Bryant Development and Review Committee Meeting

Boswell Municipal Complex - City Hall Conference Room

210 SW 3rd Street

Date: July 31, 2025 - **Time:** 9:00 AM

Call to Order

Old Business

New Business

1. Childcare Network - 2168 N Prickett - Sign Permit

Pinnacle Signs - Requesting Sign Permit approval for freestanding monument sign. The two facade signs in the application meet the code and have been approved by staff.

- 94000-SGNAPP-01.pdf

2. Goodwill - 5095 Hwy 5 - Sign Permit

Ace Sign Company - Requesting Sign Permit Approval

- 93990-SGNAPP-01.pdf

3. Pediatrics Plus - The Farm - 6910 Hwy 5 - Sign Permit

Condray Signs - Requesting Sign Permit Approval

- 93997-SGNAPP-01.pdf

4. Creekside Addition Phase 2 - Replat - Lot 15 and Tract E

GarNat Engineering - Requesting Recommendation for Approval of Replat

- 0980-PLT-02.pdf
- 0980-LTR-01.pdf
- 0980-APP-01.pdf

5. The Shoppes at Dogwood Springs - Commercial Plat

Richardson Engineering - Requesting Recommendation for Approval of Commercial Subdivision Plat

- 0978-PLT-02.pdf
- 0978-LTR-02.pdf
- 0978-RSP-01.pdf

6. New Beginnings - Hwy 5 and Midland Rd

PLE - Requesting Site Plan Approval

- 0977-PLN-02.pdf
- 0977-SLC-01.pdf
- 0977-DRN-02.pdf
- 0977-RSP-01.pdf
- 0977-RPLT-01.pdf

7. Finley Business Park - 25300 I-30 - Commercial Plat

Hope Consulting - Requesting Recommendation for Approval of Commercial Subdivision Plat

- 0981-PLT-01.pdf

8. Sky Blue Duplexes Subdivision - Final Plat

Hope Consulting - Requesting Recommendation for Approval of Final Plat

- 0952-PLT-04.pdf

9. Springhill Tavern - 2224 Brandon Loop - Site Plan Addition

Ronnie Beard - Requesting Approval for New Building Addition

- 0979-PLN-01.pdf

10. 2913 Springhill Rd and 2506 W Robinhood Dr (Adjacent Properties) - Rezoning from R-M to C-1

LaDonna Henry - Requesting Recommendation for Rezoning of two adjacent properties from R-M to C-1

- 0982-APP-01.pdf

11. Whistling Pines Subdivision - Preliminary Plat

Michael Bolin and David Chapman - Requesting Review and Approval of changes to Preliminary Plat (Attachments Pending)

Staff Approved

12. Attorney's Title Group - 3125 Hwy 5, STE 3 - Sign Permit

Condray Signs - Requesting Sign Permit Approval - STAFF APPROVED

- 93998-SGNAPP-01.pdf

13. Gen Wealth Financial - 4756 Bryant Parkway - Sign Permit

Ace Sign Company - Requesting Sign Permit Approval - STAFF APPROVED

- 93993-SGNAPP-01.pdf

Permit Report

Adjournments

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

SIGN PERMIT APPLICATION

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

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

Date: 7-15

Sign Co. or Sign Owner

Name Pinnacle Signs LLC
Address 7610 Counts Massie
City, State, Zip North Little Rock AR 72113
Phone 501-812-4433
Email Address info@pinnacle-signs.com

Property Owner

Name Childcare Network
Address 2615 N Pickett Rd
City, State, Zip Bryant Ar 72022
Phone 501 863 6059
Email Address Taylocp13 atlasbtw.com

GENERAL INFORMATION

Name of Business Childcare Network
Address/Location of sign 2615 N Pickett Rd
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.

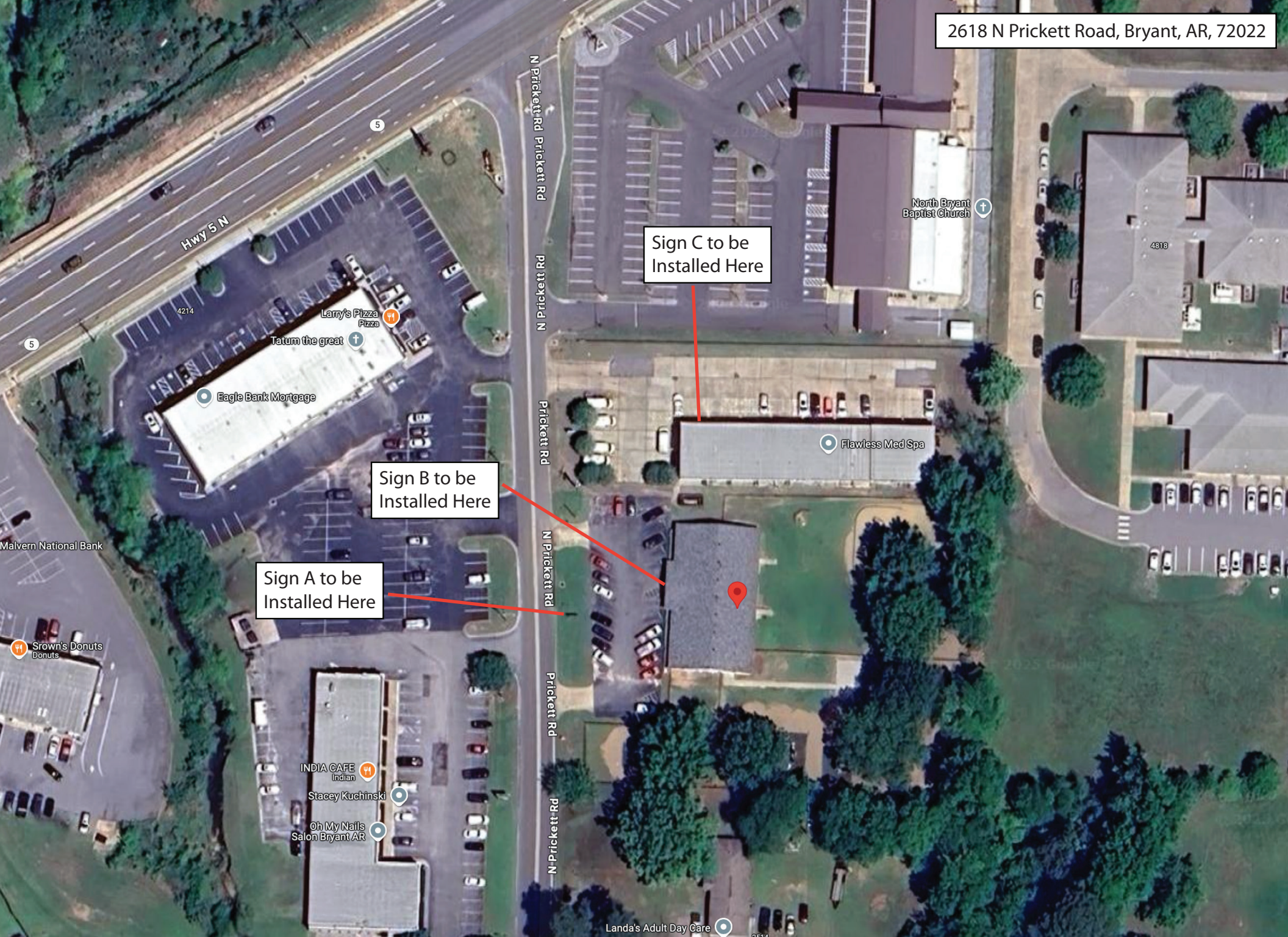
READ CAREFULLY BEFORE SIGNING

I _____, 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	Monument	104" x 90" x 14"	65	90"	—	
B	Wall	120" x 24"	20	~160"	~136"	
C	Wall	120" x 24"	20	~144"	~120"	
E						
F						
G						


2618 N Prickett Road, Bryant, AR, 72022
Sign C to be Installed Here
Sign B to be Installed Here
Sign A to be Installed Here
Hwy 5 N
N Prickett Rd
Prickett Rd
N Prickett Rd
Prickett Rd
N Prickett Rd
Prickett Rd
N Prickett Rd
North Bryant Baptist Church
4818
4214
Larry's Pizza
Pizza
Tatum the great
Eagle Bank Mortgage
Flawless Med Spa
Malvern National Bank
Srown's Donuts
Donuts
INDIA CAFE
Indian
Stacey Kuchinski
Oh My Nails Salon Bryant AR
Landa's Adult Day Care


Childcare Network
EARLY LEARNING AND CHILD CARE
Sign A Size: 104”w x 90”h x 14”d


Childcare Network
EARLY LEARNING AND CHILD CARE
Sign B Size: 120”w x 24”h
Building Face Size: 1284”w x 180”h

Sign C Size: 120”w x 24”h
Building Face Size: 290”w x 220”h

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

SIGN PERMIT APPLICATION

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

Date: July 14, 2025

Sign Co. or Sign Owner

Name ACE Sign Company
Address 11935 Interstate 30
City, State, Zip Little Rock, AR 72209
Phone 501-562-0800
Alternate Phone 501-626-2979

Property Owner

Name Goodwill Industries of Arkansas
Address 7400 Scott Hamilton Drive, Suite 50
City, State, Zip Little Rock, AR 72209
Phone 501-372-5100
Alternate Phone 425-531-1074

GENERAL INFORMATION

Name of Business Goodwill Industries of Arkansas
Address/Location of sign 5095 Hwy 5 , Bryant AR 72022
Zoning Classification C-2

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 Tonya Hulett, 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	Pole	8' x 12', OAH 25'	96	25'	17'	
B	Directional	2' x 3', OAH 4'	6	4'	2'	
C	Wall Sign	15" x 109"	12			
E	Wall Sign	15' x 70"	7			
F						
G						

ARTWORK APPROVAL

PLEASE READ CAREFULLY

ALL PAGES PROVIDED IN THIS DOCUMENT MUST BE SIGNED

Please be advised that all pages of the document displaying artwork proofs must be thoroughly reviewed in their entirety. It is imperative to examine each page carefully to ensure accuracy, orientation, completeness, and satisfaction with the design.

Upon completion of the review, each page must be signed by the responsible individual or authorized representative to indicate approval. Your signature serves as confirmation that you have reviewed and accepted the artwork as presented.

Production of your signage order will commence only after all pages have been reviewed and signed. Failure to review and sign each page may result in delays in production and may affect the final outcome of your signage.

We appreciate your attention to this important step in the process and thank you for your cooperation. If you have any questions or concerns regarding the artwork proofs or the approval process, please do not hesitate to contact us.

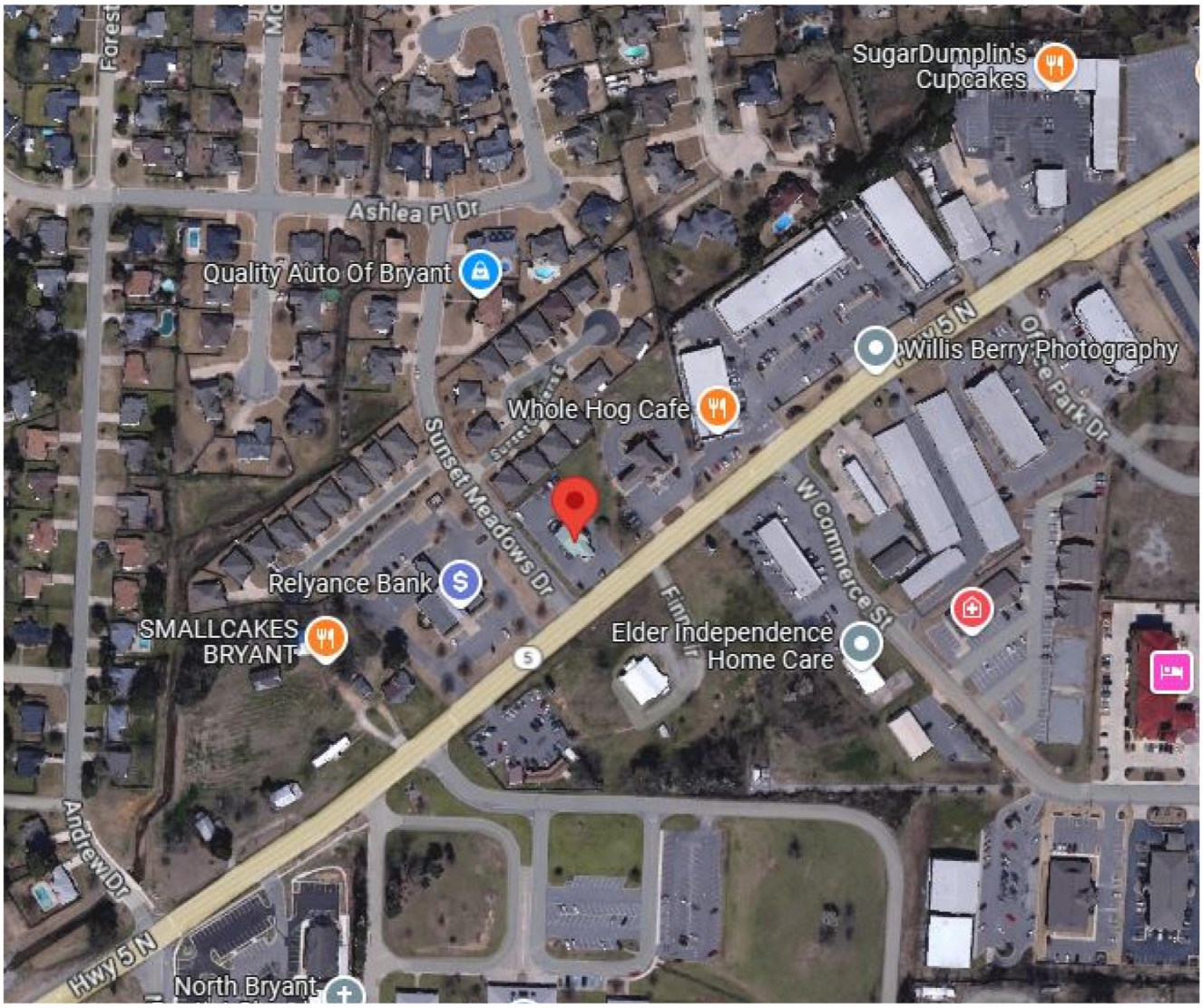
ACE SIGNS

PROPERTY BRAND/EXTENSION:	PROPERTY LOCATION:	PROPERTY CODE:
Goodwill Industries of Arkansas	5095 Hwy 5 Bryant, AR 72022	TBD

DATE:	SALES REP:	PREPARED BY:
7/9/25	Tonya Hulett	Caleb Hester

INITIALS: _____

LOCATION MAP



ACE SIGNS

PROPERTY BRAND/EXTENSION: Goodwill Industries of Arkansas

PROPERTY LOCATION: 5095 Hwy 5 Bryant, AR 72022

PROPERTY CODE: TBD

DATE: 7/9/25

SALES REP: Tonya Hulett

PREPARED BY: Caleb Hester

INITIALS: _____

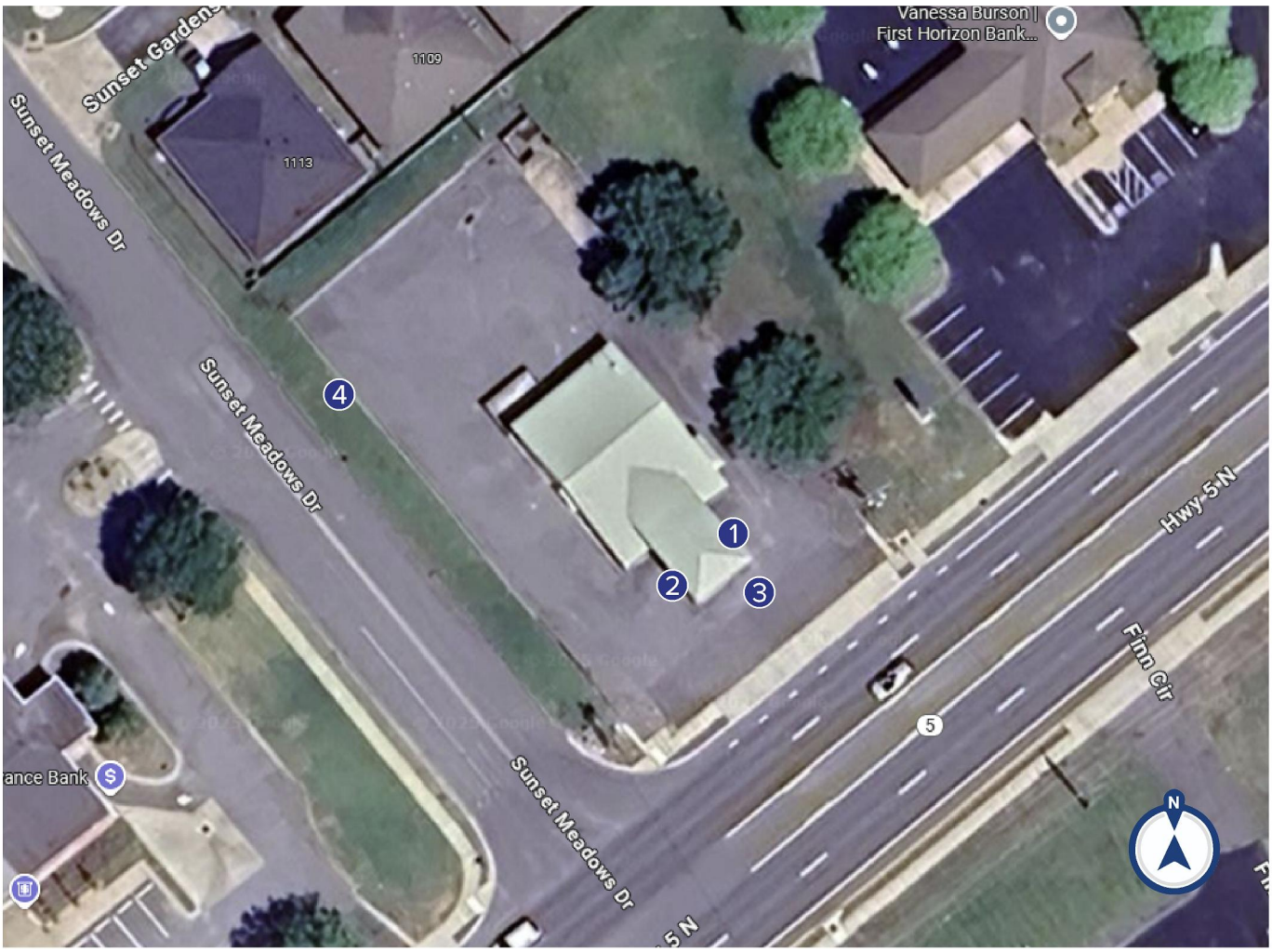
SITE PLAN

PROPOSED SIGNS:

1. LETTERS
2. LETTERS
3. HI-RISE
4. DIRECTIONAL

EXISTING SIGNS:

1. LETTERS
2. LETTERS
3. NO SIGN
4. NO SIGN



PROPERTY BRAND/EXTENSION: Goodwill Industries

PROPERTY LOCATION: 5095 Hwy 5 Bryant, AR 72022

PROPERTY CODE: TBD

DATE: 06/18/2025

SALES REP: Tonya Hulett

PREPARED BY: Victoria Phan

INITIALS: _____

1 LETTERS

EXISTING

PROPOSED

RENDERINGS NOT TO SCALE

EXIT ONLY

H15" Dimensional letters

PANTONE REFLEX BLUE

ACE SIGNS

PROPERTY BRAND/EXTENSION: Goodwill Industries of Arkansas

PROPERTY LOCATION: 5095 Hwy 5 Bryant, AR 72022

PROPERTY CODE: TBD

DATE: 7/9/25

SALES REP: Tonya Hulett

PREPARED BY: Caleb Hester

INITIALS: _____

2 LETTERS

EXISTING

PROPOSED

RENDERINGS NOT TO SCALE

ENTER

H15" Dimensional letters

PANTONE REFLEX BLUE

ACE SIGNS

PROPERTY BRAND/EXTENSION: Goodwill Industries of Arkansas

PROPERTY LOCATION: 5095 Hwy 5 Bryant, AR 72022

PROPERTY CODE: TBD

DATE: 7/9/25

SALES REP: Tonya Hulett

PREPARED BY: Caleb Hester

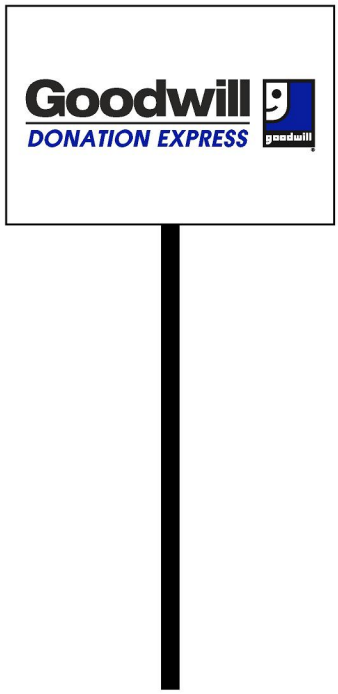
INITIALS: _____

3 HI-RISE

EXISTING

PROPOSED

RENDERINGS NOT TO SCALE



H8' x W12' Cabinet with applied graphics
OAH: 25'

PANTONE WHITE
PANTONE BLACK
PANTONE REFLEX BLUE

ACE SIGNS

PROPERTY BRAND/EXTENSION: Goodwill Industries

PROPERTY LOCATION: 5095 Hwy 5 Bryant, AR 72022

PROPERTY CODE: TBD

DATE: 05/20/2025

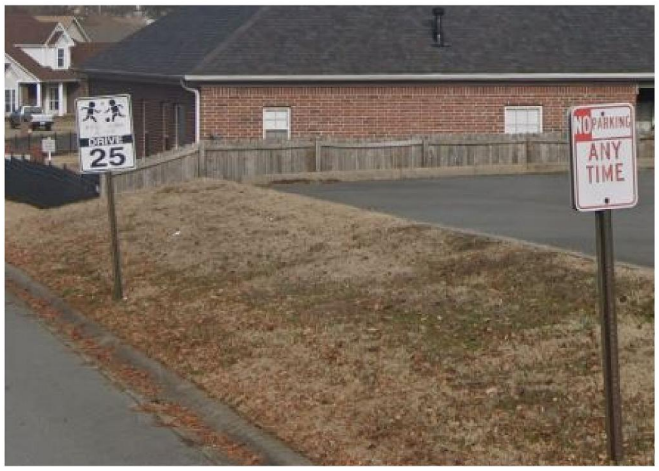
SALES REP: Tonya Hulett

PREPARED BY: Victoria Phan

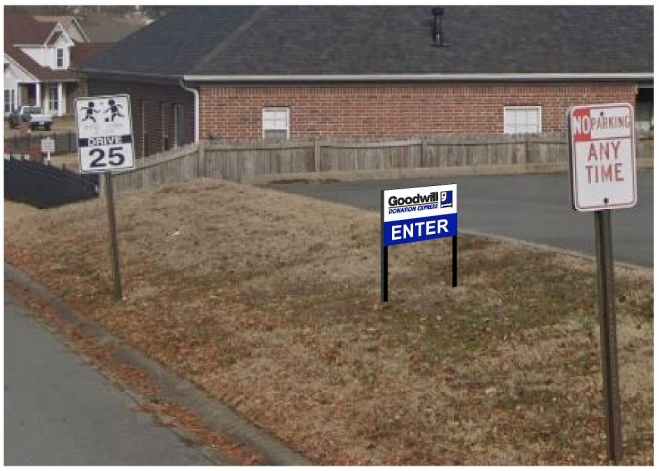
INITIALS: _____

4 DIRECTIONAL

EXISTING



PROPOSED



RENDERINGS NOT TO SCALE

H2' x W3' Directional with applied graphics
OAH: 4'

PANTONE WHITE

PANTONE BLACK

PANTONE REFLEX BLUE

ACE SIGNS

PROPERTY BRAND/EXTENSION: Goodwill Industries

PROPERTY LOCATION: 5095 Hwy 5 Bryant, AR 72022

PROPERTY CODE: TBD

DATE: 06/18/2025

SALES REP: Tonya Hulett

PREPARED BY: Victoria Phan

INITIALS: _____

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

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

Date: 7/9/25

Sign Co. or Sign Owner

Name Condray Signs
Address 1107 E. Harding
City, State, Zip Pine Bluff, AR. 71601
Phone 870-534-5210
Email Address emma@condraysigns.com

Property Owner

Name FoxDen Capital, LLC Scott Street
Address 3415 N. Dixieland Rd
City, State, Zip Little Flock, AR. 72756
Phone 580-467-1983
Email Address sstreet@pediatricsplus.com

GENERAL INFORMATION

Name of Business The Farm by Pediatrics Plus
Address/Location of sign 6910 AR-5
Zoning Classification _____

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READ CAREFULLY BEFORE SIGNING

I Emma Brann, 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

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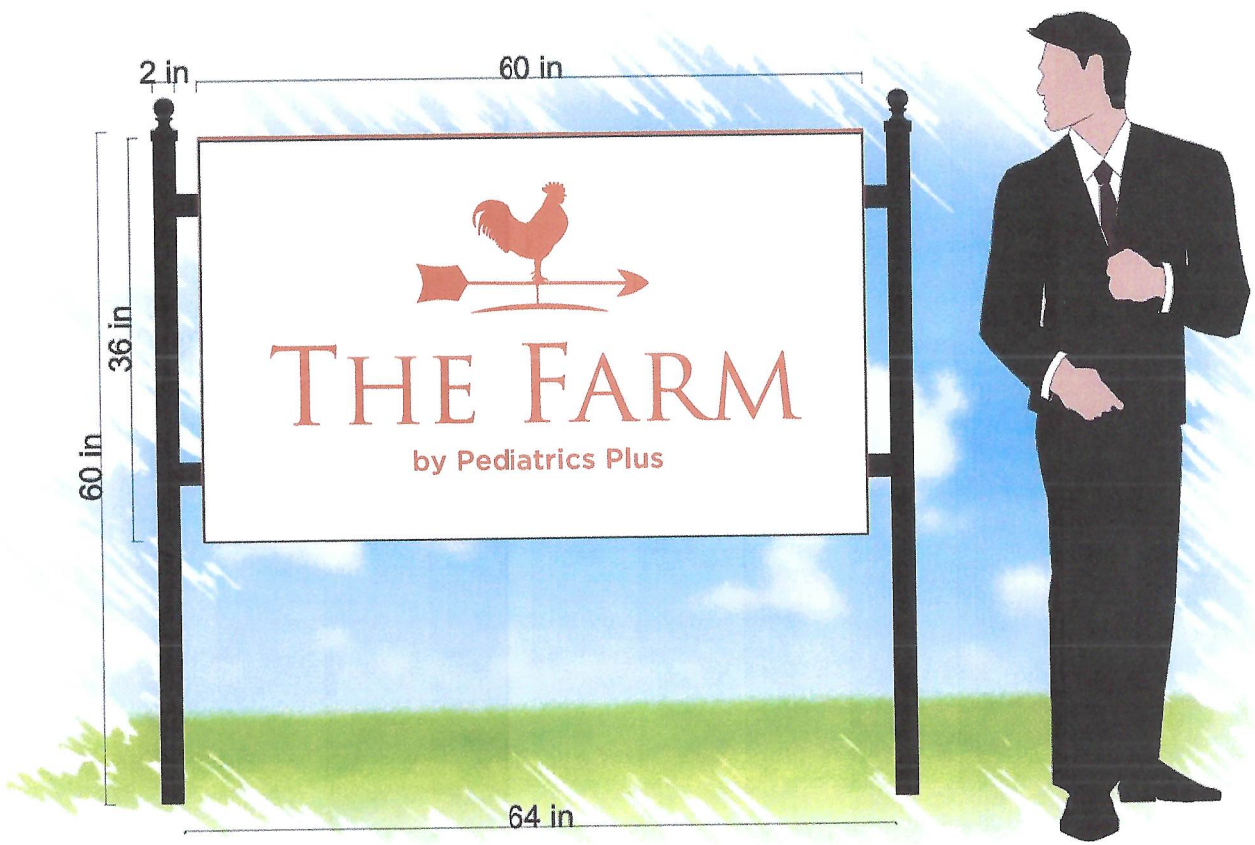
				Top of Sign	Bottom of Sign	
A	Post & Pan	5' x 5'	25			
B						
C						
E						
F						
G						



Post and Pan

Specs

Background Color: SW SW 6884 Obstinate Orange

Graphic Color: Natural White

Description: Post & Panel ~~Single-sided~~ double

Size: 36" x 60"

Construction: 2" aluminum sq. tube posts and cross members
1/8' thick painted aluminum panel with die-cut vinyl graphics

Mounting: Direct burial with concrete footings

ARCHWAY

A Complete Architectural Sign Solution Group

Archway Graphic
1202 Business Pa
Suite 1
Little Rock, AR 72204
501.224.0227
ArchwayGraphic.Com

PROJECT

TAG Construction

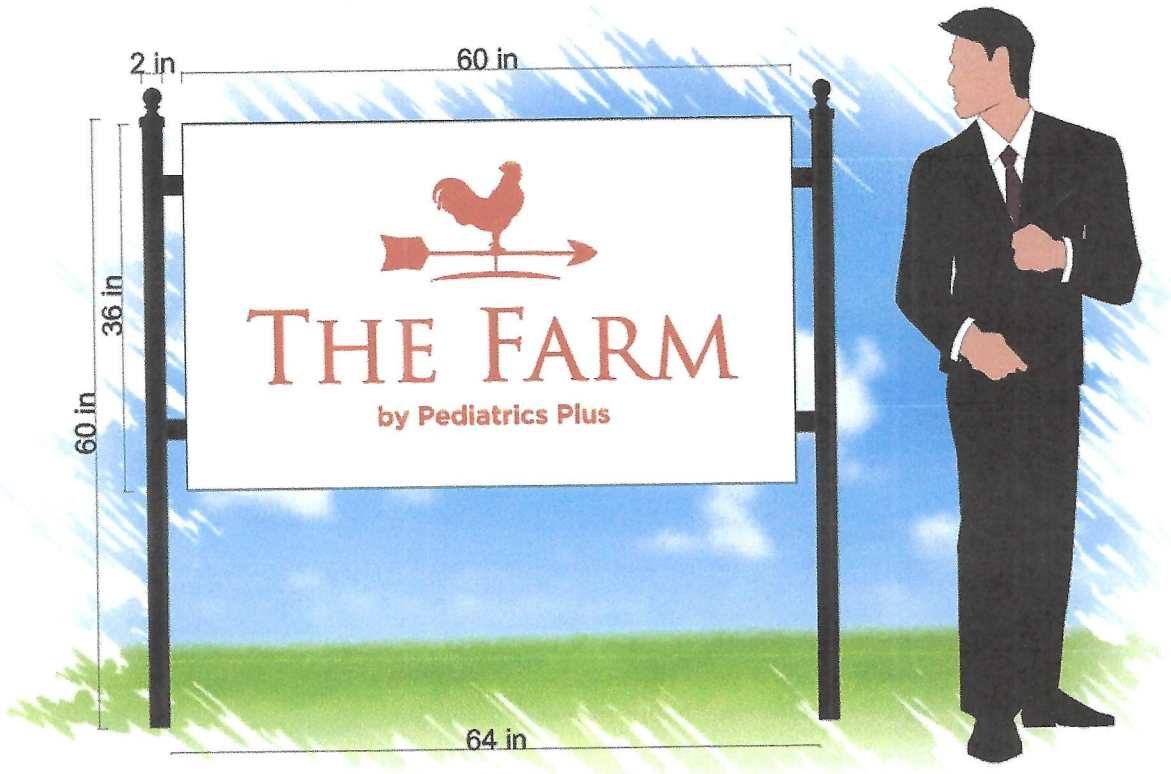
The Farm
by
Pediatrics Plus

DATE

SO 13xxx

04-22-2(

DISCLAIMER



Double sided Post and Pan

By signing this document, you verify that all spelling, layout and content are correct and that you are satisfied with the design(s) proofed on this document. Designs will be produced as shown here and you cannot make changes once the order is in production. Customer assumes all responsibility for typographical errors.

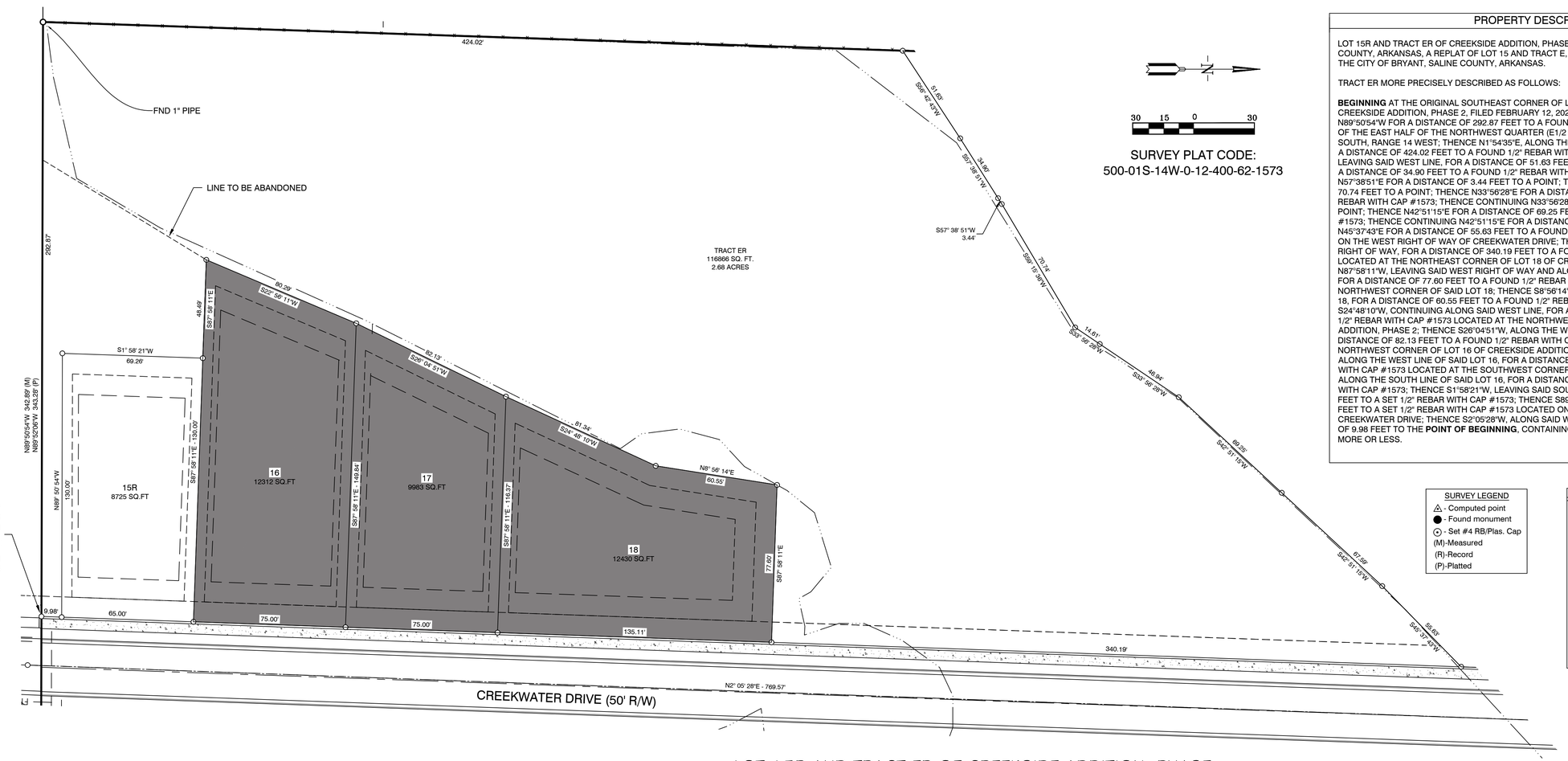
Please Sign here

condraysigns.com
1107 E. Harding Ave. Pine Bluff, AR 71601
ph (870) 534-5210

Client: Pediatrics Plus
Location: Bryant, AR
Representative: Perry Oldner
Designer: Jason McGee
Date: 7-9-25

File location: \\DESKTOP-CL9TA2O\Shared Server File\SHARED FOLDER\graphic files\P\Pediatrics Plus\Bryant
File name: Bryant post and pan.fs


Evergreen Living
Center at Stagecoach
Hwy 5 N
Sign
5
389 ft
450 ft
144 ft
130 ft
Big Oak Farms



PROPERTY DESCRIPTION:

LOT 15R AND TRACT ER OF CREEKSIDE ADDITION, PHASE 2, TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS, A REPLAT OF LOT 15 AND TRACT E, CREEKSIDE ADDITION, PHASE 2, TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

TRACT ER MORE PRECISELY DESCRIBED AS FOLLOWS:

BEGINNING AT THE ORIGINAL SOUTHEAST CORNER OF LOT 15 AS PER FINAL PLAT OF CREEKSIDE ADDITION, PHASE 2, FILED FEBRUARY 12, 2024 DOCUMENT 2024-002360; THENCE N89°50'54"W FOR A DISTANCE OF 292.87 FEET TO A FOUND 1" PIPE LOCATED ON THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER (E1/2 NW1/4) OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST; THENCE N1°54'35"E, ALONG THE WEST LINE OF SAID E1/2 NW1/4, FOR A DISTANCE OF 424.02 FEET TO A FOUND 1/2" REBAR WITH CAP #1573; THENCE N56°42'43"E, LEAVING SAID WEST LINE, FOR A DISTANCE OF 51.63 FEET TO A POINT; THENCE N57°38'51"E FOR A DISTANCE OF 34.90 FEET TO A FOUND 1/2" REBAR WITH CAP #1573; THENCE CONTINUING N57°38'51"E FOR A DISTANCE OF 3.44 FEET TO A POINT; THENCE N59°15'36"E FOR A DISTANCE OF 70.74 FEET TO A POINT; THENCE N33°56'28"E FOR A DISTANCE OF 14.61 FEET TO A FOUND 1/2" REBAR WITH CAP #1573; THENCE CONTINUING N33°56'28"E FOR A DISTANCE OF 46.94 FEET TO A POINT; THENCE N42°51'15"E FOR A DISTANCE OF 69.25 FEET TO A FOUND 1/2" REBAR WITH CAP #1573; THENCE CONTINUING N42°51'15"E FOR A DISTANCE OF 65.59 FEET TO A POINT; THENCE N45°37'43"E FOR A DISTANCE OF 55.63 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 LOCATED ON THE WEST RIGHT OF WAY OF CREEKWATER DRIVE; THENCE S2°05'28"W, ALONG SAID WEST RIGHT OF WAY, FOR A DISTANCE OF 340.19 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 LOCATED AT THE NORTHEAST CORNER OF LOT 18 OF CREEKSIDE ADDITION, PHASE 2; THENCE N87°58'11"W, LEAVING SAID WEST RIGHT OF WAY AND ALONG THE NORTH LINE OF SAID LOT 18, FOR A DISTANCE OF 77.60 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 LOCATED AT THE NORTHWEST CORNER OF SAID LOT 18; THENCE S8°56'14"W, ALONG THE WEST LINE OF SAID LOT 18, FOR A DISTANCE OF 60.55 FEET TO A FOUND 1/2" REBAR WITH CAP #1573; THENCE S24°48'10"W, CONTINUING ALONG SAID WEST LINE, FOR A DISTANCE OF 81.34 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 LOCATED AT THE NORTHWEST CORNER OF LOT 17 OF CREEKSIDE ADDITION, PHASE 2; THENCE S26°04'51"W, ALONG THE WEST LINE OF SAID LOT 17, FOR A DISTANCE OF 82.13 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 LOCATED AT THE NORTHWEST CORNER OF LOT 16 OF CREEKSIDE ADDITION, PHASE 2; THENCE S22°56'11"W, ALONG THE WEST LINE OF SAID LOT 16, FOR A DISTANCE OF 80.29 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 LOCATED AT THE SOUTHWEST CORNER OF SAID LOT 16; THENCE S87°58'11"E, ALONG THE SOUTH LINE OF SAID LOT 16, FOR A DISTANCE OF 48.49 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S1°58'21"W, LEAVING SAID SOUTH LINE, FOR A DISTANCE OF 69.26 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S89°50'54"E FOR A DISTANCE OF 130.00 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED ON THE WEST RIGHT OF WAY OF CREEKWATER DRIVE; THENCE S2°05'28"W, ALONG SAID WEST RIGHT OF WAY, FOR A DISTANCE OF 9.98 FEET TO THE **POINT OF BEGINNING**, CONTAINING 2.68 ACRES (116,866 SQUARE FEET), MORE OR LESS.

SURVEY LEGEND

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

PROPERTY SPECIFICATIONS:

ZONING CLASSIFICATION: R-1

MIN. LOT SIZE: 6000 S.F.
NUMBER OF LOTS: 1
SOURCE OF WATER: SALEM WATER USERS ASSOCIATION PWA
SOURCE OF SEWER: CITY OF BRYANT

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

EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
FRONT - 10' OR AS SHOWN
BACK - 10' OR AS SHOWN
SIDE - 5' OR AS SHOWN
STREET RIGHT OF WAYS: 50' OR AS SHOWN
STREET WIDTH: 28' BOC TO BOC
LOT CORNERS: SET #4 REBAR WITH CAP

NOTE 1: ALL GRINDER PUMPS AND SEWER SERVICE LINES WILL BE PRIVATE.

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

PLAT CERTIFICATES:

OWNER:

Name: Diamond Development II

Address: 1599 Lawson Oaks Drive, Little Rock, AR 72210

DEVELOPER:

Name: Diamond Development II

Address: 1599 Lawson Oaks Drive, Little Rock, AR 72210

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

Date: _____ Signed: _____
Jim Hastings
1599 Lawson Oaks Drive, Little Rock, AR 72210

Date: _____ Signed: _____
Michael A. Lake
1599 Lawson Oaks Drive, Little Rock, AR 72210

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

CERTIFICATE OF ENGINEERING ACCURACY:

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

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

CERTIFICATE OF RECORDING:

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.

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

CERTIFICATE OF FINAL PLAT APPROVAL:

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

Date: _____ Signed: _____
Lance Penfield, Chairman
Bryant Planning Commission

LOT 15R AND TRACT ER OF CREEKSIDE ADDITION, PHASE 2, TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS, A REPLAT OF LOT 15 AND TRACT E, CREEKSIDE ADDITION, PHASE 2, TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DOCUMENTS USED:

- SURVEY PLAT OF RECORD RASBURRY SURVEYING 10/23/2014
- DEED OF RECORD 2014 PAGE 25641 WILLIAMS TO DIAMOND DEVELOPMENT II
- DEED OF RECORD 2004 PAGE 112595 THOMAS TO DIAMOND DEVELOPMENT II
- SURVEY PLAT OF RECORD MIDLAND FARM SUBDIVISION BY HENRY N. CONWAY 8/13/1951
- FINAL PLAT CREEKSIDE ADDITION, PHASE 2, DOCUMENT 2024-002360 BY GARNAT ENGINEERING FILED 02/12/2024
- REPLAT CREEKSIDE ADDITION, PHASE 2, DOCUMENT 2024-009671 BY GARNAT ENGINEERING FILED 06/04/2024

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 SURVEY'S "ONLINE POSITIONING USER SERVICE" (OPUS).

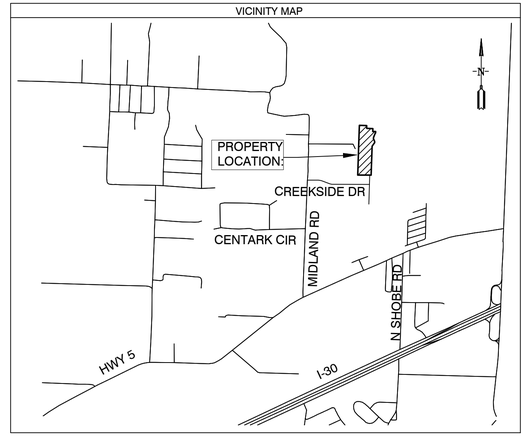
CERTIFICATIONS:

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 OCTOBER 12, 2022.

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

THIS PROPERTY IS LOCATED IN THE 100 YEAR FLOOD PLAIN. THE PROPERTY SHOW ON THIS PLAT IS LOCATED IN ZONE "X" AND ZONE "AE" OF THE F.E.M.A. MAP PANEL 05125C0240E EFFECTIVE DATE JUNE 5, 2020.

VICINITY MAP



BY	REVISION	DATE

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

CREEKSIDE ADDITION, PHASE 2
PART OF THE EAST HALF OF THE NORTHWEST QUARTER SECTION 12, T-1-S, R-14-W, SALINE COUNTY, ARKANSAS

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

CONTENTS:
REPLAT OF LOT 15 AND TRACT E

PROJECT NO:
18054

DATE:
JULY 10, 2025

SHEET NO:
1

J:\Projects\2018 Projects\18054 Creekside Addition\Drawings\DWGs\18054-Creekside Addition-Phase-2-REPLAT Lot 15R and Tract ER-070925.dwg

GNE

3825 Mt Carmel Rd.
Bryant, AR 72022

GarNat Engineering, LLC

P.O. Box 116
Benton, AR 72018

July 14, 2025

Colton Leonard
City Planner
City of Bryant
210 SW 3rd Street
Bryant, AR 72022

Re: Replat of Lot 15 and Tract E – Creekside Addition, Phase 2

Dear Mr. Leonard:

Please allow this letter and the following list of enclosures to serve as my application for approval of the referenced replat. It is my desire that this matter be included on the agenda for your August 2025 City of Bryant Planning Commission meeting. The developer for the project is Diamond Development II, 1599 Lawson Oaks, Little Rock, Arkansas, 72210, jbhastingsjr@aol.com, 501-690-6601.

List of Enclosures

- Bryant Subdivision Checklist
- 8 copies of the replat
- Final replat review fee of $27.00

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

Sincerely,

George P. Wooden

GarNat Engineering, LLC
George P. Wooden, PS #1573

CREEKSIDE ADDITION, PHASE 2
REPLAT LOT 15 AND TRACT E

Bryant Planning Commission

Subdivision Checklist

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

Instructions

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

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

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

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

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

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

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

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

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

City of Bryant Subdivision Checklist

Subdivision/Project Name CREEKSIDE ADDITION, PHASE 2 REPLAT LOT 15 AND TRACT E

Contact Person GEORGE WOODEN **Phone** (501) 408-4650

Mailing Address P. O. BOX 116, BENTON, AR 72018

I. Basic Information Needed On The Plat

- ▲ 1. Name of Subdivision/Project
- ▲ 2. Current zoning R-1
- ▲ 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)**

CREEKSIDE ADDITION, PHASE 2 REPLAT LOT 15 AND TRACT E

Name of Subdivision

George P. Wooten

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.

Mike A. Lake

Owner Signature

Vernon J Williams

Engineer Signature

CITY USE

Preliminary Plat Approved _____

Planning Commission Date _____

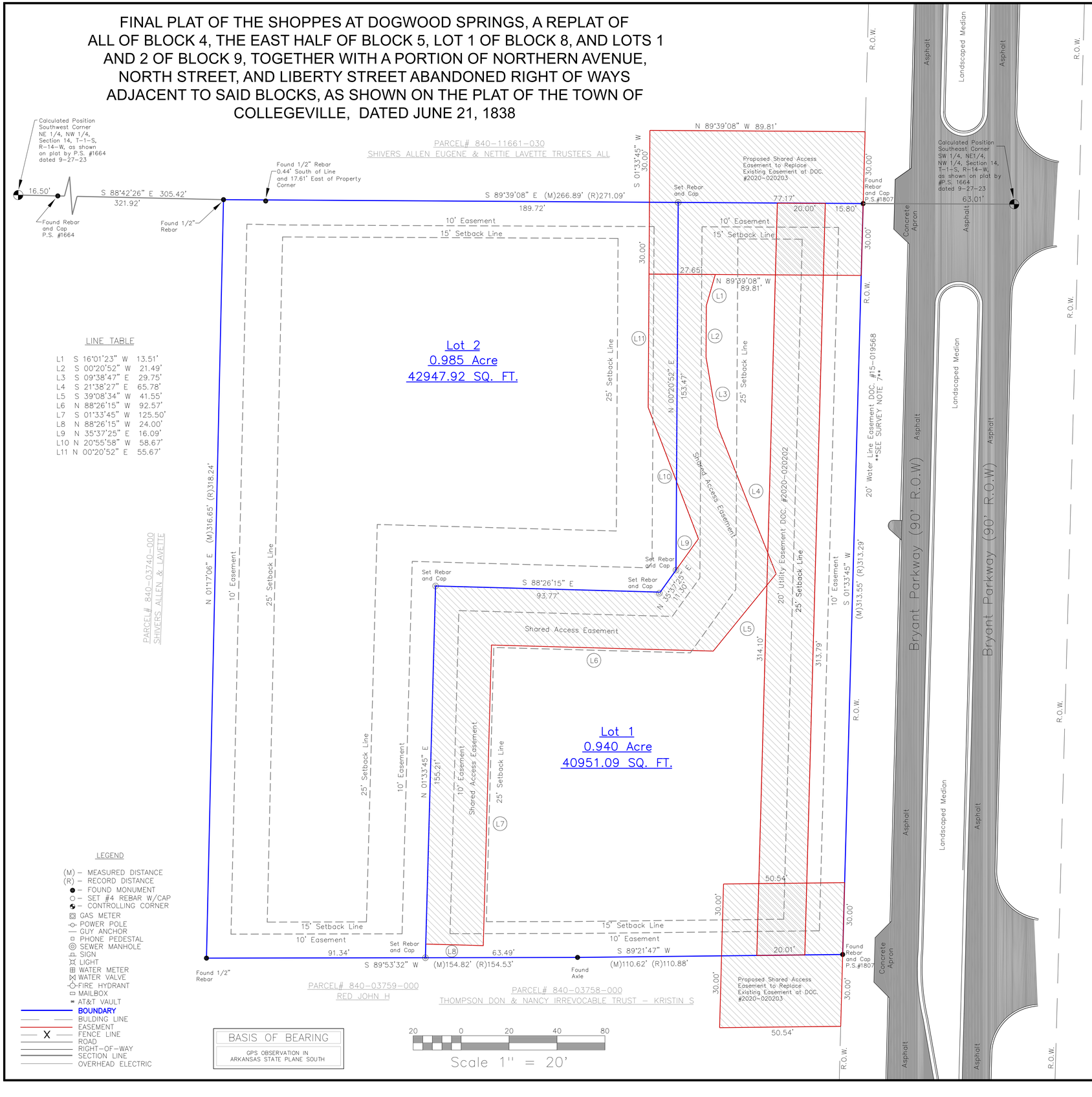
Final Plat Approved _____

Planning Commission Date _____

Proof of Recording - County _____

County Clerk _____ Date _____

FINAL PLAT OF THE SHOPPES AT DOGWOOD SPRINGS, A REPLAT OF ALL OF BLOCK 4, THE EAST HALF OF BLOCK 5, LOT 1 OF BLOCK 8, AND LOTS 1 AND 2 OF BLOCK 9, TOGETHER WITH A PORTION OF NORTHERN AVENUE, NORTH STREET, AND LIBERTY STREET ABANDONED RIGHT OF WAYS ADJACENT TO SAID BLOCKS, AS SHOWN ON THE PLAT OF THE TOWN OF COLLEGEVILLE, DATED JUNE 21, 1838



LINE TABLE

L1	S	16°01'23" W	13.51'
L2	S	00°20'52" W	21.49'
L3	S	09°38'47" E	29.75'
L4	S	21°38'27" E	65.78'
L5	S	39°08'34" W	41.55'
L6	N	88°26'15" W	92.57'
L7	S	01°33'45" W	125.50'
L8	N	88°26'15" W	24.00'
L9	N	35°37'25" E	16.09'
L10	N	20°55'58" W	58.67'
L11	N	00°20'52" E	55.67'

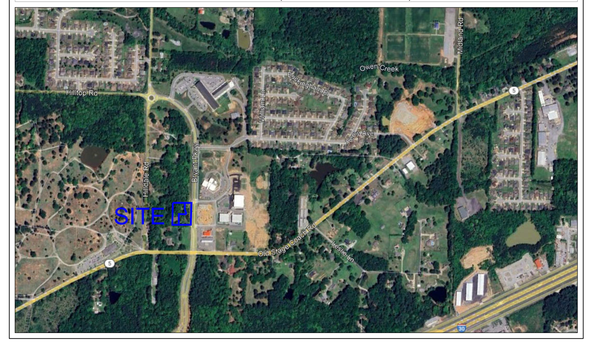
LEGEND

- (M) – MEASURED DISTANCE
- (R) – RECORD DISTANCE
- ● – FOUND MONUMENT
- ○ – SET #4 REBAR W/CAP
- ◔ – CONTROLLING CORNER
- GAS METER
- POWER POLE
- GUY ANCHOR
- PHONE PEDESTAL
- SEWER MANHOLE
- SIGN
- LIGHT
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- MAILBOX
- AT&T VAULT
- BOUNDARY
- BULDING LINE
- EASEMENT
- FENCE LINE
- ROAD
- RIGHT-OF-WAY
- SECTION LINE
- OVERHEAD ELECTRIC

BASIS OF BEARING
GPS OBSERVATION IN ARKANSAS STATE PLANE SOUTH

20 0 20 40 80
Scale 1" = 20'

VICINITY MAP (NOT TO SCALE)



SURVEY DESCRIPTION

ALL OF BLOCK 4, THE EAST HALF OF BLOCK 5, LOT 1 OF BLOCK 8, AND LOTS 1 AND 2 OF BLOCK 9, TOGETHER WITH A PORTION OF NORTHERN AVENUE, NORTH STREET, AND LIBERTY STREET RIGHT OF WAYS ADJACENT TO SAID BLOCKS, AS SHOWN ON THE PLAT OF THE TOWN OF COLLEGEVILLE AS FILIED IN THE SALINE COUNTY RECORDS AT BOOK 11, PAGE 327; ALSO BEING A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SAID SE1/4, NW1/4, AND RUN THENCE ALONG THE NORTH LINE THEREOF S 88°42'26" E A DISTANCE OF 321.92' TO A FOUND 1/2" REBAR AT THE POINT OF BEGINNING; THENCE S 89°39'08" E A DISTANCE OF 266.89' TO A FOUND REBAR AND CAP ON THE WEST RIGHT OF WAY OF BRYANT PARKWAY; THENCE ALONG SAID WEST RIGHT OF WAY S 01°33'45" W A DISTANCE OF 313.55' TO A FOUND REBAR AND CAP; THENCE LEAVING SAID RIGHT OF WAY S 89°21'47" W A DISTANCE OF 110.62' TO A FOUND AXLE; THENCE S 89°53'32" W A DISTANCE OF 154.82' TO A FOUND 1/2" REBAR; THENCE N 01°17'06" E A DISTANCE OF 316.65' TO THE POINT OF BEGINNING CONTAINING 1.898 ACRES MORE OR LESS.

CERTIFICATE OF PROPERTY OWNERSHIP

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 LAYOFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

SIGNED_____DATE_____

BOOK_____PAGE_____

INSTRUMENT NO._____

CERTIFICATE OF FINAL PLAT APPROVAL

PURSUANT TO THE CITY OF BRYANT SUBDIVISION RULES AND REGULATIONS, AND ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

_____
SIGNED: DATE:
BRYANT PLANNING

CERTIFICATE OF SURVEYING ACCURACY

I, KIRT SLEDGE, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY COMPLETED BY ME, OR UNDER MY SUPERVISION ON JUNE 17, 2025, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL SURVEY REQUIREMENTS OF THE CITY OF BRYANT SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH.

6-22-25
KIRT SLEDGE DATE OF EXECUTION
REGISTERED PROFESSIONAL SURVEYOR
NO.1665, ARKANSAS

CERTIFICATE OF ENGINEERING ACCURACY

I, TRISTIN PHILLIPS, HEREBY CERTIFY THAT I AM THE ENGINEER OF RECORD FOR THIS SUBDIVISION, AND THAT I OR THOSE MADE BY ME UNDER MY SUPERVISION WILL DESIGN AND MONITOR THE CONSTRUCTION OF THE IMPROVEMENTS REQUIRED IN ACCORD WITH THE CITY OF BRYANT SUBDIVISION REGULATION ORDINANCE.

_____
TRISTIN PHILLIPS DATE OF EXECUTION
REGISTERED PROFESSIONAL ENGINEER
NO. 21954, ARKANSAS

REFERENCES USED

Deed Book 2020, Page 020202
Survey by Hope Engineers dated 9-27-23
Survey by Hope Engineers dated 6-5-20
Plat of the Town of Collegeville Book 11, Page 327

CERTIFICATE OF RECORDING

THIS DOCUMENT, NUMBER _____, FILED FOR RECORD _____, 2025,
IN PLAT BOOK _____, PAGE _____.

_____
NAME (CLERK)
FOR BILL OF ASSURANCE SEE DEED RECORD

BOOK_____, PAGE ____

SURVEYOR'S NOTES

1. Source of Title: Book 2020, Page 020202.
2. No statement is made as to the existence, correctness, or location, except where shown, of any property corner monument.
3. All easements known to South Point Surveying at the time of the survey are shown on the drawing, but no statement is made as to the completeness of the easements shown. Tract is subject to easements, restrictive covenants, subdivision restrictions, and planning and zoning regulations of record, if any, and is subject to such facts as an accurate and current title search may disclose.
4. Error of Closure: this survey meets the State of Arkansas Minimum Standards for Error of Closure in Urban Surveys of 1 part in 10,000.
5. As shown on Flood Insurance Rate Map Number 05125C0240E dated June 5, 2020, this property lies in Zone X and is not in a Special Flood Hazard Area.
6. According to the City of Bryant Zoning Map, this property is zoned as C-2.
7. A Water and Sewer Easement recorded at Saline County Document #15-019568 is described as being 20' in width along the west side of Snooks Lane, a road that no longer exists and appears to have originally been somewhere in the vicinity of what is now Bryant Parkway.

STATE PLAT CODE; 500-01S-14W-0-14- 400-62-1665

SOUTH POINT SURVEYING, PLLC
P.O. Box 400 Sheridan, AR 72150
southpointsurveying@yahoo.com
501-285-5958 501-837-2342

Drawing:	Date:	Page:	Drawn by:
BRYANT PARKWAY	7/21/24	1/1	MRO

THE SHOPPES AT DOGWOOD SPRINGS
BRYANT, ARKANSAS

RICHARDSON ENGINEERING
Planning ▪ Engineering ▪ Development Consulting

July 17, 2025

City of Bryant
Development & Review Committee
Attn: Mr. Ted Taylor
Director of Community Development

RE: Letter of Request for approval of Commercial Final Plat for The Shoppes at Dogwood Springs, Saline County, Arkansas

Dear Mr. Taylor:

Please accept this letter as a request to approve the Commercial Final Plat for The Shoppes at Dogwood Springs.

Engineer's Information:
Tristin Phillips, PE
Richardson Engineering, PLLC
P.O. Box 192
Benton, AR 72018
Tristin@Richardson-Engrs.com
(501) 315-7225

Sincerely,

Tristin Phillips, PE

Encl.

Colton Leonard <cleonard@cityofbryant.com>

DRC Staff Comments 7/17/25 - The Shoppes at Dogwood Springs

tristin@richardson-engrs.com <tristin@richardson-engrs.com> Wed, Jul 23, 2025 at 12:05 PM
To: Colton Leonard <cleonard@cityofbryant.com>
Cc: charlotte@richardson-engrs.com

Colton,

Please see the attached revied plat and letter for the subject project. The surveyor has also located book 11 page 327 as requested.

Public Works

1. Provide utility plans.

Utility Plans will be provided once they are completed with the construction plans.

Stormwater

1. No comment at this time. (see Engineering)

Noted.

Engineering

1. The drawing says Final Plat, but the letter describes this as a re-plat. If a replat show original lot lines that are being changed. Please provide more information on the intent of the plat.

This is a final plat being a replat of certain part of Collegeville. Please see the revised plat regarding certain parts of Collegeville.

2. Is this a replat of a replat of the Town of Collegeville?

Yes. Please see revised plat.

3. Is this creating a new subdivision call the The Shoppes of Dogwood Springs?

Yes.

4. Show references to documents used for the basis of the survey (i.e. plats, deeds, etc.)

Please see the attached revised plat.

5. Provide book 11 page 327 - Town of Collegeville plat and any replats

Please see the attached book and page from the court house.

Planning

1. This area is still a part of the Town of Collegeville Plat. The development across Bryant Parkway was required by the County Clerks office to modify the language on their plat to be worded as a replat of certain blocks on Town of Collegeville plat.

Please see the attached revised plat.

2. The letter is addressed to Truett, who no longer works for the City.

Please see the attached revised letter.

Sincerely,

Tristin Phillips, P.E.

RICHARDSON ENGINEERING
Planning • Engineering • Development Consulting

325 West South Street, Benton, AR 72015

Office (501) 315-7225

Cell (501) 617-0875

GAS METER	STORM DRAIN MANHOLE		ASPHALT
WATER METER	SEWER CLEANOUT		CONCRETE
GUY WIRE	N NORTH		
POWER/UTILITY POLE	S SOUTH		
TELEPHONE PEDESTAL	E EAST		
SEWER MANHOLE	W WEST		
WATER VALVE	(M) AS MEASURED		SET 1/2" REBAR w/ CAP #1853
FIRE HYDRANT	(D) PER DEED		SET COTTON-PICKER SPINDLE
SIGNS	(R) RECORDED		FOUND MONUMENT (DESC. NOTED)
LIGHT POLE	R/W RIGHT-OF-WAY		COMPUTED CORNER (NOT SET)
TELEPHONE MANHOLE	L.A. LANDSCAPED AREA		CORRESPONDS TO DRAWING NOTE
SS SANITARY SEWER LINE	CR4 CAPPED 1/2" REBAR		
W WATER LINE	CONC. CONCRETE		
STORM SEWER PIPE	P.O.C. POINT OF COMMENCEMENT		
ROADWAY CENTERLINE	P.O.B. POINT OF BEGINNING		
UTILITY EASEMENT	CMP CORRUGATED METAL PIPE		
BUILDING SETBACK LINE	RCP REINFORCED CONCRETE PIPE		
R/W ROADWAY RIGHT-OF-WAY	ESMT EASEMENT		
OHE OVERHEAD ELECTRIC LINES	HDPE HIGH DENSITY POLYETHYLENE		
UGT UNDERGROUND TELEPHONE	SUBD SUBDIVISION		
G UNDERGROUND GAS	FDC FIRE DEPARTMENT CONNECTION		
F.O. UNDERGROUND FIBER OPTIC	CPS COTTON PICKER SPINDLE		
	P5 5/8" PIPE		

GENERAL CONSTRUCTION NOTES

A. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR DAMAGES OCCURRING TO ANY PROPERTY DURING THE CONSTRUCTION OF THIS PROJECT. SAID CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT PROPERTY DAMAGE.

B. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL SOLELY AND COMPLETELY BE RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS.

C. THE DUTY OF THE LOCAL UTILITY PROVIDER TO CONDUCT CONSTRUCTION INSPECTION REVIEWS OF THE CONTRACTOR'S PERFORMANCE IS NOT AN INSPECTION OR REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.

D. ALL WATER AND SEWER IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST REVISION TO THE LOCAL PROVIDER'S WATER AND WASTEWATER (SANITARY SEWER) STANDARD SPECIFICATIONS.

E. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF ALL UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.

F. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.

G. PRIOR TO INSTALLATION OF ANY UTILITIES, THE CONTRACTOR IS TO EXCAVATE, VERIFY AND CALCULATE ALL CROSSINGS AND INFORM ANY AND ALL UTILITIES OF ANY CONFLICTS PRIOR TO CONSTRUCTION.

H. CONSTRUCTION SHALL NOT START ON ANY WATER UTILITY TIE-INS UNTIL APPROVAL IS GIVEN BY THE LOCAL UTILITY PROVIDER. SAID CONTRACTOR SHALL NOT OPERATE ANY VALVE, HYDRANT, OR WATER UTILITY APPURTENANCE NOR SHALL HE ATTACH TO OR TAP ANY WATER UTILITY MAIN WITHOUT APPROVAL. THE CONTRACTOR SHALL BEAR THE COST AND CONSEQUENCE OF ANY DISRUPTION OF UTILITY OPERATION CAUSED BY CONSTRUCTION.

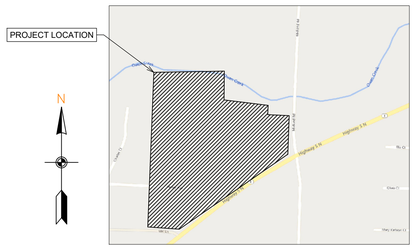
I. FIBER OPTIC CABLE ON AND/OR ADJACENT TO THIS SITE WERE NOT LOCATED BY THE SURVEY AND ARE NOT SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ANY FIBER OPTIC CABLES ASSOCIATED WITH THIS SITE AND TAKE ALL NECESSARY AND REQUIRED PRECAUTIONS TO PROTECT ANY EXISTING FIBER OPTIC CABLES. CONTRACTORS SHALL COORDINATE ALL EFFORTS WITH OWNER OF FIBER OPTIC CABLES OR THEIR DESIGNATED REPRESENTATIVE.

J. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING "ONECALL" SERVICE TO MARK ALL UTILITIES PRIOR TO ANY DEMOLITION, EARTHWORK, OR UTILITY WORK ON THIS SITE.

NEW BEGINNINGS

HIGHWAY 5
BRYANT, AR

Sheet List Table	
Sheet Number	Sheet Title
C1.0	COVER SHEET
C1.1	OVERALL SITE PLAN
C1.2	ENLARGED SITE PLAN
C1.3	SITE DETAILS
C1.4	GRADING PLAN
C1.5	ENLARGED GRADING PLAN
C1.6	UTILITY PLAN
C1.7	UTILITY PROFILES
C1.8	UTILITY DETAILS I
C1.9	UTILITY DETAILS II
C1.10	PRE-DEV DRAINAGE
C1.11	POST-DEV DRAINAGE
C1.12	LANDSCAPE PLAN
C1.13	SWPPP



Vicinity Map

SCALE 1" = 500'

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

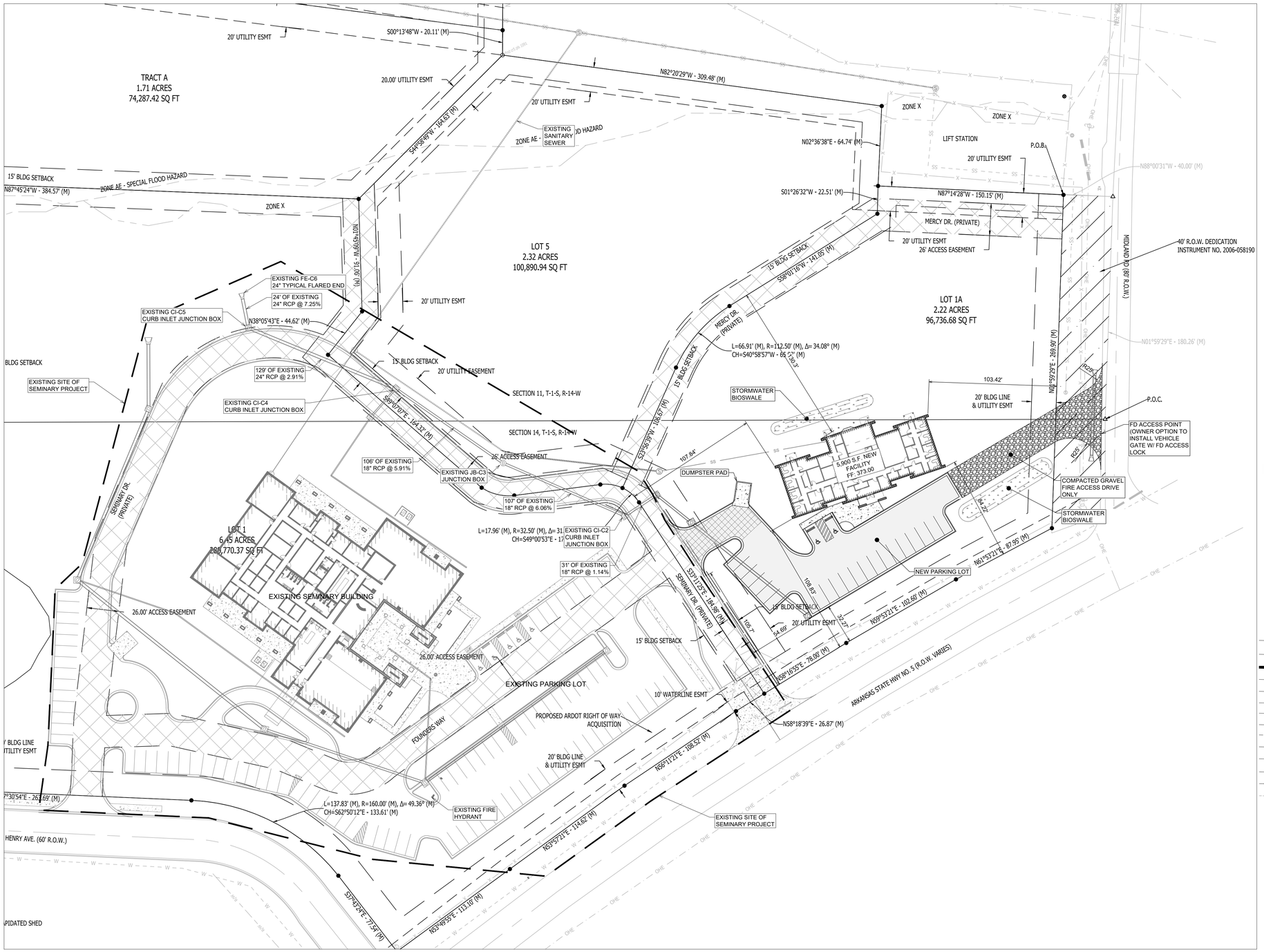
DEVIATIONS/VARIANCES

CERTIFICATE OF AUTHORIZATION PHILLIP LEWIS ENGINEERING, INC. No. 566 ARKANSAS-ENGINEER

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 9540 PHILLIP A. LEWIS

PHILLIP LEWIS ENGINEERING, INC.
Structural + Civil Consultants

23620 Interstate 30 | Bryant, Arkansas
PH: 501-350-9840



OVERALL SITE PLAN

SCALE 1" = 40'

LEGEND

- LIGHT DUTY HMAC ASPHALT SURFACE COURSE
- MEDIUM DUTY HMAC ASPHALT SURFACE COURSE
- MEDIUM DUTY HMAC ASPHALT SURFACE COURSE

GENERAL CONSTRUCTION NOTES

A. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR DAMAGES OCCURRING TO ANY PROPERTY DURING THE CONSTRUCTION OF THIS PROJECT. SAID CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT PROPERTY DAMAGE.

B. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL SOLELY AND COMPLETELY BE RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS.

THE DUTY OF BRYANT TO CONDUCT CONSTRUCTION INSPECTION REVIEWS OF THE CONTRACTOR'S PERFORMANCE IS NOT AN INSPECTION OR REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.

C. ALL WATER AND SEWER IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST REVISION TO THE CITY OF BRYANT'S WATER AND WASTEWATER (SANITARY SEWER) STANDARD SPECIFICATIONS.

D. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF ALL UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.

E. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.

F. PRIOR TO INSTALLATION OF ANY UTILITIES, THE CONTRACTOR IS TO EXCAVATE, VERIFY AND CALCULATE ALL CROSSINGS AND INFORM ANY AND ALL UTILITIES OF ANY CONFLICTS PRIOR TO CONSTRUCTION.

G. CONSTRUCTION SHALL NOT START ON ANY WATER UTILITY TIE-INS UNTIL APPROVAL IS GIVEN BY BRYANT WATER. SAID CONTRACTOR SHALL NOT OPERATE ANY VALVE, HYDRANT, OR WATER UTILITY APPURTENANCE NOR SHALL HE ATTACH TO OR TAP ANY WATER UTILITY MAIN WITHOUT APPROVAL. THE CONTRACTOR SHALL BEAR THE COST AND CONSEQUENCE OF ANY DISRUPTION OF UTILITY OPERATION CAUSED BY CONSTRUCTION.

H. FIBER OPTIC CABLE ON AND/OR ADJACENT TO THIS SITE WERE NOT LOCATED BY THE SURVEY AND ARE NOT SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ANY FIBER OPTIC CABLES ASSOCIATED WITH THIS SITE AND TAKE ALL NECESSARY AND REQUIRED PRECAUTIONS TO PROTECT ANY EXISTING FIBER OPTIC CABLES. CONTRACTORS SHALL COORDINATE ALL EFFORTS WITH OWNER OF FIBER OPTIC CABLES OR THEIR DESIGNATED REPRESENTATIVE.

J. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING "ONECALL" SERVICE TO MARK ALL UTILITIES PRIOR TO ANY DEMOLITION, EARTHWORK, OR UTILITY WORK ON THIS SITE.

LEGEND OF SYMBOLS & ABBREVIATIONS

GAS METER		STORM DRAIN MANHOLE	
WATER METER		SEWER CLEANOUT	
GUY WIRE	N	NORTH	
POWER/UTILITY POLE	S	SOUTH	
TELEPHONE PEDESTAL	E	EAST	
SEWER MANHOLE	W	WEST	
WATER VALVE	(M)	AS MEASURED	SET 1/2" REBAR w/ CAP #1853
FIRE HYDRANT	(D)	PER DEED	SET COTTON-PICKER SPINDLE
SIGNS	(R)	RECORDED	FOUND MONUMENT (DESC. NOTED)
LIGHT POLE	R/W	RIGHT-OF-WAY	COMPUTED CORNER (NOT SET)
TELEPHONE MANHOLE	L.A.	LANDSCAPED AREA	
GAS VALVE	CR4	CAPPED 1/2" REBAR	
SANITARY SEWER LINE	CONC.	CONCRETE	
WATER LINE	P.O.C.	POINT OF COMMENCEMENT	
STORM SEWER PIPE	P.O.B.	POINT OF BEGINNING	
ROADWAY CENTERLINE	CMP	CORRUGATED METAL PIPE	
UTILITY EASEMENT	RCP	REINFORCED CONCRETE PIPE	
BUILDING SETBACK LINE	ESMT	EASEMENT	
ROADWAY RIGHT-OF-WAY	HDPE	HIGH DENSITY POLYETHYLENE	
OVERHEAD ELECTRIC LINES	SUBD	SUBDIVISION	
UNDERGROUND TELEPHONE	FDC	FIRE DEPARTMENT CONNECTION	
UNDERGROUND GAS	CPS	COTTON PICKER SPINDLE	
UNDERGROUND FIBER OPTIC	P5	5/8" PIPE	
FENCE	R5	5/8" REBAR	
STEEL GUARD RAIL	R4	1/2" REBAR	
SURFACE CONTOUR LINE & ELEVATION	PK	SURVEY NAIL	
	PB	TELEPHONE PULL BOX	

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9540
PHILLIP LEWIS

CERTIFICATE OF AUTHORIZATION
PHILLIP LEWIS ENGINEERING, INC.
No. 566
ARKANSAS—ENGINEER

N

0 40'

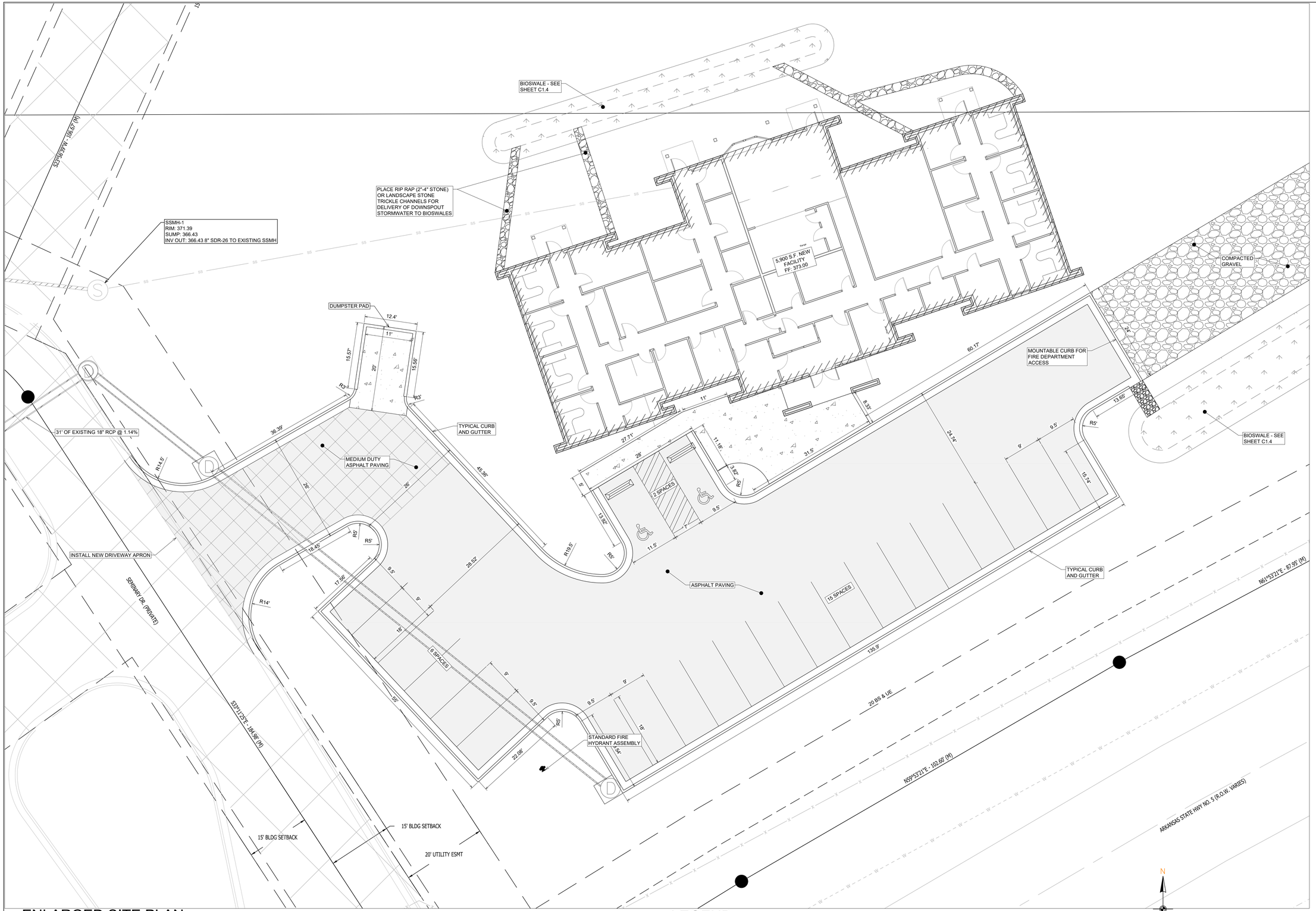
1" = 40'-0"

PROJECT NUMBER:

SHEET ISSUE DATE:
07-24-2025

PAGE TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
C1.1



ENLARGED SITE PLAN

SCALE 1" = 10'

1. TOTAL NEW DEVELOPMENT AREA = (+/-) 1.8 ACRES
2. PROPERTY IS ZONED C-2
3. 23 PARKING SPACES PROVIDED INCLUDING 2 ADA ACCESSIBLE PARKING SPACES
4. ALL DIMENSIONS ARE TO THE BACK OF CURB AND/OR EDGE OF PAVEMENT
5. DAMAGE TO PUBLIC AND PRIVATE PROPERTY DUE TO HAULING OPERATIONS OR OPERATIONS OF CONSTRUCTION RELATED EQUIPMENT FROM A CONSTRUCTION SITE SHALL BE REPAIRED BY THE THE RESPONSIBLE PARTY PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
6. REPAIR, REPLACE, OR EXTEND EXISTING DAMAGED OR MISSING CURB AND GUTTER, SIDEWALK OR RAMPS WITHIN THE PUBLIC RIGHT OF WAY.
7. ALL SIGNAGE, PAVEMENT MARKING AND PARKING LOT STRIPING SHALL CONFORM TO REQUIREMENTS GIVEN IN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). MUTCD REQUIRES THAT PARKING SPACES BE MARKED IN WHITE.

LEGEND

- LIGHT DUTY HMAC ASPHALT SURFACE COURSE
- MEDIUM DUTY HMAC ASPHALT SURFACE COURSE
- COMPACTED GRAVEL
- CONCRETE PAVING OR SIDEWALK

N

0 10'

1" = 10'-0"

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NEW BEGININGS
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PHILLIP LEWIS

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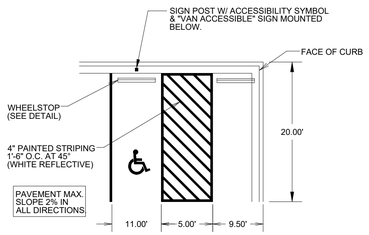
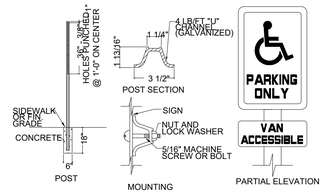
07-24-2025

PAGE TITLE:
ENLARGED SITE PLAN

SHEET NUMBER:
C1.2



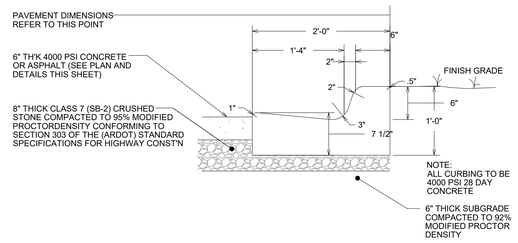
TYPICAL ACCESSIBLE PARKING STALLS



HANDICAP SIGN DETAIL

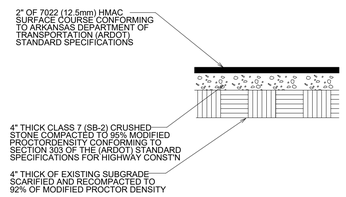
NOT TO SCALE

NOTE:
HANDICAP SIGNAGE SHALL BE IN STRICT COMPLIANCE WITH CURRENT FEDERAL AND LOCAL LAW REQUIREMENTS



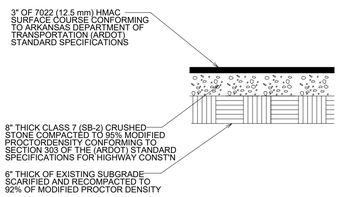
2'-0" CONCRETE CURB & GUTTER

NOT TO SCALE



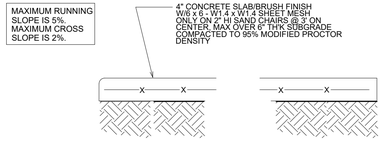
LIGHT DUTY HMAC ASPHALT SURFACE COURSE

NOT TO SCALE



MEDIUM DUTY HMAC ASPHALT SURFACE COURSE

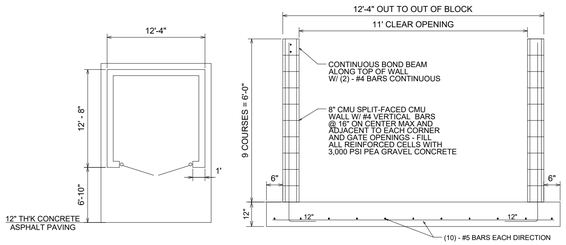
NOT TO SCALE



CONCRETE WALK SECTION

NOT TO SCALE

NOTE:
ALL SIDEWALK JOINTS TO BE STEEL TROWELED. ALL JOINT EDGES AND SHALL BE SPACED AT 5 FEET ON CENTER MAXIMUM IN ALL DIRECTIONS AND SHALLBE STEEL TROWELED ON A RADIUS NOT TO EXCEED ONE-HALF INCH.



DUMPSTER PAD/ENCLOSURE DETAIL

NOT TO SCALE

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NEW BEGINNINGS
HIGHWAY 5
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No. 566
ARKANSAS ENGINEER

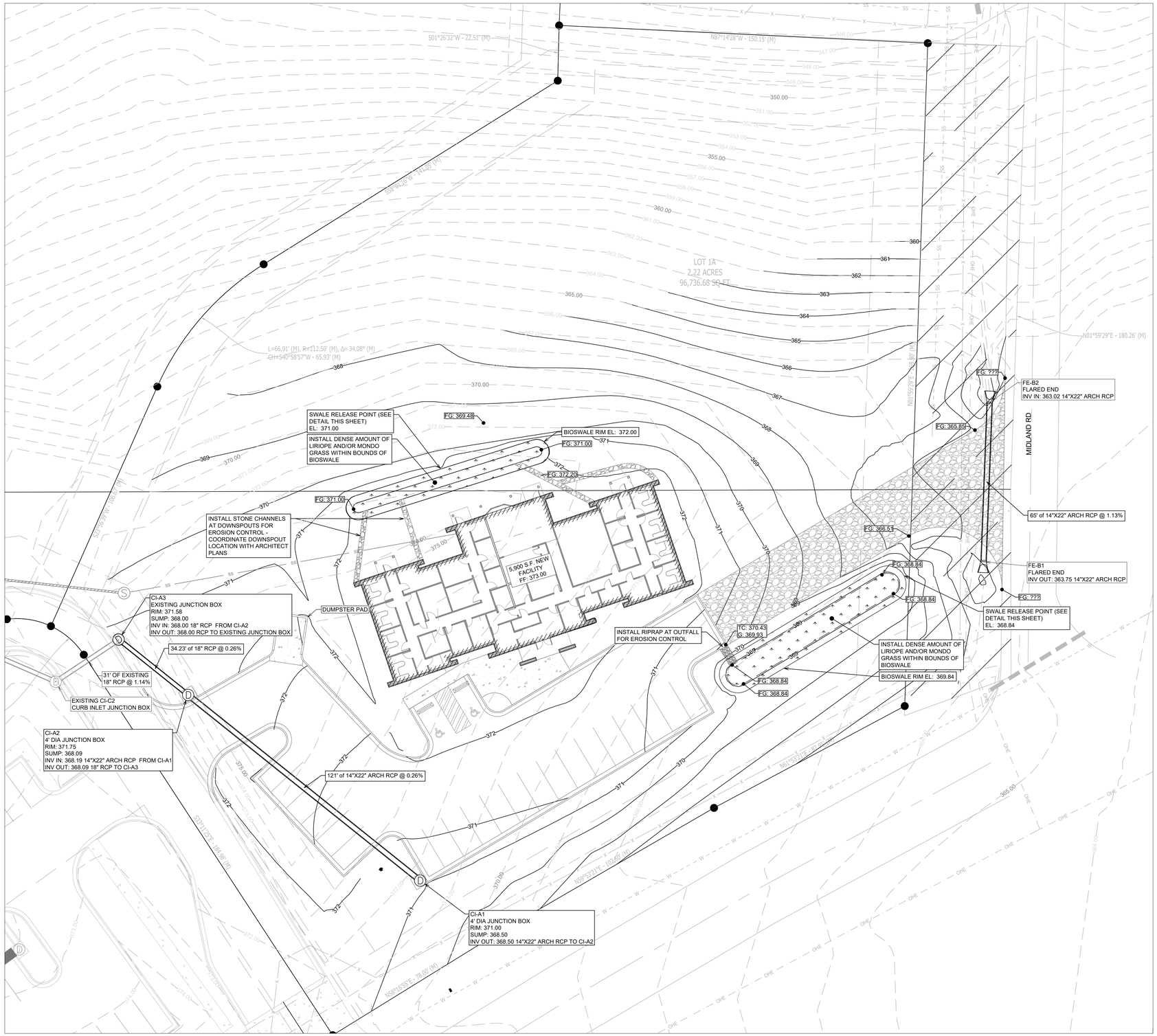
STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9540
PHILLIP A. LEWIS

PROJECT NUMBER:

SHEET ISSUE DATE:
07-24-2025

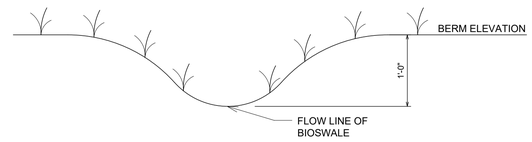
PAGE TITLE:
SITE DETAILS

SHEET NUMBER:
C1.3



OVERALL GRADING PLAN

SCALE 1" = 20'



DRAINAGE SWALE RELEASE POINT

NOT TO SCALE

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PROJECT NUMBER:

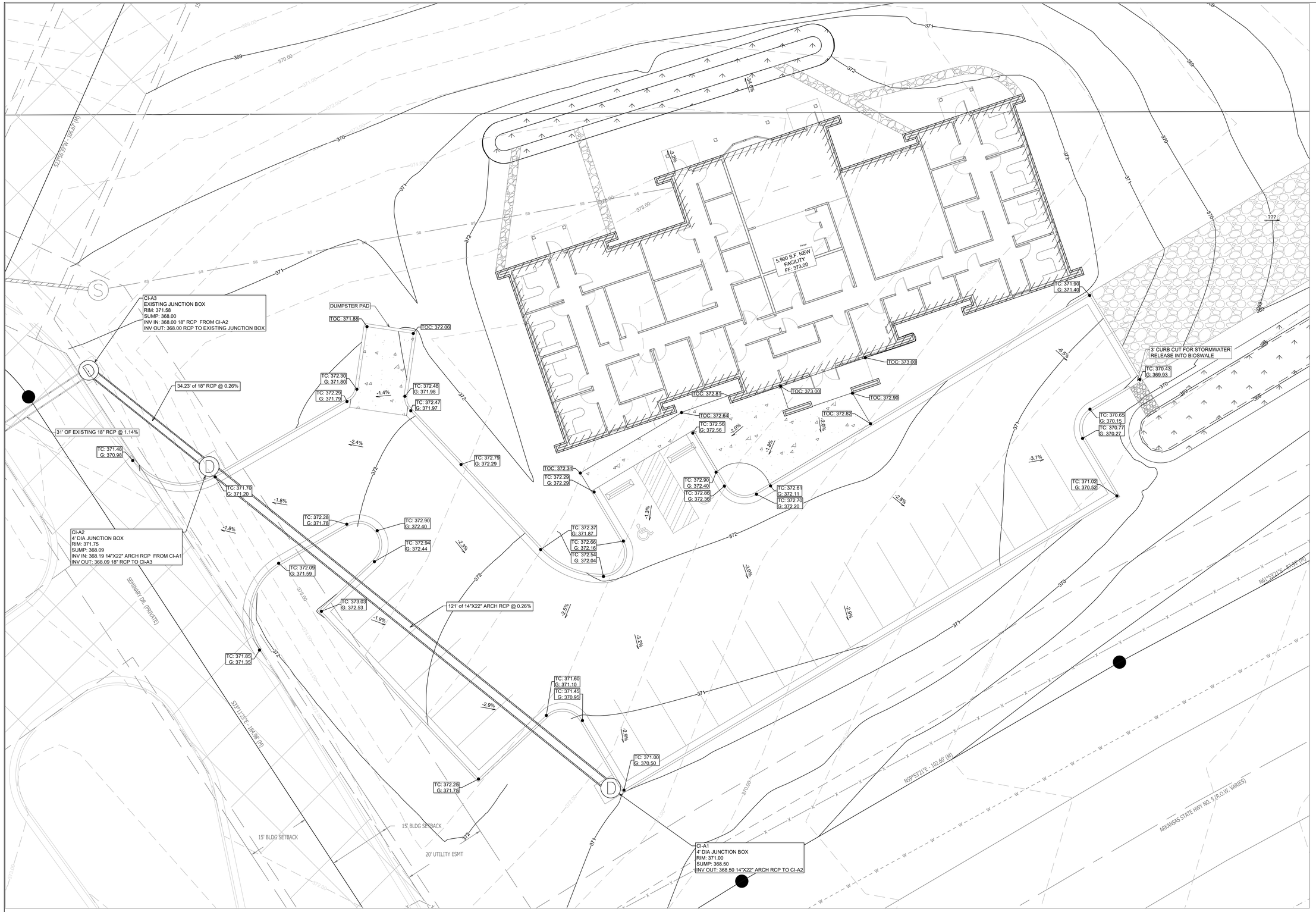
SHEET ISSUE DATE:
07-24-2025

PAGE TITLE:
GRADING PLAN

SHEET NUMBER:
C1.4

N

0 20'
1" = 20'-0"



ENLARGED GRADING PLAN

SCALE 1" = 10'

TC = TOP OF CURB ELEVATION
G = GUTTER ELEVATION
TOC = TOP OF CONCRETE ELEVATION
FG = FINAL GRADE ELEVATION
TP = TOP OF PAVEMENT ELEVATION
EG = EXISTING GRADE ELEVATION

N

0 10'

1" = 10'-0"

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NEW BEGININGS
HIGHWAY 5
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PROJECT NUMBER:

SHEET ISSUE DATE:
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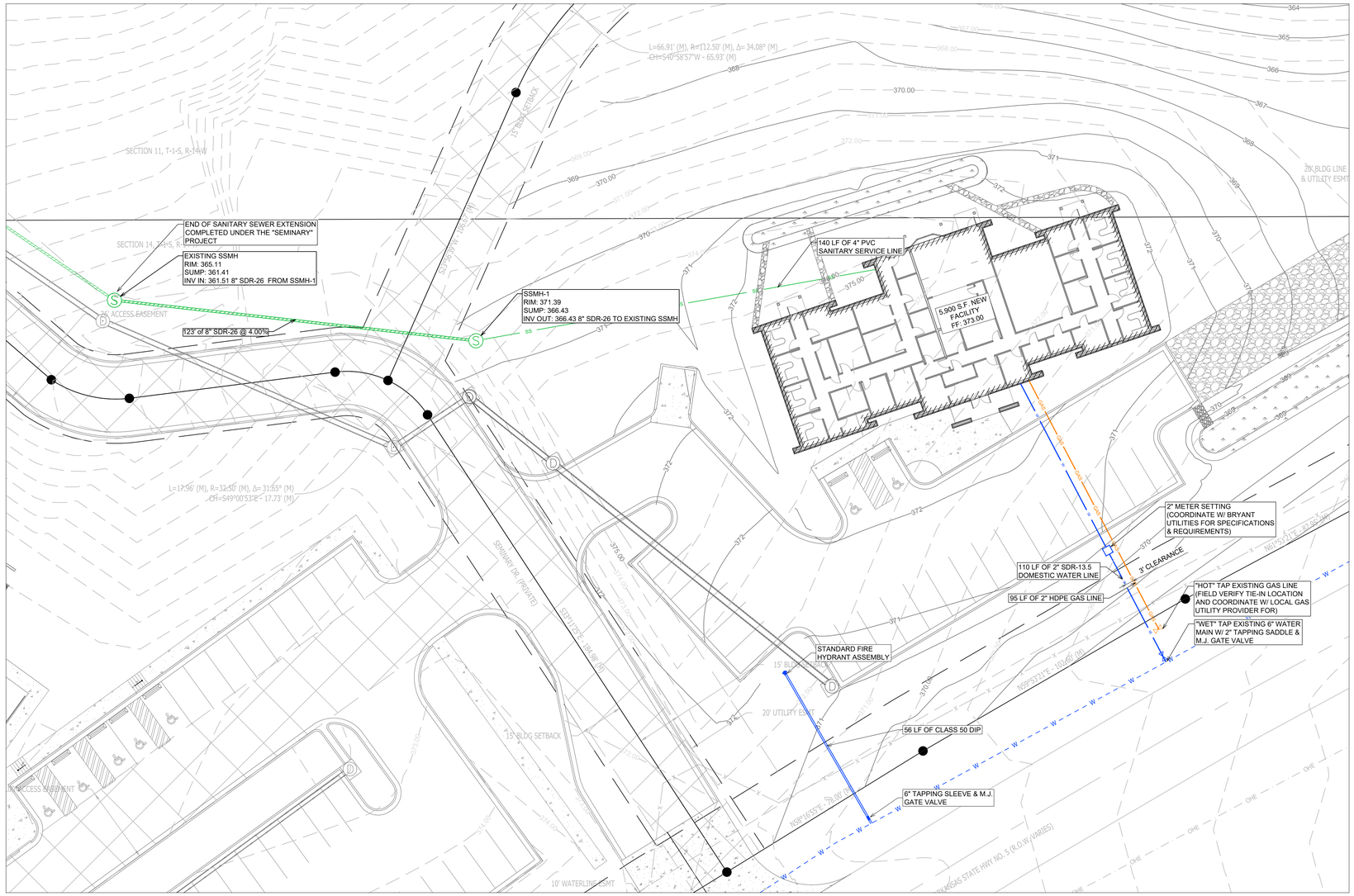
PAGE TITLE:
ENLARGED GRADING PLAN

SHEET NUMBER:
C1.5



UTILITY PLAN

SCALE 1" = 20'

GENERAL CONSTRUCTION NOTES

A. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR DAMAGES OCCURRING TO ANY PROPERTY DURING THE CONSTRUCTION OF THIS PROJECT. SAID CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT PROPERTY DAMAGE.

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C. ALL WATER AND SEWER IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST REVISION TO THE CITY OF BRYANT'S WATER AND WASTEWATER (SANITARY SEWER) STANDARD SPECIFICATIONS.

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G. CONSTRUCTION SHALL NOT START ON ANY WATER UTILITY TIE-INS UNTIL APPROVAL IS GIVEN BY BRYANT WATER. SAID CONTRACTOR SHALL NOT OPERATE ANY VALVE, HYDRANT, OR WATER UTILITY APPURTENANCE NOR SHALL HE ATTACH TO OR TAP ANY WATER UTILITY MAIN WITHOUT APPROVAL. THE CONTRACTOR SHALL BEAR THE COST AND CONSEQUENCE OF ANY DISRUPTION OF UTILITY OPERATION CAUSED BY CONSTRUCTION.

H. FIBER OPTIC CABLE ON AND/OR ADJACENT TO THIS SITE WERE NOT LOCATED BY THE SURVEY AND ARE NOT SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ANY FIBER OPTIC CABLES ASSOCIATED WITH THIS SITE AND TAKE ALL NECESSARY AND REQUIRED PRECAUTIONS TO PROTECT ANY EXISTING FIBER OPTIC CABLES. CONTRACTORS SHALL COORDINATE ALL EFFORTS WITH OWNER OF FIBER OPTIC CABLES OR THEIR DESIGNATED REPRESENTATIVE.

J. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING "ONECALL" SERVICE TO MARK ALL UTILITIES PRIOR TO ANY DEMOLITION, EARTHWORK, OR UTILITY WORK ON THIS SITE.

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PHILLIP W. LEWIS

PROJECT NUMBER:

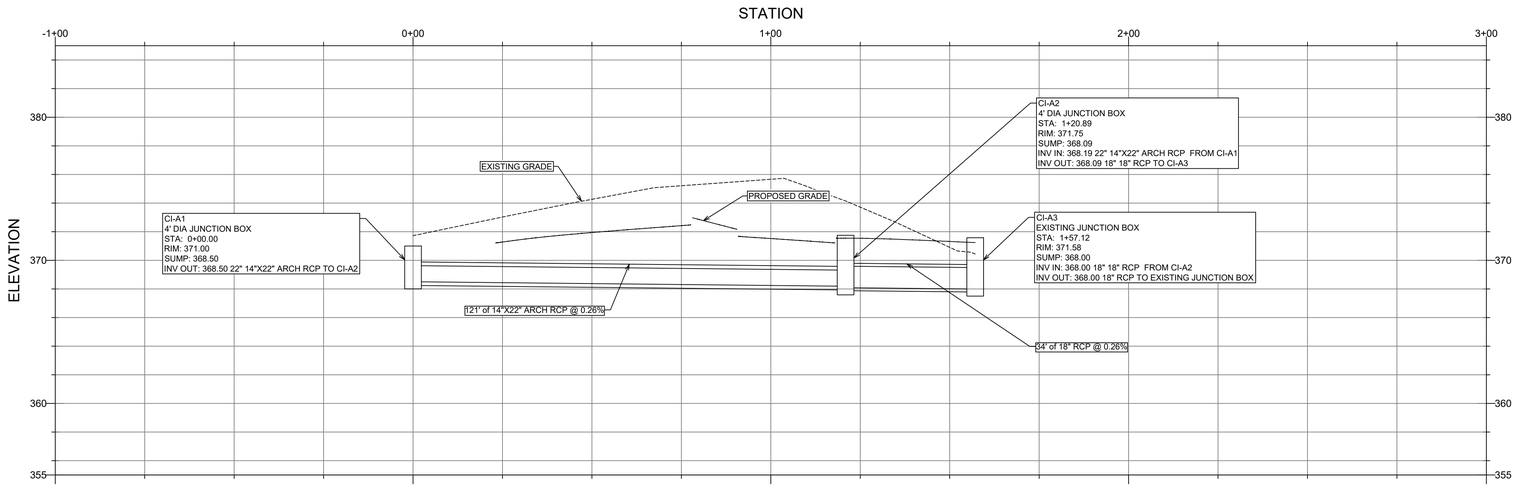
SHEET ISSUE DATE:
07-24-2025

PAGE TITLE:
UTILITY PLAN

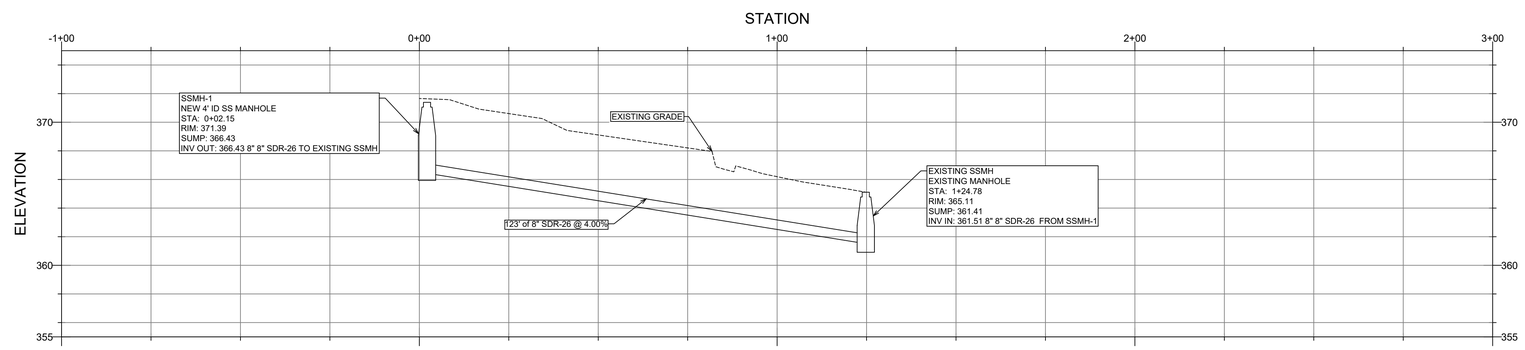
SHEET NUMBER:
C1.6

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

STORM SEWER



SANITARY SEWER



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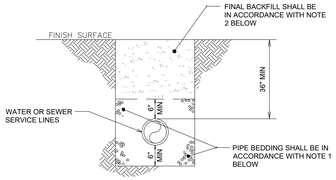
PHILLIP A. LEWIS

PROJECT NUMBER:

SHEET ISSUE DATE:
C1.7

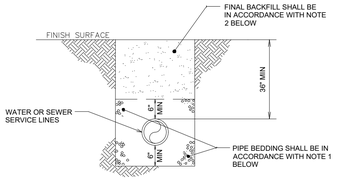
PAGE TITLE:
UTILITY PROFILES

SHEET NUMBER:
C1.7



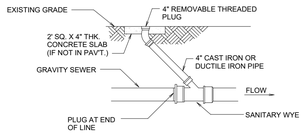
GAS LINE BEDDING DETAIL

NOT TO SCALE



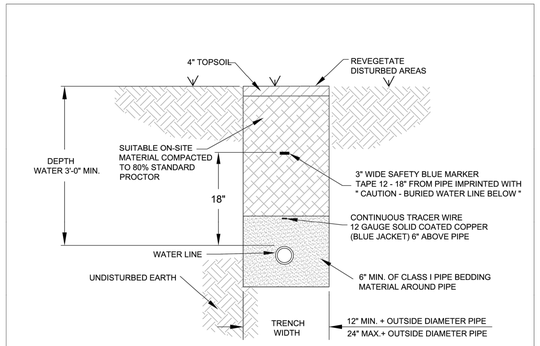
WATER AND SEWER LINES BEDDING DETAIL

NOT TO SCALE



THROUGH FLOW CLEANOUT

NOT TO SCALE



NOTES:

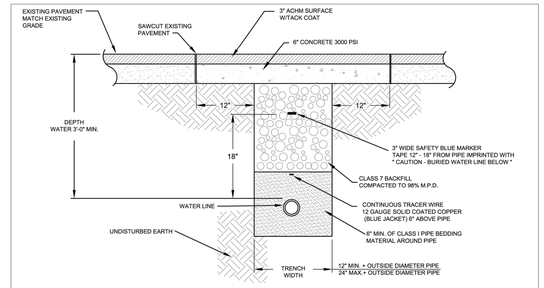
1. ALL VALVES, BENDS, ETC. SHALL BE RESTRAINED.
2. THE CONTRACTOR SHALL PROVIDE ALL ITEMS NECESSARY TO CONNECT WITH ANY PART OF THE EXISTING WATER SYSTEM THAT WILL REMAIN IN ORDER TO ESTABLISH A SATISFACTORY AND ACCEPTABLE WATER SYSTEM.
3. CONTRACTOR TO CONSTRUCT ALL TRENCH EXCAVATION IN ACCORDANCE WITH ALL OSHA REGULATIONS (29 CFR CH.XVII, SUBPART B)
4. TRENCH SHALL BE EXCAVATED BELOW GRADE REQUIRED TO PROVIDE A MINIMUM 36" OF PIPE COVER.
5. MAXIMUM PIPE COVER SHALL BE 60" UNDER NORMAL CONDITIONS. COVER GREATER THAN 60" MAY BE ALLOWED FOR SHORT DISTANCES WHERE REQUIRED BY FIELD CONDITIONS. NO HYDRANT SHALL BE ALLOWED WHERE LINES ARE GREATER THAN 60" DEEP.

WATER MAIN TRENCH

(NON-PAVED AREA)

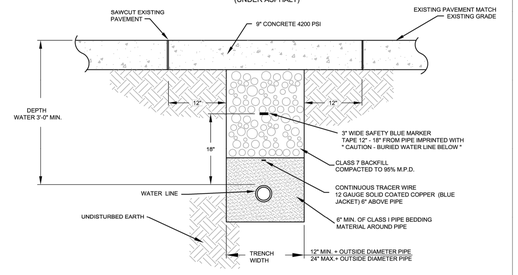
CITY OF BRYANT, AR
WATER UTILITIES
210 S.W. 3rd. STREET
BRYANT, AR
PHONE: (501) 943-0468

TITLE:	WATER DETAILS	DATE: APRIL 2015	SHEET:
DESCRIPTION:	WATER MAIN TRENCH (NON-PAVED AREA)	REVISED ----- ----- ----- -----	W1
DRAWN BY:	CHECKED BY:	FILE: W1-Water Trench (Non-Paved Area).dwg	-----



WATER MAIN TRENCH

(UNDER ASPHALT)



WATER MAIN TRENCH

(UNDER CONCRETE)

NOTES:

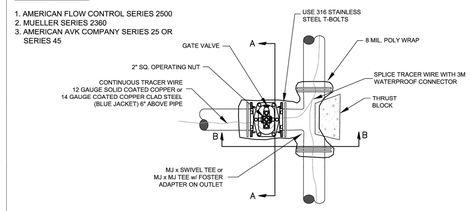
1. ALL VALVES, BENDS, ETC. SHALL BE RESTRAINED.
2. THE CONTRACTOR SHALL PROVIDE ALL ITEMS NECESSARY TO CONNECT WITH ANY PART OF THE EXISTING WATER SYSTEM THAT WILL REMAIN IN ORDER TO ESTABLISH A SATISFACTORY AND ACCEPTABLE WATER SYSTEM.
3. CONTRACTOR TO CONSTRUCT ALL TRENCH EXCAVATION IN ACCORDANCE WITH ALL OSHA REGULATIONS (29 CFR CH.XVII, SUBPART B)
4. TRENCH SHALL BE EXCAVATED BELOW GRADE REQUIRED TO PROVIDE A MINIMUM 36" OF PIPE COVER.
5. MAXIMUM PIPE COVER SHALL BE 60" UNDER NORMAL CONDITIONS. COVER GREATER THAN 60" MAY BE ALLOWED FOR SHORT DISTANCES WHERE REQUIRED BY FIELD CONDITIONS. NO HYDRANT SHALL BE ALLOWED WHERE LINES ARE GREATER THAN 60" DEEP.

CITY OF BRYANT, AR
WATER UTILITIES
210 S.W. 3rd. STREET
BRYANT, AR
PHONE: (501) 943-0468

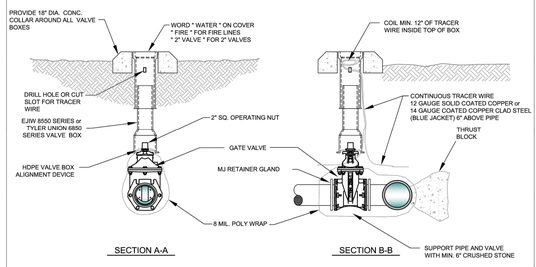
TITLE:	WATER DETAILS	DATE: APRIL 2015	SHEET:
DESCRIPTION:	WATER MAIN TRENCH (UNDER PAVEMENT)	REVISED ----- ----- ----- -----	W2
DRAWN BY:	CHECKED BY:	FILE: W2-Water Trench (Under Pavement).dwg	-----

PERMITTED VALVES

1. AMERICAN FLOW CONTROL SERIES 2500
2. MUELLER SERIES 2360
3. AMERICAN AVK COMPANY SERIES 25 OR SERIES 45



PLAN



NOTES:

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

GATE VALVE DETAIL

2" - 12"

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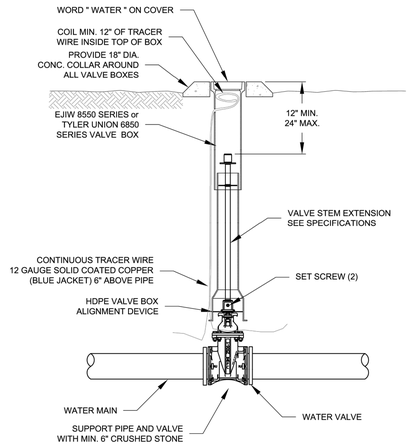
WATER UTILITIES
210 S.W. 3rd. STREET
BRYANT, AR
PHONE: (501) 943-0468

TITLE:	WATER DETAILS	DATE: APRIL 2015	SHEET:
DESCRIPTION:	GATE VALVE	REVISED ----- ----- ----- -----	W4
DRAWN BY:	CHECKED BY:	FILE: W4-Gate Valve.dwg	-----

NOTES:

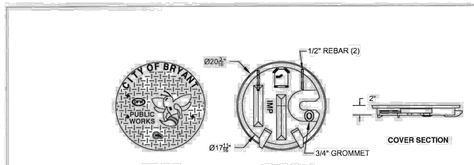
1. OPERATING NUT EXTENSIONS SHALL BE USED WHEN THE TOP OF THE OPERATING NUT IS GREATER THAN 4 FEET FROM THE TOP OF FINISHED SURFACE.
2. THE STEM EXTENSION SHALL BE OF ADEQUATE LENGTH TO REACH FROM THE VALVE OPERATING NUT TO A POINT WITHIN 24-INCHES TO 12-INCHES OF THE FINISHED SURFACE.



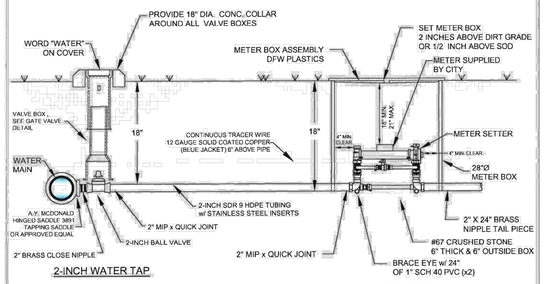
VALVE WITH STEM EXTENSION

CITY OF BRYANT, AR
WATER UTILITIES
210 S.W. 3rd. STREET
BRYANT, AR
PHONE: (501) 943-0468

TITLE:	WATER DETAILS	DATE: APRIL 2015	SHEET:
DESCRIPTION:	VALVE STEM EXTENSION	REVISED ----- ----- ----- -----	W7
DRAWN BY:	CHECKED BY:	FILE: W7-Valve Stem Extension.dwg	-----



WATER METER LID



2-INCH WATER TAP

2-INCH METER SETTER

NOTES:

1. COORDINATE INSTALLATION AND CONFIGURATIONOF ALL 1-1/2" AND LARGER METER SETTINGS WITH THE CITY.
2. ALL METER BOXES SHALL BE INSTALLED IN NON-PAVED AREAS. ANY METER BOX THAT GETS PLACED IN A PAVED AREA SHALL BE RELOCATED AT THE OWNER'S EXPENSE BEFORE A WATER METER WILL BE INSTALLED.
3. SUPPORT METER INSTALLATION WITH 1"x24" SCH40 PVC THROUGH EACH BRACE EYE.

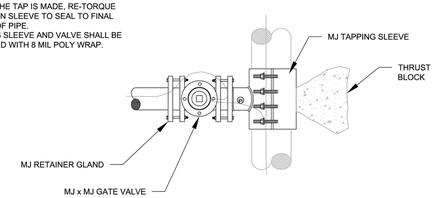
2" WATER SERVICE AND WATER METER

CITY OF BRYANT, AR
WATER UTILITIES
210 S.W. 3rd. STREET
BRYANT, AR
PHONE: (501) 943-0468

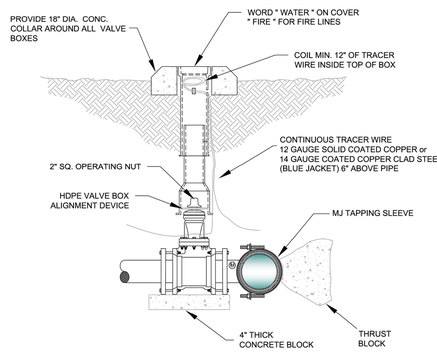
TITLE:	WATER DETAILS	DATE: APRIL 2015	SHEET:
DESCRIPTION:	2" WATER METER	REVISED ----- ----- ----- -----	W12
DRAWN BY:	CHECKED BY:	FILE: W12-2 Inch Water Meter.dwg	-----

NOTES:

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



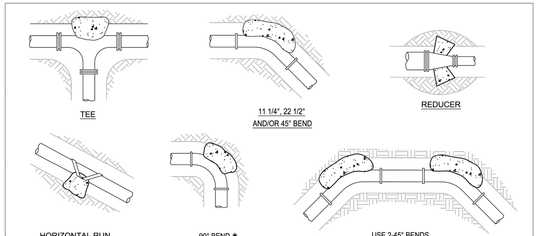
PLAN VIEW



PROFILE VIEW

CITY OF BRYANT, AR
WATER UTILITIES
210 S.W. 3rd. STREET
BRYANT, AR
PHONE: (501) 943-0468

TITLE:	WATER DETAILS	DATE: APRIL 2015	SHEET:
DESCRIPTION:	TAPPING SLEEVE AND VALVE	REVISED ----- ----- ----- -----	W13
DRAWN BY:	CHECKED BY:	FILE: W13-Tapping Sleeve and Valve.dwg	-----



THRUST BLOCK SCHEDULE

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

	BEARING AREA OF THRUST BLOCKS IN SQ. FT. (HORIZONTAL BENDS)					VOLUME OF THRUST BLOCK IN CU. FEET (VERTICAL BENDS)					
FITTING SIZE	PLUG TEE OR CAP	BEND ANGLE 90° *	45°	22 1/2°	11 1/4°	FITTING SIZE	BEND ANGLE 90° *	45°	22 1/2°	11 1/4°	ROD DIAM.	EMBED MENT
2, 3 & 4	1.9	2.7	1.4	0.7	0.4	2, 3 & 4	35.5	19.2	9.9	4.9	50"	30"
6	5.6	7.9	4.3	2.2	1.1	6	105.8	57.2	29.2	14.7	75"	30"
8	9.6	13.6	7.4	3.8	1.9	8	181.9	98.5	50.2	25.2	75"	30"
12	20.5	29.0	15.7	8.0	4.0	12	387.1	209.5	106.8	53.7	1.0"	30"
16	35.7	50.4	27.3	13.9	7.0	16	672.6	364.0	185.6	93.2	1.0"	36"
18	44.8	63.4	34.3	17.5	18.8	18	844.7	457.2	233.1	117.1	1.0"	36"
24	78.4	110.9	60.0	30.6	15.4	24	1478.7	800.3	408.0	205.0	1.5"	36"

* 90 DEGREE BENDS SHALL ONLY BE USED ON A BY-EXCEPTION BASIS, AND MUST EACH BE SPECIFICALLY APPROVED BY CITY.

THRUST BLOCK NOTES:

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

THRUST BLOCKING

CITY OF BRYANT, AR
WATER UTILITIES
210 S.W. 3rd. STREET
BRYANT, AR
PHONE: (501) 943-0468

TITLE:	WATER DETAILS	DATE: APRIL 2015	SHEET:
DESCRIPTION:	THRUST BLOCKING	REVISED ----- ----- ----- -----	W16
DRAWN BY:	CHECKED BY:	FILE: W16-Thrust Blocking.dwg	-----

PHILLIP LEWIS ENGINEERING, INC.
Structural + Civil Consultants
23620 Interstate 30 | Bryant, Arkansas
PH: 501-350-9840

REVISION:

NEW BEGINNINGS
HIGHWAY 5
BRYANT, ARKANSAS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9540
PHILLIP A. LEWIS

CERTIFICATE OF AUTHORIZATION
PHILLIP LEWIS ENGINEERING, INC.
No. 566
ARKANSAS ENGINEER

PROJECT NUMBER:

SHEET ISSUE DATE:
07-24-2025

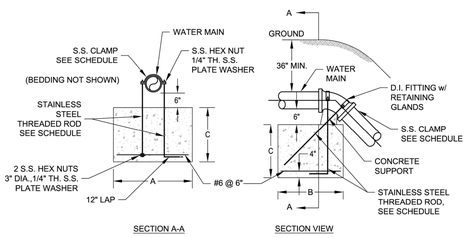
PAGE TITLE:
UTILITY DETAILS I

SHEET NUMBER:
C1.8

BLOCKING SCHEDULE					
PIPE SIZE	BENDS	45°	22 1/2°	11 1/4°	ROD DIA.
8"	VOLUME REQ'D (CU. FT.)	98.5	50.2	25.2	3/4 IN.
	A (FT.)	5.00'	4.00'	3.00'	
	B (FT.)	4.00'	3.20'	2.80'	
	C (FT.)	5.00'	4.00'	3.00'	
	MIN. CLAMP (2 EA.)	3/8 IN. x 2 IN.			
12"	VOLUME REQ'D (CU. FT.)	209.5	106.8	53.7	3/4 IN.
	A (FT.)	6.00'	5.00'	4.00'	
	B (FT.)	6.00'	4.25'	3.50'	
	C (FT.)	6.00'	5.00'	4.00'	
	MIN. CLAMP (2 EA.)	1/2 IN. x 2 IN.			
18"	VOLUME REQ'D (CU. FT.)	457.2	233.1	117.1	1 IN.
	A (FT.)	8.00'	6.50'	5.00'	
	B (FT.)	7.25'	5.50'	4.75'	
	C (FT.)	8.00'	6.50'	5.00'	
	MIN. CLAMP (2 EA.)	5/8 IN. x 3 IN.			
24"	VOLUME REQ'D (CU. FT.)	800.3	408.0	205.0	1 1/4 IN.
	A (FT.)	9.50'	7.50'	6.00'	
	B (FT.)	9.00'	7.25'	5.75'	
	C (FT.)	9.50'	7.50'	6.00'	
	MIN. CLAMP (2 EA.)	5/8 IN. x 3 IN.			

VOLUME CALCULATED ON THE BASIS OF CONCRETE REACTING THRUST ON THE RESPECTIVE BENDS UNDER AN INTERNAL PRESSURE OF 250 PSI, 50 PSI SURGE AND THE WEIGHT OF CONCRETE IS 150 POUNDS PER CU. FT.

ALL FITTINGS SHALL BE MECHANICAL JOINTS WITH RETAINING GLANDS.
BEDDING NOT SHOWN



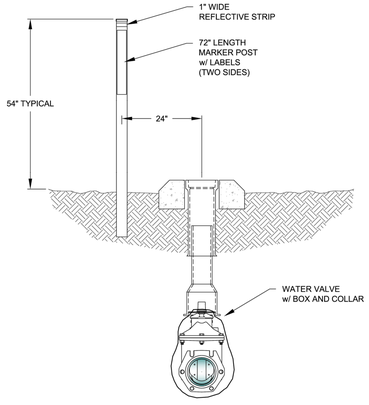
VERTICAL TIE-DOWN BLOCKING

CITY OF BRYANT, AR
WATER UTILITIES
210 S.W. 3rd. STREET
BRYANT, AR
PHONE: (501) 943-0488

TITLE: **WATER DETAILS**
DESCRIPTION: **VERTICAL TIE-DOWN BLOCKING**
DRAWN BY: | CHECKED BY: | FILE: W17-Vertical Tie-Down Blocking.dwg
DATE: APRIL 2015 | REVISED
SHEET: **W17**

NOTES:

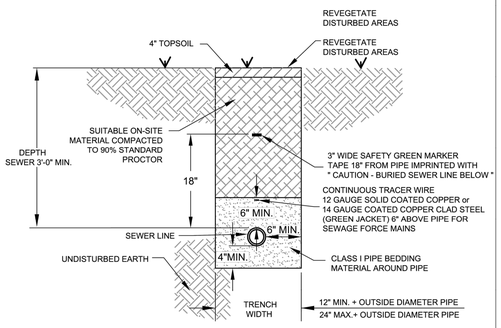
1. WATER LINE MARKERS SHALL BE TRI-VIEW MARKING SYSTEM BY RHINO MARKING AND PROTECTION SYSTEMS OR CARSONITE INTERNATIONAL DUAL-SIDED UTILITY MARKER (CIB-380).
2. THE UPPERMOST PORTION OF THE CARSONITE MARKER SHALL BE MADE OF VISIBILITY ENHANCER (CVE-360).
3. TRI-VIEW MARKERS DO NOT REQUIRE VISIBILITY ENHANCERS.
4. AN ADDITIONAL WHITE 1" WIDE REFLECTIVE TAPE (3M OR EQUAL) SHALL BE PLACED AROUND THE FULL CIRCUMFERENCE OF THE TOP OF THE MARKER.



VALVE MARKER

CITY OF BRYANT, AR
WATER UTILITIES
210 S.W. 3rd. STREET
BRYANT, AR
PHONE: (501) 943-0488

TITLE: **WATER DETAILS**
DESCRIPTION: **VALVE MARKER**
DRAWN BY: | CHECKED BY: | FILE: W22-Valve Marker.dwg
DATE: APRIL 2015 | REVISED
SHEET: **W22**



NOTES:

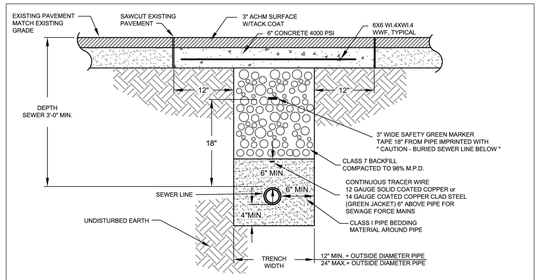
1. THE CONTRACTOR SHALL PROVIDE ALL ITEMS NECESSARY TO CONNECT WITH ANY PART OF THE EXISTING SEWER SYSTEM THAT WILL REMAIN IN ORDER TO ESTABLISH A SATISFACTORY AND ACCEPTABLE SEWER SYSTEM.
2. CONTRACTOR TO CONSTRUCT ALL TRENCH EXCAVATION IN ACCORDANCE WITH ALL OSHA REGULATIONS (29 CFR CH.XVII, SUBPART B)
3. TRENCH SHALL BE EXCAVATED BELOW GRADE REQUIRED TO PROVIDE A MINIMUM 36" OF PIPE COVER.

SEWER TRENCH

(NON-PAVED AREA)

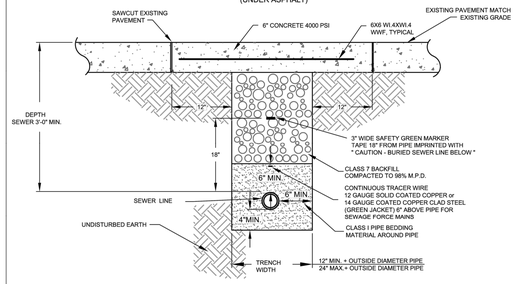
CITY OF BRYANT, AR
WATER UTILITIES
210 S.W. 3rd. STREET
BRYANT, AR
PHONE: (501) 943-0488

TITLE: ***SEWER DETAILS***
DESCRIPTION: **SEWER TRENCH (NON-PAVED AREA)**
DRAWN BY: | CHECKED BY: | FILE: S1-Sewer Trench (Non-Paved Area).dwg
DATE: APRIL 2015 | REVISED
SHEET: **S1**



SEWER TRENCH

(UNDER ASPHALT)



SEWER TRENCH

(UNDER CONCRETE)

NOTES:

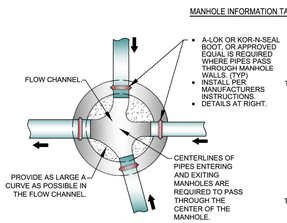
1. THE CONTRACTOR SHALL PROVIDE ALL ITEMS NECESSARY TO CONNECT WITH ANY PART OF THE EXISTING SEWER SYSTEM THAT WILL REMAIN IN ORDER TO ESTABLISH A SATISFACTORY AND ACCEPTABLE SEWER SYSTEM.
2. CONTRACTOR TO CONSTRUCT ALL TRENCH EXCAVATION IN ACCORDANCE WITH ALL OSHA REGULATIONS (29 CFR CH.XVII, SUBPART B)
3. TRENCH SHALL BE EXCAVATED BELOW GRADE REQUIRED TO PROVIDE A MINIMUM 36" OF PIPE COVER.

CITY OF BRYANT, AR
WATER UTILITIES
210 S.W. 3rd. STREET
BRYANT, AR
PHONE: (501) 943-0488

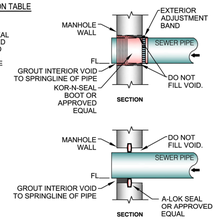
TITLE: ***SEWER DETAILS***
DESCRIPTION: **SEWER TRENCH (UNDER PAVEMENT)**
DRAWN BY: | CHECKED BY: | FILE: S2-Sewer Trench (Under Pavement).dwg
DATE: APRIL 2015 | REVISED
SHEET: **S2**

Inside Diameter of Manhole	Minimum Wall Thickness	Base Thickness	Minimum Ring & Cover Size
4' DIA	5"	6"	24" (< or Equal to 24' Pipes)
5' DIA	7"	8"	
6' DIA	7"	8"	36" (> 24" Pipes)

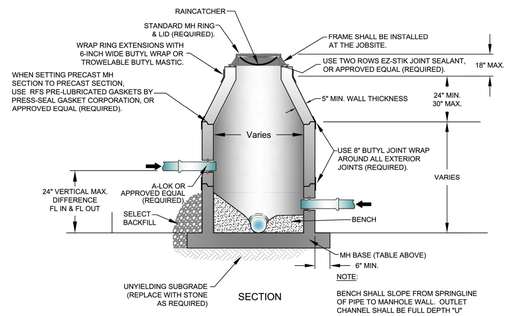
MANHOLE INFORMATION TABLE



MANHOLE
FLOW CHANNEL



CONNECTION DETAILS

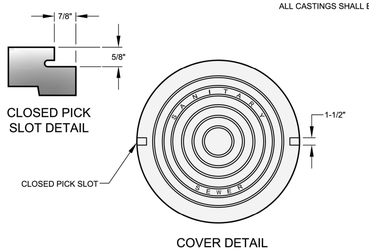


PRECAST MANHOLE

CITY OF BRYANT, AR
WATER UTILITIES
210 S.W. 3rd. STREET
BRYANT, AR
PHONE: (501) 943-0488

TITLE: ***SEWER DETAILS***
DESCRIPTION: **PRECAST MANHOLE**
DRAWN BY: | CHECKED BY: | FILE: S5-Precast Manhole.dwg
DATE: APRIL 2015 | REVISED
SHEET: **S5**

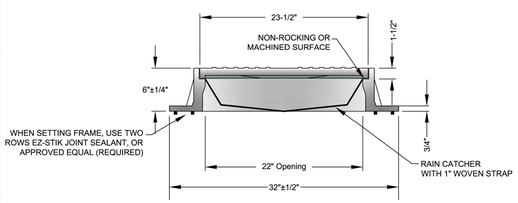
ALL CASTINGS SHALL BE "MADE IN USA"



COVER DETAIL

1. MINIMUM WEIGHT OF RING: 100 POUNDS
2. MINIMUM WEIGHT OF COVER: 110 POUNDS
3. COVERS ARE FURNISHED WITH TWO CLOSED PICK SLOTS.
4. CASTINGS SHALL BE "MADE IN USA"

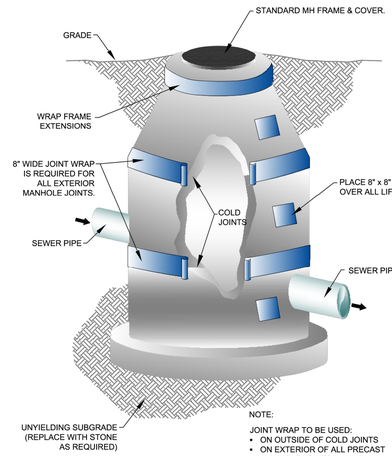
* DIMENSIONAL TOLERANCES SHALL NOT EXCEED 1/16 INCH PER FOOT



FRAME AND COVER DETAIL

CITY OF BRYANT, AR
WATER UTILITIES
210 S.W. 3rd. STREET
BRYANT, AR
PHONE: (501) 943-0488

TITLE: ***SEWER DETAILS***
DESCRIPTION: **MANHOLE FRAME AND COVER**
DRAWN BY: | CHECKED BY: | FILE: S6-Manhole Frame and Cover.dwg
DATE: APRIL 2015 | REVISED
SHEET: **S6**



NOTE:
JOINT WRAP TO BE USED:

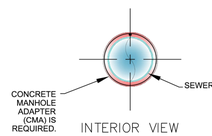
- ON OUTSIDE OF COLD JOINTS
- ON EXTERIOR OF ALL PRECAST MANHOLE JOINTS
- ON LIFT HOLES / SOCKETS

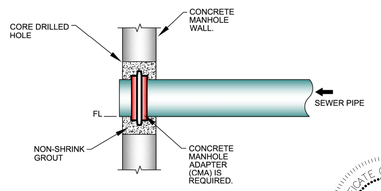
MANHOLE JOINT WRAP

CITY OF BRYANT, AR
WATER UTILITIES
210 S.W. 3rd. STREET
BRYANT, AR
PHONE: (501) 943-0488

TITLE: ***SEWER DETAILS***
DESCRIPTION: **MANHOLE JOINT WRAP**
DRAWN BY: | CHECKED BY: | FILE: S9-Manhole Joint Wrap.dwg
DATE: APRIL 2015 | REVISED
SHEET: **S9**

THE INSTALLATION SHALL BE DYE TESTED FOR ACCEPTANCE.





MANHOLE CORING DETAILS

CITY OF BRYANT, AR
WATER UTILITIES
210 S.W. 3rd. STREET
BRYANT, AR
PHONE: (501) 943-0488

TITLE: ***SEWER DETAILS***
DESCRIPTION: **MANHOLE CORING**
DRAWN BY: | CHECKED BY: | FILE: S11-Manhole Coring.dwg
DATE: APRIL 2015 | REVISED
SHEET: **S11**

CERTIFICATE OF AUTHORITY
PHILLIP LEWIS ENGINEERING, INC.
No. 566
ARKANSAS ENGINEER

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9540
PHILLIP LEWIS

PHILLIP LEWIS ENGINEERING, INC.
Structural + Civil Consultants
23620 Interstate 30 | Bryant, Arkansas
PH: 501-350-9840

PLE

REVISION:

NEW BEGINNINGS
HIGHWAY 5
BRYANT, ARKANSAS

PROJECT NUMBER:

SHEET ISSUE DATE:
07-24-2025

PAGE TITLE:
UTILITY DETAILS II

SHEET NUMBER:
C1.9

PRE-DEVELOPMENT DRAINAGE BASIN PLAN

SCALE 1" = 20'

N

0 20'

1" = 20'-0"

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REVISION:

NEW BEGINNINGS
HIGHWAY 5
BRYANT, ARKANSAS

CERTIFICATE OF AUTHORIZATION
PHILLIP LEWIS ENGINEERING, INC.
No. 566
ARKANSAS ENGINEER

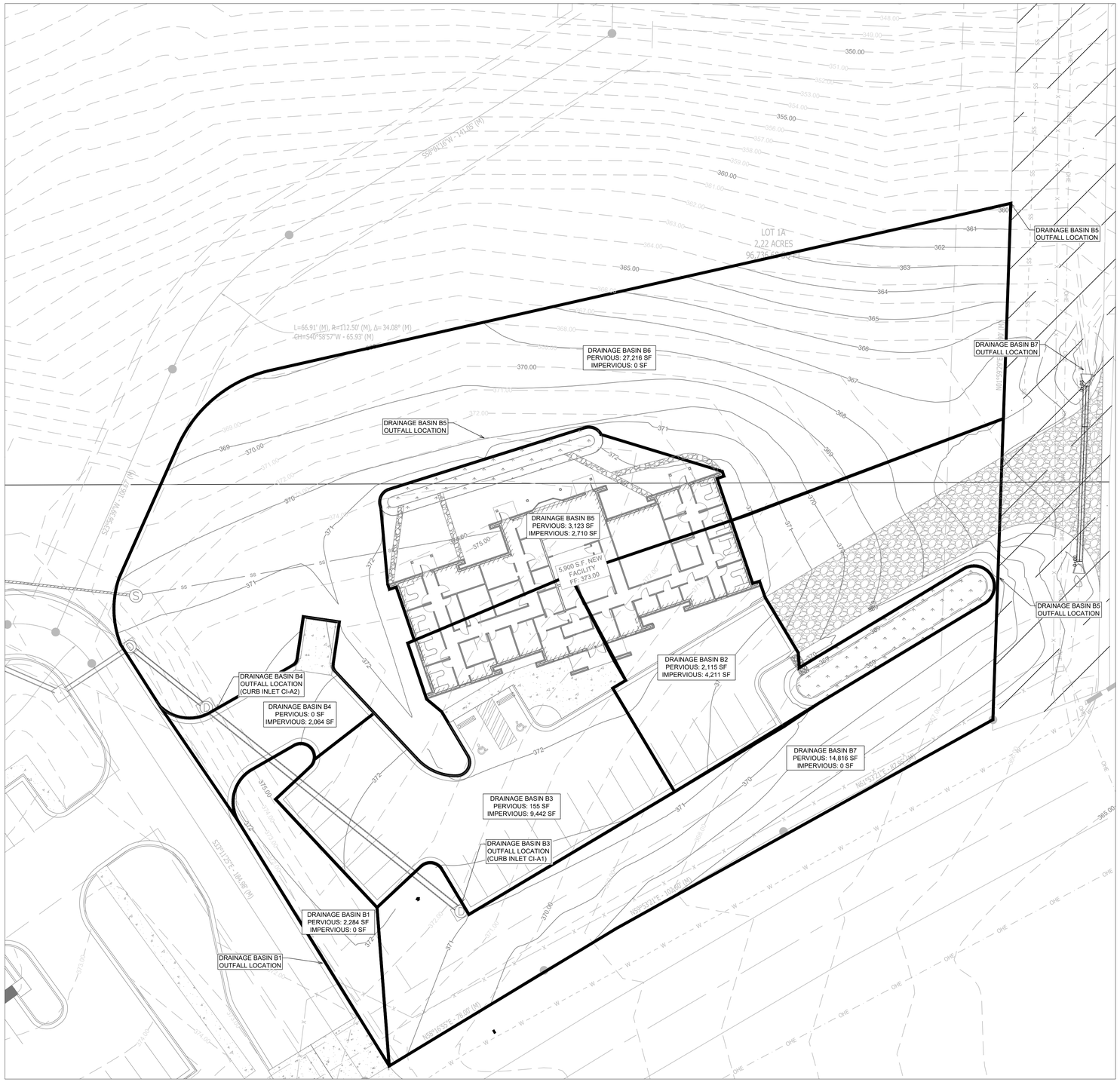
STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9540
PHILLIP A. LEWIS

PROJECT NUMBER:

SHEET ISSUE DATE:
07-24-2025

PAGE TITLE:
PRE-DEV DRAINAGE

SHEET NUMBER:
C1.10



POST-DEV DRAINAGE

SCALE 1" = 20'

N

0 10'

1" = 10'-0"

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REVISION:

NEW BEGININGS
HIGHWAY 5
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ARKANSAS—ENGINEER

STATE OF ARKANSAS
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No. 9540
PHILLIP A. LEWIS

PROJECT NUMBER:

SHEET ISSUE DATE:
07-24-2025

PAGE TITLE:
POST-DEV DRAINAGE

SHEET NUMBER:
C1.11

LANDSCAPE PLAN

SCALE 1" = 60'

NOTES:

1. LANDSCAPED AREAS TO BE AMENDED WITH 4" OF TOPSOIL, SCARIFY SOIL 3" PRIOR TO APPLICATION. ALL TOP SOIL SHALL BE PLACED IN COORDINATION WITH GRADING AND DRAINAGE PLANS TO ENSURE THAT THE GRADING AND DRAINAGE DESIGN FOR THE SITE IS MAINTAINED AFTER BEING SODDED OR SEEDED. EXISTING SOIL FROM THE SITE CAN BE STOCK PILED AND REUSED AS LONG AS IT IS OF QUALITY THAT ENCOURAGES ADEQUATE GROWTH OF PLANTING MATERIAL. THE CONTRACTOR IS RESPONSIBLE FOR ANY SOIL TESTING THAT MAY BE REQUIRED.
2. LANDSCAPE PLAN REPRESENTS RECOMMENDED SPECIES, SIZES, & LOCATIONS. OWNER SHALL CHANGE THE ITEMS TO EQUAL OR GREATER VALUE.

GENERAL CONSTRUCTION NOTES

A. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR DAMAGES OCCURRING TO ANY PROPERTY DURING THE CONSTRUCTION OF THIS PROJECT. SAID CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT PROPERTY DAMAGE.

B. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL SOLELY AND COMPLETELY BE RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS.

THE DUTY OF BRYANT TO CONDUCT CONSTRUCTION INSPECTION REVIEWS OF THE CONTRACTOR'S PERFORMANCE IS NOT AN INSPECTION OR REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.

C. ALL WATER AND SEWER IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST REVISION TO THE CITY OF BRYANT'S WATER AND WASTEWATER (SANITARY SEWER) STANDARD SPECIFICATIONS.

D. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF ALL UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.

E. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.

F. PRIOR TO INSTALLATION OF ANY UTILITIES, THE CONTRACTOR IS TO EXCAVATE, VERIFY AND CALCULATE ALL CROSSINGS AND INFORM ANY AND ALL UTILITIES OF ANY CONFLICTS PRIOR TO CONSTRUCTION.

G. CONSTRUCTION SHALL NOT START ON ANY WATER UTILITY TIE-INS UNTIL APPROVAL IS GIVEN BY BRYANT WATER. SAID CONTRACTOR SHALL NOT OPERATE ANY VALVE, HYDRANT, OR WATER UTILITY APPURTENANCE NOR SHALL HE ATTACH TO OR TAP ANY WATER UTILITY MAIN WITHOUT APPROVAL. THE CONTRACTOR SHALL BEAR THE COST AND CONSEQUENCE OF ANY DISRUPTION OF UTILITY OPERATION CAUSED BY CONSTRUCTION.

H. FIBER OPTIC CABLE ON AND/OR ADJACENT TO THIS SITE WERE NOT LOCATED BY THE SURVEY AND ARE NOT SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ANY FIBER OPTIC CABLES ASSOCIATED WITH THIS SITE AND TAKE ALL NECESSARY AND REQUIRED PRECAUTIONS TO PROTECT ANY EXISTING FIBER OPTIC CABLES. CONTRACTORS SHALL COORDINATE ALL EFFORTS WITH OWNER OF FIBER OPTIC CABLES OR THEIR DESIGNATED REPRESENTATIVE.

J. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING "ONECALL" SERVICE TO MARK ALL UTILITIES PRIOR TO ANY DEMOLITION, EARTHWORK, OR UTILITY WORK ON THIS SITE.

PLANT SCHEDULE						
PLANT TYPE	SYMBOL	CODE	QTY	COMMON SPECIES	SCIENTIFIC NAME	CAL / SIZE
TREES		WO	6	WILLOW OAK	QUERCUS PHELLOS	MIN. 3" DIAMETER @ BASE AND 12' TALL
SHRUBS		BW	40	DWARF NANDINA	N. DOMESTICA "HARBOUR DWARF"	3 GAL
GROUND COVER		SO	24,114 SF	BERMUDA SOD		
		GS	24,140 SF	GRASS SEED		
			1,828 SF	LANDSCAPE BEDDING (TBD BY OWNER)		

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REVISION:

NEW BEGINNINGS
HIGHWAY 5
BRYANT, ARKANSAS

CERTIFICATE OF AUTHORIZATION
PHILLIP LEWIS ENGINEERING, INC.
No. 566
ARKANSAS ENGINEER

STATE OF
ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9540
PHILLIP A. LEWIS

N

0 60'
1" = 60'-0"

PROJECT NUMBER:

SHEET ISSUE DATE:
07-24-2025

PAGE TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
C1.12

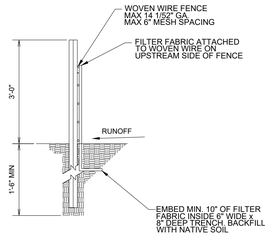
STORMWATER POLLUTION PREVENTION PLAN

SCALE 1" = 60'

INSTALL FILTER SOCKS AT ALL INLETS; MAINTAIN THROUGHOUT CONSTRUCTION.
DISTURBED AREA: 85,405 AC.

LEGEND

- DISTURBED AREA
- UNDISTURBED AREA
- SEDIMENT FENCE WITH WIRE BACKING
- DRAINAGE DIRECTION



SILT FENCE

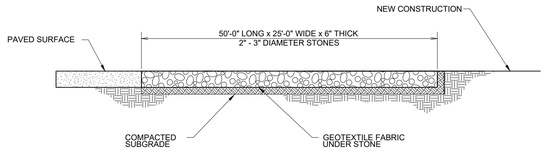
NOT TO SCALE

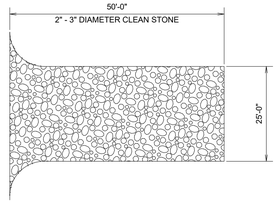
NOTES AND SPECIFICATIONS:

1. POSTS SHALL BE A MINIMUM OF 36 INCHES CONSTRUCTED OF EITHER OF THE FOLLOWING MATERIALS: STEEL "T" OR "U" TYPE, OR 2" x 2" HARDWOOD.
2. WOVEN WIRE USED AS ADDITIONAL FENCE SUPPORT SHALL BE MINIMUM 14.5 GA. WITH 6" MAXIMUM SPACING.
3. WOVEN WIRE SHALL BE PLACED ALONG THE UPHILL SIDE OF THE FENCE AND FASTENED WITH WIRE TIES OR 1" STAPLES ALONG THE UPHILL SIDE OF THE POSTS.
4. FILTER FABRIC SHALL BE FASTENED TO WOVEN WIRE ACCORDING TO MANUFACTURER'S RECOMMENDATION, OR WITH TIES EVERY 24" AT THE TOP AND MID-SECTIONS.
5. WHERE TWO PIECES OF FILTER FABRIC ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6 INCHES AND FOLDED TOGETHER.
6. WHERE TWO POSTS MEET TO JOIN FENCE SECTIONS, THE TOPS OF THE POSTS SHALL BE SECURED TOGETHER WITH WIRE.
7. THE FENCE SHALL BE CONSTRUCTED ALONG THE CONTOUR AS MUCH AS POSSIBLE.
8. ENDS OF FENCES SHALL BE EXTENDED UP THE SLOPE TO PRVENT RUNOFF FROM MIGRATING AROUND THE END OF THE FENCE.
9. INSPECTION OF THE FENCE SHALL BE PERFORMED WEEKLY, OR IMMEDIATELY AFTER A RAIN EVENT, OR WHEN BULGES APPEAR IN THE FENCE. ACCUMULATED SILT SHALL NOT BE ALLOWED TO EXCEED HALF THE HEIGHT OF THE FABRIC. REPAIR AND OR REPLACMENT OF DAMAGED FENCE SHALL BE COMPLETED PROMPTLY.
10. ACCUMULATED SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED SITE IN SUCH A MANNER THAT IT WILL NOT CONTRIBUTE TO OFF-SITE SILTATION.
11. ALL FENCING SHALL BE REMOVED WITH THE CONSTRUCTION SITE IS FULLY STABLIZED SO AS TO NOT IMPEDE STORM FLOW OR DRAINAGE.
12. PRE-FRABRICATED UNITS DO NOT REQUIRE THE USE OF WOVEN WIRE FENCE.

NOTES (GENERAL):

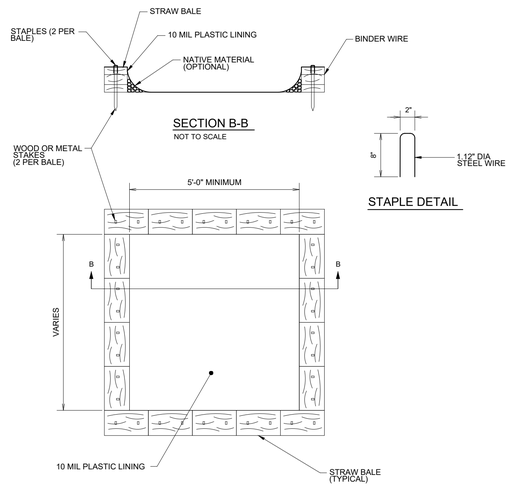
1. SEE EROSION CONTROL DETAILS IN SWPPP FOR EROSION CONTROL FACILITIES.
2. SEE SWPPP FOR INSTALLATION, MAINTENANCE, INSPECTION, AND RECORD KEEPING REQUIREMENTS.
3. CONTRACTOR SHALL SHOW EROSION CONTROL MEASURE ON SITE MAP.
4. EROSION AND SEDIMENT CONTROL STRUCTURES TO MEET SWPPP DETAILS - APPENDIX D
5. INSTALL ROCK DITCH, CHECK, OR SAND BAG CHECKS AS NECESSARY TO PREVENT SCOUR UNTIL LANDSCAPING IS ESTABLISHED.
6. CONTRACTOR MUST PLACE SEDIMENT BASIN WITH SEDIMENT FENCE OUTLET FOR ANY SEDIMENT CONTAMINATED DEWATERING DISCHARGE.
7. FINAL SLOPE WILL BE SAME DIRECTION AS EXISTING SLOPE.
8. TEMPORARY STABILIZATION PRACTICES WILL NOT BE REQUIRED. WORK WILL BE CONTINUOUS AND DISTURBED AREA REVEGITATED IN A TIMELY MANNER. SEE SWPPP FOR SEEDING MIXES.
9. PERMANENT STABILIZATION OF ALL DISTURBED AREAS ARE TO BE SEEDED, FERTILIZED, WATERED AND COVERED WITH STRAW UNLESS OTHERWISE NOTED ON PLANS TO BE HYDROSEEDED.
10. CONTRACTOR TO SHOW CONCRETE WASH OUT SUMP, ENTRANCE/EXIT PAD AND OTHER CONTROLS AS REQUIRED/NEEDED AS SWPPP SITE MAP IS UPDATED THROUGHOUT THE DURATION OF THE PROJECT.
11. STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) MONTHS. PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:
    a) DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
    b) THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
    c) NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING, AND
    d) NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
    e) ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.





CONSTRUCTION ENTRANCE

NOT TO SCALE



CONCRETE WASHOUT

NOT TO SCALE

N

0 60'

1" = 60'-0"

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REVISION:

NEW BEGINNINGS
HIGHWAY 5
BRYANT, ARKANSAS

STATE OF ARKANSAS
PHILLIP LEWIS
REGISTERED PROFESSIONAL ENGINEER
No. 9540
PRELIMINARY - NOT FOR CONSTRUCTION
PHILLIP LEWIS

PROJECT NUMBER:

SHEET ISSUE DATE:
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PAGE TITLE:
SWPPP

SHEET NUMBER:
C1.13

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Structural + Civil Consultants
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New Beginnings – Soil Loss Calculations

July 24, 2025

Soil Loss Calculations without Controls

E (Soil Loss) = (R)(K)(LS)(C)(P) = (300)(0.43)(1.37)(0.45)(1) = 79.53 Tons/Acre/Year

R = 300 (Rainfall Factor)

K = 0.43 (Soil Type (Ap))

LS = 1.37 (10% slope for 100ft)

C = 0.45 (No Canopy)

P = 1 (No conservation Practice)

Soil Loss Calculations with Controls

E (Soil Loss) = (R)(K)(LS)(C)(P) = (300)(0.43)(1.37)(0.12)(0.6) = 12.72 Tons/Acre/Year

R = 300 (Rainfall Factor)

K = 0.43 (Soil Type (Ap))

LS = 1.37 (10% slope for 100ft)

C = 0.12 (2 tons/acre Loose Straw or Hay)

P = 0.6 (Silt Fence)

NEW BEGINNINGS

DRAINAGE REPORT

Date: **07-24-2025**

Located in: **Bryant, Arkansas**

Prepared for:
City of Bryant, Arkansas

Prepared by:

PHILLIP LEWIS ENGINEERING

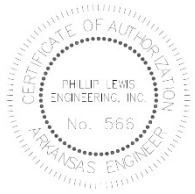
Structural + Civil Consultants

23620 Interstate 30 | Bryant, AR
PH: 501-350-9840

Table of Contents

CERTIFICATION

I hereby state that this Final Drainage has been prepared by me or under my supervision and meets the standard of care and expertise which is usual and customary in this community of professional engineers. The analysis has been prepared utilizing procedures and practices by the City of Bryant and within the standard accepted practices.



_____

Phillip A. Lewis, PE.

DATE: 07-24-2024

DESCRIPTION OF PROPERTY

The proposed project is for the construction of a new pregnancy center located along Highway 5, directly adjacent to the current ongoing seminary project. The proposed development is a 5,900 sq. ft. building and parking lot.

The intent of this drainage analysis is to adequately size the storm sewer system and summarize pre and post runoff conditions.

The existing ground coverage for the entire development drainage basin consists of natural vegetation (2%-7% slope), hydrologic soil group B/C.

According to FEMA Flood Insurance Rate Map, Panel 05125C0240E, this property lies within Zone X, areas determined to be outside the 0.2% annual chance floodplain. A copy of the map can be found in the appendix.

PROJECT LOCATION MAP

DRAINAGE CRITERIA

In accordance with the requirements of the City of Bryant, the proposed developments drainage plan and this drainage report were developed with the criteria established in the Bryant Stormwater Management & Drainage Manual provided on cityofbryant.com.

All drainage calculations were performed using HydroCAD software to determine and analyze the changes in stormrunoff volume, flow rates, and design the outlet release structure. Hydraflow Express software was used to appropriately design and size all storm sewer inlets, pipes and channels.

Calculations were performed using the Rational Method, using NOAA rainfall data, Runoff Coefficient table (Bryant Stormwater Management & Drainage Manual, Table 400-2) and the pipe and inlet structure sizes were determined by the 25-year storm event.

PROPOSED DRAINAGE SYSTEM

This development is designed to capture the majority of runoff within the parking lot curb and gutter. A portion of the site will discharge into a standard storm sewer system, releasing into the existing adjacent storm sewer. Other portions of the new development will either be captured by gutter/downspouts or curb/gutter and released to minor bioswales located withing the greenspace of the project. There is one located in the front of lot by Highway 5, releasing towards Midland Road. The other is behind the new building, releasing to the north. These release points are similar to the pre-development conditions of this site.

These are small, highly vegetated, flat areas intended to slow the flow of stormwater and filter pollutants to aid in offsetting some of the increase of stormwater runoff caused by the new development.

The storm sewer system will consist of standard concrete curb inlets. These inlets were sized based on their independent drainage basin flow rate and the slope that the inlets will be placed at. The New Beginnings storm sewer system will tie-into the Bryant Seminary existing storm sewer system. The stormwater will ultimately be discharged to the north side of the property into the floodplain.

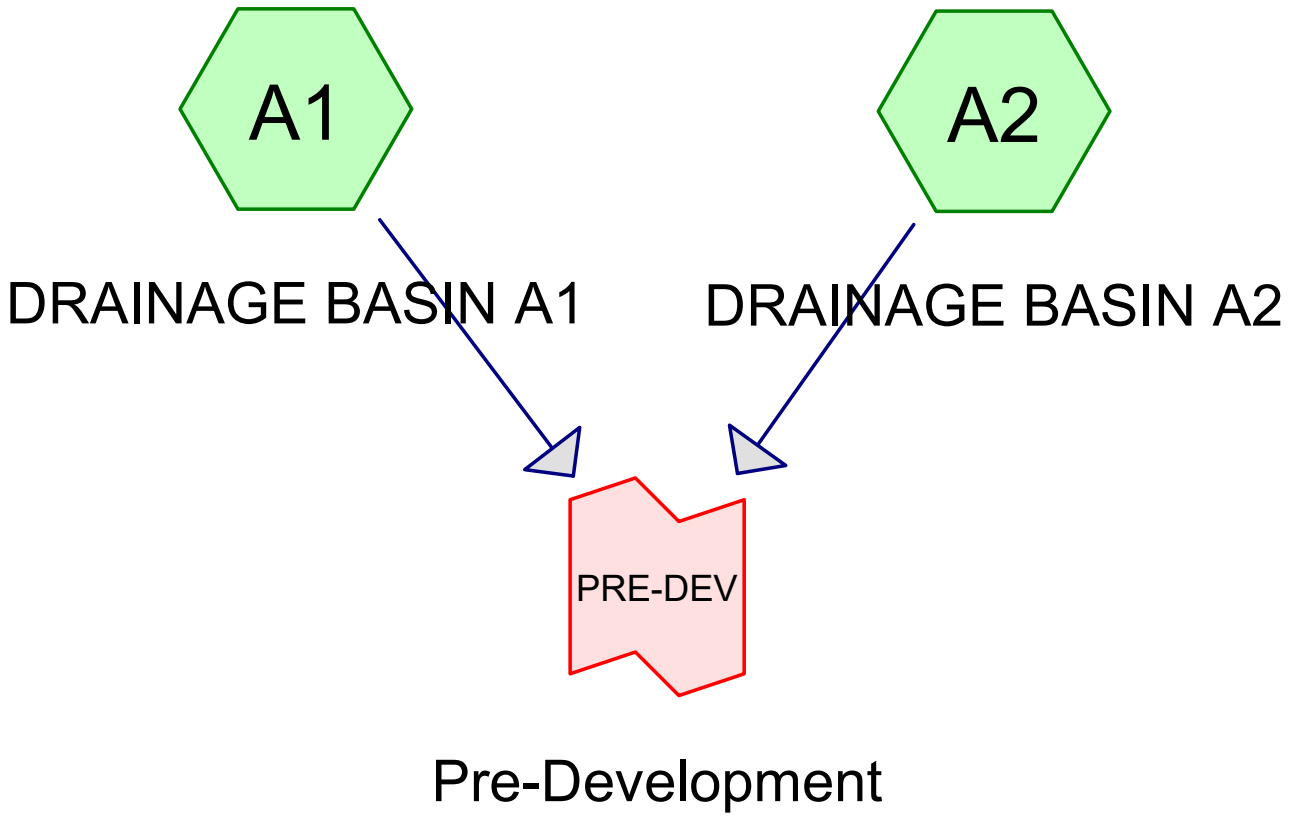
Overall Pre-development and Post-development runoff/discharge rates are compared below:

Storm Event	Pre-development Discharge (cfs)	Post-development Discharge (cfs) Without Detention
2-yr	1.30	4.37
10-yr	1.74	5.85
25-yr	2.01	6.81
50-yr	2.20	7.40
100-yr	2.38	8.03

Hydraulic grade elevations for the inlets are shown below:

Inlet	Peak Elevation (25-yr Storm Event)
CI – A1	369.08’
CI – A2	368.89’

PRE DEVELOPMENT HYDROGRAPHS



Pre-Development

Subcat Reach Pond Link

Routing Diagram for New Beginnings Drainage
Prepared by Phillip Lewis Engineering, Printed 7/24/2025

Summary for Subcatchment A1: DRAINAGE BASIN A1

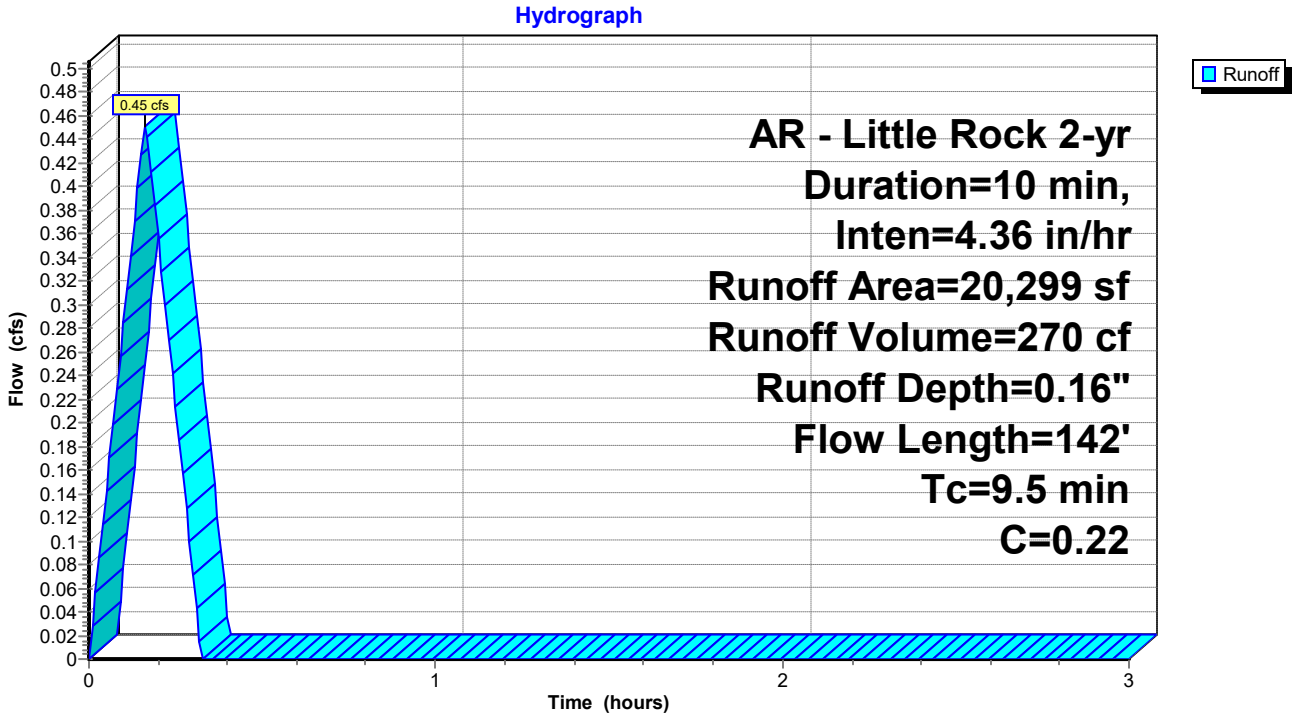
Runoff = 0.45 cfs @ 0.16 hrs, Volume= 270 cf, Depth= 0.16"
Routed to Link PRE-DEV : Pre-Development

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 2-yr Duration=10 min, Inten=4.36 in/hr

Area (sf)	C	Description
20,299	0.22	Sandy Soil 2-7% per manual (undeveloped)
20,299		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.2	100	0.0430	0.18		**Sheet Flow, Overland Sheet flow** Grass: Dense n= 0.240 P2= 4.20"
0.3	42	0.1410	2.63		**Shallow Concentrated Flow, Overland Concentrated Flow** Short Grass Pasture Kv= 7.0 fps
9.5	142	Total			

Subcatchment A1: DRAINAGE BASIN A1



Summary for Subcatchment A2: DRAINAGE BASIN A2

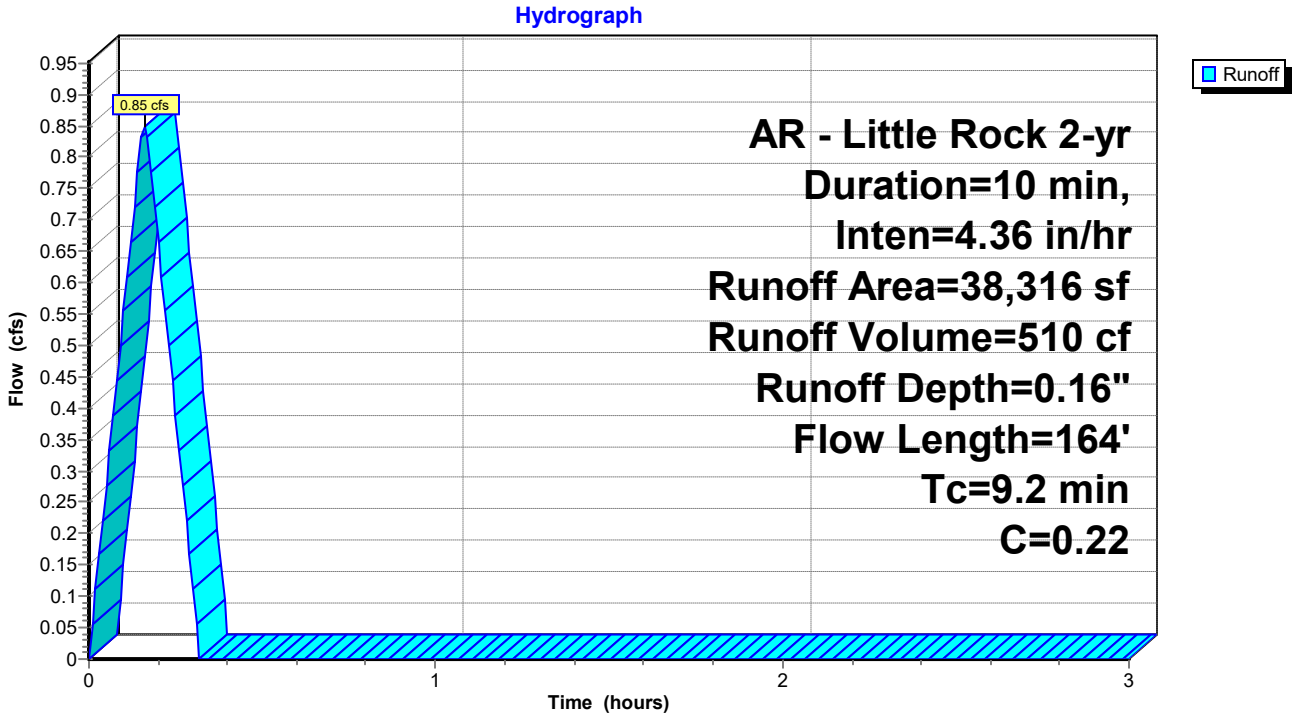
Runoff = 0.85 cfs @ 0.16 hrs, Volume= 510 cf, Depth= 0.16"
Routed to Link PRE-DEV : Pre-Development

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 2-yr Duration=10 min, Inten=4.36 in/hr

Area (sf)	C	Description
38,316	0.22	Sandy Soil 2-7% per manual (undeveloped)
38,316		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.3	100	0.0560	0.20		**Sheet Flow, Overland Sheet flow** Grass: Dense n= 0.240 P2= 4.20"
0.9	64	0.0320	1.25		**Shallow Concentrated Flow, Overland Concentrated Flow** Short Grass Pasture Kv= 7.0 fps
9.2	164	Total			

Subcatchment A2: DRAINAGE BASIN A2

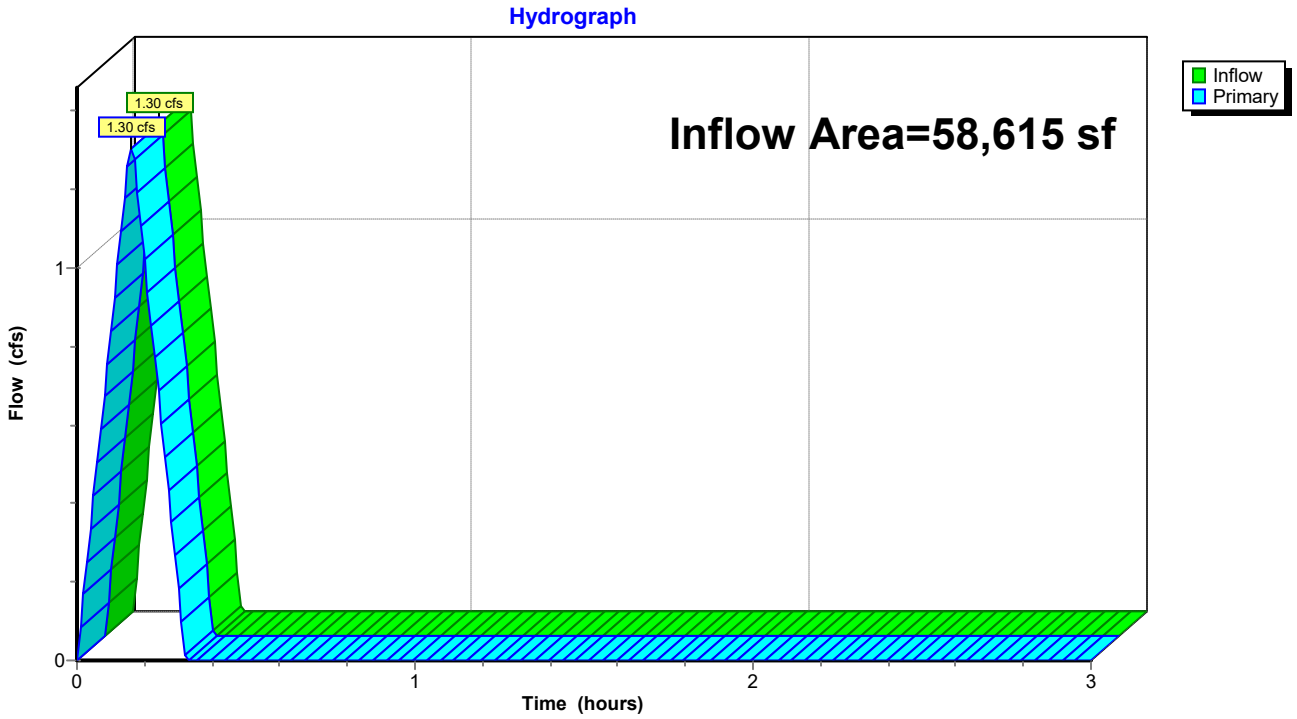


Summary for Link PRE-DEV: Pre-Development

Inflow Area = 58,615 sf, 0.00% Impervious, Inflow Depth = 0.16" for 2-yr event
Inflow = 1.30 cfs @ 0.16 hrs, Volume= 780 cf
Primary = 1.30 cfs @ 0.16 hrs, Volume= 780 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs

Link PRE-DEV: Pre-Development



Summary for Subcatchment A1: DRAINAGE BASIN A1

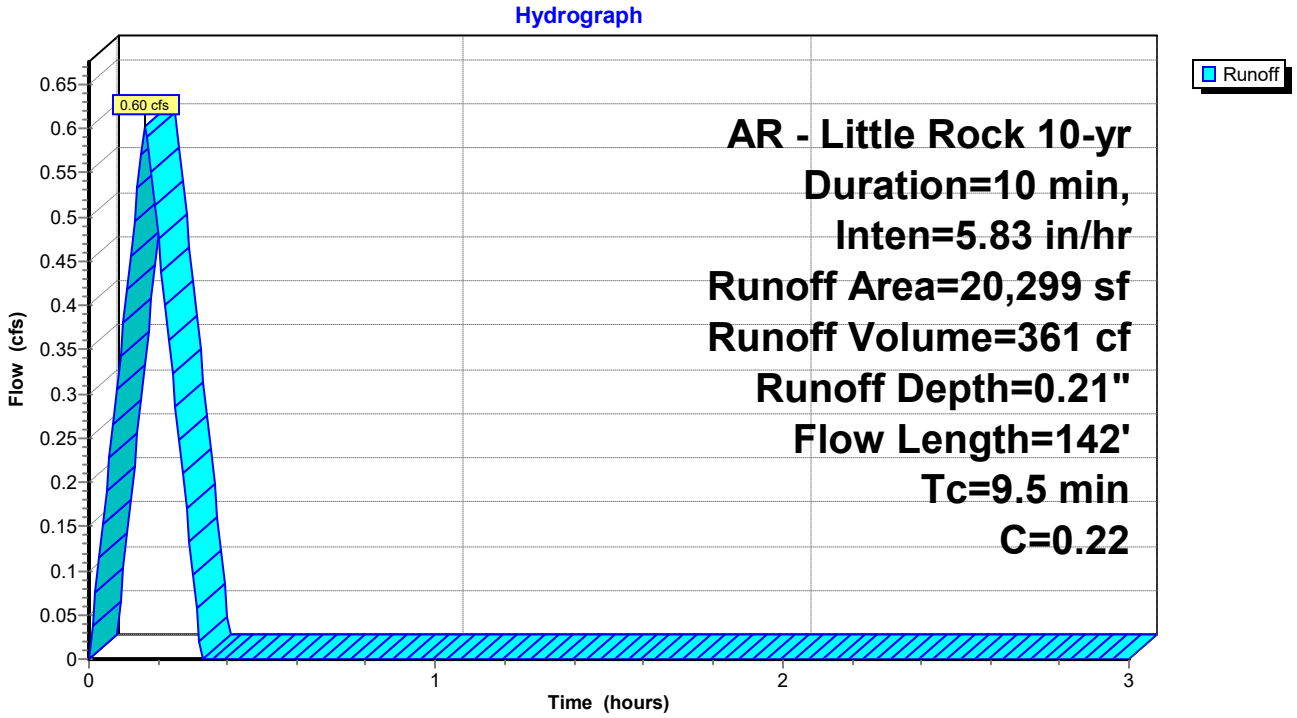
Runoff = 0.60 cfs @ 0.16 hrs, Volume= 361 cf, Depth= 0.21"
Routed to Link PRE-DEV : Pre-Development

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 10-yr Duration=10 min, Inten=5.83 in/hr

Area (sf)	C	Description
20,299	0.22	Sandy Soil 2-7% per manual (undeveloped)
20,299		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.2	100	0.0430	0.18		**Sheet Flow, Overland Sheet flow** Grass: Dense n= 0.240 P2= 4.20"
0.3	42	0.1410	2.63		**Shallow Concentrated Flow, Overland Concentrated Flow** Short Grass Pasture Kv= 7.0 fps
9.5	142	Total			

Subcatchment A1: DRAINAGE BASIN A1



Summary for Subcatchment A2: DRAINAGE BASIN A2

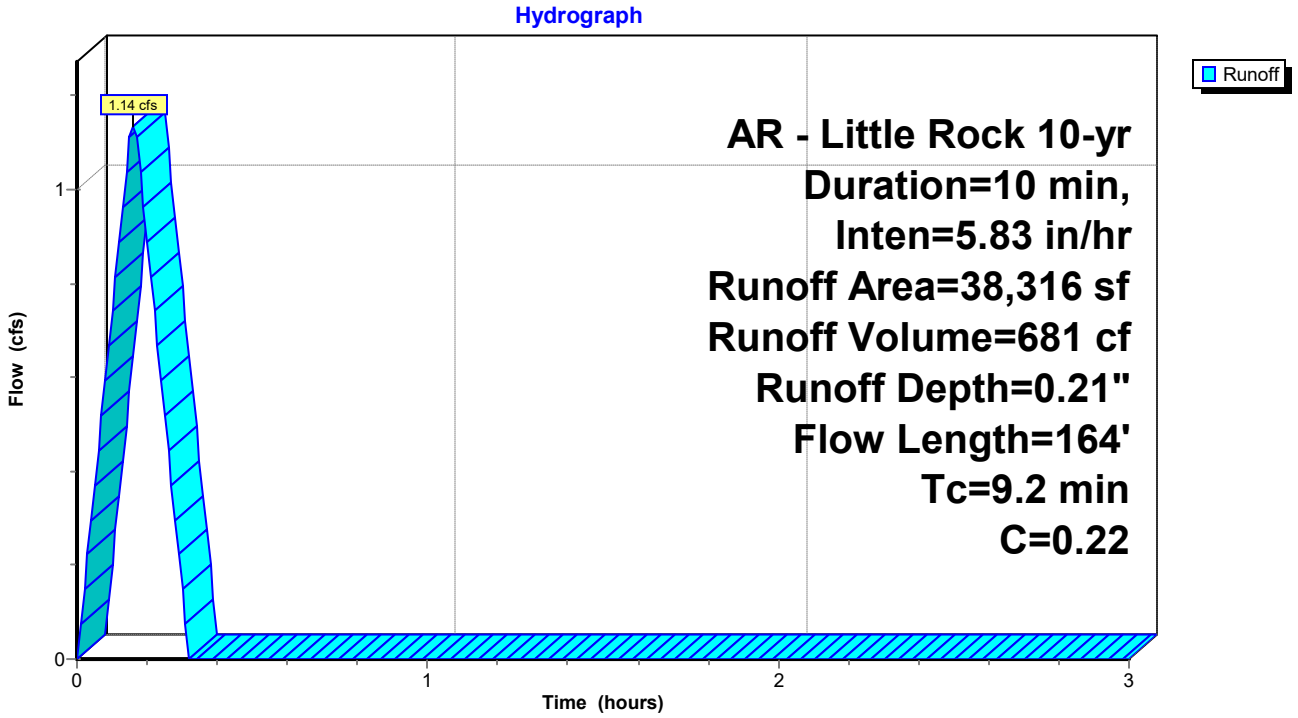
Runoff = 1.14 cfs @ 0.16 hrs, Volume= 681 cf, Depth= 0.21"
Routed to Link PRE-DEV : Pre-Development

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 10-yr Duration=10 min, Inten=5.83 in/hr

Area (sf)	C	Description
38,316	0.22	Sandy Soil 2-7% per manual (undeveloped)
38,316		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.3	100	0.0560	0.20		**Sheet Flow, Overland Sheet flow** Grass: Dense n= 0.240 P2= 4.20"
0.9	64	0.0320	1.25		**Shallow Concentrated Flow, Overland Concentrated Flow** Short Grass Pasture Kv= 7.0 fps
9.2	164	Total			

Subcatchment A2: DRAINAGE BASIN A2

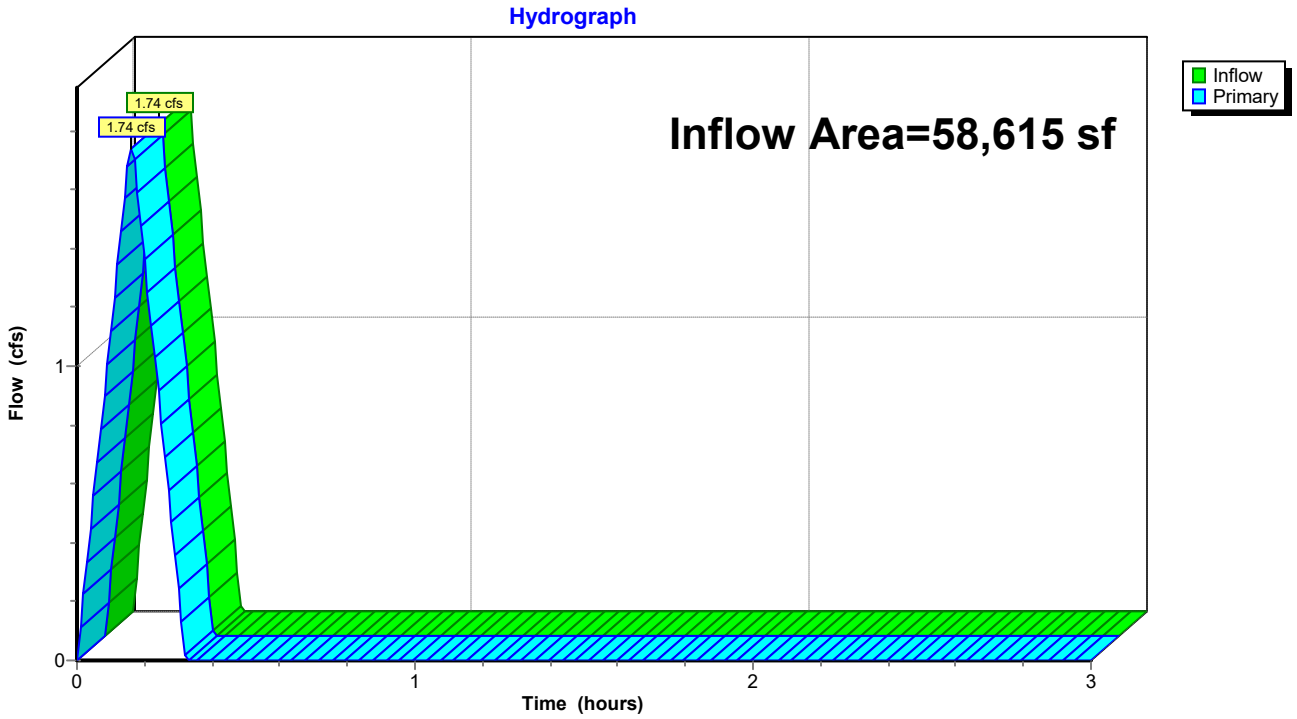


Summary for Link PRE-DEV: Pre-Development

Inflow Area = 58,615 sf, 0.00% Impervious, Inflow Depth = 0.21" for 10-yr event
Inflow = 1.74 cfs @ 0.16 hrs, Volume= 1,043 cf
Primary = 1.74 cfs @ 0.16 hrs, Volume= 1,043 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs

Link PRE-DEV: Pre-Development



Summary for Subcatchment A1: DRAINAGE BASIN A1

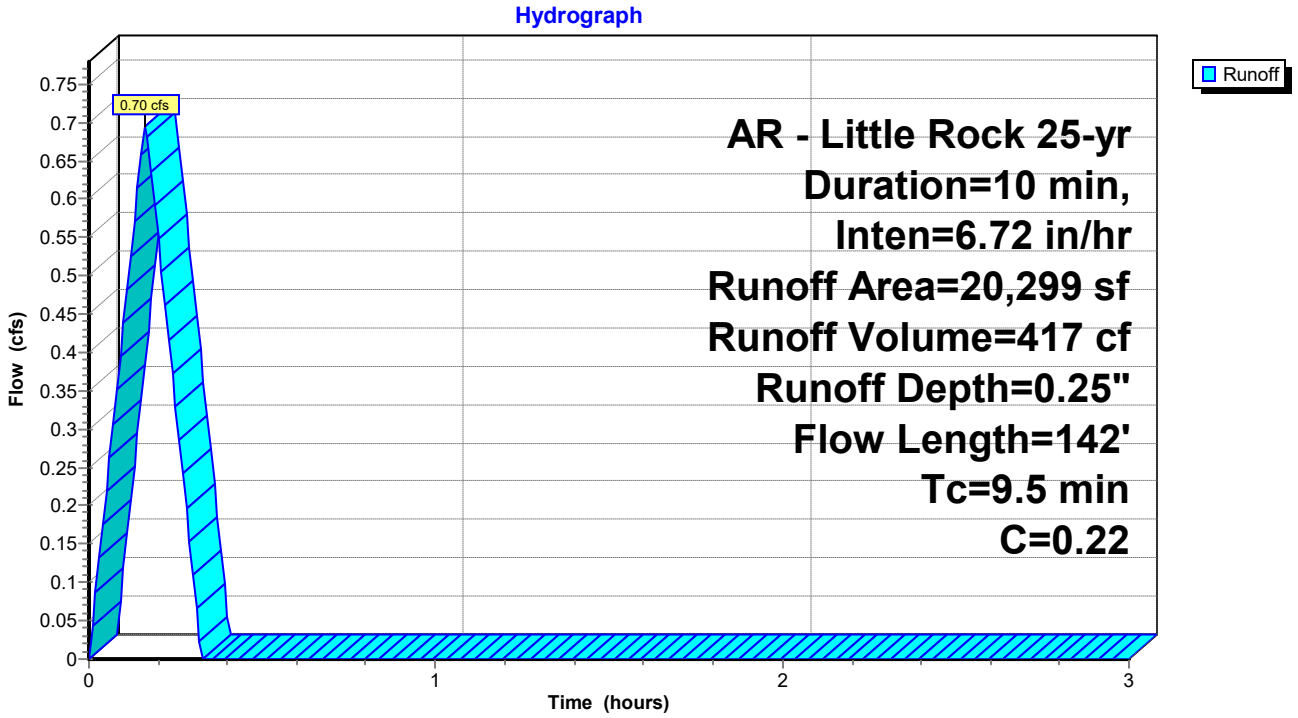
Runoff = 0.70 cfs @ 0.16 hrs, Volume= 417 cf, Depth= 0.25"
Routed to Link PRE-DEV : Pre-Development

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 25-yr Duration=10 min, Inten=6.72 in/hr

Area (sf)	C	Description
20,299	0.22	Sandy Soil 2-7% per manual (undeveloped)
20,299		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.2	100	0.0430	0.18		**Sheet Flow, Overland Sheet flow** Grass: Dense n= 0.240 P2= 4.20"
0.3	42	0.1410	2.63		**Shallow Concentrated Flow, Overland Concentrated Flow** Short Grass Pasture Kv= 7.0 fps
9.5	142	Total			

Subcatchment A1: DRAINAGE BASIN A1



Summary for Subcatchment A2: DRAINAGE BASIN A2

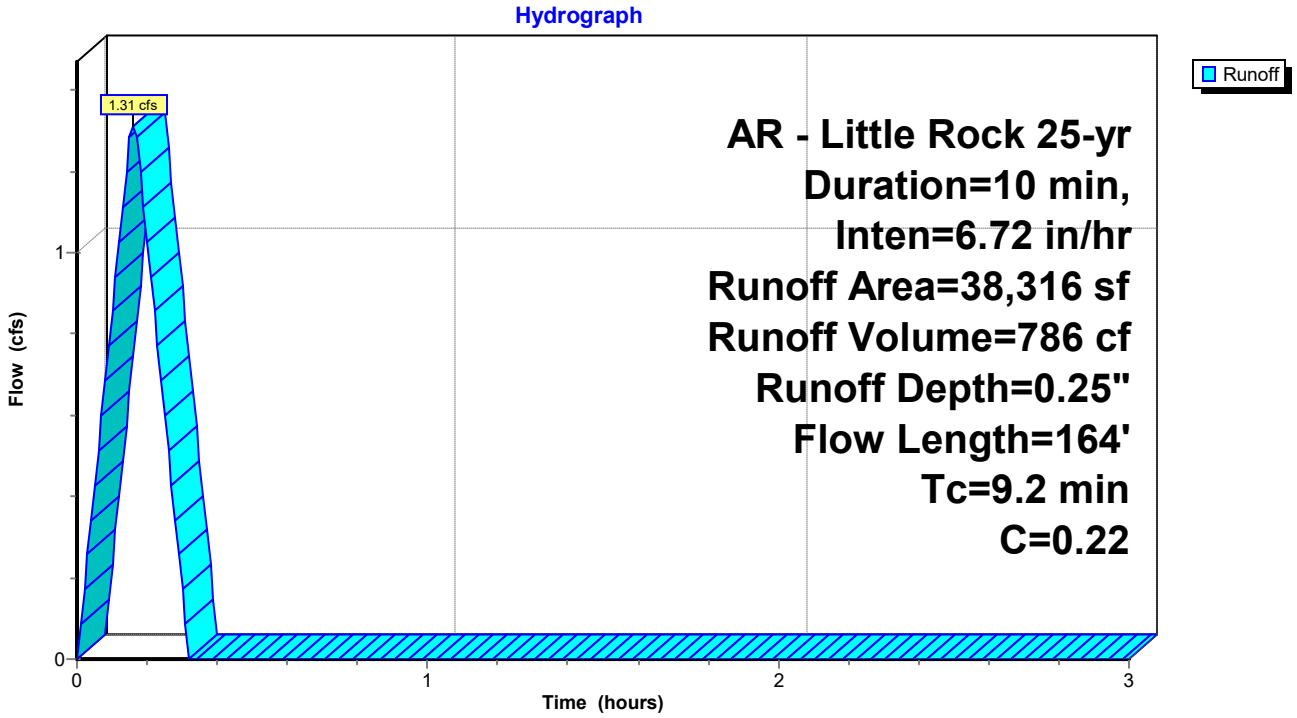
Runoff = 1.31 cfs @ 0.16 hrs, Volume= 786 cf, Depth= 0.25"
Routed to Link PRE-DEV : Pre-Development

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 25-yr Duration=10 min, Inten=6.72 in/hr

Area (sf)	C	Description
38,316	0.22	Sandy Soil 2-7% per manual (undeveloped)
38,316		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.3	100	0.0560	0.20		**Sheet Flow, Overland Sheet flow** Grass: Dense n= 0.240 P2= 4.20"
0.9	64	0.0320	1.25		**Shallow Concentrated Flow, Overland Concentrated Flow** Short Grass Pasture Kv= 7.0 fps
9.2	164	Total			

Subcatchment A2: DRAINAGE BASIN A2

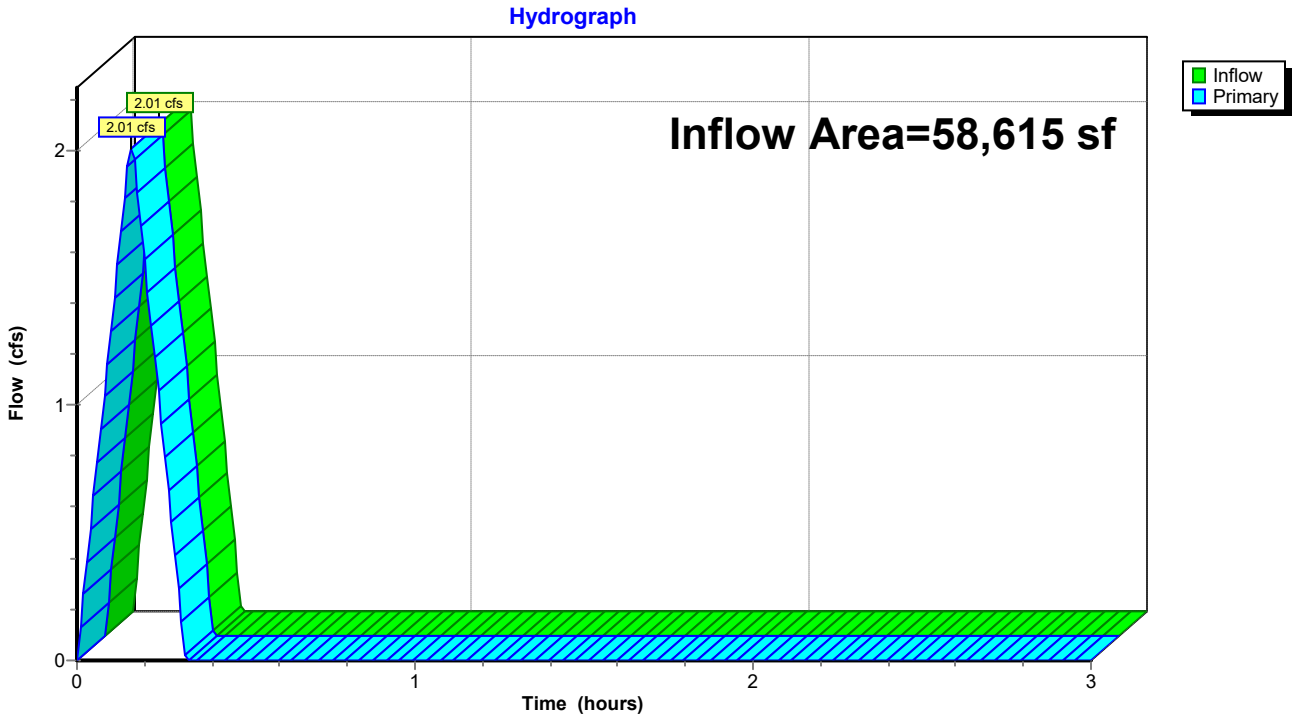


Summary for Link PRE-DEV: Pre-Development

Inflow Area = 58,615 sf, 0.00% Impervious, Inflow Depth = 0.25" for 25-yr event
Inflow = 2.01 cfs @ 0.16 hrs, Volume= 1,203 cf
Primary = 2.01 cfs @ 0.16 hrs, Volume= 1,203 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs

Link PRE-DEV: Pre-Development



Summary for Subcatchment A1: DRAINAGE BASIN A1

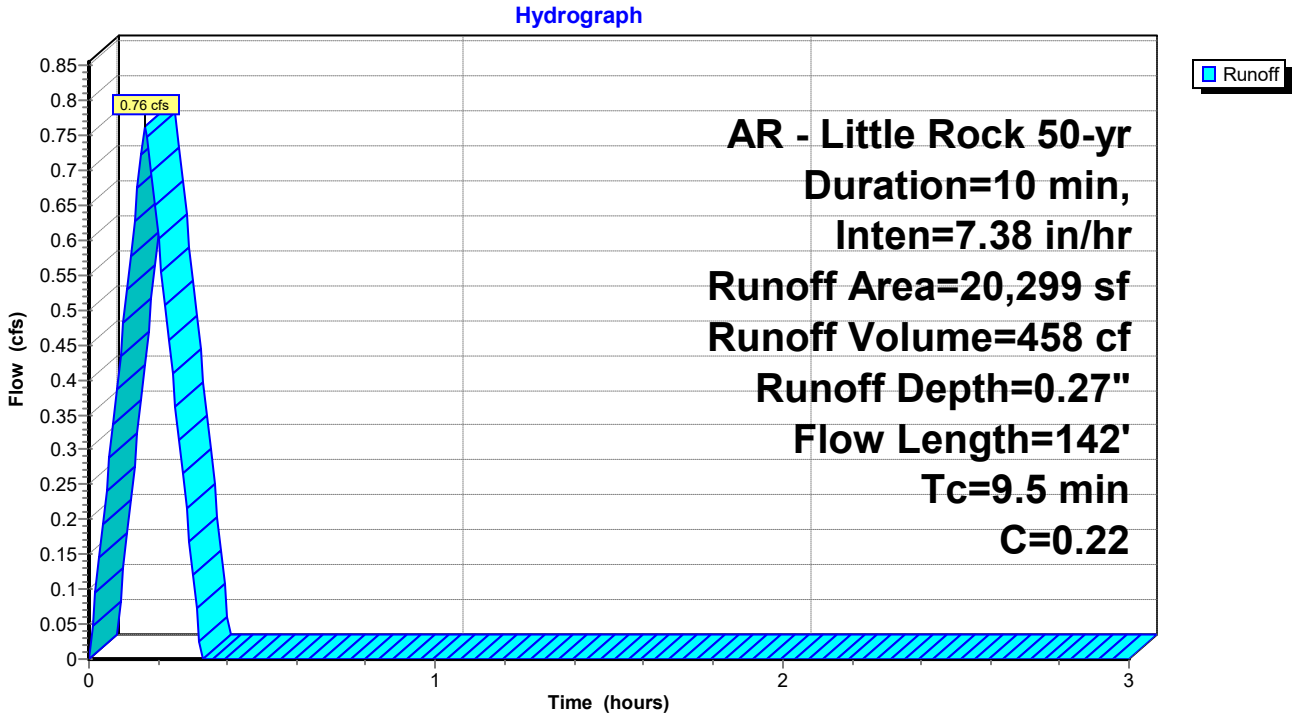
Runoff = 0.76 cfs @ 0.16 hrs, Volume= 458 cf, Depth= 0.27"
Routed to Link PRE-DEV : Pre-Development

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 50-yr Duration=10 min, Inten=7.38 in/hr

Area (sf)	C	Description
20,299	0.22	Sandy Soil 2-7% per manual (undeveloped)
20,299		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.2	100	0.0430	0.18		**Sheet Flow, Overland Sheet flow** Grass: Dense n= 0.240 P2= 4.20"
0.3	42	0.1410	2.63		**Shallow Concentrated Flow, Overland Concentrated Flow** Short Grass Pasture Kv= 7.0 fps
9.5	142	Total			

Subcatchment A1: DRAINAGE BASIN A1



Summary for Subcatchment A2: DRAINAGE BASIN A2

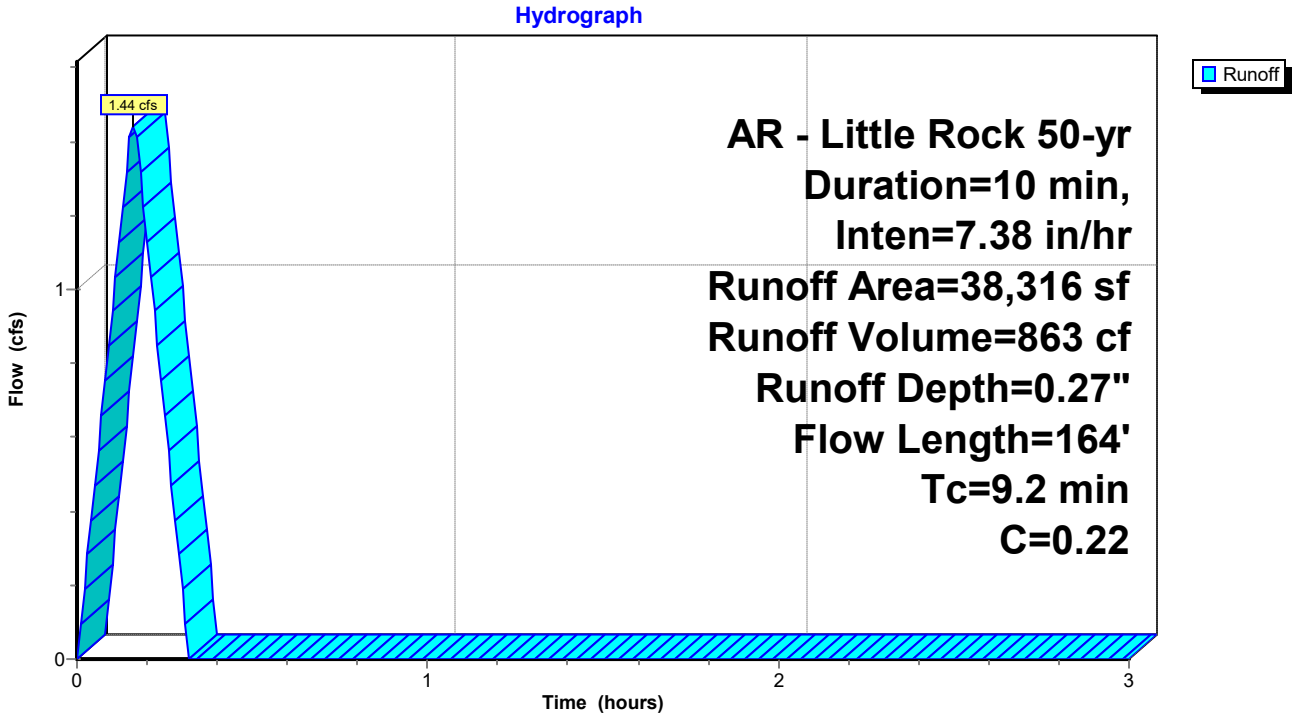
Runoff = 1.44 cfs @ 0.16 hrs, Volume= 863 cf, Depth= 0.27"
Routed to Link PRE-DEV : Pre-Development

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 50-yr Duration=10 min, Inten=7.38 in/hr

Area (sf)	C	Description
38,316	0.22	Sandy Soil 2-7% per manual (undeveloped)
38,316		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.3	100	0.0560	0.20		**Sheet Flow, Overland Sheet flow** Grass: Dense n= 0.240 P2= 4.20"
0.9	64	0.0320	1.25		**Shallow Concentrated Flow, Overland Concentrated Flow** Short Grass Pasture Kv= 7.0 fps
9.2	164	Total			

Subcatchment A2: DRAINAGE BASIN A2

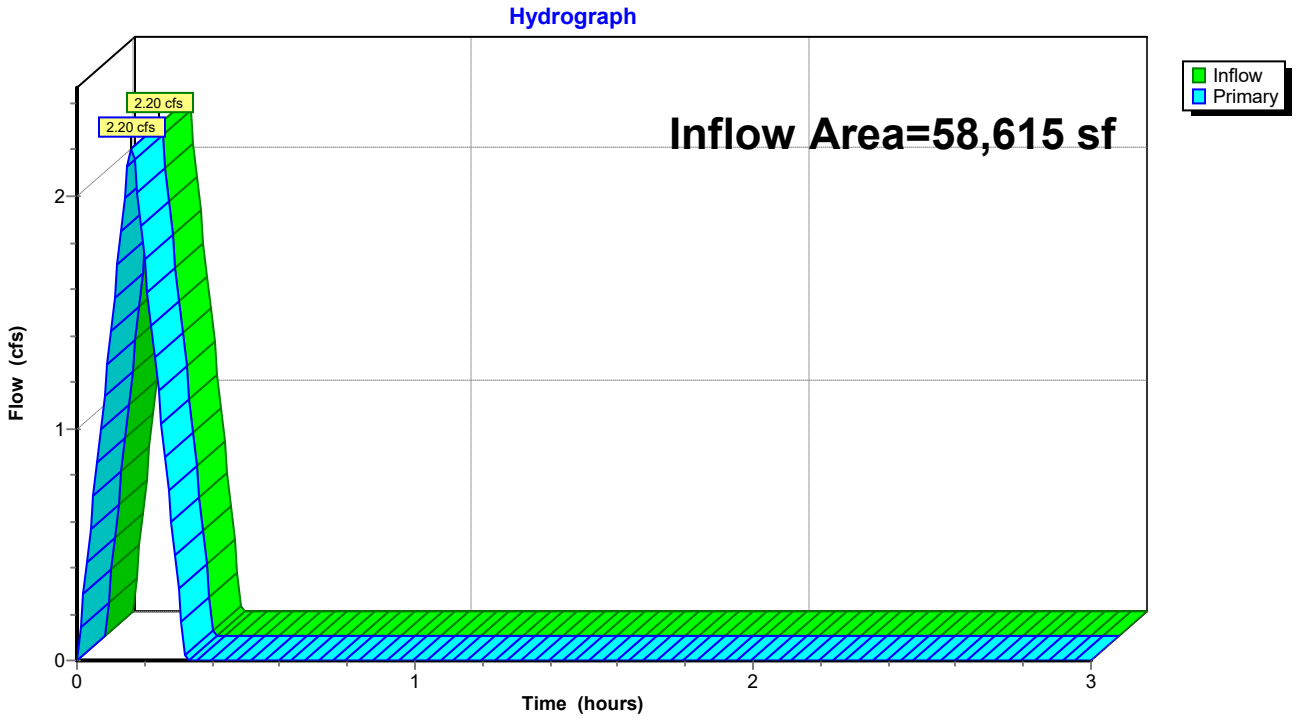


Summary for Link PRE-DEV: Pre-Development

Inflow Area = 58,615 sf, 0.00% Impervious, Inflow Depth = 0.27" for 50-yr event
Inflow = 2.20 cfs @ 0.16 hrs, Volume= 1,321 cf
Primary = 2.20 cfs @ 0.16 hrs, Volume= 1,321 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs

Link PRE-DEV: Pre-Development



Summary for Subcatchment A1: DRAINAGE BASIN A1

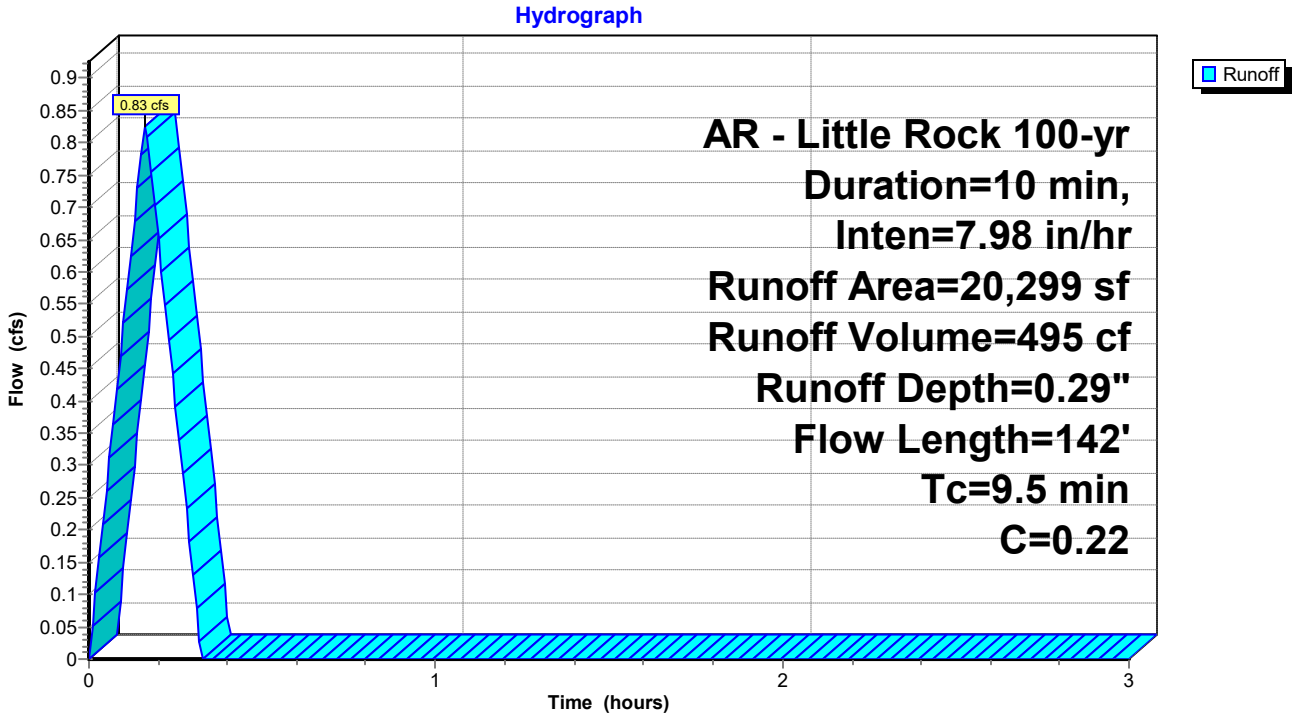
Runoff = 0.83 cfs @ 0.16 hrs, Volume= 495 cf, Depth= 0.29"
Routed to Link PRE-DEV : Pre-Development

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 100-yr Duration=10 min, Inten=7.98 in/hr

Area (sf)	C	Description
20,299	0.22	Sandy Soil 2-7% per manual (undeveloped)
20,299		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.2	100	0.0430	0.18		**Sheet Flow, Overland Sheet flow** Grass: Dense n= 0.240 P2= 4.20"
0.3	42	0.1410	2.63		**Shallow Concentrated Flow, Overland Concentrated Flow** Short Grass Pasture Kv= 7.0 fps
9.5	142	Total			

Subcatchment A1: DRAINAGE BASIN A1



Summary for Subcatchment A2: DRAINAGE BASIN A2

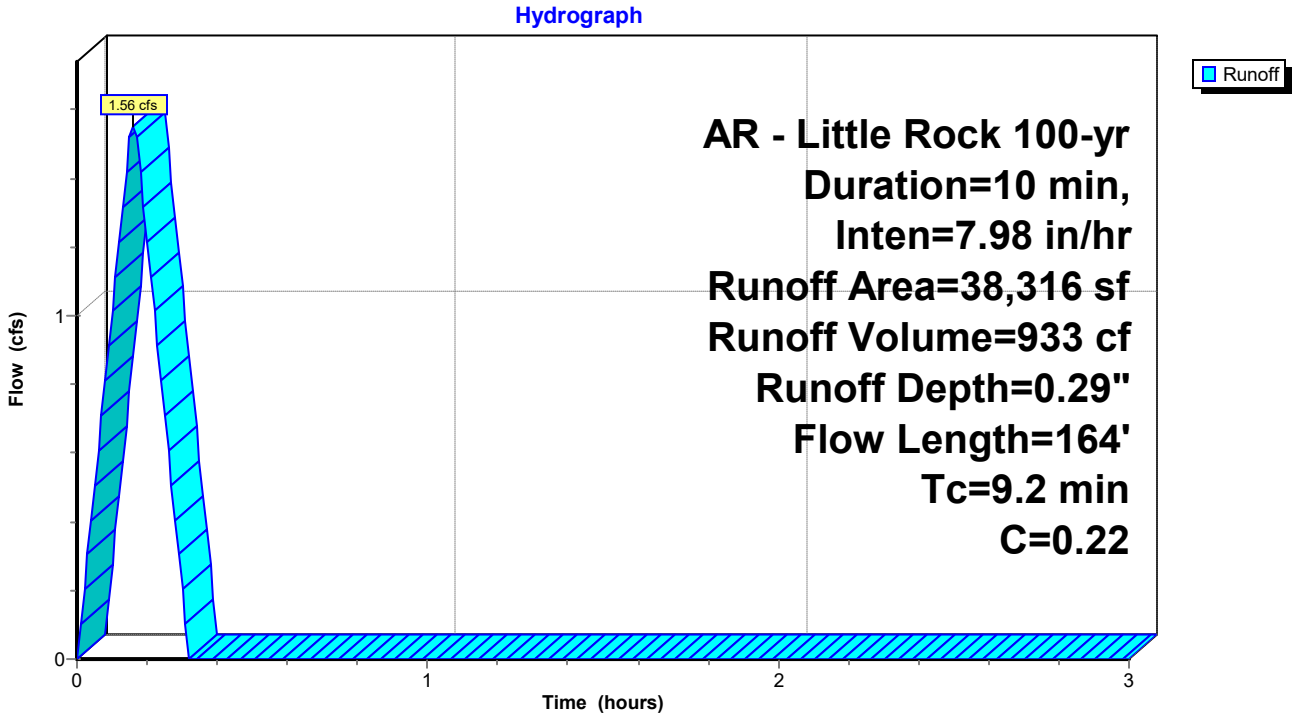
Runoff = 1.56 cfs @ 0.16 hrs, Volume= 933 cf, Depth= 0.29"
Routed to Link PRE-DEV : Pre-Development

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 100-yr Duration=10 min, Inten=7.98 in/hr

Area (sf)	C	Description
38,316	0.22	Sandy Soil 2-7% per manual (undeveloped)
38,316		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.3	100	0.0560	0.20		**Sheet Flow, Overland Sheet flow** Grass: Dense n= 0.240 P2= 4.20"
0.9	64	0.0320	1.25		**Shallow Concentrated Flow, Overland Concentrated Flow** Short Grass Pasture Kv= 7.0 fps
9.2	164	Total			

Subcatchment A2: DRAINAGE BASIN A2

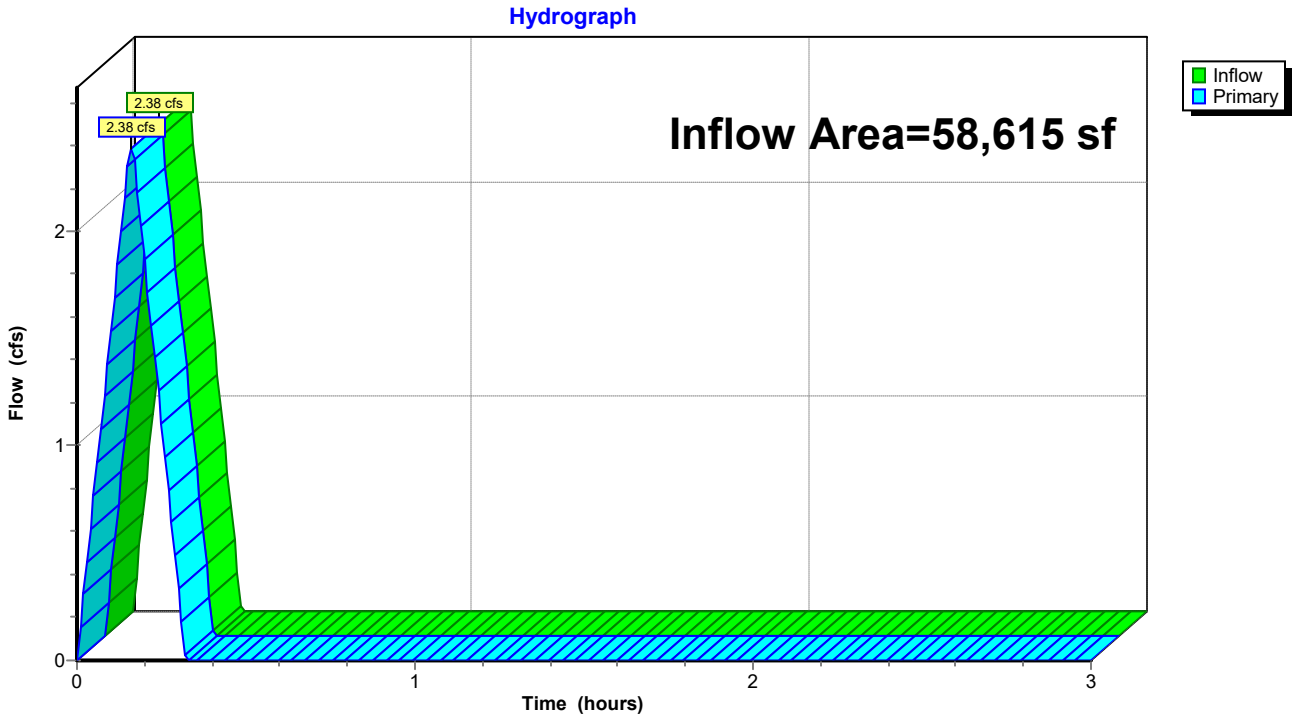


Summary for Link PRE-DEV: Pre-Development

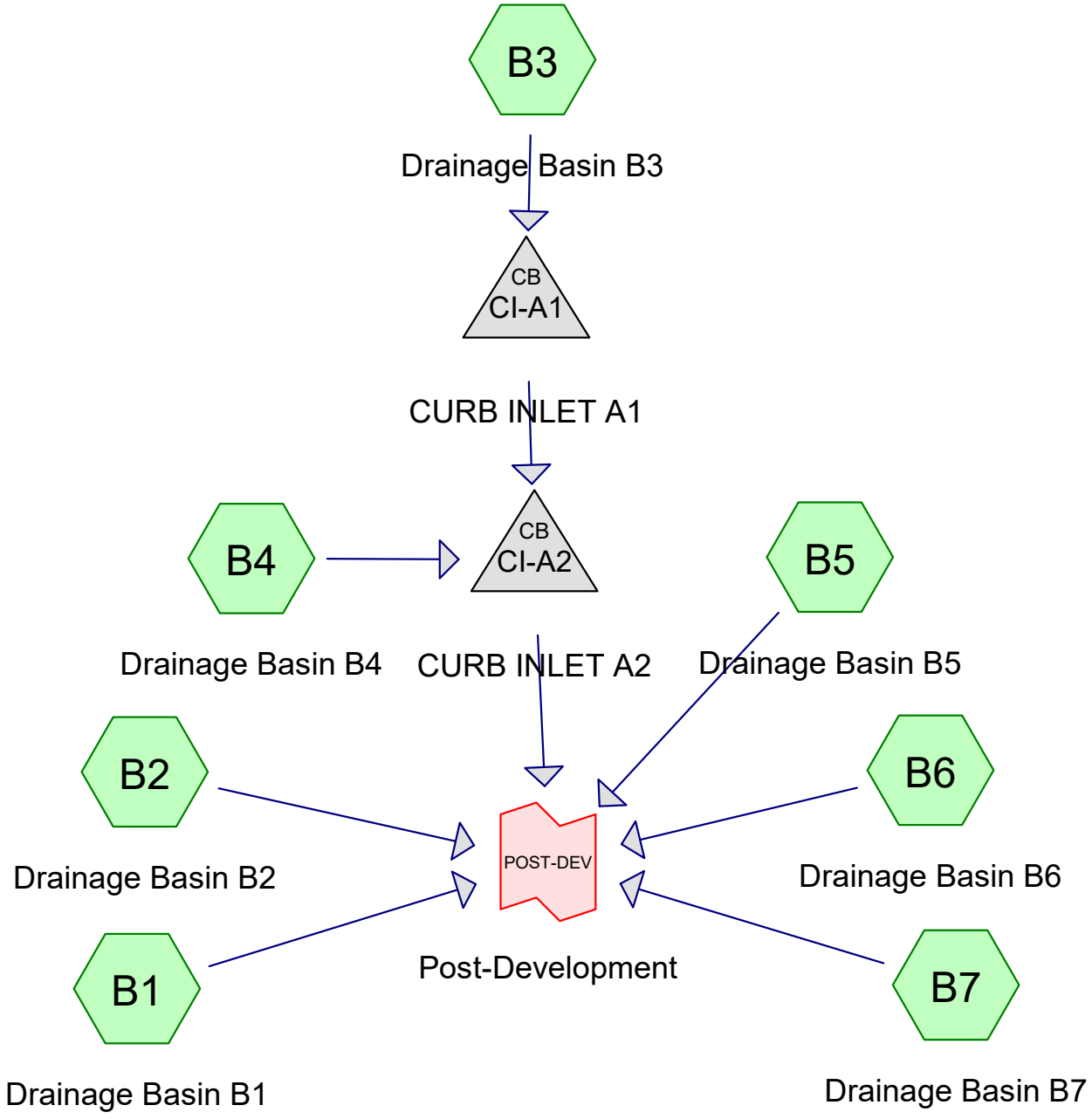
Inflow Area = 58,615 sf, 0.00% Impervious, Inflow Depth = 0.29" for 100-yr event
Inflow = 2.38 cfs @ 0.16 hrs, Volume= 1,428 cf
Primary = 2.38 cfs @ 0.16 hrs, Volume= 1,428 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs

Link PRE-DEV: Pre-Development



POST DEVELOPMENT HYDROGRAPHS



Subcat Reach Pond Link

Routing Diagram for New Beginnings Drainage
Prepared by Phillip Lewis Engineering, Printed 7/24/2025

Summary for Subcatchment B1: Drainage Basin B1

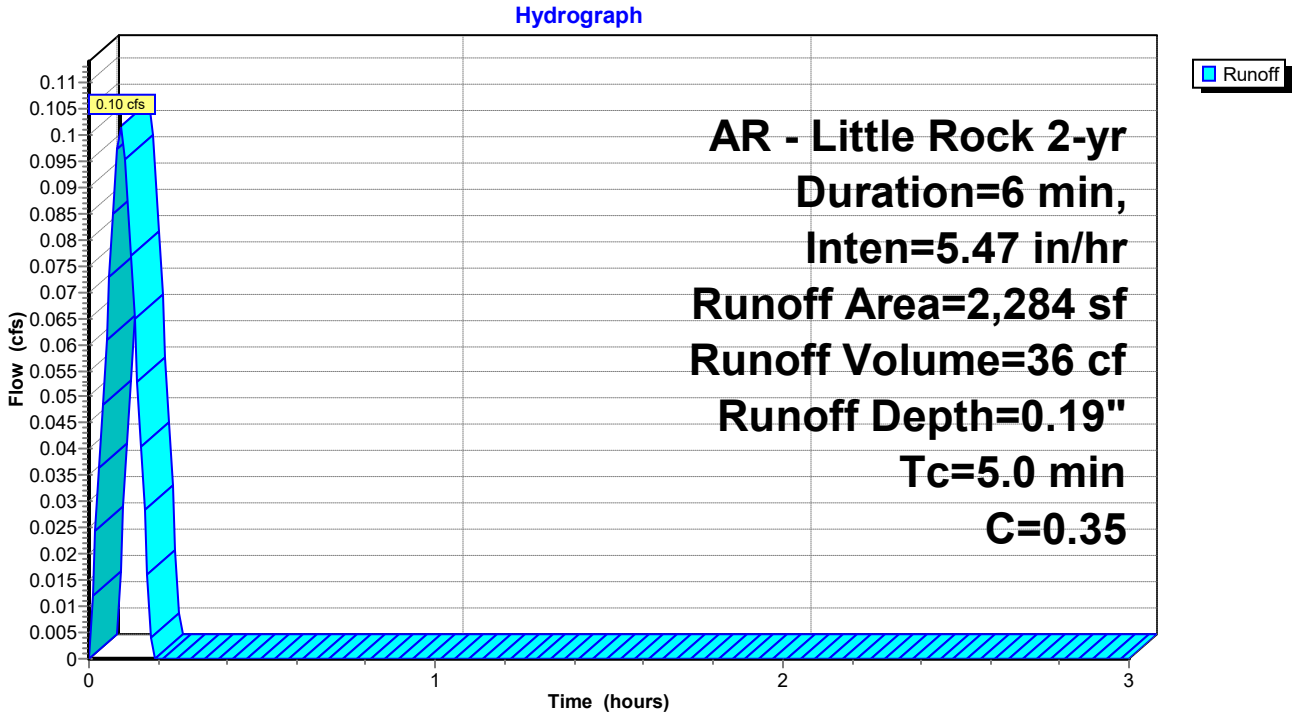
Runoff = 0.10 cfs @ 0.09 hrs, Volume= 36 cf, Depth= 0.19"
Routed to Link POST-DEV : Post-Development

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 2-yr Duration=6 min, Inten=5.47 in/hr

Area (sf)	C	Description
2,284	0.35	Sandy Soil 2-7% per manual
0	0.92	Paved Areas
2,284	0.35	Weighted Average
2,284		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Minimum Adjustment**

Subcatchment B1: Drainage Basin B1



Summary for Subcatchment B2: Drainage Basin B2

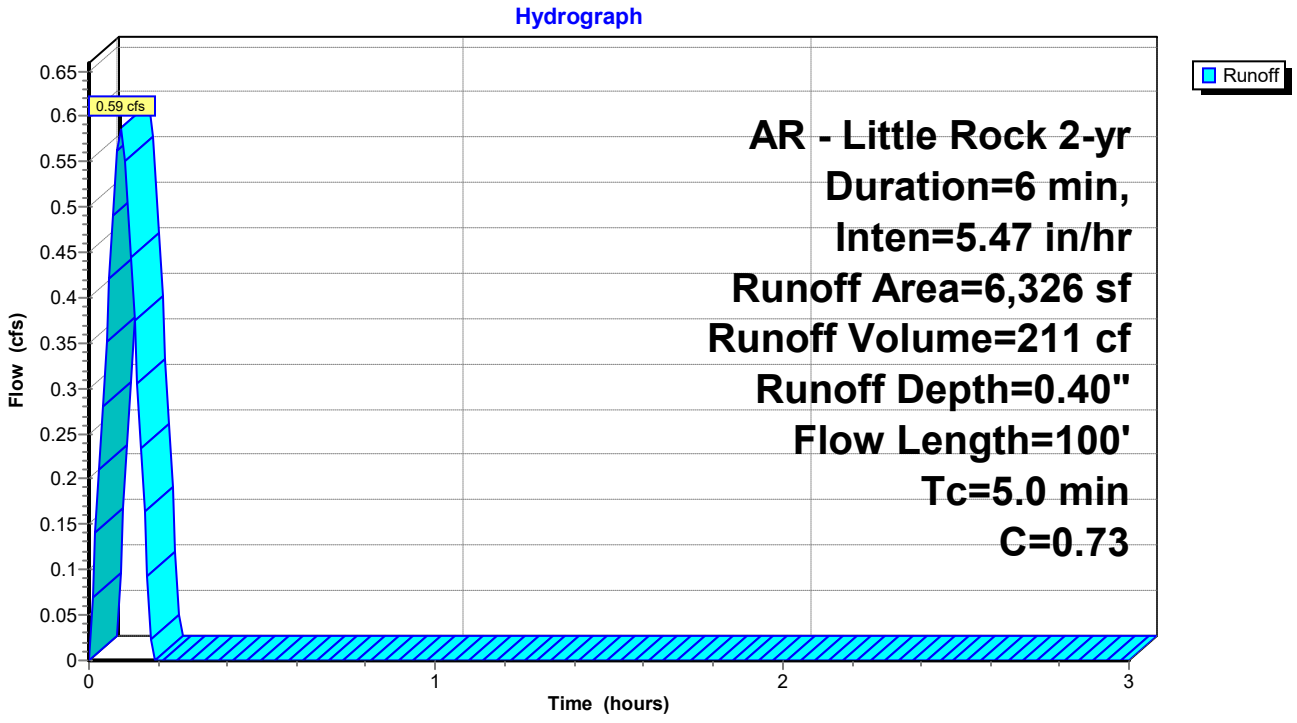
Runoff = 0.59 cfs @ 0.09 hrs, Volume= 211 cf, Depth= 0.40"
Routed to Link POST-DEV : Post-Development

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 2-yr Duration=6 min, Inten=5.47 in/hr

Area (sf)	C	Description
2,115	0.35	Sandy Soil 2-7% per manual
4,211	0.92	Paved Areas
6,326	0.73	Weighted Average
6,326		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.2	42	0.1667	3.09		**Sheet Flow, Rooftop** Smooth surfaces n= 0.011 P2= 4.20"
0.5	58	0.0500	2.04		**Sheet Flow, Asphalt Sheet Flow** Smooth surfaces n= 0.011 P2= 4.20"
4.3					**Direct Entry, Minimum Adjustment**
5.0	100	Total			

Subcatchment B2: Drainage Basin B2



Summary for Subcatchment B3: Drainage Basin B3

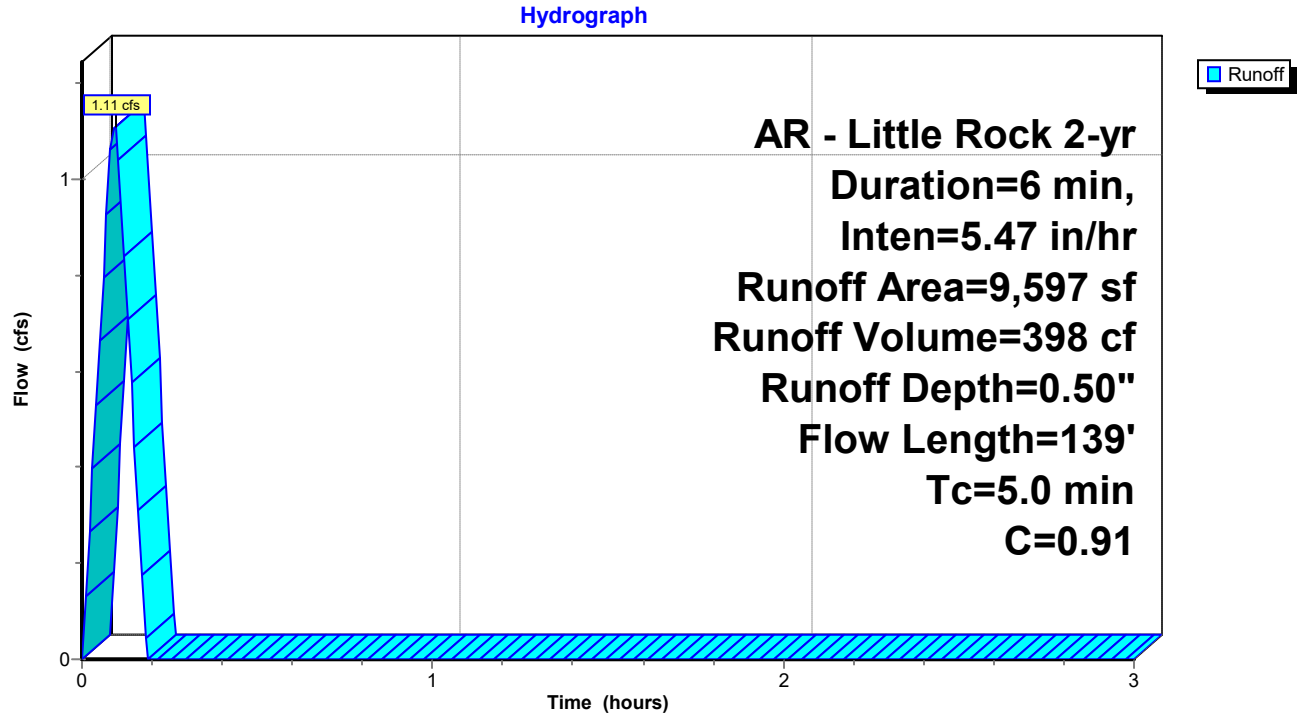
Runoff = 1.11 cfs @ 0.09 hrs, Volume= 398 cf, Depth= 0.50"
Routed to Pond CI-A1 : CURB INLET A1

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 2-yr Duration=6 min, Inten=5.47 in/hr

Area (sf)	C	Description
155	0.35	Sandy Soil 2-7% per manual
9,442	0.92	Paved Areas
9,597	0.91	Weighted Average
9,597		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.2	28	0.1667	2.85		**Sheet Flow, Rooftop** Smooth surfaces n= 0.011 P2= 4.20"
0.4	30	0.0160	1.13		**Sheet Flow, Asphalt Sheet Flow** Smooth surfaces n= 0.011 P2= 4.20"
0.4	41	0.0520	1.93		**Sheet Flow, Asphalt Sheet Flow** Smooth surfaces n= 0.011 P2= 4.20"
0.2	40	0.0360	3.85		**Shallow Concentrated Flow, Gutter Flow** Paved Kv= 20.3 fps
3.8					**Direct Entry, Minimum Adjustment**
5.0	139	Total			

Subcatchment B3: Drainage Basin B3



Summary for Subcatchment B4: Drainage Basin B4

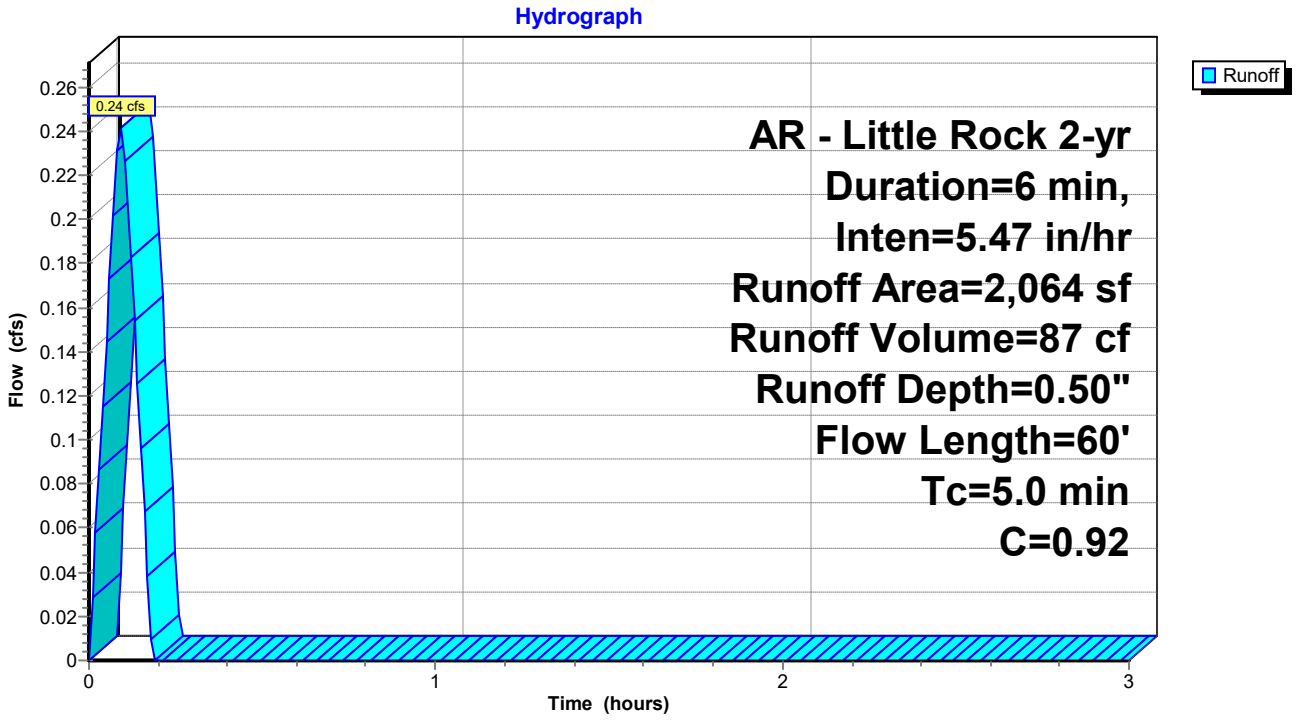
Runoff = 0.24 cfs @ 0.09 hrs, Volume= 87 cf, Depth= 0.50"
Routed to Pond CI-A2 : CURB INLET A2

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 2-yr Duration=6 min, Inten=5.47 in/hr

Area (sf)	C	Description
0	0.35	Sandy Soil 2-7% per manual
2,064	0.92	Paved Areas
2,064	0.92	Weighted Average
2,064		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.6	45	0.0170	1.26		**Sheet Flow, Asphalt Sheet Flow** Smooth surfaces n= 0.011 P2= 4.20"
0.0	15	0.0840	5.88		**Shallow Concentrated Flow, Gutter Flow** Paved Kv= 20.3 fps
4.4					**Direct Entry, Minimum Adjustment**
5.0	60	Total			

Subcatchment B4: Drainage Basin B4



Summary for Subcatchment B5: Drainage Basin B5

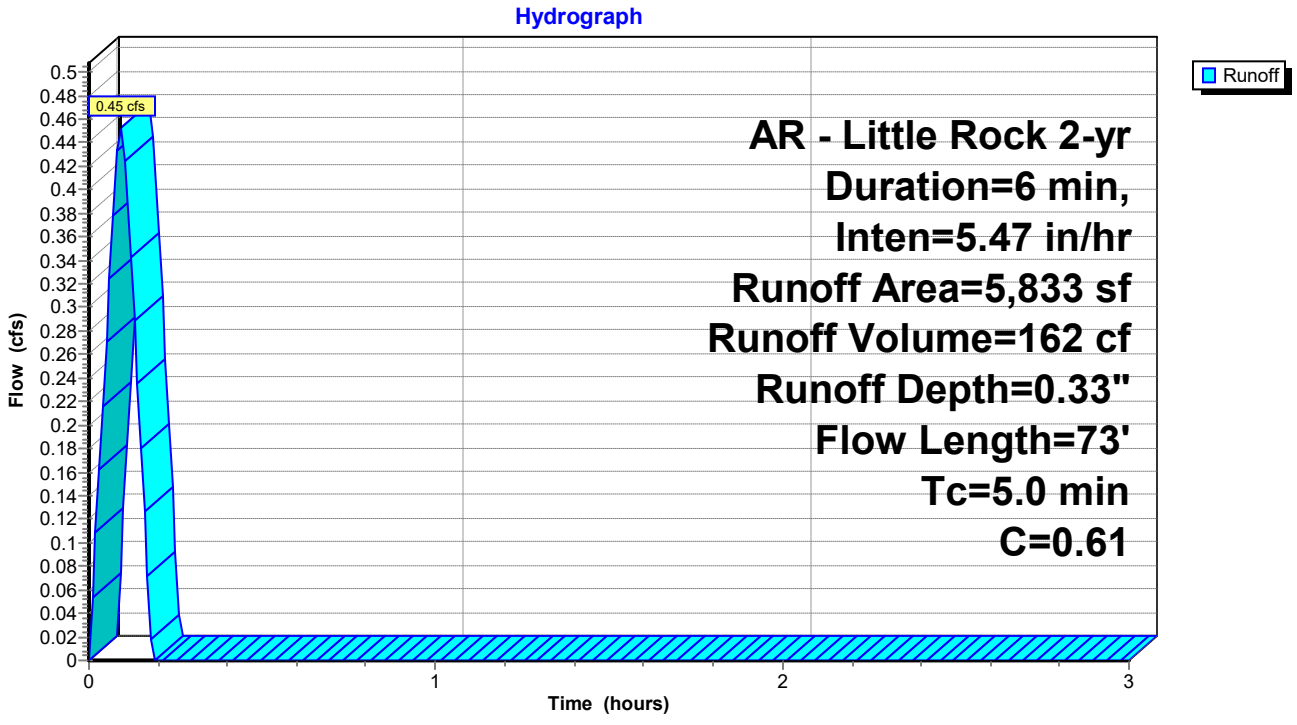
Runoff = 0.45 cfs @ 0.09 hrs, Volume= 162 cf, Depth= 0.33"
Routed to Link POST-DEV : Post-Development

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 2-yr Duration=6 min, Inten=5.47 in/hr

Area (sf)	C	Description
3,123	0.35	Sandy Soil 2-7% per manual
2,710	0.92	Paved Areas
5,833	0.61	Weighted Average
5,833		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.1	18	0.1667	2.61		**Sheet Flow, Rooftop** Smooth surfaces n= 0.011 P2= 4.20"
0.4	55	0.0860	2.05		**Shallow Concentrated Flow, Overland Concentrated** Short Grass Pasture Kv= 7.0 fps
4.5					**Direct Entry, Minimum Adjustment**
5.0	73	Total			

Subcatchment B5: Drainage Basin B5



Summary for Subcatchment B6: Drainage Basin B6

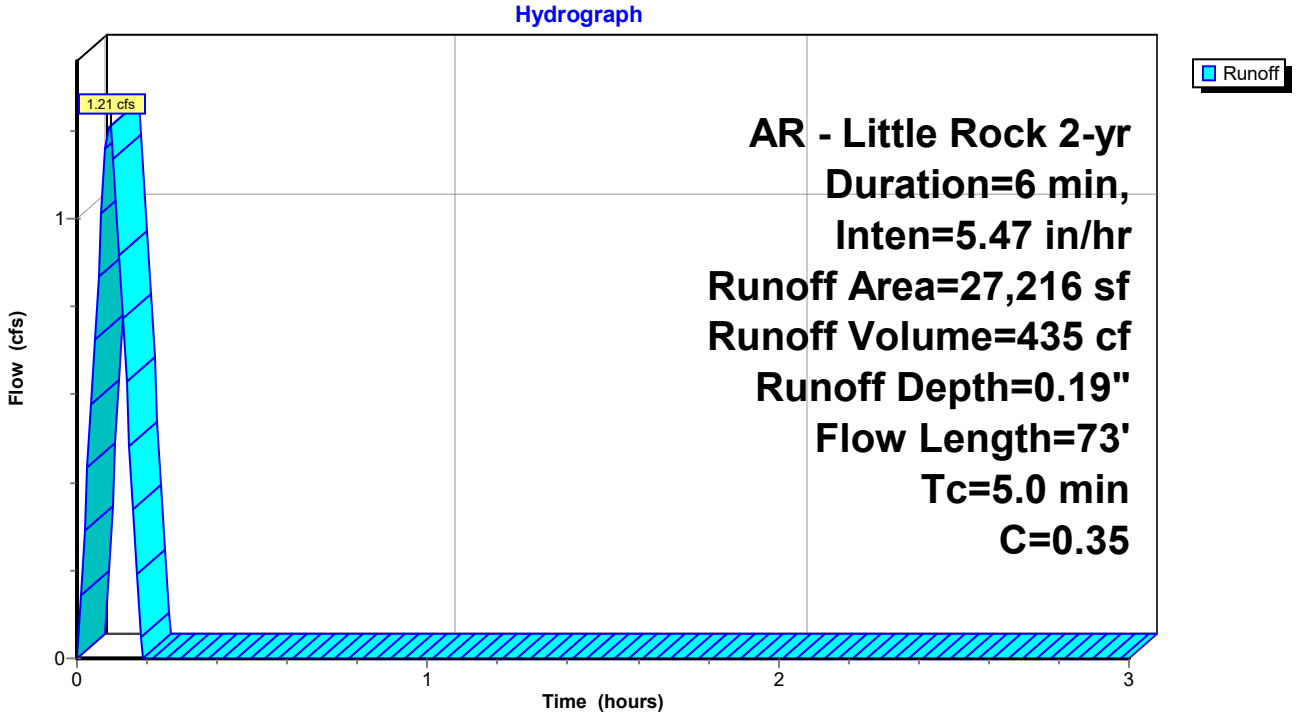
Runoff = 1.21 cfs @ 0.09 hrs, Volume= 435 cf, Depth= 0.19"
Routed to Link POST-DEV : Post-Development

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 2-yr Duration=6 min, Inten=5.47 in/hr

Area (sf)	C	Description
27,216	0.35	Sandy Soil 2-7% per manual
27,216		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.1	18	0.1667	2.61		**Sheet Flow, Rooftop** Smooth surfaces n= 0.011 P2= 4.20"
0.4	55	0.0860	2.05		**Shallow Concentrated Flow, Overland Concentrated** Short Grass Pasture Kv= 7.0 fps
4.5					**Direct Entry, Minimum Adjustment**
5.0	73	Total			

Subcatchment B6: Drainage Basin B6



Summary for Subcatchment B7: Drainage Basin B7

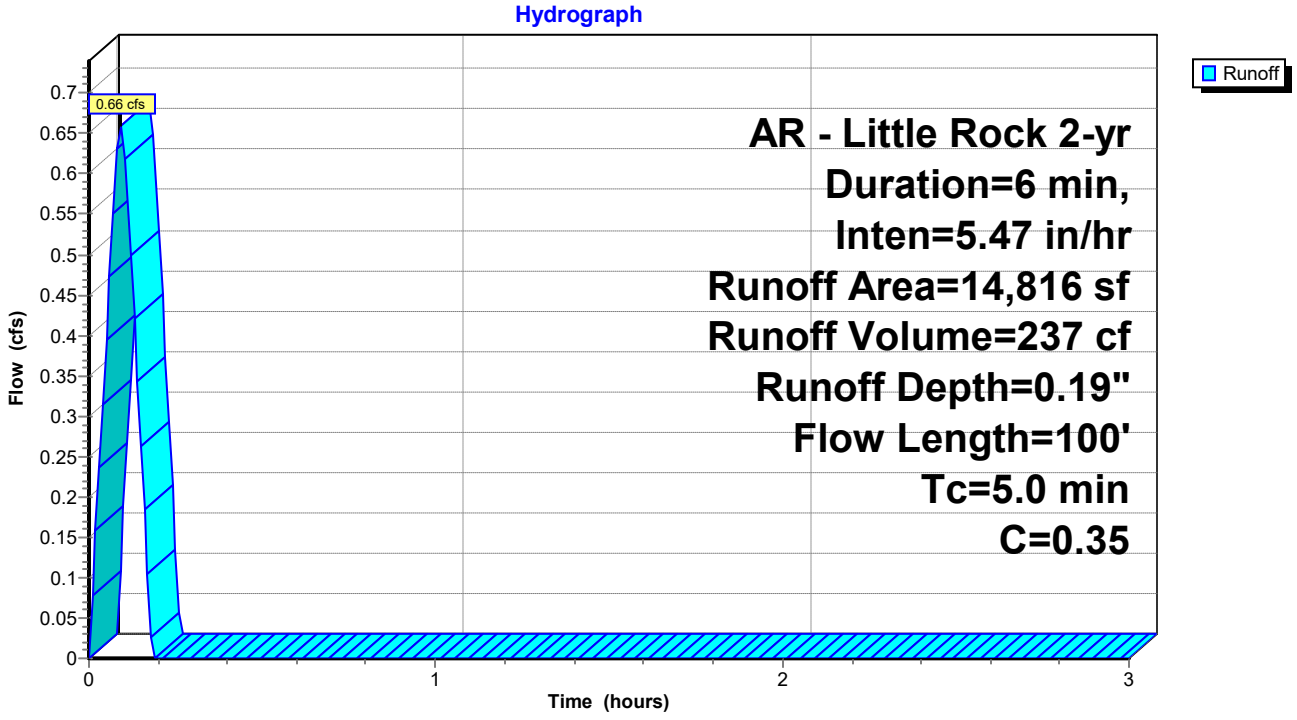
Runoff = 0.66 cfs @ 0.09 hrs, Volume= 237 cf, Depth= 0.19"
Routed to Link POST-DEV : Post-Development

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 2-yr Duration=6 min, Inten=5.47 in/hr

Area (sf)	C	Description
14,816	0.35	Sandy Soil 2-7% per manual
14,816		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.2	42	0.1667	3.09		**Sheet Flow, Rooftop** Smooth surfaces n= 0.011 P2= 4.20"
0.5	58	0.0500	2.04		**Sheet Flow, Asphalt Sheet Flow** Smooth surfaces n= 0.011 P2= 4.20"
4.3					**Direct Entry, Minimum Adjustment**
5.0	100	Total			

Subcatchment B7: Drainage Basin B7



Summary for Pond CI-A1: CURB INLET A1

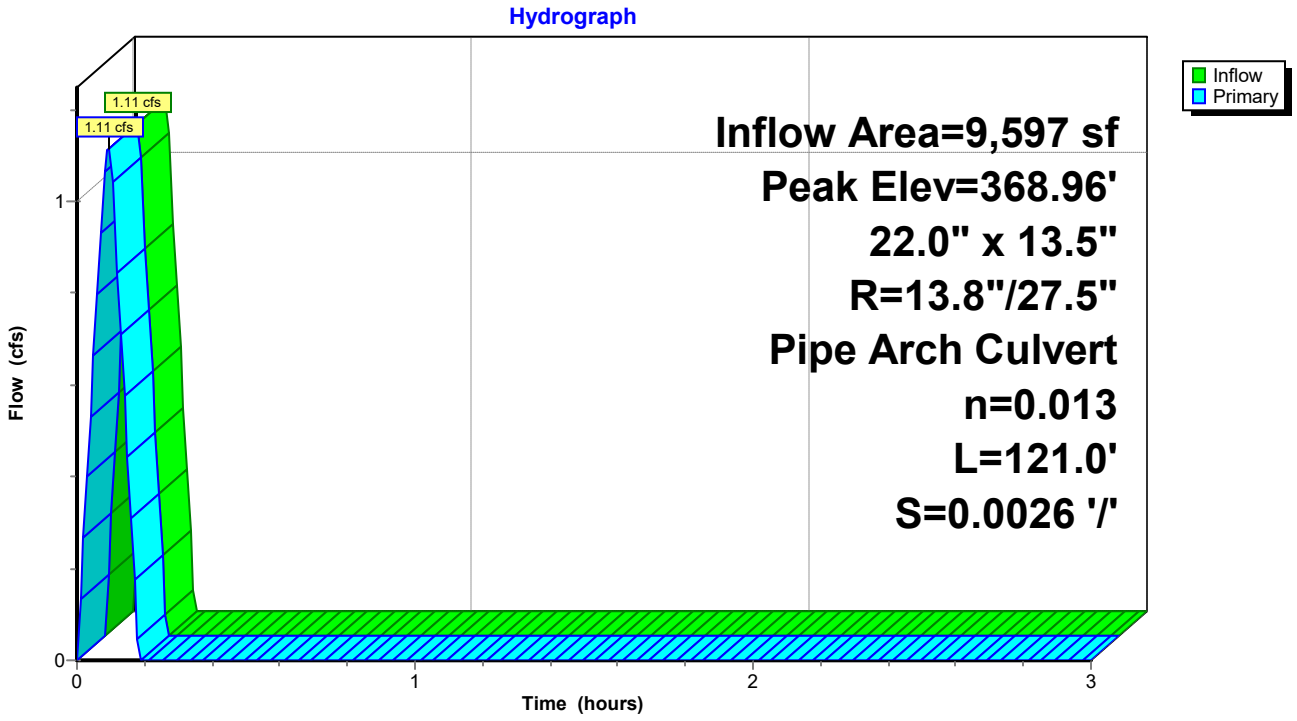
Inflow Area = 9,597 sf, 0.00% Impervious, Inflow Depth = 0.50" for 2-yr event
Inflow = 1.11 cfs @ 0.09 hrs, Volume= 398 cf
Outflow = 1.11 cfs @ 0.09 hrs, Volume= 398 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.11 cfs @ 0.09 hrs, Volume= 398 cf
Routed to Pond CI-A2 : CURB INLET A2

Routing by Stor-Ind method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
Peak Elev= 368.96' @ 0.09 hrs

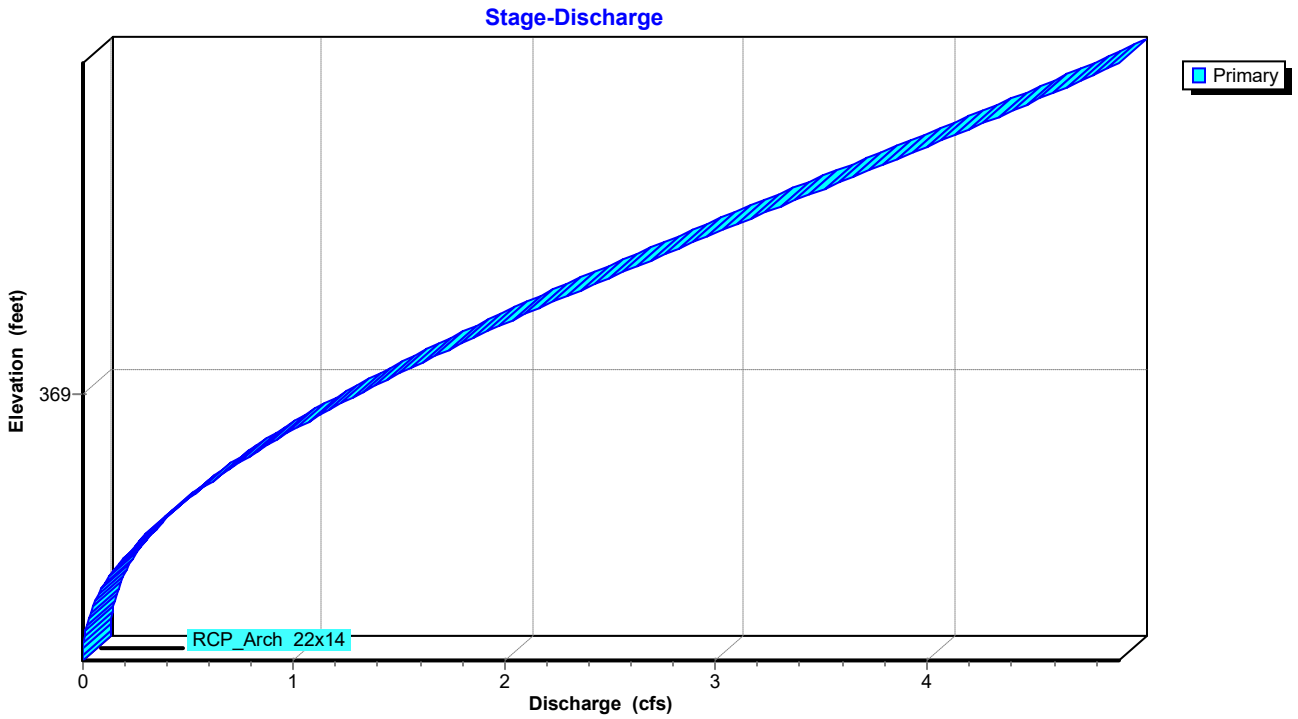
Device	Routing	Invert	Outlet Devices
#1	Primary	368.50'	**22.0" W x 13.5" H, R=13.8"/27.5" Pipe Arch RCP_Arch 22x14** L= 121.0' RCP, rounded edge headwall, Ke= 0.100 Inlet / Outlet Invert= 368.50' / 368.19' S= 0.0026 '/' Cc= 0.900 n= 0.013, Flow Area= 1.65 sf

Primary OutFlow Max=1.11 cfs @ 0.09 hrs HW=368.96' (Free Discharge)
1=RCP_Arch 22x14 (Barrel Controls 1.11 cfs @ 2.30 fps)

Pond CI-A1: CURB INLET A1



Pond CI-A1: CURB INLET A1



Stage-Area-Storage for Pond CI-A1: CURB INLET A1

Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)
368.50	**0**	369.02	0	369.54	0
368.51	0	369.03	0	369.55	0
368.52	0	369.04	0	369.56	0
368.53	0	369.05	0	369.57	0
368.54	0	369.06	0	369.58	0
368.55	0	369.07	0	369.59	0
368.56	0	369.08	0	369.60	0
368.57	0	369.09	0	369.61	0
368.58	0	369.10	0	369.62	0
368.59	0	369.11	0		
368.60	0	369.12	0		
368.61	0	369.13	0		
368.62	0	369.14	0		
368.63	0	369.15	0		
368.64	0	369.16	0		
368.65	0	369.17	0		
368.66	0	369.18	0		
368.67	0	369.19	0		
368.68	0	369.20	0		
368.69	0	369.21	0		
368.70	0	369.22	0		
368.71	0	369.23	0		
368.72	0	369.24	0		
368.73	0	369.25	0		
368.74	0	369.26	0		
368.75	0	369.27	0		
368.76	0	369.28	0		
368.77	0	369.29	0		
368.78	0	369.30	0		
368.79	0	369.31	0		
368.80	0	369.32	0		
368.81	0	369.33	0		
368.82	0	369.34	0		
368.83	0	369.35	0		
368.84	0	369.36	0		
368.85	0	369.37	0		
368.86	0	369.38	0		
368.87	0	369.39	0		
368.88	0	369.40	0		
368.89	0	369.41	0		
368.90	0	369.42	0		
368.91	0	369.43	0		
368.92	0	369.44	0		
368.93	0	369.45	0		
368.94	0	369.46	0		
368.95	0	369.47	0		
368.96	0	369.48	0		
368.97	0	369.49	0		
368.98	0	369.50	0		
368.99	0	369.51	0		
369.00	0	369.52	0		
369.01	0	369.53	0		

Summary for Pond CI-A2: CURB INLET A2

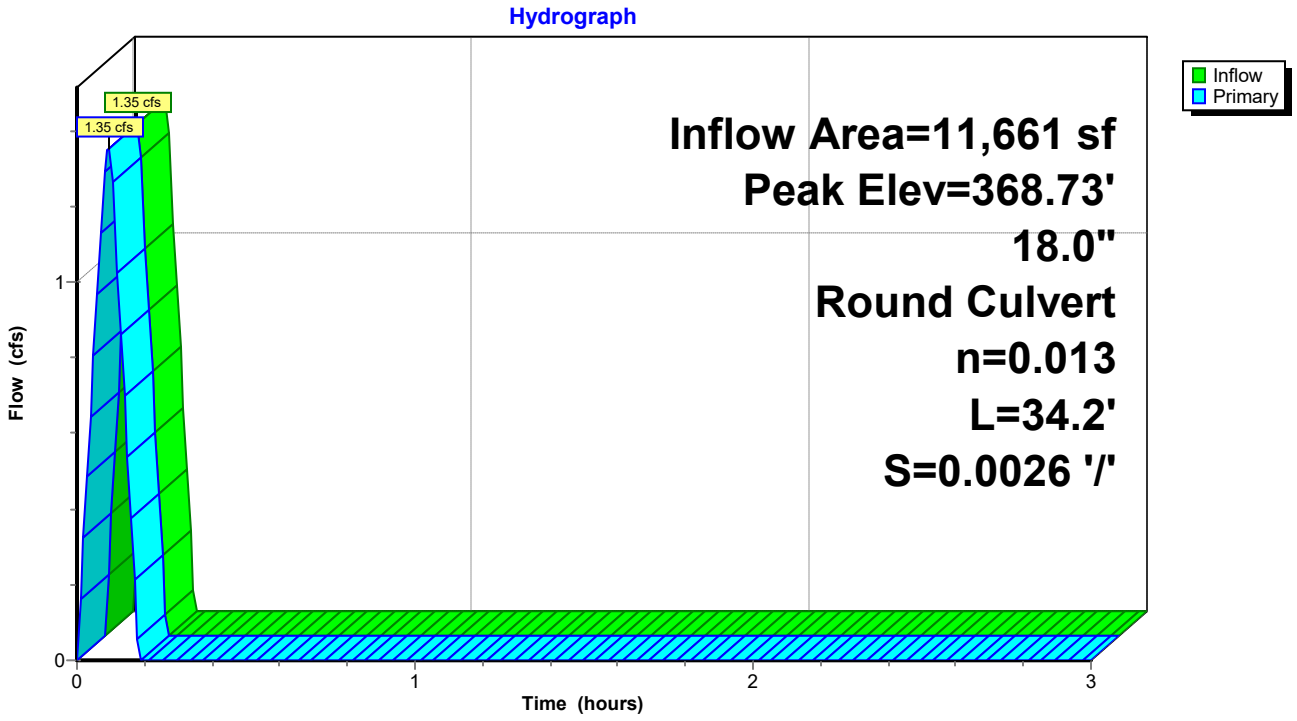
Inflow Area = 11,661 sf, 0.00% Impervious, Inflow Depth = 0.50" for 2-yr event
Inflow = 1.35 cfs @ 0.09 hrs, Volume= 485 cf
Outflow = 1.35 cfs @ 0.09 hrs, Volume= 485 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.35 cfs @ 0.09 hrs, Volume= 485 cf
Routed to Link POST-DEV : Post-Development

Routing by Stor-Ind method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
Peak Elev= 368.73' @ 0.09 hrs

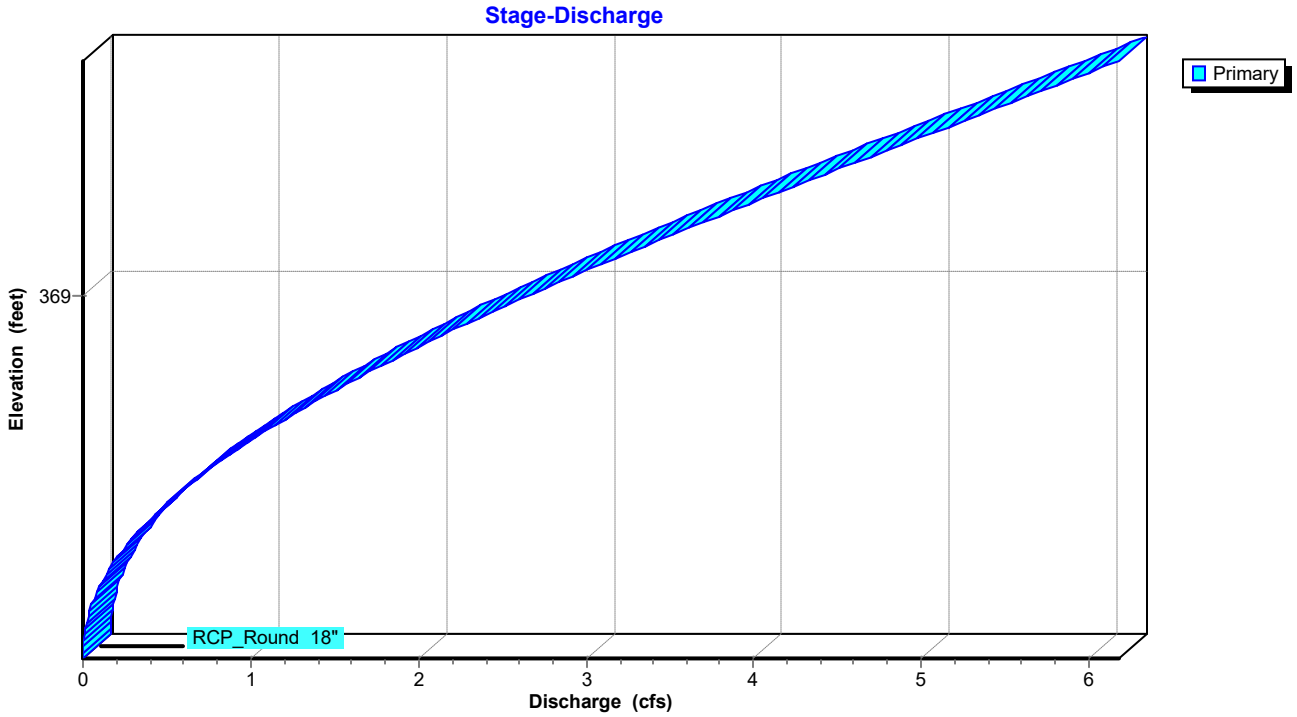
Device	Routing	Invert	Outlet Devices
#1	Primary	368.09'	**18.0" Round RCP_Round 18"** L= 34.2' RCP, rounded edge headwall, Ke= 0.100 Inlet / Outlet Invert= 368.09' / 368.00' S= 0.0026 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=1.35 cfs @ 0.09 hrs HW=368.73' (Free Discharge)
1=RCP_Round 18" (Barrel Controls 1.35 cfs @ 2.78 fps)

Pond CI-A2: CURB INLET A2



Pond CI-A2: CURB INLET A2



Stage-Area-Storage for Pond CI-A2: CURB INLET A2

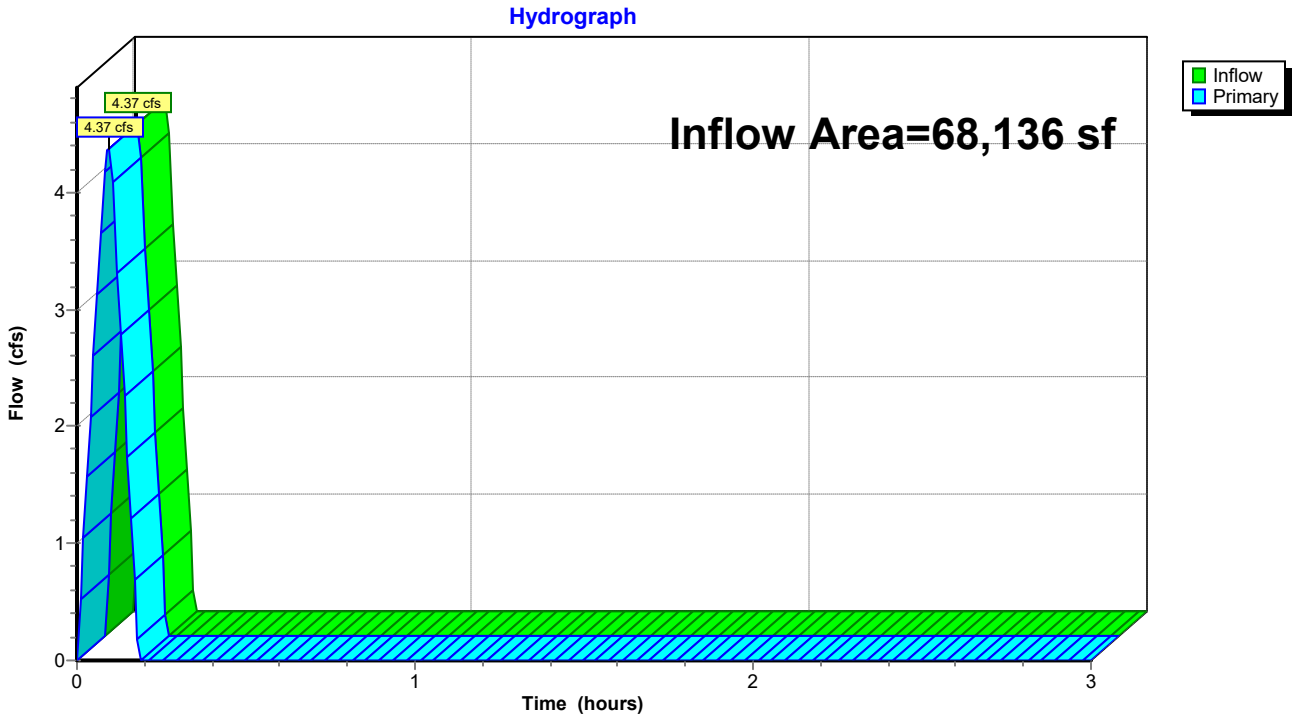
Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)
368.09	**0**	368.61	0	369.13	0
368.10	0	368.62	0	369.14	0
368.11	0	368.63	0	369.15	0
368.12	0	368.64	0	369.16	0
368.13	0	368.65	0	369.17	0
368.14	0	368.66	0	369.18	0
368.15	0	368.67	0	369.19	0
368.16	0	368.68	0	369.20	0
368.17	0	368.69	0	369.21	0
368.18	0	368.70	0	369.22	0
368.19	0	368.71	0	369.23	0
368.20	0	368.72	0	369.24	0
368.21	0	368.73	0	369.25	0
368.22	0	368.74	0	369.26	0
368.23	0	368.75	0	369.27	0
368.24	0	368.76	0	369.28	0
368.25	0	368.77	0	369.29	0
368.26	0	368.78	0	369.30	0
368.27	0	368.79	0	369.31	0
368.28	0	368.80	0	369.32	0
368.29	0	368.81	0	369.33	0
368.30	0	368.82	0	369.34	0
368.31	0	368.83	0	369.35	0
368.32	0	368.84	0	369.36	0
368.33	0	368.85	0	369.37	0
368.34	0	368.86	0	369.38	0
368.35	0	368.87	0	369.39	0
368.36	0	368.88	0	369.40	0
368.37	0	368.89	0	369.41	0
368.38	0	368.90	0	369.42	0
368.39	0	368.91	0	369.43	0
368.40	0	368.92	0	369.44	0
368.41	0	368.93	0	369.45	0
368.42	0	368.94	0	369.46	0
368.43	0	368.95	0	369.47	0
368.44	0	368.96	0	369.48	0
368.45	0	368.97	0	369.49	0
368.46	0	368.98	0	369.50	0
368.47	0	368.99	0	369.51	0
368.48	0	369.00	0	369.52	0
368.49	0	369.01	0	369.53	0
368.50	0	369.02	0	369.54	0
368.51	0	369.03	0	369.55	0
368.52	0	369.04	0	369.56	0
368.53	0	369.05	0	369.57	0
368.54	0	369.06	0	369.58	0
368.55	0	369.07	0	369.59	0
368.56	0	369.08	0		
368.57	0	369.09	0		
368.58	0	369.10	0		
368.59	0	369.11	0		
368.60	0	369.12	0		

Summary for Link POST-DEV: Post-Development

Inflow Area = 68,136 sf, 0.00% Impervious, Inflow Depth = 0.28" for 2-yr event
Inflow = 4.37 cfs @ 0.09 hrs, Volume= 1,566 cf
Primary = 4.37 cfs @ 0.09 hrs, Volume= 1,566 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs

Link POST-DEV: Post-Development



Summary for Subcatchment B1: Drainage Basin B1

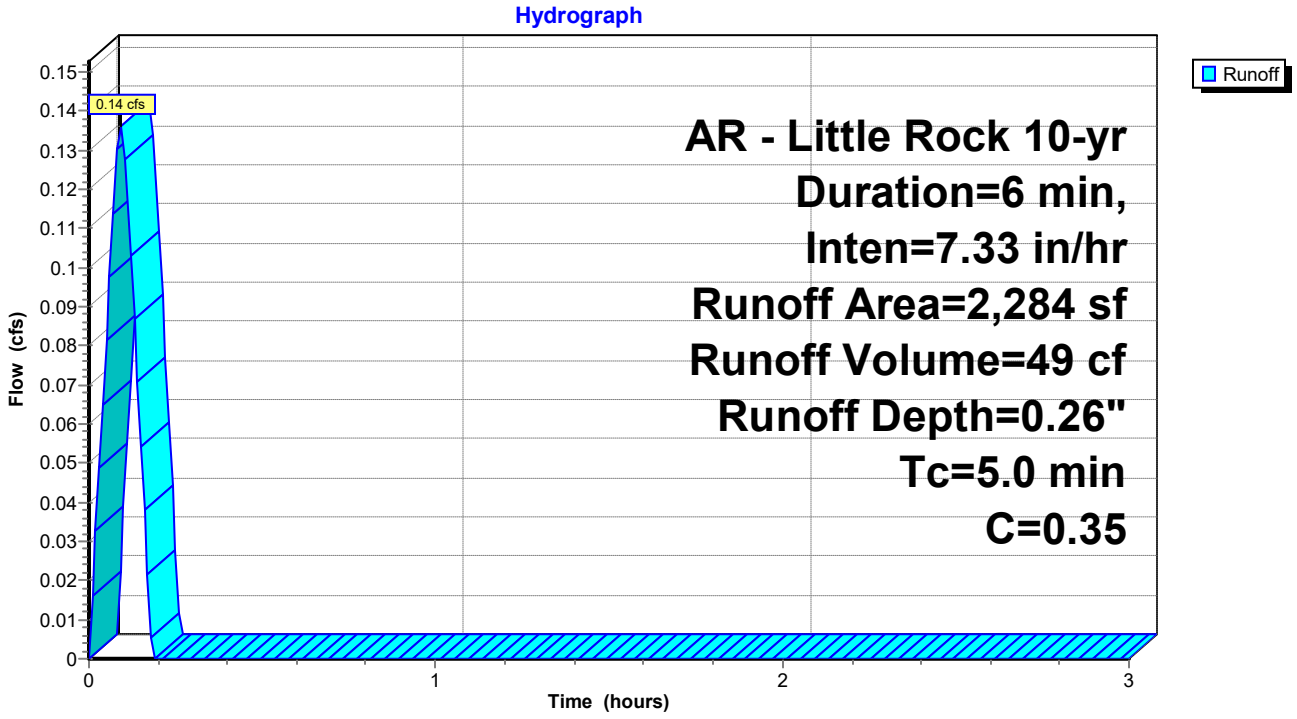
Runoff = 0.14 cfs @ 0.09 hrs, Volume= 49 cf, Depth= 0.26"
Routed to Link POST-DEV : Post-Development

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 10-yr Duration=6 min, Inten=7.33 in/hr

Area (sf)	C	Description
2,284	0.35	Sandy Soil 2-7% per manual
0	0.92	Paved Areas
2,284	0.35	Weighted Average
2,284		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Minimum Adjustment**

Subcatchment B1: Drainage Basin B1



Summary for Subcatchment B2: Drainage Basin B2

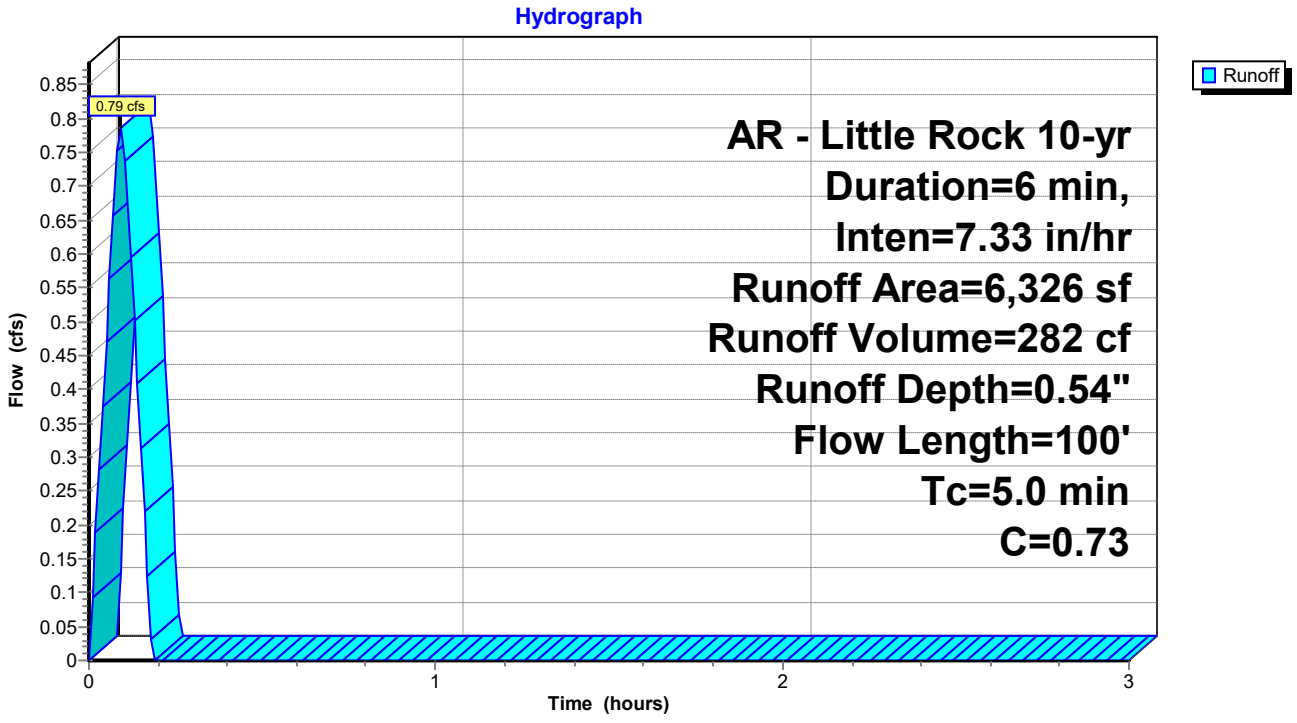
Runoff = 0.79 cfs @ 0.09 hrs, Volume= 282 cf, Depth= 0.54"
Routed to Link POST-DEV : Post-Development

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 10-yr Duration=6 min, Inten=7.33 in/hr

Area (sf)	C	Description
2,115	0.35	Sandy Soil 2-7% per manual
4,211	0.92	Paved Areas
6,326	0.73	Weighted Average
6,326		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.2	42	0.1667	3.09		**Sheet Flow, Rooftop** Smooth surfaces n= 0.011 P2= 4.20"
0.5	58	0.0500	2.04		**Sheet Flow, Asphalt Sheet Flow** Smooth surfaces n= 0.011 P2= 4.20"
4.3					**Direct Entry, Minimum Adjustment**
5.0	100	Total			

Subcatchment B2: Drainage Basin B2



Summary for Subcatchment B3: Drainage Basin B3

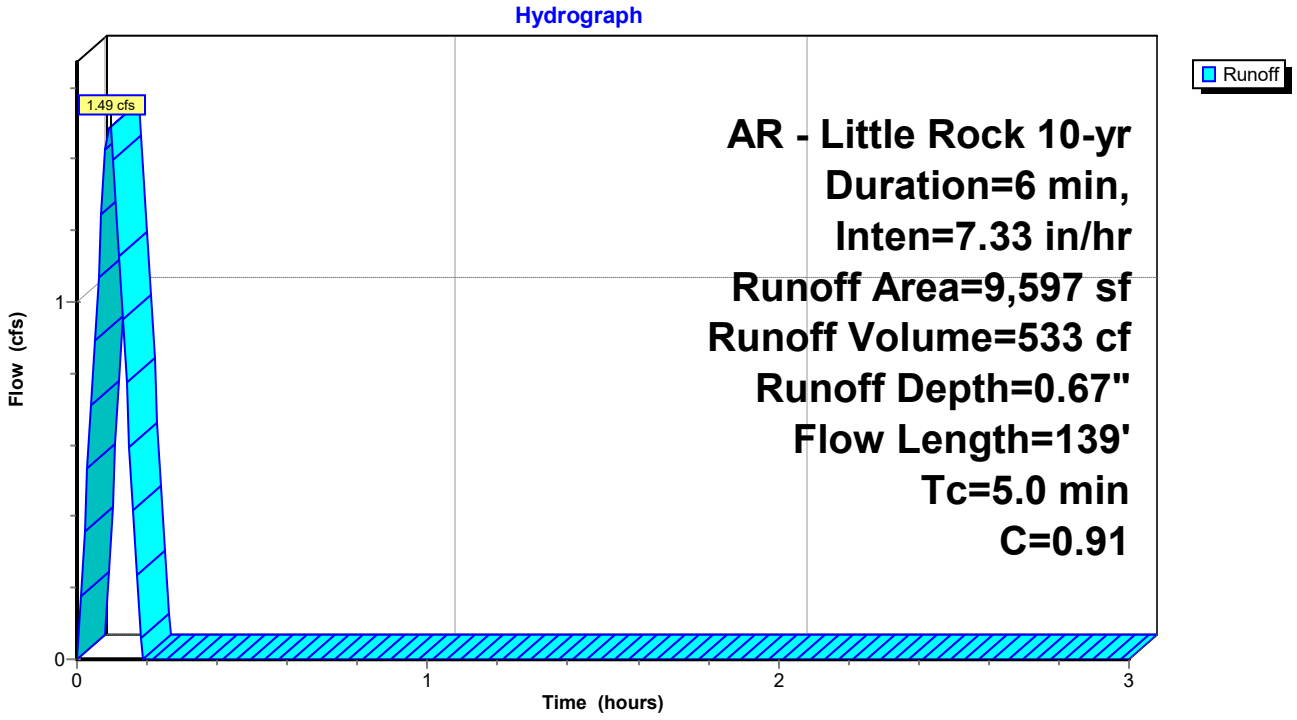
Runoff = 1.49 cfs @ 0.10 hrs, Volume= 533 cf, Depth= 0.67"
Routed to Pond CI-A1 : CURB INLET A1

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 10-yr Duration=6 min, Inten=7.33 in/hr

Area (sf)	C	Description
155	0.35	Sandy Soil 2-7% per manual
9,442	0.92	Paved Areas
9,597	0.91	Weighted Average
9,597		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.2	28	0.1667	2.85		**Sheet Flow, Rooftop** Smooth surfaces n= 0.011 P2= 4.20"
0.4	30	0.0160	1.13		**Sheet Flow, Asphalt Sheet Flow** Smooth surfaces n= 0.011 P2= 4.20"
0.4	41	0.0520	1.93		**Sheet Flow, Asphalt Sheet Flow** Smooth surfaces n= 0.011 P2= 4.20"
0.2	40	0.0360	3.85		**Shallow Concentrated Flow, Gutter Flow** Paved Kv= 20.3 fps
3.8					**Direct Entry, Minimum Adjustment**
5.0	139	Total			

Subcatchment B3: Drainage Basin B3



Summary for Subcatchment B4: Drainage Basin B4

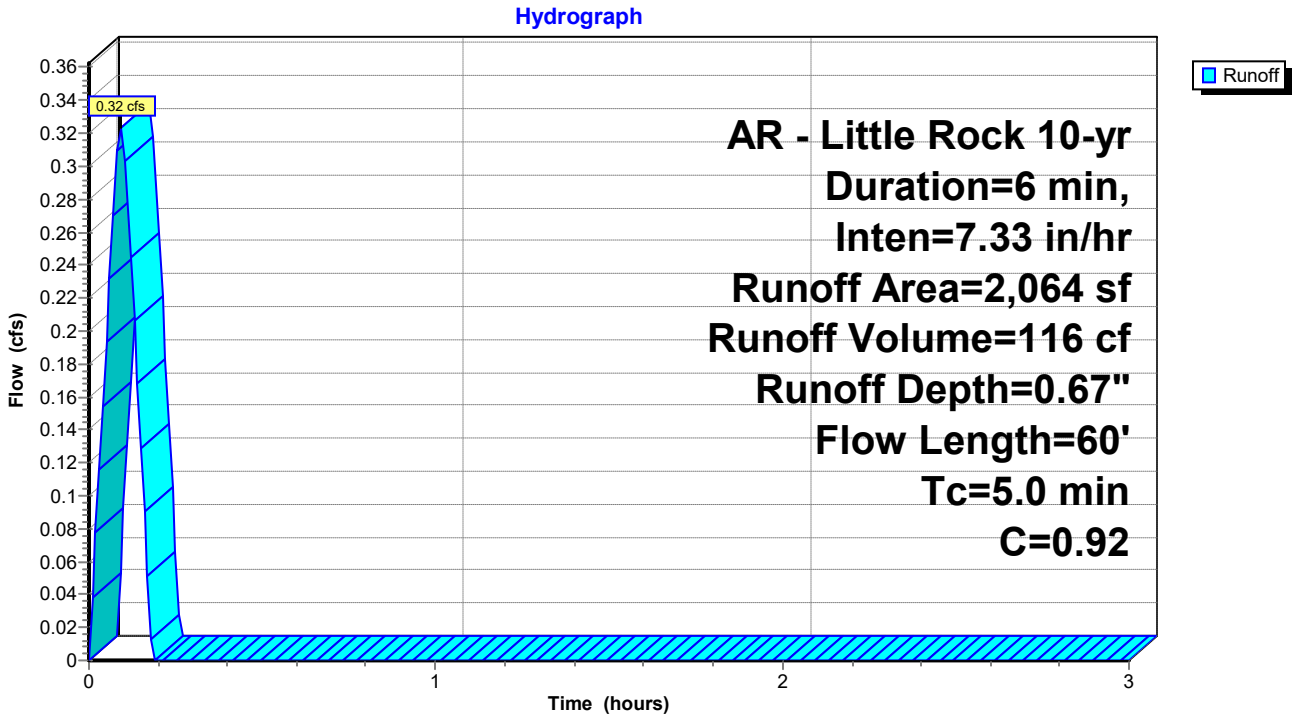
Runoff = 0.32 cfs @ 0.09 hrs, Volume= 116 cf, Depth= 0.67"
Routed to Pond CI-A2 : CURB INLET A2

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 10-yr Duration=6 min, Inten=7.33 in/hr

Area (sf)	C	Description
0	0.35	Sandy Soil 2-7% per manual
2,064	0.92	Paved Areas
2,064	0.92	Weighted Average
2,064		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.6	45	0.0170	1.26		**Sheet Flow, Asphalt Sheet Flow** Smooth surfaces n= 0.011 P2= 4.20"
0.0	15	0.0840	5.88		**Shallow Concentrated Flow, Gutter Flow** Paved Kv= 20.3 fps
4.4					**Direct Entry, Minimum Adjustment**
5.0	60	Total			

Subcatchment B4: Drainage Basin B4



Summary for Subcatchment B5: Drainage Basin B5

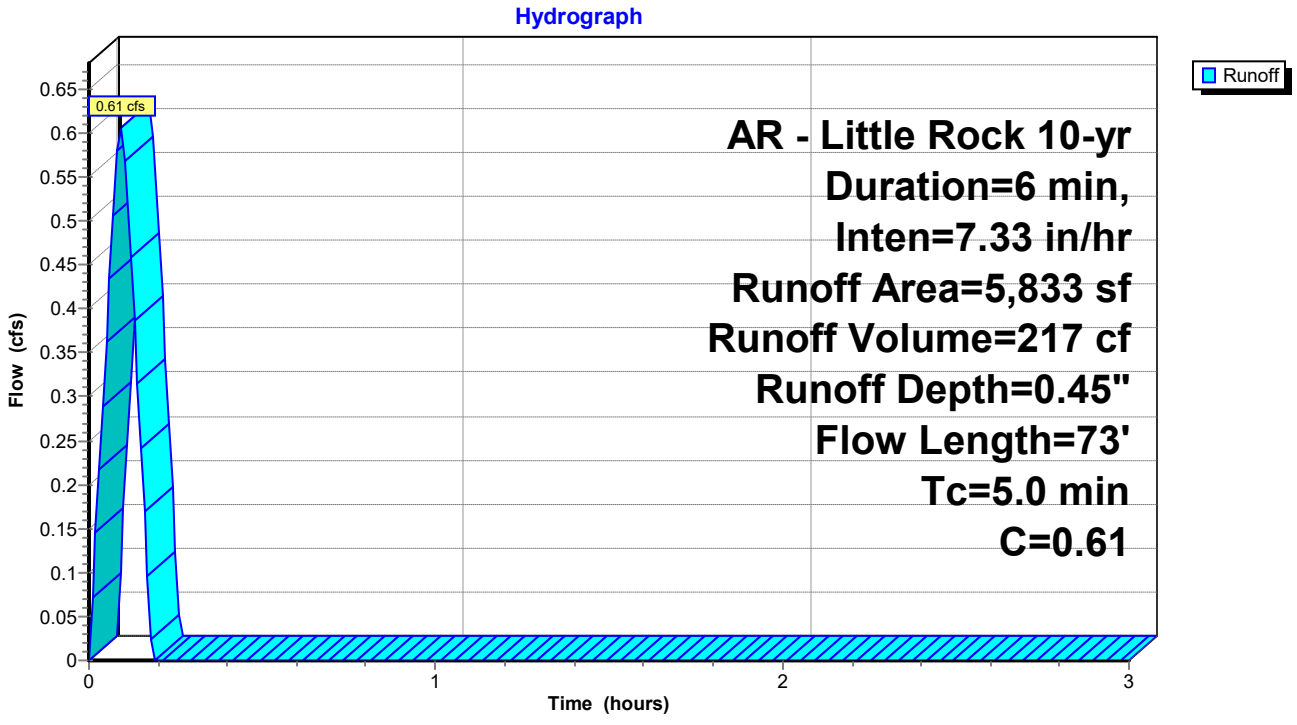
Runoff = 0.61 cfs @ 0.09 hrs, Volume= 217 cf, Depth= 0.45"
Routed to Link POST-DEV : Post-Development

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 10-yr Duration=6 min, Inten=7.33 in/hr

Area (sf)	C	Description
3,123	0.35	Sandy Soil 2-7% per manual
2,710	0.92	Paved Areas
5,833	0.61	Weighted Average
5,833		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.1	18	0.1667	2.61		**Sheet Flow, Rooftop** Smooth surfaces n= 0.011 P2= 4.20"
0.4	55	0.0860	2.05		**Shallow Concentrated Flow, Overland Concentrated** Short Grass Pasture Kv= 7.0 fps
4.5					**Direct Entry, Minimum Adjustment**
5.0	73	Total			

Subcatchment B5: Drainage Basin B5



Summary for Subcatchment B6: Drainage Basin B6

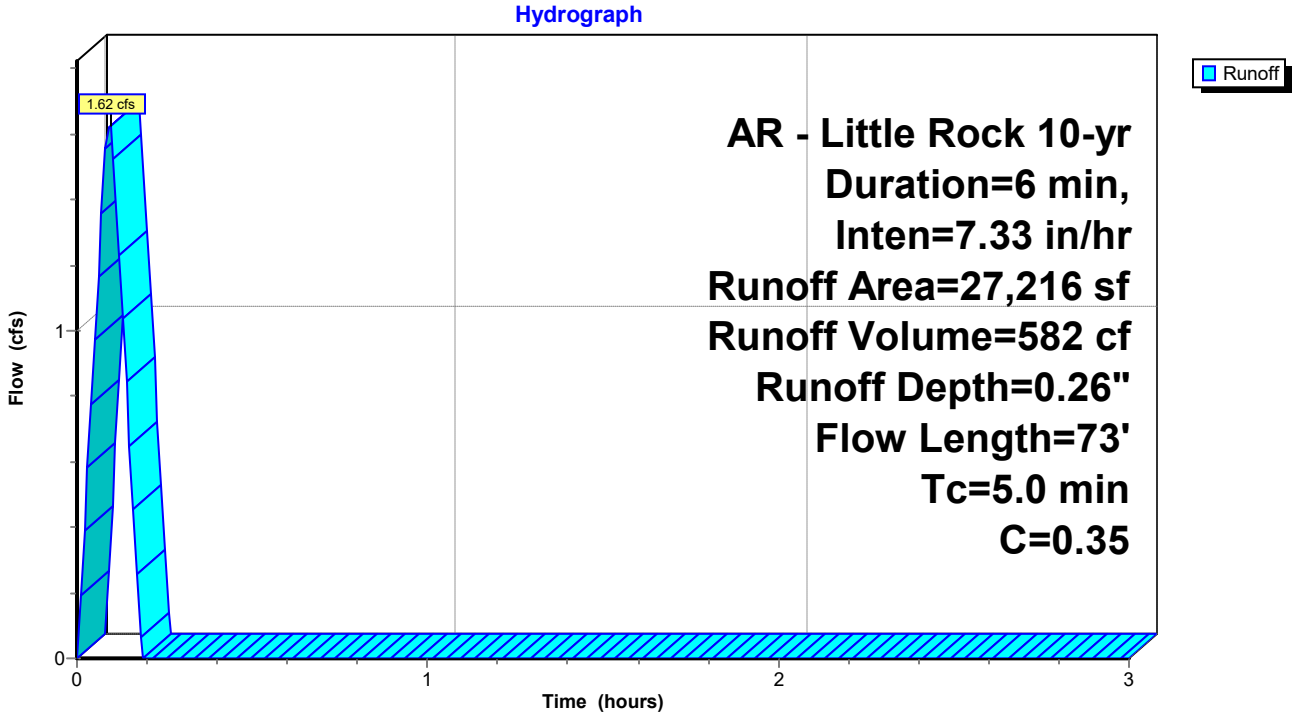
Runoff = 1.62 cfs @ 0.09 hrs, Volume= 582 cf, Depth= 0.26"
Routed to Link POST-DEV : Post-Development

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 10-yr Duration=6 min, Inten=7.33 in/hr

Area (sf)	C	Description
27,216	0.35	Sandy Soil 2-7% per manual
27,216		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.1	18	0.1667	2.61		**Sheet Flow, Rooftop** Smooth surfaces n= 0.011 P2= 4.20"
0.4	55	0.0860	2.05		**Shallow Concentrated Flow, Overland Concentrated** Short Grass Pasture Kv= 7.0 fps
4.5					**Direct Entry, Minimum Adjustment**
5.0	73	Total			

Subcatchment B6: Drainage Basin B6



Summary for Subcatchment B7: Drainage Basin B7

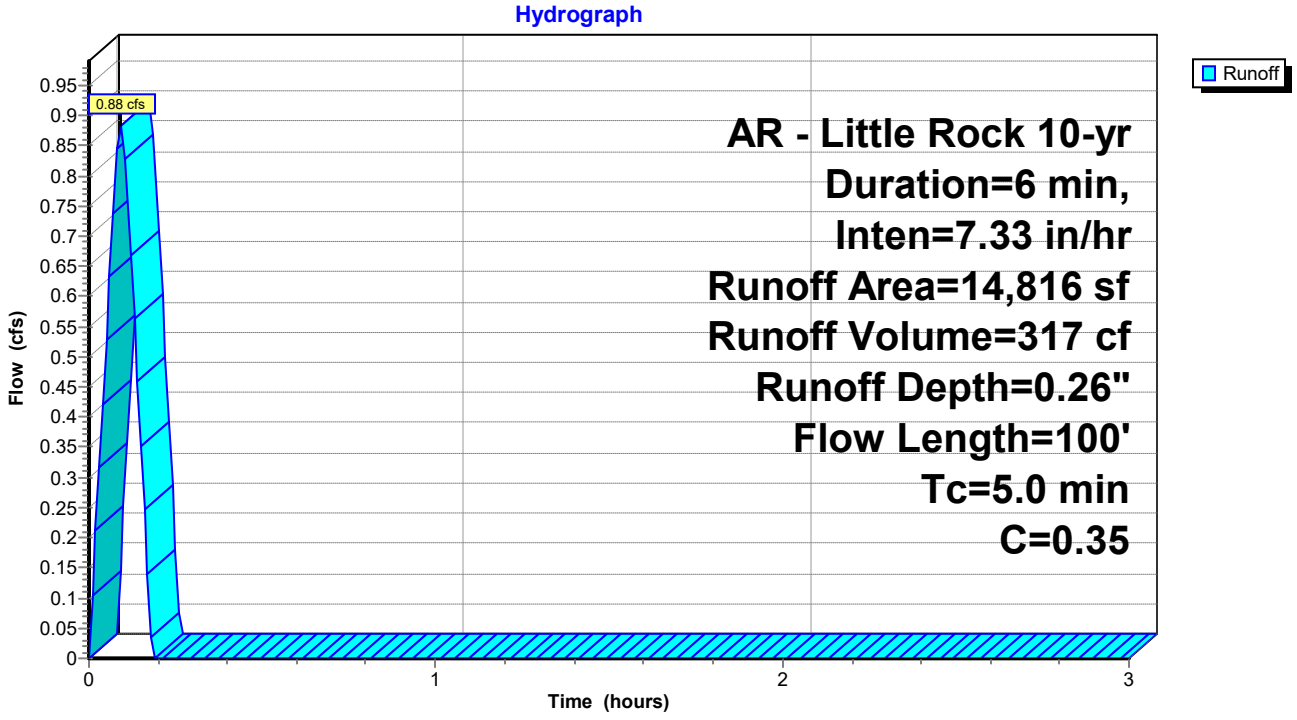
Runoff = 0.88 cfs @ 0.09 hrs, Volume= 317 cf, Depth= 0.26"
Routed to Link POST-DEV : Post-Development

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 10-yr Duration=6 min, Inten=7.33 in/hr

Area (sf)	C	Description
14,816	0.35	Sandy Soil 2-7% per manual
14,816		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.2	42	0.1667	3.09		**Sheet Flow, Rooftop** Smooth surfaces n= 0.011 P2= 4.20"
0.5	58	0.0500	2.04		**Sheet Flow, Asphalt Sheet Flow** Smooth surfaces n= 0.011 P2= 4.20"
4.3					**Direct Entry, Minimum Adjustment**
5.0	100	Total			

Subcatchment B7: Drainage Basin B7



Summary for Pond CI-A1: CURB INLET A1

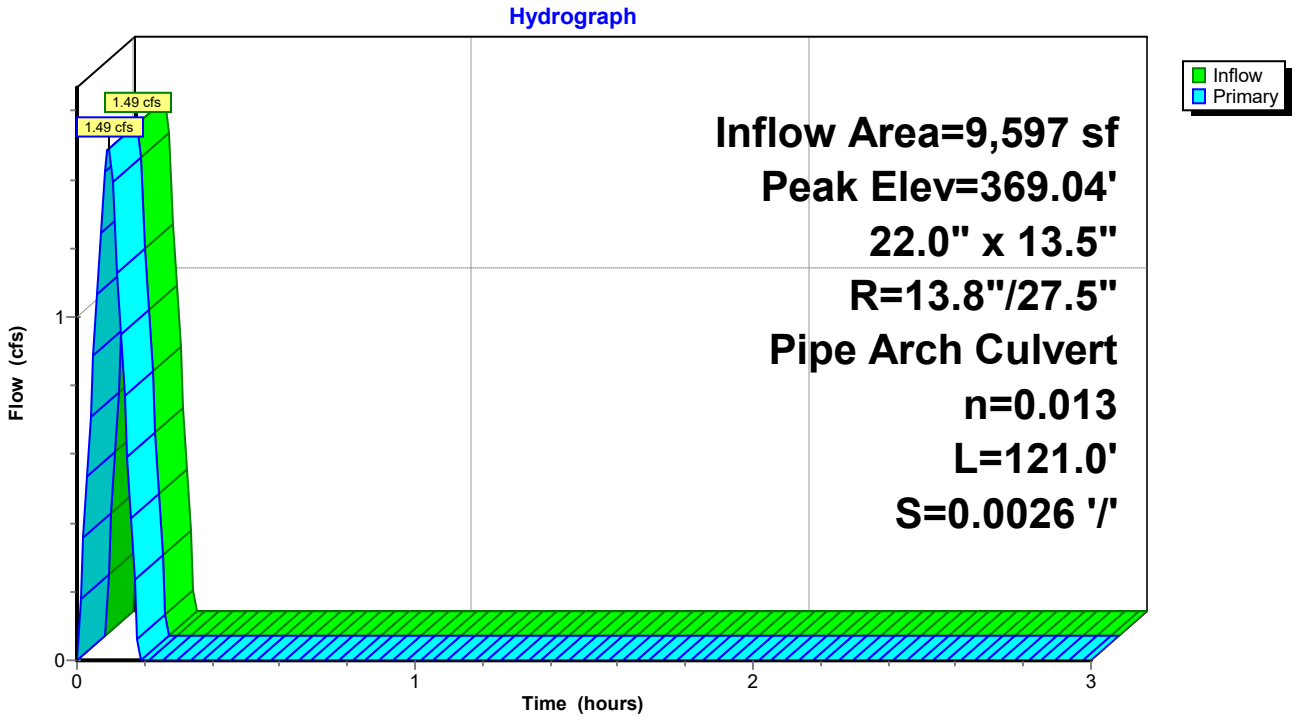
Inflow Area = 9,597 sf, 0.00% Impervious, Inflow Depth = 0.67" for 10-yr event
Inflow = 1.49 cfs @ 0.10 hrs, Volume= 533 cf
Outflow = 1.49 cfs @ 0.09 hrs, Volume= 533 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.49 cfs @ 0.09 hrs, Volume= 533 cf
Routed to Pond CI-A2 : CURB INLET A2

Routing by Stor-Ind method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
Peak Elev= 369.04' @ 0.09 hrs

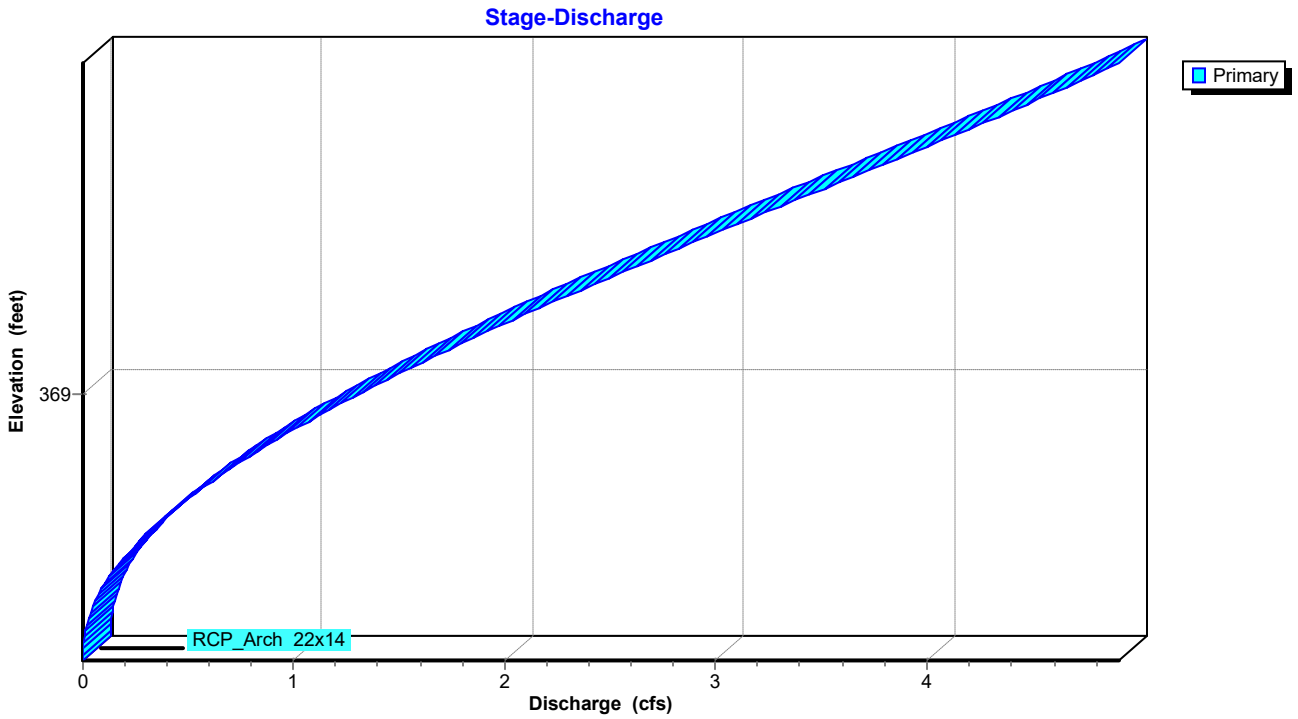
Device	Routing	Invert	Outlet Devices
#1	Primary	368.50'	**22.0" W x 13.5" H, R=13.8"/27.5" Pipe Arch RCP_Arch 22x14** L= 121.0' RCP, rounded edge headwall, Ke= 0.100 Inlet / Outlet Invert= 368.50' / 368.19' S= 0.0026 '/' Cc= 0.900 n= 0.013, Flow Area= 1.65 sf

Primary OutFlow Max=1.48 cfs @ 0.09 hrs HW=369.04' (Free Discharge)
1=RCP_Arch 22x14 (Barrel Controls 1.48 cfs @ 2.53 fps)

Pond CI-A1: CURB INLET A1



Pond CI-A1: CURB INLET A1



Stage-Area-Storage for Pond CI-A1: CURB INLET A1

Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)
368.50	**0**	369.02	0	369.54	0
368.51	0	369.03	0	369.55	0
368.52	0	369.04	0	369.56	0
368.53	0	369.05	0	369.57	0
368.54	0	369.06	0	369.58	0
368.55	0	369.07	0	369.59	0
368.56	0	369.08	0	369.60	0
368.57	0	369.09	0	369.61	0
368.58	0	369.10	0	369.62	0
368.59	0	369.11	0		
368.60	0	369.12	0		
368.61	0	369.13	0		
368.62	0	369.14	0		
368.63	0	369.15	0		
368.64	0	369.16	0		
368.65	0	369.17	0		
368.66	0	369.18	0		
368.67	0	369.19	0		
368.68	0	369.20	0		
368.69	0	369.21	0		
368.70	0	369.22	0		
368.71	0	369.23	0		
368.72	0	369.24	0		
368.73	0	369.25	0		
368.74	0	369.26	0		
368.75	0	369.27	0		
368.76	0	369.28	0		
368.77	0	369.29	0		
368.78	0	369.30	0		
368.79	0	369.31	0		
368.80	0	369.32	0		
368.81	0	369.33	0		
368.82	0	369.34	0		
368.83	0	369.35	0		
368.84	0	369.36	0		
368.85	0	369.37	0		
368.86	0	369.38	0		
368.87	0	369.39	0		
368.88	0	369.40	0		
368.89	0	369.41	0		
368.90	0	369.42	0		
368.91	0	369.43	0		
368.92	0	369.44	0		
368.93	0	369.45	0		
368.94	0	369.46	0		
368.95	0	369.47	0		
368.96	0	369.48	0		
368.97	0	369.49	0		
368.98	0	369.50	0		
368.99	0	369.51	0		
369.00	0	369.52	0		
369.01	0	369.53	0		

Summary for Pond CI-A2: CURB INLET A2

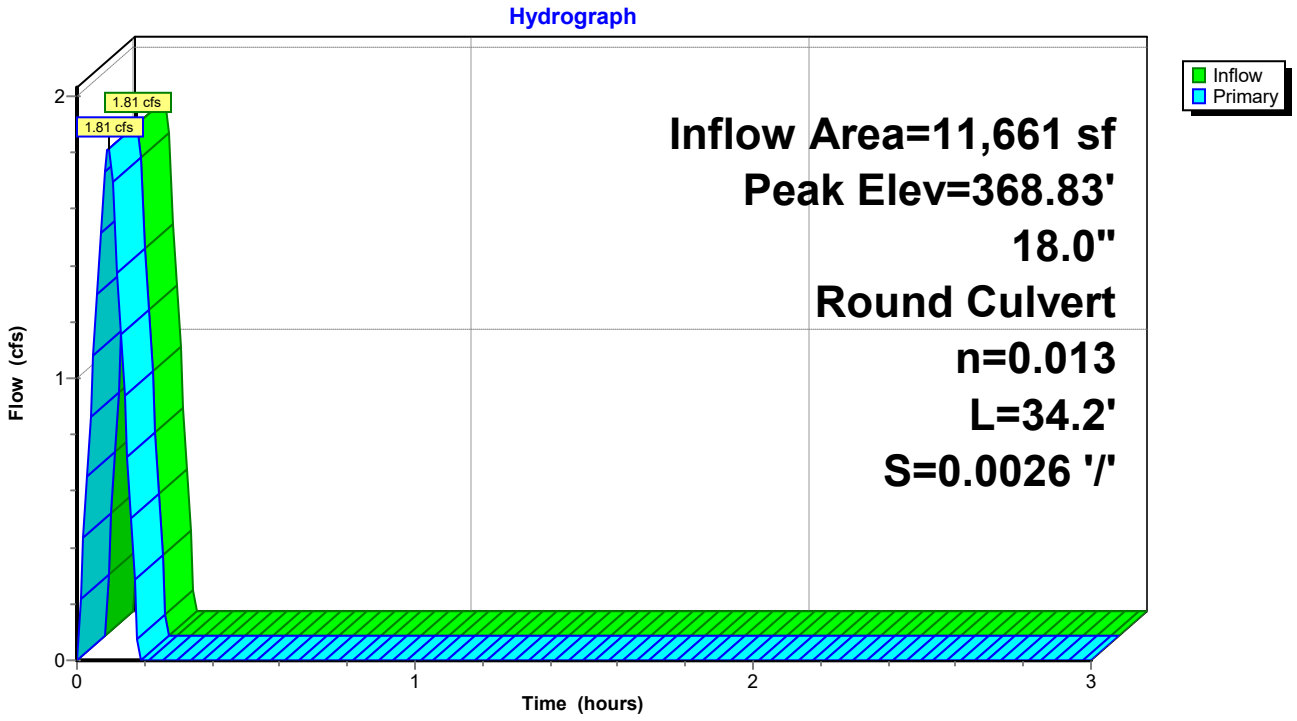
Inflow Area = 11,661 sf, 0.00% Impervious, Inflow Depth = 0.67" for 10-yr event
Inflow = 1.81 cfs @ 0.09 hrs, Volume= 649 cf
Outflow = 1.81 cfs @ 0.09 hrs, Volume= 649 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.81 cfs @ 0.09 hrs, Volume= 649 cf
Routed to Link POST-DEV : Post-Development

Routing by Stor-Ind method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
Peak Elev= 368.83' @ 0.09 hrs

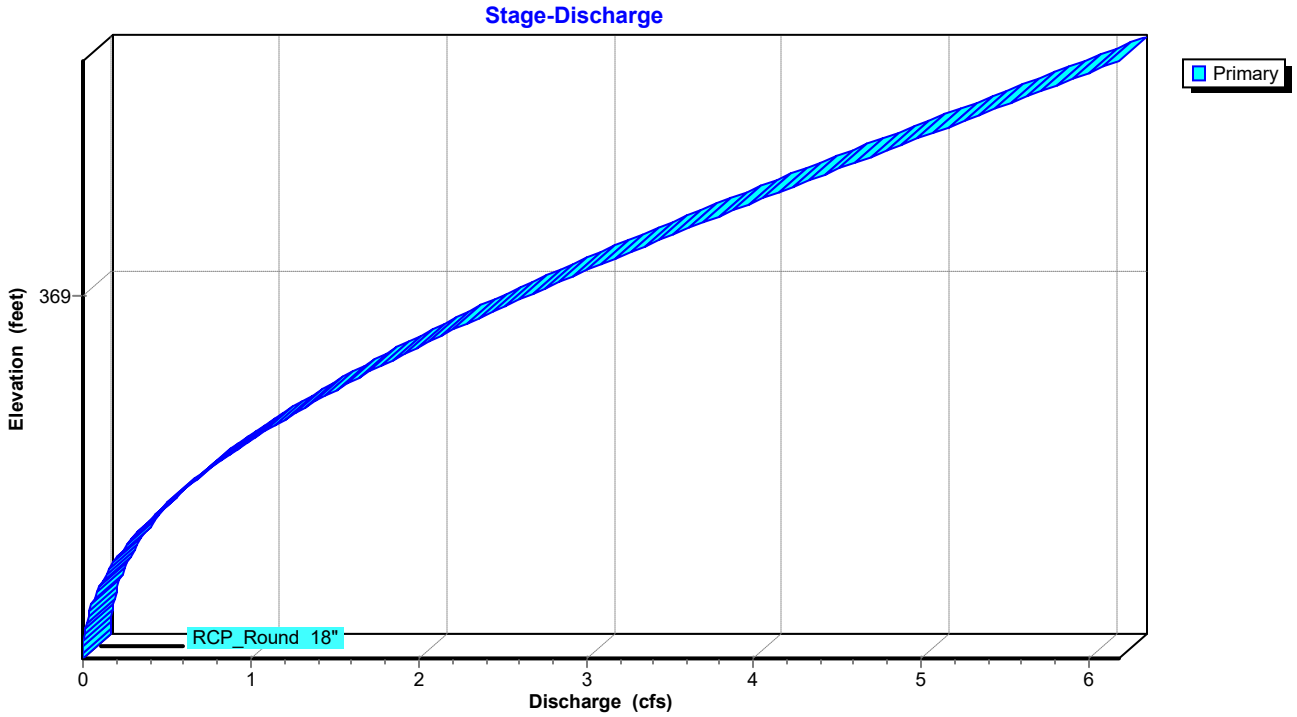
Device	Routing	Invert	Outlet Devices
#1	Primary	368.09'	**18.0" Round RCP_Round 18"** L= 34.2' RCP, rounded edge headwall, Ke= 0.100 Inlet / Outlet Invert= 368.09' / 368.00' S= 0.0026 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=1.80 cfs @ 0.09 hrs HW=368.83' (Free Discharge)
1=RCP_Round 18" (Barrel Controls 1.80 cfs @ 3.03 fps)

Pond CI-A2: CURB INLET A2



Pond CI-A2: CURB INLET A2



Stage-Area-Storage for Pond CI-A2: CURB INLET A2

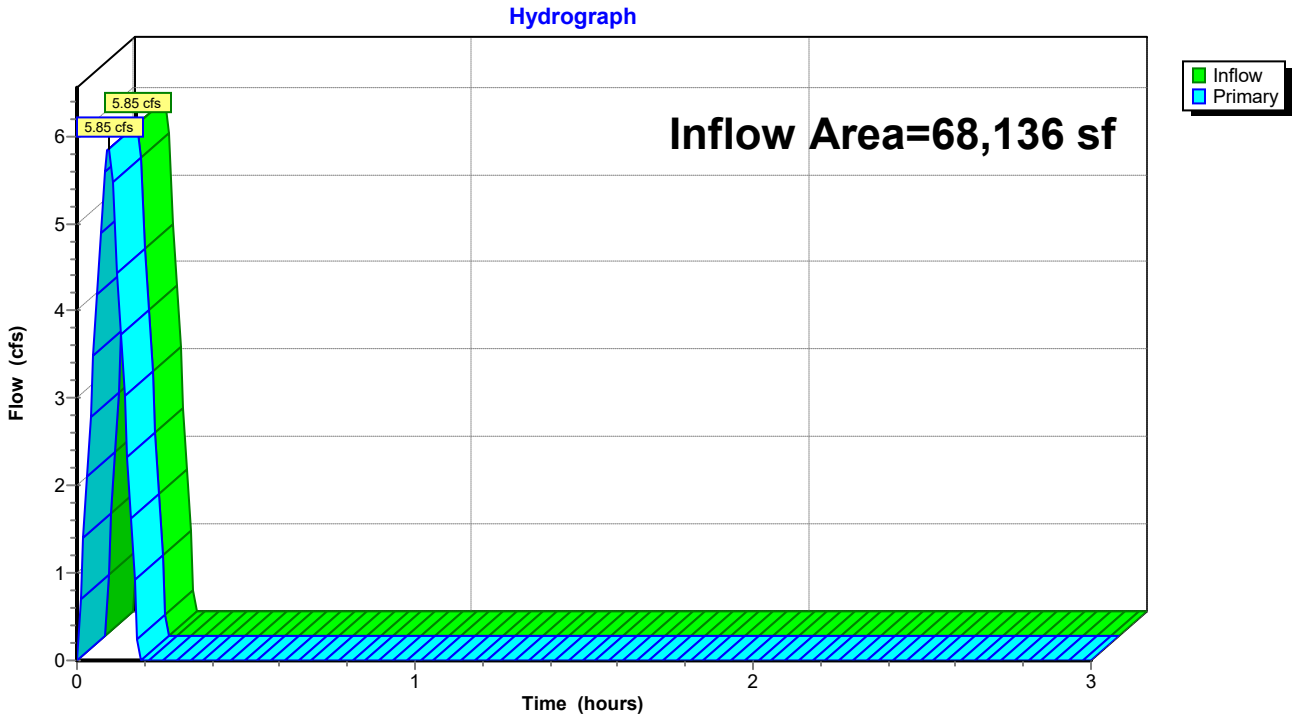
Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)
368.09	**0**	368.61	0	369.13	0
368.10	0	368.62	0	369.14	0
368.11	0	368.63	0	369.15	0
368.12	0	368.64	0	369.16	0
368.13	0	368.65	0	369.17	0
368.14	0	368.66	0	369.18	0
368.15	0	368.67	0	369.19	0
368.16	0	368.68	0	369.20	0
368.17	0	368.69	0	369.21	0
368.18	0	368.70	0	369.22	0
368.19	0	368.71	0	369.23	0
368.20	0	368.72	0	369.24	0
368.21	0	368.73	0	369.25	0
368.22	0	368.74	0	369.26	0
368.23	0	368.75	0	369.27	0
368.24	0	368.76	0	369.28	0
368.25	0	368.77	0	369.29	0
368.26	0	368.78	0	369.30	0
368.27	0	368.79	0	369.31	0
368.28	0	368.80	0	369.32	0
368.29	0	368.81	0	369.33	0
368.30	0	368.82	0	369.34	0
368.31	0	368.83	0	369.35	0
368.32	0	368.84	0	369.36	0
368.33	0	368.85	0	369.37	0
368.34	0	368.86	0	369.38	0
368.35	0	368.87	0	369.39	0
368.36	0	368.88	0	369.40	0
368.37	0	368.89	0	369.41	0
368.38	0	368.90	0	369.42	0
368.39	0	368.91	0	369.43	0
368.40	0	368.92	0	369.44	0
368.41	0	368.93	0	369.45	0
368.42	0	368.94	0	369.46	0
368.43	0	368.95	0	369.47	0
368.44	0	368.96	0	369.48	0
368.45	0	368.97	0	369.49	0
368.46	0	368.98	0	369.50	0
368.47	0	368.99	0	369.51	0
368.48	0	369.00	0	369.52	0
368.49	0	369.01	0	369.53	0
368.50	0	369.02	0	369.54	0
368.51	0	369.03	0	369.55	0
368.52	0	369.04	0	369.56	0
368.53	0	369.05	0	369.57	0
368.54	0	369.06	0	369.58	0
368.55	0	369.07	0	369.59	0
368.56	0	369.08	0		
368.57	0	369.09	0		
368.58	0	369.10	0		
368.59	0	369.11	0		
368.60	0	369.12	0		

Summary for Link POST-DEV: Post-Development

Inflow Area = 68,136 sf, 0.00% Impervious, Inflow Depth = 0.37" for 10-yr event
Inflow = 5.85 cfs @ 0.09 hrs, Volume= 2,096 cf
Primary = 5.85 cfs @ 0.09 hrs, Volume= 2,096 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs

Link POST-DEV: Post-Development



Summary for Subcatchment B1: Drainage Basin B1

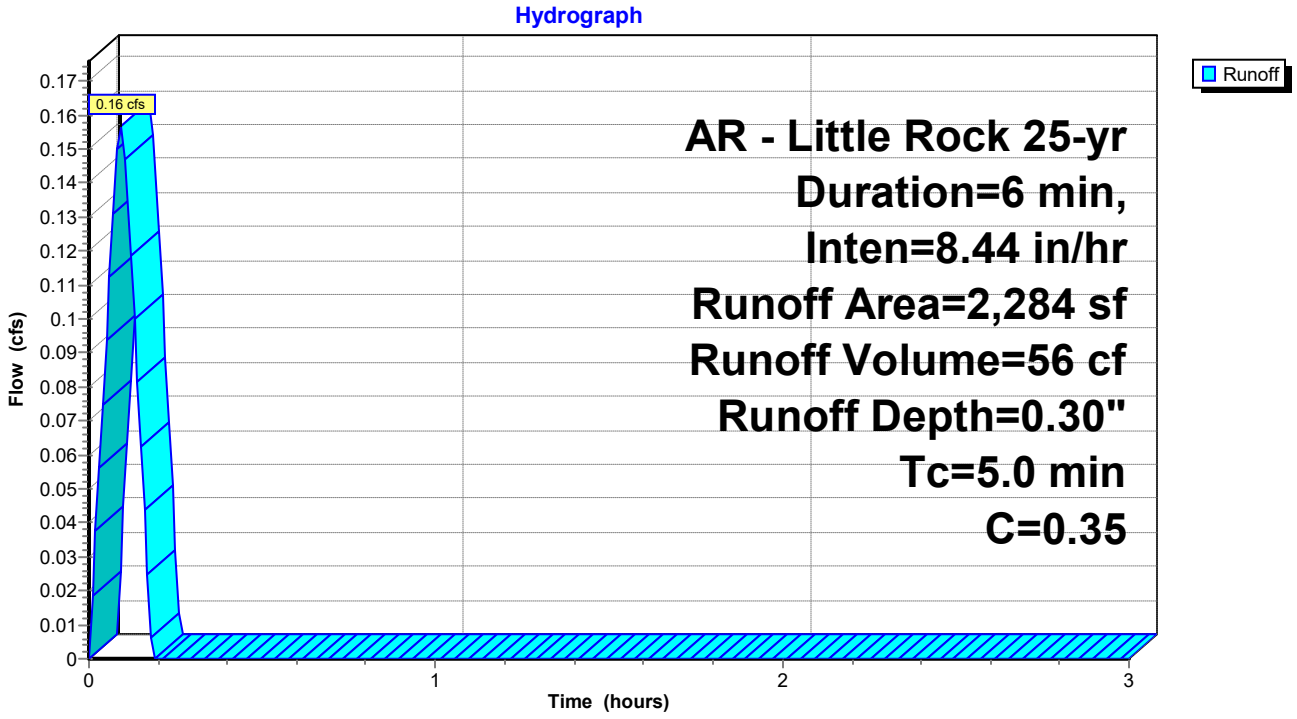
Runoff = 0.16 cfs @ 0.09 hrs, Volume= 56 cf, Depth= 0.30"
Routed to Link POST-DEV : Post-Development

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 25-yr Duration=6 min, Inten=8.44 in/hr

Area (sf)	C	Description
2,284	0.35	Sandy Soil 2-7% per manual
0	0.92	Paved Areas
2,284	0.35	Weighted Average
2,284		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Minimum Adjustment**

Subcatchment B1: Drainage Basin B1



Summary for Subcatchment B2: Drainage Basin B2

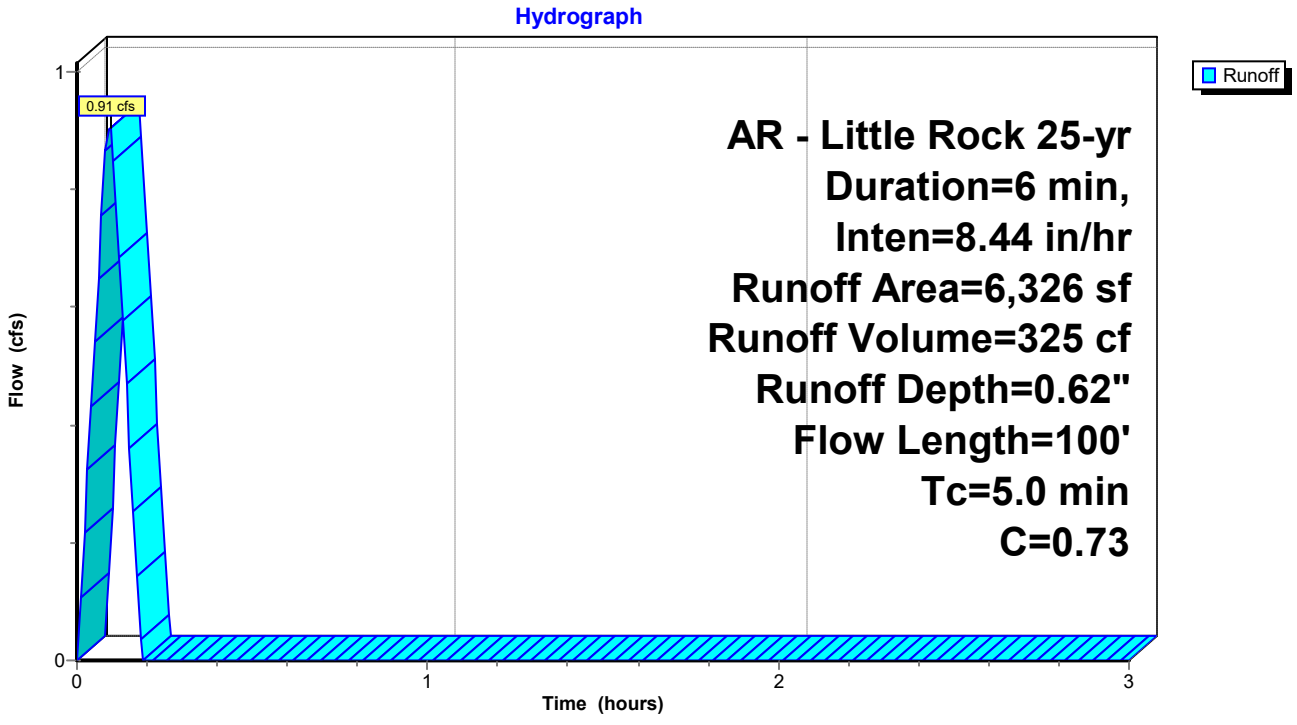
Runoff = 0.91 cfs @ 0.09 hrs, Volume= 325 cf, Depth= 0.62"
Routed to Link POST-DEV : Post-Development

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 25-yr Duration=6 min, Inten=8.44 in/hr

Area (sf)	C	Description
2,115	0.35	Sandy Soil 2-7% per manual
4,211	0.92	Paved Areas
6,326	0.73	Weighted Average
6,326		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.2	42	0.1667	3.09		**Sheet Flow, Rooftop** Smooth surfaces n= 0.011 P2= 4.20"
0.5	58	0.0500	2.04		**Sheet Flow, Asphalt Sheet Flow** Smooth surfaces n= 0.011 P2= 4.20"
4.3					**Direct Entry, Minimum Adjustment**
5.0	100	Total			

Subcatchment B2: Drainage Basin B2



Summary for Subcatchment B3: Drainage Basin B3

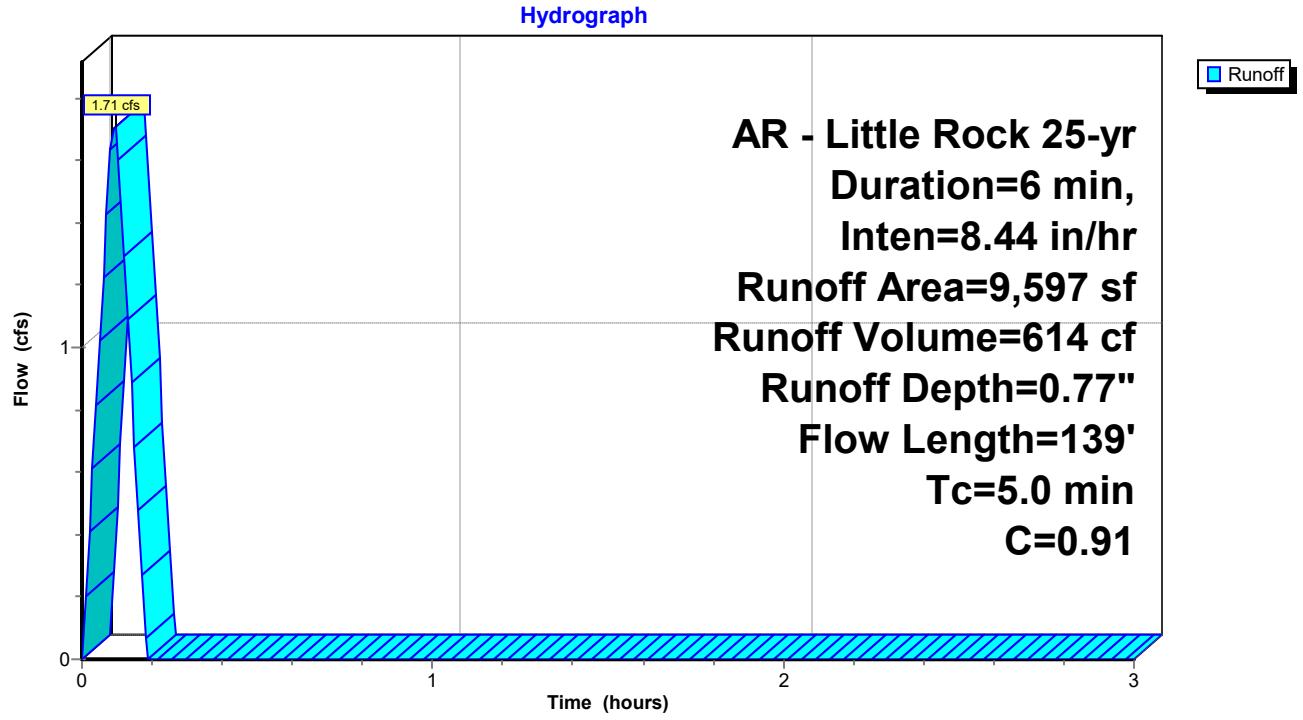
Runoff = 1.71 cfs @ 0.09 hrs, Volume= 614 cf, Depth= 0.77"
Routed to Pond CI-A1 : CURB INLET A1

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 25-yr Duration=6 min, Inten=8.44 in/hr

Area (sf)	C	Description
155	0.35	Sandy Soil 2-7% per manual
9,442	0.92	Paved Areas
9,597	0.91	Weighted Average
9,597		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.2	28	0.1667	2.85		**Sheet Flow, Rooftop** Smooth surfaces n= 0.011 P2= 4.20"
0.4	30	0.0160	1.13		**Sheet Flow, Asphalt Sheet Flow** Smooth surfaces n= 0.011 P2= 4.20"
0.4	41	0.0520	1.93		**Sheet Flow, Asphalt Sheet Flow** Smooth surfaces n= 0.011 P2= 4.20"
0.2	40	0.0360	3.85		**Shallow Concentrated Flow, Gutter Flow** Paved Kv= 20.3 fps
3.8					**Direct Entry, Minimum Adjustment**
5.0	139	Total			

Subcatchment B3: Drainage Basin B3



Summary for Subcatchment B4: Drainage Basin B4

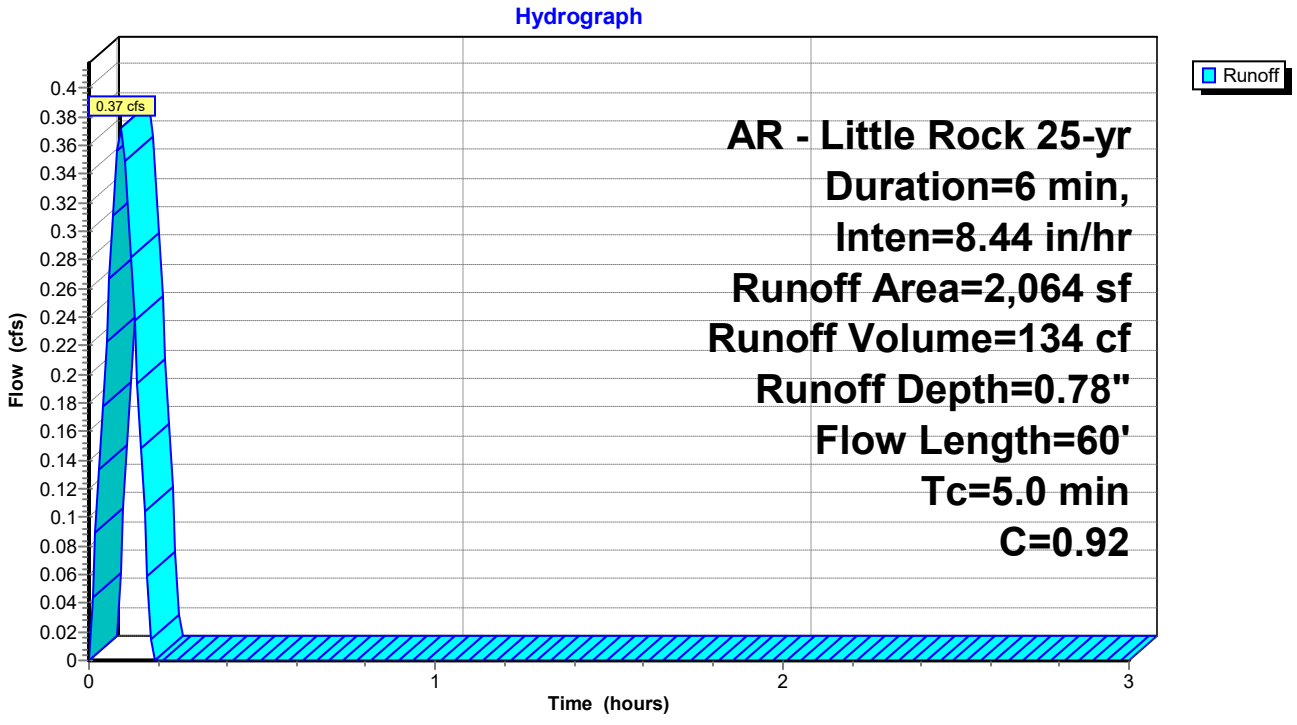
Runoff = 0.37 cfs @ 0.09 hrs, Volume= 134 cf, Depth= 0.78"
Routed to Pond CI-A2 : CURB INLET A2

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 25-yr Duration=6 min, Inten=8.44 in/hr

Area (sf)	C	Description
0	0.35	Sandy Soil 2-7% per manual
2,064	0.92	Paved Areas
2,064	0.92	Weighted Average
2,064		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.6	45	0.0170	1.26		**Sheet Flow, Asphalt Sheet Flow** Smooth surfaces n= 0.011 P2= 4.20"
0.0	15	0.0840	5.88		**Shallow Concentrated Flow, Gutter Flow** Paved Kv= 20.3 fps
4.4					**Direct Entry, Minimum Adjustment**
5.0	60	Total			

Subcatchment B4: Drainage Basin B4



Summary for Subcatchment B5: Drainage Basin B5

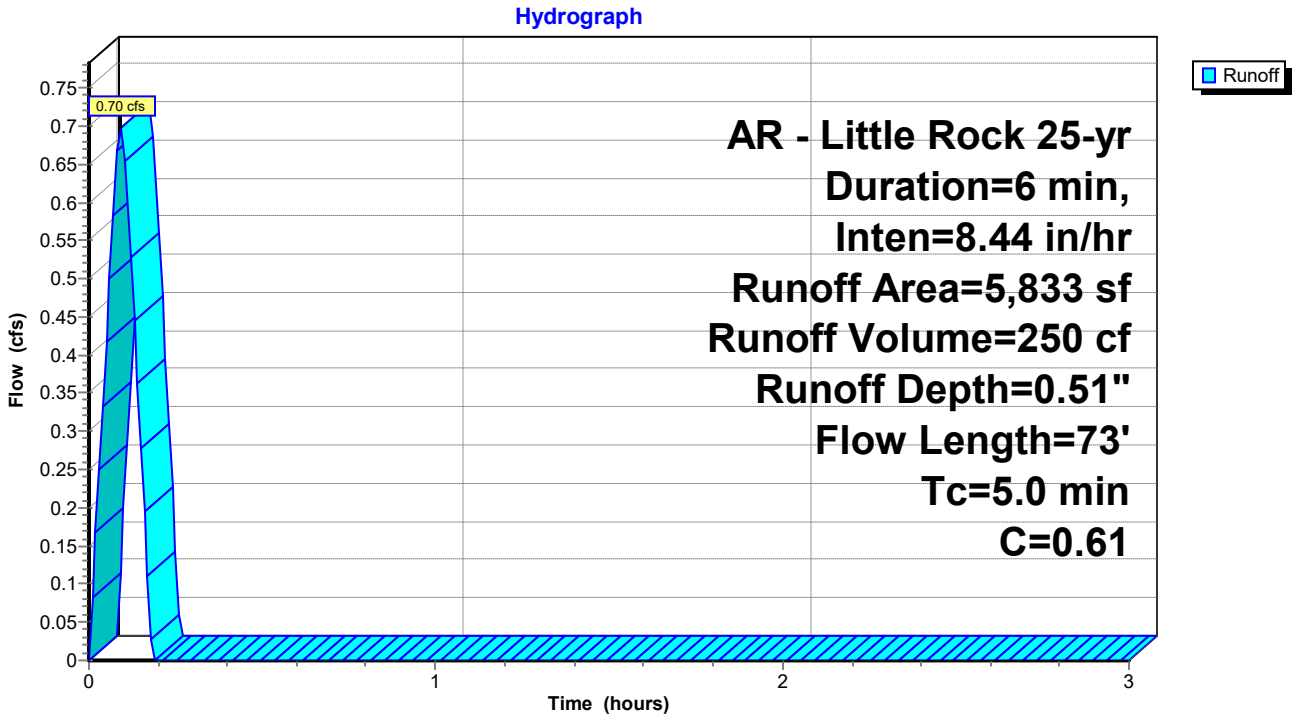
Runoff = 0.70 cfs @ 0.09 hrs, Volume= 250 cf, Depth= 0.51"
Routed to Link POST-DEV : Post-Development

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 25-yr Duration=6 min, Inten=8.44 in/hr

Area (sf)	C	Description
3,123	0.35	Sandy Soil 2-7% per manual
2,710	0.92	Paved Areas
5,833	0.61	Weighted Average
5,833		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.1	18	0.1667	2.61		**Sheet Flow, Rooftop** Smooth surfaces n= 0.011 P2= 4.20"
0.4	55	0.0860	2.05		**Shallow Concentrated Flow, Overland Concentrated** Short Grass Pasture Kv= 7.0 fps
4.5					**Direct Entry, Minimum Adjustment**
5.0	73	Total			

Subcatchment B5: Drainage Basin B5



Summary for Subcatchment B6: Drainage Basin B6

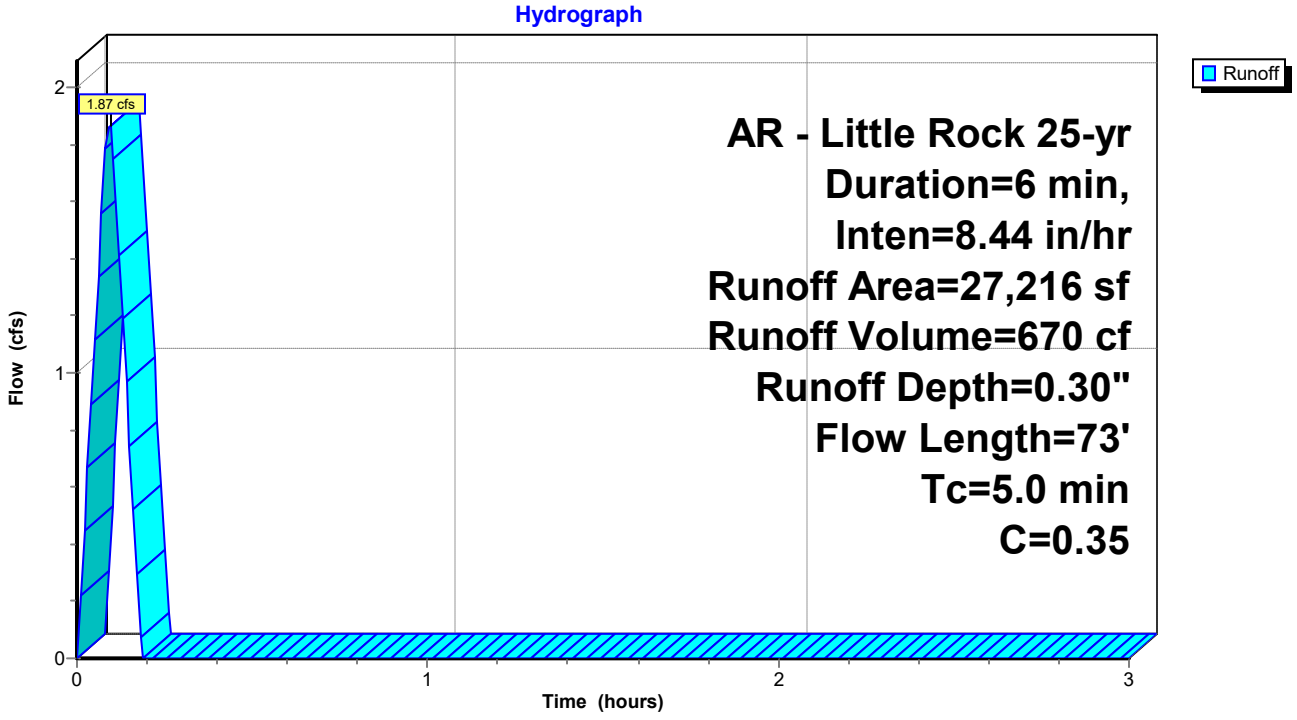
Runoff = 1.87 cfs @ 0.09 hrs, Volume= 670 cf, Depth= 0.30"
Routed to Link POST-DEV : Post-Development

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 25-yr Duration=6 min, Inten=8.44 in/hr

Area (sf)	C	Description
27,216	0.35	Sandy Soil 2-7% per manual
27,216		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.1	18	0.1667	2.61		**Sheet Flow, Rooftop** Smooth surfaces n= 0.011 P2= 4.20"
0.4	55	0.0860	2.05		**Shallow Concentrated Flow, Overland Concentrated** Short Grass Pasture Kv= 7.0 fps
4.5					**Direct Entry, Minimum Adjustment**
5.0	73	Total			

Subcatchment B6: Drainage Basin B6



Summary for Subcatchment B7: Drainage Basin B7

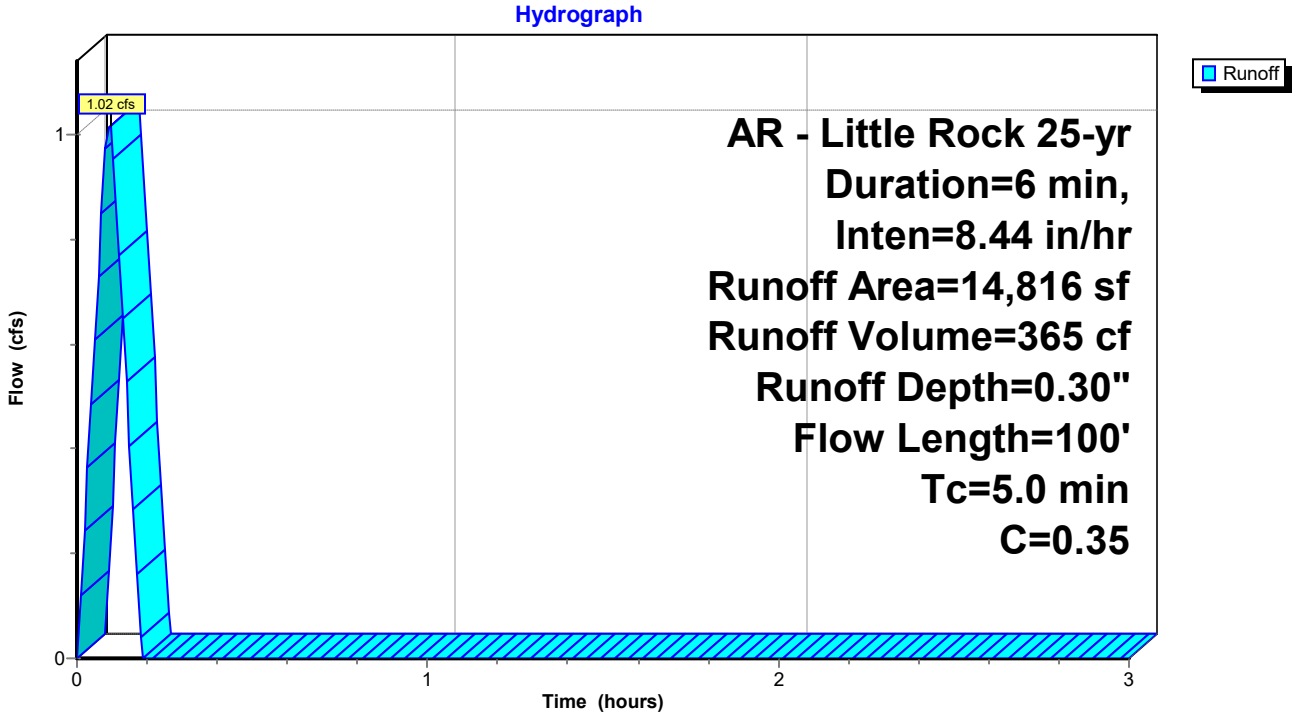
Runoff = 1.02 cfs @ 0.09 hrs, Volume= 365 cf, Depth= 0.30"
Routed to Link POST-DEV : Post-Development

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 25-yr Duration=6 min, Inten=8.44 in/hr

Area (sf)	C	Description
14,816	0.35	Sandy Soil 2-7% per manual
14,816		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.2	42	0.1667	3.09		**Sheet Flow, Rooftop** Smooth surfaces n= 0.011 P2= 4.20"
0.5	58	0.0500	2.04		**Sheet Flow, Asphalt Sheet Flow** Smooth surfaces n= 0.011 P2= 4.20"
4.3					**Direct Entry, Minimum Adjustment**
5.0	100	Total			

Subcatchment B7: Drainage Basin B7



Summary for Pond CI-A1: CURB INLET A1

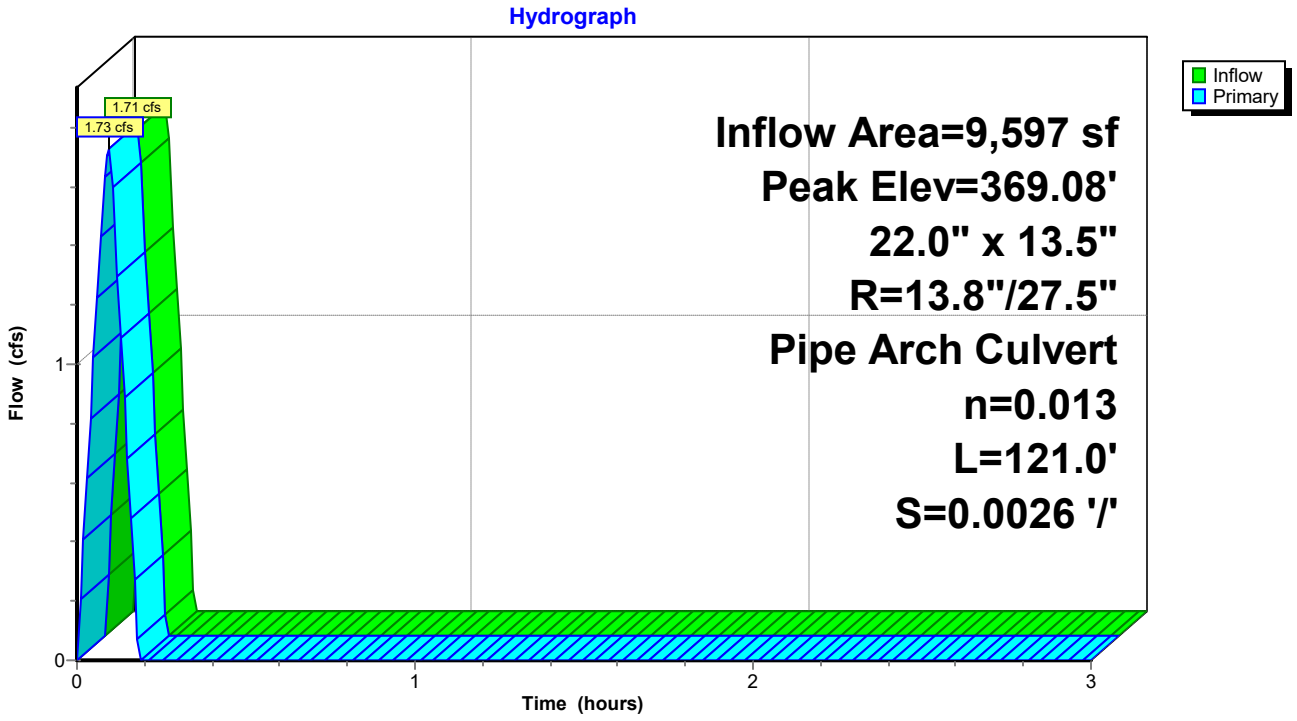
Inflow Area = 9,597 sf, 0.00% Impervious, Inflow Depth = 0.77" for 25-yr event
Inflow = 1.71 cfs @ 0.09 hrs, Volume= 614 cf
Outflow = 1.73 cfs @ 0.10 hrs, Volume= 614 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.73 cfs @ 0.10 hrs, Volume= 614 cf
Routed to Pond CI-A2 : CURB INLET A2

Routing by Stor-Ind method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
Peak Elev= 369.08' @ 0.09 hrs

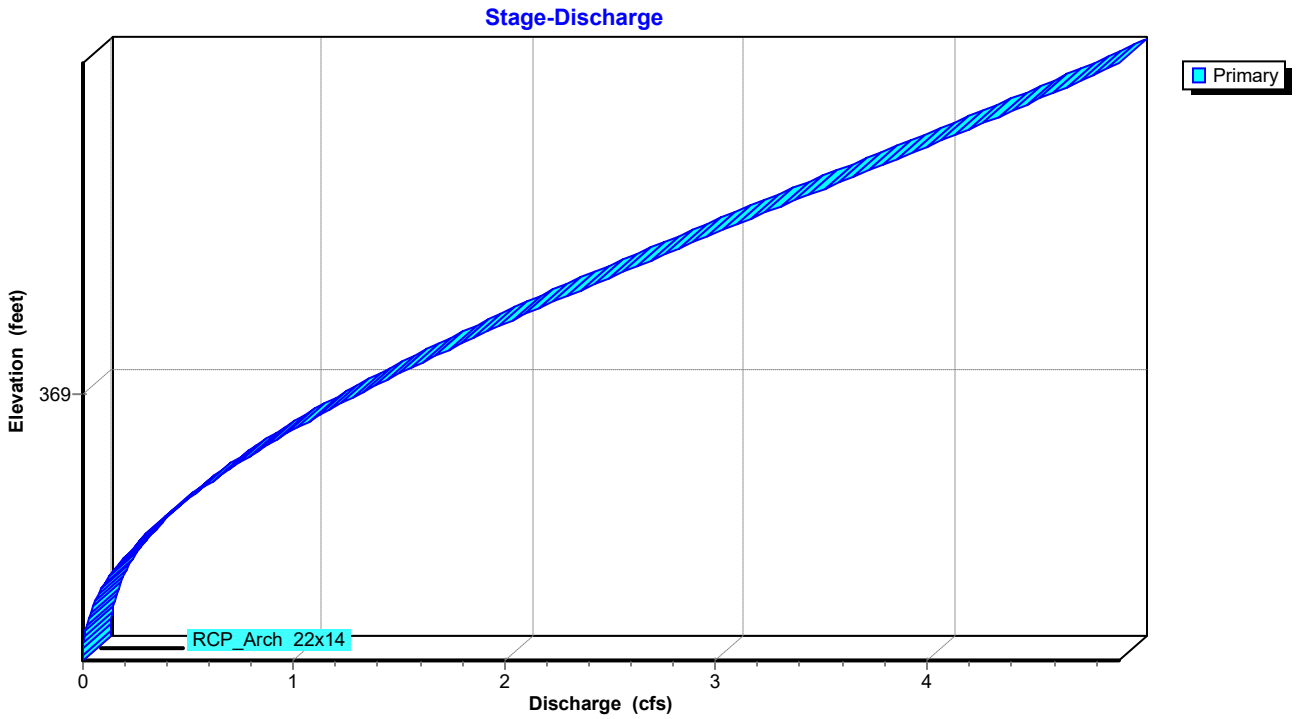
Device	Routing	Invert	Outlet Devices
#1	Primary	368.50'	**22.0" W x 13.5" H, R=13.8"/27.5" Pipe Arch RCP_Arch 22x14** L= 121.0' RCP, rounded edge headwall, Ke= 0.100 Inlet / Outlet Invert= 368.50' / 368.19' S= 0.0026 '/' Cc= 0.900 n= 0.013, Flow Area= 1.65 sf

Primary OutFlow Max=1.71 cfs @ 0.10 hrs HW=369.08' (Free Discharge)
1=RCP_Arch 22x14 (Barrel Controls 1.71 cfs @ 2.64 fps)

Pond CI-A1: CURB INLET A1



Pond CI-A1: CURB INLET A1



Stage-Area-Storage for Pond CI-A1: CURB INLET A1

Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)
368.50	**0**	369.02	0	369.54	0
368.51	0	369.03	0	369.55	0
368.52	0	369.04	0	369.56	0
368.53	0	369.05	0	369.57	0
368.54	0	369.06	0	369.58	0
368.55	0	369.07	0	369.59	0
368.56	0	369.08	0	369.60	0
368.57	0	369.09	0	369.61	0
368.58	0	369.10	0	369.62	0
368.59	0	369.11	0		
368.60	0	369.12	0		
368.61	0	369.13	0		
368.62	0	369.14	0		
368.63	0	369.15	0		
368.64	0	369.16	0		
368.65	0	369.17	0		
368.66	0	369.18	0		
368.67	0	369.19	0		
368.68	0	369.20	0		
368.69	0	369.21	0		
368.70	0	369.22	0		
368.71	0	369.23	0		
368.72	0	369.24	0		
368.73	0	369.25	0		
368.74	0	369.26	0		
368.75	0	369.27	0		
368.76	0	369.28	0		
368.77	0	369.29	0		
368.78	0	369.30	0		
368.79	0	369.31	0		
368.80	0	369.32	0		
368.81	0	369.33	0		
368.82	0	369.34	0		
368.83	0	369.35	0		
368.84	0	369.36	0		
368.85	0	369.37	0		
368.86	0	369.38	0		
368.87	0	369.39	0		
368.88	0	369.40	0		
368.89	0	369.41	0		
368.90	0	369.42	0		
368.91	0	369.43	0		
368.92	0	369.44	0		
368.93	0	369.45	0		
368.94	0	369.46	0		
368.95	0	369.47	0		
368.96	0	369.48	0		
368.97	0	369.49	0		
368.98	0	369.50	0		
368.99	0	369.51	0		
369.00	0	369.52	0		
369.01	0	369.53	0		

Summary for Pond CI-A2: CURB INLET A2

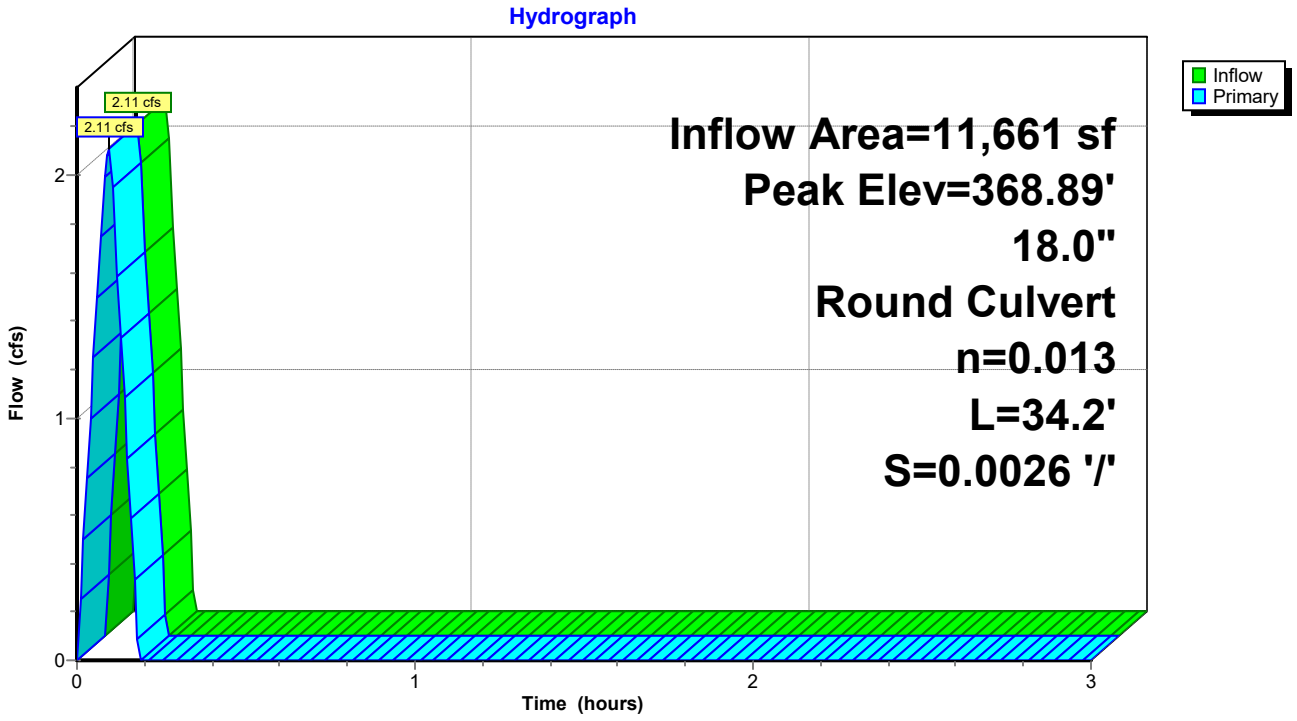
Inflow Area = 11,661 sf, 0.00% Impervious, Inflow Depth = 0.77" for 25-yr event
Inflow = 2.11 cfs @ 0.10 hrs, Volume= 748 cf
Outflow = 2.11 cfs @ 0.10 hrs, Volume= 748 cf, Atten= 0%, Lag= 0.0 min
Primary = 2.11 cfs @ 0.10 hrs, Volume= 748 cf
Routed to Link POST-DEV : Post-Development

Routing by Stor-Ind method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
Peak Elev= 368.89' @ 0.09 hrs

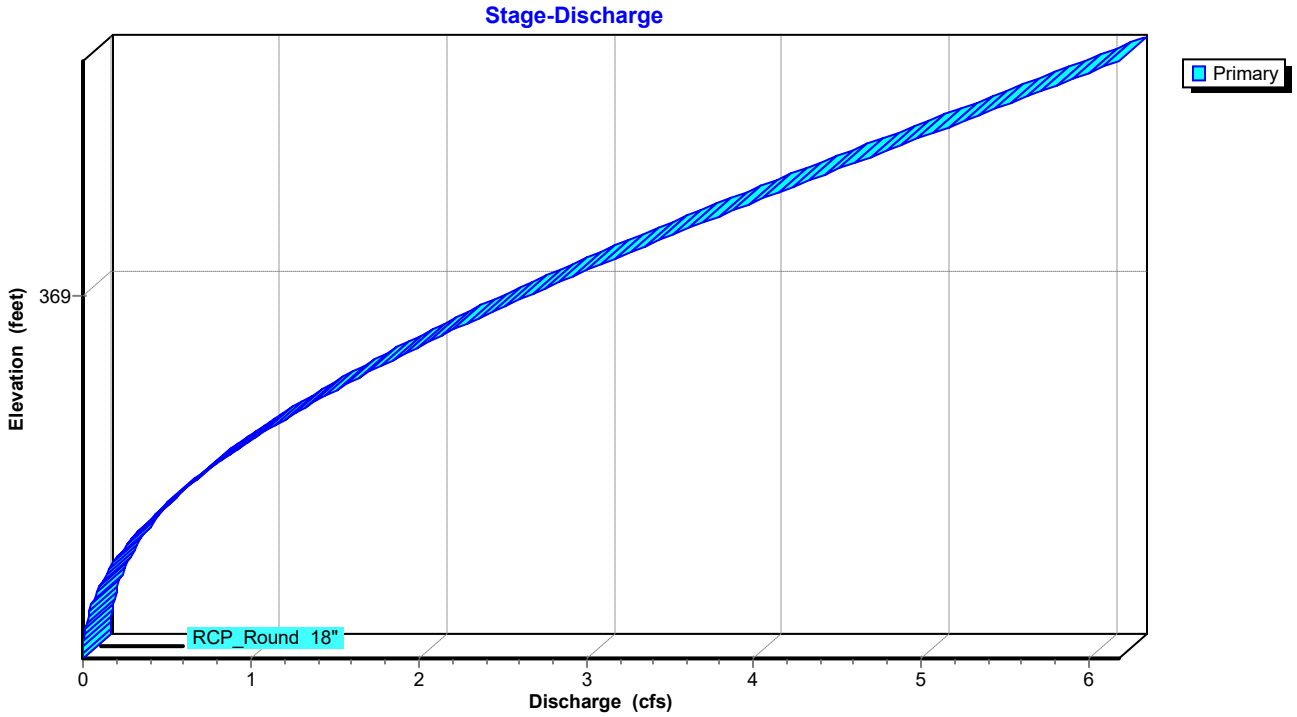
Device	Routing	Invert	Outlet Devices
#1	Primary	368.09'	**18.0" Round RCP_Round 18"** L= 34.2' RCP, rounded edge headwall, Ke= 0.100 Inlet / Outlet Invert= 368.09' / 368.00' S= 0.0026 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=2.08 cfs @ 0.10 hrs HW=368.89' (Free Discharge)
1=RCP_Round 18" (Barrel Controls 2.08 cfs @ 3.16 fps)

Pond CI-A2: CURB INLET A2



Pond CI-A2: CURB INLET A2



Stage-Area-Storage for Pond CI-A2: CURB INLET A2

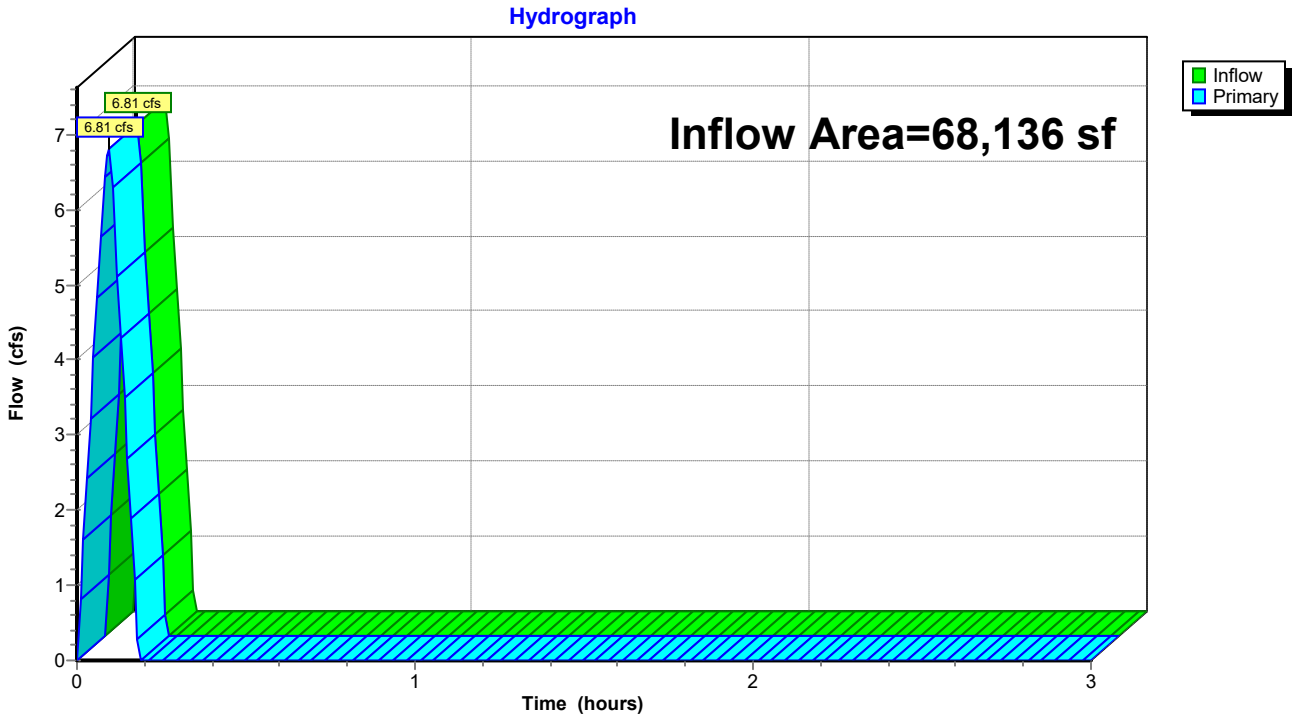
Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)
368.09	**0**	368.61	0	369.13	0
368.10	0	368.62	0	369.14	0
368.11	0	368.63	0	369.15	0
368.12	0	368.64	0	369.16	0
368.13	0	368.65	0	369.17	0
368.14	0	368.66	0	369.18	0
368.15	0	368.67	0	369.19	0
368.16	0	368.68	0	369.20	0
368.17	0	368.69	0	369.21	0
368.18	0	368.70	0	369.22	0
368.19	0	368.71	0	369.23	0
368.20	0	368.72	0	369.24	0
368.21	0	368.73	0	369.25	0
368.22	0	368.74	0	369.26	0
368.23	0	368.75	0	369.27	0
368.24	0	368.76	0	369.28	0
368.25	0	368.77	0	369.29	0
368.26	0	368.78	0	369.30	0
368.27	0	368.79	0	369.31	0
368.28	0	368.80	0	369.32	0
368.29	0	368.81	0	369.33	0
368.30	0	368.82	0	369.34	0
368.31	0	368.83	0	369.35	0
368.32	0	368.84	0	369.36	0
368.33	0	368.85	0	369.37	0
368.34	0	368.86	0	369.38	0
368.35	0	368.87	0	369.39	0
368.36	0	368.88	0	369.40	0
368.37	0	368.89	0	369.41	0
368.38	0	368.90	0	369.42	0
368.39	0	368.91	0	369.43	0
368.40	0	368.92	0	369.44	0
368.41	0	368.93	0	369.45	0
368.42	0	368.94	0	369.46	0
368.43	0	368.95	0	369.47	0
368.44	0	368.96	0	369.48	0
368.45	0	368.97	0	369.49	0
368.46	0	368.98	0	369.50	0
368.47	0	368.99	0	369.51	0
368.48	0	369.00	0	369.52	0
368.49	0	369.01	0	369.53	0
368.50	0	369.02	0	369.54	0
368.51	0	369.03	0	369.55	0
368.52	0	369.04	0	369.56	0
368.53	0	369.05	0	369.57	0
368.54	0	369.06	0	369.58	0
368.55	0	369.07	0	369.59	0
368.56	0	369.08	0		
368.57	0	369.09	0		
368.58	0	369.10	0		
368.59	0	369.11	0		
368.60	0	369.12	0		

Summary for Link POST-DEV: Post-Development

Inflow Area = 68,136 sf, 0.00% Impervious, Inflow Depth = 0.43" for 25-yr event
Inflow = 6.81 cfs @ 0.09 hrs, Volume= 2,414 cf
Primary = 6.81 cfs @ 0.09 hrs, Volume= 2,414 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs

Link POST-DEV: Post-Development



Summary for Subcatchment B1: Drainage Basin B1

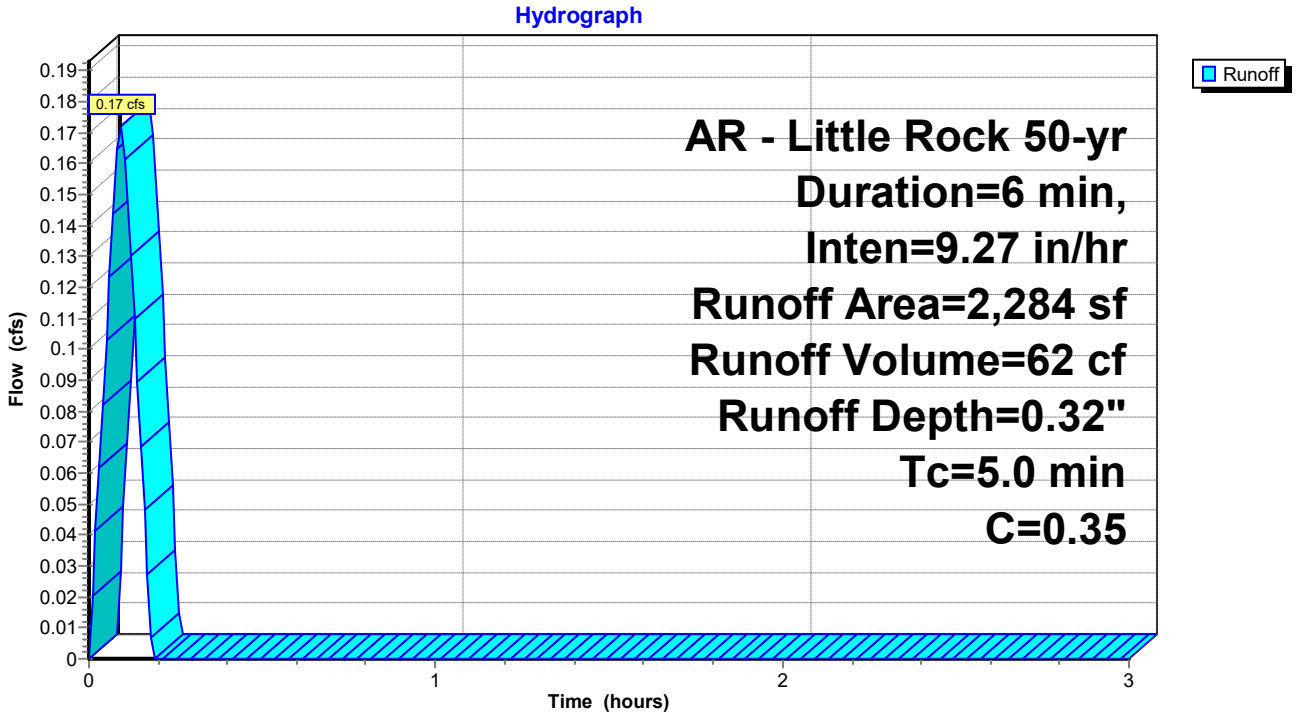
Runoff = 0.17 cfs @ 0.09 hrs, Volume= 62 cf, Depth= 0.32"
Routed to Link POST-DEV : Post-Development

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 50-yr Duration=6 min, Inten=9.27 in/hr

Area (sf)	C	Description
2,284	0.35	Sandy Soil 2-7% per manual
0	0.92	Paved Areas
2,284	0.35	Weighted Average
2,284		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Minimum Adjustment**

Subcatchment B1: Drainage Basin B1



Summary for Subcatchment B2: Drainage Basin B2

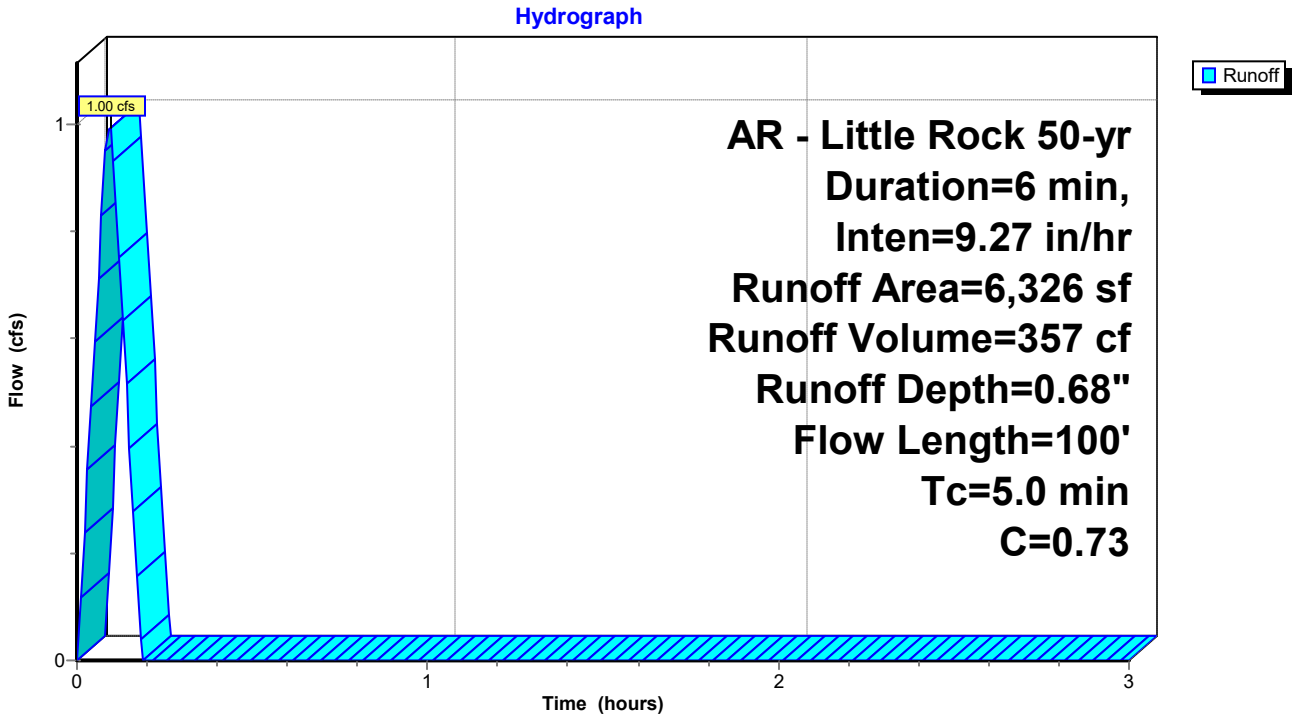
Runoff = 1.00 cfs @ 0.09 hrs, Volume= 357 cf, Depth= 0.68"
Routed to Link POST-DEV : Post-Development

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 50-yr Duration=6 min, Inten=9.27 in/hr

Area (sf)	C	Description
2,115	0.35	Sandy Soil 2-7% per manual
4,211	0.92	Paved Areas
6,326	0.73	Weighted Average
6,326		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.2	42	0.1667	3.09		**Sheet Flow, Rooftop** Smooth surfaces n= 0.011 P2= 4.20"
0.5	58	0.0500	2.04		**Sheet Flow, Asphalt Sheet Flow** Smooth surfaces n= 0.011 P2= 4.20"
4.3					**Direct Entry, Minimum Adjustment**
5.0	100	Total			

Subcatchment B2: Drainage Basin B2



Summary for Subcatchment B3: Drainage Basin B3

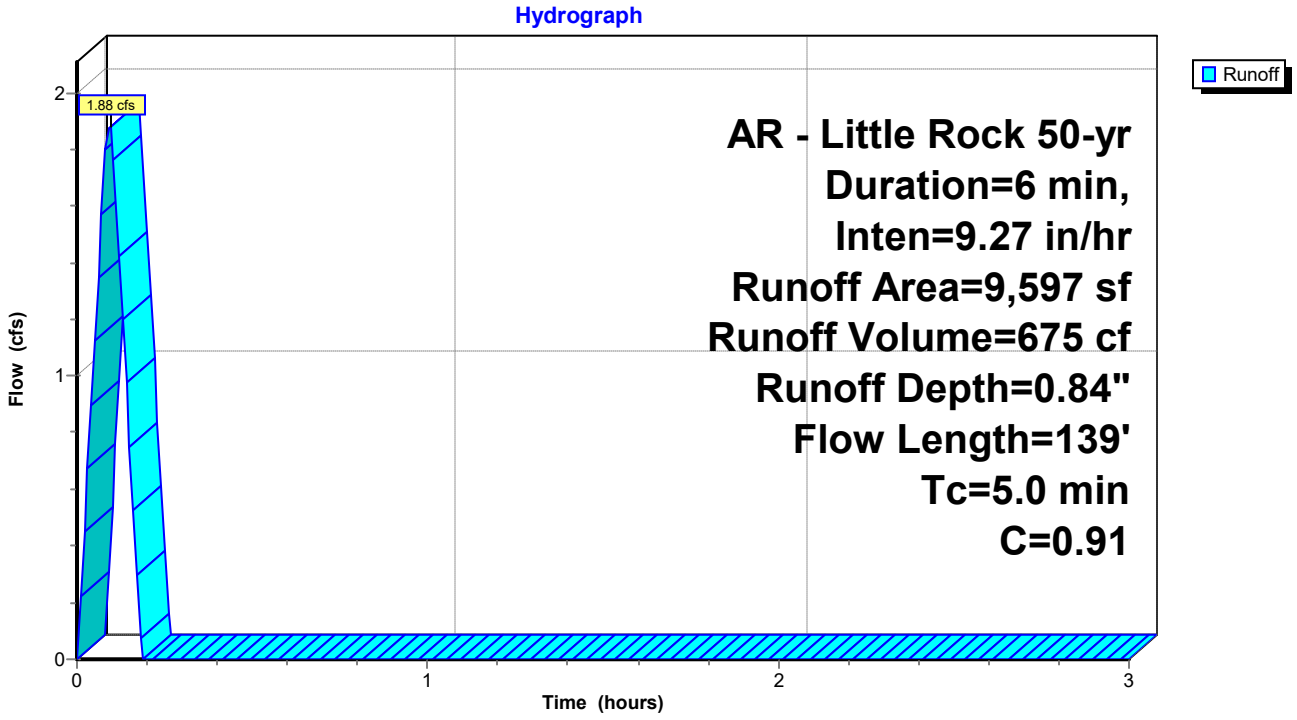
Runoff = 1.88 cfs @ 0.09 hrs, Volume= 675 cf, Depth= 0.84"
Routed to Pond CI-A1 : CURB INLET A1

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 50-yr Duration=6 min, Inten=9.27 in/hr

Area (sf)	C	Description
155	0.35	Sandy Soil 2-7% per manual
9,442	0.92	Paved Areas
9,597	0.91	Weighted Average
9,597		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.2	28	0.1667	2.85		**Sheet Flow, Rooftop** Smooth surfaces n= 0.011 P2= 4.20"
0.4	30	0.0160	1.13		**Sheet Flow, Asphalt Sheet Flow** Smooth surfaces n= 0.011 P2= 4.20"
0.4	41	0.0520	1.93		**Sheet Flow, Asphalt Sheet Flow** Smooth surfaces n= 0.011 P2= 4.20"
0.2	40	0.0360	3.85		**Shallow Concentrated Flow, Gutter Flow** Paved Kv= 20.3 fps
3.8					**Direct Entry, Minimum Adjustment**
5.0	139	Total			

Subcatchment B3: Drainage Basin B3



Summary for Subcatchment B4: Drainage Basin B4

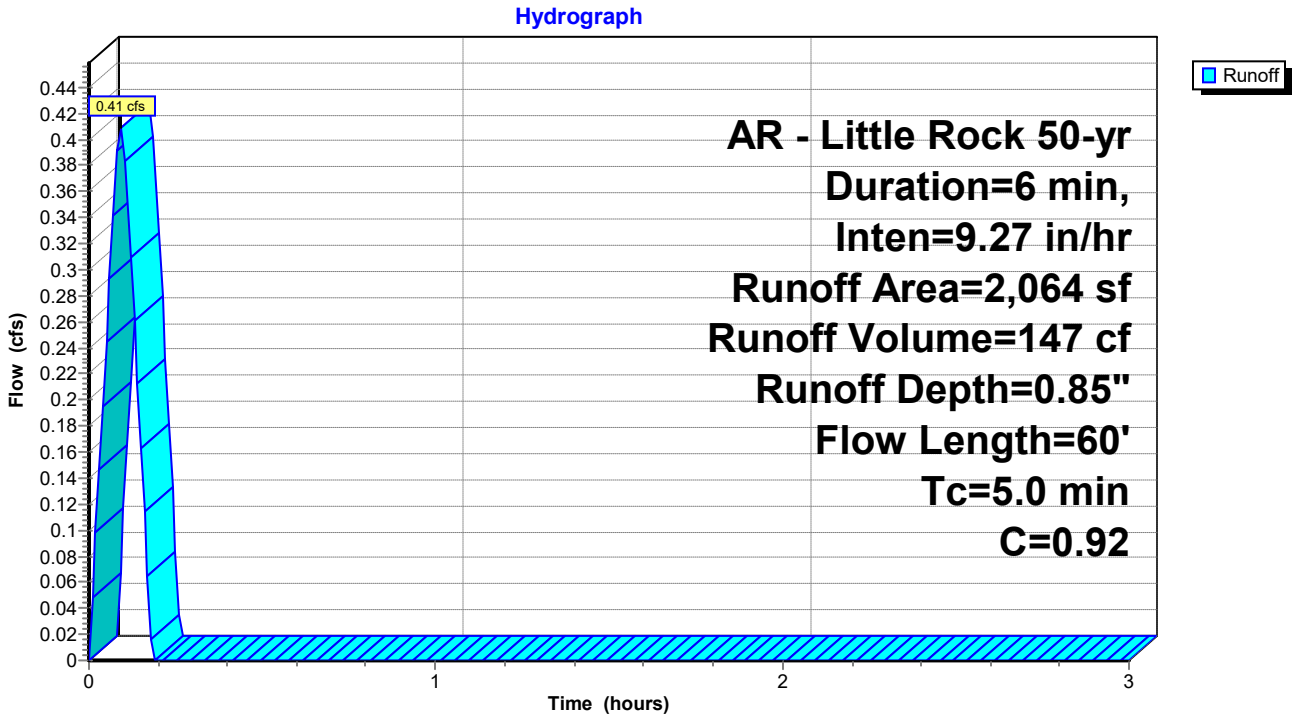
Runoff = 0.41 cfs @ 0.09 hrs, Volume= 147 cf, Depth= 0.85"
Routed to Pond CI-A2 : CURB INLET A2

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 50-yr Duration=6 min, Inten=9.27 in/hr

Area (sf)	C	Description
0	0.35	Sandy Soil 2-7% per manual
2,064	0.92	Paved Areas
2,064	0.92	Weighted Average
2,064		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.6	45	0.0170	1.26		**Sheet Flow, Asphalt Sheet Flow** Smooth surfaces n= 0.011 P2= 4.20"
0.0	15	0.0840	5.88		**Shallow Concentrated Flow, Gutter Flow** Paved Kv= 20.3 fps
4.4					**Direct Entry, Minimum Adjustment**
5.0	60	Total			

Subcatchment B4: Drainage Basin B4



Summary for Subcatchment B5: Drainage Basin B5

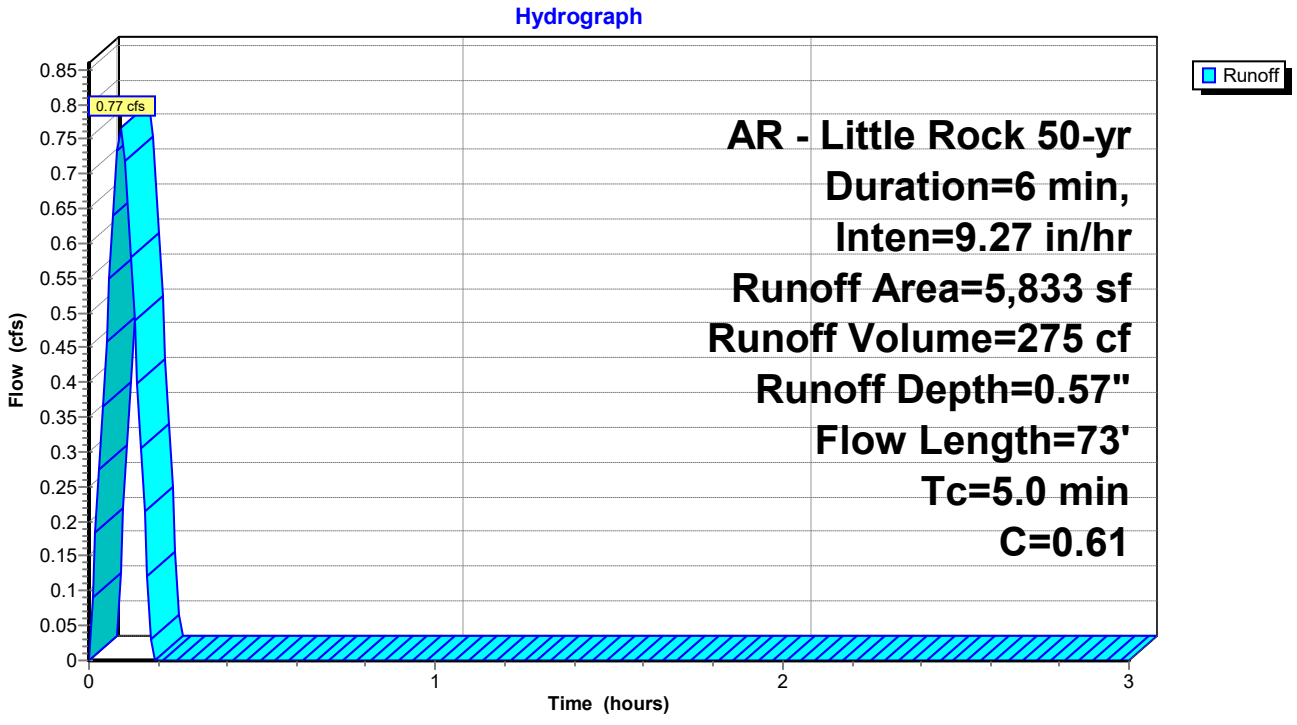
Runoff = 0.77 cfs @ 0.09 hrs, Volume= 275 cf, Depth= 0.57"
Routed to Link POST-DEV : Post-Development

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 50-yr Duration=6 min, Inten=9.27 in/hr

Area (sf)	C	Description
3,123	0.35	Sandy Soil 2-7% per manual
2,710	0.92	Paved Areas
5,833	0.61	Weighted Average
5,833		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.1	18	0.1667	2.61		**Sheet Flow, Rooftop** Smooth surfaces n= 0.011 P2= 4.20"
0.4	55	0.0860	2.05		**Shallow Concentrated Flow, Overland Concentrated** Short Grass Pasture Kv= 7.0 fps
4.5					**Direct Entry, Minimum Adjustment**
5.0	73	Total			

Subcatchment B5: Drainage Basin B5



Summary for Subcatchment B6: Drainage Basin B6

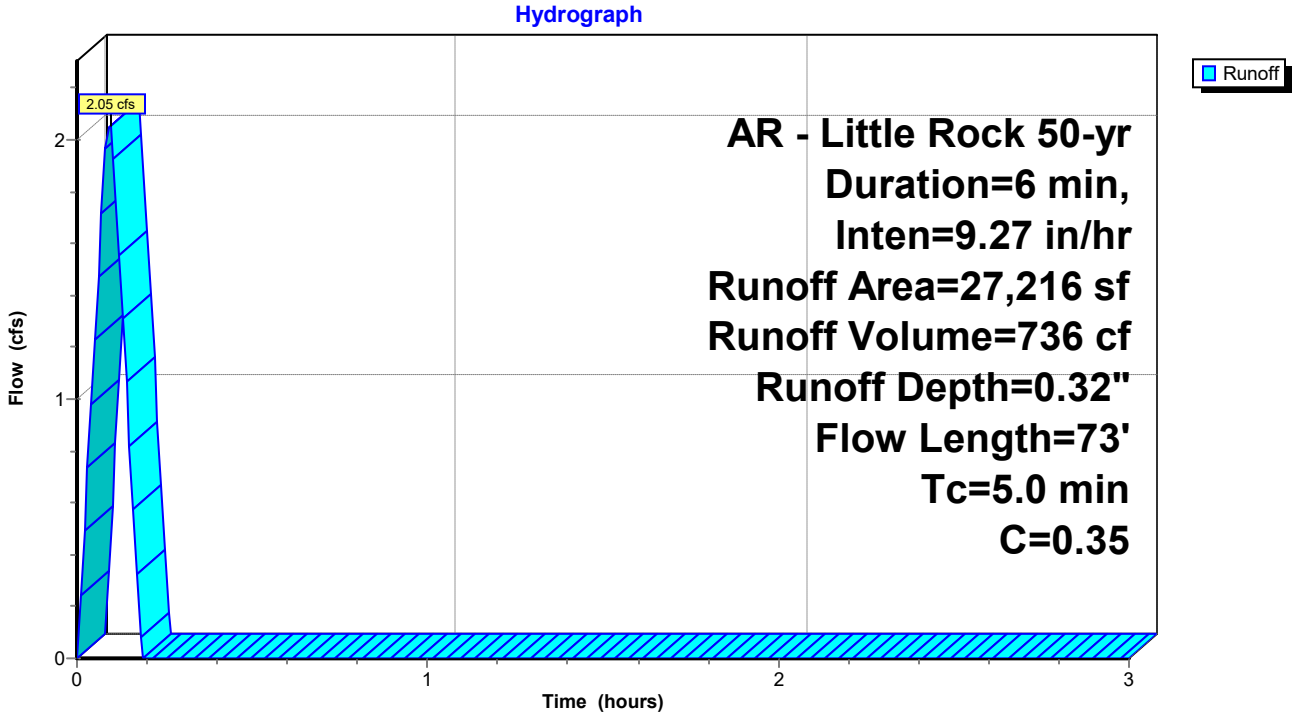
Runoff = 2.05 cfs @ 0.09 hrs, Volume= 736 cf, Depth= 0.32"
Routed to Link POST-DEV : Post-Development

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 50-yr Duration=6 min, Inten=9.27 in/hr

Area (sf)	C	Description
27,216	0.35	Sandy Soil 2-7% per manual
27,216		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.1	18	0.1667	2.61		**Sheet Flow, Rooftop** Smooth surfaces n= 0.011 P2= 4.20"
0.4	55	0.0860	2.05		**Shallow Concentrated Flow, Overland Concentrated** Short Grass Pasture Kv= 7.0 fps
4.5					**Direct Entry, Minimum Adjustment**
5.0	73	Total			

Subcatchment B6: Drainage Basin B6



Summary for Subcatchment B7: Drainage Basin B7

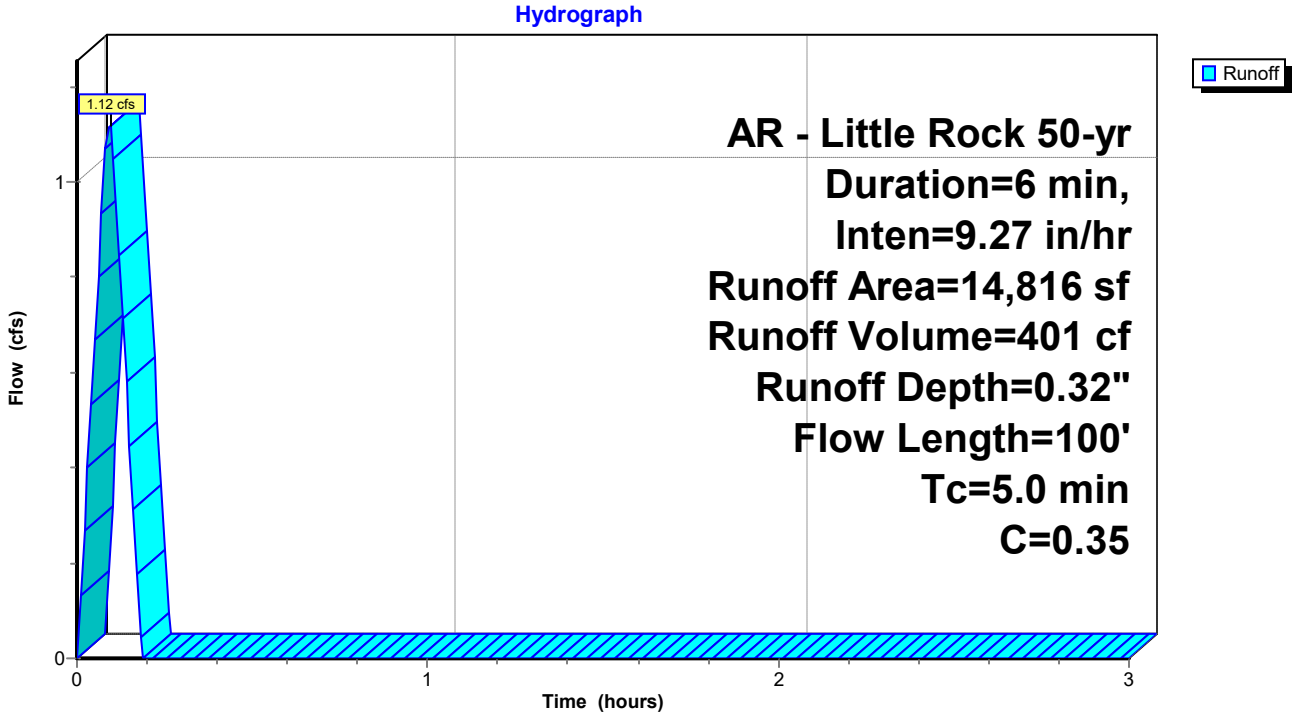
Runoff = 1.12 cfs @ 0.09 hrs, Volume= 401 cf, Depth= 0.32"
Routed to Link POST-DEV : Post-Development

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 50-yr Duration=6 min, Inten=9.27 in/hr

Area (sf)	C	Description
14,816	0.35	Sandy Soil 2-7% per manual
14,816		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.2	42	0.1667	3.09		**Sheet Flow, Rooftop** Smooth surfaces n= 0.011 P2= 4.20"
0.5	58	0.0500	2.04		**Sheet Flow, Asphalt Sheet Flow** Smooth surfaces n= 0.011 P2= 4.20"
4.3					**Direct Entry, Minimum Adjustment**
5.0	100	Total			

Subcatchment B7: Drainage Basin B7



Summary for Pond CI-A1: CURB INLET A1

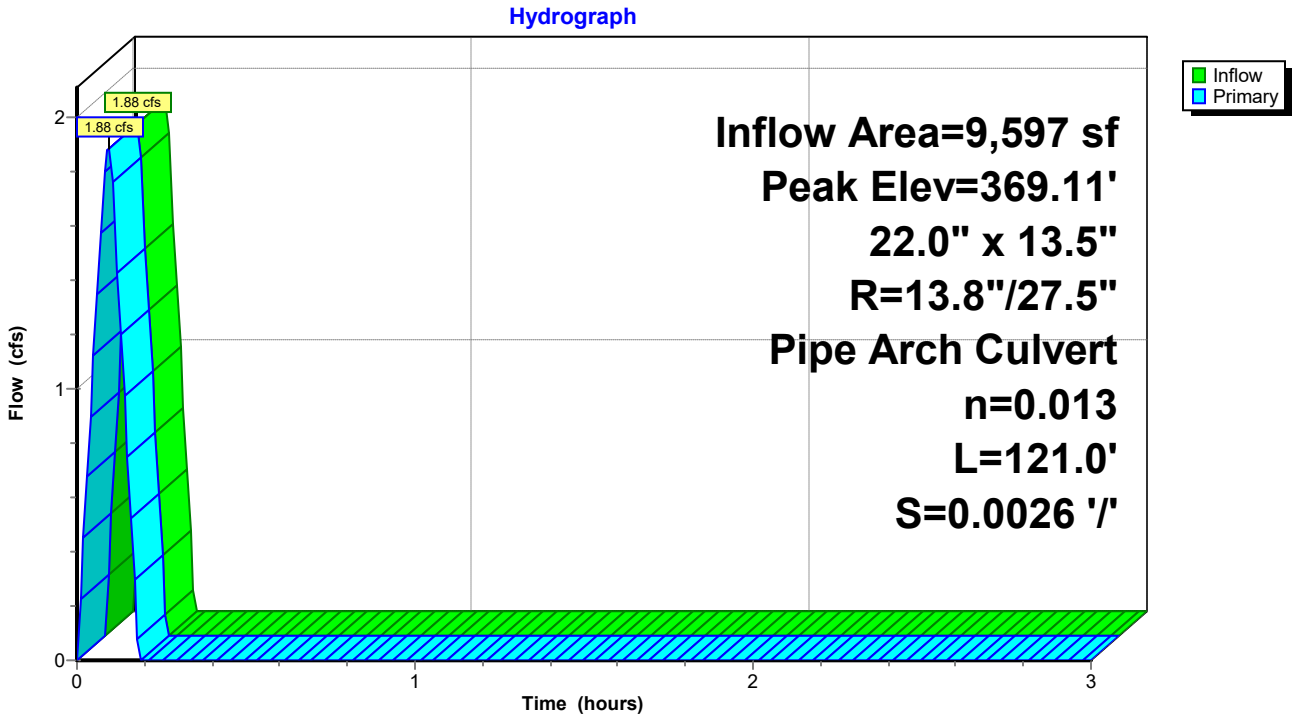
Inflow Area = 9,597 sf, 0.00% Impervious, Inflow Depth = 0.84" for 50-yr event
Inflow = 1.88 cfs @ 0.09 hrs, Volume= 675 cf
Outflow = 1.88 cfs @ 0.09 hrs, Volume= 675 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.88 cfs @ 0.09 hrs, Volume= 675 cf
Routed to Pond CI-A2 : CURB INLET A2

Routing by Stor-Ind method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
Peak Elev= 369.11' @ 0.09 hrs

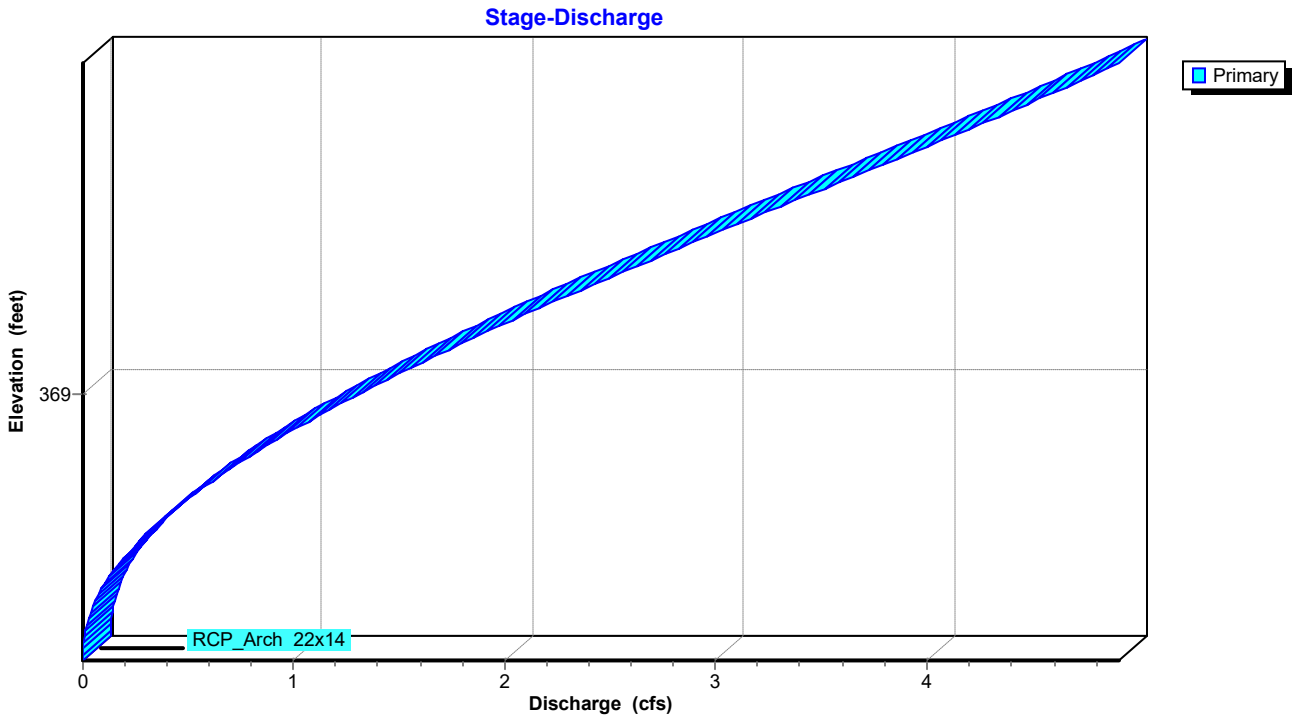
Device	Routing	Invert	Outlet Devices
#1	Primary	368.50'	**22.0" W x 13.5" H, R=13.8"/27.5" Pipe Arch RCP_Arch 22x14** L= 121.0' RCP, rounded edge headwall, Ke= 0.100 Inlet / Outlet Invert= 368.50' / 368.19' S= 0.0026 '/' Cc= 0.900 n= 0.013, Flow Area= 1.65 sf

Primary OutFlow Max=1.87 cfs @ 0.09 hrs HW=369.11' (Free Discharge)
1=RCP_Arch 22x14 (Barrel Controls 1.87 cfs @ 2.72 fps)

Pond CI-A1: CURB INLET A1



Pond CI-A1: CURB INLET A1



Stage-Area-Storage for Pond CI-A1: CURB INLET A1

Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)
368.50	**0**	369.02	0	369.54	0
368.51	0	369.03	0	369.55	0
368.52	0	369.04	0	369.56	0
368.53	0	369.05	0	369.57	0
368.54	0	369.06	0	369.58	0
368.55	0	369.07	0	369.59	0
368.56	0	369.08	0	369.60	0
368.57	0	369.09	0	369.61	0
368.58	0	369.10	0	369.62	0
368.59	0	369.11	0		
368.60	0	369.12	0		
368.61	0	369.13	0		
368.62	0	369.14	0		
368.63	0	369.15	0		
368.64	0	369.16	0		
368.65	0	369.17	0		
368.66	0	369.18	0		
368.67	0	369.19	0		
368.68	0	369.20	0		
368.69	0	369.21	0		
368.70	0	369.22	0		
368.71	0	369.23	0		
368.72	0	369.24	0		
368.73	0	369.25	0		
368.74	0	369.26	0		
368.75	0	369.27	0		
368.76	0	369.28	0		
368.77	0	369.29	0		
368.78	0	369.30	0		
368.79	0	369.31	0		
368.80	0	369.32	0		
368.81	0	369.33	0		
368.82	0	369.34	0		
368.83	0	369.35	0		
368.84	0	369.36	0		
368.85	0	369.37	0		
368.86	0	369.38	0		
368.87	0	369.39	0		
368.88	0	369.40	0		
368.89	0	369.41	0		
368.90	0	369.42	0		
368.91	0	369.43	0		
368.92	0	369.44	0		
368.93	0	369.45	0		
368.94	0	369.46	0		
368.95	0	369.47	0		
368.96	0	369.48	0		
368.97	0	369.49	0		
368.98	0	369.50	0		
368.99	0	369.51	0		
369.00	0	369.52	0		
369.01	0	369.53	0		

Summary for Pond CI-A2: CURB INLET A2

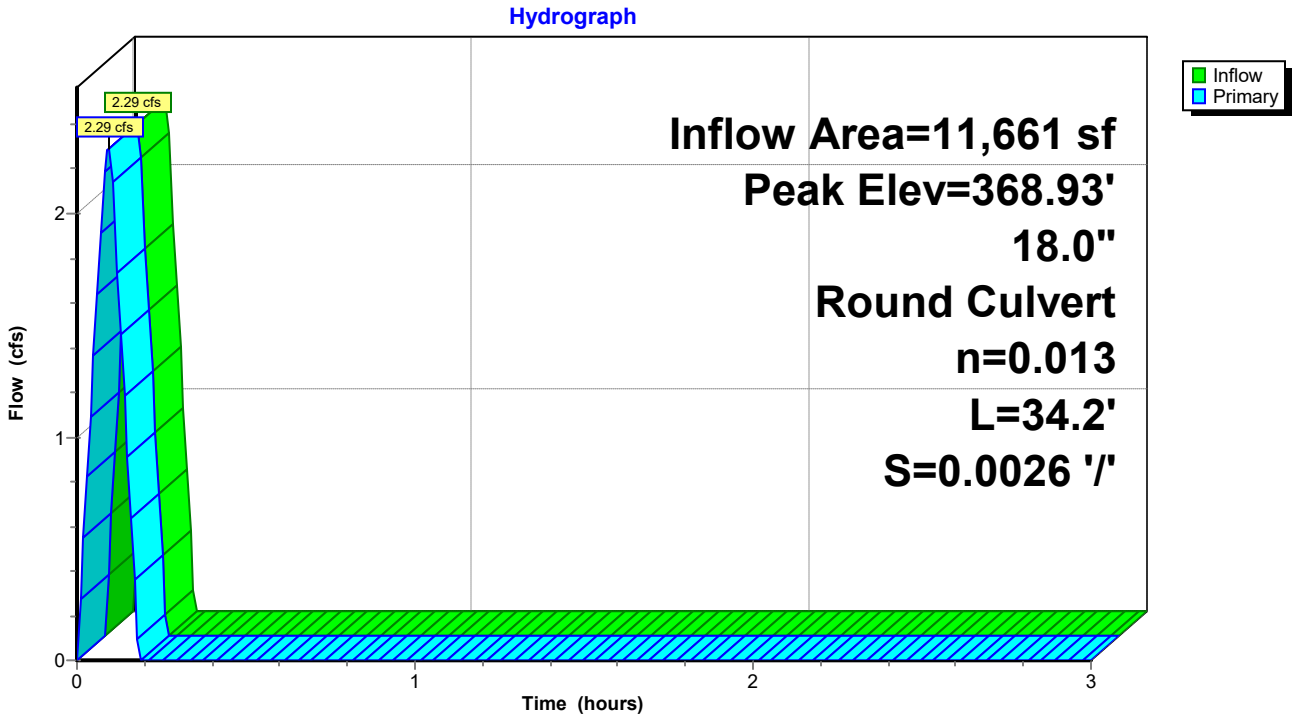
Inflow Area = 11,661 sf, 0.00% Impervious, Inflow Depth = 0.85" for 50-yr event
Inflow = 2.29 cfs @ 0.09 hrs, Volume= 821 cf
Outflow = 2.29 cfs @ 0.09 hrs, Volume= 821 cf, Atten= 0%, Lag= 0.0 min
Primary = 2.29 cfs @ 0.09 hrs, Volume= 821 cf
Routed to Link POST-DEV : Post-Development

Routing by Stor-Ind method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
Peak Elev= 368.93' @ 0.09 hrs

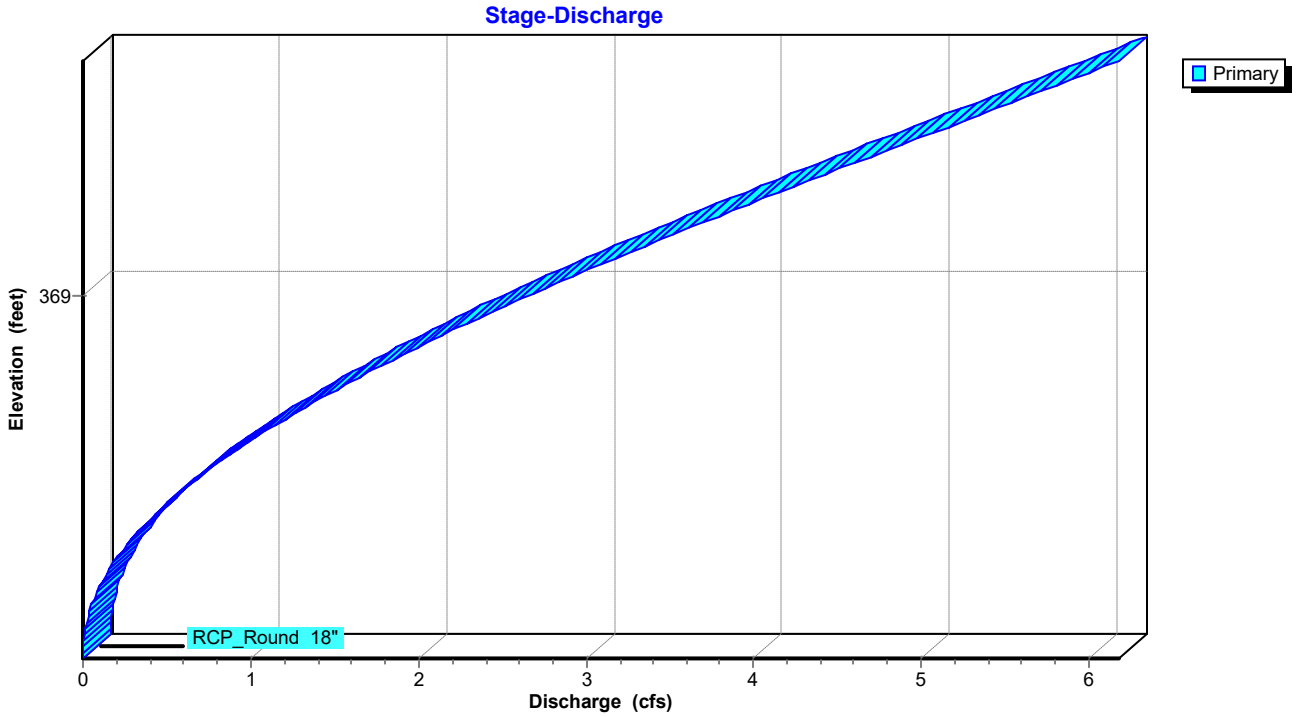
Device	Routing	Invert	Outlet Devices
#1	Primary	368.09'	**18.0" Round RCP_Round 18"** L= 34.2' RCP, rounded edge headwall, Ke= 0.100 Inlet / Outlet Invert= 368.09' / 368.00' S= 0.0026 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=2.28 cfs @ 0.09 hrs HW=368.93' (Free Discharge)
1=RCP_Round 18" (Barrel Controls 2.28 cfs @ 3.24 fps)

Pond CI-A2: CURB INLET A2



Pond CI-A2: CURB INLET A2



Stage-Area-Storage for Pond CI-A2: CURB INLET A2

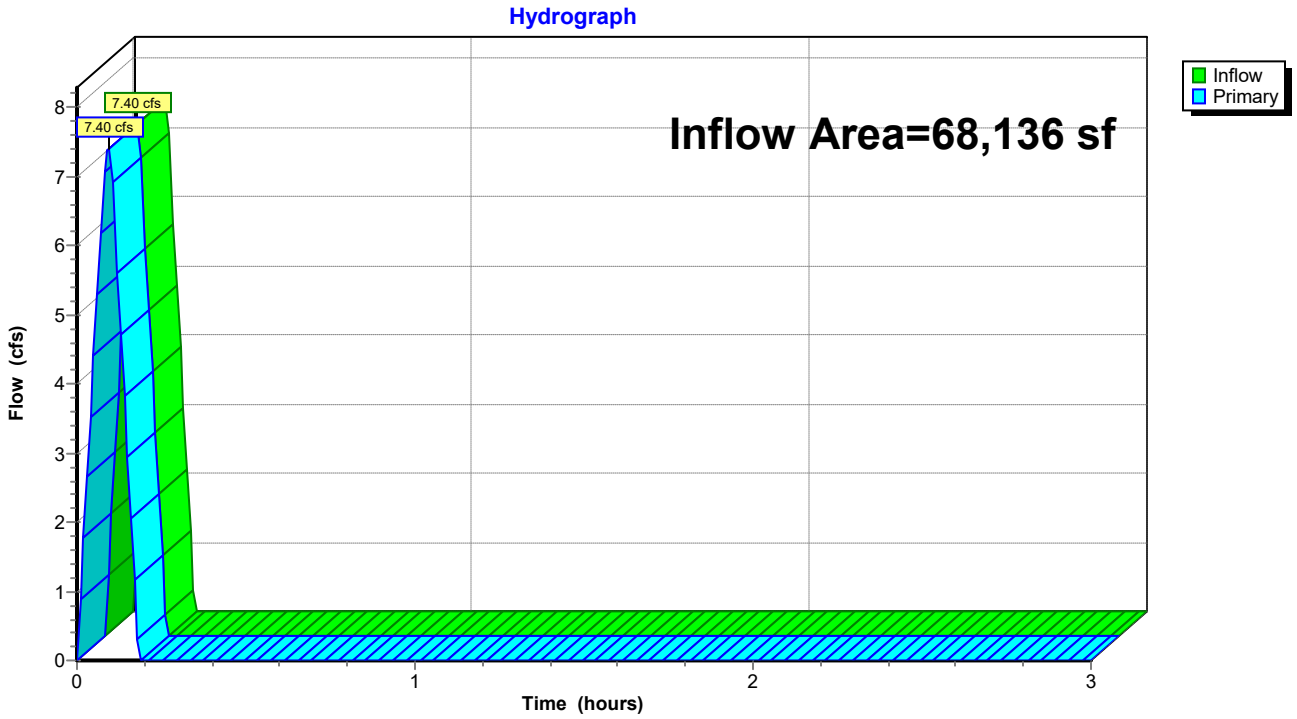
Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)
368.09	**0**	368.61	0	369.13	0
368.10	0	368.62	0	369.14	0
368.11	0	368.63	0	369.15	0
368.12	0	368.64	0	369.16	0
368.13	0	368.65	0	369.17	0
368.14	0	368.66	0	369.18	0
368.15	0	368.67	0	369.19	0
368.16	0	368.68	0	369.20	0
368.17	0	368.69	0	369.21	0
368.18	0	368.70	0	369.22	0
368.19	0	368.71	0	369.23	0
368.20	0	368.72	0	369.24	0
368.21	0	368.73	0	369.25	0
368.22	0	368.74	0	369.26	0
368.23	0	368.75	0	369.27	0
368.24	0	368.76	0	369.28	0
368.25	0	368.77	0	369.29	0
368.26	0	368.78	0	369.30	0
368.27	0	368.79	0	369.31	0
368.28	0	368.80	0	369.32	0
368.29	0	368.81	0	369.33	0
368.30	0	368.82	0	369.34	0
368.31	0	368.83	0	369.35	0
368.32	0	368.84	0	369.36	0
368.33	0	368.85	0	369.37	0
368.34	0	368.86	0	369.38	0
368.35	0	368.87	0	369.39	0
368.36	0	368.88	0	369.40	0
368.37	0	368.89	0	369.41	0
368.38	0	368.90	0	369.42	0
368.39	0	368.91	0	369.43	0
368.40	0	368.92	0	369.44	0
368.41	0	368.93	0	369.45	0
368.42	0	368.94	0	369.46	0
368.43	0	368.95	0	369.47	0
368.44	0	368.96	0	369.48	0
368.45	0	368.97	0	369.49	0
368.46	0	368.98	0	369.50	0
368.47	0	368.99	0	369.51	0
368.48	0	369.00	0	369.52	0
368.49	0	369.01	0	369.53	0
368.50	0	369.02	0	369.54	0
368.51	0	369.03	0	369.55	0
368.52	0	369.04	0	369.56	0
368.53	0	369.05	0	369.57	0
368.54	0	369.06	0	369.58	0
368.55	0	369.07	0	369.59	0
368.56	0	369.08	0		
368.57	0	369.09	0		
368.58	0	369.10	0		
368.59	0	369.11	0		
368.60	0	369.12	0		

Summary for Link POST-DEV: Post-Development

Inflow Area = 68,136 sf, 0.00% Impervious, Inflow Depth = 0.47" for 50-yr event
Inflow = 7.40 cfs @ 0.09 hrs, Volume= 2,651 cf
Primary = 7.40 cfs @ 0.09 hrs, Volume= 2,651 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs

Link POST-DEV: Post-Development



Summary for Subcatchment B1: Drainage Basin B1

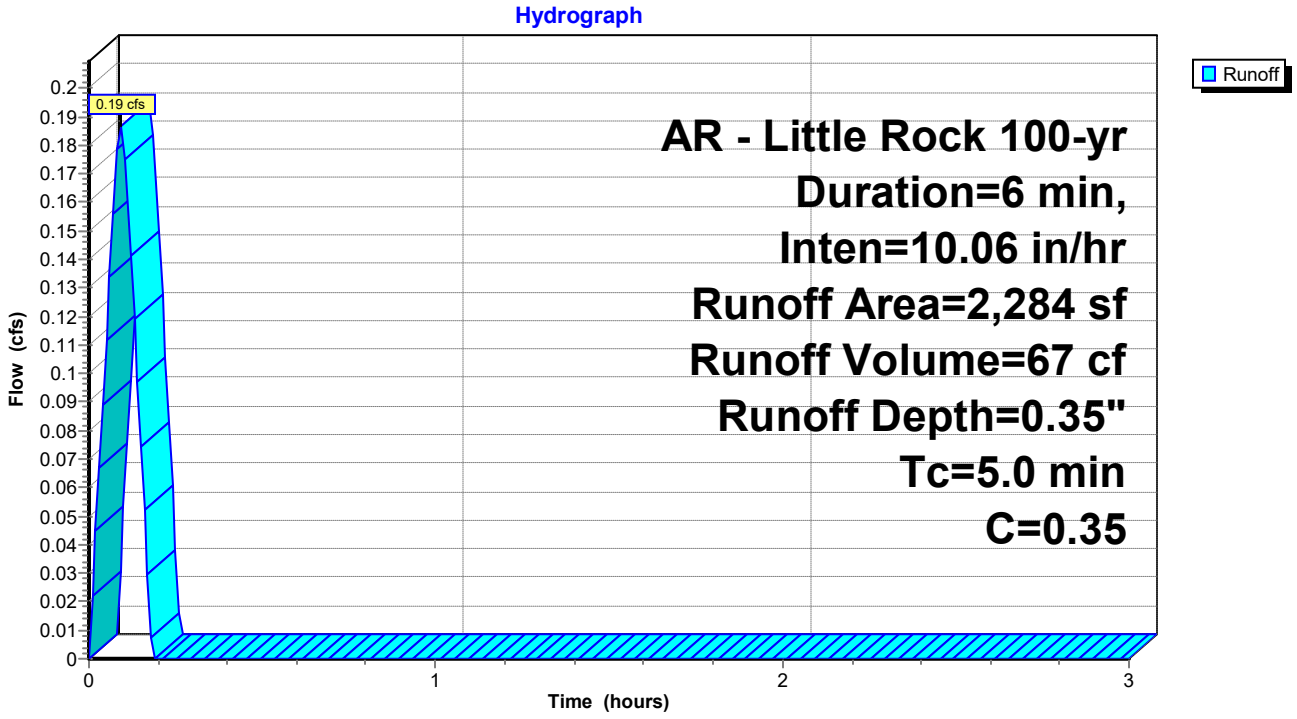
Runoff = 0.19 cfs @ 0.09 hrs, Volume= 67 cf, Depth= 0.35"
Routed to Link POST-DEV : Post-Development

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 100-yr Duration=6 min, Inten=10.06 in/hr

Area (sf)	C	Description
2,284	0.35	Sandy Soil 2-7% per manual
0	0.92	Paved Areas
2,284	0.35	Weighted Average
2,284		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Minimum Adjustment**

Subcatchment B1: Drainage Basin B1



Summary for Subcatchment B2: Drainage Basin B2

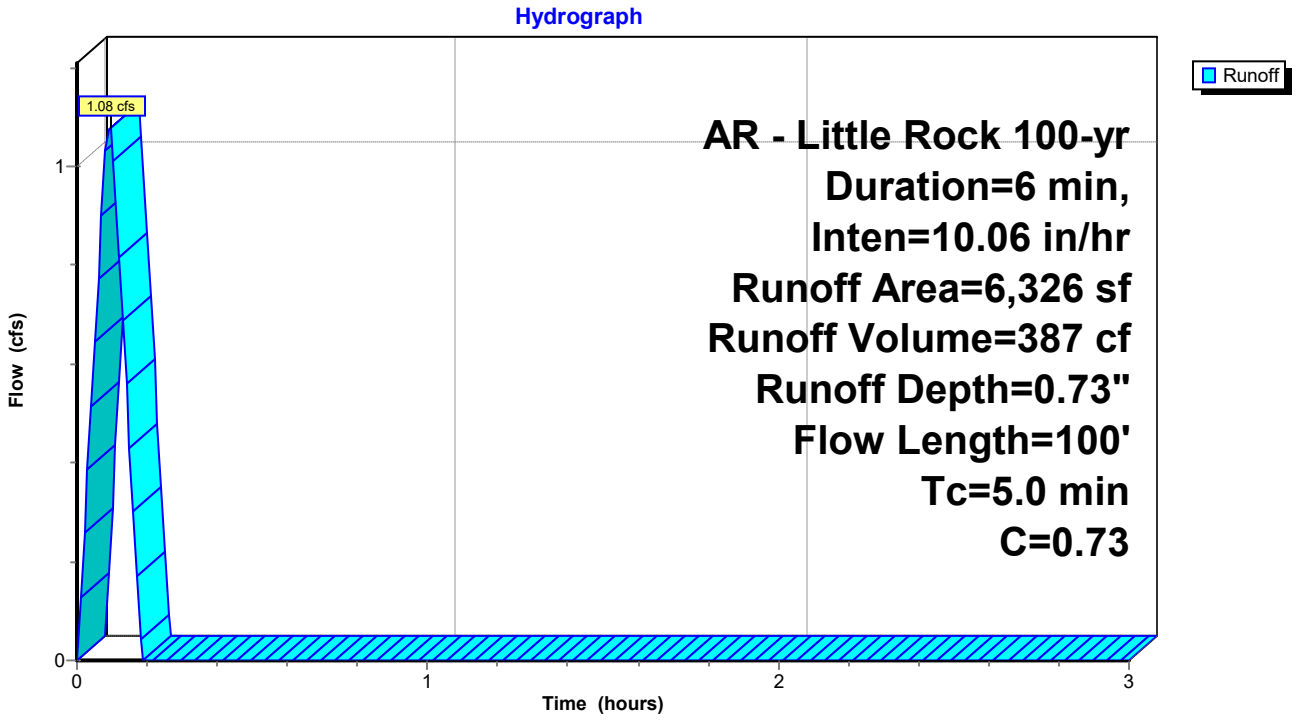
Runoff = 1.08 cfs @ 0.09 hrs, Volume= 387 cf, Depth= 0.73"
Routed to Link POST-DEV : Post-Development

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 100-yr Duration=6 min, Inten=10.06 in/hr

Area (sf)	C	Description
2,115	0.35	Sandy Soil 2-7% per manual
4,211	0.92	Paved Areas
6,326	0.73	Weighted Average
6,326		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.2	42	0.1667	3.09		**Sheet Flow, Rooftop** Smooth surfaces n= 0.011 P2= 4.20"
0.5	58	0.0500	2.04		**Sheet Flow, Asphalt Sheet Flow** Smooth surfaces n= 0.011 P2= 4.20"
4.3					**Direct Entry, Minimum Adjustment**
5.0	100	Total			

Subcatchment B2: Drainage Basin B2



Summary for Subcatchment B3: Drainage Basin B3

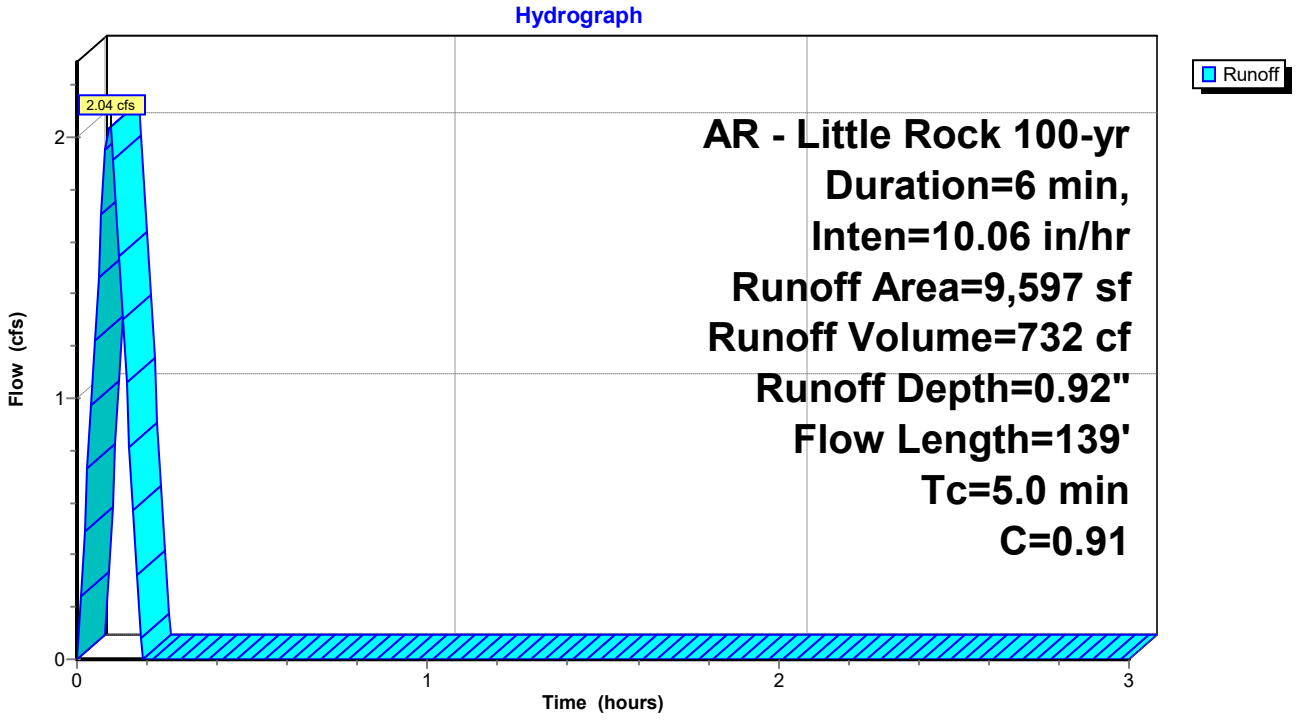
Runoff = 2.04 cfs @ 0.09 hrs, Volume= 732 cf, Depth= 0.92"
Routed to Pond CI-A1 : CURB INLET A1

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 100-yr Duration=6 min, Inten=10.06 in/hr

Area (sf)	C	Description
155	0.35	Sandy Soil 2-7% per manual
9,442	0.92	Paved Areas
9,597	0.91	Weighted Average
9,597		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.2	28	0.1667	2.85		**Sheet Flow, Rooftop** Smooth surfaces n= 0.011 P2= 4.20"
0.4	30	0.0160	1.13		**Sheet Flow, Asphalt Sheet Flow** Smooth surfaces n= 0.011 P2= 4.20"
0.4	41	0.0520	1.93		**Sheet Flow, Asphalt Sheet Flow** Smooth surfaces n= 0.011 P2= 4.20"
0.2	40	0.0360	3.85		**Shallow Concentrated Flow, Gutter Flow** Paved Kv= 20.3 fps
3.8					**Direct Entry, Minimum Adjustment**
5.0	139	Total			

Subcatchment B3: Drainage Basin B3



Summary for Subcatchment B4: Drainage Basin B4

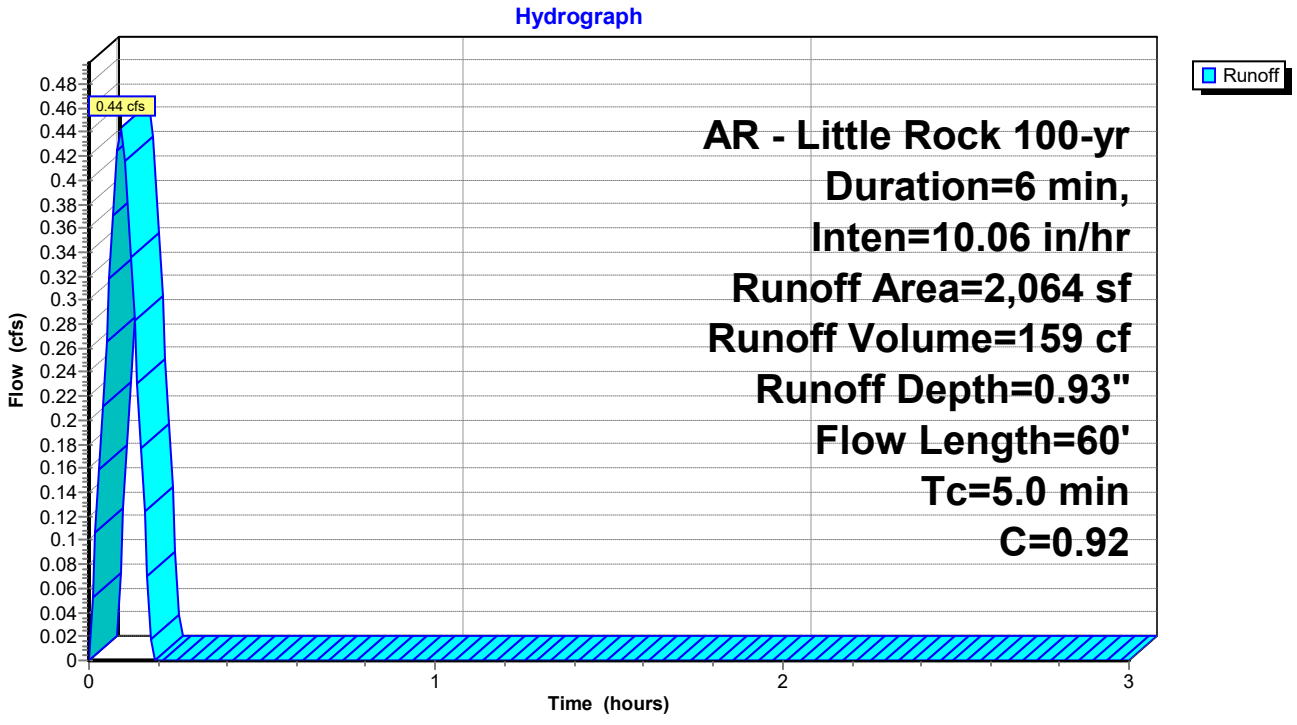
Runoff = 0.44 cfs @ 0.09 hrs, Volume= 159 cf, Depth= 0.93"
Routed to Pond CI-A2 : CURB INLET A2

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 100-yr Duration=6 min, Inten=10.06 in/hr

Area (sf)	C	Description
0	0.35	Sandy Soil 2-7% per manual
2,064	0.92	Paved Areas
2,064	0.92	Weighted Average
2,064		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.6	45	0.0170	1.26		**Sheet Flow, Asphalt Sheet Flow** Smooth surfaces n= 0.011 P2= 4.20"
0.0	15	0.0840	5.88		**Shallow Concentrated Flow, Gutter Flow** Paved Kv= 20.3 fps
4.4					**Direct Entry, Minimum Adjustment**
5.0	60	Total			

Subcatchment B4: Drainage Basin B4



Summary for Subcatchment B5: Drainage Basin B5

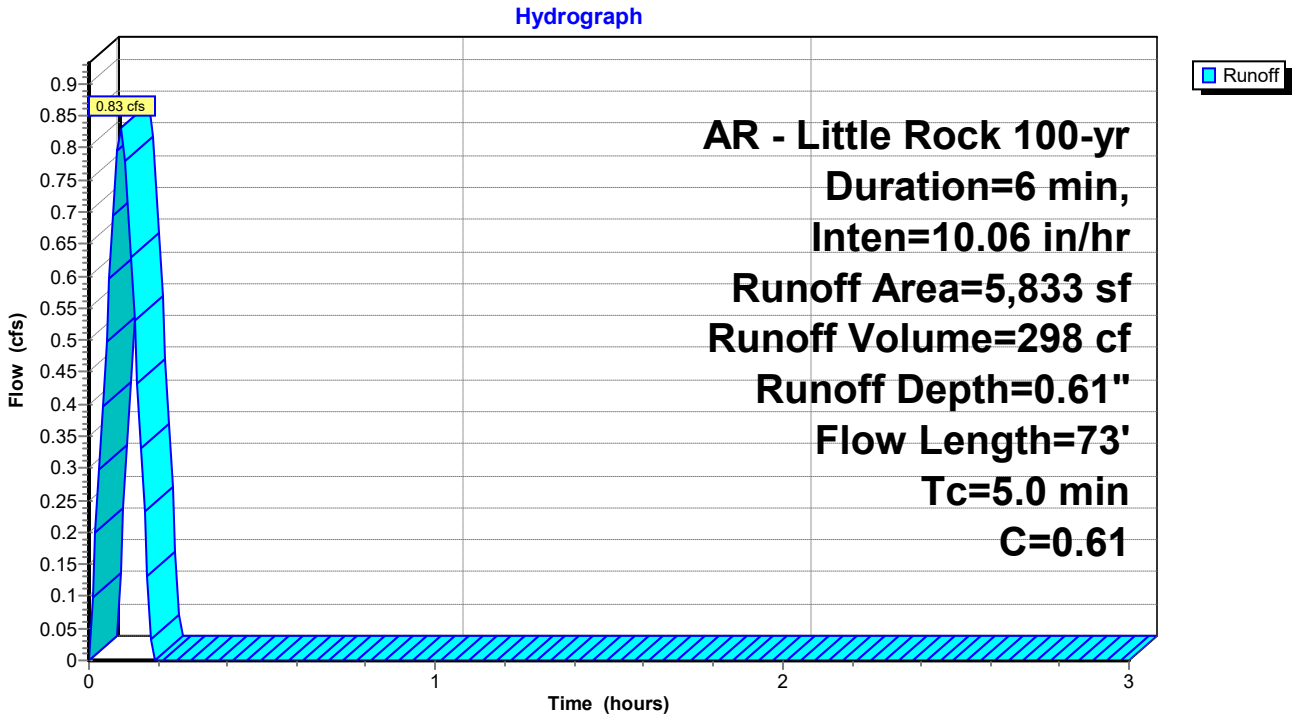
Runoff = 0.83 cfs @ 0.09 hrs, Volume= 298 cf, Depth= 0.61"
Routed to Link POST-DEV : Post-Development

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 100-yr Duration=6 min, Inten=10.06 in/hr

Area (sf)	C	Description
3,123	0.35	Sandy Soil 2-7% per manual
2,710	0.92	Paved Areas
5,833	0.61	Weighted Average
5,833		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.1	18	0.1667	2.61		**Sheet Flow, Rooftop** Smooth surfaces n= 0.011 P2= 4.20"
0.4	55	0.0860	2.05		**Shallow Concentrated Flow, Overland Concentrated** Short Grass Pasture Kv= 7.0 fps
4.5					**Direct Entry, Minimum Adjustment**
5.0	73	Total			

Subcatchment B5: Drainage Basin B5



Summary for Subcatchment B6: Drainage Basin B6

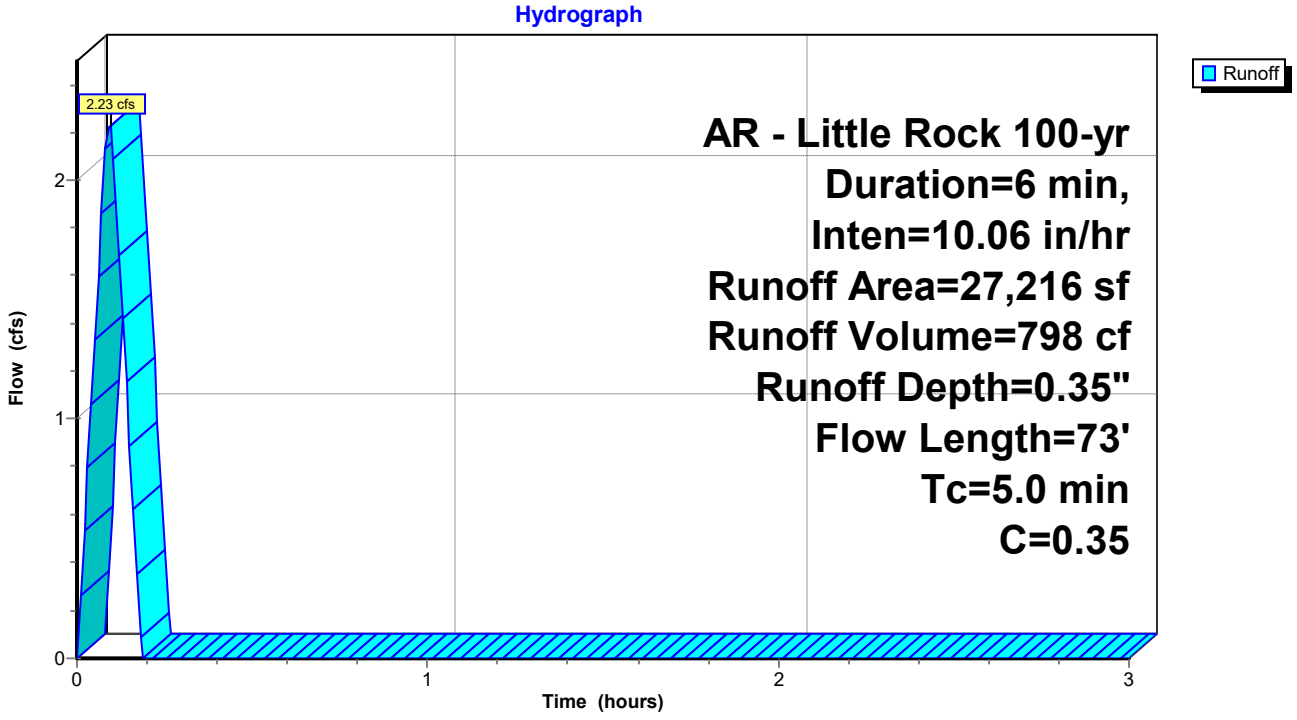
Runoff = 2.23 cfs @ 0.09 hrs, Volume= 798 cf, Depth= 0.35"
Routed to Link POST-DEV : Post-Development

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 100-yr Duration=6 min, Inten=10.06 in/hr

Area (sf)	C	Description
27,216	0.35	Sandy Soil 2-7% per manual
27,216		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.1	18	0.1667	2.61		**Sheet Flow, Rooftop** Smooth surfaces n= 0.011 P2= 4.20"
0.4	55	0.0860	2.05		**Shallow Concentrated Flow, Overland Concentrated** Short Grass Pasture Kv= 7.0 fps
4.5					**Direct Entry, Minimum Adjustment**
5.0	73	Total			

Subcatchment B6: Drainage Basin B6



Summary for Subcatchment B7: Drainage Basin B7

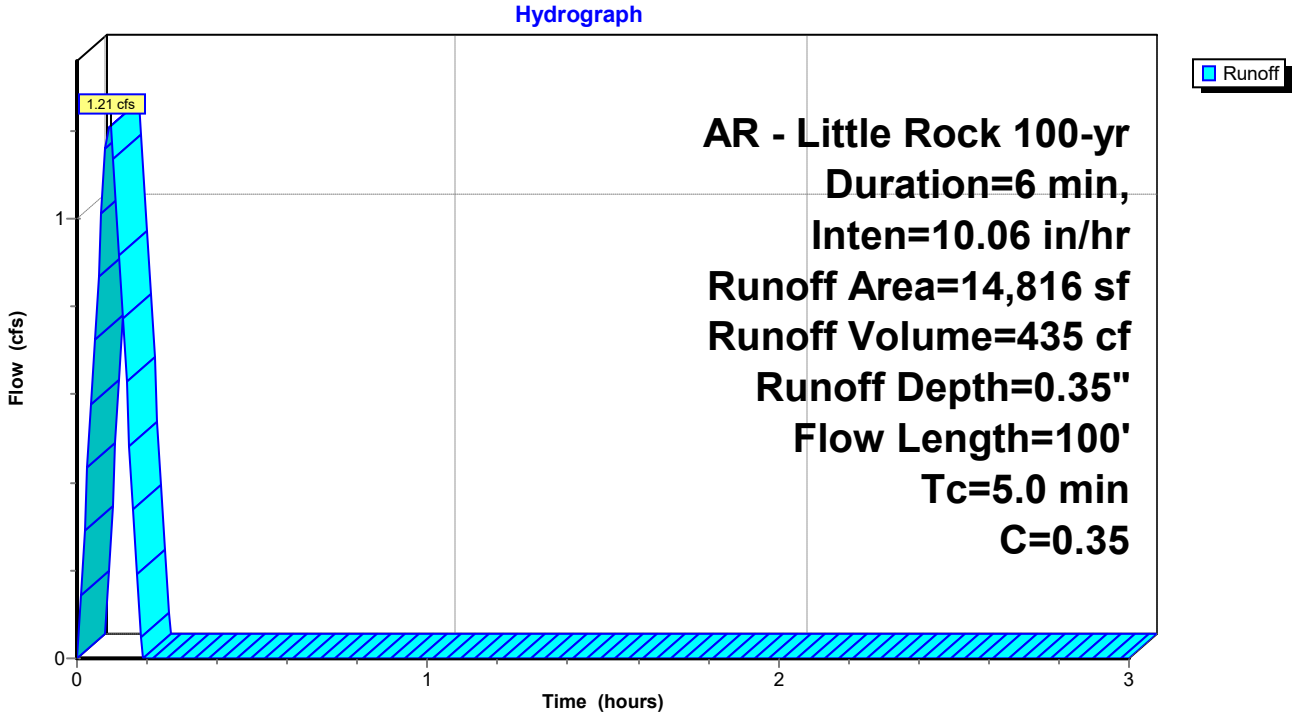
Runoff = 1.21 cfs @ 0.09 hrs, Volume= 435 cf, Depth= 0.35"
Routed to Link POST-DEV : Post-Development

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 100-yr Duration=6 min, Inten=10.06 in/hr

Area (sf)	C	Description
14,816	0.35	Sandy Soil 2-7% per manual
14,816		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.2	42	0.1667	3.09		**Sheet Flow, Rooftop** Smooth surfaces n= 0.011 P2= 4.20"
0.5	58	0.0500	2.04		**Sheet Flow, Asphalt Sheet Flow** Smooth surfaces n= 0.011 P2= 4.20"
4.3					**Direct Entry, Minimum Adjustment**
5.0	100	Total			

Subcatchment B7: Drainage Basin B7



Summary for Pond CI-A1: CURB INLET A1

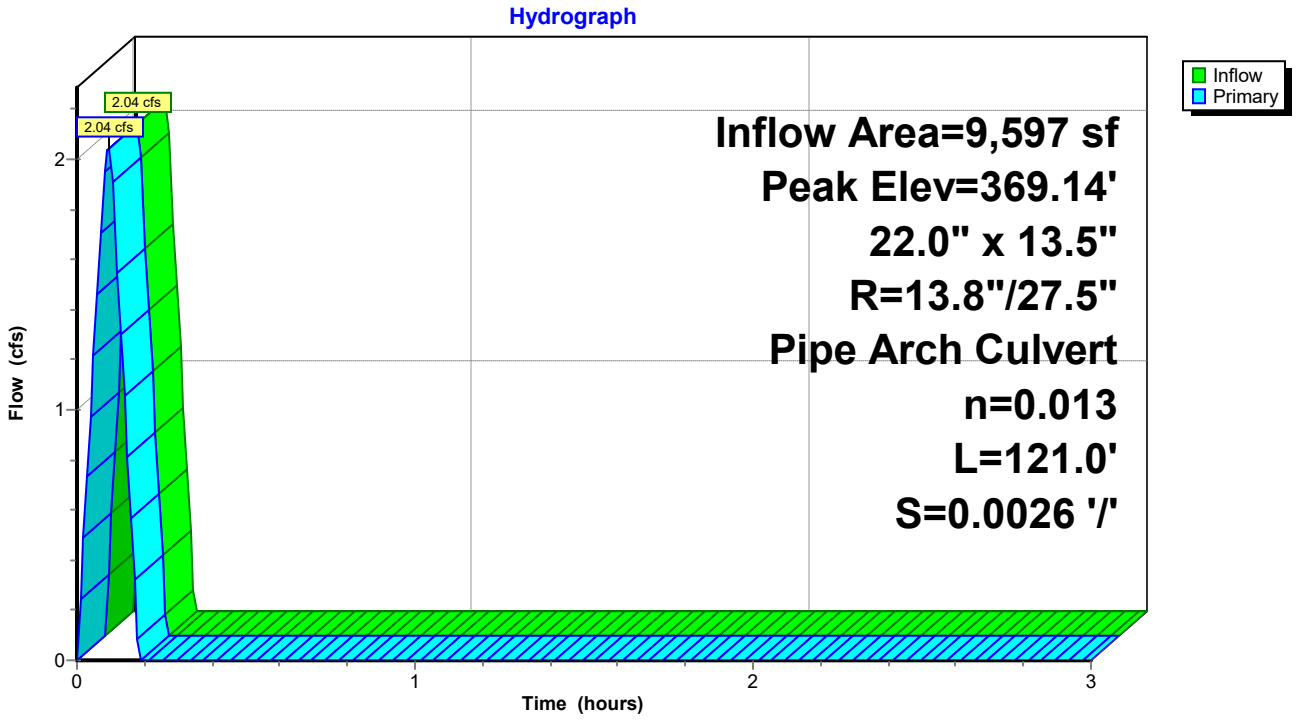
Inflow Area = 9,597 sf, 0.00% Impervious, Inflow Depth = 0.92" for 100-yr event
Inflow = 2.04 cfs @ 0.09 hrs, Volume= 732 cf
Outflow = 2.04 cfs @ 0.09 hrs, Volume= 732 cf, Atten= 0%, Lag= 0.0 min
Primary = 2.04 cfs @ 0.09 hrs, Volume= 732 cf
Routed to Pond CI-A2 : CURB INLET A2

Routing by Stor-Ind method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
Peak Elev= 369.14' @ 0.09 hrs

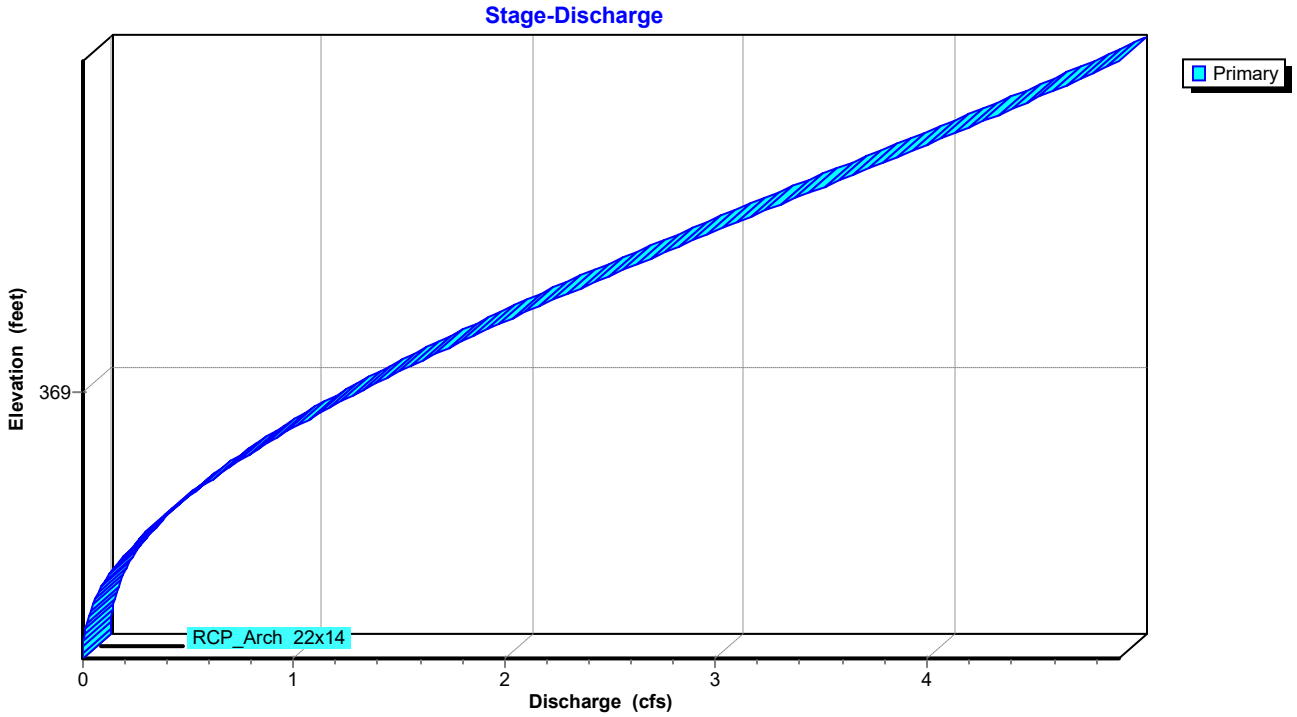
Device	Routing	Invert	Outlet Devices
#1	Primary	368.50'	**22.0" W x 13.5" H, R=13.8"/27.5" Pipe Arch RCP_Arch 22x14** L= 121.0' RCP, rounded edge headwall, Ke= 0.100 Inlet / Outlet Invert= 368.50' / 368.19' S= 0.0026 '/' Cc= 0.900 n= 0.013, Flow Area= 1.65 sf

Primary OutFlow Max=2.03 cfs @ 0.09 hrs HW=369.14' (Free Discharge)
1=RCP_Arch 22x14 (Barrel Controls 2.03 cfs @ 2.79 fps)

Pond CI-A1: CURB INLET A1



Pond CI-A1: CURB INLET A1



Stage-Area-Storage for Pond CI-A1: CURB INLET A1

Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)
368.50	**0**	369.02	0	369.54	0
368.51	0	369.03	0	369.55	0
368.52	0	369.04	0	369.56	0
368.53	0	369.05	0	369.57	0
368.54	0	369.06	0	369.58	0
368.55	0	369.07	0	369.59	0
368.56	0	369.08	0	369.60	0
368.57	0	369.09	0	369.61	0
368.58	0	369.10	0	369.62	0
368.59	0	369.11	0		
368.60	0	369.12	0		
368.61	0	369.13	0		
368.62	0	369.14	0		
368.63	0	369.15	0		
368.64	0	369.16	0		
368.65	0	369.17	0		
368.66	0	369.18	0		
368.67	0	369.19	0		
368.68	0	369.20	0		
368.69	0	369.21	0		
368.70	0	369.22	0		
368.71	0	369.23	0		
368.72	0	369.24	0		
368.73	0	369.25	0		
368.74	0	369.26	0		
368.75	0	369.27	0		
368.76	0	369.28	0		
368.77	0	369.29	0		
368.78	0	369.30	0		
368.79	0	369.31	0		
368.80	0	369.32	0		
368.81	0	369.33	0		
368.82	0	369.34	0		
368.83	0	369.35	0		
368.84	0	369.36	0		
368.85	0	369.37	0		
368.86	0	369.38	0		
368.87	0	369.39	0		
368.88	0	369.40	0		
368.89	0	369.41	0		
368.90	0	369.42	0		
368.91	0	369.43	0		
368.92	0	369.44	0		
368.93	0	369.45	0		
368.94	0	369.46	0		
368.95	0	369.47	0		
368.96	0	369.48	0		
368.97	0	369.49	0		
368.98	0	369.50	0		
368.99	0	369.51	0		
369.00	0	369.52	0		
369.01	0	369.53	0		

Summary for Pond CI-A2: CURB INLET A2

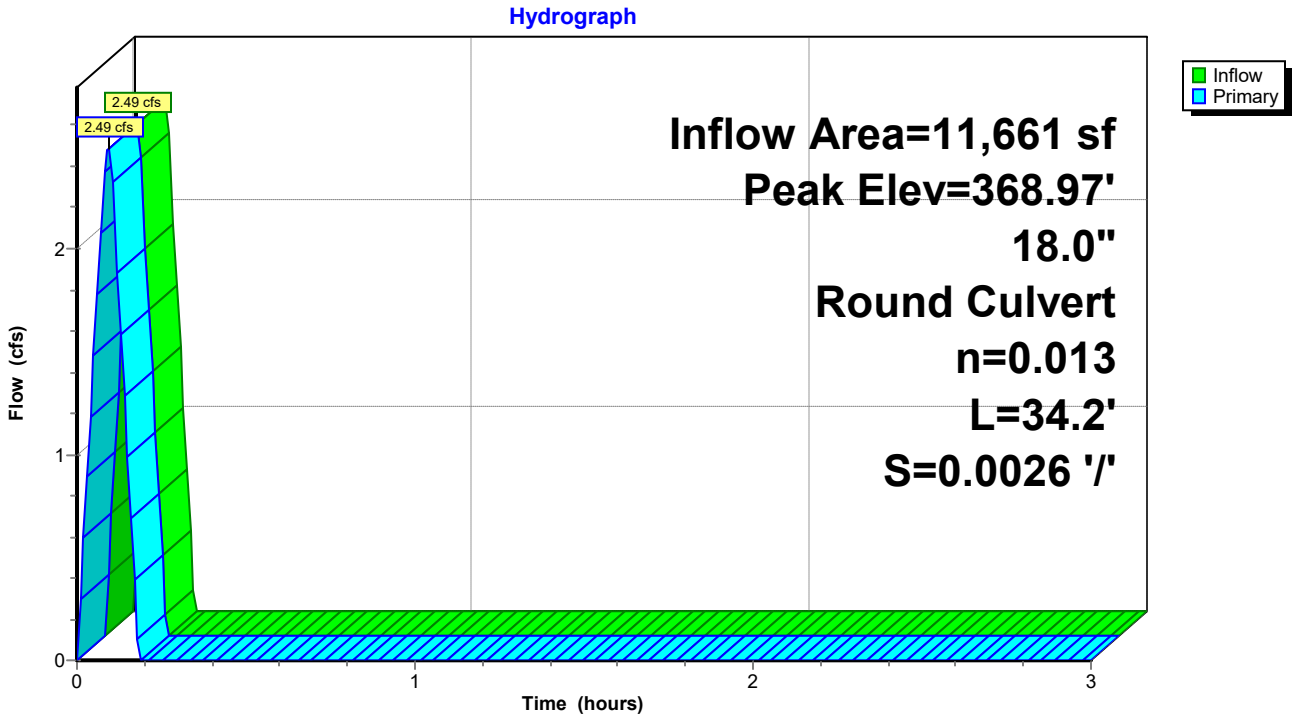
Inflow Area = 11,661 sf, 0.00% Impervious, Inflow Depth = 0.92" for 100-yr event
Inflow = 2.49 cfs @ 0.09 hrs, Volume= 891 cf
Outflow = 2.49 cfs @ 0.09 hrs, Volume= 891 cf, Atten= 0%, Lag= 0.0 min
Primary = 2.49 cfs @ 0.09 hrs, Volume= 891 cf
Routed to Link POST-DEV : Post-Development

Routing by Stor-Ind method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
Peak Elev= 368.97' @ 0.09 hrs

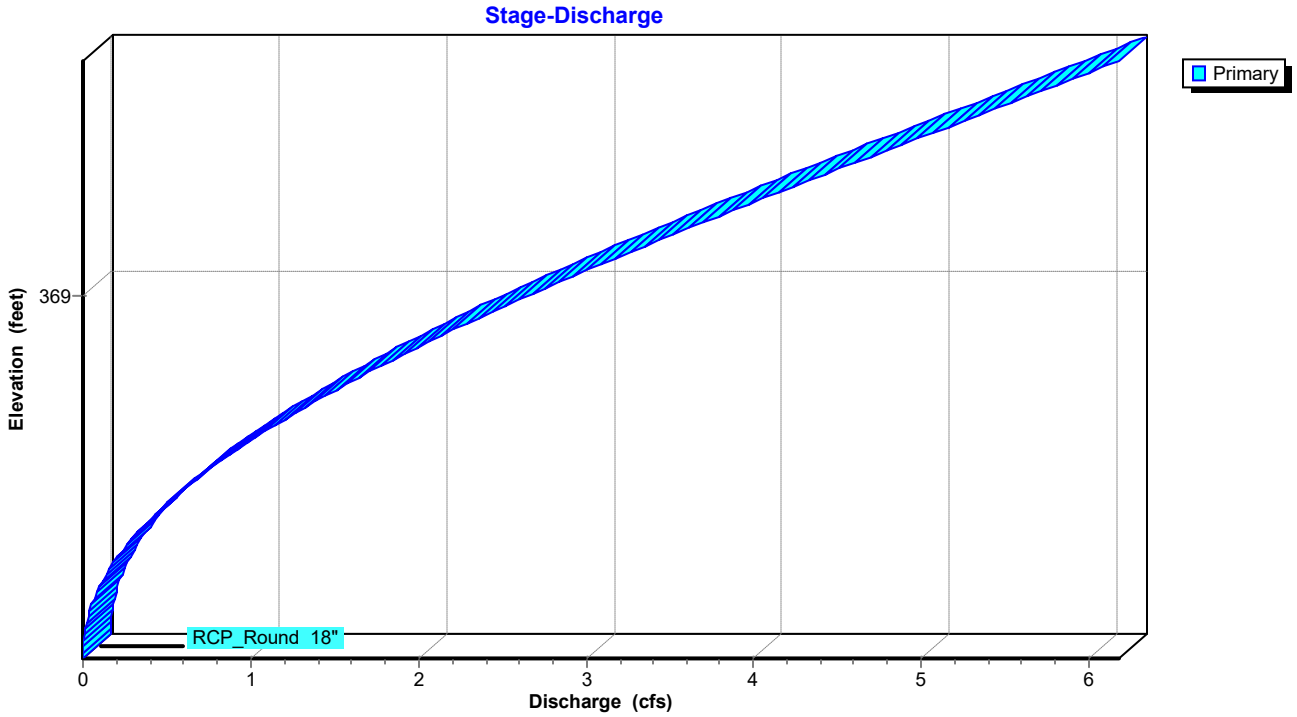
Device	Routing	Invert	Outlet Devices
#1	Primary	368.09'	**18.0" Round RCP_Round 18"** L= 34.2' RCP, rounded edge headwall, Ke= 0.100 Inlet / Outlet Invert= 368.09' / 368.00' S= 0.0026 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=2.47 cfs @ 0.09 hrs HW=368.97' (Free Discharge)
1=RCP_Round 18" (Barrel Controls 2.47 cfs @ 3.32 fps)

Pond CI-A2: CURB INLET A2



Pond CI-A2: CURB INLET A2



Stage-Area-Storage for Pond CI-A2: CURB INLET A2

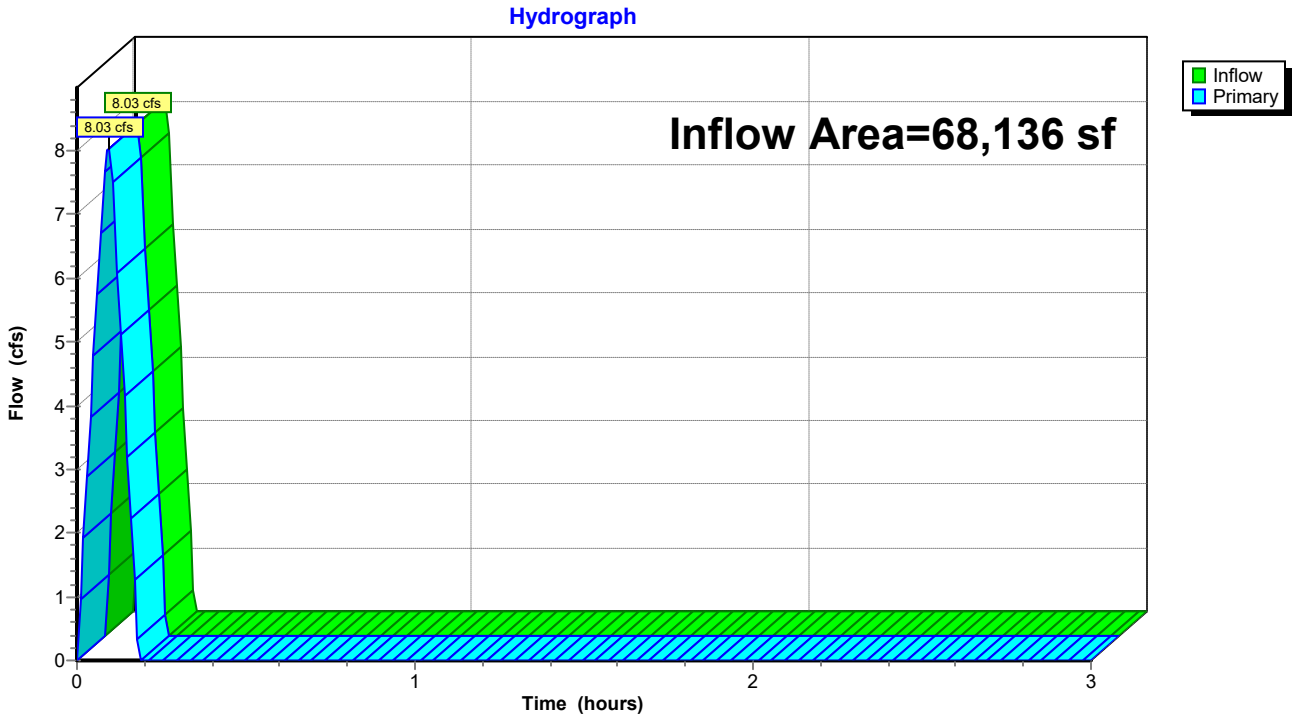
Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)
368.09	**0**	368.61	0	369.13	0
368.10	0	368.62	0	369.14	0
368.11	0	368.63	0	369.15	0
368.12	0	368.64	0	369.16	0
368.13	0	368.65	0	369.17	0
368.14	0	368.66	0	369.18	0
368.15	0	368.67	0	369.19	0
368.16	0	368.68	0	369.20	0
368.17	0	368.69	0	369.21	0
368.18	0	368.70	0	369.22	0
368.19	0	368.71	0	369.23	0
368.20	0	368.72	0	369.24	0
368.21	0	368.73	0	369.25	0
368.22	0	368.74	0	369.26	0
368.23	0	368.75	0	369.27	0
368.24	0	368.76	0	369.28	0
368.25	0	368.77	0	369.29	0
368.26	0	368.78	0	369.30	0
368.27	0	368.79	0	369.31	0
368.28	0	368.80	0	369.32	0
368.29	0	368.81	0	369.33	0
368.30	0	368.82	0	369.34	0
368.31	0	368.83	0	369.35	0
368.32	0	368.84	0	369.36	0
368.33	0	368.85	0	369.37	0
368.34	0	368.86	0	369.38	0
368.35	0	368.87	0	369.39	0
368.36	0	368.88	0	369.40	0
368.37	0	368.89	0	369.41	0
368.38	0	368.90	0	369.42	0
368.39	0	368.91	0	369.43	0
368.40	0	368.92	0	369.44	0
368.41	0	368.93	0	369.45	0
368.42	0	368.94	0	369.46	0
368.43	0	368.95	0	369.47	0
368.44	0	368.96	0	369.48	0
368.45	0	368.97	0	369.49	0
368.46	0	368.98	0	369.50	0
368.47	0	368.99	0	369.51	0
368.48	0	369.00	0	369.52	0
368.49	0	369.01	0	369.53	0
368.50	0	369.02	0	369.54	0
368.51	0	369.03	0	369.55	0
368.52	0	369.04	0	369.56	0
368.53	0	369.05	0	369.57	0
368.54	0	369.06	0	369.58	0
368.55	0	369.07	0	369.59	0
368.56	0	369.08	0		
368.57	0	369.09	0		
368.58	0	369.10	0		
368.59	0	369.11	0		
368.60	0	369.12	0		

Summary for Link POST-DEV: Post-Development

Inflow Area = 68,136 sf, 0.00% Impervious, Inflow Depth = 0.51" for 100-yr event
Inflow = 8.03 cfs @ 0.09 hrs, Volume= 2,876 cf
Primary = 8.03 cfs @ 0.09 hrs, Volume= 2,876 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs

Link POST-DEV: Post-Development



STORM SEWER SIZING

Inlet Report

CI-A1 (25 YEAR)

Curb Inlet

Location	= Sag
Curb Length (ft)	= 4.00
Throat Height (in)	= 4.00
Grate Area (sqft)	= -0-
Grate Width (ft)	= -0-
Grate Length (ft)	= -0-

Gutter

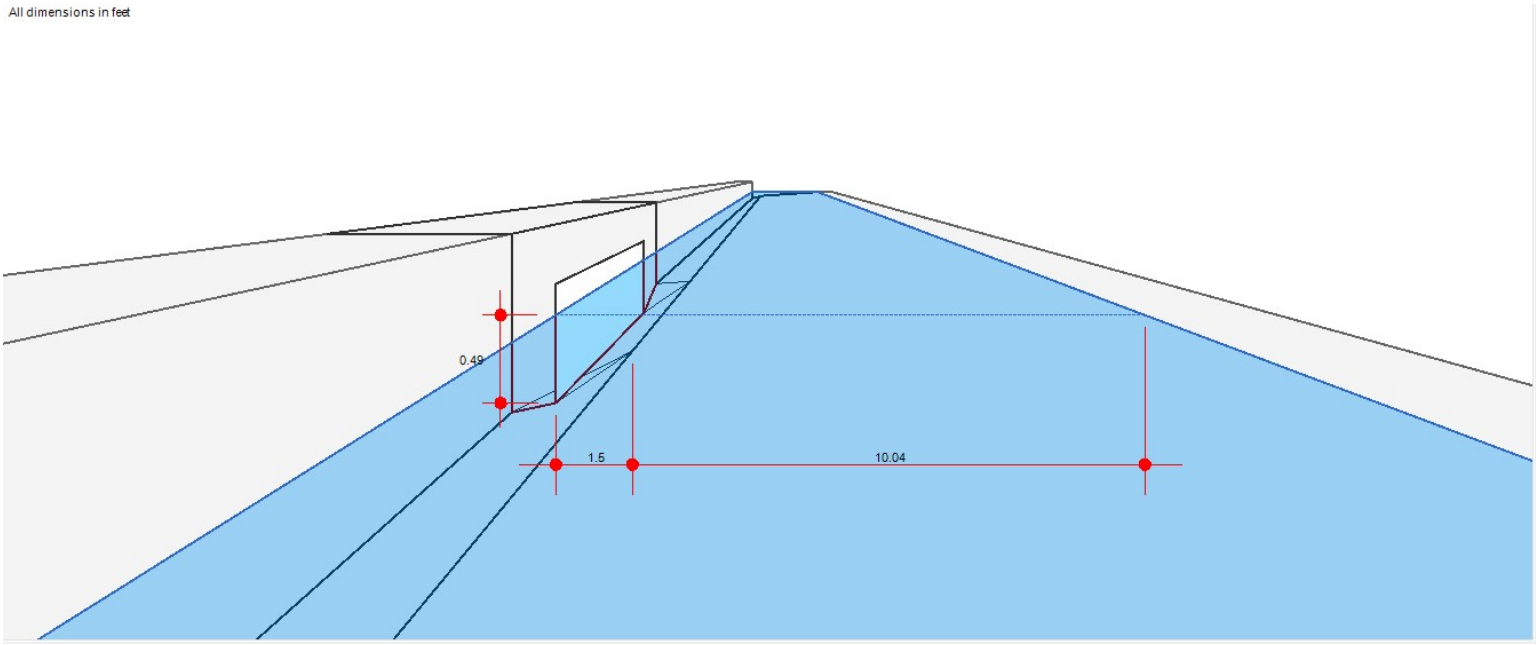
Slope, Sw (ft/ft)	= 0.083
Slope, Sx (ft/ft)	= 0.020
Local Depr (in)	= 2.00
Gutter Width (ft)	= 1.50
Gutter Slope (%)	= -0-
Gutter n-value	= -0-

Calculations

Compute by:	Known Q
Q (cfs)	= 1.71

Highlighted

Q Total (cfs)	= 1.71
Q Capt (cfs)	= 1.71
Q Bypass (cfs)	= -0-
Depth at Inlet (in)	= 5.90
Efficiency (%)	= 100
Gutter Spread (ft)	= 11.54
Gutter Vel (ft/s)	= -0-
Bypass Spread (ft)	= -0-
Bypass Depth (in)	= -0-



Inlet Report

CI-A2 (25 YEAR)

Curb Inlet

Location	= On grade
Curb Length (ft)	= 4.00
Throat Height (in)	= 4.00
Grate Area (sqft)	= -0-
Grate Width (ft)	= -0-
Grate Length (ft)	= -0-

Gutter

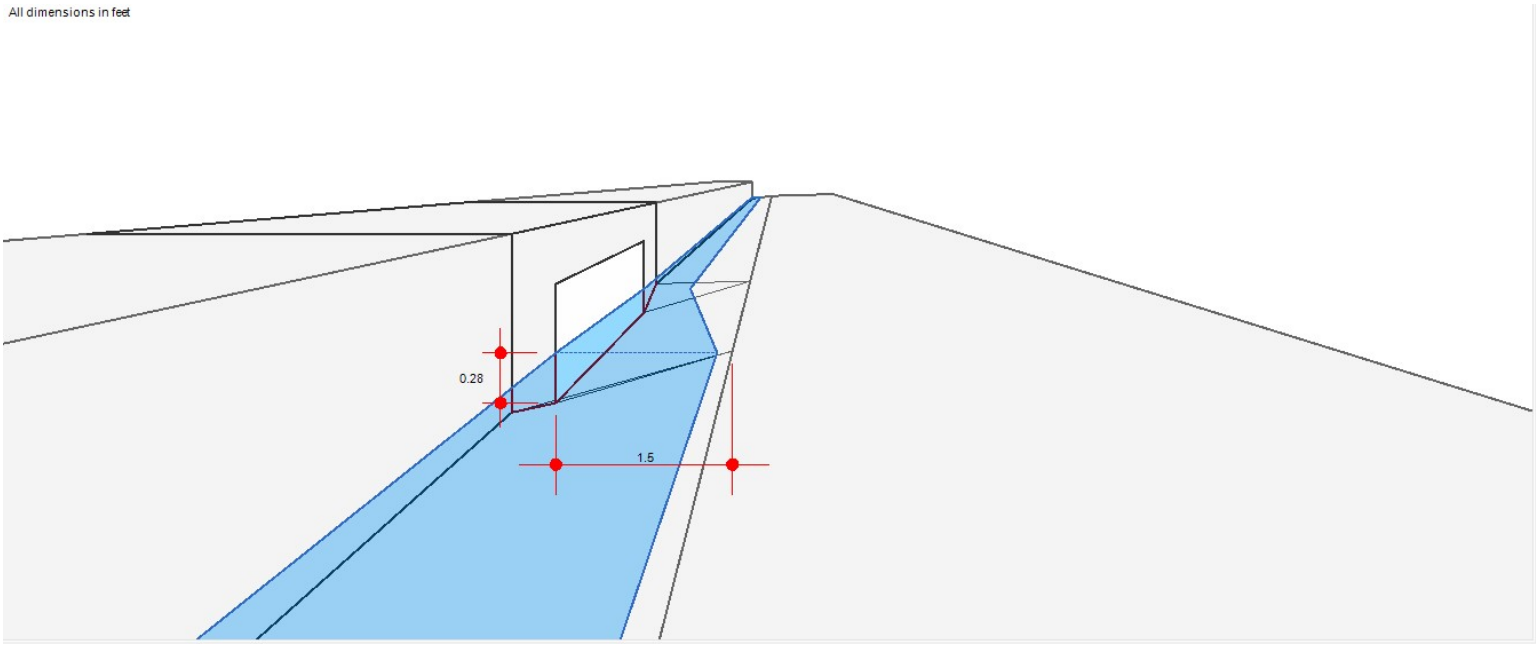
Slope, Sw (ft/ft)	= 0.083
Slope, Sx (ft/ft)	= 0.020
Local Depr (in)	= 2.00
Gutter Width (ft)	= 1.50
Gutter Slope (%)	= 8.40
Gutter n-value	= 0.016

Calculations

Compute by:	Known Q
Q (cfs)	= 0.37

Highlighted

Q Total (cfs)	= 0.37
Q Capt (cfs)	= 0.32
Q Bypass (cfs)	= 0.05
Depth at Inlet (in)	= 3.36
Efficiency (%)	= 86
Gutter Spread (ft)	= 1.37
Gutter Vel (ft/s)	= 4.75
Bypass Spread (ft)	= 0.65
Bypass Depth (in)	= 0.65



Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Wednesday, Jul 23 2025

Pipe A1 (25 YEAR)

Circular

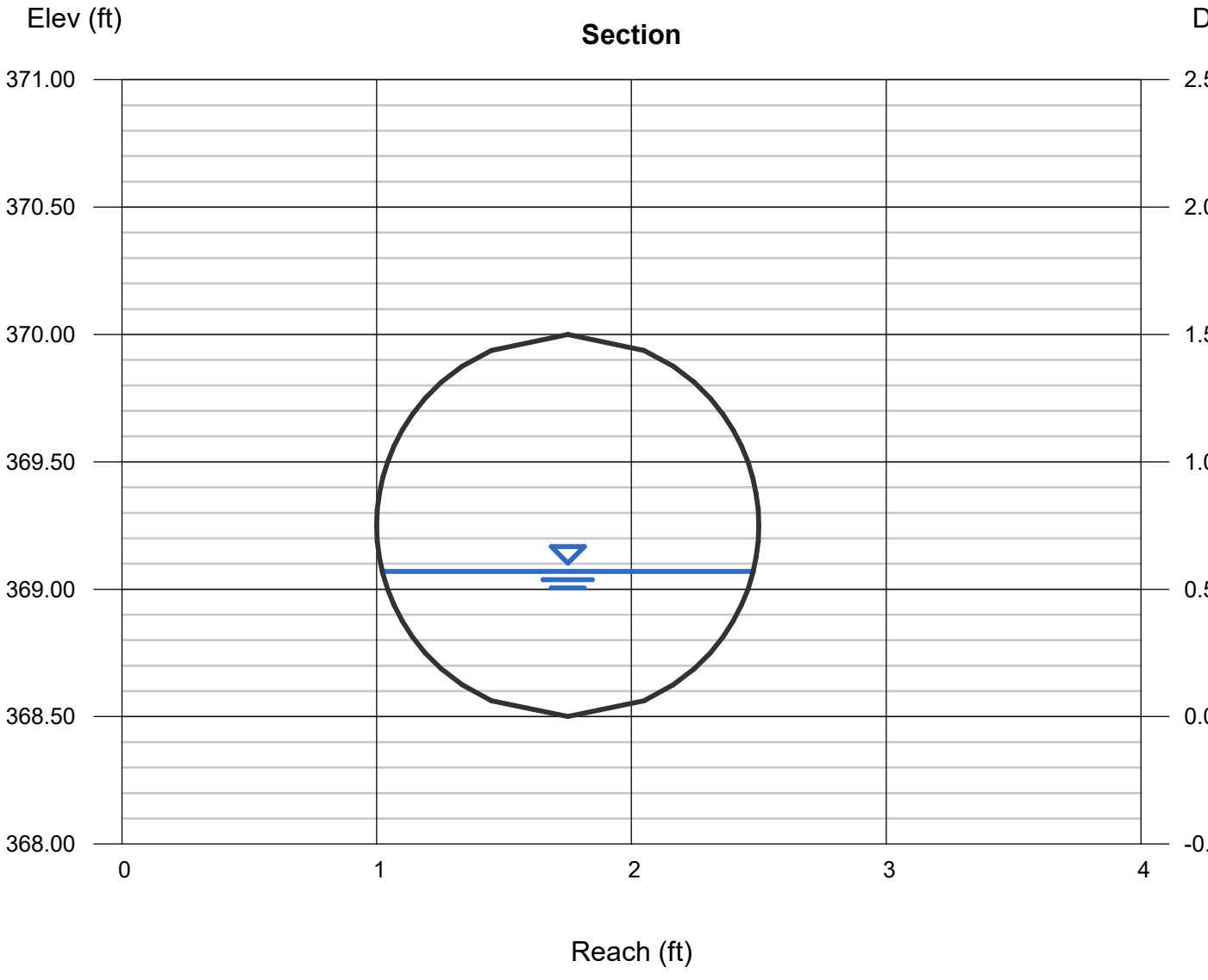
Diameter (ft)	= 1.50
Invert Elev (ft)	= 368.50
Slope (%)	= 0.26
N-Value	= 0.012

Calculations

Compute by:	Known Q
Known Q (cfs)	= 1.73

Highlighted

Depth (ft)	= 0.57
Q (cfs)	= 1.730
Area (sqft)	= 0.62
Velocity (ft/s)	= 2.80
Wetted Perim (ft)	= 1.99
Crit Depth, Yc (ft)	= 0.50
Top Width (ft)	= 1.46
EGL (ft)	= 0.69



Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Wednesday, Jul 23 2025

Pipe A2 (25 YEAR)

Circular

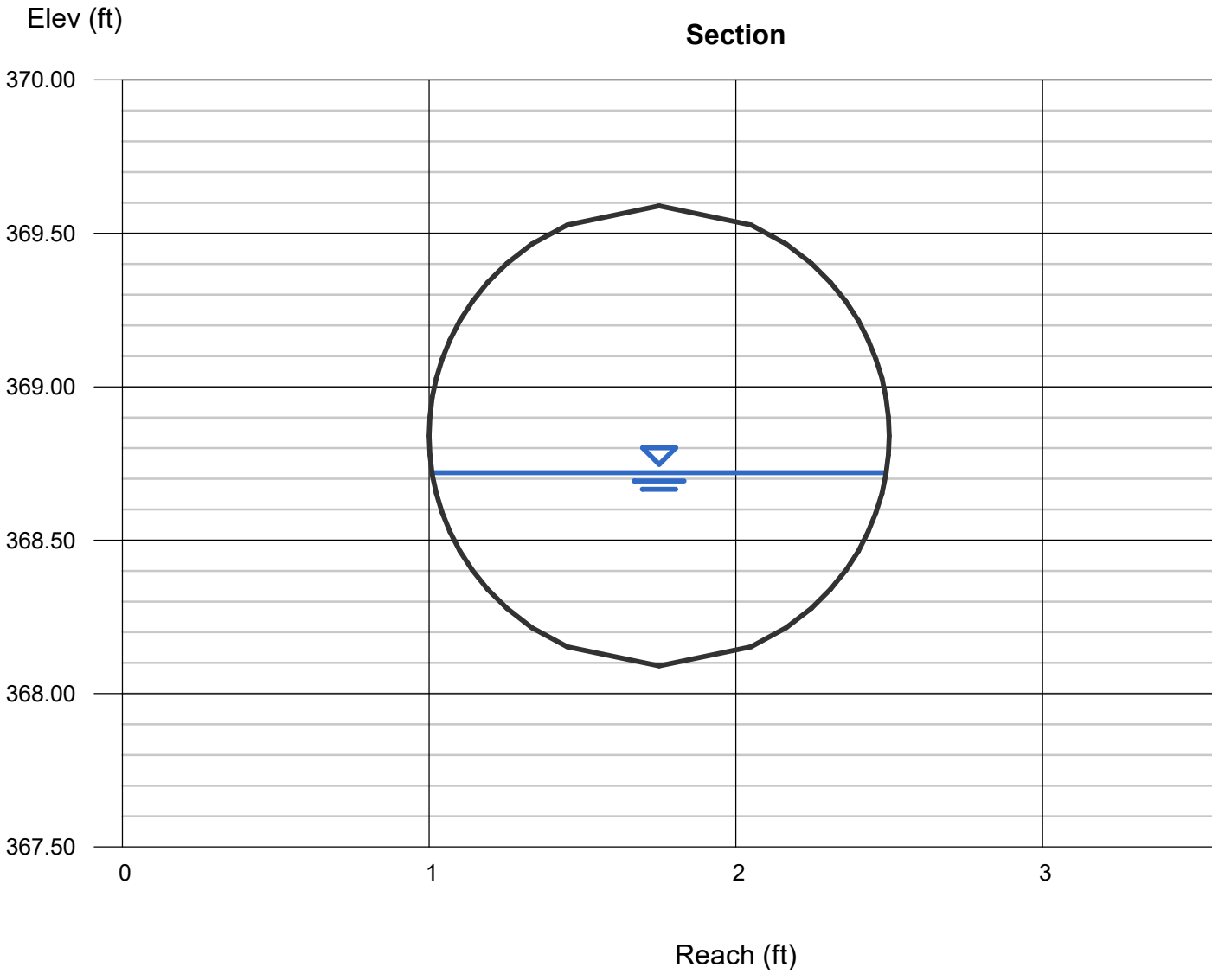
Diameter (ft)	= 1.50
Invert Elev (ft)	= 368.09
Slope (%)	= 0.26
N-Value	= 0.012

Calculations

Compute by:	Known Q
Known Q (cfs)	= 2.11

Highlighted

Depth (ft)	= 0.63
Q (cfs)	= 2.110
Area (sqft)	= 0.71
Velocity (ft/s)	= 2.97
Wetted Perim (ft)	= 2.12
Crit Depth, Yc (ft)	= 0.55
Top Width (ft)	= 1.48
EGL (ft)	= 0.77



Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Wednesday, Jul 23 2025

Existing Pipe C1 (25 YEAR)

Circular

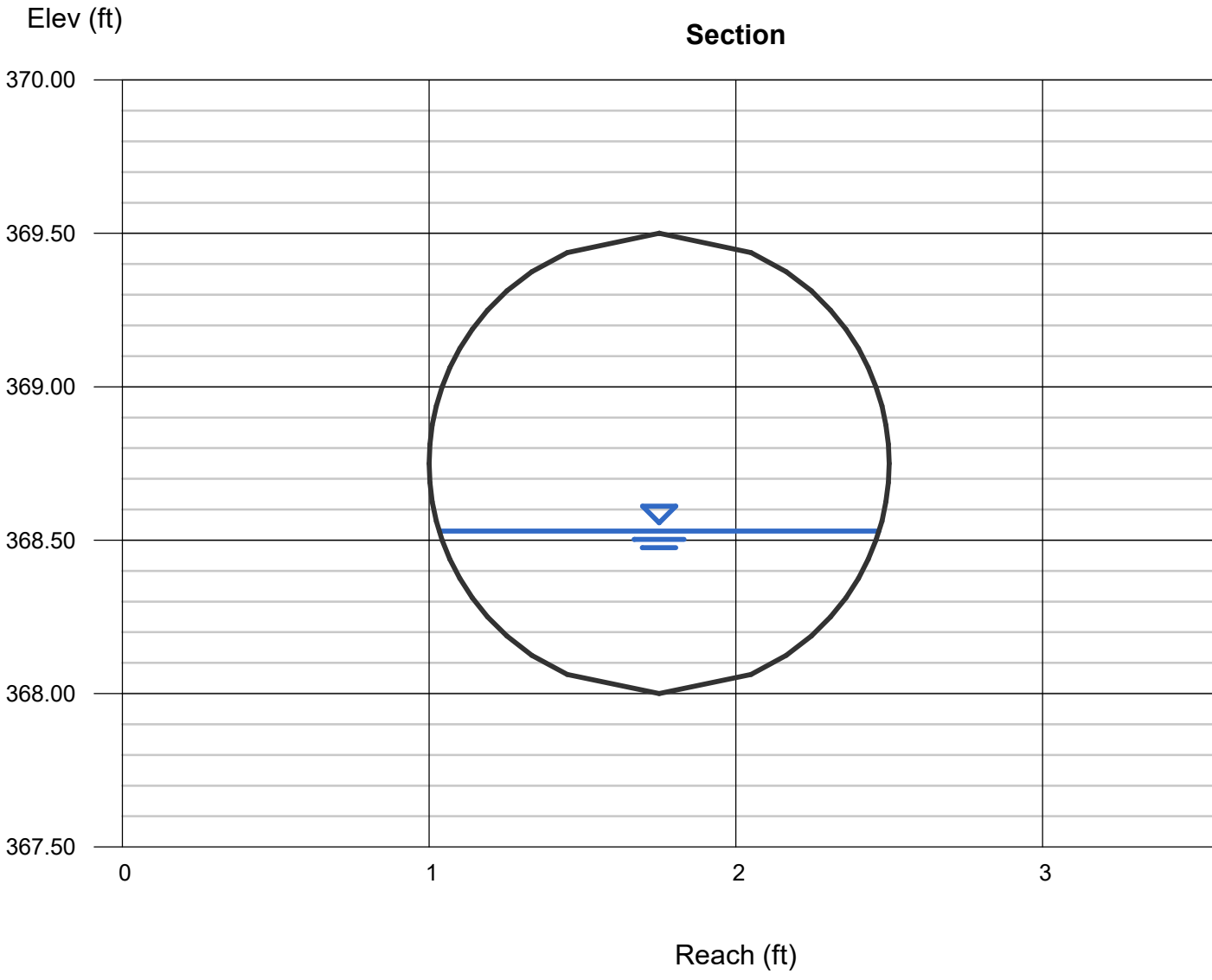
Diameter (ft)	= 1.50
Invert Elev (ft)	= 368.00
Slope (%)	= 1.14
N-Value	= 0.012

Calculations

Compute by:	Known Q
Known Q (cfs)	= 3.24

Highlighted

Depth (ft)	= 0.53
Q (cfs)	= 3.240
Area (sqft)	= 0.56
Velocity (ft/s)	= 5.78
Wetted Perim (ft)	= 1.91
Crit Depth, Yc (ft)	= 0.69
Top Width (ft)	= 1.43
EGL (ft)	= 1.05



Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Wednesday, Jul 23 2025

Existing Pipe C2 (25 YEAR)

Circular

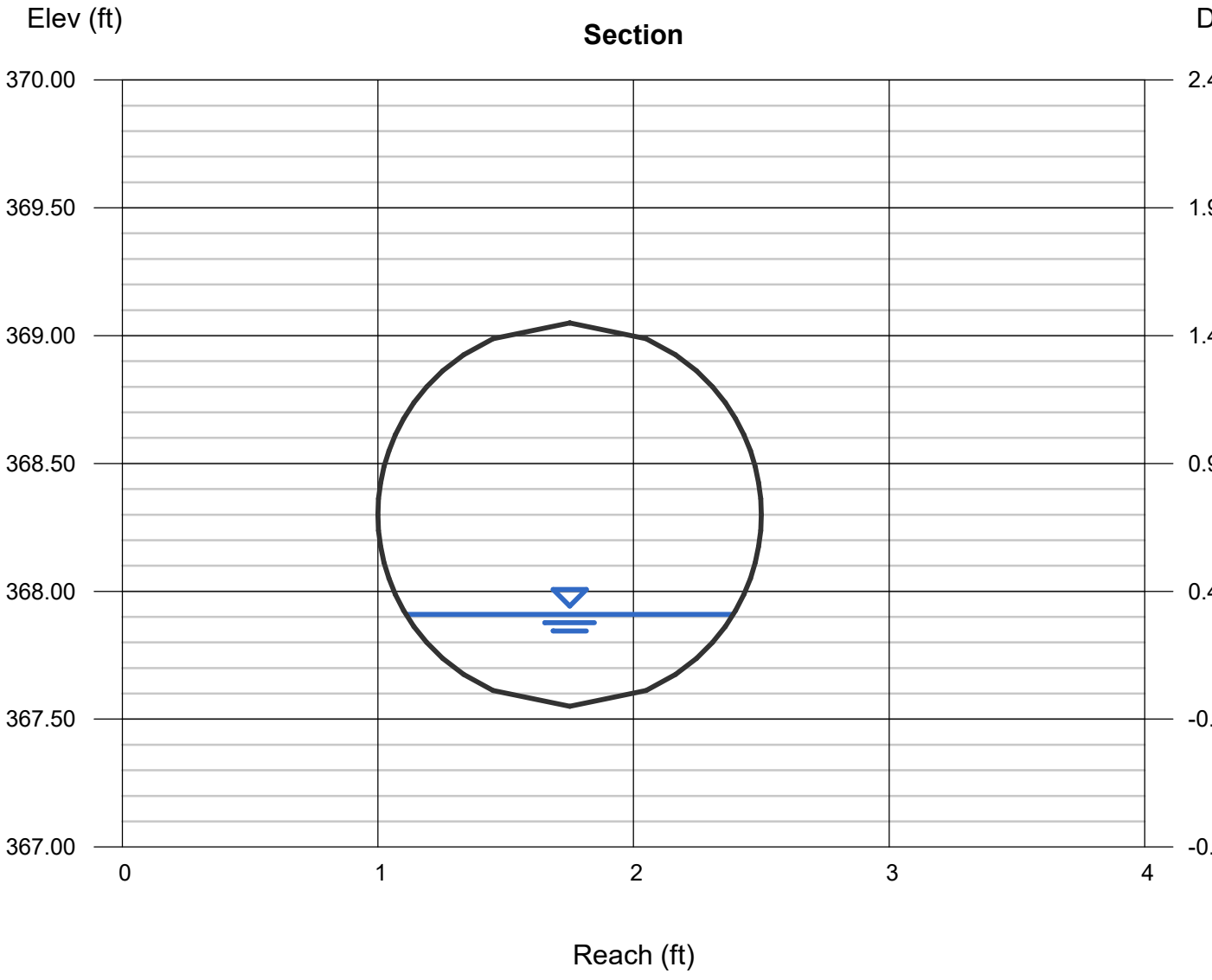
Diameter (ft)	= 1.50
Invert Elev (ft)	= 367.55
Slope (%)	= 6.06
N-Value	= 0.012

Calculations

Compute by:	Known Q
Known Q (cfs)	= 3.39

Highlighted

Depth (ft)	= 0.36
Q (cfs)	= 3.390
Area (sqft)	= 0.33
Velocity (ft/s)	= 10.37
Wetted Perim (ft)	= 1.54
Crit Depth, Yc (ft)	= 0.71
Top Width (ft)	= 1.28
EGL (ft)	= 2.03



Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Wednesday, Jul 23 2025

Existing Pipe C3 (25 YEAR)

Circular

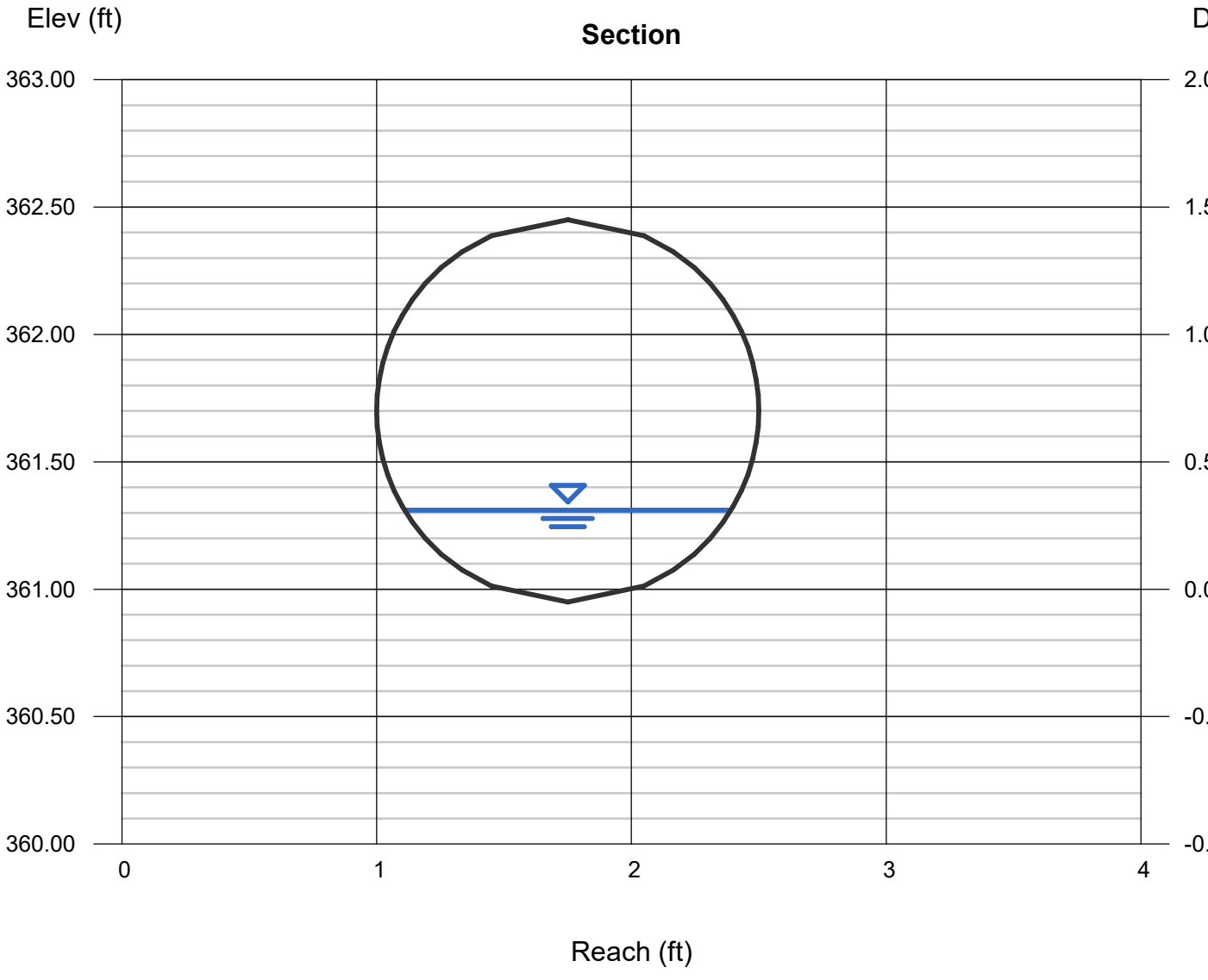
Diameter (ft)	= 1.50
Invert Elev (ft)	= 360.95
Slope (%)	= 5.91
N-Value	= 0.012

Calculations

Compute by:	Known Q
Known Q (cfs)	= 3.39

Highlighted

Depth (ft)	= 0.36
Q (cfs)	= 3.390
Area (sqft)	= 0.33
Velocity (ft/s)	= 10.37
Wetted Perim (ft)	= 1.54
Crit Depth, Yc (ft)	= 0.71
Top Width (ft)	= 1.28
EGL (ft)	= 2.03



Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Wednesday, Jul 23 2025

Existing Pipe C4 (25 YEAR)

Circular

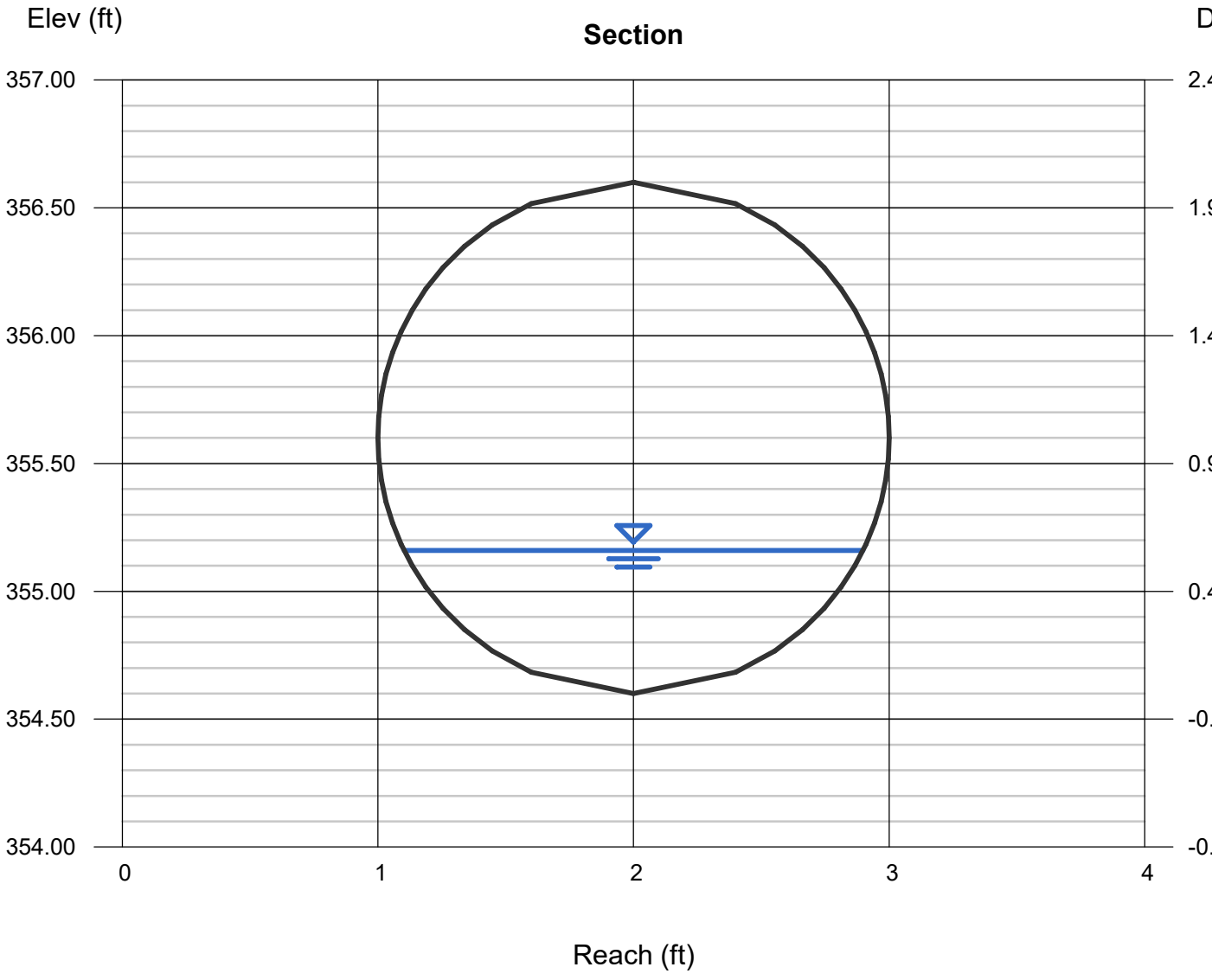
Diameter (ft)	= 2.00
Invert Elev (ft)	= 354.60
Slope (%)	= 2.91
N-Value	= 0.012

Calculations

Compute by:	Known Q
Known Q (cfs)	= 7.21

Highlighted

Depth (ft)	= 0.56
Q (cfs)	= 7.210
Area (sqft)	= 0.73
Velocity (ft/s)	= 9.91
Wetted Perim (ft)	= 2.24
Crit Depth, Yc (ft)	= 0.95
Top Width (ft)	= 1.80
EGL (ft)	= 2.09



Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Wednesday, Jul 23 2025

Existing Pipe C5 (25 YEAR)

Circular

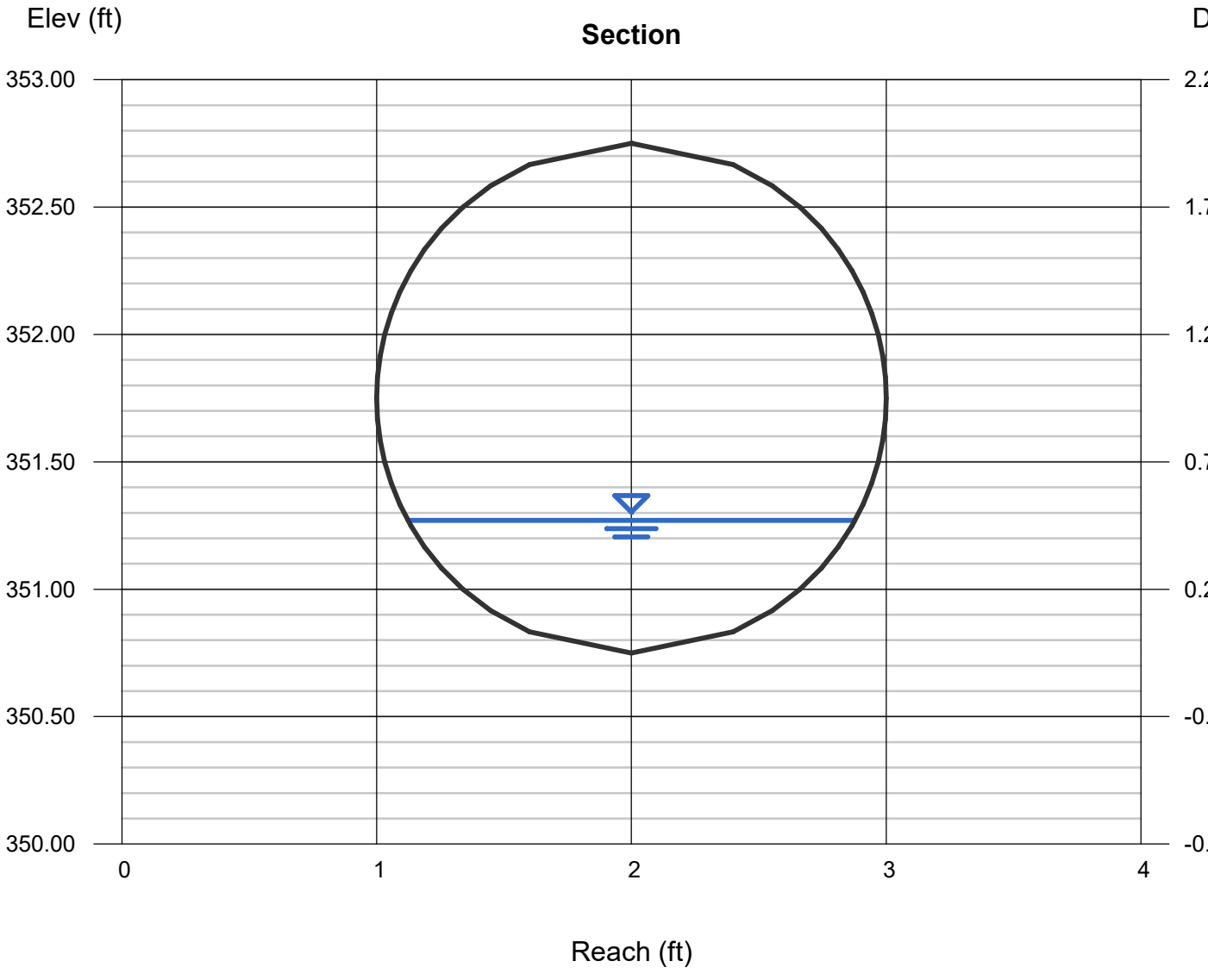
Diameter (ft)	= 2.00
Invert Elev (ft)	= 350.75
Slope (%)	= 7.25
N-Value	= 0.012

Calculations

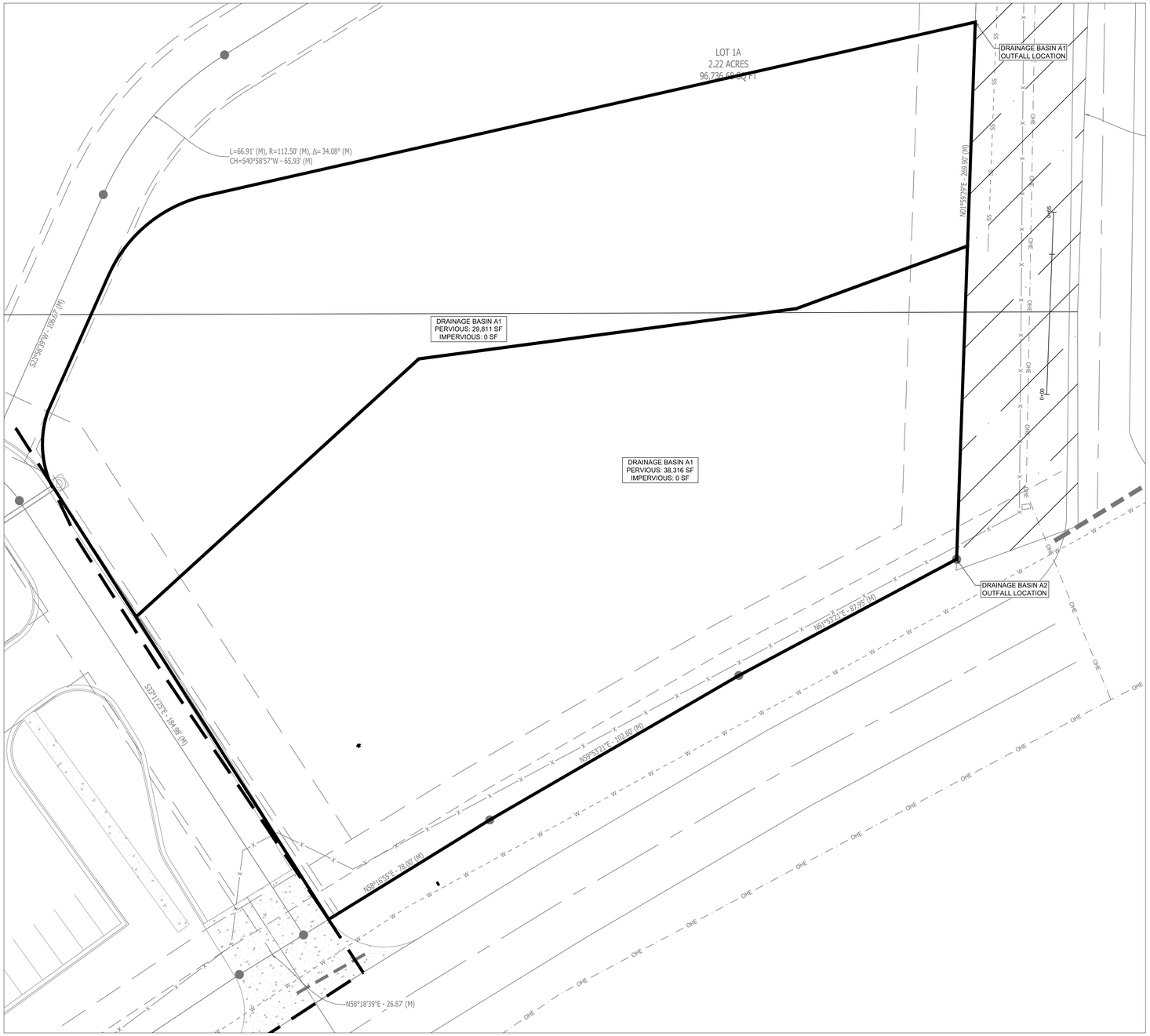
Compute by:	Known Q
Known Q (cfs)	= 9.59

Highlighted

Depth (ft)	= 0.52
Q (cfs)	= 9.590
Area (sqft)	= 0.66
Velocity (ft/s)	= 14.61
Wetted Perim (ft)	= 2.15
Crit Depth, Yc (ft)	= 1.11
Top Width (ft)	= 1.76
EGL (ft)	= 3.84



DRAINAGE BASIN MAPS



PRE-DEVELOPMENT DRAINAGE BASIN PLAN

SCALE 1" = 20'

PHILLIP LEWIS ENGINEERING, INC.
Structural + Civil Consultants
23620 Interstate 30 | Bryant, Arkansas
PH: 501-350-9840

REVISION:

NEW BEGINNINGS
HIGHWAY 5
BRYANT, ARKANSAS

CERTIFICATE OF AUTHORIZATION
PHILLIP LEWIS ENGINEERING, INC.
No. 566
ARKANSAS ENGINEER

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9540
PHILLIP A. LEWIS

N

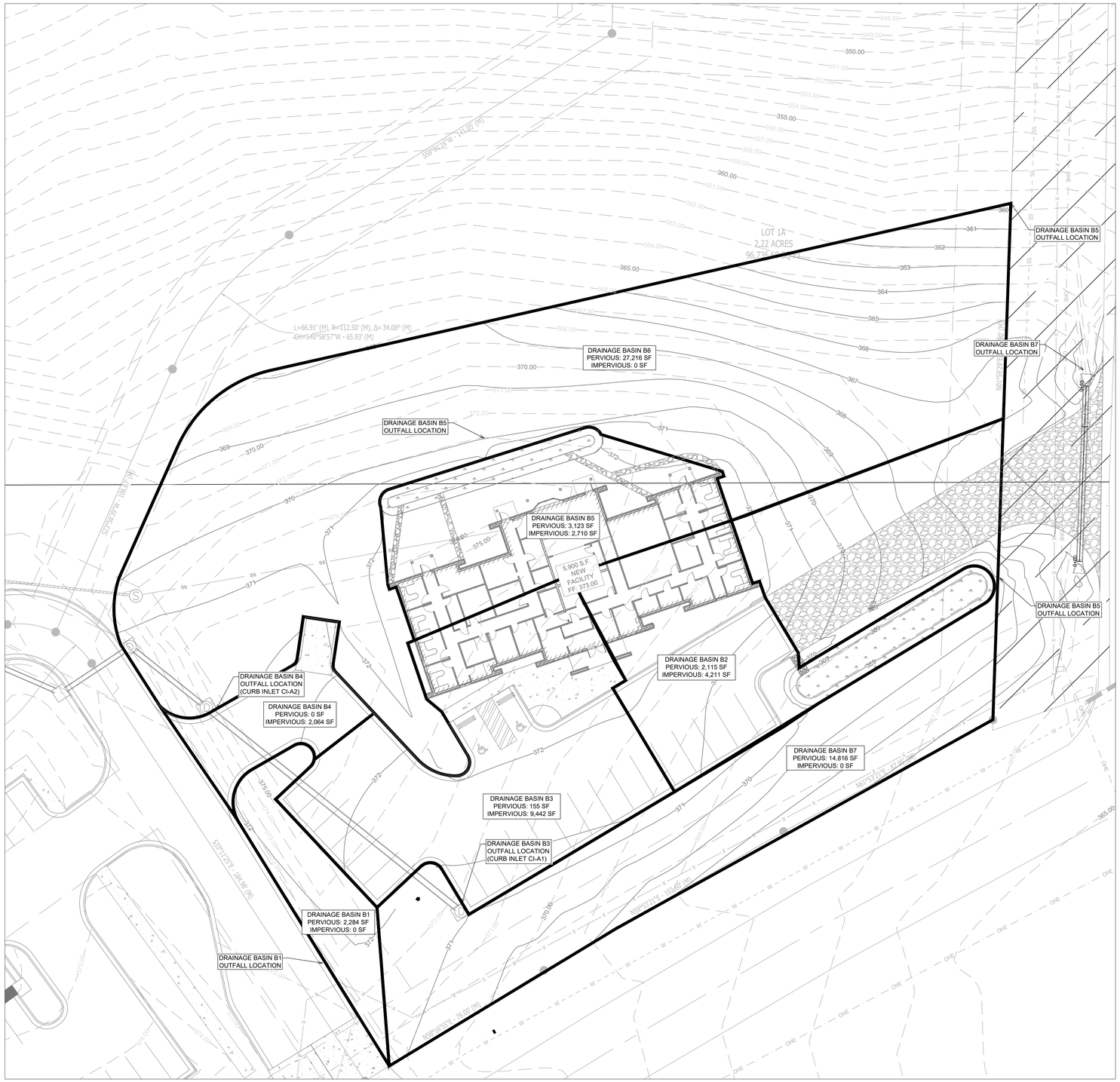
0 20'
1" = 20'-0"

PROJECT NUMBER:

SHEET ISSUE DATE:

PAGE TITLE:
PRE-DEV DRAINAGE

SHEET NUMBER:
C1.10



POST-DEV DRAINAGE

SCALE 1" = 20'

N

0 10'

1" = 10'-0"

PHILLIP LEWIS ENGINEERING, INC.
Structural + Civil Consultants
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PROJECT NUMBER:

SHEET ISSUE DATE:

PAGE TITLE:
POST-DEV DRAINAGE

SHEET NUMBER:
C1.11

SOIL CLASSIFICATION MAPS

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Saline County, Arkansas

August 30, 2024

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

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Contents

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map

Map Scale: 1:2,340 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 30 60 120 180

Feet
0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Saline County, Arkansas
Survey Area Data: Version 20, Sep 12, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 1, 2022—May 29, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
16	Ouachita silt loam, 0 to 1 percent slopes, frequently flooded	3.6	25.0%
22	Savannah fine sandy loam, 3 to 8 percent slopes	2.5	17.8%
27	Smithdale loamy sand, 8 to 12 percent slopes	4.9	34.4%
29	Tiak silt loam, 3 to 8 percent slopes	3.3	22.9%
Totals for Area of Interest		**14.2**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Saline County, Arkansas

16—Ouachita silt loam, 0 to 1 percent slopes, frequently flooded

Map Unit Setting

National map unit symbol: 30g3t
Elevation: 120 to 250 feet
Mean annual precipitation: 48 to 64 inches
Mean annual air temperature: 52 to 75 degrees F
Frost-free period: 225 to 290 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Ouachita, frequently flooded, brief duration, and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Ouachita, Frequently Flooded, Brief Duration

Setting

Landform: Flood plains
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Loamy alluvium

Typical profile

A - 0 to 4 inches: silt loam
Bw - 4 to 42 inches: silt loam
2C - 42 to 80 inches: very fine sandy loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: Frequent
Frequency of ponding: None
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 10.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 5w
Hydrologic Soil Group: C
Ecological site: F133BY017TX - Loamy Bottomland
Hydric soil rating: No

Minor Components

Ouachita, frequently flooded, long duration

Percent of map unit: 5 percent
Landform: Flood plains

Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F133BY017TX - Loamy Bottomland
Hydric soil rating: Yes

Aquents, frequently flooded
Percent of map unit: 5 percent
Landform: Depressions
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Convex
Ecological site: F133BY012TX - Wet Terrace
Hydric soil rating: Yes

Una, frequently flooded
Percent of map unit: 3 percent
Landform: Flood plains
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F133BY018TX - Clayey Bottomland
Hydric soil rating: Yes

Guyton, frequently flooded
Percent of map unit: 2 percent
Landform: Flood plains
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F133BY017TX - Loamy Bottomland
Hydric soil rating: Yes

22—Savannah fine sandy loam, 3 to 8 percent slopes

Map Unit Setting
National map unit symbol: 2tzrt
Elevation: 50 to 250 feet
Mean annual precipitation: 38 to 61 inches
Mean annual air temperature: 52 to 73 degrees F
Frost-free period: 220 to 260 days
Farmland classification: Farmland of statewide importance

Map Unit Composition
Savannah and similar soils: 95 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Savannah

Setting

Landform: Interfluves
Landform position (three-dimensional): Riser
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Loamy marine deposits

Typical profile

Ap - 0 to 9 inches: fine sandy loam
Bt - 9 to 24 inches: loam
Btx - 24 to 59 inches: loam
BC - 59 to 72 inches: sandy loam

Properties and qualities

Slope: 3 to 8 percent
Depth to restrictive feature: 16 to 32 inches to fragipan
Drainage class: Moderately well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: About 16 to 30 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 3.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: C
Ecological site: F133BY005TX - Loamy Upland
Hydric soil rating: No

Minor Components

Amy

Percent of map unit: 5 percent
Landform: Stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Concave
Across-slope shape: Linear
Ecological site: F133BY017TX - Loamy Bottomland
Hydric soil rating: Yes

27—Smithdale loamy sand, 8 to 12 percent slopes

Map Unit Setting

National map unit symbol: m06n
Elevation: 70 to 620 feet

Mean annual precipitation: 44 to 61 inches
Mean annual air temperature: 49 to 74 degrees F
Frost-free period: 185 to 230 days
Farmland classification: Not prime farmland

Map Unit Composition
Smithdale and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Smithdale

Setting
Landform: Interfluves
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Loamy marine deposits

Typical profile
A - 0 to 6 inches: loamy sand
BA - 6 to 15 inches: fine sandy loam
Bt1 - 15 to 26 inches: sandy clay loam
Bt2 - 26 to 102 inches: fine sandy loam
BC - 102 to 123 inches: loamy fine sand

Properties and qualities
Slope: 8 to 12 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 8.0 inches)

Interpretive groups
Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: B
Ecological site: F133BY005TX - Loamy Upland
Hydric soil rating: No

29—Tiak silt loam, 3 to 8 percent slopes

Map Unit Setting
National map unit symbol: m06q
Elevation: 70 to 570 feet
Mean annual precipitation: 44 to 61 inches
Mean annual air temperature: 49 to 74 degrees F
Frost-free period: 185 to 230 days
Farmland classification: Not prime farmland

Map Unit Composition

Tiak and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Tiak

Setting

Landform: Interfluves
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Loamy and clayey marine deposits

Typical profile

A - 0 to 7 inches: silt loam
E - 7 to 9 inches: loam
Bt1 - 9 to 32 inches: clay
Bt2 - 32 to 72 inches: clay

Properties and qualities

Slope: 3 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 12 to 24 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 9.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: C/D
Ecological site: F133BY002TX - Seasonally Wet Upland
Hydric soil rating: No

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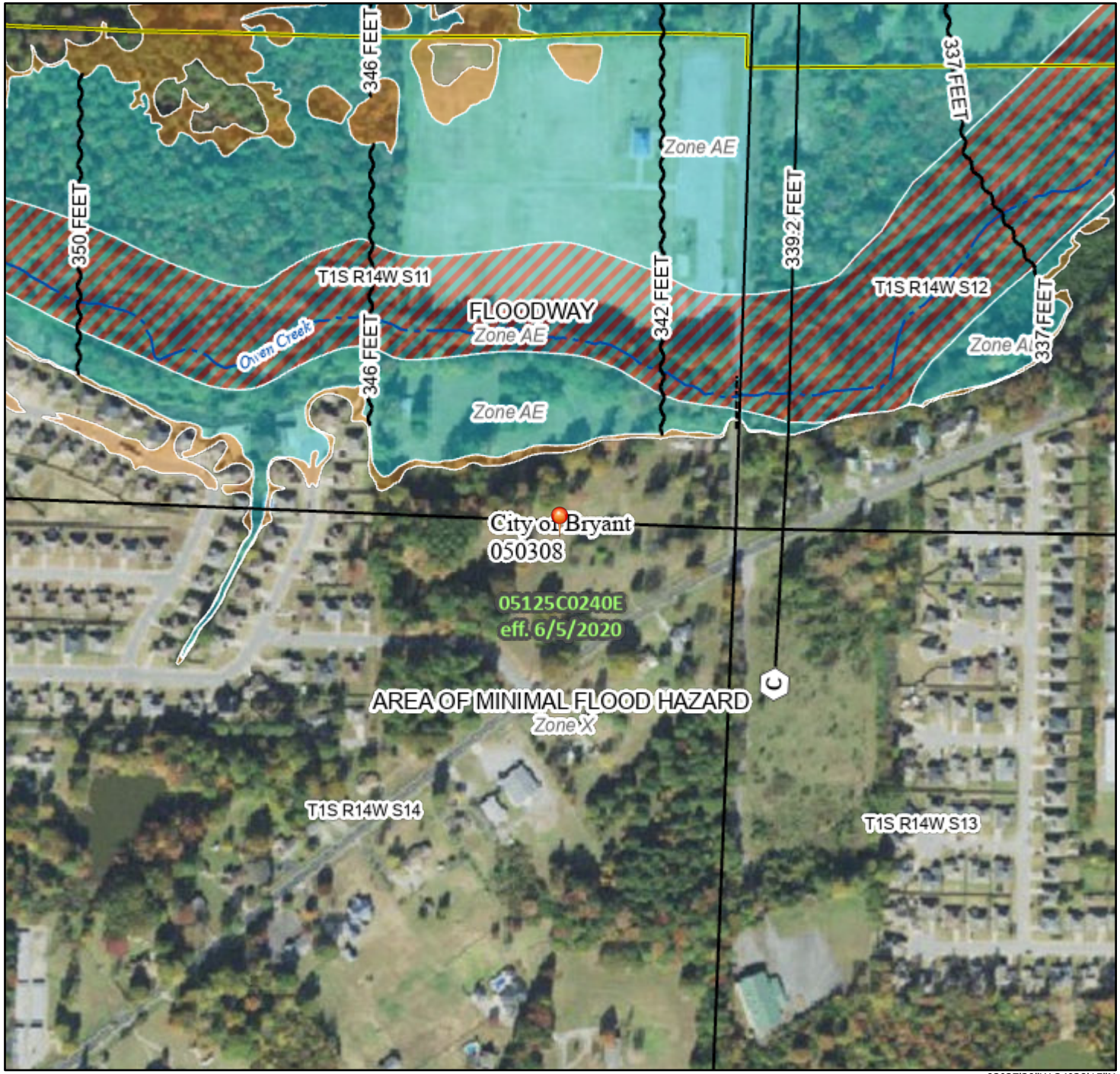
FEMA FLOOD INSURANCE RATE MAP

National Flood Hazard Layer FIRMette

FEMA

92°28'7"W 34°38'45"N



92°27'30"W 34°38'15"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/9/2024 at 5:29 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

PHILLIP LEWIS ENGINEERING
Structural + Civil Consultants
23620 Interstate 30 | Bryant, AR
PH: 501-350-9840

July 24, 2024

Colton Leonard
Community Development
Community Development Director
cleonard@cityofbryant.com

RE: New Beginnings

To whom it may concern,

Please accept this letter as our response to the planning/engineering comments regarding the Springhill Retail development. We are requesting to be placed on the next upcoming DRC agenda. Please find our comment responses below.

Public Works

1. Show Existing Sanitary Sewer Manholes and Lines.
   - Existing downstream sewer is now shown on the plan set.
2. 5% Grade on 8" Line Section
3. 4" Service. Inlet Drop?
   - 4" service to tap into manhole at flow line +0.1'.

Stormwater

1. Discuss master drainage for the site as a whole.
   - Revised drainage plans and drainage report are included with this resubmittal.
2. Does each parcel have its own permit or are all parcels related to this project under one large scale permit.
   - We are still working on figuring this out. Currently, the site as treated as it's own.

Engineering

1. General
   a. Provide a Stormwater Management Plan
   b. Provide surveyed property lines on a survey plat.
      - Attached within this submittal and added to the civil set.
   c. Show existing conditions?
      - Revised civil set to show existing conditions.
   d. Any demolition?
      - No demolition for this site other than site grubbing.

2. Preliminary Drainage Report
   a. The drainage report does not include all requirements that are in the Bryant

Stormwater Management Manual.

- Revised drainage report in an effort to meet the requirements of Bryant Stormwater Management Manual.

b. These comments are not exhaustive.

c. Provide a table of contents

- Added table of contents to the drainage report.

d. On page 4 of the report, add a column which shows the post-development peak discharges without a detention pond.

- Added the post-development peak discharges without a detention pond.

e. Page 64

i. Provide summary of capacity calculations for the proposed storm sewer pipes and inlets.
   - Added storm sewer sizing for all pipes and inlets.

ii. Show inlet sizing calculations
   - Added storm sewer sizing for all inlets.

iii. Show that the existing storm system has the capacity for the additional peak flows from the new storm sewer system.
   - Added storm sewer sizing for all pipes, including downstream.

iv. The known Q's shown on pages 65 and 66 of these calculations cannot be found.
   - Revised the known Q's to match the hydrographs Q's found for each basin with the drainage report that releases to an inlet.

v. The manning's roughness number used for the pipe does not match the roughness number shown in the manual for reinforced concrete pipe
   - Revised to match the roughness coefficient for reinforced concrete per the manual.

vi. The slope on the storm sewer pipe is less than the minimum slope required for a pipe flowing gull. Show that the velocities of flow in the pipe meet the minimum of 3.0 fps, as required in the stormwater manual
   - Revised to meet the minimum slope.

vii. Provide calculations that show that the storm sewer pipes have the capacities to carry the actual peak discharges shown in the calculations.
   - Added storm sewer sizing for all pipes.

viii. Provide hydraulic grade calculations for the storm sewer system, including the receiving existing system
   - Added table to the drainage report.

f. Pages 68 & 69

i. On the post-development drainage plan, show check points where stormwater is collected by inlets as well as where the stormwater is discharged from the site. Revise drainage basins accordingly.
   - Revised drainage basins on the post drainage maps.

ii. On the pre-development drainage plan, show the same points where stormwater is discharged from the site. Revise drainage basins accordingly.
   - Revised drainage basins on the pre drainage map.

iii. Submit revised drainage basins for review prior to revising the drainage calculations.
   - Due to the nature of changes, revised drainage basins and revised drainage calculations are included in this resubmittal.

g. Per 200.3.5.i. of the stormwater manual provide calculations of the storage volume, velocities, and peak flow for the 2, 10, 25, 50, and 100 year return storms. The calculations do not provide calculations for the 50-year storm event.
   - Added 50-year storm event to the drainage report.

h. Per 200.3.5.i. Add the post-development peak flows with and without detention to the summary on page 4.
   - Added the post-development peak flows to the table.

i. Provide a means of reducing the peak discharge rates from the site so that the post-development peak discharge rates are equal to or less that the pre-development peak discharge rates. See detention volumes below.
   - Two Bioswales have been added to the plans in an effort to infiltration and filter a percentage of the increased stormwater caused by this site.

j. Per 200.3.5.f. Provide the soil loss calculations
   - .

k. Provide a summary table that shows the required storage volume for detention for each return storm

l. According to the calculations the 100 year pre-development stormwater runoff volume is 1,428 cubic feet (page 21) and the post-development stormwater runoff volume is 2.594 cubic feet (page 63). Based upon these calculations a required combined detention volume of 1,166 cubic feet is required. Demonstrate how detention is obtained and where detention of this runoff is located.

3. Drawing C1.1
   a. Add labels indicating improvements
      - Improvements and existing items are now more clearly shown.
   b. Add legend??
      - Added.
4. Drawing C1.2
   a. Add labels indicating what the improvements are
      - .
   b. Show square footage on building
      - Corrected
   c. Show existing storm drainage
      - Corrected
5. Drawing C1.3
   a. Two signs are required at van accessible / handicap spaces.
      - Concur
   b. There are two options available for van accessible spaces. See https://www.ada.gov/topics/parking/ for detailed information on van accessible space requirements.
      - Note has been revised on the ADA sign detail.
6. Drawing C1.4
   a. Add labels to improvements for clarity.

- Labels have been added.

b. The new ditch located in the northwest area of the site appears to be steep. Open channel design must follow the stormwater management manual requirements.
   - Grading has been revised and does not extend that far into the property now.

c. Demonstrate that ditch can carry flows I the drainage calculations
   - Grading has been revised and does not extend that far into the property now.

d. Show existing storm drainage inlets & pipes
   - Corrected

e. Label new and existing inlets and storm pipes
   - Corrected

f. Show or refer to location of invert in & out elevations of all inlets
   - Corrected

g. Show or refer to pipe sizes, materials, & slopes
   - Corrected

h. Label ADA compliant access ramp for two handicap parking spaces to the building
   - The ADA parking stalls ramp up to sidewalk grade with a “no curb” scenario negating the need for an ADA ramp.

i. Label dumpster
   - Corrected

7. Drawing C1.5
   a. Add labels for clarity
      - Labels have been added.
   b. Show detail of curb cut
   c. Provide scour / erosion protection downstream from the curb cut
      - Revised to discharge into bioswale.
   d. Show existing storm drainage inlets & pipes
      - Corrected
   e. Label new and existing inlets and storm pipes
      - Corrected
   f. Show or refer to location of invert in & out elevations of all inlets
      - Corrected
   g. Show or refer to pipe sizes, materials, & slopes
      - Corrected
   h. Will the building have gutters & downspouts?
      - Yes, we assume it will and have designed drainage accordingly.
   i. Label ADA compliant access ramp for two handicap parking spaces to the building
      - Addressed in earlier comment.
   j. Label dumpster
      - Corrected
8. Drawing C1.6
   a. Where does existing junction box CA3 drain?
      - The entire existing storm system can be seen on sheet C1.1. The two new inlets drain to the existing storm system installed under the Seminary project.
   b. Show storm drainage information on Drawing C1.5, not as part of the utility plan.
      - Corrected
   c. Where does the existing sanitary sewer drain?

- Existing sanitary sewer drains through the Seminary extension to the main trunk line running to the adjacent SS pump station. Overall SS routing can be seen on C1.1

d. Show the existing sanitary sewer pipelines and manholes
- Corrected.

e. Show all existing utilities
- Corrected.

9. Drawing C1.10 & C.1.11
   a. Explain how the basins show reflect runoff that contributes to discharge from the site.
   - Basins have been completely revised from last submittal.

Planning

1. What materials are being used on the building facades?
- The base of the walls will be brick. The upper portions will be Hardi-Plank fiber-cement siding (painted).

2. Provide the percentage of windows and doors compared to the overall front façade.
- The glass and window area is not currently the required minimum, but shall be expanded to reach the 20% coverage requirement on the front façade.

3. Provide a sheet showing the building and site with the lot boundary, setbacks, and access / utility easements for this particular lot within the Blessings Addition Subdivision.
- A Replat of Blessings Addition is included in this submittal. This proposed replat is represented underneath the current civil design plans.

4. On the Overall site plan sheet it would also be helpful to show the lot lines for the blessing Addition subdivision.
- See comment above.

Fire

1. Need fire hydrant locations on plans
- I've annotated existing fire hydrant locations on sheet C1.1. An additional hydrant has been added to serve this facility.

2. FD access road shall be within 150' of all potions of exterior walls per 503.1.1
- The fire access road to Midland has been added per conversations at last DRC meeting.

3. If FD access road is longer than 150' an approved turn around shall be provided. Appendix D of Fire Code.
- See comment above.

This letter accompanies a revised civil plan set, replat of the existing lot, and a drainage summary.

If you have any questions, please give me a call.

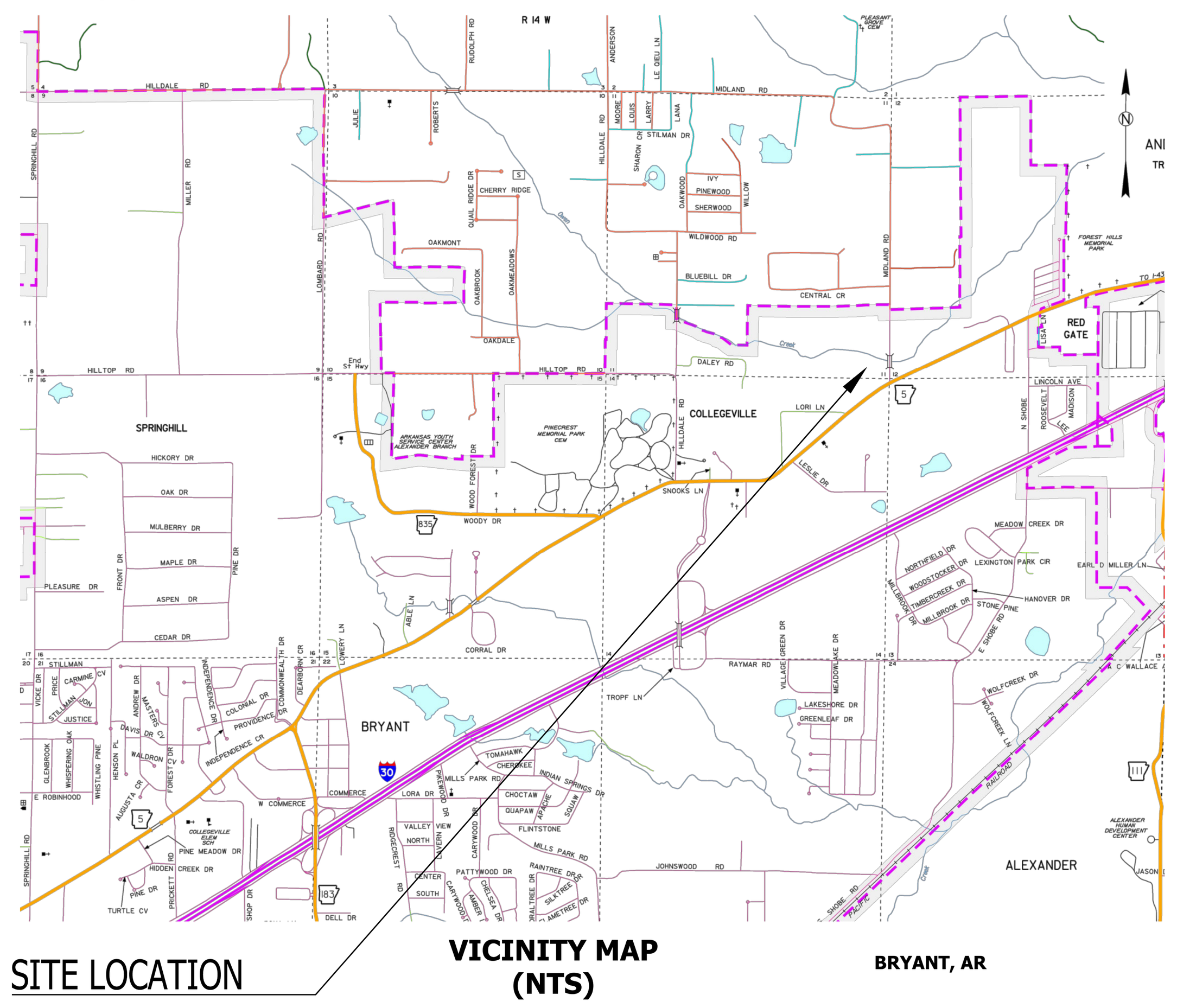
Sincerely,
Garrett Rich
Phillip Lewis Engineering.
501-213-5190

LOT 1A, A REPLAT OF LOTS 2, 3 AND 4 OF BLESSINGS ADDITION
CITY OF BRYANT
SALINE COUNTY, ARKANSAS
REPLAT

LEGEND OF SYMBOLS & ABBREVIATIONS

GAS METER	D — STORM DRAIN MANHOLE	N — NORTH	ASPHALT
WATER METER	C/O — SEWER CLEANOUT	S — SOUTH	CONCRETE
GUY WIRE	E — EAST	W — WEST	SET 1/2" REBAR w/ CAP #1853
POWER/UTILITY POLE	(M) — AS MEASURED	(D) — PER DEED	SET COTTON-PICKER SPINDLE
TELEPHONE PEDESTAL	(R) — RECORDED	R/W — RIGHT-OF-WAY	FOUND MONUMENT (DESC. NOTED)
SEWER MANHOLE	L.A. — LANDSCAPED AREA	CR4 — CAPPED 1/2" REBAR	COMPUTED CORNER (NOT SET)
WATER VALVE	CONC. — CONCRETE	P.O.C. — POINT OF COMMENCEMENT	
FIRE HYDRANT	P.O.B. — POINT OF BEGINNING	CMP — CORRUGATED METAL PIPE	
SIGNS	RCP — REINFORCED CONCRETE PIPE	ESMT — EASEMENT	
LIGHT POLE	HDPE — HIGH DENSITY POLYETHYLENE	SUBD — SUBDIVISION	
TELEPHONE MANHOLE	FDC — FIRE DEPARTMENT CONNECTION	CPS — COTTON PICKER SPINDLE	
GAS VALVE	P5 — 5/8" PIPE	R5 — 5/8" REBAR	
SS — SANITARY SEWER LINE	R4 — 1/2" REBAR	PK — SURVEY NAIL	
W — WATER LINE	PB — TELEPHONE PULL BOX		
STORM SEWER PIPE			
ROADWAY CENTERLINE			
UTILITY EASEMENT			
BUILDING SETBACK LINE			
R/W — ROADWAY RIGHT-OF-WAY			
OHE — OVERHEAD ELECTRIC LINES			
UGT — UNDERGROUND TELEPHONE			
G — UNDERGROUND GAS			
F.O. — UNDERGROUND FIBER OPTIC			
X — FENCE			
STEEL GUARD RAIL			
[100] — SURFACE CONTOUR LINE & ELEVATION			

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

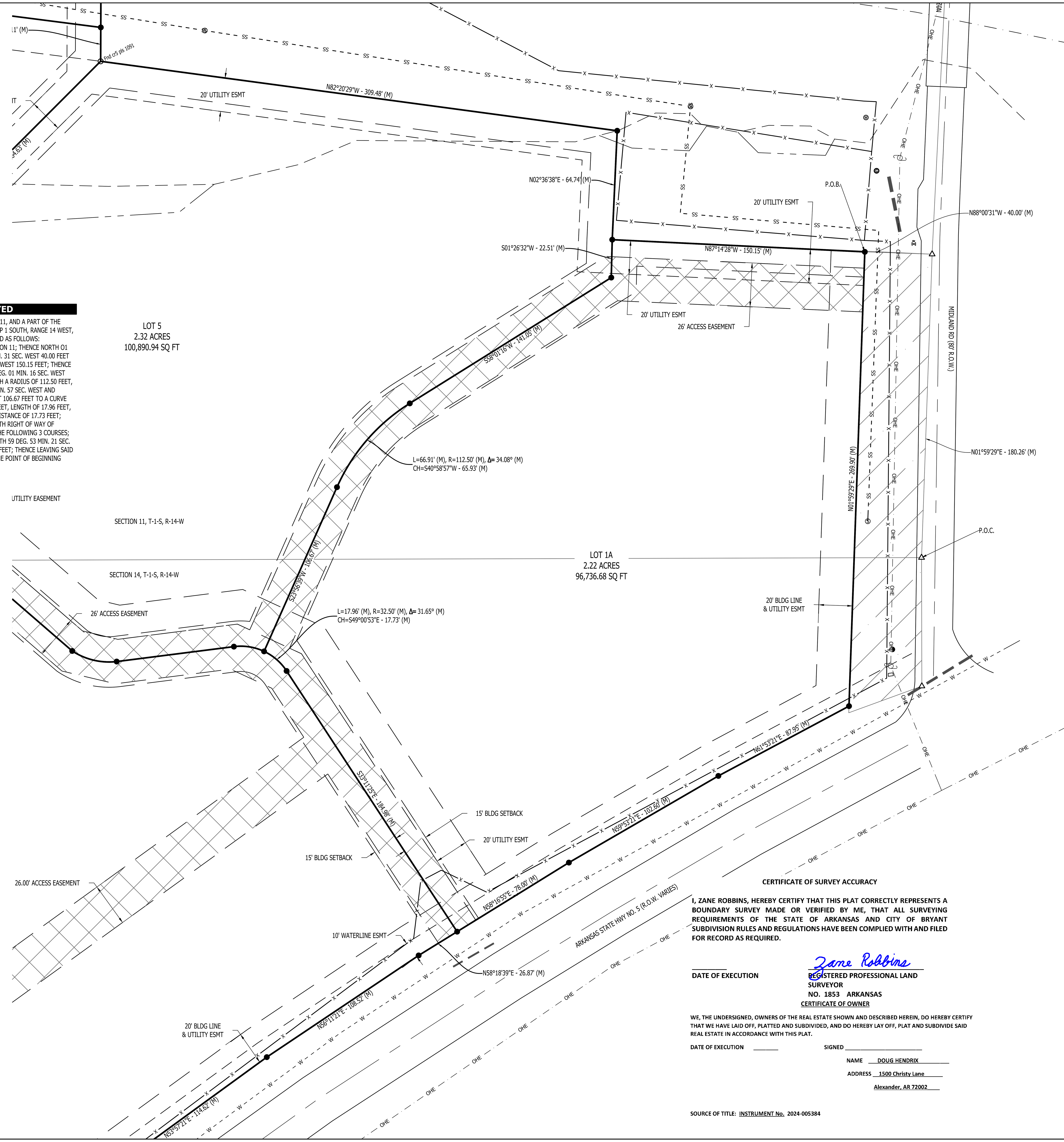


VICINITY MAP (NTS)

BRYANT, AR

LAND DESCRIPTION AS SURVEYED

PART OF THE SOUTHEAST QUARTER OF SOUTHEAST QUARTER, SECTION 11, AND A PART OF THE NORTHEAST QUARTER OF NORTHEAST QUARTER, SECTION 14, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SE 1/4 SE 1/4 SECTION 11; THENCE NORTH O1 DEG. 59 MIN. 29 SEC. EAST 180.26 FEET; THENCE NORTH 88 DEG. 00 MIN. 31 SEC. WEST 40.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 87 DEG. 14 MIN. 28 SEC. WEST 150.15 FEET; THENCE SOUTH 01 DEG. 26 MIN. 32 SEC. WEST 22.51 FEET; THENCE SOUTH 58 DEG. 01 MIN. 16 SEC. WEST 141.05 FEET TO A CURVE TO THE LEFT; THENCE ALONG SAID CURVE WITH A RADIUS OF 112.50 FEET, LENGTH OF 66.91 FEET AND A CHORD BEARING OF SOUTH 40 DEG. 58 MIN. 57 SEC. WEST AND DISTANCE OF 65.93 FEET; THENCE SOUTH 23 DEG. 56 MIN. 39 SEC. WEST 106.67 FEET TO A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE WITH A RADIUS OF 32.50 FEET, LENGTH OF 17.96 FEET, AND A CHORD BEARING OF SOUTH 49 DEG. 00 MIN. 53 SEC. EAST AND DISTANCE OF 17.73 FEET; THENCE SOUTH 33 DEG. 11 MIN. 25 SEC. EAST 184.98 FEET TO THE NORTH RIGHT OF WAY OF ARKANSAS STATE HIGHWAY #5; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING 3 COURSES; THENCE NORTH 58 DEG. 16 MIN. 55 SEC. EAST 78.00 FEET; THENCE NORTH 59 DEG. 53 MIN. 21 SEC. EAST 102.60 FEET; THENCE NORTH 61 DEG. 53 MIN. 21 SEC. EAST 87.95 FEET; THENCE LEAVING SAID RIGHT OF WAY NORTH 01 DEG. 59 MIN. 29 SEC. EAST 269.90 FEET TO THE POINT OF BEGINNING CONTAINING 2.22 ACRES (96,736.68 S.F.) MORE OR LESS.



PLAT NOTES

S1. BASIS OF BEARING FOR THIS SURVEY IS BASED ON ARKANSAS STATE PLANE GRID SOUTH COORDINATES (NAD83 DATUM). MEASURED DISTANCES ARE GROUND DISTANCES.

S2. SURVEY & DOCUMENT REFERENCES:
- a. WARRANTY DEED TO DANA-PAGA IN DEED BOOK 344, PAGE 456.
- b. DEED TO CENTRAL ARKANSAS DEVELOPERS, LLC. INSTRUMENT NO. 2006-058158.
- c. DEED TO CITY OF BRYANT. INSTRUMENT NO. 2006-058193.
- d. RIGHT OF WAY DEDICATION TO CITY OF BRYANT. INSTRUMENT NO. 2006-058190.
- e. RIGHT OF WAY PERMIT TO THE CITY OF BRYANT. INSTRUMENT NO. 2006-058188.
- f. PLAT OF KING'S CROSSING PHASE 1.

S3. ZONING CLASSIFICATION: C2
SOURCE OF WATER: CITY OF BRYANT
SOURCE OF SEWER: CITY OF BRYANT

S4. EACH LOT SHALL HAVE SITE PLAN APPROVAL FROM THE CITY OF BRYANT PRIOR TO ANY CONSTRUCTION.

S5. SETBACKS
FRONT - 20' (UNLESS NOTED)
SIDE - 15' (UNLESS NOTED)
REAR - 15' (UNLESS NOTED)

CURRENT OWNERSHIP INFORMATION

OWNER:
EAST NORTH REAL ESTATE XI LLC
1500 CHRISTY LN
ALEXANDER AR 72002
PARCEL #840-11659-001

SOURCE:
SALINE COUNTY ASSESSOR

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1853
SIGNATURE
07/23/2025
ZANE ROBBINS

CERTIFICATE OF AUTHORIZATION
ROBBINS PROFESSIONAL LAND SERVICES
#4151
ARKANSAS - SURVEYOR

CERTIFICATE OF REPLAT APPROVAL

ALL REQUIREMENTS OF THE BRYANT SUBDIVISION RULES AND REGULATIONS RELATIVE TO THE PREPARATION AND SUBMITTAL TO A REPLAT HAVE BEEN FULFILLED, APPROVAL OF THIS REPLAT IS HEREBY GRANTED, SUBJECT TO FURTHER PROVISIONS OF SAID RULES AND REGULATIONS.

SIGNED,

DATE OF EXECUTION ____________

____
BRYANT PLANNING COMMISSION

UTILITY NOTES

U1. UTILITIES SHOWN ON THIS SURVEY ARE NOTED BY VISIBLE OBSERVATION COMBINED WITH INFORMATION OBTAINED FROM AVAILABLE SURVEYS AND UTILITY MAPS. LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS SURVEY MUST BE CONSIDERED TO BE APPROXIMATE AS NO EXCAVATION HAS TAKEN PLACE AS OF THIS DATE TO DETERMINE THEIR EXACT LOCATION. OTHER UTILITIES, TO WHICH THE EXISTENCE AND LOCATION ARE UNKNOWN, MAY BE LOCATED ON OR NEAR THE SUBJECT PROPERTY.

FLOOD STATEMENT

BY GRAPHIC PLOTTING ALONE, ACCORDING TO FEMA FIRM #05125C0240E, DATED JUNE 5, 2020, PORTIONS OF THIS PROPERTY LIES IN ZONE "X", AREAS DETERMINED TO BE IN THE 0.2% ANNUAL CHANCE FLOOD HAZARD AND ZONE "AE" AREAS IN THE SPECIAL FLOOD HAZARD.

CERTIFICATE OF SURVEY ACCURACY

I, ZANE ROBBINS, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE OR VERIFIED BY ME, THAT ALL SURVEYING REQUIREMENTS OF THE STATE OF ARKANSAS AND CITY OF BRYANT SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH AND FILED FOR RECORD AS REQUIRED.

DATE OF EXECUTION ____________

REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 1853 ARKANSAS

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 THIS PLAT.

DATE OF EXECUTION ________ SIGNED ____________________

NAME DOUG HENDRIX

ADDRESS 1500 Christy Lane
Alexander, AR 72002

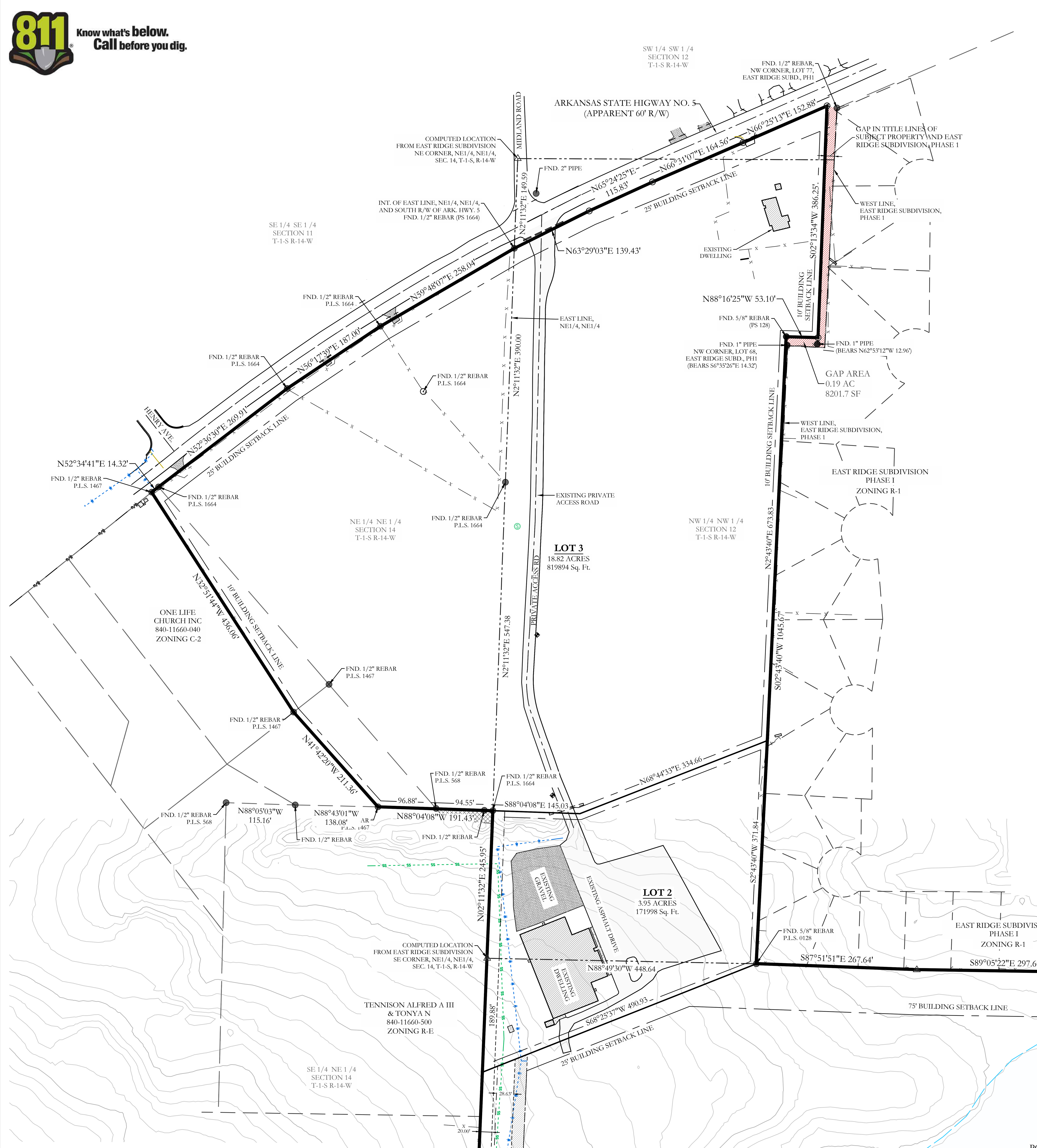
SOURCE OF TITLE: INSTRUMENT No. 2024-005384

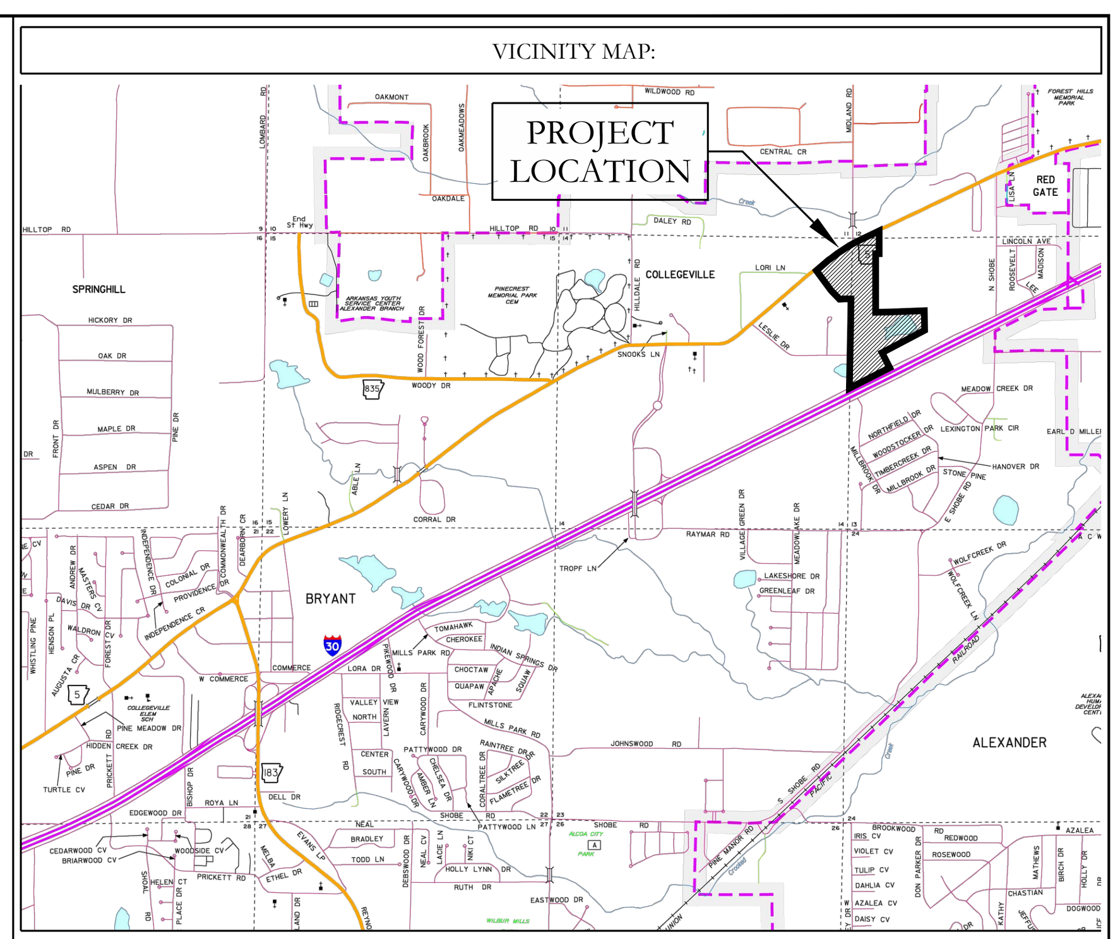
DATE	REVISIONS

PROPERTY ADDRESS:
AR. STATE HWY NO. 5
BRYANT, AR. 72022

ROBBINS PROFESSIONAL LAND SERVICES
INCORPORATED
SURVEYING | GIS | CONSTRUCTION STAKING
P.O. BOX 939 | BRYANT, ARKANSAS 72089
OFFICE: 501.425.6380 | EMAIL: ZANEROBBINS3@GMAIL.COM

DRAWN BY	ZR
CHECKED BY	ZR
DATE	7-23-25
SCALE	1"=30'
PROJECT No.	2024105
SHEET	--
PAGE	1 of 1





CERTIFICATIONS:

OWNER:

Name: ARKANSAS STORAGE XIV, LLC
Address: PO BOX 10
BRYANT, AR 72022

DEVELOPER:

Name: ARKANSAS STORAGE XIV, LLC
Address: PO BOX 10
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.

Source of Title: 2023-015797
2023-015796
2023-010005
2023-017298

Date of Execution ______ Name: ______

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 ______________, 2023; 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, Kazi Tamzidul Islam, 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 ______
Kazi Tamzidual Islam
Registered Professional
Engineer, No. 20876 Arkansas

CERTIFICATE OF PRELIMINARY PLAT APPROVAL:

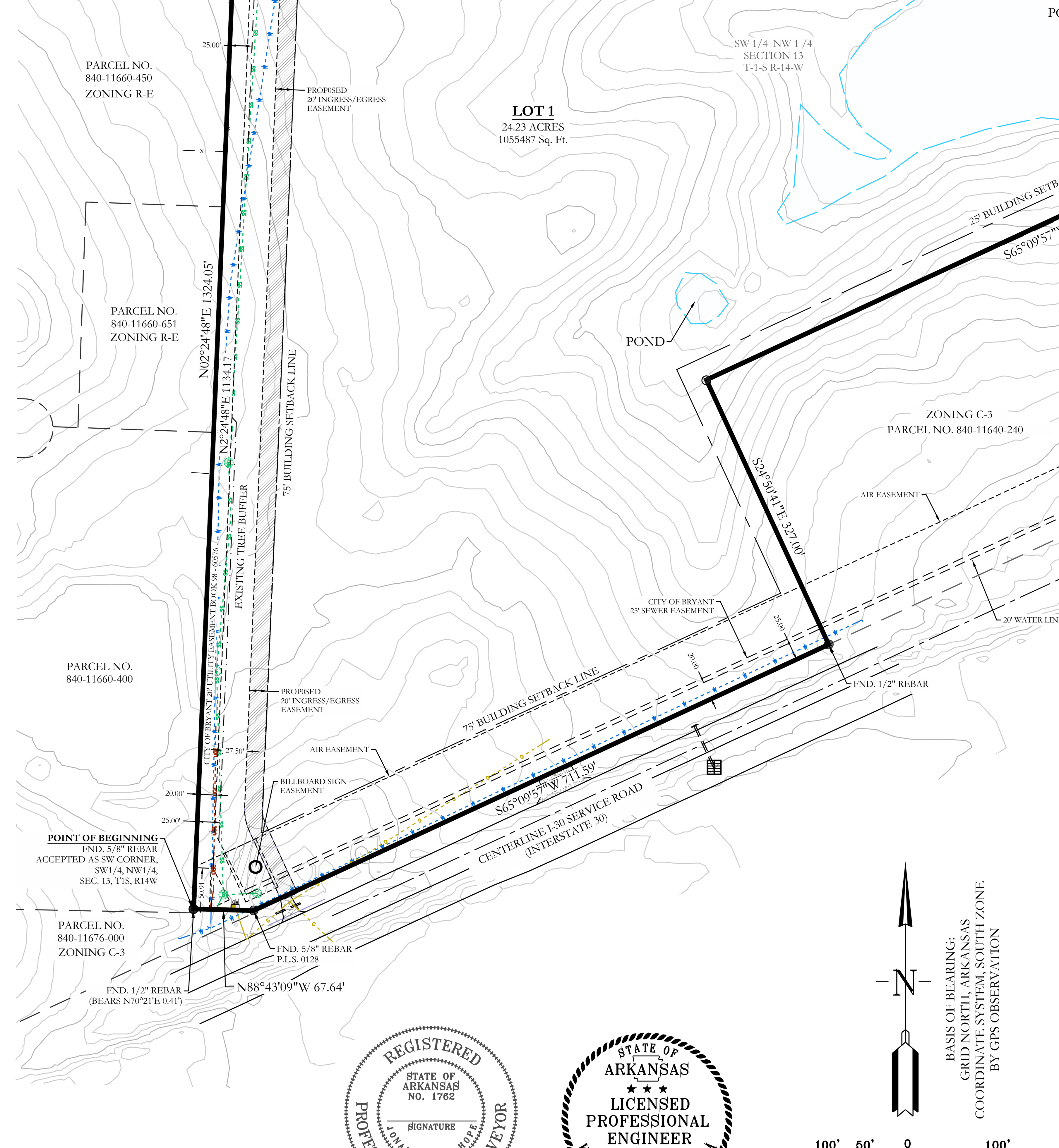
All requirements of the City of Bryant Subdivision Rules and Regulations relative to the preparation and submittal of a Preliminary Plat having been fulfilled, approval of this plat is hereby granted, subject of further provisions of said Rules and Regulations.

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

OVERALL BOUNDARY PROPERTY DESCRIPTION FROM SURVEY

A PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 12; A PART OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) AND THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 13; AND A PART OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 14; ALL IN TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" REBAR ACCEPTED AS THE SOUTHWEST CORNER OF SAID SW1/4, NW1/4, SECTION 13;
THENCE ALONG THE WEST LINE THEREOF NORTH 02°24'48" EAST, A DISTANCE OF 1,324.05 FEET, TO THE NORTHWEST CORNER OF SAID SW1/4, NW1/4 OF SECTION 13;
THENCE ALONG THE WEST LINE OF SAID NW1/4, NW1/4 OF SECTION 13 NORTH 02°11'32" EAST, A DISTANCE OF 245.95 FEET, TO A 1/2" REBAR AND CAP (PS 1664);
THENCE LEAVING SAID WEST LINE NORTH 88°04'08" WEST, A DISTANCE OF 191.43 FEET, TO A 1/2" REBAR AND CAP (PS 1467);
THENCE NORTH 41°42'20" WEST, A DISTANCE OF 211.36 FEET, TO A 1/2" REBAR AND CAP (PS 1467);
THENCE NORTH 32°51'44" WEST, A DISTANCE OF 436.06 FEET, TO A 1/2" REBAR AND CAP (PS 1467) TO THE SOUTHERLY RIGHT-OF-WAY OF ARKANSAS HIGHWAY 5;
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING EIGHT CALLS: NORTH 52°34'41" EAST, A DISTANCE OF 14.32 FEET, TO A 1/2" REBAR AND CAP (PS 1664);
THENCE NORTH 52°36'30" EAST, A DISTANCE OF 269.91 FEET, TO A 1/2" REBAR AND CAP (PS 1664);
THENCE NORTH 56°17'39" EAST, A DISTANCE OF 187.00 FEET, TO A 1/2" REBAR AND CAP (PS 1664);
THENCE NORTH 59°48'07" EAST, A DISTANCE OF 258.04 FEET, TO A 1/2" REBAR AND CAP (PS 1664);
THENCE NORTH 63°29'03" EAST, A DISTANCE OF 139.43 FEET, TO A 1/2" REBAR AND CAP (PS 1664);
THENCE NORTH 65°24'25" EAST, A DISTANCE OF 115.83 FEET, TO A 1/2" REBAR AND CAP (PS 1664);
THENCE NORTH 66°31'07" EAST, A DISTANCE OF 164.56 FEET, TO A 1/2" REBAR AND CAP (PS 1664);
THENCE NORTH 66°25'13" EAST, A DISTANCE OF 152.88 FEET, TO A 1/2" REBAR AND CAP (PS 1664) BEING THE NORTHEAST CORNER OF LANDS DESCRIBED IN WARRANTY DED DATED MARCH 30, 1963 AND FILED IN SALINE COUNTY DEED RECORD BOOK 112 AT PAGE 404;
THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY OF HIGHWAY 5 ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN SAID WARRANTY DEED SOUTH 02°13'34" WEST, A DISTANCE OF 386.25 FEET, TO A 1/2" REBAR AND CAP (PS 1664) AT THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN SAID WARRANTY DEED;
THENCE NORTH 88°16'25" WEST, A DISTANCE OF 53.10 FEET, TO A 5/8" REBAR AND CAP (PS 128) ON THE EAST LINE OF LANDS DESCRIBED IN WARRANTY DEED DATED SEPTEMBER 21, 1951 AND FILED IN SALINE COUNTY DEED RECORD BOOK 64 AT PAGE 45;
THENCE SOUTH 02°43'40" WEST, A DISTANCE OF 1,045.67 FEET, TO A 5/8" REBAR AND CAP (PS 128) ON THE NORTH LINE OF SAID SW1/4, NW1/4 OF SECTION 13; SAID POINT BEING SOUTH 88°49'30" WEST, A DISTANCE OF 448.64 FEET FROM THE NORTHWEST CORNER OF SAID SW1/4, NW1/4 OF SECTION 13;
THENCE SOUTH 87°51'51" EAST, A DISTANCE OF 267.64 FEET, TO A POINT SHOWN ON THE SOUTH LINE OF EAST RIDGE SUBDIVISION, PHASE 1, AS FILED AS SALINE COUNTY DOCUMENT 2007-061442;
THENCE ALONG SAID SOUTH LINE SOUTH 89°05'22" EAST, A DISTANCE OF 297.60 FEET, TO A POINT SHOWN ON SAID SOUTH LINE OF EAST RIDGE SUBDIVISION, PHASE 1;
THENCE ALONG SAID SOUTH LINE SOUTH 89°16'26" EAST, A DISTANCE OF 291.29 FEET, TO AN AXLE AT THE NORTHEAST CORNER OF SAID SW1/4, NW1/4 OF SECTION 13;
THENCE ALONG THE EAST LINE THEREOF SOUTH 02°21'59" WEST, A DISTANCE OF 344.99 FEET, TO A 1/2" REBAR AND CAP (PS 1664);
THENCE LEAVING SAID EAST LINE SOUTH 65°09'57" WEST, A DISTANCE OF 848.81 FEET, TO A 1/2" REBAR AND CAP (PS 1664);
THENCE SOUTH 24°50'41" EAST, A DISTANCE OF 327.00 FEET, TO A 1/2" REBAR ON THE NORTHERLY RIGHT-OF-WAY OF U.S. INTERSTATE 30;
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY SOUTH 65°09'57" WEST, A DISTANCE OF 711.59 FEET, TO A 5/8" REBAR AND CAP (PS 128) AT THE INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY AND THE SOUTH LINE OF SAID SW1/4, NW1/4 OF SECTION 13;
THENCE ALONG SAID SOUTH LINE NORTH 88°43'09" WEST, A DISTANCE OF 67.64 FEET, TO A THE POINT OF BEGINNING; CONTAINING 47.00 ACRES (2,047,380.21 SQUARE FEET), MORE OR LESS.



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

STATE OF ARKANSAS ★ ★ ★ LICENSED PROFESSIONAL ENGINEER ★ ★ ★ NO. 20876 KAZI TAMZIDUL ISLAM

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

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

No portion of the property described hereon lies within the 100 year floodplain, according to the Federal Insurance Rate Map, panel #05125C0365e, Dated: 06/05/2020 .

LEGEND
- △ - Computed point
- ● - Found monument
- ⊙ - Set Iron Pipe
- (M)- Measured
- (R)- Record
- (D)- Deed

PROPERTY SPECIFICATIONS:

OWNER: ARKANSAS STORAGE XIV, LLC
PO BOX 10
BRYANT, AR 72022

DEVELOPER/: SUBDIVIDER ARKANSAS STORAGE XIV, LLC
PO BOX 10
BRYANT, AR 72022

ENGINEERS: HOPE CONSULTING INC.
129 N. MAIN STREET
BENTON, AR 72015

NAME OF SUBDIVISION:

ZONING CLASSIFICATION: C-2

SOURCE OF TITLE: SALINE COUNTY DOCUMENT
2023-015797
2023-015796
2023-010005
2023-017298

NUMBER OF LOTS: 3

SOURCE OF WATER: CITY OF BRYANT
SOURCE OF SEWER: CITY OF BRYANT
SOURCE OF ELECTRIC: FIRST ELECTRIC COOP
SOURCE OF GAS: CENTERPOINT ENERGY

BUILDING SETBACKS:
FRONT - AS SHOWN
REAR - OR AS SHOWN
SIDE - OR AS SHOWN

EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
FRONT - AS SHOWN
REAR - AS SHOWN
SIDE - AS SHOWN

LOT CORNERS: SET 1/2" REBAR WITH CAP

HOPE CONSULTING
ENGINEERS - SURVEYORS

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

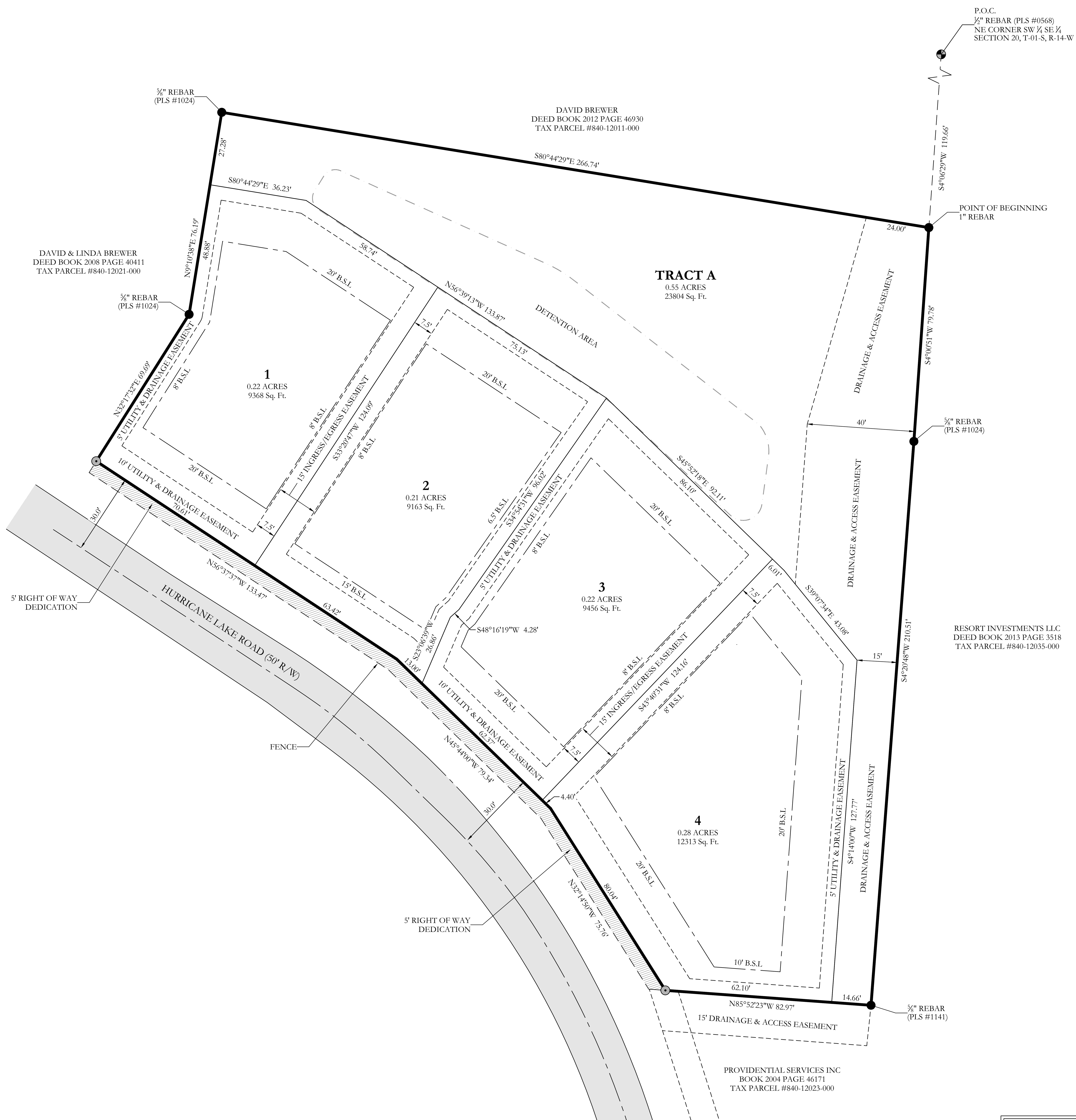
FOR USE AND BENEFIT OF:

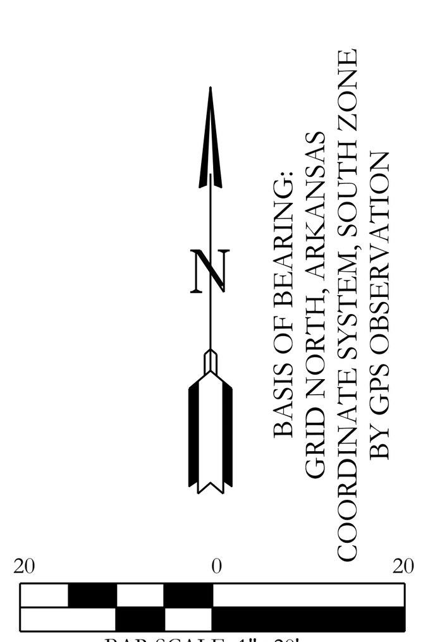
ARKANSAS STORAGE XIV, LLC

PRELIMINARY PLAT
FINLEY BUSINESS PARK
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

DATE:	01/19/2024	C.A.D. BY:	B.JOHNSON			DRAWING NUMBER:	
REVISED:		CHECKED BY:				22-0800	
SHEET:		SCALE:	1" = 100'				
500	01S	14W	0	14	110	62	1762
500	01S	14W	0	13	400	62	1762

K:\Land Projects 2004\Subdivisions\2022\22-0800 Stuart Finley Hwy 5 Duplex\22-0800-Preliminary Plat-01-11-2023 recover.dwg





FINAL PLAT OF SKY BLUE DUPLEXES

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

AS-SURVEYED DESCRIPTION:

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW ¼ SE ¼) OF SECTION 20, TOWNSHIP 01 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SAID SW ¼ SE ¼ OF SECTION 20; THENCE S04°06'29"W, A DISTANCE OF 119.66 FEET TO THE POINT OF BEGINNING;
THENCE S04°00'51"W, A DISTANCE OF 79.78 FEET;
THENCE S04°20'48"W, A DISTANCE OF 210.51 FEET;
THENCE N85°52'23"W, A DISTANCE OF 14.66 FEET;
THENCE N85°52'23"W, A DISTANCE OF 68.31 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF HURRICANE LAKE ROAD;
THENCE ALONG SAID EAST RIGHT OF WAY LINE OF HURRICANE LAKE ROAD THE FOLLOWING COURSES:
THENCE N32°14'50"W, A DISTANCE OF 75.76 FEET;
THENCE N45°50'42"W, A DISTANCE OF 78.70 FEET;
THENCE N56°37'37"W, A DISTANCE OF 133.47 FEET;
THENCE LEAVING SAID RIGHT OF WAY, N32°17'32"E, A DISTANCE OF 64.69 FEET;
THENCE N09°10'38"E, A DISTANCE OF 76.19 FEET;
THENCE S80°44'29"E, A DISTANCE OF 266.74 FEET TO THE POINT OF BEGINNING.
CONTAINING 65,558 SQUARE FEET, OR 1.51 ACRES, MORE OR LESS.

NOTE:

TRACT A WILL BE UTILIZED AS DRAINAGE AND UTILITY EASEMENTS MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

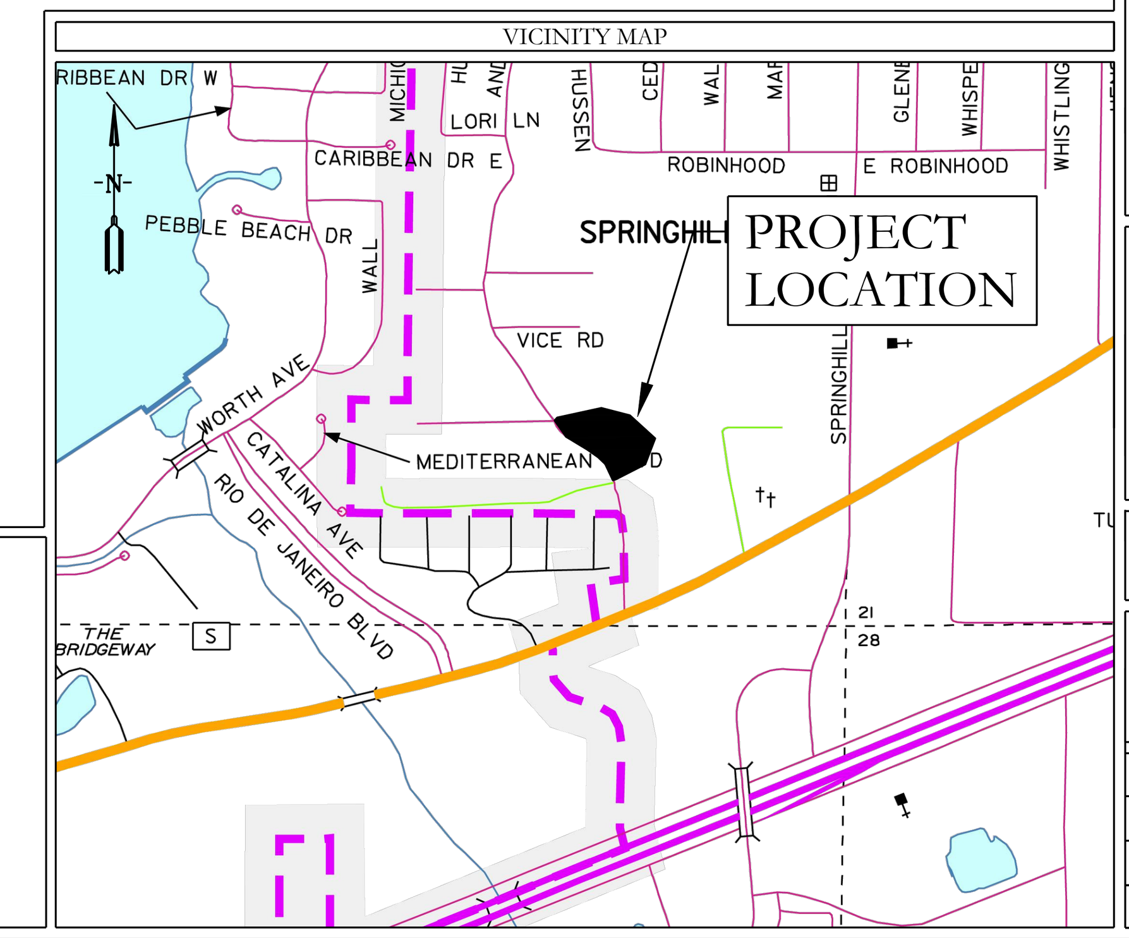
NO FENCES SHALL BE CONSTRUCTED IN THE DRAINAGE EASEMENT WHERE OPEN DITCHES ARE CONSTRUCTED.

SETBACK VARIANCES ON LOT 2 WAS APPROVED ON APRIL 14, 2025

LEGEND

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

VICINITY MAP



CERTIFICATIONS:

OWNER:
Name: FAIT ROAD II, LLC
Address: P.O. BOX 10
BRYANT, AR 72022

DEVELOPER:
Name: FAIT ROAD II, LLC
Address: P.O. BOX 10
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: 2015-7766

CERTIFICATE OF SURVEYING ACCURACY:

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

Date of Execution

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

CERTIFICATE OF FINAL ENGINEERING ACCURACY:

I, Kazi Tamzidual Islam, hereby certify that this plat correctly represents a plat made by me, and that the engineering requirements of the City of Bryant Subdivision Rules and Regulations have been followed.

Date of Execution

Kazi Tamzidual Islam
Registered Professional
Engineer, No. 20876
Arkansas

CERTIFICATE OF FINAL APPROVAL:

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

Date of Execution

Lance Penfield,
Bryant Planning Commission

REGISTERED STATE OF ARKANSAS No. 1664 SIGNATURE WILLIAM CORBITT R. SHOFFNER PROFESSIONAL LAND SURVEYOR

STATE OF ARKANSAS ★ ★ ★ LICENSED PROFESSIONAL ENGINEER ★ ★ ★ NO. 20876 KAZI TAMZIDUL ISLAM

By affixing my seal and signature, I Kazi Islam PE No, 20876, hereby certify that this drawing correctly depicts a survey compiled under my supervision.

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

No portion of the property described hereon lies within the 100 year floodplain, according to the Federal Insurance Rate Map, panel #05125C0360E, Dated: 06/05/2020 .

PROPERTY SPECIFICATIONS:

OWNER: FAIT ROAD II LLC
PO BOX 10
BRYANT, AR 72022

DEVELOPER/: SUBDIVIDER FAIT ROAD II LLC
PO BOX 10
BRYANT, AR 72022

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

NAME OF SUBDIVISION: SKY BLUE DUPLEXES

INSTRUMENT # 2015-7766

ZONING: R-M

AVERAGE LOT SIZE: 10,075 SQ. FT.
MINIMUM LOT SIZE: 6,000 SQ. FT
NUMBER OF LOTS: 4

SOURCE OF WATER: WATER USERS
SOURCE OF SEWER: CITY OF BRYANT
SOURCE OF ELECTRIC: ENTERGY

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

HOPE CONSULTING
ENGINEERS - SURVEYORS
129 N. Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
FAIT ROAD II, LLC

FINAL PLAT
SKY BLUE DUPLEXES
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	06-23-2025	C.A.D. BY: B.JOHNSON	DRAWING NUMBER:
REVISED:	07-21-2025	CHECKED BY:	19-0066
SHEET:		SCALE: 1"=20'	

500	01S	14W	0	20	230	62	1664

Legal Description – 2224 Brandon Loop, Bryant, AR

All that part of the SW ¼ of the SW ¼ Section 21, Township 1 South, Range 14 West, Saline County, Arkansas, described as follows: Beginning at the SW corner of said Section 21, and run thence East along the South line for 600' to the West line of roadway; run thence N 01°31' E along West line of road for 250'; thence West parallel with the South line for 203' to the Point of Beginning of the land herein described; From said point run thence N 88° 25' 22" W 203.58'; thence N 2°28' 30" E 100' to a point that is 409.2' West of the West line of road; run S 88° 30' 15" E 204.60'; thence S 3°03' 12" W 100.31' to the Point of Beginning. Tract contains 0.47 acres, more or less.

NAME OF DEVELOPMENT: SPRINGHILL TAVERN

CURRENT ZONING: C2

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

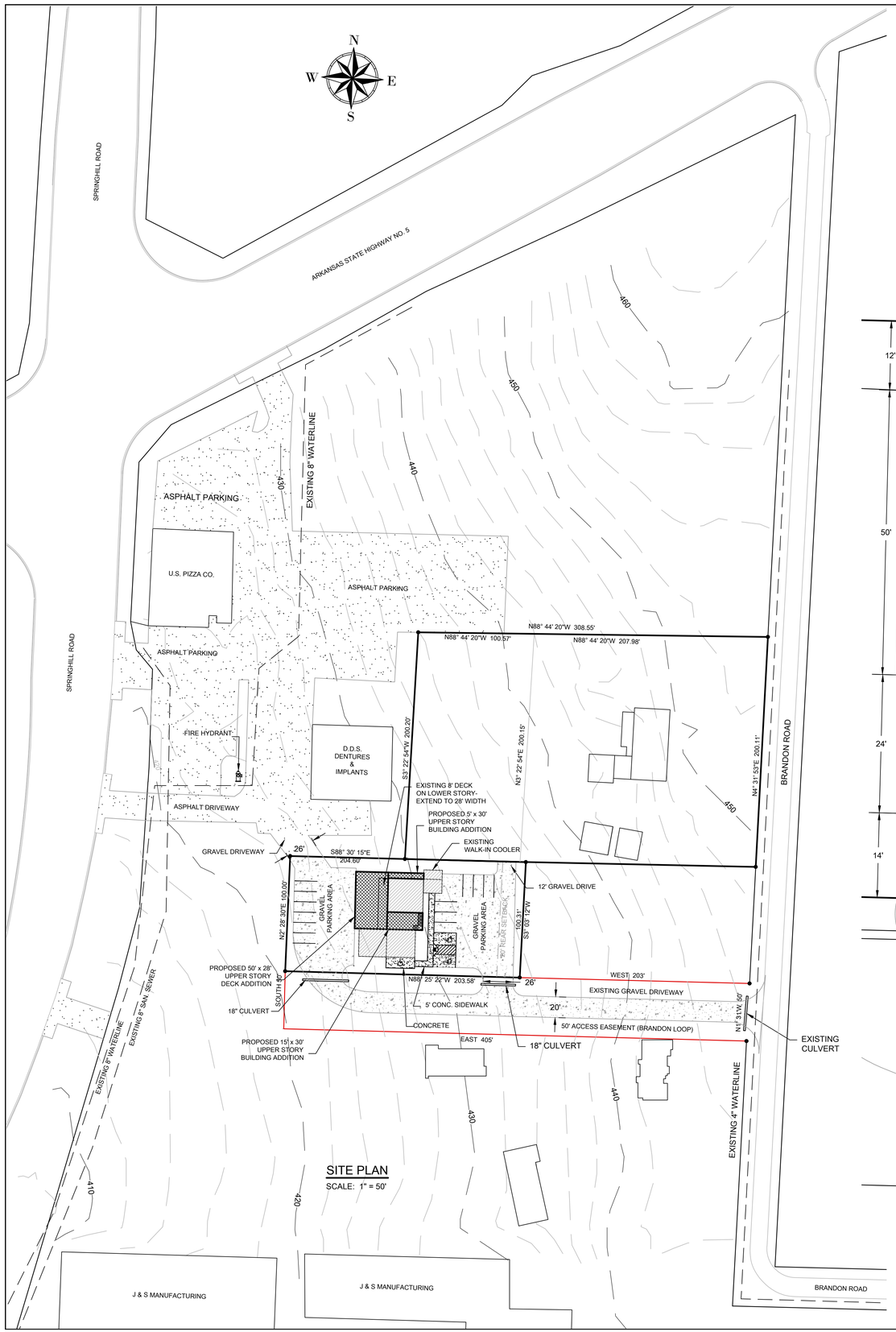
PHYSICAL ADDRESS OF PROJECT: 2224 BRANDON LOOP
BRYANT, ARKANSAS 72022

Legal Description – 2205 Brandon Road, Bryant, AR

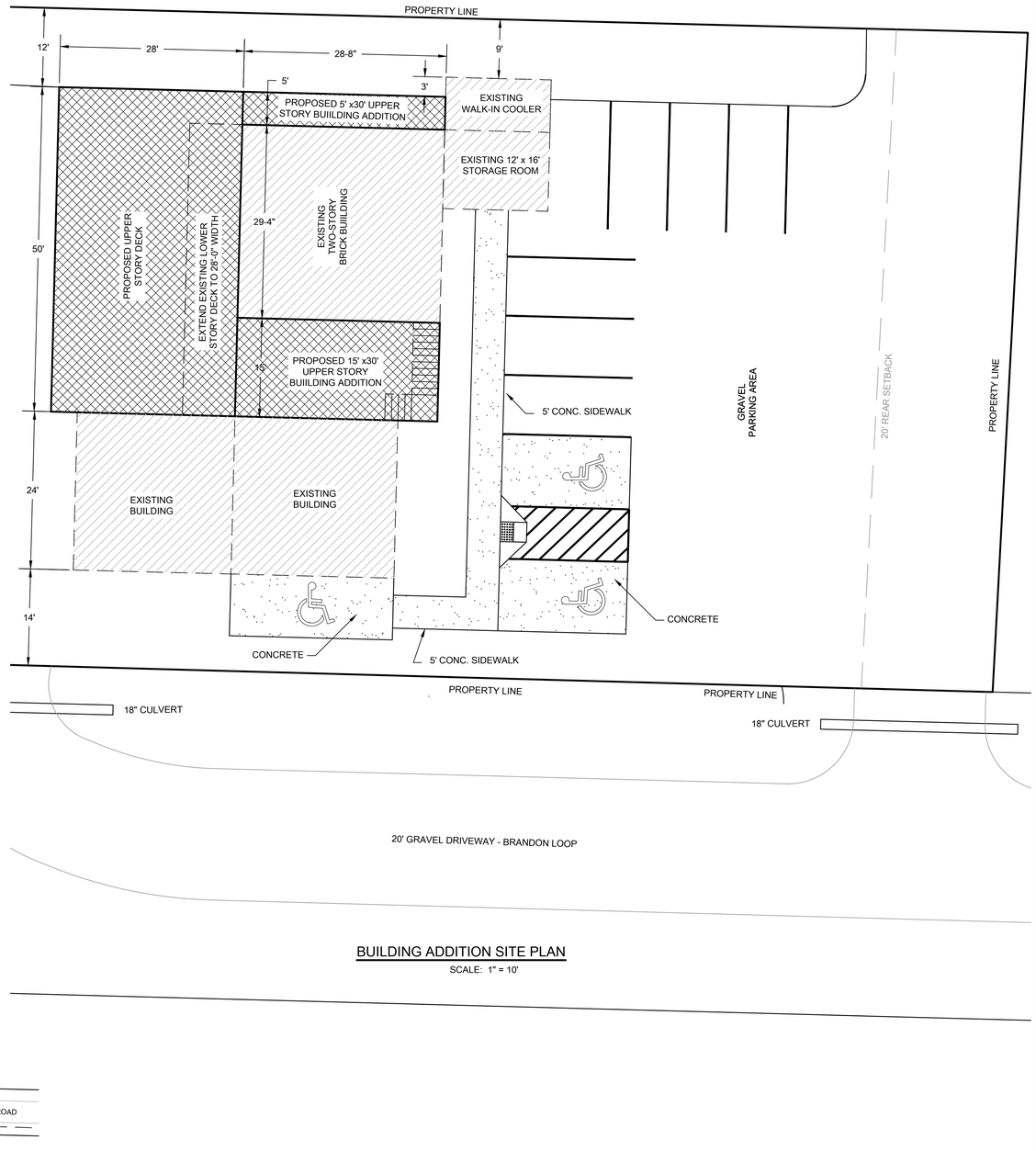
Part of the W ½ of the SW ¼ Section 21, Township 1 South, Range 14 West, Saline County, Arkansas, more particularly described as follows: Commencing at the SW corner of said W ½ SW ¼, thence East 600' to the West line of Brandon Road; thence N 01° 37' E along said road 350' to the Point of Beginning of land herein described; thence N 04° 31' 53' E 200.11'; thence N 88° 44' 20" W 308.55'; thence S 03° 22' 54" W 200.20'; thence S 88° 47' 30" E 99.93'; thence S 88° 47' 33" E 204.62' to the Point of Beginning. Tract contains 1.39 acres, more or less.

Legal Description – Road Easement, Brandon Loop, Bryant, AR

Part of the SW ¼ of the SW ¼ Section 21, Township 1 South, Range 14 West, Saline County, Arkansas, described as follows: Beginning at the SW corner of said Section 21, and run thence East 600' to the West line of roadway; run thence N 01°31' E along West line of road for 200' to the Point of Beginning of easement; thence N 01°31' E along West line of road for 50'; thence West parallel with the South line for 406.3'; thence South 50'; thence East to the Point of Beginning.



SITE PLAN
SCALE: 1" = 50'



BUILDING ADDITION SITE PLAN
SCALE: 1" = 10'

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

BRYANT, ARKANSAS

SPRINGHILL TAVERN
2224 BRANDON LOOP

BUILDING ADDITION SITE PLAN

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 4197
MICHAEL BOLIN

AS-BUILT DATE:

CONTACT PERSON:
M. BOLIN

SCALE:
AS SHOWN

DATE: MAY 2025

BUILDING ADDITION
SITE PLAN

JOB NO.

SHEET NO.
1 OF 1

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

Rezoning Application

Applicants are advised to read the Amendments section of Bryant Zoning Code prior to completing and signing this form. The Zoning Code is available at www.cityofbryant.com under the Planning and Community Development tab.

Date: June 10, 2025

Applicant or Designee:

Name LaDonna Henry
Address 209 Texas Ave
Phone 501-281-3549
Email Address LdR02182@hotmail.com

Property Owner (If different from Applicant):

Name Lonnie Humphries
Address North Little Rock AR 72118
Phone 501-516-2907
Email Address _____

Property Information:

Address 2913 Springhill Rd.
Parcel Number 840088500 21 / 840088500 22
Existing Zoning Classification RM
Requested Zoning Classification C-1

Legal Description (If Acreage or Metes and Bounds description, please attach in a legible typed format)

Lot 11, Block 2, Sherwood Park Subdivision AND The South 10 Feet of Lot 10, Block 2 of "Sherwood Park" subdivision.

Application Submission Checklist:

- ☐ Letter stating request of zoning change from (Current Zoning) to (Requested Zoning) and to be placed on the Planning Commission Agenda
- ☐ Completed Rezoning Application
- ☐ Rezoning Application Fee ($40 fee for lot and black descriptions or $125 for acreage or metes and bound descriptions)
- ☐ If someone, other than the owner, will be handling the zoning process, we will require a

letter from the owner of said property, giving him or her authority to do so.

☐ Recent surveyed plat of the property including vicinity map

Additional Requirements:

*Items below **must be completed before the public hearing can occur**. Failure to provide notices in the following manners shall require delay of the public hearing until notice has been properly made.*

☐ Publication: Public Notice shall be published by the applicant at least one (1) time fifteen (15) days prior to the public hearing at which the rezoning application will be heard. Once published please provide a proof of publication to the Community Development office. (Sample notice attached below)

☐ Posting of Property: The city shall provide signs 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.

☐ Notification of adjacent landowners: Applicant shall attempt to inform by certified letter, return receipt requested, all owners of land within three hundred (300) feet of any boundary of the subject property of the public hearing. (Sample letter attached below)

☐ Certified list of property owners, all return receipts, and a copy of the notice shall be provided to the Community Development Department at least five (5) days prior to the public hearing.

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 Lee Dawne Henry, 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 that pertain to this project and that it is my responsibility to obtain all necessary permits as needed.

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

Rezoning Application

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Date: June 10, 2025

Applicant or Designee:

Name LaDonna Henry
Address 209 Texas Ave
Phone 501-281-3549
Email Address LdR02182@hotmail.com

Property Owner (If different from Applicant):

Name Lonnie Humphries
Address North Little Rock AR 72118
Phone 501-516-2907
Email Address

Property Information:

Address 2506 W Robinhood Dr.
Parcel Number 84008850023
Existing Zoning Classification RM
Requested Zoning Classification C-1

Legal Description (If Acreage or Metes and Bounds description, please attach in a legible typed format)
Lot 12, Block 2 of Sherwood Park Subdivision

Application Submission Checklist:

- ☐ Letter stating request of zoning change from (Current Zoning) to (Requested Zoning) and to be placed on the Planning Commission Agenda
- ☐ Completed Rezoning Application
- ☐ Rezoning Application Fee ($40 fee for lot and black descriptions or $125 for acreage or metes and bound descriptions)
- ☐ If someone, other than the owner, will be handling the zoning process, we will require a

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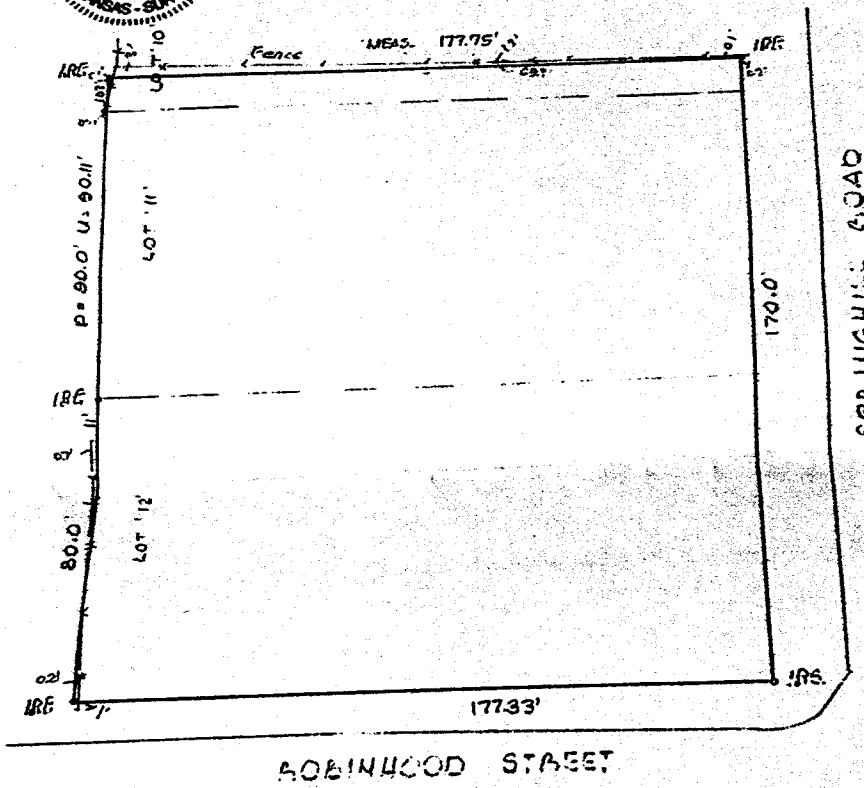
Note: that this is not an exhaustive guideline regarding the Conditional Use Permit Process. Additional information is available in the Bryant Zoning Ordinance.

READ CAREFULLY BEFORE SIGNING

I LaDonna Henry, 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 that pertain to this project and that it is my responsibility to obtain all necessary permits as needed.

BROOKS SURVEYING, INC.
20820 Arch Street Pike
Hensley, AR 72065
501-888-5336/brookssurveyinc@att.net

CERTIFICATE OF AUTHORIZATION
BROOKS SURVEYING, INC.
No. 1389
ARKANSAS - SURVEYOR



LEGAL DESCRIPTION

Lots 11 and 12 and the South 10 feet of Lot 10, Block 2, SHERWOOD PARK ADDITION to the City of Bryant, Saline County, Arkansas.

REGISTERED
STATE OF ARKANSAS
PROFESSIONAL
SURVEYOR

Date of Survey:	August 26, 2022
Scale:	1"= 30'
Property Address:	

Parcels: 840-08850-021
840-08850-022

FILED
SALINE COUNTY
CIRCUIT CLERK
2009 OCT 13 AM 10:27
BY:

WARRANTY DEED

09 090313

KNOW ALL MEN BY THESE PRESENTS:

THAT We, JAMES RAGAN and KAY RAGAN, Husband and Wife, Grantors, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, paid and delivered by the Grantee herein, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said YOULONDIA ELAINE HUMPHRIES (hereinafter referred to as the Grantee), and unto her heirs and assigns forever, the following lands lying in the County of Saline, and State of Arkansas, to-wit:

Lot 11, Block 2, Sherwood Park Subdivision, Saline County, Arkansas

AND

The South 10 feet of Lot 10, Block 2 in "Sherwood Park", a subdivision in Saline County, Arkansas.

To have and to hold the same unto the said Grantee and unto her heirs and assigns forever, with all appurtenances thereunto belonging.

And We, JAMES RAGAN and KAY RAGAN, Husband and Wife, hereby covenant with said Grantee that we will forever warrant and defend the title to the lands against all claims whatever.

WITNESS our Hands and Seals on this 13th day of October, 2009.

I Certify under penalty of false swearing that at least the legally correct amount of documentary stamps have been placed on this instrument. Exempt or no consideration paid if none shown.

GRANTEE or AGENT: Youlondia Elaine Humphries

GRANTEE'S ADDRESS: 2917 Cedar Park ST
Benton, Ar. 72019

James Ragan (L.S.)
JAMES RAGAN

Kay Ragan (L.S.)
KAY RAGAN

09 090314

This Instrument Prepared By:
John F. Lovell, Jr.
Attorney at Law
501 North Main Street
Benton, Arkansas 72015

ACKNOWLEDGMENT

STATE OF ARKANSAS)
)ss
COUNTY OF SALINE)

BE IT REMEMBERED, that on this day came before me, the undersigned, a Notary Public, within and for the County aforesaid duly commissioned and acting JAMES RAGAN and KAY RAGAN, Husband and Wife, to me well known as the Grantors in the foregoing Warranty Deed, and stated they had executed the same for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and seal as such Notary Public on this 13th day of October, 2009.

Cristy Lynn Pierce
NOTARY PUBLIC

My Commission Expires:
7-1-2019

CRISTY LYNN PIERCE
MY COMMISSION # 12371370
EXPIRES: July 1, 2019
Saline County

FILED FOR RECORD ON THIS 13 DAY OF Oct, 2009, AT 10:27 AND SAME IS DULY RECORDED IN DEED BOOK 2009

PAGE 90313.

CIRCUIT CLERK AND RECORDER

By D.C.

SEAL OF CIRCUIT COURT SALINE COUNTY, AR

09 090315

Parcel 840-08850-023

This Instrument prepared, from information furnished by the parties for the benefit of the Grantees.
No opinion as to sufficiency of title, sufficiency of legal description, or nature or extent of oil, gas, or minerals conveyed.

McMULLAN & BROWN
P.O. Box 2839
Little Rock, AR 72203-2839

2022-018465
I certify this instrument was filed on:
08/10/2022 03:40:22 PM
Myka Bono Sample
Saline County Circuit Clerk

Pages: 3
H LEE

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT Joel Brooks, a married person, ("Grantor") for and in consideration of the sum of TEN AND NO/100 ($10.00) in hand paid by Lonnie Humphries and LaDonna Henry ("Grantees"), the receipt of which is hereby acknowledged, does hereby grant, convey, sell, and quitclaim unto the said Grantees, and unto Grantees' heirs and assigns forever, all Grantor's right, title, interest and claim in and to the following lands lying in Saline County, Arkansas:

Lot 12, Block 2, in Sherwood Park Subdivision as surveyed, platted, and recorded in the office of the Circuit Clerk of Saline County, Arkansas. Subject to Protective Covenants of record.

TO HAVE AND TO HOLD the same unto the said Grantees and unto Grantees' heirs, successors, or assigns forever, with all appurtenances thereunto belonging.

AND, I, Qing Niu, spouse of Joel Brooks, do hereby release and relinquish unto the said Grantees, all my rights of dower, curtesy, and homestead in and to the said lands.

WITNESS our hands and seals this 8 day of August, 2022.

Joel Brooks

Qing Niu

DocId:8234577
Tx:4161499

ACKNOWLEDGMENT

STATE OF Arkansas
COUNTY OF Saline

On this day, before me, the undersigned Notary Public, duly commissioned in the state and county aforesaid, personally appeared Joel Brooks and Qing Niu, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and official seal this 8th day of August, ~~2021.~~ 2022

Notary Public

My Commission Expires:

May 15, 2027

ANNA WAGNON
MY COMMISSION EXPIRES
05-15-2027
NOTARY PUBLIC
COMM. # 12701045
GRANT COUNTY - ARKANSAS

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

SIGN PERMIT APPLICATION

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

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

Date: 7/9/25

Sign Co. or Sign Owner

Name Condray Signs
Address 1107 E. Harding
City, State, Zip Pine Bluff, AR. 71601
Phone 870-534-5210
Email Address emma@condraysigns.com

Property Owner

Name PLT Management Group, LLC
Address 3125 Hwy 5 Suite 1
City, State, Zip Bryant AR. 72019
Phone 501-847-7787
Email Address brooke.andrews.prhx@statefarm.com

GENERAL INFORMATION

Name of Business Attorney's Title Group
Address/Location of sign 3125 Hwy 5 Suite 3 Bryant, AR, 72019
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.

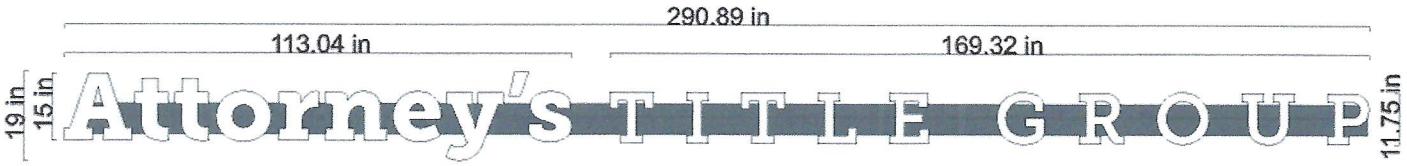
READ CAREFULLY BEFORE SIGNING

I Emma Brann, 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	19" x 291"	38	168"	154"	
B	Tenant panel	31.5" x 18.5"	4			
C						
E						
F						
G						



By signing this document, you verify that all spelling, layout and content are correct and that you are satisfied with the design(s) proofed on this document. Designs will be produced as shown here and you cannot make changes once the order is in production. Customer assumes all responsibility for typographical errors.

Please Sign here

condraysigns.com
1107 E. Harding Ave. Pine Bluff, AR 71601
ph (870) 534-5210

Client:Attorney's Title Group
Location: Benton, AR
Representative: Perry Oldner
Designer: Jason McGee
Date: 6-13-25

File location: \\DESKTOP-CL9TA2O\Shared Server File\SHARED FOLDER\graphic files\A\Attorney's Title Group\Benton
File name: channel letters 2.fs


Attorney's TITLE GROUP
24 in
342 in
168 in
154 in
Suite 3


HURRICANE CREEK
BUSINESS CENTER
StateFarm™
Brooke Andrews
Eric Andrews
Edward Jones
Attorney's
TITLE GROUP
18.5"
31.5"


160 ft
108 ft
110 ft
233 ft
Sign
Multitenant sign
Hurricane Lake Rd
Hwy 5 N

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

SIGN PERMIT APPLICATION

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

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

Date: July 15, 2025

Sign Co. or Sign Owner

Name ACE Sign Company
Address 11935 Interstate 30
City, State, Zip Little Rock, AR 72209
Phone 501-562-0800
Alternate Phone 501-626-2979

Property Owner

Name GenWealth Financial
Address 900 S Shackleford, Suite 605
City, State, Zip Little Rock, AR 72211
Phone 501-217-8031
Alternate Phone _____

GENERAL INFORMATION

Name of Business GenWealth Financial
Address/Location of sign 4756 Bryant Parkway, Alexander AR 72002
Zoning Classification C-2

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 Tonya Hulett, 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 Sign	3' 3" x 20'	65			
B	Wall Sign	30" x 11'	27.5			
C						
E						
F						
G						

ARTWORK APPROVAL

GenWealth
FINANCIAL ADVISORS

PLEASE READ CAREFULLY

ALL PAGES PROVIDED IN THIS DOCUMENT MUST BE SIGNED

Please be advised that all pages of the document displaying artwork proofs must be thoroughly reviewed in their entirety. It is imperative to examine each page carefully to ensure accuracy, orientation, completeness, and satisfaction with the design.

Upon completion of the review, each page must be signed by the responsible individual or authorized representative to indicate approval. Your signature serves as confirmation that you have reviewed and accepted the artwork as presented.

Production of your signage order will commence only after all pages have been reviewed and signed. Failure to review and sign each page may result in delays in production and may affect the final outcome of your signage.

We appreciate your attention to this important step in the process and thank you for your cooperation. If you have any questions or concerns regarding the artwork proofs or the approval process, please do not hesitate to contact us.

ACE SIGNS

PROPERTY BRAND/EXTENSION: GenWealth

PROPERTY LOCATION: 4756 Bryant Parkway Alexander, AR 72002

PROPERTY CODE: TBD

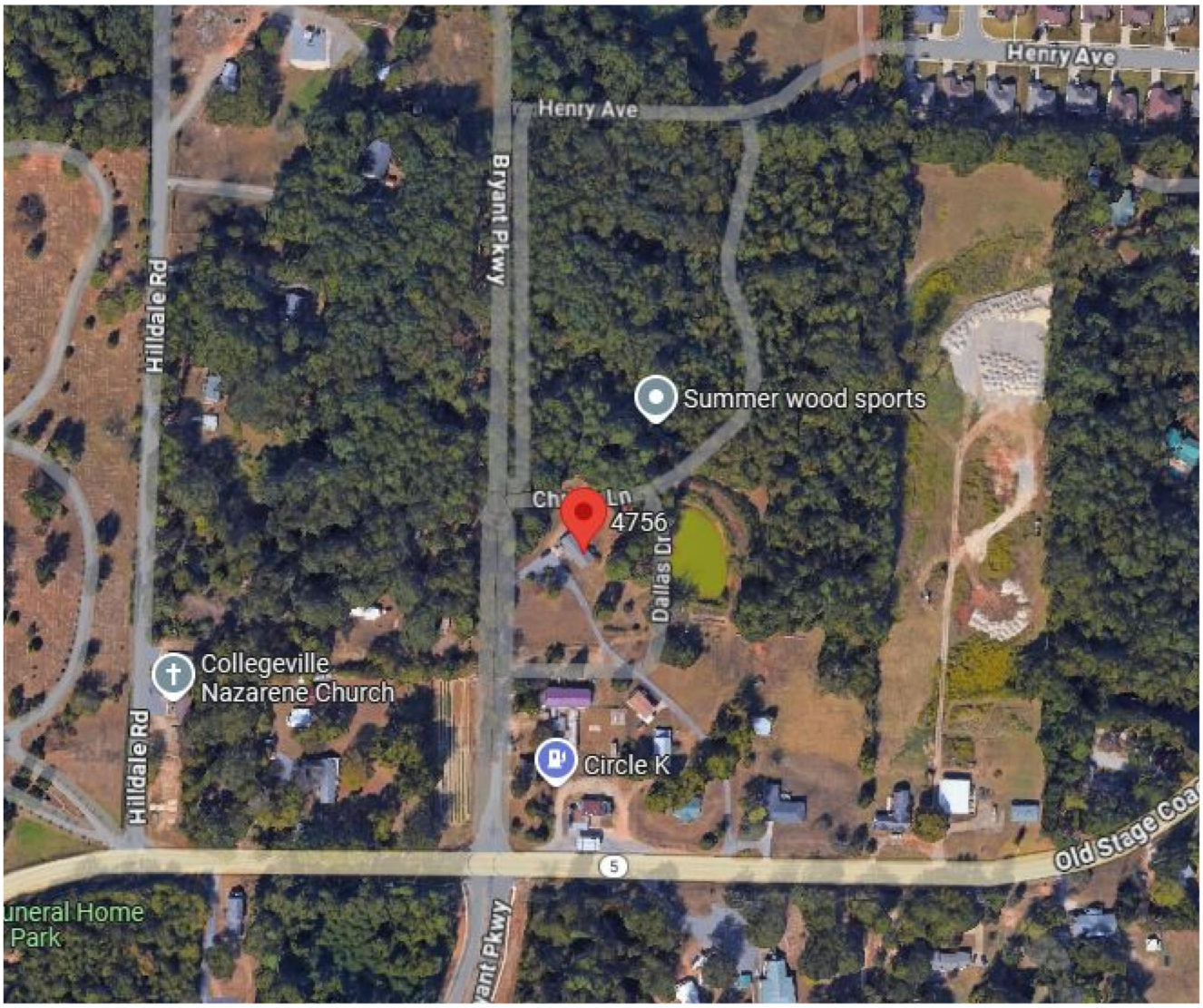
DATE: 07/09/2025

SALES REP: Jason McDonald

PREPARED BY: Victoria Phan

INITIALS: _____

LOCATION MAP



PROPERTY BRAND/EXTENSION: GenWealth

PROPERTY LOCATION: 4756 Bryant Parkway Alexander, AR 72002

PROPERTY CODE: TBD

DATE: 07/09/2025

SALES REP: Jason McDonald

PREPARED BY: Victoria Phan

INITIALS: _____

SITE PLAN

PROPOSED SIGNS:

1. CHANNEL LETTERS
2. HALO-LIT LETTERS

EXISTING SIGNS:

1. NO SIGN
2. NO SIGN

ACE SIGNS

PROPERTY BRAND/EXTENSION: GenWealth

PROPERTY LOCATION: 4756 Bryant Parkway Alexander, AR 72002

PROPERTY CODE: TBD

DATE: 07/09/2025

SALES REP: Jason McDonald

PREPARED BY: Victoria Phan

INITIALS: _____

1 CHANNEL LETTERS

EXISTING

PROPOSED

RENDERINGS NOT TO SCALE

H3'-3" x W20' LED illuminated channel letter set on raceway
White trim cap and returns

PANTONE WHITE

SW 6257 GIBRALTAR

ACE SIGNS

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PROPERTY CODE: TBD

DATE: 07/09/2025

SALES REP: Jason McDonald

PREPARED BY: Victoria Phan

INITIALS: _____

2 CHANNEL LETTERS

EXISTING

PROPOSED

RENDERINGS NOT TO SCALE

GenWealth

H20" Halo-lit channel letters
White trim cap and returns
H30" x W11' Backer panel

PANTONE WHITE

SW 6691 GLITZY GOLD

ACE SIGNS

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