOF, A DISTANCE OF 576.50 FEET TO A 1" PLAT IRON, ACCEPTED AS THE SOUTHEAST CORNER OF THE SE ½ SE ¼ OF SECTION 29; THENCE N88°22'28"W, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 1,141.42 FEET TO A SET ½" REBAR AT THE SOUTHWEST CORNER OF THE SE ½ SE ¼ OF SECTION 29; THENCE N02°39'14"E, ALONG THE WEST LINE THEREOF, A DISTANCE OF 657.5 FEET TO A SET ½" REBAR AT THE SOUTHEAST CORNER OF THE N ½ SW ¼ OF SECTION 29; THENCE N89°23'57"W, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 1,306.74 FEET TO THE POINT OF BEGINNING; CONTAINING 2,443,901.8 SQUARE FEET, OR 56.104 ACRES, MORE OR LESS.

**GENERAL NOTES:**

SECONDARY ACCESS GATE SHOULD CONTAIN KNOX BOX LOCK WITH KEY TUMBLER.  
 FENCES ARE PROHIBITED IN THE DRAINAGE EASEMENT AREA.  
 ALL DRAINAGE (TRACT B & G) AND UTILITY EASEMENTS WILL BE MAINTAINED BY THE IMPROVEMENT DISTRICT.  
 DEVELOPER TO NOTIFY STREET DEPARTMENT WHEN CUTTING MT. CARMEL FOR INSPECTION AND DETERMINATION OF EXISTING SUBGRADE.  
 MAINTENANCE OF RETENTION PONDS WILL BE CONDUCTED BY THE IMPROVEMENT DISTRICT.

**GENERAL SURVEYER'S NOTES:**

THIS PLAN REPRESENTS A BOUNDARY SURVEY OF A TRACT DESCRIBED IN SALINE COUNTY INSTRUMENT #2011-06648 (DEED OF RECORD).  
 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.  
 NOTE: THIS SURVEY IS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHERS. NO INVESTIGATION OR INDEPENDENT SEARCH HAS BEEN MADE FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. ANY LISTED EASEMENTS OR RIGHTS-OF-WAY WERE DETERMINED FROM LISTED REFERENCE DOCUMENTS AND HAVE NOT BEEN CHECKED FOR ACCURACY OR CORRECTNESS.  
 A PORTION OF THE PROPERTY DESCRIBED HEREON IS CONTAINED WITHIN THE 100-YEAR FLOOD PLANE, AS SHOWN, SCALED FROM FLOOD INSURANCE RATE MAP, PANEL #051250360D, DATED JUNE 19, 2012.



**PROPERTY SPECIFICATIONS:**

OWNER: TITAN GENERAL CONTRACTORS  
 204 WOODLAND DR.  
 BENTON, AR 72019

DEVELOPER/SUBDIVIDER: TITAN GENERAL CONTRACTORS  
 204 WOODLAND DR.  
 BENTON, AR 72019

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

NAME OF SUBDIVISION: STARLIGHT VILLAGE

INSTRUMENT #  
 ZONING DISTRICT: R-1.5

AVERAGE LOT SIZE: 60 x 100 (6,000 SF)  
 NUMBER OF LOTS: 10  
 SOURCE OF WATER: BRYANT  
 SOURCE OF SEWER: BRYANT  
 SOURCE OF ELECTRIC: FIRST ELECTRIC

BUILDING SETBACKS:  
 FRONT: 20' OR AS SHOWN  
 REAR: 20' OR AS SHOWN  
 SIDE: 4' OR AS SHOWN

UTILITY & DRAINAGE EASEMENTS:  
 FRONT: 10' OR AS SHOWN  
 REAR: 5' OR AS SHOWN  
 SIDE: 5' OR AS SHOWN

FOR USE AND BENEFIT OF:  
**TITAN GENERAL CONTRACTORS, LLC**

**PRELIMINARY PLAT**  
**STARLIGHT VILLAGE**  
 A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

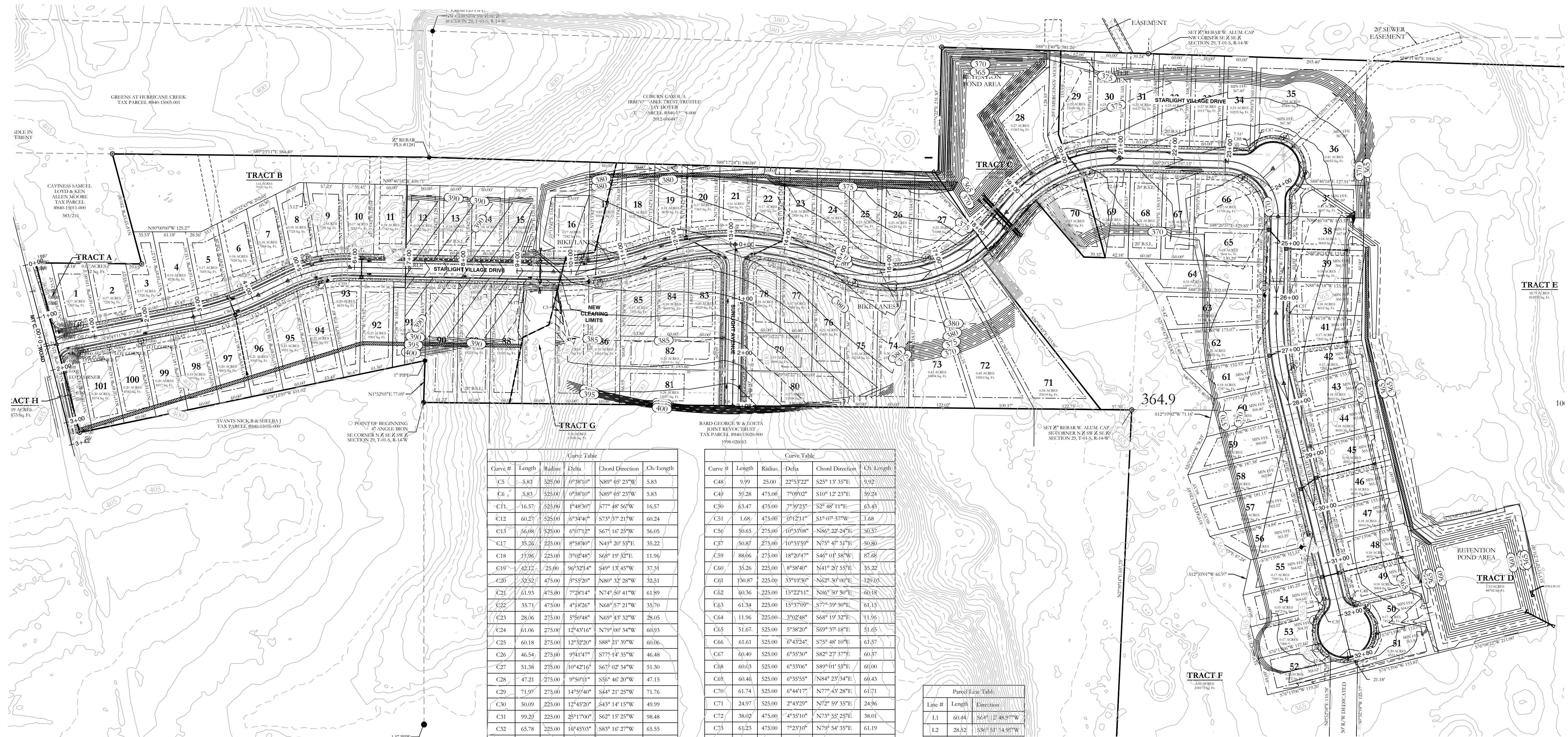
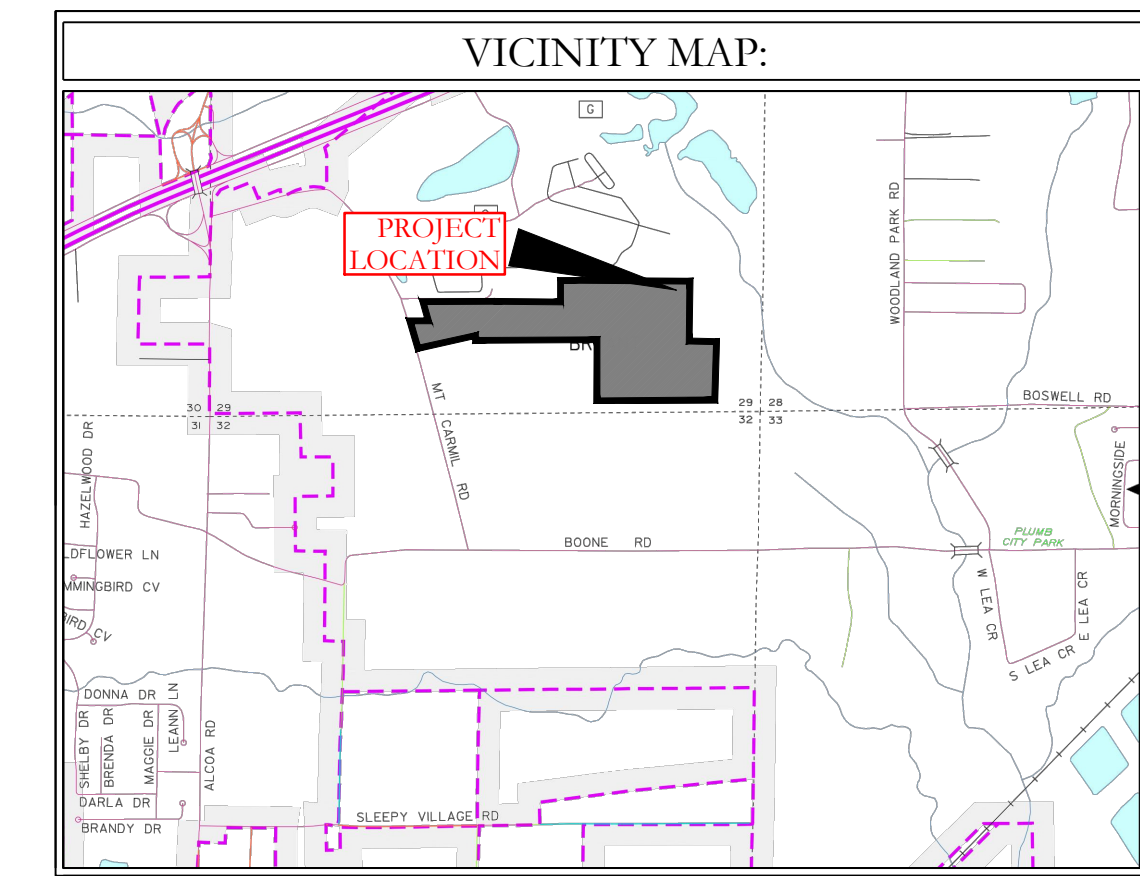
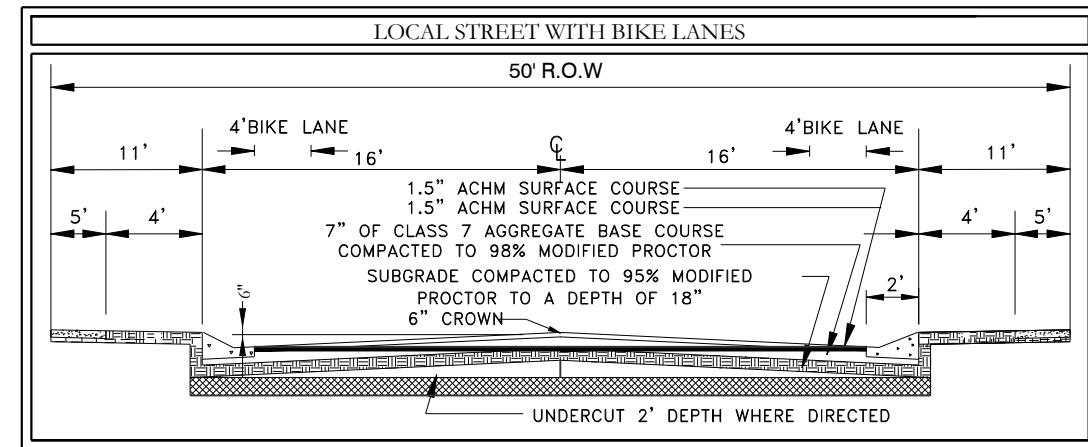
DATE: 01/11/2021 C.A.D. BY: BJOHNSON DRAWING NUMBER:  
 CHECKED BY: 19-0238

REVISIONS: SCALE: 1"=100'

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ALL LINES AND POINTS SHOWN ARE BASED ON THE STATE PLAT FILED IN THE CLERK'S OFFICE OF SALINE COUNTY, ARKANSAS, ON 07/27/2011.





Curve Table

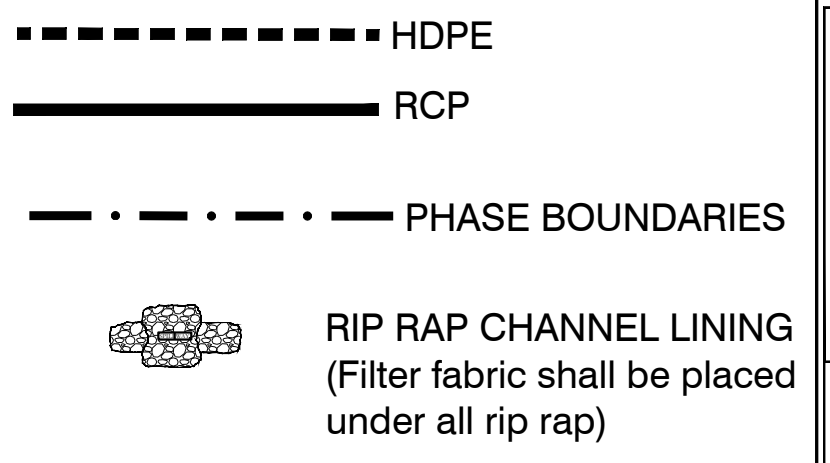
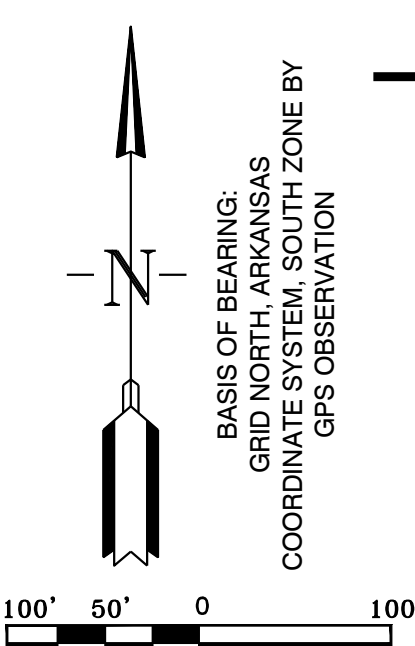
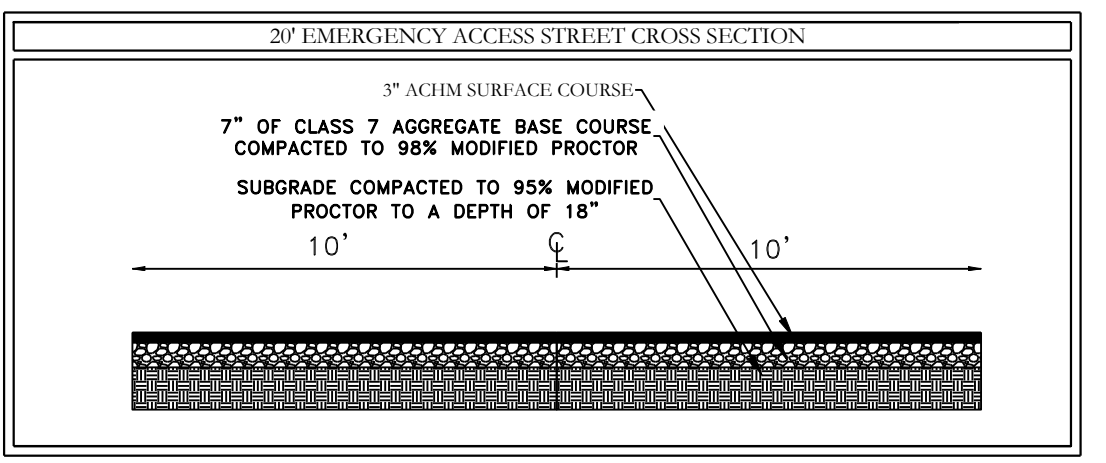
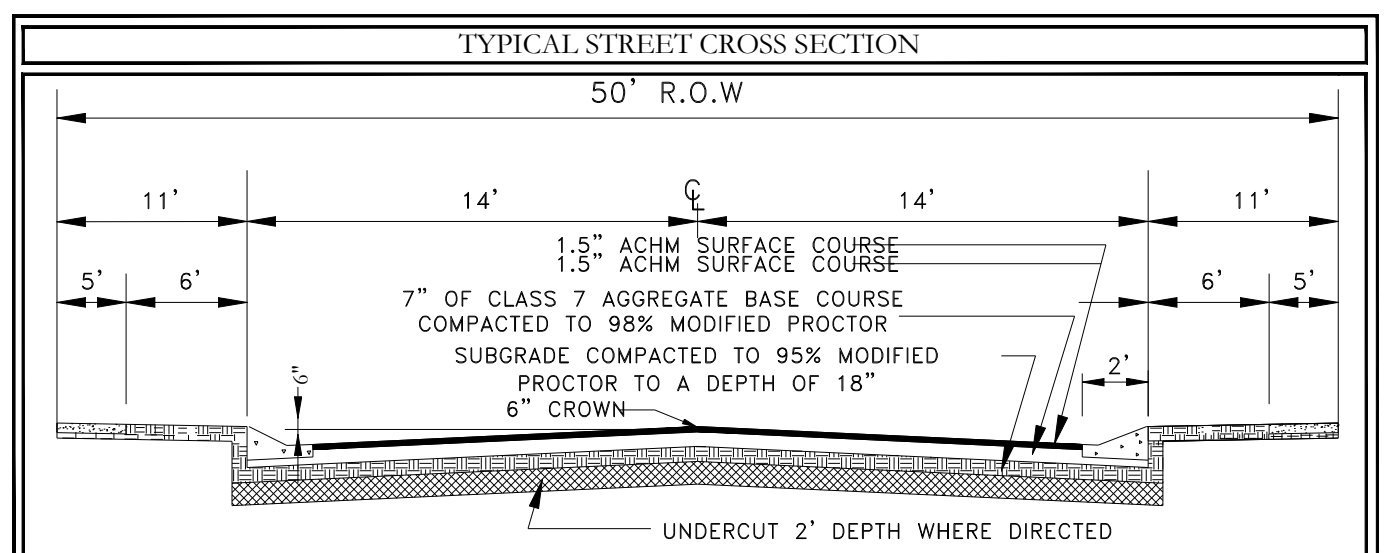
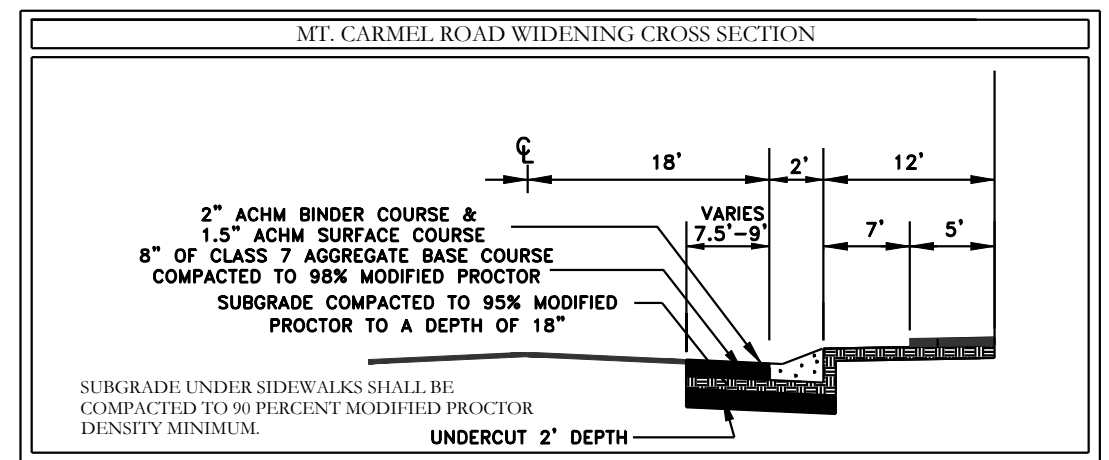
Curve #	Length	Radius	Delta	Chord Direction	Ch Length
C5	5.83	325.00	0°38'10"	N89°09'23"W	5.83
E6	5.83	325.00	0°38'10"	N89°09'23"W	5.83
G11	16.57	325.00	1°48'30"	S77°48'56"W	16.57
G12	60.27	325.00	6°34'00"	S73°57'21"W	60.24
G13	36.08	325.00	6°07'12"	S67°16'23"W	36.05
G17	35.26	325.00	8°58'00"	N43°29'53"E	35.22
G18	37.96	325.00	3°02'48"	S68°19'52"E	11.96
G19	62.22	25.00	96°32'14"	S49°13'45"W	37.31
G20	52.52	475.00	3°55'20"	N80°32'28"W	32.51
G21	61.93	475.00	7°28'14"	N74°50'41"W	61.89
G22	35.71	475.00	4°18'20"	N68°57'21"W	35.70
G23	28.06	275.00	5°50'48"	N69°33'32"W	28.05
G24	61.06	275.00	12°43'16"	N79°16'34"W	60.93
G25	60.18	275.00	12°32'20"	S88°21'30"W	60.06
G26	46.54	275.00	9°41'47"	S77°14'33"W	46.48
G27	51.38	275.00	10°42'16"	S67°02'34"W	51.30
G28	47.21	275.00	9°50'13"	S56°40'20"W	47.15
G29	71.97	275.00	14°59'40"	S44°21'25"W	71.76
G30	50.09	225.00	12°45'20"	S43°14'13"W	49.99
G31	99.20	225.00	25°17'00"	S62°15'25"W	98.48
G32	65.78	225.00	10°45'03"	S83°16'27"W	65.55

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Ch Length
C48	9.99	25.00	22°53'22"	S25°13'35"E	9.92
C49	59.28	475.00	7°09'02"	S10°12'23"E	59.24
C50	63.47	475.00	7°39'23"	S2°48'11"E	63.43
C51	1.68	475.00	0°12'11"	S18°07'37"W	1.68
C56	50.65	275.00	10°33'08"	N86°22'24"E	50.57
C57	50.87	275.00	10°33'59"	N75°47'51"E	50.80
C59	88.06	275.00	18°20'47"	S46°01'58"W	87.68
C60	35.26	225.00	8°58'40"	N41°20'55"E	35.22
C61	130.87	225.00	33°19'30"	N26°30'00"E	129.03
C62	60.36	225.00	13°22'11"	N86°30'30"E	60.18
C63	61.34	225.00	13°37'09"	S77°39'30"E	61.15
C64	11.96	225.00	3°02'48"	S68°19'52"E	11.96
C65	51.67	525.00	5°58'20"	S09°57'48"E	51.65
C66	61.61	525.00	6°43'24"	S75°48'10"E	61.57
C67	60.40	525.00	6°33'30"	S82°27'37"E	60.37
C68	60.63	525.00	6°33'06"	S89°01'53"E	60.60
C69	60.44	525.00	6°35'55"	N84°23'34"E	60.43
C70	61.74	525.00	6°44'17"	N77°43'28"E	61.71
C71	24.97	525.00	2°43'29"	N72°59'35"E	24.96
C72	38.02	475.00	4°35'10"	N73°55'25"E	38.01
C73	61.23	475.00	7°23'10"	N79°54'35"E	61.19

Parcel Line Table

Line #	Length	Direction
L1	60.44	S64°12'48.97"W
L2	28.82	S86°58'14.97"W



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FOR USE AND BENEFIT OF:  
WIGGINS FAMILY REAL ESTATE HOLDINGS, LLC

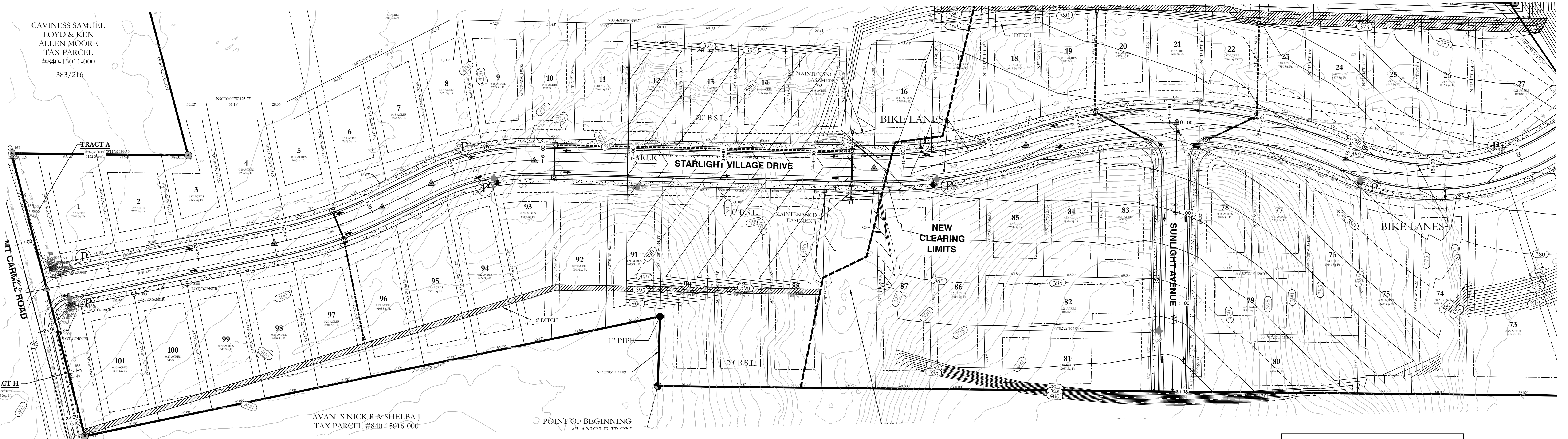
**STARLIGHT VILLAGE SUBDIVISION**  
STREET LAYOUT  
A SUBDIVISION IN CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 9/26/2022	C.A.D. BY:	DRAWING NUMBER:
REVISED:	CHECKED BY:	19-0238
SHEET: C-1.0	SCALE:	

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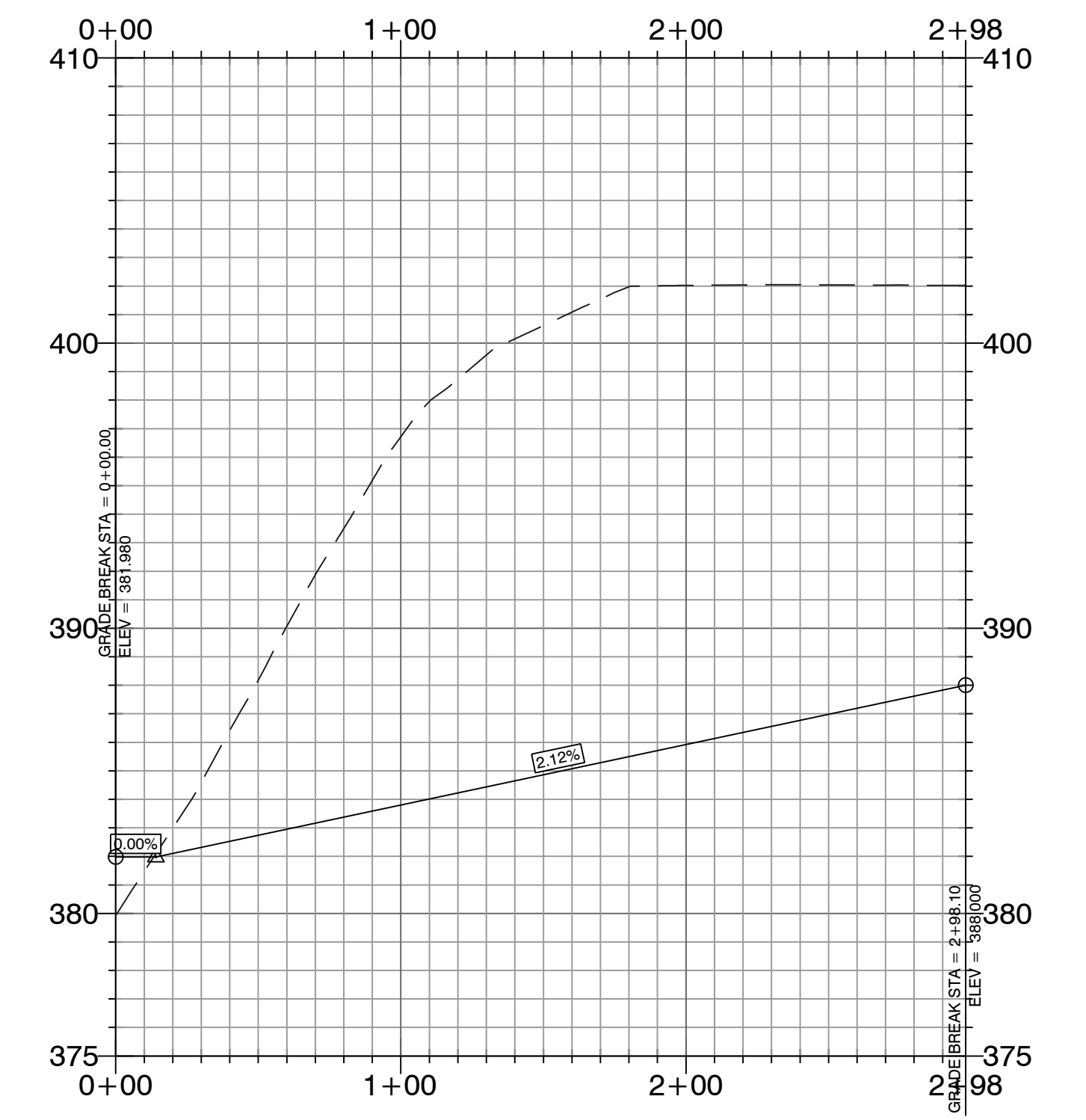
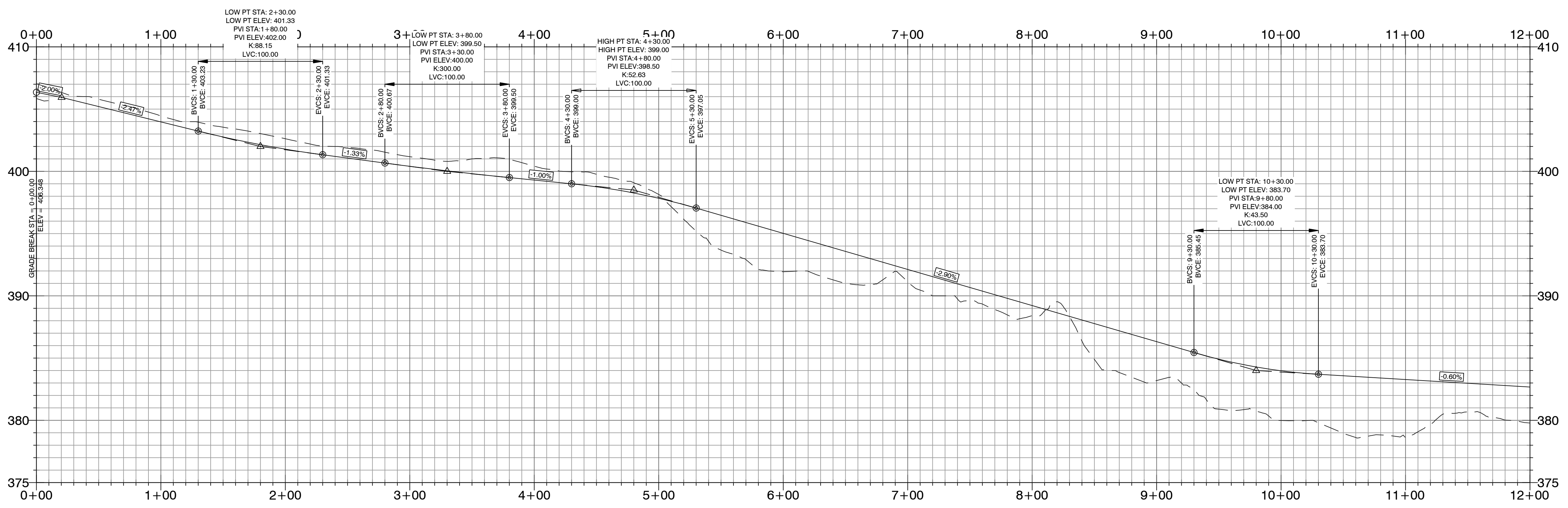


CAVINNESS SAMUEL,  
LOYD & KEN  
ALLEN MOORE  
TAX PARCEL  
#840-15011-000  
383/216

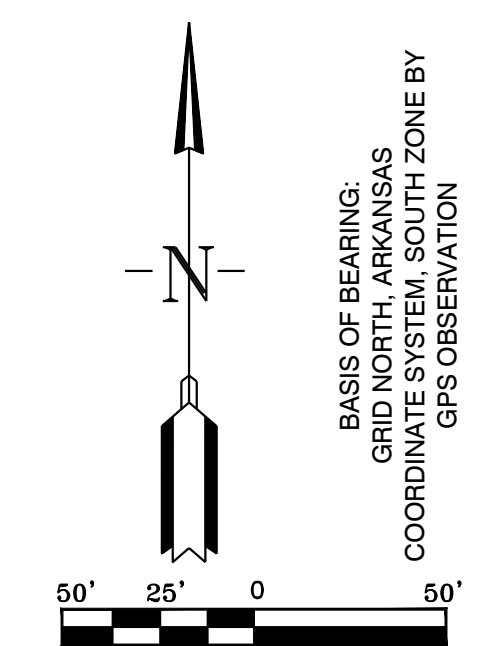


STARLIGHT VILLAGE DRIVE PROFILE

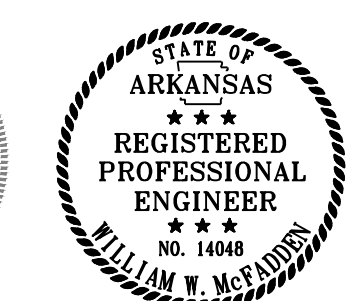
SUNLIGHT AVENUE PROFILE



--- HDPE  
— RCP



BASIS OF BEARING:  
GRID NORTH, ARKANSAS  
COORDINATE NORTH ZONE BY  
GPS OBSERVATION



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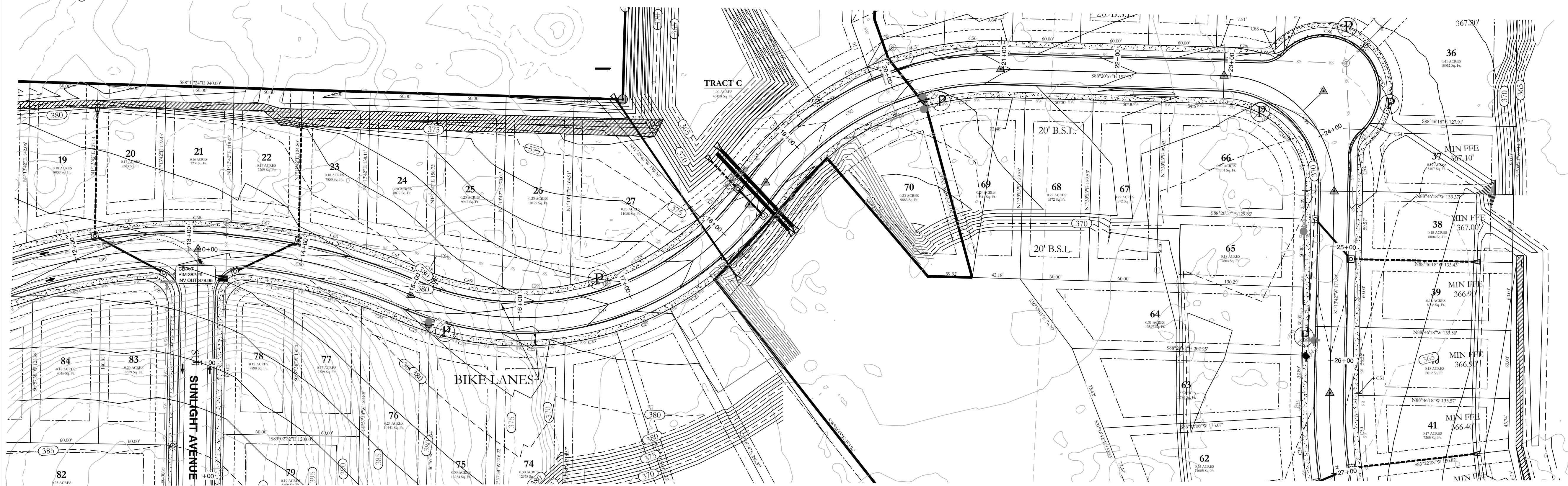
FOR USE AND BENEFIT OF:  
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**STARLIGHT VILLAGE SUBDIVISION**  
STREET PLAN AND PROFILES  
A SUBDIVISION IN CITY OF BRYANT, SALINE COUNTY, ARKANSAS

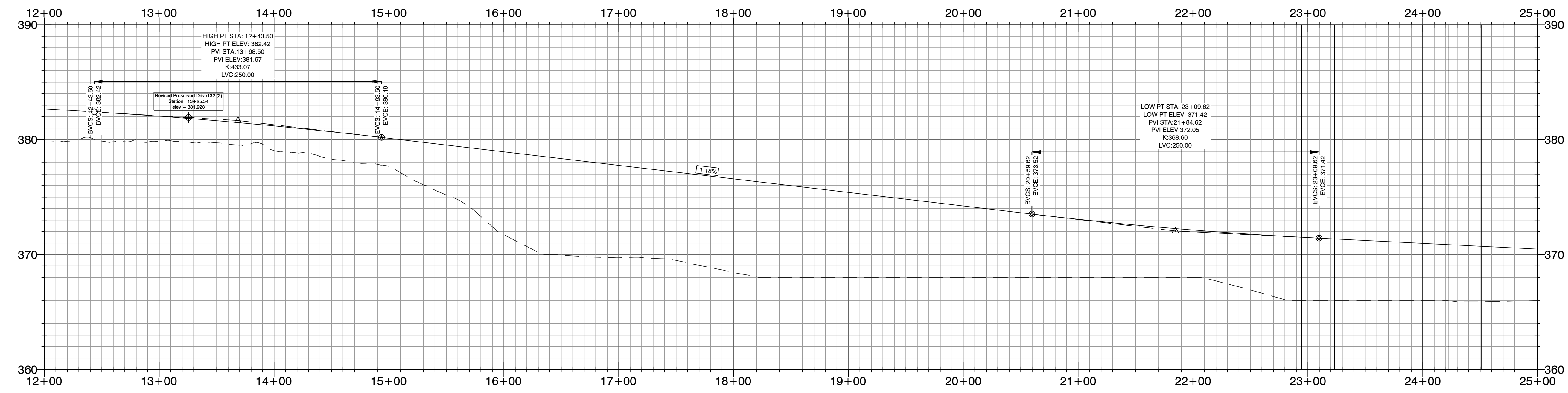
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REVISION:	CHECKED BY:	19-0238
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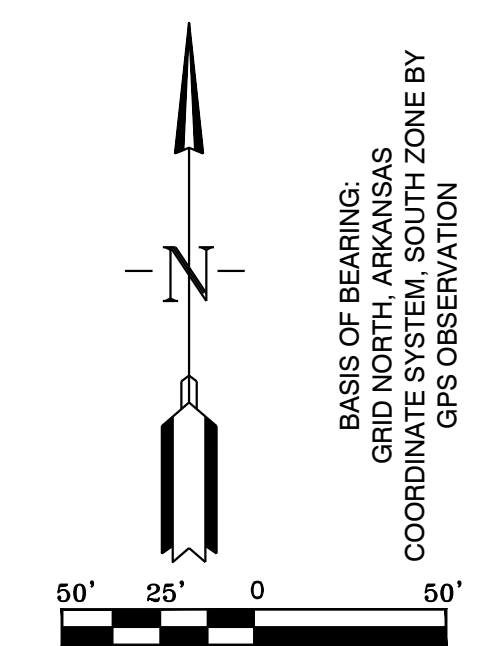




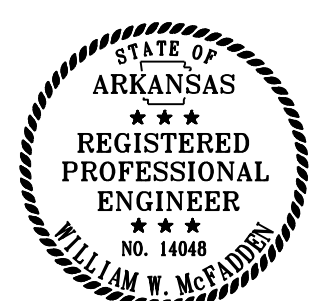
STARLIGHT VILLAGE DRIVE PROFILE



----- HDPE  
 \_\_\_\_\_ RCP



BASIS OF BEARING:  
 GRID NORTH, ARKANSAS  
 COORDINATE NORTH ZONE BY  
 GPS OBSERVATION

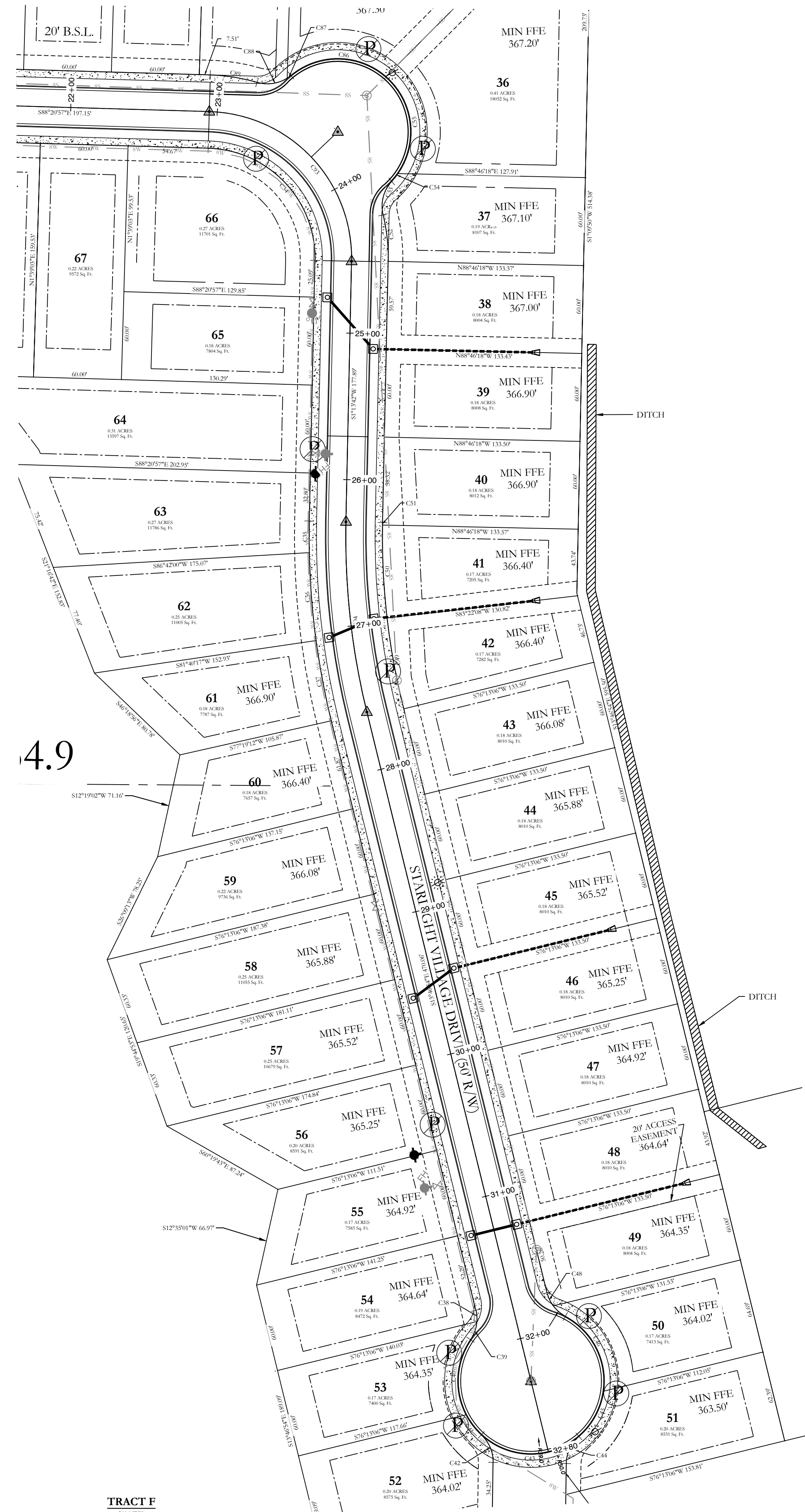
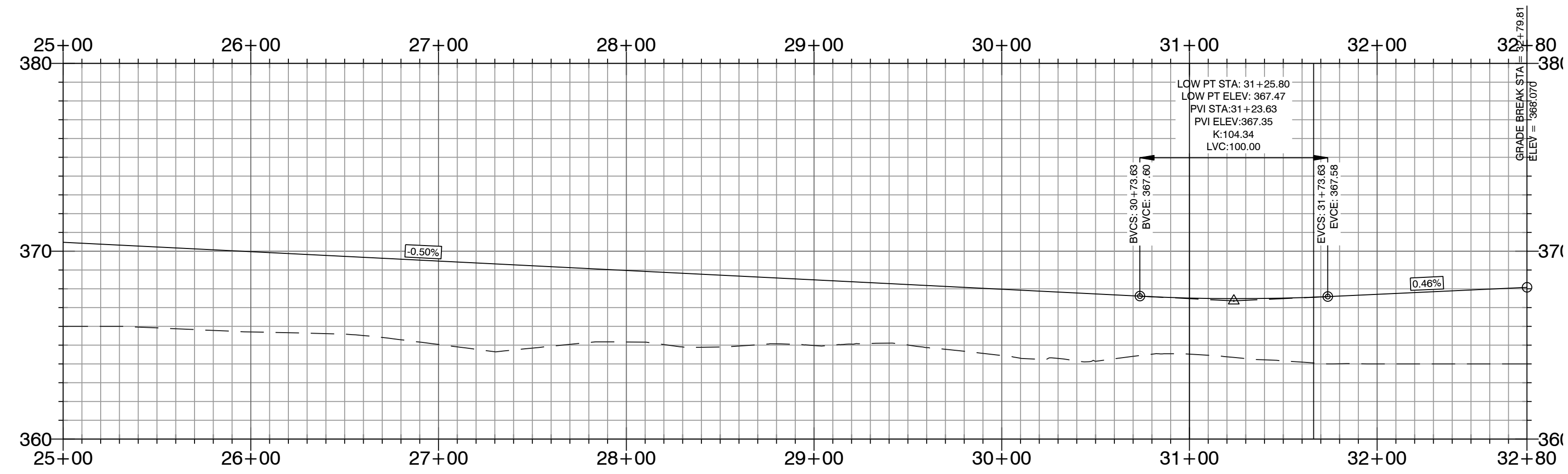


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<b>STARLIGHT VILLAGE SUBDIVISION</b> <b>STREET PLAN AND PROFILE</b> A SUBDIVISION IN CITY OF BRYANT, SALINE COUNTY, ARKANSAS		
DATE: 9/26/2022	C.A.D. BY:	DRAWING NUMBER:
REVISION:	CHECKED BY:	19-0238
SHEET: C-1.2	SCALE:	

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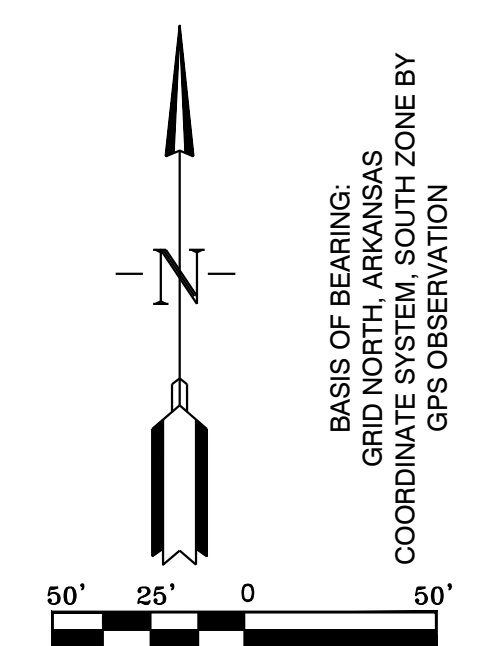


STARLIGHT VILLAGE DRIVE PROFILE



4.9

--- HDPE  
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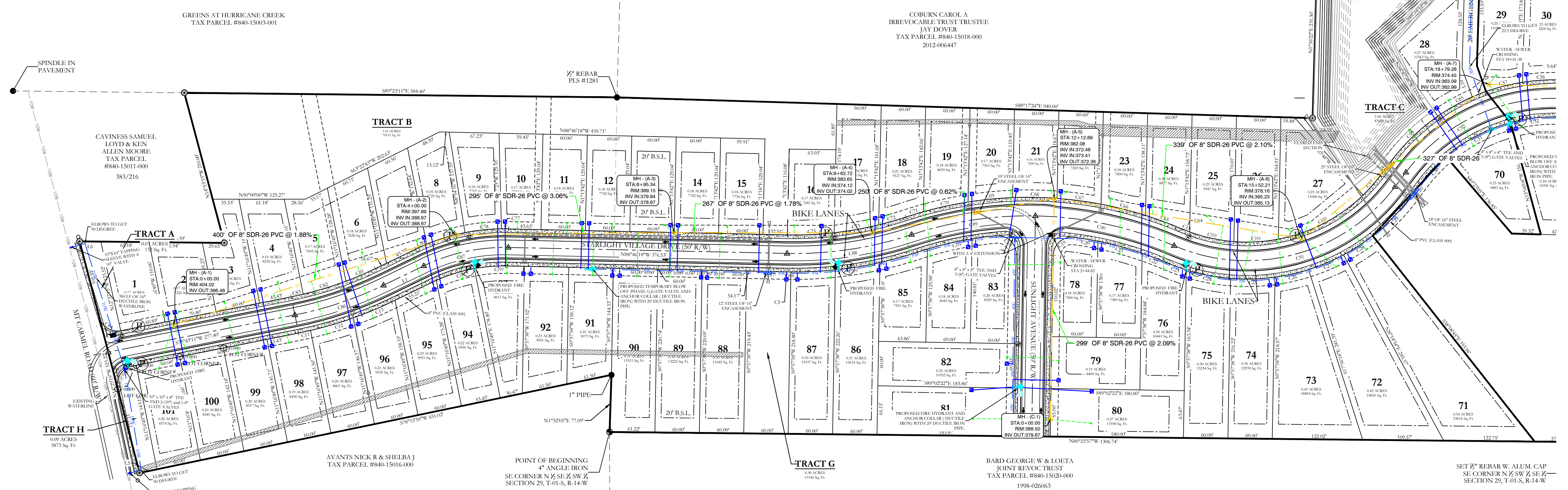
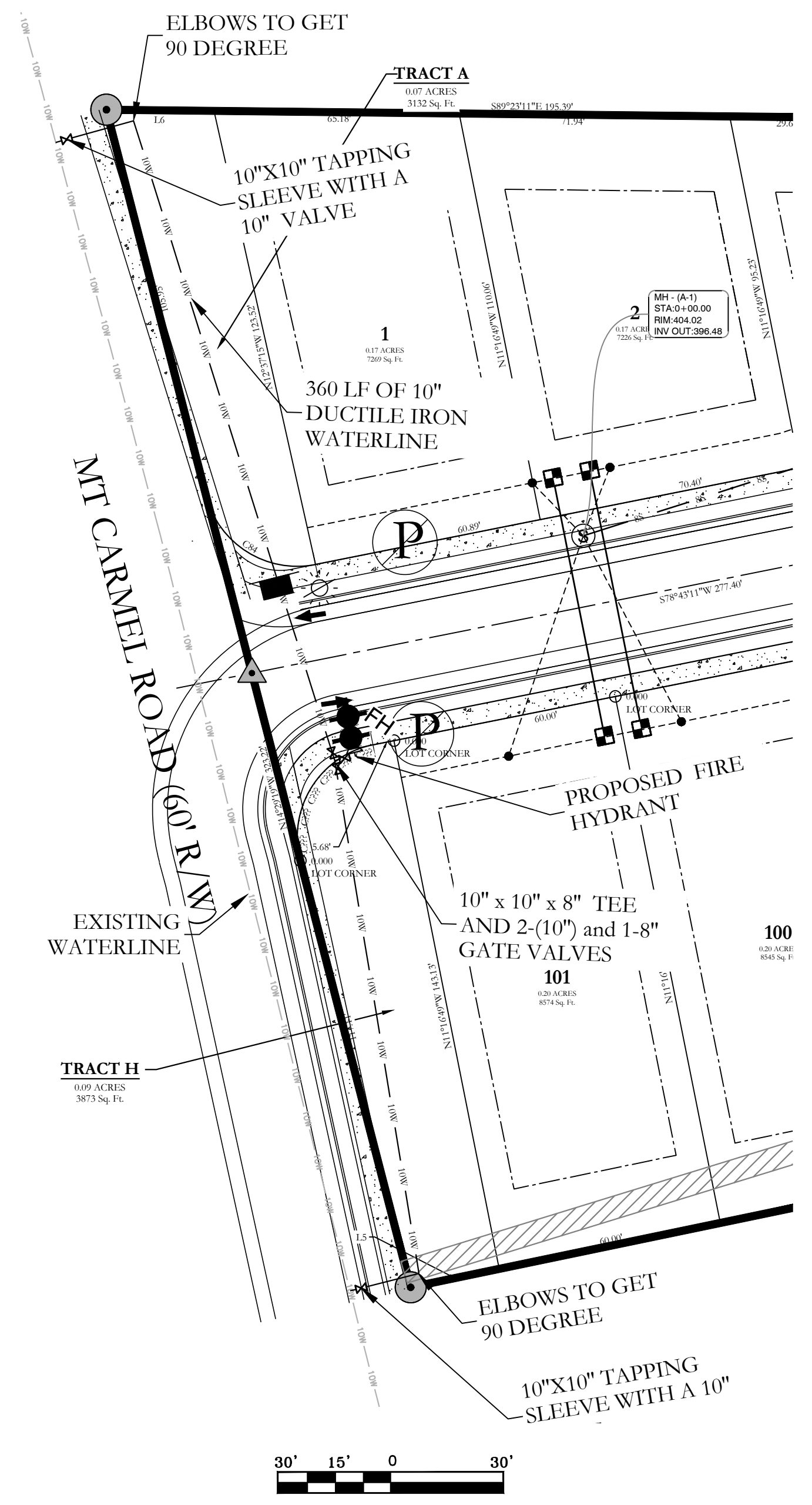
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FOR USE AND BENEFIT OF: WIGGINS FAMILY REAL ESTATE HOLDINGS, LLC		
STARLIGHT VILLAGE SUBDIVISION STREET PLAN AND PROFILE A SUBDIVISION IN CITY OF BRYANT, SALINE COUNTY, ARKANSAS		
DATE: 9/26/2022	C.A.D. BY:	DRAWING NUMBER:
REVISIONS:	CHECKED BY:	19-0238
SHEET: C-13	SCALE:	

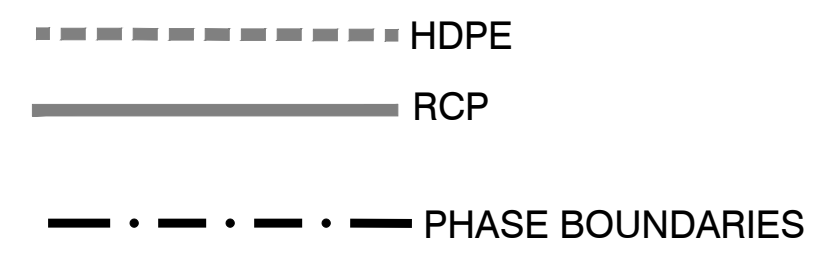


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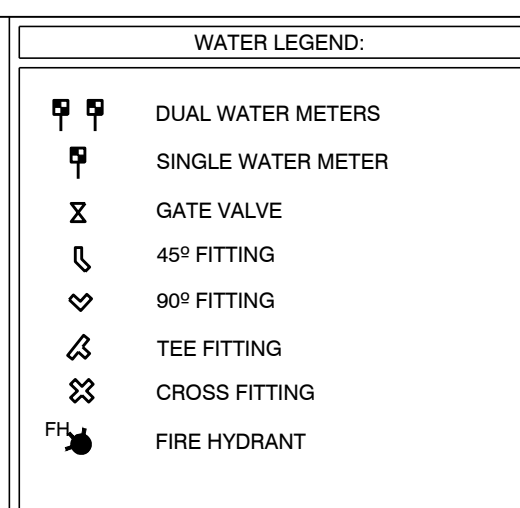
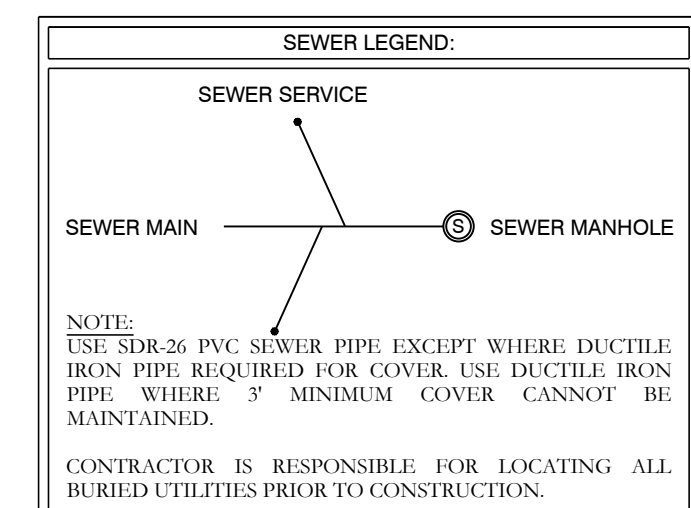
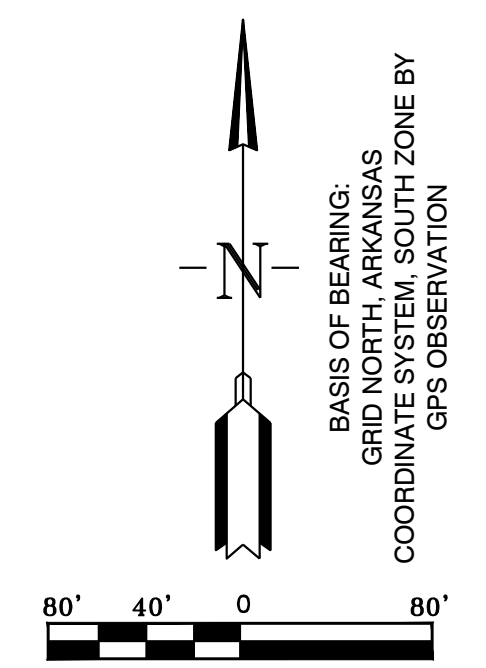
Curve Table				
Curve #	Length	Radius	Delta	Chord Direction
1	100.00	100.00	90.00	N 0° 0' 0" E
2	100.00	100.00	90.00	S 0° 0' 0" E
3	100.00	100.00	90.00	E 0° 0' 0" S
4	100.00	100.00	90.00	W 0° 0' 0" S



- WATER & SEWER UTILITY NOTES:**
- ALL NEW 8-INCH WATER MAINS TO BE CLASS 900.
  - ALL WATER MAINS LARGER THAN 8" DIAMETER SHALL BE DUCTILE IRON (250 PSI PRESSURE CLASS).
  - ALL WATER AND SEWER INSTALLATION TO BE IN ACCORDANCE WITH THE CITY OF BRYANT STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER LINES AND SEWER LINES, 2015 EDITION.
  - WATER LINES UNDER CULVERTS, CREEKS, CONCRETE CHANNELS, RETAINING WALLS, OR OTHER DIFFICULT AND/OR DANGEROUS TO MAINTAIN AREAS SHALL BE ENCASED IN A SMOOTH STEEL ENCASUREMENT PIPE. THE STEEL ENCASUREMENT SHALL EXTEND FIVE FEET EITHER SIDE OF THE AREA.
  - EACH WATER SERVICE METER MUST HAVE ITS OWN SERVICE LINE CONNECTION TO THE MAIN (INCLUDES DOUBLE METERS DISPLAYED AS ONE SERVICE LINE ON THE PLAN).
  - WATER MAIN CONNECTION TO THE NORTH WILL BE CONSTRUCTED IN PHASE 2. CONNECTION TO THE SOUTH WILL BE IN THE FINAL PHASE.
- SEWER CONSTRUCTION NOTES:**
- ALL SEWER INSTALLATION TO BE IN ACCORDANCE WITH THE CITY OF BRYANT STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER LINES AND SEWER LINES, 2015 EDITION.
  - ALL SEWER LINES CROSSING UNDER ALL CONCRETE STORM DRAINS OR ANY STORM DRAIN 30-INCH DIAMETER AND LARGER, OR ALL STORM DRAINS WITH MULTIPLE PIPE RUNS, SHALL BE STEEL ENCASED A MINIMUM OF 5 FEET EITHER SIDE OF THE STORM DRAIN.

**VERTICAL SEPARATION OF WATER AND SANITARY SEWER NOTE:**

WATER MAINS AND SANITARY SEWERS SHALL BE CONSTRUCTED AS FAR APART AS PRACTICABLE AND SHALL BE SEPARATED BY UNDISTURBED AND COMPACT EARTH. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHOULD BE MAINTAINED BETWEEN WATER LINES AND SEWER LINES OR OTHER SOURCES OF CONTAMINATION. WATER MAINS NECESSARILY IN CLOSE PROXIMITY TO SEWER MUST BE PLACED SO THAT THE BOTTOM OF THE WATER LINE WILL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE. IF THIS DISTANCE MUST UNAVOIDABLY PASS BENEATH THE SEWER LINE, AT LEAST 18-INCHES SEPARATION MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE TWO PIPES IN ADDITION TO THE PRECEDING ENCASUREMENT REQUIREMENT.



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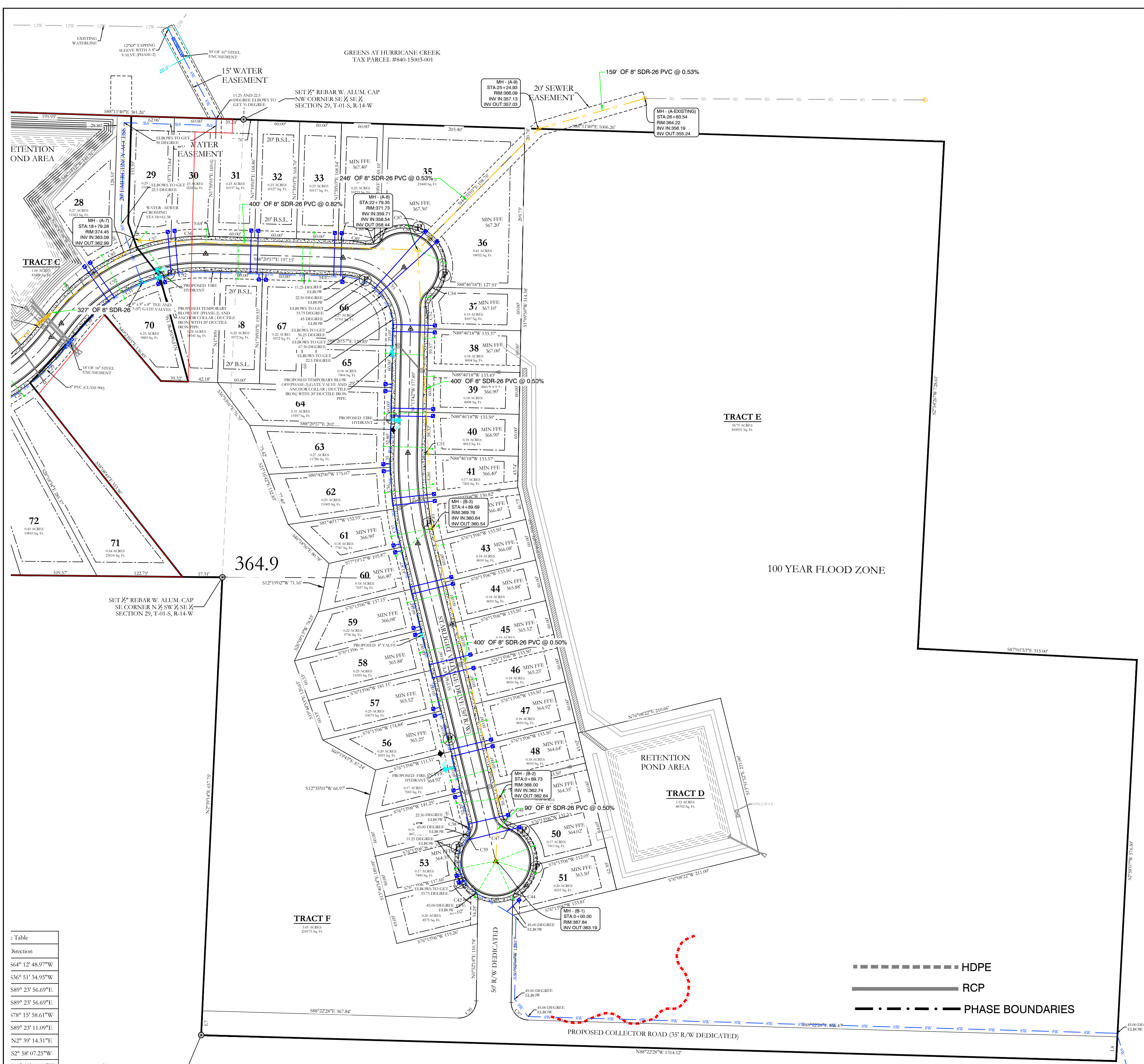
STARLIGHT VILLAGE SUBDIVISION  
UTILITY PLAN

A SUBDIVISION IN CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 9/26/2022	C.A.D. BY:	DRAWING NUMBER:	
REVISION:	CHECKED BY:	19-0238	
SHEET: C-20	SCALE:		
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K:\LAND PROJECTS\2004\SUBDIVISIONS\2019\19-0238 STARLIGHT VILLAGE SUBDIVISION CONSTRUCTION





Table

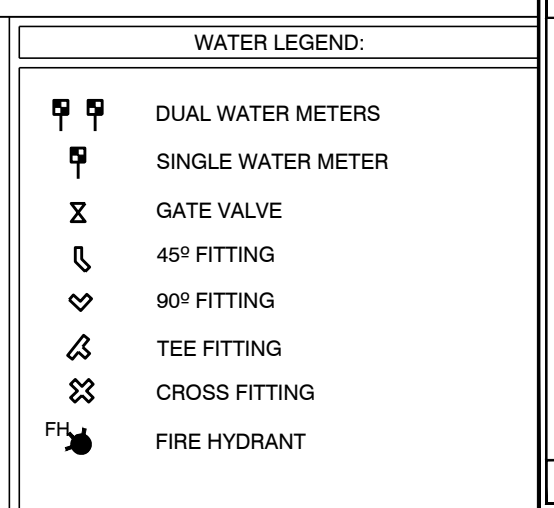
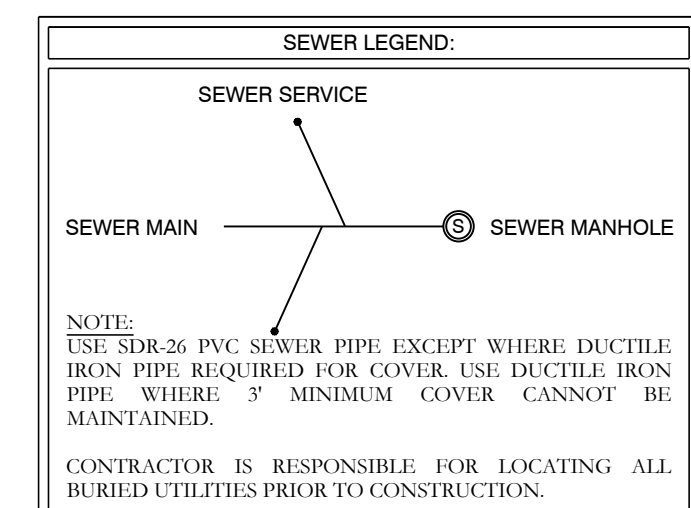
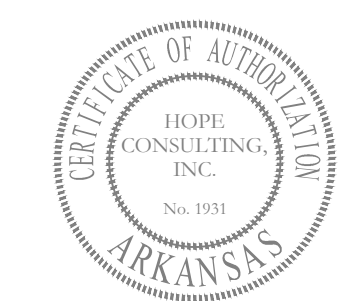
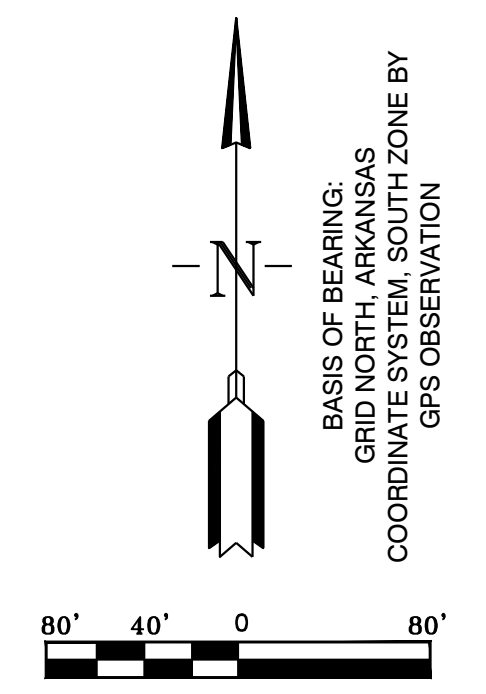
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S89° 23' 56.60" E		
S78° 15' 58.61" W		
S89° 23' 11.09" E		
N2° 39' 14.31" E		
S2° 58' 07.25" W		
S19° 23' 16.00" W		
S19° 23' 16.00" W		

- WATER & SEWER UTILITY NOTES:**
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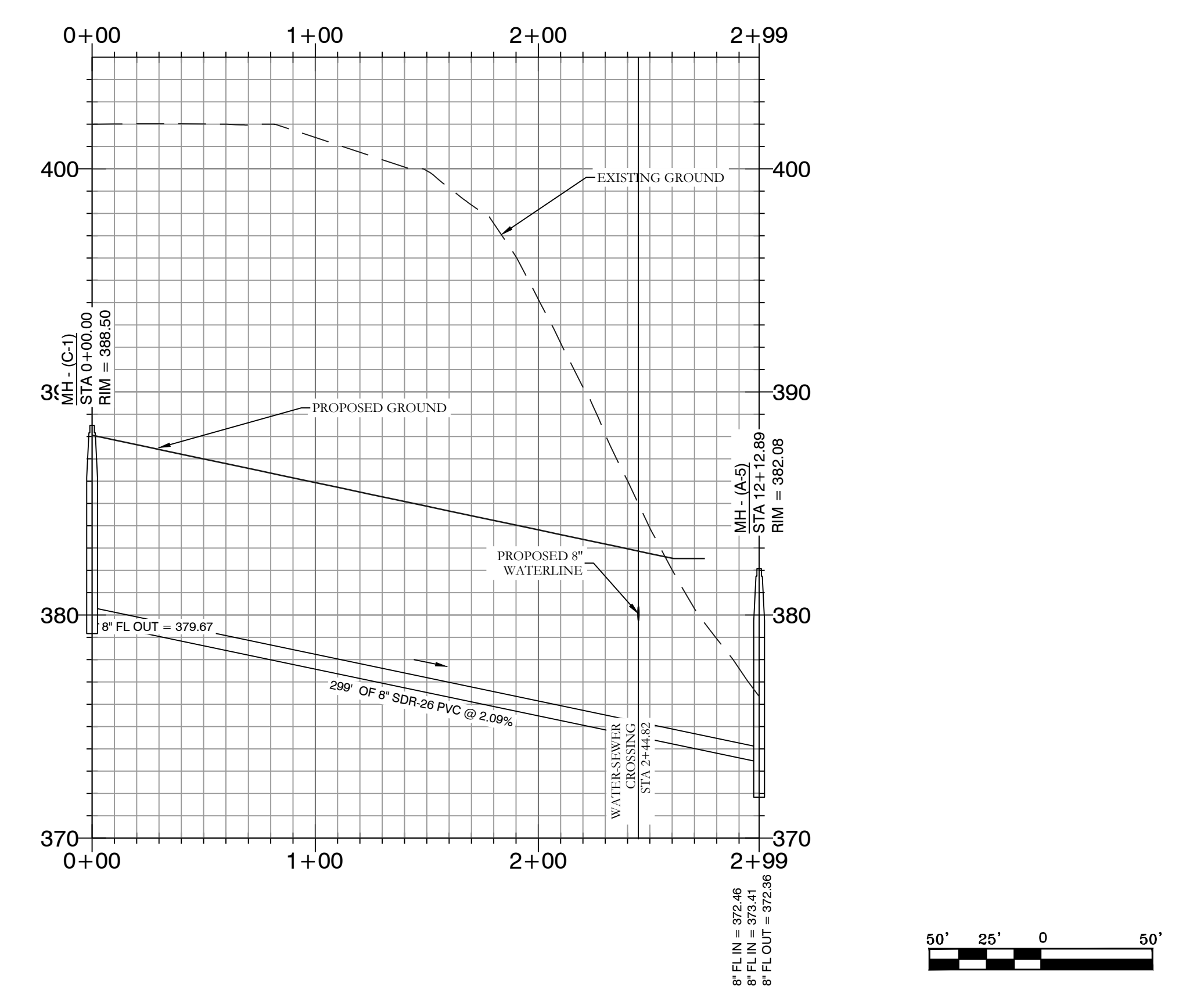
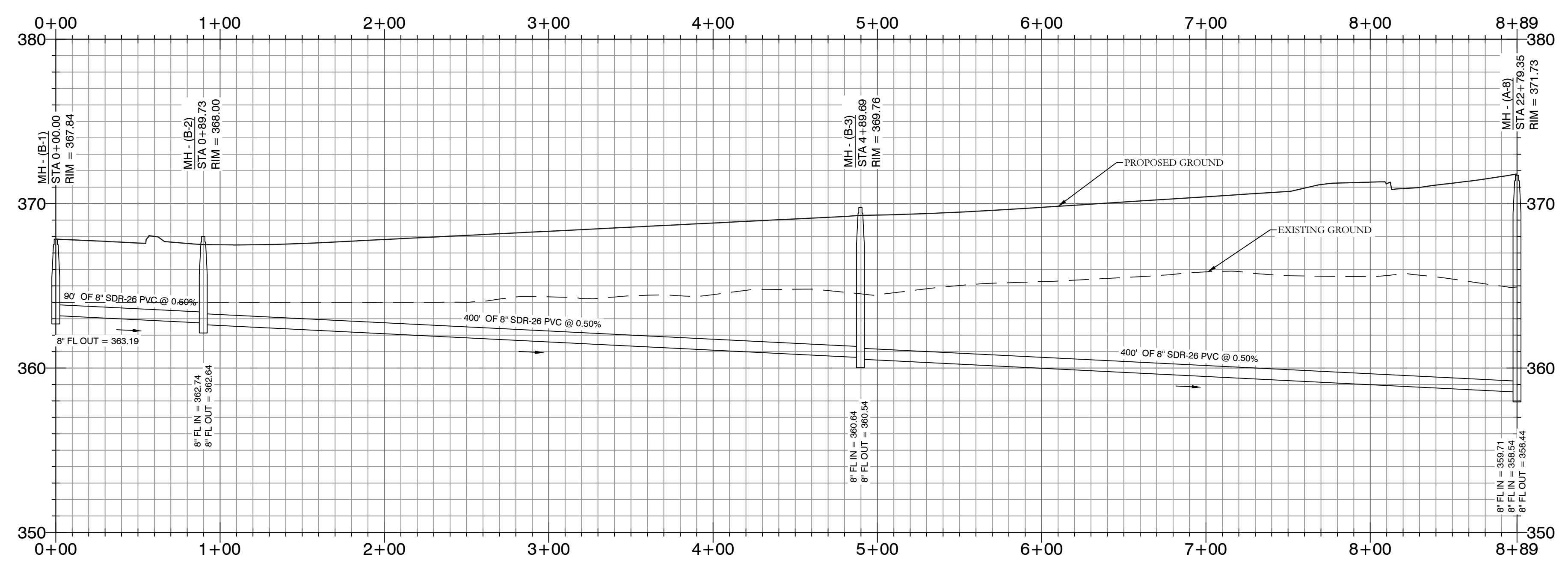
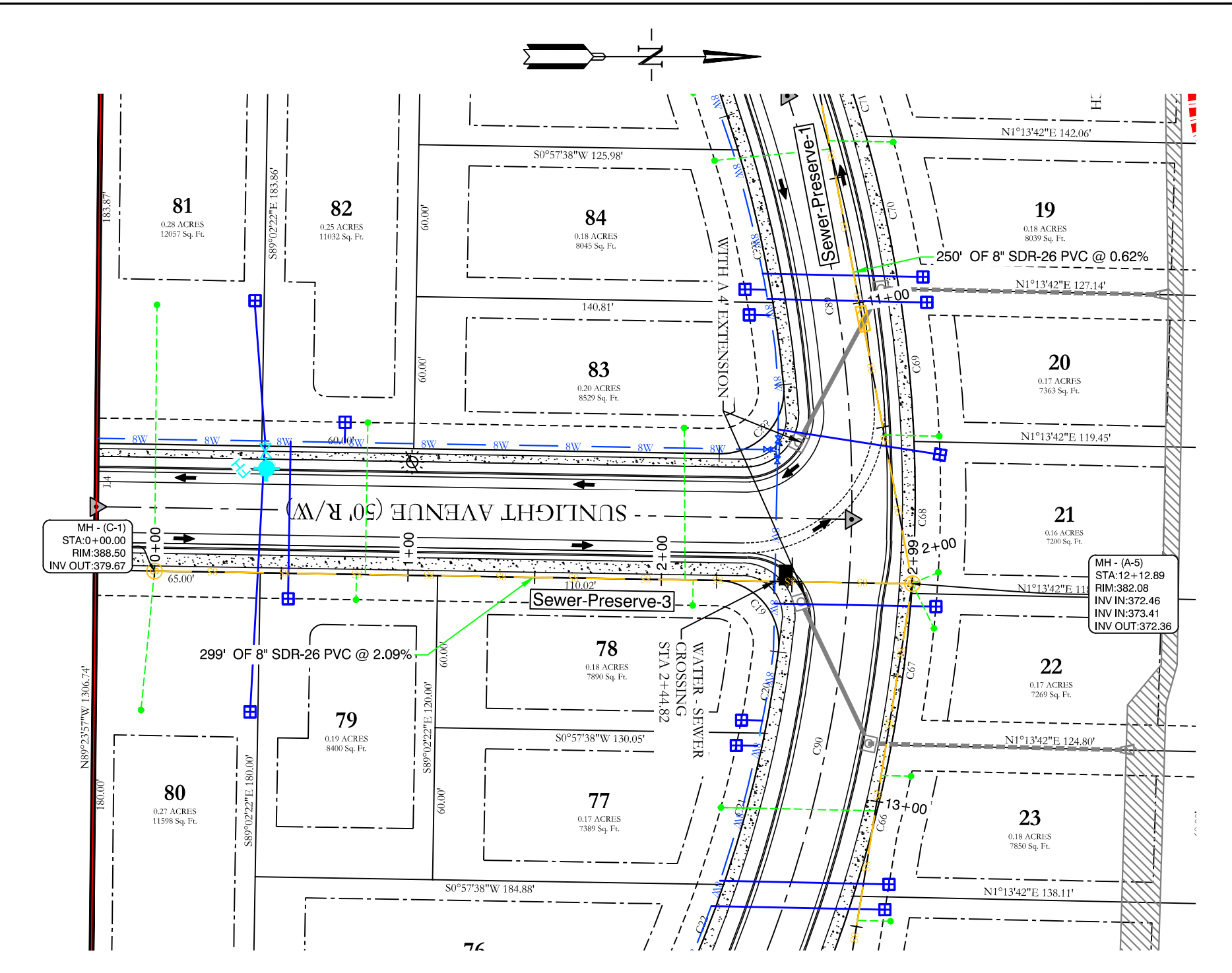
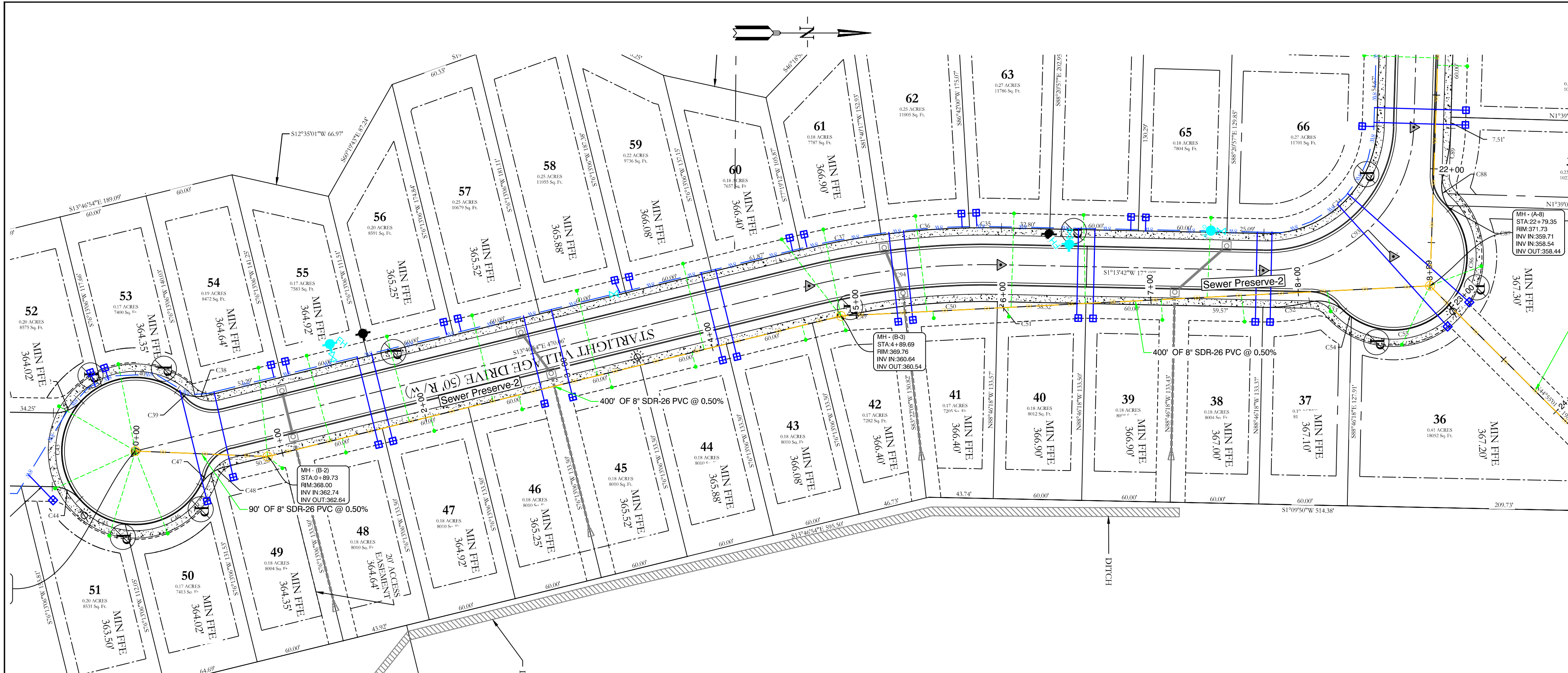
FOR USE AND BENEFIT OF:  
WIGGINS FAMILY REAL ESTATE HOLDINGS, LLC

**STARLIGHT VILLAGE SUBDIVISION**  
UTILITY PLAN  
A SUBDIVISION IN CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 9/26/2022	C.A.D. BY:	DRAWING NUMBER:
REVISIONS:	CHECKED BY:	19-0238
SHEET: C-2.1	SCALE:	
500	1S	15W 0 34 230 62 1807

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STARLIGHT VILLAGE SUBDIVISION  
 SEWER PLAN AND PROFILES  
 A SUBDIVISION IN CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 9/26/2022	C.A.D. BY:	DRAWING NUMBER:
REVISION:	CHECKED BY:	19-0238
SHEET: C-24	SCALE:	

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CAVINNESS SAMUEL  
LOYD & KEN  
ALLEN MOORE  
TAX PARCEL  
#840-15011-000  
383/216

TRACT B

TRACT A

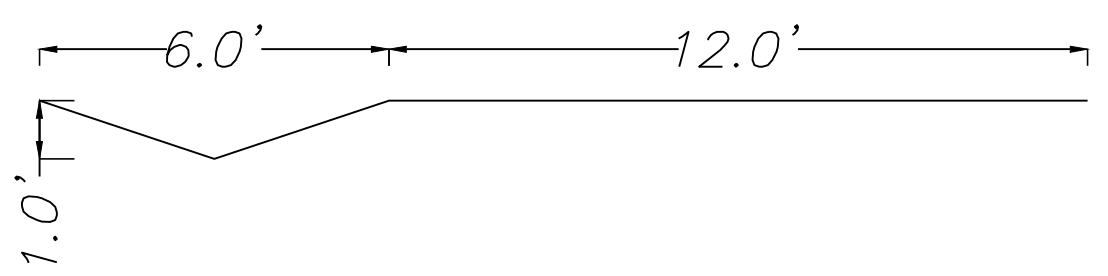
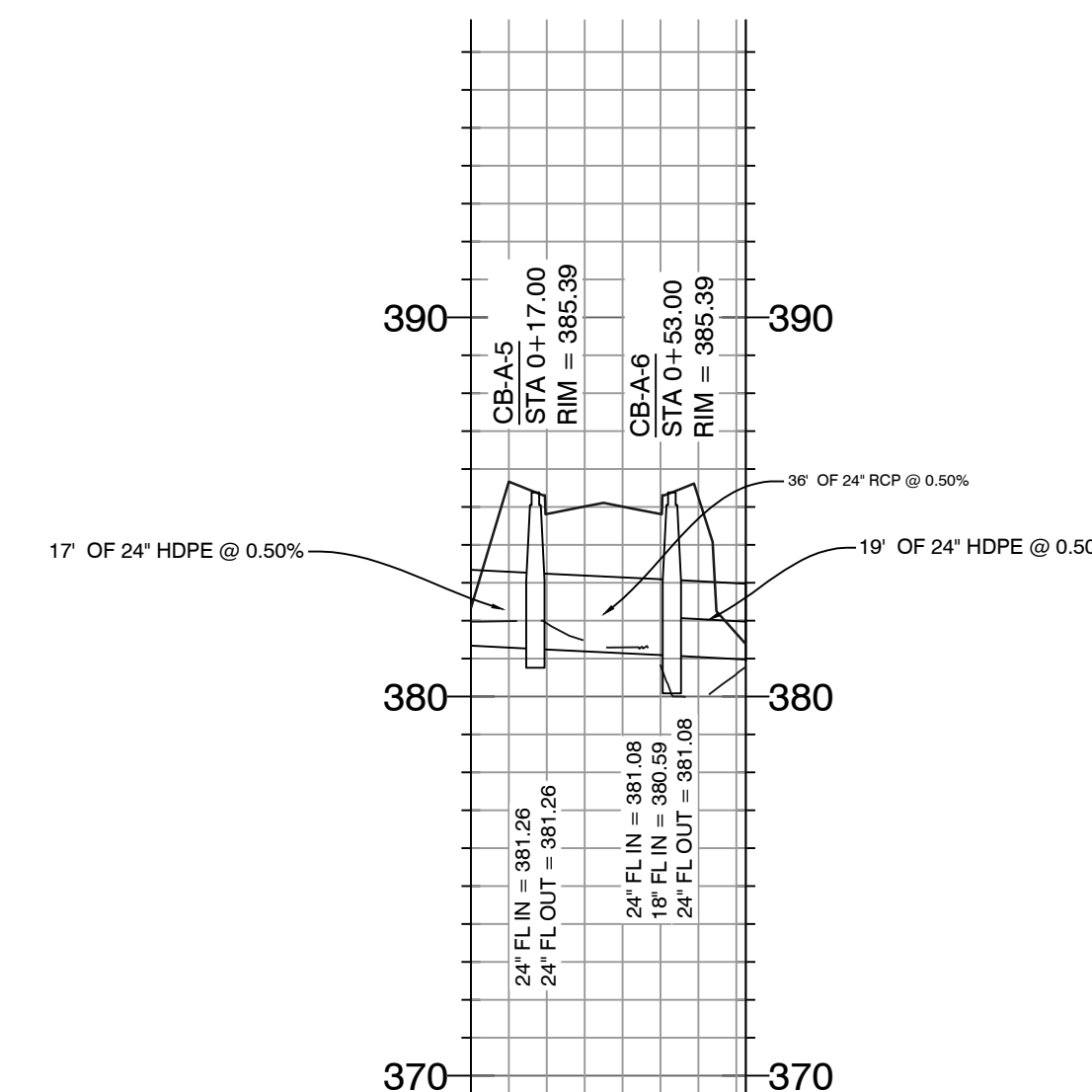
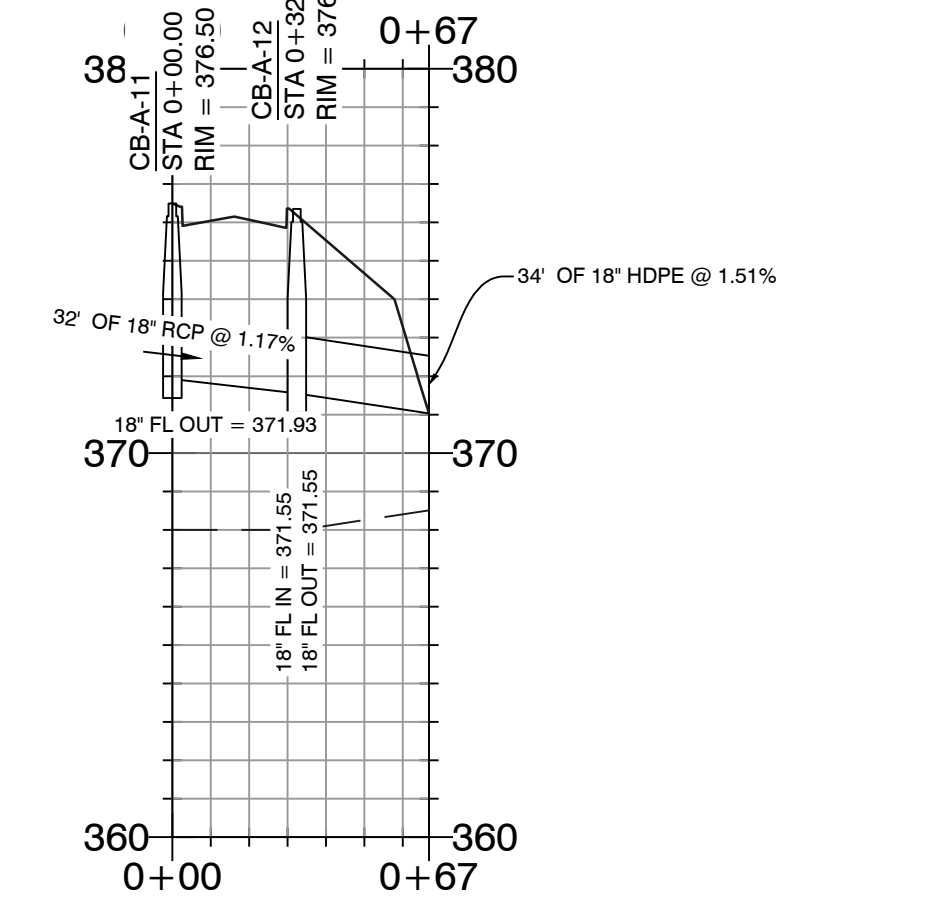
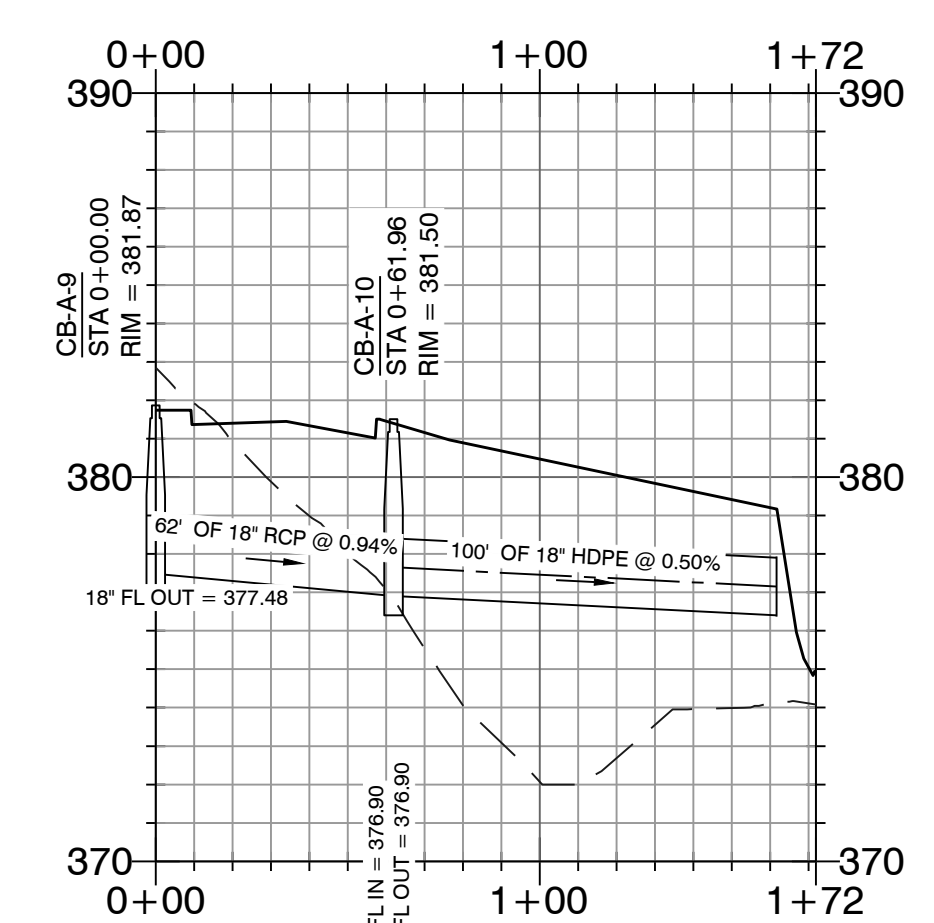
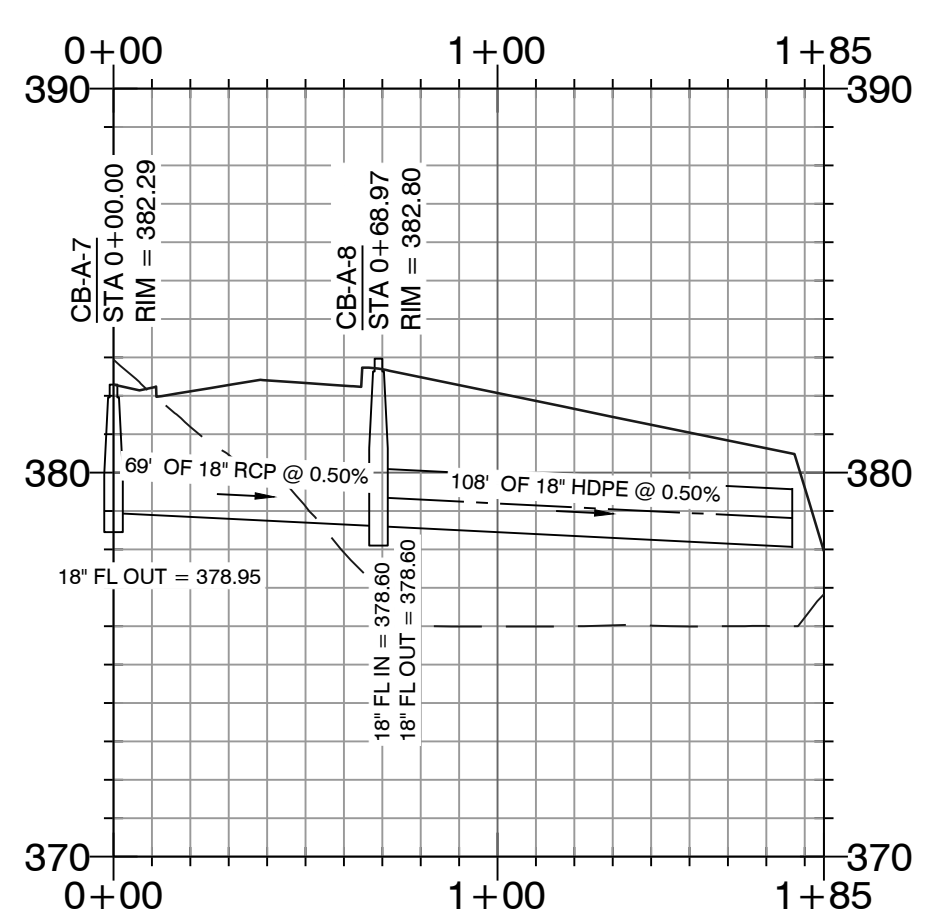
TRACT H

AVANTS NICK R & SHELBA J  
TAX PARCEL #840-15016-000

POINT OF BEGINNING  
4" ANGLE IRON  
SE CORNER N 1/2 SE 1/4 SW 1/4  
SECTION 29, T-01-S, R-14-W

TRACT G

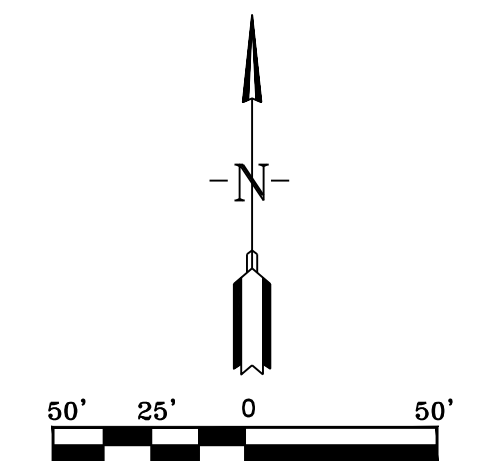
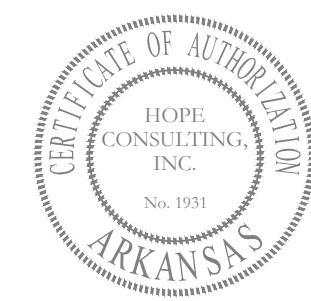
BARD GEORGE W & LOETA  
JOINT REVOC TRUST  
TAX PARCEL #840-15020-000  
1998-026063



# 6' DITCH

## GENERAL NOTES

- 6' ditches will have a 3:1 slope ratio
- 6' ditches will have solid sod stabilization



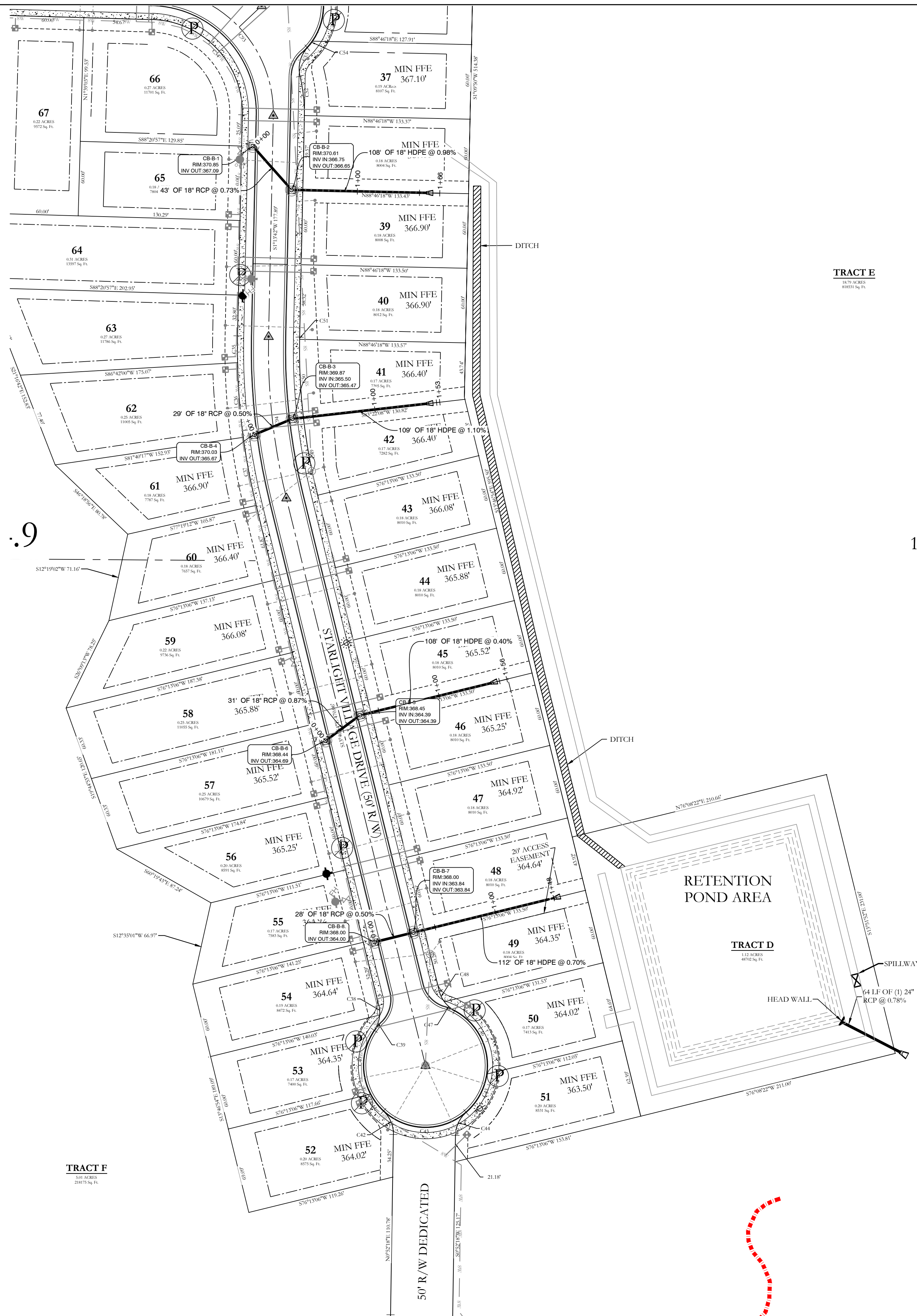
**HOPE CONSULTING**  
ENGINEERS - SURVEYORS

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

FOR USE AND BENEFIT OF: WIGGINS FAMILY REAL ESTATE HOLDINGS, LLC			
<b>STARLIGHT VILLAGE SUBDIVISION STROM DRAINAGE PLAN AND PROFILE</b> A SUBDIVISION IN CITY OF BRYANT, SALINE COUNTY, ARKANSAS			
DATE: 9/26/2022	C.A.D. BY:	DRAWING NUMBER:	
REVISION:	CHECKED BY:	<b>19-0238</b>	
SHEET: C-30	SCALE:		
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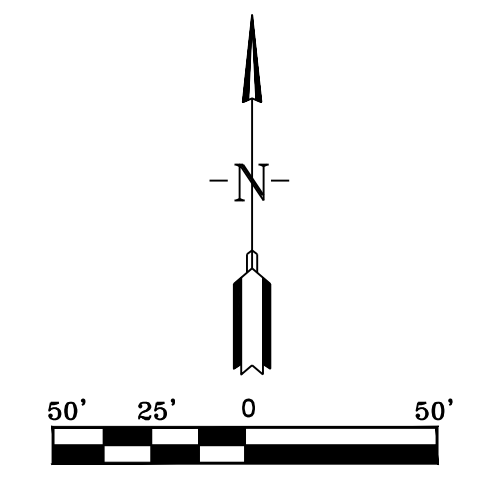
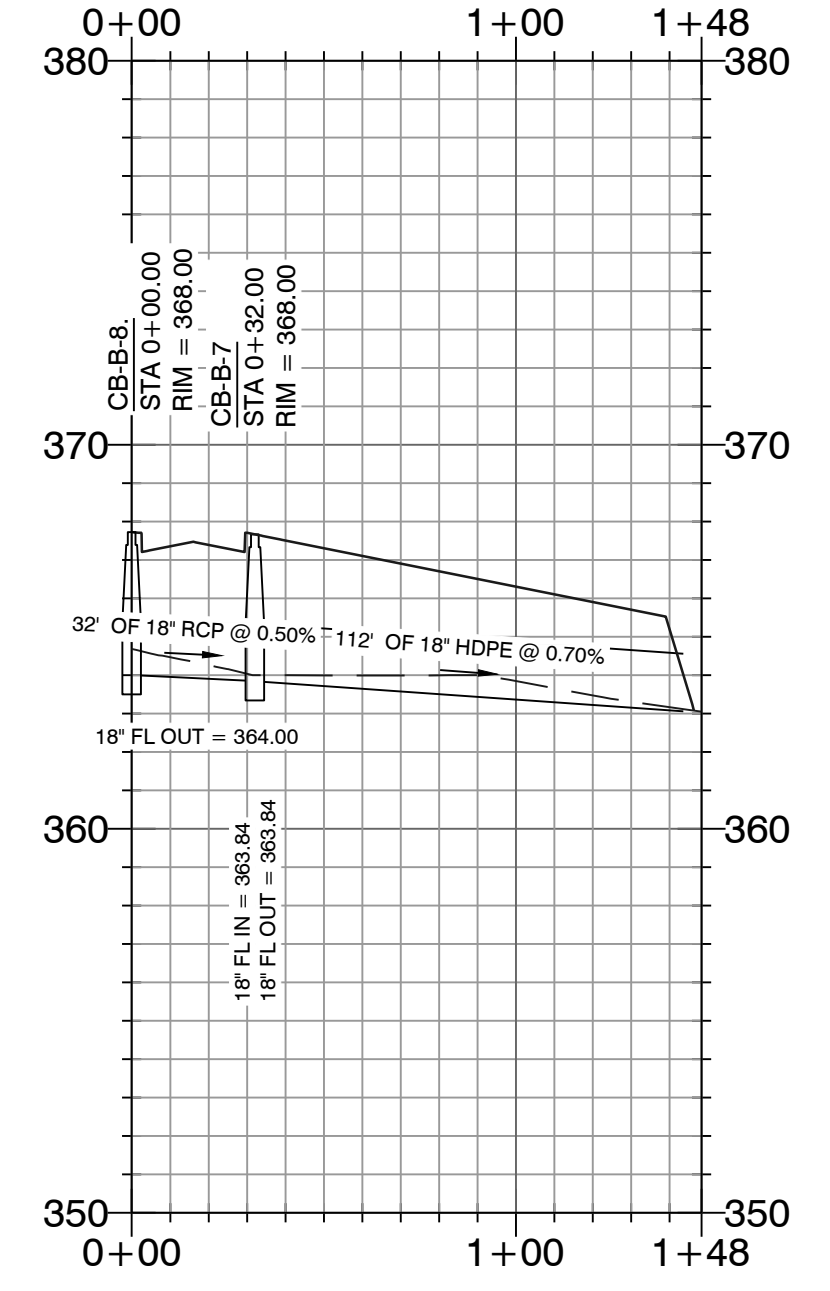
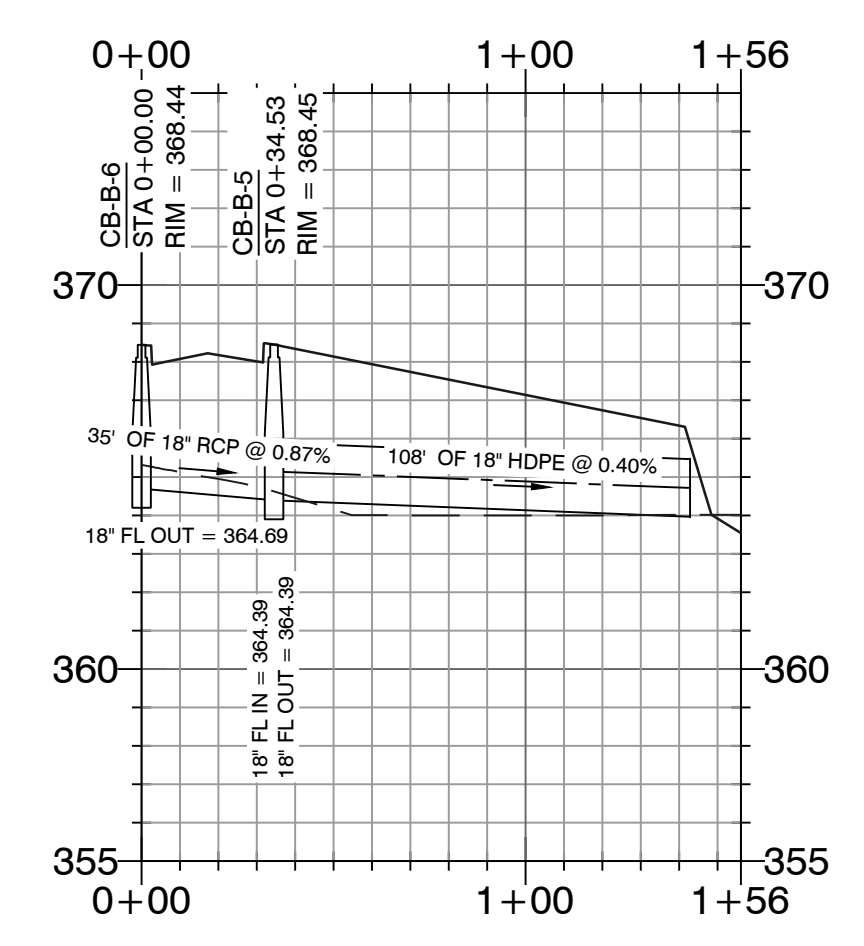
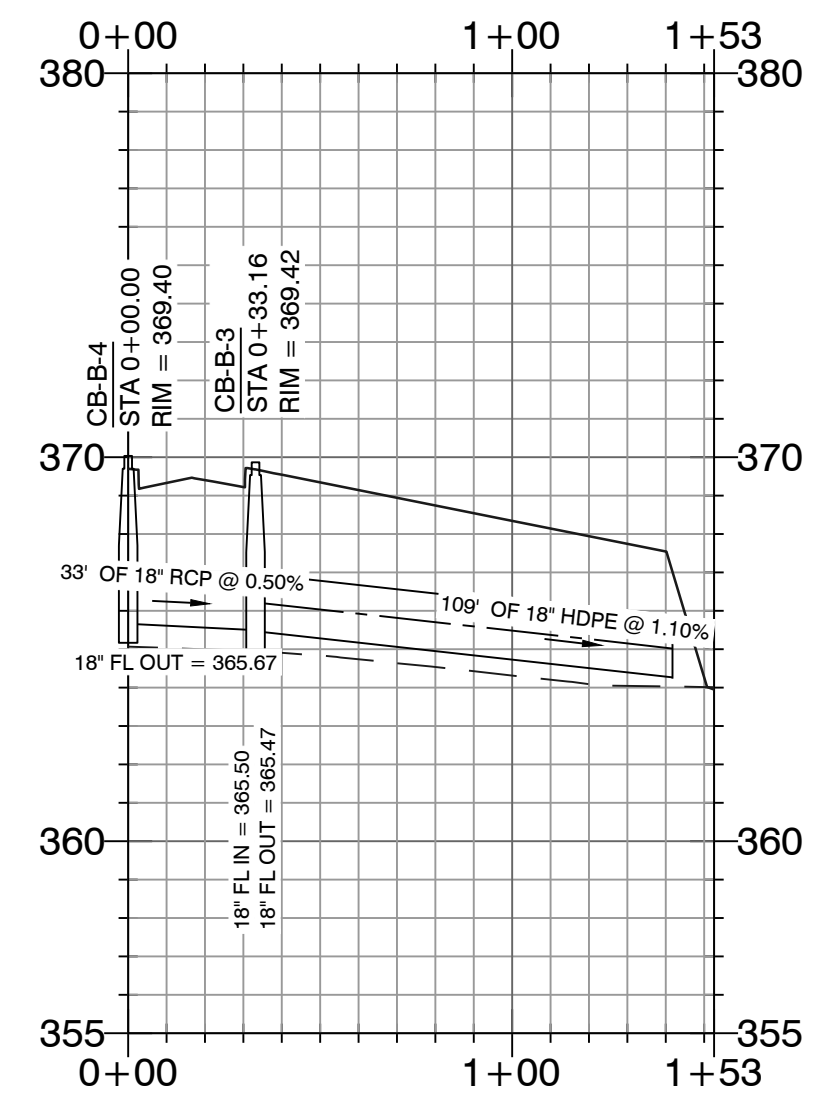
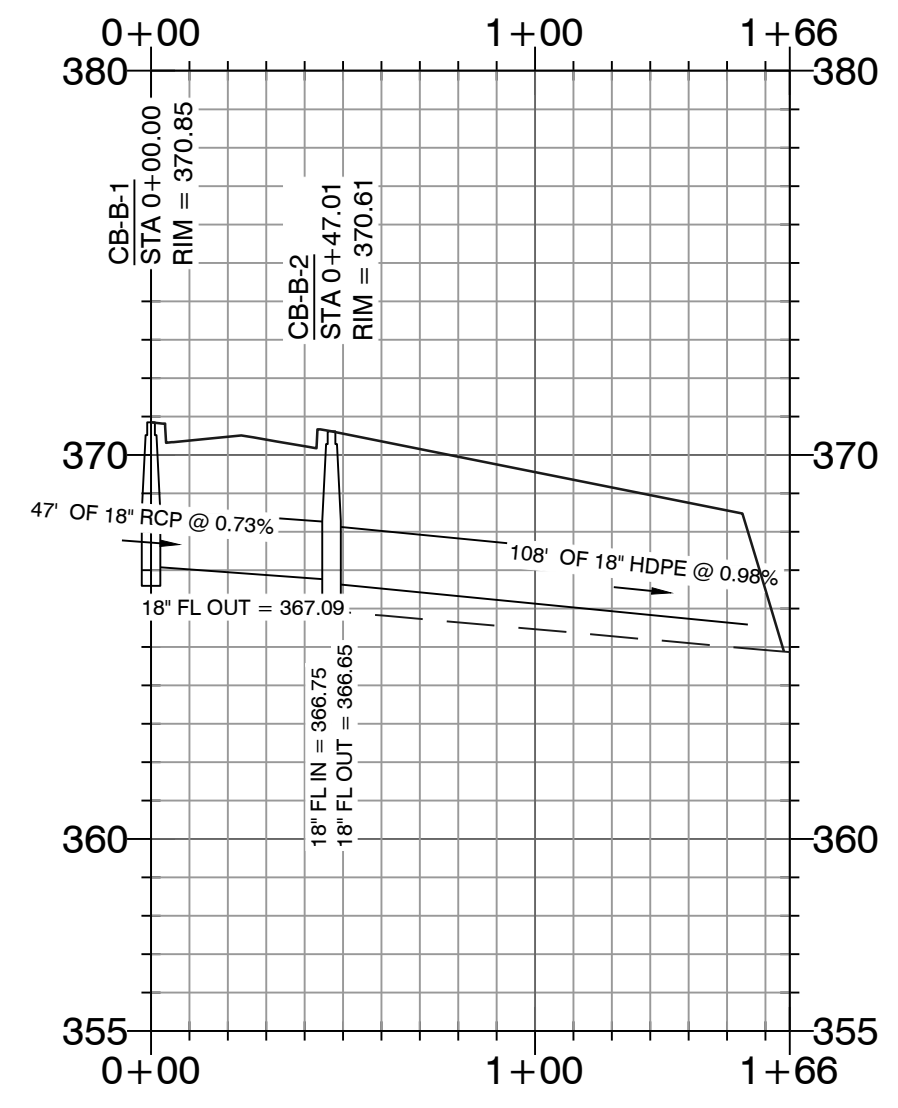
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TRACT E  
112 ACRES  
4007.74 SQ. FT.

100 YEAR FLOOD ZONE



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ENGINEERS - SURVEYORS

117 S. Market Street,  
Benton, Arkansas 72015  
PH. (501)315-2626  
FAX (501) 315-0024  
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FOR USE AND BENEFIT OF:  
WIGGINS FAMILY REAL ESTATE HOLDINGS, LLC

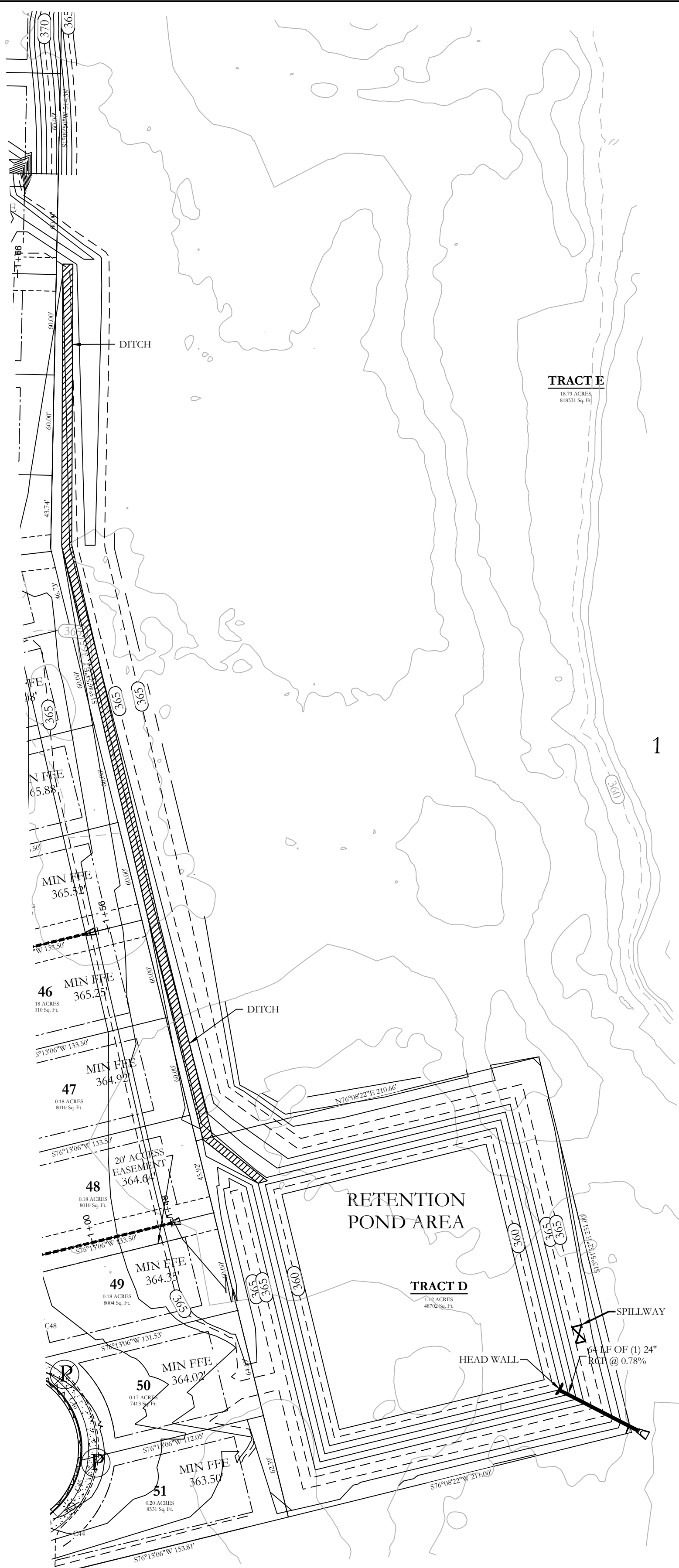
**STARLIGHT VILLAGE SUBDIVISION**  
STORM DRAINAGE PROFILES  
A SUBDIVISION IN CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 9/26/2022	C.A.D. BY:	DRAWING NUMBER:
REVISION:	CHECKED BY:	19-0238
SHEET: C-3.1	SCALE:	

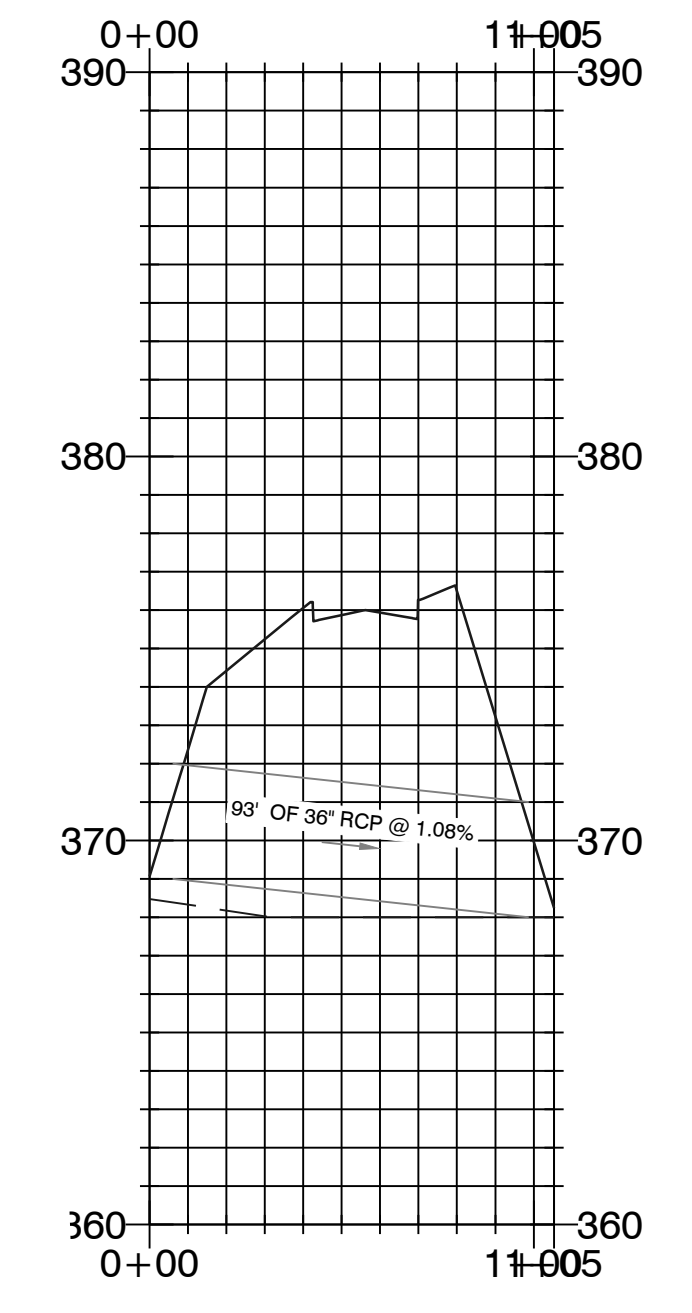
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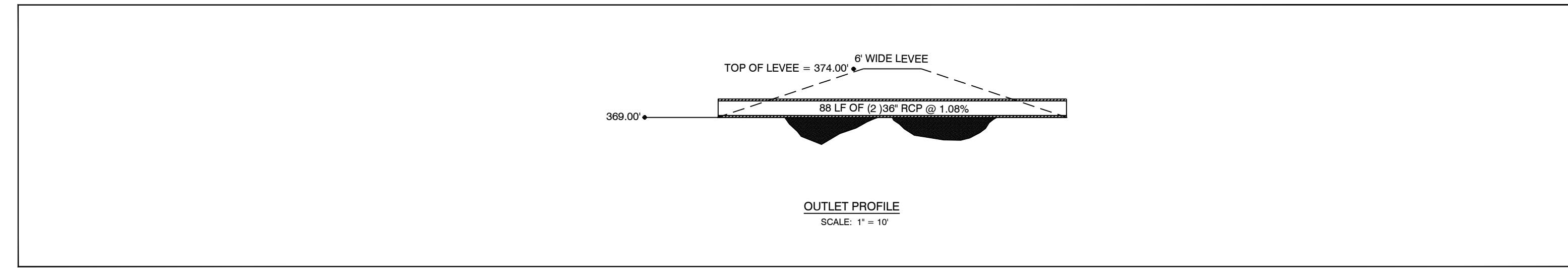




1



RETENTION POND - PLAN VIEW



RETENTION POND - OUTLET CROSS-SECTIONS & DETAILS  
SCALE: VARIES

RETENTION POND MAINTENANCE PLAN

**Background**  
The retention ponds (Tract C and D) are located at the North and South side of the subject property. Detention ponds are designed to temporarily detain storm water to meet water quantity criteria before discharging off the property.

Stabilization of Retention Basin provided with 3-1 slopes with required Sodding.  
6" Swales with required sodding.  
Fences are prohibited in the drainage easement area.  
Maintenance of retention ponds will be conducted by the improvement district.  
Retention Pond Tract C will be constructed in Phase-2.

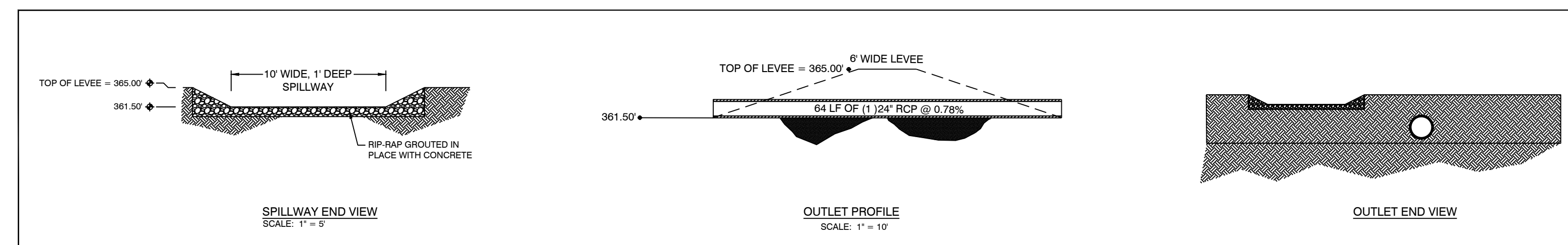
**Routine Maintenance**  
Routine maintenance will include but not be limited to:  
-Mowing of the bank slopes and area around the pond on a monthly basis during the growing season and as needed during the cooler months.

-The outlet pipe from the pond and other areas will be inspected monthly for debris which could inhibit the proper flow of discharge. Any debris will be removed immediately and disposed of or placed in a location to prevent future maintenance and to not cause impact up or downstream of the structure.

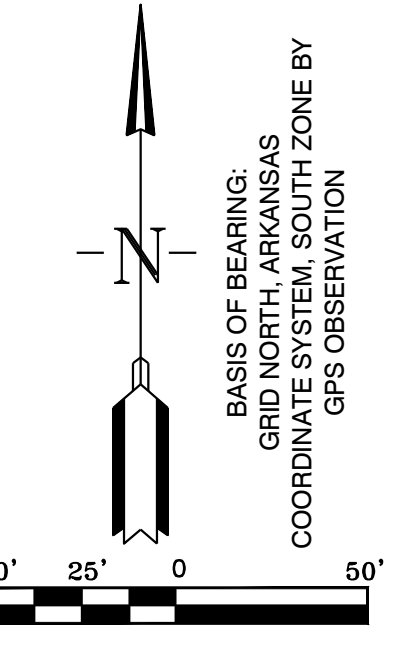
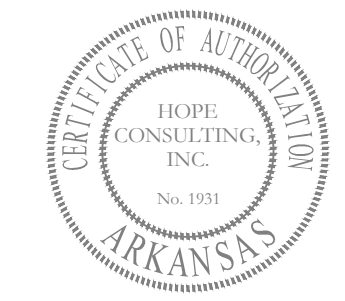
-Trash will be removed from around the pond to prevent entering the pond. Generally, the site should be kept free of loose trash which could be carried off site by wind or rain.

-Inspect the pond and outlet pipe for non-routine maintenance need.

**Periodic or Non-Routine Maintenance**  
The routine inspection of the pond area and discharge pipe will identify needed repairs and non-routine maintenance. These items may include but not be limited to:  
-Re-growth of trees on or around the pond bank. These should be cut and removed from the pond area.  
-Sediment from the site may accumulate in the pond bottom and reduce the pond to below design volume requirements. The pond should be excavated if the pond bottom elevation reached a level that allows excessive aquatic growth or reduces the pond efficiency such, that the sediments are passing the discharge structure and release off site.  
-Stabilization or re-grading of side slopes may be required periodically or after excessive rain events. Any disturbance of slopes should be reseeded or may require installation of erosion control materials until seeding can reestablish adequate grasses to prevent future erosion.  
-Any other maintenance or repairs which would minimize other maintenance to the pond or outfall structures.



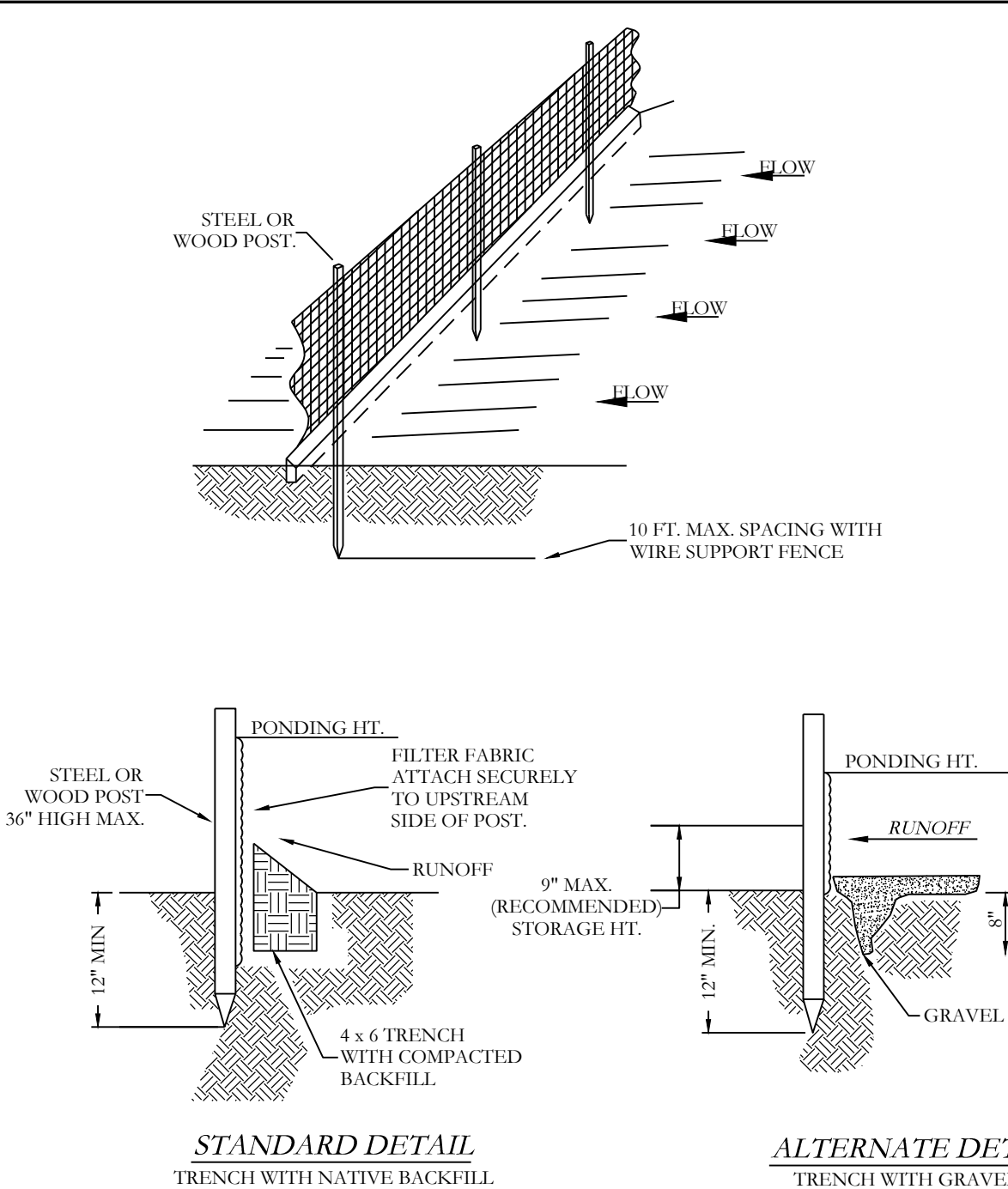
RETENTION POND - OUTLET CROSS-SECTIONS & DETAILS  
SCALE: VARIES



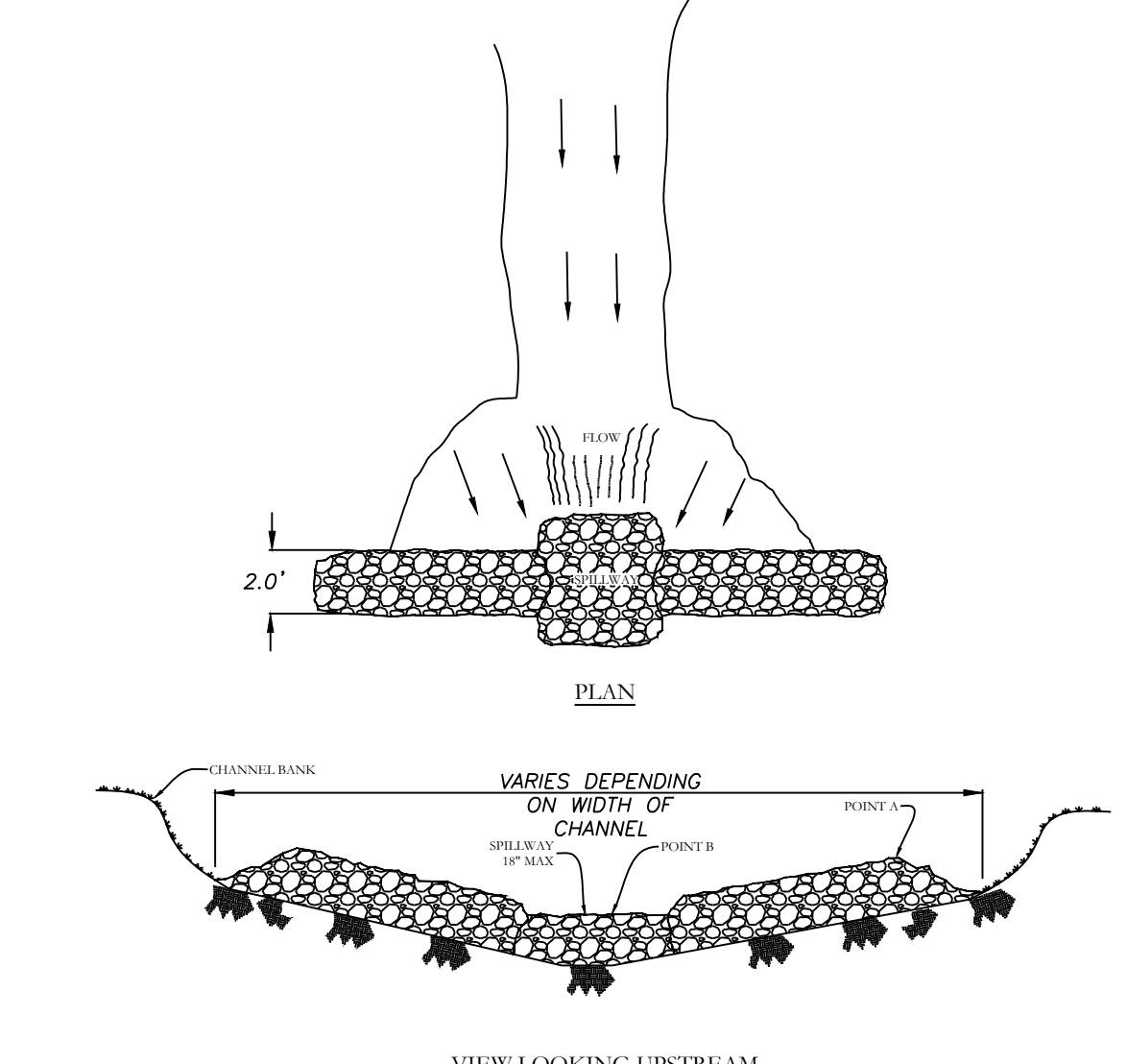
<b>HOPE CONSULTING</b> ENGINEERS - SURVEYORS		117 S. Market Street, Benton, Arkansas 72015 PH. (501)315-2626 FAX (501) 315-0024 www.hopeconsulting.com	
FOR USE AND BENEFIT OF: WIGGINS FAMILY REAL ESTATE HOLDINGS, LLC			
<b>STARLIGHT VILLAGE SUBDIVISION</b> DETENTION POND			
A SUBDIVISION IN CITY OF BRYANT, SALINE COUNTY, ARKANSAS			
DATE: 9/26/2022	C.A.D. BY:	DRAWING NUMBER:	
REVISID:	CHECKED BY:	<b>19-0238</b>	
SHEET: C-5.0	SCALE:		

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



- NOTES:**
- 1) POINT 'A' MUST BE HIGHER THAN POINT 'B' (SLOPEWAY HEIGHT).
  - 2) PLACE RIP-RAP BARRIER PERPENDICULAR TO FLOW WITH TIGHT GROUPINGS. USE STONE, ROCKS, OR FILTER FABRIC TO FILL ANY GAPS AND STAMP BACKFILL MATERIAL TO PREVENT PROTRUSION FROM UPSTREAM.
  - 3) SLOPEWAY HEIGHT SHALL NOT EXCEED 18" ±.
  - 4) INSPECT OTHER EROSION CONTROL MEASURES AND REPAIR PROMPTLY.

**EROSION CONTROL NOTES**

RETENTION POND AREAS ARE REQUIRED TO BE SOLID SOD STABILIZATION ONLY.

MAXIMUM SLOPE OF 3H:1V ON DETENTION POND LEVEES

CONTRACTOR MUST HAVE INLET PROTECTION MEASURES INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF DRAINAGE INLETS/STRUCTURES IS COMPLETE. SEDIMENT BARRIERS SHALL BE MAINTAINED THROUGHOUT AND INSPECTED THROUGHOUT CONSTRUCTION PROCESS UNTIL PROJECT IS COMPLETE.

RIP-RAP SEDIMENT BARRIERS SHALL BE USED AT ALL STORMWATER DISCHARGE POINTS SHOWN ON PLANS ASAP.

CONTRACTOR SHOULD WORK WITH ENGINEER TO ESTABLISH EFFECTIVE AND EFFICIENT PLAN TO PREVENT SEDIMENT RUNOFF BY DETERMINING WHERE SILT FENCING OR OTHER TYPES OF CONTROLS ARE NECESSARY.

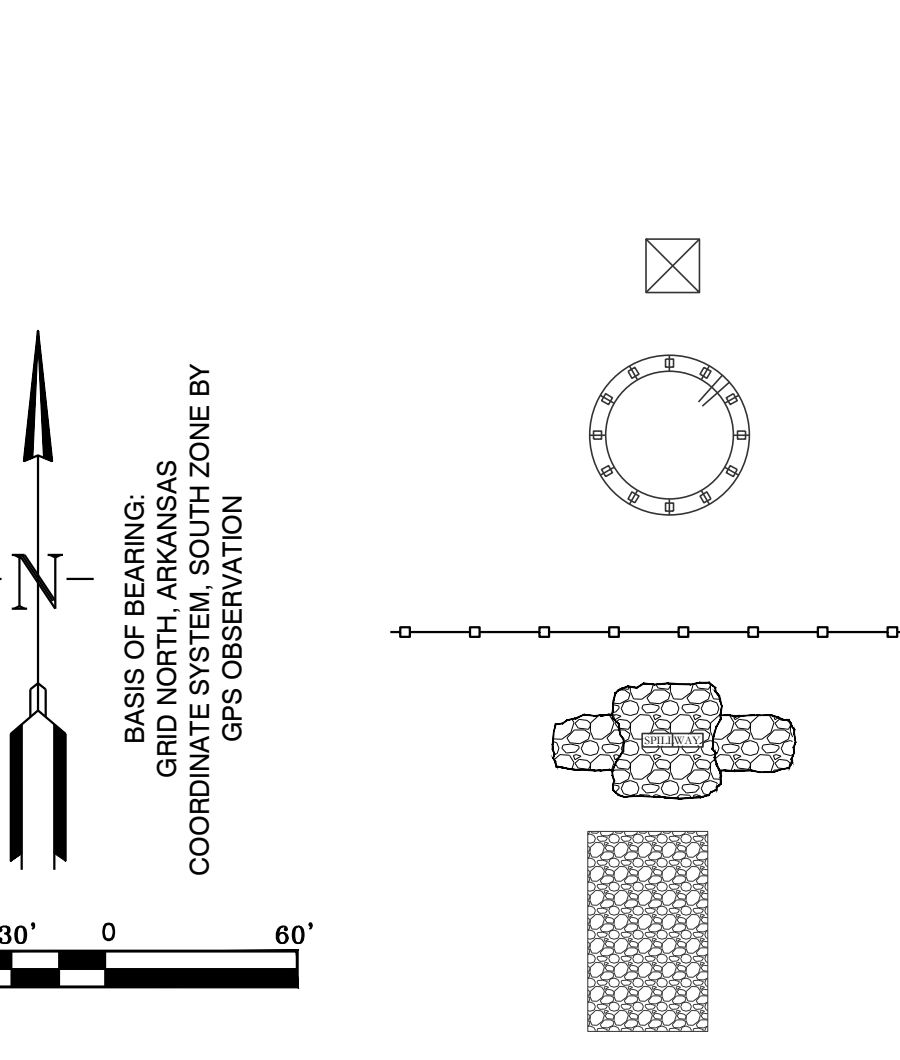
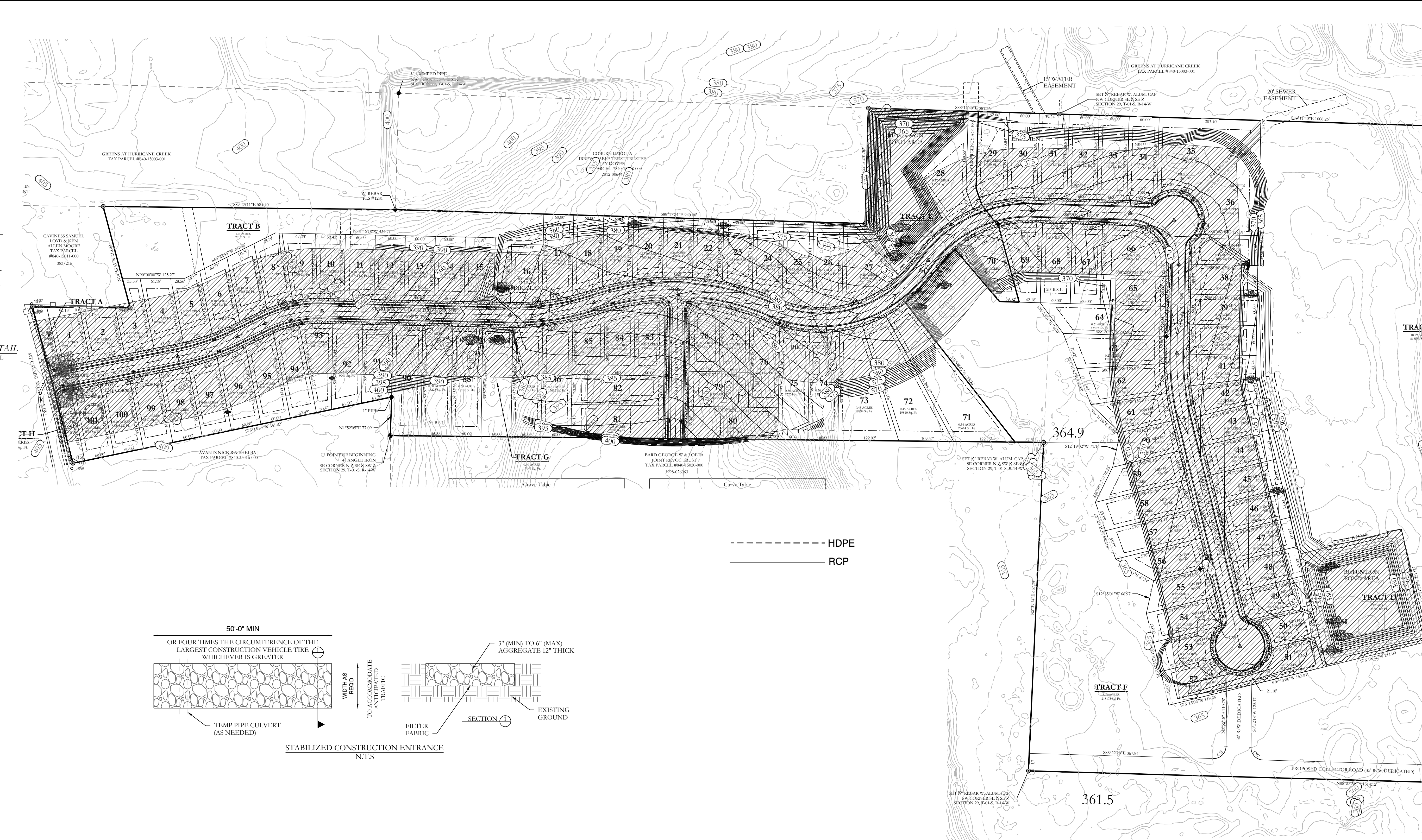
SOME EROSION CONTROL MEASURES, SILT FENCING, OR CHECK DAMS MAY NOT BE NECESSARY DURING INITIAL ROW CLEARING BUT MAY BE NEEDED ONCE LOT CLEARING AND HOME BUILDING BEGINS.

EXISTING VEGETATION WILL ONLY BE REMOVED INSIDE ROW AND WITHIN HOUSE FOOTPRINTS AS THEY ARE CONSTRUCTED. ADDITIONAL SILT FENCING WILL BE ADDED TO INDIVIDUAL LOTS AS HOME CONSTRUCTION TAKES PLACE.

DEADLINES FOR STABILIZATION AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASES.

STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY CEASED.

STABILIZATION MEASURES SHALL BE INITIATED IMMEDIATELY IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED.



**HOPE CONSULTING ENGINEERS - SURVEYORS**

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

FOR USE AND BENEFIT OF: WIGGINS FAMILY REAL ESTATE HOLDINGS, LLC

**STARLIGHT VILLAGE SUBDIVISION**  
EROSION CONTROL PLAN  
A SUBDIVISION IN CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 9/26/2022	C.A.D. BY:	DRAWING NUMBER:
REVISED:	CHECKED BY:	19-0238
SHEET: C-6.0	SCALE:	

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

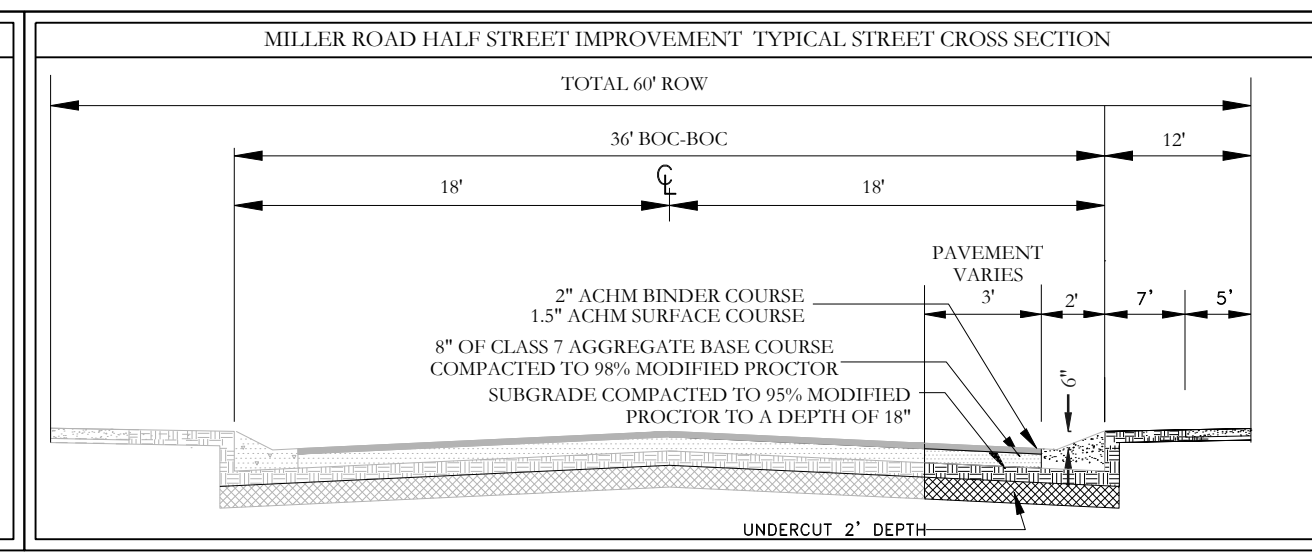
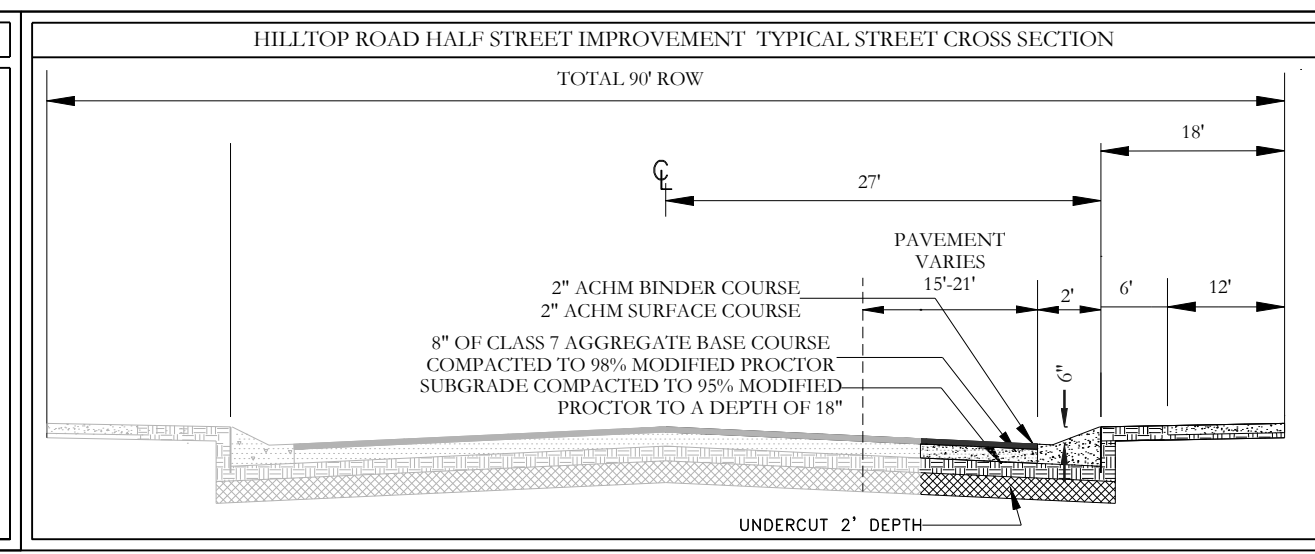
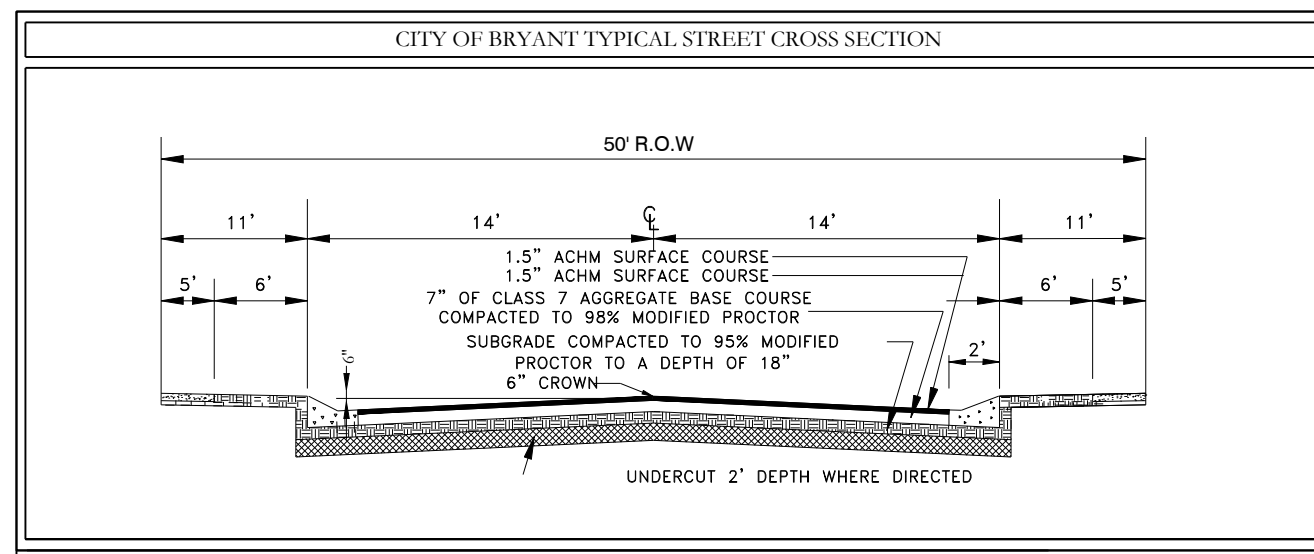
ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 14048 WILLIAM W. MCFARLAND

BASIS OF BEARING: GRID NORTH, ARKANSAS COORDINATE SYSTEM, SOUTH ZONE BY GPS OBSERVATION

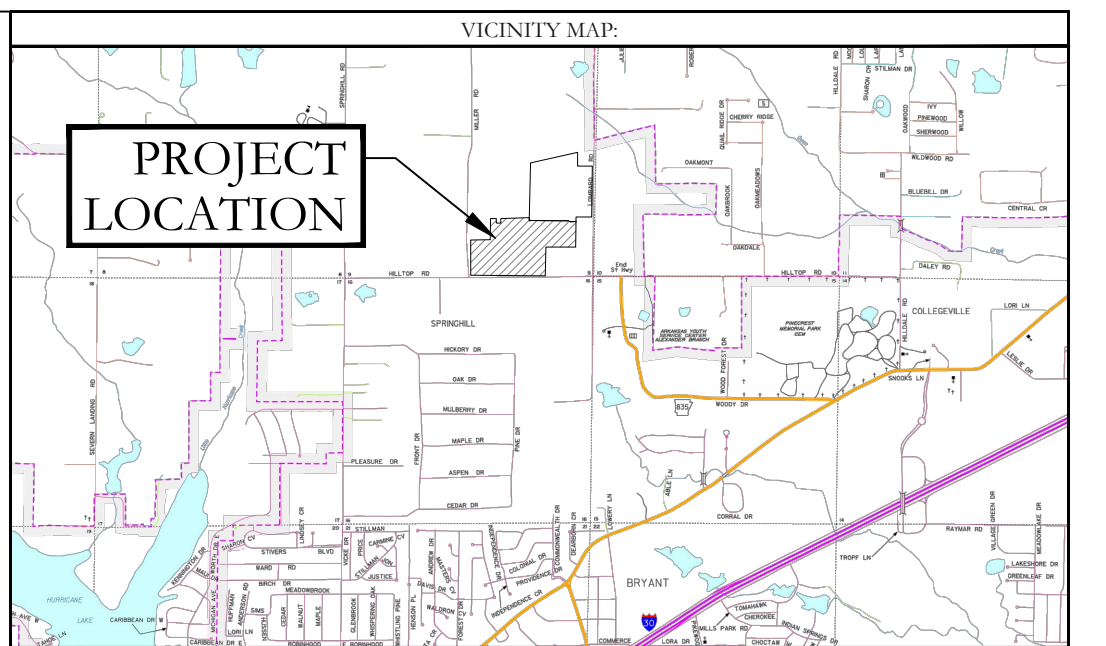
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**NOTE:**  
TRACTS A, B, C, D AND E WILL BE UTILIZED FOR DRAINAGE AND UTILITIES PURPOSES AND WILL MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION (POA) OR IMPROVEMENT DISTRICT.



**OWNER:**  
Name: NXT GEN HOMES LLC  
Address: 19218 SUMMERSHADE DRIVE BRYANT, AR 72022

**DEVELOPER:**  
Name: NXT GEN HOMES LLC  
Address: 19218 SUMMERSHADE DRIVE BRYANT, AR 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 within plat.

Date of Execution \_\_\_\_\_ Name: \_\_\_\_\_  
Source of Title: 2021-009870

**CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY:**  
I, Jonathan L. Hope, hereby certify that this proposed preliminary plat correctly represents a survey completed by me, or under my supervision on \_\_\_\_\_, 2022, that the boundaries line shown hereon correspond with the description in the deeds cited in the above Survey Title; and that all monuments which were found or placed on the property are correctly described and located.

Date of Execution \_\_\_\_\_ Signed: Jonathan L. Hope  
Registered Professional Land Surveyor No. 1762 Arkansas

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

Date of Execution \_\_\_\_\_ Signed: William W. McFadden  
Registered Professional Engineer, No. 14048 Arkansas

**CERTIFICATE OF PRELIMINARY PLAT APPROVAL:**  
All requirements of the City of Bryant Subdivision Rules and Regulations relative to the preparation and submission of a Preliminary Plat having been fulfilled, approval of this plat is hereby granted, subject of further provisions of said Rules and Regulations.

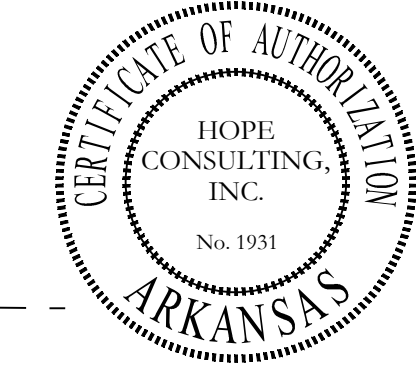
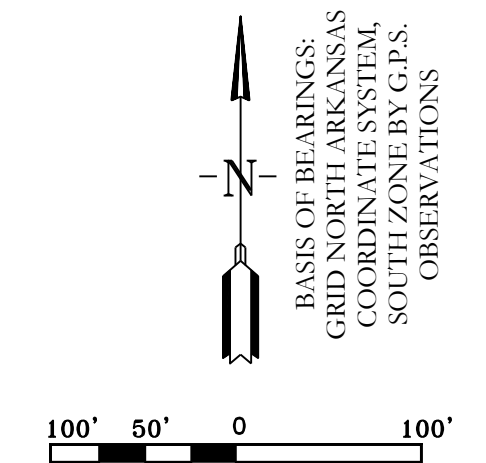
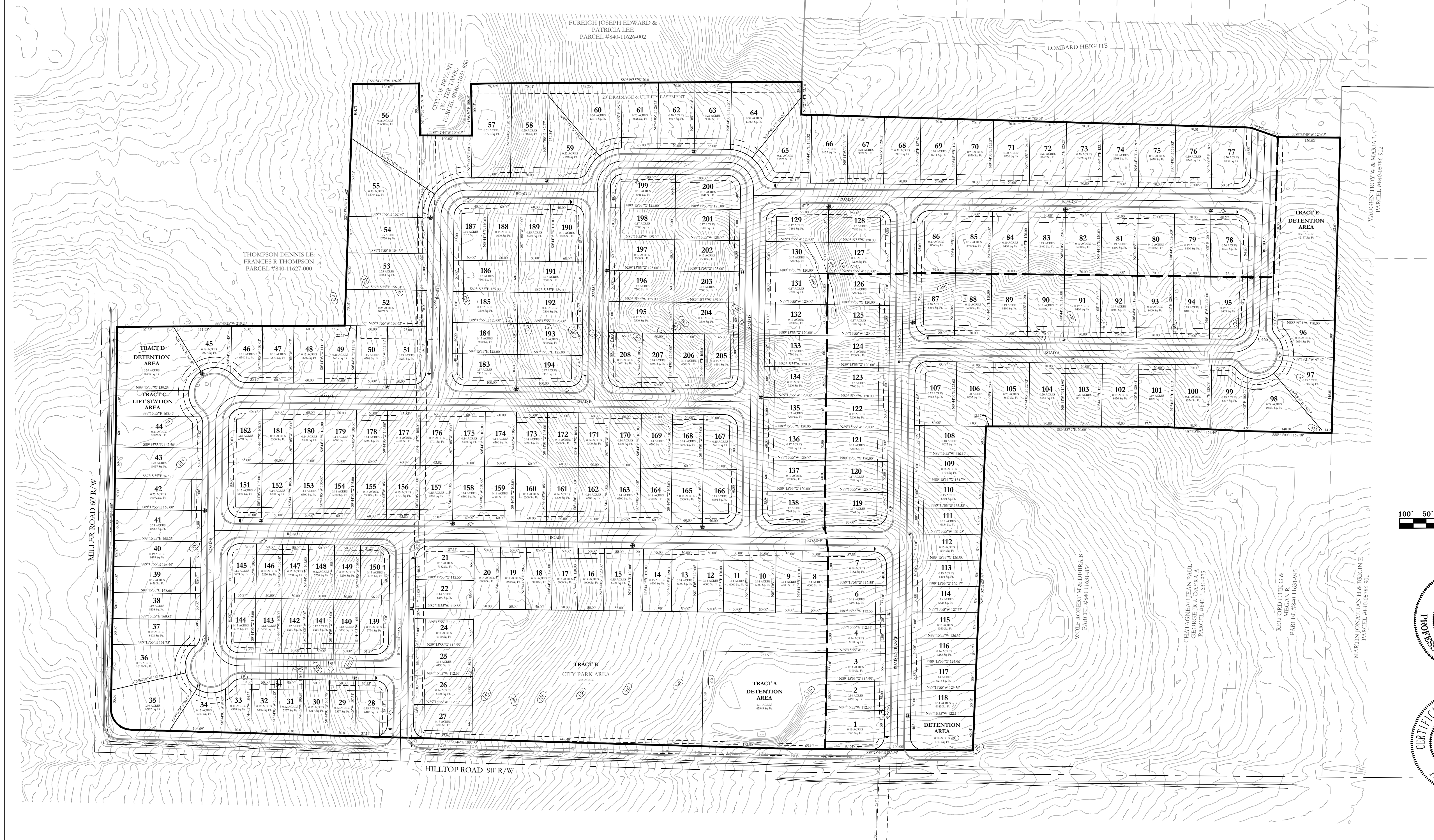
Date of Execution \_\_\_\_\_ Signed: Rick Johnson, Chairman  
Bryant Planning Commission

PROPERTY SPECIFICATIONS		
OWNER: NXT GEN HOMES LLC 19218 SUMMERSHADE DRIVE BRYANT, AR 72022	NUMBER OF LOTS: 208	PROPOSED ZONING: PUD
DEVELOPER: NXT GEN HOMES LLC 19218 SUMMERSHADE DRIVE BRYANT, AR 72022	PROPOSED DENSITY: 3.85 HOMES PER ACRE	SOURCE OF WATER: CITY OF BRYANT
ENGINEERS: HOPE CONSULTING INC. 117 S MARKET STREET BRYANT, AR 72022	SOURCE OF ELECTRIC: ENERGY	SOURCE OF GAS: SUMMIT
NAME OF SUBDIVISION: HILLTOP MANOR	BUILDING SETBACKS: FRONT: 25' OR AS SHOWN REAR: 15' OR AS SHOWN SIDE: 8' OR AS SHOWN	UTILITY & DRAINAGE EASEMENTS: FRONT: 10' OR AS SHOWN REAR: 5' OR AS SHOWN SIDE: 5' OR AS SHOWN
OPEN SPACE: TRACT A: 1.01 ACRES TRACT B: 3.03 ACRES TRACT C: LIFT STATION TRACT D: 0.39 ACRES TRACT E: 0.07 ACRES TRACT F: 0.15 ACRES TOTAL: 5.6 ACRES OR 10%		

By affixing my seal and signature, I Jonathan L. Hope, Arkansas PLS No. 1762, hereby certify that this drawing correctly depicts a survey completed by me or under my direct supervision.

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

No portion of the property described hereon lies within the 100 year floodplain, according to the Flood Insurance Rate Map, panel # 05125C0225E, Dated: 06/05/2020



**PLANNED UNIT DEVELOPMENT (PUD)  
HILLTOP MANOR SUBDIVISION**  
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

**LEGEND**

- Aliquot Corner
- Found monument
- ⊙ Set 1/2" 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:  
**NXT GEN HOMES LLC**

**PLANNED UNIT DEVELOPMENT (PUD)  
HILLTOP MANOR SUBDIVISION**  
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

DATE: 10/05/2022	C.A.D. BY: BJOHNSON	DRAWING NUMBER:
REVISED:	CHECKED BY:	20-1341
SHEET:	SCALE: 1"= 100'	
500	01S	14W 0 09 200 62 1762



*HILLTOP LANDING SUBDIVISION*  
*HILLTOP ROAD & MILLER ROAD, BRYANT, AR 72022*  
*DRAINAGE REPORT*

*FOR*  
*City of Bryant, Saline County, AR*

October 2022

Owner & Developer: NXT GEN HOMES LLC.

By:

**HOPE**  
**CONSULTING**  
**ENGINEERS - SURVEYORS**



# TABLE OF CONTENTS

## ITEM DESCRIPTION

1. Narrative & Summary
2. Hydrograph Report

## **Narrative & Summary**



**PROJECT TITLE**

Hilltop Landing Subdivision

**PROJECT PROPERTY OWNER**

Nxt Gen Homes LLC.

**PROJECT LOCATION**

Hilltop Road and Miller Road, Bryant, AR

**PROJECT DESCRIPTION**

The proposed sub divisional development is on Hilltop Road and Miller Road, Bryant, AR . Total development site area is 54.0 acres.

**DRAINAGE ANALYSIS**

**On Site Drainage-** Rational method was used to determine the existing and proposed flows from proposed site. There will be four detention ponds to detain water from this development. Detailed drainage calculations considering the future expected development has been conducted to determine the required detention ponds and culvert dimensions. Summary of the calculations are below:

**Detention Pond-1**

- Pond is situated on the north east side of the property.
- Pre-development area 34.50 acres.
- Post-development area 36.28 acres.
- Pre-development runoff coefficient 0.47.
- Post-development runoff cumulative coefficient 0.65
- Pond has a bottom area of 15,480 sft with bottom elevation of 439.00’.
- One 42” HDPE with 0.5% slope are proposed for outflow pipes.

**Peak flows for Pre and post development phase of onsite area have been tabulated below-**

Period of time	Pre-development	Post-dev. Without detention	Post-dev. With detention
	Peak Flow (cfs)	Peak Flow (cfs)	Peak Flow (cfs)
2-Year	69.54	90.29	41.60
5-Year	77.15	99.87	45.13
10-Year	89.68	117.23	49.24
25-Year	102.61	134.37	54.42
50-Year	116.82	153.15	64.25
100-Year	123.94	162.70	70.54

### Detention Pond-2

- Pond is situated on the South-west side of the property.
- Pre-development area 7.2 acres.
- Post-development area 4.11 acres.
- Pre-development runoff coefficient 0.40.
- Post-development runoff cumulative coefficient 0.40
- Pond has a bottom area of 18,270 sft with bottom elevation of 511.00’.
- One 12” HDPE with 9% slope are proposed for outflow pipes.

**Peak flows for Pre and post development phase of onsite area have been tabulated below-**

Period of time	Pre-development	Post-dev. Without detention	Post-dev. With detention
	Peak Flow (cfs)	Peak Flow (cfs)	Peak Flow (cfs)
2-Year	12.77	6.629	0.387
5-Year	14.20	7.333	0.462
10-Year	16.42	8.607	0.613
25-Year	18.77	9.865	0.773
50-Year	21.35	11.24	0.959
100-Year	22.64	11.95	1.059

### Detention Pond-3

- Pond is situated on the south east side of the property.
- Pre-development area 2.25 acres.
- Post-development area 3.21 acres.
- Pre-development runoff coefficient 0.47.
- Post-development runoff cumulative coefficient 0.65
- Pond has a bottom area of 5,512 sft with bottom elevation of 495.00’.
- One 18” HDPE with 9.5% slope are proposed for outflow pipes.



**Peak flows for Pre and post development phase of onsite area have been tabulated below-**

Period of time	Pre-development	Post-dev. Without detention	Post-dev. With detention
	Peak Flow (cfs)	Peak Flow (cfs)	Peak Flow (cfs)
2-Year	5.039	9.942	2.797
5-Year	5.635	11.12	3.269
10-Year	6.430	12.69	3.910
25-Year	7.337	14.48	4.642
50-Year	8.326	16.43	5.424
100-Year	8.825	17.40	5.810

#### **Detention Pond-4**

- Pond is situated on the West side of the property.
- Pre-development area 14.40 acres.
- Post-development area 13.97 acres.
- Pre-development runoff coefficient 0.47.
- Post-development runoff cumulative coefficient 0.65
- Pond has a bottom area of 3725.16 sft with bottom elevation of 511.00'.
- One 36" HDPE with 9.0% slope are proposed for outflow pipes.

**Peak flows for Pre and post development phase of onsite area have been tabulated below-**

Period of time	Pre-development	Post-dev. Without detention	Post-dev. With detention
	Peak Flow (cfs)	Peak Flow (cfs)	Peak Flow (cfs)
2-Year	31.09	43.27	27.37
5-Year	34.66	48.39	30.47
10-Year	39.81	55.21	34.08
25-Year	45.47	63.00	37.59
50-Year	51.67	71.49	41.26
100-Year	54.77	75.78	42.99

#### **CONCLUSION**

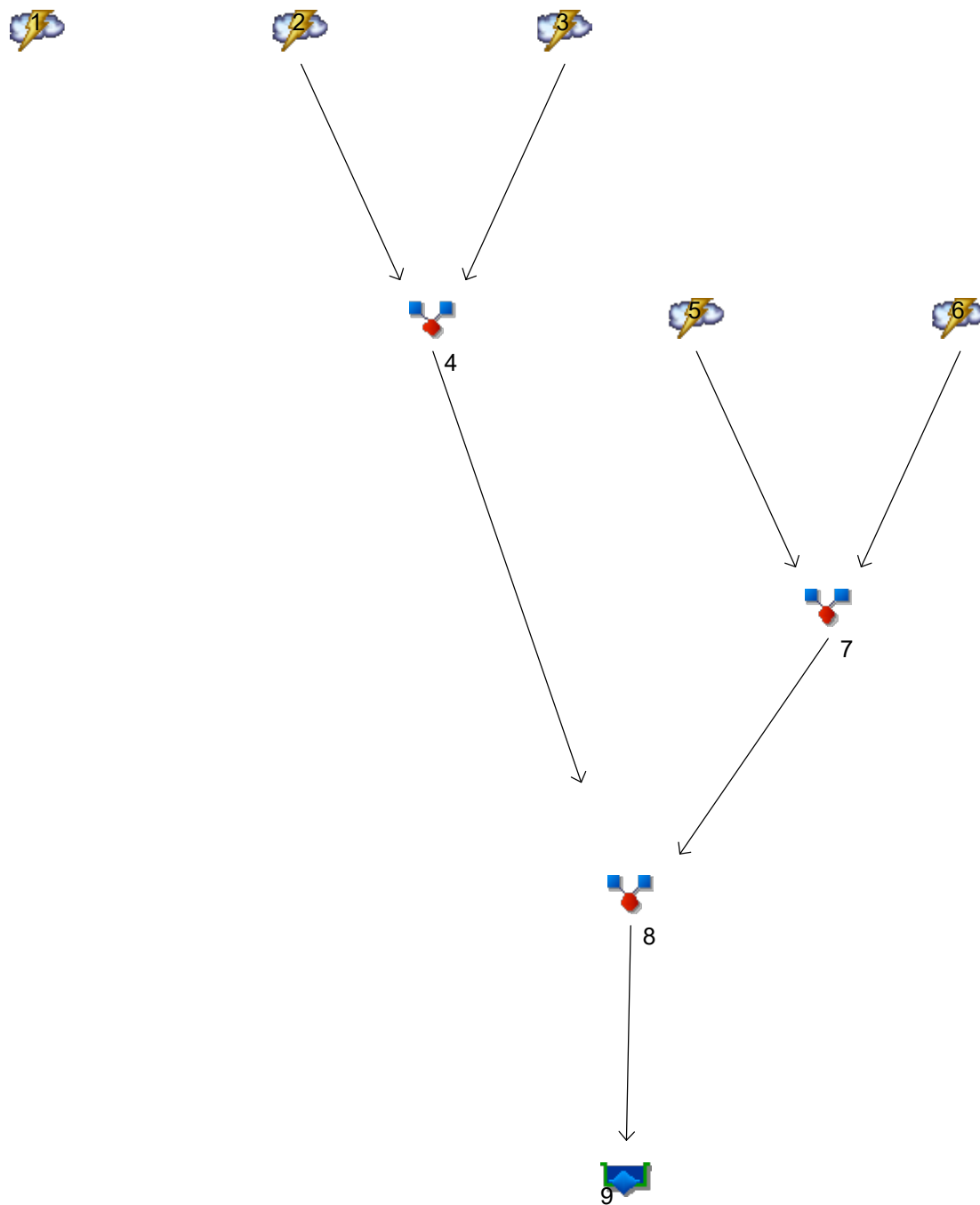
From the onsite drainage calculation, it is seen that there is decrease in flow for all storm events due to the proposed detention ponds.

# **Hydrograph Summary Report**



# Watershed Model Schematic

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023



## Legend

Hyd.	Origin	Description
1	Rational	Pre Development
2	Rational	Post development-1a
3	Rational	post development-1b
4	Combine	combine-1
5	Rational	post development-2a
6	Rational	post development-2b
7	Combine	combine-2
8	Combine	<no description>
9	Reservoir	detention pond 1

# Multi-Hydrograph Plot

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

## Hyd. No. 1

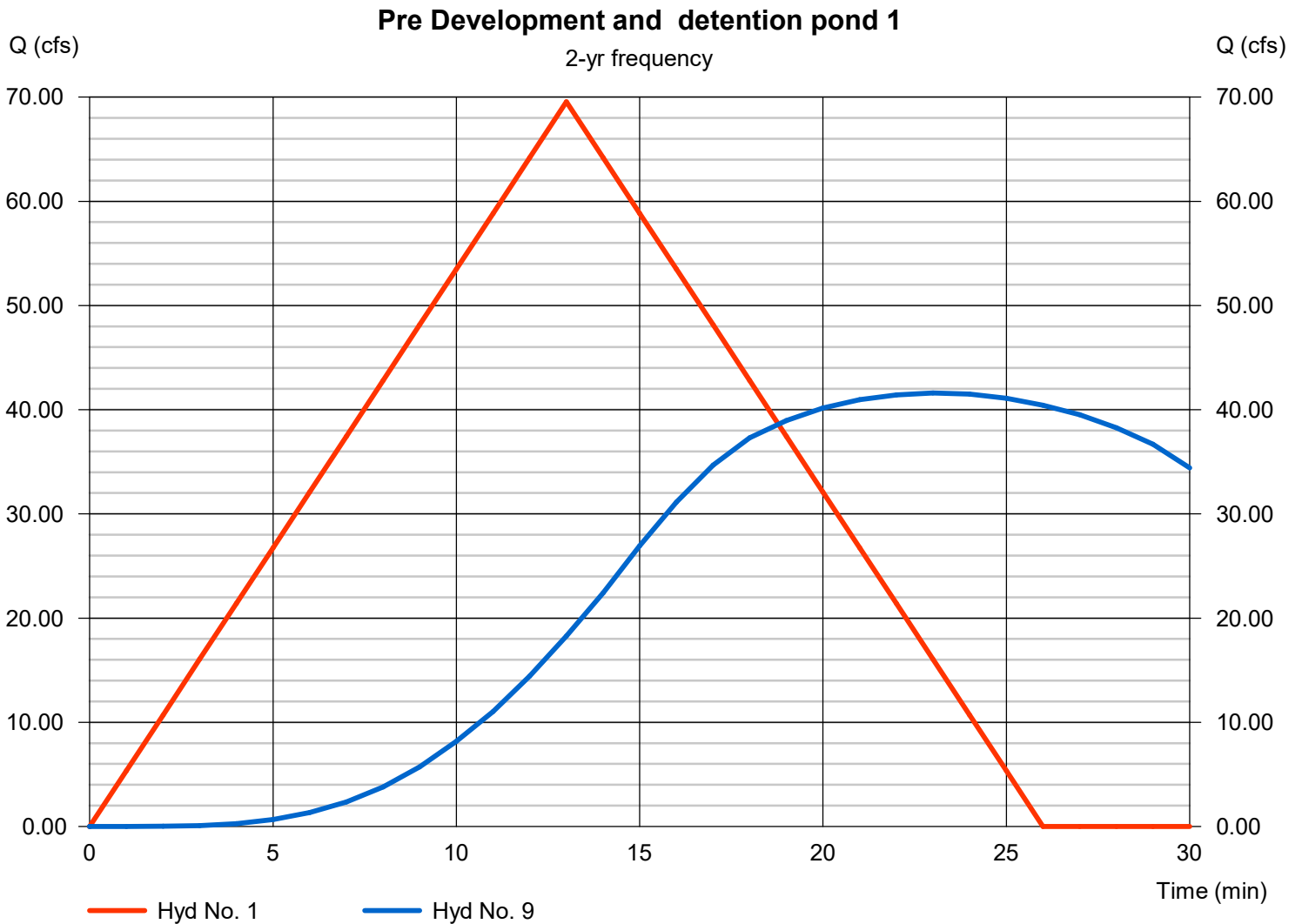
Pre Development

Hydrograph type = Rational  
Peak discharge = 69.54 cfs  
Time to peak = 13 min  
Hyd. Volume = 54,242 cuft

## Hyd. No. 9

detention pond 1

Hydrograph type = Reservoir  
Peak discharge = 41.60 cfs  
Time to peak = 23 min  
Hyd. Volume = 81,225 cuft





# Multi-Hydrograph Plot

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

## Hyd. No. 1

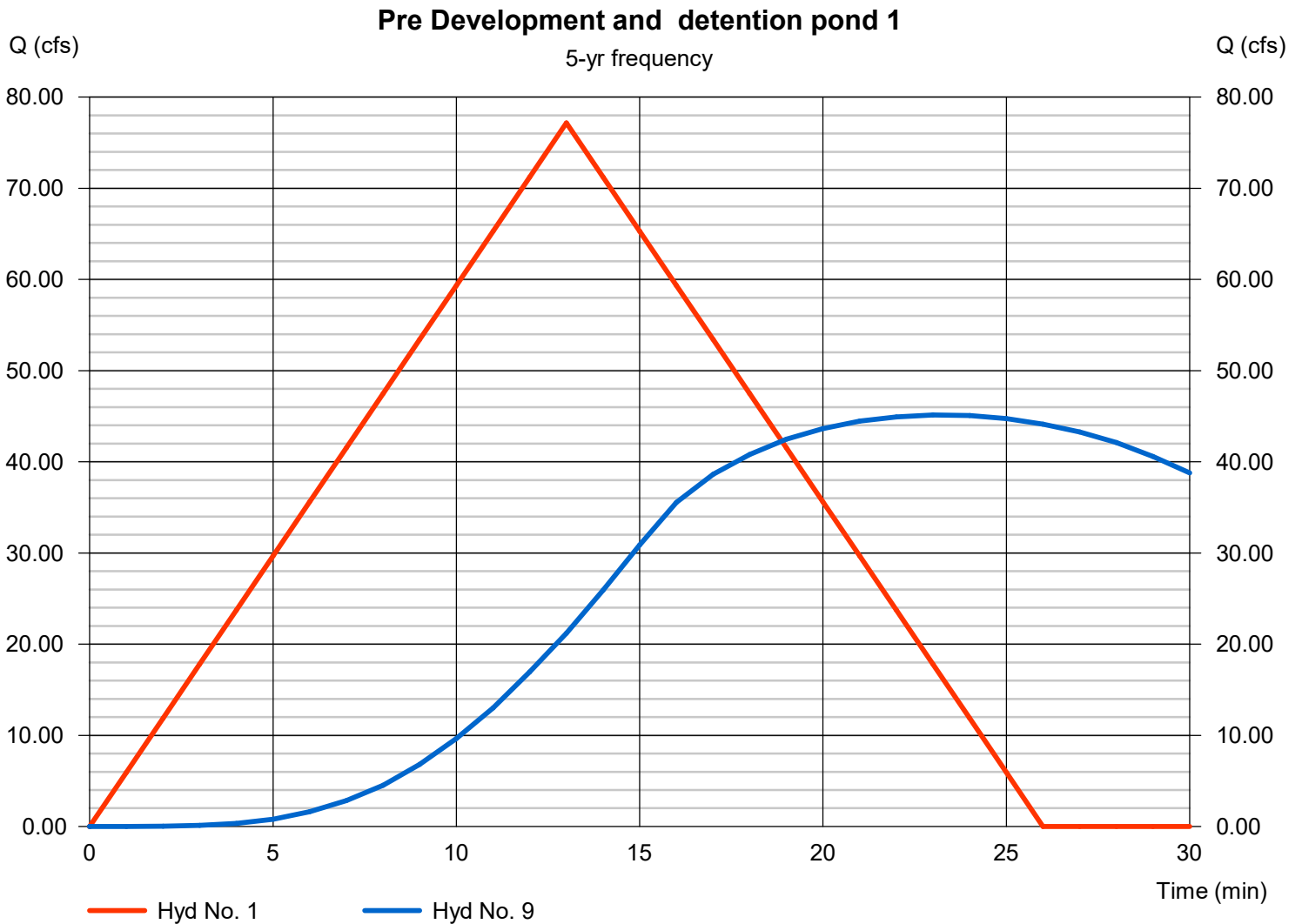
Pre Development

Hydrograph type = Rational  
Peak discharge = 77.15 cfs  
Time to peak = 13 min  
Hyd. Volume = 60,181 cuft

## Hyd. No. 9

detention pond 1

Hydrograph type = Reservoir  
Peak discharge = 45.13 cfs  
Time to peak = 23 min  
Hyd. Volume = 89,848 cuft



# Multi-Hydrograph Plot

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

## Hyd. No. 1

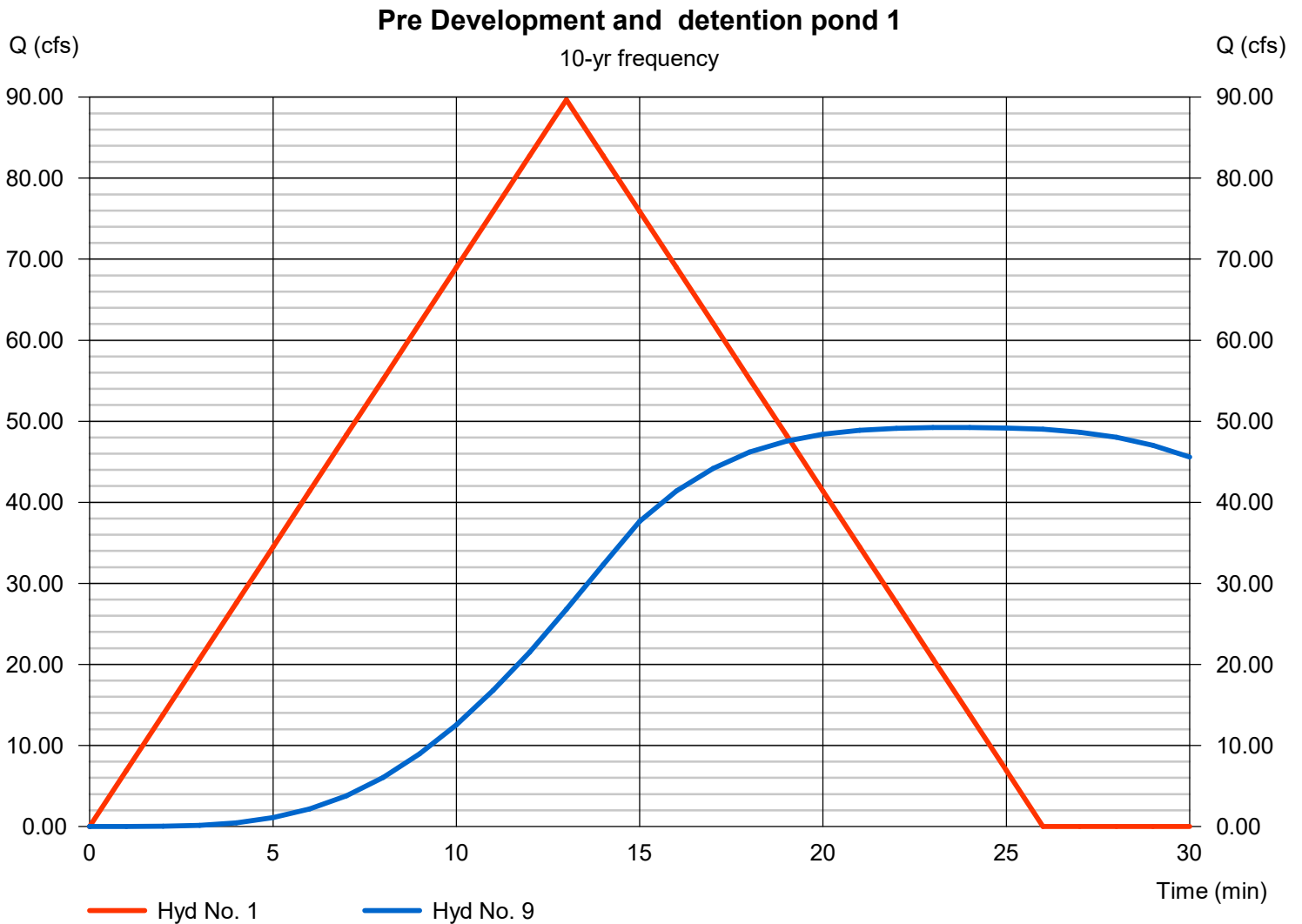
Pre Development

Hydrograph type = Rational  
Peak discharge = 89.68 cfs  
Time to peak = 13 min  
Hyd. Volume = 69,947 cuft

## Hyd. No. 9

detention pond 1

Hydrograph type = Reservoir  
Peak discharge = 49.24 cfs  
Time to peak = 24 min  
Hyd. Volume = 105,468 cuft





# Multi-Hydrograph Plot

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

## Hyd. No. 1

Pre Development

Hydrograph type = Rational  
Peak discharge = 102.61 cfs  
Time to peak = 13 min  
Hyd. Volume = 80,038 cuft

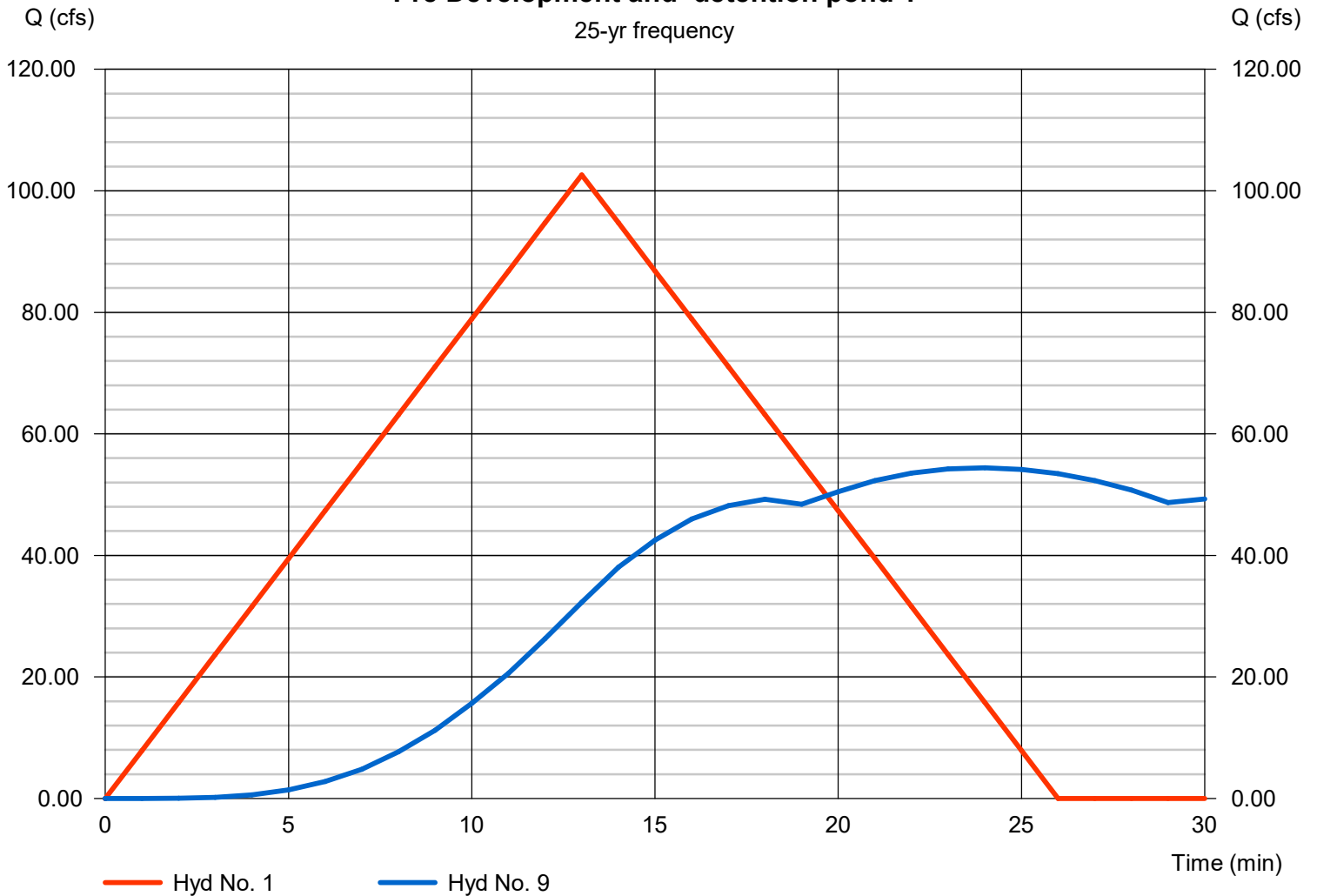
## Hyd. No. 9

detention pond 1

Hydrograph type = Reservoir  
Peak discharge = 54.42 cfs  
Time to peak = 24 min  
Hyd. Volume = 120,893 cuft

### Pre Development and detention pond 1

25-yr frequency



# Multi-Hydrograph Plot

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

## Hyd. No. 1

Pre Development

Hydrograph type = Rational  
Peak discharge = 116.82 cfs  
Time to peak = 13 min  
Hyd. Volume = 91,121 cuft

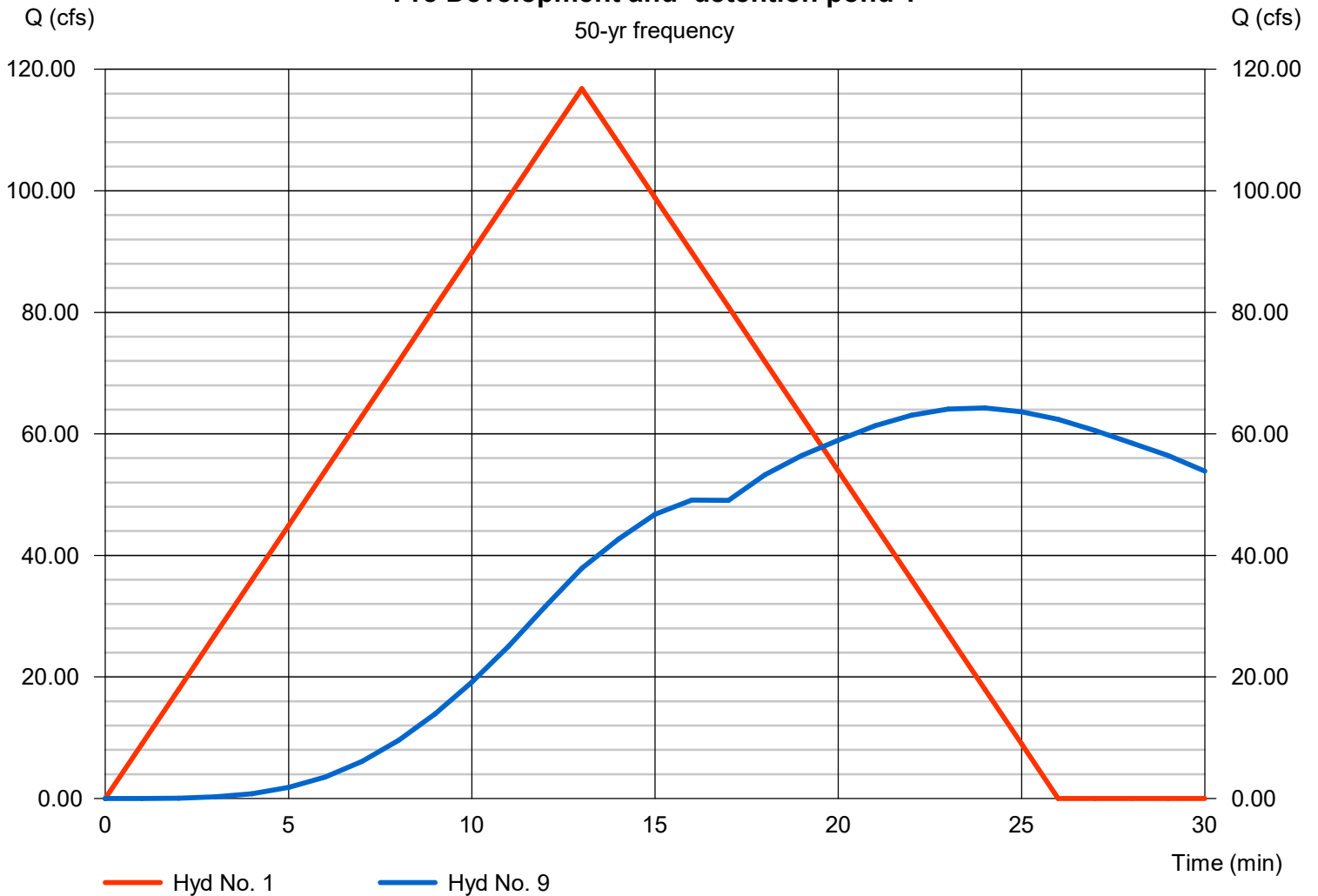
## Hyd. No. 9

detention pond 1

Hydrograph type = Reservoir  
Peak discharge = 64.25 cfs  
Time to peak = 24 min  
Hyd. Volume = 137,798 cuft

Pre Development and detention pond 1

50-yr frequency





# Multi-Hydrograph Plot

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

## Hyd. No. 1

Pre Development

Hydrograph type = Rational  
Peak discharge = 123.94 cfs  
Time to peak = 13 min  
Hyd. Volume = 96,675 cuft

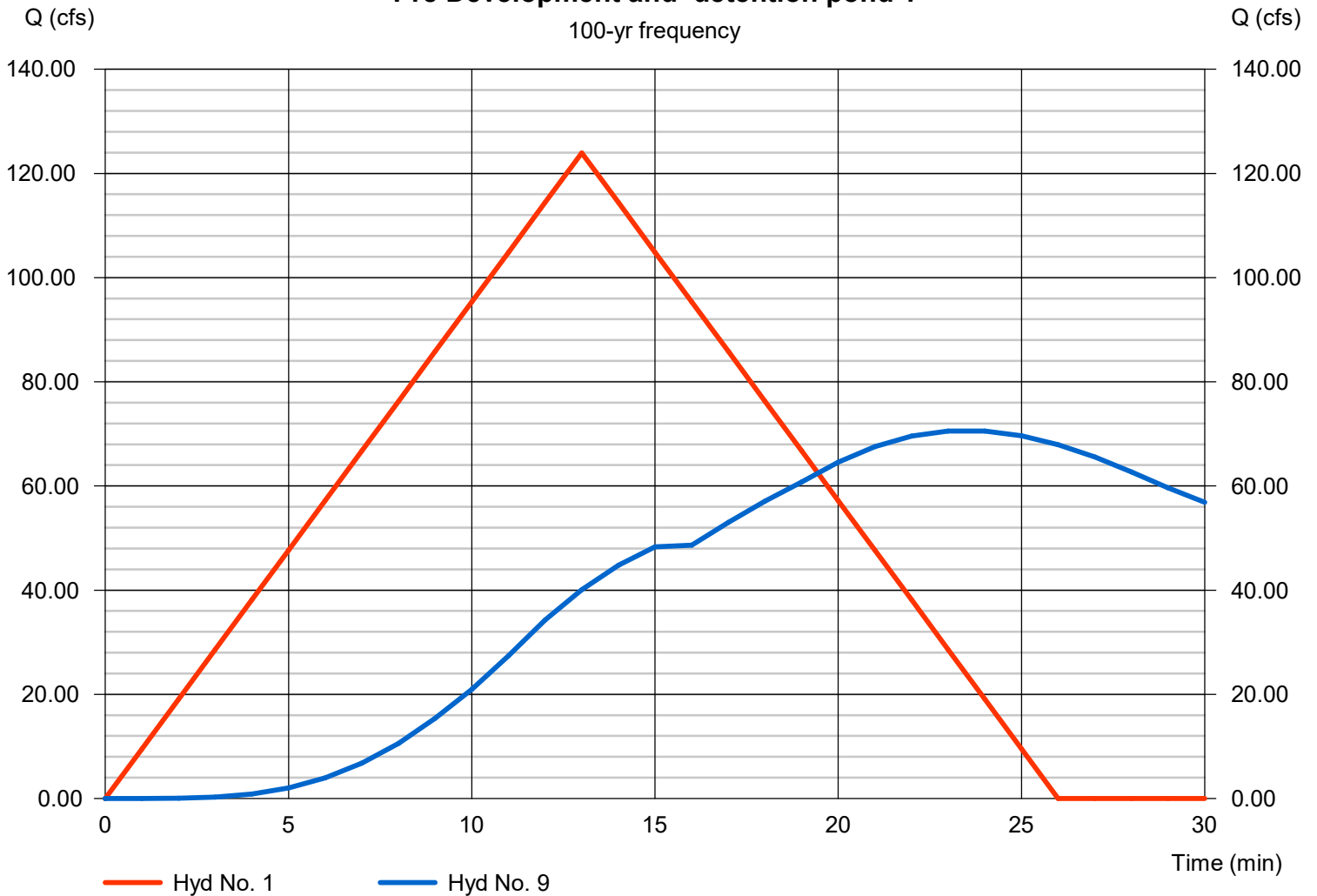
## Hyd. No. 9

detention pond 1

Hydrograph type = Reservoir  
Peak discharge = 70.54 cfs  
Time to peak = 23 min  
Hyd. Volume = 146,395 cuft

Pre Development and detention pond 1

100-yr frequency



# Pond Report

## Pond No. 2 - Detention Pond 1

### Pond Data

Trapezoid -Bottom L x W = 258.0 x 60.0 ft, Side slope = 3.00:1, Bottom elev. = 439.00 ft, Depth = 5.00 ft

### Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	439.00	15,480	0	0
0.50	439.50	16,443	7,980	7,980
1.00	440.00	17,424	8,466	16,446
1.50	440.50	18,423	8,961	25,407
2.00	441.00	19,440	9,465	34,872
2.50	441.50	20,475	9,978	44,850
3.00	442.00	21,528	10,500	55,350
3.50	442.50	22,599	11,031	66,381
4.00	443.00	23,688	11,571	77,952
4.50	443.50	24,795	12,120	90,072
5.00	444.00	25,920	12,678	102,750

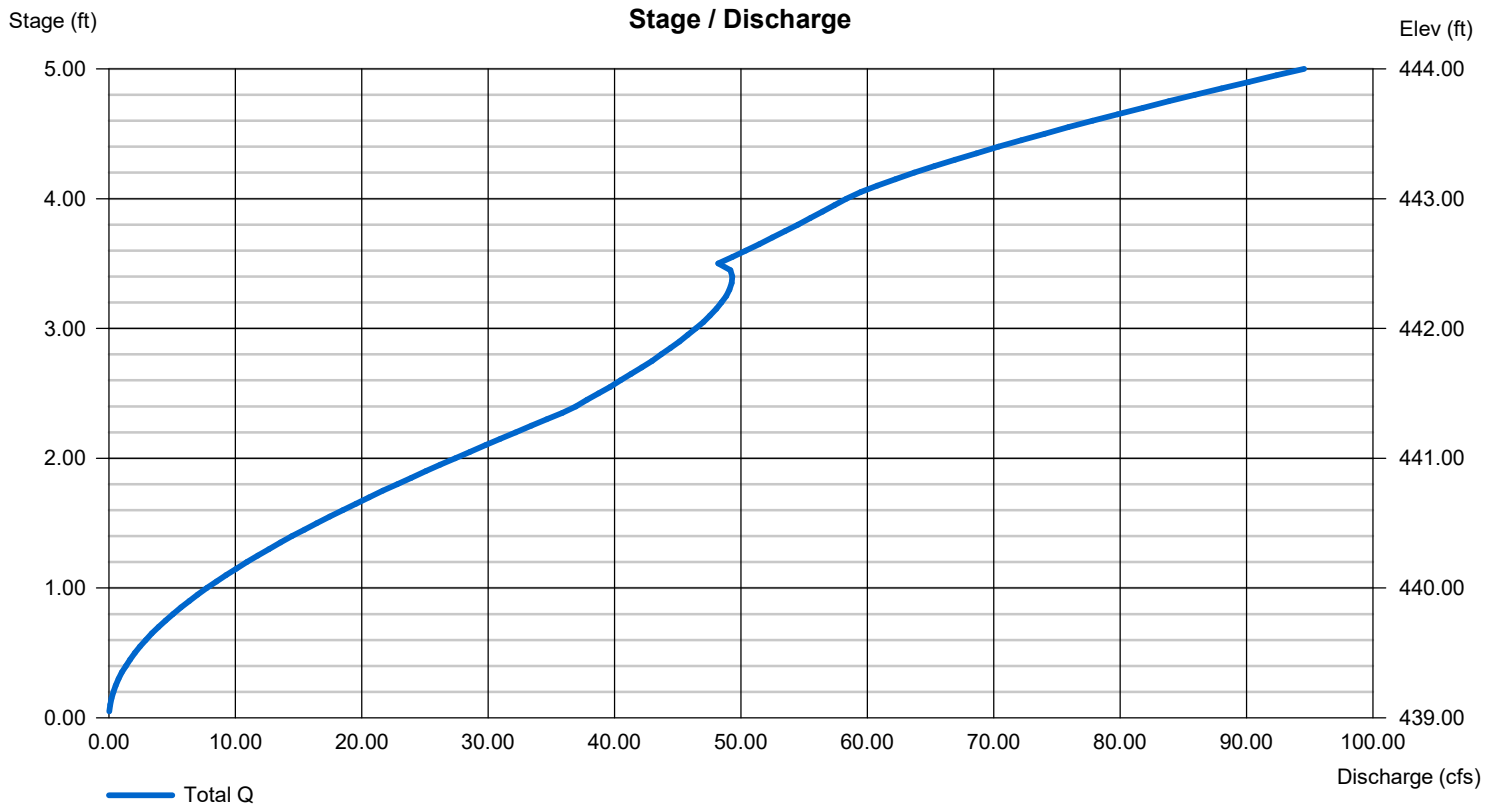
### Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 42.00	Inactive	Inactive	0.00
Span (in)	= 42.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 439.00	0.00	0.00	0.00
Length (ft)	= 215.00	0.00	0.00	0.00
Slope (%)	= 0.50	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

### Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 6.00	Inactive	Inactive	0.00
Crest El. (ft)	= 443.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= Rect	---	---	---
Multi-Stage	= No	No	No	No
Exfil.(in/hr)	= 0.000 (by Wet area)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).





# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	69.54	1	13	54,242	-----	-----	-----	Pre Development
2	Rational	60.00	1	15	53,998	-----	-----	-----	Post development-1a
3	Rational	5.960	1	15	5,364	-----	-----	-----	post development-1b
4	Combine	65.96	1	15	59,362	2, 3	-----	-----	combine-1
5	Rational	18.19	1	15	16,367	-----	-----	-----	post development-2a
6	Rational	6.149	1	15	5,534	-----	-----	-----	post development-2b
7	Combine	24.33	1	15	21,901	5, 6	-----	-----	combine-2
8	Combine	90.29	1	15	81,262	4, 7	-----	-----	<no description>
9	Reservoir	41.60	1	23	81,225	8	441.67	48,360	detention pond B
drainage one pond.gpw					Return Period: 2 Year			Thursday, 10 / 6 / 2022	

# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	77.15	1	13	60,181	----	----	----	Pre Development
2	Rational	66.36	1	15	59,728	----	----	----	Post development-1a
3	Rational	6.592	1	15	5,933	----	----	----	post development-1b
4	Combine	72.96	1	15	65,661	2, 3	----	----	combine-1
5	Rational	20.11	1	15	18,103	----	----	----	post development-2a
6	Rational	6.801	1	15	6,121	----	----	----	post development-2b
7	Combine	26.92	1	15	24,225	5, 6	----	----	combine-2
8	Combine	99.87	1	15	89,885	4, 7	----	----	<no description>
9	Reservoir	45.13	1	23	89,848	8	441.90	53,237	detention pond B
drainage one pond.gpw					Return Period: 5 Year			Thursday, 10 / 6 / 2022	



# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	89.68	1	13	69,947	-----	-----	-----	Pre Development
2	Rational	77.90	1	15	70,107	-----	-----	-----	Post development-1a
3	Rational	7.738	1	15	6,964	-----	-----	-----	post development-1b
4	Combine	85.63	1	15	77,071	2, 3	-----	-----	combine-1
5	Rational	23.61	1	15	21,249	-----	-----	-----	post development-2a
6	Rational	7.983	1	15	7,185	-----	-----	-----	post development-2b
7	Combine	31.59	1	15	28,434	5, 6	-----	-----	combine-2
8	Combine	117.23	1	15	105,505	4, 7	-----	-----	<no description>
9	Reservoir	49.24	1	24	105,468	8	442.34	62,868	detention pond B
drainage one pond.gpw					Return Period: 10 Year			Thursday, 10 / 6 / 2022	

# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	102.61	1	13	80,038	-----	-----	-----	Pre Development
2	Rational	89.29	1	15	80,357	-----	-----	-----	Post development-1a
3	Rational	8.869	1	15	7,982	-----	-----	-----	post development-1b
4	Combine	98.15	1	15	88,339	2, 3	-----	-----	combine-1
5	Rational	27.06	1	15	24,356	-----	-----	-----	post development-2a
6	Rational	9.151	1	15	8,235	-----	-----	-----	post development-2b
7	Combine	36.21	1	15	32,591	5, 6	-----	-----	combine-2
8	Combine	134.37	1	15	120,930	4, 7	-----	-----	<no description>
9	Reservoir	54.42	1	24	120,893	8	442.80	73,230	detention pond B
drainage one pond.gpw					Return Period: 25 Year			Thursday, 10 / 6 / 2022	



# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	116.82	1	13	91,121	-----	-----	-----	Pre Development
2	Rational	101.77	1	15	91,590	-----	-----	-----	Post development-1a
3	Rational	10.11	1	15	9,098	-----	-----	-----	post development-1b
4	Combine	111.88	1	15	100,688	2, 3	-----	-----	combine-1
5	Rational	30.85	1	15	27,761	-----	-----	-----	post development-2a
6	Rational	10.43	1	15	9,387	-----	-----	-----	post development-2b
7	Combine	41.27	1	15	37,147	5, 6	-----	-----	combine-2
8	Combine	153.15	1	15	137,835	4, 7	-----	-----	<no description>
9	Reservoir	64.25	1	24	137,798	8	443.22	83,213	detention pond B
drainage one pond.gpw					Return Period: 50 Year			Thursday, 10 / 6 / 2022	

# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	123.94	1	13	96,675	-----	-----	-----	Pre Development
2	Rational	108.11	1	15	97,303	-----	-----	-----	Post development-1a
3	Rational	10.74	1	15	9,665	-----	-----	-----	post development-1b
4	Combine	118.85	1	15	106,968	2, 3	-----	-----	combine-1
5	Rational	32.77	1	15	29,492	-----	-----	-----	post development-2a
6	Rational	11.08	1	15	9,972	-----	-----	-----	post development-2b
7	Combine	43.85	1	15	39,464	5, 6	-----	-----	combine-2
8	Combine	162.70	1	15	146,433	4, 7	-----	-----	<no description>
9	Reservoir	70.54	1	23	146,395	8	443.40	87,762	detention pond B
drainage one pond.gpw					Return Period: 100 Year			Thursday, 10 / 6 / 2022	



# Watershed Model Schematic

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023



## Legend

<u>Hyd.</u>	<u>Origin</u>	<u>Description</u>
1	Rational	Pre development
2	Rational	Post development
3	Reservoir	detention pond

# Multi-Hydrograph Plot

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

## Hyd. No. 1

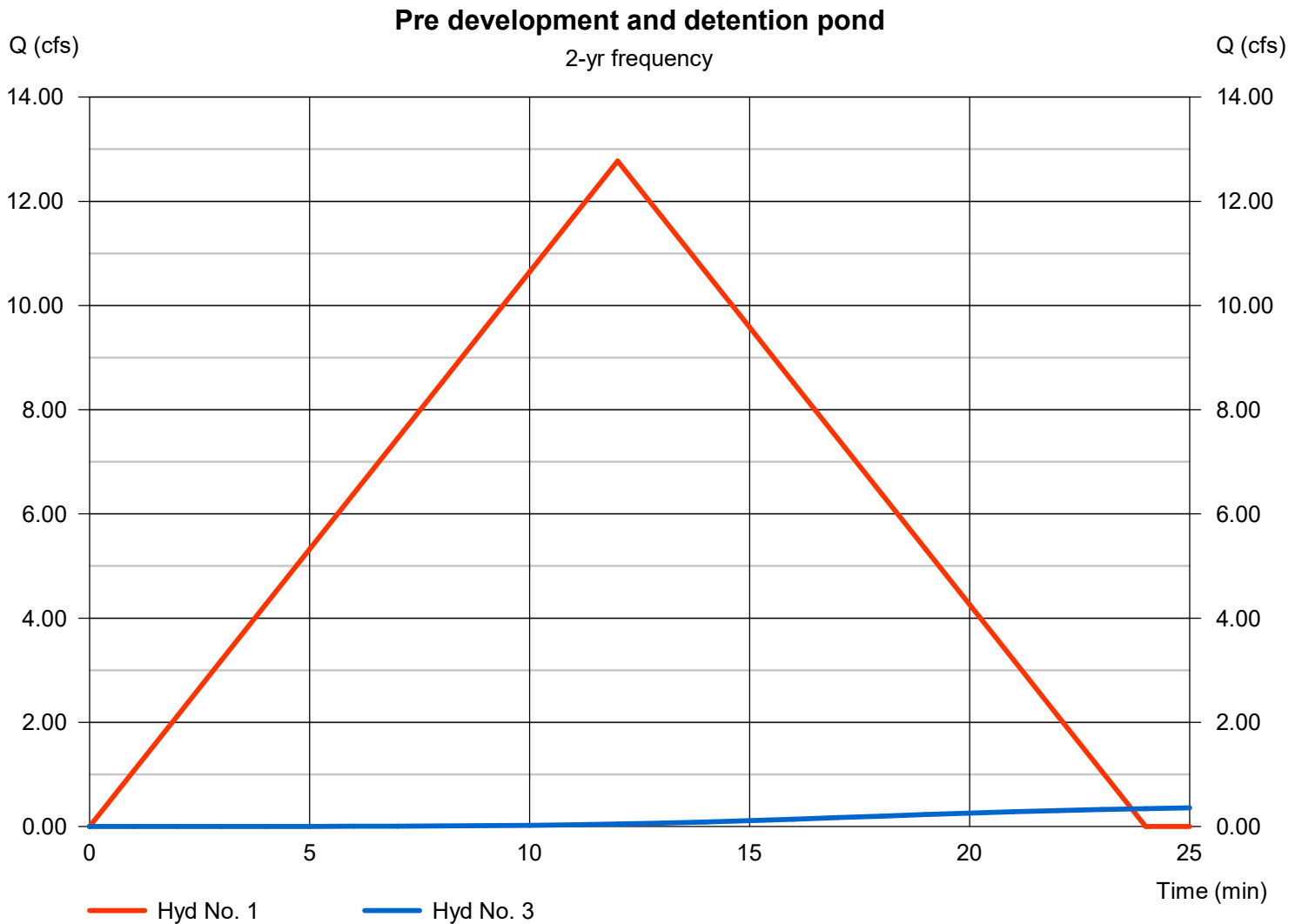
Pre development

Hydrograph type = Rational  
Peak discharge = 12.77 cfs  
Time to peak = 12 min  
Hyd. Volume = 9,197 cuft

## Hyd. No. 3

detention pond

Hydrograph type = Reservoir  
Peak discharge = 0.39 cfs  
Time to peak = 29 min  
Hyd. Volume = 5,573 cuft





# Multi-Hydrograph Plot

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

## Hyd. No. 1

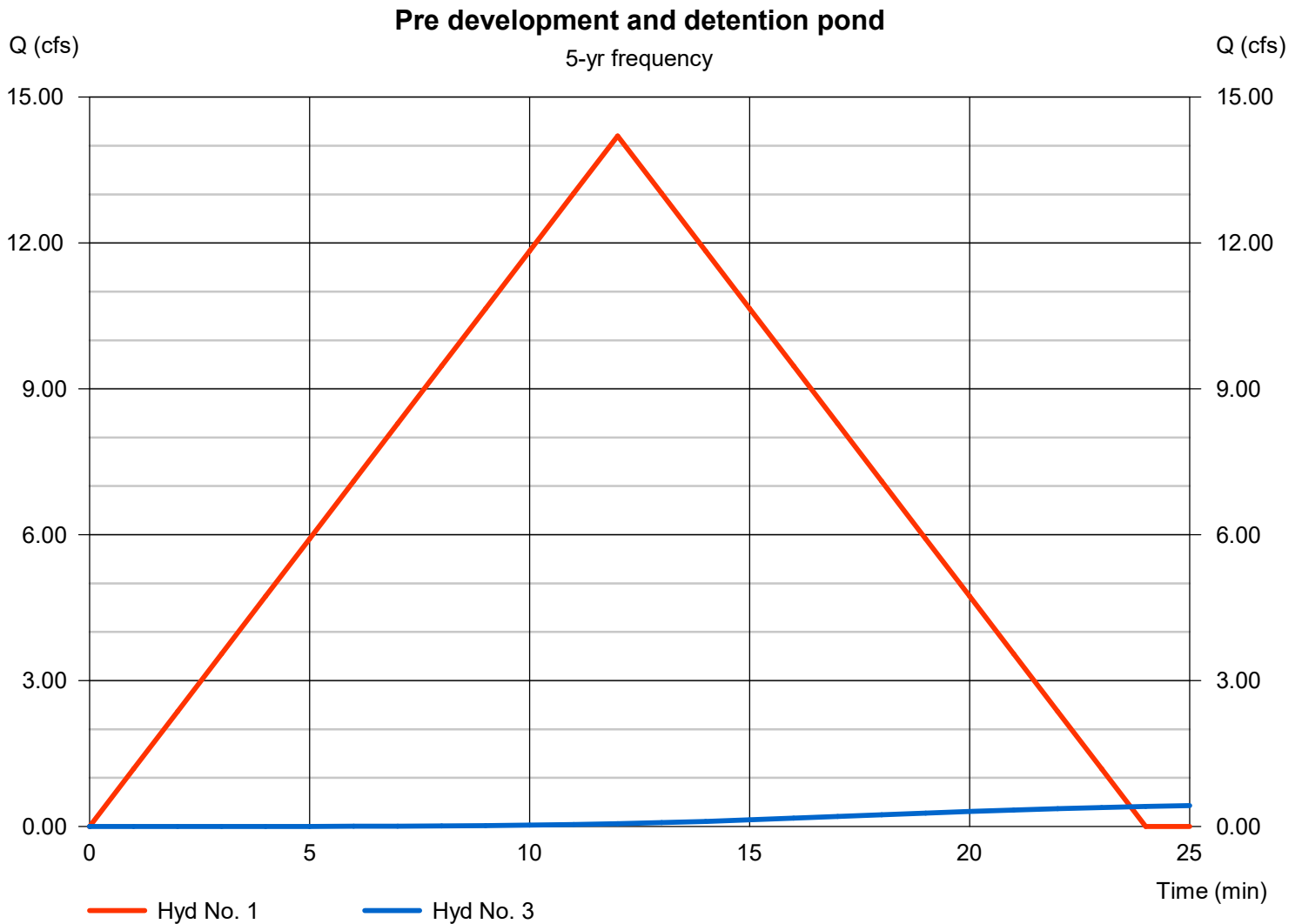
Pre development

Hydrograph type = Rational  
Peak discharge = 14.20 cfs  
Time to peak = 12 min  
Hyd. Volume = 10,226 cuft

## Hyd. No. 3

detention pond

Hydrograph type = Reservoir  
Peak discharge = 0.46 cfs  
Time to peak = 29 min  
Hyd. Volume = 6,203 cuft



# Multi-Hydrograph Plot

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

## Hyd. No. 1

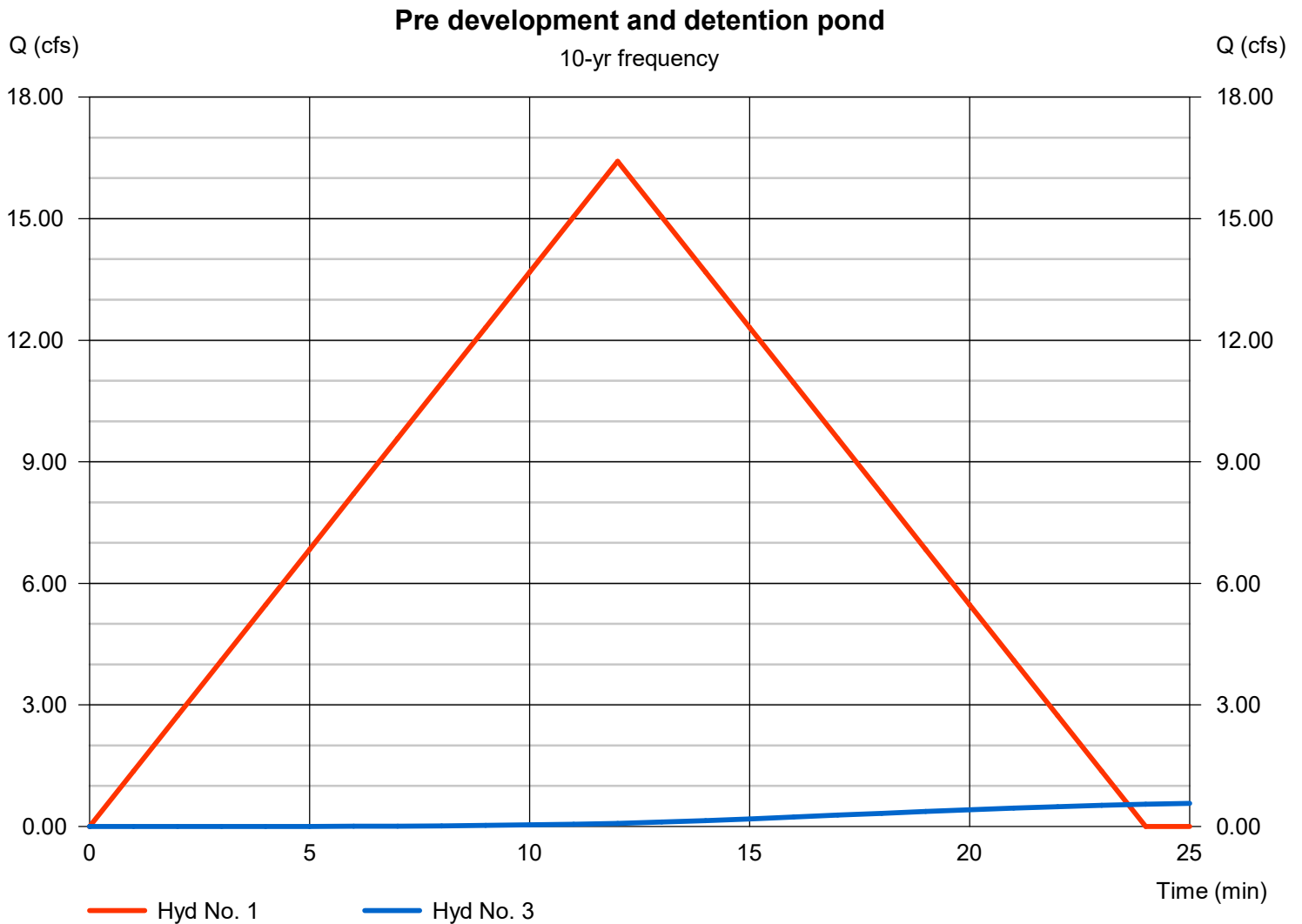
Pre development

Hydrograph type = Rational  
Peak discharge = 16.42 cfs  
Time to peak = 12 min  
Hyd. Volume = 11,819 cuft

## Hyd. No. 3

detention pond

Hydrograph type = Reservoir  
Peak discharge = 0.61 cfs  
Time to peak = 29 min  
Hyd. Volume = 7,345 cuft





# Multi-Hydrograph Plot

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

## Hyd. No. 1

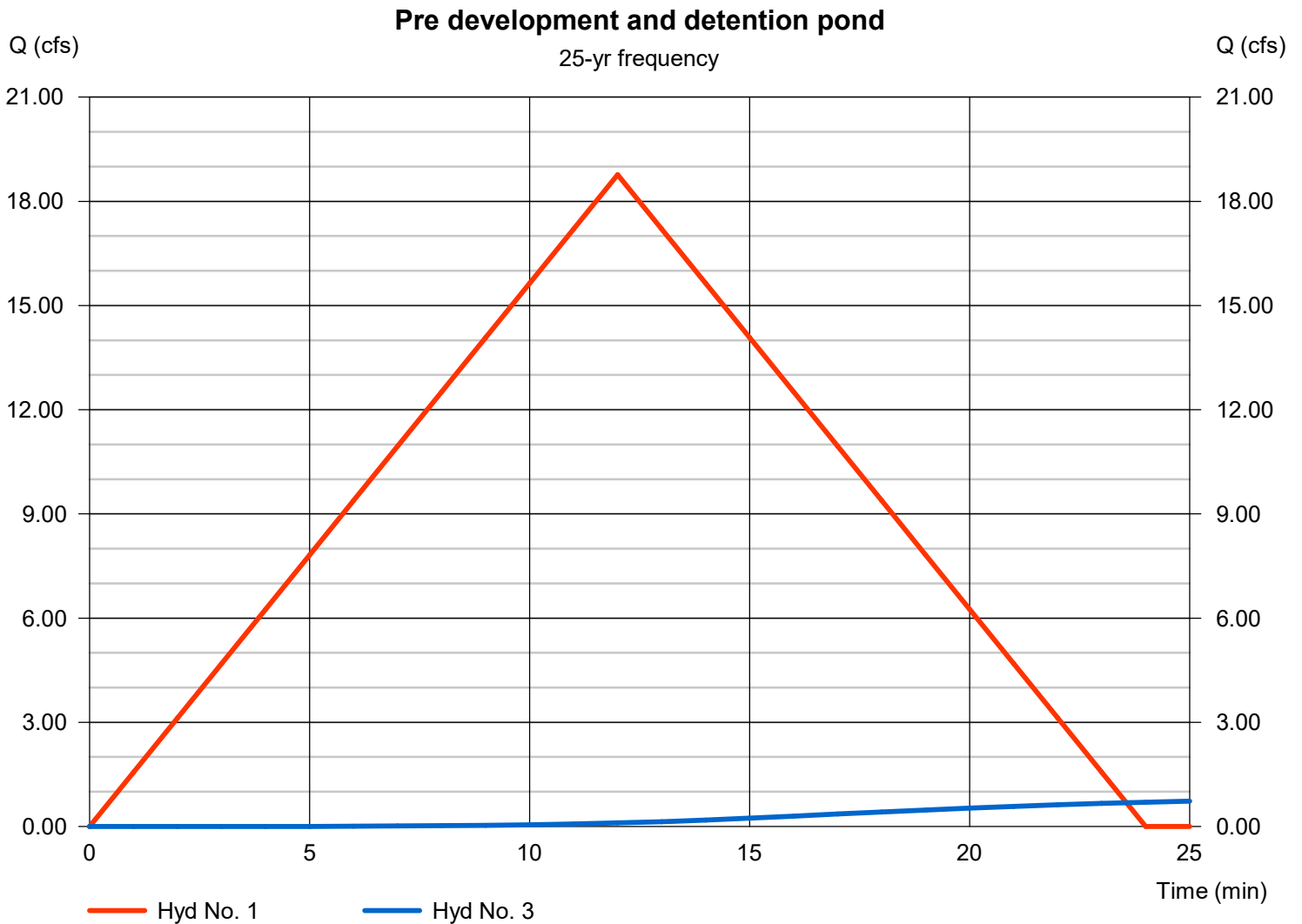
Pre development

Hydrograph type = Rational  
Peak discharge = 18.77 cfs  
Time to peak = 12 min  
Hyd. Volume = 13,512 cuft

## Hyd. No. 3

detention pond

Hydrograph type = Reservoir  
Peak discharge = 0.77 cfs  
Time to peak = 29 min  
Hyd. Volume = 8,475 cuft



# Multi-Hydrograph Plot

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

## Hyd. No. 1

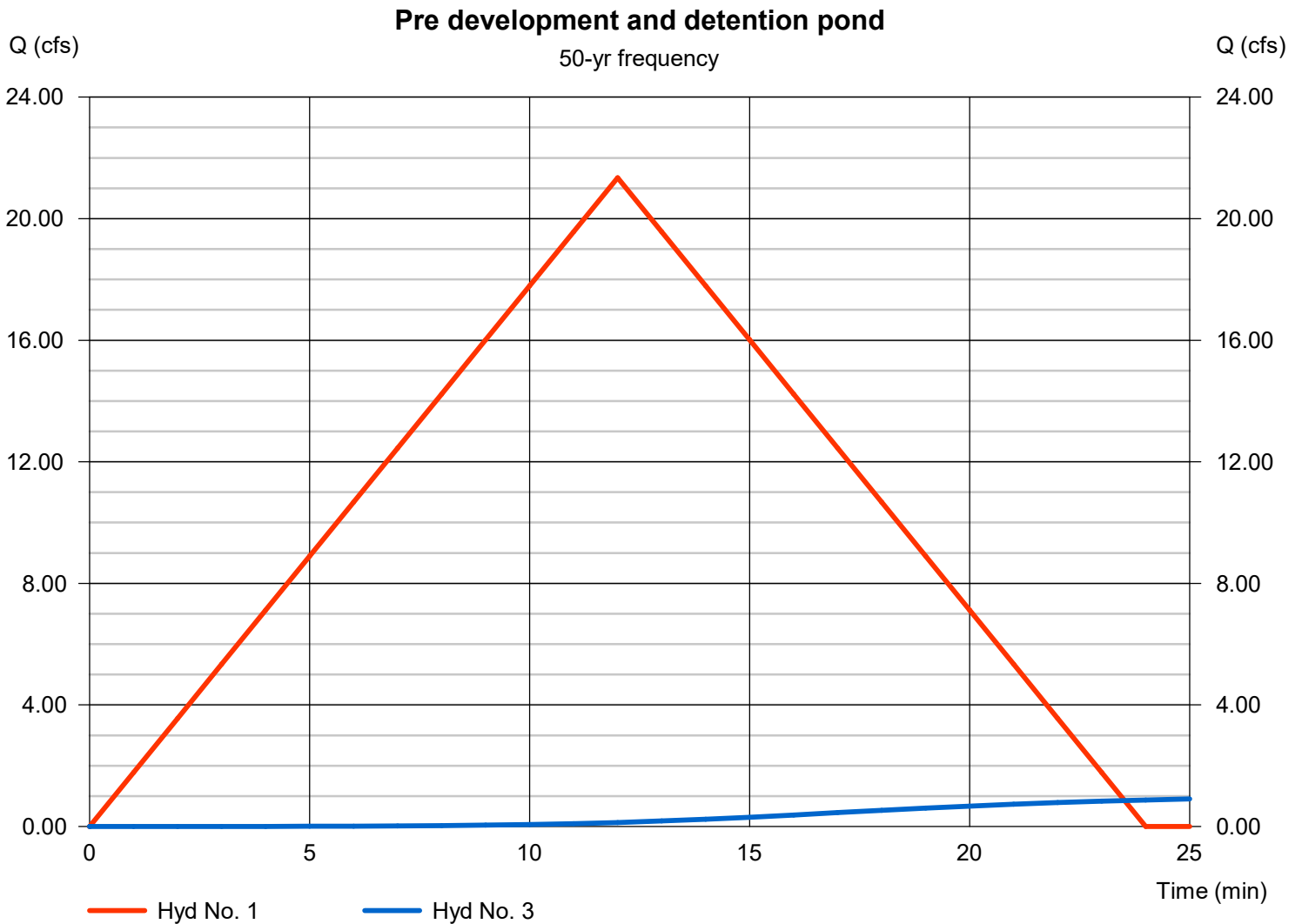
Pre development

Hydrograph type = Rational  
Peak discharge = 21.35 cfs  
Time to peak = 12 min  
Hyd. Volume = 15,370 cuft

## Hyd. No. 3

detention pond

Hydrograph type = Reservoir  
Peak discharge = 0.96 cfs  
Time to peak = 29 min  
Hyd. Volume = 9,713 cuft





# Multi-Hydrograph Plot

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

## Hyd. No. 1

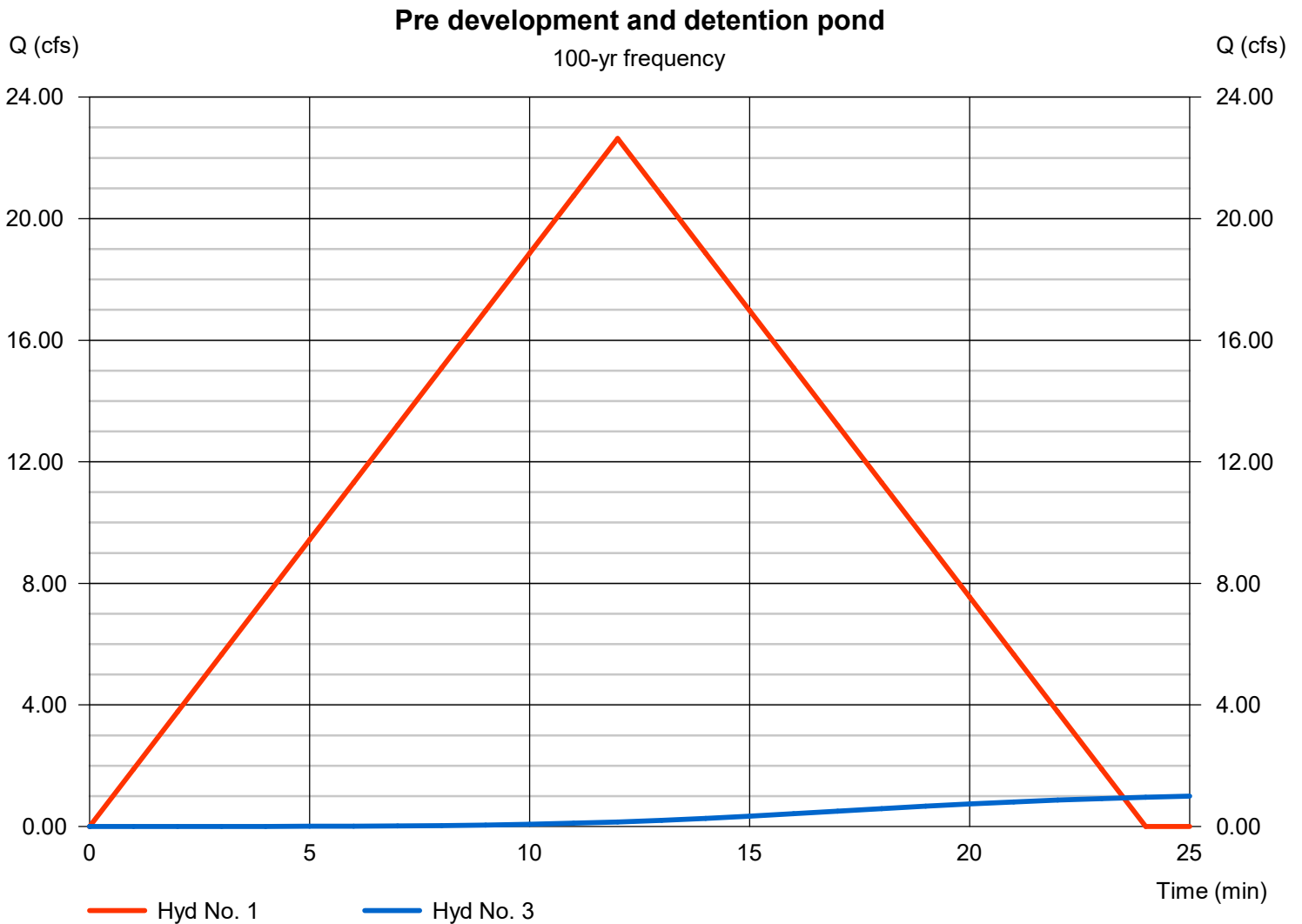
Pre development

Hydrograph type = Rational  
Peak discharge = 22.64 cfs  
Time to peak = 12 min  
Hyd. Volume = 16,299 cuft

## Hyd. No. 3

detention pond

Hydrograph type = Reservoir  
Peak discharge = 1.06 cfs  
Time to peak = 29 min  
Hyd. Volume = 10,343 cuft



# Pond Report

## Pond No. 1 - Detention Pond 2

### Pond Data

Trapezoid -Bottom L x W = 145.0 x 126.0 ft, Side slope = 3.00:1, Bottom elev. = 511.00 ft, Depth = 2.00 ft

### Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	511.00	18,270	0	0
0.20	511.20	18,597	3,687	3,687
0.40	511.40	18,926	3,752	7,439
0.60	511.60	19,259	3,818	11,257
0.80	511.80	19,594	3,885	15,142
1.00	512.00	19,932	3,953	19,095
1.20	512.20	20,273	4,020	23,115
1.40	512.40	20,617	4,089	27,204
1.60	512.60	20,964	4,158	31,362
1.80	512.80	21,313	4,228	35,590
2.00	513.00	21,666	4,298	39,888

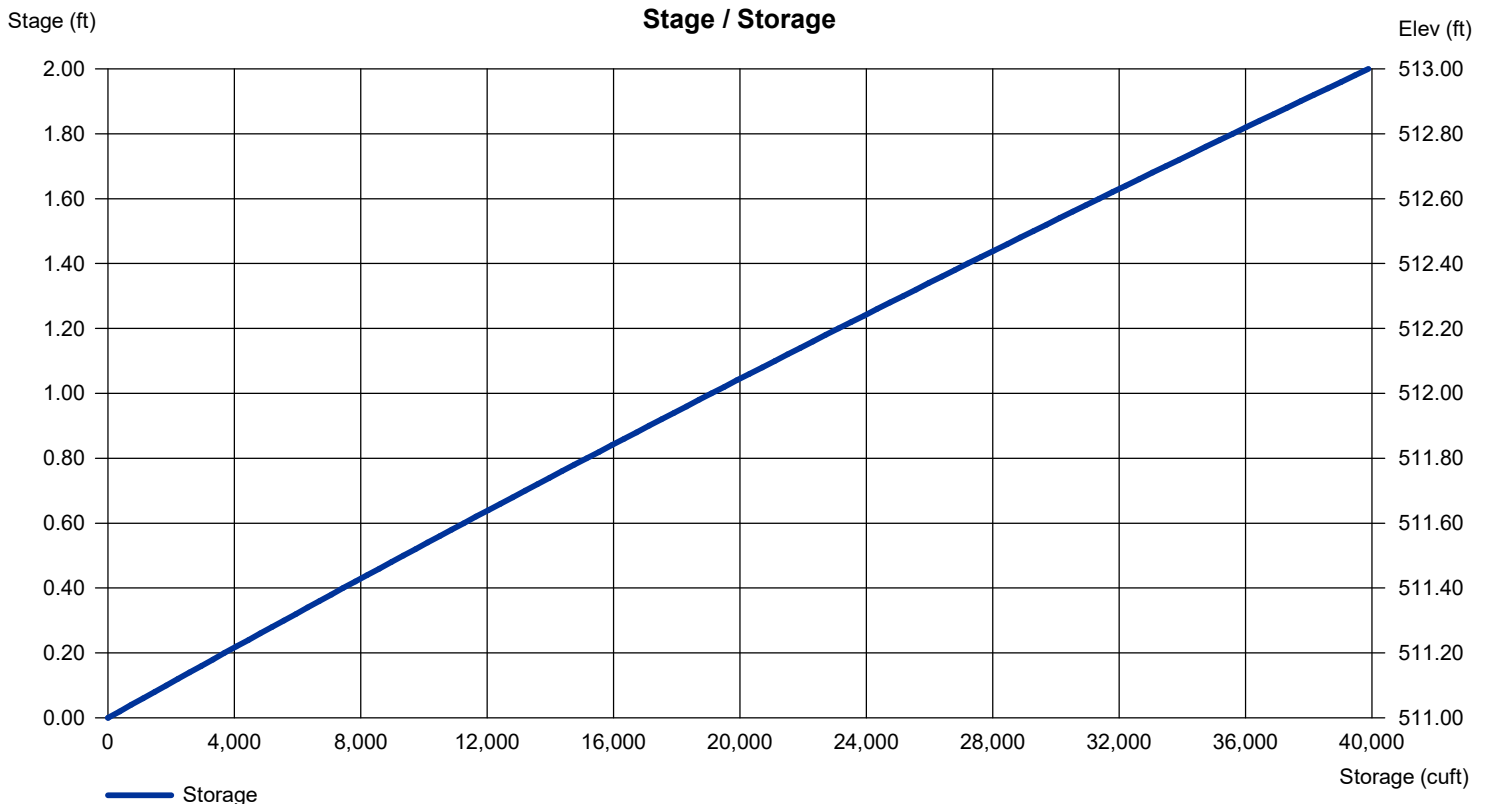
### Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 12.00	Inactive	Inactive	0.00
Span (in)	= 12.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 511.00	0.00	0.00	0.00
Length (ft)	= 64.00	0.00	0.00	0.00
Slope (%)	= 9.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

### Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 6.00	0.00	0.00	0.00
Crest El. (ft)	= 512.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= Rect	---	---	---
Multi-Stage	= No	No	No	No
Exfil.(in/hr)	= 0.000 (by Contour)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).





# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description	
1	Rational	12.77	1	12	9,197	-----	-----	-----	Pre development	
2	Rational	6.629	1	15	5,966	-----	-----	-----	Post development	
3	Reservoir	0.387	1	29	5,573	2	511.31	5,693	detention pond	
DETENTION POND 2.gpw					Return Period: 2 Year			Thursday, 10 / 6 / 2022		

# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description	
1	Rational	14.20	1	12	10,226	-----	-----	-----	Pre development	
2	Rational	7.333	1	15	6,599	-----	-----	-----	Post development	
3	Reservoir	0.462	1	29	6,203	2	511.34	6,272	detention pond	
DETENTION POND 2.gpw					Return Period: 5 Year			Thursday, 10 / 6 / 2022		



# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description	
1	Rational	16.42	1	12	11,819	-----	-----	-----	Pre development	
2	Rational	8.607	1	15	7,746	-----	-----	-----	Post development	
3	Reservoir	0.613	1	29	7,345	2	511.39	7,310	detention pond	
DETENTION POND 2.gpw					Return Period: 10 Year			Thursday, 10 / 6 / 2022		

# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description	
1	Rational	18.77	1	12	13,512	-----	-----	-----	Pre development	
2	Rational	9.865	1	15	8,879	-----	-----	-----	Post development	
3	Reservoir	0.773	1	29	8,475	2	511.45	8,325	detention pond	
DETENTION POND 2.gpw					Return Period: 25 Year			Thursday, 10 / 6 / 2022		



# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description	
1	Rational	21.35	1	12	15,370	-----	-----	-----	Pre development	
2	Rational	11.24	1	15	10,120	-----	-----	-----	Post development	
3	Reservoir	0.959	1	29	9,713	2	511.50	9,427	detention pond	
DETENTION POND 2.gpw					Return Period: 50 Year			Thursday, 10 / 6 / 2022		

# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description	
1	Rational	22.64	1	12	16,299	-----	-----	-----	Pre development	
2	Rational	11.95	1	15	10,751	-----	-----	-----	Post development	
3	Reservoir	1.059	1	29	10,343	2	511.53	9,983	detention pond	
DETENTION POND 2.gpw					Return Period: 100 Year			Thursday, 10 / 6 / 2022		



# Watershed Model Schematic

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023



## Legend

<u>Hyd.</u>	<u>Origin</u>	<u>Description</u>
1	Rational	pre development
2	Rational	post development
3	Reservoir	Detention Pond

# Multi-Hydrograph Plot

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

## Hyd. No. 1

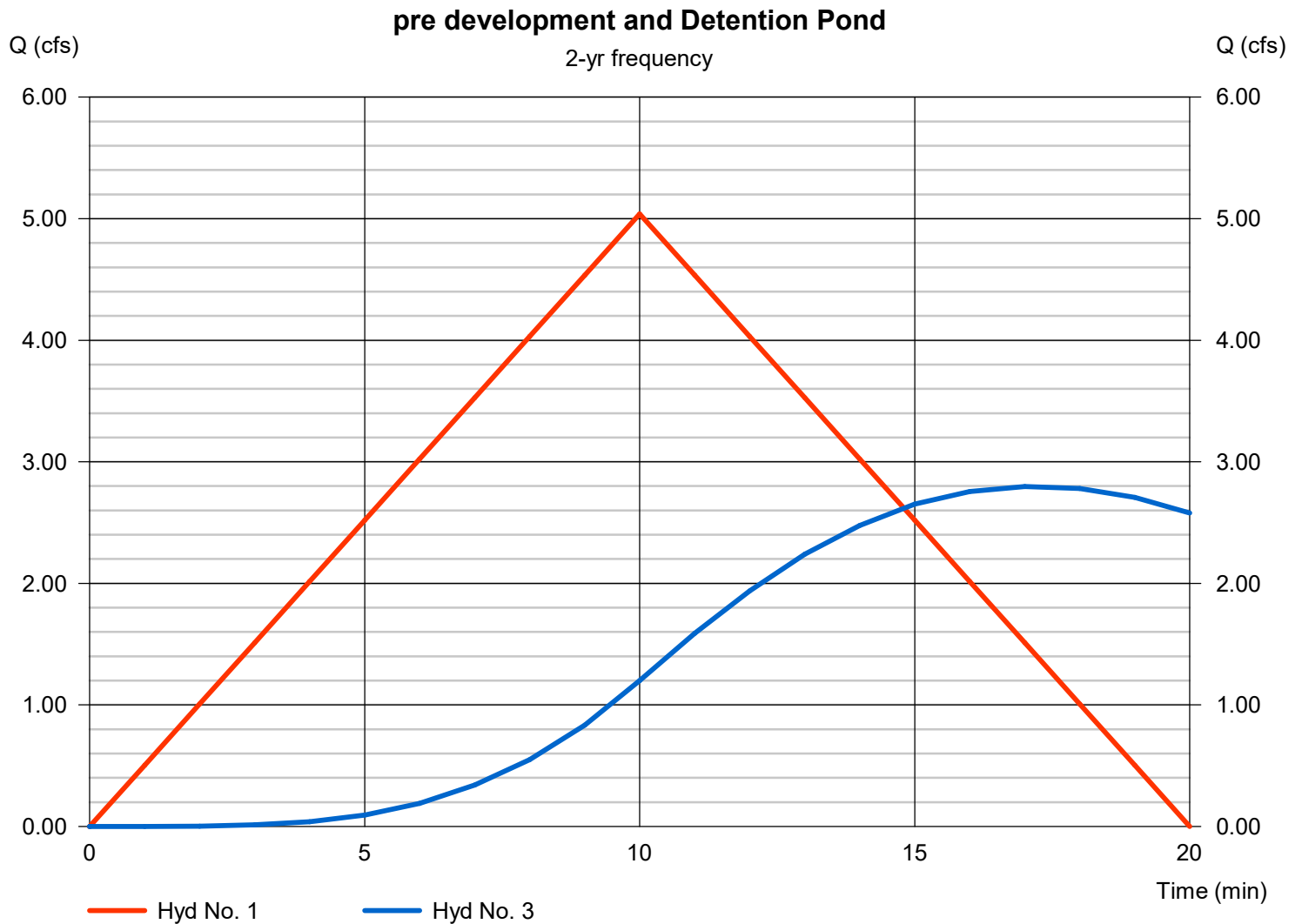
pre development

Hydrograph type = Rational  
Peak discharge = 5.039 cfs  
Time to peak = 10 min  
Hyd. Volume = 3,023 cuft

## Hyd. No. 3

Detention Pond

Hydrograph type = Reservoir  
Peak discharge = 2.80 cfs  
Time to peak = 17 min  
Hyd. Volume = 5,925 cuft



# Multi-Hydrograph Plot

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

## Hyd. No. 1

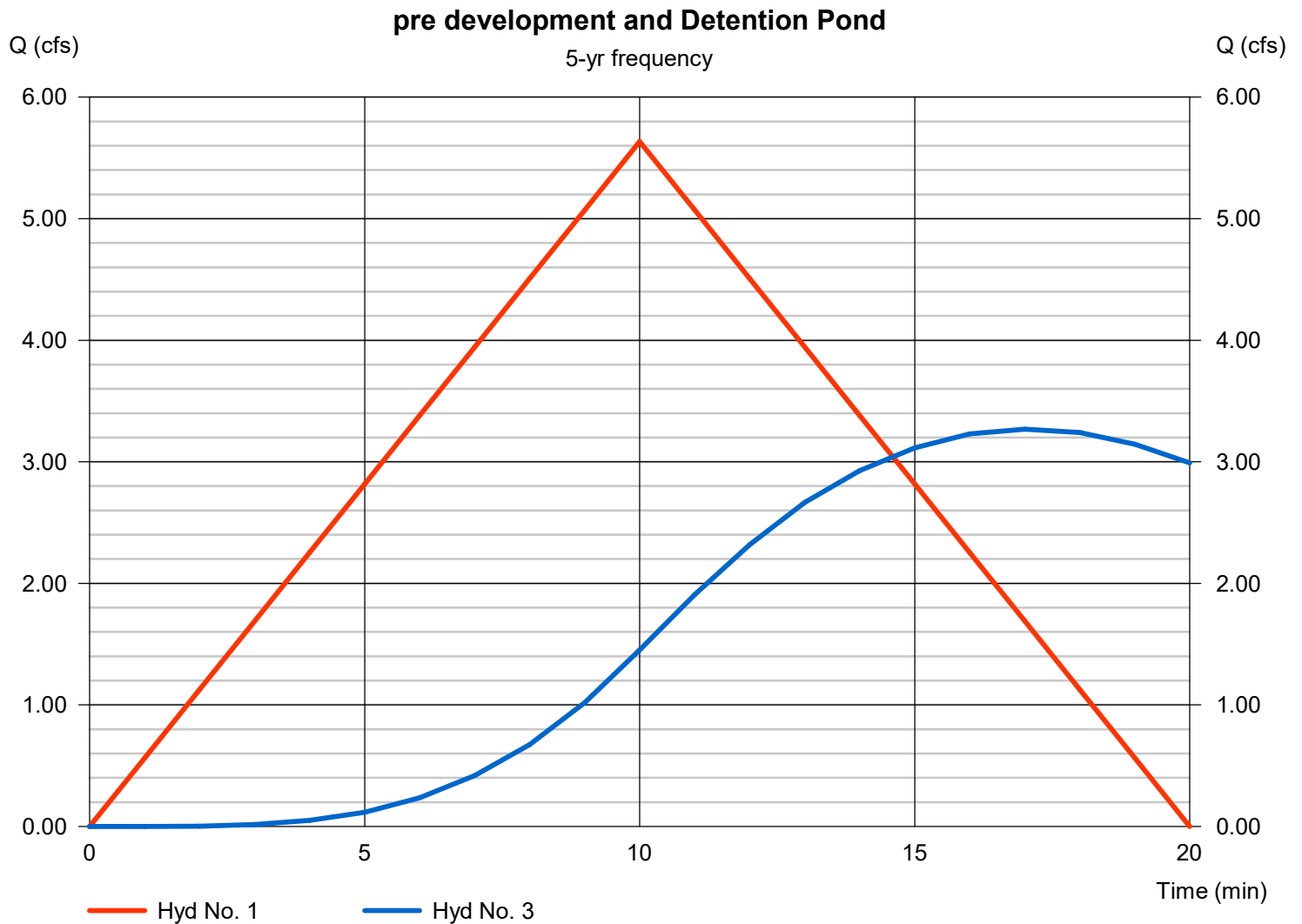
pre development

Hydrograph type = Rational  
Peak discharge = 5.635 cfs  
Time to peak = 10 min  
Hyd. Volume = 3,381 cuft

## Hyd. No. 3

Detention Pond

Hydrograph type = Reservoir  
Peak discharge = 3.27 cfs  
Time to peak = 17 min  
Hyd. Volume = 6,630 cuft





# Multi-Hydrograph Plot

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

## Hyd. No. 1

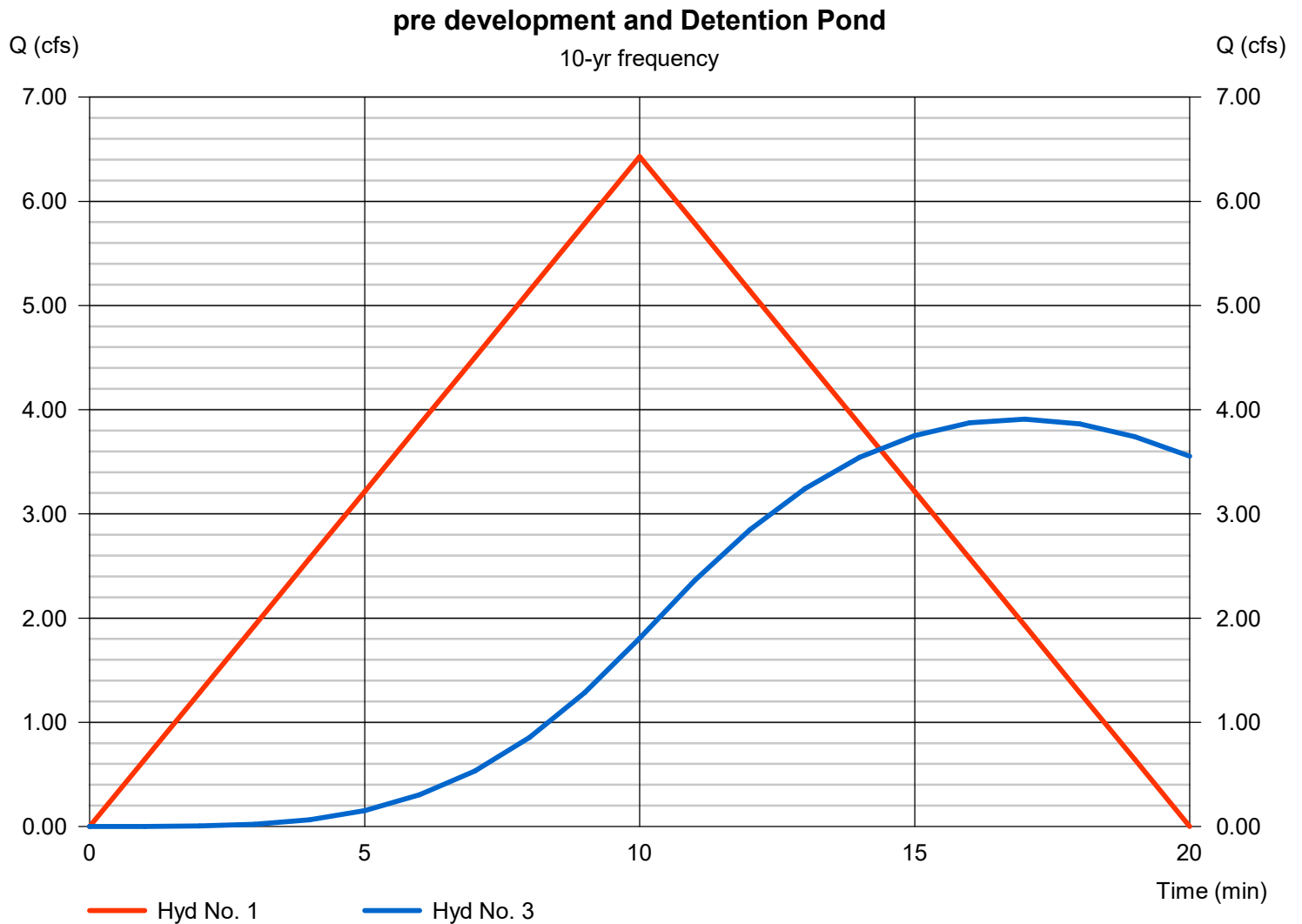
pre development

Hydrograph type = Rational  
Peak discharge = 6.430 cfs  
Time to peak = 10 min  
Hyd. Volume = 3,858 cuft

## Hyd. No. 3

Detention Pond

Hydrograph type = Reservoir  
Peak discharge = 3.91 cfs  
Time to peak = 17 min  
Hyd. Volume = 7,571 cuft



# Multi-Hydrograph Plot

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

## Hyd. No. 1

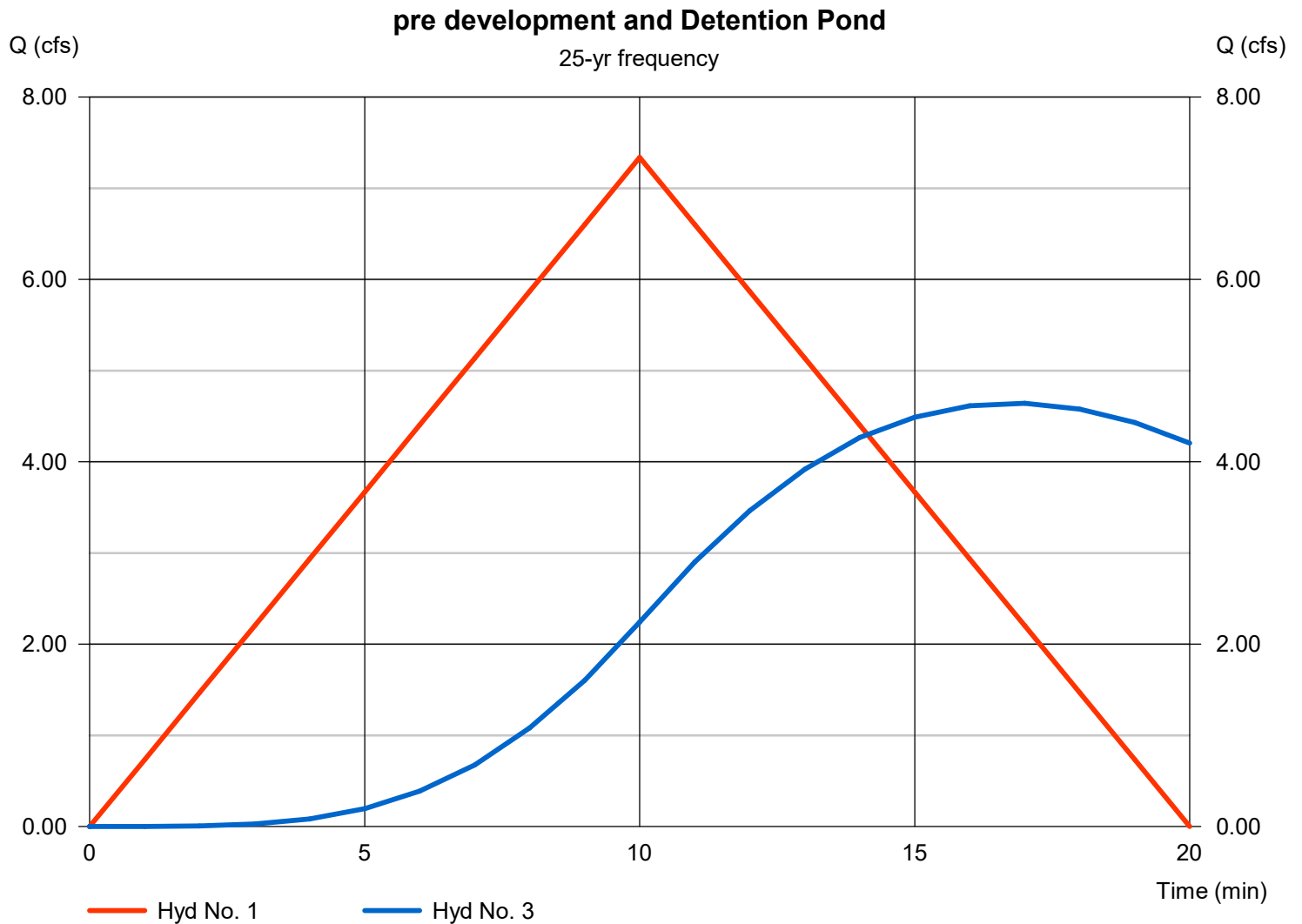
pre development

Hydrograph type = Rational  
Peak discharge = 7.337 cfs  
Time to peak = 10 min  
Hyd. Volume = 4,402 cuft

## Hyd. No. 3

Detention Pond

Hydrograph type = Reservoir  
Peak discharge = 4.64 cfs  
Time to peak = 17 min  
Hyd. Volume = 8,645 cuft



# Multi-Hydrograph Plot

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

## Hyd. No. 1

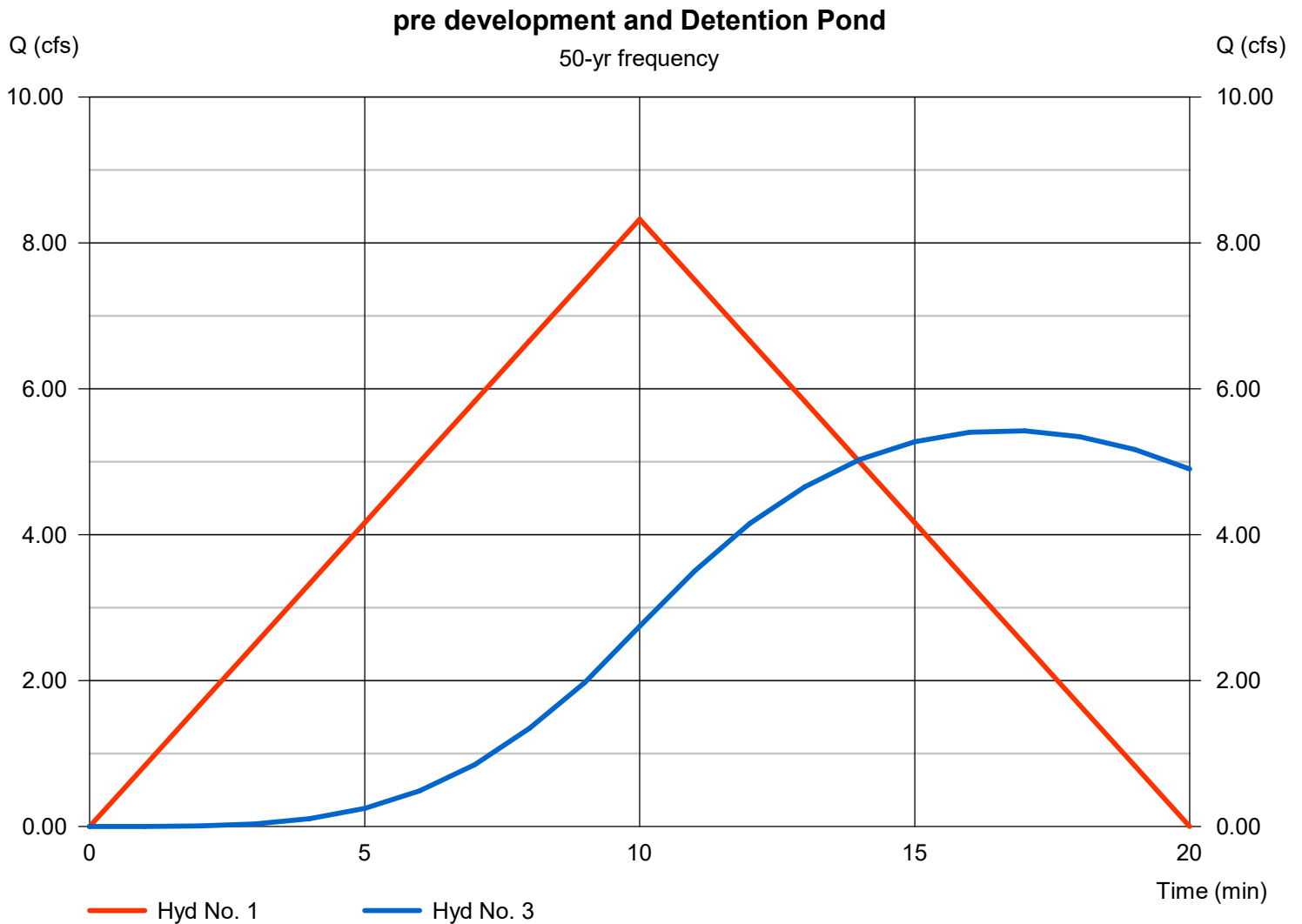
pre development

Hydrograph type = Rational  
Peak discharge = 8.326 cfs  
Time to peak = 10 min  
Hyd. Volume = 4,995 cuft

## Hyd. No. 3

Detention Pond

Hydrograph type = Reservoir  
Peak discharge = 5.42 cfs  
Time to peak = 17 min  
Hyd. Volume = 9,816 cuft





# Multi-Hydrograph Plot

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

## Hyd. No. 1

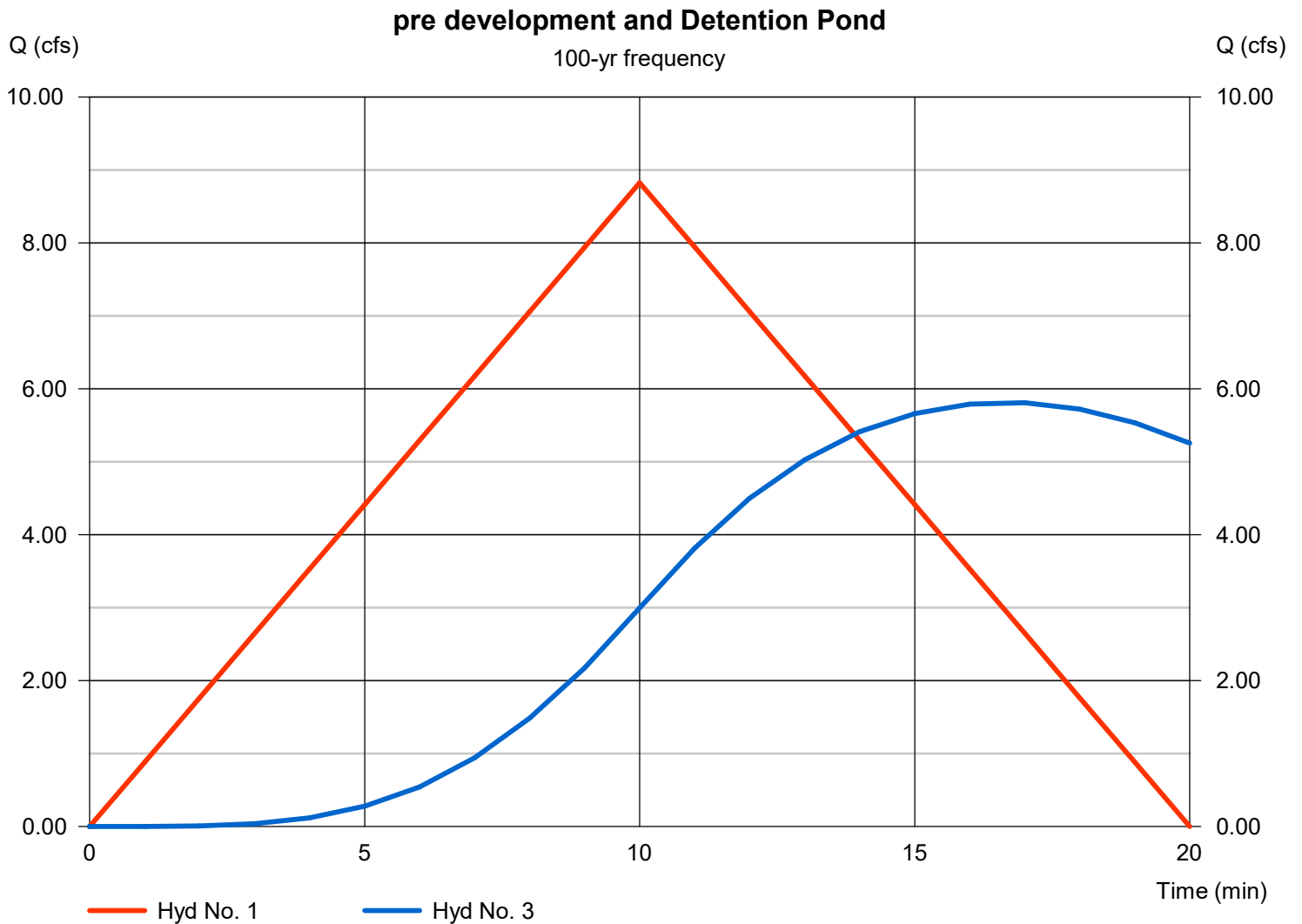
pre development

Hydrograph type = Rational  
Peak discharge = 8.825 cfs  
Time to peak = 10 min  
Hyd. Volume = 5,295 cuft

## Hyd. No. 3

Detention Pond

Hydrograph type = Reservoir  
Peak discharge = 5.81 cfs  
Time to peak = 17 min  
Hyd. Volume = 10,406 cuft



# Pond Report

## Pond No. 1 - Detention Pond -3

### Pond Data

Trapezoid -Bottom L x W = 106.0 x 52.0 ft, Side slope = 3.00:1, Bottom elev. = 495.00 ft, Depth = 2.50 ft

### Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	495.00	5,512	0	0
0.25	495.25	5,751	1,408	1,408
0.50	495.50	5,995	1,468	2,876
0.75	495.75	6,243	1,530	4,406
1.00	496.00	6,496	1,592	5,998
1.25	496.25	6,753	1,656	7,654
1.50	496.50	7,015	1,721	9,375
1.75	496.75	7,281	1,787	11,162
2.00	497.00	7,552	1,854	13,016
2.25	497.25	7,827	1,922	14,938
2.50	497.50	8,107	1,992	16,930

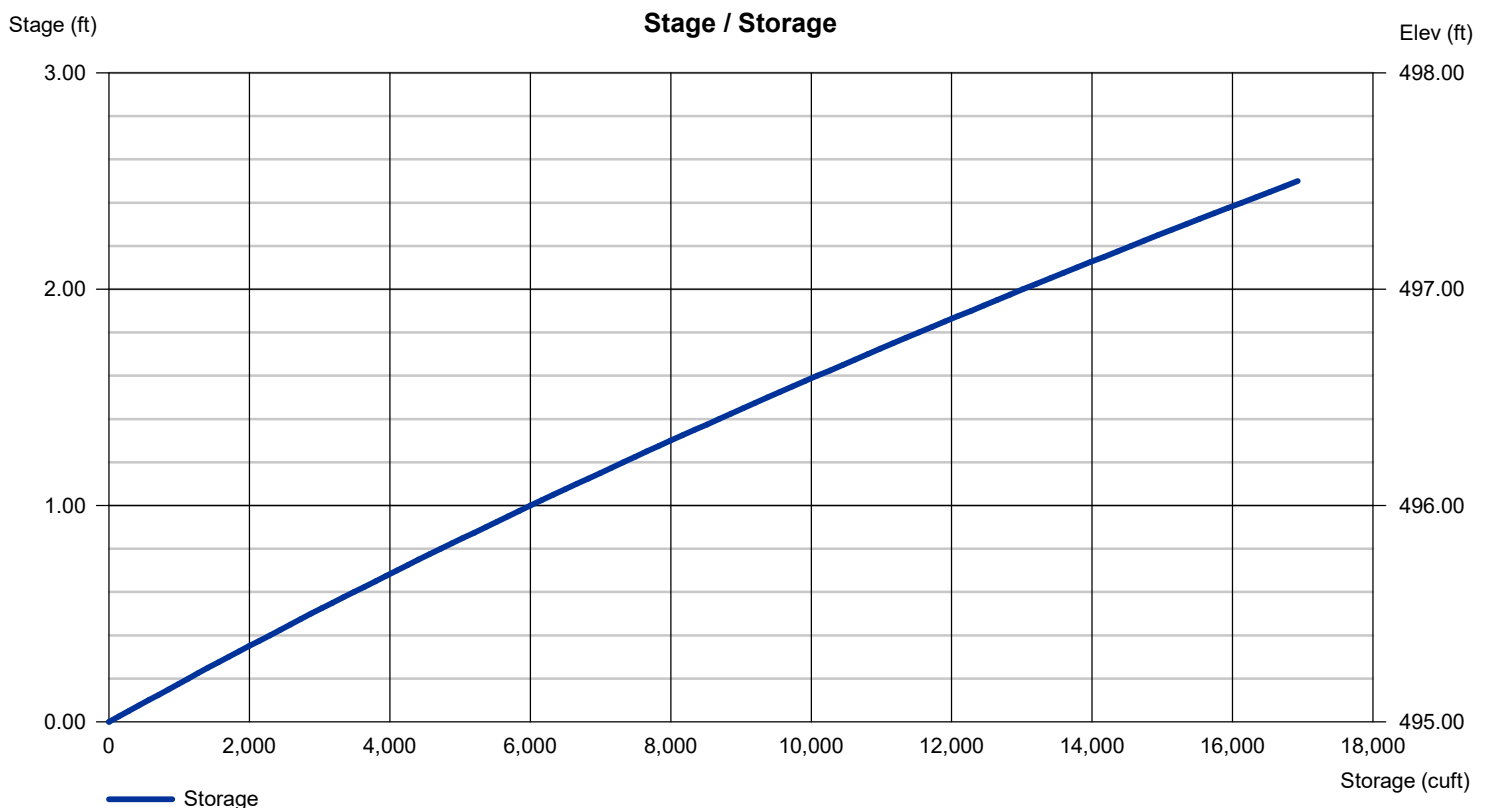
### Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 18.00	0.00	0.00	0.00
Span (in)	= 18.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 495.00	0.00	0.00	0.00
Length (ft)	= 33.00	0.00	0.00	0.00
Slope (%)	= 9.50	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

### Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 6.00	0.00	0.00	0.00
Crest El. (ft)	= 496.25	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= Rect	---	---	---
Multi-Stage	= No	No	No	No
Exfil.(in/hr)	= 0.000 (by Wet area)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description	
1	Rational	5.039	1	10	3,023	-----	-----	-----	pre development	
2	Rational	9.942	1	10	5,965	-----	-----	-----	post development	
3	Reservoir	2.797	1	17	5,925	2	495.78	4,598	Detention Pond	
detention pond 3.gpw					Return Period: 2 Year			Thursday, 10 / 6 / 2022		



# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description	
1	Rational	5.635	1	10	3,381	-----	-----	-----	pre development	
2	Rational	11.12	1	10	6,671	-----	-----	-----	post development	
3	Reservoir	3.269	1	17	6,630	2	495.85	5,064	Detention Pond	
detention pond 3.gpw					Return Period: 5 Year			Thursday, 10 / 6 / 2022		

# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description	
1	Rational	6.430	1	10	3,858	-----	-----	-----	pre development	
2	Rational	12.69	1	10	7,612	-----	-----	-----	post development	
3	Reservoir	3.910	1	17	7,571	2	495.95	5,674	Detention Pond	
detention pond 3.gpw					Return Period: 10 Year			Thursday, 10 / 6 / 2022		

# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description	
1	Rational	7.337	1	10	4,402	-----	-----	-----	pre development	
2	Rational	14.48	1	10	8,686	-----	-----	-----	post development	
3	Reservoir	4.642	1	17	8,645	2	496.05	6,359	Detention Pond	
detention pond 3.gpw					Return Period: 25 Year			Thursday, 10 / 6 / 2022		



# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description	
1	Rational	8.326	1	10	4,995	-----	-----	-----	pre development	
2	Rational	16.43	1	10	9,856	-----	-----	-----	post development	
3	Reservoir	5.424	1	17	9,816	2	496.17	7,100	Detention Pond	
detention pond 3.gpw					Return Period: 50 Year			Thursday, 10 / 6 / 2022		

# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description	
1	Rational	8.825	1	10	5,295	-----	-----	-----	pre development	
2	Rational	17.41	1	10	10,447	-----	-----	-----	post development	
3	Reservoir	5.810	1	17	10,406	2	496.22	7,475	Detention Pond	
detention pond 3.gpw					Return Period: 100 Year			Thursday, 10 / 6 / 2022		

# Watershed Model Schematic

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023



## Legend

<u>Hyd.</u>	<u>Origin</u>	<u>Description</u>
1	Rational	pre development
2	Rational	post development
3	Reservoir	Reservior



# Multi-Hydrograph Plot

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

## Hyd. No. 1

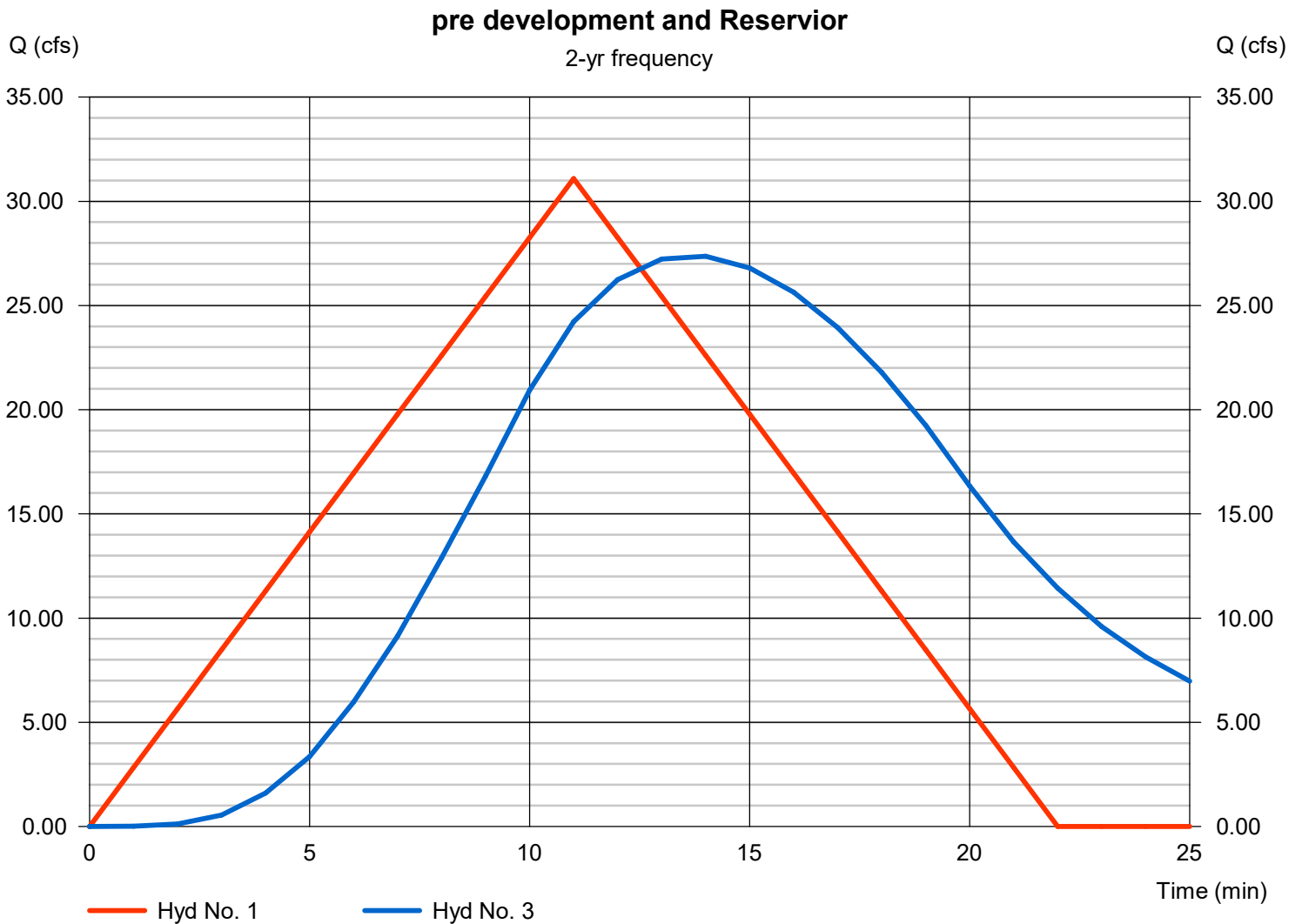
pre development

Hydrograph type = Rational  
Peak discharge = 31.09 cfs  
Time to peak = 11 min  
Hyd. Volume = 20,519 cuft

## Hyd. No. 3

Reservoir

Hydrograph type = Reservoir  
Peak discharge = 27.37 cfs  
Time to peak = 14 min  
Hyd. Volume = 25,949 cuft



# Multi-Hydrograph Plot

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

## Hyd. No. 1

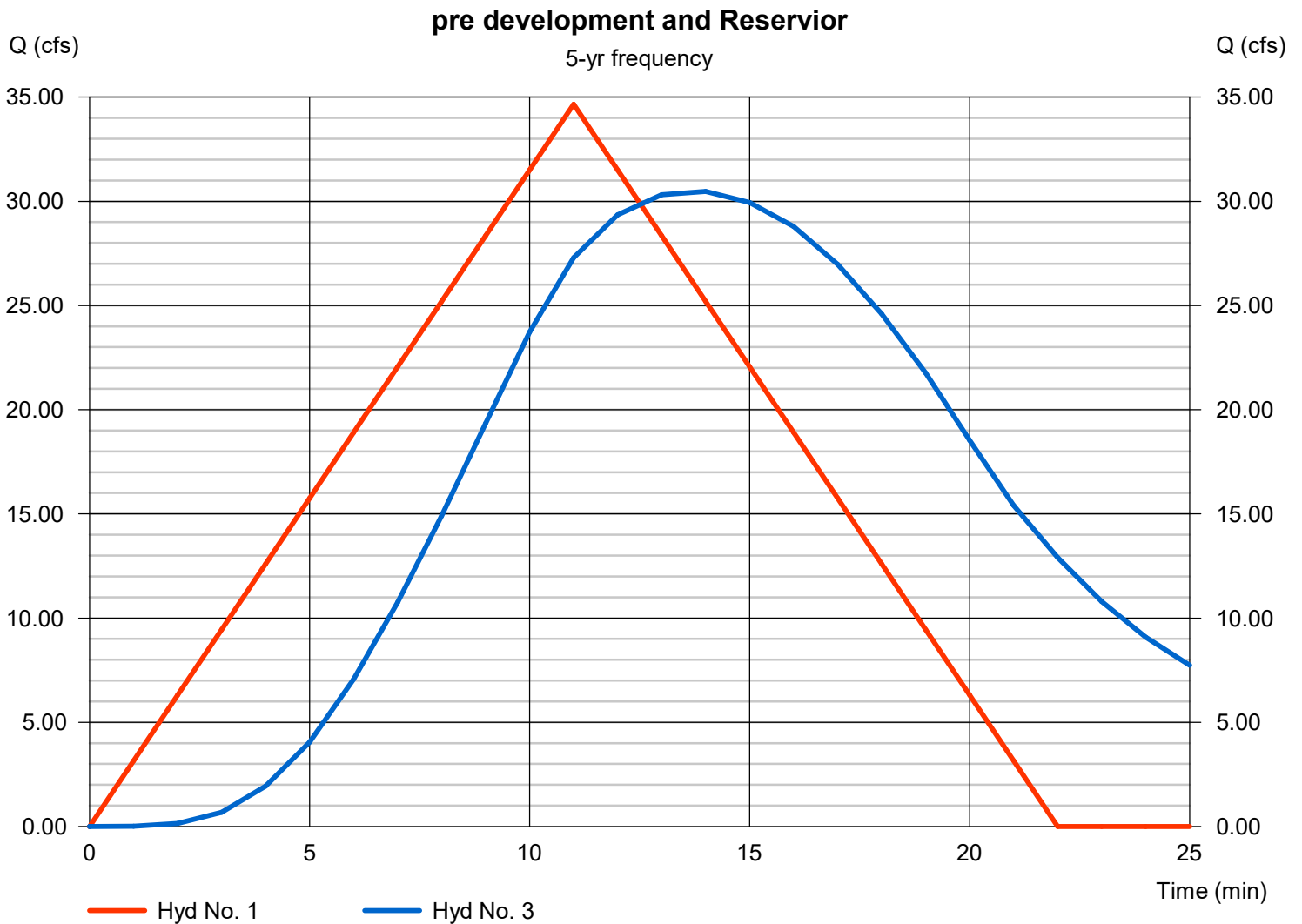
pre development

Hydrograph type = Rational  
Peak discharge = 34.66 cfs  
Time to peak = 11 min  
Hyd. Volume = 22,873 cuft

## Hyd. No. 3

Reservoir

Hydrograph type = Reservoir  
Peak discharge = 30.47 cfs  
Time to peak = 14 min  
Hyd. Volume = 29,019 cuft



# Multi-Hydrograph Plot

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

## Hyd. No. 1

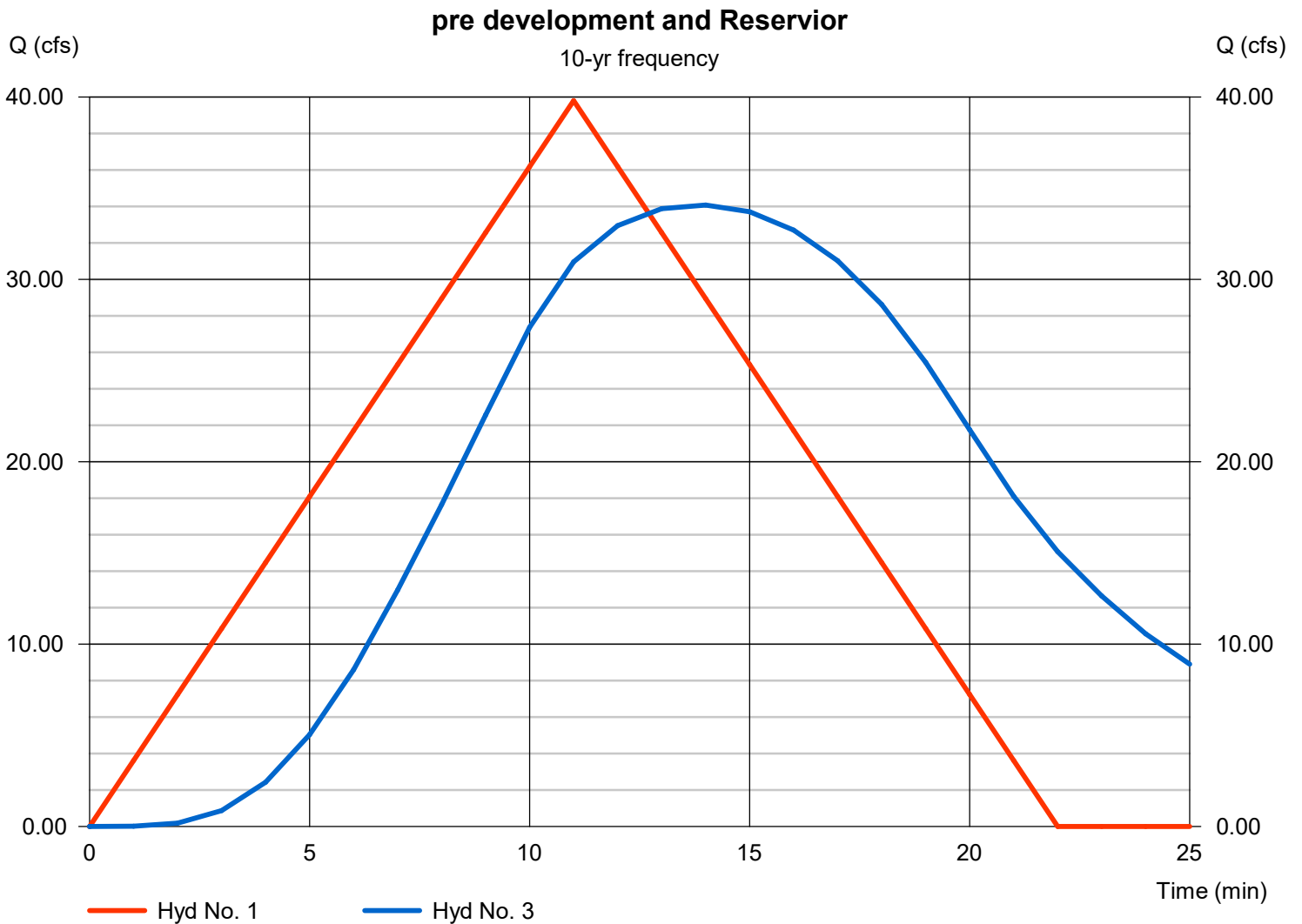
pre development

Hydrograph type = Rational  
Peak discharge = 39.81 cfs  
Time to peak = 11 min  
Hyd. Volume = 26,276 cuft

## Hyd. No. 3

Reservoir

Hydrograph type = Reservoir  
Peak discharge = 34.08 cfs  
Time to peak = 14 min  
Hyd. Volume = 33,115 cuft





# Multi-Hydrograph Plot

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

## Hyd. No. 1

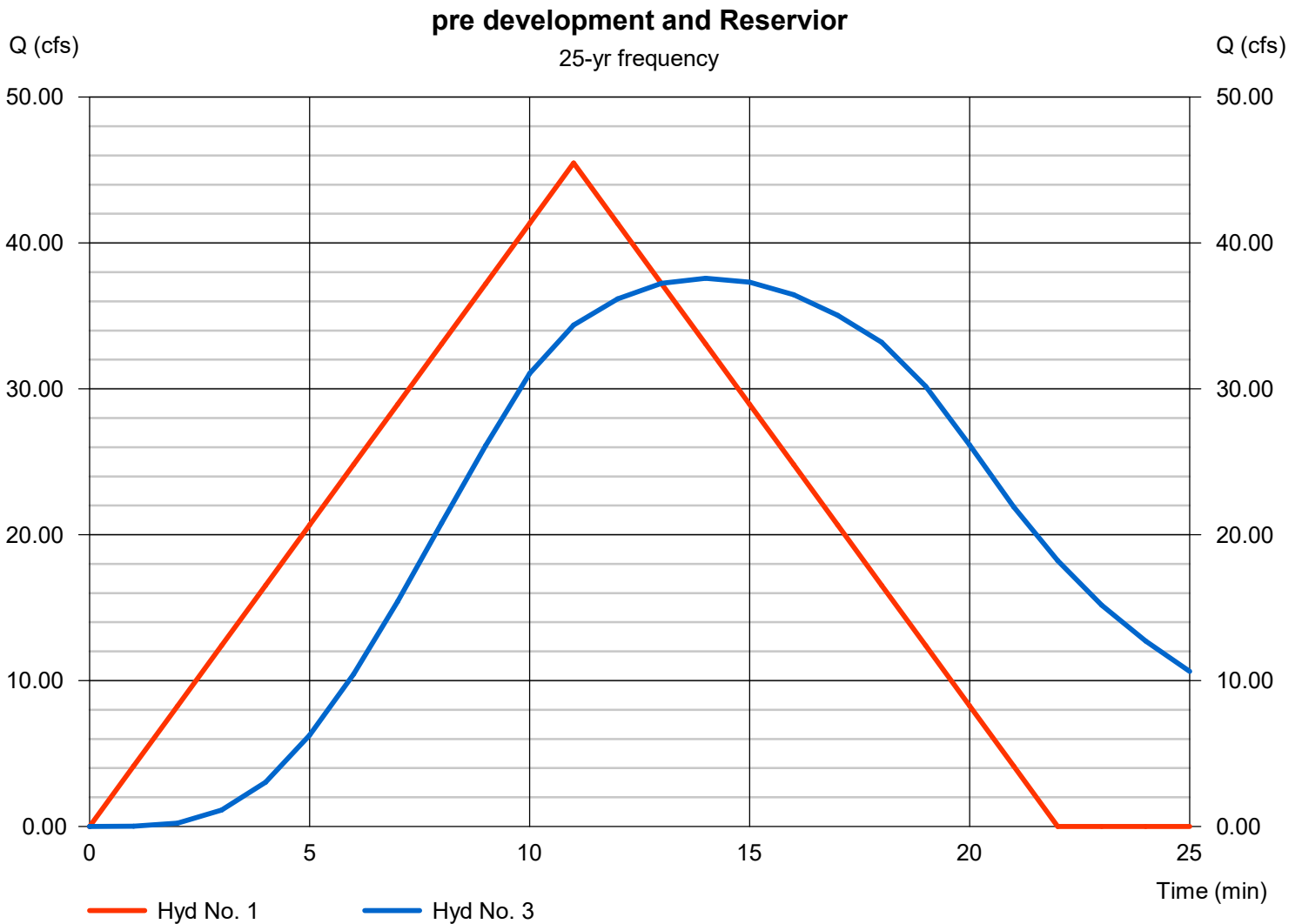
pre development

Hydrograph type = Rational  
Peak discharge = 45.47 cfs  
Time to peak = 11 min  
Hyd. Volume = 30,012 cuft

## Hyd. No. 3

Reservoir

Hydrograph type = Reservoir  
Peak discharge = 37.59 cfs  
Time to peak = 14 min  
Hyd. Volume = 37,790 cuft



# Multi-Hydrograph Plot

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

## Hyd. No. 1

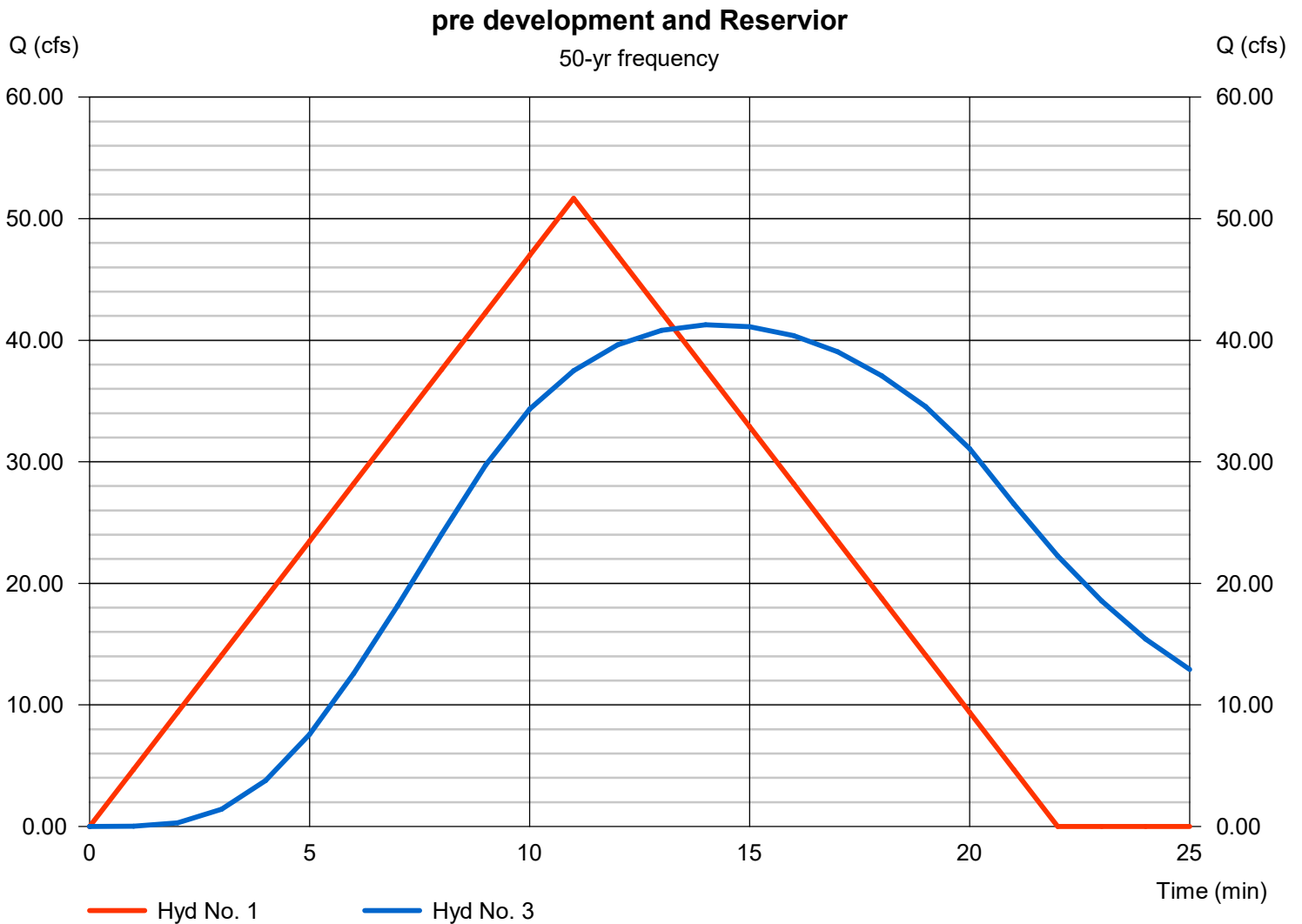
pre development

Hydrograph type = Rational  
Peak discharge = 51.67 cfs  
Time to peak = 11 min  
Hyd. Volume = 34,102 cuft

## Hyd. No. 3

Reservoir

Hydrograph type = Reservoir  
Peak discharge = 41.26 cfs  
Time to peak = 14 min  
Hyd. Volume = 42,883 cuft



# Multi-Hydrograph Plot

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

## Hyd. No. 1

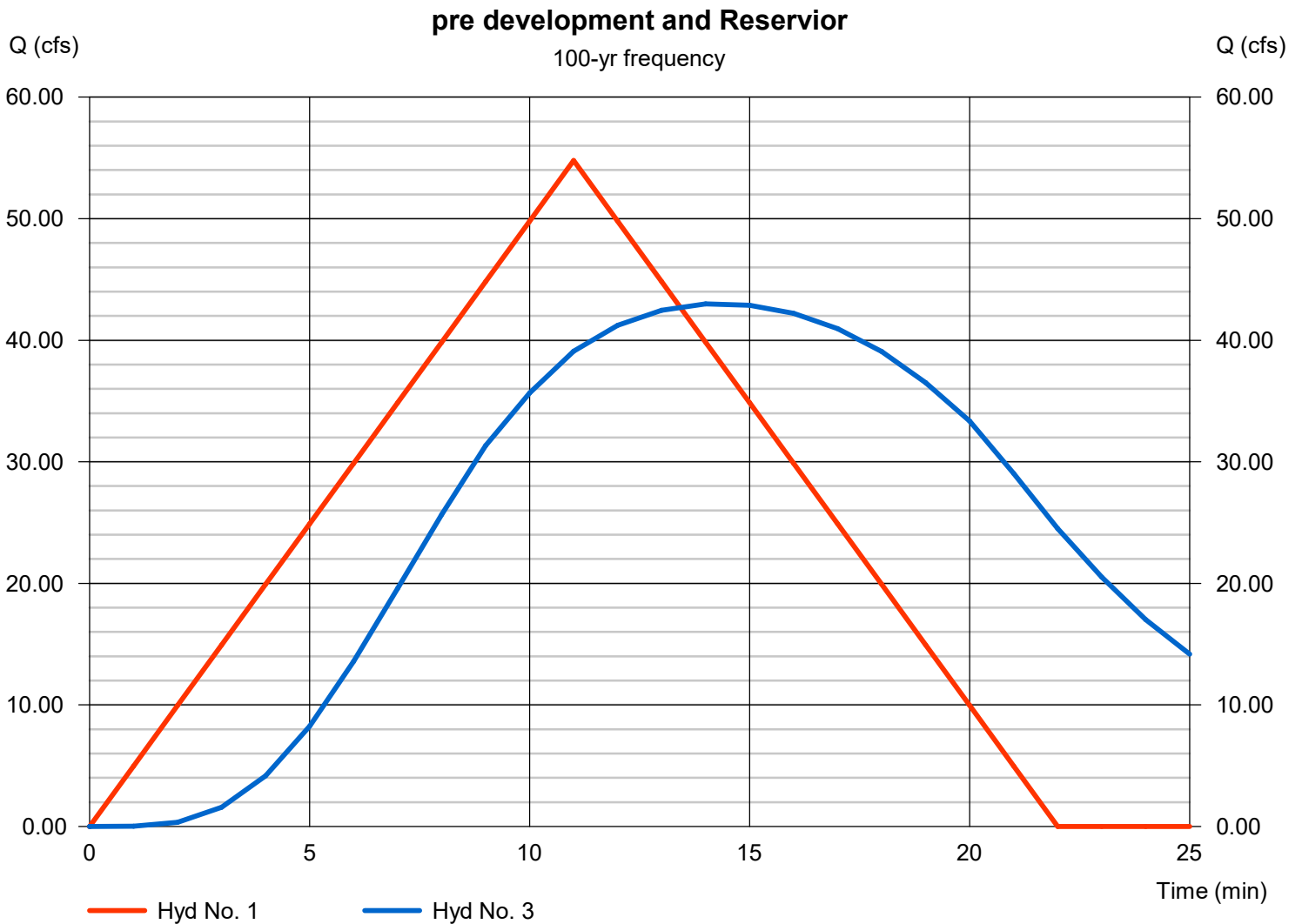
pre development

Hydrograph type = Rational  
Peak discharge = 54.77 cfs  
Time to peak = 11 min  
Hyd. Volume = 36,151 cuft

## Hyd. No. 3

Reservoir

Hydrograph type = Reservoir  
Peak discharge = 42.99 cfs  
Time to peak = 14 min  
Hyd. Volume = 45,453 cuft





# Pond Report

## Pond No. 1 - Detention Pond -4

### Pond Data

Trapezoid -Bottom L x W = 74.0 x 50.3 ft, Side slope = 3.00:1, Bottom elev. = 511.00 ft, Depth = 5.00 ft

### Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	511.00	3,725	0	0
0.50	511.50	4,107	1,957	1,957
1.00	512.00	4,507	2,153	4,110
1.50	512.50	4,925	2,357	6,468
2.00	513.00	5,361	2,571	9,038
2.50	513.50	5,815	2,793	11,832
3.00	514.00	6,287	3,025	14,857
3.50	514.50	6,777	3,265	18,122
4.00	515.00	7,285	3,515	21,637
4.50	515.50	7,811	3,773	25,410
5.00	516.00	8,355	4,041	29,451

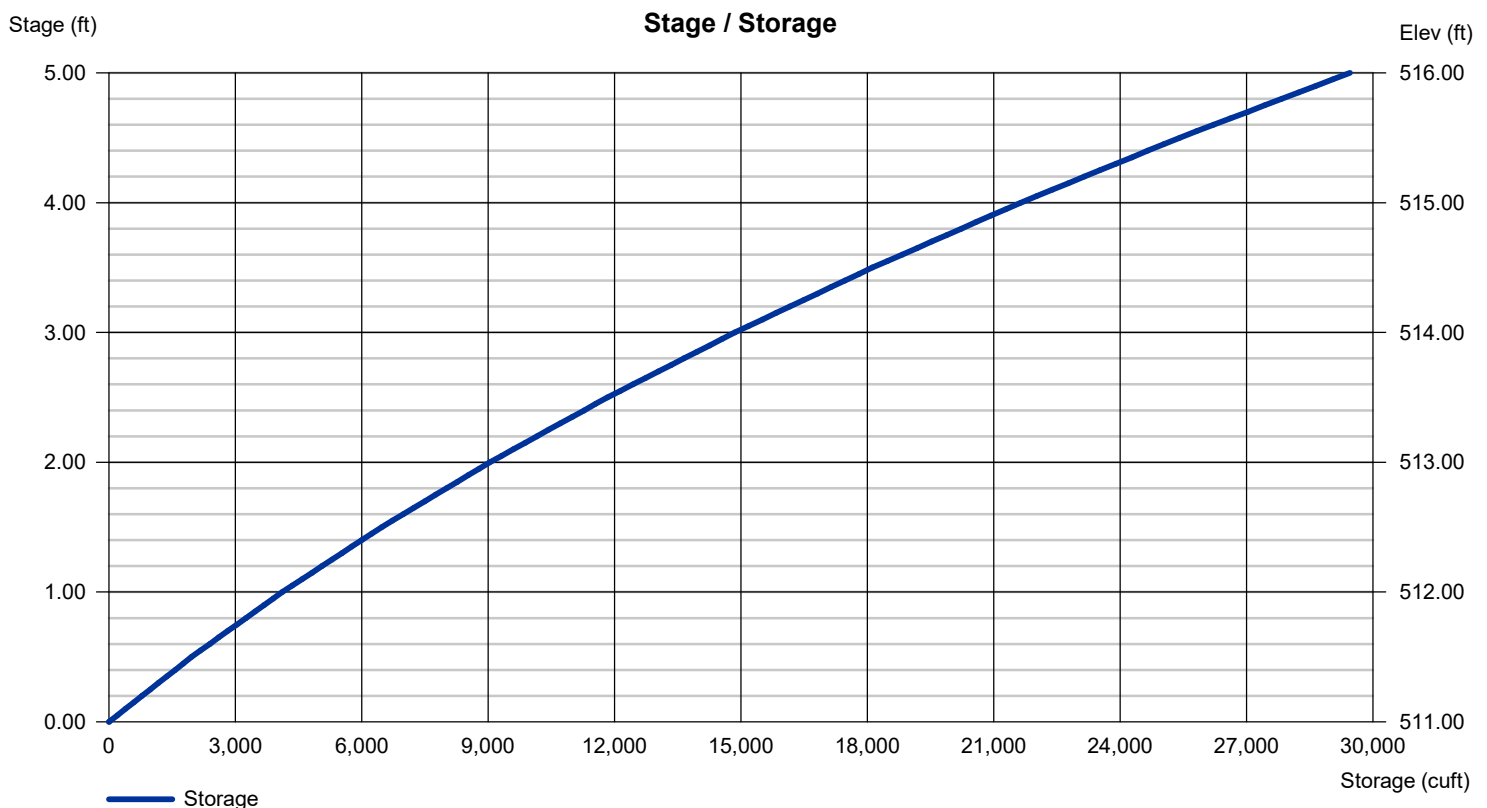
### Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 36.00	Inactive	Inactive	0.00
Span (in)	= 36.00	24.00	24.00	0.00
No. Barrels	= 1	1	1	0
Invert El. (ft)	= 511.00	511.00	513.00	0.00
Length (ft)	= 121.00	0.50	0.00	0.00
Slope (%)	= 9.00	0.01	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.50	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

### Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	Inactive	5.00	Inactive	0.00
Crest El. (ft)	= 514.00	515.00	511.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= 1	Rect	Rect	---
Multi-Stage	= Yes	No	Yes	No
Exfil.(in/hr)	= 0.000 (by Contour)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description	
1	Rational	31.09	1	11	20,519	-----	-----	-----	pre development	
2	Rational	43.27	1	10	25,961	-----	-----	-----	post development	
3	Reservoir	27.37	1	14	25,949	2	513.44	11,523	Reservior	
detention pond 4.gpw					Return Period: 2 Year			Thursday, 10 / 6 / 2022		

# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description	
1	Rational	34.66	1	11	22,873	-----	-----	-----	pre development	
2	Rational	48.39	1	10	29,031	-----	-----	-----	post development	
3	Reservoir	30.47	1	14	29,019	2	513.65	12,716	Reservior	
detention pond 4.gpw					Return Period: 5 Year			Thursday, 10 / 6 / 2022		



# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description	
1	Rational	39.81	1	11	26,276	-----	-----	-----	pre development	
2	Rational	55.21	1	10	33,127	-----	-----	-----	post development	
3	Reservoir	34.08	1	14	33,115	2	513.93	14,413	Reservior	
detention pond 4.gpw					Return Period: 10 Year			Thursday, 10 / 6 / 2022		

# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description	
1	Rational	45.47	1	11	30,012	-----	-----	-----	pre development	
2	Rational	63.00	1	10	37,802	-----	-----	-----	post development	
3	Reservoir	37.59	1	14	37,790	2	514.26	16,533	Reservior	
detention pond 4.gpw					Return Period: 25 Year			Thursday, 10 / 6 / 2022		

# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description	
1	Rational	51.67	1	11	34,102	-----	-----	-----	pre development	
2	Rational	71.49	1	10	42,895	-----	-----	-----	post development	
3	Reservoir	41.26	1	14	42,883	2	514.62	18,945	Reservior	
detention pond 4.gpw					Return Period: 50 Year			Thursday, 10 / 6 / 2022		



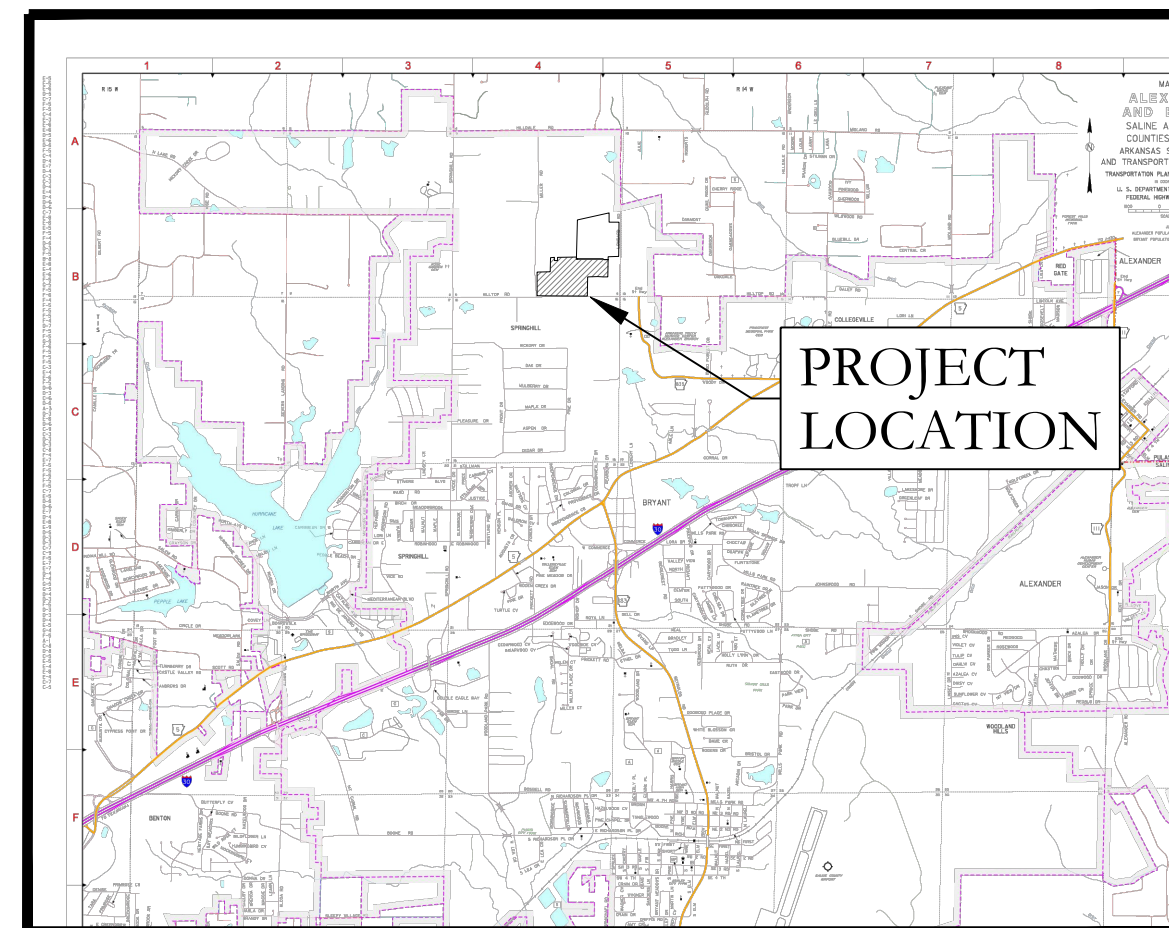
# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

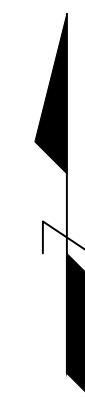
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description	
1	Rational	54.77	1	11	36,151	-----	-----	-----	pre development	
2	Rational	75.78	1	10	45,465	-----	-----	-----	post development	
3	Reservoir	42.99	1	14	45,453	2	514.80	20,214	Reservior	
detention pond 4.gpw					Return Period: 100 Year			Thursday, 10 / 6 / 2022		

# CONSTRUCTION PLANS HILLTOP LANDING

## HILLTOP ROAD & MILLER ROAD ,BRYANT, AR



VICINITY MAP



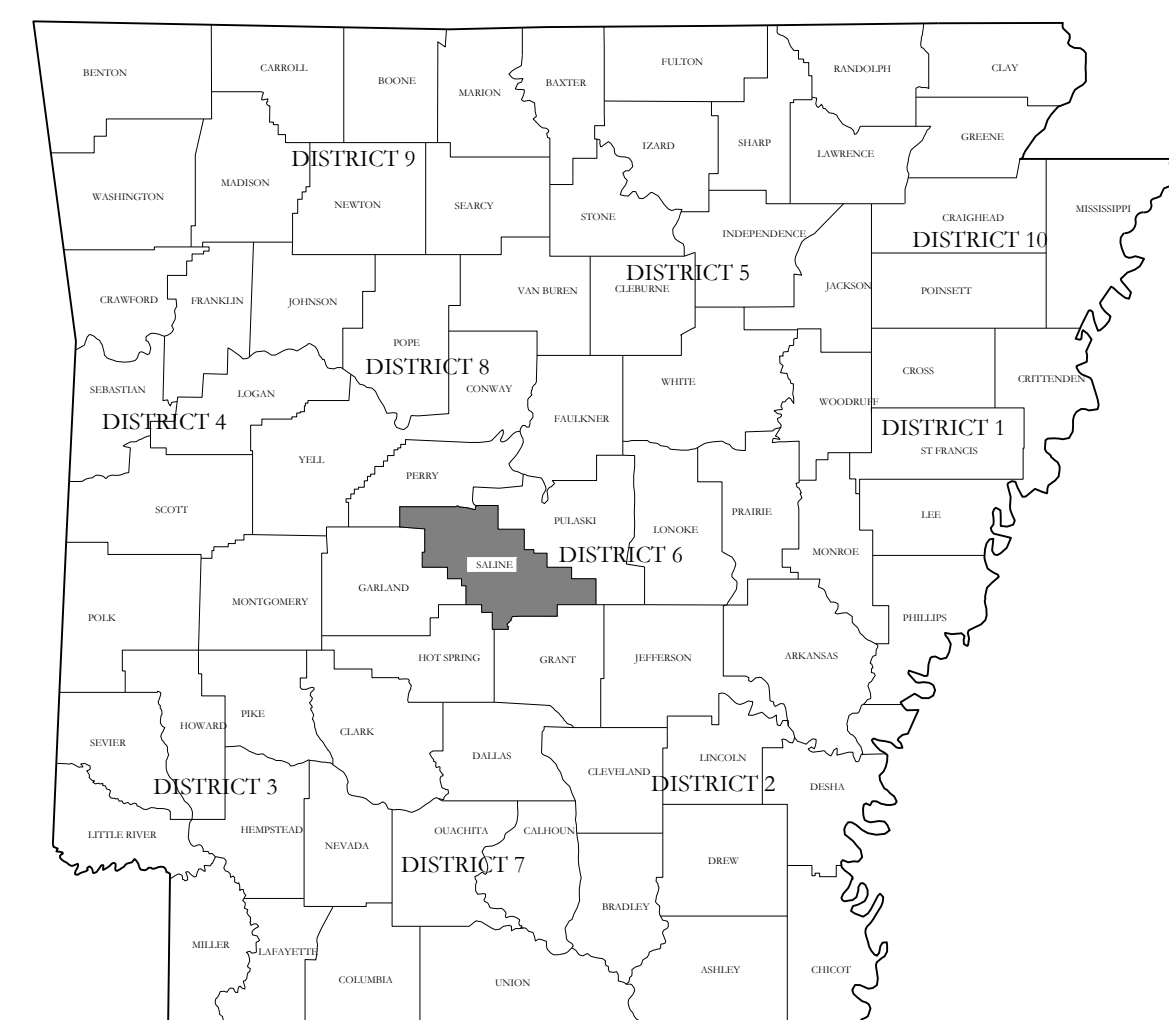
PREPARED BY:

**HOPE**  
**CONSULTING**  
ENGINEERS - SURVEYORS

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

### DRAWING INDEX

SHEET NO.	TITLE
	PLAT
C-1.0	STREET PLAN
C-1.1	STREET PLAN
C-1.2	STREET PLAN
C-2.0	UTILITY PLAN
C-2.1	SEWER PLAN & PROFILE
C-2.2	SEWER PLAN & PROFILE
C-2.3	SEWER PLAN & PROFILE
C-3.1	STORM PLAN & PROFILE
C-3.2	STORM PLAN & PROFILE
C-3.3	STORM PLAN & PROFILE
C-3.4	STORM PLAN & PROFILE
C-4.0	TRENCH AND SPECIAL DETAILS
C-5.0	CIVIL SPECIFICATIONS
C-6.0	DETENTION
C-6.1	DETENTION
C-7.0	EROSION CONTROL PLAN
C-8.0	LIFT STATION
C-8.1	PROPOSED FORCEMAIN



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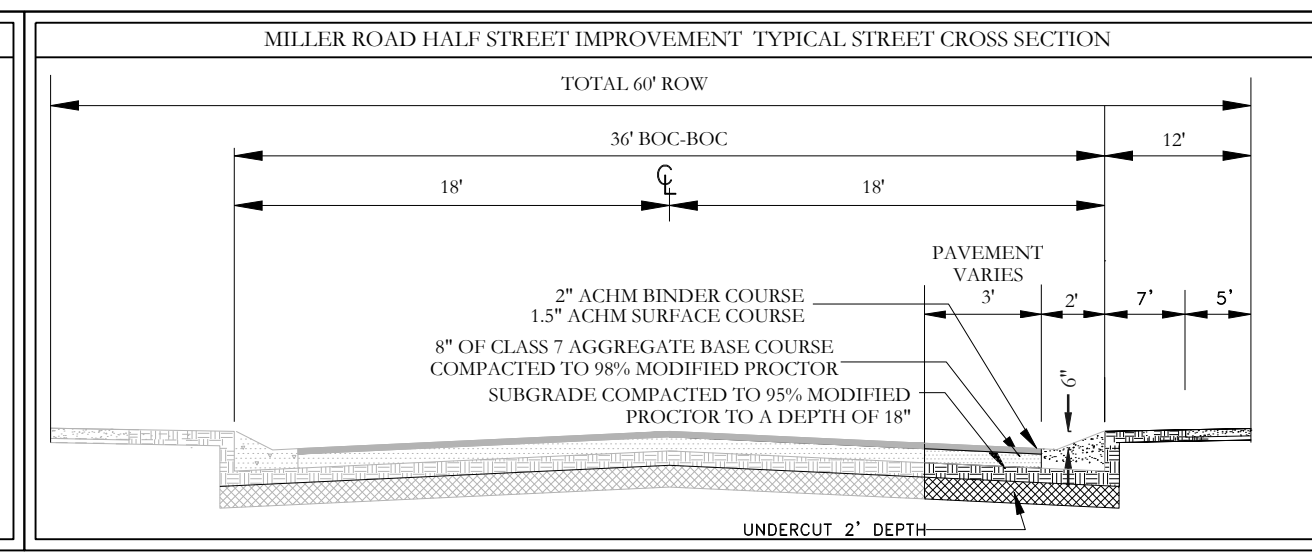
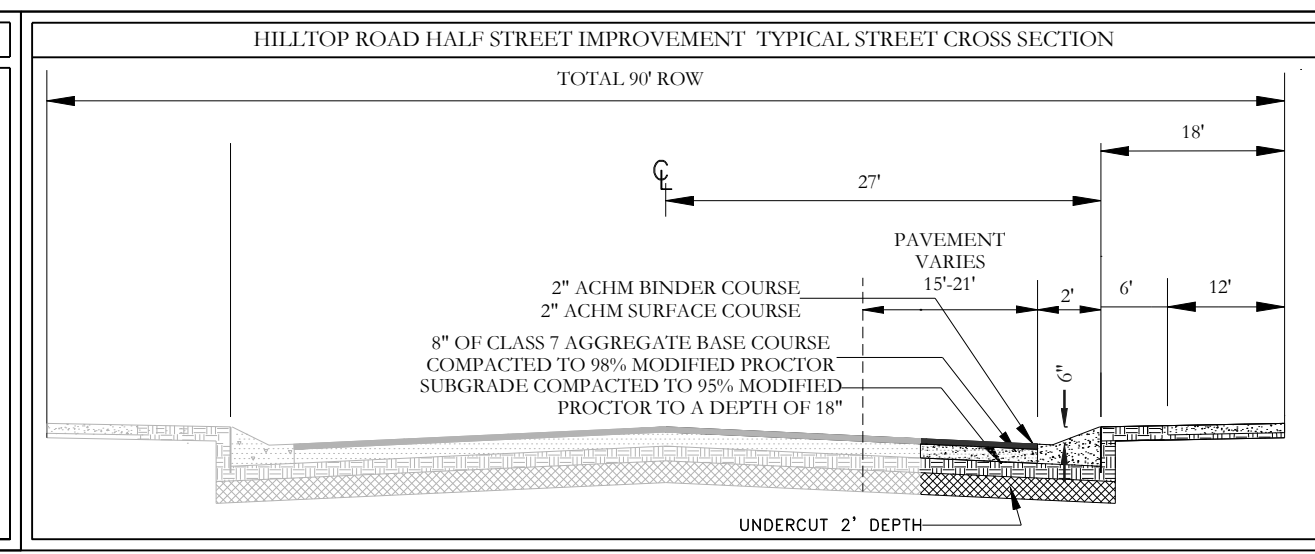
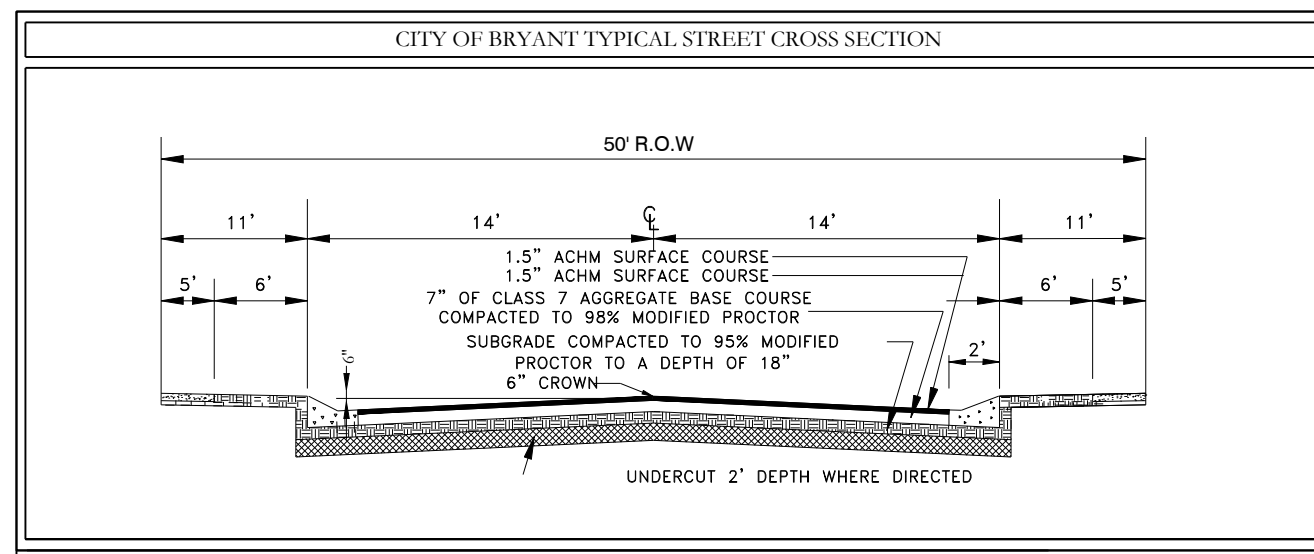
FOR USE AND BENEFIT OF:  
NXT GEN HOMES LLC.

HILLTOP LANDING  
A SUBDIVISION IN THE CITY OF BRYANT, AR  
HILLTOP ROAD & MILLER ROAD, BRYANT, AR

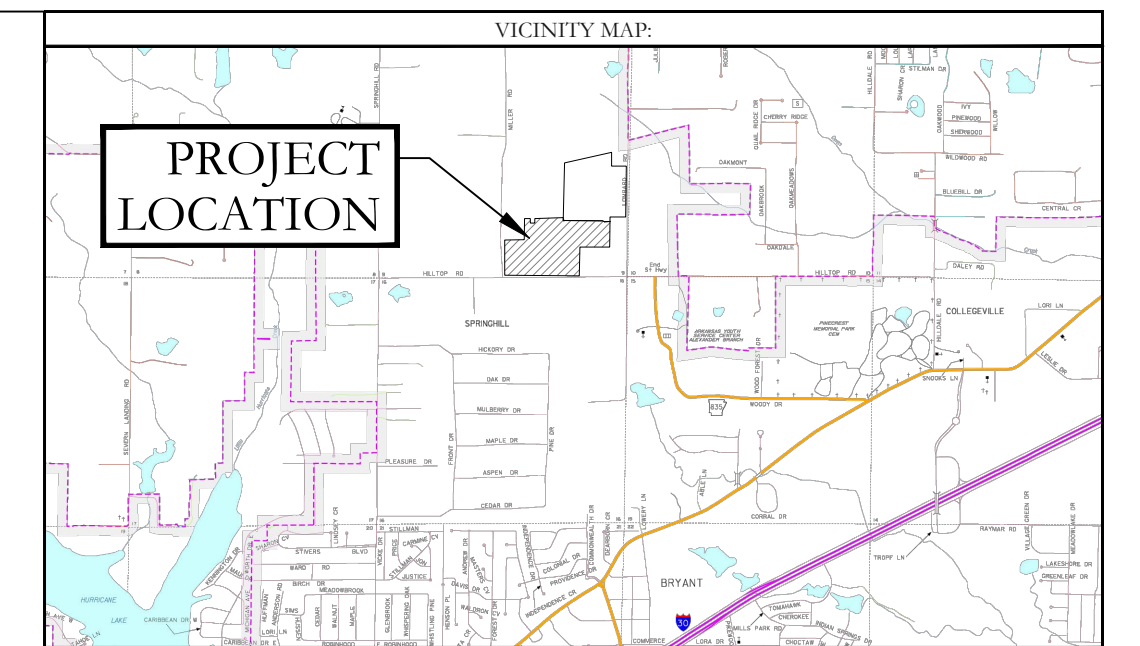
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REVISED:		CHECKED BY:		20-1341	
SHEET:		SCALE:			

500	01S	14W	0	9	200	62	1762
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**NOTE:**  
TRACTS A, B, C, D AND E WILL BE UTILIZED FOR DRAINAGE AND UTILITIES PURPOSES AND WILL MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION (POA) OR IMPROVEMENT DISTRICT.



**OWNER:** NXT GEN HOMES LLC  
Address: 19218 SUMMERSHADE DRIVE BRYANT, AR 72022

**DEVELOPER:** NXT GEN HOMES LLC  
Address: 19218 SUMMERSHADE DRIVE BRYANT, AR 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 within plat.

Date of Execution \_\_\_\_\_ Name: \_\_\_\_\_  
Source of Title: D.R. BOOK \_\_\_\_\_ PAGE: \_\_\_\_\_

**CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY:**  
I, Jonathan L. Hope, hereby certify that this proposed preliminary plat correctly represents a survey completed by me, or under my supervision on \_\_\_\_\_, 20\_\_\_\_, that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source Title; and that all monuments which were found or placed on the property are correctly described and located.

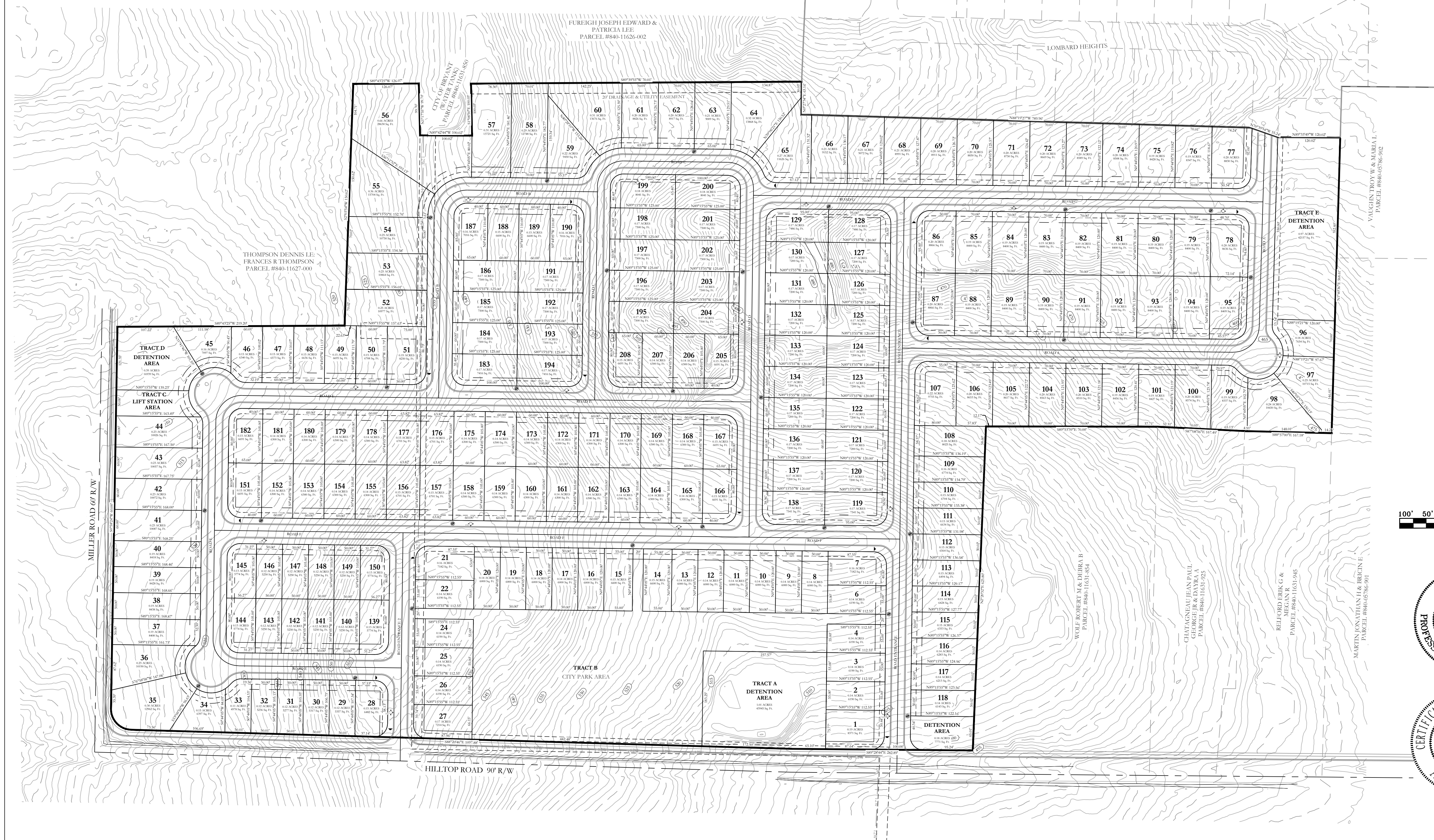
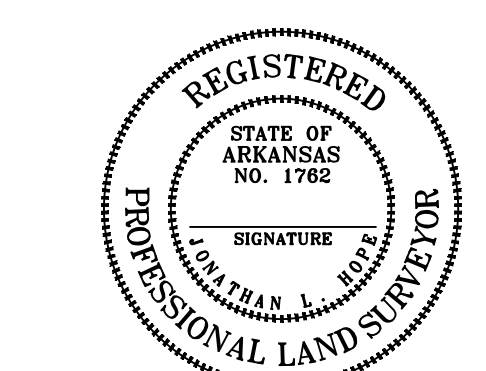
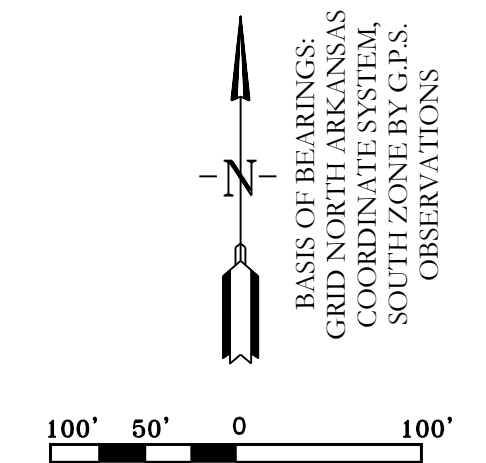
Date of Execution \_\_\_\_\_ Signed: Jonathan L. Hope  
Registered Professional Land Surveyor No. 1762 Arkansas

**CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:**  
I, William W. McFadden, 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 requirements of the City of Bryant Subdivision Rules and Regulations have been fully complied with.

Date of Execution \_\_\_\_\_ Signed: William W. McFadden  
Registered Professional Engineer, No. 14048 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 of further provisions of said Rules and Regulations.

Date of Execution \_\_\_\_\_ Signed: Rick Johnson, Chairman  
Bryant Planning Commission



**PLANNED UNIT DEVELOPMENT (PUD)  
HILLTOP MANOR SUBDIVISION**  
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

**LEGEND**

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

**PROPERTY SPECIFICATIONS:**

OWNER: NXT GEN HOMES LLC 19218 SUMMERSHADE DRIVE BRYANT, AR 72022	NUMBER OF LOTS: 208
DEVELOPER: NXT GEN HOMES LLC 19218 SUMMERSHADE DRIVE BRYANT, AR 72022	SOURCE OF WATER: CITY OF BRYANT
ENGINEERS: HOPE CONSULTING INC. 117 S. MARKET STREET BRYANT, AR 72022	SOURCE OF SEWER: CITY OF BRYANT
NAME OF SUBDIVISION: HILLTOP MANOR	SOURCE OF ELECTRIC: EXISTING
SOURCE OF TITLE: DEED BOOK 200, PAGE 028792	SOURCE OF GAS: CENTERPOINT
DEED BOOK 200, PAGE 028792	BUILDING SUBTACKLES:
	FRONT: 2' OR AS SHOWN
	REAR: 5' OR AS SHOWN
	SIDE: 5' OR AS SHOWN
	UTILITY & DRAINAGE EASEMENTS:
	FRONT: 0' OR AS SHOWN
	REAR: 5' OR AS SHOWN
	SIDE: 5' OR AS SHOWN

By affixing my seal and signature, I Jonathan L. Hope, Arkansas PLS No. 1762, hereby certify that this drawing correctly depicts a survey completed by me or under my direct supervision.

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

No portion of the property described hereon lies within the 100 year floodplain, according to the Flood Insurance Rate Map, panel # 05125C0225E, Dated: 06/05/2020

**HOPE CONSULTING ENGINEERS - SURVEYORS**  
117 S. Market Street, Benton, Arkansas 72015  
PH. (501)315-2626  
FAX (501) 315-0024  
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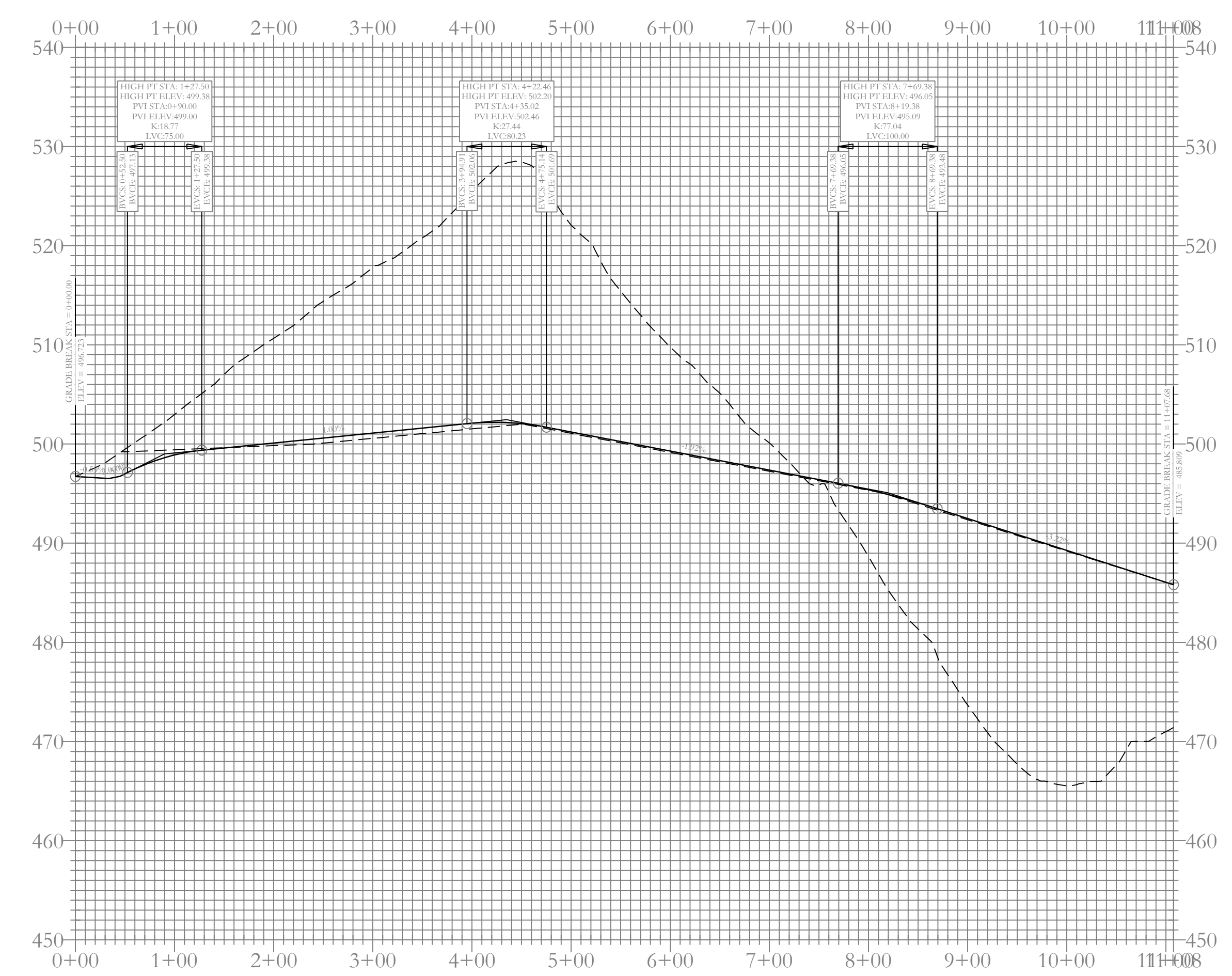
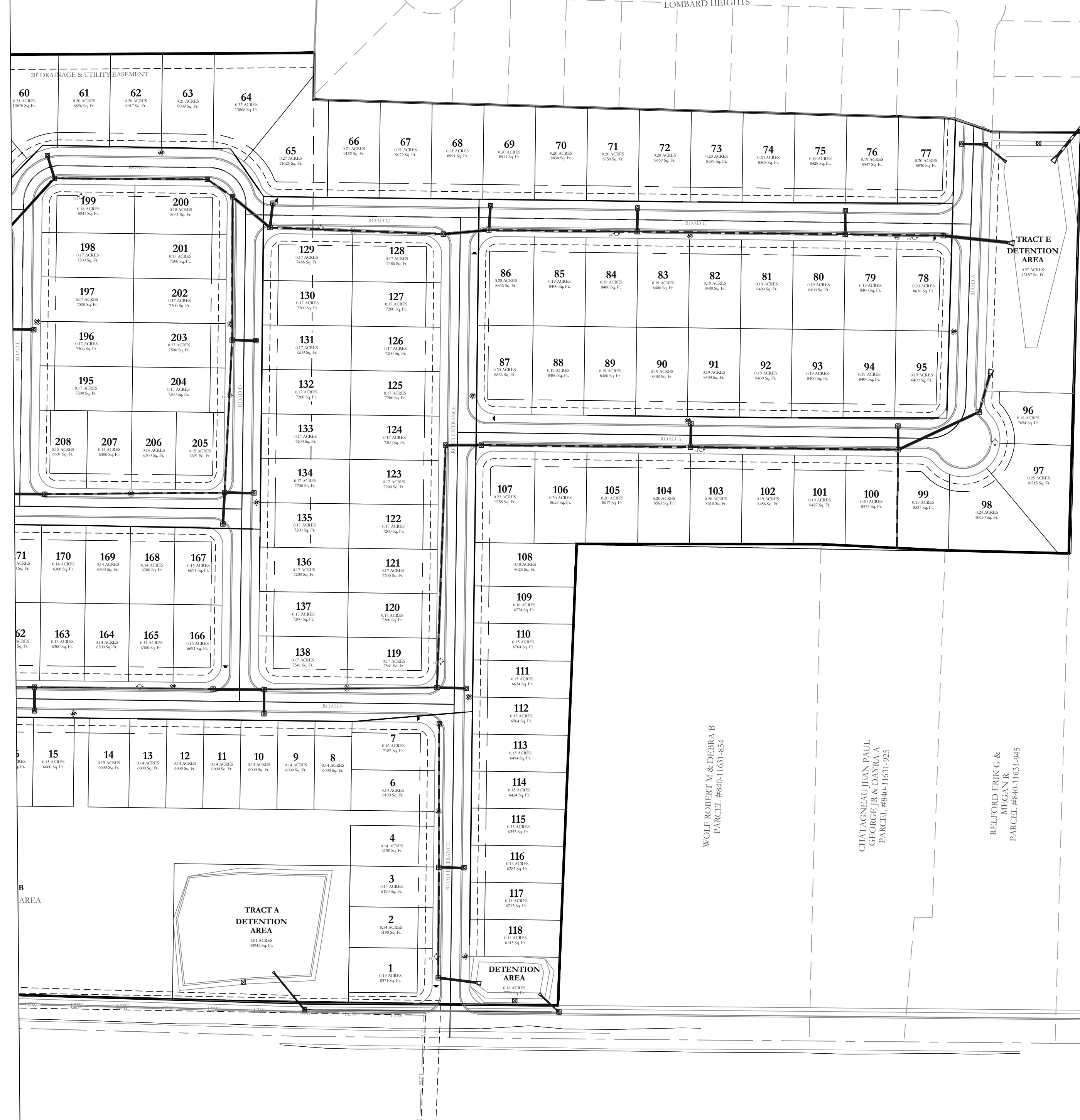
FOR USE AND BENEFIT OF:  
**NXT GEN HOMES LLC**

**PLANNED UNIT DEVELOPMENT (PUD)  
HILLTOP MANOR SUBDIVISION**  
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

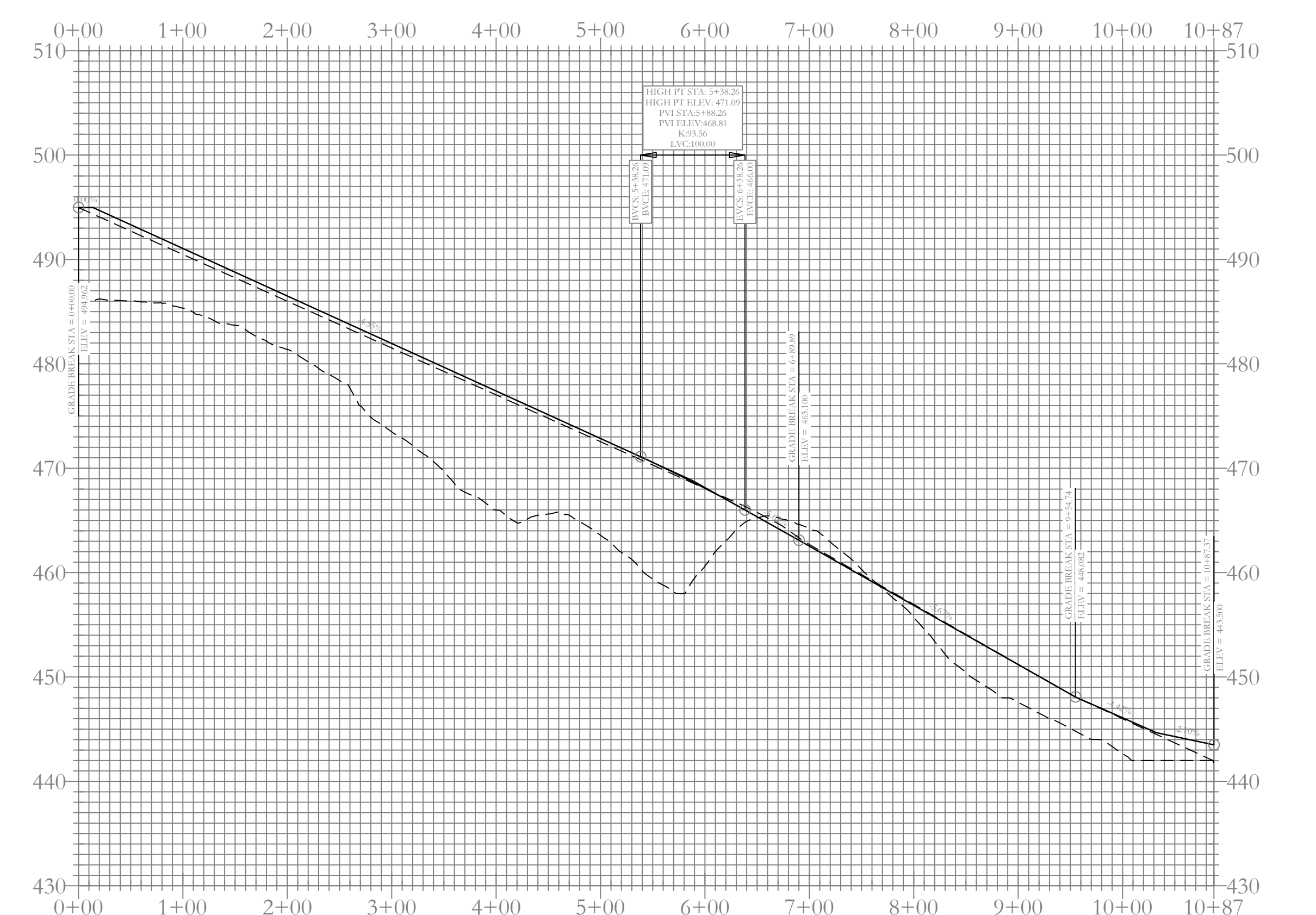
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REVISED:	CHECKED BY:	20-1341
SHEET:	SCALE: 1"= 100'	
500	01S	14W 0 09 200 62 1762



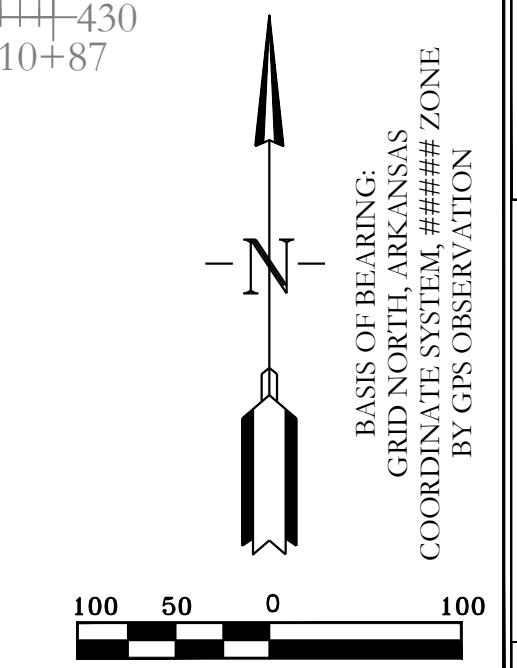
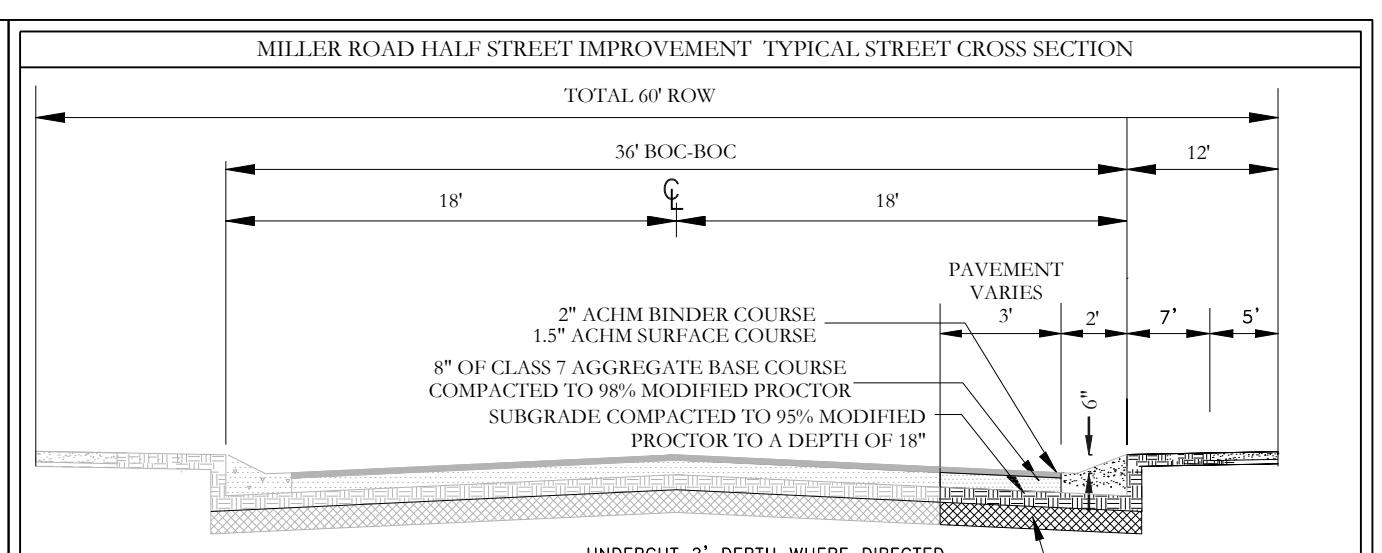
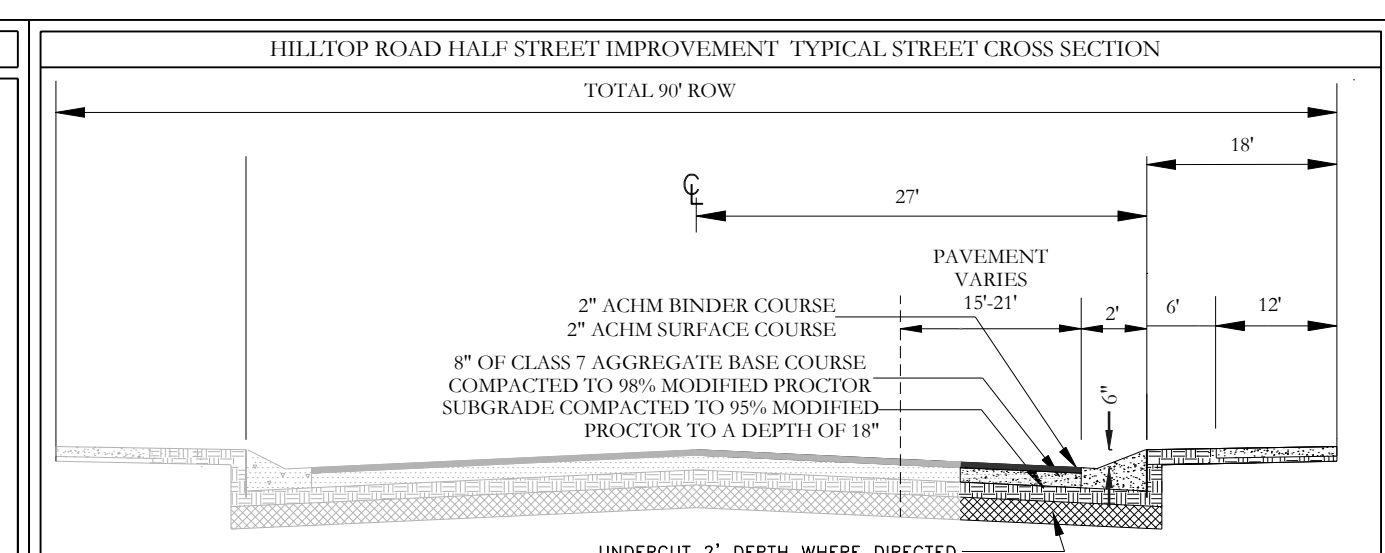
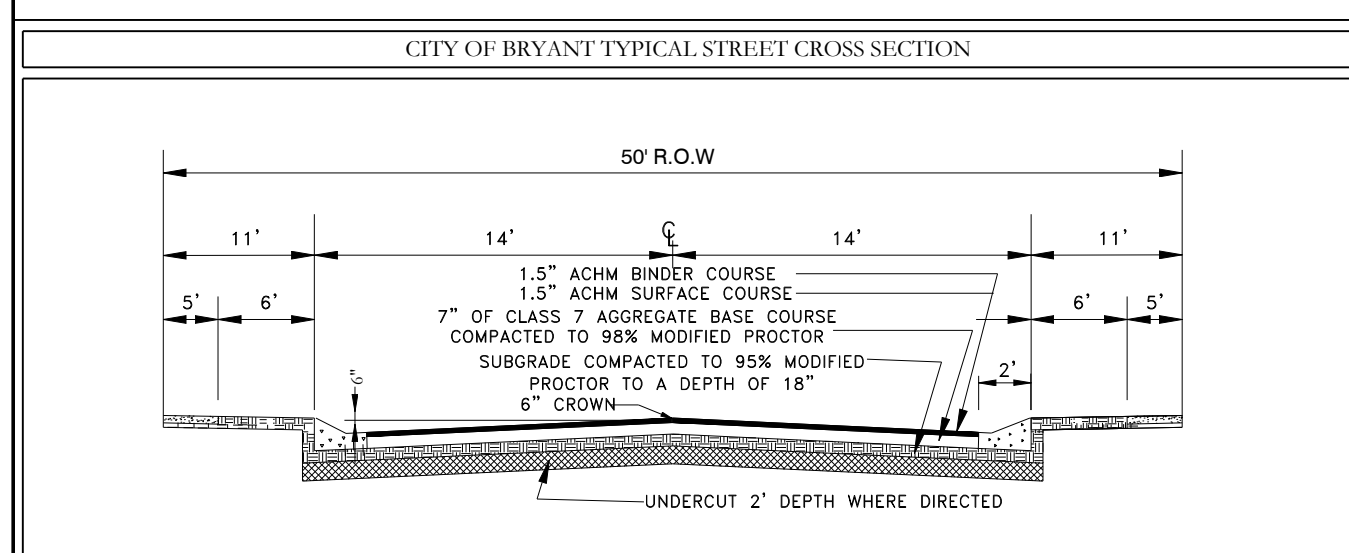
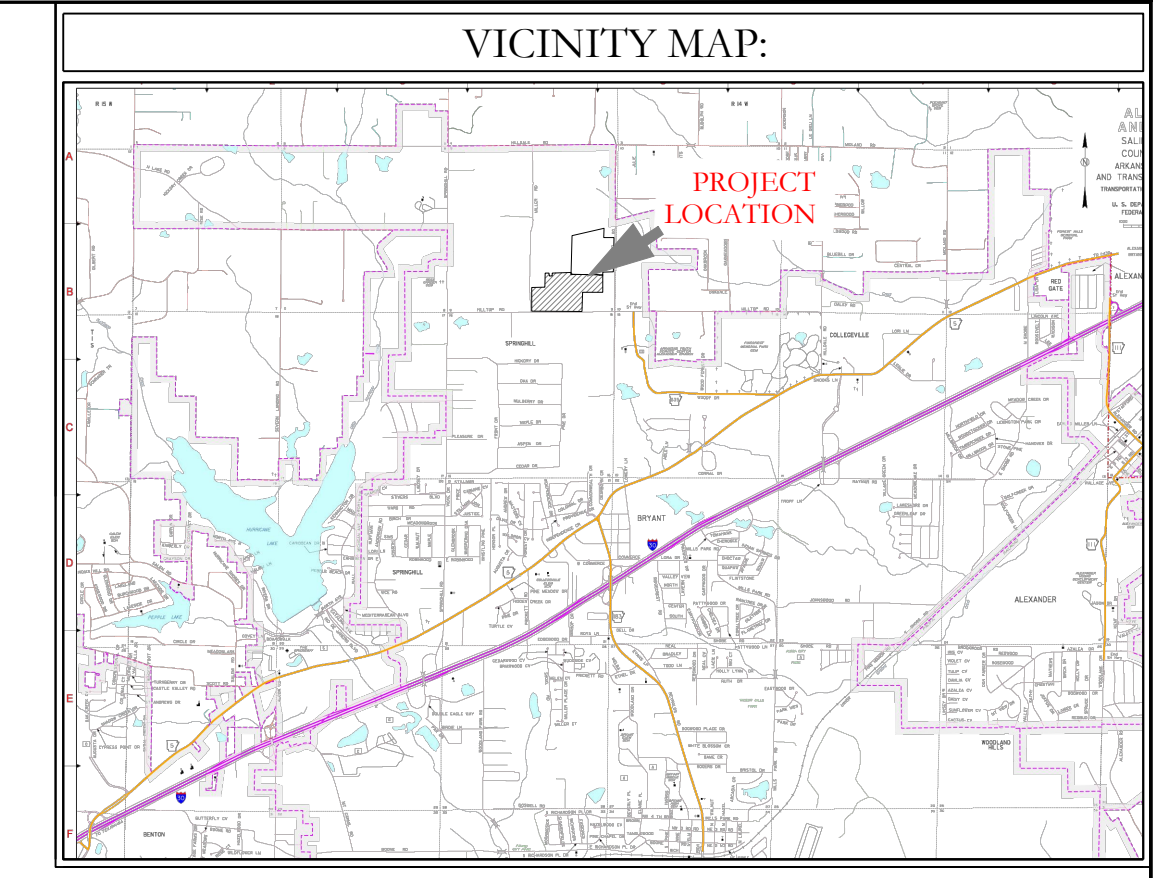
BY JOSEPH EDWARD & PATRICIA LEE  
RCEL #840-11626-002



Road Entrance Profile



Road A Profile



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FOR USE AND BENEFIT OF:  
**NXT GEN HOMES LLC.**

**HILLTOP LANDING**  
STREET LAYOUT

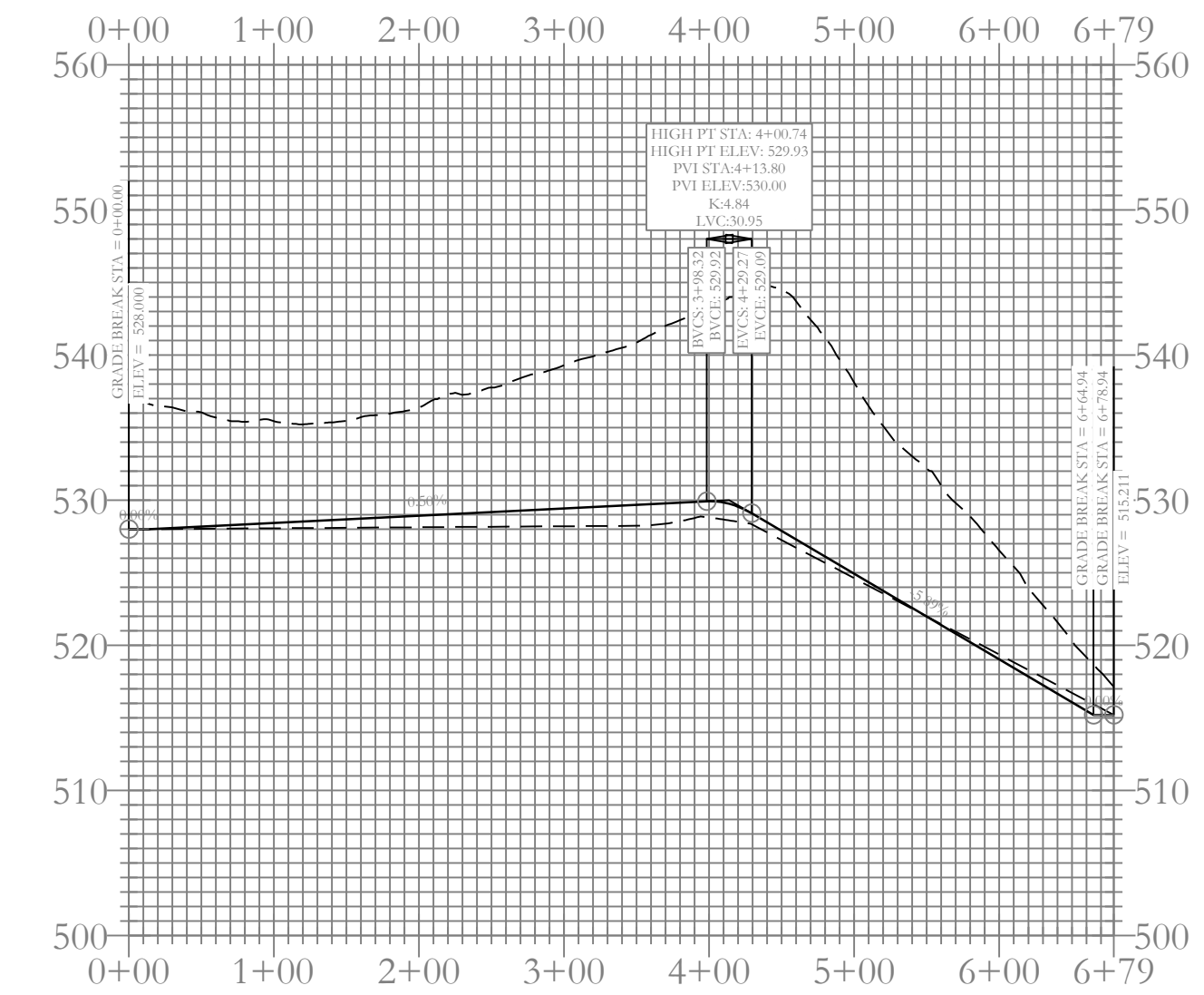
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 10/05/2022	C.A.D. BY:	DRAWING NUMBER:
REVISIONS:	CHECKED BY:	20-1341
SHEET: C-1.0	SCALE: 1" = 100'	

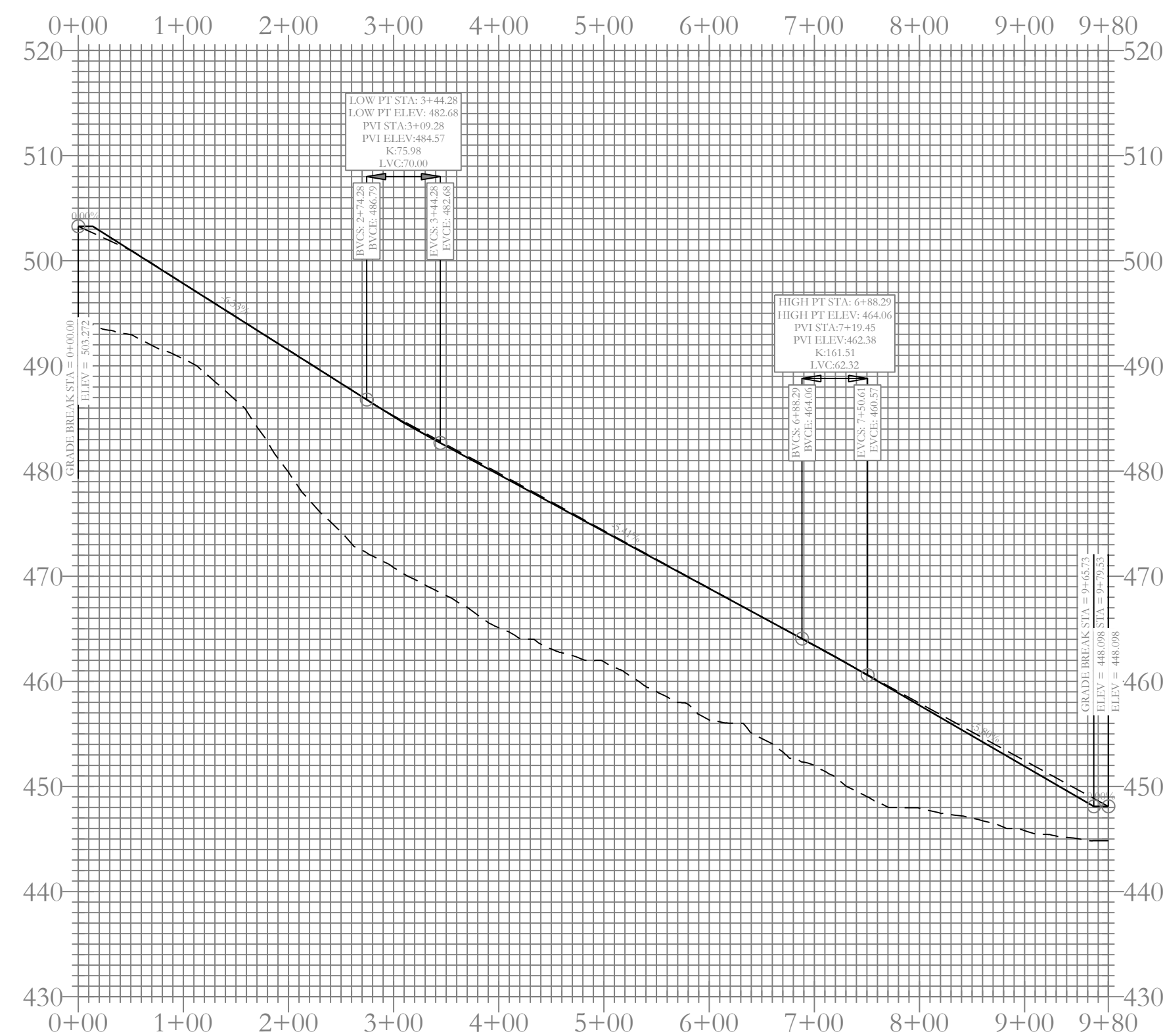
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K:\LAND PROJECTS\2024\SUBDIVISIONS\2020\20-1341\HILLTOP\CIVIL\DWG\20-1341-CONSTRUCTION DRAWING-FULL PHASE\_9-25-2022\_RFCOVERL.DWG

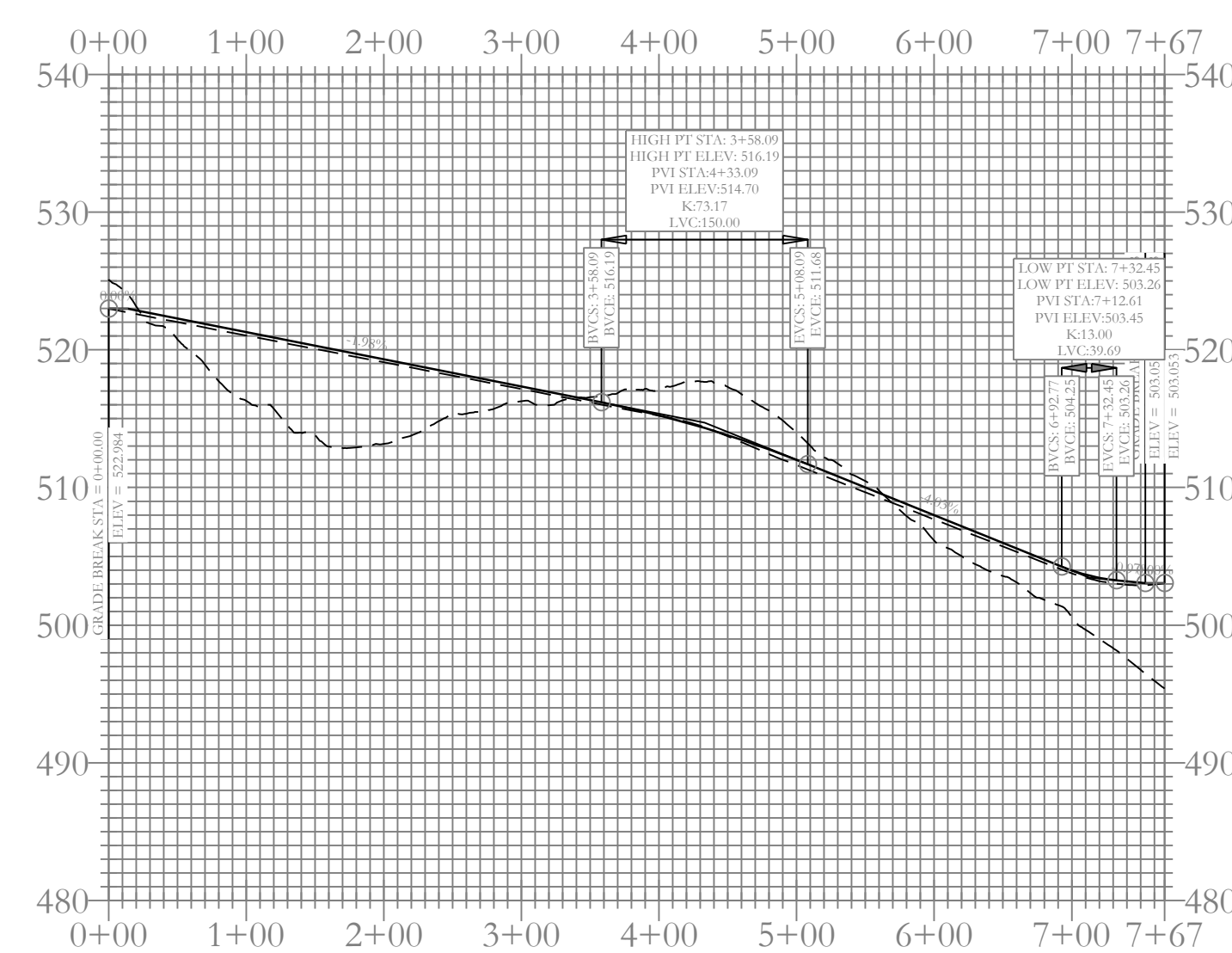




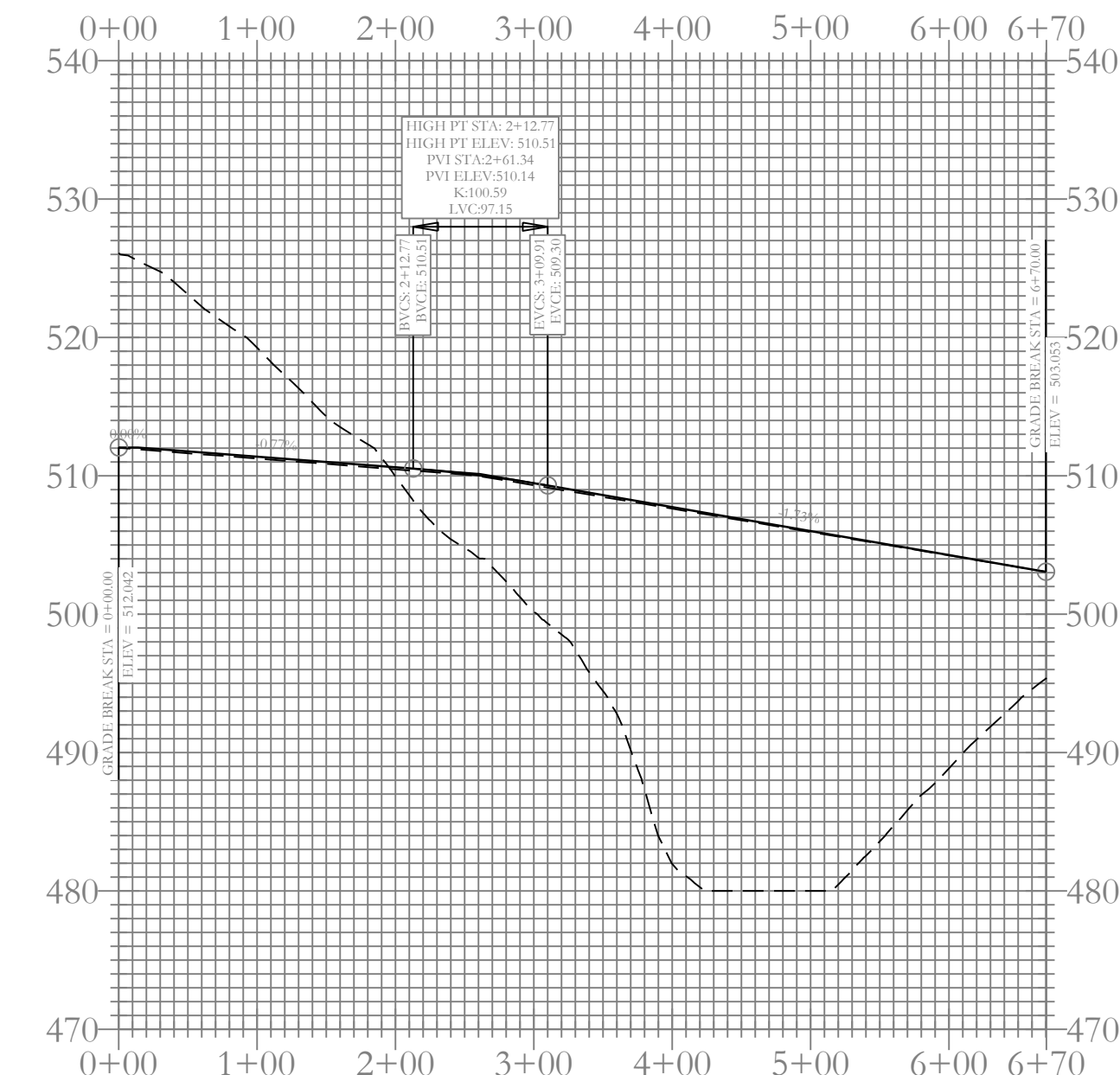
Road B Profile



Road G Profile



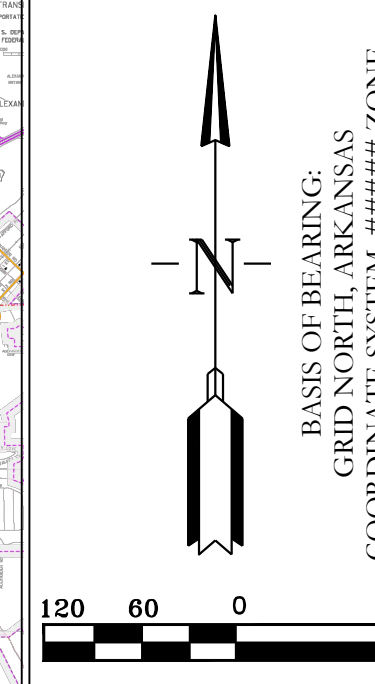
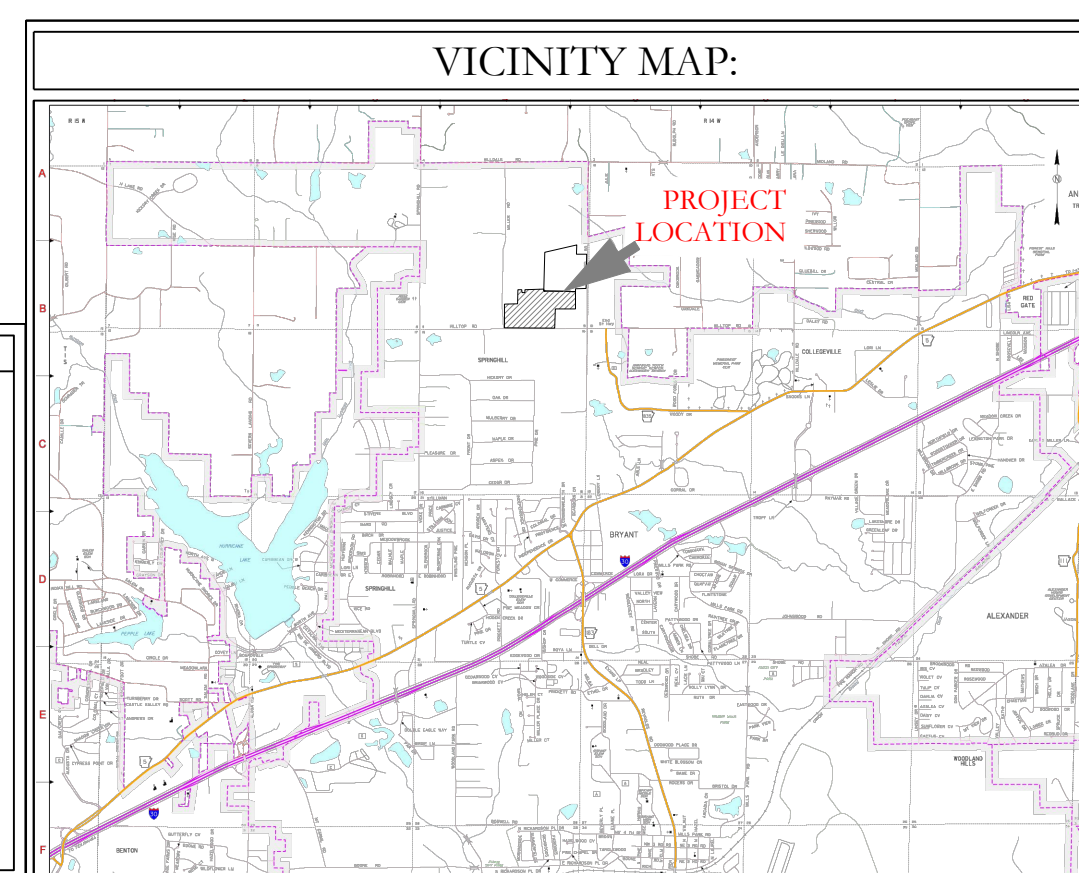
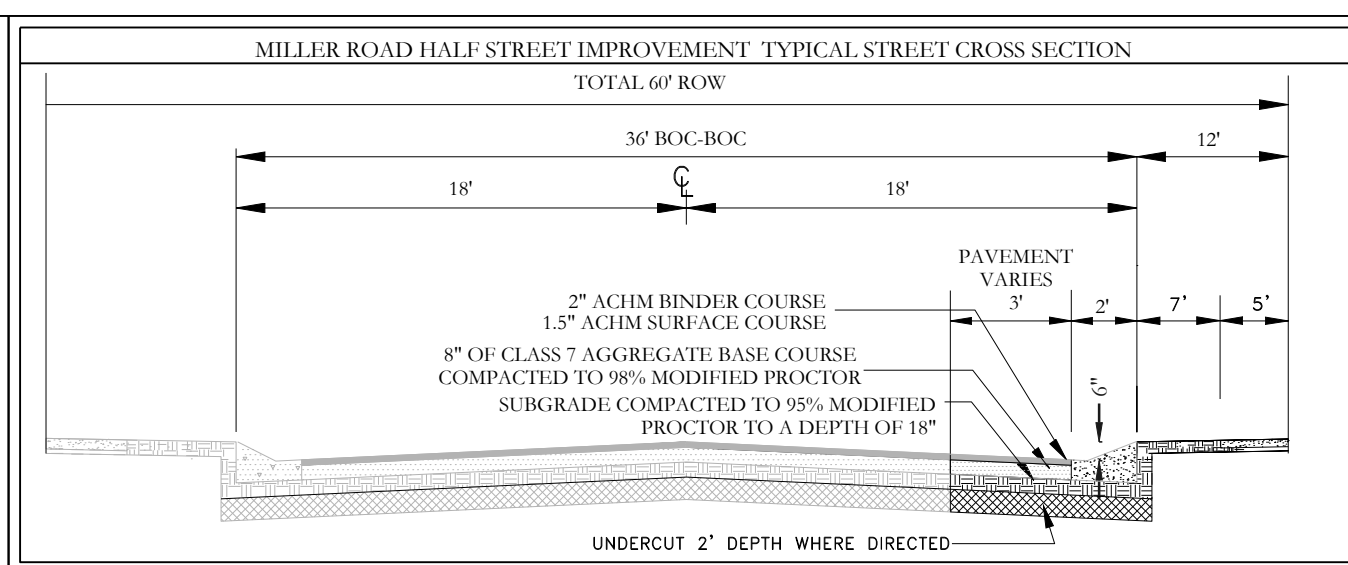
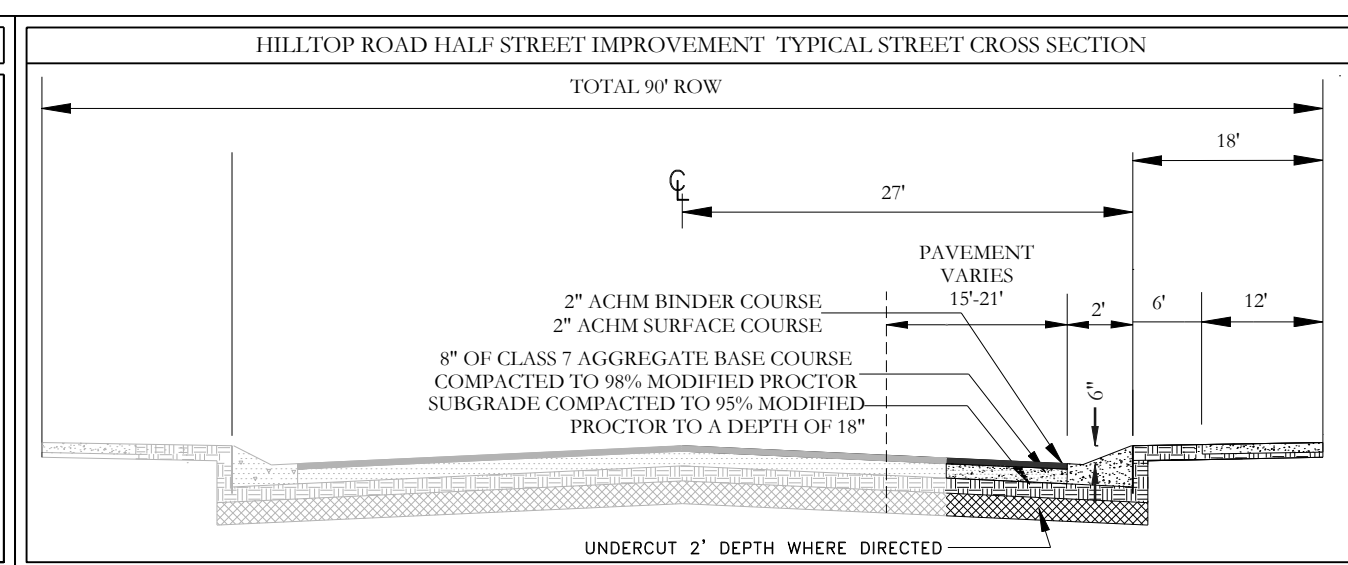
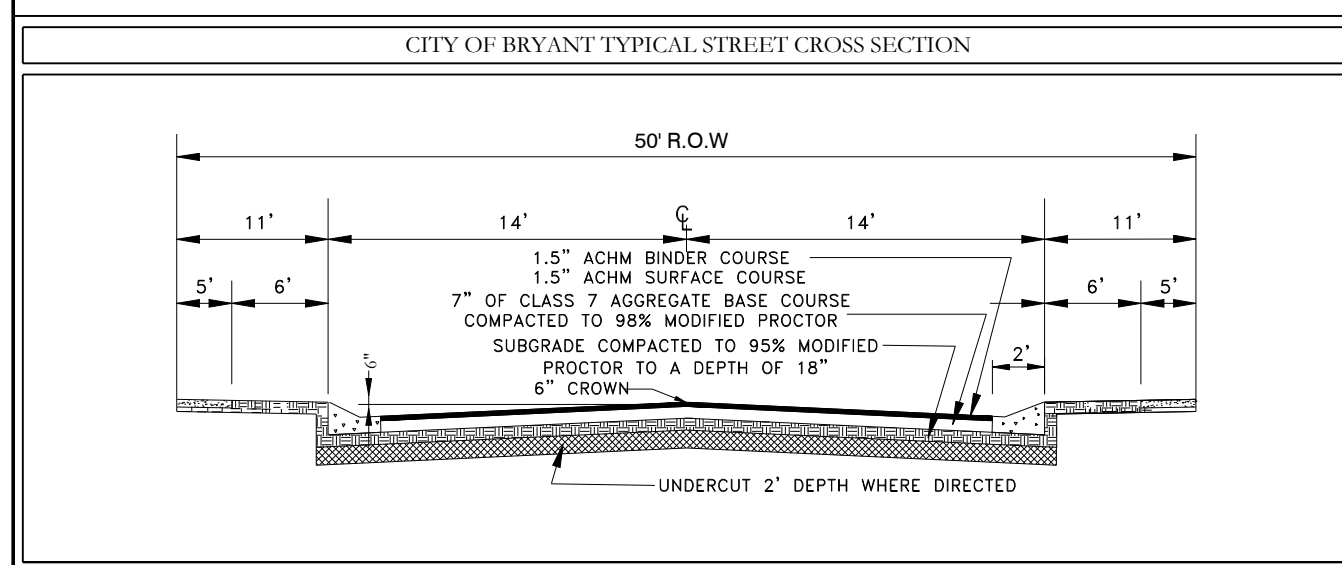
Road C Profile



Road D Profile



--- HDPE  
 --- RCP



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

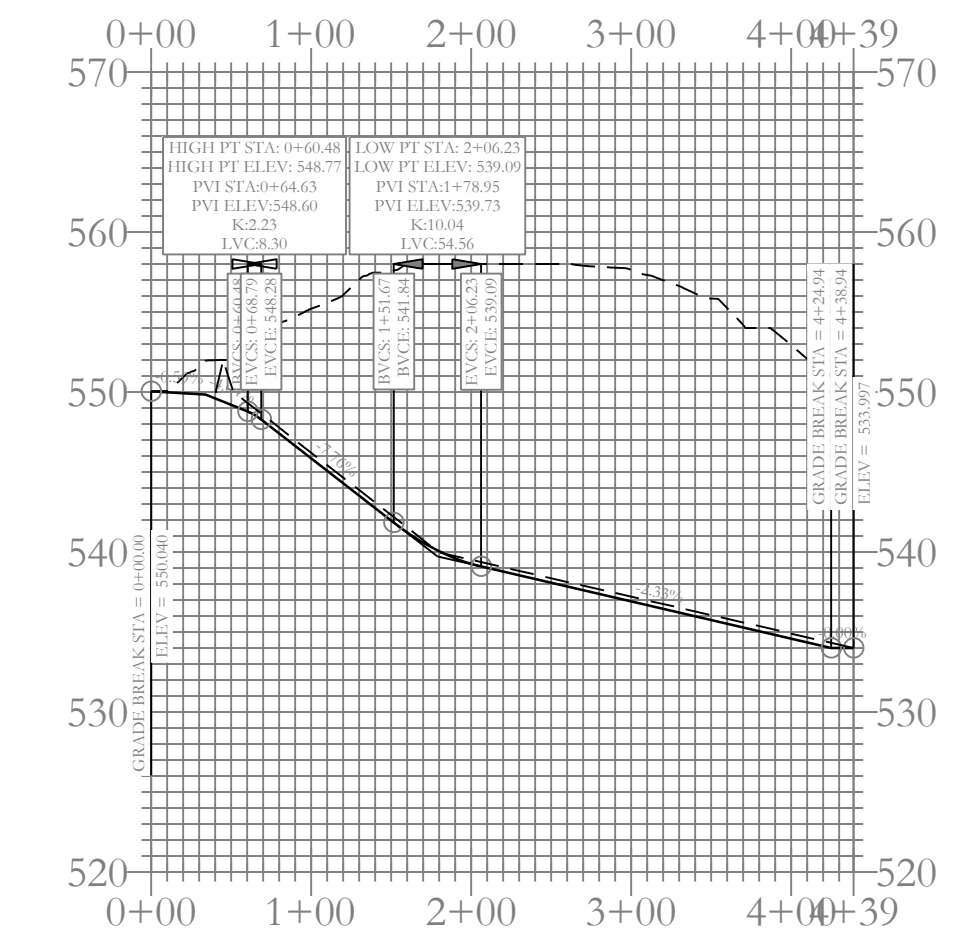
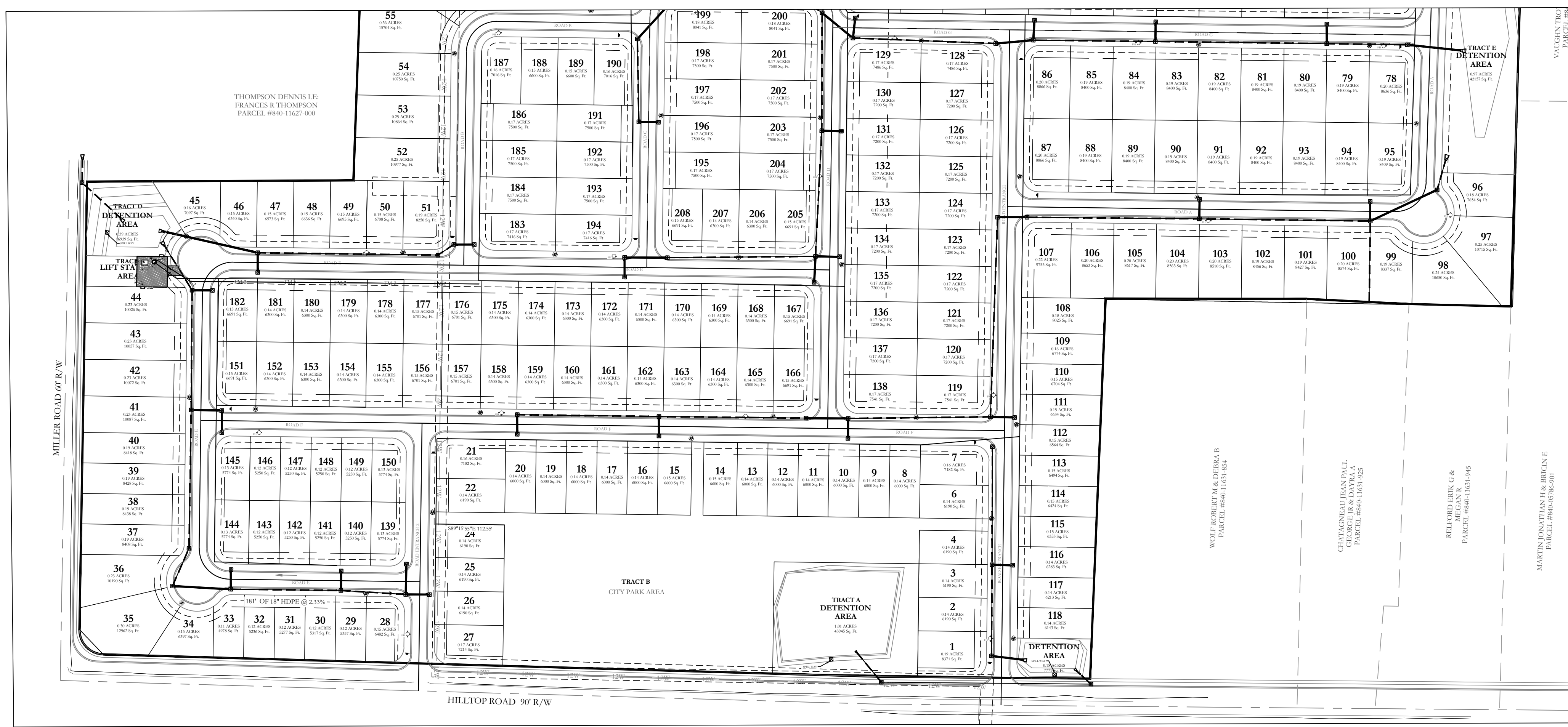
FOR USE AND BENEFIT OF:  
**NXT GEN HOMES LLC.**

**HILLTOP LANDING STREET LAYOUT**  
 A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

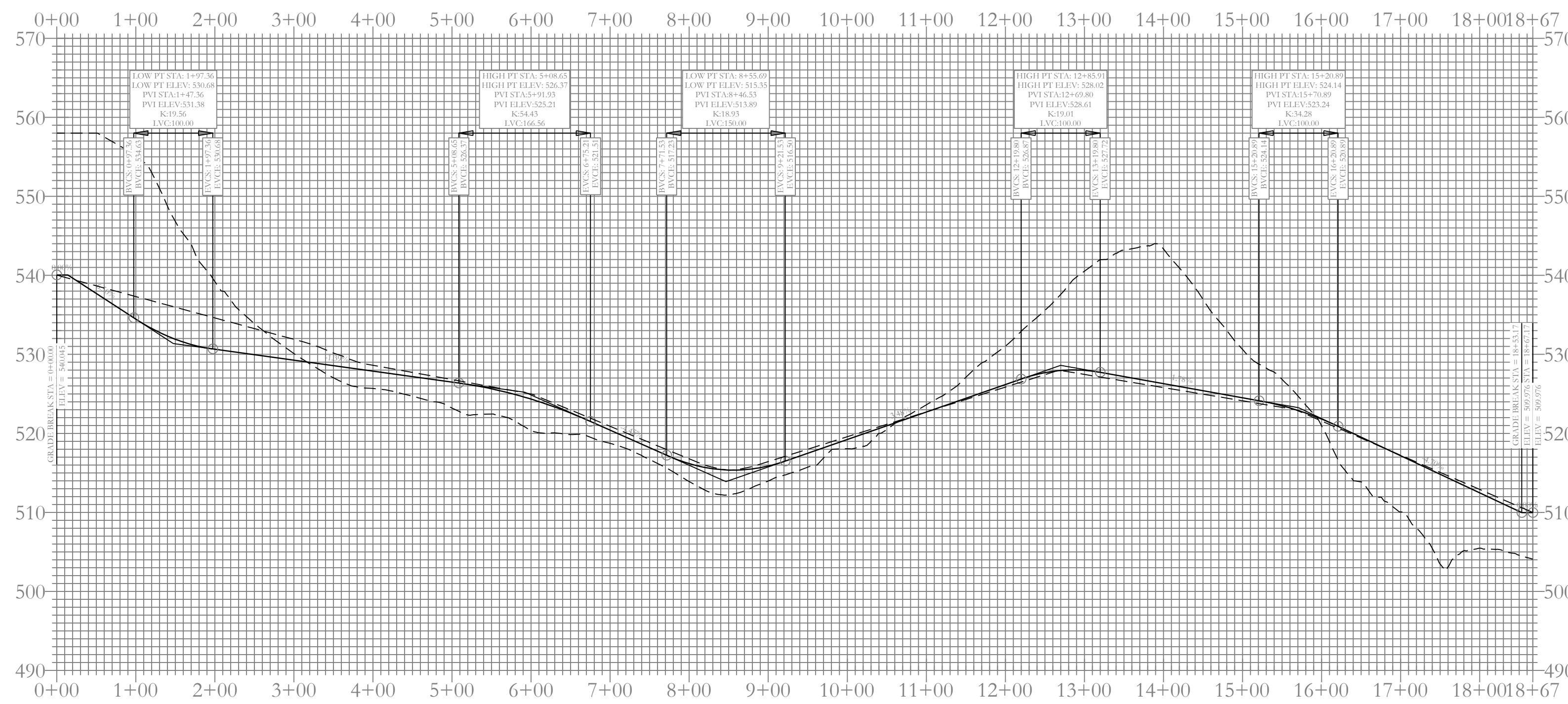
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REVISION:	CHECKED BY:	20-1341
SHEET: C-1.1	SCALE: 1" = 120'	

500 01S 14W 0 09 200 62 1762

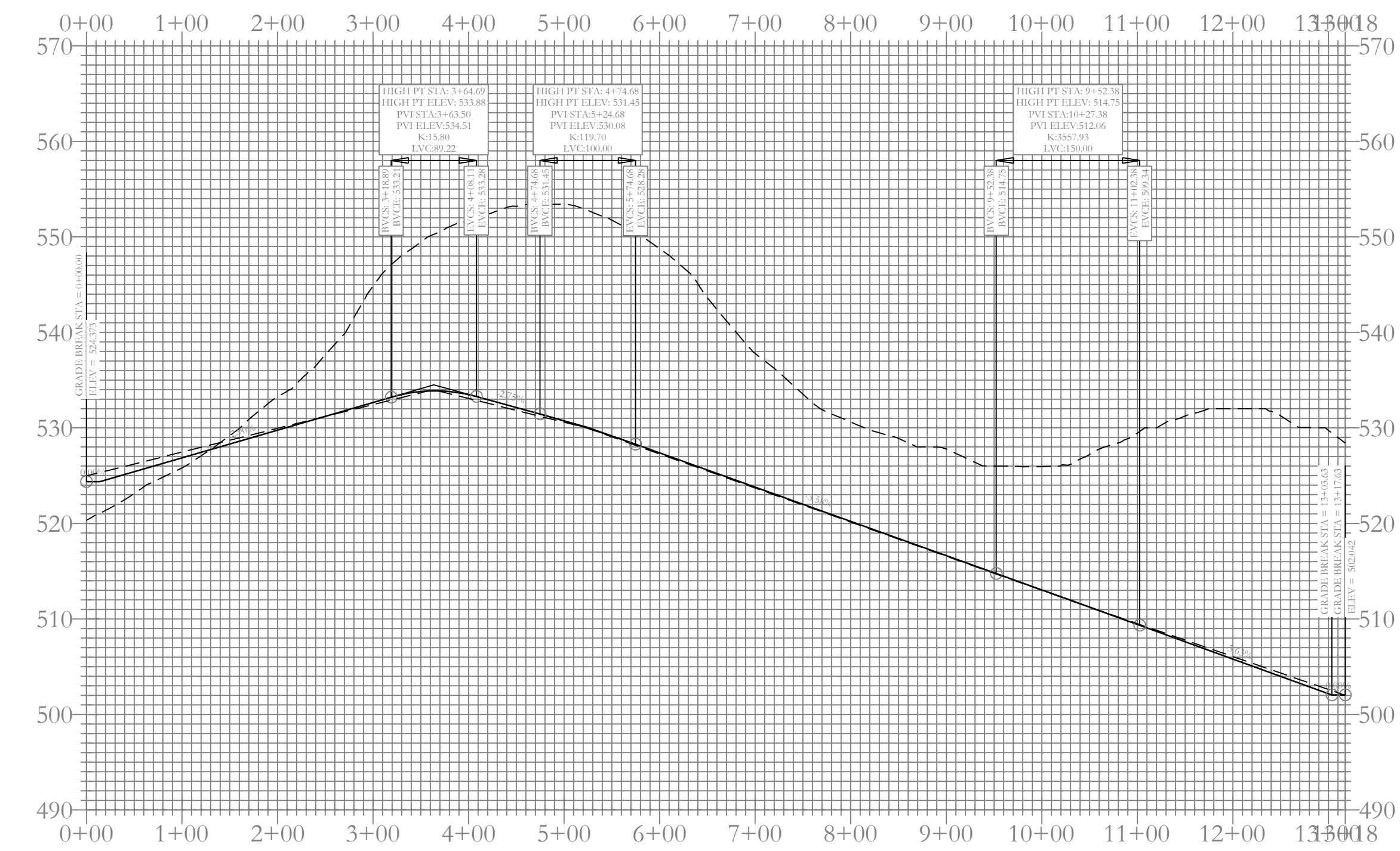




Road Entrance-2 Profile



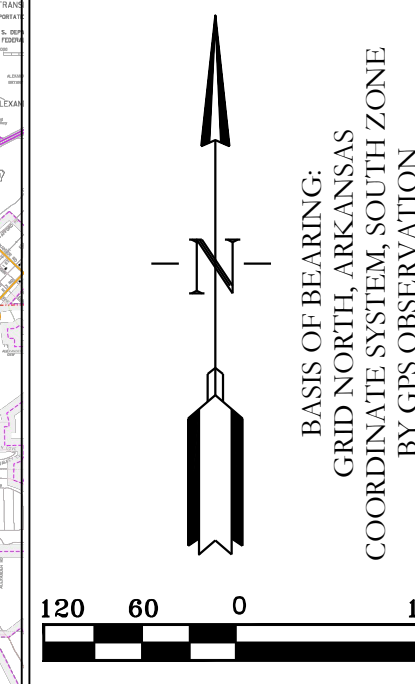
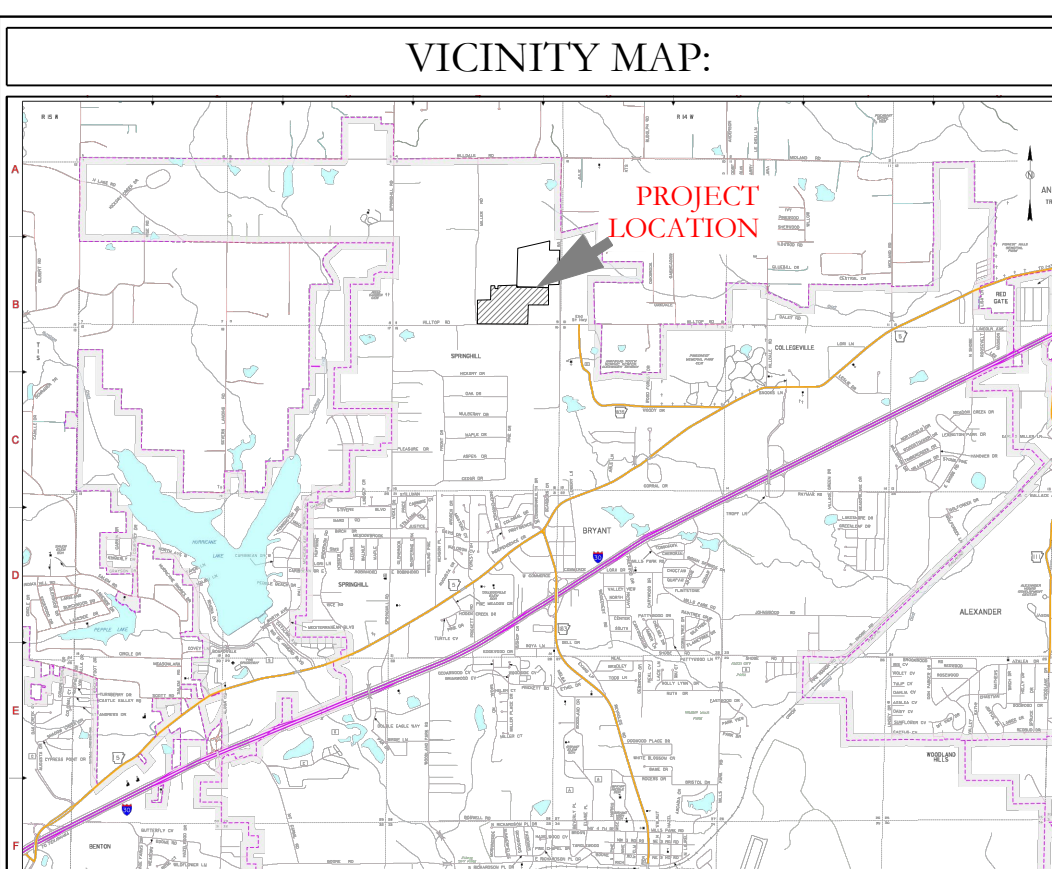
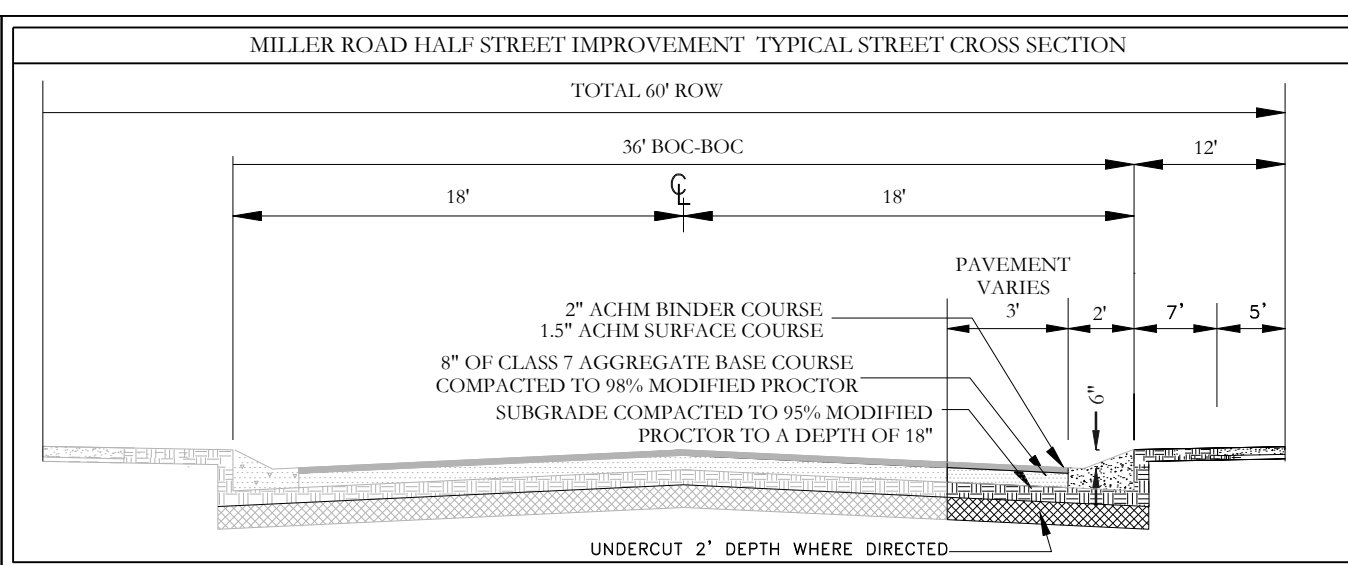
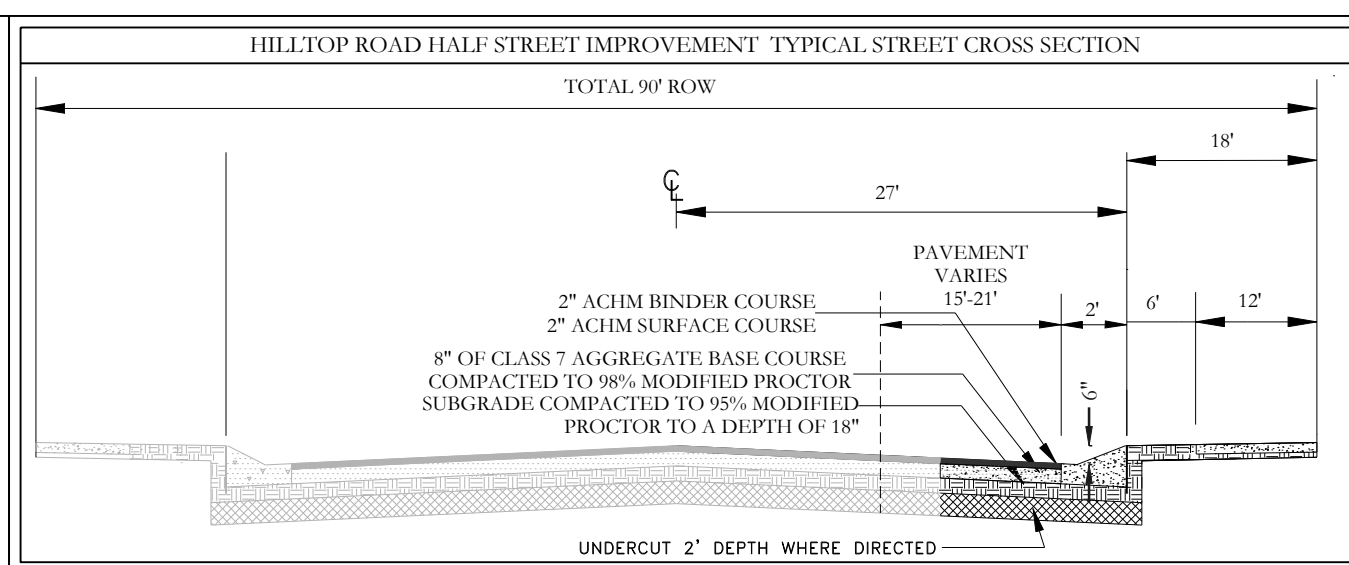
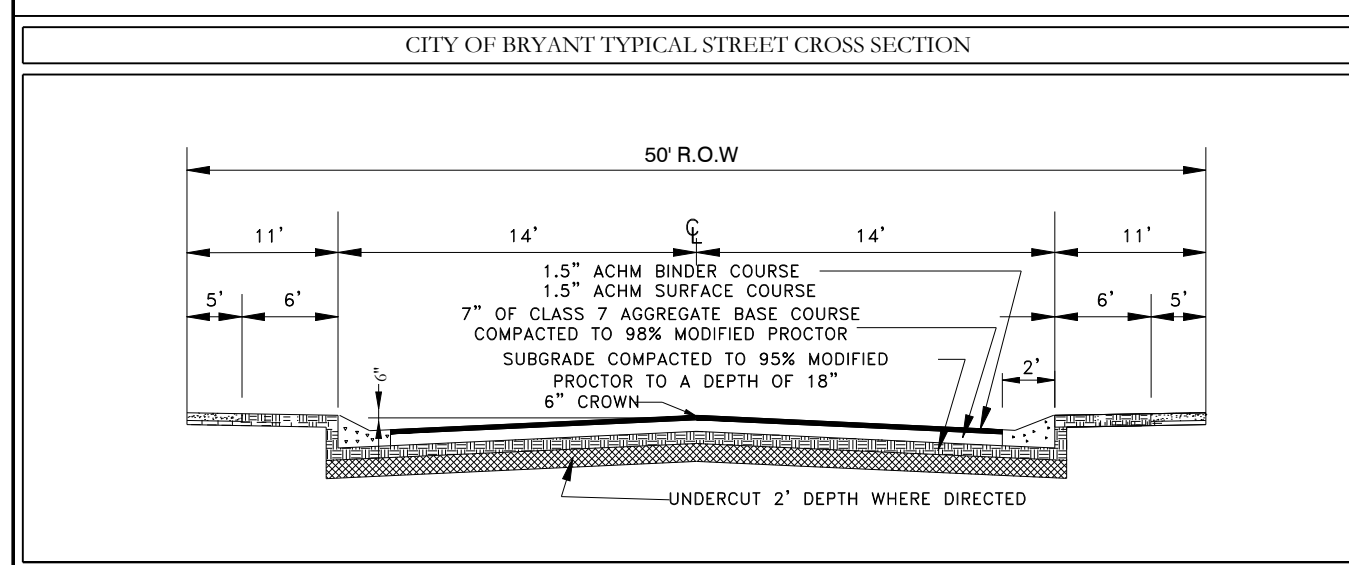
Road E Profile



Road F Profile



--- HDPE  
 --- RCP



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 ENGINEERS - SURVEYORS

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 FAX (501) 315-0024  
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FOR USE AND BENEFIT OF:  
**NXT GEN HOMES LLC.**

**HILLTOP LANDING STREET LAYOUT**  
 A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 10/05/2022	C.A.D. BY:	DRAWING NUMBER:
REVISION:	CHECKED BY:	20-1341
SHEET: C-1.2	SCALE: 1" = 120'	

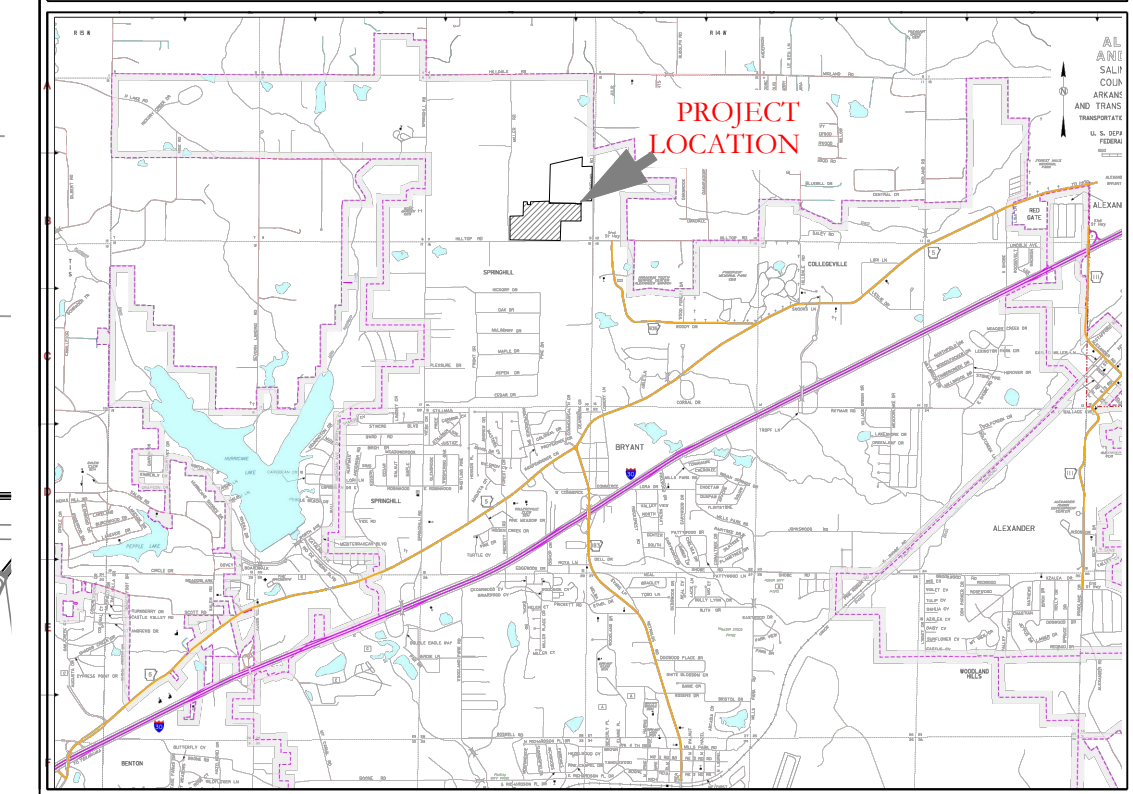
500 01S 14W 0 09 200 62 1762



PATRICIA LEE  
PARCEL #840-11626-002

LOMBARD HEIGHTS

VICINITY MAP:

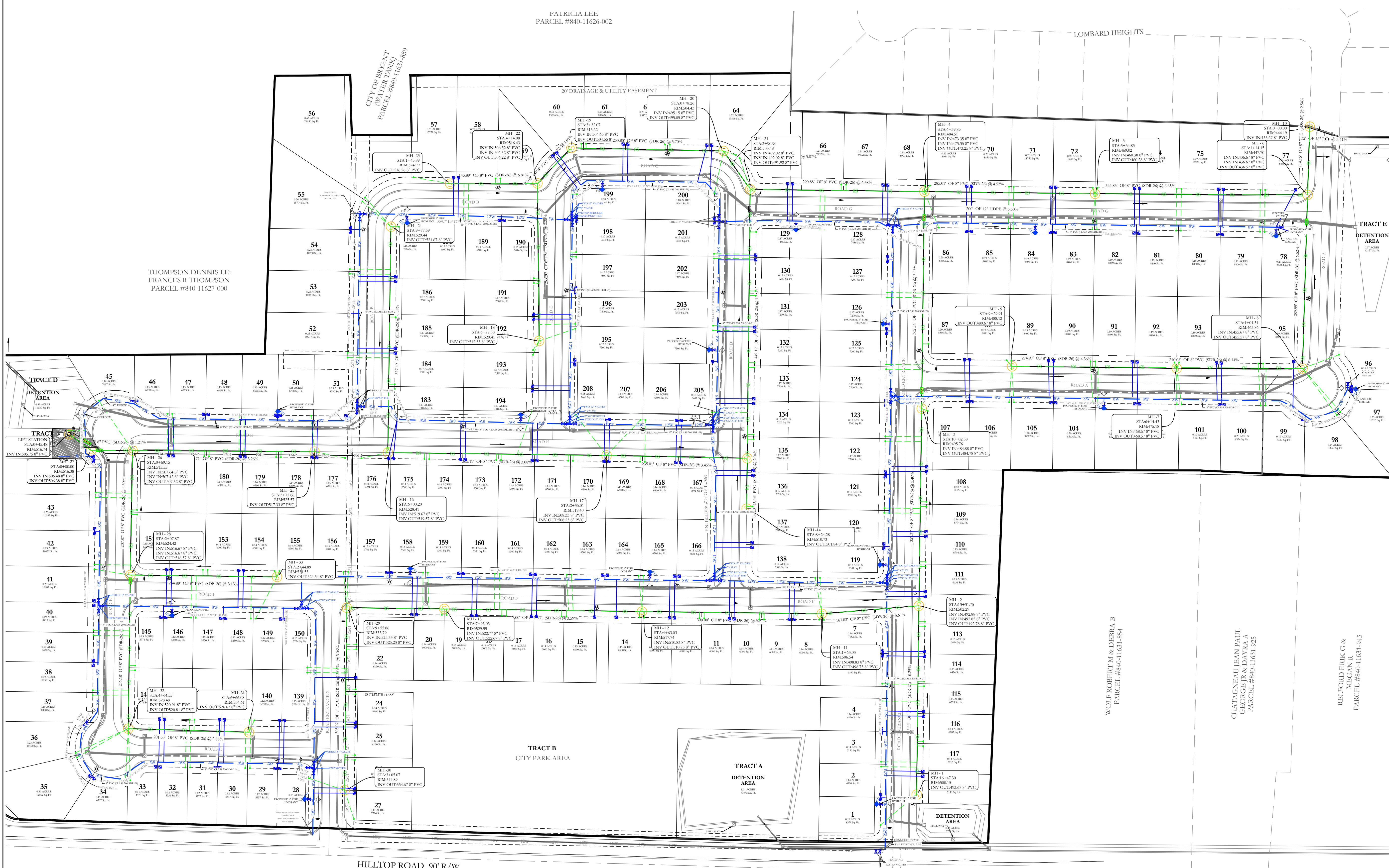


SEWER CONSTRUCTION NOTES:

- ALL SEWER CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH BRYANT UTILITIES' MASTER SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER AND SEWER UTILITIES' 2015 EDITION.
- USE SDR-26 PVC SEWER PIPE EXCEPT WHERE INDICATED OTHERWISE ON THE PLANS OR WHERE DUCTILE IRON PIPE IS REQUIRED FOR COVER.
- USE DUCTILE IRON PIPE WHERE 3' MINIMUM COVER CANNOT BE MAINTAINED, OR AS INDICATED.
- ALL LONG-SIDE SEWER SERVICES SHALL BE SCHEDULE 40 OR SDR 21 PIPE.
- FINISH GRADE HEIGHT ON MANHOLES NEED TO BE 4-6 INCHES ABOVE CURB LINE.
- ALL MANHOLES WILL BE XYPEX.
- THE LIFT STATION PROPERTY MUST BE DEED TO THE CITY OF BRYANT.
- STATION MUST BE SET UP THROUGH JACK TYLER.
- INSTEAD OF FLOATS, THERE WILL NEED TO BE PROBES.
- SAFETY LIGHT MUST BE INSTALLED (NO WOOD).
- EVERYTHING IN WET WELL MUST BE STAINLESS STEEL INCLUDING CHAINS.
- ALL LIFT STATIONS MUST HAVE WOVEN MONOFILAMENT GEOTEXTILE MATERIAL COVERING THE WHOLE PROPERTY OF THE LIFT STATION WITH THE GRAVEL ON TOP TO CONTROL WEEDS AND GRASS CAUSING PROBLEMS IN THE DRIVE TO THE LIFT STATION AND THE GATED AREA OF THE LIFT STATION.
- LIFT STATION MUST HAVE A ROLLING GATE, OR GATES THAT SWING OUT FOR OUR JET VAC/ PUMP TRUCK TO GET INTO.
- ALL PANELS MUST HAVE THE ROOF COVER AND MUST BE STEEL FRAME AND PANEL ROOF DESIGN COVERING 5 FEET ON ALL SIDES OF THE PANELS.
- AT STORM DRAIN CROSSING OR ANY DRAINAGE DITCHES CROSSING, THE SEWER INFRASTRUCTURE WILL NEED TO BE STEEL ENCASED, FIVE FEET ON EITHER SIDE.
- NO STEPS IN MANHOLES.
- CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL BURIED UTILITIES PRIOR TO CONSTRUCTION.
- ELECTRICAL CONDUIT COMING OUT OF THE CONTROL BOX WILL NEED TO BE 3" CONDUIT SHOULD BE PLUGGED WITH PUTTY NOT SPRAY IN FOAM TO RESTRICT GASES FROM ENTERING THE CONTROL BOX THAT CAUSES CORROSION.
- THE LIFT STATION ROOF NEEDS TO BE METAL OR OTHER MATERIAL, NOT WOOD, ALSO THE LIGHT POLE CAN NOT BE WOOD.
- RPZ WILL NEED TO BE IN A WEATHERPROOF BOX.

WATER CONSTRUCTION NOTES:

- ALL WATER CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH BRYANT UTILITIES' MASTER SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER AND SEWER UTILITIES' 2015 EDITION.
- LONG-SIDE WATER SERVICE LINES SHALL BE ENCASED, INCLUDING THE LINES BENEATH THE CUL-DE-SAC.
- ALL SERVICE CROSSINGS SHALL BE 1" DRISCO SERVICE LINE ENCASED IN A 2" PVC SLEEVE.
- ALL WATER MAIN FITTINGS SHALL BE MEGALUG BRAND MECHANICAL JOINT FITTINGS.



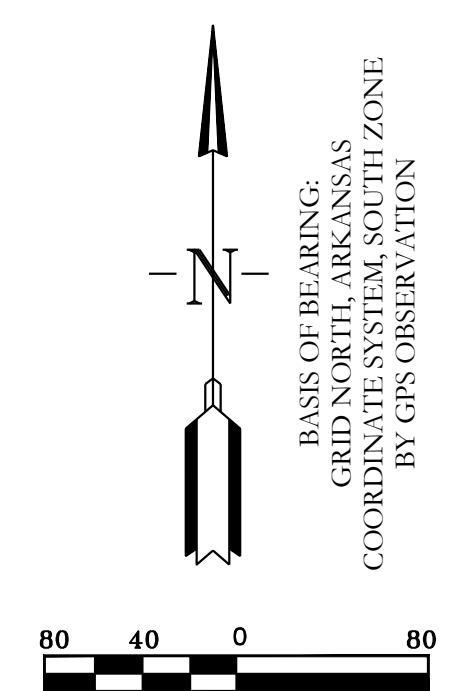
WOLF ROBERT M & DEBRA B  
PARCEL #840-11631-854

CHATAGNEAU JEAN PAUL  
GEORGE JR & DAYNA  
PARCEL #840-11631-925

RELFORD ERIC G &  
MEGAN R  
PARCEL #840-11631-945

--- HDPE  
--- RCP

# SUBDIVISION UTILITY PLAN



WATER LEGEND:

	DUAL WATER METERS
	SINGLE WATER METER
	GATE VALVE
	45° FITTING
	90° FITTING
	TEE FITTING
	CROSS FITTING
	FIRE HYDRANT

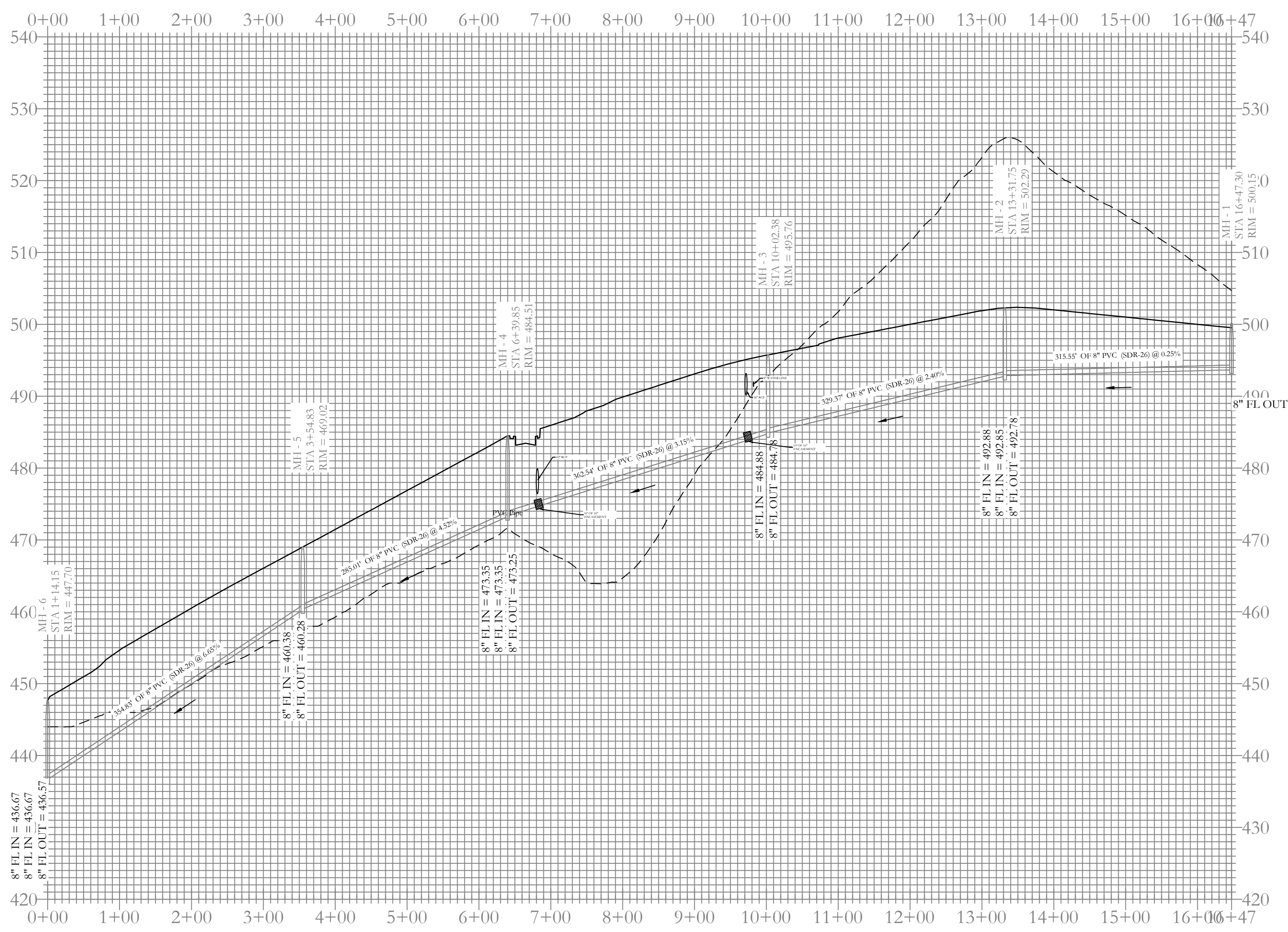
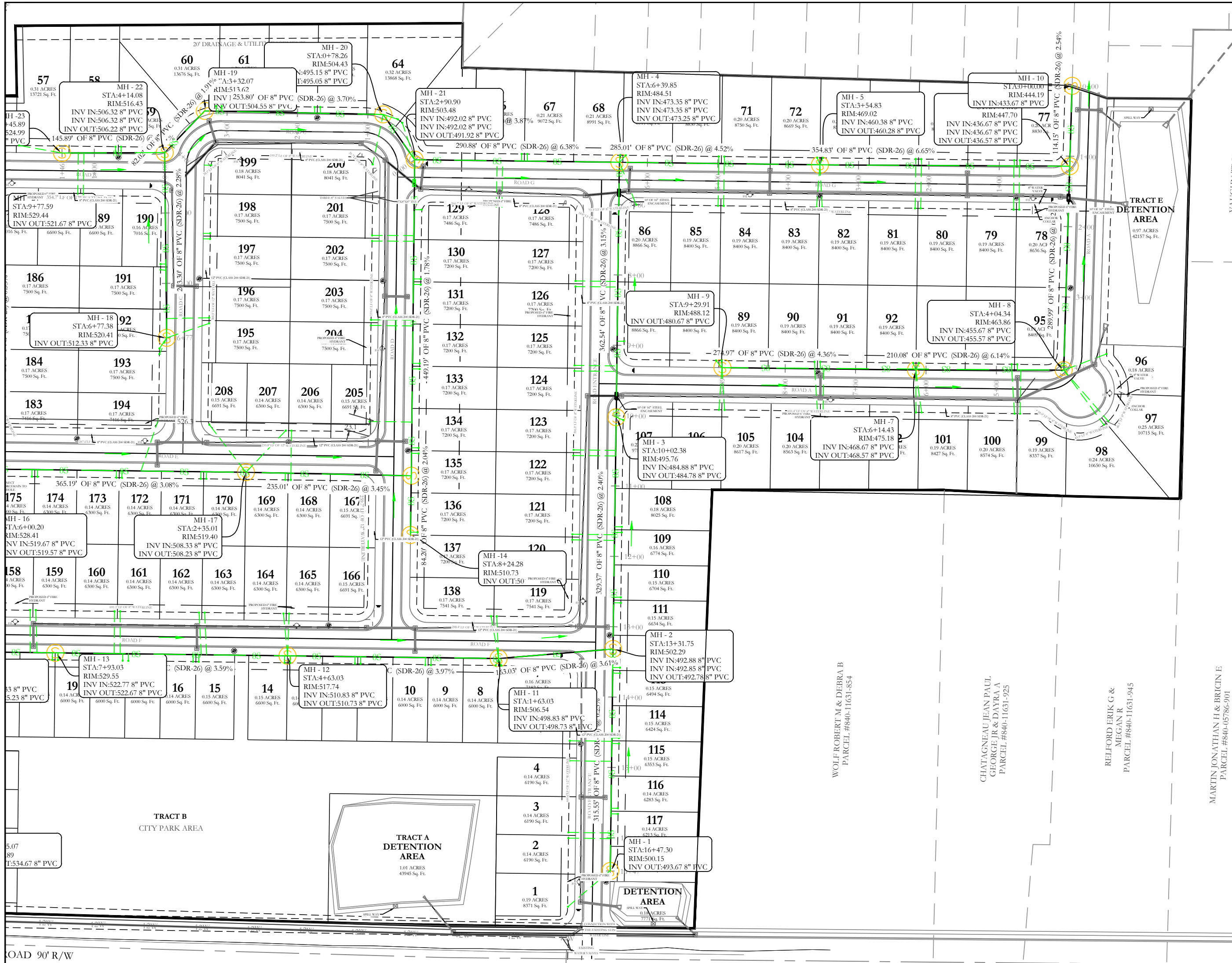
**HOPE CONSULTING**  
ENGINEERS - SURVEYORS

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Benton, Arkansas 72015  
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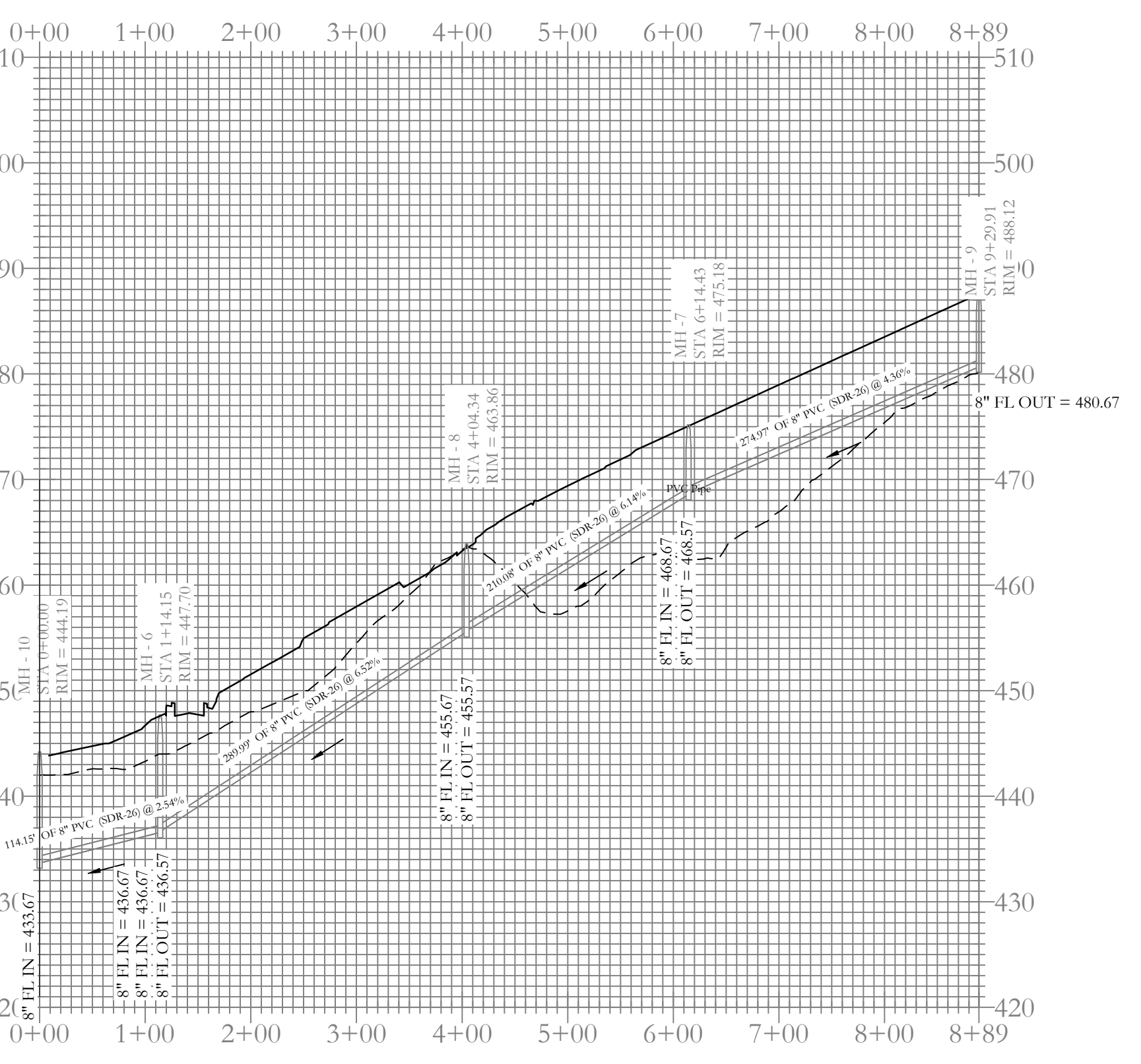
FOR USE AND BENEFIT OF: <b>NXT GEN HOMES LLC.</b>			
<b>HILLTOP LANDING UTILITY PLAN</b>			
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS			
DATE: 10/05/2022	C.A.D. BY:	DRAWING NUMBER:	
REVISIONS:	CHECKED BY:	<b>20-1341</b>	
SHEET: C-20	SCALE: 1" = 80'		
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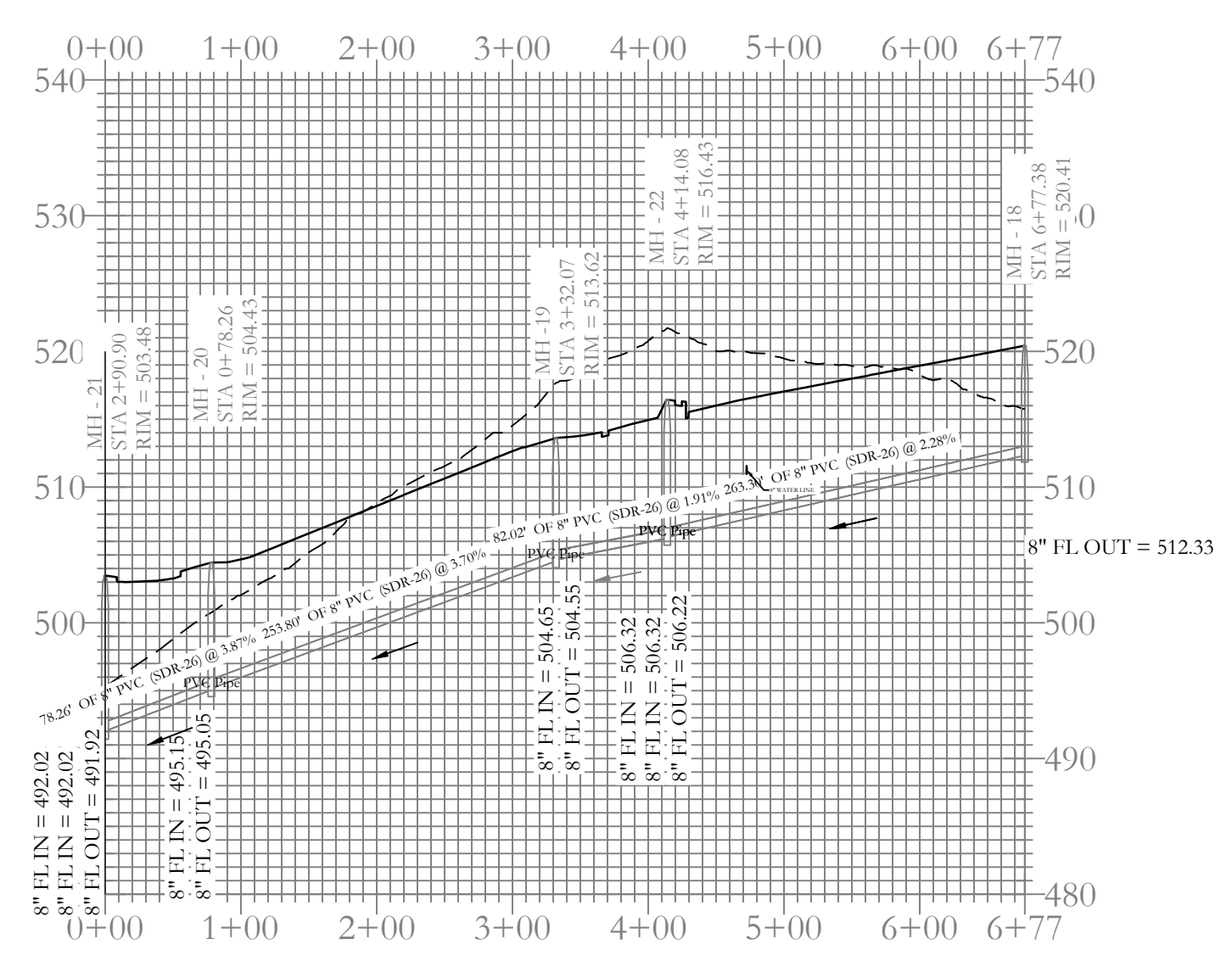




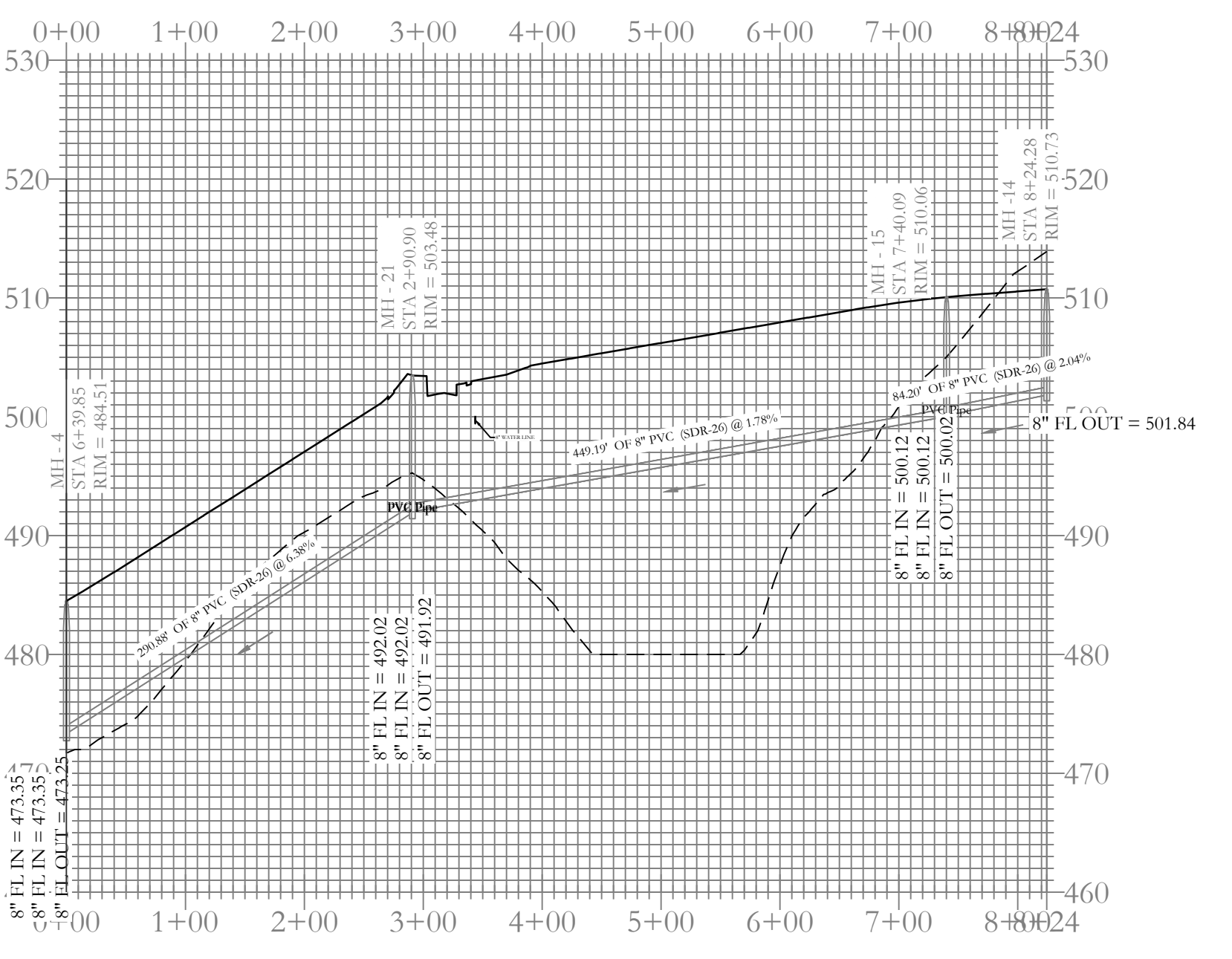
Sewer Entrance Profile



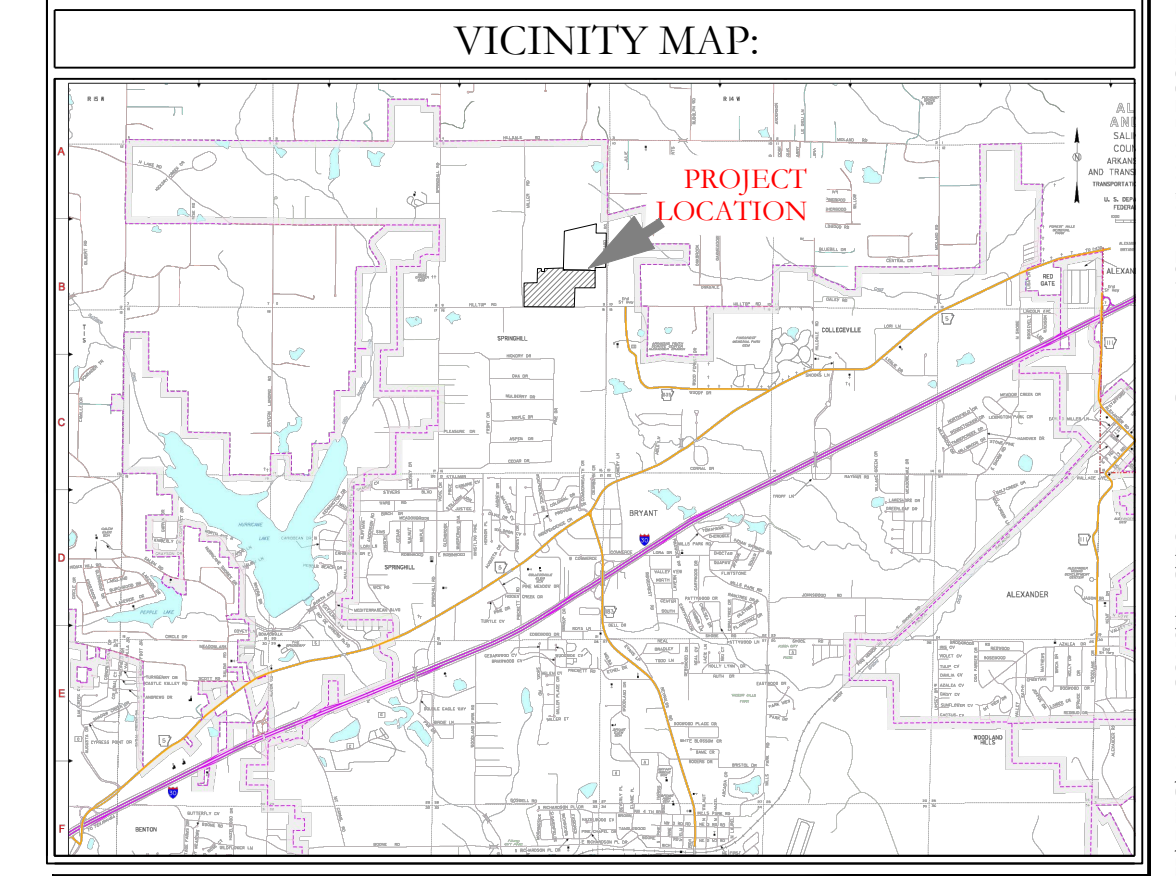
Sewer A Profile



Sewer C Profile



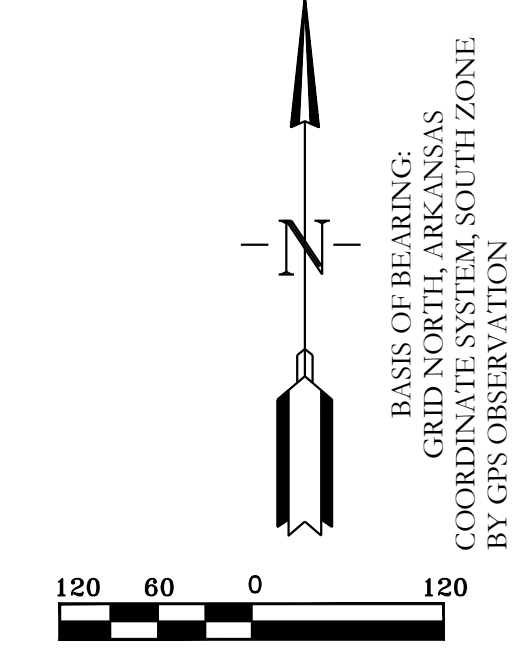
Sewer D Profile



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FOR USE AND BENEFIT OF: <b>NXT GEN HOMES LLC.</b>			
<b>HILLTOP LANDING</b> SEWER PLAN AND PROFILE A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS			
DATE: 10/05/2022	C.A.D. BY:	DRAWING NUMBER:	
REVISIONS:	CHECKED BY:	<b>20-1341</b>	
SHEET: C-21	SCALE: 1"=120'		
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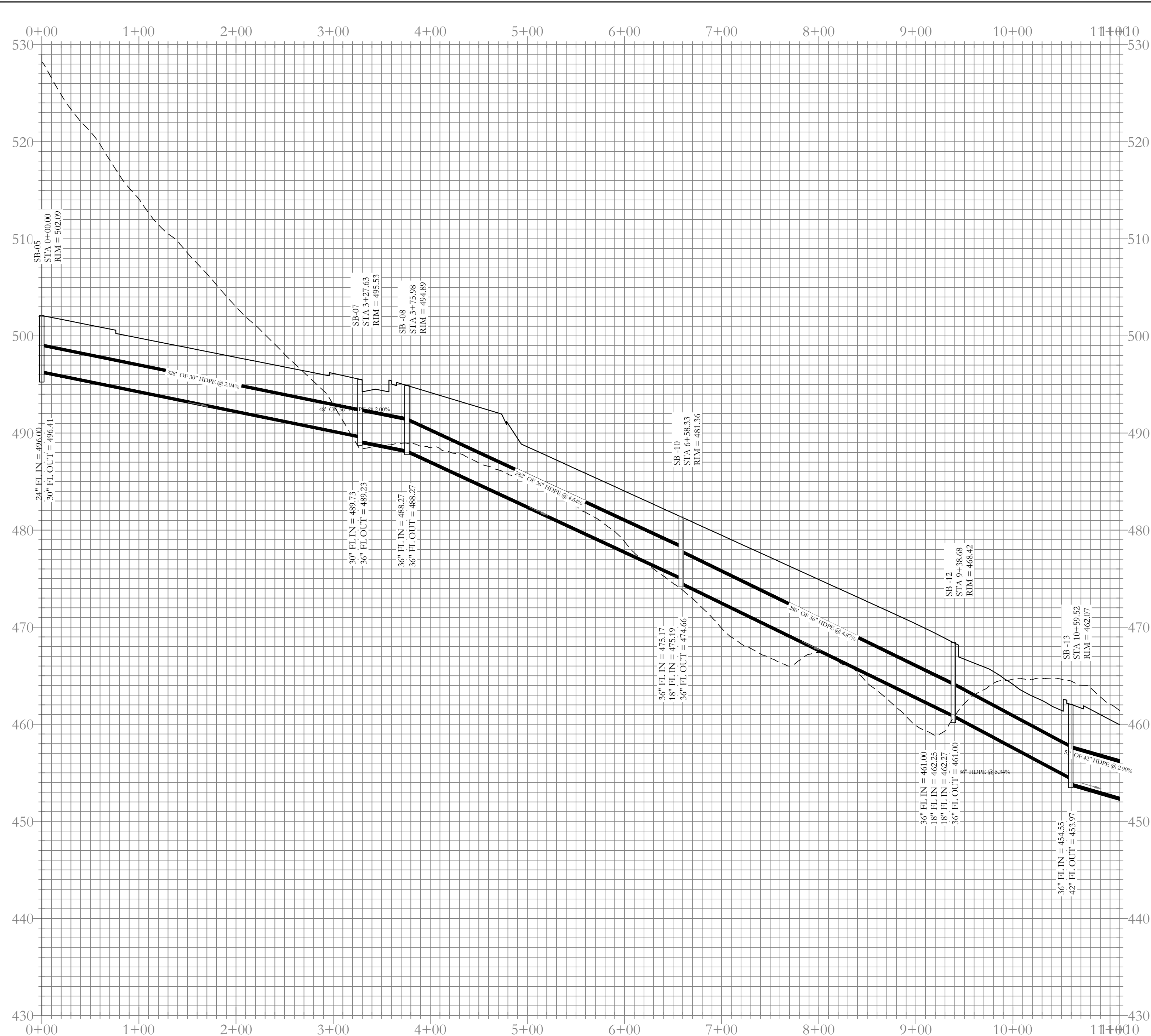




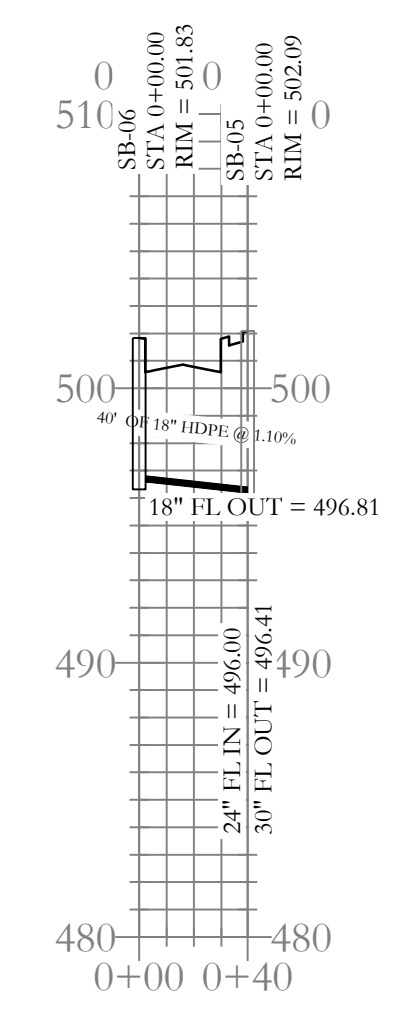




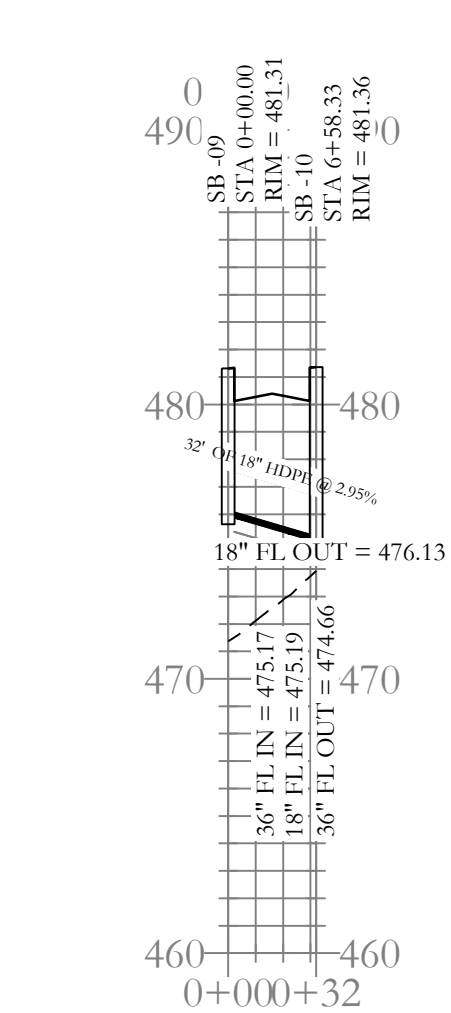




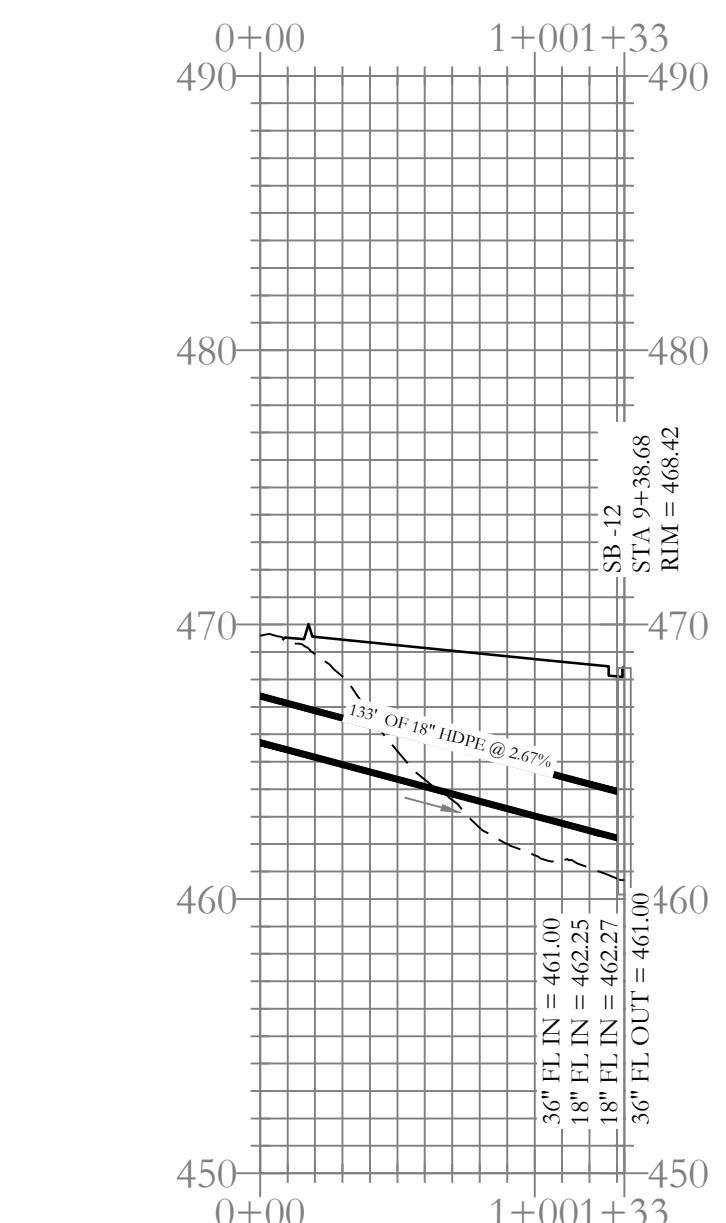
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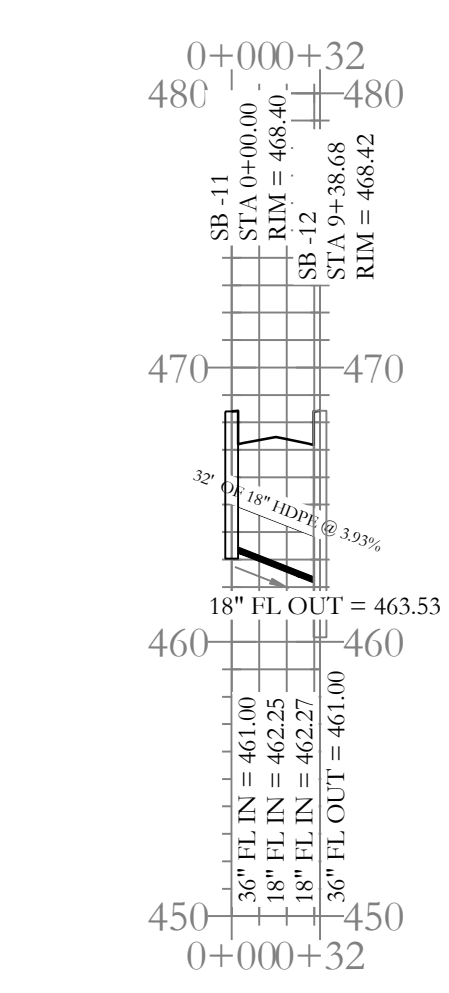
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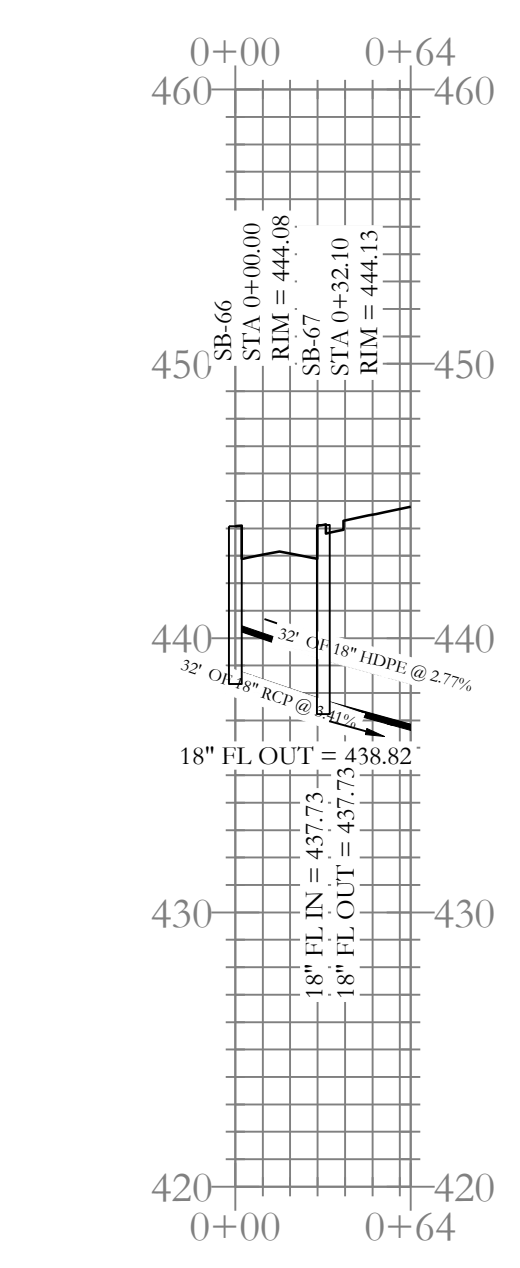
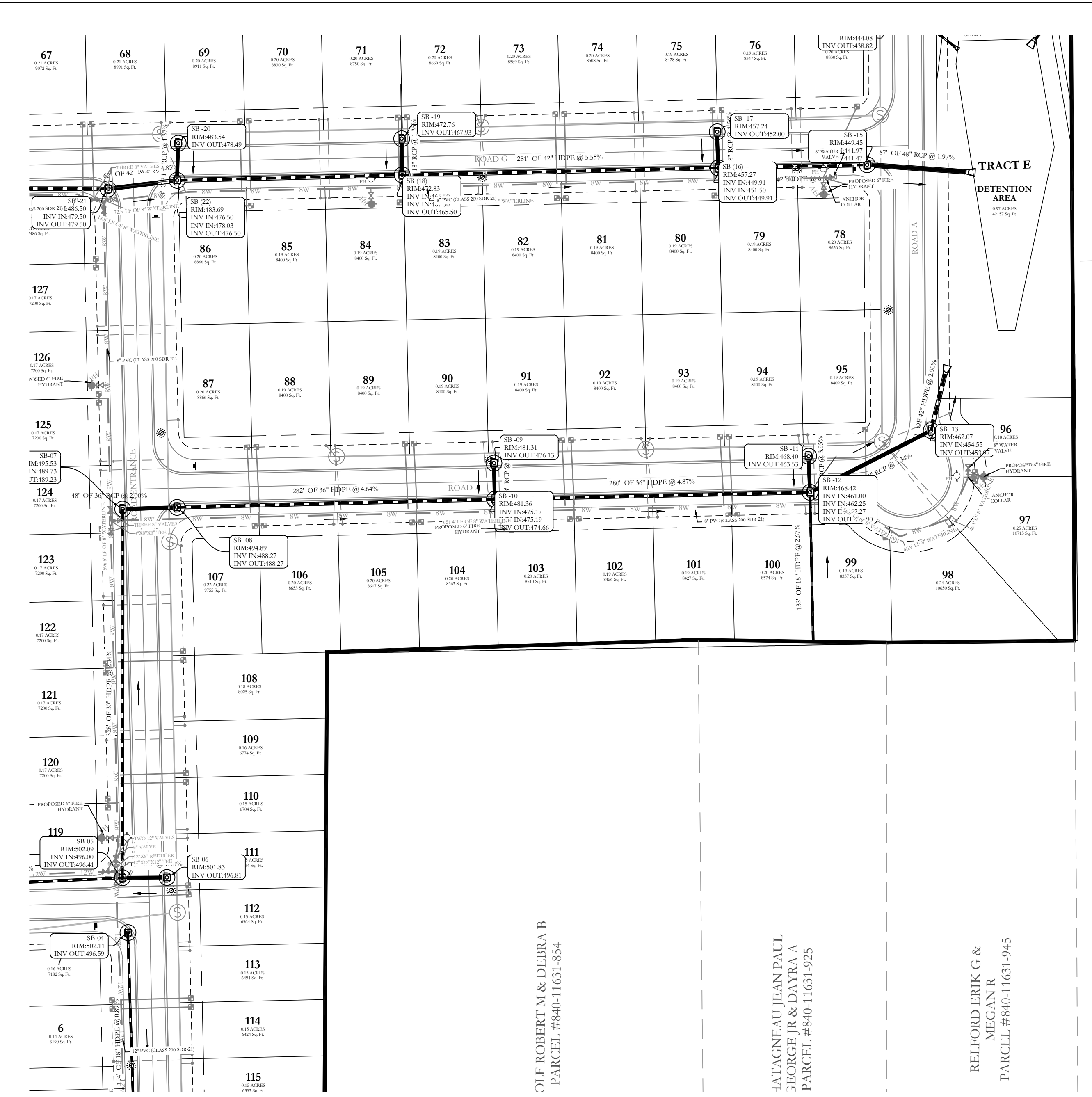
Stormwater A(ii) Profile



Stormwater A(iii)-Pipe behind the property Profile

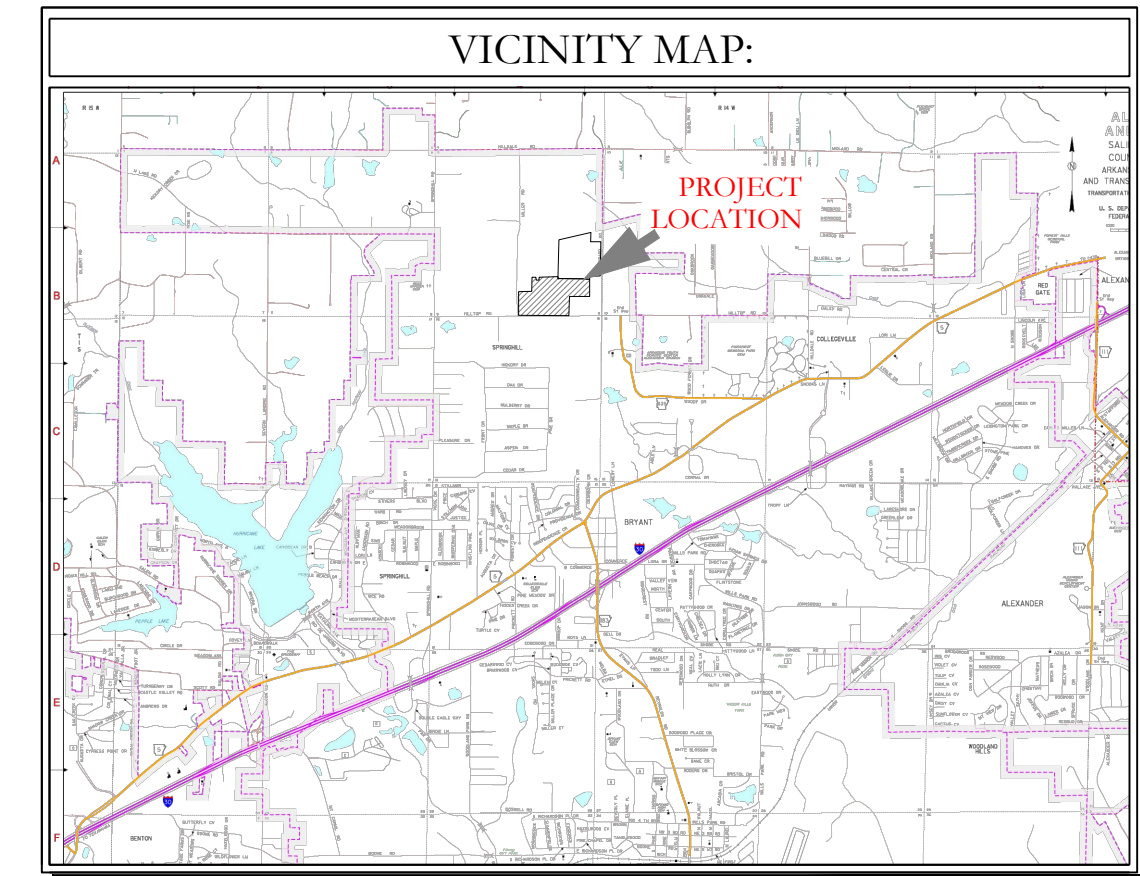
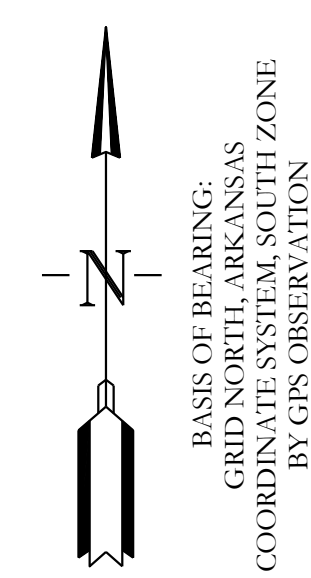
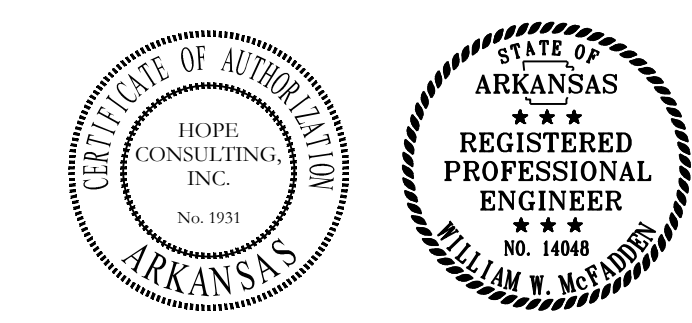


Stormwater A(iv) Profile



Stormwater A(v) Profile

--- HDPE  
 — RCP



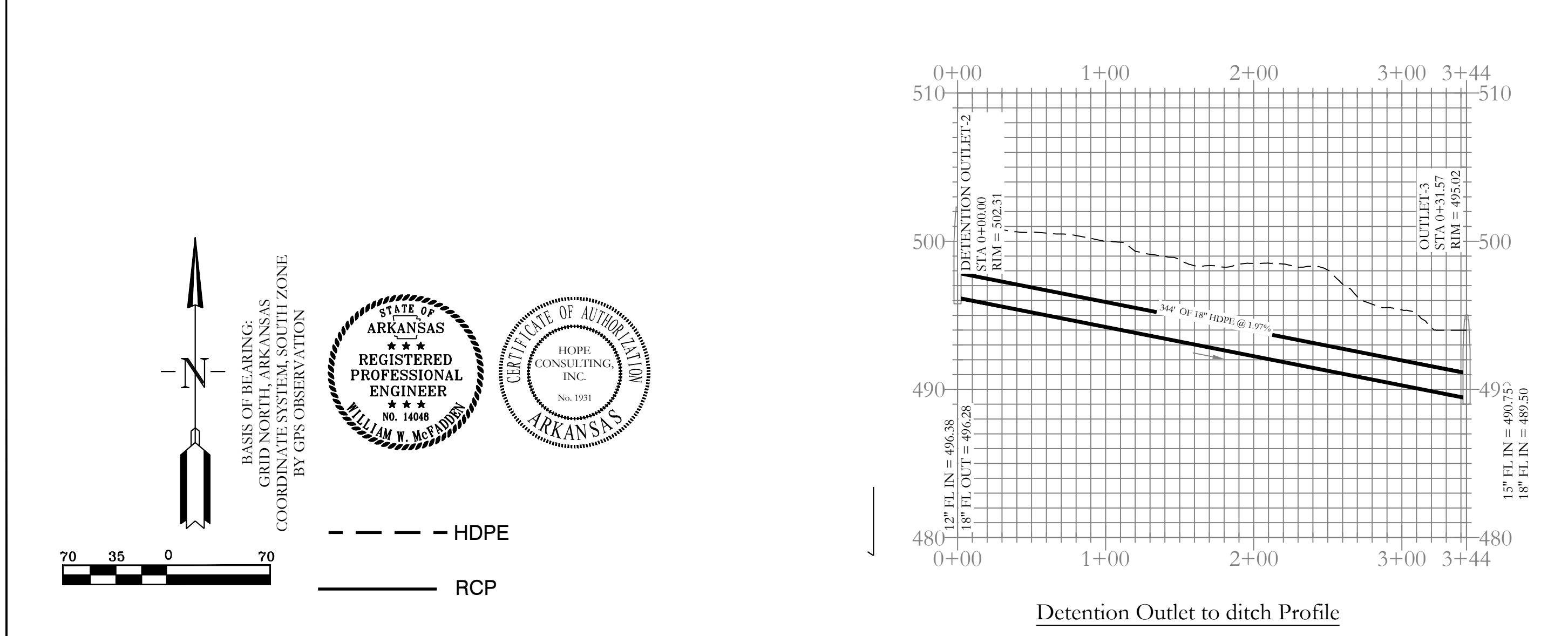
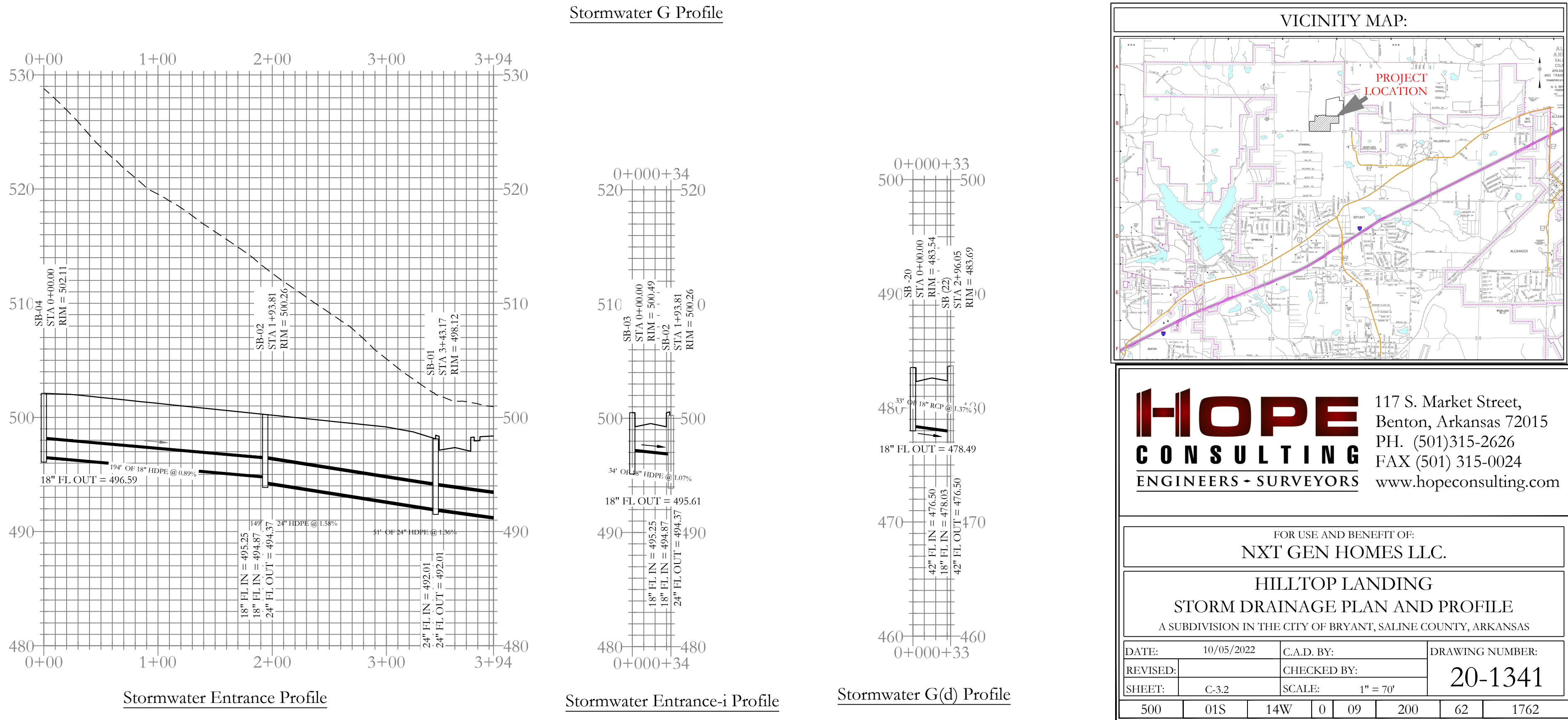
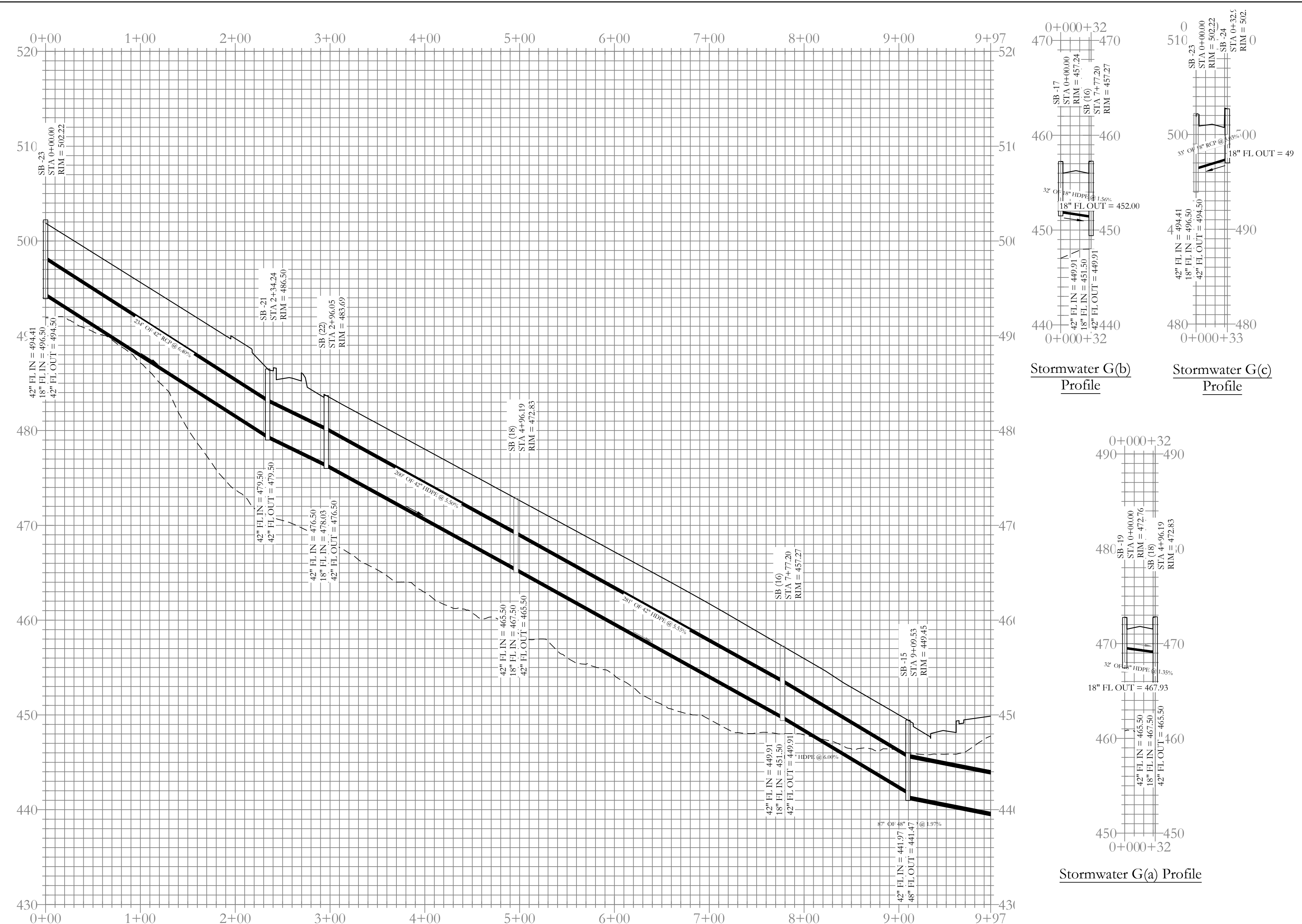
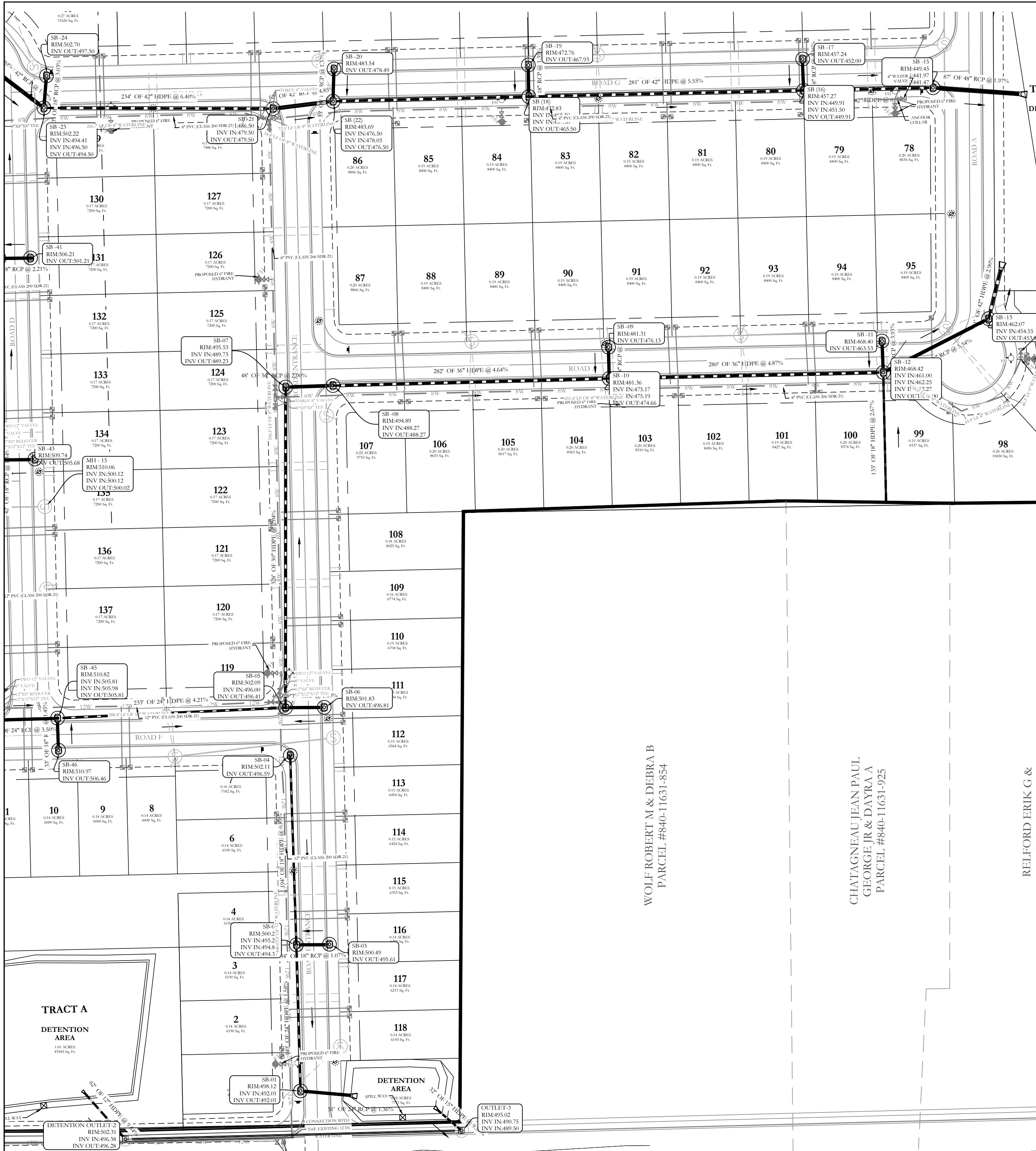
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**HILLTOP LANDING**  
 STORM DRAINAGE PLAN AND PROFILE  
 A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 10/05/2022	C.A.D. BY:	DRAWING NUMBER:
REVISION:	CHECKED BY:	20-1341
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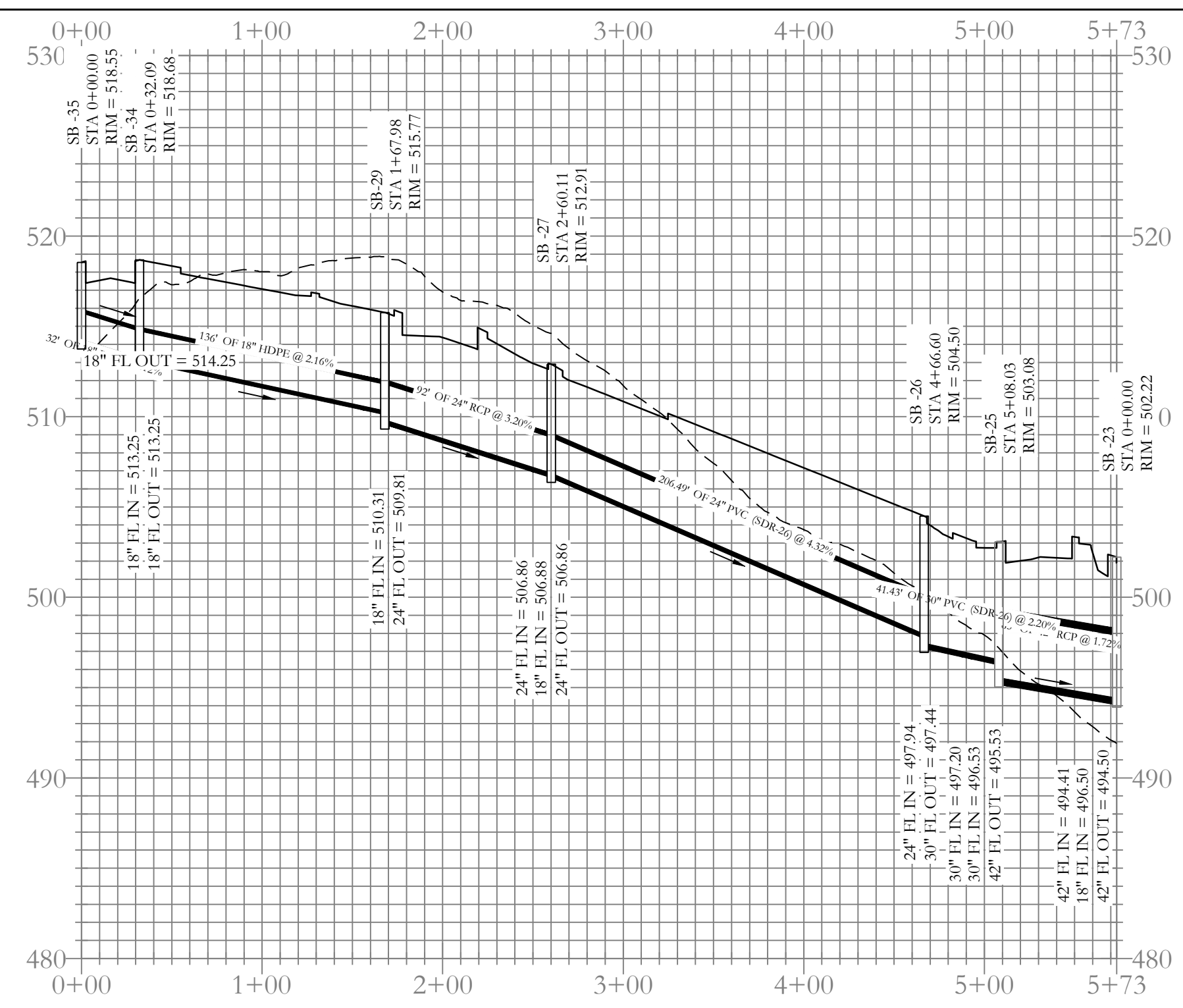
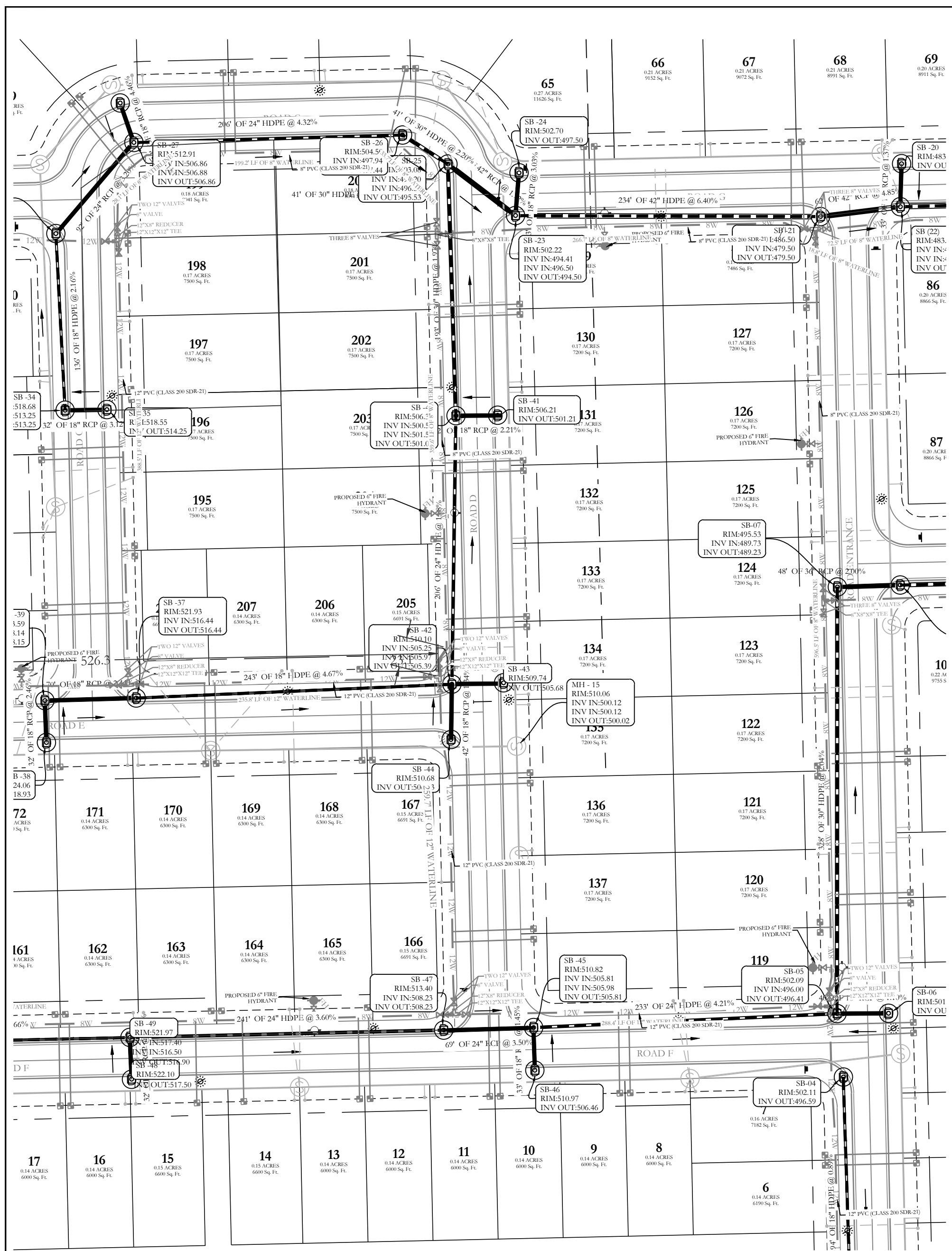




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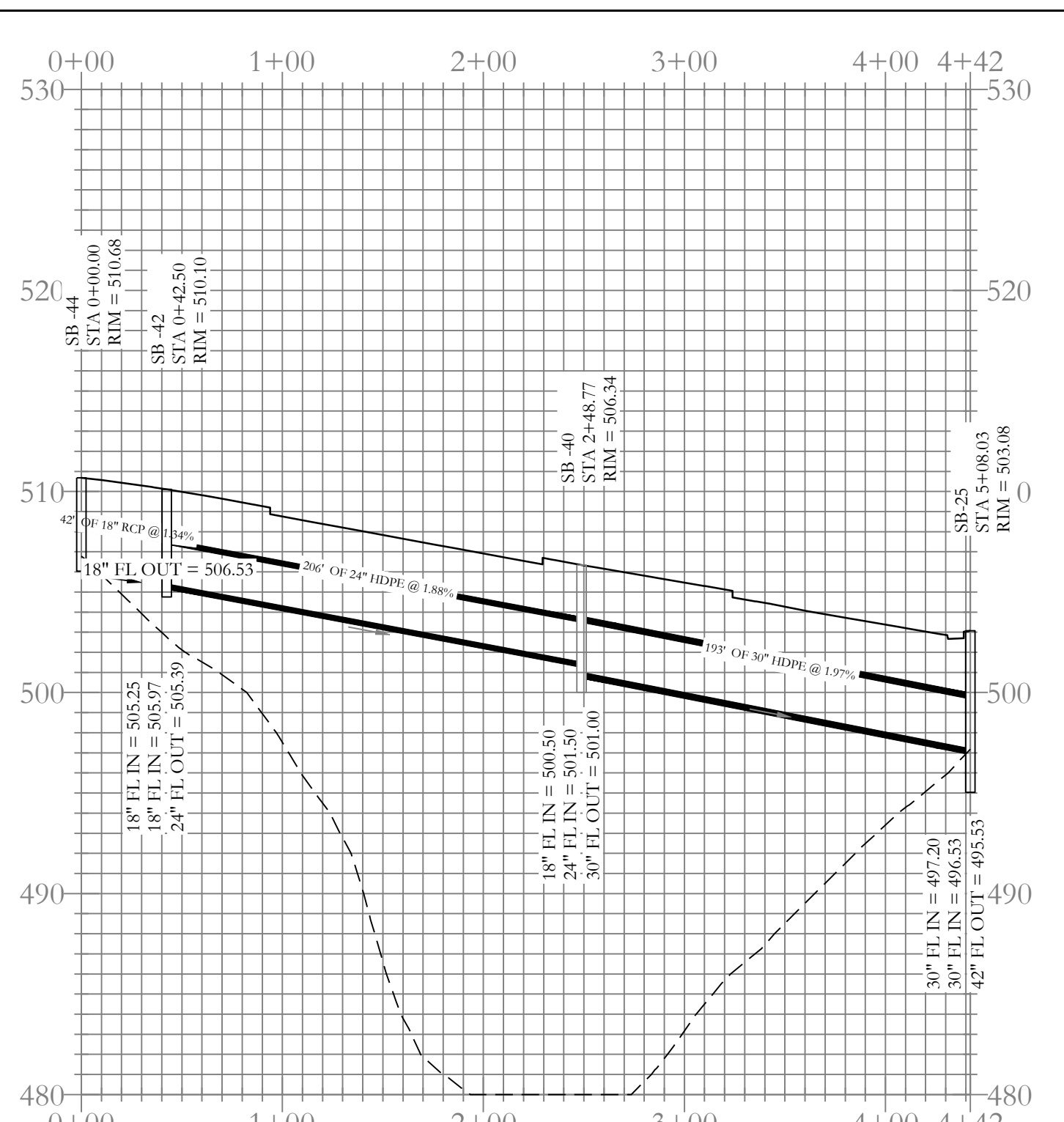
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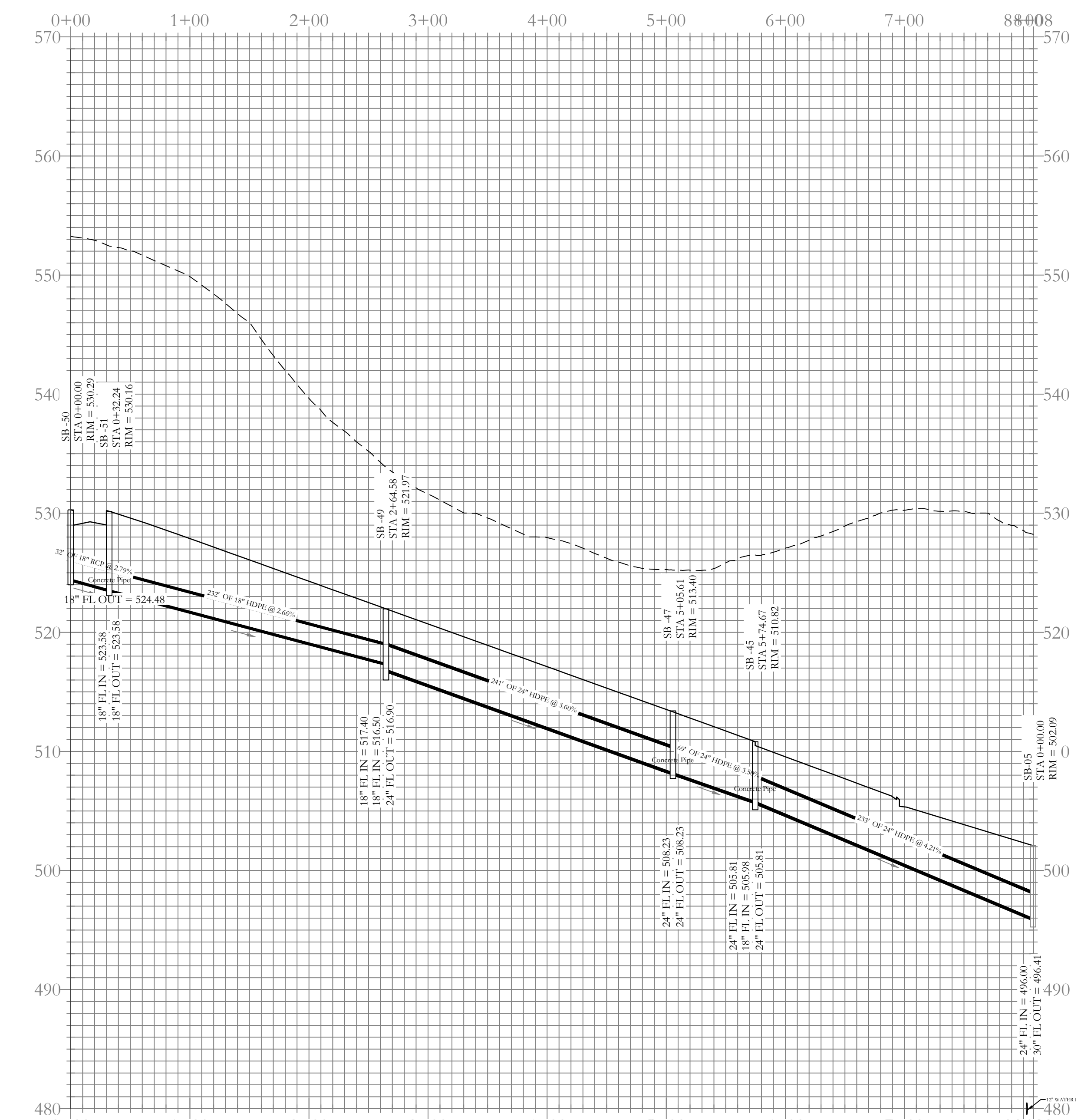
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Stormwater C-i Profile

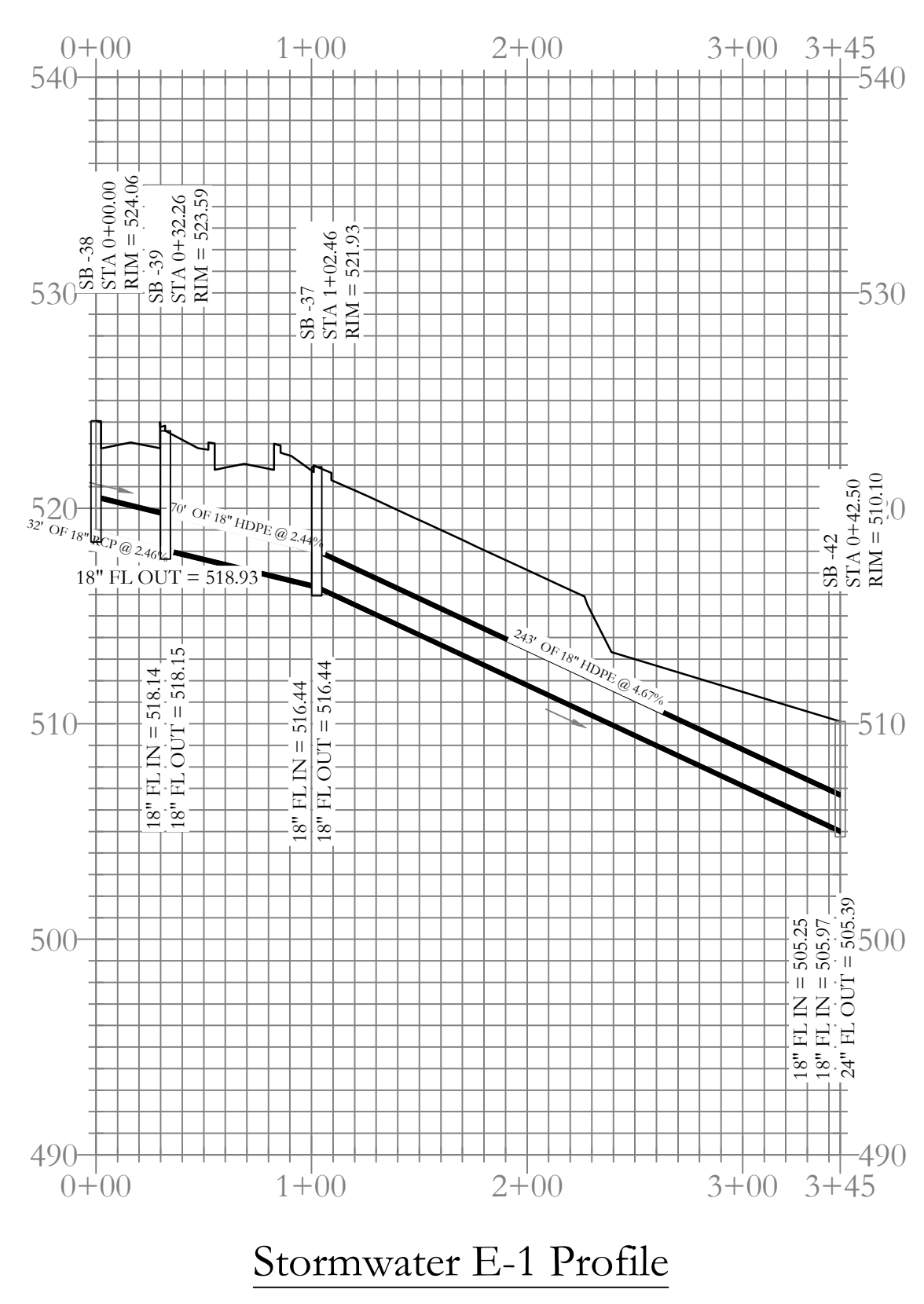


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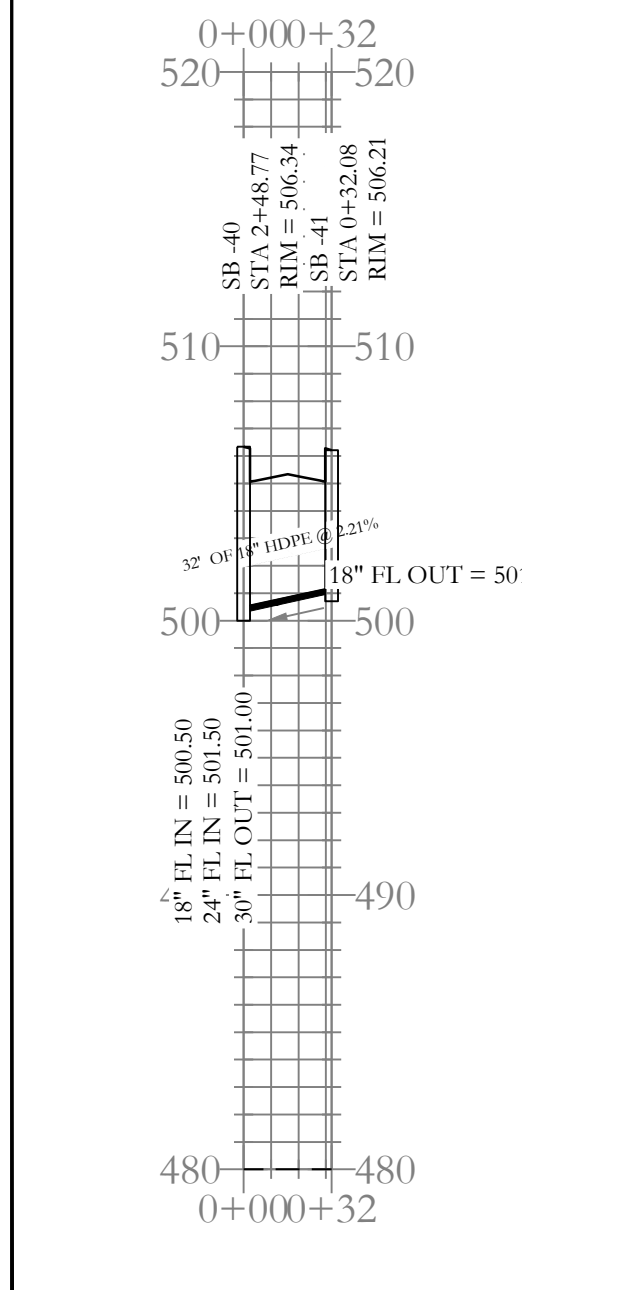
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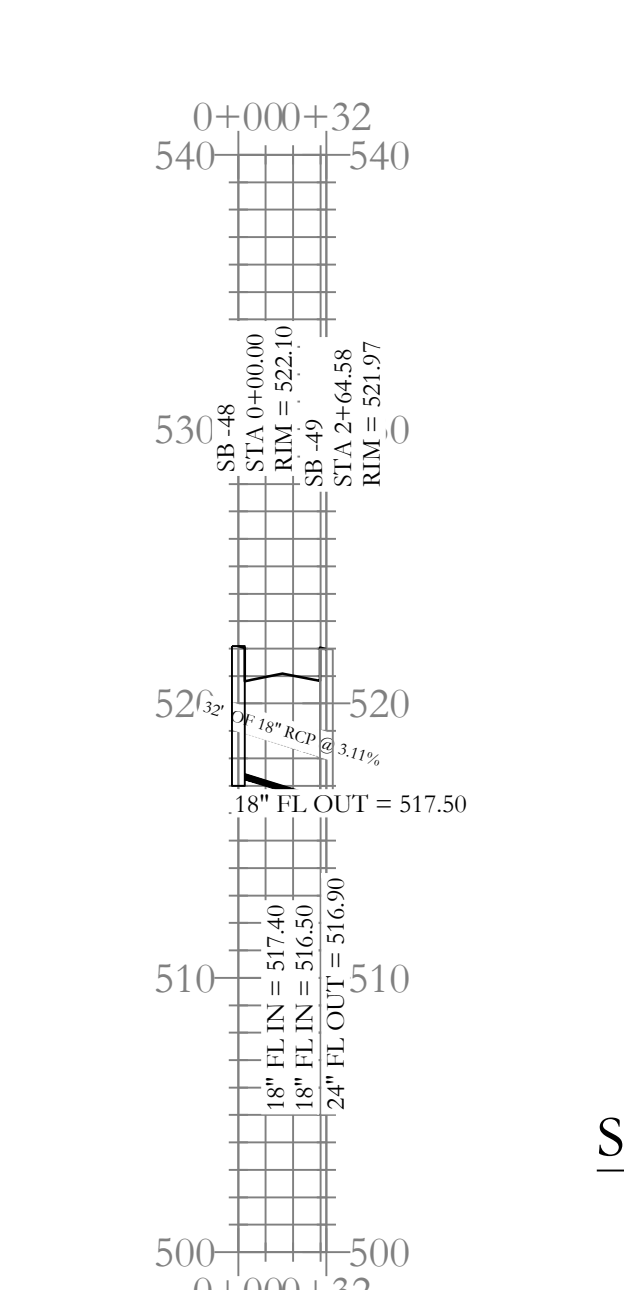
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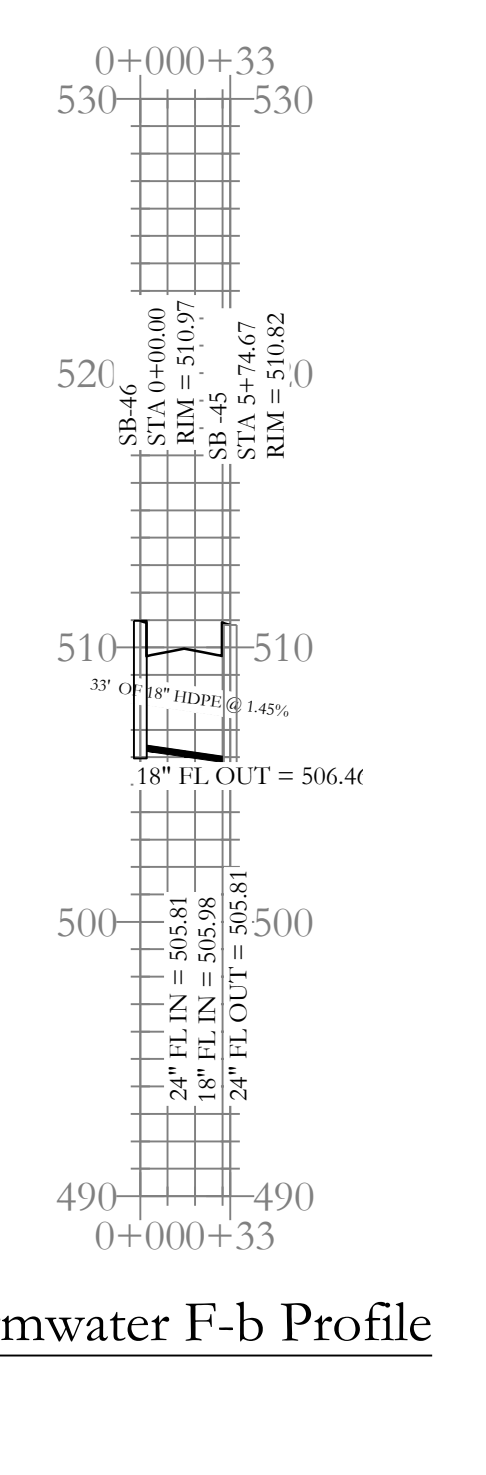
Stormwater E-1 Profile



Stormwater D-ii Profile



Stormwater F-a Profile



Stormwater F-b Profile

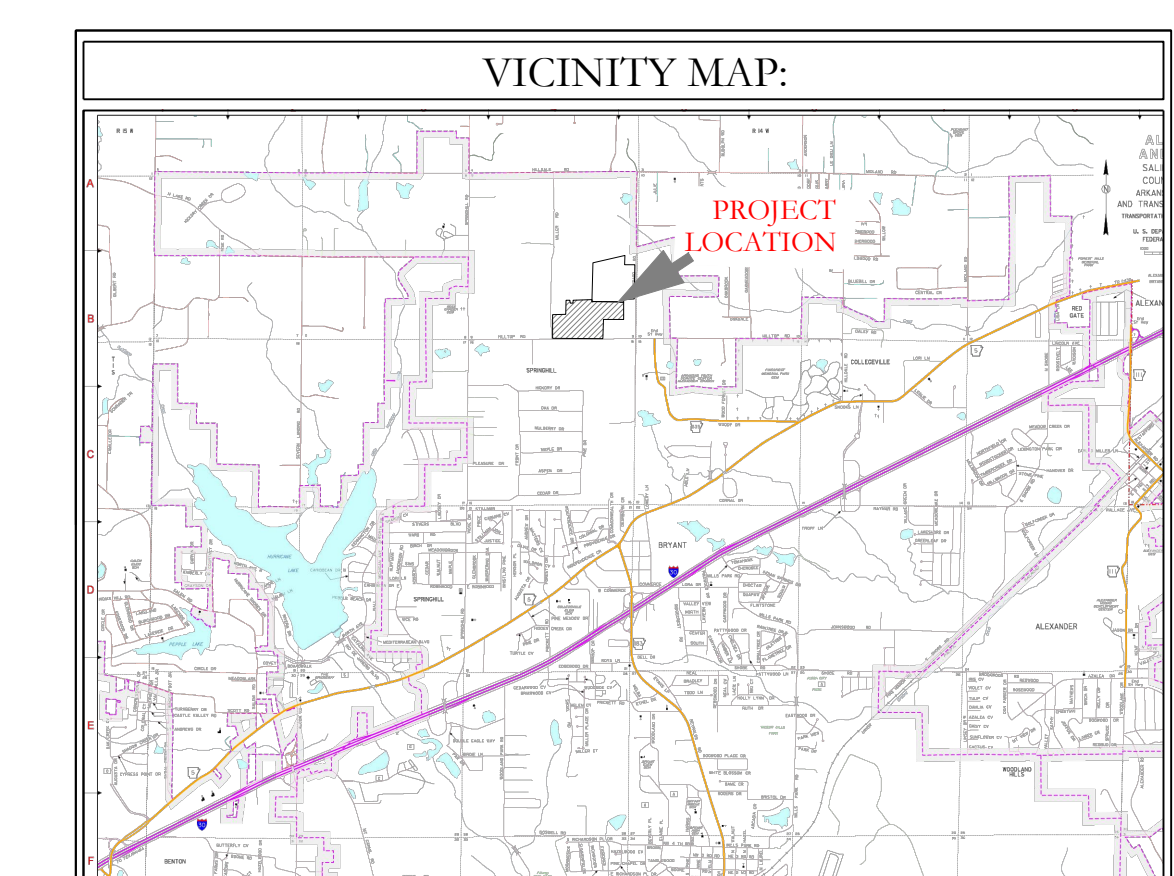
BASIS OF BEARING:  
 GRID NORTH ARKANSAS  
 COORDINATE SYSTEM SOUTH ZONE  
 BY GPS OBSERVATION

0 35 70  
 70 35 0

--- HDPE  
 — RCP

STATE OF ARKANSAS  
 REGISTERED PROFESSIONAL ENGINEER  
 WILLIAM W. McFARLAND  
 No. 14048

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



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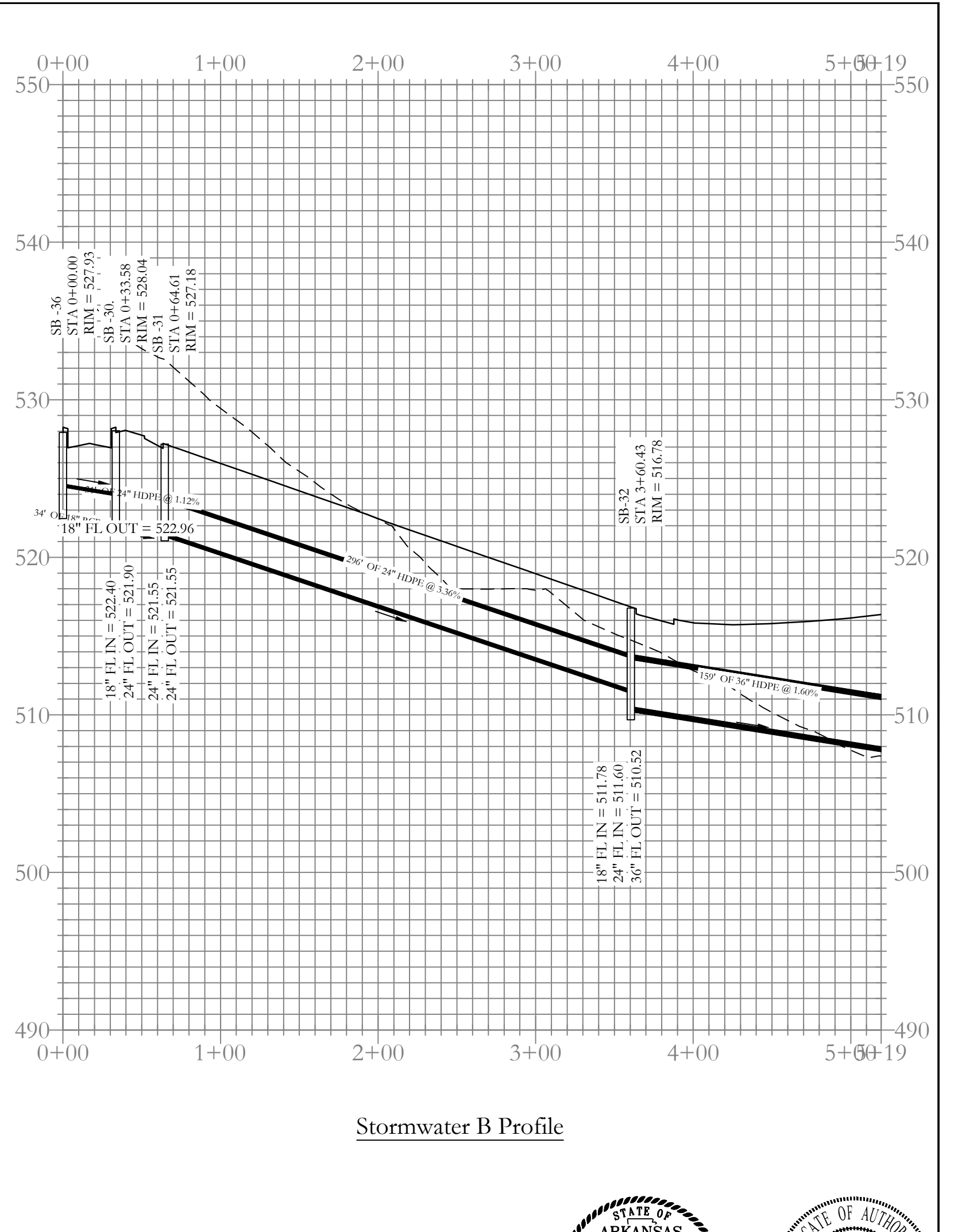
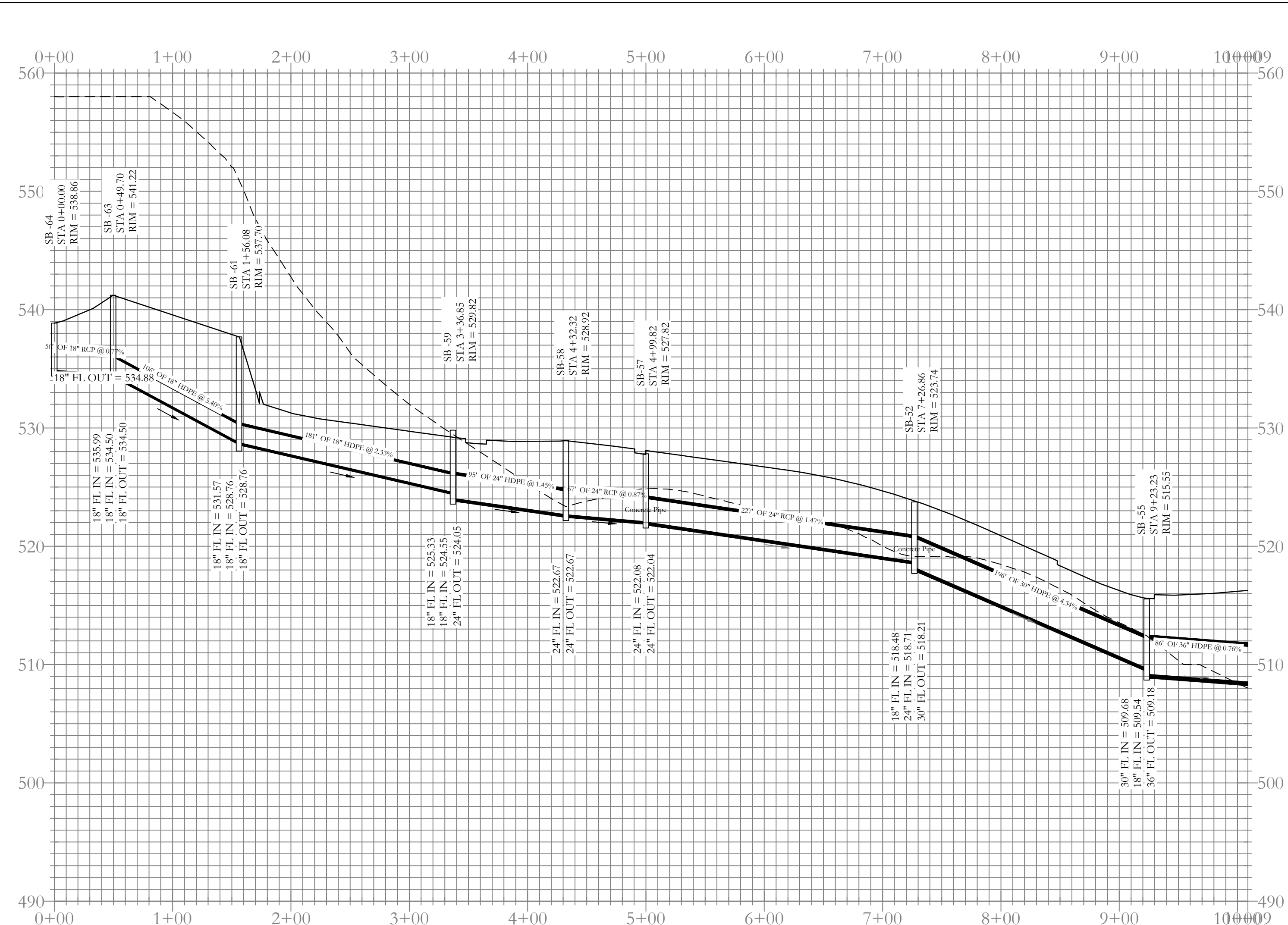
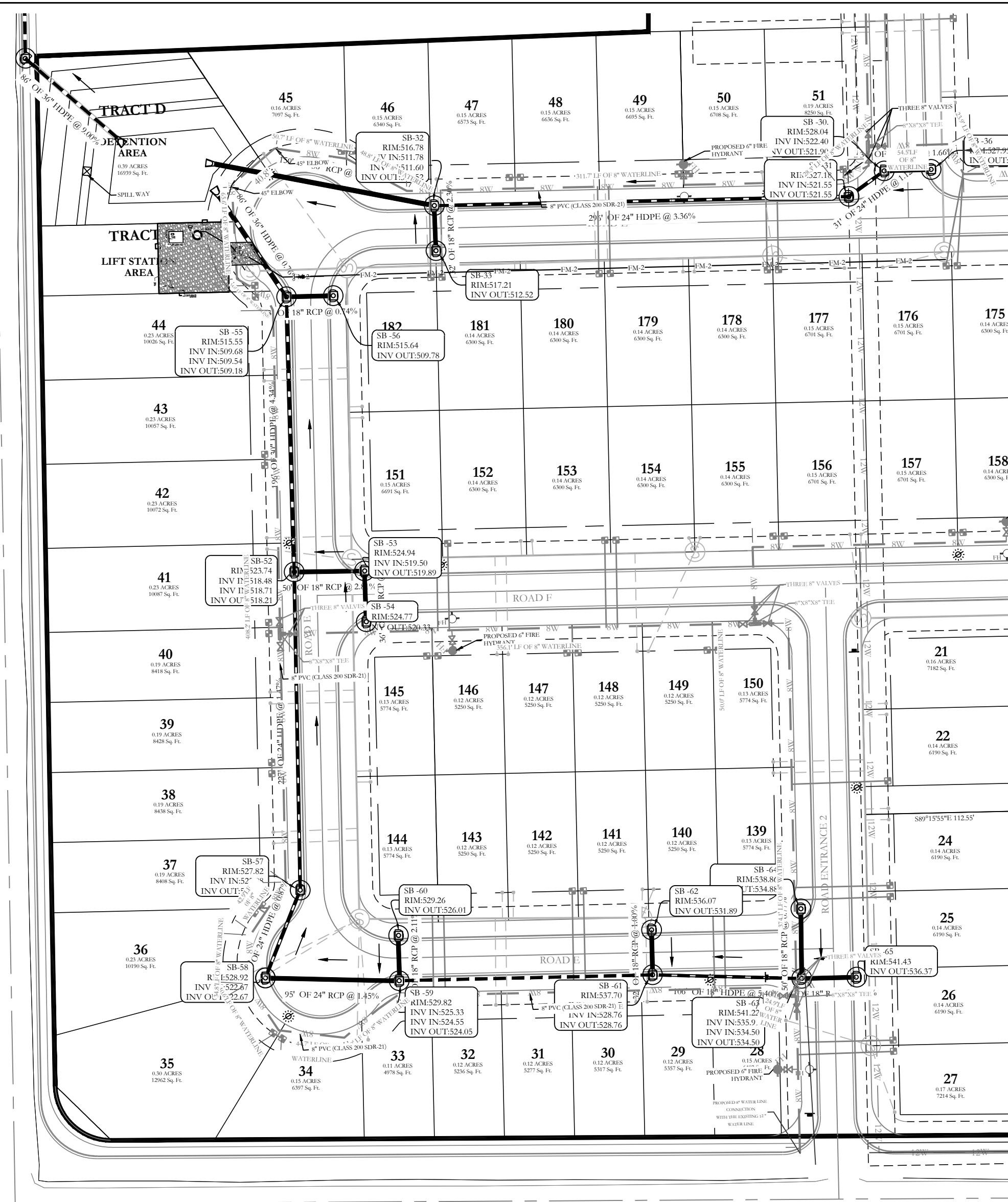
FOR USE AND BENEFIT OF:  
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**HILLTOP LANDING**  
**STORM DRAINAGE PLAN AND PROFILE**  
 A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 10/05/2022	C.A.D. BY:	DRAWING NUMBER:
REVISIONS:	CHECKED BY:	20-1341
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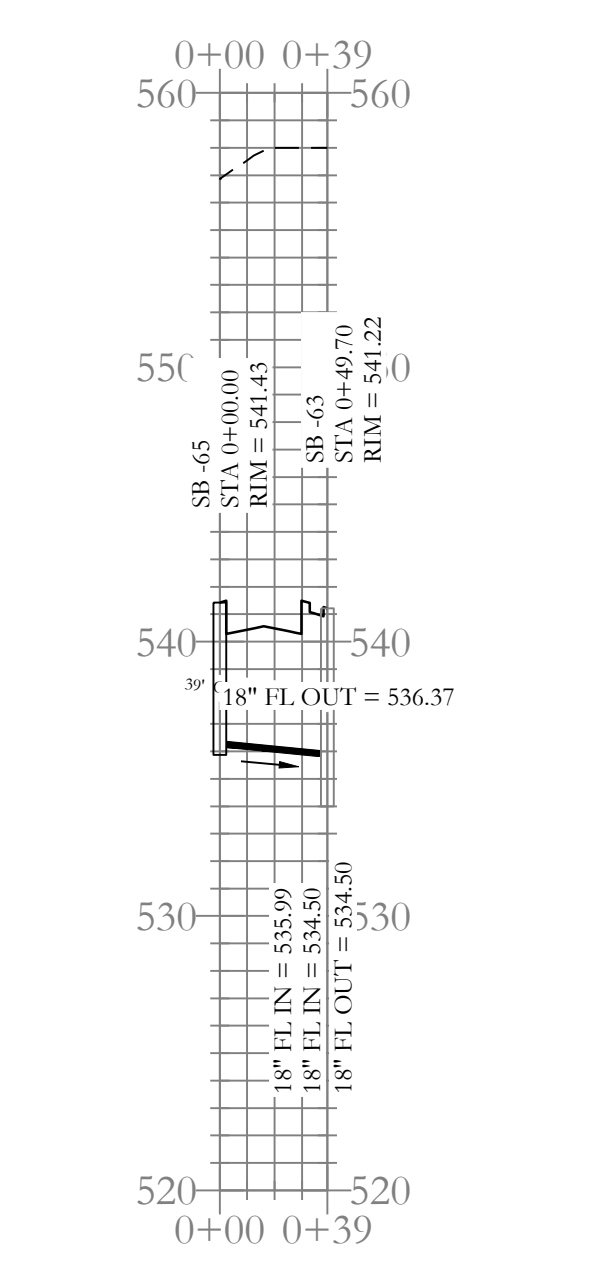
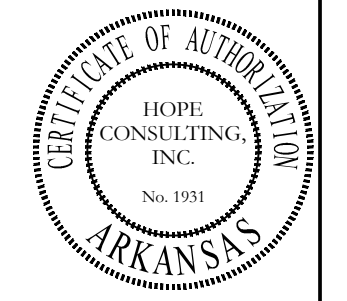
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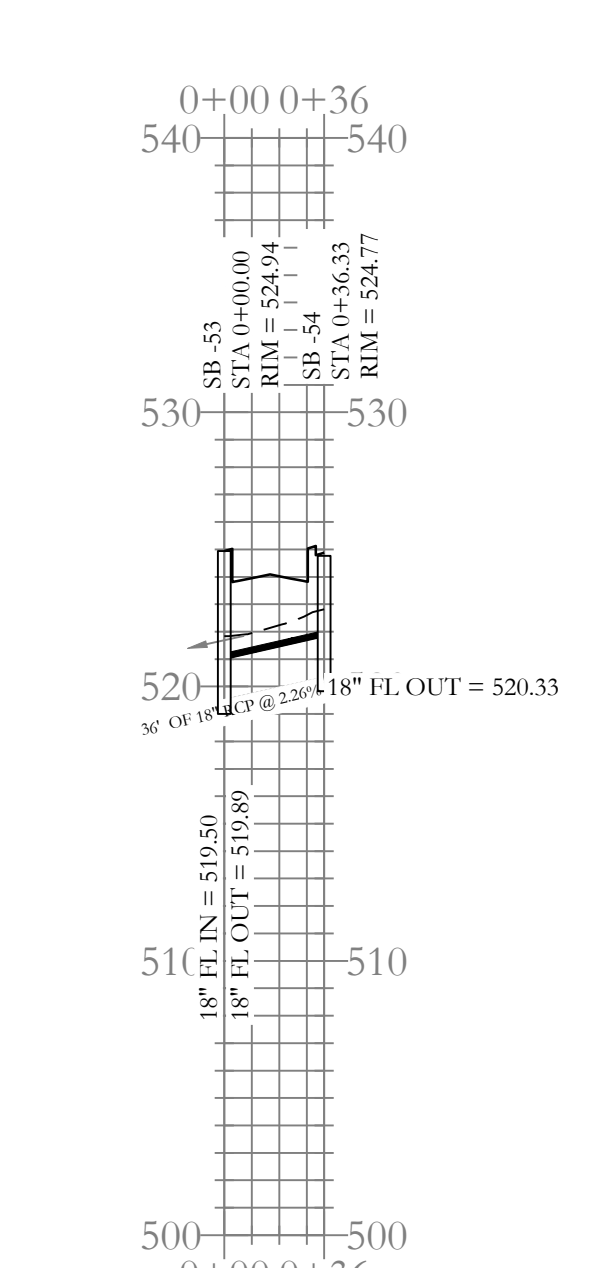


Stormwater B Profile

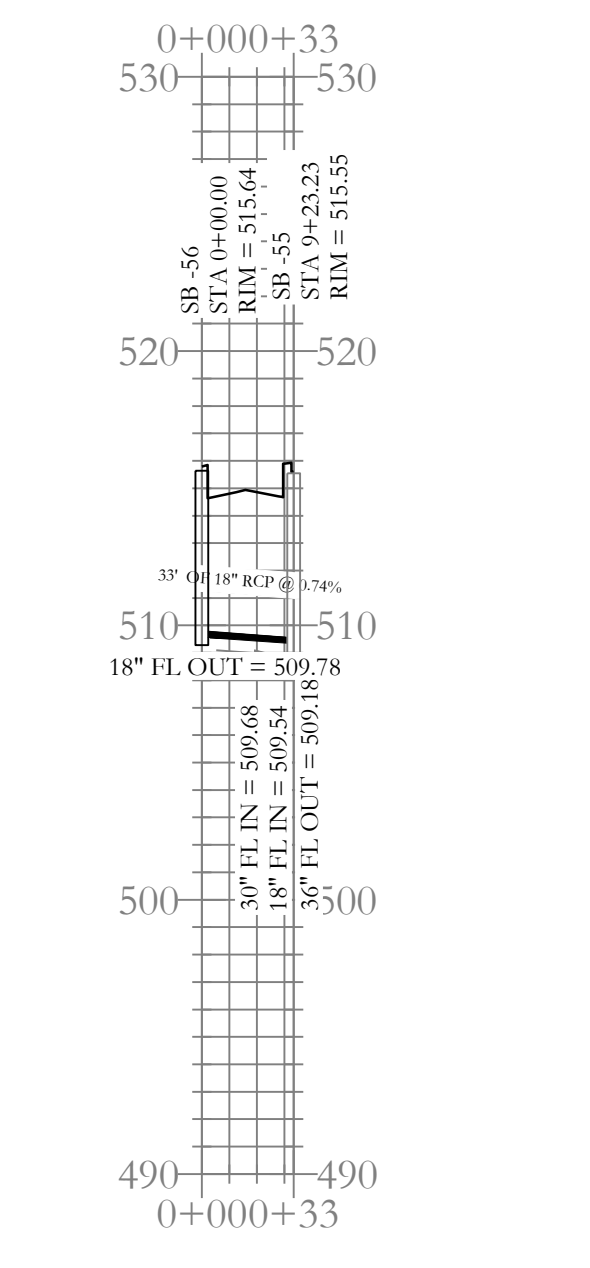
Stormwater E-2 Profile



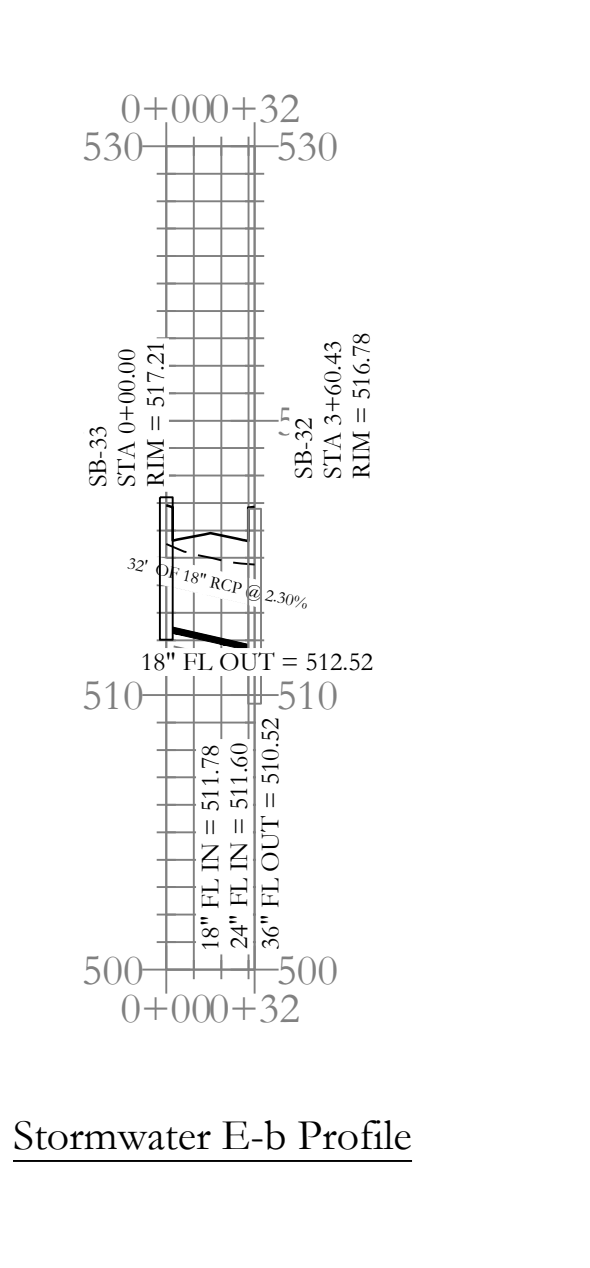
Stormwater Entrance-2 Profile



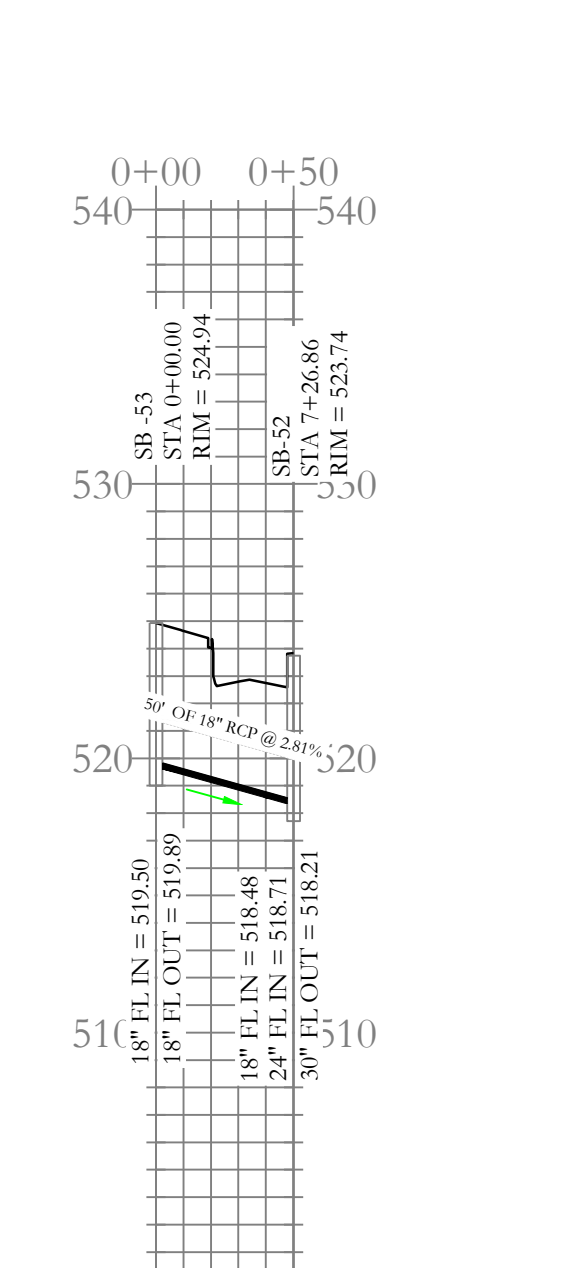
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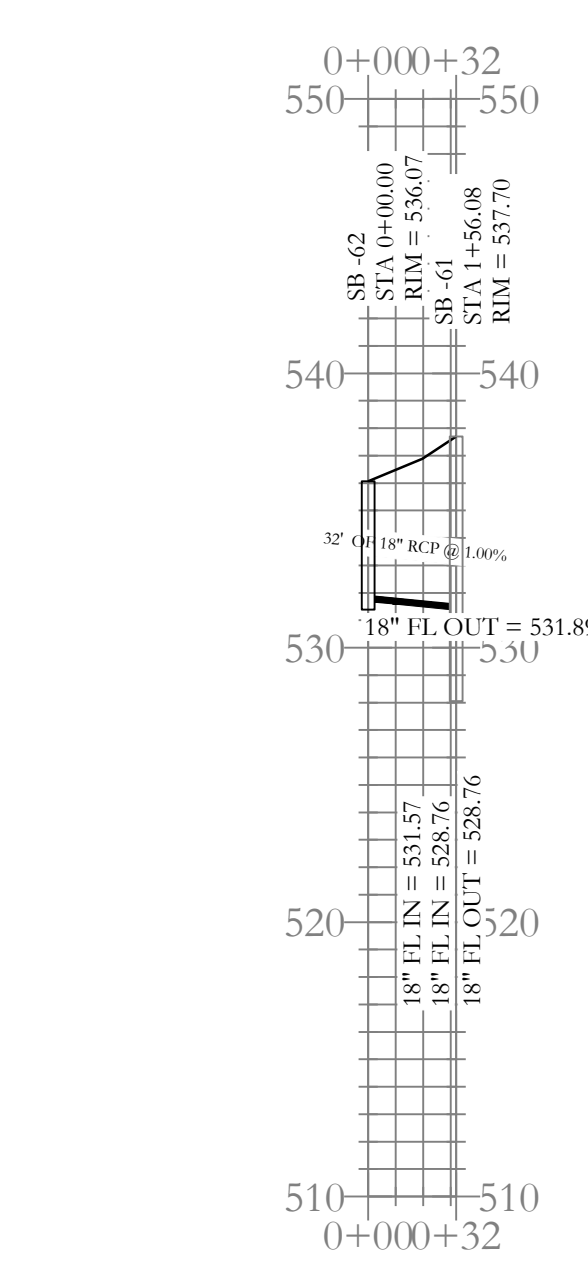
Stormwater E-a Profile



Stormwater E-b Profile



Stormwater E-c Profile

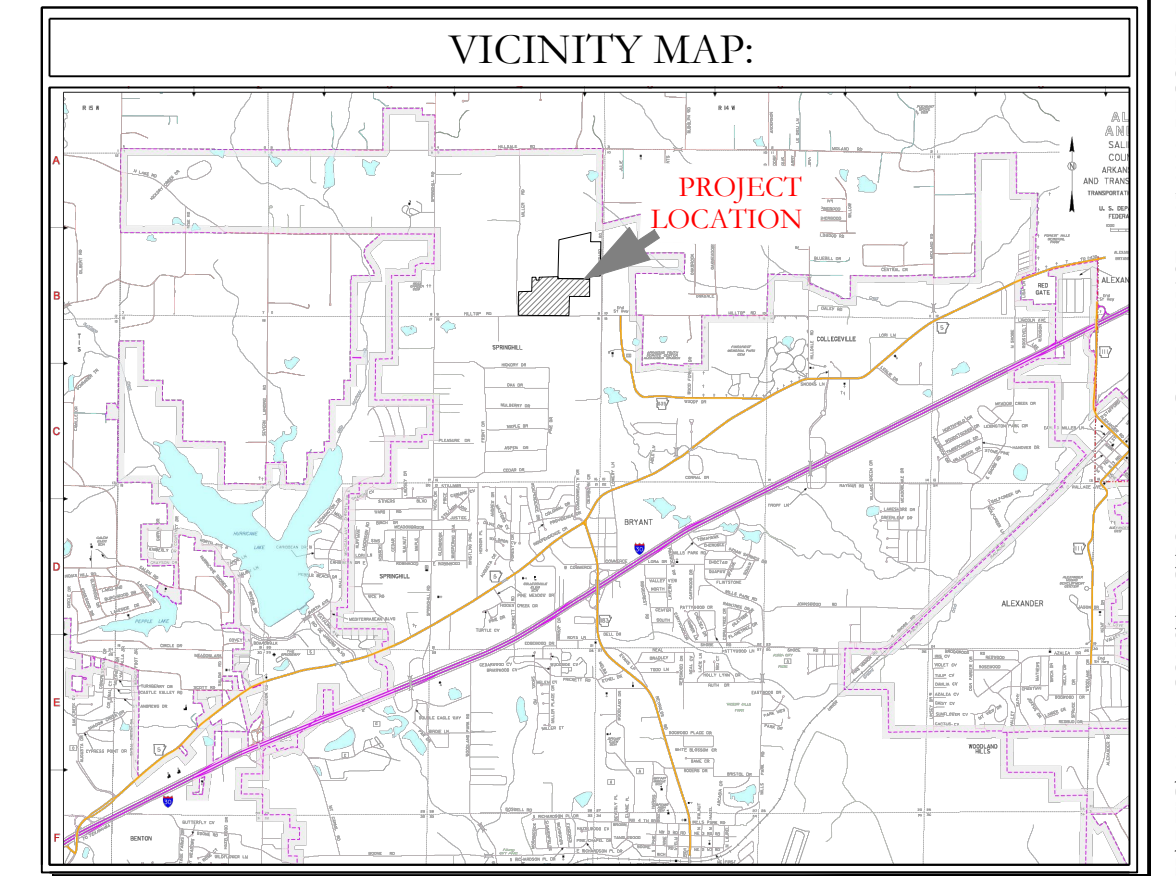


Stormwater E-d Profile



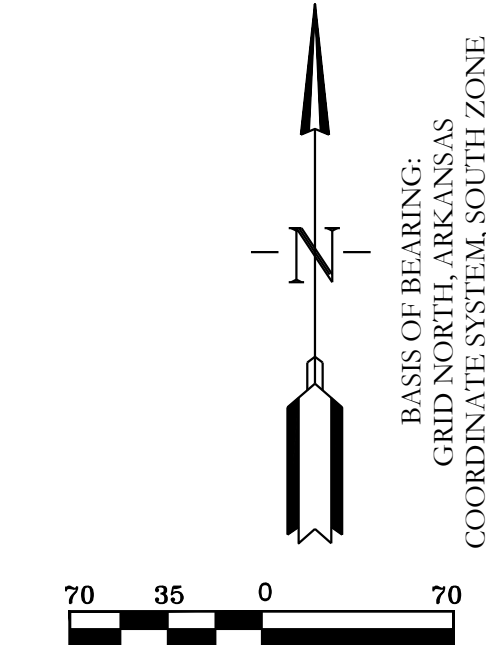
Stormwater E-e Profile

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**HILLTOP LANDING**  
 STORM DRAINAGE PLAN AND PROFILE  
 A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 10/05/2022	C.A.D. BY:	DRAWING NUMBER:
REVISIONS:	CHECKED BY:	20-1341
SHEET: C-34	SCALE: 1" = 70'	
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**SPECIFICATIONS**

**SUBGRADE MATERIAL**

- A. Subgrade soils shall be all materials used for subgrade including in-situ materials and fill materials.
- B. Subgrades for pavement shall be stabilized by mechanical compaction. Stabilization methods such as fabrics and chemical stabilization may be submitted for approval when supported by engineering data and calculations to substantiate the adequacy of the stabilized procedure.
- C. Subgrade shall be compacted to 95 percent modified proctor density minimum. Moisture content shall be +/- 3% of optimum moisture unless otherwise supported by the site specific geotechnical data and approved by City.
- D. Subgrade shall be prepared in such a manner that the base course shall be placed on a firm foundation that is stable and free from soft spots, pumping, dust pockets, wheel ruts, or other defects.
- E. The top 24 inches of the subgrade shall be a material not susceptible to frost action unless modified with cement, lime or another method approved specifically by the City to resist frost action. Soils classified as A-4 and A-5 including sandy silts, fine silty sand or lean clays are highly susceptible to frost action.
- F. In-situ soils meeting the requirements outlined in these specifications may be utilized as subgrade material. In-situ soils used as subgrade shall be scarified to a minimum depth of 8-inches below finish subgrade, recompact and tested as described below. Fill material for subgrade shall be placed in lifts not to exceed 8-inches compacted depth.
- G. Methods and procedures for establishing the total depth of soil replacement and/or modification shall be as specified by the design engineer and geotechnical investigations. The adequacy of in-situ soils and fill materials as pavement subgrade shall be evaluated based upon the soils classification, liquid limit, and plasticity index.
- H. Soils with a liquid limit greater than 40, or a plasticity index greater than 15 shall be undercut and removed from the street section or improved by a design method of stabilization approved by the City.
- I. Quality control testing shall be as specified below.
- J. Undercut 24" of soil below finished street base course. Proof roll to verify stability.
- K. Backfill the undercut subgrade with Class 7 aggregate or soil meeting the requirements of this section and compact in lifts not exceeding 8".

**BASE COURSE**

- A. Base course material shall be crushed stone meeting the requirements of ArDOT Class 7 aggregate base course as specified in the latest edition of ArDOT Standard Specifications.
- B. Base course shall be compacted to 98 percent modified proctor density minimum. Moisture content shall be +/- 3% of optimum moisture.

**SURFACE COURSE**

- A. Surface course for flexible pavement designs shall utilize plant mix bituminous base and binder courses conforming to ArDOT Standard Specifications.

**CURB AND GUTTER**

- A. Curb and gutter shall be Portland Cement Concrete with a minimum 28-day compressive strength of 4,000 psi. Concrete shall be air-entrained with a maximum of 4-inch slump.
- B. Compaction requirements under curb and gutter shall conform to the requirements for street subgrade materials. Compaction requirements shall extend to a minimum of 1 foot behind the back of curb and gutter removing all soft spots and replacing with suitable material.
- C. Curb and gutter shall conform to the typical detail within these specifications or ArDOT Standard Roadway Drawing Details for curbing.
- D. Expansion joints shall be made with 1/2-inch preformed expansion joint filler of a non-extruding type. Expansion joints shall be placed at intervals not exceeding 195 feet, intersection radii, driveways, stationary structures, and sidewalks.
- E. Contraction joints shall be sawed or fromed at intervals not greater than 20 feet. Depth of saw-cut shall be 1 1/2-inch and have a width of 1/4-inch. Contraction joints shall be sealed in accordance with ArDOT Standard Specifications.
- F. Forms shall be made of metal or wood and shall be properly braced. The minimum length of each section of form used shall be 10 feet. Each section of form shall be uniform and free from undesirable bends or warps. Forms shall be of such cross section and strength and so secured as to resist the pressure of the impact and vibration on any equipment which they support without springing or settlement.
- G. Curb and gutter placed with slip form or extruding equipment will be acceptable providing it complies with all of the above requirements.
- H. After curing, the curb shall be immediately backfilled to within 4 inches of the top curb to eliminate the possibility of washing beneath the curb. The remaining 4 inches shall be topsoil.
- I. Cold weather protection shall meet the requirements of the latest edition of ArDOT Standard Specifications.

**SIDEWALKS**

**General**

- A. Sidewalks shall be Portland Cement Concrete with a minimum 28-day compressive strength of 4,000 psi.
- B. Sidewalks shall be on both sides of streets in line with sidewalks on opposite corners of roads.
- C. All sidewalks including ramps shall meet all current Federal Americans with Disabilities (ADA) design guidelines or requirements.
- D. Traverse slopes shall not exceed 2 percent.
- E. Subgrade under sidewalks shall be compacted to 90 percent modified proctor density minimum.
- F. Sidewalks shall not be placed upon grassy or organic materials.
- G. Sidewalks which extend or link existing sidewalks shall adjoin the existing sidewalks to form a continuous, even pathway.
- H. Utility poles, utility boxes, mailboxes, fire hydrants, and other similar obstructions shall not be located in sidewalks. Sidewalk location may vary at the discretion of the City to avoid such obstacles.

**Minimum thickness and reinforcement**

- A. Sidewalks shall have a minimum thickness of 4 inches.
- B. Sidewalks shall be reinforced, at a minimum, with woven wire fabric reinforcement.

**Contraction and expansion joints**

- A. Contraction joints shall be provided perpendicular to the sidewalk at intervals equal to the sidewalk width.
- B. Expansion joints shall be constructed perpendicular to the sidewalk at intervals equal to five times the sidewalk width. Expansion joints shall be made with 1/2-inch preformed expansion joint filler of a non-extruding type. Expansion joints shall be placed at driveways, drop inlets, and curbs.

**Quality control testing and inspection by the City**

- A. Subgrade and formwork for sidewalks shall be inspected by the City prior to pouring of the sidewalk.
- B. All testing of materials and construction shall be provided and paid for by the Developer/Owner.
- C. All field tests required for a project shall be witnessed by the City, contractor, or their authorized representatives.
- D. All testing shall be accomplished by a testing firm approved by the City and shall be performed under the supervision of a licensed Professional Engineer.
- E. Sampling and testing locations shall be subject to approval by the City.
- F. Density tests on subgrades shall be taken every 300 feet or portion thereof.
- G. The City shall be notified at least one day in advance of the need to inspect subgrade and formwork of sidewalks.

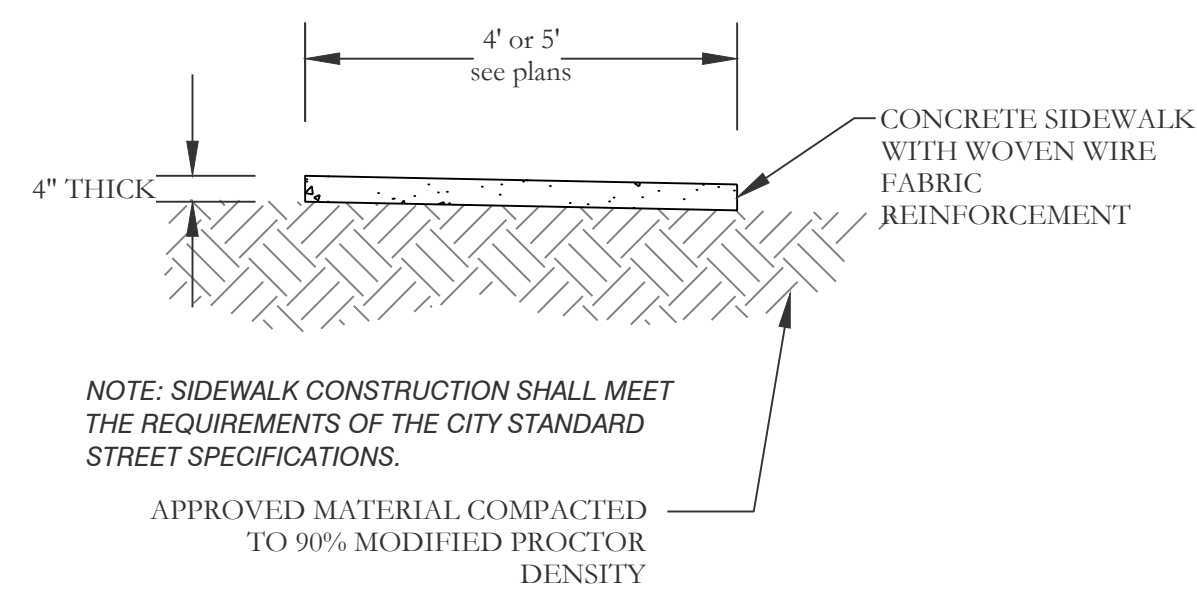
**Subgrade**

- A. Subgrade soils shall be all materials used for subgrade including in-situ materials and fill materials.
- B. Subgrade shall be compacted to 90 percent modified proctor density minimum. Moisture content shall be +/- 3% of optimum moisture unless otherwise supported by the site specific geotechnical data and approved by City.
- C. Subgrade shall be prepared in such a manner that the base course shall be placed on a firm foundation that is stable and free from soft spots, pumping, dust pockets, wheel ruts, or other defects.
- D. The top 24 inches of the subgrade shall be a material not susceptible to frost action unless modified with cement, lime or another method approved specifically by the City to resist frost action. Soils classified as A-4 and A-5 including sandy silts, fine silty sand or lean clays are highly susceptible to frost action.

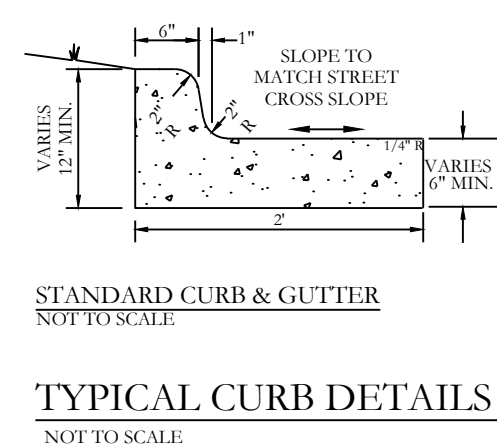
**QUALITY CONTROL TESTING AND INSPECTIONS**

**General**

- A. Materials and construction employed in street improvements shall be subject to inspection and quality control testing. All testing of materials and construction shall be provided and paid for by the Developer/Owner.
- B. The Developer/Owner shall provide for inspections of street improvements during construction. The inspections shall be accomplished under the supervision of the Engineer of Record. The Engineer of Record shall provide certification that all materials and construction conform to the approved plans and specifications and with these minimum street standards.
- C. The Engineer of Record shall furnish inspection whenever a critical construction activity is taking place. This means that a representative of the Engineer of Record must be on-site whenever a critical construction activity is taking place.
- D. All field tests required for a project shall be witnessed by the City, Engineer of Record, contractor, or other authorized representatives.
- E. The City shall be notified at least one day in advance of any test(s). It is the responsibility of the contractor to coordinated the scheduling of all tests with the City.



**Typical Sidewalk Detail**



**Typical Curb Details & Notes**

**Typical Curb & Gutter Detail**  
4,000 psi concrete

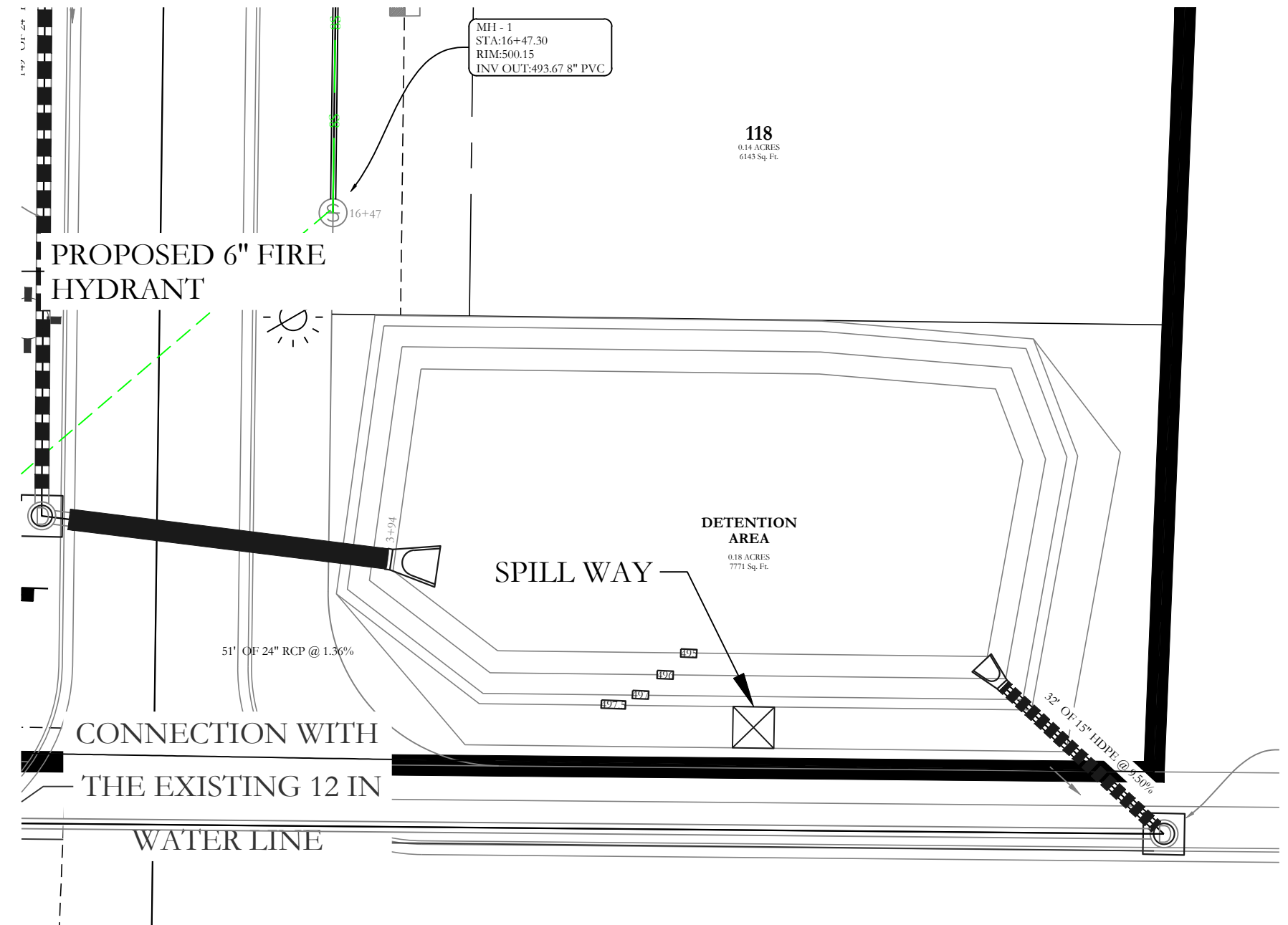
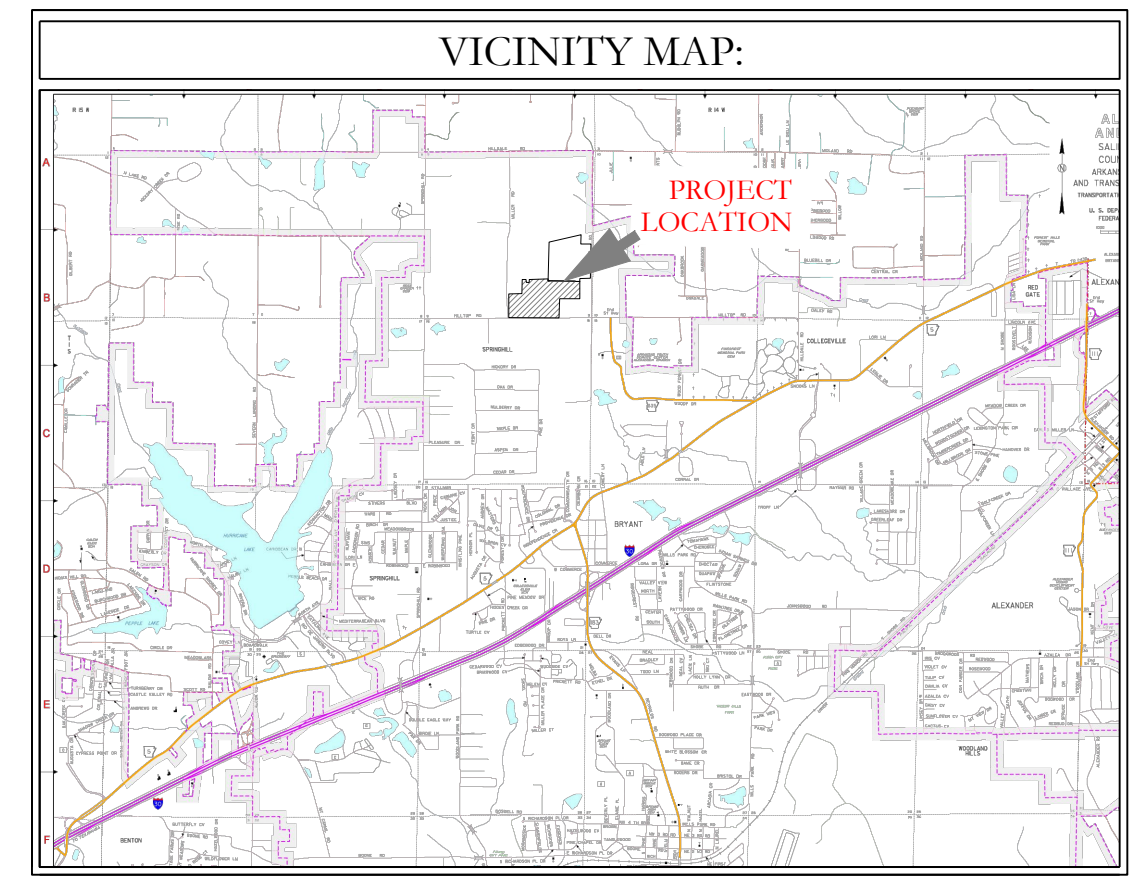
<b>HOPE CONSULTING</b> ENGINEERS - SURVEYORS		117 S. Market Street, Benton, Arkansas 72015 PH. (501)315-2626 FAX (501) 315-0024 www.hopeconsulting.com
FOR USE AND BENEFIT OF: <b>NXT GEN HOMES LLC.</b>		
<b>HILLTOP LANDING</b> CIVIL SPECIFICATIONS A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS		
DATE:	10/05/2022	C.A.D. BY:
REVISION:		CHECKED BY:
SHEET:	C-5.0	SCALE: 1" = 20"
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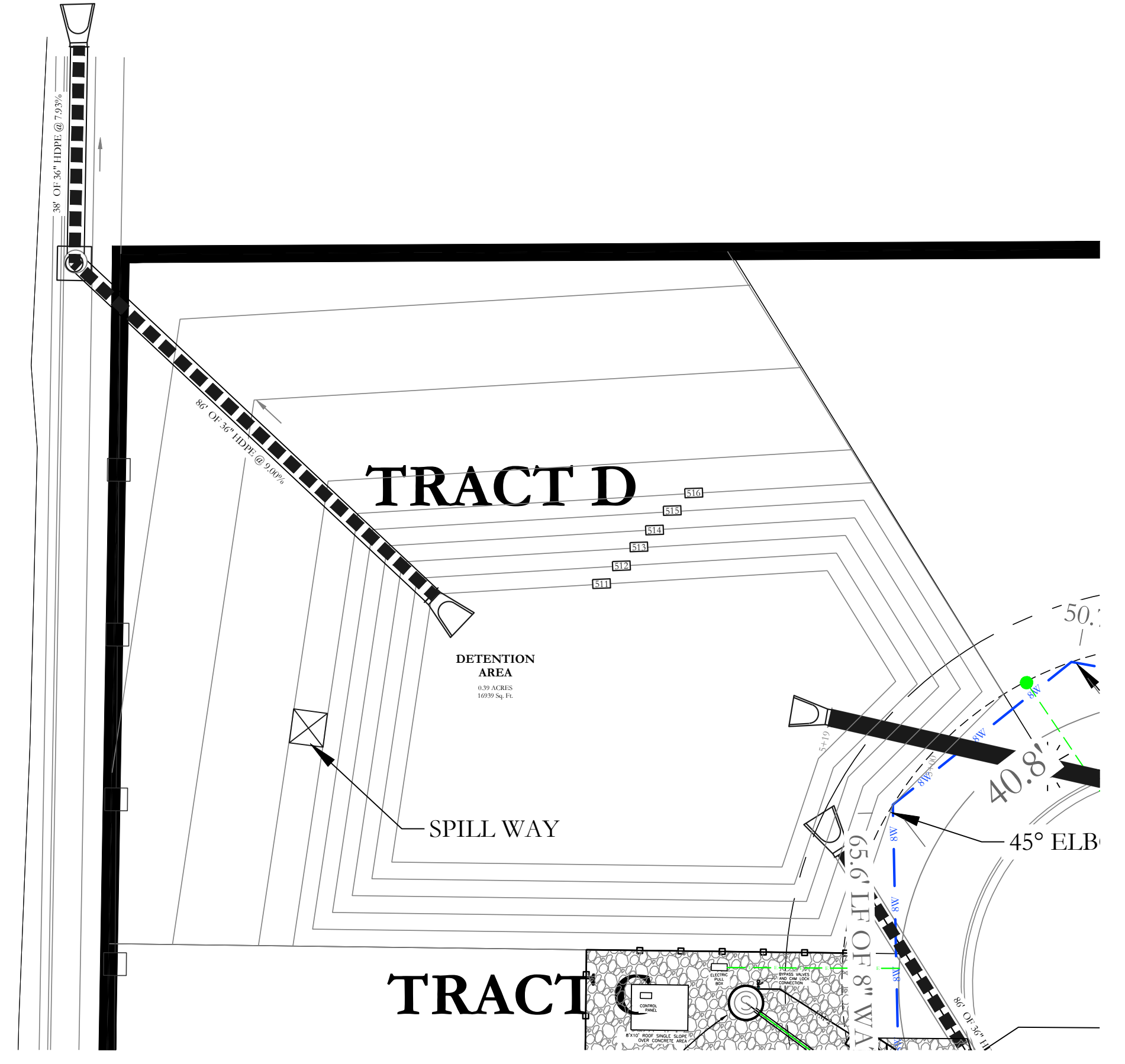




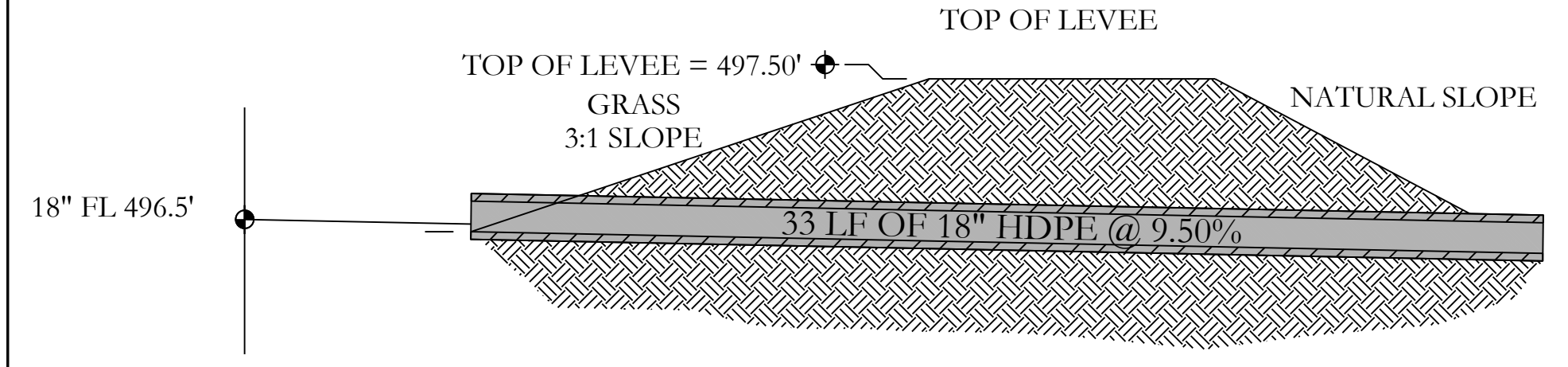




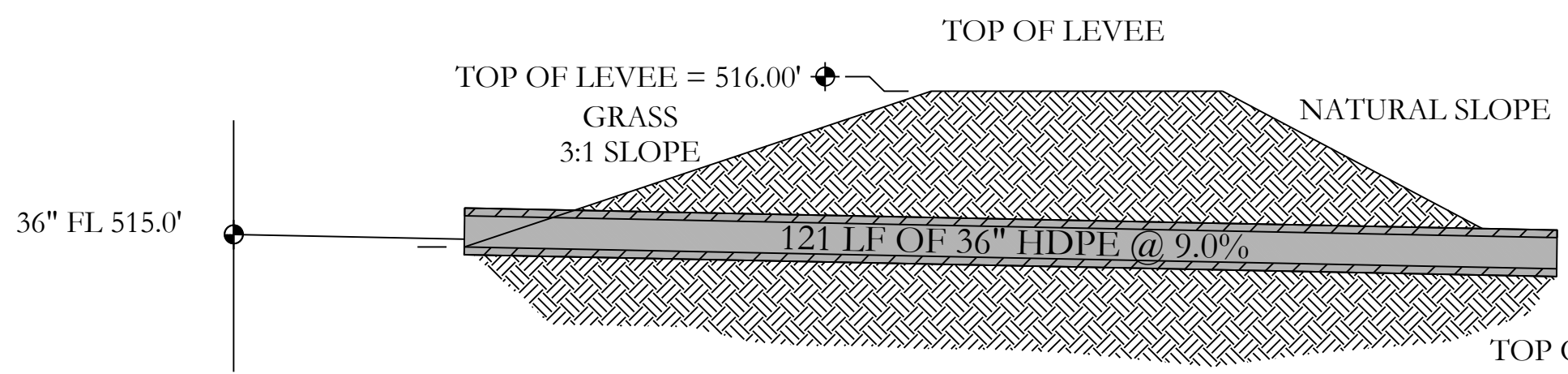
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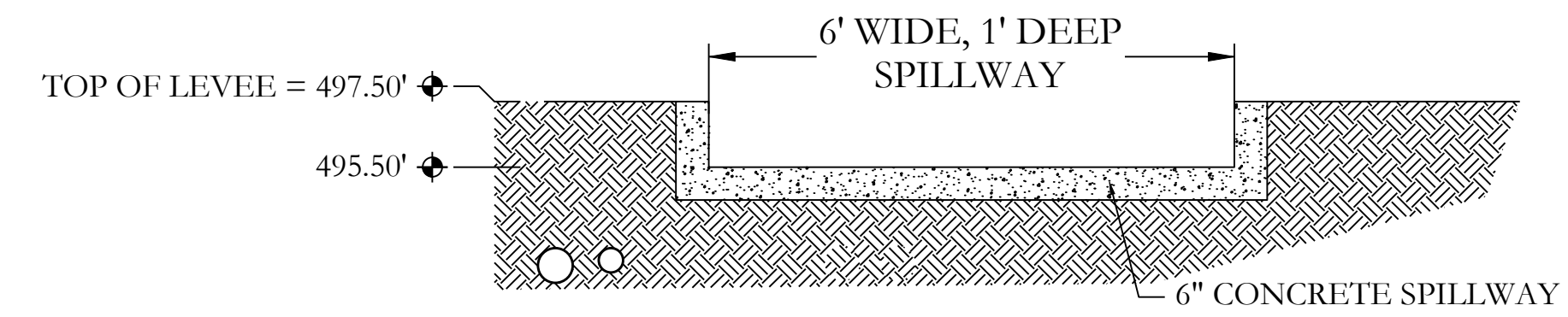
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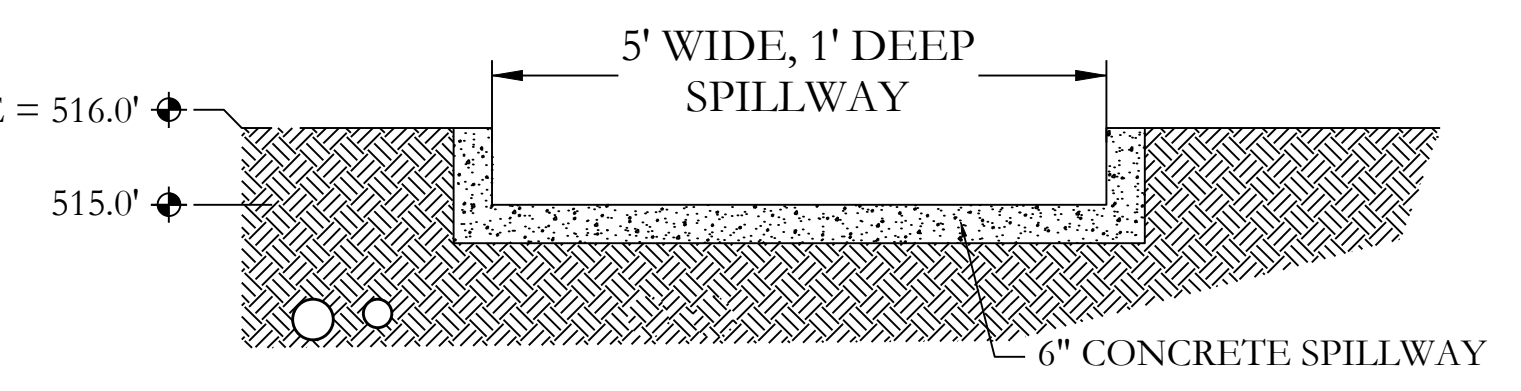
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**OUTLET SECTION NTS**



**SPILLWAY END VIEW NTS**



**SPILLWAY END VIEW NTS**

**DETENTION POND -4**

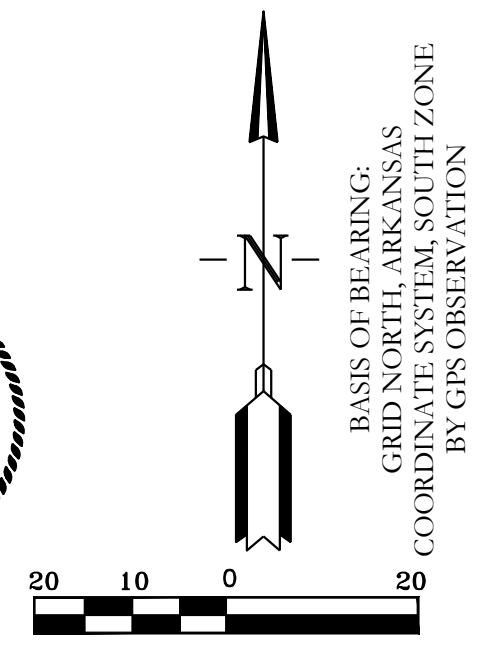
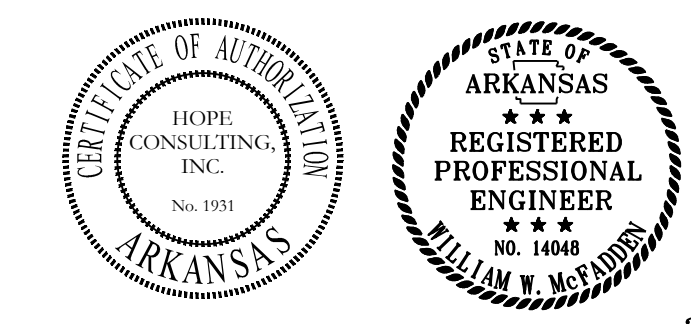
**DETENTION POND-3**

**DETENTION POND MAINTENANCE PLAN**

**Background**  
The detention ponds are located on the periphery of the subdivision. They are designed to temporarily detain stormwater to meet water quantity criteria before discharging off the property.

**Routine Maintenance**  
The property owners association will maintain the drainage easements. Routine maintenance will include but not be limited to:  
-Mowing of the bank slopes and area around the pond on a monthly basis during the growing season and as needed during the cooler months.  
-The outlet pipes from the ponds and other areas will be inspected monthly for debris which could inhibit the proper flow of discharge. Any debris will be removed immediately and disposed of or placed in a location to prevent future maintenance and to not cause impact up or downstream of the structure.  
-Trash will be removed from around the pond to prevent entering the pond. Generally, the site should be kept free of loose trash which could be carried off site by wind or rain.  
-Inspect the pond and outlet pipe for non-routine maintenance need.

**Periodic or Non-Routine Maintenance**  
The routine inspection of the pond areas and discharge pipes will identify needed repairs and non-routine maintenance. These items may include but not be limited to:  
-Re-growth of trees on or around the pond bank. These should be cut and removed from the pond areas.  
-Sediment from the site may accumulate in the pond bottom and reduce the pond to below design volume requirements. The pond should be excavated if the pond bottom elevation reached a level that allows excessive aquatic growth or reduces the pond efficiency such, that the sediments are passing the discharge structure and release off site.  
-Stabilization or re-grading of side slopes may be required periodically or after excessive rain events. Any disturbance of slopes should be reseeded or may require installation of erosion control materials until seeding can reestablish adequate grasses to prevent future erosion.  
-Any other maintenance or repairs which would minimize other maintenance to the pond or outfall structures.



**HOPE CONSULTING**  
ENGINEERS - SURVEYORS

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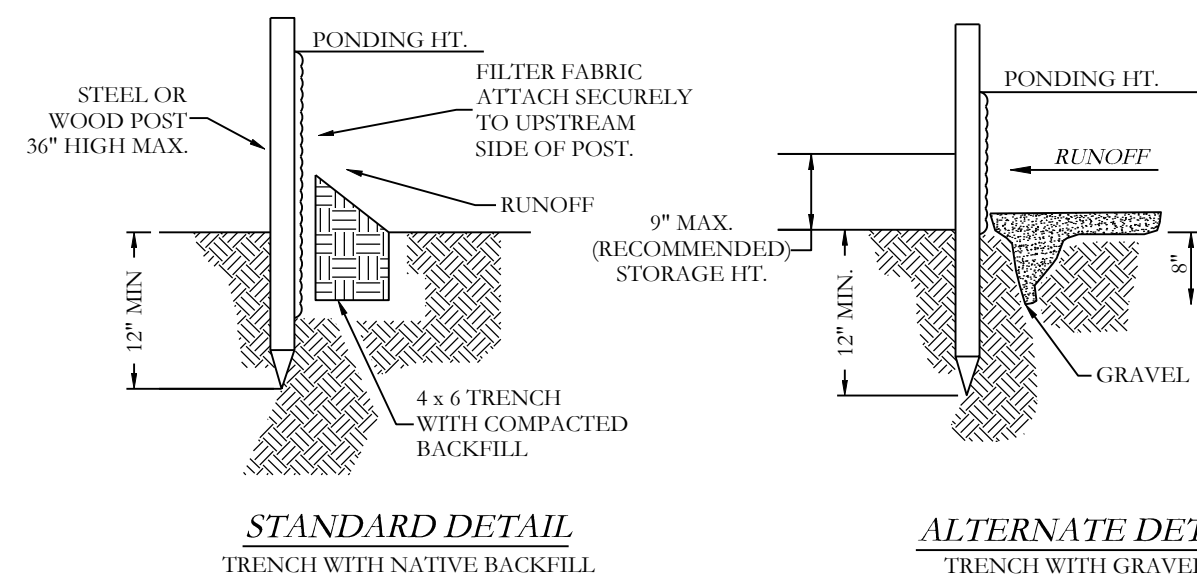
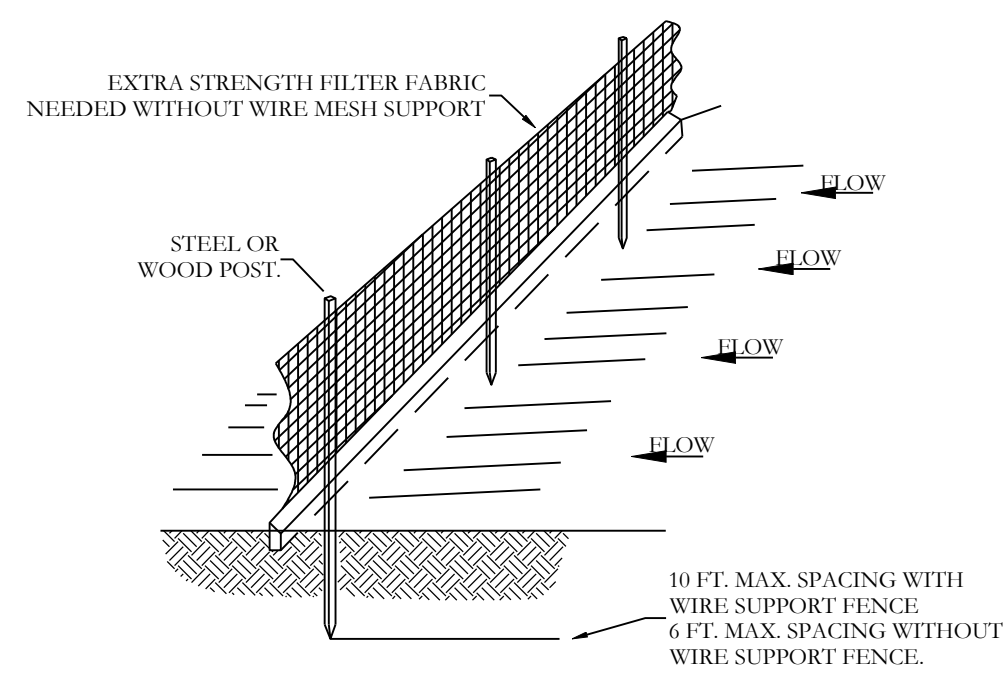
FOR USE AND BENEFIT OF:  
**NXT GEN HOMES LLC.**

**HILLTOP LANDING  
DETENTION POND**  
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	10/05/2022	C.A.D. BY:		DRAWING NUMBER:	
REVISED:		CHECKED BY:			20-1341
SHEET:	C-6.0	SCALE:	1"=20'		

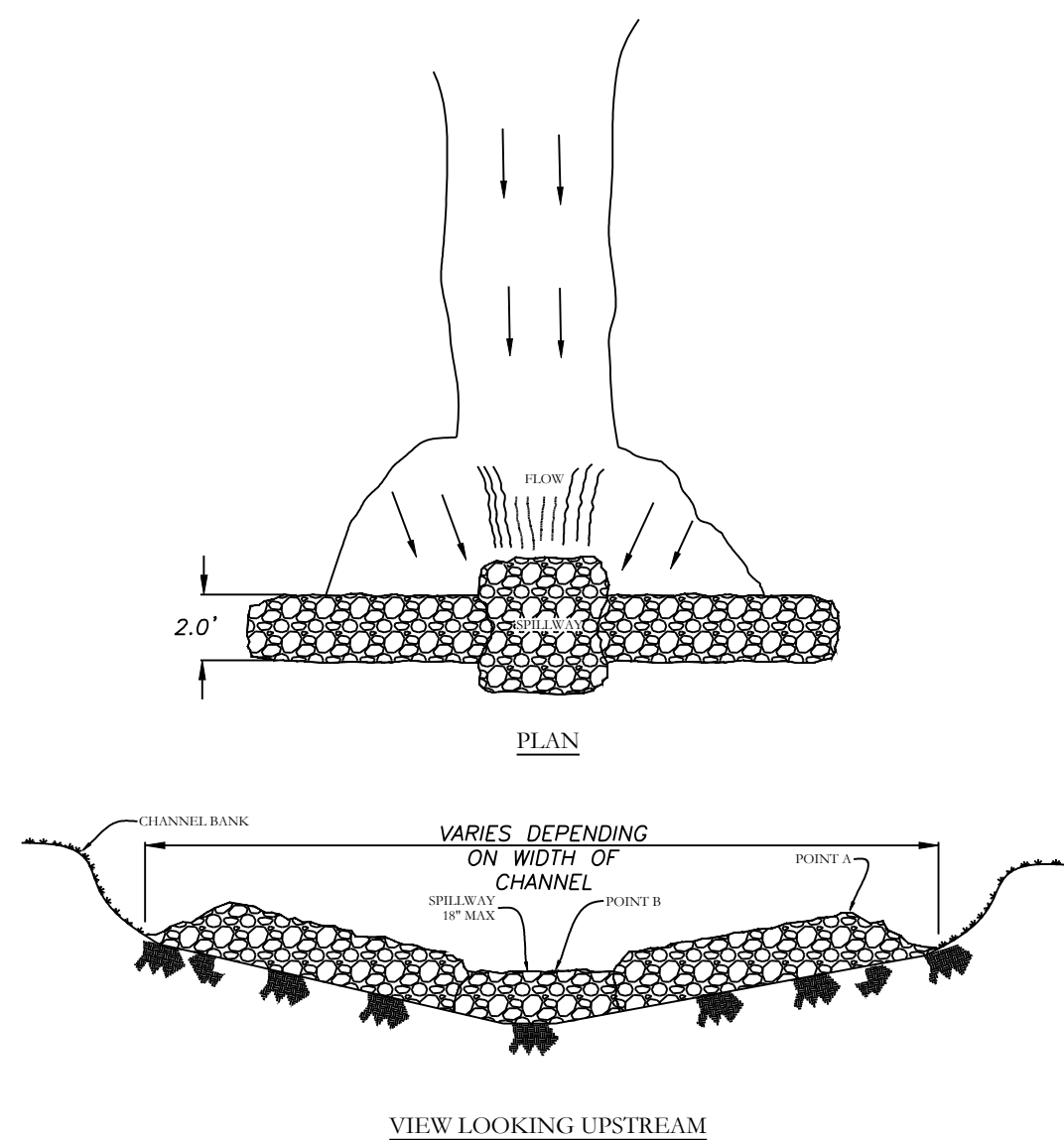
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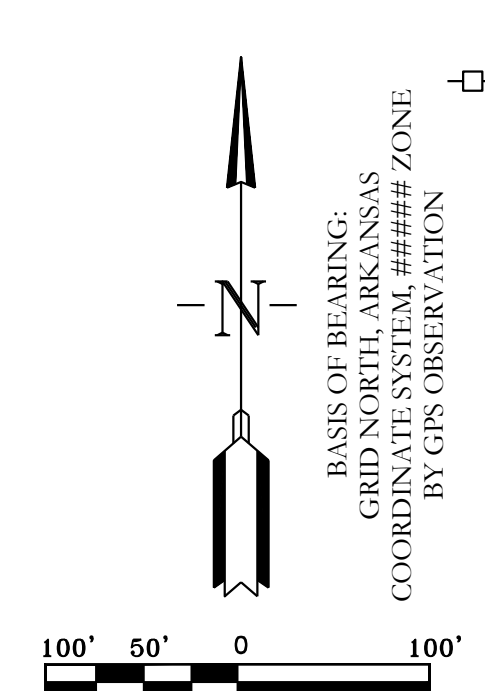
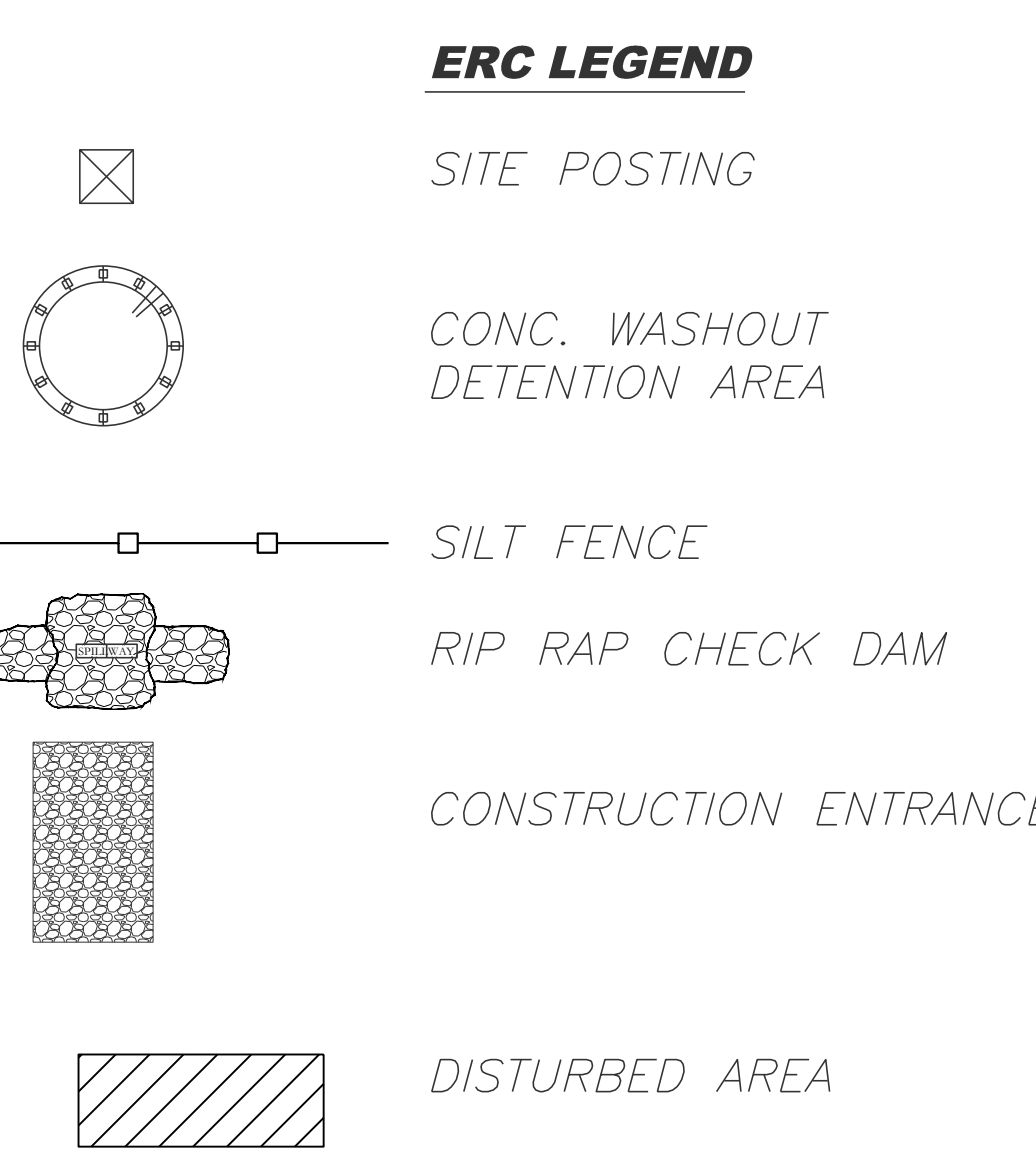
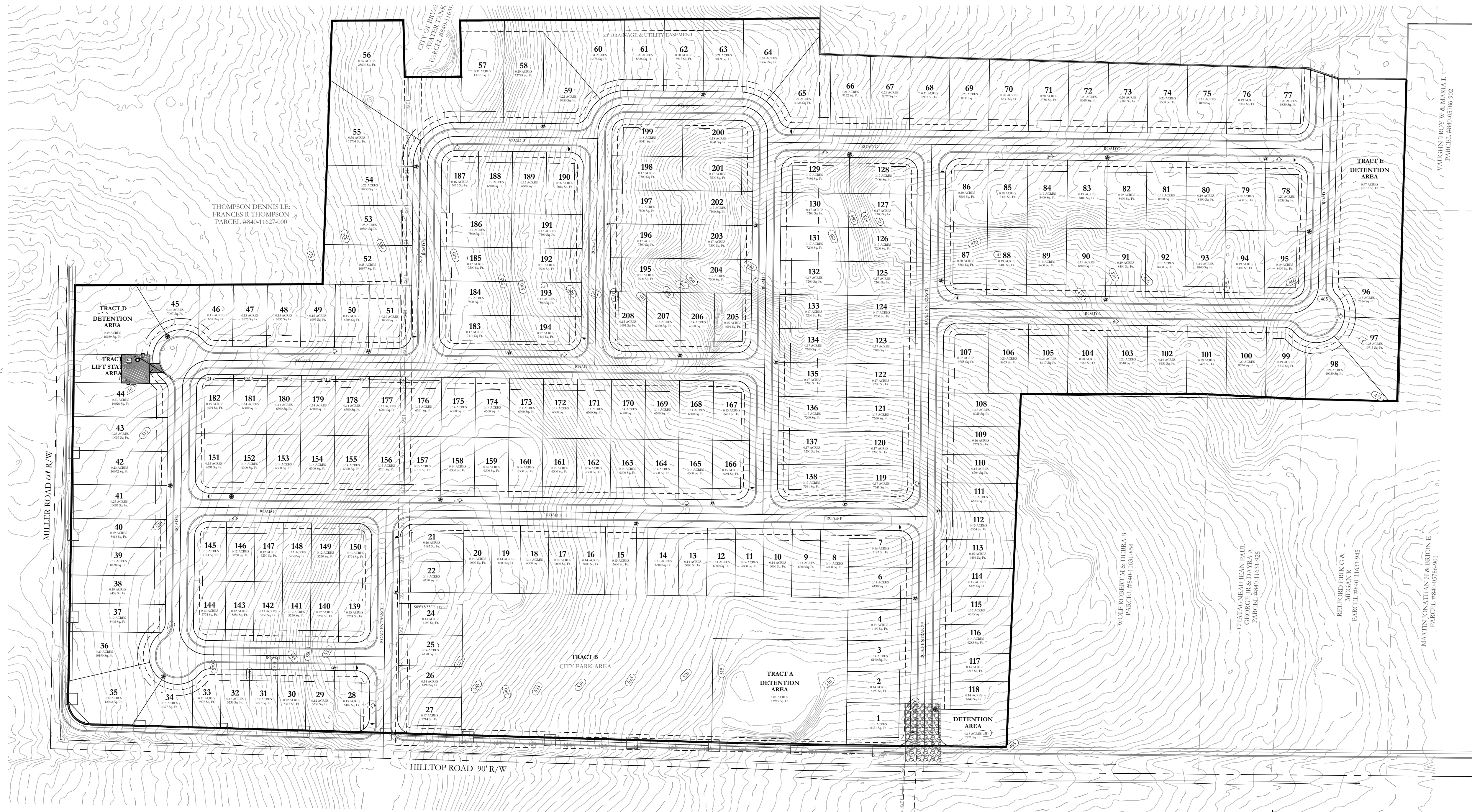
- NOTE:
- 1) INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
  - 2) REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
  - 3) SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING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

**SILT FENCE**



- NOTES:
- 1) POINT 'C' MUST BE HIGHER THAN POINT 'B' (SPILLWAY HEIGHT).
  - 2) 10' MIN. RISE OF RIBBON FROM POINT 'A' TO POINT 'B' WITH LIGHT GRADING.
  - 3) USE STRAW, ROCKS, OR FILTER FABRIC TO FILL GAPS AND FILL POND.
  - 4) BACKFILL MATERIAL TO PREVENT BREACHES OR FLOW-BY BEHIND THE DAM.
  - 5) SPILLWAY HEIGHT SHALL NOT EXCEED 18" (4').
  - 6) INSPECT AFTER EACH SIGNIFICANT STORM, MAINTAIN AND REPAIR PROPERLY.

**RIP-RAP CHECK DAM**

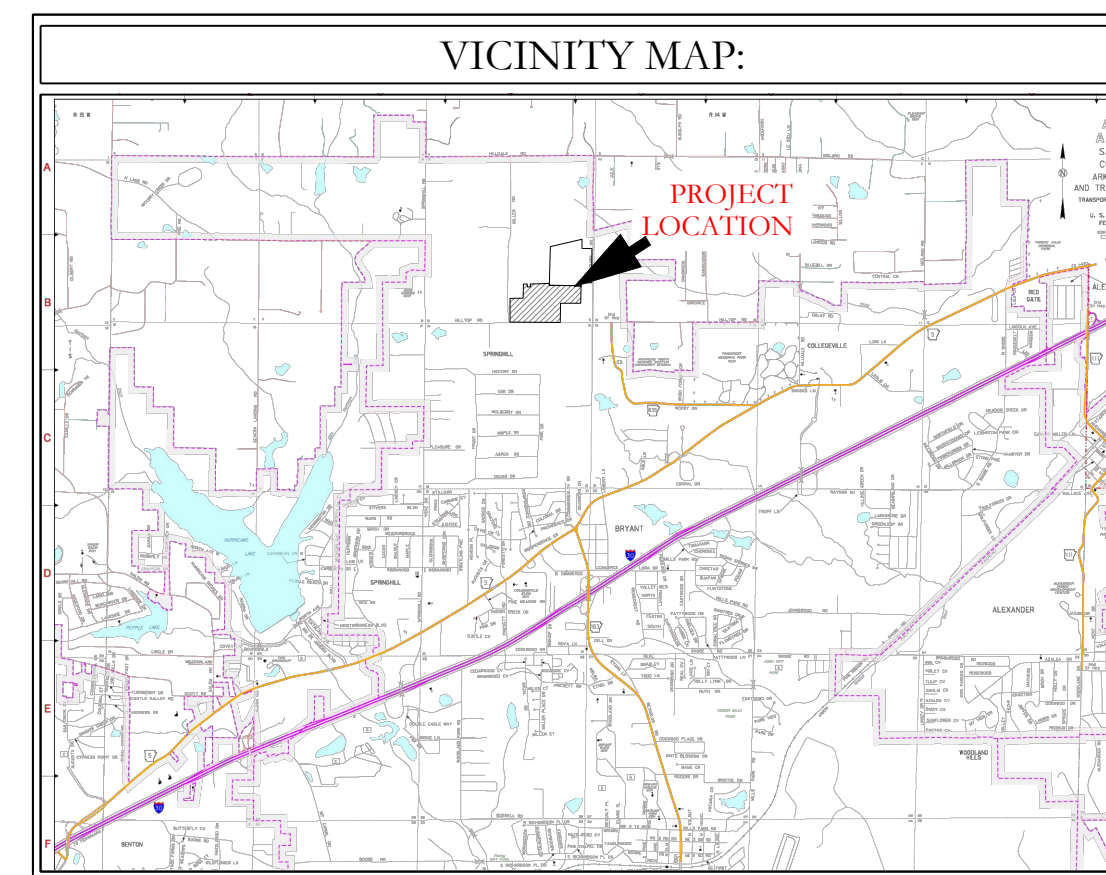


North arrow pointing up, labeled 'BASIS OF BEARING: GRID NORTH, ARKANSAS COORDINATE SYSTEM, SOUTH ZONE, BY GPS OBSERVATION'.

Scale bar: 0, 35, 70 feet.

Professional Engineer Seal for William W. McQuinn, State of Arkansas, No. 14048.

Certificate of Authorization for Hope Consulting, Inc., No. 1931, State of Arkansas.



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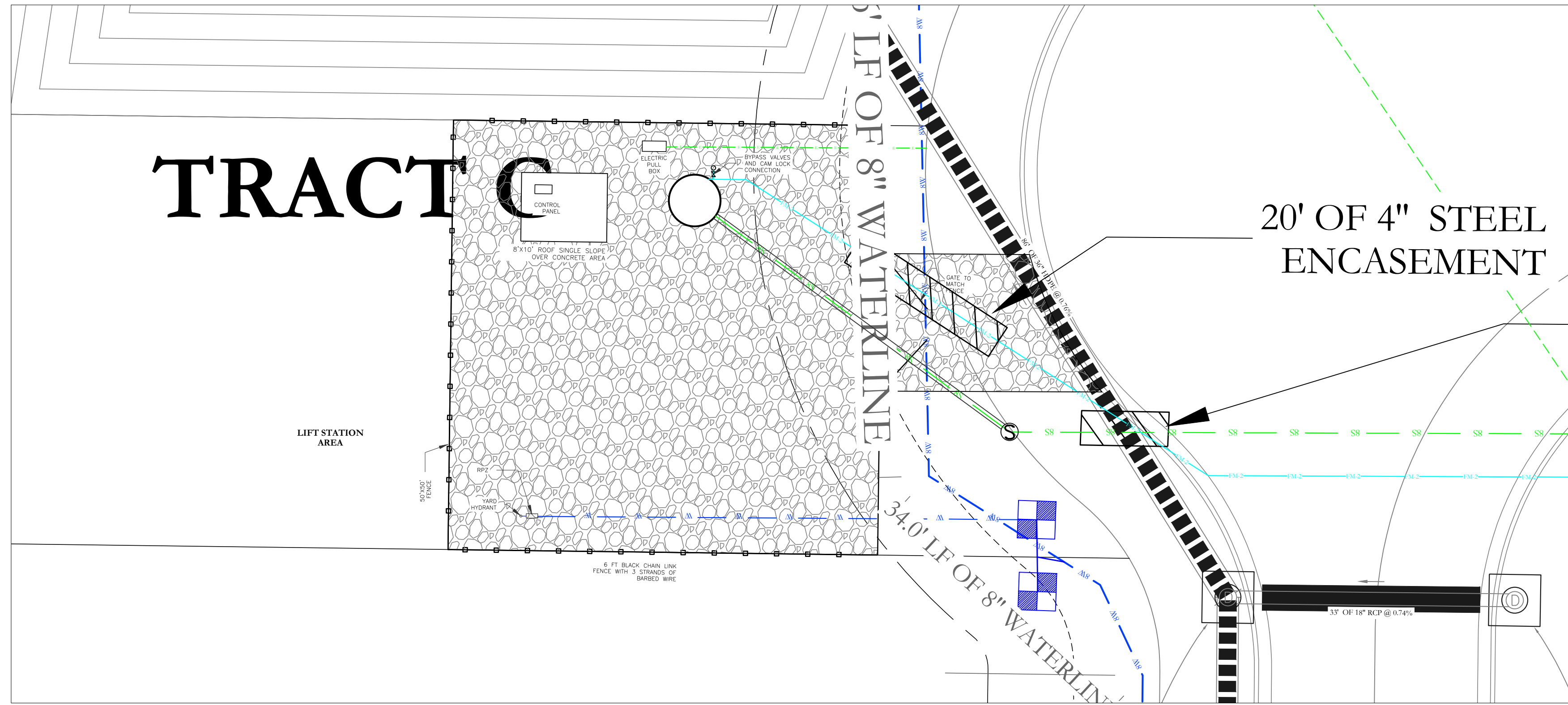
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FOR USE AND BENEFIT OF:  
**NXT GEN HOMES LLC.**

**HILLTOP LANDING**  
EROSION CONTROL PLAN  
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 10/05/2022	C.A.D. BY:	DRAWING NUMBER:
REVISIONS:	CHECKED BY:	<b>20-1341</b>
SHEET: C-7.0	SCALE: 1" = 20'	
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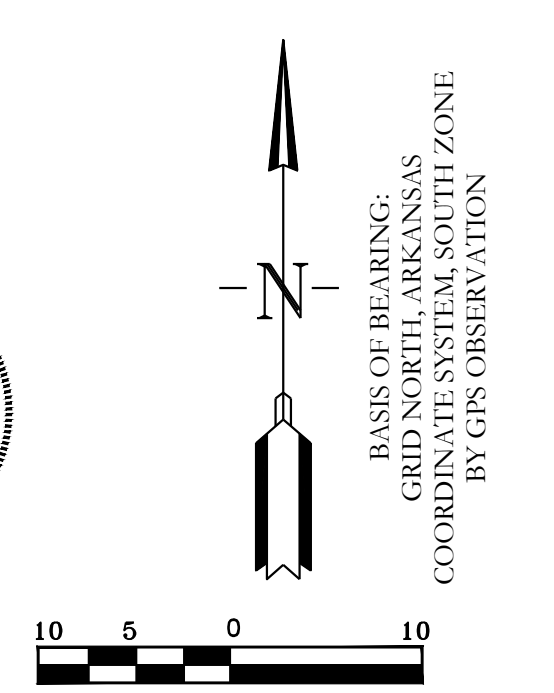
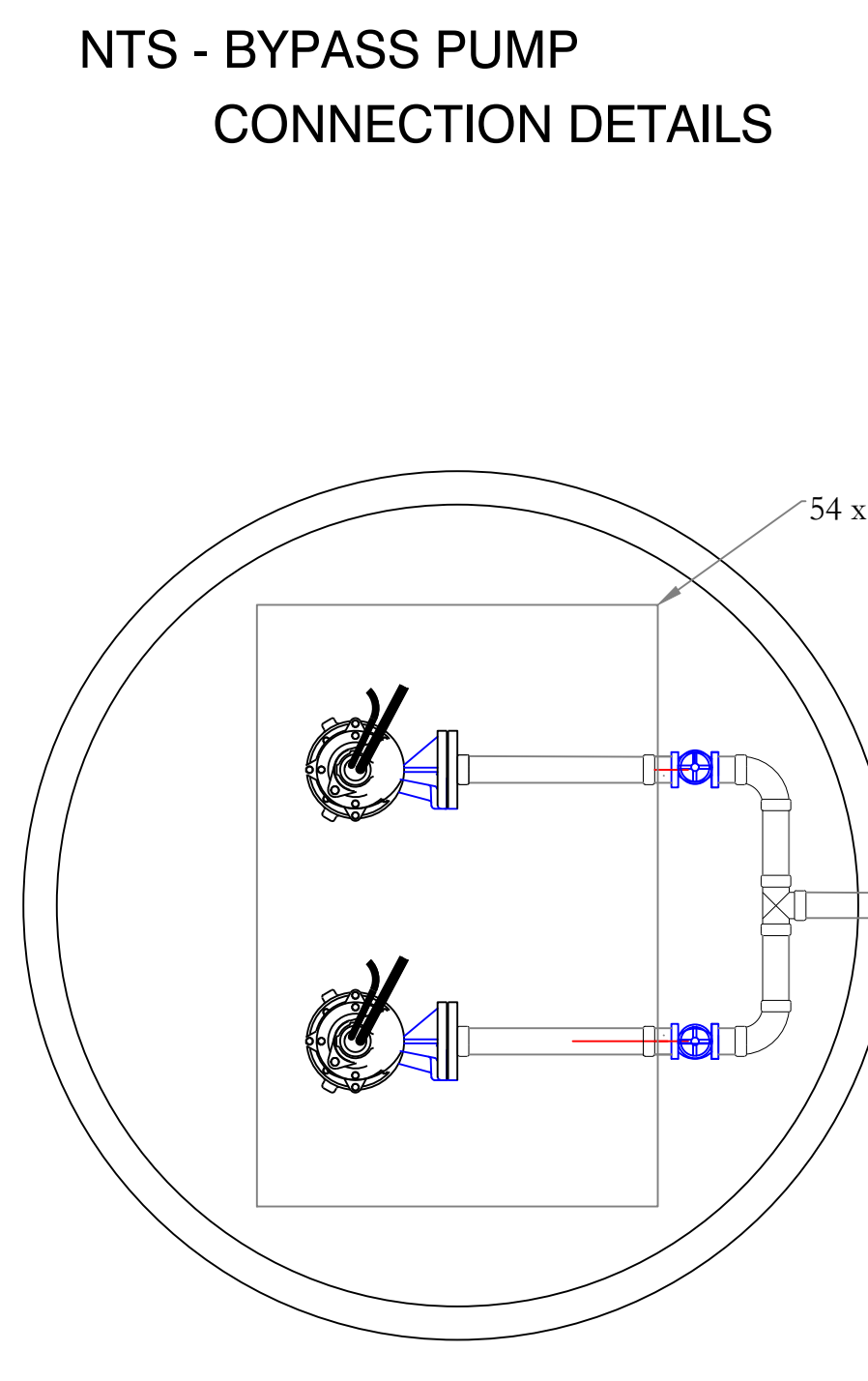
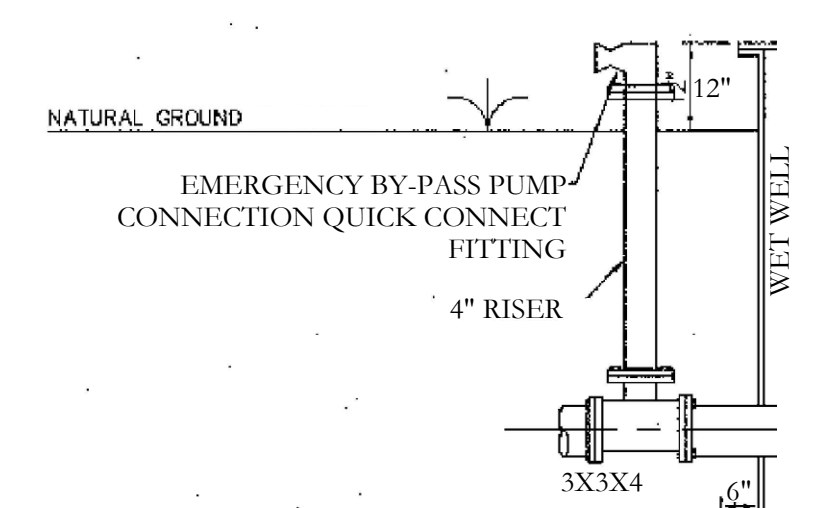
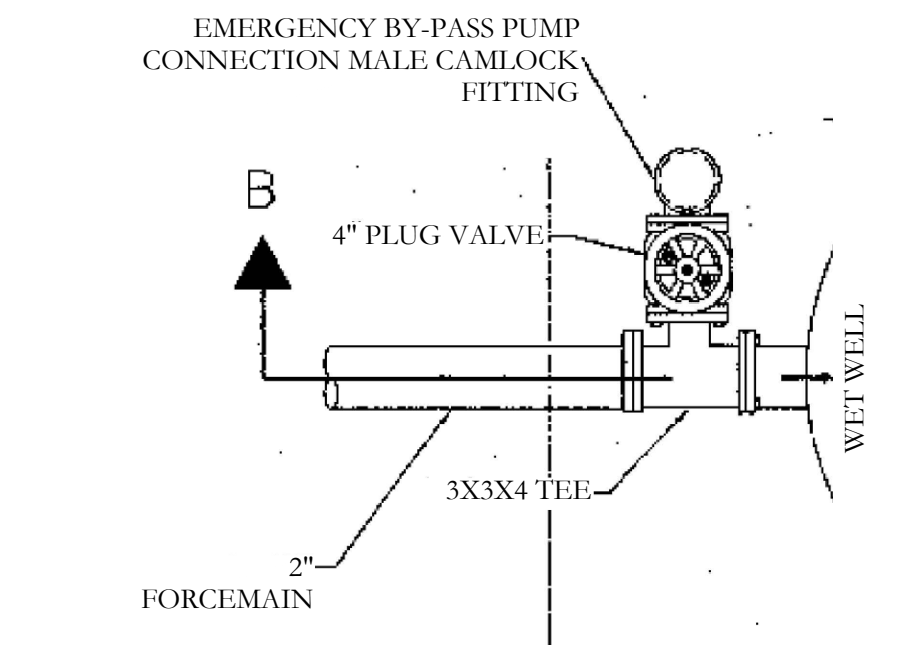
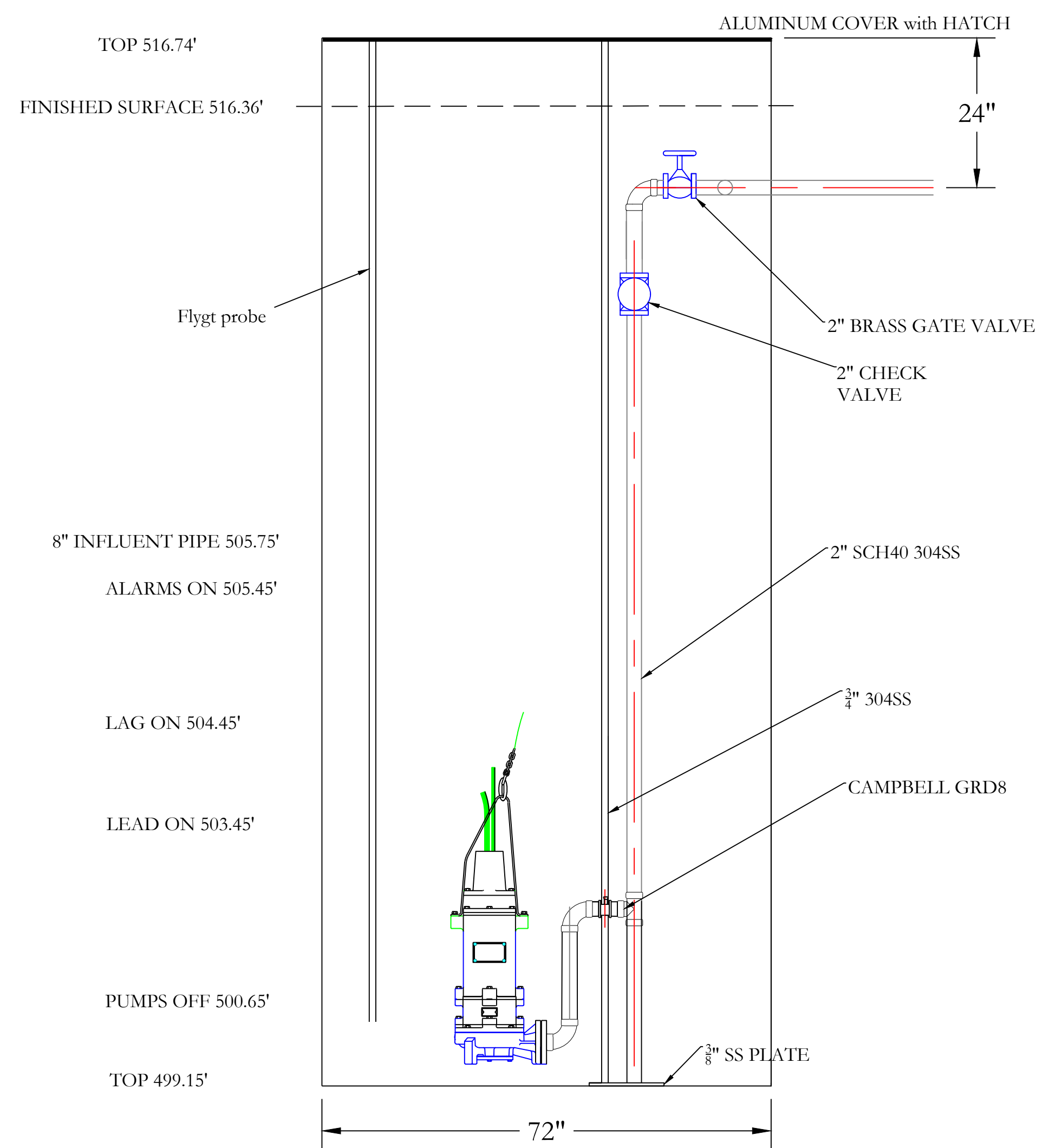




**LIFT STATION NOTES**

DUPLEX LIFT STATION WILL BE PROVIDED BY JACK TYLER ENGINEERING, INC. AND WILL INCLUDE THE FOLLOWING:

1. Two(2) Myers Pump VS30-23 (3Hp, 230V, 3Ph) with a 3.5" impeller trim lifting bolts and stainless steel chain.
2. 60"x204" straight wall FRP basin with lifting lugs
3. Aluminum hatch cover 60" with vent and hoist socket
4. Float Bucket
5. Duplex control panel 3/60/230 vac, lead / log alternating
6. 200 amp disconnect and fuses
7. One (1) Flygt Probe
8. FRP basin plumbed with stainless steel guide rails, 2" stainless steel pipe and fittings, Campbell disconnects, brass check valves, ball valves, stainless tell extension handles, common discharge
9. One (1) 8" inlet hub
10. Delivery to job site
11. Start up installed lift station
12. A high-level alarm light and horn on the control panel top
13. Pump station equipped with hour meters
14. Generator Connection located at the top of control panel



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FOR USE AND BENEFIT OF:  
 NXT GEN HOMES LLC.

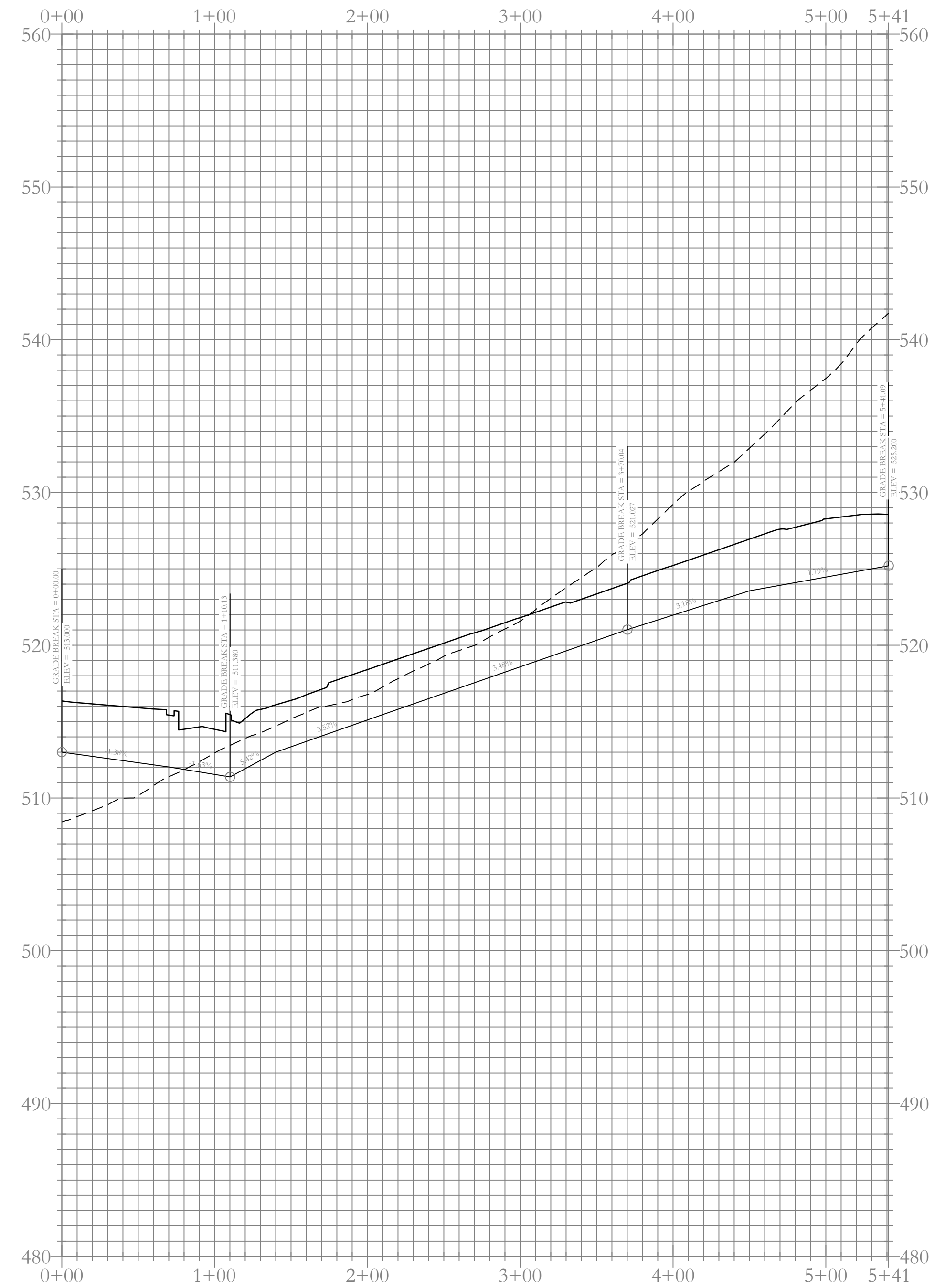
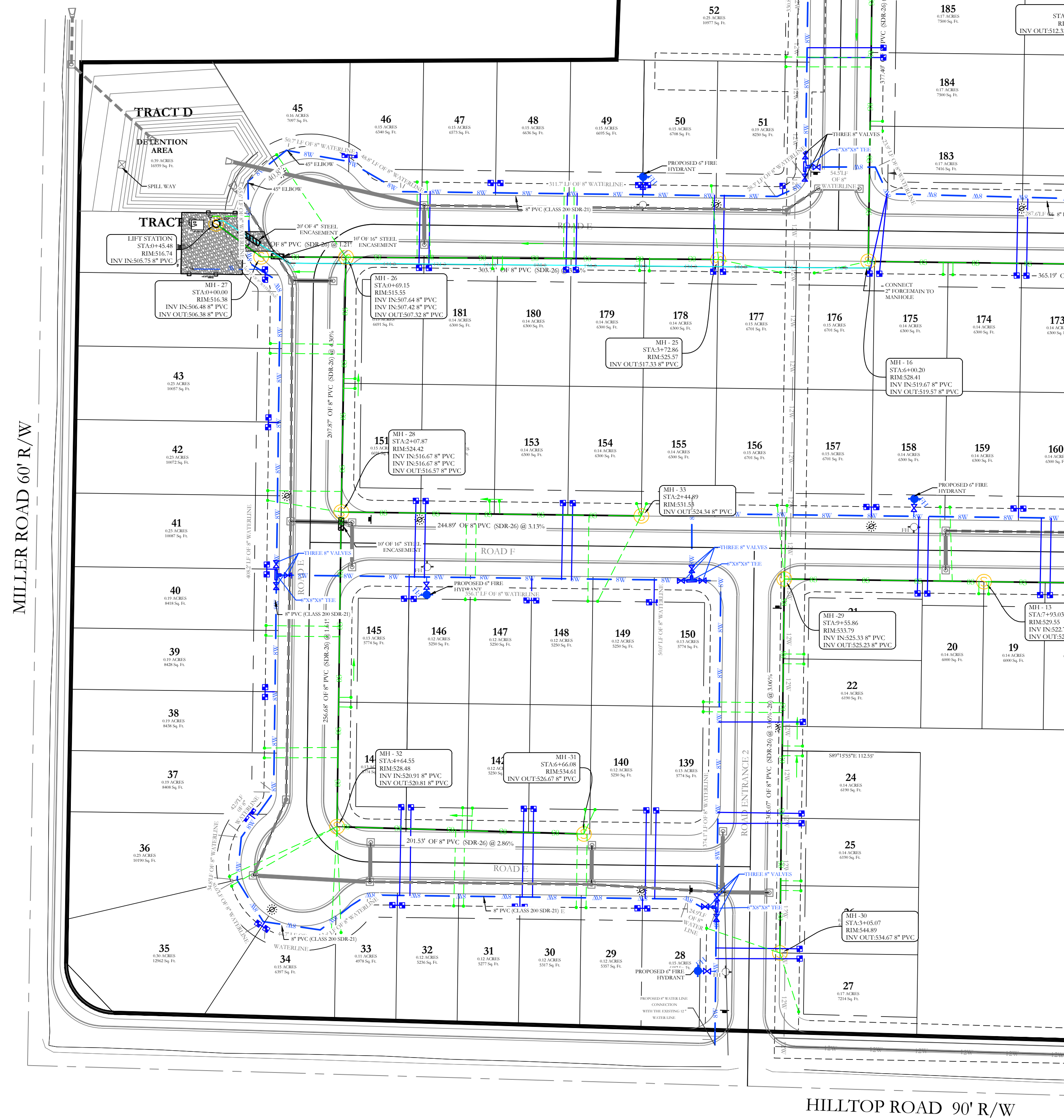
LIFT STATION DETAILS/SPECIFICATIONS  
 HILLTOP LANDING SUBDIVISION  
 A SUBDIVISION IN THE CITY OF BRYANT,  
 SALINE COUNTY, ARKANSAS

DATE:	10-05-22	C.A.D. BY:	xxx	DRAWING NUMBER:
REVISION:		CHECKED BY:		20-1341
SHEET:	C-8.0	SCALE:	as shown	
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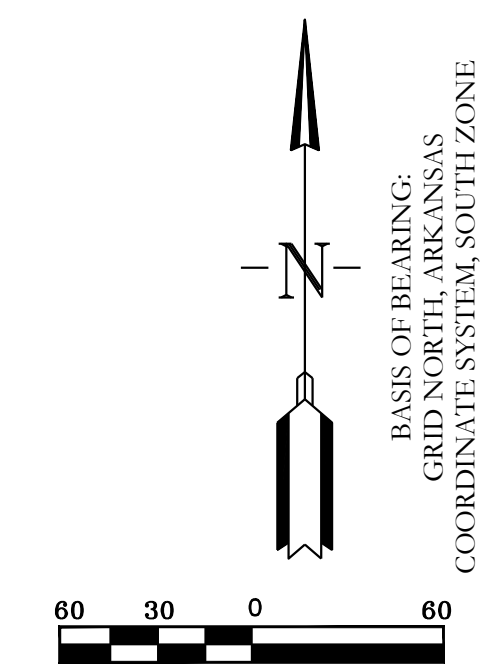
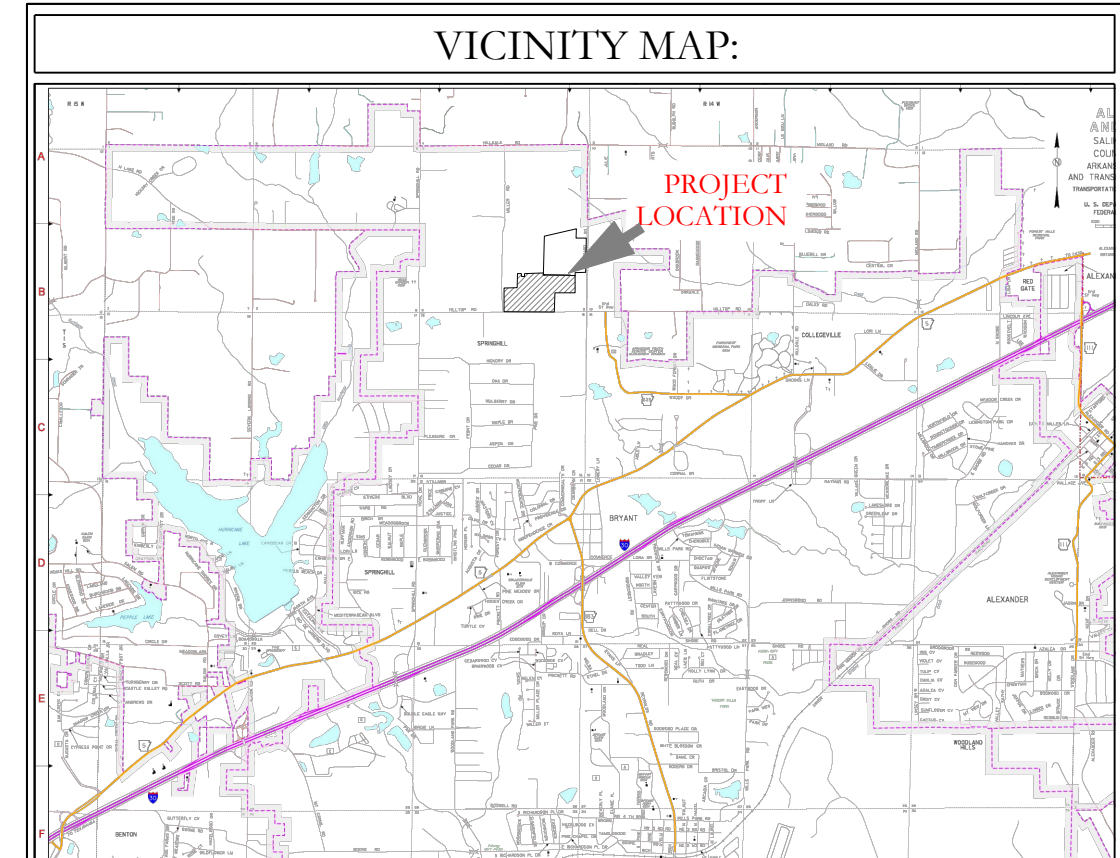
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THOMPSON DENNIS LE:  
FRANCES R THOMPSON  
PARCEL #840-11627-000



**PROPOSED FORCEMAIN**



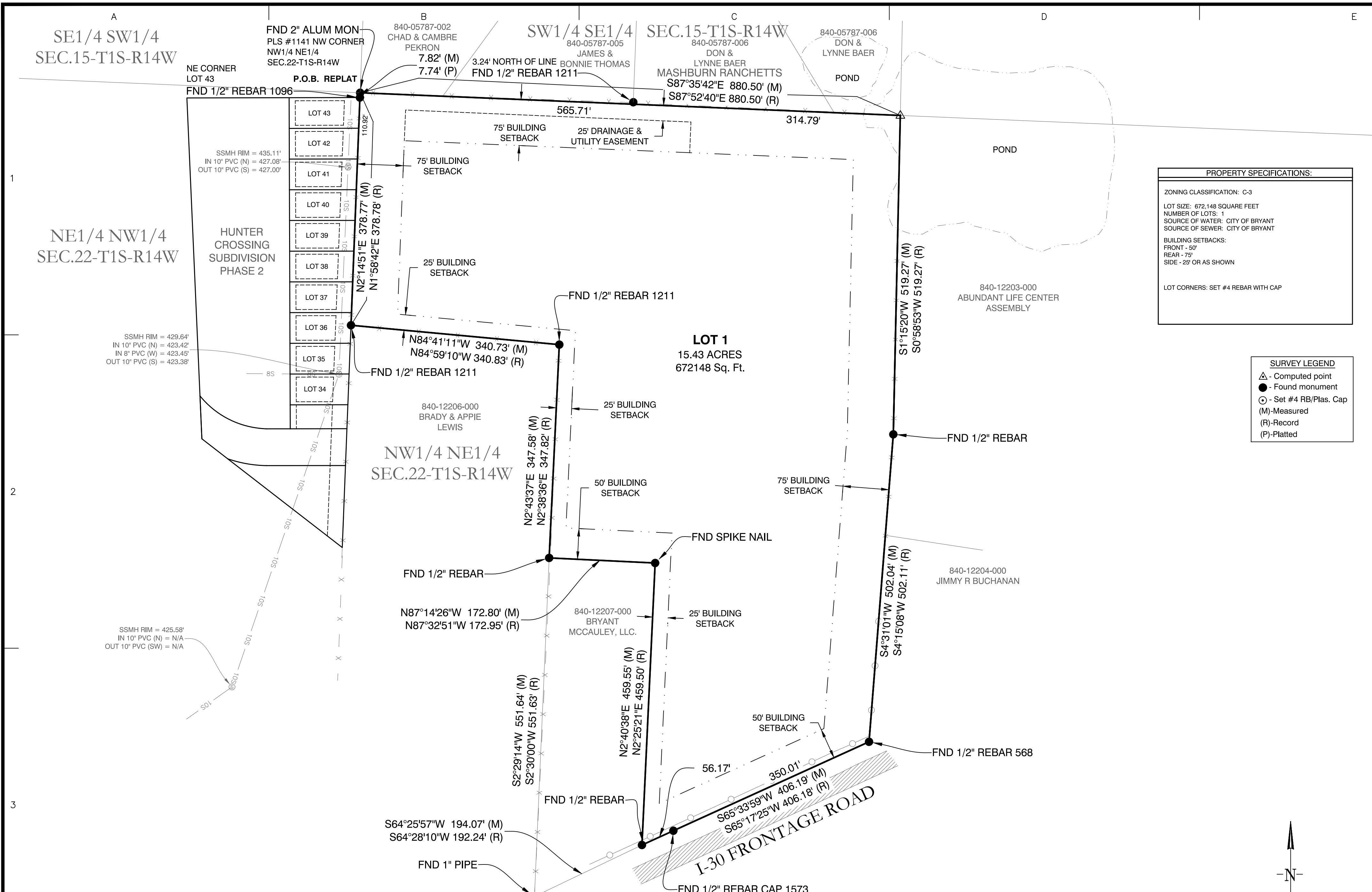
**HOPE CONSULTING**  
ENGINEERS - SURVEYORS

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

FOR USE AND BENEFIT OF: <b>NXT GEN HOMES LLC.</b>			
<b>HILLTOP LANDING</b>			
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS			
DATE:	10/05/2022	C.A.D. BY:	DRAWING NUMBER:
REVISION:		CHECKED BY:	<b>20-1341</b>
SHEET:	C-8.1	SCALE:	1" = 80'
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**PROPERTY SPECIFICATIONS:**

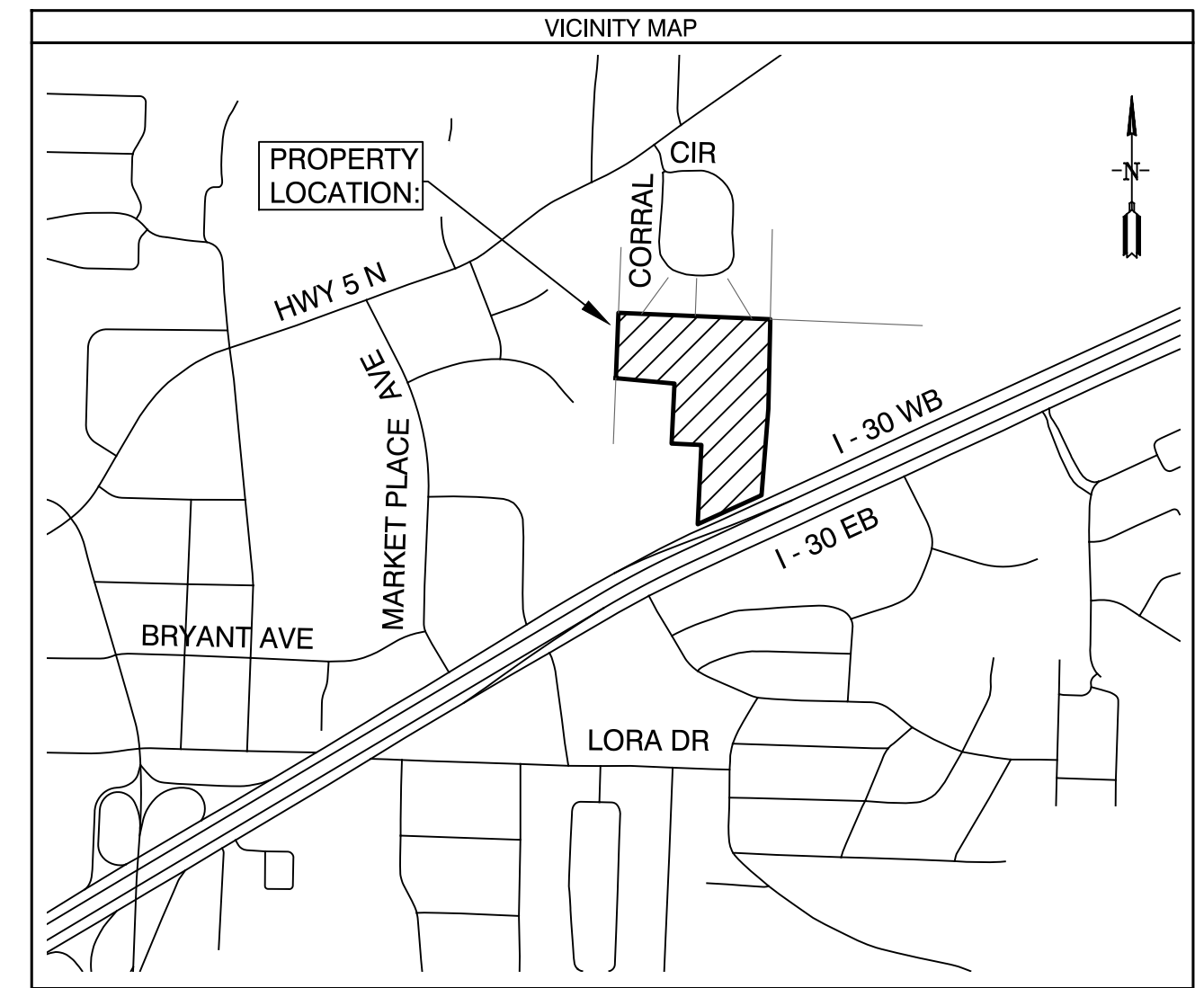
ZONING CLASSIFICATION: C-3  
 LOT SIZE: 672,148 SQUARE FEET  
 NUMBER OF LOTS: 1  
 SOURCE OF WATER: CITY OF BRYANT  
 SOURCE OF SEWER: CITY OF BRYANT

**BUILDING SETBACKS:**  
 FRONT - 50'  
 REAR - 75'  
 SIDE - 25' OR AS SHOWN

LOT CORNERS: SET #4 REBAR WITH CAP

**SURVEY LEGEND**

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



**PROPERTY DESCRIPTION:**

**OVERALL SUBDIVISION DESCRIPTION**

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4 NE1/4) OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 14 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A FOUND 2" ALUMINUM MONUMENT PLS#1141 FOR THE NORTHWEST CORNER OF THE SAID NW1/4 NE1/4; THENCE S87°35'42"E - 880.50 FEET ALONG THE NORTH LINE THEREOF TO A COMPUTED POINT WHICH FALLS IN AN EXISTING POND THEREOF; THENCE LEAVING SAID NORTH LINE S1°15'20"W - 519.27 FEET TO A FOUND 1/2" REBAR; THENCE S4°31'01"W - 502.04 FEET TO A FOUND 1/2" REBAR W/CAP 568 LOCATED ON THE NORTHERLY RIGHT OF WAY OF THE WESTBOUND I-30 FRONTAGE ROAD; THENCE ALONG SAID RIGHT OF WAY S65°33'59"W - 406.19 FEET TO 1/2" REBAR; ; THENCE LEAVING SAID RIGHT OF WAY N2°40'38"E - 459.55 FEET TO A FOUND SPIKE NAIL; THENCE N87°14'26"W - 172.80 FEET TO A FOUND 1/2" REBAR; THENCE N2°43'37"E - 347.58 FEET TO A FOUND 1/2" REBAR W/CAP 1211; THENCE N84°41'11"W - 340.73 FEET TO A FOUND 1/2" REBAR W/CAP #1211 LOCATED ON THE WEST LINE OF THE SAID NW1/4 NE1/4; THENCE ALONG SAID WEST LINE N2°14'51"E - 378.77 FEET TO THE POINT OF BEGINNING, CONTAINING 15.43 ACRES, MORE OR LESS. SUBJECT TO ANY EXISTING EASEMENTS AND THE RIGHT OF WAY OF THE WESTBOUND I-30 FRONTAGE ROAD.

**DOCUMENTS USED:**

- DEED BOOK 1998 PAGE 11732 QCD WILLIAMS
- PREVIOUS SURVEY BY BROWN DATED 9/14/08
- NEIGHBORING SURVEY BY RASBURY DATED 2/4/05

**BASIS OF BEARINGS:**

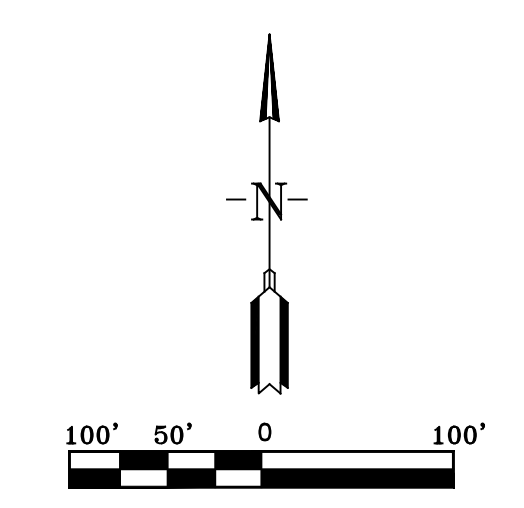
BENCHMARK(S) PROVIDED ARE REBAR AND COORDINATES ON BENCHMARKS ARE NORTH AMERICAN DATUM 1983, ARKANSAS SOUTH ZONE, US SURVEY FEET, GRID COORDINATES AND ELEVATIONS ARE NAVD 1988. COORDINATES AND ELEVATIONS WERE ESTABLISHED USING GPS AND WERE PROCESSED USING THE NATIONAL GEODETIC SURVEYS "ONLINE POSITIONING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

**CERTIFICATIONS:**

BY AFFIXING MY SEAL AND SIGNATURE, I GEORGE P. WOODEN, PS NO.1573, HEREBY CERTIFY THAT THIS DRAWING CORRECTLY DEPICTS A SURVEY COMPILED UNDER MY SUPERVISION ON MAY 17, 2021.

THIS SURVEY WAS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHERS AND DOES NOT REPRESENT A TITLE SEARCH.

THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "X" OF THE F.E.M.A. MAP PANEL 05125C0240E EFFECTIVE DATE JUNE 05, 2020.



**SURVEY PLAT CODE:**  
500-01S-14W-0-22-140-62-1573



**FINAL PLAT  
CUSTOM ADVERTISING  
SUBDIVISION TO THE  
CITY OF BRYANT,  
SALINE COUNTY, ARKANSAS**

**PLAT CERTIFICATES:**

<p><b>OWNER:</b> Name: Northside Center LLC &amp; So Diggin, Inc. d/b/a Custom Advertising of AR Address: P.O. Box 91, Alexander, AR 72002</p>	<p><b>DEVELOPER:</b> Name: Northside Center LLC Address: P.O. Box 91, Alexander, AR 72002</p>	<p><b>CERTIFICATE OF RECORDING:</b></p>
<p><b>CERTIFICATE OF OWNER:</b> 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.</p> <p>Date: _____ Signed: _____ William Smith P.O. Box 91, Alexander, AR 72002</p>	<p><b>CERTIFICATE OF SURVEYING ACCURACY:</b> I, George P. Wooden, hereby certify that this plat correctly represents a boundary survey made by me or under my supervision on 9/26/2022; 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.</p> <p>Date: _____ Signed: _____ George P. Wooden Registered Land Surveyor No. 1573, Arkansas</p>	<p><b>CERTIFICATE OF FINAL PLAT APPROVAL:</b> Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission at a meeting held _____.</p> <p>All of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.</p> <p>Date: _____ Signed: _____ Rick Johnson, Chairman Bryant Planning Commission</p>
<p><b>CERTIFICATE OF ENGINEERING ACCURACY:</b> 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.</p> <p>Date: _____ Signed: _____ Vernon J. Williams Registered Professional Engineer No. 9551, Arkansas</p>		

BY	
REVISION	
DATE	
<p>Designing our client's success</p> <p><b>GarNat Engineering, LLC</b> 3825 Mt. Carmel Rd Bryant, AR 72022 garnatengineering@gmail.com</p>	
<p>FOR: CUSTOM ADVERTISING LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4 NE1/4) OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 14 WEST CITY OF BRYANT, ARKANSAS</p>	
<p>REGISTERED PROFESSIONAL SURVEYOR STATE OF ARKANSAS NO. 1573 SIGNATURE GEORGE P. WOODEN</p>	
<p>CONTENTS:</p> <p><b>FINAL PLAT</b></p>	
PROJECT NO:	21069
DATE:	OCT. 26, 2022
SHEET NO:	V1.0





**PARKING SPACES:**  
2 HANDICAP PARKING SPACES  
24 OUTDOOR PARKING SPACE  
26 PARKING SPACES TOTAL

**NOTES:**  
1. SITE PAVEMENT MARKINGS SHALL BE 4" WIDE WHITE PAINT (PER ARDOT STANDARD SPECIFICATION SECTION 718)

DATE	REVISION	BY
10-26-22	REVISED PER CITY OF BRYANT	TM

**GNE** Designing our client's success  
**GarNat Engineering, LLC**  
P.O. Box 116  
Bryant, AR 72018  
Ph: (501) 408-4650  
garnateengineering@gmail.com

**CUSTOM ADVERTISING  
OFFICE & SHOPS ADDITION  
BRYANT, AR**



10-5-2022

CONTENTS:  
**SITE PLAN**

PROJECT NO:  
21069

DATE:  
AUGUST 2022

SHEET NO:  
**C1.0**

\\Projects\2022 Projects\21069 23788 - 20 - Army Posters\Drawings\Utility\Utility\PAUSE.dwg - SHEET 02.dwg







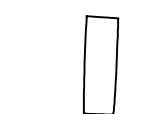
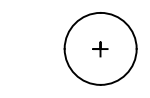
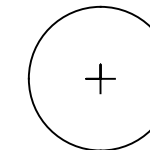
## LANDSCAPING NOTES:

- REPORT ANY DISCREPANCIES FOUND IN THE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE DESIGNER OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
- THE NUMBER OF PLANTS OR INTENDED COVERAGE AREAS SHOWN SHALL SUPERSEDE NOTED QUANTITIES. TREE LOCATIONS ARE DIAGRAMMATIC.
- ALL PLANT MATERIALS MUST BE APPROVED PRIOR TO INSTALLATION. SUBSTITUTIONS OF SIZE OR TYPE OF MATERIAL ARE NOT PERMITTED WITHOUT WRITTEN APPROVAL PRIOR TO DELIVERY OR INSTALLATION.
- ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION. REPLACE ANY DAMAGED, DESTROYED, OR REMOVED PLANT MATERIALS WITH THE SAME VARIETY AND SIZE PRIOR TO FINAL ACCEPTANCE.
- PLANT STORAGE TO BE LOCATED OUT OF VEHICULAR USE AREAS AND NEAR A WATERING SYSTEM TO OPTIMIZE SURVIVAL.
- ALL PLANTING BEDS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- ALL PLANTING BEDS SHALL BE MULCHED WITH 3-INCHES SHREDDED HARDWOOD OR CYPRESS MUGH.
- ALL SHRUBS AND TREES SHALL RECEIVE PLANTING BACKFILL OF 2/3 TOPSOIL AND 1/3 COMPOST BY VOLUME AND 2 POUNDS OF 14-14-14 TIMED-RELEASE FERTILIZER PER CUBIC YARD OF BACKFILL.
- ALL BEDS INSIDE LAWN AREAS TO BE EDGED WITH 4" PAINTED STEEL EDGING.
- ALL TREES AND SHRUBS SHALL BE THOROUGHLY WATERED IMMEDIATELY AFTER PLANTING.
- TREES SHALL NOT BE TOPPED AT ANY TIME. PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 STANDARDS FOR TREE CARE SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
- COORDINATE ALL INSTALLATION ACTIVITIES WITH IRRIGATION WORK AND IMMEDIATELY REPAIR DAMAGES TO FINISH GRADES, SOD, AND PLANT MATERIALS UNTIL FINAL ACCEPTANCE.
- SEE GRADING AND DRAINAGE PLAN FOR PROPOSED SLOPES, SWALES, BERMS, AND WATER FEATURES. MAINTAIN PROPER FINISH GRADES IN ALL AREAS AS INDICATED.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING, REMOVAL OF MISCELLANEOUS DEBRIS AND ANY ADDITIONAL FILL REQUIRED TO PROVIDE MINIMUM TOPSOIL DEPTHS AND CREATE A SMOOTH CONDITION PRIOR TO PLANTING IN ALL AREAS.
- TOPSOIL SHALL BE FREE OF STONES, ROOTS, CLODS, AND ANY OTHER FOREIGN MATERIAL THAT IS NOT BENEFICIAL FROM PLANT GROWTH.
- LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES DURING CONSTRUCTION.
- IDENTIFICATION LABELS MUST BE ATTACHED TO ALL PLANT MATERIALS AND SHALL REMAIN INTACT UNTIL FINAL ACCEPTANCE OF THE WORK. REMOVE ALL TAGS AND LABELS FOLLOWING FINAL ACCEPTANCE.
- CALIPER OF TREES TO BE MEASURED 6-INCHES ABOVE GROUND LEVEL FOR TREES UP TO 4-INCH CALIPER SIZE.
- GENERAL CONTRACTOR SHALL PROVIDE 6-INCH DIAMETER MINIMUM SCHEDULE 40 PVC SLEEVING FOR IRRIGATION TO ALL CURB ISLANDS AND UNDER ALL DRIVE ISLE CROSSINGS.
- CONTRACTOR TO REFER TO THE UTILITY PLAN SHEET FOR RECENT FIRE FLOW INFORMATION.

## LEGEND:

## PLAN QUANTITIES:

Quantity	Common Name/Botanical Name	Size	Remarks
20	Green Giant Arborvitae <i>Thuja standishii x plicata 'Green Giant'</i>	6 - 8'	Specimen, Full to Ground
123	Wintergreen Boxwood <i>Buxus sinica var. Insularis 'Wintergreen'</i>	3 gallon, 18" HT	Full well branched shrub with uniform shape, Space plants 4' o.c.
50	Varigated Liriope <i>Liriope muscari 'Variegata'</i>	1 gallon	Space pance at 18" o.c.
	Bermuda Tifway 419 <i>Cynodon Dactylon var. Tifway 419</i>	Sod	Solid sod, all areas indicated with close knit joints



## SODDING OF DISTURBED AREAS

AREAS AND LIMITS OF SODDING ARE INDICATED BASED ON ANTICIPATED DISTURBANCE BY GRADING OPERATIONS. CONTRACTOR TO PROVIDE ADDITIONAL SODDING IN ANY OTHER AREAS DISTURBED BY WORK UNDER THIS CONTRACT. EXCAVATE AND REMOVE ANY REMAINING TURF AND SOIL TO A 4-INCH MINIMUM DEPTH WITHIN NEW SOD AREAS. HAND EXCAVATION REQUIRED WITHIN DRIP LINES OF TREE AREAS TO AVOID DAMAGE TO EXISTING ROOTS.

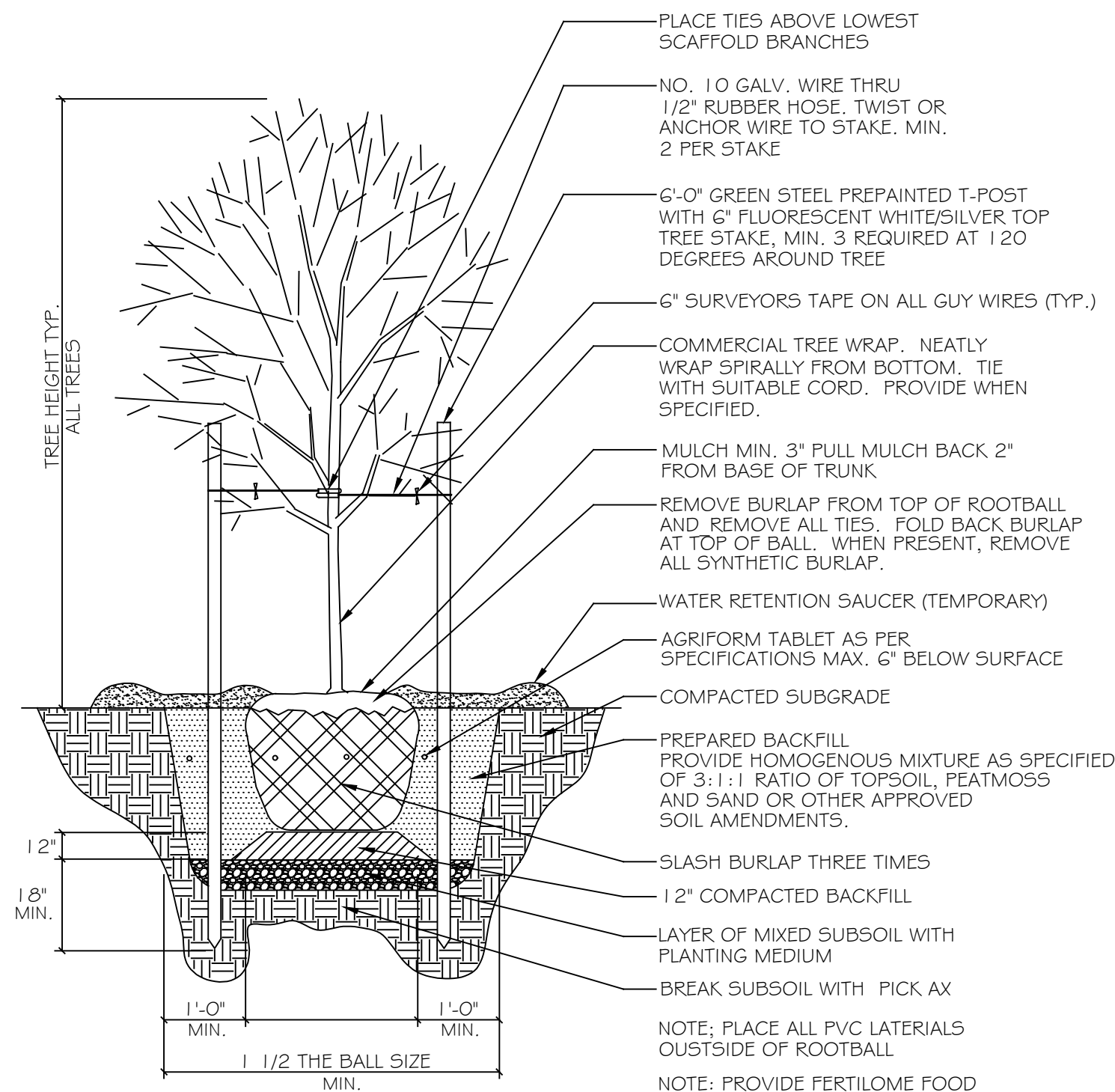
## MAINTENANCE AND WARRANTY

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

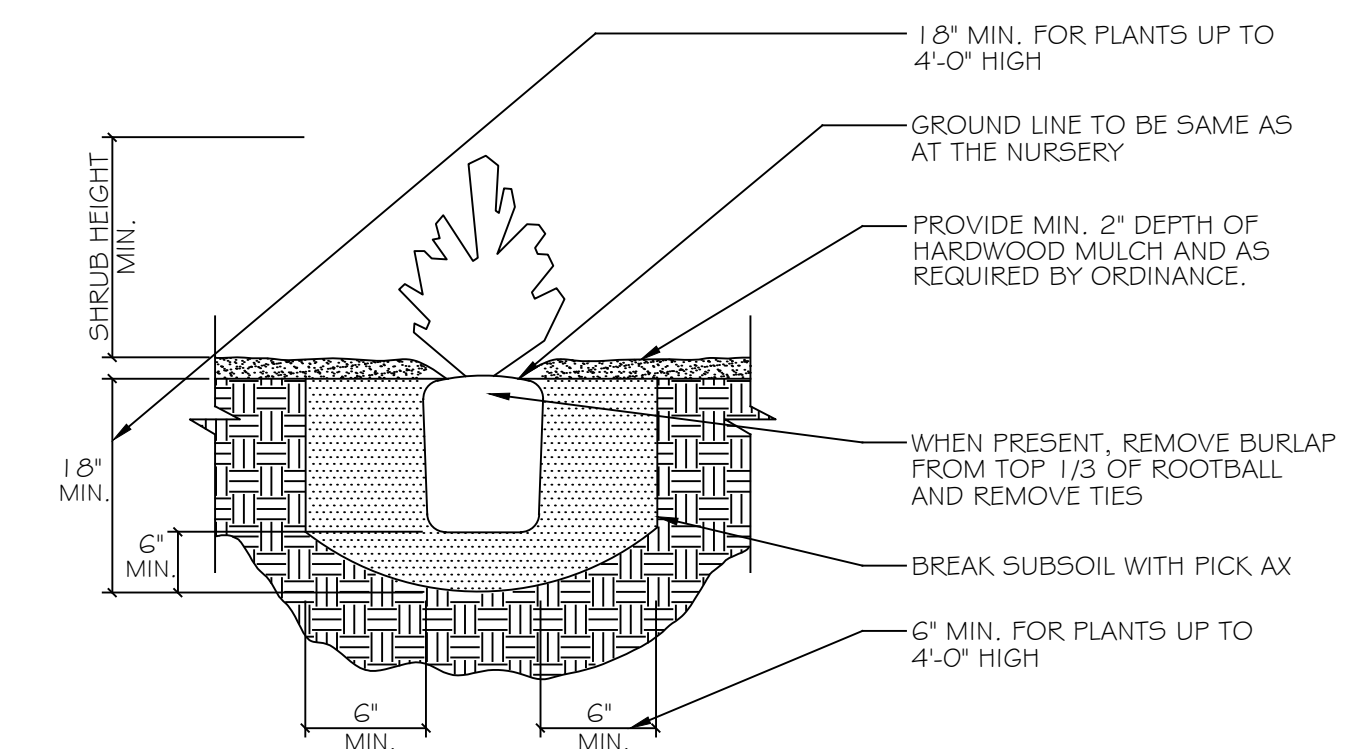
## IRRIGATION SYSTEM

CONTRACTOR TO PROVIDE AUTOMATIC IRRIGATION SYSTEM FOR ALL NEW LANDSCAPE AND TURF AREAS SHOWN ON THE PLANS. SYSTEM WILL REQUIRE PROVIDING BACKFLOW PREVENTER, PERMITTING, POWER CONNECTION, CONTROLLER, AND ALL OTHER WORK REQUIRED FOR A COMPLETE AND FUNCTIONING SYSTEM THAT PROVIDES 100% COVERAGE. COORDINATE LOCATION OF CONTROLLER WITH OWNER, GENERAL CONTRACTOR, AND ELECTRICAL CONTRACTOR. COORDINATE LOCATION OF IRRIGATION SLEEVES WITH GENERAL CONTRACTOR PRIOR TO FULLY MOBILIZING TO SITE. CONTRACTOR TO REFER TO THE UTILITY PLAN SHEET FOR CURRENT FIRE FLOW INFORMATION.

NOTE: PLANTS SHALL BE SET SLIGHTLY HIGHER THAN GRADE TO ALLOW FOR SETTLING & POSITIVE DRAINAGE.



**TREE PLANTING DETAIL**  
No Scale



- NOTES:
- PROVIDE WEED CONTROL AND/OR FERTILIZER AS SPECIFIED BELOW.
  - WEED CONTROL AND FERTILIZER MAY BE APPLIED AT A LATER DATE TO COMPLY WITH SEASONAL CONDITIONS AND THE GROWING PERIOD.
  - PROVIDE AGRIFORM TABLETS AS PER MANUFACTURERS RECOMMENDATIONS.
  - PROVIDE HOMOGENOUS BACKFILL PLANTING MIXTURE OF 3:1 RATIO TOPSOIL TO PEATMOSS AND/OR OTHER APPROVED SOIL AMENDMENTS.
  - PROVIDE FERTILOME ROOT STIMULATOR OR APPROVED EQUAL IN PITS.
  - APPLY BALAN FREEMERGENT WEED CONTROL OR APPROVED EQUAL TREATMENT ON ALL SHRUB AND GROUND COVER BEDS.

**SHRUB PLANTING DETAIL**  
No Scale

BY	TM				
REVISION					
REVISED PER CITY OF BRYANT					
DATE	10-26-22				

**Designing our client's success**  
**GarNat Engineering, LLC**  
 3825 Mt Carmel Rd  
 Bryant, AR 72022  
 gamatengr@gmail.com

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

**CUSTOM ADVERTISING**  
**OFFICE & SHOPS ADDITION**  
**BRYANT, AR**



9/26/2022

CONTENTS:  
**LANDSCAPING**  
**NOTES &**  
**DETAILS**

PROJECT NO:  
**21069**

DATE:  
**AUGUST 2022**

SHEET NO:

**L1.1**



**A NEW FACILITY FOR: CUSTOM ADVERTISING**  
**DRAINAGE CALCULATIONS – SUMMARY**  
**10/6/2022**

**DESCRIPTION OF PROJECT**

Custom Advertising is an approximately 15.45 Acre development located in the City of Bryant, Arkansas at the north Portion of I-30 N Frontage Rd. There is a ridge that runs through the site creating four main drainage basins. Basin 3 will be detained in a ditch located in the east of the site. The detention of the basin will be detained by a 19 ft. wide ditch. Basin 1 and 2 will not be detained. Basin 4 runs to west of the site and in-lieu-fee provided for this basin.

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 Pipes**

**Detention Summary**

**Appendices**

Exhibit A – Pre-Development Drainage Basins

Exhibit B – Post-Development Drainage Basins

**A NEW FACILITY FOR: CUSTOM ADVERTISING**  
**DRAINAGE CALCULATIONS – SUMMARY**  
**10/6/2022**

**SUMMARY OF DRAINAGE BASINS**

**PRE-DEVELOPMENT CONDITIONS**

The existing site contains four drainage basins. The existing site is a mixture of grass and clay soil with moderate slopes. Basin 1 drains to the south western side of the property, basin 2 drains to the south eastern side of the property, basin 3 drains to the north eastern side of the property and basin 4 drains to the south side of the property.

**POST-DEVELOPMENT CONDITIONS**

As previously described, this site is being developed into a commercial office. Slopes range from 2% to 6%. Runoff from the developed areas of basin 3 collects by a ditch and finally detained in the eastern corner of the property. Runoff from basin 1, 2 and 4 will not be captured.

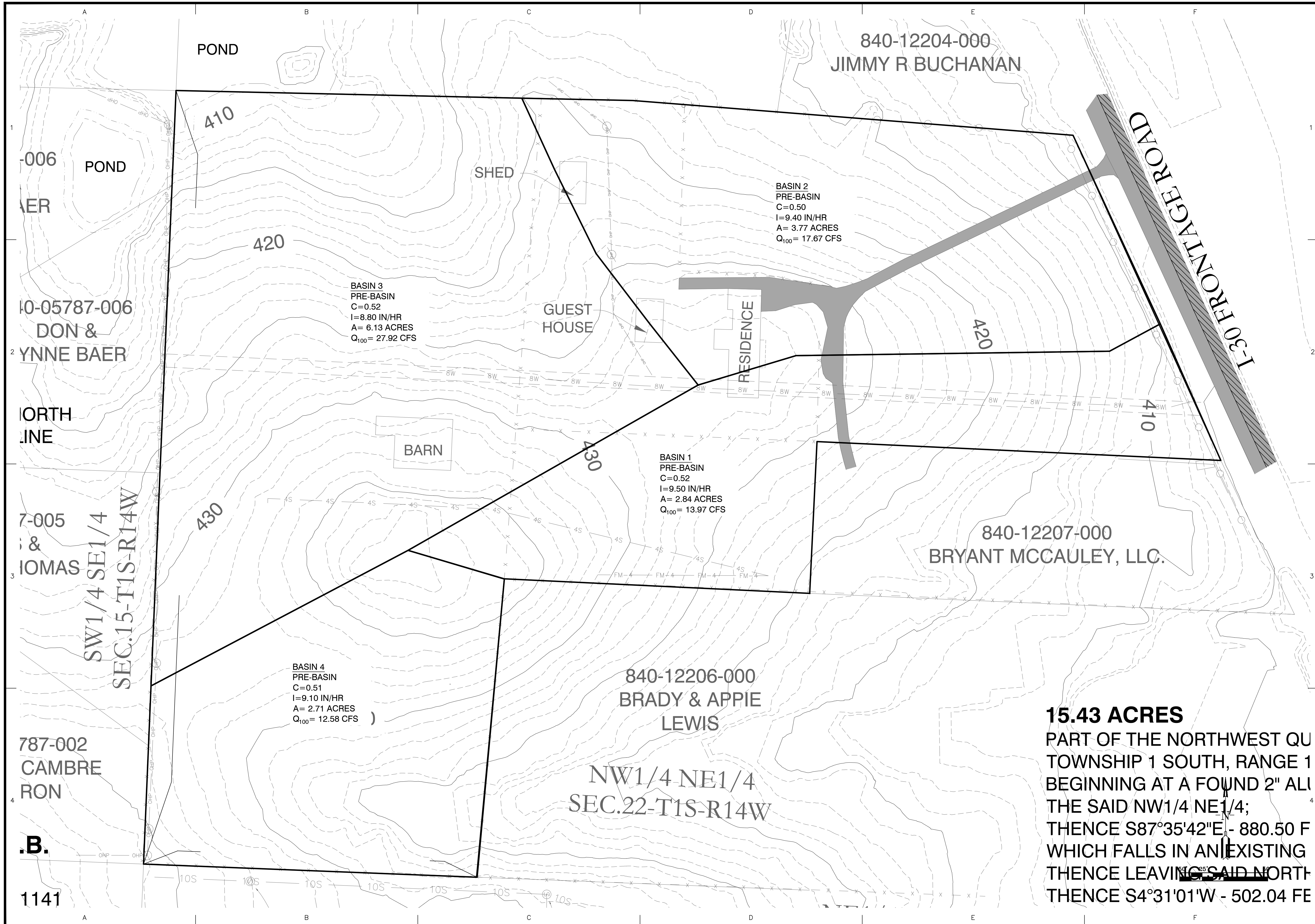
**SUMMARY OF PIPES**

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

**DETENTION BASIN 1 SUMMARY**

The ditch storage in these calculations detains flows from the basin 3. The ditch storage is located in the eastern portion of the property. The ditch storage is made of 300 linear feet of 1' concrete bottom trickle channel and has a volume of 4,800 cf. A concrete control structure is constructed on the east side of the ditch. This control structure uses a slotted weir to limit the discharge through the structure to that of the 2, 5, 10, 25, 50, and 100-year pre-development flow. The ditch storage is designed to hold the 100-year storm event.





006  
POND  
ER

0-05787-006  
DON &  
YVNE BAER

ORTH  
LINE

7-005  
&  
IOMAS

787-002  
CAMBRE  
RON

.B.  
1141

840-12204-000  
JIMMY R BUCHANAN

840-12207-000  
BRYANT MCCAULEY, LLC.

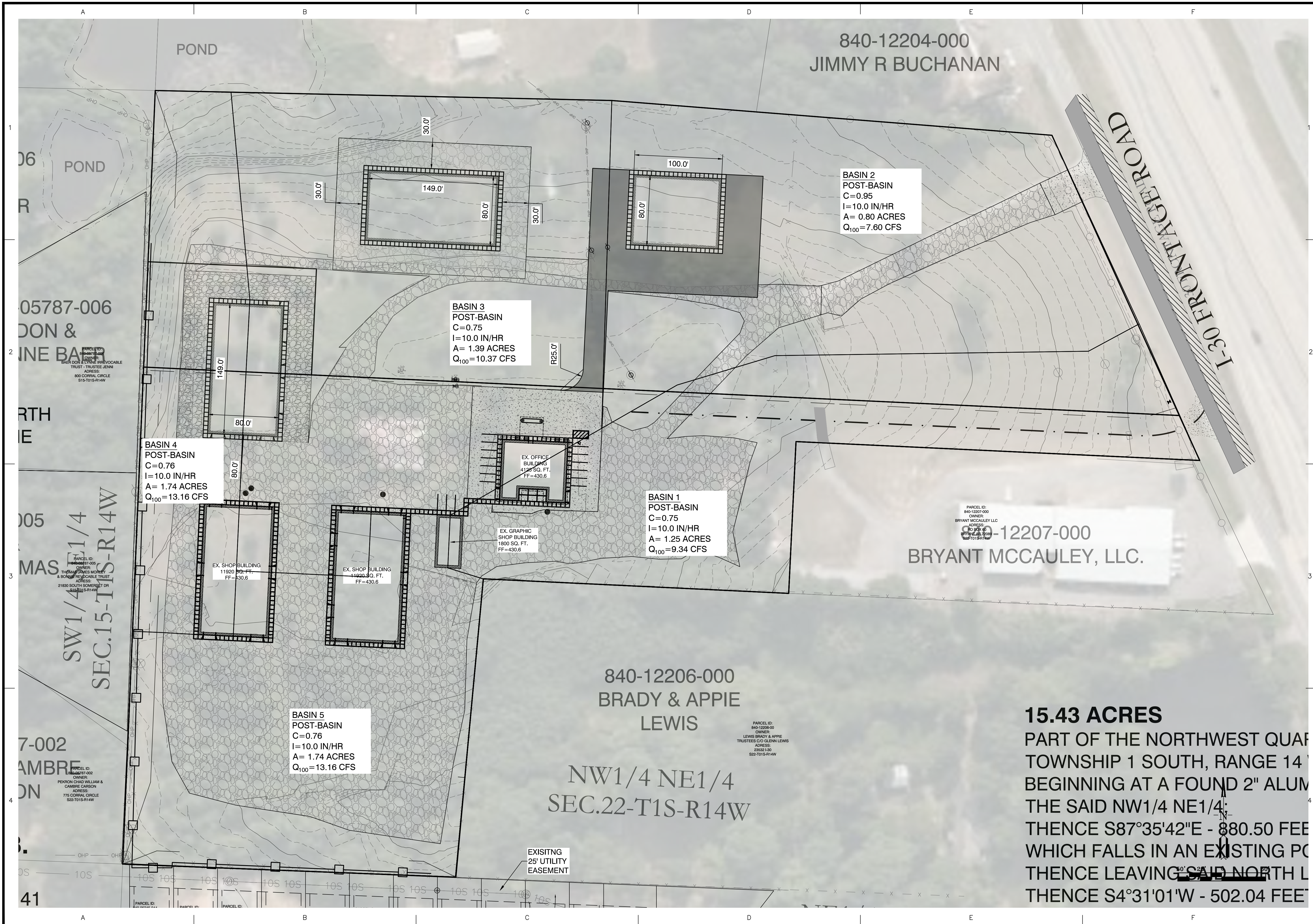
840-12206-000  
BRADY & APPIE  
LEWIS

NW1/4 NE1/4  
SEC.22-T1S-R14W

**15.43 ACRES**  
PART OF THE NORTHWEST QU  
TOWNSHIP 1 SOUTH, RANGE 1  
BEGINNING AT A FOUND 2" ALL  
THE SAID NW1/4 NE1/4;  
THENCE S87°35'42"E - 880.50 F  
WHICH FALLS IN AN EXISTING  
THENCE LEAVING SAID NORTH  
THENCE S4°31'01"W - 502.04 FE

BY	
REVISION	
DATE	
<p><b>GNE</b> Designing our client's success  <b>GarNat Engineering, LLC</b>          P.O. Box 116          Benton, AR 72018          Ph: (501) 408-4650          garnatengineering@gmail.com</p>	
<p><b>A NEW FACILITY FOR:          CUSTOM ADVERTISING          JIMMY PARKER          BRYANT, AR</b></p>	
<p>CONTENTS:          PRE          DRAINAGE          BASIN</p>	
PROJECT NO:	21069
DATE:	JULY 2021
SHEET NO:	1





840-12204-000  
JIMMY R BUCHANAN

**BASIN 2**  
POST-BASIN  
C=0.95  
I=10.0 IN/HR  
A= 0.80 ACRES  
Q<sub>100</sub>=7.60 CFS

**BASIN 3**  
POST-BASIN  
C=0.75  
I=10.0 IN/HR  
A= 1.39 ACRES  
Q<sub>100</sub>=10.37 CFS

**BASIN 4**  
POST-BASIN  
C=0.76  
I=10.0 IN/HR  
A= 1.74 ACRES  
Q<sub>100</sub>=13.16 CFS

**BASIN 1**  
POST-BASIN  
C=0.75  
I=10.0 IN/HR  
A= 1.25 ACRES  
Q<sub>100</sub>=9.34 CFS

**BASIN 5**  
POST-BASIN  
C=0.76  
I=10.0 IN/HR  
A= 1.74 ACRES  
Q<sub>100</sub>=13.16 CFS

840-12207-000  
BRYANT MCCAULEY, LLC.

840-12206-000  
BRADY & APPIE  
LEWIS

NW1/4 NE1/4  
SEC.22-T1S-R14W

**15.43 ACRES**  
PART OF THE NORTHWEST QUARTER  
TOWNSHIP 1 SOUTH, RANGE 14  
BEGINNING AT A FOUND 2" ALUM  
THE SAID NW1/4 NE1/4;  
THENCE S87°35'42"E - 880.50 FEET  
WHICH FALLS IN AN EXISTING PO  
THENCE LEAVING SAID NORTH L  
THENCE S4°31'01"W - 502.04 FEET

BY	
REVISION	
DATE	
<b>GNE</b> Designing our client's success	
<b>GarNat Engineering, LLC</b>	
P.O. Box 116	3825 Mt Carmel Rd
Benton, AR 72018	Bryant, AR 72022
Ph: (501) 408-4650	gamateengineering@gmail.com
<b>A NEW FACILITY FOR: CUSTOM ADVERTISING JIMMY PARKER BRYANT, AR</b>	
CONTENTS:	
POST DRAINAGE BASIN	
PROJECT NO:	21069
DATE:	JULY 2021
SHEET NO:	<b>2</b>

A:\Projects\2021\Projects\21069 - 23738 - 235 - N - Jimmy Parker\Drawings\DWG\Sheet\21069 - Basin 12.dwg



**Stormwater Calcs - 23738 I-30 N**  
**Using Rational Method**

Pre-development

**Calculated Tc values - Drainage Basin 1**

$$T_c = \frac{56 * L^{1.49} * n^{1.49}}{i^{0.4} * S^{0.3}} \text{ seconds}$$

L1 = 220 feet  
 n1 = 0.033 Gravel  
 S1 = 0.036 ft/ft  
 I<sub>assumed</sub> = 6.90 inches  
 T<sub>Ccalculated</sub> = 230 seconds  
 T<sub>Ccalculated</sub> = 3.84 minutes

Tc = 10.07 minutes  
 I = 6.90 inches

Use Tc = **10.00** minutes

I - 100 yr = 8.2  
 I - 50 yr = 7.6  
 I - 25 yr = 6.90  
 I - 10 yr = 6  
 I - 5 yr = 5.5  
 I - 2 yr = 4.7

L1 = 465 feet  
 n1 = 0.035 Streams on plain, more stones & weeds  
 S1 = 0.036 ft/ft  
 I<sub>assumed</sub> = 6.90 inches  
 T<sub>Ccalculated</sub> = 374 seconds  
 T<sub>Ccalculated</sub> = 6.23 minutes

Tc for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual  
 i for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual

**Calculated Tc values - Drainage Basin 2**

$$T_c = \frac{56 * L^{1.49} * n^{1.49}}{i^{0.4} * S^{0.3}} \text{ seconds}$$

L1 = 100 feet  
 n1 = 0.15 Sheet flow  
 S1 = 0.033 ft/ft  
 I<sub>assumed</sub> = 6.00 inches  
 T<sub>Ccalculated</sub> = 386 seconds  
 T<sub>Ccalculated</sub> = 6.44 minutes

Tc = 14.65 minutes  
 I = 6.00 inches

Use Tc = **14.50** minutes

I - 100 yr = 7.5  
 I - 50 yr = 6.8  
 I - 25 yr = 6.00  
 I - 10 yr = 5.5  
 I - 5 yr = 4.9  
 I - 2 yr = 4.2

L1 = 500 feet  
 n1 = 0.045 Grass, some weeds  
 S1 = 0.033 ft/ft  
 I<sub>assumed</sub> = 6.00 inches  
 T<sub>Ccalculated</sub> = 493 seconds  
 T<sub>Ccalculated</sub> = 8.21 minutes

Tc for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual  
 i for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual

**Calculated Tc values - Drainage Basin 3**

$$T_c = \frac{56 * L^{1.49} * n^{1.49}}{i^{0.4} * S^{0.3}} \text{ seconds}$$

L1 = 829 feet  
 n1 = 0.045 Grass, some weeds  
 S1 = 0.034 ft/ft  
 I<sub>assumed</sub> = 6.80 inches  
 T<sub>Ccalculated</sub> = 630 seconds  
 T<sub>Ccalculated</sub> = 10.51 minutes

Tc = 10.51 minutes  
 I = 6.80 inches  
 Tc for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual  
 i for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual

Use Tc = **10.50** minutes

I - 100 yr = 8.1  
 I - 50 yr = 7.4  
 I - 25 yr = 6.80  
 I - 10 yr = 6  
 I - 5 yr = 5.4  
 I - 2 yr = 4.7

**Calculated Tc values - Drainage Basin 4**

$$T_c = \frac{56 * L^{1.49} * n^{1.49}}{i^{0.4} * S^{0.3}} \text{ seconds}$$

L1 = 491 feet  
 n1 = 0.045 Grass, some weeds  
 S1 = 0.028 ft/ft  
 I<sub>assumed</sub> = 7.70 inches  
 T<sub>Ccalculated</sub> = 464 seconds  
 T<sub>Ccalculated</sub> = 7.73 minutes

Tc = 7.73 minutes  
 I = 7.70 inches  
 Tc for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual  
 i for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual

Use Tc = **7.70** minutes

I - 100 yr = 9.1  
 I - 50 yr = 8.8  
 I - 25 yr = 7.70  
 I - 10 yr = 6.9  
 I - 5 yr = 6.1  
 I - 2 yr = 5.2

**Stormwater Calcs - 23738 I-30 N  
Using Rational Method**

Post-development

**Calculated Tc values - Drainage Basin 1**

$$T_c = \frac{56 * L^{0.6} * n^{0.6}}{i^{0.4} * S^{0.3}} \text{ seconds}$$

L1 = 220 feet  
n1 = 0.033 Gravel  
S1 = 0.035 ft/ft  
I<sub>assumed</sub> = 6.90 inches  
T<sub>calculated</sub> = 232 seconds  
T<sub>calculated</sub> = 3.87 minutes

Tc = 10.10 minutes  
I = 6.90 inches

Use Tc = 10.00 minutes

$$T_c = \frac{56 * L^{0.6} * n^{0.6}}{i^{0.4} * S^{0.3}}$$

L1 = 465 feet  
n1 = 0.035 Streams on plain, more stones & weeds  
S1 = 0.036 ft/ft  
I<sub>assumed</sub> = 6.90 inches  
T<sub>calculated</sub> = 374 seconds  
T<sub>calculated</sub> = 6.23 minutes

Tc for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual  
i for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual

I <sub>100</sub> =	8.2 Inches	I <sub>10</sub> =	6.0 Inches
I <sub>50</sub> =	7.5 Inches	I <sub>5</sub> =	5.5 Inches
I <sub>25</sub> =	6.9 Inches	I <sub>2</sub> =	4.7 Inches

**Calculated Tc values - Drainage Basin 2**

$$T_c = \frac{56 * L^{0.6} * n^{0.6}}{i^{0.4} * S^{0.3}} \text{ seconds}$$

L1 = 100 feet  
n1 = 0.15 Sheet Flow  
S1 = 0.033 ft/ft  
I<sub>assumed</sub> = 6.30 inches  
T<sub>calculated</sub> = 379 seconds  
T<sub>calculated</sub> = 6.32 minutes

Tc = 13.24 minutes  
I = 6.30 inches

Use Tc = 13.20 minutes

$$T_c = \frac{56 * L^{0.6} * n^{0.6}}{i^{0.4} * S^{0.3}} \text{ seconds}$$

L1 = 500 feet  
n1 = 0.035 Streams on plain, more stones & weeds  
S1 = 0.033 ft/ft  
I<sub>assumed</sub> = 6.30 inches  
T<sub>calculated</sub> = 416 seconds  
T<sub>calculated</sub> = 6.93 minutes

Tc for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual  
i for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual

I <sub>100</sub> =	7.8 Inches	I <sub>10</sub> =	5.8 Inches
I <sub>50</sub> =	7 Inches	I <sub>5</sub> =	5.0 Inches
I <sub>25</sub> =	6.3 Inches	I <sub>2</sub> =	4.3 Inches

**Calculated Tc values - Drainage Basin 3**

$$T_c = \frac{56 * L^{0.6} * n^{0.6}}{i^{0.4} * S^{0.3}} \text{ seconds}$$

L1 = 170 feet  
n1 = 0.033 Gravel  
S1 = 0.058 ft/ft  
I<sub>assumed</sub> = 6.80 inches  
T<sub>calculated</sub> = 172 seconds  
T<sub>calculated</sub> = 2.87 minutes

Tc = 10.58 minutes  
I = 6.80 inches

Use Tc = 10.50 minutes

$$T_c = \frac{56 * L^{0.6} * n^{0.6}}{i^{0.4} * S^{0.3}} \text{ seconds}$$

L1 = 285 feet  
n1 = 0.035 Streams on plain, more stones ;  
S1 = 0.058 ft/ft  
I<sub>assumed</sub> = 6.80 inches  
T<sub>calculated</sub> = 243 seconds  
T<sub>calculated</sub> = 4.05 minutes

Tc for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual  
i for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual

I <sub>100</sub> =	8.1 Inches	I <sub>10</sub> =	6.0 Inches
I <sub>50</sub> =	7.4 Inches	I <sub>5</sub> =	5.4 Inches
I <sub>25</sub> =	6.8 Inches	I <sub>2</sub> =	4.7 Inches

L1 = 175 feet  
n1 = 0.02 Earth, straight and uniform ditch  
S1 = 0.01 ft/ft  
I<sub>assumed</sub> = 6.80 inches  
T<sub>calculated</sub> = 220 seconds  
T<sub>calculated</sub> = 3.66 minutes

**Calculated Tc values - Drainage Basin 4**

$$T_c = \frac{56 * L^{0.6} * n^{0.6}}{i^{0.4} * S^{0.3}} \text{ seconds}$$

L1 = 491 feet  
n1 = 0.045 Grass, some weeds  
S1 = 0.028 ft/ft  
I<sub>assumed</sub> = 7.70 inches  
T<sub>calculated</sub> = 463 seconds  
T<sub>calculated</sub> = 7.72 minutes

Tc = 7.72 minutes  
I = 7.70 inches

Use Tc = 7.70 minutes

I <sub>100</sub> =	9.1 Inches	I <sub>10</sub> =	6.9 Inches
I <sub>50</sub> =	8.8 Inches	I <sub>5</sub> =	6.1 Inches
I <sub>25</sub> =	7.7 Inches	I <sub>2</sub> =	5.2 Inches



Stormwater Calcs - 23738 I-30 N  
**using Rational Method**

**Pre-development**

**Calculated C values - Drainage Basin 1**

	Area	C <sub>100</sub>	C <sub>50</sub>	C <sub>25</sub>	C <sub>10</sub>	C <sub>5</sub>	C <sub>2</sub>	
Roof	0.02	0.97	0.92	0.88	0.83	0.8	0.75	(C values taken from Bryant Drainage Manual) Developed - Concrete/Roof -Table 400-2
Asphalt	0.03	0.95	0.9	0.86	0.81	0.77	0.73	Developed - Asphaltic -Table 400-2
Grass	2.79	0.51	0.48	0.44	0.41	0.38	0.35	Undeveloped - Pasture/Range - Average, 2-7% - Table 400-2
<b>Total</b>	<b>2.84</b>	<b>0.52</b>	<b>0.49</b>	<b>0.45</b>	<b>0.42</b>	<b>0.39</b>	<b>0.36</b>	

**Calculated C values - Drainage Basin 2**

	Area	C <sub>100</sub>	C <sub>50</sub>	C <sub>25</sub>	C <sub>10</sub>	C <sub>5</sub>	C <sub>2</sub>	
Roof	0.14	0.97	0.92	0.88	0.83	0.8	0.75	(C values taken from Bryant Drainage Manual) Developed - Concrete/Roof -Table 400-2
Asphalt	0.21	0.95	0.9	0.86	0.81	0.77	0.73	Developed - Asphaltic -Table 400-2
Grass	3.42	0.51	0.48	0.44	0.41	0.38	0.35	Undeveloped - Pasture/Range - Average, 2-7% - Table 400-2
<b>Total</b>	<b>3.77</b>	<b>0.50</b>	<b>0.47</b>	<b>0.43</b>	<b>0.40</b>	<b>0.37</b>	<b>0.35</b>	

**Calculated C values - Drainage Basin 3**

	Area	C <sub>100</sub>	C <sub>50</sub>	C <sub>25</sub>	C <sub>10</sub>	C <sub>5</sub>	C <sub>2</sub>	
Roof	0.10	0.97	0.92	0.88	0.83	0.8	0.75	(C values taken from Bryant Drainage Manual) Developed - Concrete/Roof -Table 400-2
Grass	6.03	0.51	0.48	0.44	0.41	0.38	0.35	Undeveloped - Pasture/Range - Average, 2-7% - Table 400-2
<b>Total</b>	<b>6.13</b>	<b>0.52</b>	<b>0.49</b>	<b>0.45</b>	<b>0.42</b>	<b>0.39</b>	<b>0.36</b>	

**Calculated C values - Drainage Basin 4**

	Area	C <sub>100</sub>	C <sub>50</sub>	C <sub>25</sub>	C <sub>10</sub>	C <sub>5</sub>	C <sub>2</sub>	
Grass	2.71	0.51	0.48	0.44	0.41	0.38	0.35	(C values taken from Bryant Drainage Manual) Undeveloped - Pasture/Range - Average, 2-7% - Table 400-2
<b>Total</b>	<b>2.71</b>	<b>0.51</b>	<b>0.48</b>	<b>0.44</b>	<b>0.41</b>	<b>0.38</b>	<b>0.35</b>	

Stormwater Calcs - 23738 I-30 N  
 using Rational Method

Post-development

Calculated C values - Drainage Basin 1

	Area	C <sub>100</sub>	C <sub>50</sub>	C <sub>25</sub>	C <sub>10</sub>	C <sub>5</sub>	C <sub>2</sub>	(C values taken from Bryant Drainage Manual)
Concrete/Roof	0.41	0.97	0.92	0.88	0.83	0.8	0.75	Developed - Concrete/Roof -Table 400-2
Grass	1.57	0.46	0.42	0.39	0.35	0.32	0.29	Developed - Good Condition (larger than 75% cover of the area) - Average, 2 to 7% - Table 400-2
Gravel	0.81	0.65	0.55	0.50	0.35	0.30	0.25	Streets - Gravel -Table 2.2 City of Little Rock Drainage Manual
<b>Total</b>	<b>2.79</b>	<b>0.59</b>	<b>0.53</b>	<b>0.49</b>	<b>0.42</b>	<b>0.38</b>	<b>0.35</b>	

Calculated C values - Drainage Basin 2

	Area	C <sub>100</sub>	C <sub>50</sub>	C <sub>25</sub>	C <sub>10</sub>	C <sub>5</sub>	C <sub>2</sub>	(C values taken from Bryant Drainage Manual)
Concrete/Roof	0.11	0.97	0.92	0.88	0.83	0.8	0.75	Developed - Concrete/Roof -Table 400-2
Grass	2.24	0.46	0.42	0.39	0.35	0.32	0.29	Developed - Good Condition (larger than 75% cover of the area) - Average, 2 to 7% - Table 400-2
Gravel	0.39	0.65	0.55	0.50	0.35	0.30	0.25	Streets - Gravel -Table 2.2 City of Little Rock Drainage Manual
Asphalt	0.20	0.95	0.90	0.86	0.81	0.77	0.73	Developed - Asphaltic - Table 400-2
<b>Total</b>	<b>2.94</b>	<b>0.54</b>	<b>0.49</b>	<b>0.45</b>	<b>0.40</b>	<b>0.37</b>	<b>0.33</b>	

Calculated C values - Drainage Basin 3

	Area	C <sub>100</sub>	C <sub>50</sub>	C <sub>25</sub>	C <sub>10</sub>	C <sub>5</sub>	C <sub>2</sub>	(C values taken from Bryant Drainage Manual)
Concrete/Roof	1.34	0.97	0.92	0.88	0.83	0.8	0.75	Developed - Concrete/Roof -Table 400-2
Asphalt	0.25	0.95	0.90	0.86	0.81	0.77	0.73	Developed - Asphaltic - Table 400-2
Grass	2.83	0.46	0.42	0.39	0.35	0.32	0.29	Developed - Good Condition (larger than 75% cover of the area) - Average, 2 to 7% - Table 400-2
Gravel	2.33	0.65	0.55	0.50	0.35	0.30	0.25	Streets - Gravel -Table 2.2 City of Little Rock Drainage Manual
<b>Total</b>	<b>6.74</b>	<b>0.64</b>	<b>0.58</b>	<b>0.54</b>	<b>0.46</b>	<b>0.42</b>	<b>0.38</b>	

Calculated C values - Drainage Basin 4

	Area	C <sub>100</sub>	C <sub>50</sub>	C <sub>25</sub>	C <sub>10</sub>	C <sub>5</sub>	C <sub>2</sub>	(C values taken from Bryant Drainage Manual)
Concrete/Roof	0.35	0.97	0.92	0.88	0.83	0.8	0.75	Developed - Concrete/Roof -Table 400-2
Gravel	1.81	0.65	0.55	0.50	0.35	0.30	0.25	Streets - Gravel -Table 2.2 City of Little Rock Drainage Manual
Grass	0.81	0.46	0.42	0.39	0.35	0.32	0.29	Developed - Good Condition (larger than 75% cover of the area) - Average, 2 to 7% - Table 400-2
<b>Total</b>	<b>2.97</b>	<b>0.64</b>	<b>0.56</b>	<b>0.51</b>	<b>0.41</b>	<b>0.36</b>	<b>0.32</b>	



Stormwater Calcs -23738 I-30 N  
using Rational Method

**Pre-development**

**Drainage Basin 1**

Q<sub>100</sub> = 12.06 CFS  
c = 0.52  
i = 8.20 in/hr  
A = 2.84 acres

Q<sub>30</sub> = 10.52 CFS  
c = 0.49  
i = 7.60 in/hr  
A = 2.84 acres

Q<sub>25</sub> = 8.77 CFS  
c = 0.45  
i = 6.90 in/hr  
A = 2.84 acres

Q<sub>10</sub> = 7.11 CFS  
c = 0.42  
i = 6.00 in/hr  
A = 2.84 acres

Q<sub>5</sub> = 6.05 CFS  
c = 0.39  
i = 5.50 in/hr  
A = 2.84 acres

Q<sub>2</sub> = 4.76 CFS  
c = 0.36  
i = 4.70 in/hr  
A = 2.84 acres

**Drainage Basin 2**

Q<sub>100</sub> = 14.10 CFS  
c = 0.50  
i = 7.50 in/hr  
A = 3.77 acres

Q<sub>30</sub> = 12.04 CFS  
c = 0.47  
i = 6.80 in/hr  
A = 3.77 acres

Q<sub>25</sub> = 9.77 CFS  
c = 0.43  
i = 6.00 in/hr  
A = 3.77 acres

Q<sub>10</sub> = 8.35 CFS  
c = 0.40  
i = 5.50 in/hr  
A = 3.77 acres

Q<sub>5</sub> = 6.92 CFS  
c = 0.37  
i = 4.90 in/hr  
A = 3.77 acres

Q<sub>2</sub> = 5.47 CFS  
c = 0.35  
i = 4.20 in/hr  
A = 3.77 acres

**Drainage Basin 3**

Q<sub>100</sub> = 25.70 CFS  
c = 0.52  
i = 8.10 in/hr  
A = 6.13 acres

Q<sub>30</sub> = 22.10 CFS  
c = 0.49  
i = 7.40 in/hr  
A = 6.13 acres

Q<sub>25</sub> = 18.64 CFS  
c = 0.45  
i = 6.80 in/hr  
A = 6.13 acres

Q<sub>10</sub> = 15.33 CFS  
c = 0.42  
i = 6.00 in/hr  
A = 6.13 acres

Q<sub>5</sub> = 12.81 CFS  
c = 0.39  
i = 5.40 in/hr  
A = 6.13 acres

Q<sub>2</sub> = 10.27 CFS  
c = 0.36  
i = 4.70 in/hr  
A = 6.13 acres

**Drainage Basin 4**

Q<sub>100</sub> = 12.58 CFS  
c = 0.51  
i = 9.10 in/hr  
A = 2.71 acres

Q<sub>30</sub> = 11.45 CFS  
c = 0.48  
i = 8.80 in/hr  
A = 2.71 acres

Q<sub>25</sub> = 9.18 CFS  
c = 0.44  
i = 7.70 in/hr  
A = 2.71 acres

Q<sub>10</sub> = 7.67 CFS  
c = 0.41  
i = 6.90 in/hr  
A = 2.71 acres

Q<sub>5</sub> = 6.28 CFS  
c = 0.38  
i = 6.10 in/hr  
A = 2.71 acres

Q<sub>2</sub> = 4.93 CFS  
c = 0.35  
i = 5.20 in/hr  
A = 2.71 acres

Total 64.44 CFS

56.11 CFS

46.36 CFS

38.46 CFS

32.05 CFS

25.44 CFS

**Post-development**

**Drainage Basin 1**

Q<sub>100</sub> = 13.50 CFS  
c = 0.59  
i = 8.20 in/hr  
A = 2.79 acres

Q<sub>30</sub> = 11.12 CFS  
c = 0.53  
i = 7.50 in/hr  
A = 2.79 acres

Q<sub>25</sub> = 9.51 CFS  
c = 0.49  
i = 6.90 in/hr  
A = 2.79 acres

Q<sub>10</sub> = 7.04 CFS  
c = 0.42  
i = 6.00 in/hr  
A = 2.79 acres

Q<sub>5</sub> = 5.90 CFS  
c = 0.38  
i = 5.50 in/hr  
A = 2.79 acres

Q<sub>2</sub> = 4.54 CFS  
c = 0.35  
i = 4.70 in/hr  
A = 2.79 acres

**Drainage Basin 2**

Q<sub>100</sub> = 12.33 CFS  
c = 0.54  
i = 7.80 in/hr  
A = 2.94 acres

Q<sub>30</sub> = 10.06 CFS  
c = 0.49  
i = 7.00 in/hr  
A = 2.94 acres

Q<sub>25</sub> = 8.43 CFS  
c = 0.45  
i = 6.30 in/hr  
A = 2.94 acres

Q<sub>10</sub> = 6.81 CFS  
c = 0.40  
i = 5.80 in/hr  
A = 2.94 acres

Q<sub>5</sub> = 5.38 CFS  
c = 0.37  
i = 5.00 in/hr  
A = 2.94 acres

Q<sub>2</sub> = 4.20 CFS  
c = 0.33  
i = 4.30 in/hr  
A = 2.94 acres

**Drainage Basin 3**

Q<sub>100</sub> = 35.21 CFS  
c = 0.64  
i = 8.10 in/hr  
A = 6.74 acres

Q<sub>30</sub> = 29.02 CFS  
c = 0.58  
i = 7.40 in/hr  
A = 6.74 acres

Q<sub>25</sub> = 24.86 CFS  
c = 0.54  
i = 6.80 in/hr  
A = 6.74 acres

Q<sub>10</sub> = 18.69 CFS  
c = 0.46  
i = 6.00 in/hr  
A = 6.74 acres

Q<sub>5</sub> = 15.46 CFS  
c = 0.42  
i = 5.40 in/hr  
A = 6.74 acres

Q<sub>2</sub> = 12.15 CFS  
c = 0.38  
i = 4.70 in/hr  
A = 6.74 acres

**Drainage Basin 4**

Q<sub>100</sub> = 17.19 CFS  
c = 0.64  
i = 9.10 in/hr  
A = 2.97 acres

Q<sub>30</sub> = 14.59 CFS  
c = 0.56  
i = 8.80 in/hr  
A = 2.97 acres

Q<sub>25</sub> = 11.77 CFS  
c = 0.51  
i = 7.70 in/hr  
A = 2.97 acres

Q<sub>10</sub> = 8.33 CFS  
c = 0.41  
i = 6.90 in/hr  
A = 2.97 acres

Q<sub>5</sub> = 6.60 CFS  
c = 0.36  
i = 6.10 in/hr  
A = 2.97 acres

Q<sub>2</sub> = 4.94 CFS  
c = 0.32  
i = 5.20 in/hr  
A = 2.97 acres

Total 78.22 CFS

64.78 CFS

54.57 CFS

40.87 CFS

33.35 CFS

25.82 CFS

**Detention Volume**

Pond-1 for Q100	
Cundev=	0.52
lundev=	8.20 in/hr
cdev=	0.59
lddev=	8.20 in/hr
R=	0.592
A=	2.79 acres
Tc=	10.00 minutes
	60 sec/min
Detention Volume=	991 cubic feet

Pond-2 for Q100	
Cundev=	0.50
lundev=	7.50 in/hr
cdev=	0.54
lddev=	7.80 in/hr
R=	0.453
A=	2.94 acres
Tc=	13.20 minutes
	60 sec/min
Detention Volume=	1056 cubic feet

Pond-3 for Q100	
Cundev=	0.52
lundev=	8.10 in/hr
cdev=	0.64
lddev=	8.10 in/hr
R=	1.031
A=	6.74 acres
Tc=	10.50 minutes
	60 sec/min
Detention Volume=	4,378 cubic feet

Pond-4 for Q100	
Cundev=	0.51
lundev=	9.10 in/hr
cdev=	0.64
lddev=	9.10 in/hr
R=	1.146
A=	2.97 acres
Tc=	7.70 minutes
	60 sec/min
Detention Volt	1,572 cubic feet

**Stormwater Calcs - 23738 I-30 N**  
**using Rational Method**  
**Ditch Detention Volume**

Required Detention Volume = 4378.204 cft

Ditch Bottom	1	ft
Ditch Height	3	ft
Ditch Slope	3	:1
Ditch Top	19	ft
Ditch Cross Sectional Area	30	sft

**EAST Side**

Ditch Length 320 ft  
 Ditch Volume 4800 cft

Total Volume = 4837.5 cft

Required Detention Volume = 0 cft

Ditch Bottom	0	ft
Ditch Height	0.5	ft
Ditch Slope	3	:1
Ditch Top	3	ft
Ditch Cross Sectional Area	0.75	sft

**EAST Side**

Ditch Length 100 ft  
 Ditch Volume 37.5 cft



Stormwater Calcs - 23738 I-30 N  
 using Rational Method  
 Weir-1 Sizing

Storm Event	Flow (cfs)
Q2 - Pre	10.27
Q10 - Pre	15.33
Q25 - Pre	18.64
Q100 - Pre	25.70
Q2 - Post	12.15
Q10 - Post	18.69
Q25 - Post	24.86
Q100 - Post	35.21

**Rectangular Weir**

Q100

Q (cfs)	CLH <sup>1.5</sup>
C	2.5
L	1.917
H	3
Q (cfs)	24.90

23 INCHES

Q25

Q (cfs)	CLH <sup>1.5</sup>
C	2.5
L	1.917
H	2.4
Q (cfs)	17.82

23 INCHES

Q10

Q (cfs)	CLH <sup>1.5</sup>
C	2.5
L	1.917
H	2.1
Q (cfs)	14.58

23 INCHES

Q2

Q (cfs)	CLH <sup>1.5</sup>
C	2.5
L	1.917
H	1.6
Q (cfs)	9.70

23 INCHES

# Bryant Planning Commission

## LARGE SCALE DEVELOPMENT COMMERCIAL BUILDING CHECKLIST

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

**PC MEETING DATE:** SECOND MONDAY OF EACH MONTH  
**TIME:** 6:00 P.M.  
**PLACE:** COURTROOM - BRYANT OFFICE COMPLEX  
**AGENDA DEADLINE:** 5:00 P.M. THREE WEEKS PRIOR TO THE REGULARLY SCHEDULED MEETING DATE

### REQUIREMENTS FOR SUBMISSION

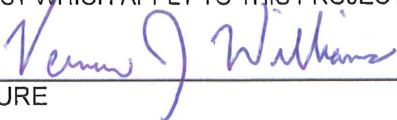
LETTER TO PLANNING COMMISSION STATING YOUR REQUEST  
COMPLETED CHECKLIST (SUBDIVISION OR BUILDING)  
ADA/ABA FORM COMPLETED  
TWO FULL SETS OF BUILDING PLANS  
20 FOLDED COPIES OF SITE PLAN (MINIMUM SIZE 17" X 34") THAT INCLUDES THE FOLLOWING:  
VICINITY MAP - LEGAL DESCRIPTION - LANDSCAPING PLAN  
20 FOLDED COPIES OF FLOOR PLAN  
20 COPIES OF FRONT AND REAR BUILDING ELEVATIONS  
AN IBM COMPATIBLE DISKETTE IN PDF FORMAT  
COPY OF ADEQ STORMWATER POLLUTION PREVENTION PLAN FOR PROPERTY PARCEL CONTAINING ONE ACRE OR LARGER.  
COPY OF STORMWATER DETENTION APPROVAL BY ENGINEER  
\$250.00 FOR STORMWATER DETENTION AND DRAINAGE PLAN REVIEW

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

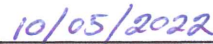
NOTE: WHEN MAKING CHANGES TO AN APPROVED SITE PLAN, A REVISED SITE PLAN MUST BE SUBMITTED TO THE BRYANT PLANNING COMMISSION FOR APPROVAL. THIS MUST BE DONE PRIOR TO IMPLEMENTATION. FAILURE TO COMPLY WILL RESULT IN PENALTIES/FINES BEING IMPOSED IN ACCORDANCE WITH CITY ORDINANCES.

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

SIGNATURE



DATE





**IV. SITE COVERAGE COMPLIANCE WITH REQUIREMENTS**

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

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

# City of Bryant Commercial Building Checklist

Name of Development Custom Advertising Phase 2  
Site Location 23738 I-30 N Current zoning C-3  
Owner William Smith Phone 501-607-2677

## I. BASIC INFORMATION NEEDED ON THE SITE PLAN

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



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

COMMERCIAL BUILDING WORKSHEET

	Yes	No
Site is compatible with Master Street Plan		
Proposed improvement is within building line setbacks Front <u>50</u> ft. Side <u>25</u> ft. CNR Side <u>N/A</u> ft. Back <u>25</u> ft.	✓	
Parking requirements can be satisfied		
Floor Space <u>8,000</u> sq.ft. divided by 300 = <u>26.6</u> (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 <del>Arkansas Plumbing Code</del> 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	✓	_____

**V. SITE PLAN ATTACHMENTS**

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

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

I CERTIFY that the design of Custom Advertising Phase 2 in the City of Bryant, Arkansas complies with the above regulations, laws and codes.

Vernon J Williams  
Owner Agent  
P.O. Box 91  
Mailing Address  
Alexander, AR, 72002  
City

Vernon J Williams  
Engineer/Architect  
501-408-4650  
Phone #  
10/05/2022  
Date

**CITY USE**

Action Taken:

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

Special Conditions:

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

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

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



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

## BUILDING PERMIT

### ADA/ABA ACCESSIBILITY STANDARDS

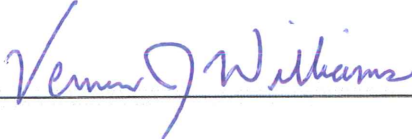
The *Americans with Disability Act* and *Architectural Barriers Act* Accessibility Guidelines were prepared by the U.S. Access Board and mandated by the U. S. Department of Justice regulations implementing Title III as the official ADA/ABA accessibility guidelines. **All new construction, remodeling,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

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

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

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

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

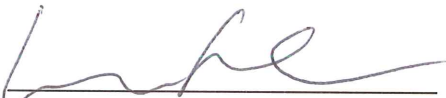
Signature of Contractor or Authorized Agent  Date 10/05/2022

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

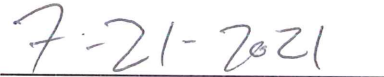
Application of Permit Approved: \_\_\_\_\_ Date \_\_\_\_\_  
Commission - Chairman

**AFFIDAVIT**

I, William Smith, Owner of Northside Center, LLC certify by my signature below that I hereby authorize Vernon Williams of GarNat Engineering, LLC to act as Northside Center, LLC's agent regarding the Large Scale Development Commercial Building for the Custom Advertising's Project.

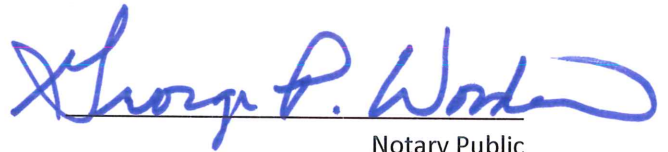


William Smith  
Owner  
Northside Center, LLC



Date

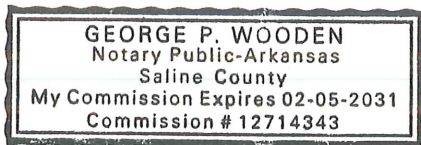
Subscribed and sworn to me a Notary Public on this 21 day of JULY, 2021.



Notary Public

My Commission Expires:

02-05-2031





Designing our client's success

P.O. Box 116 (72018)  
3825 Mt. Carmel Rd  
Bryant, Arkansas 72022  
PH: (501) 408-4650  
FX: (888) 900-3068  
garnatengineering@gmail.com

October 5, 2022

Mr. Truett Smith  
Bryant Planning Coordinator/Planning Commission Secretary  
210 SW 3<sup>rd</sup> Street  
Bryant, AR 72022

Re: Large Scale Development Commercial Building – Custom Advertising Phase 2

Dear Mr. Smith:

Please allow this letter and following list of enclosures to serve as my application for approval of the referenced site plan. It is my desire that this matter be included on the agenda for your November, 2022 City of Bryant planning Commission meeting.

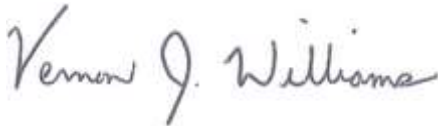
List of Enclosures

- 2 Full Set Plans
- Affidavit
- 8 Copies of Site Plan
- 8 Copies of Final Plat
- 1 Copy of Shop Building Elevation
- Bryant Large Development Checklist
- ADA/ABA Accessibility Standards Form
- Drainage Study (Sent Separately by Email)
- Review fee of \$250.00

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

Sincerely,

**GarNat Engineering, LLC**



Vernon J. Williams, P.E., President





# Bryant Planning Commission

## Subdivision Checklist

Approved by  
Bryant Planning Commission  
07/14/2003 Revised 6/18/2007

### Instructions

The attached checklist must be completed by the owner and subdivision engineer and must be submitted along with the Preliminary Plat Plan and other specified documentation for review and approval by the Planning Commission. The owner may not begin developing the subdivision until the review of the Preliminary Plat plan is approved.

**No changes or alterations can be made to the approved Preliminary Plat Plan** without Planning Commission approval.

When all lots have been surveyed, the utilities and drainage measures are in place, and roads have been constructed, the owner and engineer will submit a Final Plat Plan for approval by the Commission. This Final Plat Plan will incorporate all approved changes and will be verified by the City Engineer. No lots will be sold or rights-of-way and easements conveyed until the Final Plat has been submitted and approved.

#### **Fees due to City of Bryant upon submission of Preliminary Plat application**

- \$300.00 + \$3.00 per lot - for Subdivision preliminary plat review
- \$250.00 or \$25.00 per lot (**whichever is greater**) - Stormwater Detention and Drainage Plan Engineering Fee
- A Surety Bond or Cashier's check in the amount of 10% of the estimated development cost must be furnished within 10 days after Preliminary Plat approval.

#### **Fees due to Bryant Water and Sewer Department upon submission of Final Plat application**

- \$100 per lot - Water/Sewer Impact Fee
- \$100 per Subdivision Phase - Water/Sewer Flushing Fee

#### **Fees due to City of Bryant upon submission of Final Plat application**

- \$25.00 + \$1.00 per lot - for Subdivision Final Plat review

# City of Bryant Subdivision Checklist

MARKET PLACE II SUBDIVISION

Subdivision/Project Name PHASE II LOTS 12 THROUGH 16

Contact Person VERNON WILLIAMS Phone (501) 408-4650

Mailing Address 3825 MT CARMEL ROAD, BRYANT, AR  
72022

## I. BASIC INFORMATION NEEDED ON THE PLAT

- ▲ 1. Name of Subdivision/Project
- ▲ 2. Current zoning C-2
- ▲ 3. Name and Address of owner of Record
- ▲ 4. Illustrate Source of Title giving deed record book and page number
- ▲ 5. Name & address of the sub-divider
- ▲ 6. Date of Survey
- ▲ 7. Vicinity map locating streets, highways, section lines, railroad, schools, & parks within ½ mile
- ▲ 8. Legal description of the property with exact boundary lines
- ▲ 9. Acreage of property
- ▲ 10. Number of Lots
- ▲ 11. Lot area in square feet
- ▲ 12. Lot lines with appropriate dimensions
- ▲ 13. Building setback lines
- ▲ 14. Preliminary Engineering certificate seal and signature on each page
- ▲ 15. Certificate of Engineering Accuracy
- ▲ 16. Certificate of Owner
- ▲ 17. Certificate of Final Plat Approval
- ▲ 18. Certificate of Recording
- ▲ 19. Show scale (not less than 1" = 100')
- ▲ 20. North Arrow
- ▲ 21. Show Title block
- ▲ 22. Show adjoining property owners
- ▲ 23. Layout of all proposed streets including traffic control devices (stop signs, speed limit, etc.)
- ▲ 24. Layout of all subdivision entrance street upgrades
- ▲ 25. Layout of all proposed alleys
- ▲ 26. Layout of all proposed sidewalk systems
- ▲ 27. Layout identifies any FEMA flood plain and flood way property within the 100-year flood elevation. (Provide Corp of Engineers 404 Permit if required)
- ▲ 28. Drainage easements for stormwater run-off and detention giving dimensions, locations, and purpose
- ▲ 29. Layout accommodates Master Street Plan segments within the boundaries
- ▲ 30. Street layout ties to existing adjoining subdivision stub-out streets and provides stub-out streets for future adjoining subdivisions.
- ▲ 31. Street width and right-of-way properly shown for each functional classification
- ▲ 32. Street centerlines showing angles of deflection, intersection, radii, length oftangents and arcs, and degree of curvature with basis of curve data
- ▲ 33. Typical cross section of streets
- ▲ 34. Location and name of existing streets
- ▲ 35. New street names that are not similar to existing street names
- ▲ 36. Show street lights
- ▲ 37. Show Fire Hydrant placement



- ▲ 38. Show and label all permanent & proposed easements
- ▲ 39. Any proposed open space must be shown
- ▲ 40. Show the direction and flow of all water courses entering the tract
- ▲ 41. Show the direction and flow of all water courses leaving the tract
- ▲ 42. The drainage area of all water courses above the points of entry.
- ▲ 43. The downstream drainage channel and drainage structures substantially impacted by the subdivision/project.
- ▲ 44. Show source of water supply
- ▲ 45. Show location of waste water connection to municipal main & sanitary sewer layout
- ▲ 46. A phasing plan outlining the boundaries for each phase

## II. ADDITIONAL INFORMATION NEEDED, BUT NOT NECESSARILY ON THE PLAT

- ▲ 47. Natural features within the proposed subdivision including drainage channels, bodies of water, wooded areas, and other significant features
- ▲ 48. Existing streets, buildings, water courses, railroads. Culverts, utilities and easement on and adjacent to the tract.
- ▲ 49. Where method of disposal of wastewater is other than connection to a public waste water system, detailed information shall accompany the plat.
- ▲ 50. Calculations and field notes, including drainage calculations along with support drawing
  - 51. Stormwater detention plan approval from City Engineer (attach copy of approval)
- ▲ 52. The Certificate of Preliminary Engineering Accuracy on each set of street and drainage plans.
- ▲ 53. ADA Accessibility Standard Form completed (and attached)
- ▲ 54. A Bill of Assurance has been prepared for this subdivision (and attached)
- ▲ 55. All lots comply with minimum square footage area and minimum lot width at the front building line
- ▲ 56. Street pavement design will be as specified by City or AHTD design procedures, approved by the City Engineer.
- ▲ 57. Made the "One Call" prior to site clearance or other excavation activity

## III. PRELIMINARY PLAT ATTACHMENTS

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

- ▲ 58. Letter to Planning Commission stating your request
- ▲ 59. Completed Checklist
- ▲ 60. Completed agreement to provide performance assurance
- ▲ 61. Subdivider Performance Bond or Cashier's Check for infrastructure installation
- ▲ 62. Landscaping plan of any proposed common open space
- ▲ 63. Draft of Bill of Assurance proposed for the subdivision (if applicable)
- ▲ 64. 20 copies of Preliminary Plat Plan (folded) that includes vicinity map (minimum size 17" X 34" paper)
- ▲ 65. Two (2) IBM compatible diskettes or CDR's with pertinent data and Plat in CAD compatible .DXF electronic file format
- ▲ 66. Copy of Stormwater Detention approval
- ▲ 67. 2 copies Plan and profile of all streets
- ▲ 68. Receipt for \$300.00 + \$3.00 per lot for preliminary Subdivision fee
- ▲ 69. Receipt for \$250.00 or \$25.00 per lot (whichever is greater) for Stormwater Detention and Drainage Plan review
- ▲ 70. Copy of ADEQ Stormwater Pollution Prevention Plan for property parcel containing one acre or larger.

III. FINAL PLAT ATTACHMENTS

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

- ▲ 71. Letter to Planning Commission stating your request
- ▲ 72. Completed Checklist
- ▲ 73. 20 copies of Final Plat Plan (folded) that includes vicinity map (minimum size 17" X 34" paper)
- ▲ 74. Two (2) IBM compatible diskettes or CDR's with pertinent data and Plat in CAD compatible .DXF electronic file format
- ▲ 75. Bill of Assurance including provisions set out in Title 15 Subdivision Regulations 15.16.01
- ▲ 76. Copy of Water & Sewer Commission approval or....
- ▲ 77. State Health Department approval of any new water supply and/or sewage system.
- ▲ 78. Letter submitted by a Registered Professional Engineer, certifying that all infrastructure improvements and installations have been installed in accordance with the submitted construction plans and drawings and the standards established by the City of Bryant and are functioning properly.
- ▲ 79. Infrastructure Maintenance Bond or Cashier's check.
- ▲ 80. Check for \$25.00 + \$1.00 per lot for final Subdivision fee
- ▲ 81. Check for Water Sewer impact fees (\$100.00 Flushing Fee and \$100.00 impact fee per lot)

MARKET PLACE II  
 PHASE II  
 \_\_\_\_\_  
 Name of Subdivision

*George Woodson*  
 \_\_\_\_\_  
 Surveyor

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

*[Signature]*  
 \_\_\_\_\_  
 Owner Signature

*Vernon J. Williams*  
 \_\_\_\_\_  
 Engineer Signature

---

CITY USE

Preliminary Plat Approved \_\_\_\_\_

Planning Commission Date \_\_\_\_\_

---

Final Plat Approved \_\_\_\_\_

Planning Commission Date \_\_\_\_\_

---

Proof of Recording - County \_\_\_\_\_

County Clerk \_\_\_\_\_

Date \_\_\_\_\_



CONSTRUCTION PLANS FOR  
**BRYANT REALTY COMPANY, LLC**  
**MARKET PLACE CENTER II**  
**PHASE 2**  
**BRYANT, ARKANSAS**

DRAWING INDEX:

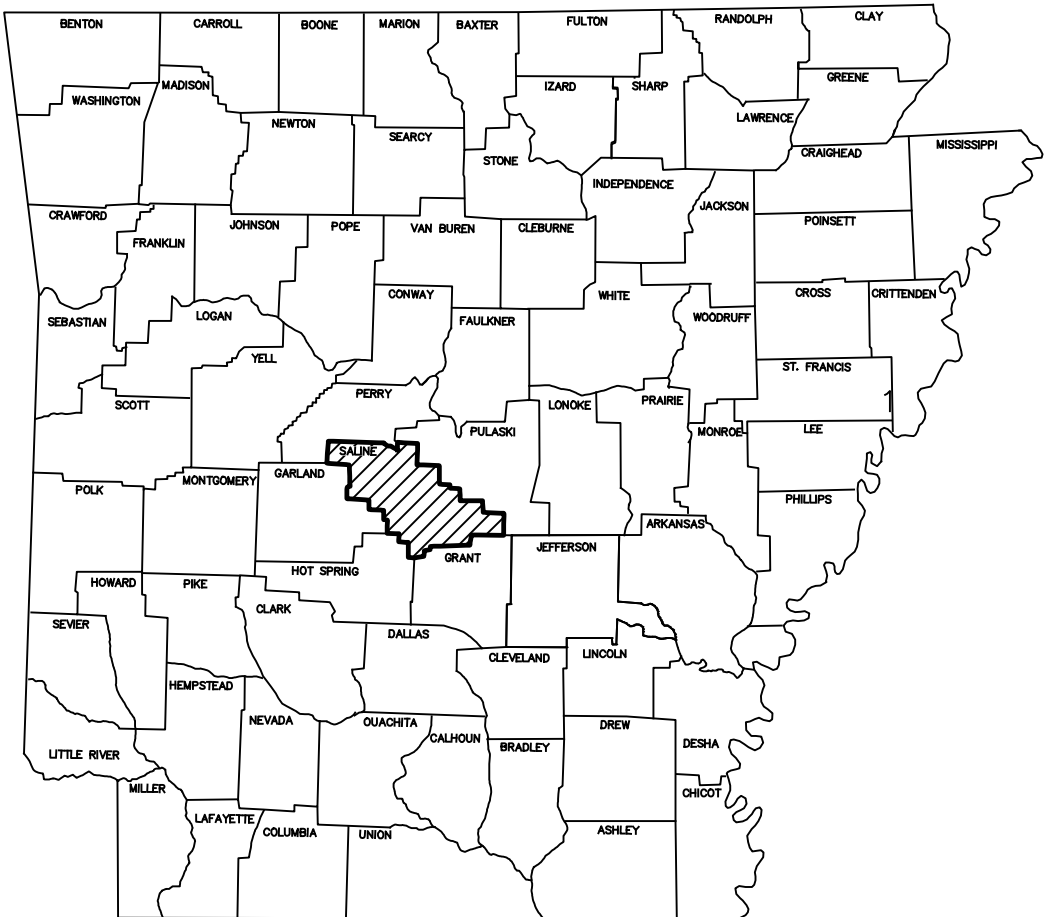
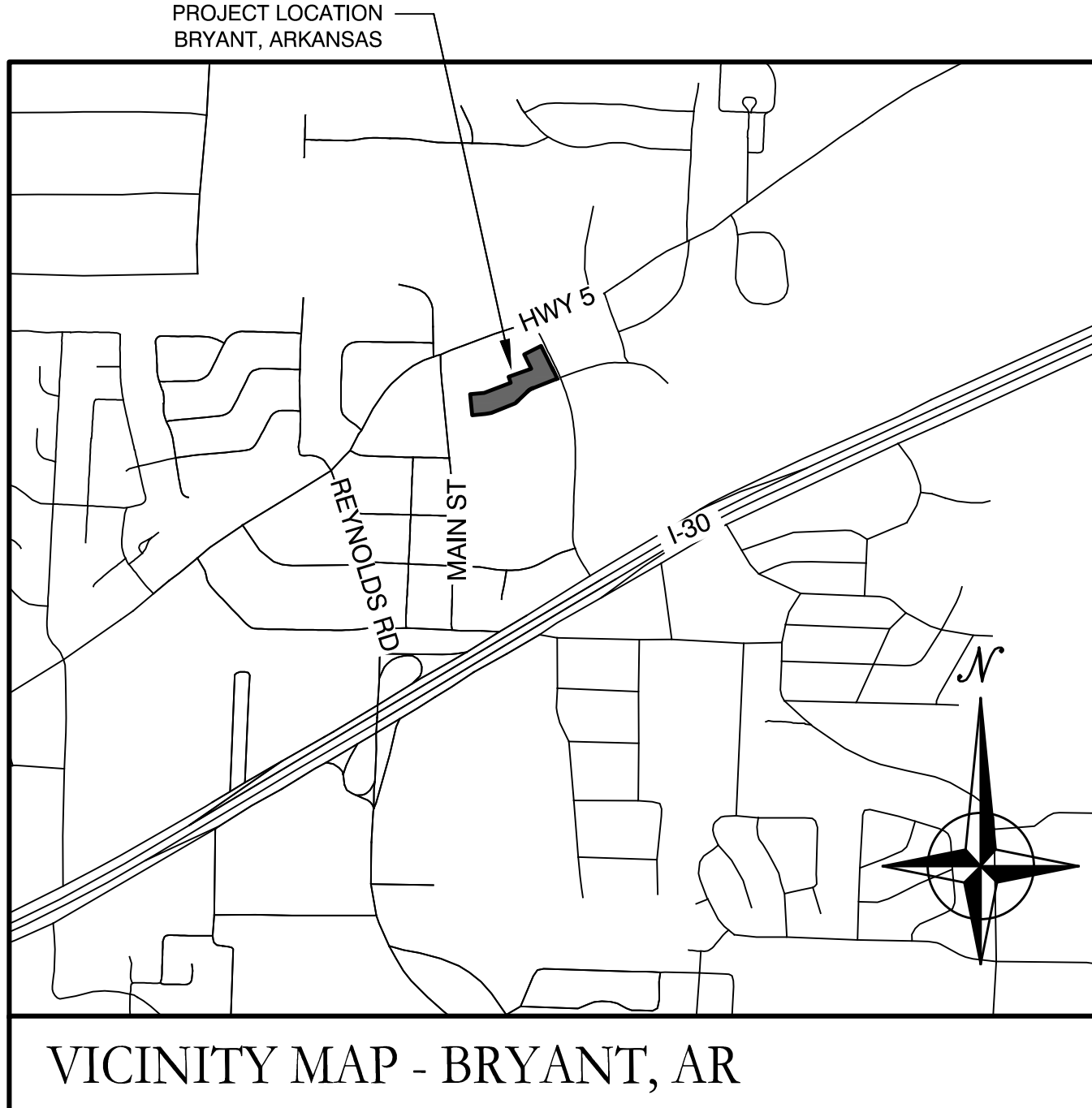
V1.0	FINAL PLAT MARKET PLACE II PHASE II SUBDIVISION
C2.0	GRAVITY SEWER MAIN C PLAN AND PROFILE
C3.0	SCHEMATIC PLAN

Prepared by:

**GarNat Engineering, LLC**

P.O. Box 116	3825 Mt Carmel Road
Benton, AR 72018	Bryant, AR 72022
Ph (501) 408-4650	<a href="http://www.garnatengineering.com">www.garnatengineering.com</a>

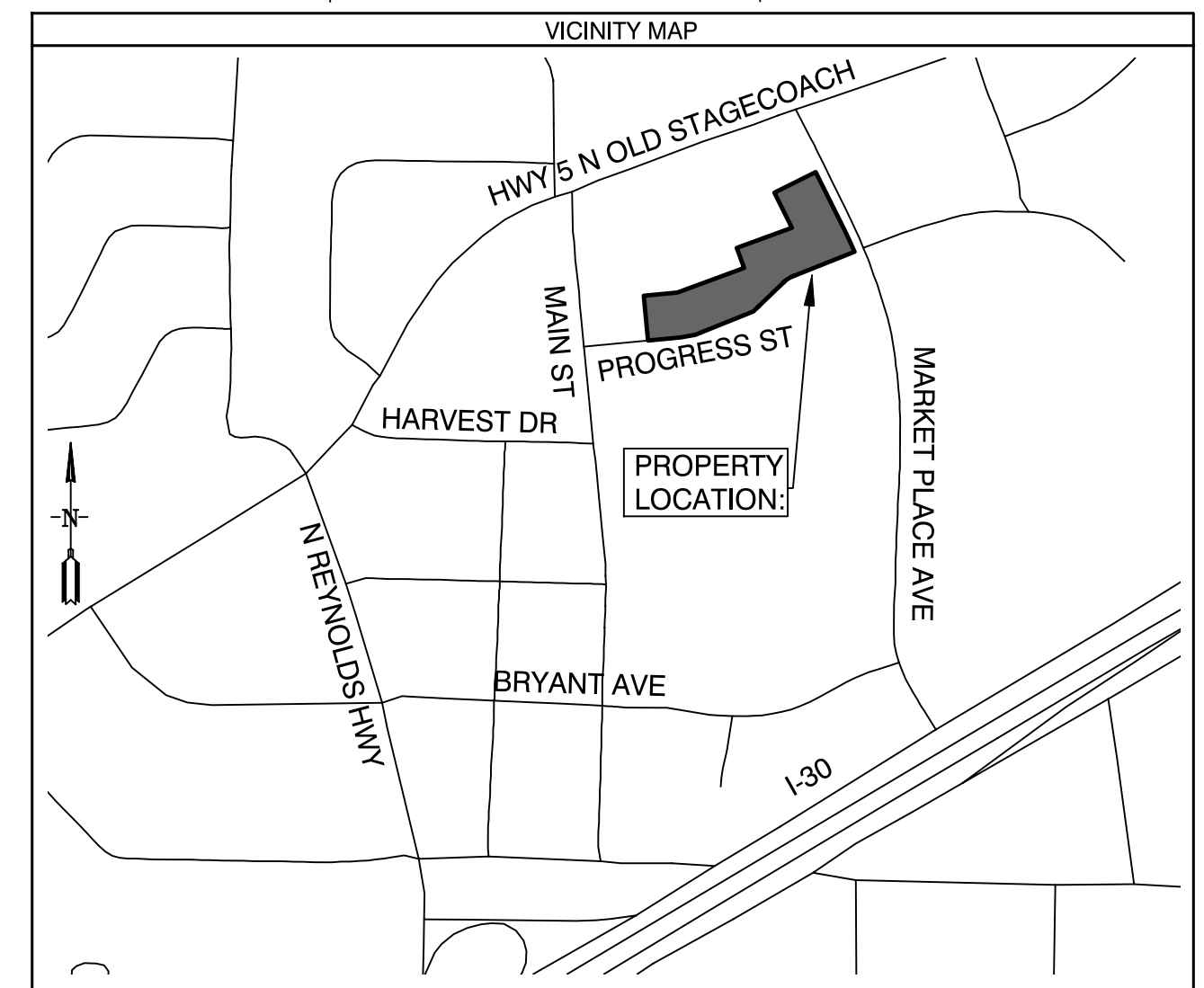
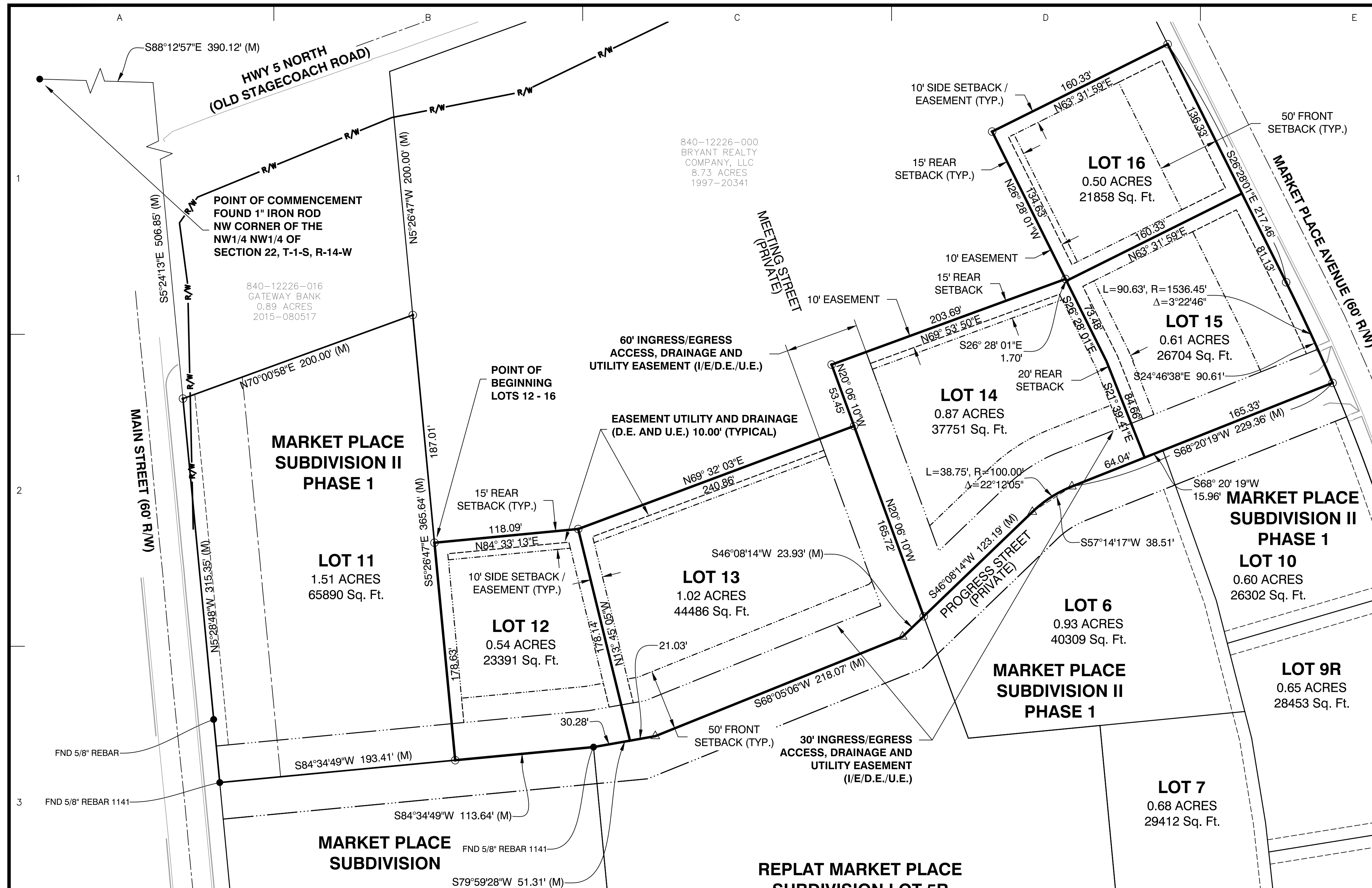
*Designing our client's success*



ARKANSAS



10-27-2022



**SUBDIVISION DESCRIPTION:**

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

LOTS 12 - 16: COMMENCING AT A FOUND 1" IRON ROD LOCATED AT THE NORTHWEST CORNER OF THE SAID NW1/4 NW1/4 OF SECTION 22, T-1-S, R-14-W; THENCE S 88°12'57" E, ALONG THE NORTH LINE THEREOF FOR A DISTANCE OF 390.12 FEET TO A POINT; THENCE S 5°24'13" E, ALONG THE EAST RIGHT OF WAY LINE OF MAIN STREET A DISTANCE OF 506.85 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED AT THE SOUTHWEST CORNER OF GATEWAY BANK PROPERTY DEED BOOK 2015 PAGE 080517; THENCE N 70°00'58" E, LEAVING SAID RIGHT OF WAY AND ALONG SOUTH LINE OF GATEWAY BANK PROPERTY FOR A DISTANCE OF 200.00 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S 5°28'47" E FOR A DISTANCE OF 187.01 FEET TO A SET 1/2" REBAR WITH CAP #1573 FOR THE POINT OF BEGINNING; THENCE N 84°33'13" E FOR A DISTANCE OF 118.09 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 69°32'03" E FOR A DISTANCE OF 240.86 FEET TO A SET 1/2" REBAR WITH CAP #1573 IN THE CENTER OF MEETING STREET; THENCE N 20°06'10" W, ALONG THE CENTER OF SAID MEETING STREET, FOR A DISTANCE OF 53.45 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 69°53'50" E, LEAVING SAID MEETING STREET, FOR A DISTANCE OF 203.69 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 26°28'01" W FOR A DISTANCE OF 134.63 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 63°31'59" E FOR A DISTANCE OF 163.33 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED ON THE WEST RIGHT OF WAY OF MARKET PLACE AVENUE; THENCE S 26°28'01" E, ALONG SAID RIGHT OF WAY, FOR A DISTANCE OF 217.46 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 1536.45 FEET AND A LENGTH OF 90.63 FEET, WHOSE CHORD BEARS S 24°46'38" E - 90.61 FEET TO SET MAG NAIL WITH SHINER WASHER #1573 IN THE CENTER OF PROGRESS STREET AND THE NORTH LINE OF MARKET PLACE II SUBDIVISION PHASE 1; THENCE S 68°20'19" W, CONTINUING ALONG SAID PROGRESS STREET AND NORTH LINE OF MARKET PLACE II SUBDIVISION, ALONG SAID PROGRESS STREET AND NORTH LINE OF MARKET PLACE II SUBDIVISION, ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 100.00 FEET AND A LENGTH OF 38.75 FEET, WHOSE CHORD BEARS S 7°14'17" W - 38.51 FEET TO A POINT; THENCE S 46°08'14" W, CONTINUING ALONG SAID PROGRESS STREET AND NORTH LINE OF MARKET PLACE II SUBDIVISION, FOR A DISTANCE OF 123.19 FEET TO A FOUND MAG NAIL WITH SHINER WASHER #1573 LOCATED ON THE NORTH LINE OF LOT 5R OF THE REPLAT OF MARKET PLACE SUBDIVISION; THENCE S 46°08'14" W, CONTINUING ALONG SAID PROGRESS STREET AND NORTH LINE OF LOT 5R, FOR A DISTANCE OF 23.93 FEET TO A POINT; THENCE S 68°05'06" W, CONTINUING ALONG SAID PROGRESS STREET AND NORTH LINE OF LOT 5R, FOR A DISTANCE OF 218.07 FEET TO A POINT; THENCE S 79°59'28" W, CONTINUING ALONG SAID PROGRESS STREET AND NORTH LINE OF LOT 5R, FOR A DISTANCE OF 51.31 FEET TO A FOUND 5/8" REBAR WITH CAP #1141 LOCATED AT THE NORTHWEST CORNER OF LOT 5R; THENCE S 84°34'49" W, CONTINUING ALONG SAID PROGRESS STREET AND NORTH LINE OF MARKET PLACE SUBDIVISION, FOR A DISTANCE OF 113.64 FEET TO A FOUND MAG NAIL WITH SHINER WASHER #1573 LOCATED AT THE SOUTHEAST CORNER OF LOT 11 OF MARKET PLACE II SUBDIVISION PHASE 1; THENCE N 5°28'47" W, ALONG THE EAST LINE OF SAID LOT 11, FOR A DISTANCE OF 173.63 FEET TO THE POINT OF BEGINNING, CONTAINING 3.54 ACRES MORE OR LESS.

**DOCUMENTS USED:**

- SURVEY BY REAL ESTATE SERVICES OF SALINE COUNTY, INC. DATED 11/15/2018 KERRY LANE PLS #1141
- SURVEY BY REAL ESTATE SERVICES OF SALINE COUNTY, INC. DATED 4/2/2007 KERRY LANE PLS #1141
- SURVEY BY REAL ESTATE SERVICES OF SALINE COUNTY, INC. DATED 1/4/2018 KERRY LANE PLS #1141
- DEED BOOK 2016 PAGE 016810
- DEED BOOK 1997 PAGE 20341
- DEED BOOK 2008 PAGE 82137
- DEED BOOK 2000 PAGE 27385
- DEED BOOK 2000 PAGE 37387
- DEED BOOK 2015 PAGE 080517
- DEED BOOK 2018 PAGE 000713
- FINAL PLAT OF MARKET PLACE SUBDIVISION SURVEYED BY GARNAT ENGINEERING, LLC DATED 6/4/2019 GEORGE WOODEN PLS #1573

**BASIS OF BEARINGS:**

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

**CERTIFICATIONS:**

BY AFFIXING MY SEAL AND SIGNATURE, I GEORGE P. WOODEN, PS NO.1573, HEREBY CERTIFY THAT THIS DRAWING CORRECTLY DEPICTS A SURVEY COMPILED UNDER MY SUPERVISION ON THIS DRAWING 11, 2019.

THIS SURVEY WAS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHERS AND DOES NOT REPRESENT A TITLE SEARCH.

THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "X" OF THE F.E.M.A. MAP PANEL 05125C0240E EFFECTIVE DATE JUNE 05, 2020.

**OWNER:** Bryant Realty Company, LLC  
**DEVELOPER:** Bryant Realty Company, LLC  
**CERTIFICATE OF RECORDING:**

**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.

**CERTIFICATE OF SURVEYING ACCURACY:**  
 I, George P. Wooden, hereby certify that this plat correctly represents a boundary survey made 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 Title, and that all monuments which were found or placed on the property are correctly described and located.

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

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

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

**SURVEY LEGEND:**  
 △ - Computed point  
 ● - Found monument  
 ○ - Set #4 RB/Plas. Cap or Mag Nail with Shiner  
 (M) - Measured  
 (R) - Record  
 (P) - Platted

**PLAT CERTIFICATES:**

**DATE:** \_\_\_\_\_ **SIGNED:** \_\_\_\_\_  
 Fred Briner, Agent  
 Bryant Realty Company, LLC

**DATE:** \_\_\_\_\_ **SIGNED:** \_\_\_\_\_  
 George P. Wooden  
 Registered Land Surveyor  
 No. 1573, Arkansas

**DATE:** \_\_\_\_\_ **SIGNED:** \_\_\_\_\_  
 Rick Johnson, Chairman  
 Bryant Planning Commission

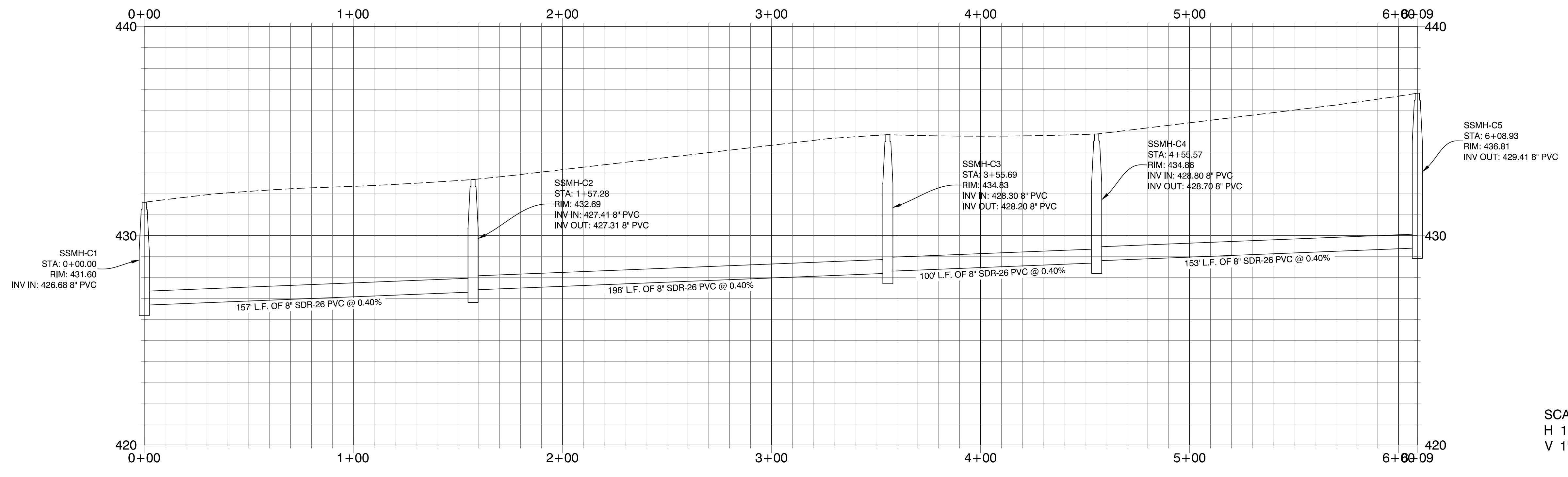
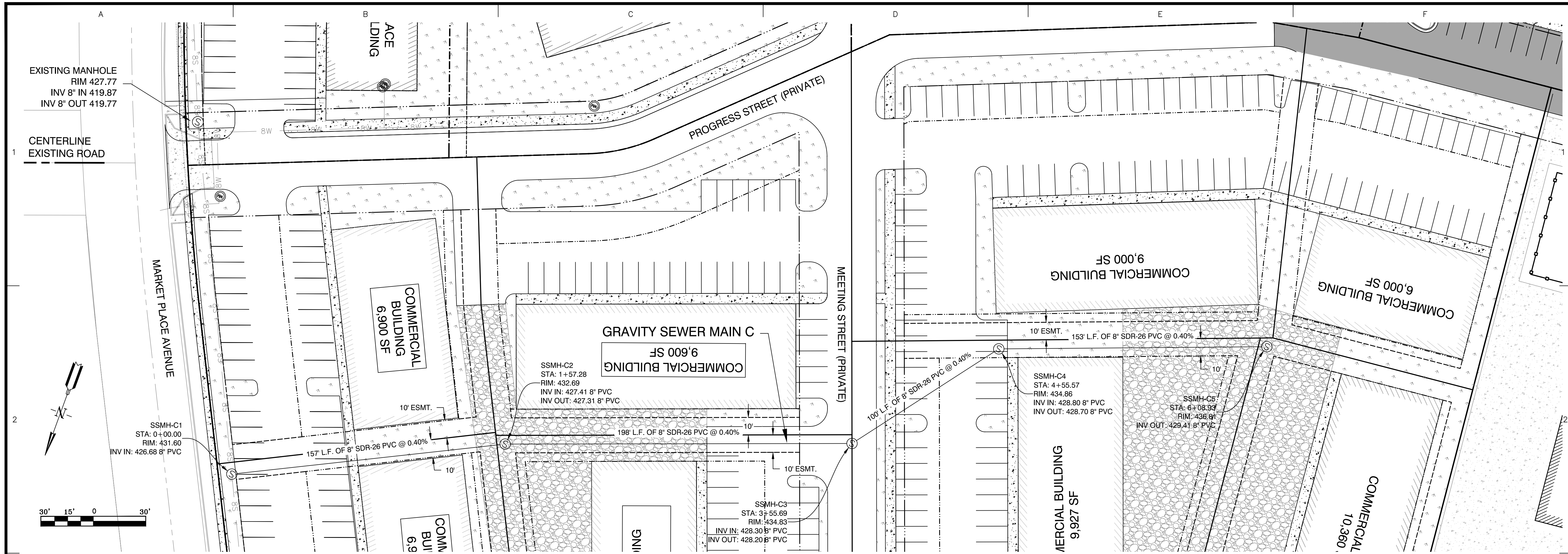
**DATE:** \_\_\_\_\_ **SIGNED:** \_\_\_\_\_  
 Vernon J. Williams  
 Registered Professional Engineer  
 No. 9551, Arkansas

**FINAL PLAT  
 MARKET PLACE II SUBDIVISION  
 PHASE 2  
 LOTS 12 THROUGH 16  
 CITY OF BRYANT  
 SALINE COUNTY, ARKANSAS**

**SURVEY PLAT CODE:  
 500-01S-14W-0-22-400-62-1573**

BY									
REVISION									
DATE									
<p style="font-size: small;">Designing our client's success</p> <p style="font-weight: bold; font-size: large;">GarNat Engineering, LLC</p> <p style="font-size: x-small;">3825 Mt. Carmel Road          Bryant, AR 72018          P.O. Box 116          Benton, AR 72018          (501) 408-4650          garnatengr.com@gmail.com</p>									
<p style="font-weight: bold; font-size: large;">BRYANT REALTY COMPANY, LLC</p> <p style="font-weight: bold; font-size: large;">MARKET PLACE CENTER</p> <p style="font-weight: bold; font-size: large;">CITY OF BRYANT</p> <p style="font-weight: bold; font-size: large;">SALINE COUNTY, ARKANSAS</p>									
<p style="font-weight: bold; font-size: large;">FINAL PLAT          LOTS 12 - 16          PHASE 2</p>									
<p>PROJECT NO: 18087</p>									
<p>DATE: OCT. 5, 2022</p>									
<p>SHEET NO: V1.0</p>									





GRAVITY SEWER MAIN C PROFILE

SCALE:  
H 1" = 30'  
V 1" = 3'

DATE	REVISION	BY
01-25-22	REVISED PER AS-BUILT	GPW

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

**MARKET PLACE CENTER II  
 PHASE 2  
 CITY OF BRYANT  
 SALINE COUNTY, ARKANSAS**



10-27-2022

CONTENTS:  
**GRAVITY SEWER MAIN C  
 PLAN &  
 PROFILE**

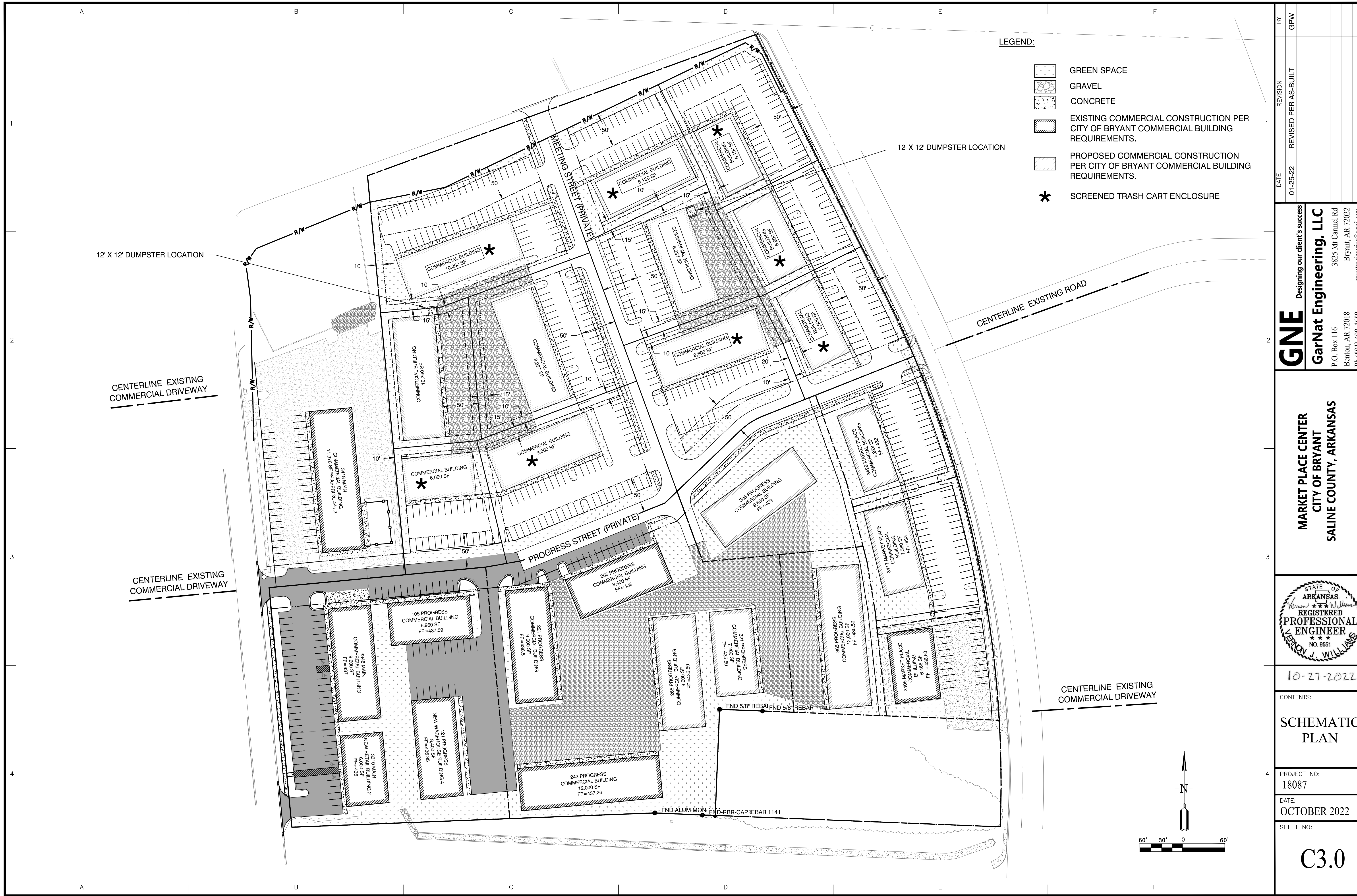
PROJECT NO:  
**18087**

DATE:  
**OCTOBER 2022**

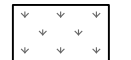
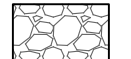

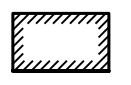
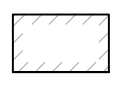

SHEET NO:

**C2.0**





**LEGEND:**

-  GREEN SPACE
-  GRAVEL
-  CONCRETE
-  EXISTING COMMERCIAL CONSTRUCTION PER CITY OF BRYANT COMMERCIAL BUILDING REQUIREMENTS.
-  PROPOSED COMMERCIAL CONSTRUCTION PER CITY OF BRYANT COMMERCIAL BUILDING REQUIREMENTS.
-  SCREENED TRASH CART ENCLOSURE

BY	GPW
REVISION	REVISED PER AS-BUILT
DATE	01-25-22
<p><b>Designing our client's success</b>  <b>GNE</b>  <b>GarNat Engineering, LLC</b>          P.O. Box 116          Benton, AR 72018          Ph: (501) 408-4650</p>	
<p><b>MARKET PLACE CENTER</b>  <b>CITY OF BRYANT</b>  <b>SALINE COUNTY, ARKANSAS</b></p>	
<p>STATE OF ARKANSAS          REGISTERED PROFESSIONAL ENGINEER          NO. 9551          KERRON J. WILLIAMS</p>	
<p>10-27-2022</p>	
<p>CONTENTS:  <b>SCHEMATIC PLAN</b></p>	
<p>PROJECT NO:          18087</p>	
<p>DATE:          OCTOBER 2022</p>	
<p>SHEET NO:  <b>C3.0</b></p>	





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

2 Signs

Staff Approved  
10/25/2022 CJ

## SIGN PERMIT APPLICATION

Applicants are advised to read the Sign Ordinance prior to completing and signing this form.  
The Sign Ordinance is available at [www.cityofbryant.com](http://www.cityofbryant.com) under the Planning and Community Development tab.

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

Date: 10/17/2022

### Sign Co. or Sign Owner

Name ARKANSAS SIGN & NEON  
Address 8525 DISTRIBUTION DR  
City, State, Zip LITTLE ROCK AR 72209  
Phone 501.562.3942  
Email Address lora@arkansassign.com

### Property Owner

Name MICALISTER'S DELI  
Address 7401 ALCOA RD, STE 1  
City, State, Zip BRYANT AR 72022  
Phone \_\_\_\_\_  
Email Address \_\_\_\_\_

### GENERAL INFORMATION

**JOB COSTS \$15000.00**

Name of Business MICALISTER'S DELE  
Address/Location of sign 7401 ALCOA RD, STE 1  
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 Lora A. Rand, 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 (FRONT)	39.6" X 186.1"	51.2	16'	12'6"	<i>CL</i> 10/25/22
B	WALL (SIDE)	39.6" X 186.1	51.2	16;	12'6"	<i>CL</i> 10/25/22
C						
E						
F						
G						





Sales: Rhonda Lambert  
Project Manager: Andrea Cooksey  
7401 Alcoa Rd • Ste 1  
Bryant, AR 72022

**Table of Contents**

- Page 1 - Cover Page
- Page 2 - Front Elevation
- Page 3 - Side Elevation
- Page 4 - 30" Direct Mount Channel Letters
- Page 5 - Door Vinyl

**Revision Notes**

**Rev 1:** JH 02-25-20 Updated Letters to remove green backer, changed colors of awnings from green to black, updated elevations.

**Rev 2:** CM 04-05-21 Updated Channel Letters, and Wall Sconces.

**Rev 3:** JH 09-22-22 Updated elevations to remove awnings

# Front Elevation

A	30" Direct Mount Channel Letters
B	Door Vinyl

- Rev 1: JH 02-25-20 Removed Green backing on Letters, updated awning colors to black
- Rev 2: CM 04/05/21 Removed Surround from Channel Letters
- Rev 3: JH 09-22-22 Revised to remove awnings from building
- Rev 4:
- Rev 5:

Proposed Elevation



-Previous Letterband - 27 x 2  
 → 72 sqft  
 54 sqft  
 Total - 126 sqft

Existing Elevation



Designer: MEB	Date: 9-13-19	Option 1 - MEB
Client: McAlister's - 7401 Alcoa Rd • Ste 1		
File Path: z/Restaurant/McA/BryantAR/CP		

- Proof is Approved. Proceed With Production Of Order
- Proof is Approved With Corrections. Make Corrections As Indicated And Proceed With Production Of Order

Signature: \_\_\_\_\_  
 Print Name: \_\_\_\_\_  
 Date: \_\_\_\_\_



These plans are the exclusive property of Design Team Sign employees. They are submitted to your company for the sole purpose of your purchase from Design Team Sign Company a product manufactured according to these plans. Distribution or use of these plans to construct a product similar to one embodied herein, is expressly forbidden. In the event Company expects to be reimbursed \$500 in compensation for time and effort included in creating these plans.



**Side Elevation**

- A | 30" Direct Mount Channel Letters
- B | Door Vinyl

Proposed Elevation



- Rev 1: JH 02-25-20 Removed green backer for letters, revised colors for awnings to black
- Rev 2: CM 4-5-21 Removed Surround from Channel Letters
- Rev 3: JH 09-22-22 Revised to remove awnings
- Rev 4:
- Rev 5:

*Previous*

- Letterband - 22 sqft x 2  
 44 sqft

- Main Sign 72 sqft

Total 116 sqft

Existing Elevation



Designer: MEB	Date: 9-13-19	Option 1 - MEB
Client: McAlister's - 7401 Alcoa Rd • Ste 1		
File Path: z:\Restaurant\McAlBryan\AR\CP		

- Proof Is Approved. Proceed With Production Of Order
- Proof Is Approved With Corrections. Make Corrections As Indicated And Proceed With Production Of Order

Signature: \_\_\_\_\_  
 I have reviewed this proof in regard to Sign type, color quantity, and accuracy of colors, symbols, and text (in 9 spacing application, if applicable)  
 Print Name: \_\_\_\_\_  
 Date: \_\_\_\_\_



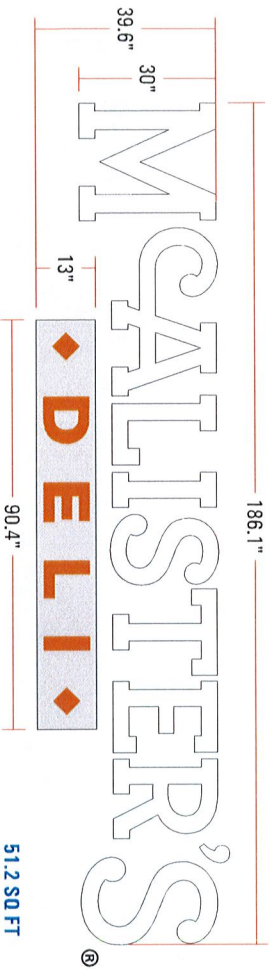
These plans are the exclusive property of Design Team Sign Company and are to be used only for the specific project identified herein. Any reproduction or distribution of these plans without the written consent of Design Team Sign Company is strictly prohibited. Design Team Sign Company is not responsible for any errors or omissions in these plans. The client is responsible for obtaining all necessary permits and approvals for the installation of the signs. Design Team Sign Company is not responsible for any damage to property or injury to persons resulting from the installation of the signs. The client is responsible for the safety of the signs and for the safety of the public. Design Team Sign Company is not responsible for any other matters not specifically mentioned herein.



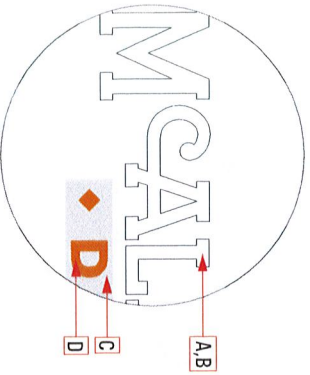
SIGN COMPANY LLC.



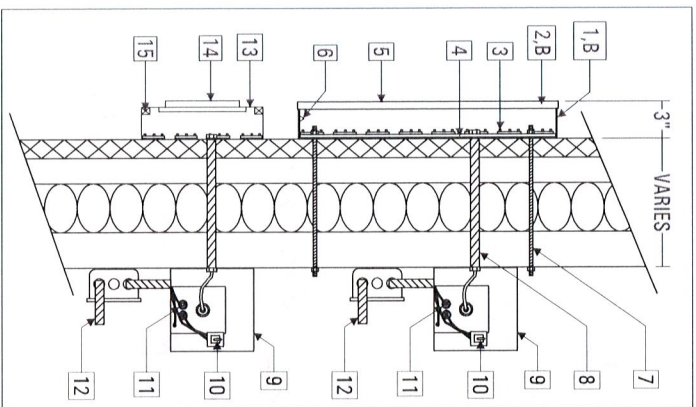
## Direct Mount Channel Letters w/Face Lit Descriptor MCA-1: Preferred White



### Color Schedule



Rev 1:
Rev 2:
Rev 3:
Rev 4:
Rev 5:



### Materials

- 1 .040 Aluminum Returns
- 2 1" Trimcap
- 3 LED Mounted to Back of Channel Letters
- 4 .090 Aluminum Back
- 5 7328 White Acrylic
- 6 .25" Weep Holes
- 7 Mounting Hardware (Varies per Building)
- 8 .5" Flex Conduit
- 9 Transformer Mounting Box
- 10 Toggle Switch Mounted at End of Box
- 11 Power Supply
- 12 Primary Electrical Leads (Power by Others)
- 13 .125" Routed Aluminum Face
- 14 3/4" Clear Push Thru w/1st Surf. Vinyl & Diffuser
- 15 1" Alum. Tube Frame Inside Cabinet

### Colors & Finishes

A	7328 White Acrylic Faces
B	Gloss Black Returns and Trimcap
C	Powdercoat Tiger Drylac RAL 7035
D	Vinyl 3630-44 Backed w/ 30% Diffuser

### Notes

- McAlister's - to receive White LED
- Deli - to receive White LED
- Painted to match Powdercoat Colors



Designer: MEB	Date: 11-25-19
Client: McAlister's	
File Path: z:\Restaurant\McAlisters\CorpSpacs	

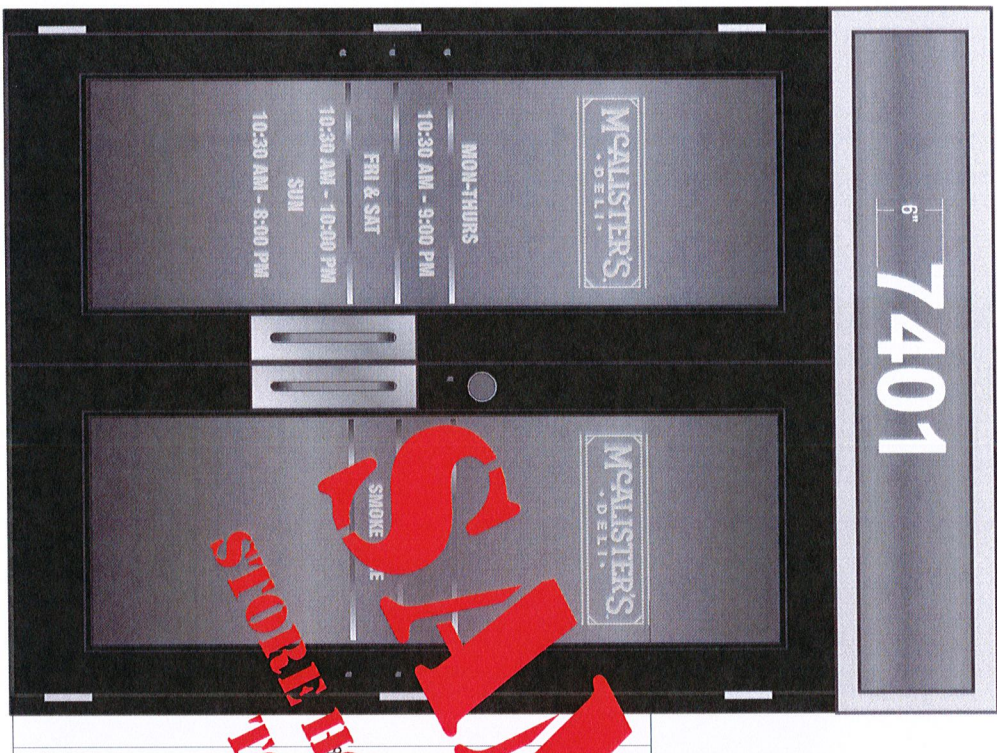
- Proof is Approved. Proceed With Production Of Order
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Signature: \_\_\_\_\_  
 I have reviewed this proof in regard to Sign type, order quantity, and accuracy of colors, symbols, and text (e.g. spelling, capitalization, punctuation).  
 Print Name: \_\_\_\_\_  
 Date: \_\_\_\_\_



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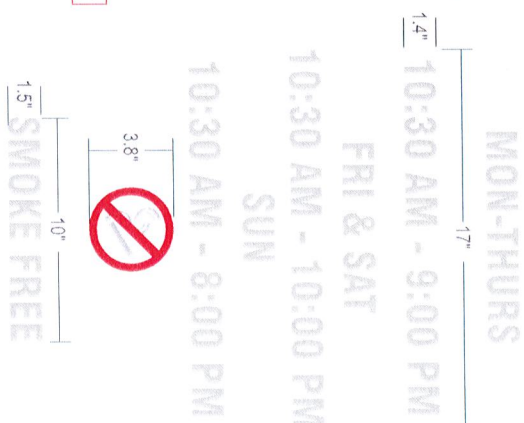
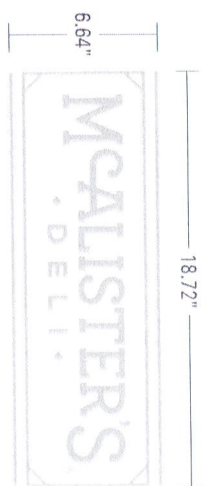


6" 7401

Suite Number Font is Arial Bold  
Additional Wording is Swis 721 BkCh BT



STOP! STORE HOURS TO BE DETERMINED NUMBER



**Specifications:**

Avery SC 900-861-W Vinyl Applied  
1st Surface (McAlister's Logo, Store Hours, and Smoke Free Lettering)  
751-010 White Vinyl (Suite Number)



Designer: MEB Date: 3-30-19  
Client: McAlister's  
File Path: z:\Restaurant\McAlister's Conspcs

- Proof is Approved. Proceed With Production Of Order
- Proof is Approved With Corrections. Make Corrections As Indicated And Proceed With Production Of Order

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Date: \_\_\_\_\_



These plans are the exclusive property of Design Team, Sign Company LLC. They are submitted to your company for the sole purpose of your consideration of whether to purchase these plans. They are not to be used for any other purpose without the express written consent of Design Team, Sign Company LLC. Distribution or reproduction of these plans to anyone other than the intended recipient is strictly prohibited. In the event of any dispute, the customer's acceptance of these plans shall constitute the entire agreement between the parties. The customer shall be responsible for obtaining all necessary permits and for obtaining all necessary approvals from the appropriate authorities. The customer shall be responsible for obtaining all necessary approvals from the appropriate authorities. The customer shall be responsible for obtaining all necessary approvals from the appropriate authorities.













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

2 Signs

Staff Approved  
10/25/2022 CJ

## SIGN PERMIT APPLICATION

Applicants are advised to read the Sign Ordinance prior to completing and signing this form.  
The Sign Ordinance is available at [www.cityofbryant.com](http://www.cityofbryant.com) under the Planning and Community Development tab.

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

Date: 10/17/2022

### Sign Co. or Sign Owner

Name ARKANSAS SIGN & NEON  
Address 8525 DISTRIBUTION DR  
City, State, Zip LITTLE ROCK AR 72209  
Phone 501.562.3942  
Email Address lora@arkansassign.com

### Property Owner

Name MICALISTER'S DELI  
Address 7401 ALCOA RD, STE 1  
City, State, Zip BRYANT AR 72022  
Phone \_\_\_\_\_  
Email Address \_\_\_\_\_

### GENERAL INFORMATION

**JOB COSTS \$15000.00**

Name of Business MICALISTER'S DELE  
Address/Location of sign 7401 ALCOA RD, STE 1  
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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C						
E						
F						
G						





Sales: Rhonda Lambert  
Project Manager: Andrea Cooksey  
7401 Alcoa Rd • Ste 1  
Bryant, AR 72022

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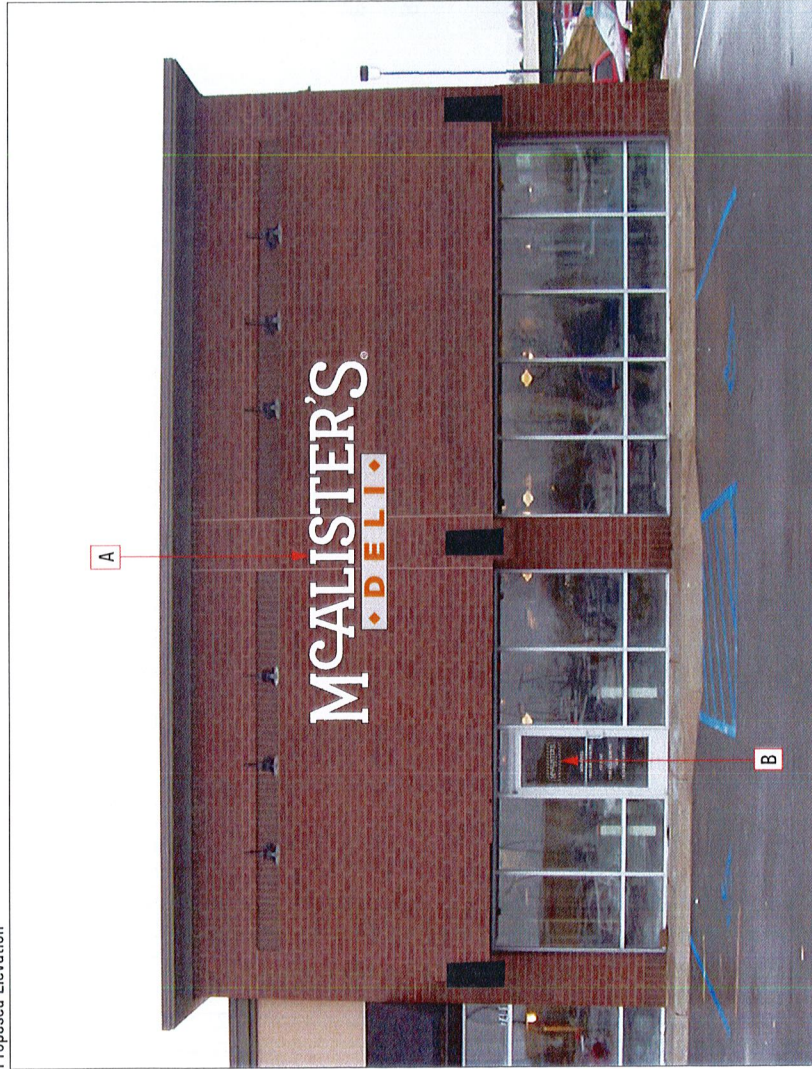
**Rev 3:** JH 09-22-22 Updated elevations to remove awnings

# Front Elevation

- A | 30" Direct Mount Channel Letters
- B | Door Vinyl

- Rev 1: JH 02-25-20 Removed Green backing on Letters, updated awning colors to black
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- Rev 4:
- Rev 5:

Proposed Elevation



-Previous Letterband - 27 x 2  
 → 72 sqft  
 54 sqft  
 Total - 126 sqft

Existing Elevation



SIGN COMPANY LLC.

Designer: MEB	Date: 9-13-19	Option 1 - MEB
Client: McAlister's - 7401 Alcoa Rd • Ste 1		
File Path: z/Restaurant/McA/BryantAR/CP		

- Proof is Approved. Proceed With Production Of Order
- Proof is Approved With Corrections. Make Corrections As Indicated And Proceed With Production Of Order

Signature: \_\_\_\_\_  
 of icons, symbols, and text (e.g. spacing, capitalization, punctuation).  
 Print Name: \_\_\_\_\_  
 Date: \_\_\_\_\_



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**Side Elevation**

- A | 30" Direct Mount Channel Letters
- B | Door Vinyl

Proposed Elevation



- Rev 1: JH 02-25-20 Removed green backer for letters, revised colors for awnings to black
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- Rev 3: JH 09-22-22 Revised to remove awnings
- Rev 4:
- Rev 5:

*Previous*

*- Letterband - 22 sqft x 2*

*44 sqft*

*- Main Sign 72 sqft*

*Total 116 sqft*

Existing Elevation



Designer: MEB	Date: 9-13-19	Option 1 - MEB
Client: McAlister's - 7401 Alcoa Rd • Ste 1		
File Path: z:\Restaurant\McAlBryan\AR\CP		

- Proof Is Approved. Proceed With Production Of Order
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Signature: \_\_\_\_\_  
 Print Name: \_\_\_\_\_  
 Date: \_\_\_\_\_



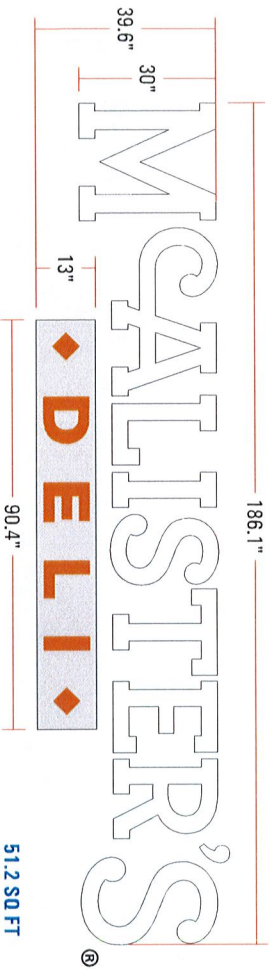
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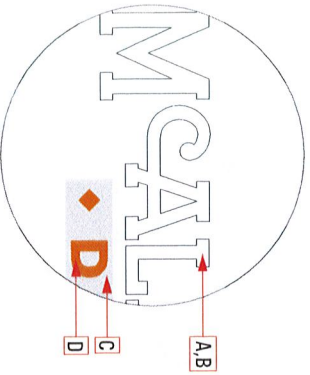
SIGN COMPANY LLC.



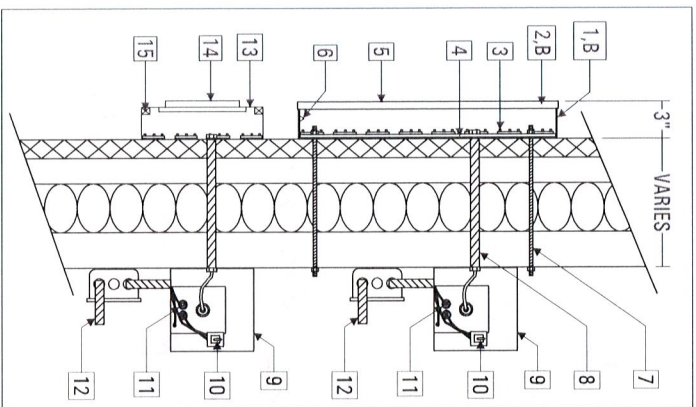
## Direct Mount Channel Letters w/Face Lit Descriptor MCA-1: Preferred White



### Color Schedule



Rev 1:
Rev 2:
Rev 3:
Rev 4:
Rev 5:



### Materials

- 1 .040 Aluminum Returns
- 2 1" Trimcap
- 3 LED Mounted to Back of Channel Letters
- 4 .090 Aluminum Back
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- 8 .5" Flex Conduit
- 9 Transformer Mounting Box
- 10 Toggle Switch Mounted at End of Box
- 11 Power Supply
- 12 Primary Electrical Leads (Power by Others)
- 13 .125" Routed Aluminum Face
- 14 3/4" Clear Push Thru w/1st Surf. Vinyl & Diffuser
- 15 1" Alum. Tube Frame Inside Cabinet

### Colors & Finishes

A	7328 White Acrylic Faces
B	Gloss Black Returns and Trimcap
C	Powdercoat Tiger Drylac RAL 7035
D	Vinyl 3630-44 Backed w/ 30% Diffuser

### Notes

- McAlister's - to receive White LED
- Deli - to receive White LED
- Painted to match Powdercoat Colors



Designer: MEB	Date: 11-25-19
Client: McAlister's	
File Path: z:\Restaurant\McAlisters\CorpSpacs	

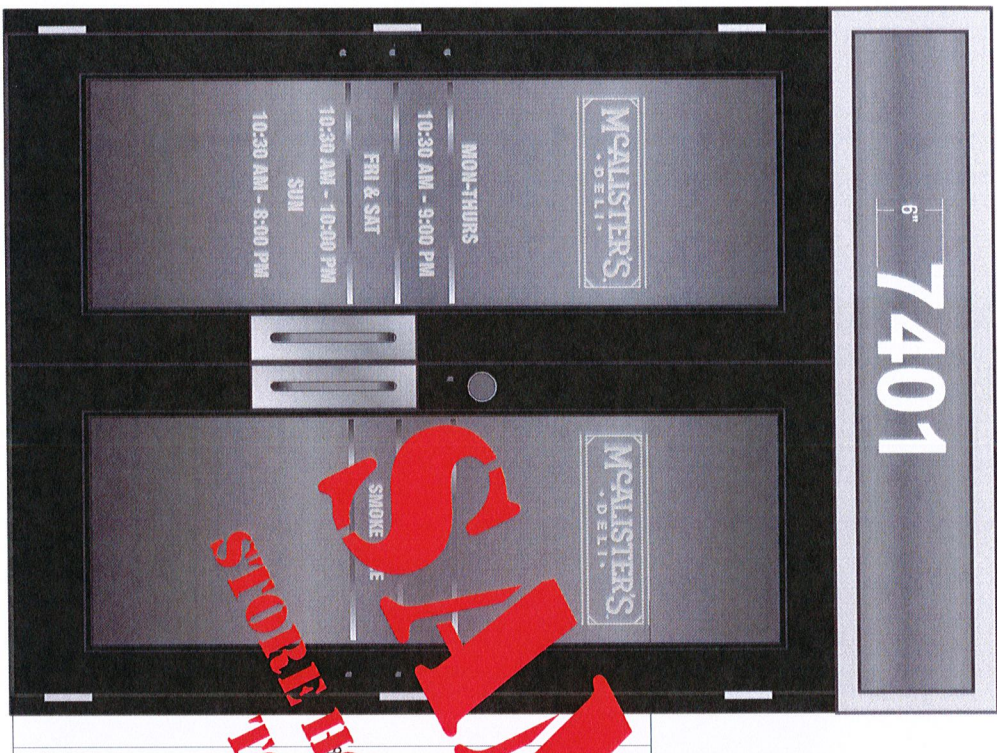
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Signature: \_\_\_\_\_  
 I have reviewed this proof in regard to Sign type, order quantity, and accuracy of copy, symbols, and text (e.g. spelling, capitalization, punctuation).  
 Print Name: \_\_\_\_\_  
 Date: \_\_\_\_\_



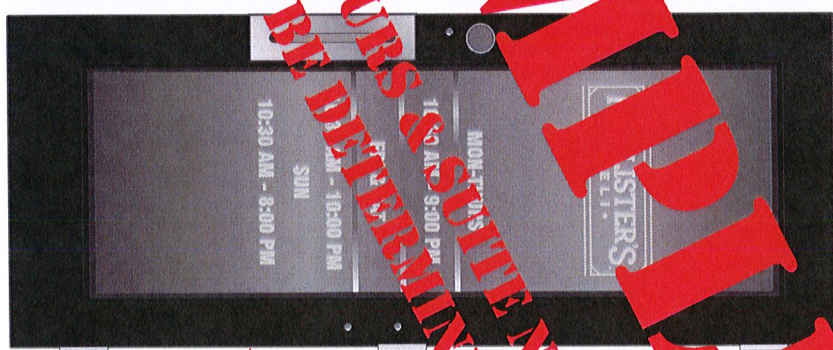
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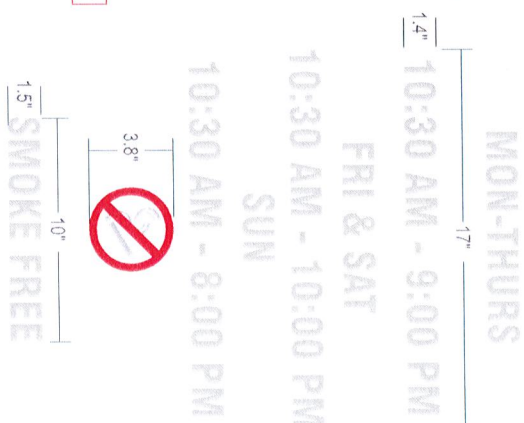
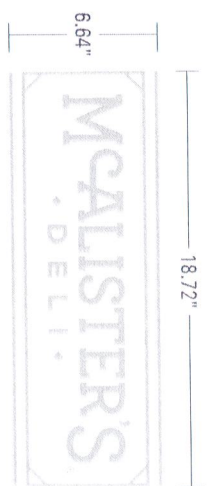


6" **7401**

Suite Number Font is Arial Bold  
Additional Wording is Swis 721 BkCh BT



Black Fiberglass Door



**Specifications:**  
 Avery SC 900-861-W Vinyl Applied  
 1st Surface (McAlister's Logo, Store Hours, and Smoke Free Lettering)  
 751-010 White Vinyl (Suite Number)



Designer: MEB Date: 3-30-19  
 Client: McAlister's  
 File Path: z:\Restaurant\McAlister's Conspcs

- Proof is Approved. Proceed With Production Of Order
- Proof is Approved With Corrections. Make Corrections As Indicated And Proceed With Production Of Order

Signature: \_\_\_\_\_  
 Print Name: \_\_\_\_\_  
 Date: \_\_\_\_\_



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#0614

2-Signs Approved *EL*  
10/19/2022



City of Bryant, Arkansas  
Community Development  
210 SW 3<sup>rd</sup> 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](http://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: 8-10-22

#### Sign Co. or Sign Owner

Name Ken's Signs / Ken Jones  
Address 2100 S. Powell St.  
City, State, Zip Springdale, AR 72764  
Phone 479.756.1810  
Email Address ken.jones@kensigns.com

#### Property Owner

Name America's Car-Mart  
Address 1805 N. 2<sup>nd</sup> St., Ste. 401  
City, State, Zip Rogers, AR 72756  
Phone 479.464.9944  
Email Address Ken.Worthington@Car-Mart.com

#### GENERAL INFORMATION

Name of Business America's Car-Mart.  
Address/Location of sign 3200 N. Reynolds Rd.  
Zoning Classification CZ

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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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	Facade	3' x 18.63'	55.89	25'	22'	<i>CL</i> 10/19/22
B	Facade	3' x 18.63'	55.89	25'	22'	<i>CL</i> 10/19/22
C						
E						
F						
G						

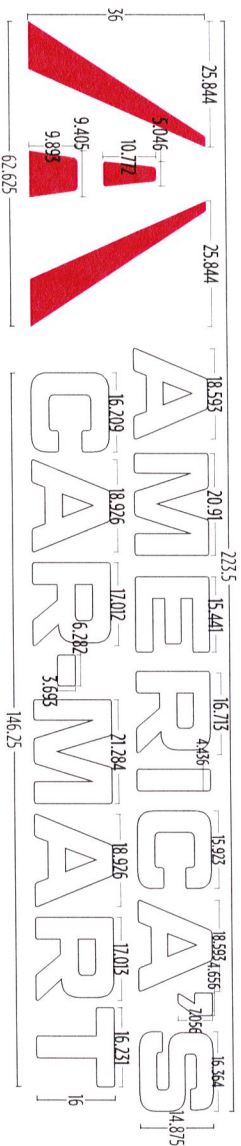
- Same location as Previous signs, Same sqft. as previous.
- Different sign Type.



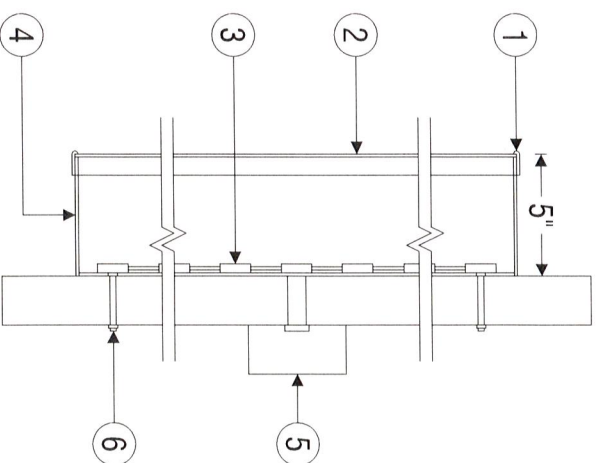
# America's Car-Mart #175

Bryant, AR

8/10/2022



## LED Channel Letters



1. 1" trim cap with retaining screws
2. 3/16" white plexi face
3. White LED
4. .080" aluminum back / .080" return  
5" deep aluminum return
5. Remote power supply
6. 3/8" all thread, nuts & washers



1.888.809.1810

479.756.1810

www.kenssigns.com

2100 S. Powell St. Springdale, AR 72764

Designer: Stephanie

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 1171 E. N. 1065 S. Vinton Rd. Springdale, AR 72764  
 Building Letters #175 Bryant, AR 72406



# America's Car-Mart #175

Bryant, AR

8/10/2022



1.888.809.1810

479.756.1810

www.kenssigns.com

2100 S. Powell St. Springdale, AR 72764

Designer: Stephanie

©2022 KEN'S SIGNS. DESIGNS PRESENTED ARE THE SOLE PROPERTY OF KEN'S SIGNS, AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN PERMISSION.  
For more information, please contact Ken's Signs at 1.888.809.1810 or visit our website at www.kenssigns.com. Building location: #175-Bryant, AR, 72764



# America's Car-Mart #175

Bryant, AR

8/10/2022



1.888.809.1810 | 479.756.1810 | [www.kenssigns.com](http://www.kenssigns.com) | 2100 S. Powell St. Springdale, AR 72764 | Designer: Stephanie

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A PHOTO COURTESY OF AMERICA'S CAR-MART, BRYANT, AR 72725  
Building letters #115-Bryant, AR, AR



#0613

3 Signs → Approved CL

10/19/2022



City of Bryant, Arkansas  
Community Development  
210 SW 3<sup>rd</sup> 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](http://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: 10/17/22

**Sign Co. or Sign Owner**

Name Whatley Industries  
Address 1109 E 51st St.  
City, State, Zip Texarkana AR, 71854  
Phone 870-773-2139  
Email Address info@whatleysign.com

**Property Owner**

Name Bob Strate  
Address 206 W. Commerce St.  
City, State, Zip Bryant, AR 72022  
Phone \_\_\_\_\_  
Email Address bobs@tamollys.com

**GENERAL INFORMATION**

Name of Business Tamolly's  
Address/Location of sign 206 W. Commerce St. 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 [Signature] 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						
B						
C						
E						
F						
G						

Tamolu's 59" x 158"  
 Real, Fresh, Tex - mex 17" x 282"  
 Homestyle ~~17" x 134"~~ 17" x 134"

- Signs same size + font as current signage.
- New signage, but same sqft and size as previous/existing.



# 206 W Commerce St, Bryant, AR



X

Scale = 128:1

Details: **Border Neon**  
**17" channel letters with red translucent vinyl.**



1109 E 51st Street P 870.773.2139  
Texarkana, AR 71854 F 870.772.5703  
whatleysign.com



Client: **Ta Molly's**

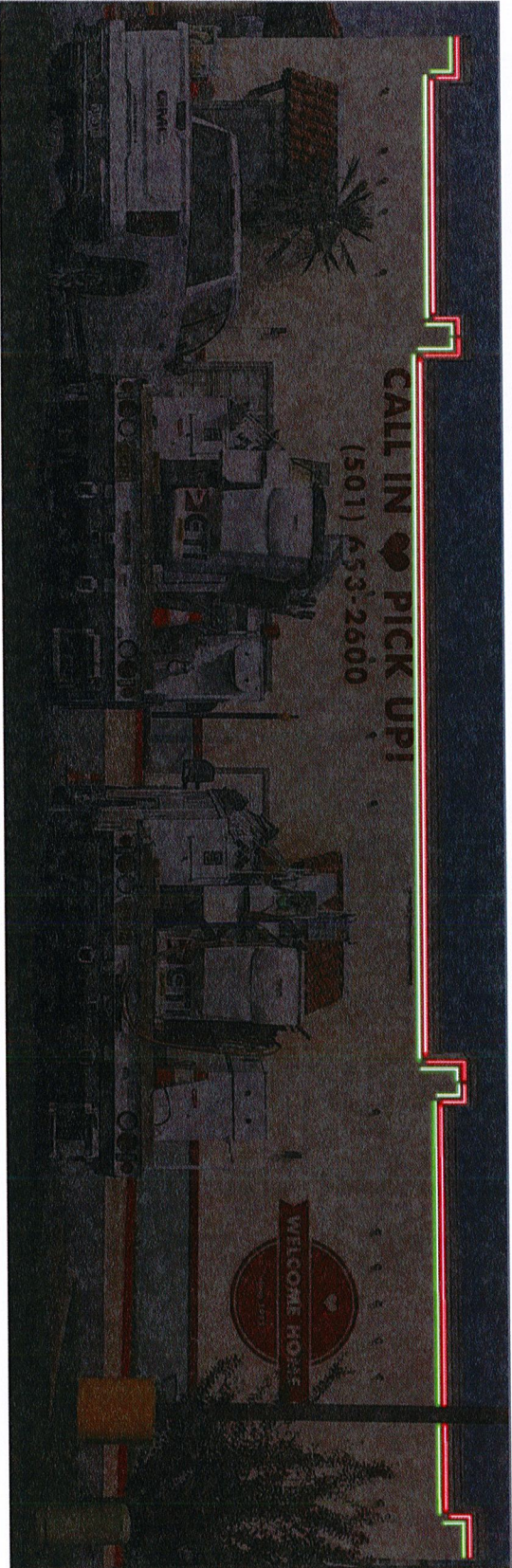
Desc: **Exterior Neon**

Salesman: **Tye Whatley**

Artist: **Cortney Crawford**

Date: **09/08/2022**

# 206 W Commerce St, Bryant, AR



Scale = 128:1

Details:



**SIGNCOMPANY**

TAMolly's - 206 W Commerce St, Bryant, Ar - Exterior Neon - Customer Proof\_001

1109 E 51st Street P 870.773.2139  
 Texarkana, AR 71854 F 870.772.5703  
 whatley/sign.com



Client: **Ta Molly's**

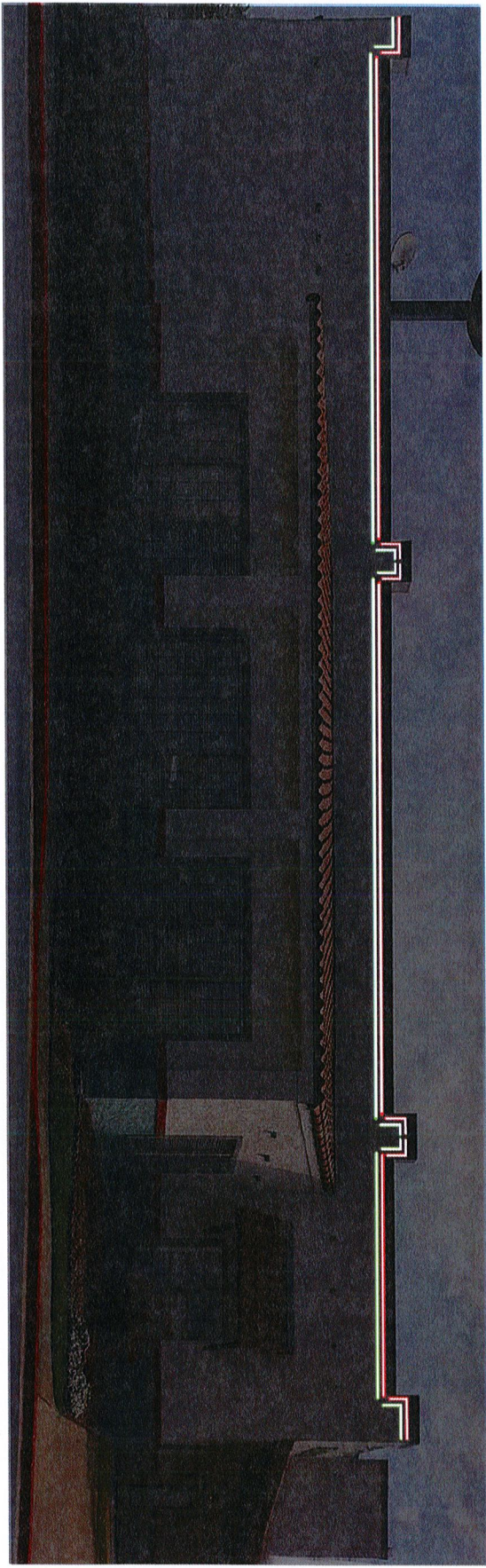
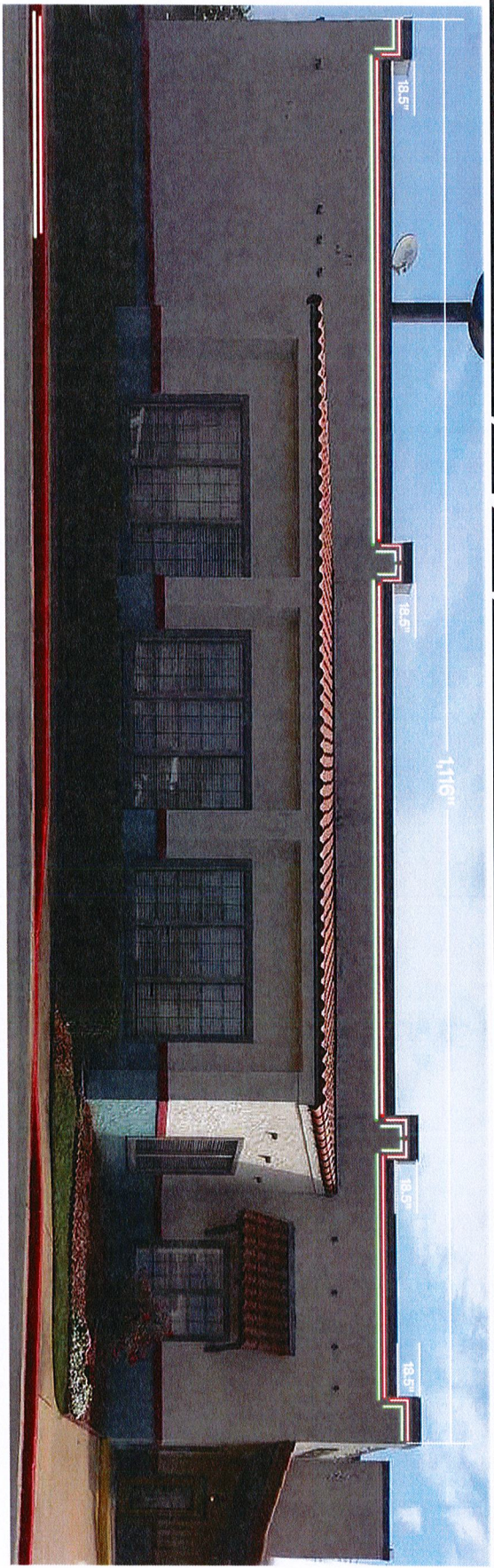
Desc: **Exterior Neon**

Salesman: **Tye Whatley**

Artist: **Cortney Crawford**

Date: **09/08/2022**

# 206 W Commerce St, Bryant, AR



Details: **Border Neon**

Scale = 128:1



TaMollys - 206 W Commerce St, Bryant, Ar - Exterior Neon - Customer-Proof\_001

1109 E 51st Street P 870.773.2139  
Texarkana, AR 71854 F 870.772.5703  
whatleysign.com





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

Approved 1 Sign  
 9/30/2022 CL

## SIGN PERMIT APPLICATION

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

Date: 09/29/2022

### Sign Co. or Sign Owner

Name ARKANSAS SIGN & NEON  
 Address 8525 DISTRIBUTION DR  
 City, State, Zip LITTLE ROCK AR 72209  
 Phone 501.562.3942  
 Email Address lora@arkansassign.com

### Property Owner

Name EXXON  
 Address 22755 I-30,  
 City, State, Zip Bryant, AR 72022  
 Phone \_\_\_\_\_  
 Email Address \_\_\_\_\_

### GENERAL INFORMATION

Name of Business EXXOM  
 Address/Location of sign 22755 I-30, BRYANT AR  
 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 Lora A. Rand 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



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

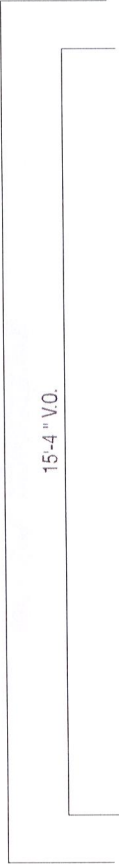


SCALE: 3/32 " = 1'-0"

EXISTING  
CONDITIONS

17'-3" EXCESS TRIM

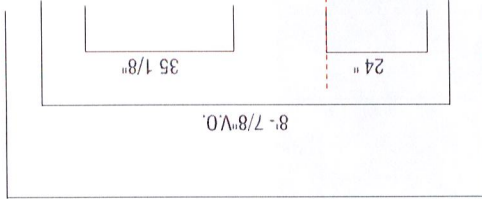
15'-4" V.O.



35 1/8"

24"

8'-7 7/8" V.O.



9'-6" EXCESS TRIM

**EXXON**

SEAM

140 SF FLEX FACE



APPROVED BY: _____ DATE: _____			
110 VOLT 15 AMP CIRCUIT TO BE PROVIDED AND PAID FOR BY CUSTOMER.			
CUSTOMER: EXXON BRYANT ARKANSAS		DRAWING NO. 202214801	
SALESMAN: CHUCK CRAWFORD		DATE: 8-14-2022	
SCALE: PROPORTIONAL		DRAWN BY: DSM	
821 Vance Ave, Memphis, TN 38126 PH: 901-523-1595 FAX: 901-527-7372			



