Bryant Planning Commission Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

YouTube: https://www.youtube.com/c/bryantarkansas

Date: August 14, 2023 - **Time:** 6:00 PM

Call to Order

Approval of Minutes

1. Planning Commission Meeting Minutes 7/10/2023

- 2023-7-10 Planning Commision Meeting Minutes.pdf

Announcements

Director's Report

DRC Report

2. Pikewood Subdivision II - Lots 78R and 79R - Replat

Jeff Porter - Requesting Approval for Replat - RECOMMENDED APPROVAL

3. Pikewood Subdivision II - Lot 78R - Conditional Use Permit

Jeff Porter - Requesting Approval for CUP for Accessory Building on Lot without Primary Structure - RECOMMENDED APPROVAL

4. First Security Bank - 1819 N Reynolds Road - Remodel and Site Changes

Murray Contractors - Requesting Approval for Remodel and Site Changes - APPROVED

- 0766-PLN-01.pdf

5. Cornerstone Christian Montessori School - 4910 Springhill Road - Site Plan

Hope Consulting- Requesting Site Plan Approval - APPROVED, Contingent upon remaining comments being addressed

- 0767-PLN-02.pdf
- 0767-ELV-01.pdf
- 0767-PLN-01.pdf

6. Krispy Krunchy Chicken - 400 Bryant Ave - Sign Permit

Action Signs - Requesting Sign Permit Approval - STAFF APPROVED

- 0763-PLN-01.pdf
- 0763-APP-01.pdf

7. First Security Bank - 1819 N Reynolds Road - Sign Permit

Arkansas Sign and Neon - Requesting Sign Permit Approval - STAFF APPROVED

- 0764-APP-01.pdf
- 0764-PLN-01.pdf

8. Bryant Vision Clinic - 2213 N Reynolds Road - Sign Permit

L Graphics - Requesting Sign Permit Approval - STAFF APPROVED

- 0765-APP-01.pdf

9. Hilltop Landing Subdivision - Preliminary Plat

Hope Consulting - Requesting Recommendation for Approval of Preliminary Plat - RECOMMENDED APPROVAL, Contingent upon remaining comments being met

Public Hearing

10. Pikewood Subdivision II - Lot 78R - Conditional Use Permit

Jeff Porter - Requesting Approval for CUP for Accessory Building on Lot without Primary Structure

- 0761-APP-01.pdf
- 0760-PLT-01.pdf

Old Business

New Business

11. Pikewood Subdivision II - Lots 78R and 79R - Replat

Jeff Porter - Requesting Approval for Replat

- 0760-PLT-01.pdf

12. Hilltop Landing Subdivision - Preliminary Plat

Hope Consulting - Requesting Recommendation for Approval of Preliminary Plat

- 0690-PLN-08.pdf
- 0690-GTR-01.pdf
- 0690-PLN-07.pdf
- 0690-MTN-02.pdf
- 0690-DRN-03.pdf
- 0690-SWP-02.pdf
- 0690-SWB-01.pdf
- 0690-MTN-01.pdf
- 0690-DRN-02.pdf
- 0690-SWP-01.pdf

Adjournments

Bryant Planning Commission Meeting Minutes

Monday, July 10, 2023
Boswell Municipal Complex – City Hall Courtroom
6:00 PM

Agenda

CALL TO ORDER

- Chairman Rick Johnson calls the meeting to order.
- Commissioners Present: Johnson, Statton, Hooten, Penfield, Edwards, Erwin
- Commissioners Absent: Burgess

ANNOUNCEMENTS

None

APPROVAL OF MINUTES

1. **Planning Commission Meeting Minutes 6/12/2023**

   Motion to Approve minutes made by Commissioner Statton, Seconded by Commissioner Hooten. Voice Vote, 6 Yays, 0 nays. 1 Absent. Minutes were approved.

Chairman Johnson read the DRC Report.

DRC REPORT

2. **307 SW 4th Street** - Conditional Use Permit
   Bill Gray - Requesting Approval of CUP for New Addition to Accessory Structure that Exceeds 25% of Principal Building Size. - NO RECOMMENDATION

3. **Coral Ridge Subdivision Lots 7&8 -** Modification from Code on Sidewalk Location
   Hope Consulting - Requesting Approval of Modification from Code for Sidewalks to be Located Closer to the Curb. RECOMMENDED APPROVAL with location being 2 ft from BOC and Sidewalks having a curved radius connecting to adjacent properties.

4. **Meadow Ridge Subdivision Phase 4 - Lot 72** - Final Plat
   Derek Van Tassel - Requesting Approval for Final Plat - RECOMMENDED APPROVAL with requirement of detention pond improvements, fire hydrant, and sidewalk being built.

5. **Bryant High School** - New Fencing
   Lewis Architects Engineers - Requesting Approval for New Fencing at Bryant High School - APPROVED

6. **Five Star Fireworks** - Temporary Business Permit
   Mark Bradford - Requesting Approval for Temporary Business Permits at 23395 I-30 and 5041 Hwy 5. - APPROVED

7. **Arnold Fireworks** - Temporary Business Permit
   Terry Harper - Requesting Approval for Temporary Business Permits at 604 S Reynolds Road and 2703 Springhill Road APPROVED

8. **Accutrac Spray Equipment** - 105 SW 4th- Site Plan Additions
   Joe Fast - Requesting Approval for New Carport and Fencing on Site - APPROVED

9. **Restore - Habitat for Humanity** - 3801 HWY 5- Sign Permit
   Velocity Graphics - Requesting Sign Permit Approval - STAFF APPROVED

10. **Abby Road Shopping Center** - 1812 N Reynolds Road- Sign Permit
    Neonics Sign & Neon - Requesting Sign Permit Approval - APPROVED

11. **Splash Carwash - N. Reynolds Road** - Sign Permit
    Encinos Sign - Requesting Sign Permit Approval - APPROVED

12. **Arkansas Christian Academy/ Family Church** - Fencing
    Perry Black - Requesting Approval for Fencing on Site - APPROVED

13. **Blue House Bakery and Cafe - Progress Way** - Sign Permit
    Signs of Integrity - Requesting Approval for Facade Sign - STAFF APPROVED

PUBLIC HEARING

14. **307 SW 4th Street -** Conditional Use Permit
    Bill Gray - Requesting Approval of CUP for New Addition to Accessory Structure that Exceeds 25% of Principal Building Size.

    The applicant stated that Peter Cunningham, Pastor of abutting church property to the South, and the neighbor to the West, Joe Casey, were both ok with the addition of the structure.

    Chairman Johnson opened the public hearing and asked for people here to speak on the Conditional Use to come forward. Seeing no members of the public coming

forward to speak, Chairman Johnson Called for a Roll Call Vote to approve. 6 yays, 0 nays, Burgess Absent.

Motion to Close Public Hearing made by Commissioner Penfield, Seconded by Commissioner Edwards. Voice Vote, 6 Yays, 0 nays. 1 Absent.

NEW BUSINESS

15. **Coral Ridge Subdivision Lots 7 & 8 -** Modification from Code on Sidewalk Location
Hope Consulting - Requesting Approval of Modification from Code for Sidewalks to be Located Closer to the Curb.

After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve sidewalks being located no closer than 2ft to the BOC, and having the sidewalks gradually curve back to 6ft from BOC at the abutting property lines. 6 yays, 0 nays, Burgess Absent.

16. **Meadow Ridge Subdivision Phase 4 - Lot 72 -** Final Plat

Derek Van Tassel - Requesting Approval for Final Plat

After discussion on the item, Chairman Johnson Called for a roll call vote to approve, contingent upon the remaining items from DRC being met. (Fire Hydrant, Detention pond improvements, Sidewalk being built and BOA for Plat.) The signing and filing of the plat will not take place until those items are completed. 6 yays, 0 nays, Burgess Absent.

DIRECTOR'S REPORT

No Directors Report

ADJOURNMENT

Motion to Adjourn made by Commissioner Penfield, Seconded by Commissioner Statton. Voice Vote, 6 Yays, 0 nays. Burgess Absent. Meeting was adjourned.

_____ _____

Chairman, Rick Johnson *Date*

_____ _____

Secretary, Tracy Picanco *Date*

FIRST SECURITY BANK

BRYANT SOUTH RENOVATION

1823 N. REYNOLDS ROAD
BRYANT, AR 72022

January 19, 2023

REGISTERED ARCHITECT
SCM ARCHITECTS PLLC
No.C-87
ARKANSAS

I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME, OR UNDER MY SUPERVISION. I FURTHER CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THESE PLANS AND SPECIFICATIONS ARE AS REQUIRED BY LAW AND IN COMPLIANCE WITH THE ARKANSAS FIRE PREVENTION CODE FOR THE STATE OF ARKANSAS

JONATHAN NICHOLS

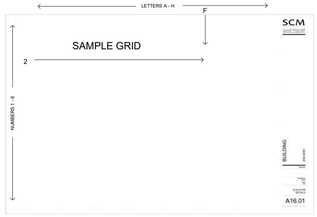
DATE: 1/19/23

SCM
ARCHITECTS P.L.L.C.
10411 West Markham, Suite 220
Little Rock, Arkansas 72205
(501) 224-3055 fax(501) 224-6934
www.scmarchitects.com

T1.01

CSI CON DOC SYSTEM

PROJECT DRAWINGS ARE LAYED OUT USING THE CSI "CONDOC" SYSTEM.



TYPICAL DRAWING SHEET:

THE DRAWING/DETAIL SHEET IS BORDERED BY NUMBERS & LETTERS CREATING A GRID. THIS GRID IS USED TO LOCATE AREAS OF THE DRAWING FOR REFERENCE AND PINPOINT DETAILS.

EXAMPLE:
NOTE THE DETAIL SYMBOL ON THE SHEET. ITS LOCATION IS "2F". IN DISCUSSION YOU WOULD SAY "LOOK AT THE DETAIL LOCATED AT "2F" ON SHEET A16.01. THIS NUMBER MAY BE KEYED INTO THE DETAIL SYMBOL AND WOULD READ "2F - A16.01."

SYMBOLS LEGEND

101 — **DOOR TYPE**
DOOR MARK (NUMBER)

Name / Elevation — **CONTROL OF DATUM POINT**
DESCRIPTION OF POINT
(FIN. FLR, TOP OF PLATE, TOP OF BEAM)
ELEVATION OR POINT

1 / A11.03 (SIM) — **BUILDING SECTION**
(See Plans and Building Elevations)
DIRECTION OF VIEW
SECTION LOCATOR/NUMBER
SHEET NUMBER

1 / A11.02 (SIM) — **WALL SECTION**
(See Plans and Building Elevations)
DIRECTION OF VIEW
SECTION LOCATOR/NUMBER
SHEET NUMBER

SLOPE / 1:12 — **ROOF SLOPE**
(See Roof Plans)
DIRECTION OF UPWARD SLOPE
RATIO OF SLOPE

Room name / 101 — **ROOM TAG**
(See Plans and Building Sections)
NAME OF ROOM
ROOM NUMBER

0 / A — **GRID LINES**
EXISTING COLUMN
(Letters typ. run Vertical, Numbers typ. run Horizontal)

1A — **KEY NOTE**
(See Building Elevations, Building Sections, Wall Sections, Detail Views, and the Material Legend)
MATERIAL CALLOUT

1 / A11.02 (SIM) — **BUILDING ELEVATION**
(See Plans and Building Elevations)
DIRECTION OF VIEW
ELEVATION LOCATION/NUMBER
SHEET NUMBER

1A/A1.01 · 4A/A1.01 · 3A/A1.01 — **INTERIOR ELEVATION**
(See Plans)
DIRECTION OF VIEW
ELEVATION LOCATION/NUMBER
SHEET NUMBER

AL-1 — **WINDOW TYPE**
WINDOW MARK (LETTER)

1 — **REVISION REFERENCE**
NUMBER OF REVISION CORRESPONDING TO SECTION IN TITLE BLOCK

P1 — **PARTITION TYPE**
PARTITION MARK (NUMBER)

GENERAL NOTES

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GENERAL CONTRACT REQUIREMENTS AFFECTING ALL TRADES

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND EACH OF THE SUBCONTRACTORS TO REVIEW ALL DRAWINGS TO ENSURE COORDINATION OF ALL WORK AFFECTING EACH TRADE.

****

1. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXISTING SITE AND BUILDING CONDITIONS PRIOR TO CONSTRUCTION FOR COORDINATION OF ANY NEW UTILITY INSTALLATION.

2. CONTRACTOR TO COORDINATE STORAGE AND STAGING AREAS WITH OWNER'S REPRESENTATIVE TO AVOID INTERFERENCE WITH OWNER'S USE OF EXISTING BUILDINGS, PARKING AREAS, AND GROUNDS.

3. PROVIDE SECURITY, BARRIERS AND FACILITIES TO PROTECT WORK AND STORED MATERIAL FROM UNAUTHORIZED ENTRY, VANDALISM OR THEFT.

4. CONDITION AND USE OF THE JOB SITE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. JOB SITE SHALL BE MAINTAINED IN A CLEAN AND ORDERLY FASHION. DEBRIS AND TRASH FOR ALL TRADES AND SUBCONTRACTORS UNDER GENERAL CONTRACTOR CONTROL AND FOR THOSE UNDER DIRECT CONTRACT WITH THE OWNER SHALL BE REMOVED DAILY.

5. GENERAL CONTRACTOR SHALL COORDINATE DELIVERIES, INSPECTIONS, AND SITE VISITS FOR ALL TRADES AND SUBCONTRACTORS AS REQUIRED.

6. THE CONTRACTOR IS REQUIRED TO PROTECT ALL SITE ITEMS IN THE AREAS ADJACENT TO THE PROJECT CONSTRUCTION WORK AS NECESSARY TO PREVENT DAMAGE. CONTRACTOR TO BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ITEMS DAMAGED DURING CONSTRUCTION.

7. FINAL CLEANING AT SUBSTANTIAL COMPLETION SHALL INCLUDE BUT NOT TO BE LIMITED TO CLEANING OF ALL SURFACES AFFECTED BY THE WORK OF THE CONTRACT AND REMOVAL OF ANY SPOTS, STAINS, SPILLS, ETC. ON ANY SURFACES CAUSED BY CONSTRUCTION ACTIVITIES AND INCURRED DURING THE CONSTRUCTION PERIOD.

8. ALL PRODUCTS USED ON THIS PROJECT THAT ARE USED IN CONJUNCTION WITH EACH OTHER OR ADJACENT TO EACH OTHER ARE REQUIRED TO BE COMPATIBLE.

9. OWNER RETAINS THE RIGHT TO LET OTHER CONTRACTS IN CONNECTION WITH THE PROJECT WORK. GENERAL CONTRACTOR SHALL PROPERLY COOPERATE, COORDINATE AND INTERFACE CONSTRUCTION SCHEDULE WITH ANY SUCH CONTRACTORS/VENDORS, ETC.

10. CONTRACTOR IS RESPONSIBLE FOR SEALING AND PROTECTING ALL PENETRATIONS THROUGH PARTITIONS, FLOORS, CEILINGS, AND ROOF ELEMENTS BOTH NEW AND EXISTING IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES TO THE SATISFACTION OF THE BUILDING OFFICIAL.

11. MANY DIMENSIONS ARE DEPENDENT UPON EXISTING BUILDING CONDITIONS. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS AND DIMENSIONS PRIOR TO BIDDING AND DURING CONSTRUCTION, AS NECESSARY, TO ASSURE CONSTRUCTION ADHERENCE TO DRAWINGS. THE SUBMISSION OF A BID CONSTITUTES ACCEPTANCE OF EXISTING CONDITIONS. BY ENTERING INTO A CONSTRUCTION CONTRACT FOR THIS WORK, THE GENERAL CONTRACTOR HAS INDICATED HIS FAMILIARITY WITH THE FIELD CONDITIONS. ANY DIMENSION REVISIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR REVIEW / APPROVAL.

12. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE MECHANICAL, PLUMBING, AND ELECTRICAL REQUIREMENTS TO COORDINATE COMPLETE AND ACCURATE INSTALLATION WITH THE CONSTRAINTS OF THE EXISTING BUILDING CONSTRUCTION FOR ROUTING OF UTILITIES IN A NEAT AND ORDERLY MANNER. IF A DISCREPANCY OCCURS WITH THE EXISTING BUILDING STRUCTURE AND INSTALLATION REQUIREMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT TO RESOLVE ANY ROUTING ISSUES.

13. DRAWINGS SHOWING EXISTING CONSTRUCTION AND UTILITIES ARE BASED ON CASUAL FIELD OBSERVATION ONLY. VERIFY THAT CONSTRUCTION AND UTILITY ARRANGEMENTS ARE AS SHOWN. REPORT DISCREPANCIES TO ARCHITECT BEFORE DISTURBING EXISTING INSTALLATION. BEGINNING OF ALTERATIONS WORK CONSTITUTES ACCEPTANCE OF EXISTING CONDITIONS.

14. THE CONTRACTOR SHALL PROTECT ALL FLOORS THAT ARE SCHEDULED TO REMAIN FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION.

15. PROTECT EXISTING MATERIALS AND SURFACES WHICH ARE NOT TO BE REMOVED.

16. THE CONTRACTOR IS REQUIRED TO PROTECT ALL WINDOWS AND DOORS DURING DEMOLITION AND CONSTRUCTION. ALL BROKEN WINDOWS, WHETHER BROKEN BEFORE CONSTRUCTION STARTS OR DURING CONSTRUCTION, ARE TO BE REPAIRED BY THE CONTRACTOR. THEREFORE NO BROKEN WINDOWS SHOULD BE IN PLACE WHEN BUILDING IS TURNED OVER TO THE OWNER.

17. PROTECT ALL AREAS ADJACENT TO THE WORK AS NECESSARY TO PREVENT DAMAGE. REPAIR OR REPLACE ITEMS DAMAGED DURING CONSTRUCTION.

18. IF THE CONTRACTOR IS REQUIRED TO CUT, MOVE, OR REMOVE ITEMS AS NECESSARY FOR ACCESS TO ALTERATIONS AND RENOVATION WORK. THE CONTRACTOR SHALL REPLACE AND RESTORE THESE ITEMS TO MATCH THEIR EXISTING CONDITION AT COMPLETION OF THE WORK, WHETHER SPECIFIED IN THE CONSTRUCTION DOCUMENTS OR NOT.

19. CAREFULLY REMOVE WALLS, CEILINGS, FLOORING, ROOFING AND STRUCTURE WHERE INDICATED ON CONSTRUCTION DOCUMENTS. PROVIDE SHORING, BRACING OR OTHER ANCHORING METHODS WHERE REQUIRED TO PREVENT MOVEMENT OF AND DAMAGE TO SURROUNDING AREA, ESPECIALLY EXTERIOR WALLS, FOUNDATION WALLS, AND FLOOR AND ROOF STRUCTURE.

20. THE CONTRACTOR SHALL REMOVE, CUT, AND PATCH WORK IN A MANNER TO MINIMIZE DAMAGE, AND PROVIDE A MEANS OF RESTORING PRODUCTS AND FINISHES TO THEIR ORIGINAL CONDITION.

21. REMOVE ALL DEBRIS AND ABANDONED ITEMS (SUCH AS UTILITIES) FROM CONCEALED AREAS WITHIN THE EXISTING STRUCTURE.

22. WHERE NEW WORK ABUTS OR ALIGNS WITH EXISTING, PERFORM A SMOOTH AND EVEN TRANSITION. PATCH WORK AND USE MATERIALS THAT MATCH EXISTING ADJACENT WORK IN TEXTURE AND APPEARANCE.

23. EXECUTE WORK BY METHODS WHICH WILL AVOID DAMAGE TO OTHER WORK. PROVIDE PROPER SURFACES TO RECEIVE PATCHING AND FINISHING.

24. CONTRACTOR IS RESPONSIBLE FOR SAW CUTTING AND REMOVAL OF EXISTING SLABS FOR PLACEMENT OF NEW UTILITIES AND PATCHING OF SLABS WITH MINIMUM OF 4 INCH CONCRETE SLABS; FINISH AND ELEVATIONS OF NEW SLABS / PATCHES ARE TO MATCH EXISTING.

25. FIT WORK TIGHT TO PIPES, SLEEVES, DUCTS, CONDUIT AND OTHER PENETRATIONS THROUGH SURFACES. MAINTAIN INTEGRITY OF WALL, CEILING, FLOOR AND ROOF CONSTRUCTION; COMPLETELY SEAL VOIDS. FIRE SEAL AT PENETRATIONS THROUGH RATED ASSEMBLIES.

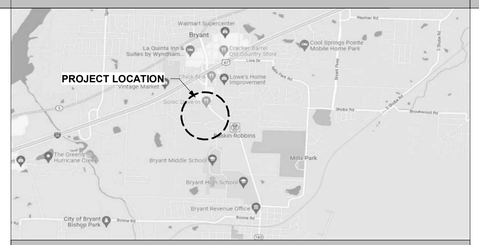
26. COORDINATE WITH ARCHITECT FOR UTILITY REQUIREMENT LOCATIONS OR CONNECTIONS WHICH ARE IN CONFLICT WITH EXISTING UTILITIES BEFORE INSTALLATION.

INDEX OF DRAWINGS

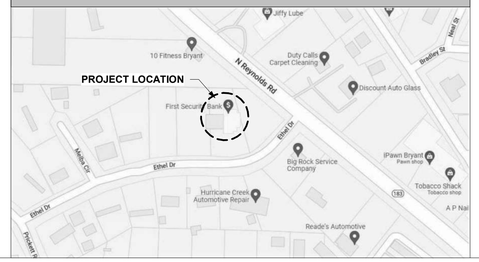
ABBREVIATIONS

A.F.F. - ABOVE FINISH FLOOR	INT. - INTERIOR
ALUM. - ALUMINUM	MECH. - MECHANICAL
C.J. - CONTROL JOINT	MTL. - METAL
C.M.U. - CONCRETE MASONRY UNIT	O.C. - ON CENTER
CLG. - CEILING	O.H. - OPPOSITE HAND
CONC. - CONCRETE	OPP. - OPPOSITE
CONT. - CONTINUOUS	PLAS. LAM. - PLASTIC LAMINATE
DIA. - DIAMETER	PLUMB. - PLUMBING
DIM. - DIMENSION	PLYWD. - PLYWOOD
DS - DOWNSPOUT	PREFIN. - PREFINISHED
DTL. - DETAIL	RAD. - RADIUS
E.I.F.S. - EXT. INSUL. FINISH SYSTEM	RE: - REFERENCE
EA. - EACH	REINF. - REINFORCED
ELEC. - ELECTRICAL	REQ'D - REQUIRED
ELEV. - ELEVATION	SAN. - SANITARY
E.O.S. - EDGE OF SLAB	SHT. - SHEET
EQ. - EQUAL	SIM. - SIMILAR
EXT. - EXTERIOR	S.S. - STAINLESS STEEL
F.O.S. - FACE OF STUD	STL. - STEEL
FEC - FIRE EXTINGUISHER CABINET	STRUCT. - STRUCTURAL
FIN. FL. - FINISH FLOOR	THK. - THICK
F.F.E. - FINISH FLOOR ELEVATION	TYP. - TYPICAL
GYP. BD. - GYPSUM BOARD	VER. - VERIFY
H.M. - HOLLOW METAL	V.I.F. - VERIFY IN FEILD
INSUL. - INSULATION	WD. - WOOD
	N.I.C. - NOT IN CONTRACT

LOCATION MAP



VICINITY MAP



BUILDING CODE INFORMATION

OCCUPANCY CLASSIFICATION:

TYPE OF CONSTRUCTION:	VB - NONSPRINKLERED
ALLOWABLE BUILDING HEIGHT:	40'-0"
PROPOSED BUILDING HEIGHT:	± 26' - 0" (EXISTING)
ALLOWABLE BUILDING AREA:	9,000 SF
EXISTING FLOOR AREA:	± 2,748 SF
EXISTING CANOPY AND OVERHANGS:	± 2,040 SF
TOTAL BUILDING AREA:	± 4,788 SF

SEPARATION DISTANCES FROM EACH EXTERIOR WALL TO ASSUMED AND COMMON PROPERTY LINES:

NORTH - X > 30FT (0 HOURS)
SOUTH - X > 30FT (0 HOURS)
EAST - X > 30FT (0 HOURS)
WEST - X > 30FT (0 HOURS)

FIRE RESISTANCE RATING FOR BUILDING ELEMENTS

A. STRUCTURAL FRAME - 0 HOUR (PER TABLE 601)
B. NON-BEARING EXTERIOR/INTERIOR WALLS AND PARTITIONS - 0 HOUR (PER TABLE 601)
C. FLOOR CONSTRUCTION - 0 HOUR (PER TABLE 601)
D. ROOF CONSTRUCTION - 0 HOUR (PER TABLE 601)

PROJECT CONTACTS

CONTACT COORDINATOR: (OWNER)

CONTACT PERSONS:

FIRST SECURITY BANK

LAUREN MILLER
FIRST SECURITY BANK
20697 INTERSTATE 30
BRYANT, AR 72022

lmiller@fsbank.com

(501) 303-5532 ext 35708

ARCHITECT:

SCM ARCHITECTS PLLC
1400 KIRK ROAD, SUITE 220
LITTLE ROCK, AR 72223

PRINCIPAL IN CHARGE:
JONATHAN NICHOLS, AIA
jnichols@scmarchitects.com

(501) 224-3055

CONSULTANTS

CIVIL ENGINEERING:
RICHARDSON ENGINEERING
210 2. SEVIER STREET
BENTON, AR 72015

ERIC RICHARDSON
(501) 315-7225

ELECTRICAL ENGINEERING:
PETTIT & PETTIT CONSULTING ENGINEERS
201 E. MARKHAM, SUITE 400
LITTLE ROCK, AR 72201

TONY AYCOCK
taycock@pettitinc.com

REVIEWING AGENCIES

CITY OF BRYANT

CODE ENFORCEMENT DIRECTOR
210 SW 3RD STREET
BRYANT, AR 72022
(501) 943-0309

SCM
ARCHITECTS P.L.L.C.
1400 Kirk Road, Suite 220
Little Rock, Arkansas 72223
(501) 224-3055 fax:(501) 224-6934
www.scmarchitects.com

REGISTERED ARCHITECT — SCM ARCHITECTS P.L.L.C. — NO. — ARKANSAS

FIRST SECURITY BANK
BRYANT SOUTH RENOVATION
1823 N. REYNOLDS ROAD
BRYANT, AR 72022

REVISIONS:

PROJECT NO.
22031
DATE:
January 19, 2023

INDEX OF DRAWINGS, GENERAL NOTES

T1.02

1/16/2023 12:24:20 PM

DEMOLITION WALL TYPE LEGEND

SYMBOL	DESCRIPTION
(solid wall)	EXISTING WALL TO REMAIN
(dashed wall)	ITEMS TO BE REMOVED

GENERAL DEMOLITION NOTES:

1. GENERAL CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE EXISTING SITE AND STRUCTURE AND VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK.

2. OBTAIN ALL REQUIRED PERMITS FROM THE PROPER AUTHORITIES.

3. NOTIFY AFFECTED UTILITY COMPANIES BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS. CONTRACTOR SHALL IDENTIFY THE LOCATION OF EXISTING UTILITY LINES INCLUDING BUT NOT LIMITED TO ELECTRICAL UTILITIES, DOMESTIC WATER, SANIRY SEWER, NATURAL GAS, CABLE TV, TELEPHONE AND INTERNET. CONTRACTOR SHALL PROTECT EXISTING UTILITY LINES.

4. CONFORM TO APPLICABLE CODES FOR DEMOLITION WORK, SAFETY OF STRUCTURE, DUST CONTROL, AND ITEMS STORED WITHIN THE STRUCTURE.

5. CONFORM TO APPLICABLE REGULATORY PROCEDURES IF HAZARDOUS OR CONTAMINATED MATERIALS ARE DISCOVERED.

6. DRAWINGS SHOWING EXISTING CONSTRUCTION AND UTILITIES ARE BASED ON CASUAL FIELD OBSERVATION ONLY. VERIFY THAT CONSTRUCTION AND UTILITY ARRANGEMENTS ARE AS SHOWN. REPORT DISCREPANCIES TO ARCHITECT BEFORE DISTURBING EXISTING INSTALLATION. BEGINNING OF ALTERATIONS WORK CONSTITUTES ACCEPTANCE OF EXISTING CONDITIONS.

7. MANY DIMENSIONS ARE DEPENDENT UPON EXISTING BUILDING CONDITIONS. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS AND DIMENSIONS PRIOR TO PRICING AND DURING CONSTRUCTION, AS NECESSARY, TO ASSURE CONSTRUCTIONS ADHERENCE TO DRAWINGS. THE SUBMISSION OF A PRICE CONSTITUTES THE ACCEPTANCE OF EXISTING CONDITIONS. BY ENTERING INTO A CONSTRUCTION CONTRACT FOR THIS WORK, THE GENERAL CONTRACTOR HAS INDICATED HIS / HER FAMILIARITY WITH THE FIELD CONDITIONS. ANY DIMENSION REVISIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR REVIEW / APPROVAL.

8. SCHEDULE WORK TO AVOID EXCESSIVE EXPOSURE OF BUILDING ELEMENTS TO THE WEATHER.

9. ERECT AND MAINTAIN WEATHERPROOF ENCLOSURES FOR ALL EXTERIOR OPENINGS.

10. EXECUTE WORK BY METHODS WHICH WILL AVOID DAMAGE TO OTHER WORK. REPAIR OR REPLACE ITEMS DAMAGED DURING CONSTRUCTION. PROVIDE PROPER SURFACES TO RECEIVE PATCHING AND FINISHING.

11. PROTECT EXISTING MATERIALS AND SURFACES, FIXTURES, EQUIPMENTS AND OTHER ITEMS WHICH ARE NOT TO BE REMOVED.

12. THE CONTRACTOR SHALL REMOVE, CUT, AND PATCH WORK IN A MANNER TO MINIMIZE DAMAGE, AND PROVIDE A MEANS OF RESTORING PRODUCTS AND FINISHES TO THEIR ORIGINAL CONDITION.

13. REMOVE ALL DEBRIS AND ABANDONED ITEMS (SUCH AS UTILITIES) FROM CONCEALED AREAS WITHIN THE EXISTING STRUCTURE.

14. WHERE NEW WORK ABUTS OR ALIGNS WITH EXISTING, PERFORM A SMOOTH AND EVEN TRANSITION. PATCH WORK AND USE MATERIALS THAT MATCH EXISTING ADJACENT WORK IN TEXTURE AND APPEARANCE.

15. DEMO ALL EXISTING INTERIOR PARTITIONS, DOORS, AND WINDOWS SHOWN TO BE REMOVED ON THE PLANS, ELEVATIONS, AND SECTIONS BY DASHED LINES. COORDINATE EXTENTS OF DEMOLITION WITH NEW PLANS.

16. WHERE DEMOLTION OF PIPING AND CONDUIT FROM EXISTING WALLS TO REMAIN OCCURS, PATCH WALL COMPLETE WITH SIMILAR MATERIAL AND PREPARE FOR WALL FINISH.

17. FILL ALL FLOOR PENETRATIONS; APPLY FLOOR PREPARATION AFTER FILLING OF PENETRATION BEFORE APPLICATION OF FLOOR FINISH - TYPICAL FOR ALL FLOOR ELECTRICAL BOXES, CONDUIT PENETRATIONS, PIPING PENETRATIONS, ETC.

18. REMOVE TEMPORARY WORK THAT IS NOT TO REMAIN.

19. DO NOT BURN OR BURY MATERIALS ON SITE.

20. COORDINATE FULL EXTENTS OF DEMOLITION WITH NEW CONSTRUCTION REQUIREMENTS.

REFER TO T1.02 FOR ADDITIONAL NOTES / GENERAL CONTRACT REQUIREMENTS AFFECTING ALL TRADES

DEMOLITION KEYNOTES

D01	REMOVE EXISTING CARPET, WALL BASE, AND ASSOCIATED ADHESIVE. PREP FOR INSTALLATION OF NEW FLOOR AND BASE. REFER TO FINISH PLAN.
D02	REMOVE EXISTING CERAMIC TILE, WALL BASE, AND ASSOCIATED GROUT / ADHESIVE. PREP FOR INSTALLATION OF NEW FLOOR AND BASE. REFER TO FINISH PLAN.
D03	REMOVE EXISTING VINYL COMPOSITE TILE, WALL BASE, AND ASSOCIATED ADHESIVE. PREP FOR INSTALLATION OF NEW FLOOR AND BASE. REFER TO FINISH PLAN.
D04	REMOVE EXISTING DOOR AND FRAME. EXISTING DOOR TO BE PROTECTED FOR RE-USE IN PROJECT.
D05	EXISTING SAFETY DEPOSIT BOXES TO REMAIN IN PLACE AND IN USE THROUGHOUT THE PROJECT. EXISTING FLOORING FINISHES TO BE CUT OUT TIGHT AROUND BOXES. COORDINATE ACCESS TO THIS ROOM WITH OWNER'S REPRESENTATIVE
D06	REMOVE EXISTING THRESHOLD.
D07	PREP EXISTING PAINTED GYP BOARD WALLS TO RECEIVE NEW VINYL WALLCOVERING.
D08	EXISTING WALL TILE ON WET WALL TO REMAIN. PROTECT THROUGHOUT DEMOLITION AND NEW CONSTRUCTION PHASES.
D09	EXISTING WALL COVERING TO BE REMOVED. PREP WALLS TO RECEIVE NEW VINYL WALLCOVERING
D10	EXISTING WINDOW SHADES AND BLINDS TO REMAIN. PROTECT THROUGHOUT DEMOLITION AND NEW CONSTRUCTION PHASES.
D11	REMOVE EXISTING MILLWORK AS INDICATED.
D12	EXISTING MASONRY MECHANICAL YARD ENCLOSURE TO REMAIN.
D13	REMOVE EXISTING CURVED SUSPENDED CEILING.
D14	REMOVE EXISTING METAL PARTITION.
D15	REMOVE EXISTING COUNTERTOP.
D16	REMOVE OLD COMMERCIAL TUBE OPENING. REPAIR GYP. BOARD AND PREP FOR NEW FINISH.
D17	REMOVE EXISTING DOOR MOUNTED KEYPAD. PREP DOOR FOR COVER PLATE.
D18	REMOVE EXISTING LIGHT FIXTURE. RE: ELEC.
D19	MODIFY SOUTH END OF COUNTER AND MILLWORK AS REQUIRED FOR INSTALLATION OF NEW END. PROTECT COUNTERTOP THROUGHOUT DURATION OF PROJECT.
D20	EXISTING PLUMBING FIXTURES AND TOILET ACCESSORIES TO REMAIN. PROTECT THROUGHOUT PROJECT.
D21	EXISTING GYP. BD. CEILING TO REMAIN UNLESS OTHERWISE NOTED, REPAIR AS REQUIRED. PROTECT THROUGHOUT DEMOLITION AND NEW CONSTRUCTION PHASES. PREP FOR NEW FINISH.
D22	CLEAN, REPAIR MINOR DENTS/GOUGES, AND PREP EXISTING WALLS FOR NEW FINISH.
D23	EXISTING MILLWORK TO REMAIN. PROTECT THROUGHTOUT DEMOLITION & CONSTRUCTION PHASES. PREP FOR NEW PAINT FINISH.
D24	REMOVE EXISTING RESTROOM SIGNAGE.
D25	EXISTING SAFE TO REMAIN. PROTECT THROUGHOUT DEMOLITIION AND CONSTRUCTION PHASES.
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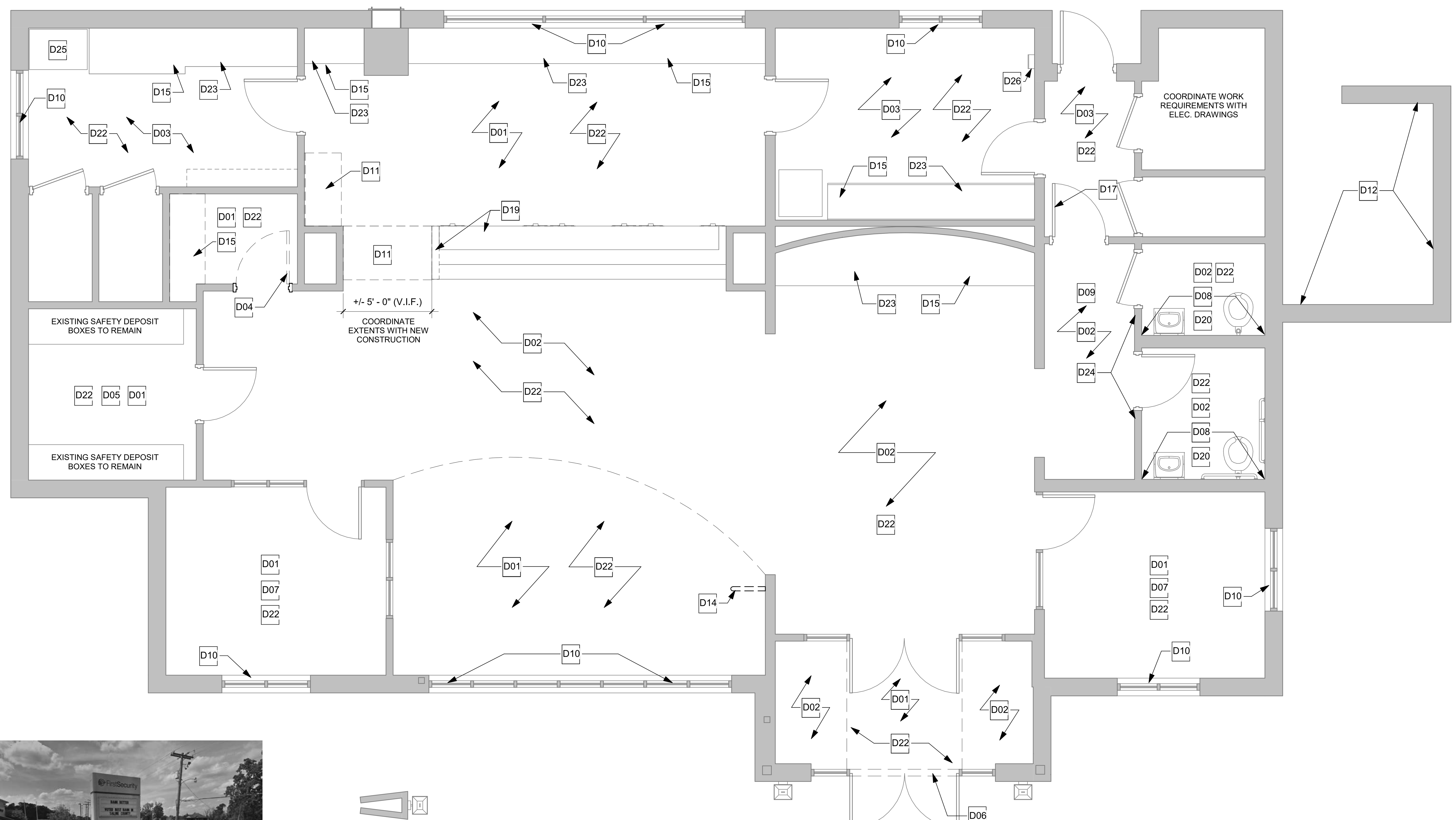
D30	ALTERNATE 01 - REPLACE LIGHT FIXTURES NOT INCLUDED IN BASE BID. COORDINATE FIXTURES WITH ARCHITECTURAL RCP AND ELECTRICAL DRAWINGS.



EXISTING PYLON SIGN TO BE REMOVED IN ITS ENTIRETY. EXISTING ELECTRICAL UTILITIES TO BE CAPPED AND CLEARLY MARKED FOR FUTURE USE

5D DIMENSION PLAN
1/4" = 1'-0"

NORTH

0 1' 2' 4' 8' 12'
SCALE AT FULL SIZE: 1/4" = 1'-0"

SCM ARCHITECTS P.L.L.C.
1400 Kirk Road, Suite 220
Little Rock, Arkansas 72223
(501) 224-3055 fax:(501) 224-6934
www.scmarchitects.com

REGISTERED ARCHITECT ARKANSAS (stamp)

FIRST SECURITY BANK BRYANT SOUTH RENOVATION

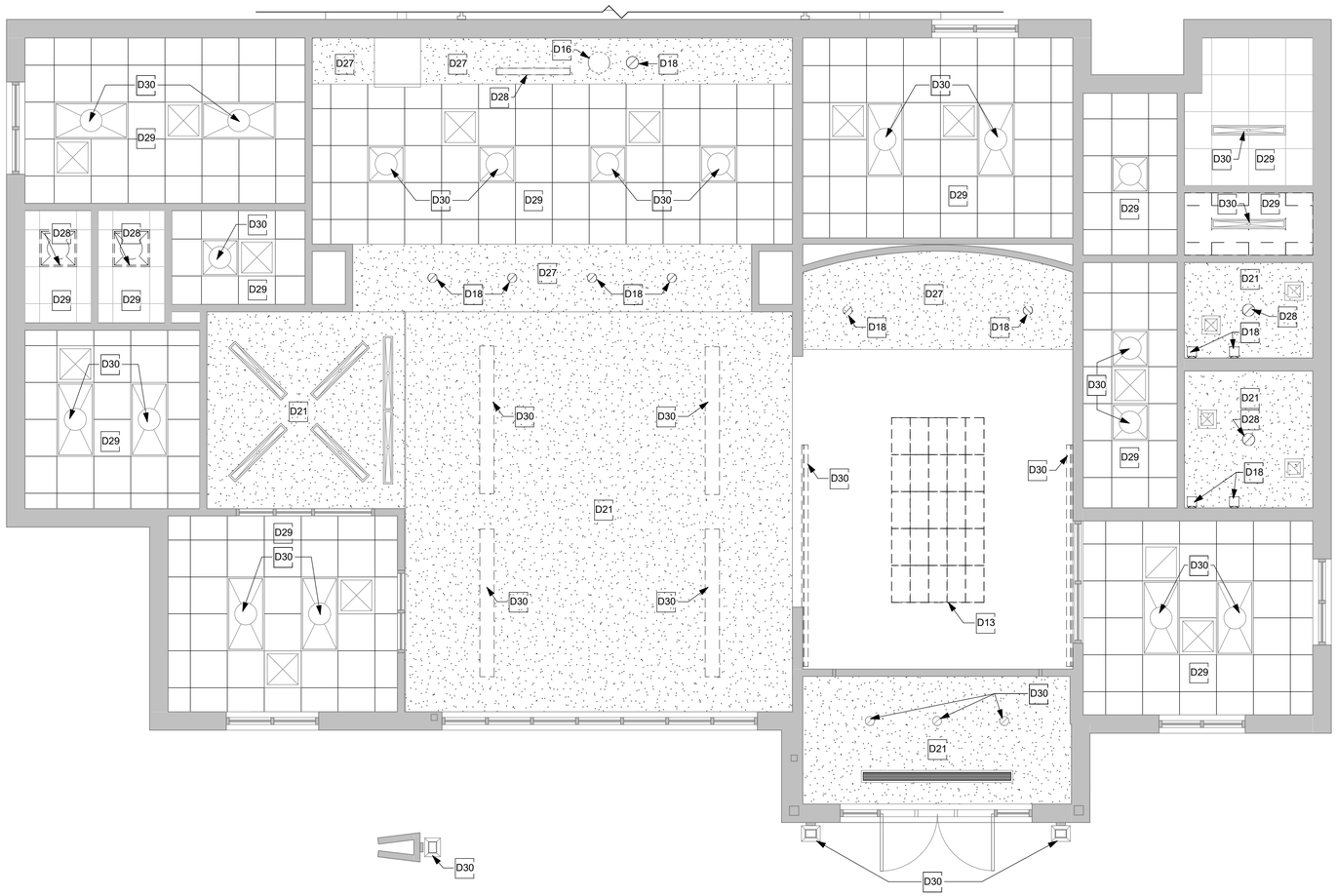
1823 N. REYNOLDS ROAD
BRYANT, AR 72022

REVISIONS:

PROJECT NO.
22031
DATE:
January 19, 2023

DEMOLITION FLOOR PLAN

A0.01



5C DEMOLITION REFLECTED CEILING PLAN
1/4" = 1'-0"

NORTH

0 1' 2' 4' 8' 12'
SCALE AT FULL SIZE: 1/4" = 1'-0"

GENERAL DEMOLITION NOTES:

1. GENERAL CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE EXISTING SITE AND STRUCTURE AND VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK.

2. OBTAIN ALL REQUIRED PERMITS FROM THE PROPER AUTHORITIES.

3. NOTIFY AFFECTED UTILITY COMPANIES BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS. CONTRACTOR SHALL IDENTIFY THE LOCATION OF EXISTING UTILITY LINES INCLUDING BUT NOT LIMITED TO ELECTRICAL UTILITIES, DOMESTIC WATER, SANITARY SEWER, NATURAL GAS, CABLE TV, TELEPHONE AND INTERNET. CONTRACTOR SHALL PROTECT EXISTING UTILITY LINES.

4. CONFORM TO APPLICABLE CODES FOR DEMOLITION WORK, SAFETY OF STRUCTURE, DUST CONTROL, AND ITEMS STORED WITHIN THE STRUCTURE.

5. CONFORM TO APPLICABLE REGULATORY PROCEDURES IF HAZARDOUS OR CONTAMINATED MATERIALS ARE DISCOVERED.

6. DRAWINGS SHOWING EXISTING CONSTRUCTION AND UTILITIES ARE BASED ON CASUAL FIELD OBSERVATION ONLY. VERIFY THAT CONSTRUCTION AND UTILITY ARRANGEMENTS ARE AS SHOWN. REPORT DISCREPANCIES TO ARCHITECT BEFORE DISTURBING EXISTING INSTALLATION. BEGINNING OF ALTERATIONS WORK CONSTITUTES ACCEPTANCE OF EXISTING CONDITIONS.

7. MANY DIMENSIONS ARE DEPENDENT UPON EXISTING BUILDING CONDITIONS. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS AND DIMENSIONS PRIOR TO PRICING AND DURING CONSTRUCTION, AS NECESSARY, TO ASSURE CONSTRUCTIONS ADHERENCE TO DRAWINGS. THE SUBMISSION OF A PRICE CONSTITUTES THE ACCEPTANCE OF EXISTING CONDITIONS. BY ENTERING INTO A CONSTRUCTION CONTRACT FOR THIS WORK, THE GENERAL CONTRACTOR HAS INDICATED HIS / HER FAMILIARITY WITH THE FIELD CONDITIONS. ANY DIMENSION REVISIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR REVIEW / APPROVAL.

8. SCHEDULE WORK TO AVOID EXCESSIVE EXPOSURE OF BUILDING ELEMENTS TO THE WEATHER.

9. ERECT AND MAINTAIN WEATHERPROOF ENCLOSURES FOR ALL EXTERIOR OPENINGS.

10. EXECUTE WORK BY METHODS WHICH WILL AVOID DAMAGE TO OTHER WORK. REPAIR OR REPLACE ITEMS DAMAGED DURING CONSTRUCTION. PROVIDE PROPER SURFACES TO RECEIVE PATCHING AND FINISHING.

11. PROTECT EXISTING MATERIALS AND SURFACES, FIXTURES, EQUIPMENTS AND OTHER ITEMS WHICH ARE NOT TO BE REMOVED.

12. THE CONTRACTOR SHALL REMOVE, CUT, AND PATCH WORK IN A MANNER TO MINIMIZE DAMAGE, AND PROVIDE A MEANS OF RESTORING PRODUCTS AND FINISHES TO THEIR ORIGINAL CONDITION.

13. REMOVE ALL DEBRIS AND ABANDONED ITEMS (SUCH AS UTILITIES) FROM CONCEALED AREAS WITHIN THE EXISTING STRUCTURE.

14. WHERE NEW WORK ABUTS OR ALIGNS WITH EXISTING, PERFORM A SMOOTH AND EVEN TRANSITION. PATCH WORK AND USE MATERIALS THAT MATCH EXISTING ADJACENT WORK IN TEXTURE AND APPEARANCE.

15. DEMO ALL EXISTING INTERIOR PARTITIONS, DOORS, AND WINDOWS SHOWN TO BE REMOVED ON THE PLANS, ELEVATIONS, AND SECTIONS BY DASHED LINES. COORDINATE EXTENTS OF DEMOLITION WITH NEW PLANS.

16. WHERE DEMOLTION OF PIPING AND CONDUIT FROM EXISTING WALLS TO REMAIN OCCURS, PATCH WALL COMPLETE WITH SIMILAR MATERIAL AND PREPARE FOR WALL FINISH.

17. FILL ALL FLOOR PENETRATIONS; APPLY FLOOR PREPARATION AFTER FILLING OF PENETRATION BEFORE APPLICATION OF FLOOR FINISH - TYPICAL FOR ALL FLOOR ELECTRICAL BOXES, CONDUIT PENETRATIONS, PIPING PENETRATIONS, ETC.

18. REMOVE TEMPORARY WORK THAT IS NOT TO REMAIN.

19. DO NOT BURN OR BURY MATERIALS ON SITE.

20. COORDINATE FULL EXTENTS OF DEMOLITION WITH NEW CONSTRUCTION REQUIREMENTS.

REFER TO T1.02 FOR ADDITIONAL NOTES / GENERAL CONTRACT REQUIREMENTS AFFECTING ALL TRADES

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REGISTERED ARCHITECT
SCM ARCHITECTS P.L.L.C.
No. 1123
ARKANSAS

FIRST SECURITY BANK
BRYANT SOUTH RENOVATION

1823 N. REYNOLDS ROAD
BRYANT, AR 72022

REVISIONS:

PROJECT NO.
22031
DATE:
January 19, 2023

DEMOLITION REFLECTED CEILING PLAN

A0.02

1/16/2023 12:23:58 PM

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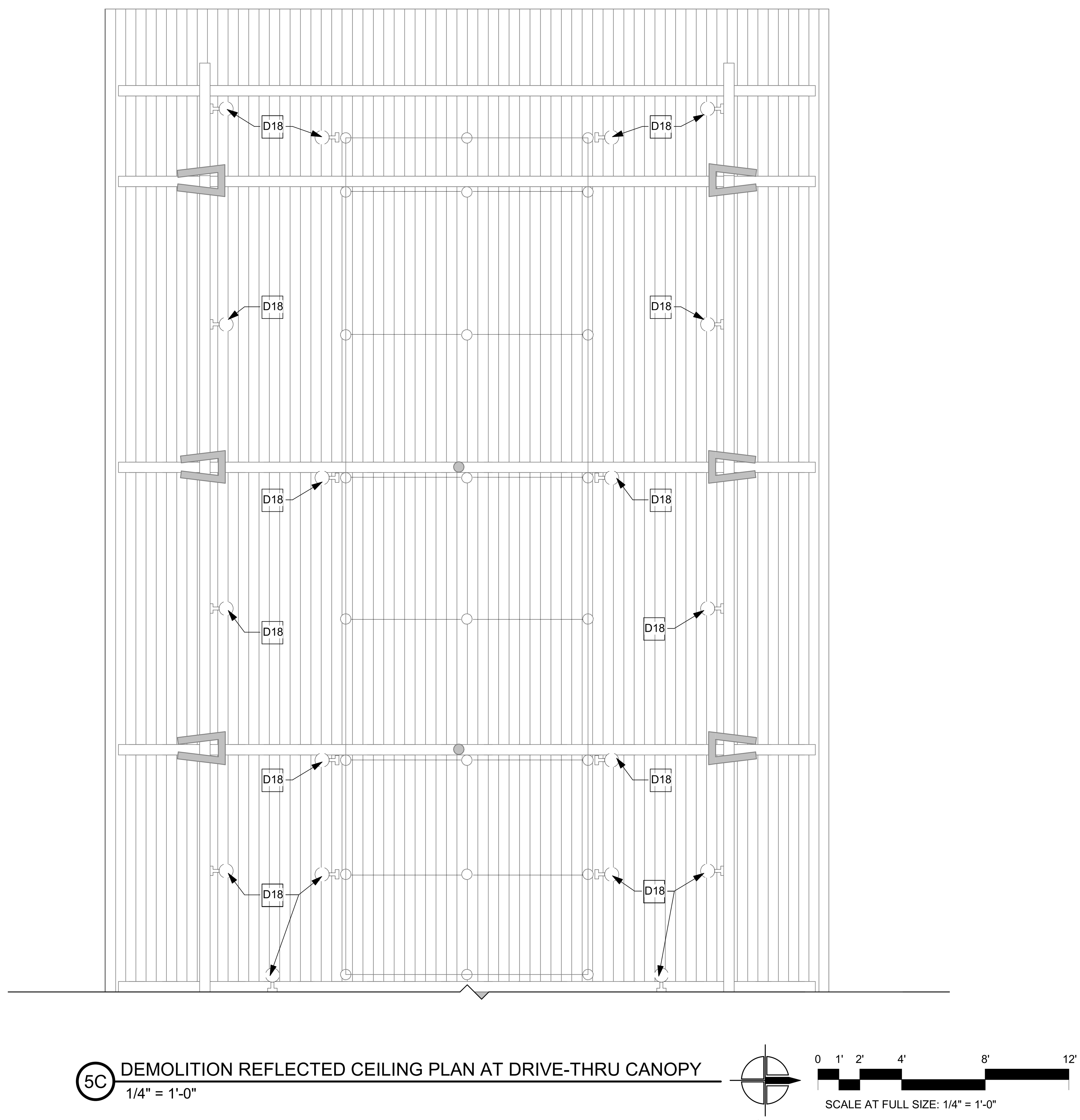

5C DEMOLITION REFLECTED CEILING PLAN AT DRIVE-THRU CANOPY
1/4" = 1'-0"

SCM
ARCHITECTS P.L.L.C.
1400 Kirk Road, Suite 220
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REGISTERED ARCHITECT SCM ARCHITECTS PLLC ARKANSAS 1/19/23

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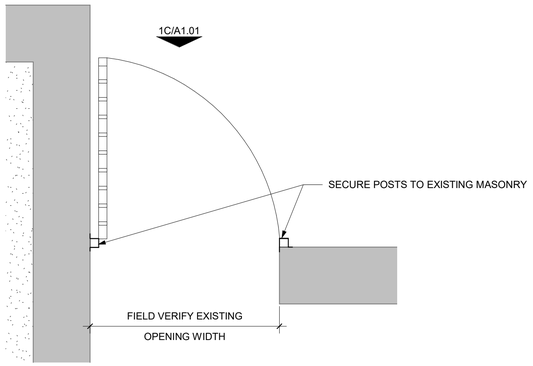
REVISIONS:

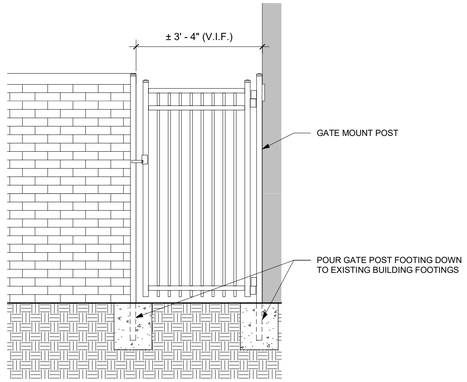
PROJECT NO.
22031
DATE:
January 19, 2023

DEMOLITION REFLECTED CEILING PLAN

A0.03



1A ENLARGED GATE PLAN
3/4" = 1'-0"



1C GATE ELEVATION
1/2" = 1'-0"

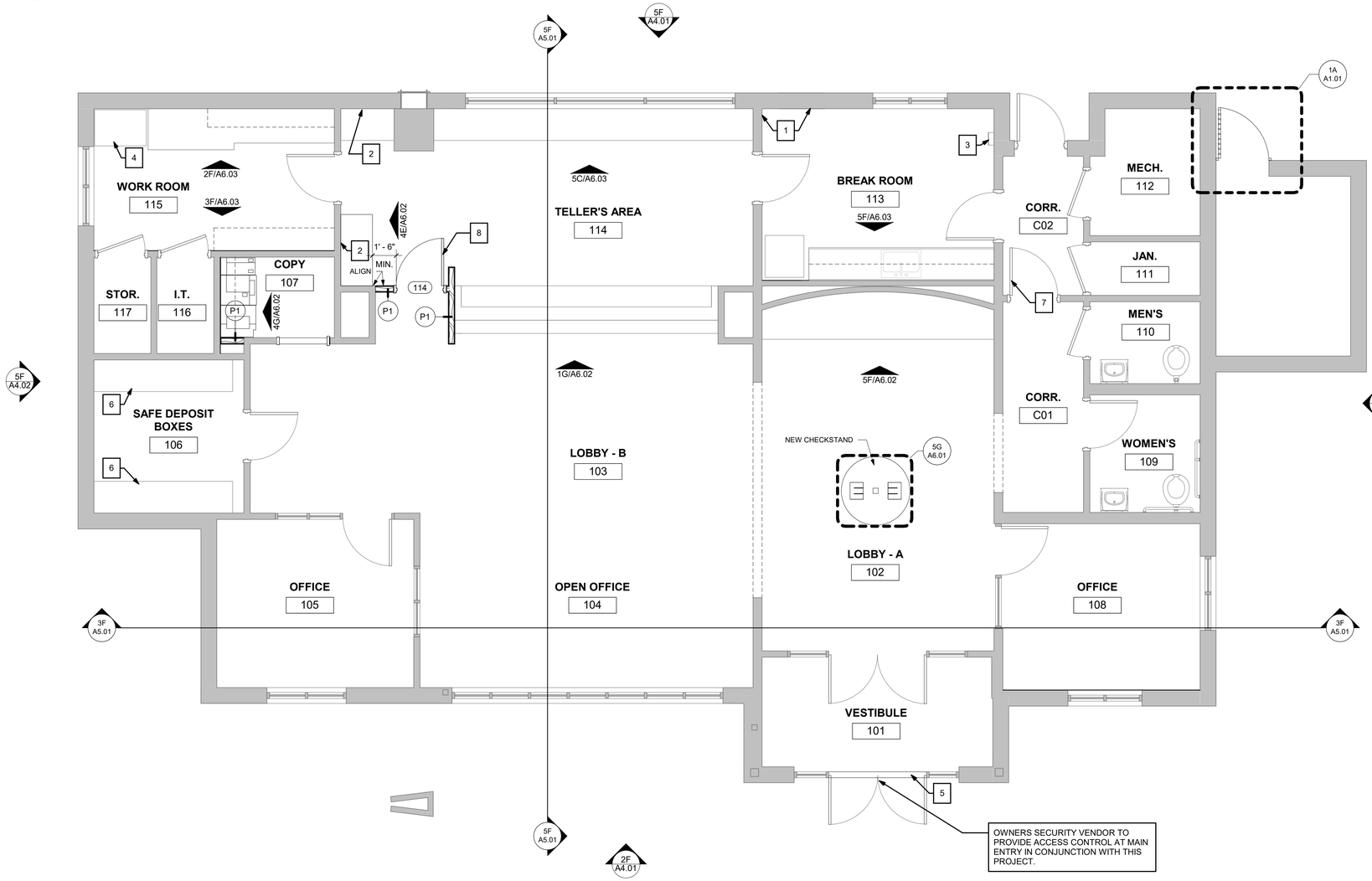
WALL TYPE LEGEND	
SYMBOL	DESCRIPTION
	2 X 4 WOOD STUD PARTITION WITH 5/8" THICK TYPE X GYP BOARD (IF ALIGNING WITH EXISTING WALL, MATCH THICKNESS OF EXISTING GYP BOARD.
	EXISTING WALL

KEYED NOTES:

1. PATCH & REPAIR GYP. BD. WHERE ATM WAS REMOVED.
2. PROVIDE POWER AND DATA CONNECTIONS FOR RELOCATION OF BANKING EQUIPMENT (RE: ELECT. DWGS.)
3. EXISTING FIRE EXTINGUISHER CABINET TO REMAIN.
4. EXISTING SAFE TO REMAIN.
5. INSTALL NEW HEAVY DUTY, HALF-SADDLE THRESHOLD (MILL FINISH). EQUAL TO PEMKO 1715. COORDINATE WITH TILE INSULATION.
6. EXISTING SAFETY DEPOSIT BOXES TO REMAIN. PROTECT THROUGHOUT DEMOLITION AND NEW CONSTRUCTION PHASES.
7. PROVIDE NEW STAINLESS STEEL COVER PLATE TO COVER HOLES FROM REMOVED ACCESS CONTROL DEVICE.
8. EXISTING DOOR REUSED IN NEW LOCATION. PREP DOOR FOR NEW HARDWARE AS INDICATED IN DOOR HARDWARE SCHEDULE.

GENERAL NOTES:

1. COORDINATE WITH OWNER'S SECURITY VENDOR FOR REMOVAL AND REINSTALLATION OF SECURITY DEVICES.



5D FLOOR PLAN
1/4" = 1'-0"

NORTH

0 1' 2' 4' 8' 12'
SCALE AT FULL SIZE: 1/4" = 1'-0"

DOOR HARDWARE SCHEDULE:

HW-01 (116)
EACH TO HAVE:
REUSE EXISTING HINGES. COORDINATE WITH NEW FRAME.

(1)	LOCK	L9080 17A	(SCHLAGE)
(1)	ELECTRIC STRIKE	6210	(VON DUPRIN)
(1)	CLOSER	FCP1461 X SNB	(LCN CLOSERS)
(1)	STOP	WS406CVX OR FS410 (AS REQ'D)	(H.B. IVES)

DOOR / FRAME / HARDWARE NOTES:

WOOD DOOR
EXISTING WOOD DOOR TO BE REMOVED AND RELOCATED TO LOCATION SHOWN ON FLOOR PLAN. EXISTING LOCKSET TO BE REMOVED AND REPLACED WITH LOCKSET IN HARDWARE SET HW-02.

HOLLOW METAL FRAME
NEW HOLLOW METAL FRAME TO BE 16 GAUGE; PAINT P-3 (SEMI-GLOSS)

DOOR HARDWARE
DOOR HARDWARE FINISH TO MATCH EXISTING DOOR HARDWARE IN BUILDING. INTERIOR DOOR CLOSERS TO BE ADJUSTED TO MEET ADA REQUIRED 5LBS OF OPENING PRESSURE.

ANY ITEM OF HARDWARE NORMALLY REQUIRED BY GOOD PRACTICE, OR AS TO MEET STATE AND LOCAL CODES, SHALL BE PROVIDED EVEN THOUGH IT MAY NOT BE SPECIFICALLY MENTIONED.

KEYING
NEW LOCKS TO BE KEYED TO EXISTING BUILDING MASTER AND AS DIRECTED BY THE OWNER. CONFIRM NUMBER OF KEYS REQUIRED WITH OWNER.

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FIRST SECURITY BANK
BRYANT SOUTH RENOVATION
1823 N. REYNOLDS ROAD
BRYANT, AR 72022

REVISIONS:

PROJECT NO.
22031
DATE:
January 19, 2023

FLOOR PLAN

A1.01

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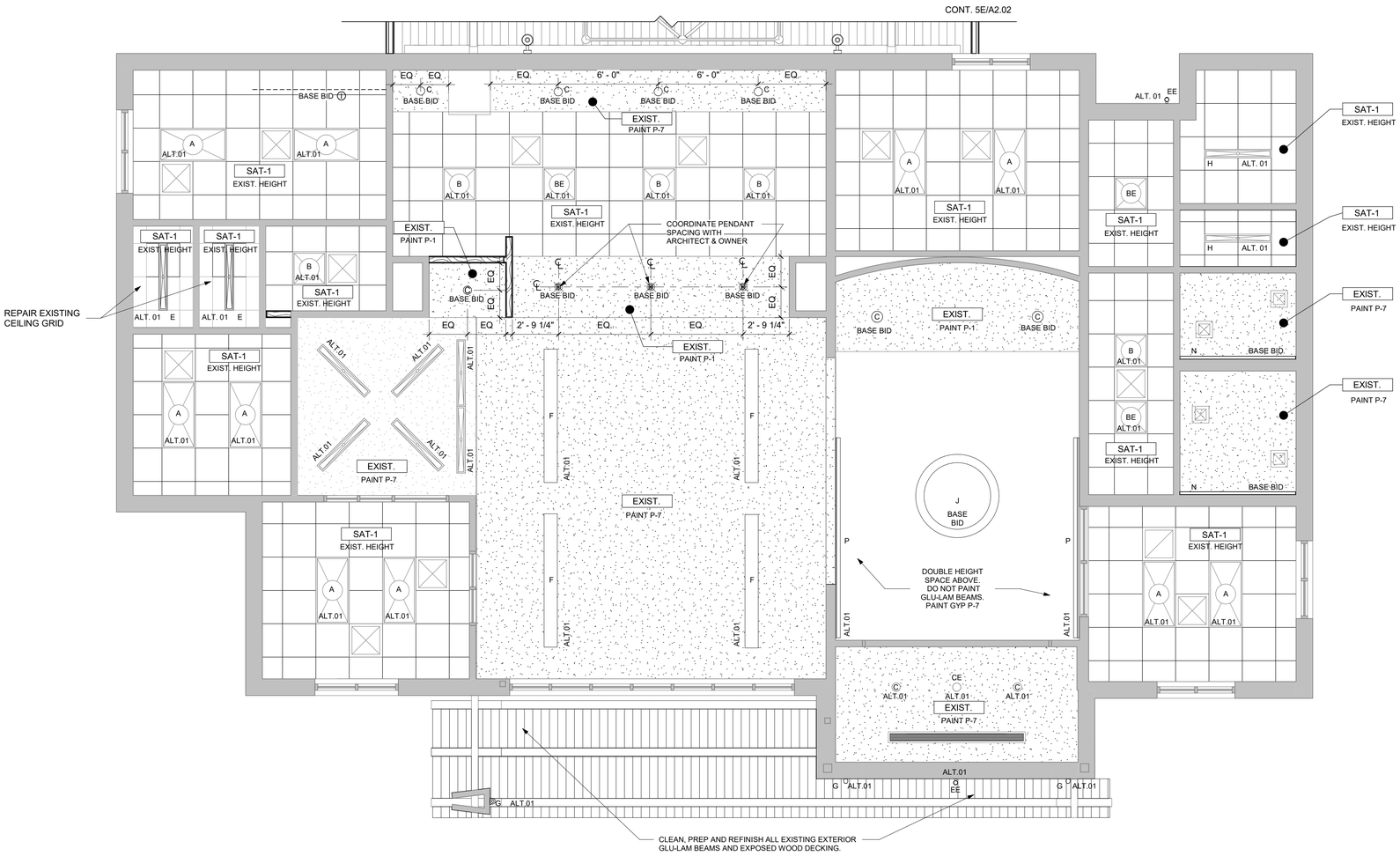

5D REFLECTED CEILING PLAN
1/4" = 1'-0"

NORTH

0 1' 2' 4' 8' 12'
SCALE AT FULL SIZE: 1/4" = 1'-0"

REFLECTED CEILING LEGEND	
SYMBOL	DESCRIPTION
SAT - 1 X' - XX" A.F.F.	EXISTING CEILING GRID TO REMAIN. PROVIDE NEW 2x2 CEILING TILE. RE: SPECIFICATIONS
EXIST.	CLEAN AND PAINT EXISTING GYP. BD. CEILING
	2x4 ARCHITECTURAL TROFFER (RE: ELEC.)
	2x2 ARCHITECTURAL TROFFER (RE: ELEC.)
	1x4 ARCHITECTURAL TROFFER (RE: ELEC.)
	4' STRIP LIGHT (RE: ELEC.)
	UNDER CABINET LED (RE: ELEC.)
	RECESSED DOWN LIGHT (RE: ELEC.)
	PENDANT LIGHT (RE: ELEC.)
	ARCHITECTURAL RING PENDANT (RE: ELEC.)
	SUSPENDED DIRECT/INDIRECT LIGHT FIXTURE (RE: ELEC.)
	WALL MOUNTED DIRECT/INDIRECT LIGHT FIXTURE (RE: ELEC.)
	WALL MOUNTED EGRESS FIXTURE (RE: ELEC.)
	EXTERIOR WALL SCONCE (RE: ELEC.)
	SURFACE MOUNTED CYLINDER LIGHT FIXTURE (RE: ELEC.)
	WALL MOUNTED LIGHT FIXTURE (RE: ELEC.)

REFER TO SPECIFICATIONS SECTION 01 03 00 ALTERNATES FOR INSTRUCTIONS FOR ALTERNATE PRICING.

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ARCHITECTS P.L.L.C.
1400 Kirk Road, Suite 220
Little Rock, Arkansas 72223
(501) 224-3055 fax:(501) 224-6934
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SCM ARCHITECTS P.L.L.C.
No. 11483
ARKANSAS

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BRYANT SOUTH RENOVATION

1823 N. REYNOLDS ROAD
BRYANT, AR 72022

REVISIONS:

PROJECT NO.
22031
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January 19, 2023

REFLECTED
CEILING PLAN

A2.01

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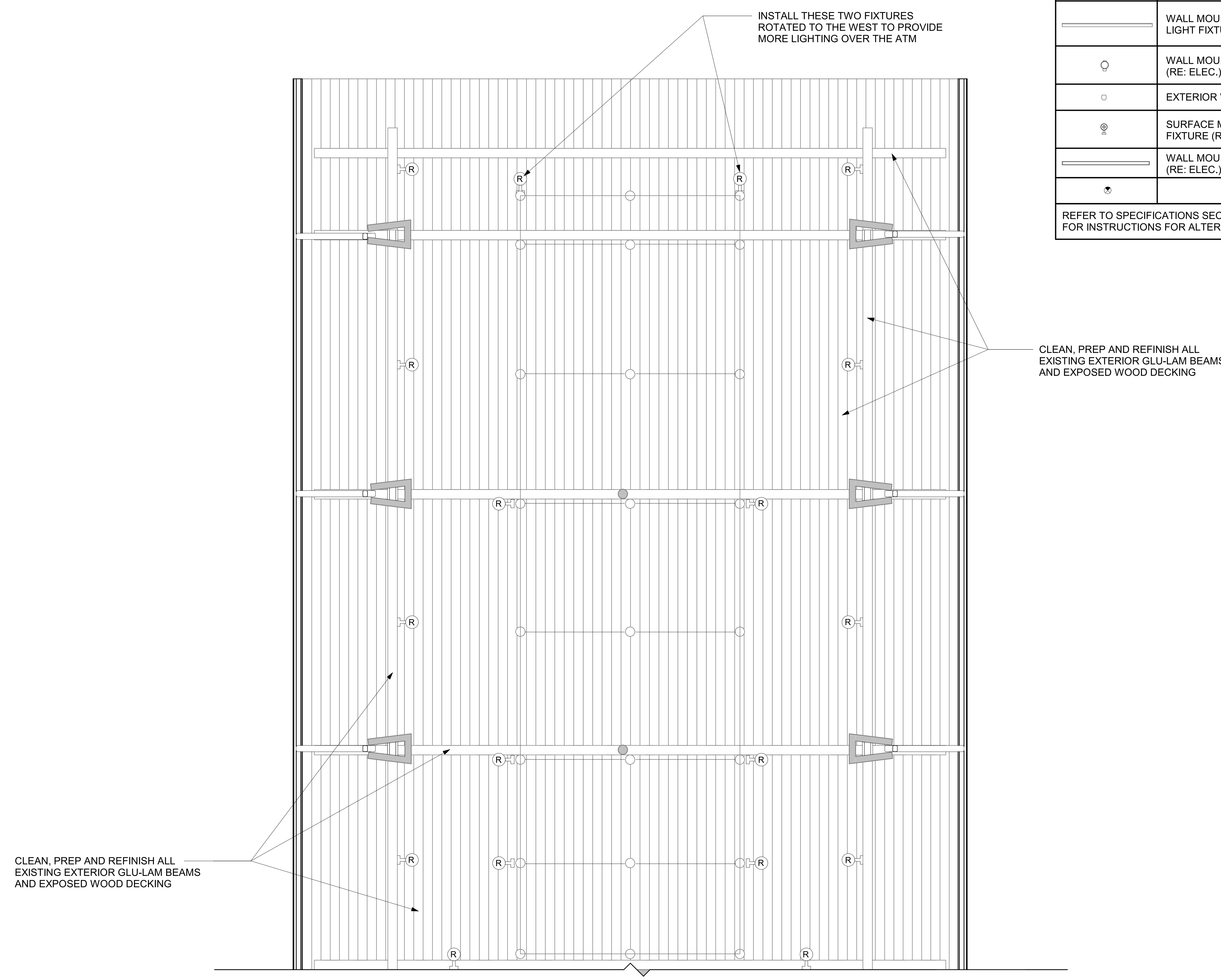
REFLECTED CEILING LEGEND	
SYMBOL	DESCRIPTION
SAT - 1 X' - XX" A.F.F.	EXISTING CEILING GRID TO REMAIN. PROVIDE NEW 2x2 CEILING TILE. RE: SPECIFICATIONS
EXIST.	CLEAN AND PAINT EXISTING GYP. BD. CEILING
	2x4 ARCHITECTURAL TROFFER (RE: ELEC.)
	2x2 ARCHITECTURAL TROFFER (RE: ELEC.)
	1x4 ARCHITECTURAL TROFFER (RE: ELEC.)
	4' STRIP LIGHT (RE: ELEC.)
	UNDER CABINET LED (RE: ELEC.)
	RECESSED DOWN LIGHT (RE: ELEC.)
	PENDANT LIGHT (RE: ELEC.)
	ARCHITECTURAL RING PENDANT (RE: ELEC.)
	SUSPENDED DIRECT/INDIRECT LIGHT FIXTURE (RE: ELEC.)
	WALL MOUNTED DIRECT/INDIRECT LIGHT FIXTURE (RE: ELEC.)
	WALL MOUNTED EGRESS FIXTURE (RE: ELEC.)
	EXTERIOR WALL SCONCE (RE: ELEC.)
	SURFACE MOUNTED CYLINDER LIGHT FIXTURE (RE: ELEC.)
	WALL MOUNTED LIGHT FIXTURE (RE: ELEC.)
REFER TO SPECIFICATIONS SECTION 01 03 00 ALTERNATES FOR INSTRUCTIONS FOR ALTERNATE PRICING.	



5E REFLECTED CEILING PLAN AT DRIVE-THRU CANOPY
1/4" = 1'-0"

NORTH

0 1' 2' 4' 8' 12'
SCALE AT FULL SIZE: 1/4" = 1'-0"

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REFLECTED CEILING PLAN

A2.02

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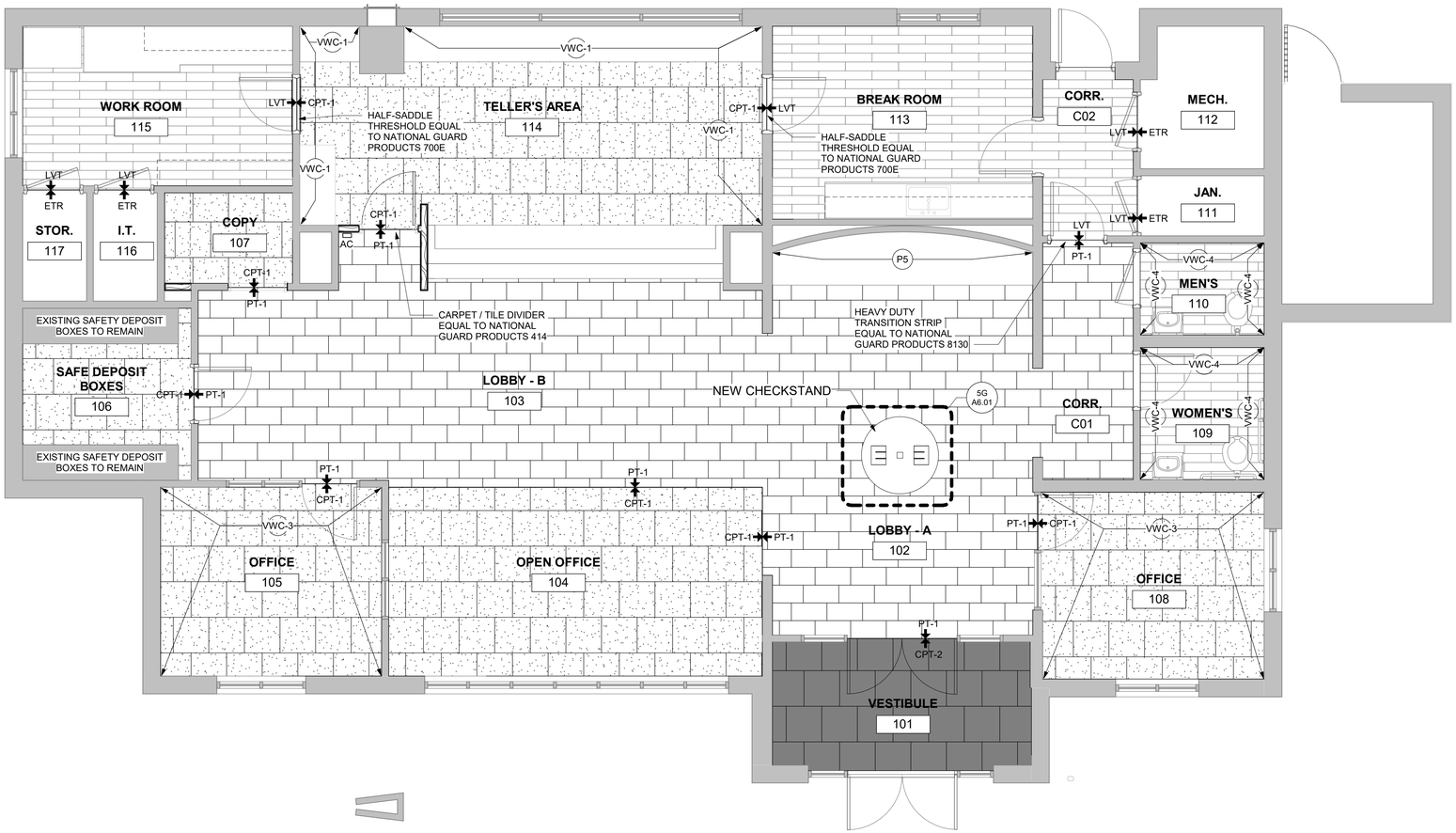
ROOM FINISH SCHEDULE

ROOM NO	ROOM NAME	BASE	FLOOR	WALLS				NOTES
				NORTH	EAST	SOUTH	WEST	
101	VESTIBULE	EWB	CPT-2	P-1	P-1	P-1	P-1	
102	LOBBY - A	EWB	PT-1	P-1	P-1	P-1	P-1 / P-5	EXISTING WOOD JAMB/HEAD TRIM AROUND CASED OPENING TO BE PAINTED P-3
103	LOBBY - B	EWB	PT-1	P-1	P-1	P-1	P-1	EXISTING WOOD JAMB/HEAD TRIM AROUND CASED OPENING TO BE PAINTED P-3
104	OPEN OFFICE	EWB	CPT-1	P-1	P-1	P-1	P-1	
105	OFFICE	RB-1	CPT-1	VWC-3	VWC-3	VWC-3	VWC-3	
106	SAFE DEPOSIT BOXES	RB-1	CPT-1	P-1	P-1	P-1	P-1	EXISTING SAFETY DEPOSIT BOXES ARE TO REMAIN. NEW FINISHES WILL HAVE TO BE INSTALLED AROUND THESE ITEMS. SAFETY DEPOSIT BOXES ARE TO BE PROTECTED THROUGHOUT THE PROJECT.
107	COPY	RB-1	CPT-1	P-1	P-1	P-1	P-1	
108	OFFICE	RB-1	CPT-1	VWC-3	VWC-3	VWC-3	VWC-3	
109	WOMEN'S	RB-1	LVT-1	VWC-4	ETR	VWC-4	VWC-4	NO WALL BASE TO BE INSTALLED ON EAST WALL WHERE EXISTING WALL TILE WILL REMAIN.
110	MEN'S	RB-1	LVT-1	VWC-4	ETR	VWC-4	VWC-4	NO WALL BASE TO BE INSTALLED ON EAST WALL WHERE EXISTING WALL TILE WILL REMAIN.
111	JAN.	ETR	ETR	ETR	ETR	ETR	ETR	
112	MECH.	ETR	ETR	ETR	ETR	ETR	ETR	
113	BREAK ROOM	RB-1	LVT-1	P-1	P-1	P-1	P-1	EXISTING MILLWORK TO BE PAINTED P-3
114	TELLER'S AREA	RB-1	CPT-1	VWC-1	P-1	VWC-1	VWC-1	EXISTING MILLWORK TO BE PAINTED P-3
115	WORK ROOM	RB-1	LVT-1	P-1	P-1	P-1	P-1	EXISTING MILLWORK TO BE PAINTED P-3
116	I.T.	ETR	ETR	ETR	ETR	ETR	ETR	
117	STOR.	ETR	ETR	ETR	ETR	ETR	ETR	
C01	CORR.	EWB	PT-1	P-1	P-1	P-1	P-1	
C02	CORR.	RB-1	LVT-1	P-1	P-1	P-1	P-1	



5D FLOOR FINISH PLAN
1/4" = 1'-0"

NORTH

0 1' 2' 4' 8' 12'
SCALE AT FULL SIZE: 1/4" = 1'-0"

GENERAL NOTES:

1. REFER TO ARCHITECTURAL DOCUMENTS FOR ADDITIONAL FINISH MATERIAL REQUIREMENTS. ANY DISCREPANCY BETWEEN THIS SCHEDULE AND OTHER CONTRACT DOCUMENTS OR FIELD CONDITIONS SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT FOR RESOLUTION AS OUTLINED IN THE GENERAL CONDITIONS AND DIVISION 01 SECTION – 'QUALITY REQUIREMENTS'.
2. IT IS THE INTENT OF THESE DRAWINGS THAT ALL EXPOSED SURFACES RECEIVE NEW FINISHES AS INDICATED ON THE DRAWINGS OR WRITTEN SPECIFICATIONS UNLESS SPECIFICALLY NOTED OTHERWISE. ANY SURFACE WHICH DOES NOT HAVE A FINISH NOTED SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND FINISHED PER THE ARCHITECT'S INSTRUCTIONS.
3. PRODUCTS LISTED AS BASIS OF DESIGN HEREIN AND ON THE FINISH SCHEDULE HAVE BEEN COORDINATED WITH OTHER FINISHES AND APPROVED BY THE OWNER. SUBMITTALS MUST COMPLY WITH SPECIFICATION SECTION 01 33 00 – 'SUBMITTAL PROCEDURES'.
4. THE CONTRACTOR SHALL IDENTIFY AND PRIORITIZE ALL LEAD TIMES FOR MATERIALS SPECIFIED TO AVOID SCHEDULE CONFLICTS. THIS INCLUDES MATERIALS REQUIRING MOCKUPS. NEITHER THE OWNER NOR ARCHITECT WILL BE HELD RESPONSIBLE FOR INACTION ON THE PART OF THE CONTRACTOR RESULTING IN ADDITIONAL EXPEDITED SHIPPING COSTS OR DELAYS TO THE CONSTRUCTION SCHEDULE.
5. CONTRACTOR TO CONFIRM ALL TRANSITIONS TO EXISTING FLOORING MATERIALS WITH THE ARCHITECT BEFORE PROCEEDING.
6. PROVIDE SUBFLOOR LEVELERS WHERE NECESSARY FOR SMOOTH TRANSITIONS OF ALL FLOOR FINISH MATERIALS.
7. ALL WALL FINISHES TO BE APPLIED FROM BREAK-IN-PLANE TO BREAK-IN-PLANE EVEN IF IT EXTENDS BEYOND AREA DISTURBED BY RENOVATION WORK.
8. DRYWALL SOFFITS, FASCIAS, AND CEILINGS TO BE PAINTED FINISH (P-1) UNO.
9. CONTRACTOR TO PROVIDE MAINTENANCE INSTRUCTIONS FOR ALL FINISHES TO OWNER AT SUBSTANTIAL COMPLETION.

GENERAL NOTES - FINISHES

1. PAINT ALL FURR-DOWNS P-1, UNLESS OTHERWISE NOTED ON DRAWINGS
2. PAINT ALL INTERIOR DOOR FRAMES P-3
3. EXTERIOR HOLLOW METAL DOORS AND FRAMES TO BE PAINTED P-1
4. BOLLARDS TO BE PAINTED P-1.

INTERIOR ARCHITECTURAL FINISHES

P-1 SHERWIN WILLIAMS SW7036 "ACCESSIBLE BEIGE"
P-2 SHERWIN WILLIAMS SW7037 "BALANCED BEIGE"
P-3 SHERWIN WILLIAMS SW7038 "TONY TAUPE"
P-4 SHERWIN WILLIAMS SW7032 "WARM STONE"
P-5 SHERWIN WILLIAMS SW6488 "GRAND CANAL"
P-6 SHERWIN WILLIAMS SW6258 "TRICORN BLACK"
P-7 SHERWIN WILLIAMS SW7056 "RESERVED WHITE"

VWC-1 NATIONAL WALLCOVERING "CASBAH SILK," COLOR: "TAGINE" #Y46477CSS
VWC-2 NOT USED
VWC-3 NATIONAL WALLCOVERING VVP424, COLOR: "BRONZE"
VWC-4 EYKON BY VERSA, "MANDOLIN" A181-213 "TROPICS"

SS-1 STARON SOLID SURFACE, COLOR: FW145 "WHIPPOORWILL"

PL-1 WILSONART PLASTIC LAMINATE, #4656-60 "BRONZE LEGACY"
PL-2 NOT USED
PL-3 WILSONART PLASTIC LAMINATE, #1595-60 "BLACK"

CPT-1 MOHAWK "SERENITY". "WELLBEING / GT325", COLOR "579 HARMONY", 24"X24" MODULAR CARPET TILE, LAID IN "VERTICAL ASHLAR" PATTERN
CPT-2 MOHAWK "TUFF STUFF II", "FIRST STEP II / GT 315", COLOR "OBSIDIAN - 989" MODULAR WALK-OFF TILE, LAID IN "BRICK ASHLAR" PATTERN

PT-1 AMERICAN OLEAN "CONCRETE CHIC", 12"X24" STYLISH CHARCOAL CC68 WITH COVE BASE, WITH 1/8" GROUT JOINTS. GROUT COLOR FOR PT-1 - CUSTOM BUILDING PRODUCTS #60 CHARCOAL

LVT-1 PARTERRE VINYL WOOD PLANK, "NATURAL GUNSTOCK" #11415; 6"x36"x3MM

SC SEALED CONCRETE

RB-1 FLEXCO RUBBER BASE, 4" COVE, COLOR: 077 "DRIFTWOOD"
EWB EXISTING WOOD BASE

WS-1 INTERIOR STAINED WOOD, RIFT CUT RED OAK, SHALL BE STAINED TO MATCH STAINED WOOD SAMPLE PROVIDED BY OWNER/ARCHITECT

ETR EXISTING TO REMAIN

FLOOR FINISH LEGEND:

- PT-1
- CPT-1
- CPT-2
- LVT-1
- EXISTING TO REMAIN

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FINISH FLOOR PLAN

A3.01

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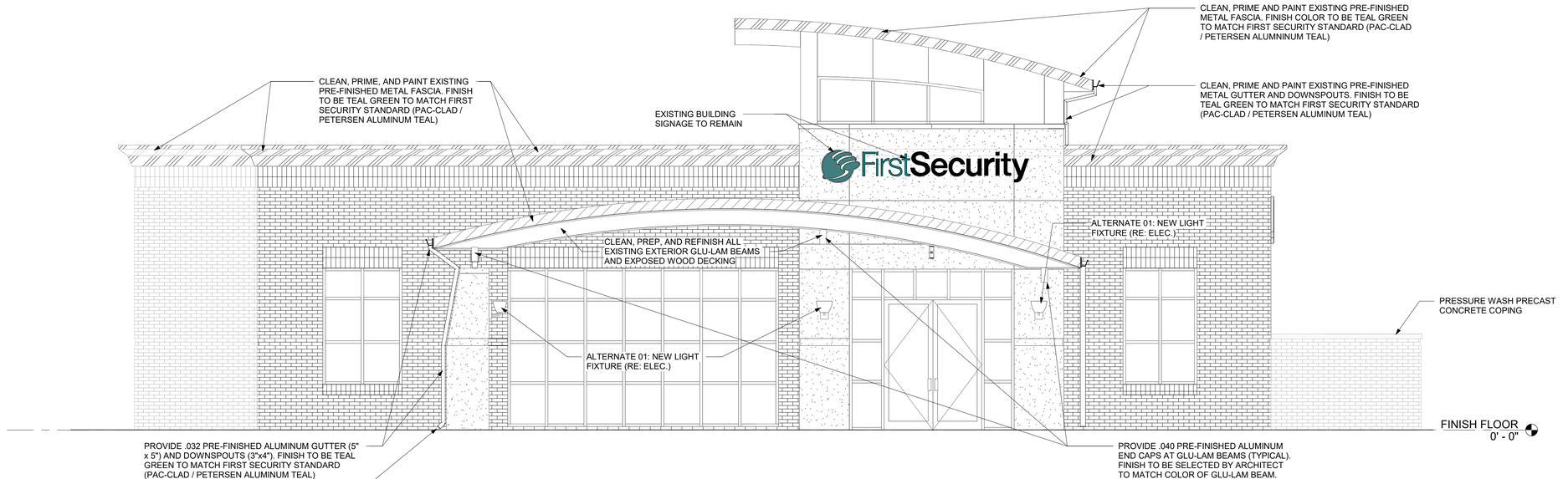
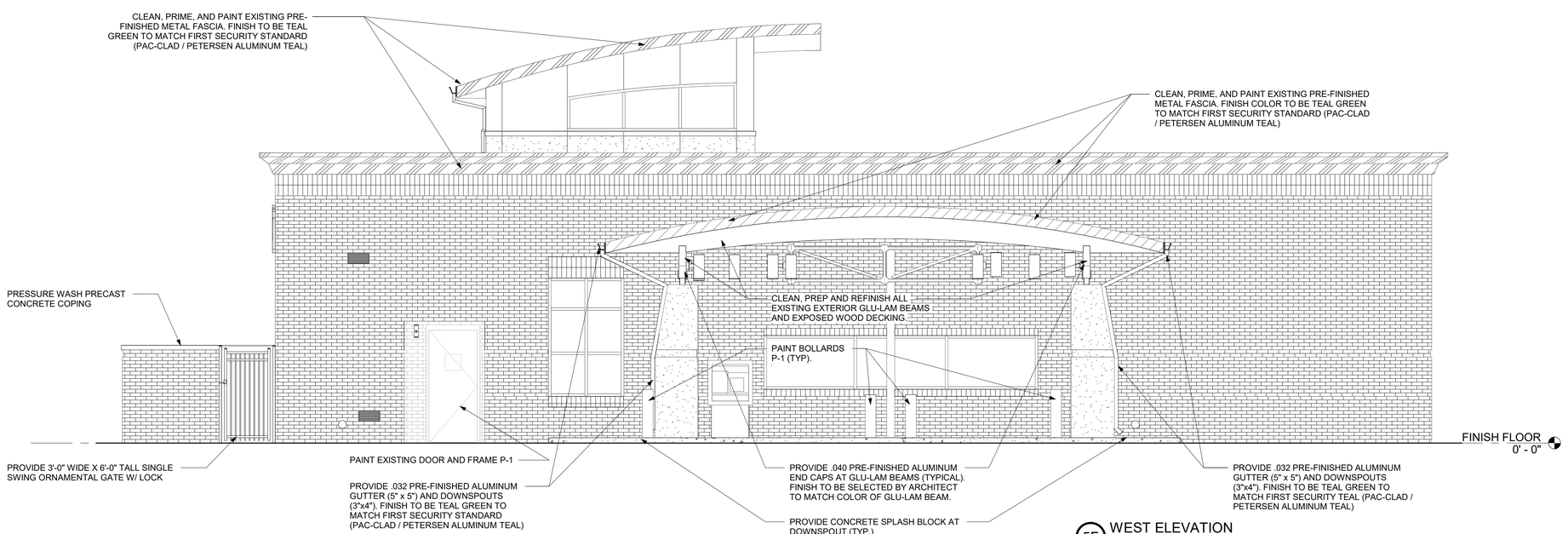


2F EAST ELEVATION
1/4" = 1'-0"



5F WEST ELEVATION
1/4" = 1'-0"

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BUILDING ELEVATIONS

A4.01

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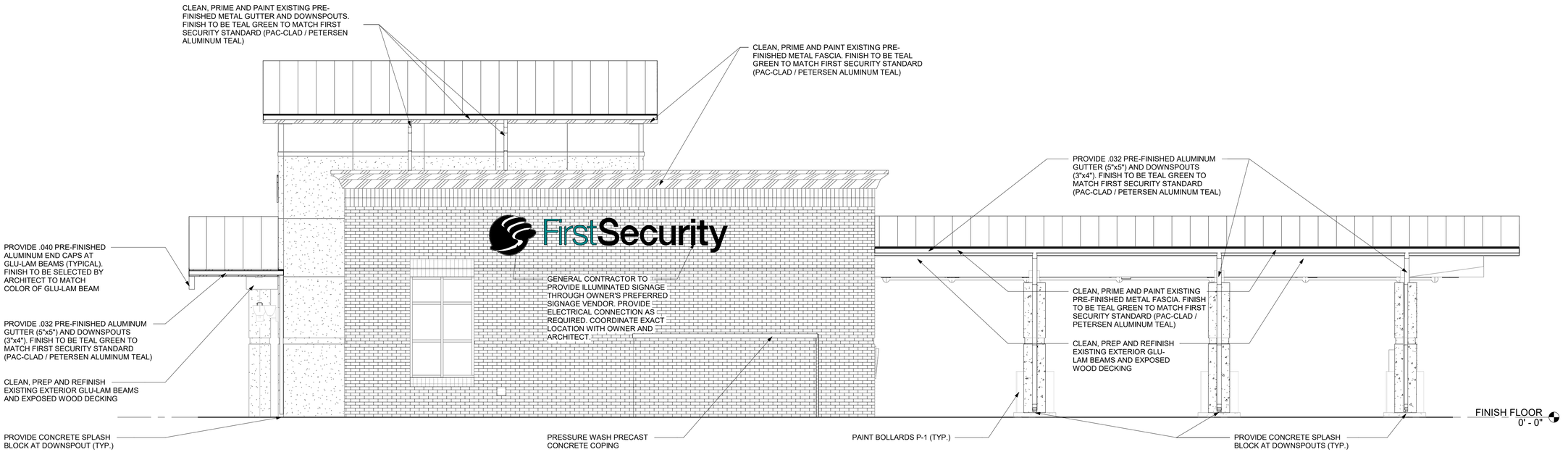
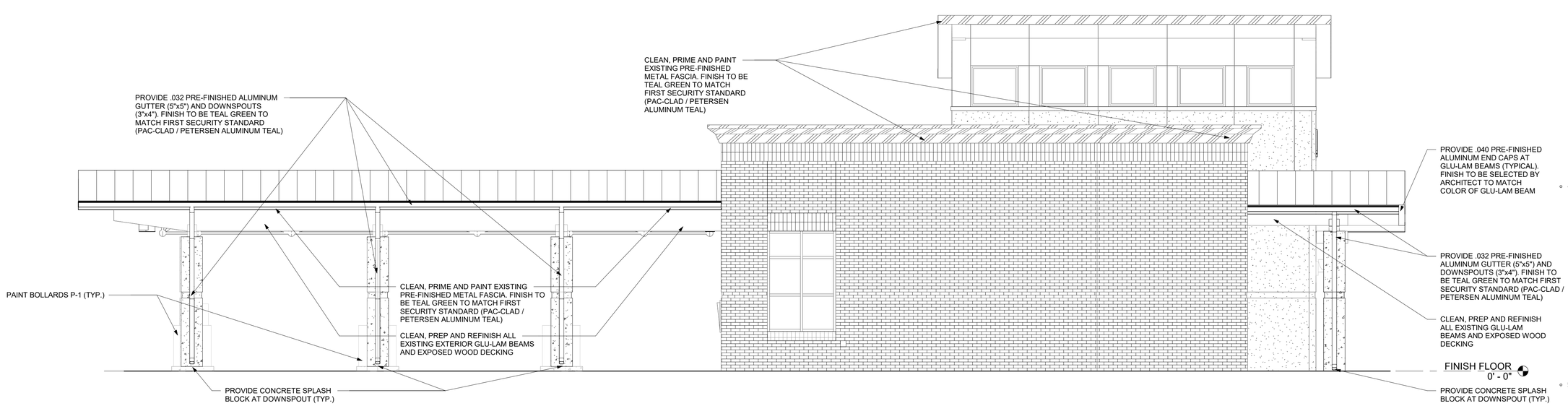


2F NORTH ELEVATION
1/4" = 1'-0"



5F SOUTH ELEVATION
1/4" = 1'-0"

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BUILDING ELEVATIONS

A4.02

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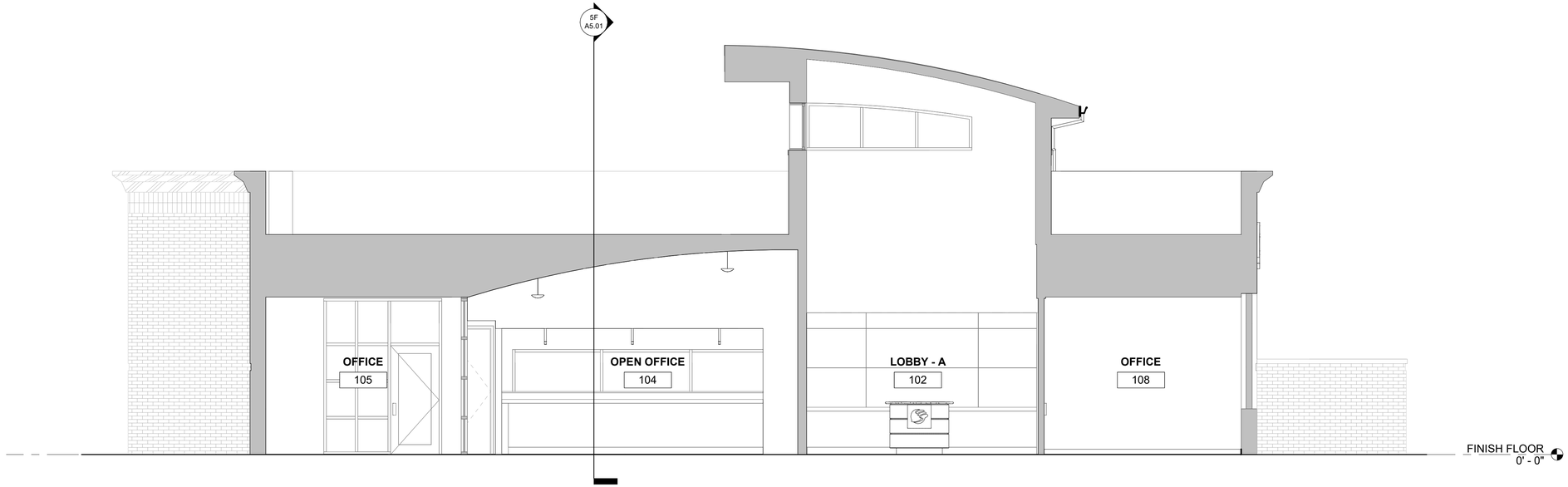
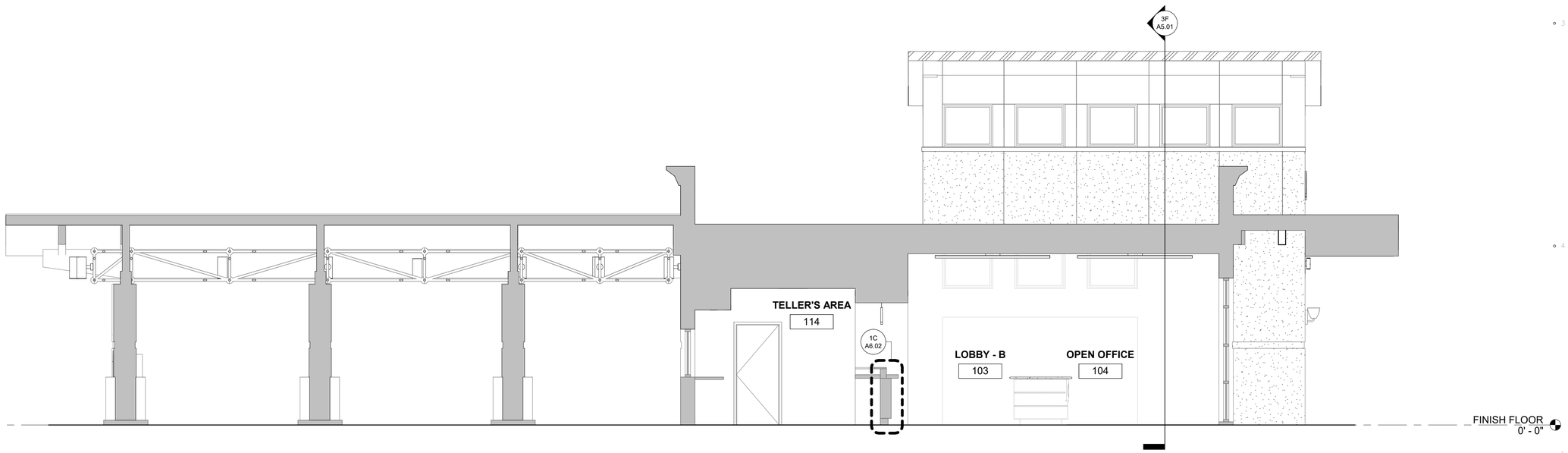


3F TRANSVERSE SECTION
1/4" = 1'-0"



5F LONGITUDINAL SECTION
1/4" = 1'-0"

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BUILDING SECTIONS

A5.01

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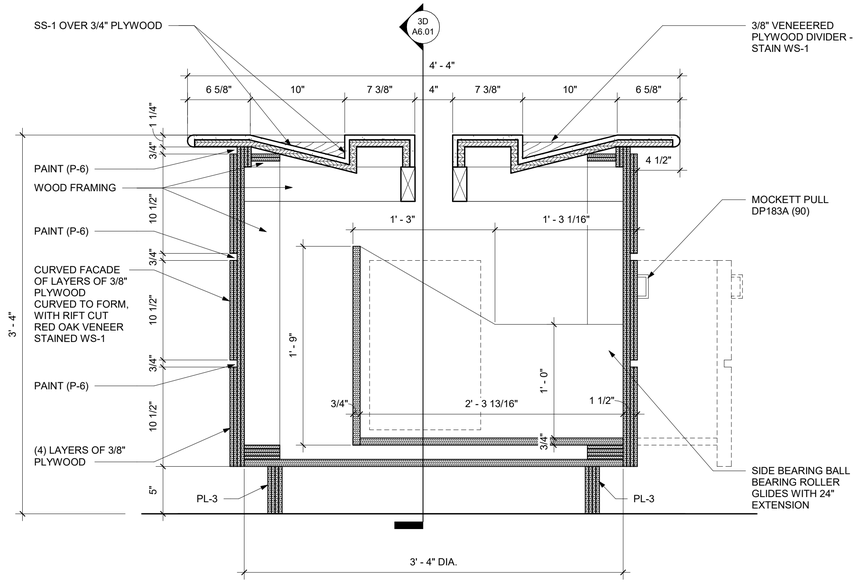
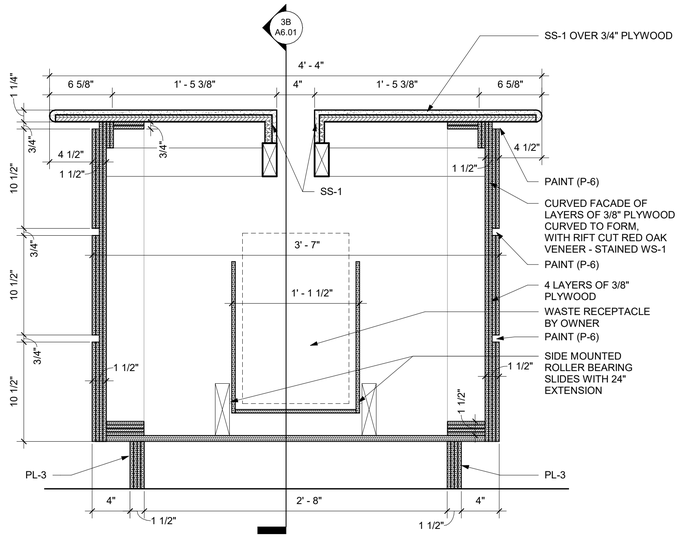
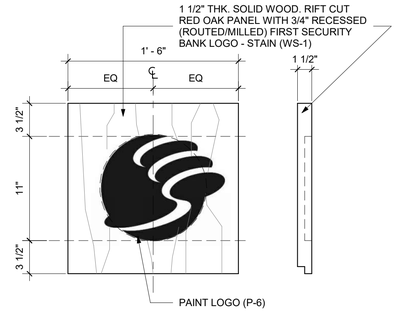


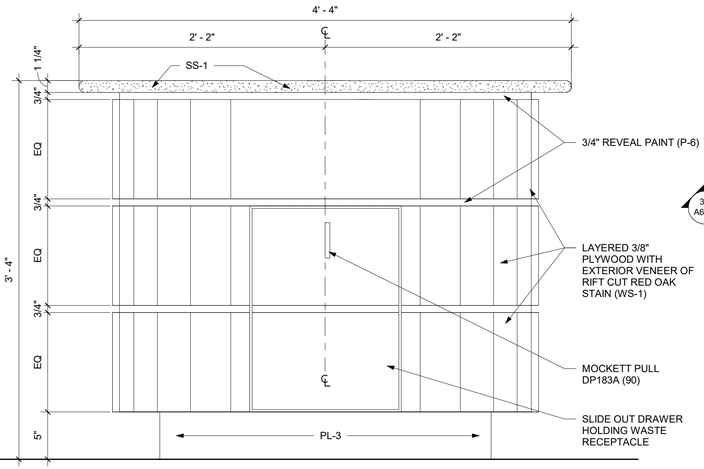
3B CHECKSTAND SECTION
1 1/2" = 1'-0"



3D CHECKSTAND SECTION
1 1/2" = 1'-0"

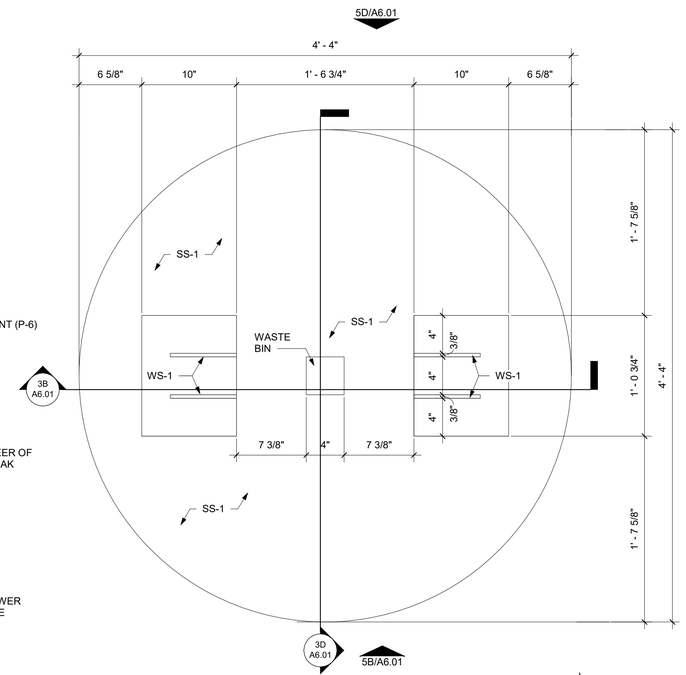


3G FIRST SECURITY LOGO PANEL
1 1/2" = 1'-0"



5B CHECK STAND FRONT ELEVATION
1 1/2" = 1'-0"

5D CHECK STAND REAR ELEVATION
1 1/2" = 1'-0"



5G ENLARGED CHECKSTAND PLAN
1 1/2" = 1'-0"

NORTH

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MILLWORK ELEVATIONS, SECTIONS & DETAILS

A6.01

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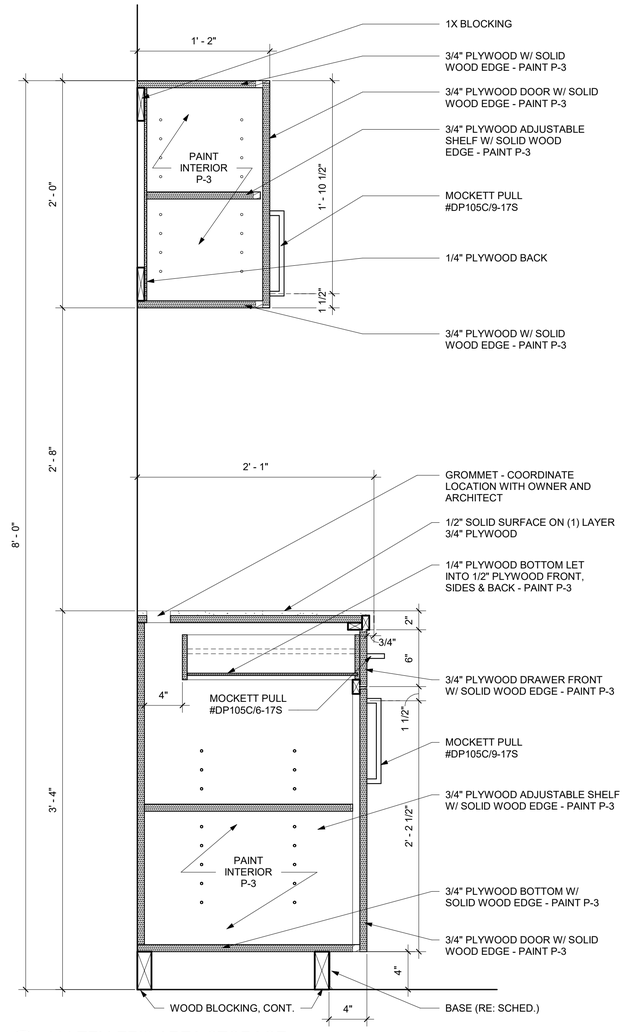
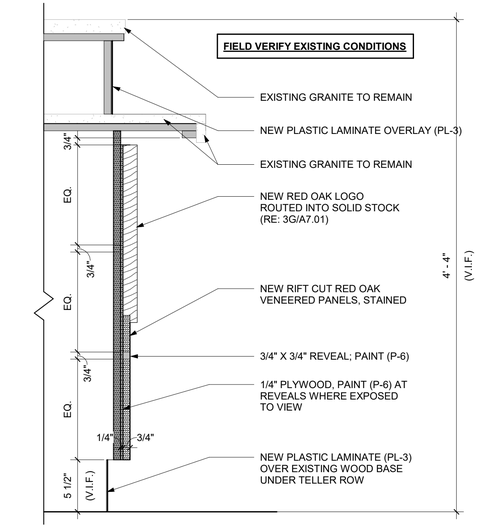
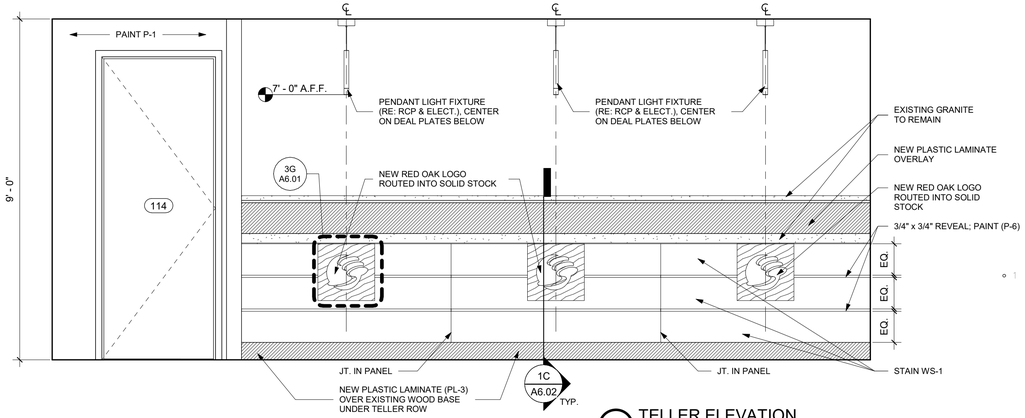


4A 114 TELLER'S AREA STORAGE
1 1/2" = 1'-0"

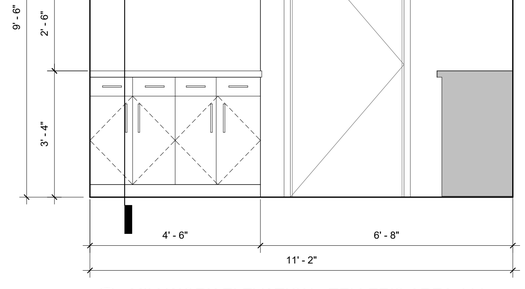


1C FACADE SECTION
1 1/2" = 1'-0"

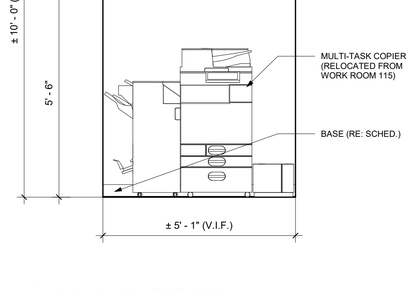


1G TELLER ELEVATION
1/2" = 1'-0"

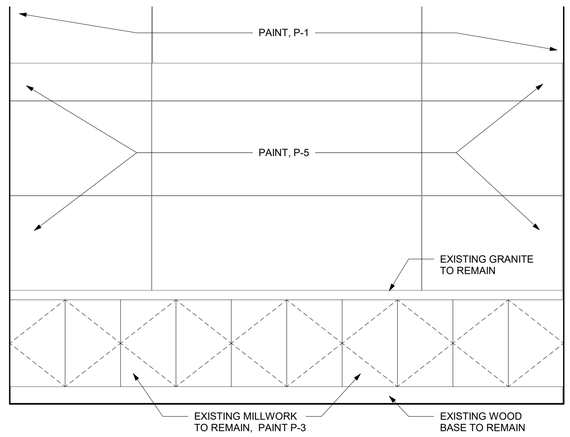
4C UPPER CABINET
1 1/2" = 1'-0"



4E MILLWORK ELEVATION - TELLER'S AREA 114
1/2" = 1'-0"



4G MILLWORK ELEVATION
1/2" = 1'-0"



5F MILLWORK ELEVATION - LOBBY - A 102
1/2" = 1'-0"

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MILLWORK ELEVATION, SECTIONS & DETAILS

A6.02

SCM ARCHITECTS P.L.L.C.

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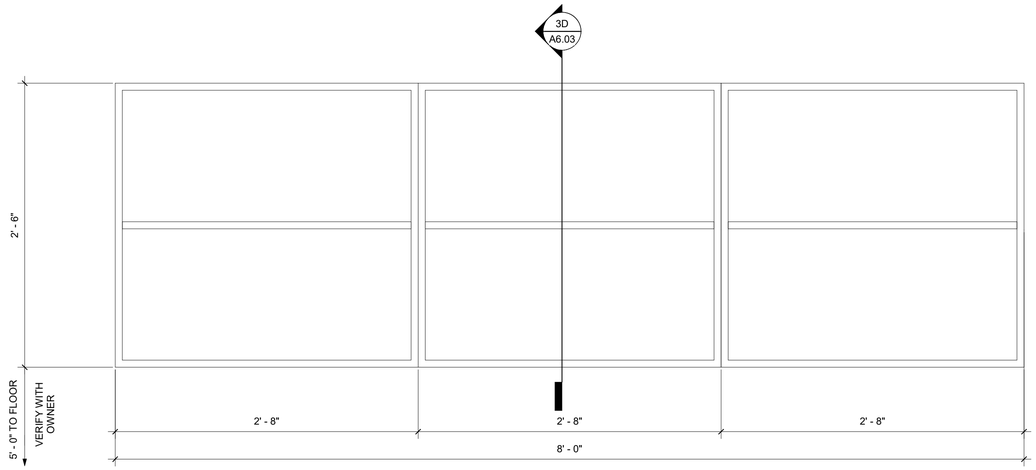
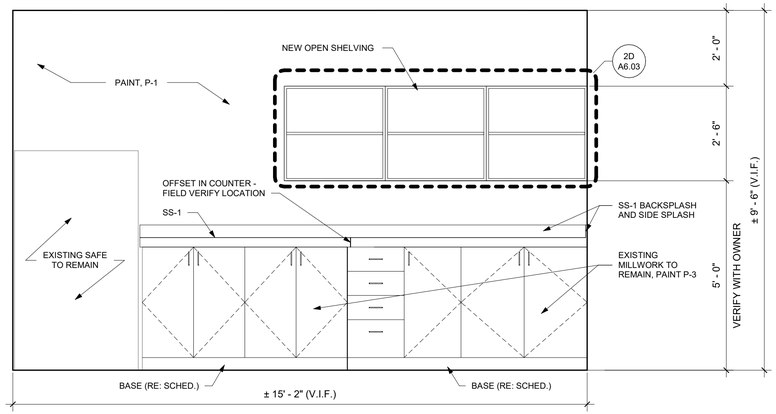
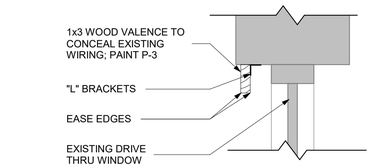


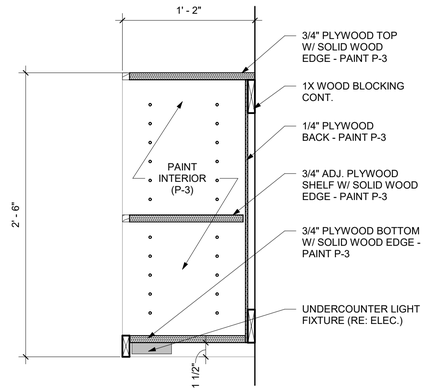
2D WORKROOM WALL SHELVING
1 1/2" = 1'-0"



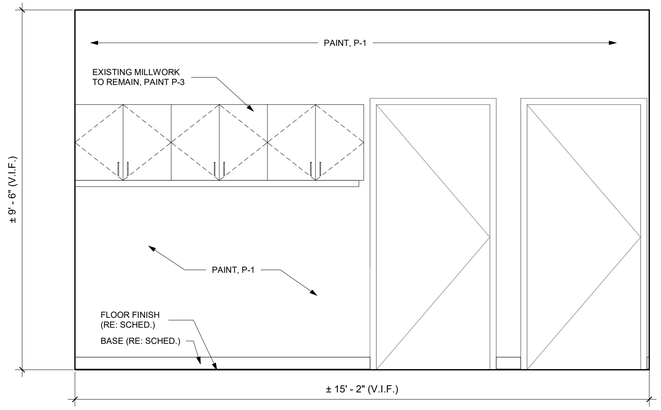
2F WORK ROOM 115 - WEST ELEVATION
1/2" = 1'-0"



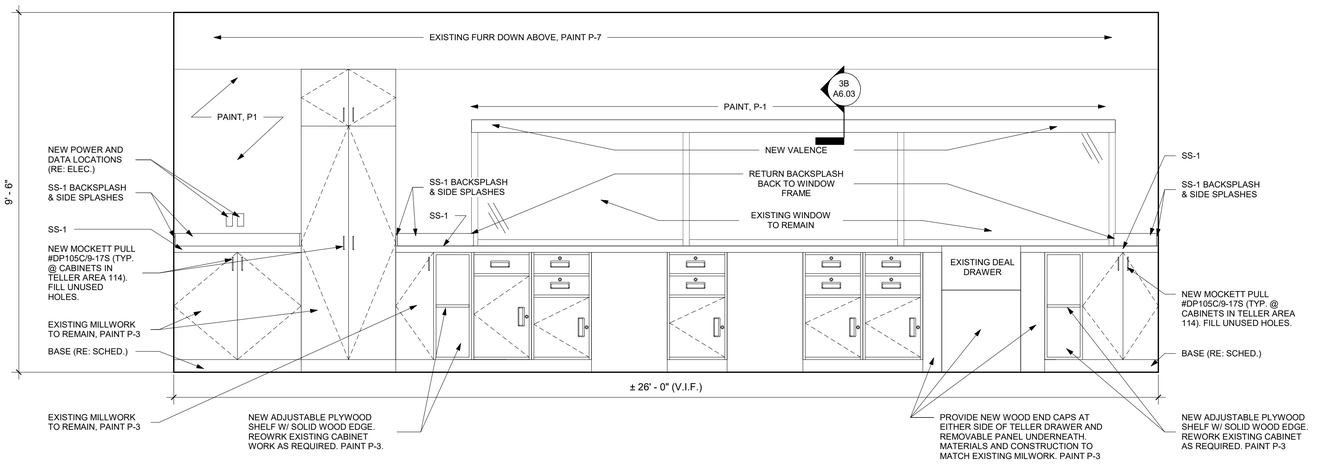
3B NEW VALENCE AT TELLER'S WINDOW
1 1/2" = 1'-0"



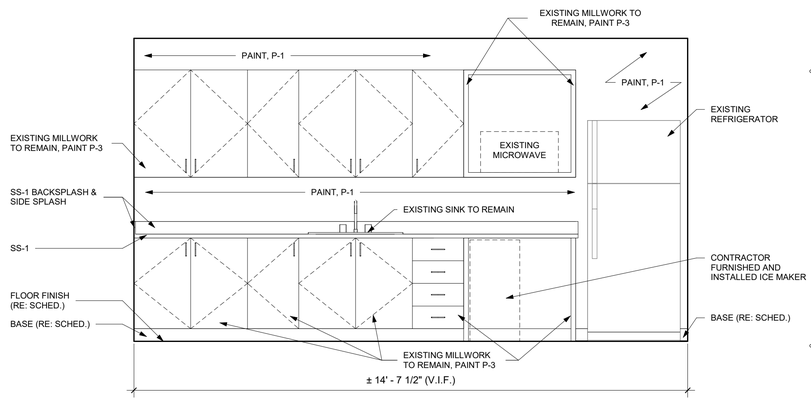
3D WORKROOM WALL SHELVING SECTION
1 1/2" = 1'-0"



3F WORK ROOM 115 - EAST ELEVATION
1/2" = 1'-0"



5C TELLER'S AREA 144 - WEST ELEVATION
1/2" = 1'-0"



5F BREAK ROOM 113 MILWORK ELEVATION
1/2" = 1'-0"

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ARCHITECTS P.L.L.C.
1400 Kirk Road, Suite 220
Little Rock, Arkansas 72223
(501) 224-3055 fax:(501) 224-6934
www.scmarchitects.com

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SCM ARCHITECTS P.L.L.C.
No. 1
ARKANSAS

FIRST SECURITY BANK
BRYANT SOUTH RENOVATION
1823 N. REYNOLDS ROAD
BRYANT, AR 72022

REVISIONS:

PROJECT NO.
22031
DATE:
January 19, 2023

MILLWORK ELEVATIONS, SECTIONS & DETAILS

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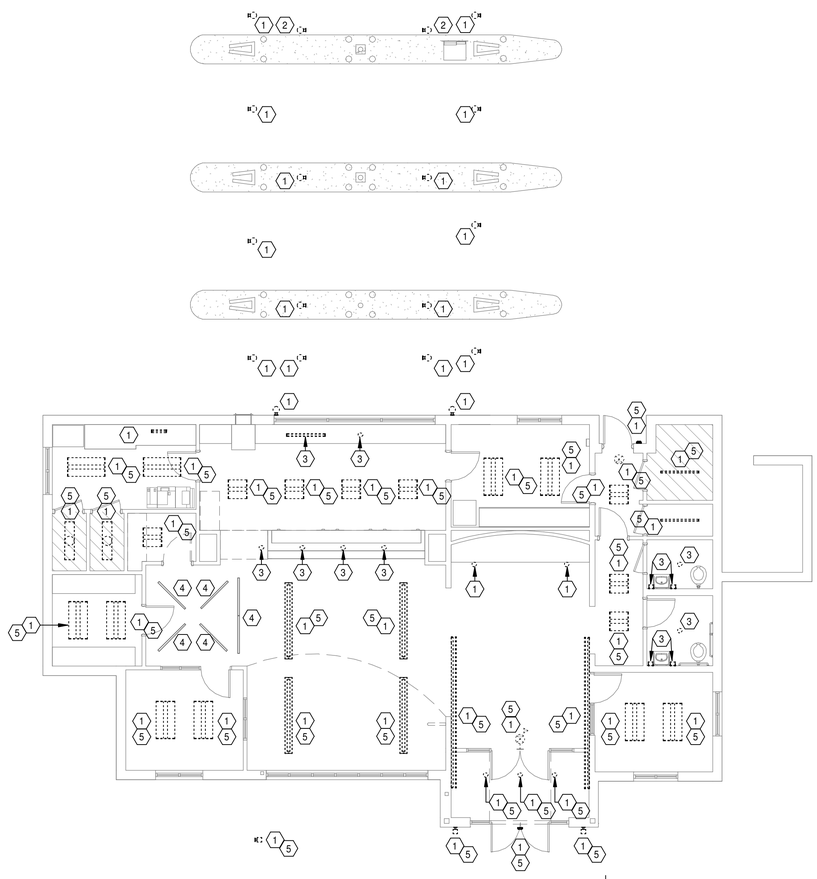
GENERAL DEMOLITION NOTES

1. THE ELECTRICAL CONTRACTOR SHALL BE REQUIRED TO VISIT THE SITE TO FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS PRIOR TO BID.
2. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ELECTRICAL DEMOLITION INDICATED ON THESE DRAWINGS. ALL WIRING DEVICES, LIGHT FIXTURES, WIRE, & CONDUIT THAT IS TO BE REMOVED SHALL BE STORED AS DIRECTED BY THE OWNER OR RELOCATED AS SHOWN ON THE NEW FLOOR PLAN. APPROPRIATE MEASURES SHALL BE TAKEN TO ASSURE CONTINUITY OF EXISTING CIRCUITS WHERE REQUIRED, AND ALL OUTAGES WHICH MAY RESULT SHALL BE COORDINATED WITH THE OWNER PRIOR TO THE WORK.
3. ALL EXISTING BRANCH CIRCUITS NOT USED SHALL BE REMOVED BACK TO SERVING PANELBOARD. THE CIRCUIT BREAKERS SHALL BE LABELED AS SPARE.
4. COORDINATE EXTENTS OF DEMOLITION WITH ALTERNATE 01.

ELECTRICAL DEMOLITION KEYED NOTES

1. REMOVE EXISTING LIGHT FIXTURE AND DISPOSE OFF SITE. INSTALL NEW LIGHT FIXTURE IN SAME LOCATION AS SHOWN ON NEW PLAN AND RECONNECT TO EXISTING BRANCH CIRCUIT.
2. REMOVE EXISTING LIGHT FIXTURE AND DISPOSE OFF SITE. INSTALL BLANK COVER OVER EXISTING LIGHT FIXTURE J-BOX.
3. REMOVE EXISTING LIGHT FIXTURE AND DISPOSE OFF SITE. MAINTAIN CONTINUITY OF EXISTING LIGHTING BRANCH CIRCUIT TO CONNECT TO NEW FIXTURES AS SHOWN ON NEW FLOOR PLAN.
4. REMOVE EXISTING FLUORESCENT LAMPS AND BALLAST'S AND RETROFIT WITH NEW LED TUBE 35K LAMPS IN EXISTING LIGHT FIXTURE. REMOVE EXISTING LENS AND REPLACE WITH NEW LENS.
5. WORK PERFORMED UNDER ALTERNATE 01.



1 DEMOLITION PLAN - ELECTRICAL
1/8" = 1'-0"

NORTH

0 2' 4' 8' 16' 24'

SCALE AT FULL SIZE: 1/8" = 1'-0"

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Little Rock, Arkansas 72223
(501) 224-3055 fax:(501) 224-6934
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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12363
ANTHONY DAVID MYERS
1-19-23

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DEMOLITION PLAN - ELECTRICAL

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1400 Kirk Road, Suite 220
Little Rock, Arkansas 72223
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www.scmarchitects.com

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REGISTERED PROFESSIONAL ENGINEER
No. 12363
ANTHONY DAVID ANDUS
1-19-23

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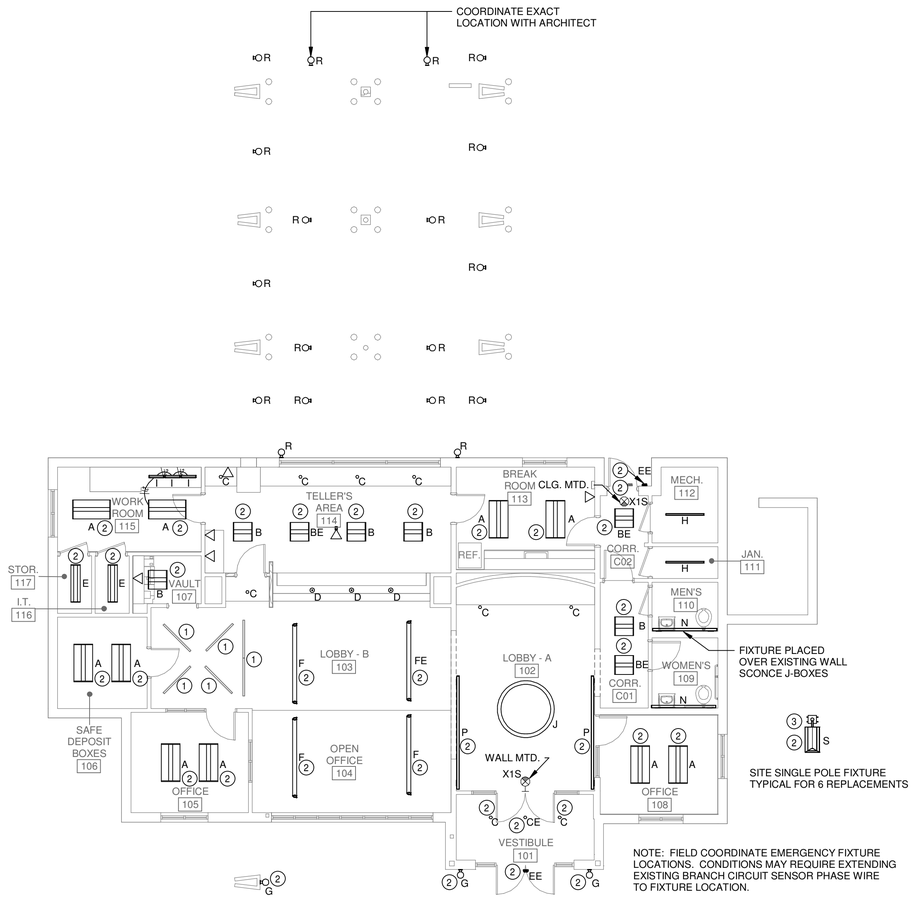
LIGHTING KEYED NOTES

1. INSTALL NEW SMOOTH OPAQUE LENS IN EXISTING RECESSED LINEAR LIGHT FIXTURE.
2. LIGHT FIXTURE INSTALLED UNDER ALTERNATE 01.
3. ELIMINATE EXISTING SITE LIGHTING SWITCH CONTROL AND INSTALL NEW PHOTOCELL ONLY LIGHTING CONTROL FOR EXISTING SITE POLE LIGHTS. RE-USE EXISTING CONTACTOR AND PROVIDE 120V CONTROL WIRING BETWEEN PHOTOCELL MOUNTED ON EXTERIOR OF BUILDING AND LIGHTING CONTACTOR.



1 FLOOR PLAN - LIGHTING
1/8" = 1'-0"

NORTH

0 2' 4' 8' 16' 24'
SCALE AT FULL SIZE: 1/8" = 1'-0"

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1	ADD 01	2-9-2023

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DATE:
January 19, 2023

FLOOR PLAN - LIGHTING

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Little Rock, Arkansas 72223
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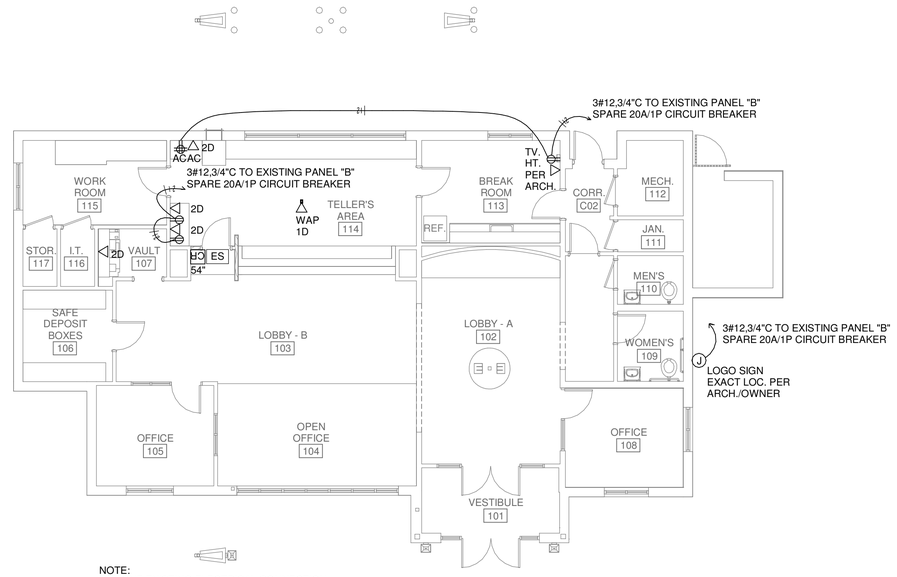

NOTE:
REMOVE EXISTING ELECTRICAL CONNECTION TO EXISTING PYLON SIGN. INSTALL 3R J-BOX TO COIL EXISTING WIRING AND CAP CONDUCTORS. TURN EXISTING CIRCUIT BREAKER IN PANELBOARD TO OFF POSITION AND LABEL "SPARE" IF DEDICATED BRANCH CIRCUIT. IF SIGN IS PART OF AN EXISTING CIRCUIT, MAINTAIN CONTINUITY OF EXISTING BRANCH CIRCUIT.

1 FLOOR PLAN - POWER
1/8" = 1'-0"

NORTH

0 2' 4' 8' 16' 24'
SCALE AT FULL SIZE: 1/8" = 1'-0"

FIRST SECURITY BANK
BRYANT SOUTH RENOVATION

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FLOOR PLAN - POWER

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LIGHT FIXTURE SCHEDULE

TYPE MARK	MANUFACTURER	MODEL	LAMP	ELECTRICAL DATA	DESCRIPTION
A	PINNACLE	LU24-A-835MO-GX-U-FSD-1-0-WX	LED-3996L-35K	120 V/1-34 VA	2'x4' ARCHITECTURAL TROFFER
B	PINNACLE	LU22-A-835HO-GX-U-FSD-1-0-WX	LED-4406L-35K	120 V/1-34 VA	2'X2' ARCHITECTURAL TROFFER
BE	DAYBRITE	SAME AS B W/EMERG. BATTERY	LED-3990L-35K	120 V/1-34 VA	2'X2' ARCHITECTURAL TROFFER
C	ALPHABET LIGHTING	NU4RDXTM1920LM35K83D60NLUNVDIM10RET-CBA	LED-1730L-35K	120 V/1-22 VA	4" RECESSED DOWNLIGHT
CE	ALPHABET LIGHTING	SAME AS C W/EMERG. BATTERY	LED-1730L-35K	120 V/1-22 VA	4" RECESSED DOWNLIGHT
D	OCL	GS1P1X14CRXLED135KUNVXDM1	LED-825L-35K	120 V/1-11 VA	14" PENDANT
E	DAYBRITE	1CAXG38L-8354DSUNVDIMX	LED-3800L-35K	120 V/1-26 VA	1'X4' ARCHITECTURAL TROFFER
EE	EVENLITE	WLEM-BZ-CT	LED	120 V/1-20 VA	SELF CONTAINED EMERGENCY LIGHT EXTERIOR
F	FLUXWERX	FD1XFD35XDF2MX	LED-8864L-35K	120 V/1-76 VA	SUSPENDED DIRECT/INDIRECT
FE	FLUXWERX	SAME AS F W/EMERG. BATTERY	LED-8864L-35K	120 V/1-76 VA	SUSPENDED DIRECT/INDIRECT
G	OCL	VA2-O10A-08-WF-CBA-LED3-40K-UNV-DM1	LED-3035L-35K	120 V/1-24 VA	WALL MOUNTED CYLINDER UP/DN WIDE THROW
H	DELVIRO	ZIP4408035KUFRWHXXX	LED-5378L-35K	120 V/1-42 VA	4' STRIP LIGHT
I	DAYBRITE	LINCS100EL19935UNVWHGDIM	LED-391L-35K	120 V/1-5 VA	19" UNDER CABINET LED
J	OCL	GL1P1X-72-MW-CBA-LED2-35KUNVDM1-X	LED-16275L-35K	120 V/1-175 VA	ARCHITECTURAL RING PENDANT
N	GAMMALUX	GB24B2-1/1SL358-UNIV-ZTV10-6'-10"-WSP-LDC/ASLHD-CBAX-X	LED-6943L-35K	120 V/1-67 VA	6'-10" WALL MOUNT BIDRECTIONAL
P	GAMMALUX	GB34U2-2SL358-UNIV-ZTV10-12'N-WMX-X-XX	LED-5428L-35K	120 V/1-76 VA	12' WALL MOUNTED INDIRECT
R	PATHWAY LIGHTING	C77WLB79VD204KML9D8-X	LED-3035L-35K	120 V/1-15 VA	WALL MOUNTED CYLINDER
S	NLS LIGHTING	NV-2-T4-48L-1-40K8-UNV-MATCH-X	LED-18876L-40K	120 V/1-156 VA	PARKING LOT FIXTURE REPLACEMENT EX. POLE TO REMAIN
X1S	EVENLITE	TEXZ-URC-EM-R-URC	LED	120 V/1-3 VA	EDGE LIT EXIT SIGN SEE PLANS FOR MOUNTING

NOTE: COORDINATE WITH ARCHITECTURAL REFLECTED CEILING PLAN AND EXISTING CONDITIONS FOR ANY ADDITIONAL TRIM THAT MAY BE REQUIRED ON LIGHT FIXTURES.

SYMBOL LEGEND

(J)	JUNCTION BOX		BRANCH CIRCUIT HOMERUN HOT-NETURAL-GROUND PANEL AND CIRCUIT NUMBER INDICATED ON PLAN
	DUPLEX RECEPTACLE AT 18" A.F.F. GFCI - GROUND FAULT CIRCUIT INTERUPTER AC - MOUNTED ABOVE COUNTER BC - MOUNTED BELOW COUNTER WP - PROVIDED WITH WEATHERPROOF IN-USE TYPE COVER		PANELBOARD
			DISCONNECT SWITCH
		CR	CARD READER STUB 3/4"C TO ACCESSIBLE CLG. SPACE PER RAGIN
	SPECIAL PURPOSE RECEPTACLE NEMA CONFIGURATION SHOWN ON PLAN	EB	ELECTRIC CRASH BAR STUB 3/4"C TO ACCESSIBLE CLG. SPACE PER RAGIN
▽	DATA OUTLET - SINGLE GANG BOX STUB 1"C TO CEILING SPACE. CABLES AND JACKS BY OWNER.	ES	ELECTRIC STRIKE STUB 3/4"C TO ACCESSIBLE CLG. SPACE PER RAGIN
$	SINGLE POLE TOGGLE SWITCH AT 48" A.F.F. TYPICAL 3 - INDICATES 3-WAY TOGGLE		

ELECTRICAL GENERAL NOTES

1. CIRCUITS OF DIFFERENT PHASES MAY SHARE EQUIPMENT GROUND. EQUIPMENT GROUND CONDUCTOR SIZE SHALL NOT BE LESS THAN #12 AWG OR AS INDICATED ON THE DRAWINGS.
2. ALL CONDUCTORS #10 AND SMALLER SHALL BE SOLID COPPER THW, THHN, THWN, AND ALL CONDUCTORS #8 AND LARGER SHALL BE STRANDED COPPER USING BOLTED LUGS AT TERMINALS.
3. MINIMUM CONDUIT SIZE SHALL BE 3/4" UNLESS OTHERWISE NOTED. SEE SPECS FOR CONDUIT REQUIREMENTS. ALL CONDUIT SHALL BE CONCEALED UNLESS OTHERWISE NOTED.
4. MINIMUM WIRE SIZE SHALL BE #12 AWG UNLESS OTHERWISE NOTED.
5. ALL WORK SHALL COMPLY WITH THE 2020 EDITION OF THE NATIONAL ELECTRICAL CODE.
6. ELECTRICAL CONTRACTOR SHALL CLOSELY COORDINATE WITH MECHANICAL AND PLUMBING CONTRACTORS FOR EXACT LOCATION OF HVAC AND PLUMBING EQUIPMENT.
7. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER SIZING OF ALL MOTOR OVERLOAD DEVICES (HEATERS) IN STARTERS BASED ON ACTUAL NAMEPLATE RATINGS ON THE MOTOR BEING INSTALLED.
8. USE COMPRESSION FITTINGS ON CONDUIT, SET SCREW FITTINGS ARE NOT ALLOWED.
9. LABEL ALL NEW CIRCUITS ON PANEL SCHEDULES.
10. 6'-0" MAXIMUM LENGTH ON FLEXIBLE CONDUIT.
11. FIRE PROOF ALL PENETRATIONS MADE THROUGH FIRE RATED WALLS.
12. ALL DEVICES SHALL BE RATED 20 AMP MINIMUM, VERIFY COLOR WITH ARCHITECT.
13. CONNECT DEVICES BY WRAPPING WIRE AROUND SCREW TERMINAL IN A CLOCKWISE DIRECTION AND TIGHTEN SCREW, BACK-CONNECTED SPRING DEVICES ARE NOT ALLOWED.
14. PULL ALL THE CONDUCTORS THROUGH RACEWAY AT THE SAME TIME.
15. ALL BOXES SHALL BE INDEPENDANTLY SUPPORTED TO THE BUILDINGS STRUCTURE.
16. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL ELEVATIONS AND MILLWORK DETAILS FOR EXACT LOCATIONS OF ALL WIRING DEVICES.
17. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATION OF ALL LAY-IN LIGHT FIXTURES.
18. THE SPECIFICATIONS ARE AS BINDING ON THE CONTRACTOR AS THE DRAWINGS. THE CONTRACTOR SHALL READ THE SPECIFICATIONS AND SHALL INCLUDE ALL ITEMS REQUIRED BY THE SPECIFICATIONS BEFORE SUBMITTING A BID.
19. ALL SPARE CIRCUIT BREAKERS SHALL BE TURNED TO THE OFF POSITION.

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ARCHITECTS P.L.L.C.
1400 Kirk Road, Suite 220
Little Rock, Arkansas 72223
(501) 224-3055 fax:(501) 224-6934
www.scmarchitects.com

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REGISTERED PROFESSIONAL ENGINEER
No. 12363
ANTHONY DAVID AYCOCK
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FIRST SECURITY BANK
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DATE:
January 19, 2023

ELECTRICAL SCHEDULES AND NOTES

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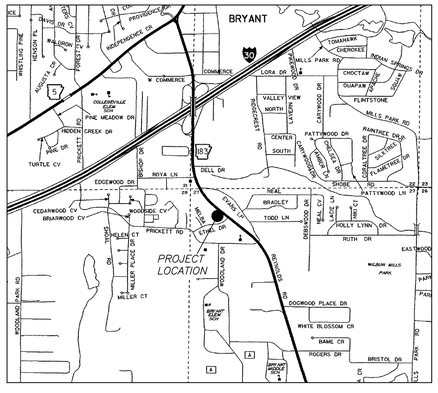
DETAILED PLANS:

FIRST SECURITY BANK

ENTRANCE & DRIVE THROUGH IMPROVEMENTS

1823 N. REYNOLDS RD
BRYANT, ARKANSAS

VICINITY MAP



Prepared By:

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

1/19/2023

PREPARED FOR:

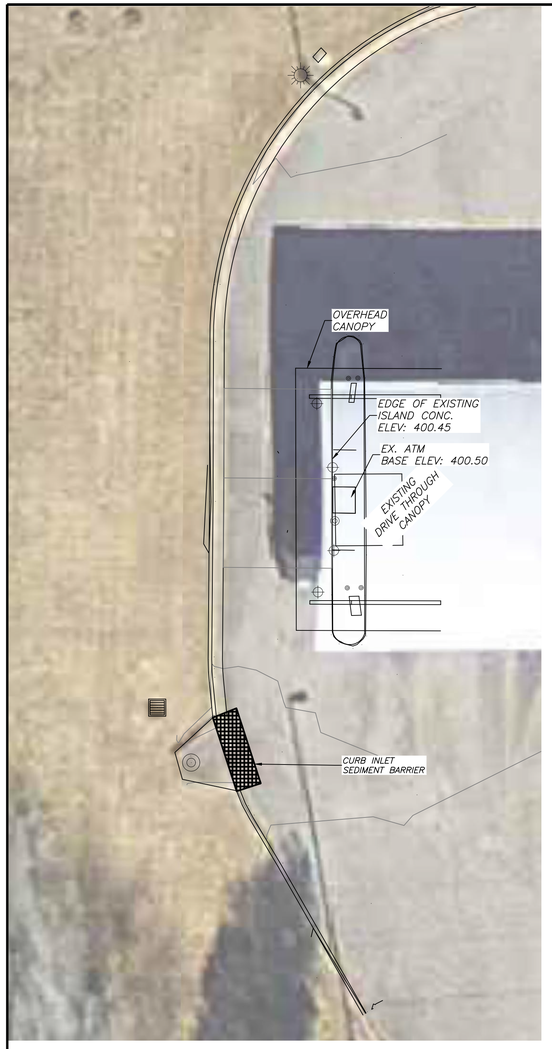
FIRST SECURITY BANK
1823 N. REYNOLDS RD
BRYANT, AR 72022

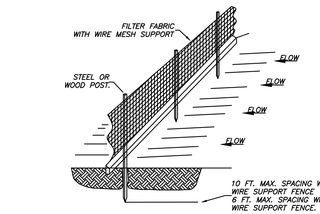
STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 14266
ERIC RYAN RICHARDSON
1/19/2023

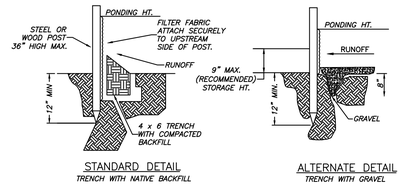
PRE-CONSTRUCTION COPY -

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

INDEX OF SHEETS







NOTE:
1.) INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.

2.) REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

3.) SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

SILT FENCE

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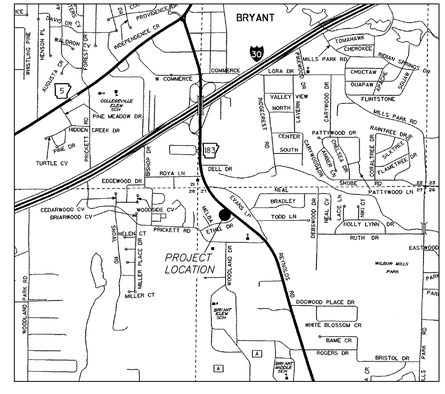
No. 14266
ERIC RYAN RICHARDSON
1/19/2023

VICINITY MAP



GENERAL EROSION CONTROL NOTES

1. THE LOCATION OF KNOWN SURFACE & SUBSURFACE STRUCTURES, PIPE, POWER, GAS, PHONE, ETC. ARE SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING INFORMATION AND SATISFYING HIMSELF AS TO THE LOCATION OF THE AFOREMENTIONED ITEMS, SHOWN AND NOT SHOWN. ALL REPAIRS OR RELOCATIONS NECESSARY SHALL BE MADE AS REQUIRED BY THE OWNER OF THE UTILITY OR STRUCTURE. THE COST OF SUCH REPAIRS OR RELOCATIONS NECESSARY SHALL BE BORNE BY THE CONTRACTOR.

2. ALL STREETS, DRIVES, WALKS, DRAINAGE STRUCTURES, FENCES, ETC. THAT ARE DISTURBED SHALL BE RESTORED TO THEIR ORIGINAL OR BETTER CONDITION USING LIKE MATERIALS. COST OF SUCH REPAIRS SHALL BE BORNE BY THE CONTRACTOR UNLESS PROVISION FOR PAYMENT IS MADE IN THE PROPOSAL.

3. EROSION CONTROL DEVICES SHALL BE INSTALLED AS THE PROJECT PROGRESSES AND AREAS ARE DISTURBED.

4. THE CONTRACTOR IS REQUIRED TO NOTIFY THE ONE CALL CENTER AT 1-800-482-8998 48 HOURS PRIOR TO DIGGING IN ORDER THAT UNDERGROUND UTILITIES IN THE AREA CAN BE LOCATED.

5. ALL INLETS ON AND ADJACENT TO THE SITE SHALL BE PROTECTED FROM SEDIMENT.

6. STORM WATER CONTROLS SHALL BE INSPECTED AT LEAST ONCE EVERY 14 DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT OF 0.25 INCHES OR GREATER

7. ALL EROSION CONTROL DEVICES ARE TO BE MAINTAINED IN GOOD WORKING CONDITION THROUGHOUT THE DURATION OF THIS PROJECT AND UNTIL PERMANENT VEGETATION IS ESTABLISHED. ALL SEDIMENT TRAPS ARE TO BE CLEANED AS REQUIRED.

8. ALL DISTURBED AREAS LEFT IDLE FOR A PERIOD OF 14 DAYS OR LONGER ARE TO RECEIVE TEMPORARY VEGETATION AND MULCHED.

9. REMOVE EROSION CONTROL DEVICES AFTER PERMANENT VEGETATION IS ESTABLISHED.

10. DEVELOPMENT SHALL ADHERE TO CITY OF BRYANT AND ADEQ STORM WATER REQUIREMENTS.

11. ADDITIONAL EROSION CONTROL MEASURES TO BE EMPLOYED WHERE NECESSARY BY SITE CONDITIONS.

12. CONTRACTOR TO COMPLY WITH ALL OSHA SAFETY REQUIREMENTS.

13. ARDOT PERMIT SHALL BE OBTAINED PRIOR TO WORKING ON HIGHWAY DEPARTMENT RIGHT OF WAY.

NOTES:

1. GEOTEXTILE FABRIC (TYPE 4) IN ACCORDANCE WITH SECTION 625 (AHTD SPECS).

2. TYPE A – USE ON SMALL DEVELOPMENTS WHERE THE LIFE OF THE PROJECT IS LESS THAN SIX MONTHS AND THE SLOPE GRADIENT IS LESS THAN 3:1.

3. TYPE B – USE ON DEVELOPMENTS WHERE THE LIFE OF THE PROJECT IS GREATER THAN SIX MONTHS AND WHERE THE SLOPE GRADIENT IS 3:1 OR GREATER.

4. TYPE C – USE WHERE SLOPES EXCEED A VERTICAL HEIGHT OF 20 FEET AND THE SLOPE GRADIENT IS STEEPER THEN 3:1.

5. INSPECT BARRIERS AT THE END OF EACH WORKING DAY, OR AFTER EACH RAIN, AND REPAIR OR CLEAN AS NECESSARY.

6. REMOVE SEDIMENT FROM BARRIER WHEN ONE HALF FULL.

7. DISPOSE OF SEDIMENT AND STABLIZE IT WITH VEGETATION.

8. REPLACE FILTER FABRIC WHEN DETRIORATED.

9. DESIGN LIFE OF A SYNTHETIC SILT FENCE IS APPROXIMATELY 6 MONTHS.

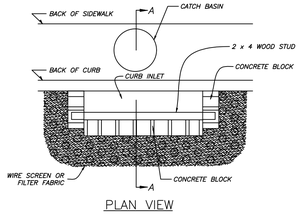
10. MAINTAIN UNTIL THE PROJECT IS VEGETATED OR OTHERWISE STABILIZED.

11. REMOVE BARRIERS AND ACCUMULATED SEDIMENT AND STABILIZE THE EXPOSED AREA WHEN THE PROJECT IS STABILIZED.

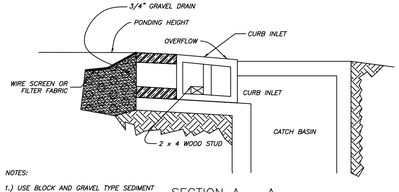
12. SILT FENCE SHALL BE INSTALLED ALONG THE CONTOUR, NEVER UP OR DOWN A SLOPE.

13. THE MAXIMUM DRAINAGE AREA FOR A CONTINUOUS FENCE WITHOUT BACKING SHALL BE 1/4 ACRE PER 100 LINEAR FEET OF FENCE LENGTH, UP TO A MAXIMUM AREA OF 2 ACRES. THE MAXIMUM SLOPE LENGTH BEHIND THE FENCE ON THE UPSLOPE SIDE SHOULD BE 110 FEET (AS MEASURED ALONG THE GROUND SURFACE).

14. THE MAXIMUM DRAINAGE AREA FOR A CONTINUOUS SILT FENCE WITH BACKING SHALL BE 1 ACRE PER 150 LINEAR FEET OF FENCE LENGTH. THE SLOPE LENGTH ABOVE THE SILT FENCE WITH BACKING SHOULD BE NO MORE THAN 300 FEET.



PLAN VIEW



NOTES:
1.) USE BLOCK AND GRAVEL TYPE SEDIMENT BARRIER WHEN CURB INLET IS LOCATED IN GENTLY SLOPING STREET SEGMENT, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.

2.) BARRIER SHALL ALLOW FOR OVERFLOW FROM SEVERE STORM EVENT.

3.) INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

SECTION A – A

CURB INLET SEDIMENT BARRIER

GRAPHIC SCALE

10 0 10 20 30

(IN FEET)
1 inch = 10 ft.

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

CERTIFICATE OF AUTHORIZATION
Richardson Engineering, PLLC
No. 2519
ARKANSAS

EROSION CONTROL PLAN
FIRST SECURITY BANK
ENTRANCE & DRIVE THROUGH
1823 N. REYNOLDS RD
BRYANT, ARKANSAS

Prepared For:
FIRST SECURITY BANK
1823 N. REYNOLDS RD
BRYANT, AR 72022

No.	Revisions	Date

PROJECT NO.: 022-039
Date: 1/19/2023
Scale: 1" = 10'
Sheet: C.1

DEMO NOTES:
1) QUANTITATIVE AREAS ARE APPROXIMATE, TO BE VERIFIED BY THE DEMOLITION CONTRACTOR.

GRAPHIC SCALE

10 0 10 20 30

(IN FEET)
1 inch = 10 ft.

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. ALL SITE AND UTILITY IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST REVISION TO THE BRYANT STANDARD SPECIFICATIONS.

D. THE APPROXIMATE LOCATION OF KNOWN SURFACE AND SUBSURFACE STRUCTURES, PIPES, POWER GAS, PHONE, SERVICE CONNECTIONS, ETC. ARE SHOWN ON THE DESIGN DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THE AFOREMENTIONED ITEMS, SHOWN AND NOT SHOWN.

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. 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.

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

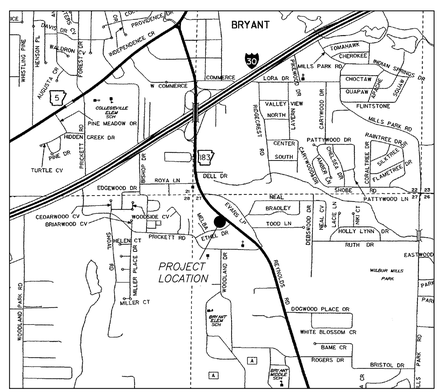
J. CONTRACTOR TO COMPLY WITH ALL OSHA SAFETY REQUIREMENTS.

K. ARDOT PERMIT SHALL BE OBTAINED PRIOR TO WORKING ON HIGHWAY DEPARTMENT RIGHT OF WAY.

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 14266
ERIC RYAN RICHARDSON
1/19/2023

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

VICINITY MAP



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Richardson Engineering, PLLC
No. 2519
ARKANSAS

DEMOLITION PLAN
FIRST SECURITY BANK
ENTRANCE & DRIVE THROUGH
1823 N. REYNOLDS RD
BRYANT, ARKANSAS

Prepared For:
FIRST SECURITY BANK
1823 N. REYNOLDS RD
BRYANT, AR 72022

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PROJECT NO.: 022-039
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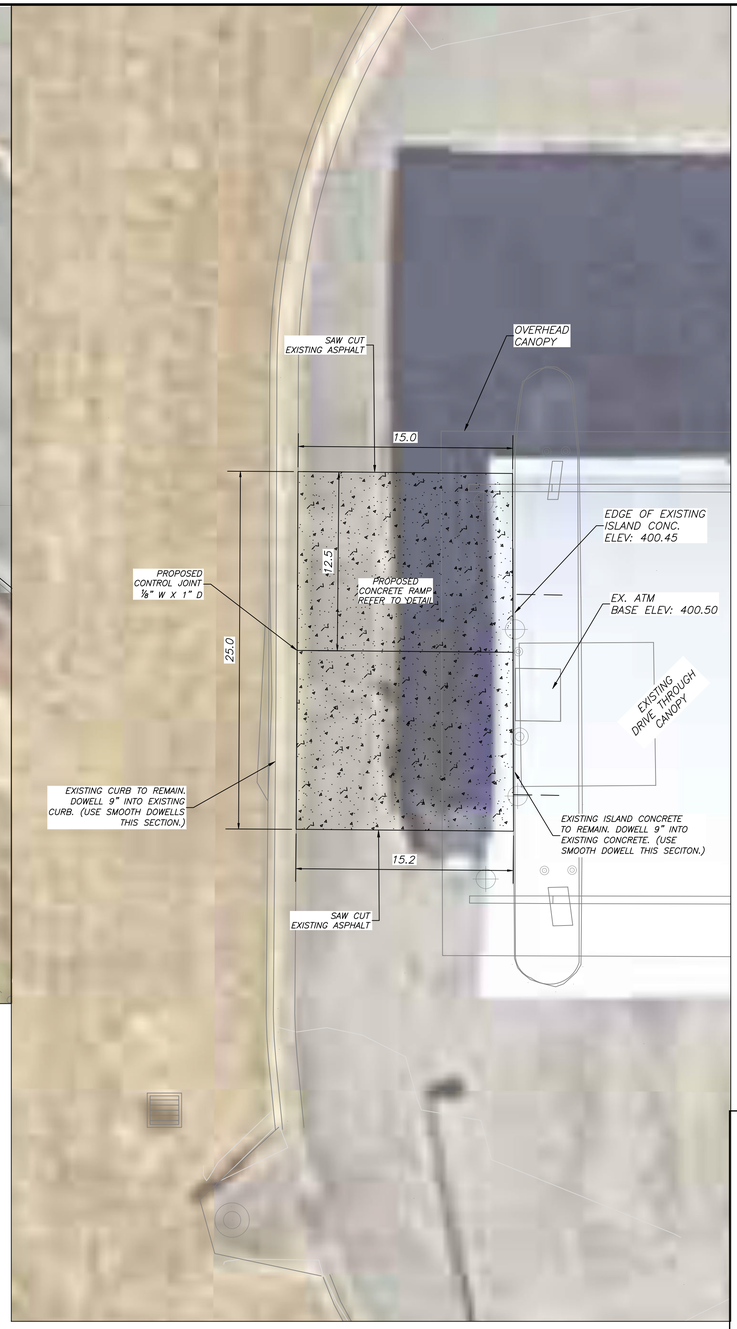


GENERAL CONSTRUCTION NOTES

A. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR DAMAGES OCCURING 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 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.

D. 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.

E. 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.

F. 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.

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

H. ARDOT PERMIT SHALL BE OBTAINED PRIOR TO WORKING ON HIGHWAY DEPARTMENT RIGHT OF WAY.

SITE NOTES

1.) PROJECT DIMENSIONS ARE SHOWN FOR REFERENCE AND MAY REQUIRE FIELD VERIFICATION.
2.) PROJECT PROVIDES IMPROVED ACCESS FROM HIGHWAY 183 AND TO ATM MACHINE
3.) CURRENT ZONING: C2
4.) CURRENT USE: PARKING ENTRANCE & BANK DRIVE THROUGH
5.) PROPOSED LOCATIONS OF TRAFFIC CONTROL MARKERS ARE APPROXIMATE. ACTUAL LOCATION AND INSTALLATION MUST MEET MUTCD AND BRYANT STREET DEPT. SPECS.
6.) PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH AHTD SPECIFICATIONS, AND BASED ON GEOTECHNICAL ANALYSIS OF THE SOIL CONDITIONS.
7.) CONTRACTOR SHALL INCLUDE IN BID THE COST FOR COMPACTION TESTS ON SUBGRADE & BASE. TEST TO BE CONDUCTED AS PER GEOTECHNICAL SPECS.
9.) ALL UTILITIES TO BE LOCATED PRIOR TO CONSTRUCTION (ONE CALL, CITY, UTILITY OWNER, ETC.)
10.) CONTRACTOR TO ADHERE TO CURRENT OSHA REGULATIONS TO INCLUDE EXCAVATION & TRENCH SAFETY.
11.) THE APPROXIMATE LOCATION OF KNOWN SURFACE AND SUBSURFACE STRUCTURES, PIPES, POWER, GAS, PHONE, ETC. ARE SHOWN ON THE DESIGN DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THE AFOREMENTIONED ITEMS, SHOWN AND NOT SHOWN.
12.) ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED TO MEET THE CITY OF BRYANT SPECIFICATIONS.

UTILITIES

SANITARY SEWER:
BRYANT WASTEWATER
1019 SW SECOND ST.
BRYANT, AR 72022

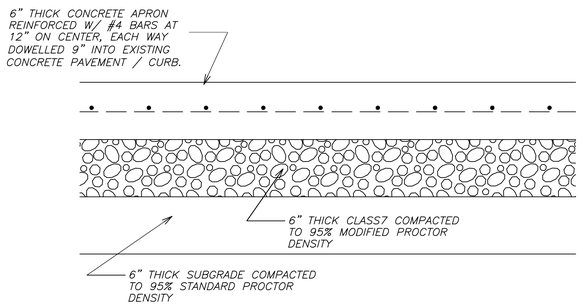
WATER:
BRYANT
1019 SW SECOND ST.
BRYANT, AR 72022

ELECTRIC:
ENTERGY
425 W. CAPITAL AVE.
LITTLE ROCK, AR 72201

NATURAL GAS:
SUMMIT
400 WEST CAPITOL #600
LITTLE ROCK, ARKANSAS

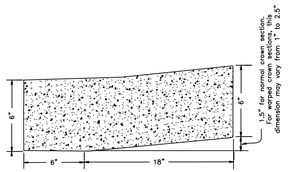
STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 14266
JEFFERY RYAN RICHARDSON
1/19/2023

CONCRETE ENTRANCE APRON / CONCRETE RAMP

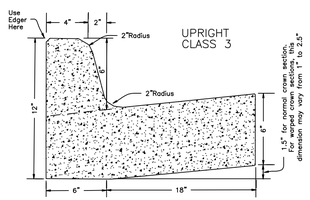


* CONCRETE PAVEMENT SECTION SUBJECT TO GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

TYPICAL FLAT CURB SECTION



TYPICAL PARKING CURB SECTION



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

GRAPHIC SCALE
5 0 5 10 15
(IN FEET)
1 inch = 5 ft.

Legend

- Property Boundary
- Surveyed lines
- T — T — Telephone
- Road Center line
- X — X — Wire / Chainlink Fence
- S — S — Sanitary Sewer
- W — W — Water Line
- Wooded area limits
- OHE — OHE — Overhead Powerline
- WM Water Box
- Ⓢ Sanitary Sewer Manhole
- Ⓓ Sanitary Sewer Manhole
- T Telephone Pedistal
- Guy Wire
- PROPOSED CONCRETE
- 422.00 TC TOP OF CURB ELEVATION
- 422.00 GU CURB GUTTER ELEVATION
- 422.00 TP TOP OF PAVEMENT ELEVATION
- 422.00 TW TOP OF WALL
- 422.00 BW BOTTOM OF WALL
- PROPOSED CONTOUR
- EXISTING CONTOUR

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Planning • Engineering • Development Consulting
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CERTIFICATE OF AUTHORIZATION
Richardson Engineering, PLLC
No. 2519
ARKANSAS

OVERALL SITE IMPROVEMENTS PLAN
FIRST SECURITY BANK
ENTRANCE & DRIVE THROUGH
1823 N. REYNOLDS RD
BRYANT, ARKANSAS

Prepared For: FIRST SECURITY BANK
1823 N. REYNOLDS RD
BRYANT, AR 72022

No.	Revisions	Date

PROJECT NO.: 022-039
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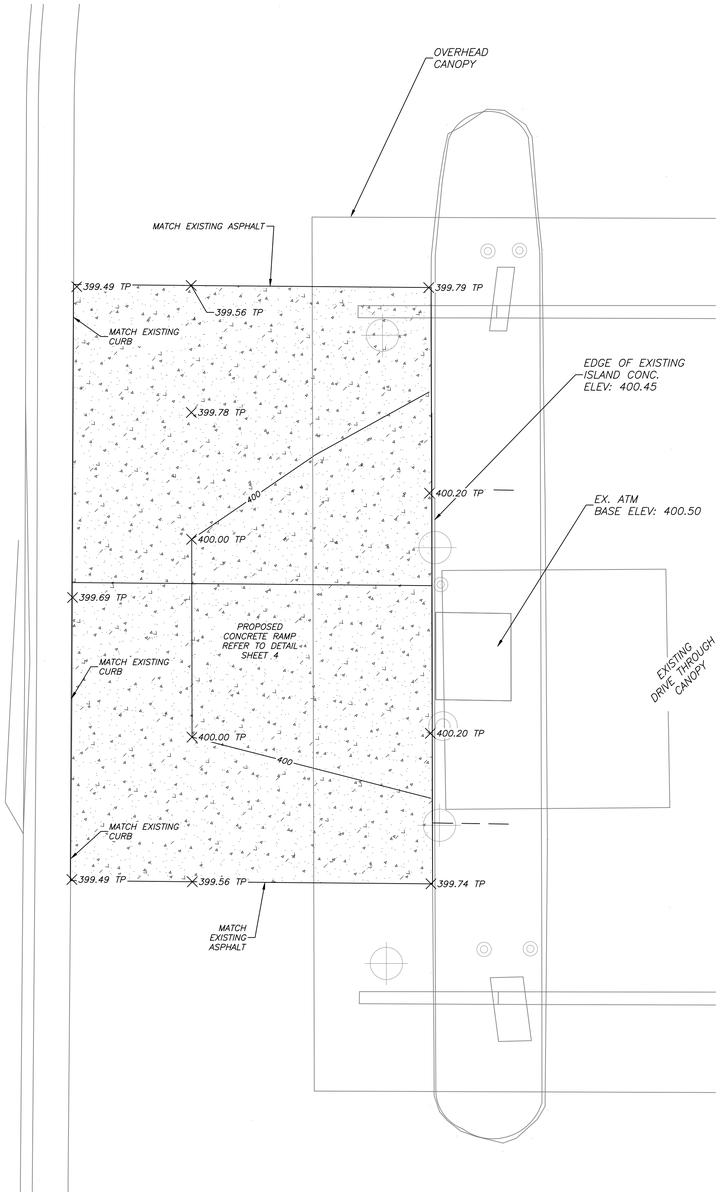
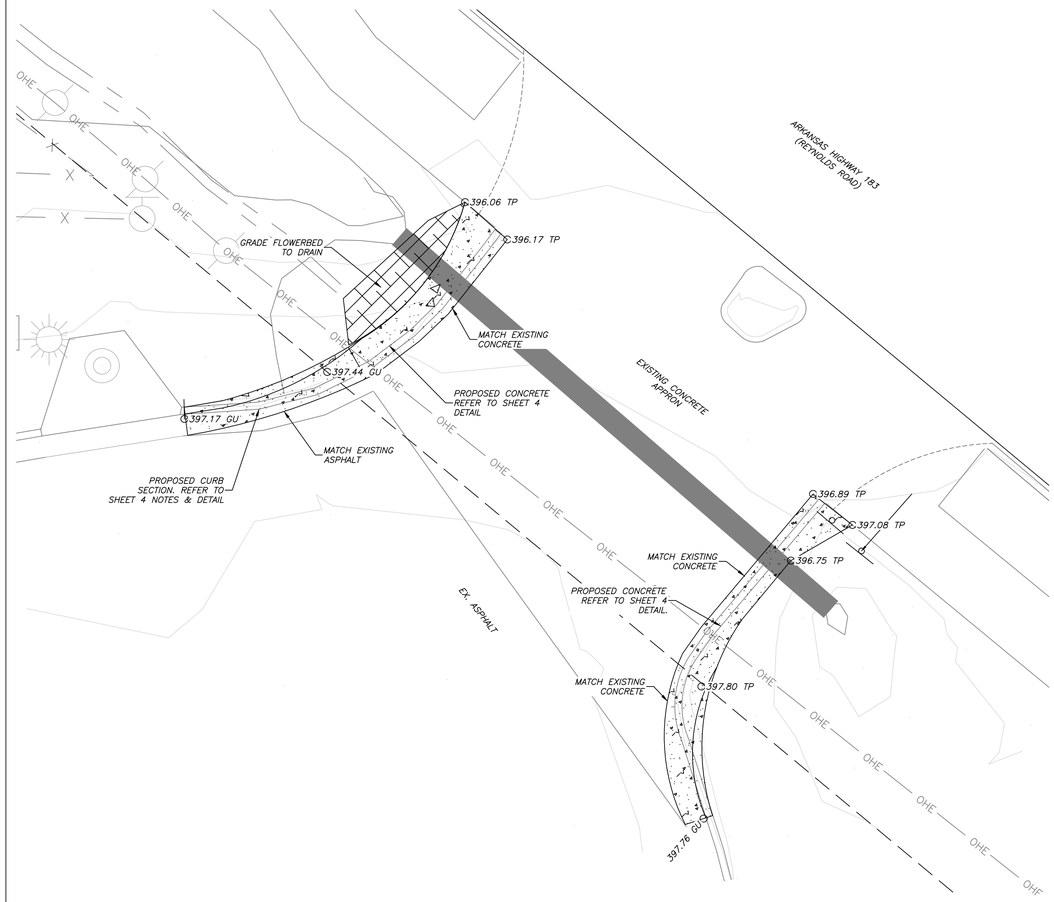
ATM DRIVE THROUGH RAMP
SCALE 1" = 3'



PARKING ENTRANCE HIGHWAY 183 (REYNOLDS ROAD)
SCALE 1" = 5'



UTILITIES

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BRYANT WASTEWATER
1019 SW SECOND ST.
BRYANT, AR 72022

WATER:
BRYANT
1019 SW SECOND ST.
BRYANT, AR 72022

ELECTRIC:
ENTERGY
425 W. CAPITAL AVE.
LITTLE ROCK, AR 72201

NATURAL GAS:
SUMMIT
400 WEST CAPITOL #600
LITTLE ROCK, ARKANSAS

GENERAL NOTES:

1.) PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THIS PLAN AND BASED ON GEOTECHNICAL ANALYSIS OF THE SOIL CONDITIONS.
2.) ATTENTION IS CALLED TO CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
3) CONTRACTOR SHALL INCLUDE IN BID THE COST FOR COMPACTION TESTS ON SUBGRADE AND BASE.
4.) CONSTRUCTION SITE SHALL ADHERE TO CITY OF BRYANT STORMWATER REQUIREMENTS, AND SHALL MEET ALL APPLICABLE ADEQ STANDARDS FOR EROSION CONTROL MEASURES.
5.) ALL UTILITIES TO BE LOCATED PRIOR TO CONSTRUCTION (ONE CALL, CITY, ETC.)
6.) CONTRACTOR TO ADHERE TO CURRENT OSHA REGULATION TO INCLUDE EXCAVATION & TRENCH SAFETY.
7.) THE APPROXIMATE LOCATION OF KNOWN SURFACE AND SUBSURFACE STRUCTURES, PIPES, POWER GAS, PHONE, ETC. ARE SHOWN ON THE DESIGN DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THE AFOREMENTIONED ITEMS, SHOWN AND NOT SHOWN.
8.) ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED TO MEET THE CITY OF BRYANT SPECIFICATIONS AND STANDARDS.
9.) ARDOT PERMIT SHALL BE OBTAINED PRIOR TO WORKING ON HIGHWAY DEPARTMENT RIGHT OF WAY.

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 14266
ERIC RYAN RICHARDSON
1/19/2023

ENGINEER

RICHARDSON ENGINEERING, PLLC
ADDRESS: 325 W. SOUTH ST.
BENTON, AR. 72015
PROJECT REPRESENTATIVE: ERIC RICHARDSON

Legend

- Property Boundary
- Surveyed lines
- T — T — Telephone
- Road Center line
- X — X — Wire / Chainlink Fence
- S — S — Sanitary Sewer
- W — W — Water Line
- Wooded area limits
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RICHARDSON ENGINEERING
Planning • Engineering • Development Consulting
325 W. SOUTH STREET, BENTON, AR 72015 (501)315-7225

CERTIFICATE OF AUTHORIZATION
Richardson Engineering, PLLC
No. 2519
ARKANSAS

GRADING PLAN
FIRST SECURITY BANK
ENTRANCE & DRIVE THROUGH
1823 N. REYNOLDS RD
BRYANT, ARKANSAS

Prepared For:
FIRST SECURITY BANK
1823 N. REYNOLDS RD
BRYANT, AR 72022

No.	Revisions	Date

PROJECT NO.: 022-039
Date: 1/19/2023
Scale: AS SHOWN
Sheet: C.4

Delineation of Responsibilities - SHORT FORM

rev 10.07

DATE

PROJECT NAME

PROJECT DESCRIPTION

LOCATION

Name BRIAN LEONARD
Branch MAJOR PROJECTS CENTRAL
Address brianl@satelliteco.com
Phone 918-645-1010
Fax

ITEM	RESPONSIBILITY			NOTES
	Satellite	Customer	N I C *	
Section 1, Design & Engineering				
A. Site inspection.		X		
B. Provide **suggested pier or foundation plan** with anchoring locations, blocking points & KIP loads for flush-to-grade piers, or dry-block set.	X			
C. Provide **engineered foundation drawing** including building anchoring system.			X	
D. A/E fees & soil reports for engineered foundation			X	
E. Provide modular building drawings for approval by owner or owner's representative.	X			
F. Provide drawings detailing stub-down locations for sewer, water, & electrical.			X	
Local code compliance, fire alarm and sprinkler systems, site plans,			X	
testing services, planning & zoning submissions, surveys & stakes out of			X	
site are by Customer.				
Section 2, Contractual				
A. Payment/Performance Bond			X	
B. Insurance: Liability and Workmen's Compensation			X	
C. Insurance: Property and Builder's Risk		X		
D. Taxes: Sales, Use, Excise or Personal Property		X		
E. Wages: Non-prevailing, non-union			X	
Lease/rental contracts on Satellite paper. Other contracts shall have mutual				
agreeable terms and conditions; all quotes subject to verification of credit				
Section 3, Permits, Fees, & Inspections				
A. Bldg. module transportation permits & fees.	X			
B. Bldg. permit application & inspections		X		
C. Bldg. permit fee.		X		
All tap and impact fees, zoning approvals and any other permit or				
or use fees and inspections (elec/mechanical/gas) are by Customer				
Section 4, Site Preparation				
A. Install flush-to-grade piers for dry blocking		X		
B. Install engineered, mortared foundation & blocks			X	
C. Install step & ramp foundation per plans		X		
D. Install footings or foundations		X		
E. Sure-Wall piers			X	
F. Spread foundation spoils on site			X	
G. Remove soils from site			X	
H. Site clearing		X		
Site shall be level (to within 1' in 70'), truck accessible, with a minimum soil bearing of				
2,000 PSF clear of obstructions above and below ground. Satellite is not responsible				
for settling due to improper foundations, inadequate soil bearing, poor site drainage.				
Pricing is based on normal soils. Adequate secure staging area by Customer.				

** Not In Contract*

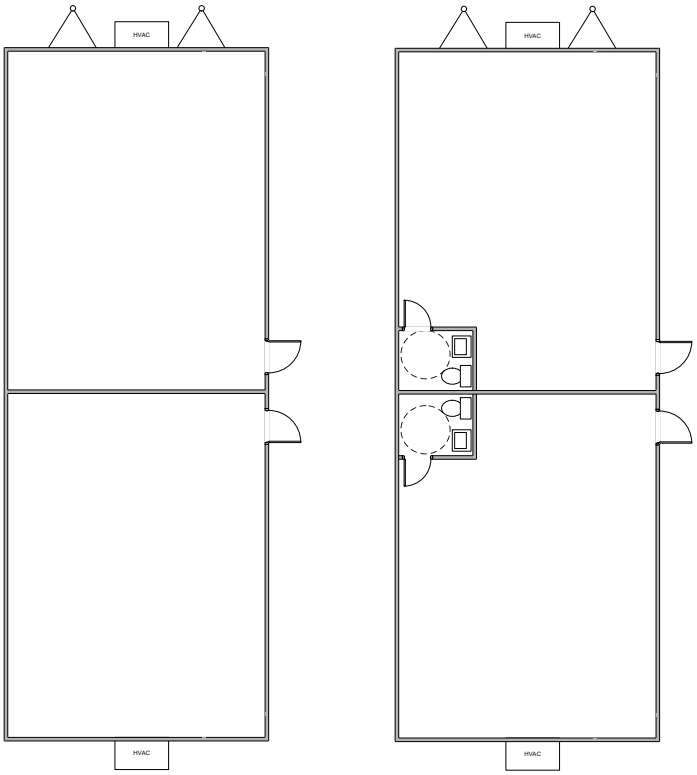
Initials: _____

ITEM	RESPONSIBILITY			NOTES
	Satellite	Customer	N I C *	
Section 5, Installation				
A. Receive & sign for modules; inspect for damage		X		
B. Position module units over flush to grade piers with truck (Dry stack block set).	X			
C. Crane set module units			X	
D. Remove hitches	X			
E. Remove axles and tires			X	
F Store hitches, axles and tires under building			X	
G. Install in-ground anchors or weld to foundation plates per drawings			X	
H. Adjust all doors - install ship loose items	X			
I Install lockers, marker/tack boards, other items			X	
J. Complete factory supplied suspended ceiling	X			
K. Complete gypsum ceiling at seam lines			X	
L. Complete scuppers or gutters & downspouts			X	
M. Site install floor covering with materials as specified	X			
N. Complete all exterior trim & skirting to match exterior.	X			
O. Install steps & ramps per drawings		X		
P Install canopies per drawings			X	
All landscaping, parking lots, walkways, curbs, gutters, site restoration and				
and all site improvements/enhancements are by Customer.				
Section 6, Utilities, HVAC, Electrical				
A. Complete inner module plumbing/elec/ductwork connections			X	
B. Heat trace all exposed water lines in crawl space.			X	
C. Provide bottled water if required by state code & drinking fountains not specified.		X		
D. Provide O&M Manuals			X	
All utilities, both supply and connect, are by Customer. All meters, hydrants,				
tap fees, testing, chlorination of lines, balance of HVAC and system start ups				
are by Customer. CATA, PA, TV, security, fire alarms are by Customer.				
Section 7, Miscellaneous				
A. Provide dumpster on site.		X		
B. Provide temporary sanitary (portable restroom) on site.		X		
C. Remove debris from site & leave building broom clean.		X		
D. Final clean of building (includes wipe down all walls & cleaning windows).		X		
E. Strip, seal, & wax all vinyl composition floor tile.		X		
Section 11, Dismantle				
A. Notify Satellite Shelters per contract or lease requirements of building removal.		X		
B. Remove furniture & furnishings & clean building.		X		
C. Disconnect all utilities & properly terminate.		X		
D. Remove steps & ramps.		X		
E. Dismantling & return freight.	X	X		
F. Site restoration.		X		
Special Notes				
CUSTOMER SIGN-OFF				
Signature:				

Double Wide Hi-Rib Steel Portable Classrooms

General Specifications

- 24’ x 64‘ Building
- Vinyl Covered Gypsum Walls
- Vinyl Tile or Carpeted Flooring
- T-Grid Ceiling
- Electric Heating and Cooling System
- Hi-Rib Steel Exterior Siding
- Diffused Fluorescent Ceiling Lights
- Vertical Sliding Windows
- 220 Volt Power
- Models with and without ADA Restrooms
- Galvalume Hi-Rib Steel Roof
- ADA & Multi-State Coded



Perks of Being A Satellite Customer

- No Hidden Fees - Don’t Get Surprises on your Invoice
- Full Circle Solutions - Get all your Amenities in one stop
- Pick From the Newest Fleet in the Industry
- Transparent Pricing
- Work With Local Experts

Satellite Shelters, Inc.

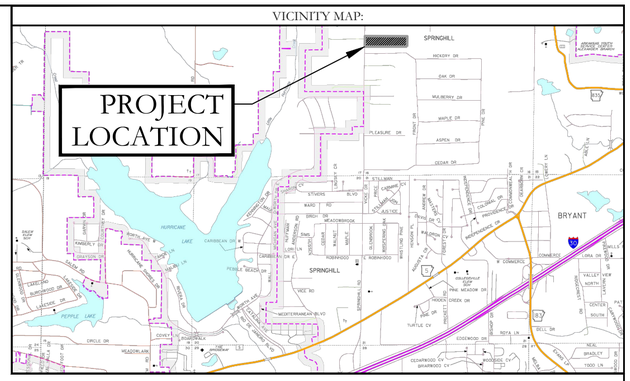
Since 1972, we have been the national provider of temporary and permanent space solutions including Mobile Offices, Modular Buildings, Ground-Level Offices, Storage Containers and Blast Resistant Modules.

Flexible Financing

We have rental, lease and purchase options to fit your needs.

*Building exteriors and interiors may differ based on region. For more information, contact your local Satellite office.

VICINITY MAP:



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

EXISTING BUILDING

25' R.S.L.

20' DRAINAGE & UTILITY EASEMENT

30'

26.0'

24.0'

24.0'

64.0'

PORTABLE CLASS ROOMS

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

UTILITY PLAN LEGEND

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

LEGAL DESCRIPTION:

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 16, TOWNSHIP 1 SOUTH, RANGE 14 WEST, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, THENCE S2°15'35"W ALONG WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 819.14 FEET TO THE **POINT OF BEGINNING**; THENCE S89°26'33"E, A DISTANCE OF 353.66 FEET TO A FOUND IRON PIN AT THE SOUTHEAST CORNER OF LAND DESCRIBED IN INSTRUMENT #2017-006510 FILED IN SALINE COUNTY, ARKANSAS; THENCE ALONG THE SOUTH PROPERTY LINE OF LAND DESCRIBED IN INSTRUMENT #2009-57630 FILED IN SALINE COUNTY, ARKANSAS, S89°23'57"E, A DISTANCE OF 967.93 FEET TO A ⅝" FOUND IRON PIN WITH CAP #128 ON THE WEST PROPERTY LINE OF LANDS OWNED BY RONNY BROADWAY DESCRIBED INSTRUMENT #2020-017777 FILED IN SALINE COUNTY, ARKANSAS; THENCE LEAVING SAID SOUTH LINE ALONG THE WEST LINE OF BROADWAY, S03°06'57"W, A DISTANCE OF 494.53 FEET TO A ½" REBAR AND THE NORTH LINE OF LANDS DESCRIBED IN SALINE COUNTY DOCUMENT #2012-36651; THENCE N89°23'43"W, A DISTANCE OF 1313.94 FEET ALONG THE NORTH LINE OF LANDS OWNED BY BALISTERRI, WOOTEN AND VAUGH; THENCE N02°15'55"E, A DISTANCE OF 493.91 FEET TO THE POINT OF BEGINNING, CONTAINING 14.71 ACRES, MORE OR LESS.

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

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

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

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

20' 10' 0 20'

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

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

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

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

FOR USE AND BENEFIT OF:
SHANNON NUCKOLS

SITE PLAN
BUILDING ADDITION CORNERSTONE
CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 04/03/2023		C.A.D. BY: B.JOHNSON			DRAWING NUMBER:		
REVISED:		CHECKED BY:			20-0673		
SHEET:		SCALE: 1"= 100'					
500	01S	14W	0	16	400	62	1762

K:\Land Projects 2044\Surveys\2020\20-0673 Mill's Split, 4701 Springhill Road\20-0673-Site Plan-04-03-2023-MARIUS'-26-23.dwg

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: 7.14.23

Sign Co. or Sign Owner

Name Action Signs
Address 2700 John Harden Drive
City, State, Zip Jacksonville, AR 72076
Phone 501.457.7391
Email Address tim@actionsignandneon.com

Property Owner

Name Lisa Kirkpatrick
Address 737 Wildwood Drive
City, State, Zip Cabot, AR 72023
Phone 501.615.4336
Email Address lkirkpatrick.foodconcepts@yahoo.com

GENERAL INFORMATION

Name of Business Krispy Krunchy Chicken

Address/Location of sign 400 Bryant Ave Bryant, AR

Zoning Classification _____

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

READ CAREFULLY BEFORE SIGNING

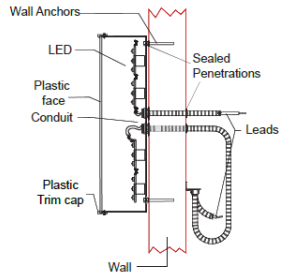
I _____, do hereby certify that all information contained within this application is true and correct. I fully understand that the terms of the Sign Ordinance supersede the Sign Administrator's approval and that all signs must fully comply with all terms of the Sign Ordinance regardless of approval. 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	Stud Mounted Channel Letters	26.5"x107"	19.7 SQ FT	26'	24'	
B						
C						
E						
F						
G						

SIDE VIEW OF LED ILLUMINATION



Krispy Krunchy Chicken
Walmart Store #3230
Bryant, AR

Cap Heights
9.3”

203.1”

KRISPY KRUNCHY CHICKEN

12.7”

A Interior Signs

Qty. 1 Each

Single Sided
3” Deep Channel Letters
LED Illuminated
White Acrylic Faces with Yellow Translucent Vinyl
Black Returns & Trim Caps
Stud Mounted to Wall
*Client to Confirm Sizes Before Final Production

image360 Scottsdale, AZ
P: 480.368.7446
info@Image360Scottsdale.com
8230 E. Raintree Dr. Suite 101
Scottsdale, AZ 85260

Date: 01/16/2023

Order #: ******

Client: Krispy Krunch Chicken

Client Phone #:

Install Address:

Notes:

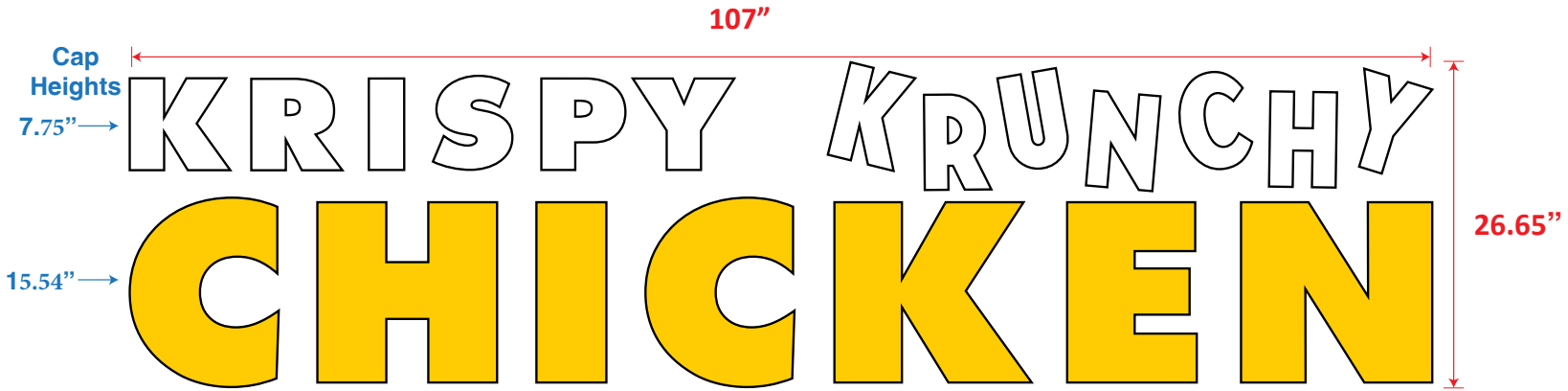
Proof #: 2

Each order includes an initial proof and one revision. Each additional proof is charged at $15.00 each.

Page:

Krispy Krunchy Chicken
Walmart Store 3220

400 Bryant Ave
Bryant, AR



SIDE VIEW OF LED ILLUMINATION

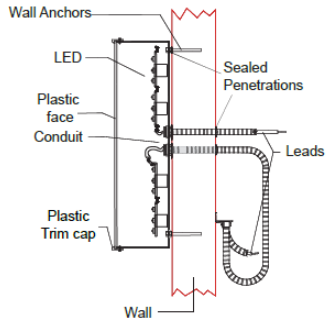


image360
Scottsdale, AZ
P: 480.368.7446
info@Image360Scottsdale.com
8230 E. Raintree Dr. Suite 101
Scottsdale, AZ 85260

Date: **01/11/2023**

Order #: ******

Client: **Krispy Krunchy Chicken**

Client Phone #:

Install Address:

Notes:

Single Sided
3” Deep Channel Letters LED Illuminated
White Acrylic Faces with Yellow Translucent Vinyl
Black Returns & Trim Caps Stud Mounted to Wall

Proof #: **1**

Each order includes an initial proof and one revision. Each additional proof is charged at $15.00 each.

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: 07/14/2023

Sign Co. or Sign Owner

Name ARKANSAS SIGN & NEON
Address 8525 DISTRIBUTION DR
City, State, Zip LITTLE ROCK AR 72209
Phone 501.562.3942
Email Address lora@arkansassign.com

Property Owner

Name FIRST SECURITY BANK
Address 1823 N. REYNOLDS RD
City, State, Zip BRYANT AR
Phone
Email Address

GENERAL INFORMATION

Name of Business FIRST SECURITY BANK
Address/Location of sign 1823 N. REYNOLDS RD, BRYANT AR
Zoning Classification

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

READ CAREFULLY BEFORE SIGNING

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

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	37.5" x 245.5"	63.06	18'	14'7"	
B						
C						
E						
F						
G						

LANDLORD APPROVAL

_____

_____ **DATE:**

ARKANSAS SIGN & NEON
8525 DISTRIBUTION DR.
LITTLE ROCK, AR 72209
501.562.3942 (P)
501.562.6651 (F)
arkansassign.com

REPRESENTATIVE: DAVID ASHLEY
DATE/DWG: 03/06/2023 - DWG1
DESIGNER: LORA RAND

DELIVERY TIMES VARY PER SCOPE OF WORK. TYPICAL DELIVERY TIME FROM ACCEPTANCE AND PERMITTING ARE 4-8 WEEKS. OUR GOALS IS TO DELIVER IN A TIMELY MANOR BARRING UNFORSEEN CIRCUMSTANCES.

CUSTOMERS IS RESPONSIBLE TO OBTAIN ANY/ALL LANDLORD APPROVALS IF APPLICABLE.

UL Listed

CLIENT: ECO CONST/1ST SECURITY
LOCATION: 1823 N. REYNOLDS RD, BRYANT AR 72022

SIGNATURE OF APPROVAL REQUIRED FOR PRODUCTION

rev1

raceway allows for only one electrical hole for the entire set of letters and logo to be drilled in wall and with fewer mounting holes

raceway is 7” tall x 4” deep to be painted to match bldg

PMS-321

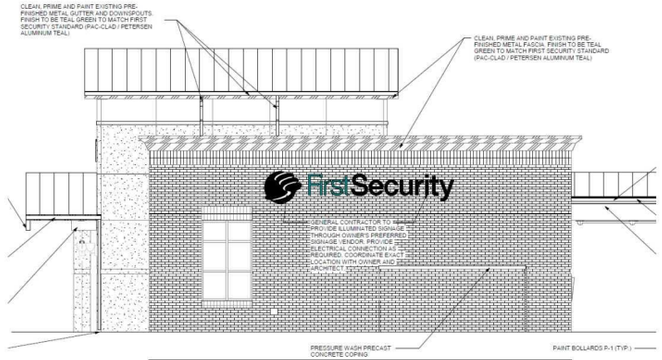
channel letter

SPECS:
(1) SET OF LED ILLUMINATED CHANNEL LETTERS, FLUSH-MOUNTED (RECOMMEND RACEWAY), BLACK RETURNS, BLACK TRIMCAP, ACRYLIC FACES W/ VINYL APPLIED 1ST SURFACE LOGO TO HAVE TEAL VINYL, LETTERS TO HAVE PERFORATED PRINT VINYL FOR COLOR DAY APPEARANCE,/ WHITE NIGHT APPEARANCE

NORTH ELEVATION

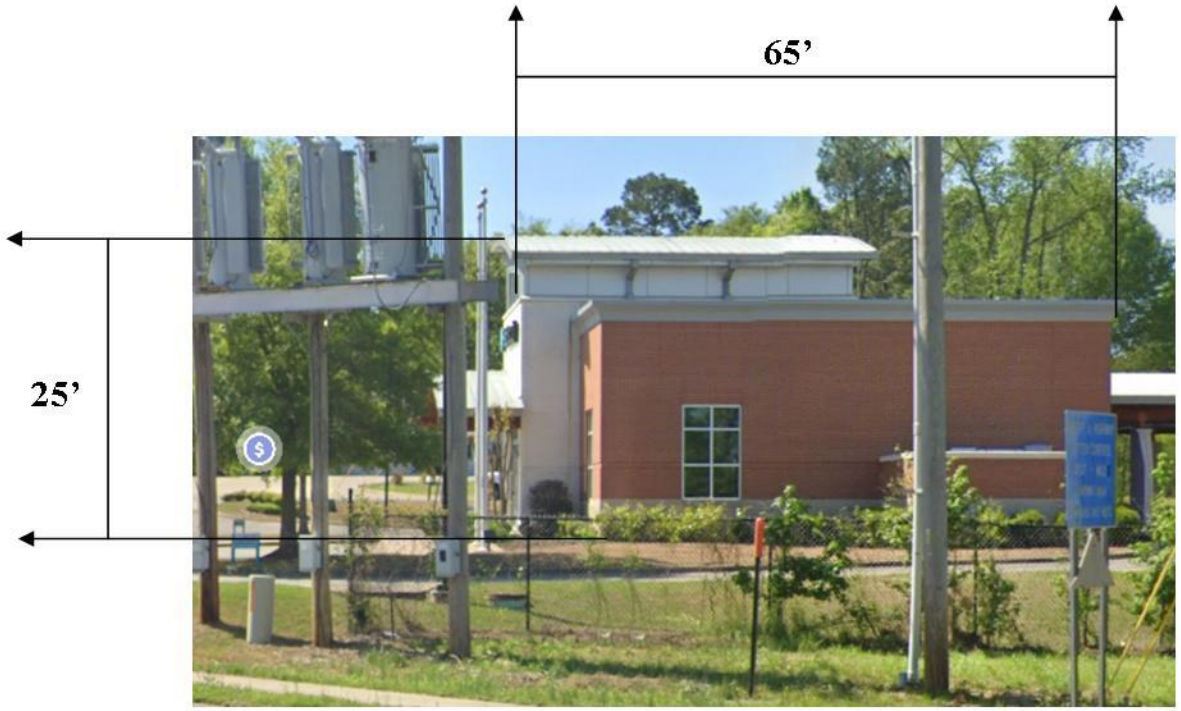
PROPOSED DAY VIEW

PROPOSED NIGHT VIEW

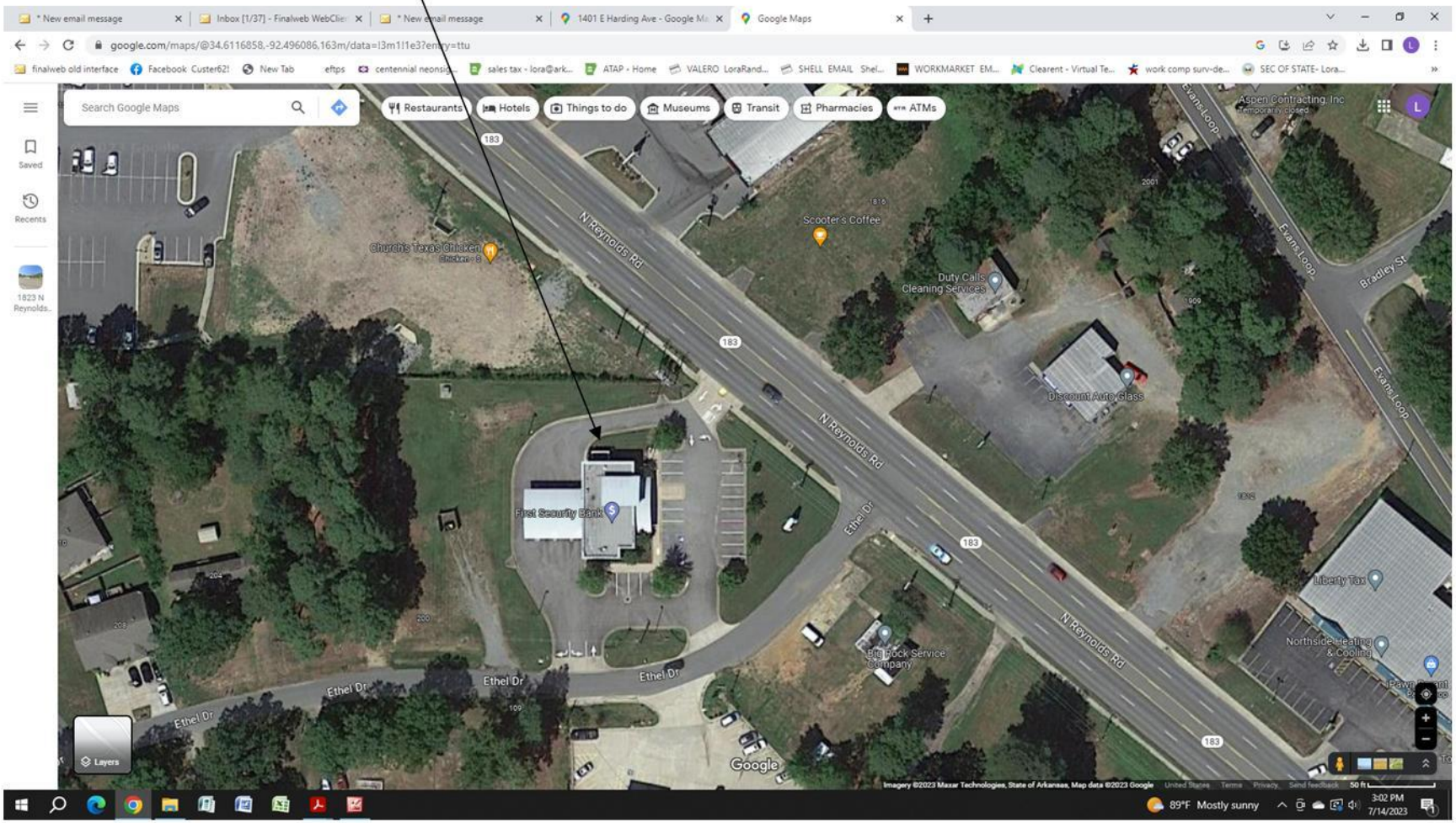


IF YOUR SIZES (3’/2’) ARE CORRECT
THEN THIS IS HOW IT WILL
APPEAR ON THE BUILDING

NOTE: ANY NEEDED WALL REPAIRS ARE NOT ASN RESPONSIBILITY. ANY VIEWS SHOWING REPAIRS ARE FOR VIEWING ONLY.


65’
25’

NORTH ELEVATION



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: 7/14/2023

Sign Co. or Sign Owner

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

Property Owner

Name Brad
Address 2213 N. Reynolds Rd
City, State, Zip Bryant, AR 72022
Phone (501) 361-7601
Alternate Phone _____

GENERAL INFORMATION

Name of Business Bryant Vision Clinic
Address/Location of sign 2213 N. Reynolds Rd - Bryant, AR 72022
Zoning Classification _____

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

READ CAREFULLY BEFORE SIGNING

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

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SIGN	**Type** (Façade, Pole, Monument, other)	**Dimensions** (Height, Length, Width)	**Sqft** (Measured in whole as rectangle)	**Height of Sign** (Measured from lot surface)		Column for Admin Certifying Approval
				Top of Sign	Bottom of Sign	
A	wall mount cabinet	48" X 72"	24	16	12	
B						
C						
E						
F						
G						

Bryant Vision Clinic
2213 N. Reynolds Rd
Bryant, AR 72022

72 in x48 in wall mounted cabinet w/ LED lighting

50 feet

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

Conditional Use Permit Application

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

Date: 7/11/23

Applicant or Designee:

Name KENNETH (JEFF) PORTER
Address PO BOX 732, BRYANT
Phone 501-779-2146
Email Address: kjeffp@sbcglobal.net

Project Location:

Property Address 518 NORTH ST.
BRYANT, AR 72022
Parcel Number
Zoning Classification

Property Owner (If different from Applicant):

Name KENNETH J. PORTER
Phone 501-779-2146
Address 2511 LAVERN #2
Email Address kjeffp@sbcglobal.net

Additional Information:

Legal Description (Attach description if necessary)

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

1. REPLAT OF PART OF LOT 79 TO BE ADDED TO LOT 78R
2. ADDITION TO EXISTING SHOP - 15x50 ADDITION

Proposed/Current Use of Property

Application Checklist

Requirements for Submission

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

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

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

READ CAREFULLY BEFORE SIGNING

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

NOTICE OF PUBLIC HEARING

A public hearing will be held on Monday, Aug 14th at 6:00 P.M. at the Bryant City Office Complex, 210 Southwest 3rd Street, City of Bryant, Saline County, for the purpose of public comment on a conditional use request at the site of 518 North St. (address).

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

Rick Johnson
Chairman Board of Zoning Adjustment
City of Bryant

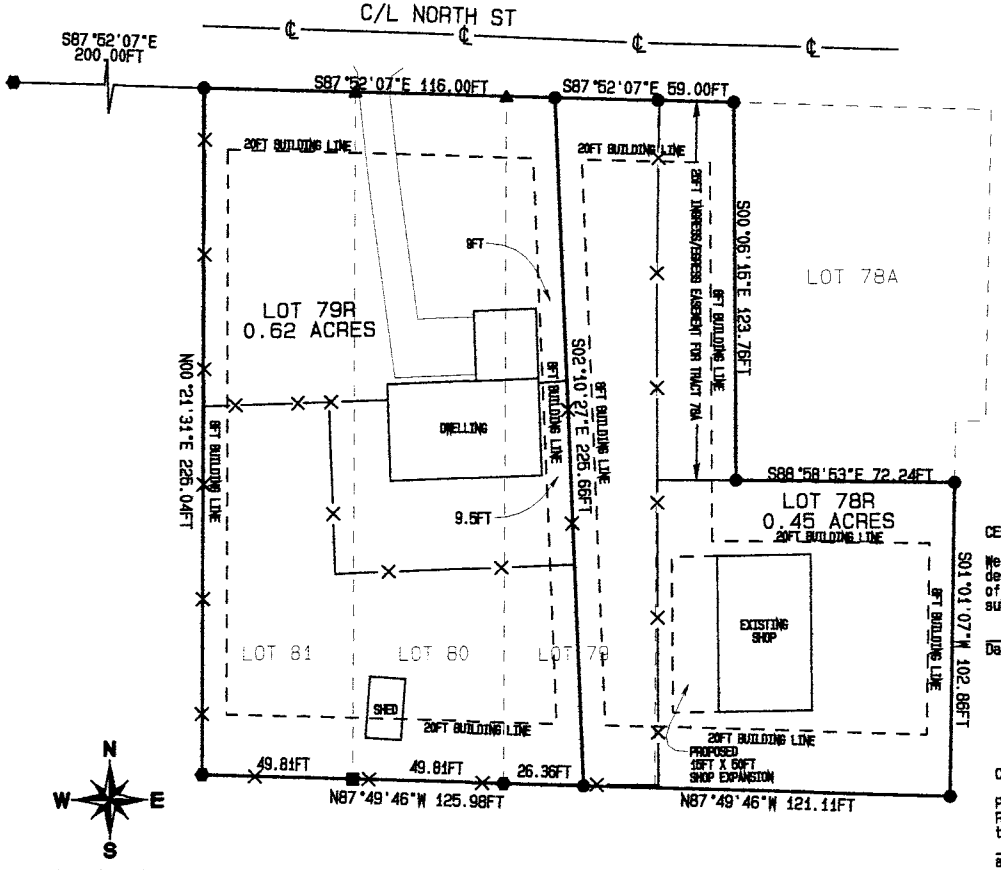
This notice is to be run in the legal notices section of the Saline Courier no less than 15 days prior to the public hearing.

7/11/2023

I, Kenneth Jeffery Porter, would like to apply for a conditional use permit to replat part of Lot 79 in Pikewood II addition into Lot 78R and to add a 15X50 addition on to the existing shop on Lot 78R.

Kenneth J. Porter

LOTS 78R AND 79R
BEING A REPLAT OF LOTS 78B, 79, 80, 81
PIKEWOOD SUBDIVISION NO.2



BEARINGS BASED ON GRID NORTH BY GPS OBSERVATION

SCALE 1"=40'

0 40 80

PROPERTY ADDRESS
512 NORTH ST
BRYANT AR 72022
DATE: 20 JUNE 2023
JOB#23-01
SCALE: 1IN.=50FT.
DRAWN BY: BW

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
No. 1864
Brian J Watson
SIGNATURE
06-20-23
BRIAN J WATSON

CERTIFICATE OF AUTHORIZATION
WATSON SURVEYING LLC
No. 3955
ARKANSAS

LOT 79R

LEGAL DESCRIPTION: All that part of Lots 79, 80, and 81, Pikewood Subdivision #2, to the City of Bryant, Saline County, Arkansas, more particularly described as follows: Beginning at the Southwest corner of said Lot 81; thence North 00 deg. 21 min. 31 sec. East along the West line thereof a distance of 225.04 feet to the Northwest corner of said Lot 81; thence South 87 deg. 52 min. 07 sec. East a distance of 116.00 feet to a rebar on the North line of said Lot 79; thence South 02 deg. 10 min. 27 sec. East a distance of 225.66 feet to a rebar and the South line of said Lot 79; thence North 87 deg. 49 min. 46 sec. West a distance of 125.98 to the Point of Beginning, containing 0.62 acres, more or less

LOT 78R

LEGAL DESCRIPTION: All that part of Lots 78B and 79 Pikewood Subdivision #2, to the City of Bryant, Saline County, Arkansas, more particularly described as follows: Commencing at the Southwest corner of said Lot 81; thence North 00 deg. 21 min. 31 sec. East along the West line thereof a distance of 225.04 feet to the Northwest corner of said Lot 81; thence South 87 deg. 52 min. 07 sec. East a distance of 116.00 feet to a rebar on the North line of said Lot 79 and the Point of Beginning; thence continue South 87 deg. 52 min. 07 sec. East a distance of 59.00 feet; thence South 00 deg. 06 min. 15 sec. East a distance of 123.76 feet; thence South 88 deg. 58 min. 53 sec. East a distance of 72.24 feet to a rebar; thence South 01 deg. 01 min. 07 sec. West a distance of 102.86 feet; thence North 87 deg. 49 min. 46 sec. West a distance of 121.11 feet; thence North 02 deg. 10 min. 27 sec. West a distance of 225.66 feet to the Point of Beginning, containing 0.45 acres, more or less

CERTIFICATE OF OWNER

We, the undersigned, owners of the Real Estate, shown and described herein, do hereby certify that we caused to be laid off, platted, and subdivided, and do hereby layoff, plat, and subdivide said Real Estate in accordance with the Plat

Date of Execution

Jeff Porter

Deanna Porter

Owner/Developer: Jeff and Deanna Porter
2511 Laverne St
Bryant AR 72022

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

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

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

CERTIFICATE OF FINAL PLAT APPROVAL

Pursuant to the City of Bryant Subdivision Rules and Regulations, this Document was given approval by the Bryant Planning Commission at a meeting held _____, 2023. All of the Document is hereby accepted, and this certificate executed under the authority of said Rules and Regulations

Bryant Planning Commission

Date of Execution

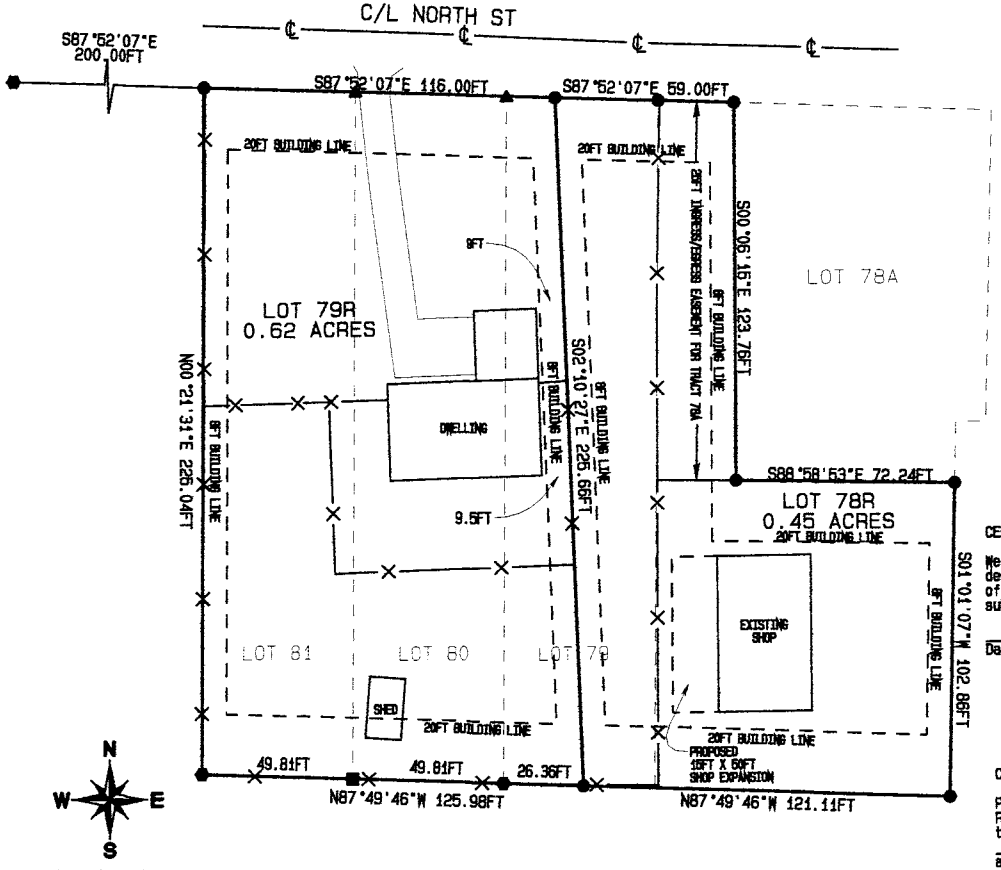
SOURCE OF TITLE:
SALINE COUNTY DOCUMENT #'S
2020/019749
2022/020792

Symbol	Description
▲	COMPUTED
⊕	IRON ROD
●	FOUND REBAR
■	PIPE
●	SET REBAR
——℄——	CENTER LINE
——x——	FENCE CO LINE
———	PROPERTY LINE

WATSON LAND SURVEYING
501-529-1140
10700 HWY. 89N SHERIDAN, AR

FOR THE USE AND BENEFIT OF
JEFF AND DEANNA PORTER

LOTS 78R AND 79R
BEING A REPLAT OF LOTS 78B, 79, 80, 81
PIKEWOOD SUBDIVISION NO.2



BEARINGS BASED ON GRID NORTH BY GPS OBSERVATION

SCALE 1"=40'

0 40 80

PROPERTY ADDRESS
512 NORTH ST
BRYANT AR 72022
DATE: 20 JUNE 2023
JOB#23-01
SCALE: 1IN.=50FT.
DRAWN BY: BW

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
No. 1864
Brian J Watson
SIGNATURE
06-20-23
BRIAN J WATSON

CERTIFICATE OF AUTHORIZATION
WATSON SURVEYING LLC
No. 3955
ARKANSAS

LOT 79R

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LOT 78R

LEGAL DESCRIPTION: All that part of Lots 78B and 79 Pikewood Subdivision #2, to the City of Bryant, Saline County, Arkansas, more particularly described as follows: Commencing at the Southwest corner of said Lot 81; thence North 00 deg. 21 min. 31 sec. East along the West line thereof a distance of 225.04 feet to the Northwest corner of said Lot 81; thence South 87 deg. 52 min. 07 sec. East a distance of 116.00 feet to a rebar on the North line of said Lot 79 and the Point of Beginning; thence continue South 87 deg. 52 min. 07 sec. East a distance of 59.00 feet; thence South 00 deg. 06 min. 15 sec. East a distance of 123.76 feet; thence South 88 deg. 58 min. 53 sec. East a distance of 72.24 feet to a rebar; thence South 01 deg. 01 min. 07 sec. West a distance of 102.86 feet; thence North 87 deg. 49 min. 46 sec. West a distance of 121.11 feet; thence North 02 deg. 10 min. 27 sec. West a distance of 225.66 feet to the Point of Beginning, containing 0.45 acres, more or less

CERTIFICATE OF OWNER

We, the undersigned, owners of the Real Estate, shown and described herein, do hereby certify that we caused to be laid off, platted, and subdivided, and do hereby layoff, plat, and subdivide said Real Estate in accordance with the Plat

Date of Execution

Jeff Porter

Deanna Porter

Owner/Developer: Jeff and Deanna Porter
2511 Laverne St
Bryant AR 72022

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

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

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

CERTIFICATE OF FINAL PLAT APPROVAL

Pursuant to the City of Bryant Subdivision Rules and Regulations, this Document was given approval by the Bryant Planning Commission at a meeting held _____, 2023. All of the Document is hereby accepted, and this certificate executed under the authority of said Rules and Regulations

Bryant Planning Commission

Date of Execution

SOURCE OF TITLE:
SALINE COUNTY DOCUMENT #'S
2020/019749
2022/020792

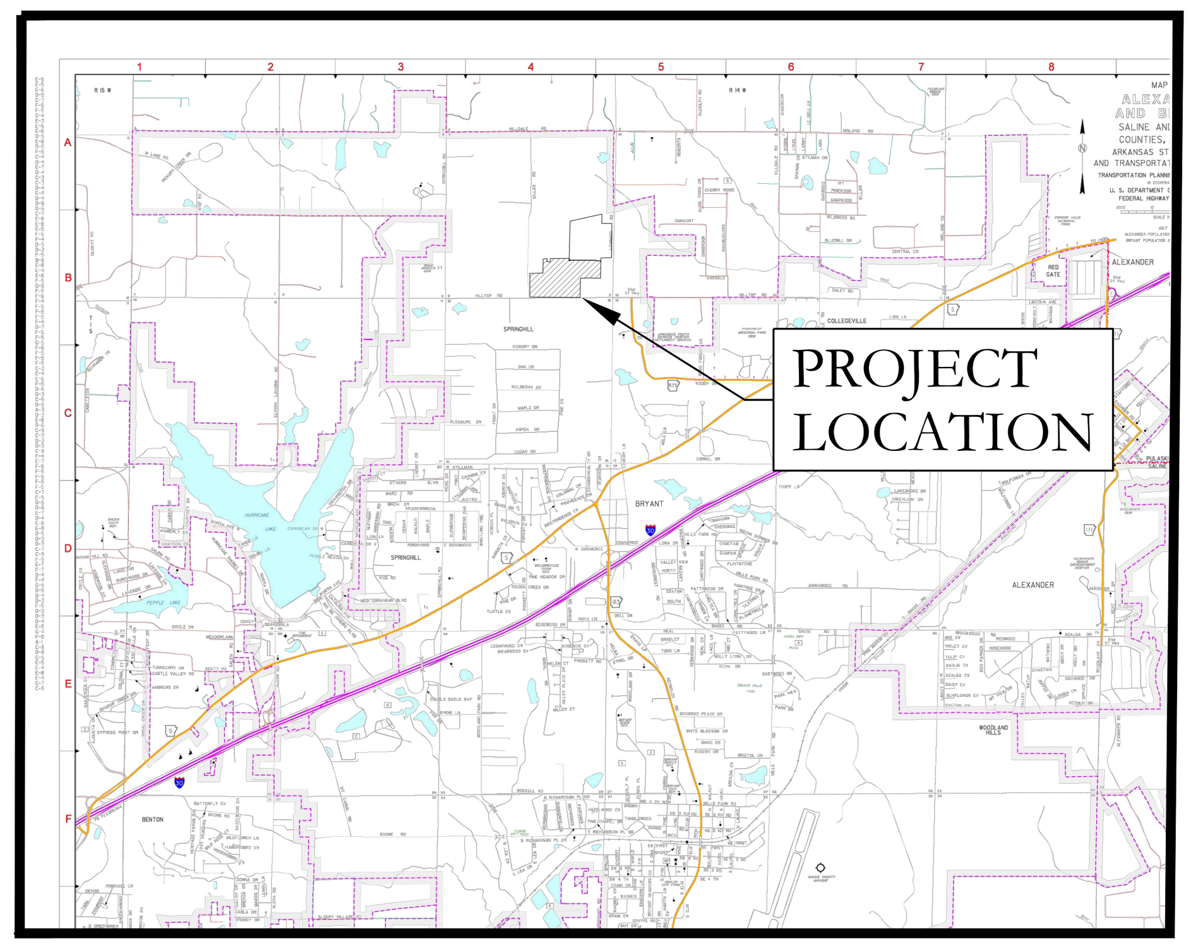
Symbol	Description
▲	COMPUTED
⊕	IRON ROD
●	FOUND REBAR
■	PIPE
●	SET REBAR
——℄——	CENTER LINE
——x——	FENCE CO LINE
———	PROPERTY LINE

WATSON LAND SURVEYING
501-529-1140
10700 HWY. 89N SHERIDAN, AR

FOR THE USE AND BENEFIT OF
JEFF AND DEANNA PORTER

CONSTRUCTION PLANS
HILLTOP LANDING

HILLTOP ROAD & MILLER ROAD ,BRYANT, AR



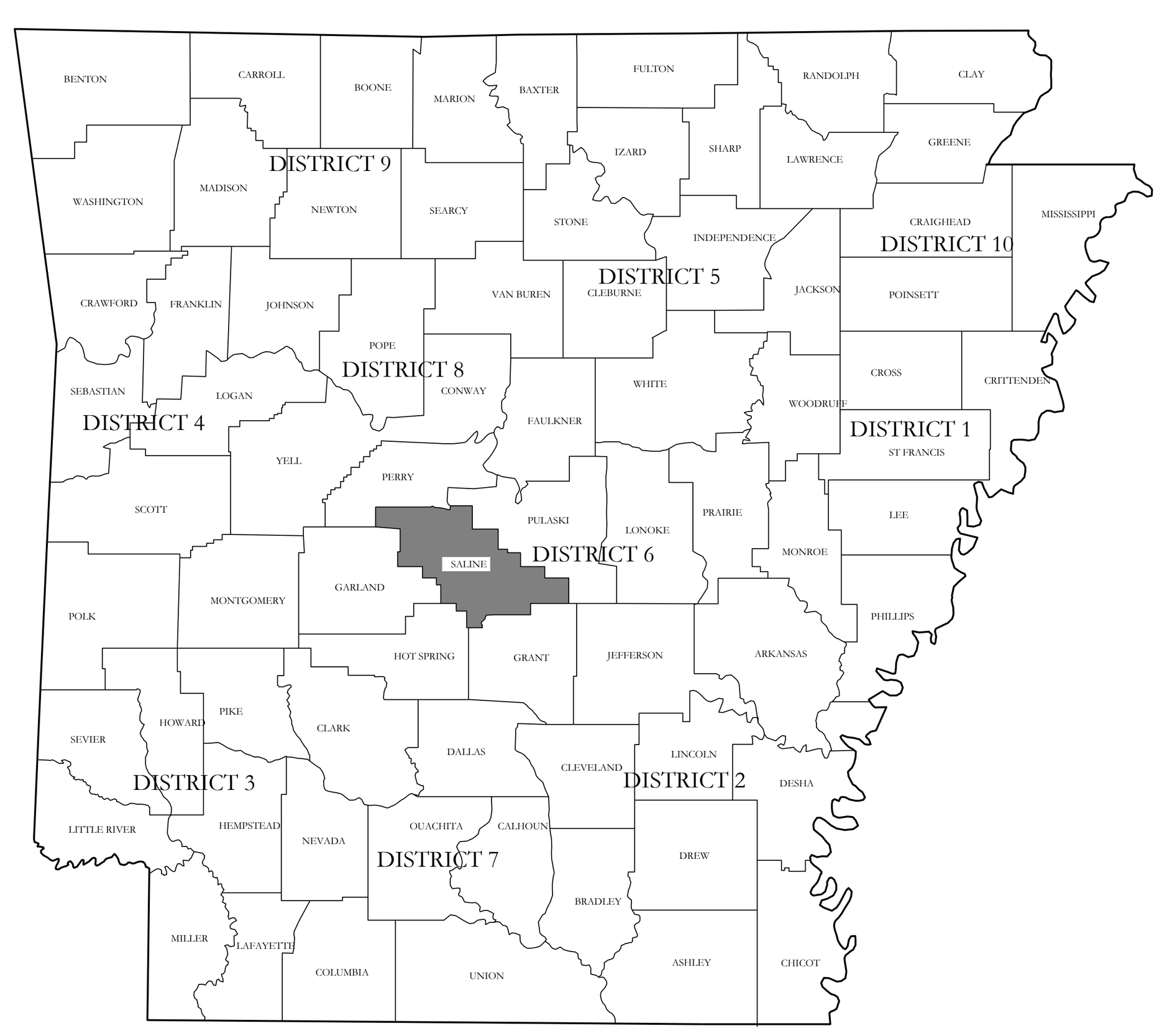
VICINITY MAP

PREPARED BY:

HOPE CONSULTING
ENGINEERS - SURVEYORS

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

DRAWING INDEX



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PH. (501)315-2626
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FOR USE AND BENEFIT OF:
NXT GEN HOMES LLC.

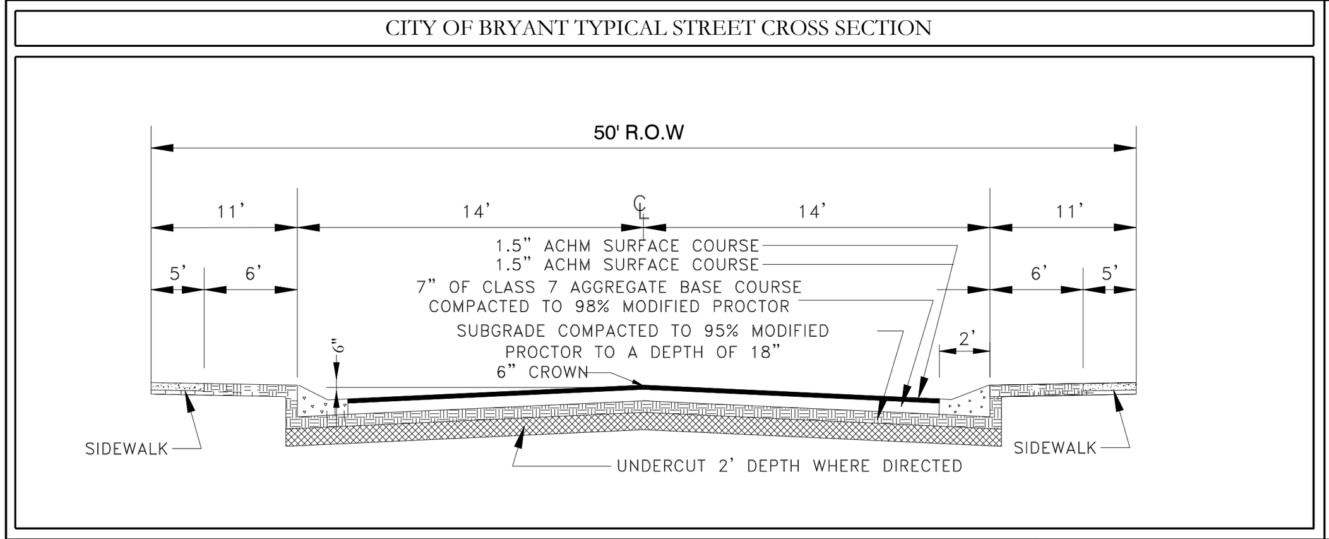
HILLTOP LANDING
A SUBDIVISION IN THE CITY OF BRYANT, AR
HILLTOP ROAD & MILLER ROAD, BRYANT, AR

DATE:	02/16/2023	C.A.D. BY:		DRAWING NUMBER:
REVISED:	08-07-2023	CHECKED BY:		20-1341
SHEET:		SCALE:		

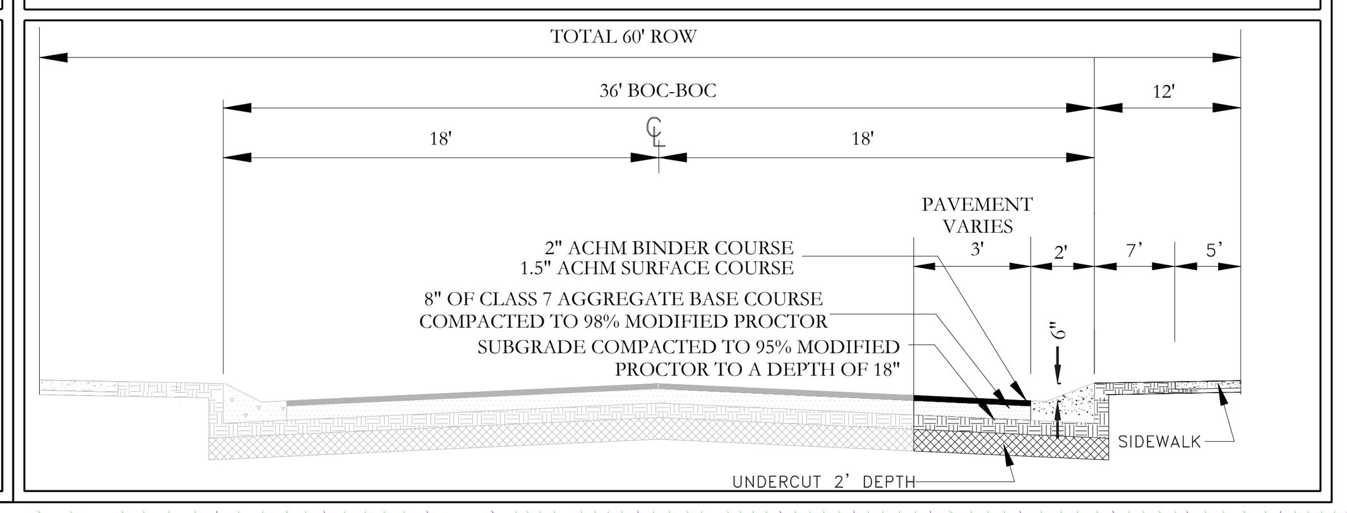
500	01S	14W	0	9	200	62	1762

K:\LAND PROJECTS 2004\SUBDIVISIONS\2020\20-1341 HILLTOP LANDING\CIVIL\DWG\20-1341-CONSTRUCTION DRAWING 04-06-2023.DWG

CITY OF BRYANT TYPICAL STREET CROSS SECTION

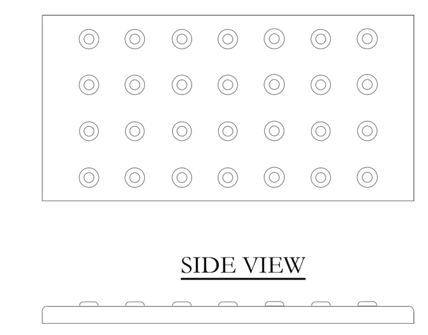


MILLER ROAD HALF STREET IMPROVEMENT TYPICAL STREET CROSS SECTION



NOTES:

1. TRACTS A, C, D, E, F AND G WILL BE UTILIZED FOR DRAINAGE AND UTILITIES PURPOSES AND WILL MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION (POA) OR IMPROVEMENT .

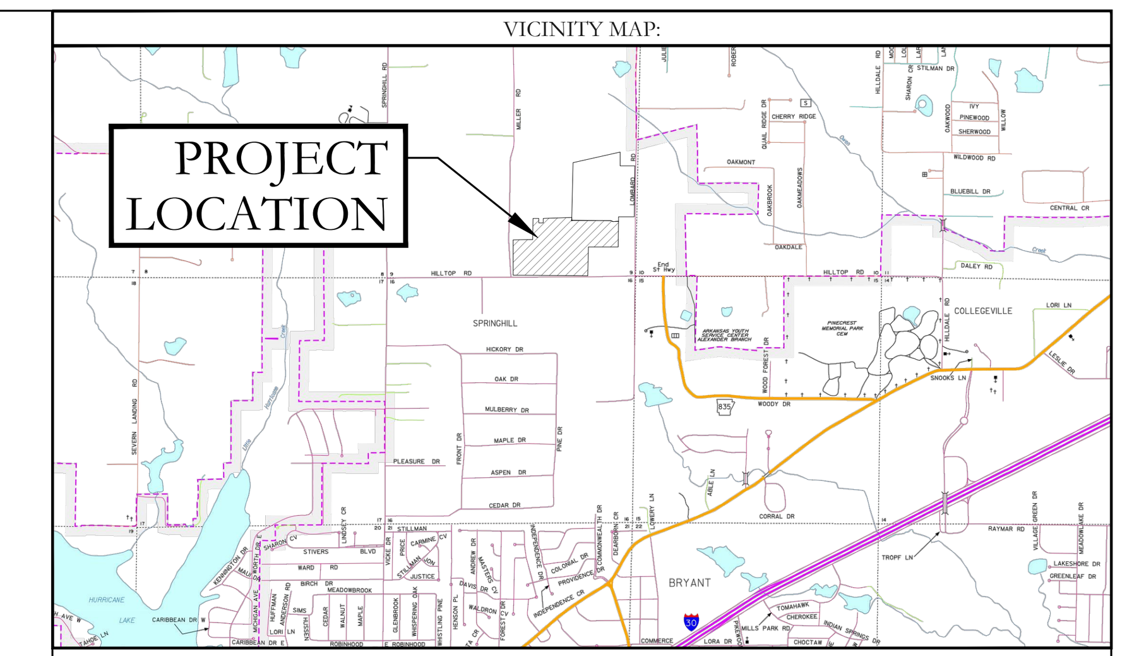


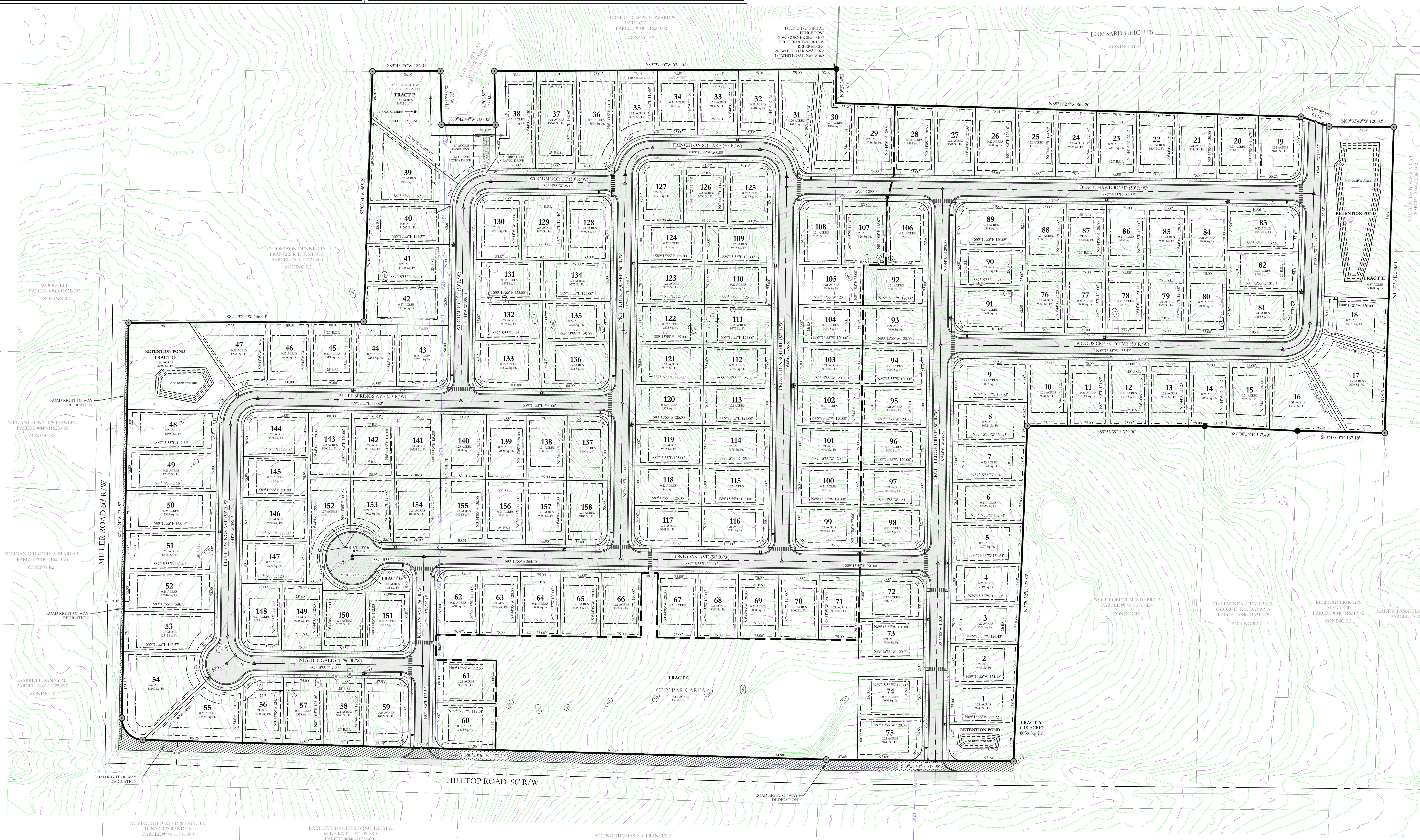
ADA Corrugated Dome Ramp

NOTE:

ALL SIDEWALK RAMPS SHALL MEET ADA REQUIREMENT WITH CORRUGATED DOME REQUIREMENTS.

VICINITY MAP:





PRELIMINARY PLAT
HILLTOP MANOR SUBDIVISION

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

Curve #	Delta	Chord B & D	Arc Length	Arc Radius
C1	90°12'49"	N44°22'19"W 35.42'	39.36'	25.00'
C2	90°00'00"	N45°44'05"E 35.36'	39.27'	25.00'
C3	30°37'55"	N75°25'08"E 39.62'	40.10'	75.00'
C4	44°02'55"	N38°04'43"E 56.25'	57.66'	75.00'
C5	14°22'36"	N8°51'57"E 18.77'	18.82'	75.00'
C6	89°03'26"	N46°12'22"E 35.06'	38.86'	25.00'
C7	71°54'20"	S53°18'45"E 29.36'	31.37'	25.00'
C8	45°59'35"	S40°21'22"E 58.60'	60.20'	75.00'
C9	25°54'46"	S76°18'32"E 33.63'	33.92'	75.00'
C10	63°40'48"	S58°53'41"W 79.13'	83.36'	75.00'
C11	6°26'35"	N23°49'59"E 8.43'	8.43'	75.00'
C12	70°07'23"	N55°40'23"E 28.72'	30.60'	25.00'
C13	53°30'07"	N63°59'01"E 67.52'	70.03'	75.00'
C14	31°36'39"	N21°25'38"E 40.86'	41.38'	75.00'
C15	4°53'14"	N3°10'42"E 6.40'	6.40'	75.00'
C16	90°00'00"	N45°44'05"E 35.36'	39.27'	25.00'
C17	34°23'40"	N73°32'15"E 44.35'	45.02'	75.00'
C18	35°21'56"	N38°39'28"E 45.56'	46.29'	75.00'
C19	20°14'25"	N10°51'17"E 26.36'	26.49'	75.00'
C20	49°56'39"	N25°42'25"E 21.11'	21.79'	25.00'
C21	26°13'50"	N37°33'49"E 22.69'	22.89'	50.00'
C22	65°06'18"	N8°06'15"W 53.81'	56.81'	50.00'
C23	88°00'23"	N84°39'36"W 69.47'	76.80'	50.00'
C24	10°32'47"	S46°03'49"W 9.19'	9.20'	50.00'
C25	49°56'39"	S65°45'45"W 21.11'	21.79'	25.00'
C26	90°00'00"	N44°15'55"W 35.36'	39.27'	25.00'
C27	90°55'09"	N46°11'39"E 35.64'	39.67'	25.00'
C28	89°05'30"	S43°48'01"E 35.07'	38.87'	25.00'
C29	89°59'21"	S45°44'24"W 35.35'	39.27'	25.00'
C30	90°00'00"	N44°15'55"W 35.36'	39.27'	25.00'
C31	89°47'11"	N45°37'41"E 35.29'	39.18'	25.00'
C32	90°00'00"	N44°15'55"W 35.36'	39.27'	25.00'
C33	90°00'00"	N45°44'05"E 35.36'	39.27'	25.00'
C34	90°56'34"	S43°47'38"E 35.65'	39.68'	25.00'
C35	89°03'26"	S46°12'22"W 35.06'	38.86'	25.00'
C36	90°00'00"	N44°15'55"W 35.36'	39.27'	25.00'
C37	90°00'00"	N45°44'05"E 35.36'	39.27'	25.00'
C38	90°00'00"	S44°15'55"E 35.36'	39.27'	25.00'
C39	90°00'00"	S45°44'05"W 35.36'	39.27'	25.00'
C41	90°00'00"	N45°44'05"E 35.36'	39.27'	25.00'
C42	90°00'00"	S44°15'55"E 35.36'	39.27'	25.00'
C42	90°00'00"	S44°15'55"E 35.36'	39.27'	25.00'
C43	90°00'00"	S45°44'05"W 35.36'	39.27'	25.00'
C43	90°00'00"	S45°44'05"W 35.36'	39.27'	25.00'
C44	90°00'00"	N44°15'55"W 35.36'	39.27'	25.00'
C45	90°00'00"	N45°44'05"E 35.36'	39.27'	25.00'
C46	90°00'00"	N44°15'55"W 35.36'	39.27'	25.00'
C47	90°00'00"	N45°44'05"E 35.36'	39.27'	25.00'
C48	42°50'00"	S67°50'55"E 18.26'	18.69'	25.00'
C49	48°21'00"	S70°36'25"E 40.95'	42.19'	50.00'
C50	85°13'06"	N42°36'33"E 67.70'	74.37'	50.00'
C51	53°07'48"	S64°10'11"W 22.36'	23.18'	25.00'
C52	90°00'53"	N44°15'28"W 35.36'	39.28'	25.00'
C53	89°59'07"	N45°44'32"E 35.35'	39.26'	25.00'
C54	90°00'00"	S44°15'55"E 35.36'	39.27'	25.00'
C55	89°03'26"	N46°12'22"E 70.13'	77.72'	50.00'
C55	90°00'00"	S45°44'05"W 35.36'	39.27'	25.00'
C60	90°00'00"	S45°44'05"W 70.71'	78.54'	50.00'
C61	90°00'00"	S45°44'05"W 70.71'	78.54'	50.00'
C62	90°00'00"	N44°15'55"W 70.71'	78.54'	50.00'
C63	45°00'00"	S66°45'55"E 38.27'	39.27'	50.00'
C64	45°00'00"	S21°45'55"E 38.27'	39.27'	50.00'
C65	142°23'43"	S71°11'52"E 94.66'	124.26'	50.00'

LEGAL DESCRIPTION:

ALL OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE FRACTIONAL NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND ALL THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 20 WEST OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" CAPPED REBAR AR LS# 1024 FOUND AT THE SW CORNER OF THE SW 1/4, NE 1/4; **THENCE**, N 89°38'29" E ALONG THE EAST SOUTH LINE THEREOF A DISTANCE OF 1283.05 FEET TO A FOUND 60-D NAIL AT A FENCE CORNER AND BEING THE SE CORNER OF THE SW 1/4 NE 1/4; **THENCE**, N 89°59'56" E ALONG THE SOUTH LINE THEREOF A DISTANCE OF 1368.52 FEET TO A FOUND BRIDGE SPIKE BEING THE SE CORNER SE 1/4 NE 1/4;**THENCE**, N 01°13'00" E A DISTANCE OF 1320.16 FEET TO A 1" PIPE FOUND AT THE NE CORNER OF THE SE 1/4 NE 1/4; **THENCE**, N 02°44'51" E ALONG THE EAST LINE THEREOF A DISTANCE OF 816.61 FEET TO A 1/2" ALUMINUM CAPPED REBAR AT THE INTERSECTION OF SAID EAST LINE AND THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 270 (ALBERT PIKE);
THENCE, ALONG SAID SOUTH LINE THE FOLLOWING COURSES:
N 83°58'56" W A DISTANCE OF 201.14 FEET;
N 65°38'55" W A DISTANCE OF 318.36 FEET;
N 54°50'43" W A DISTANCE OF 400.08 FEET;
N 64°42'59" W A DISTANCE OF 187.67 FEET;
N 73°41'47" W A DISTANCE OF 187.61 FEET;
S 89°53'45" W A DISTANCE OF 129.12 FEET TO A 1/2" CAPPED REBAR AR LS#1414 FOUND ON THE WEST LINE OF THE FRACTIONAL NE 1/4 NE 1/4; **THENCE**, S 01°17'39" W A DISTANCE OF 1286.53 FEET TO A 1" PIPE FOUND AT THE AT THE NE CORNER OF THE SW 1/4 NE 1/4 AS SHOWN ON SURVEY BY LEWIS & CLARK SURVEYING DATED 11/03/20;, SAID POINT BEING 64.78 FEET NORTH OF A FOUND ALUMINUM CAPPED REBAR MARKING THE TECHNICAL NE CORNER AS SHOWN ON SURVEY BY DON MICHAEL BRADY 4/13/2002;
THENCE, S 88°31'10" W A DISTANCE OF 1322.70 FEET TO A FOUND 2" PIPE AS SHOWN ON THE DON M. BRADY SURVEY DATED 4/13/02; **THENCE**, S 07°04'59" W ALONG A FENCE LINE A DISTANCE OF 27.99 FEET TO A 1/2" CAPPED REBAR AR LS#1414; **THENCE**, S 68°13'40" W ALONG A FENCE LINE A DISTANCE OF 34.98 FEET TO A 1/2" ALUMINUM CAPPED REBAR FOUND ON THE WEST LINE OF THE SW 1/4 NE 1/4; **THENCE**, S 01°33'48" W ALONG THE WEST LINE THEREOF A DISTANCE OF 1298.25 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 113.35 ACRES (60,608.115 SQ FT) MORE OR LESS;

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

N

100' 50' 0 100'

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

OWNER:

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

DEVELOPER:

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

CERTIFICATE OF OWNER:

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

Date of Execution ____________ Name: ______________________

Source of Tile: 2021-009870

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY:

I, Jonathan L. Hope, hereby certify that this proposed preliminary plat correctly represents a survey completed by me, or under my supervision on ______________, 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 Tamzidual 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

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

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

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

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

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

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

PROPERTY SPECIFICATIONS:

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

DEVELOPER/: SUBDIVIDER NXT GEN HOMES LLC
19218 SUMMERSHADE DRIVE
BRYANT, AR 72022

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

NAME OF SUBDIVISION: HILLTOP MANOR

NUMBER OF LOTS: 158
EXISTING ZONING: R2

PROPOSED DENSITY 3.85 HOMES PER ACRE
SOURCE OF WATER: CITY OF BRYANT
SOURCE OF SEWER: CITY OF BRYANT
SOURCE OF ELECTRIC: ENTERGY
SOURCE OF GAS: SUMMIT

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

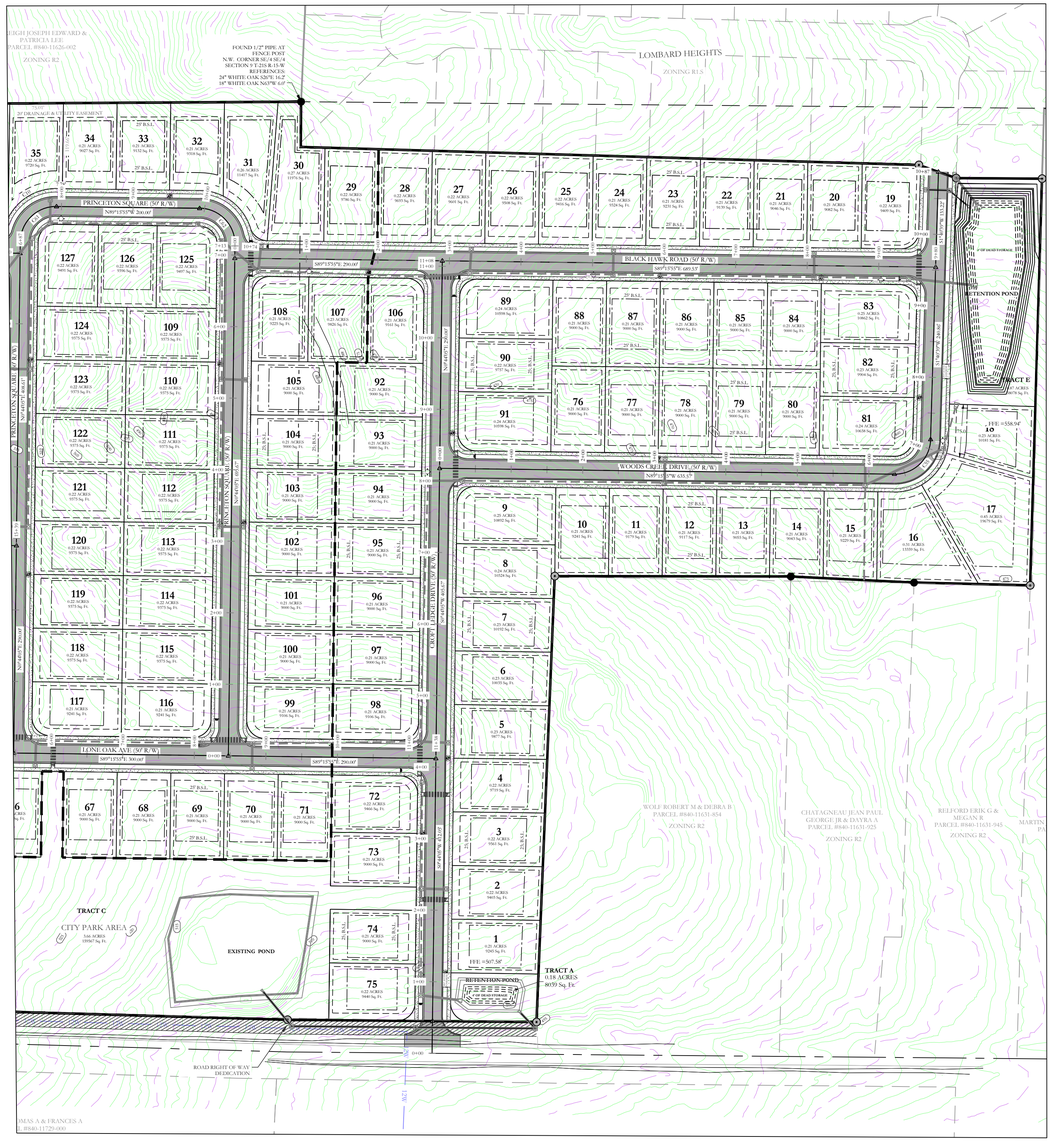
FOR USE AND BENEFIT OF:

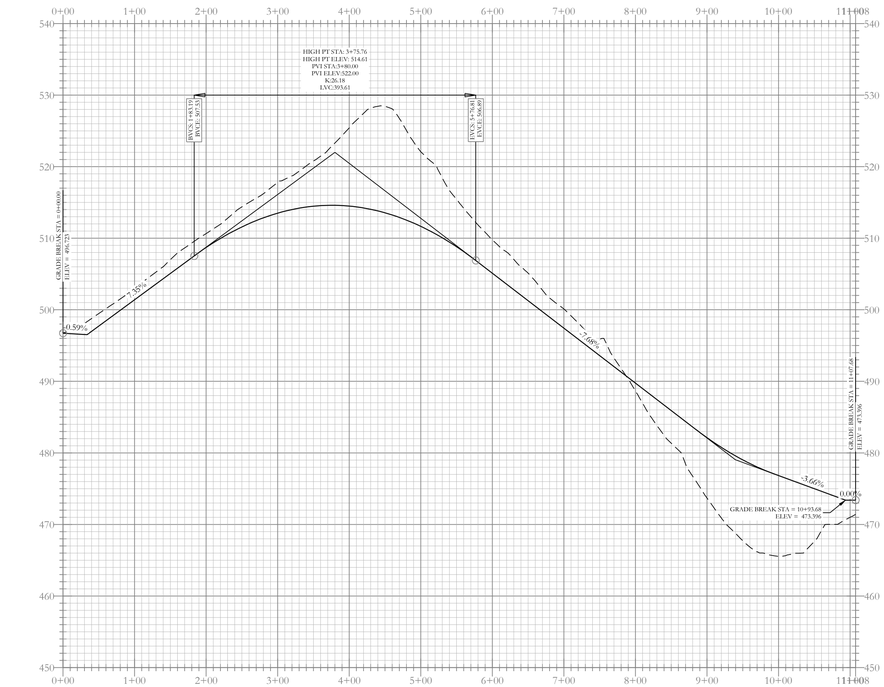
NXT GEN HOMES LLC

PRELIMINARY PLAT
HILLTOP MANOR SUBDIVISION
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

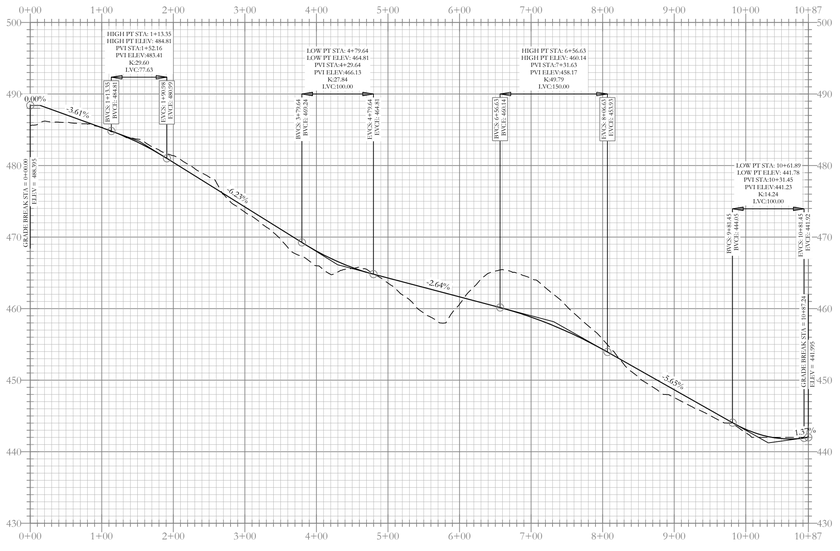
DATE:	08/07/2023	C.A.D. BY:	B.JOHNSON	DRAWING NUMBER:			
REVISED:		CHECKED BY:		20-1341			
SHEET:		SCALE:	1"= 100'				
500	01S	14W	0	09	200	62	1762

K:\Land Projects 2004\Subdivisions\2020\20-1341 Hilltop Landing\CIVIL\DWG\20-1341-Preliminary Plat-04-04-23.dwg





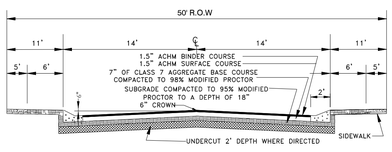
Croft Ledge Drive Profile



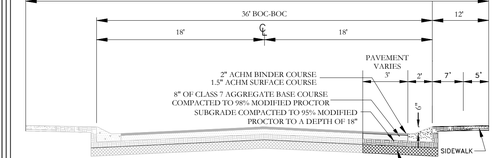
Wood Creek Drive Profile

N.B :All sidewalk ramps will have ADA requirements with corrugated dome ramp .

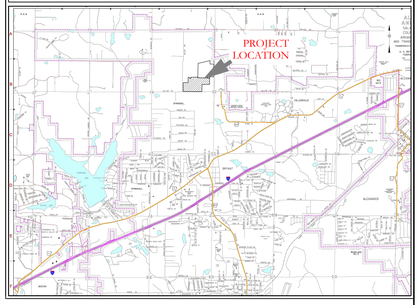
CITY OF BRYANT TYPICAL STREET CROSS SECTION



MILLER ROAD HALF STREET IMPROVEMENT TYPICAL STREET CROSS SECTION

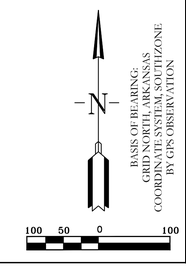


VICINITY MAP:



HDPE

RCP



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

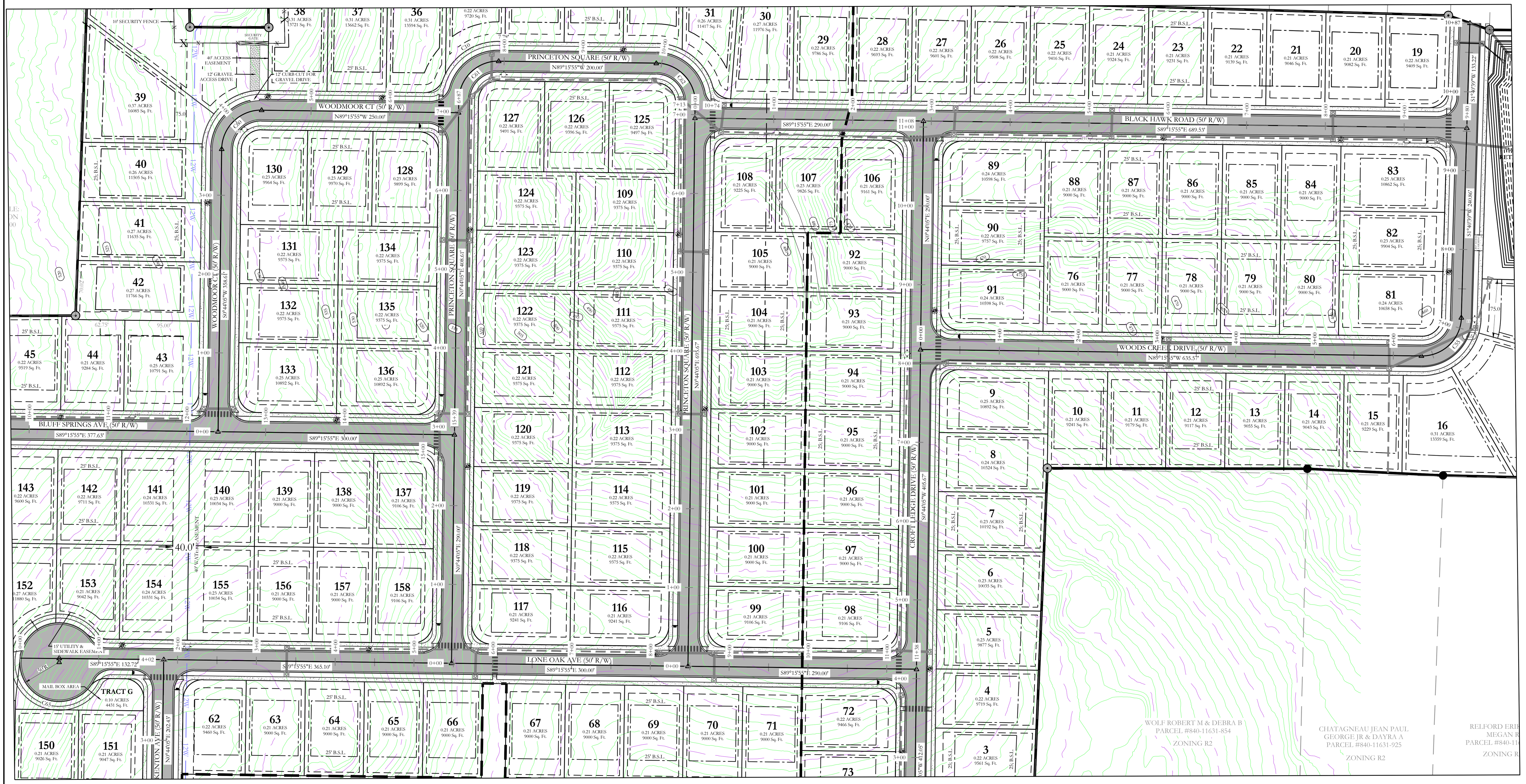
FOR USE AND BENEFIT OF:
NXT GEN HOMES LLC.

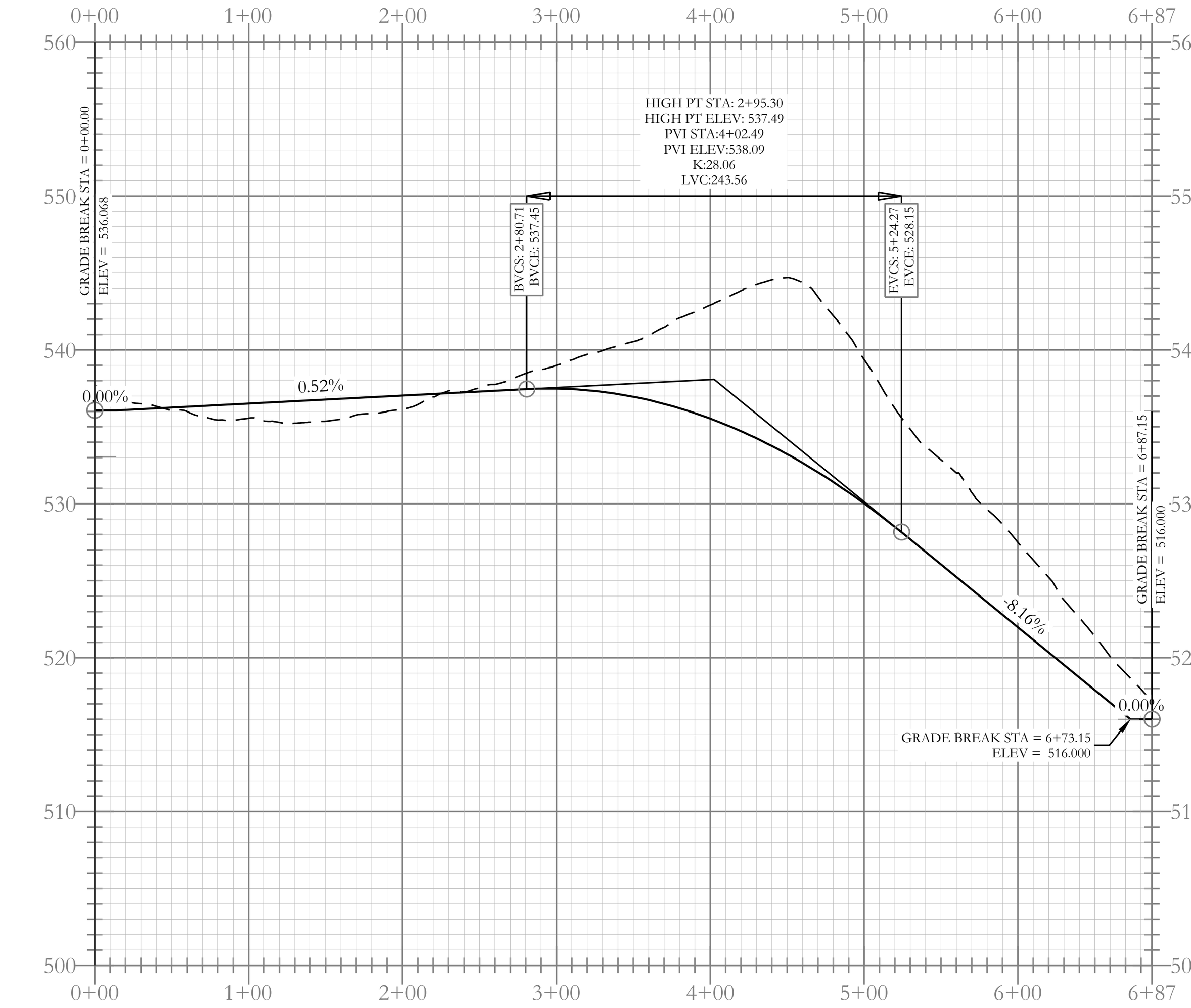
HILLTOP LANDING
STREET PLAN & PROFILE
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	03/08/2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:	08/07/2023	CHECKED BY:	20-1341
SHEET:	C-1.0	SCALE: 1" = 100'	

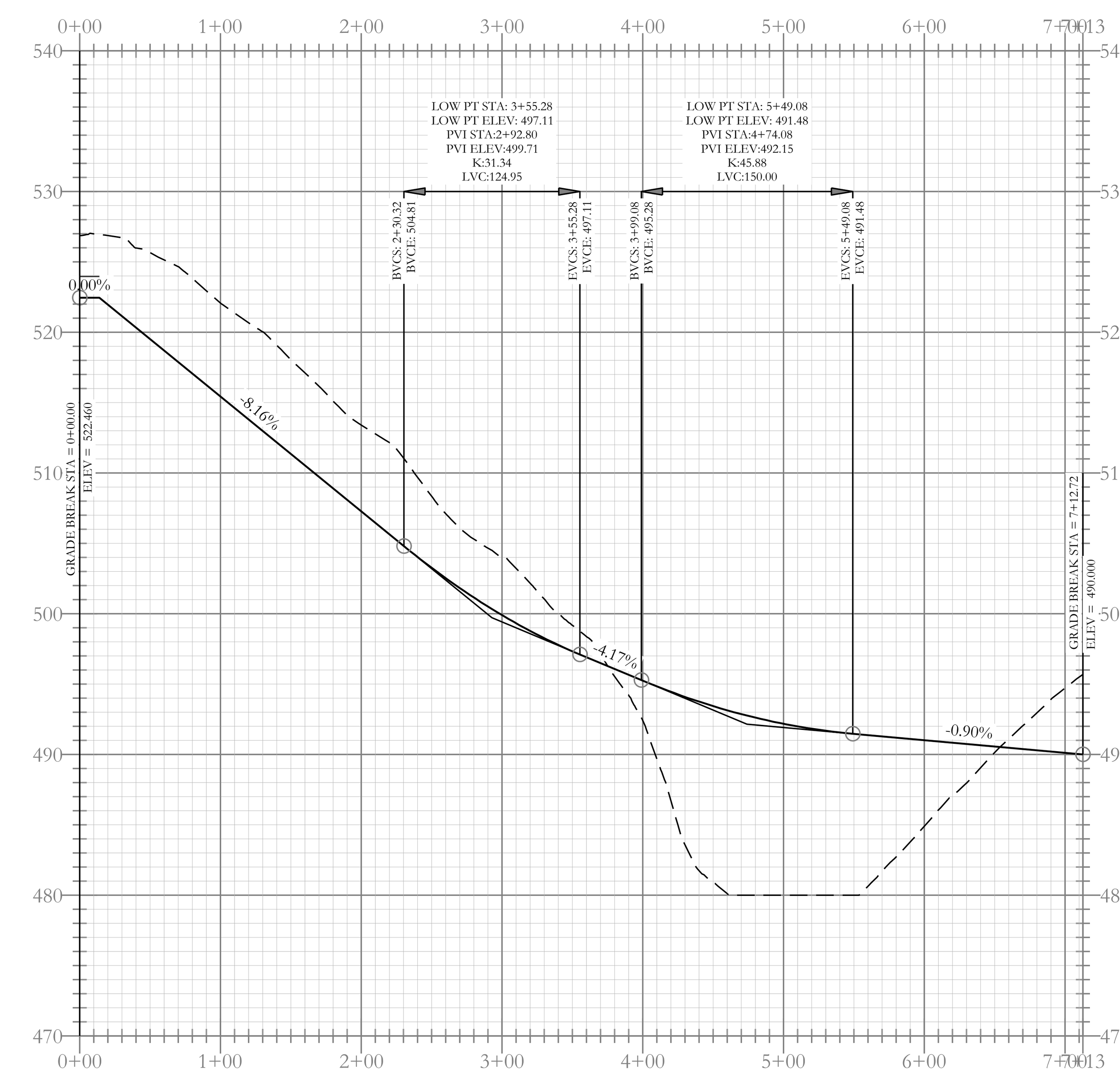
500	01S	14W	0	09	200	62	1762

K:\CLIENTS\2020\20-1341\CONSTRUCTION DRAWING 04-06-2023.DWG

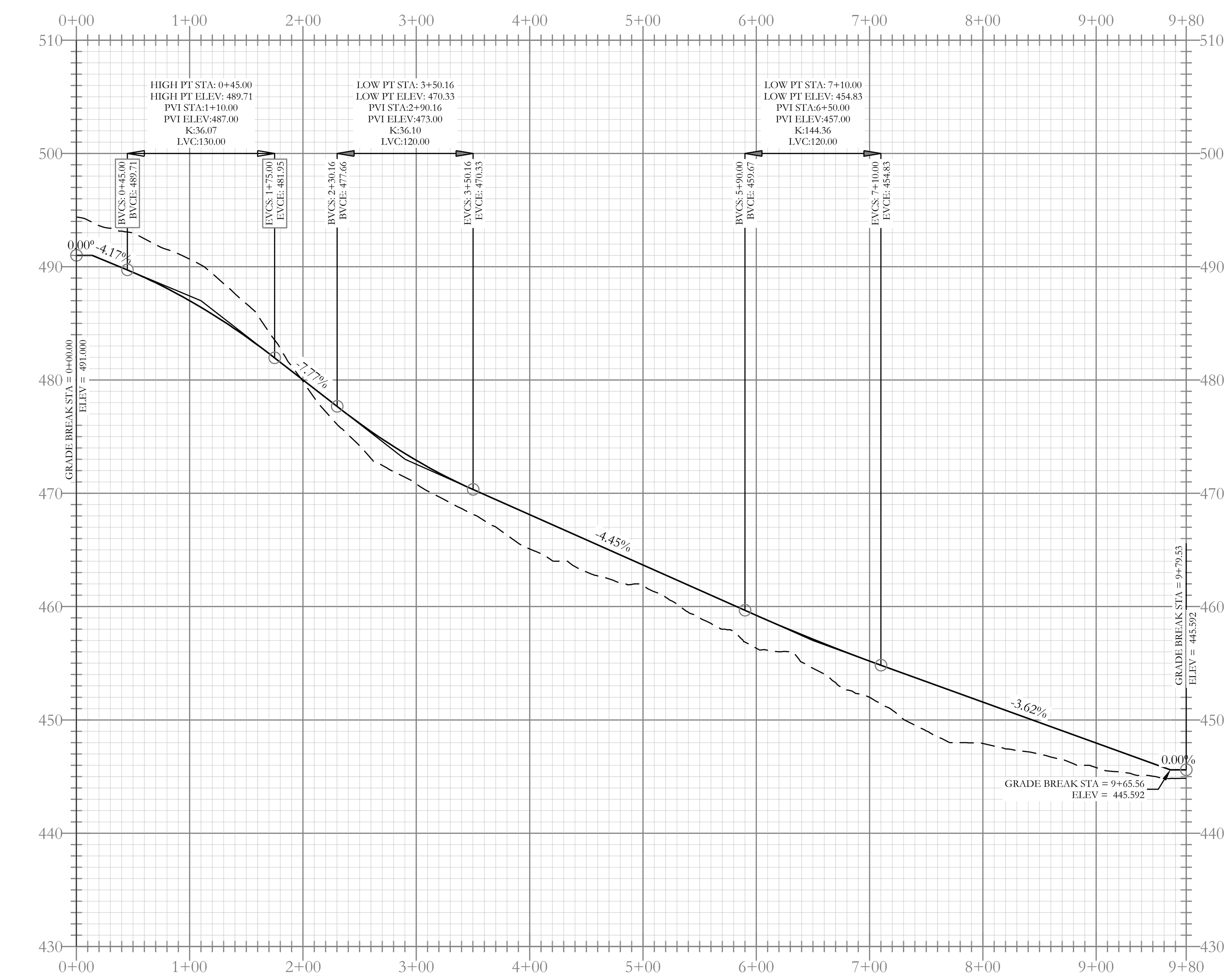




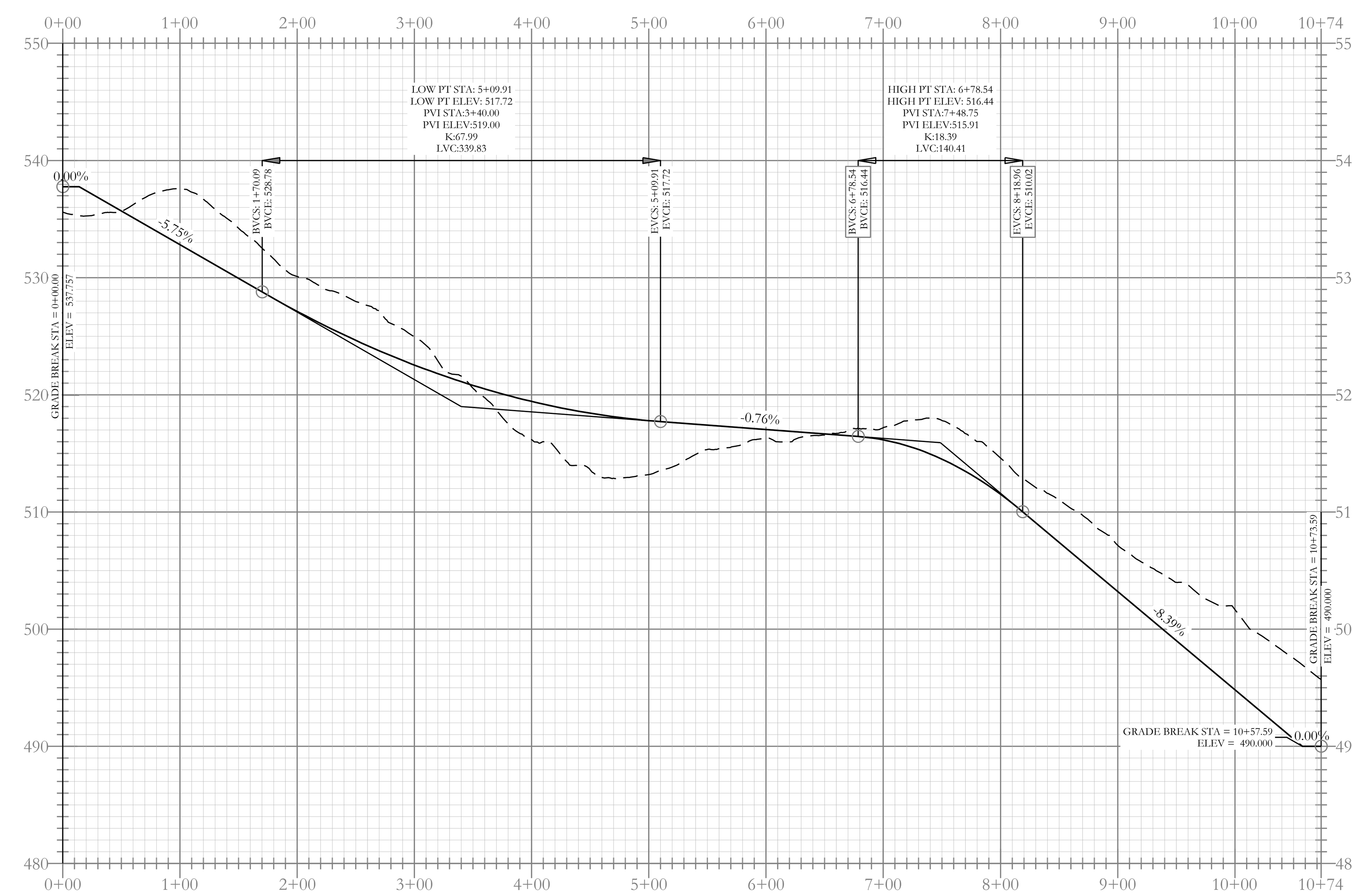
Woodmoor Ct Profile



Princeton Square Profile



Black Hawk Profile

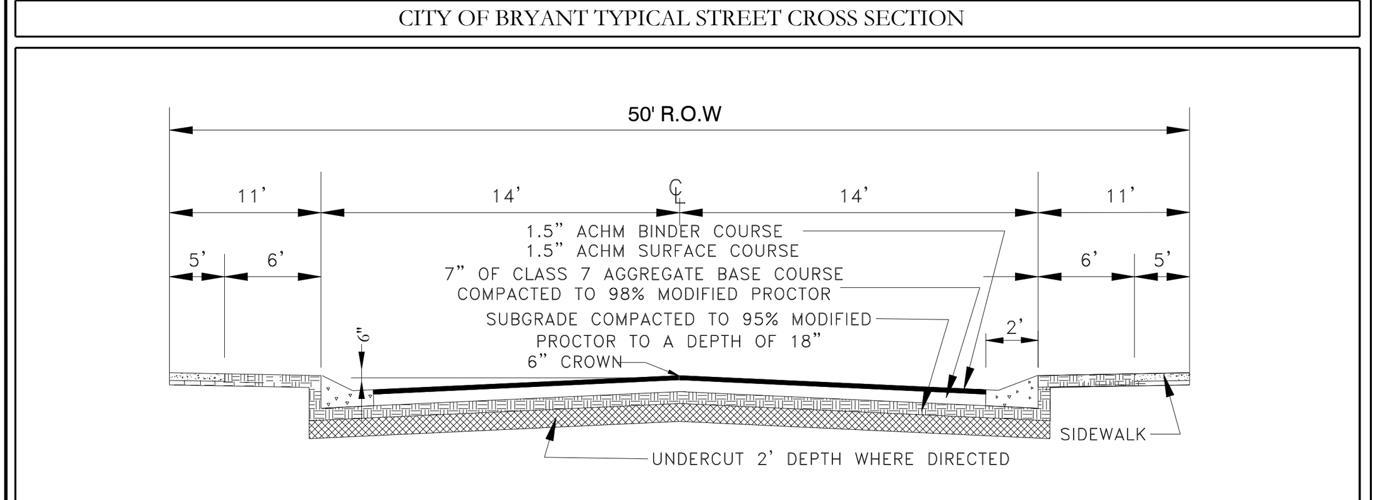


Princeton Square Profile

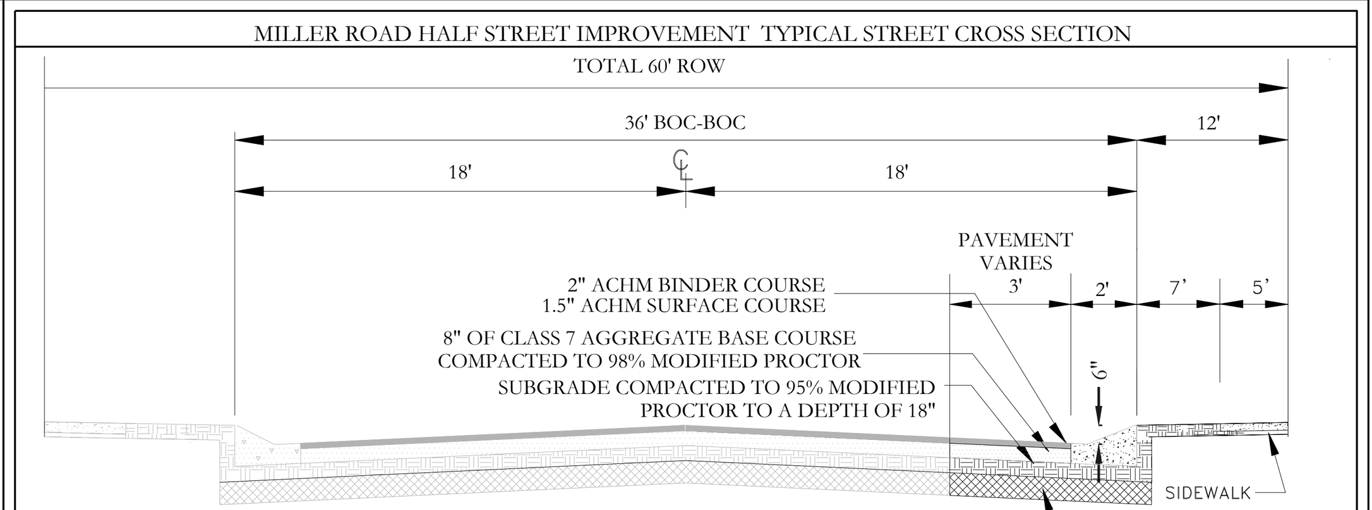
HDPE

RCP

CITY OF BRYANT TYPICAL STREET CROSS SECTION

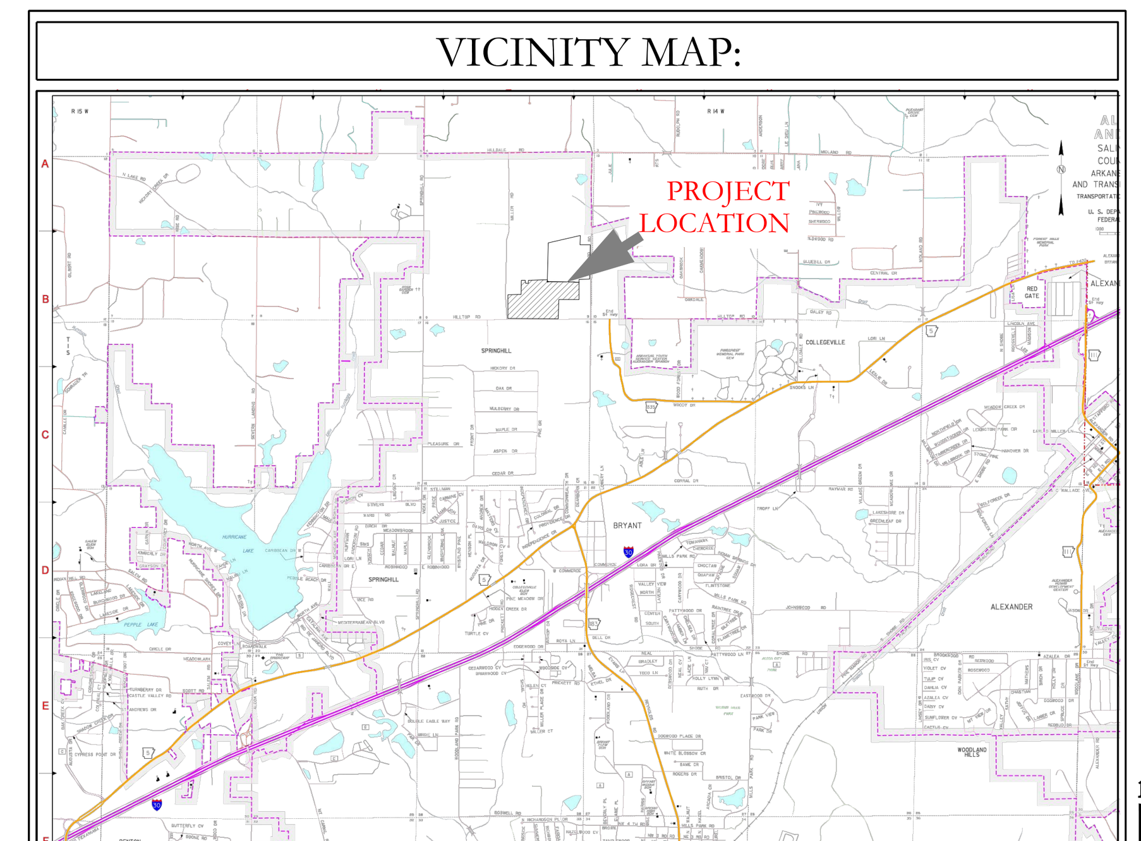


MILLER ROAD HALF STREET IMPROVEMENT TYPICAL STREET CROSS SECTION



N.B :All sidewalk ramps will have ADA requirements with corrugated dome ramp .

VICINITY MAP:



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

100' 50' 0 100'

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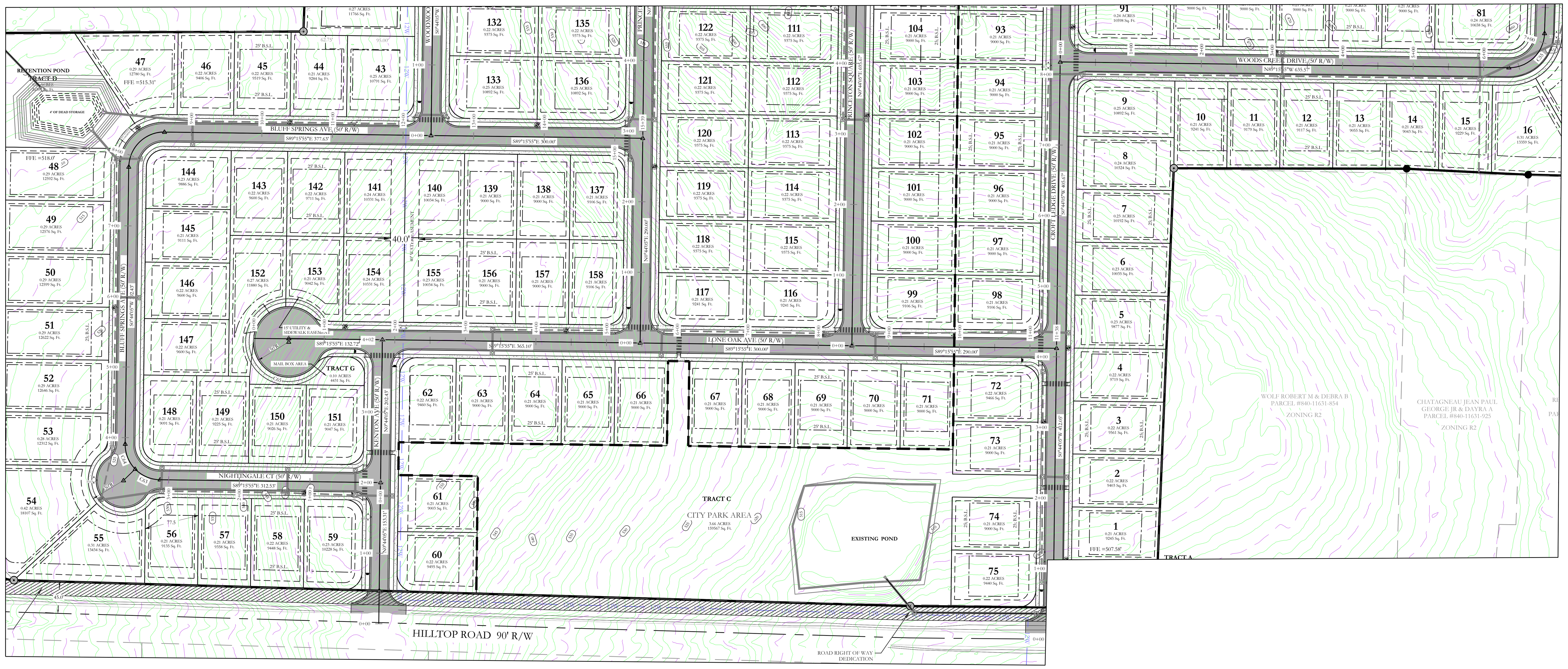
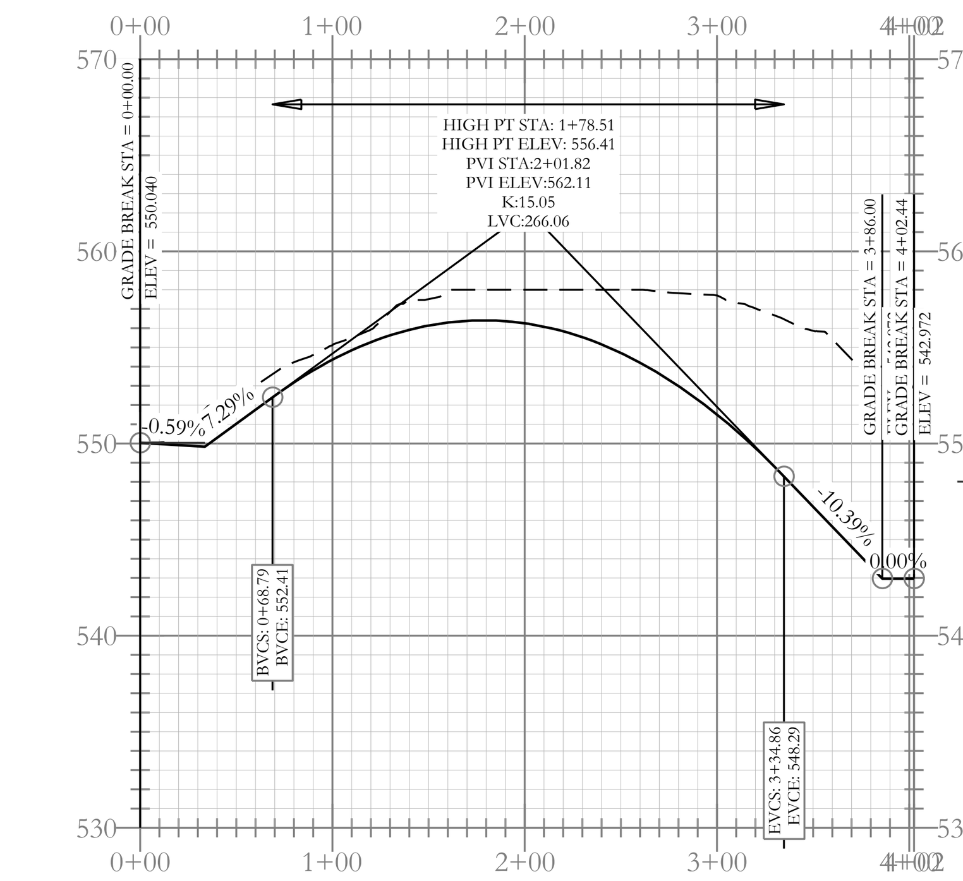
NXT GEN HOMES LLC.

HILLTOP LANDING
STREET PLAN & PROFILE
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	03/08/2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:	08/07/2023	CHECKED BY:	20-1341
SHEET:	C-1.1	SCALE: 1" =120'	

500	01S	14W	0	09	200	62	1762

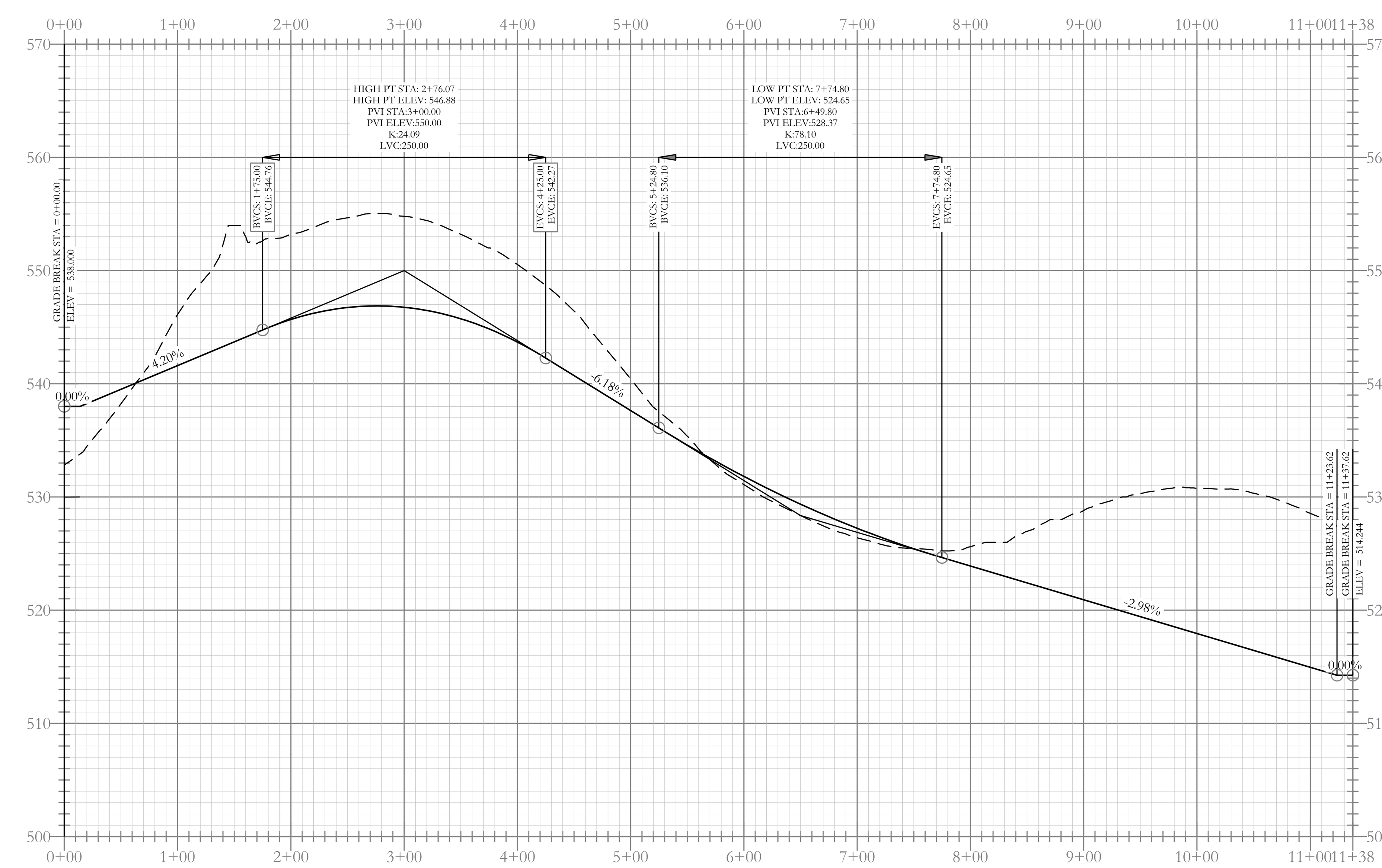




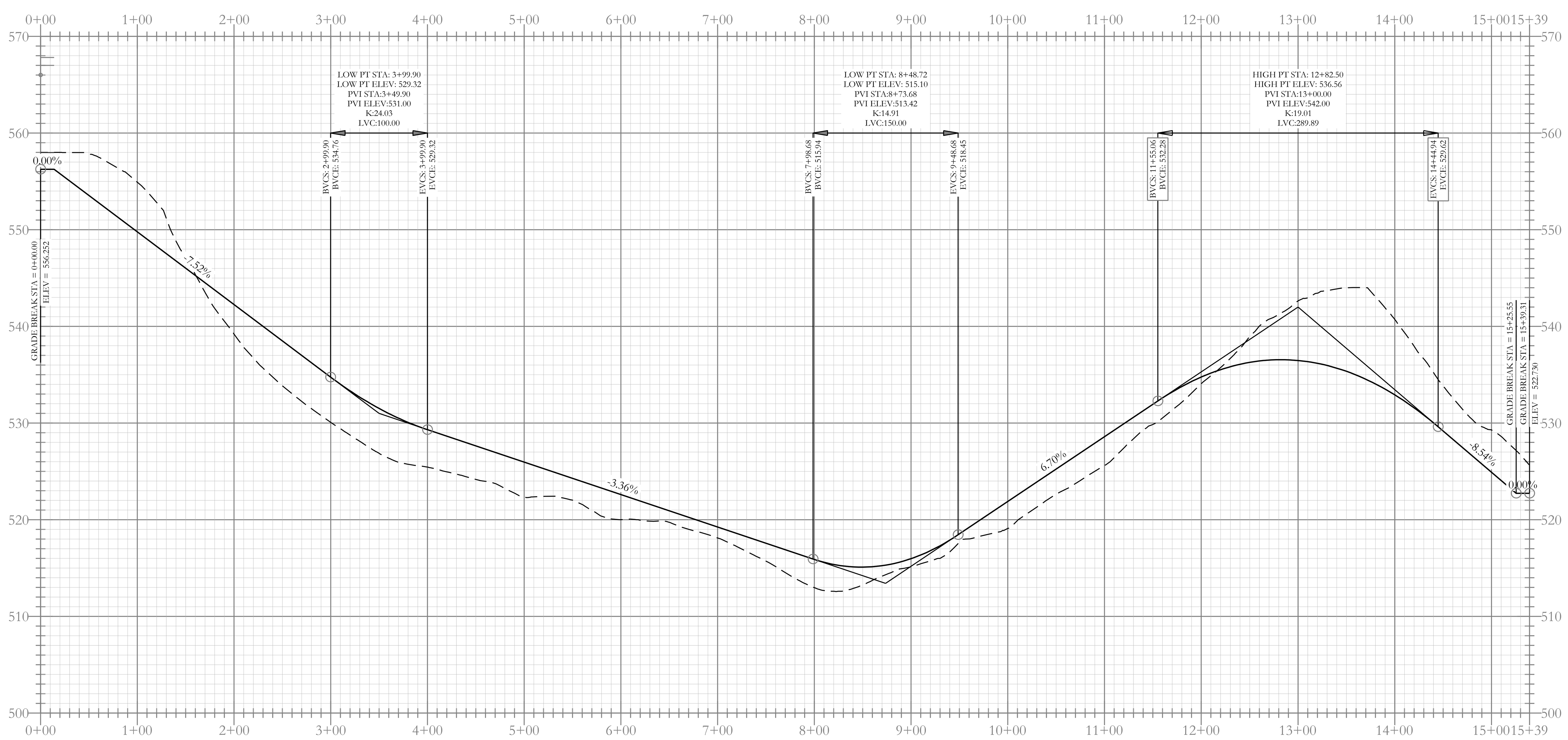
Kenton Ave Profile

STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER No. 20876 KAZI TAMZIDUL ISLAM

CERTIFICATE OF AUTHORIZATION HOPE CONSULTING, INC. No. 1531 ARKANSAS



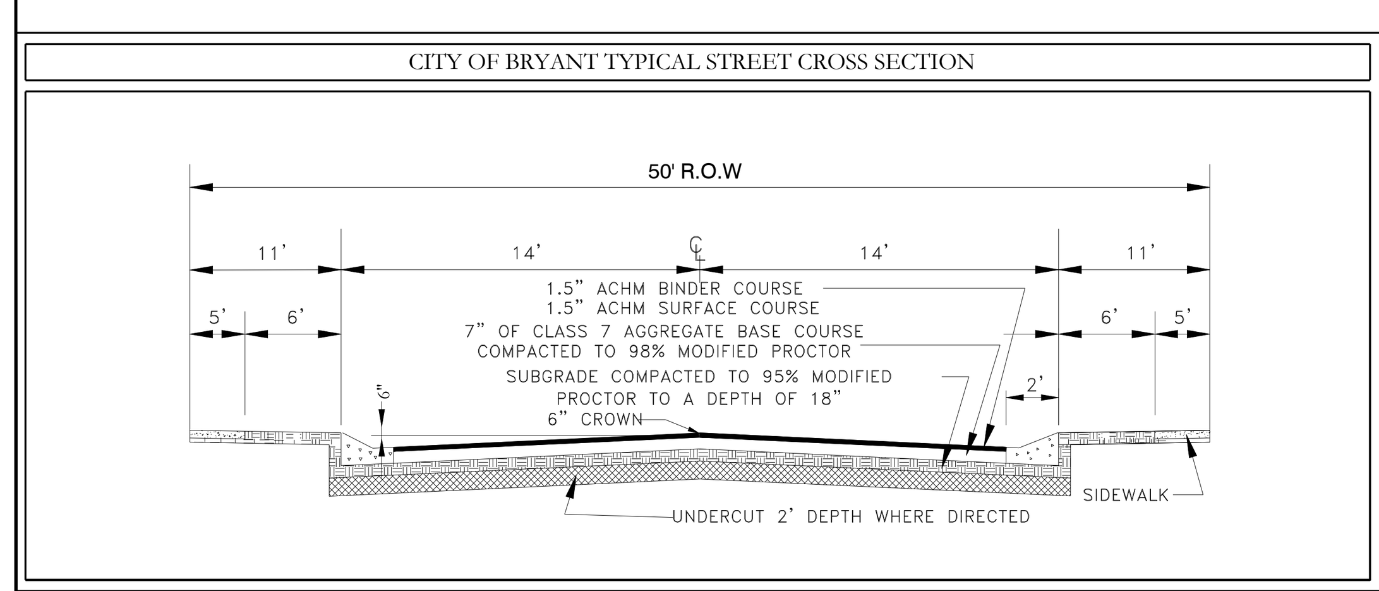
Lone Oak Ave Profile

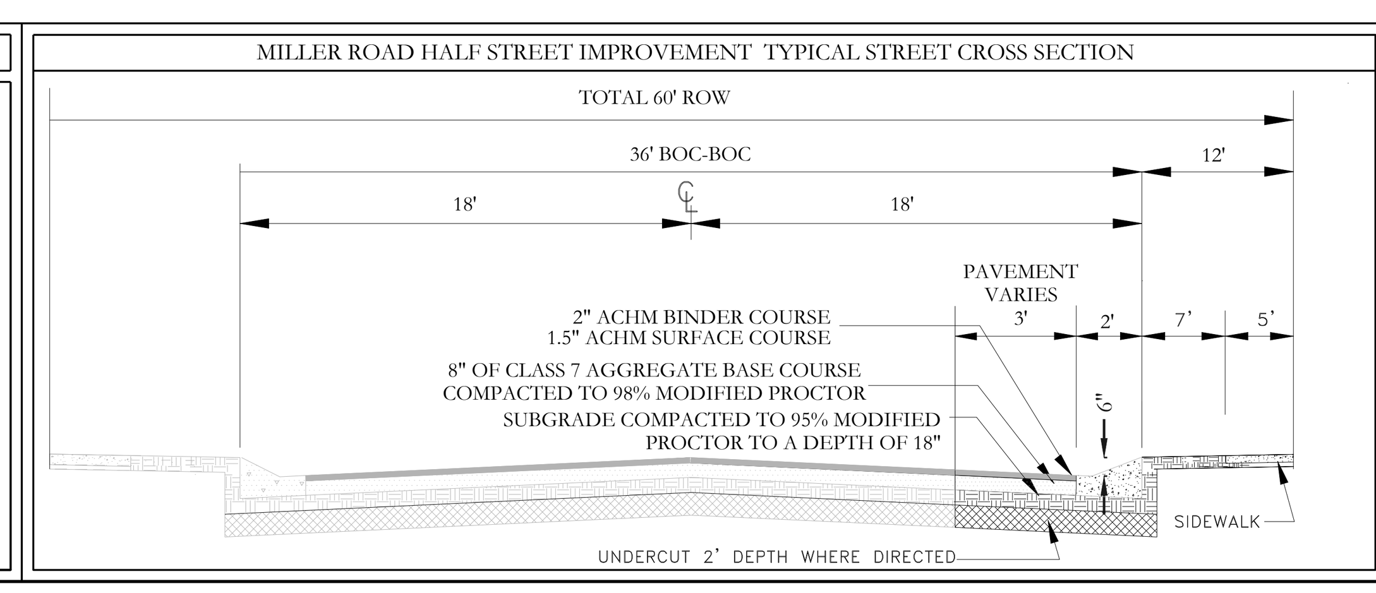


Nightingale Ct-Bluff Springs Ave Profile

HDPE

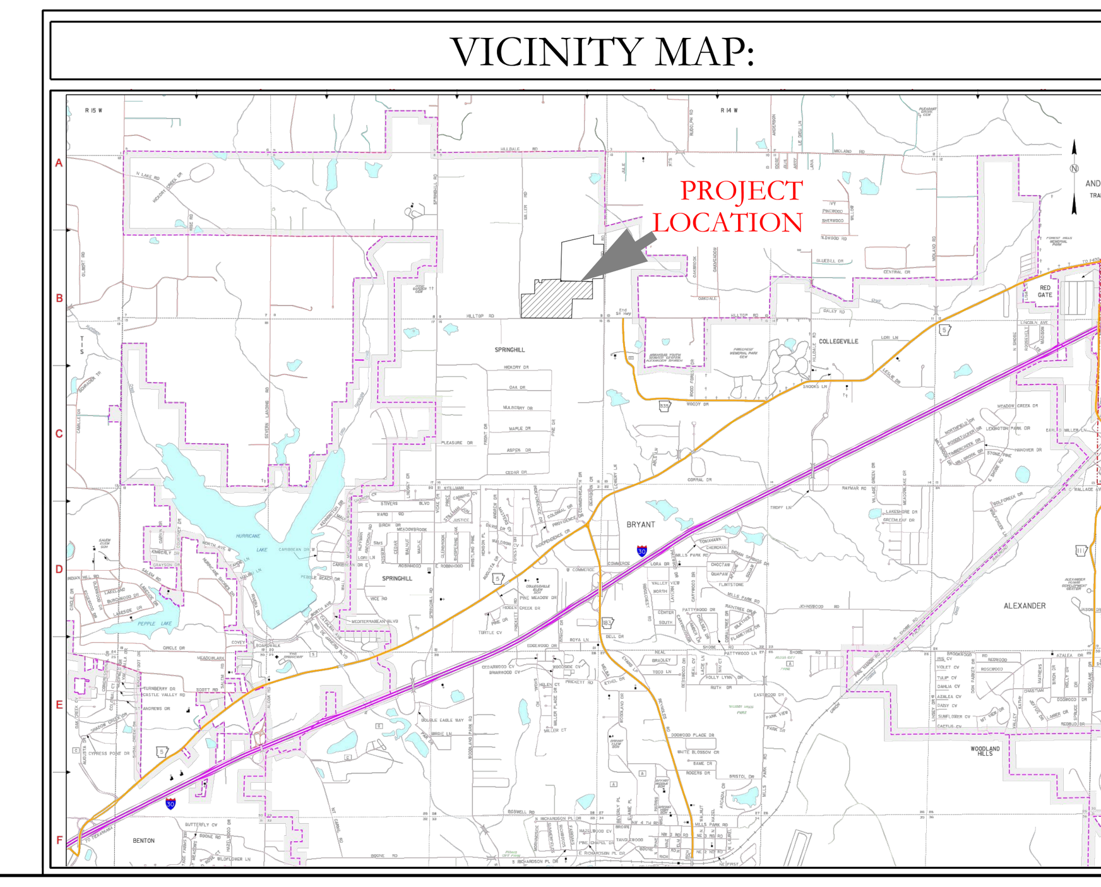
RCP

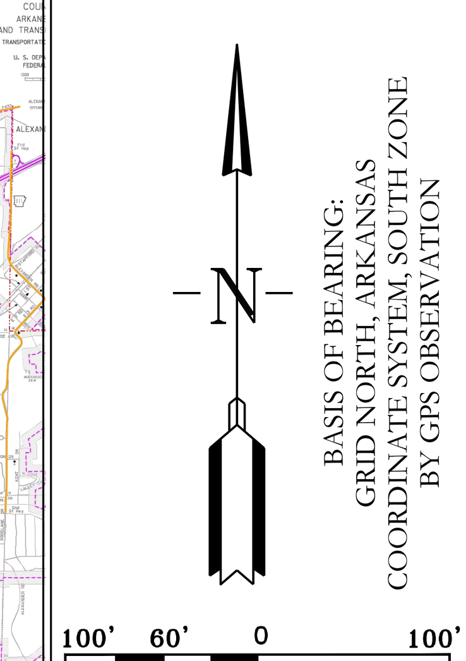




N.B :All sidewalk ramps will have ADA requirements with corrugated dome ramp .

VICINITY MAP:





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

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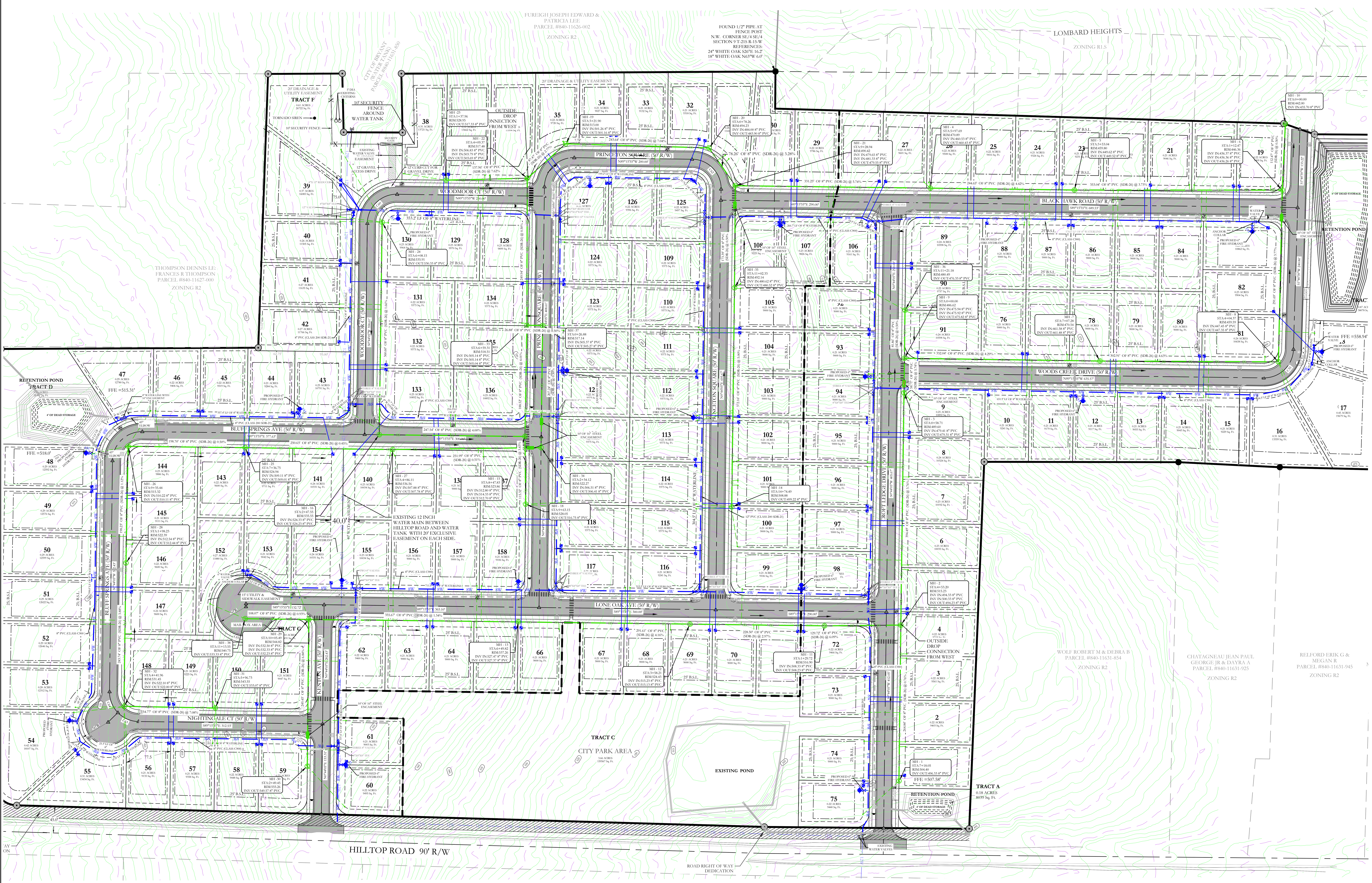
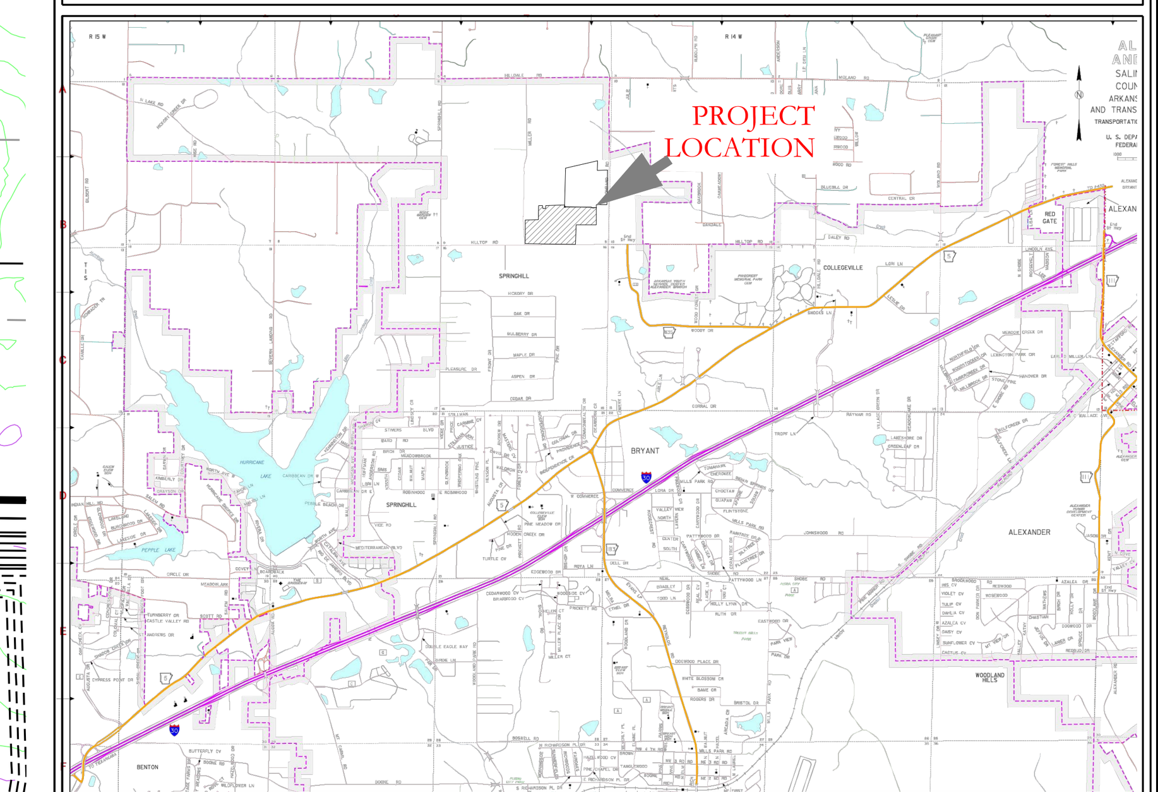
REVISED:	08/07/2023	CHECKED BY:		20-1341	
SHEET:	C-1.2	SCALE:	1" = 120'		

500	01S	14W	0	09	200	62	1762

K:\LAND PROJECTS 2004\SUBDIVISIONS\2020\20-1341 HILLTOP LANDING\CIVIL\DWG\20-1341-CONSTRUCTION DRAWING 04-06-2023.DWG





SEWER CONSTRUCTION NOTES:

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

WATER CONSTRUCTION NOTES:

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

HDPE
RCP

SUBDIVISION UTILITY PLAN

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

N

WATER LEGEND:

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

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

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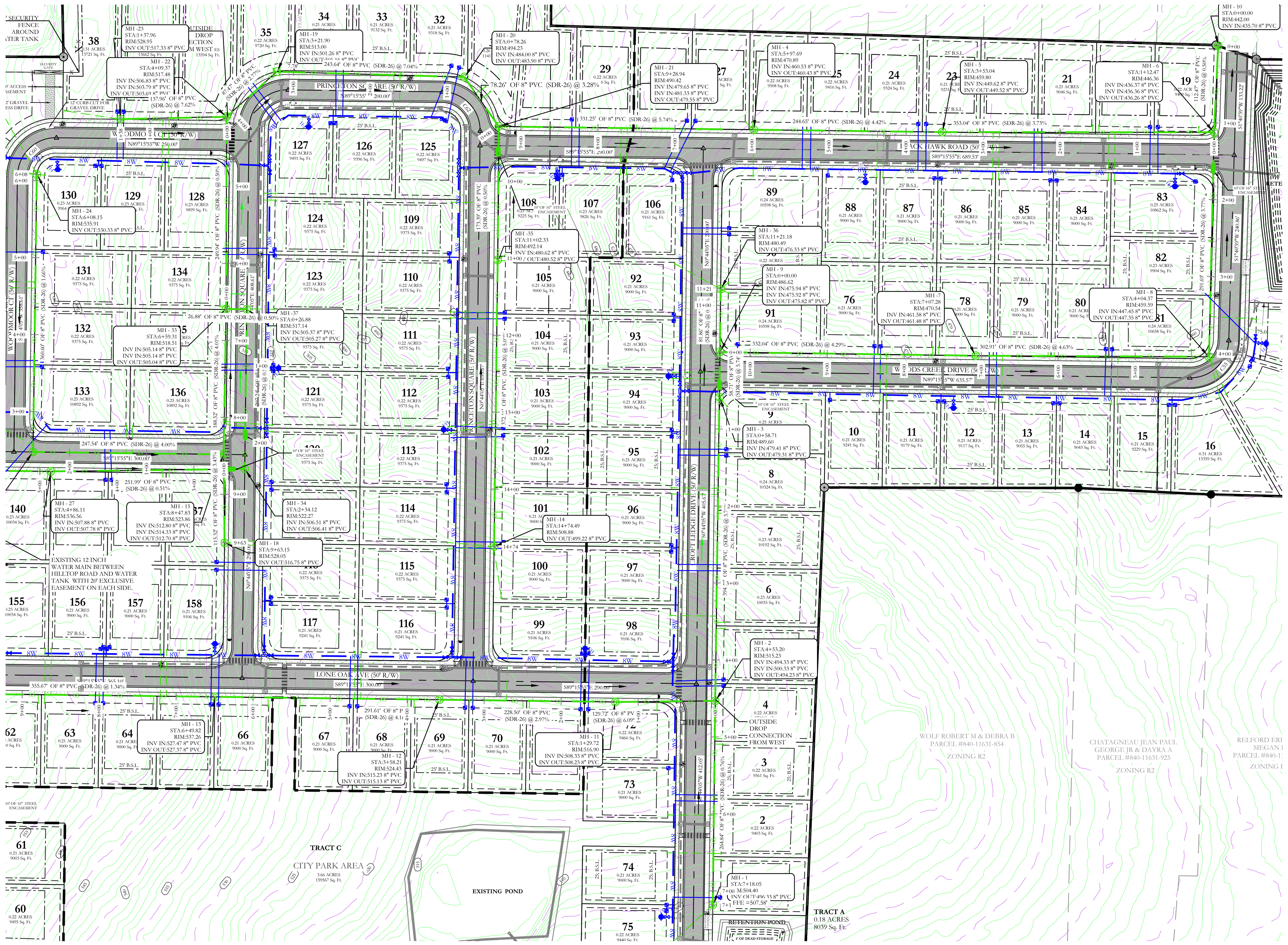
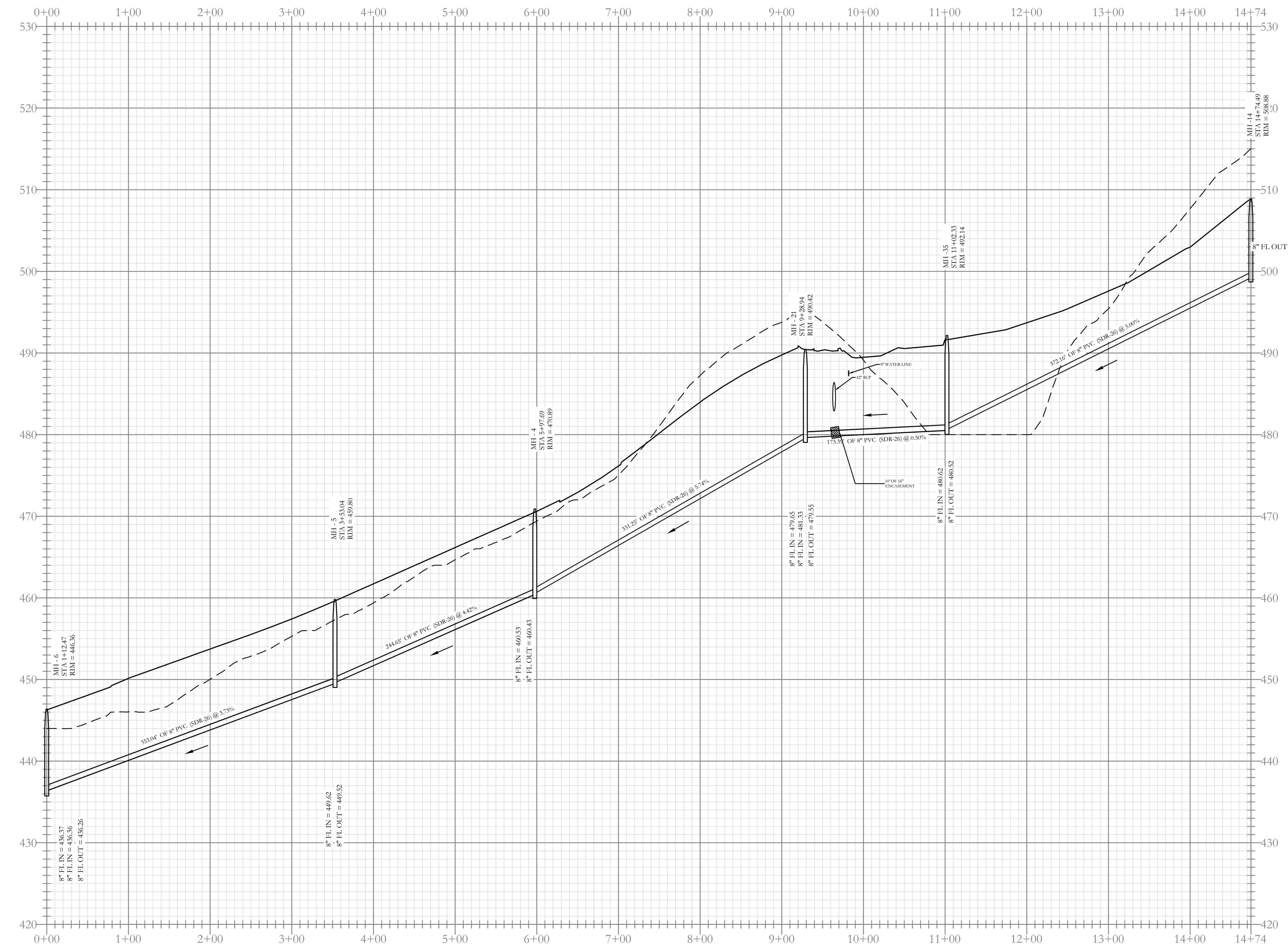
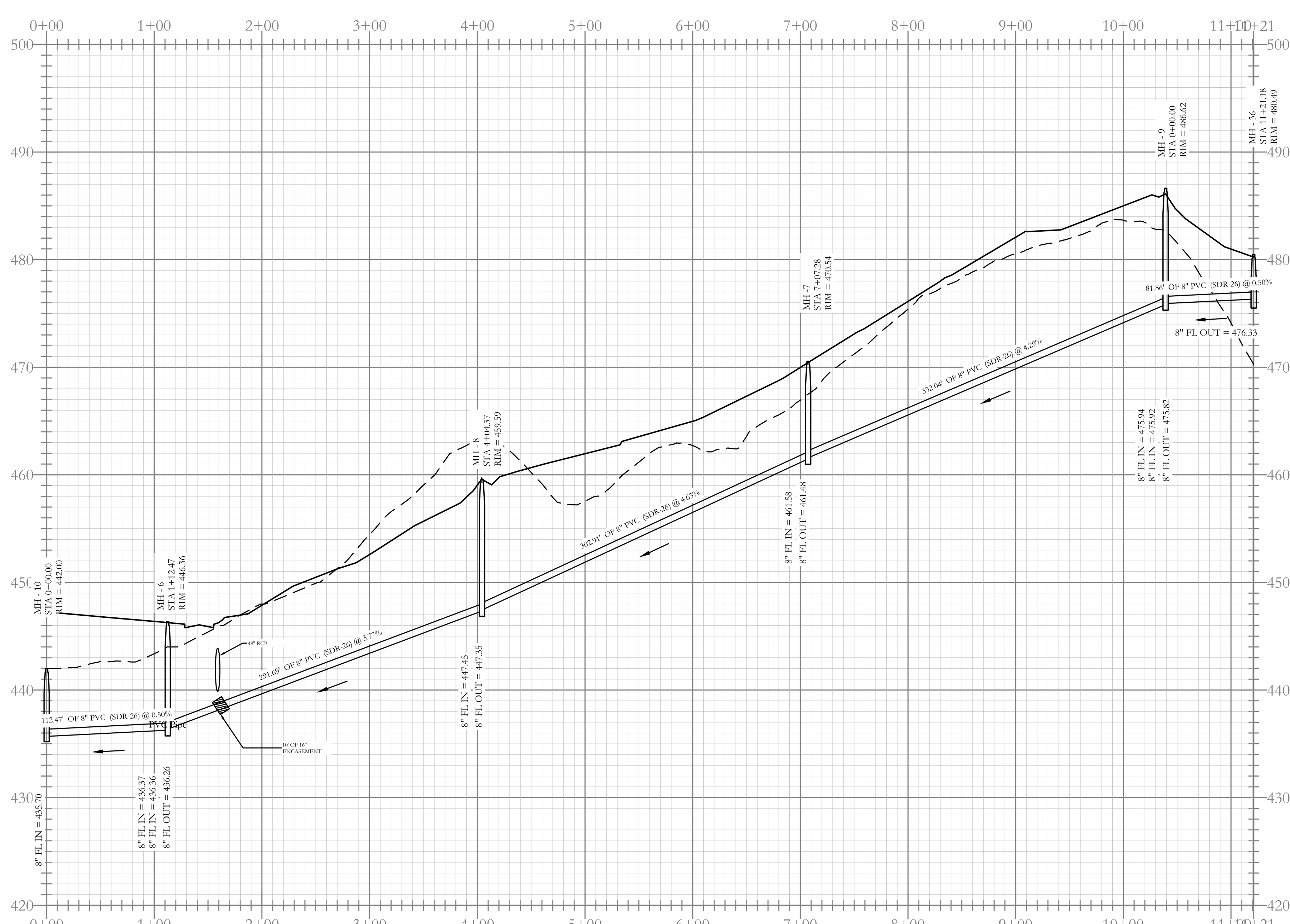
SHEET:	C-2.0	SCALE:	1" = 80'				
500	01S	14W	0	09	200	62	1762

K:\LAND PROJECTS 2004\SUBDIVISIONS\2020\20-1341 HILLTOP LANDING\CIVIL\DWG\20-1341-CONSTRUCTION DRAWING

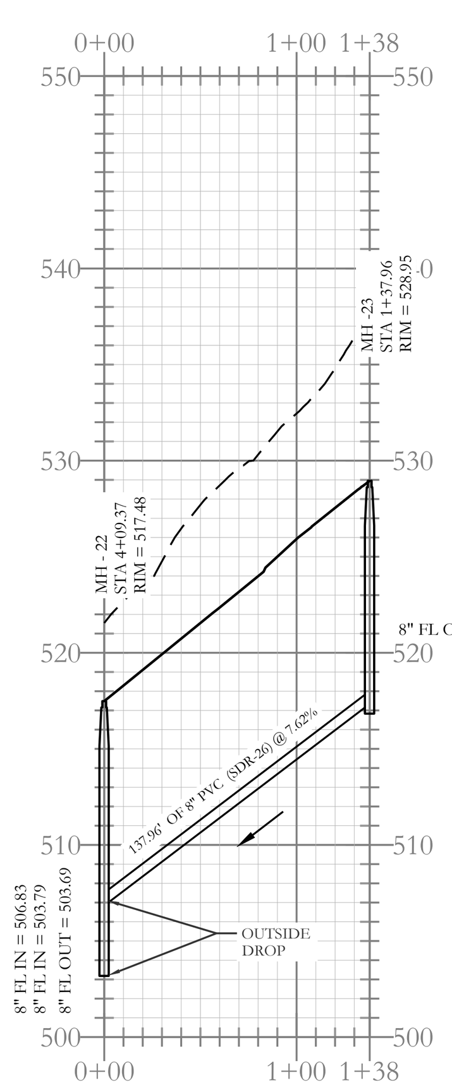




Sewer D Profile



Sewer A Profile



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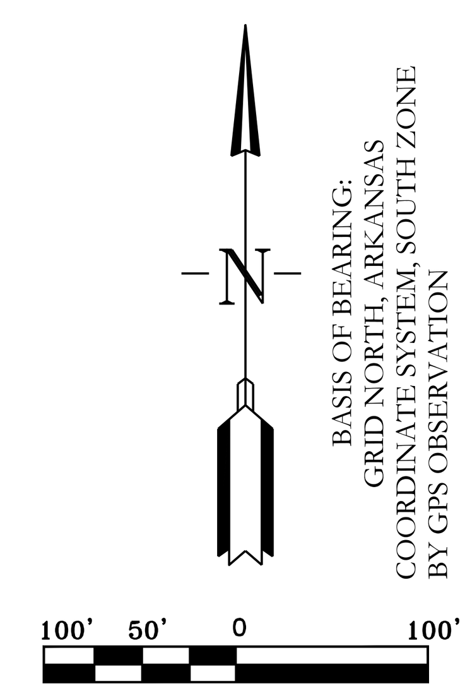
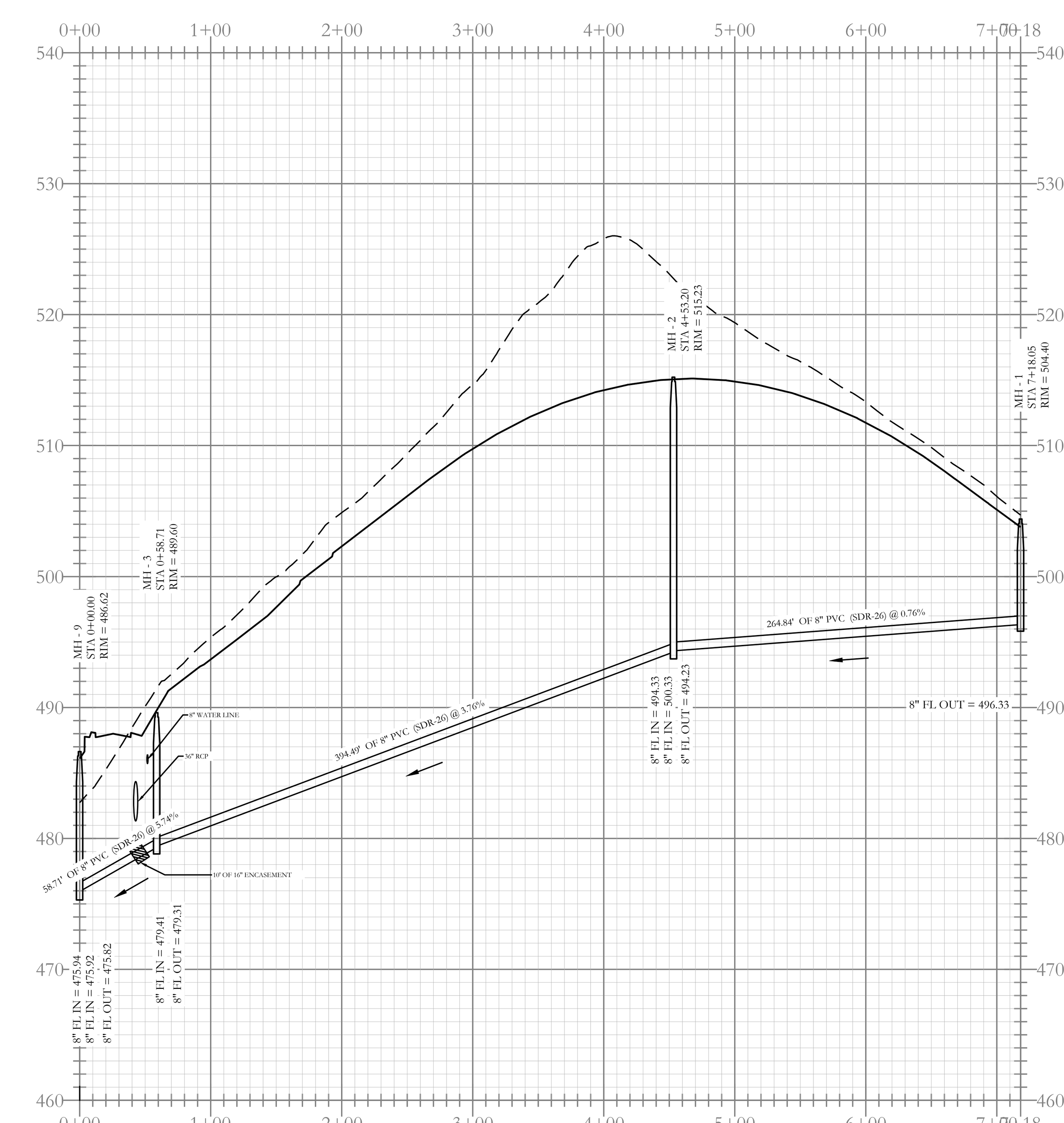
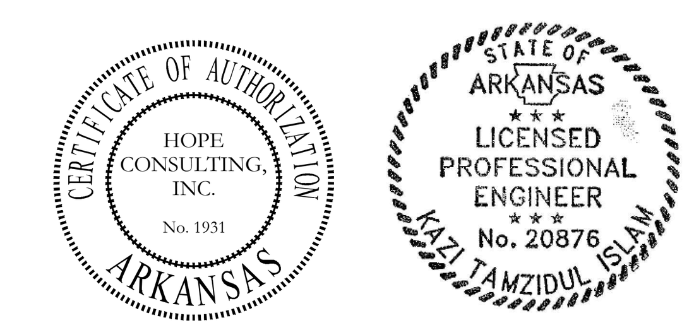
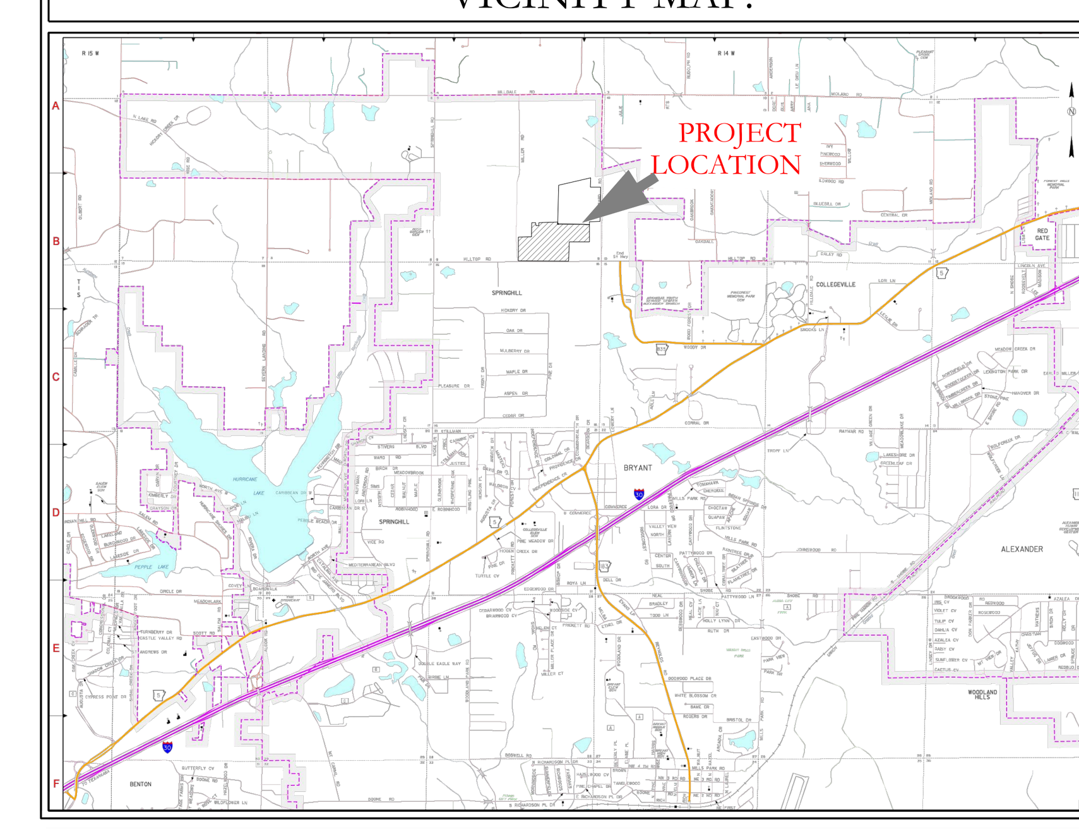




Sewer Entrance Profile



VICINITY MAP:



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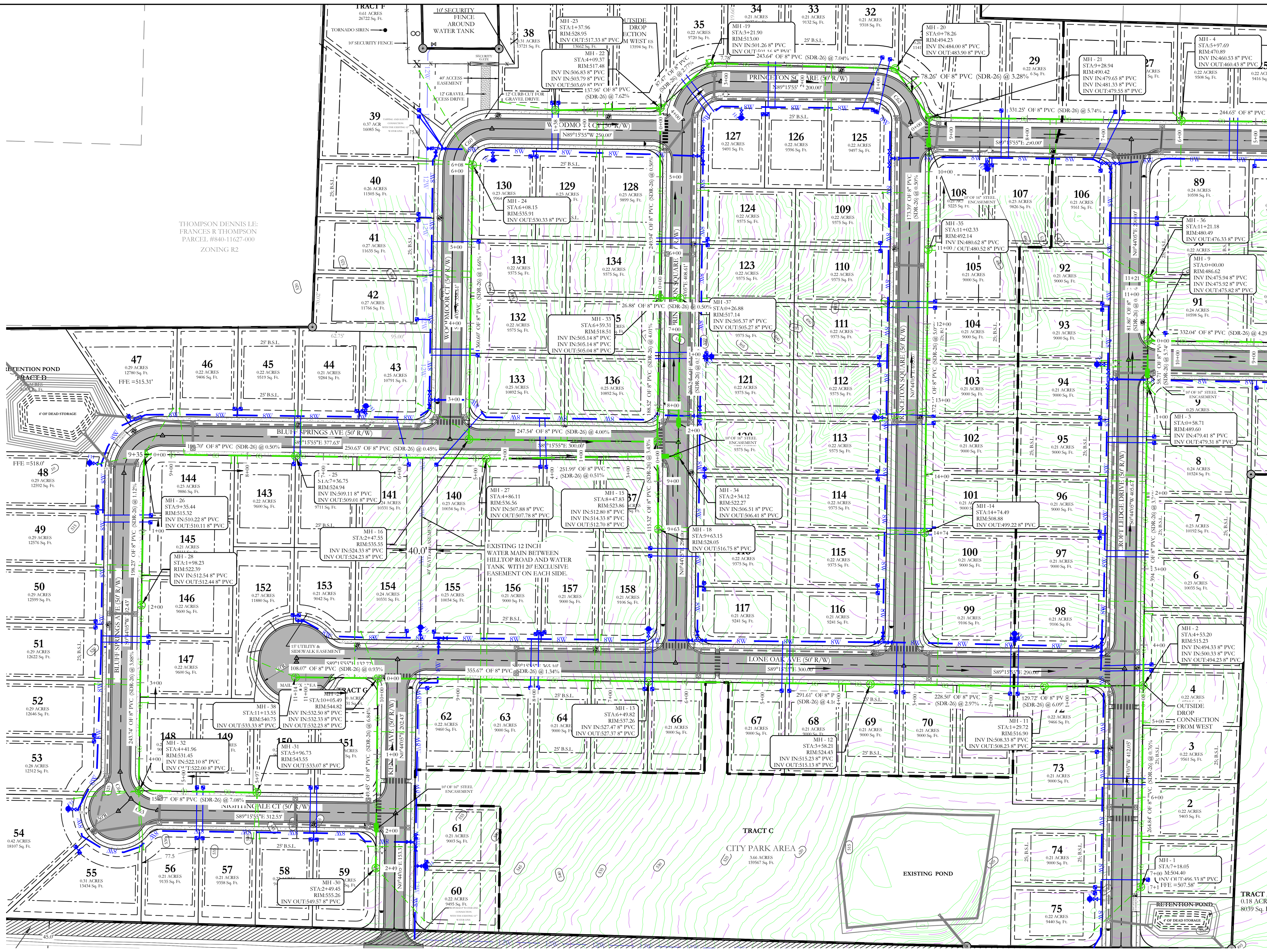
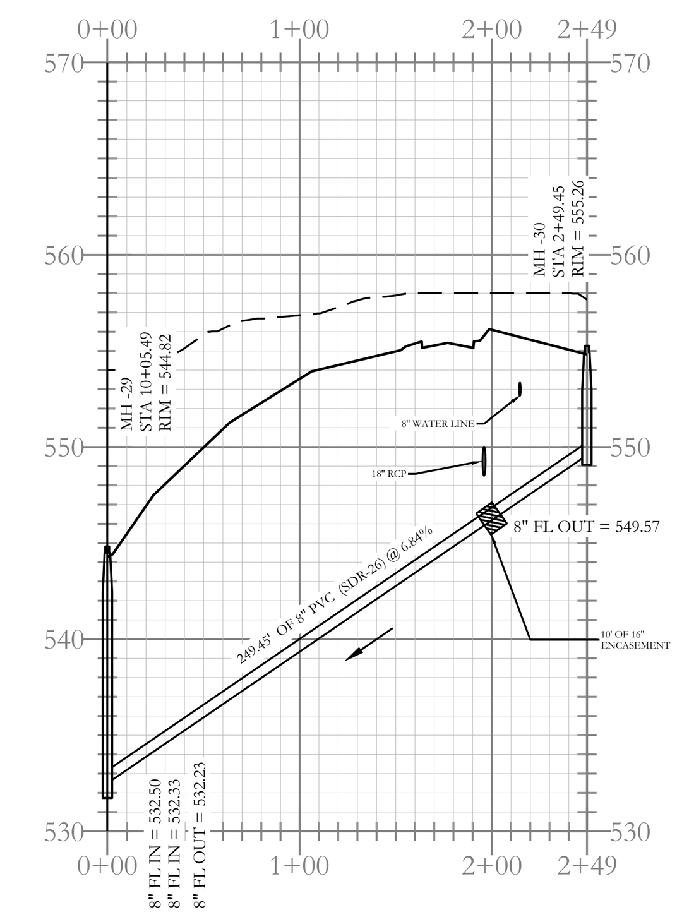
SHEET:	C-2.1	SCALE: 1" =120'	

500	01S	14W	0	09	200	62	1762

K:\LAND PROJECTS 2004\SUBDIVISIONS\2020\20-1341 HILLTOP LANDING\CIVIL\DWG\20-1341-CONSTRUCTION DRAWING 04-06-2023.DWG





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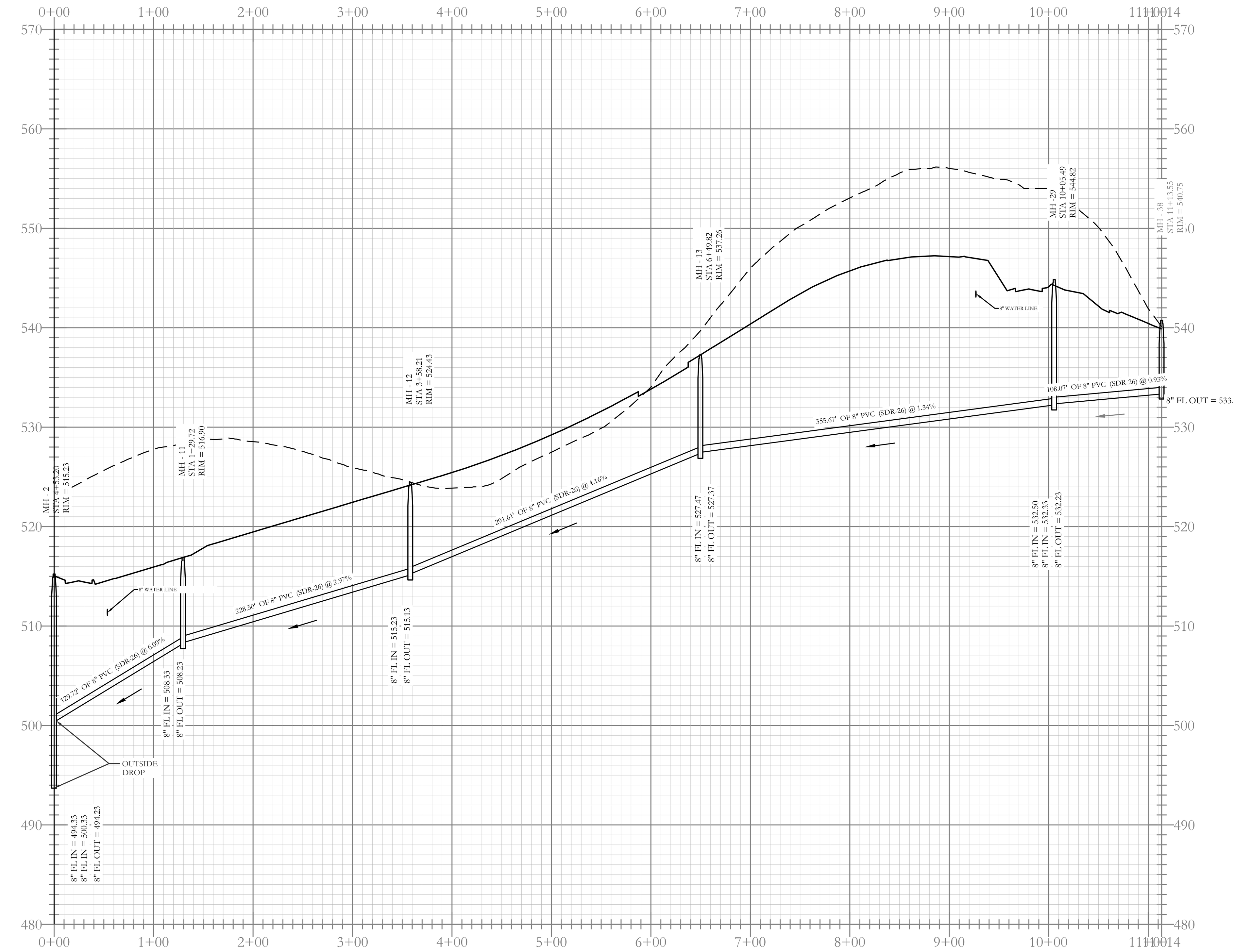
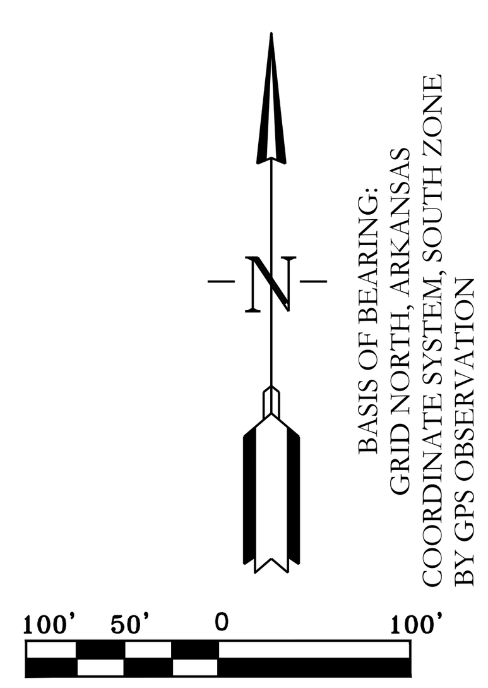
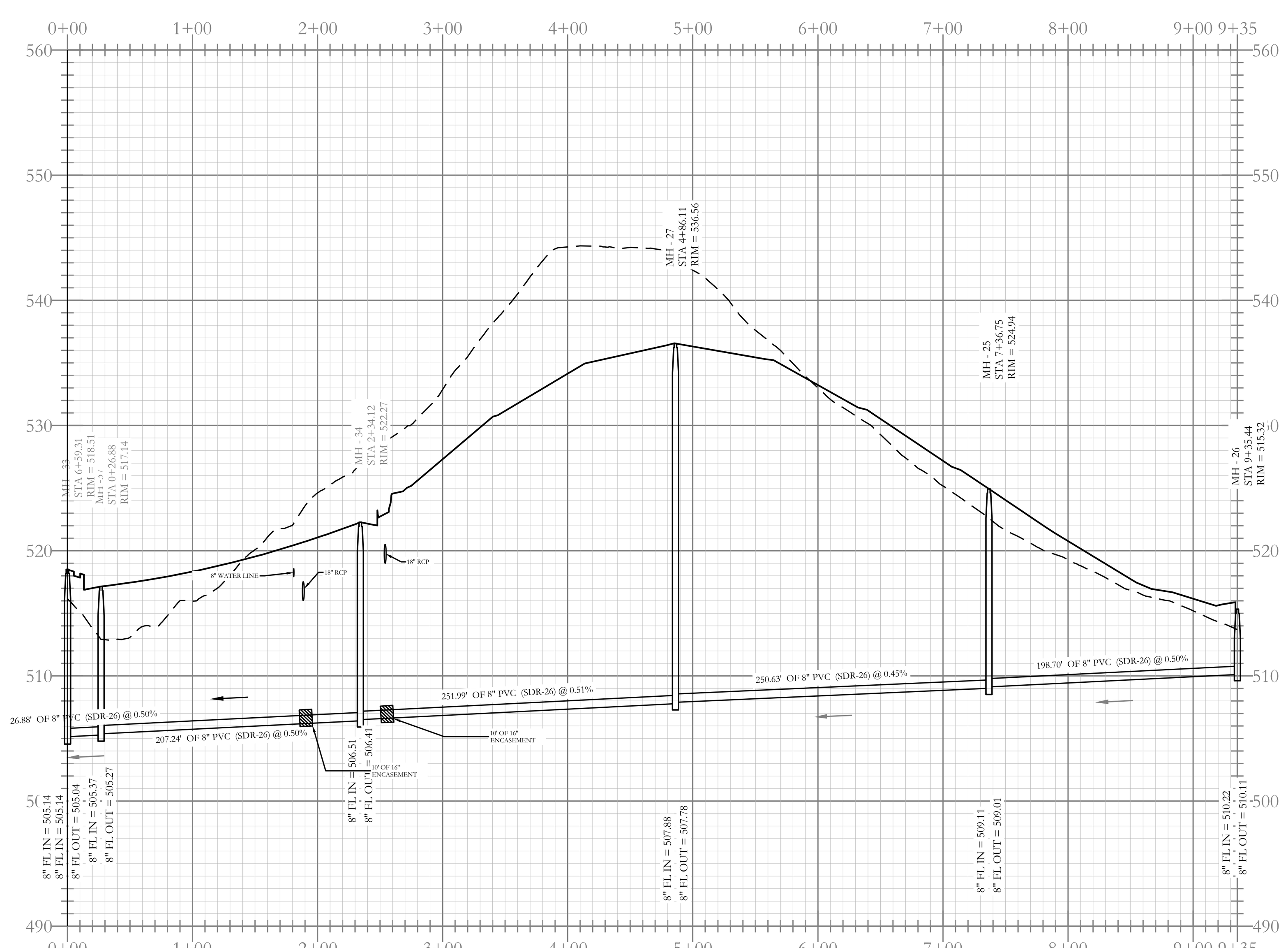


Sewer F-1 Profile





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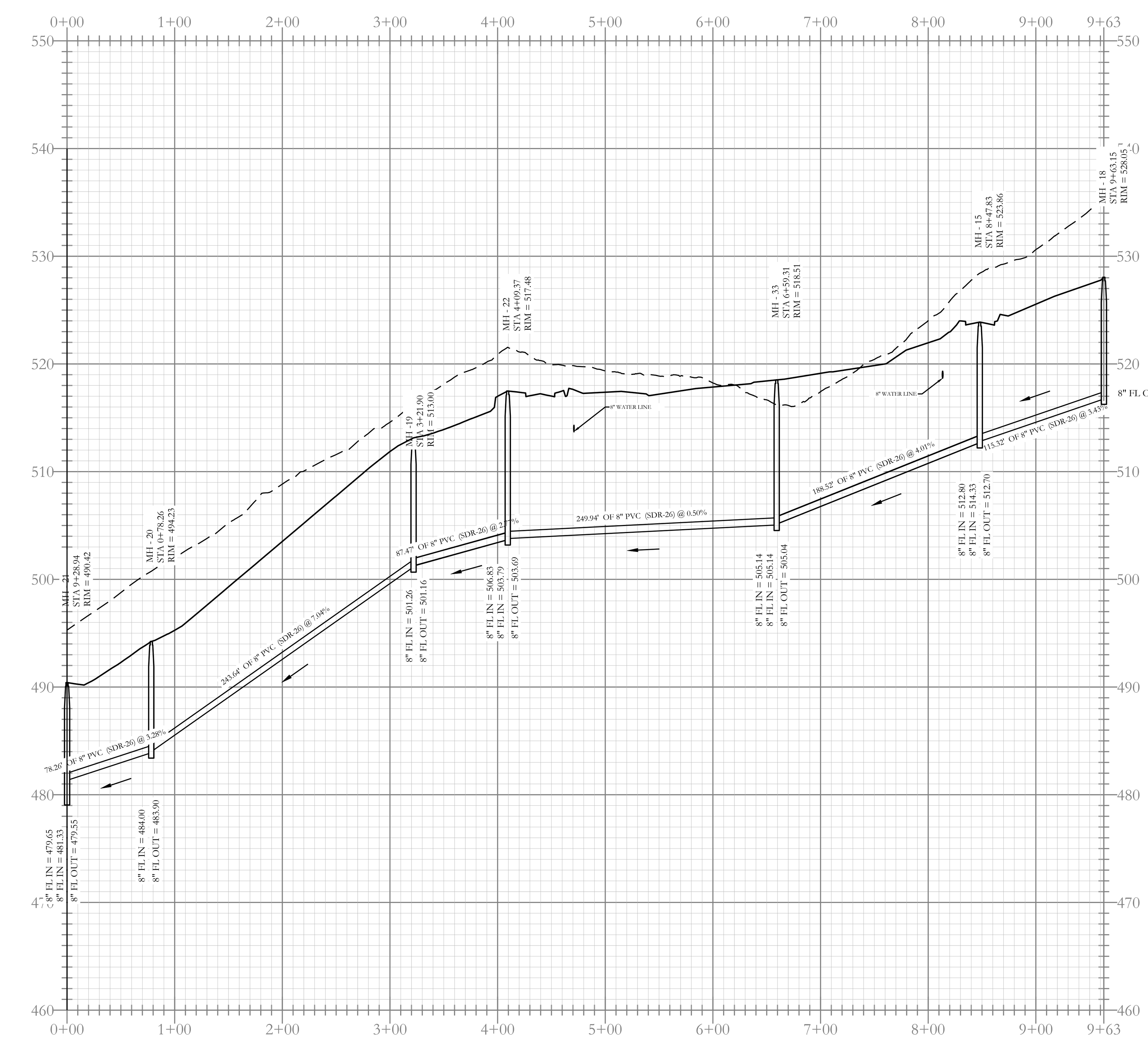
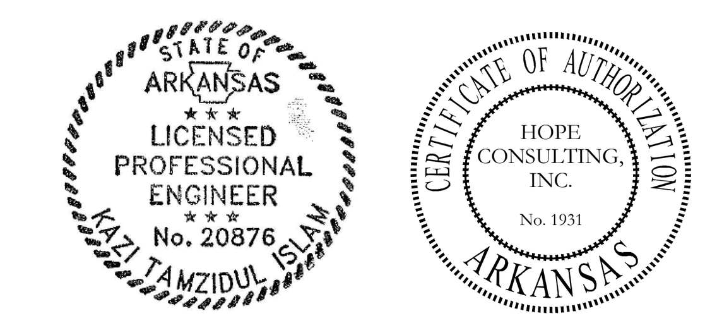


Sewer C Profile



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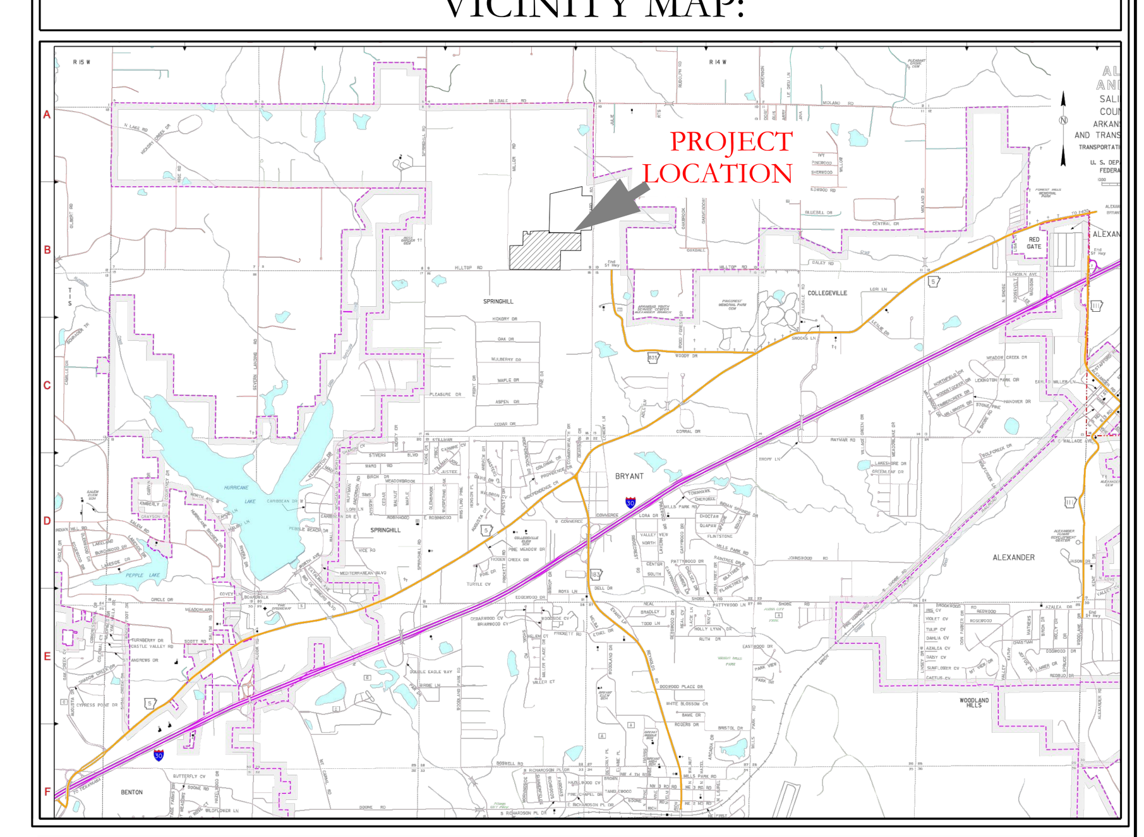

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500	01S	14W	0	09	200	62	1762

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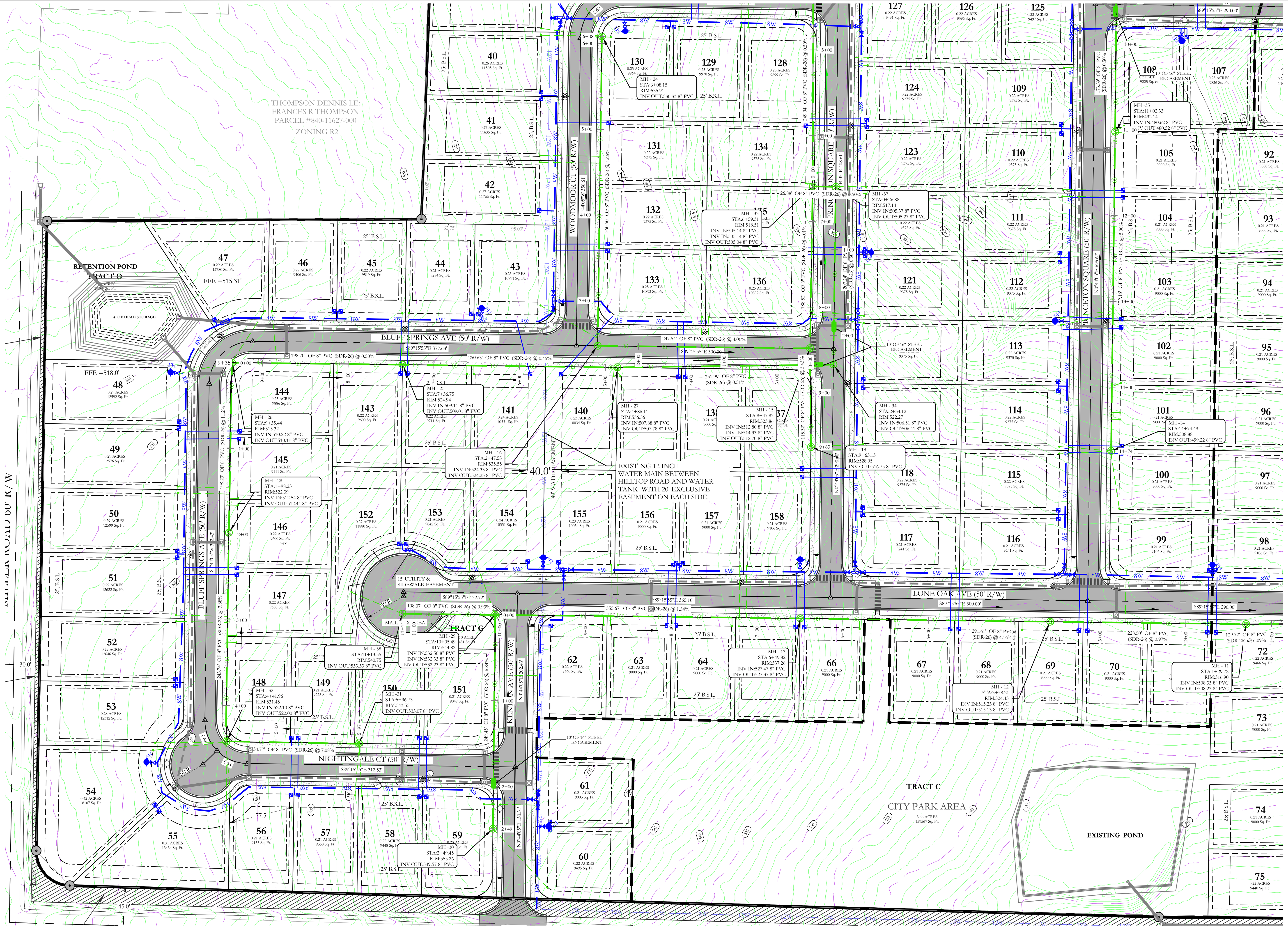

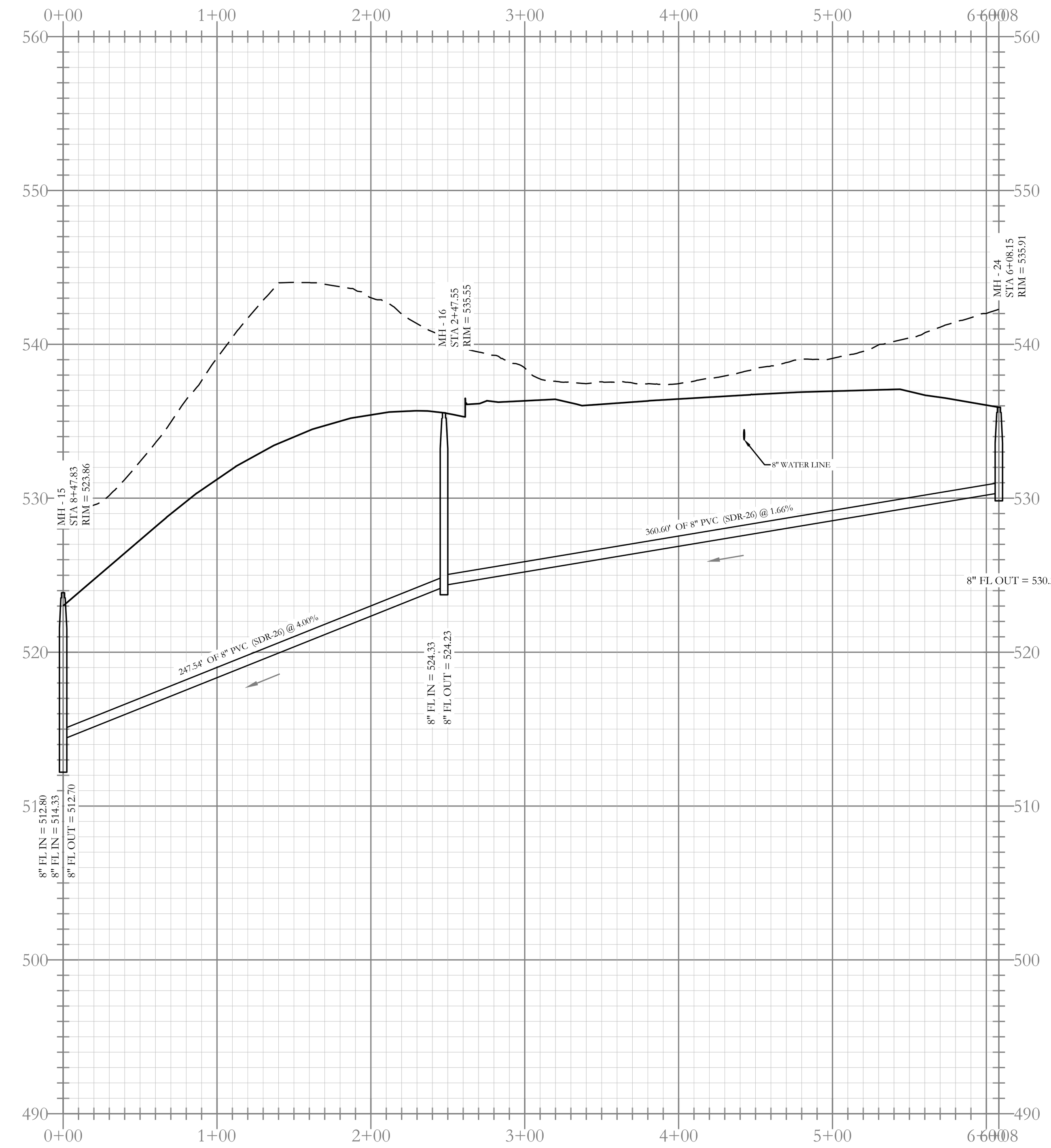

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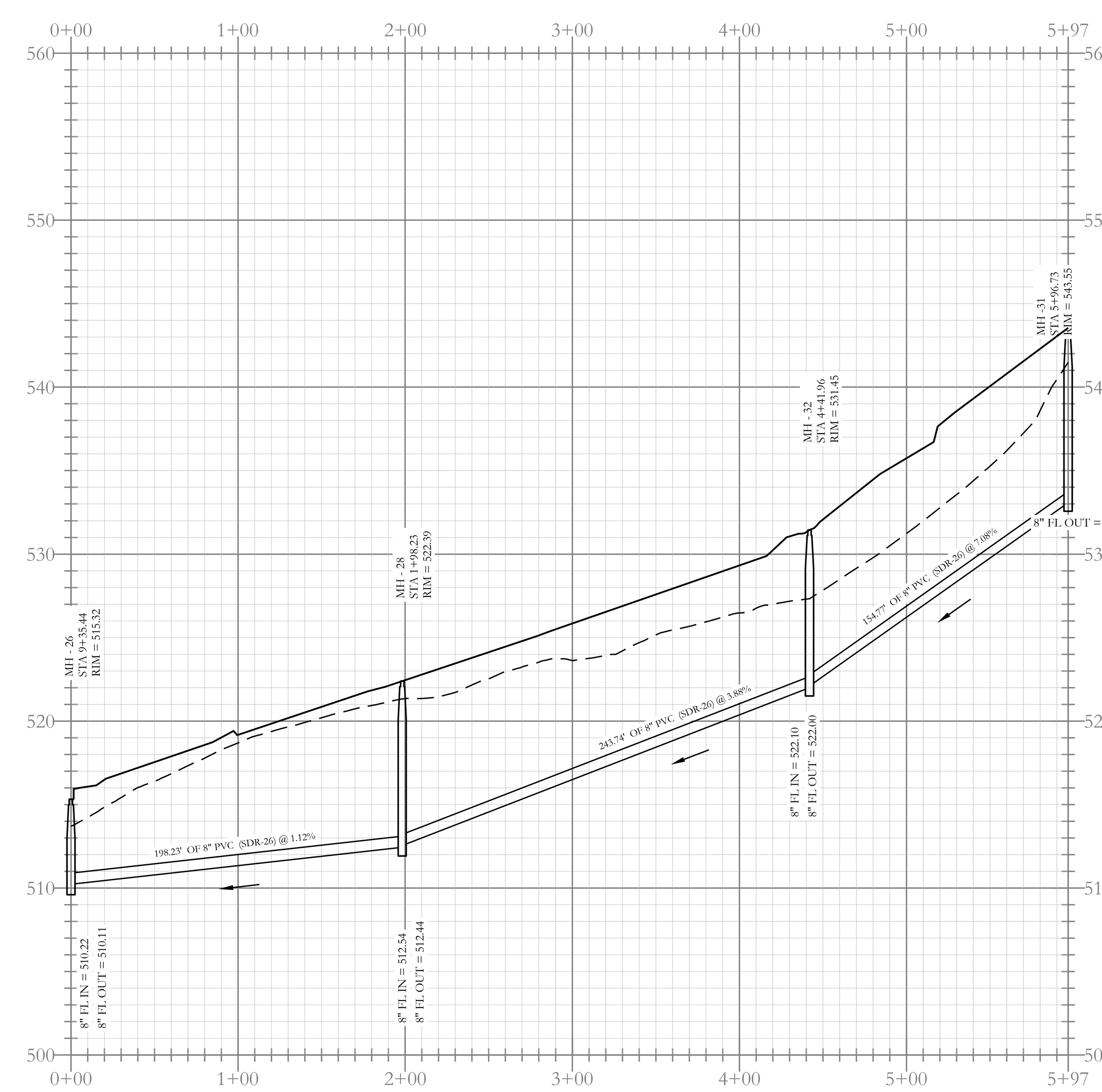
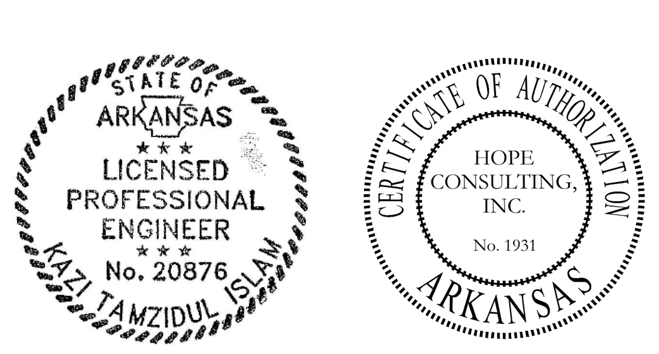
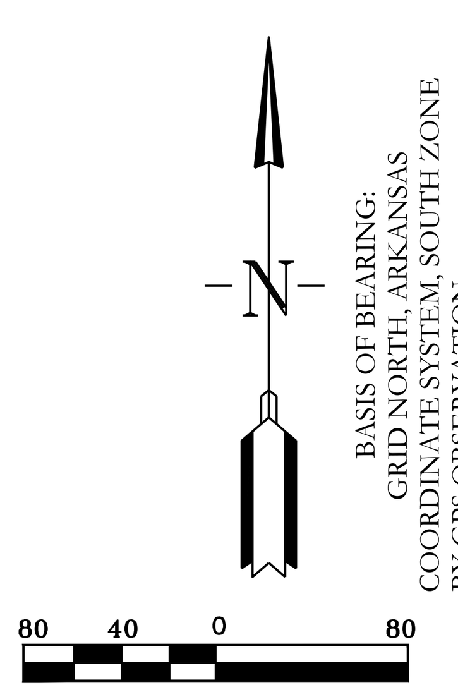


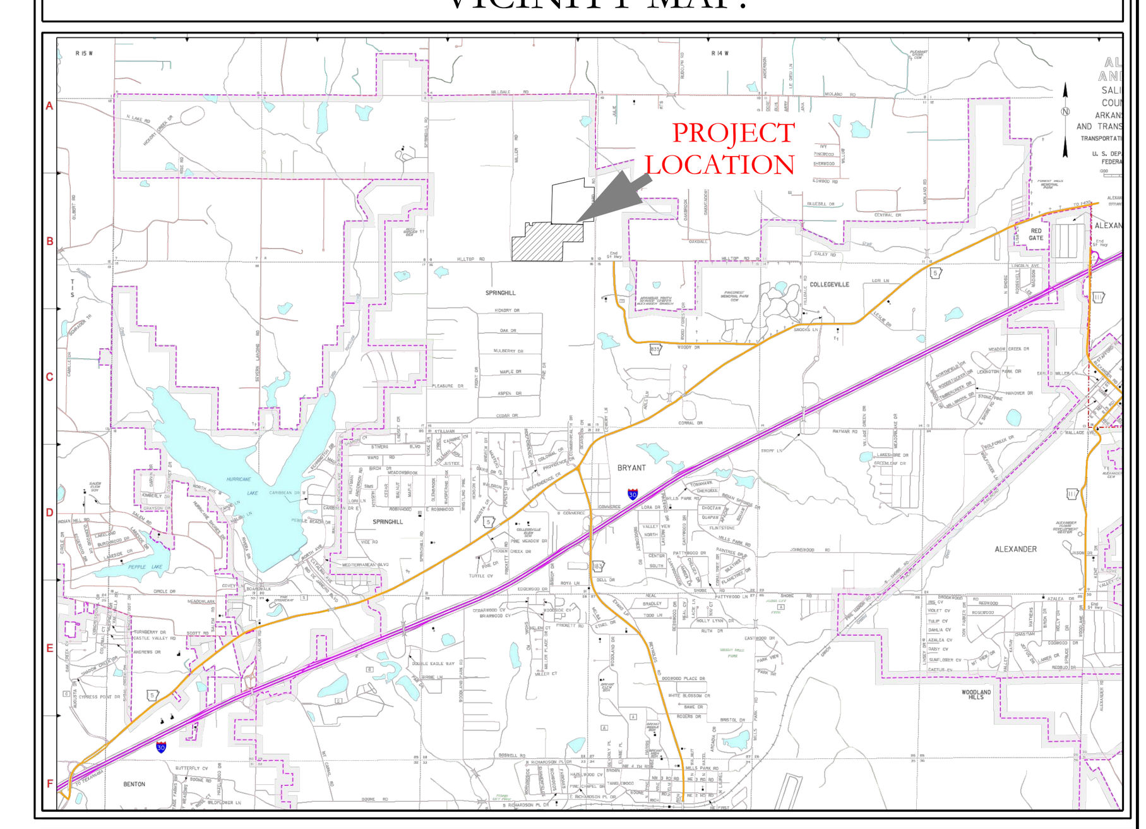
Sewer E-1 Profile





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

VICINITY MAP:



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SHEET:	C-2.3	SCALE: 1" =80'	

500	01S	14W	0	09	200	62	1762

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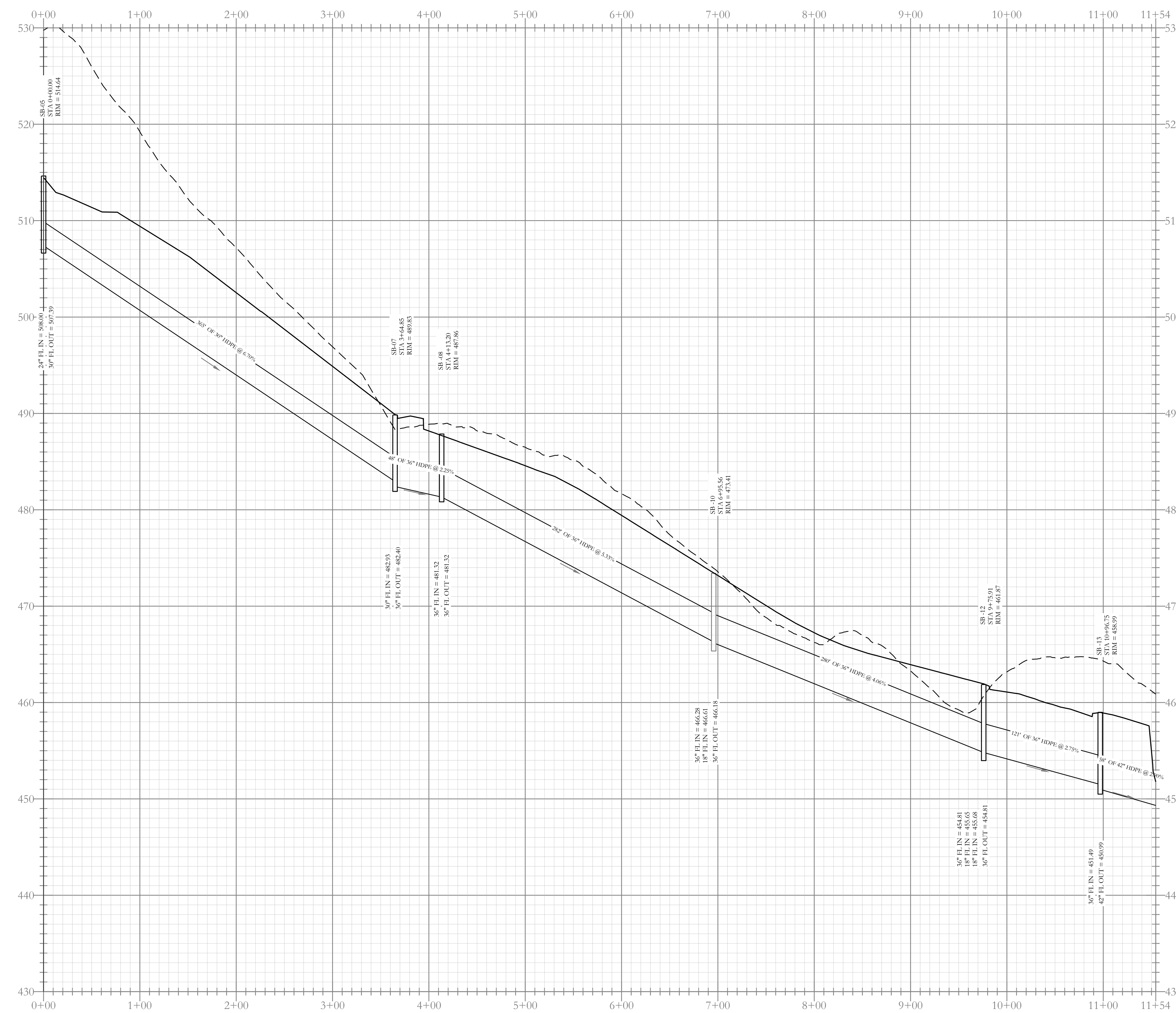
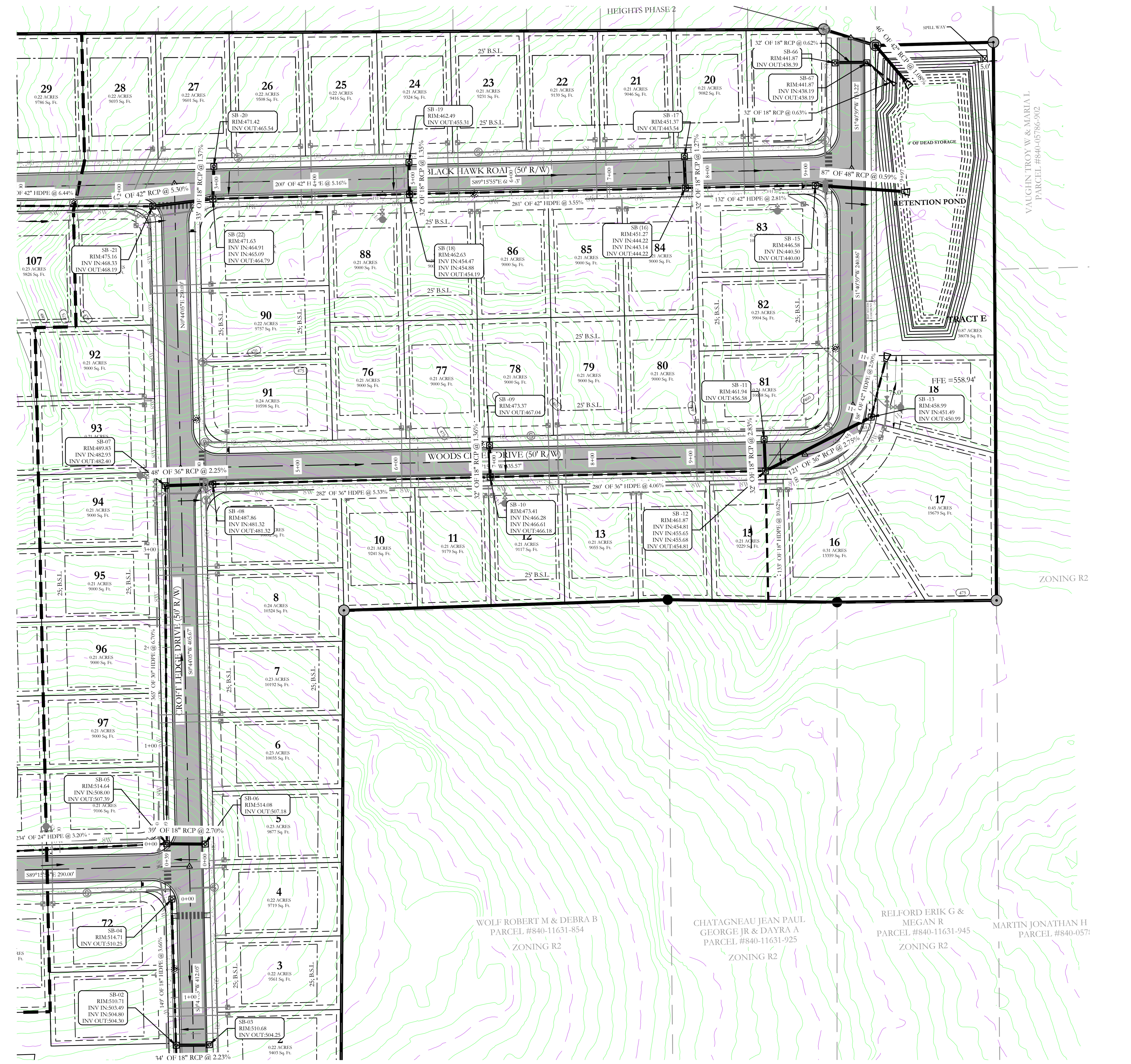
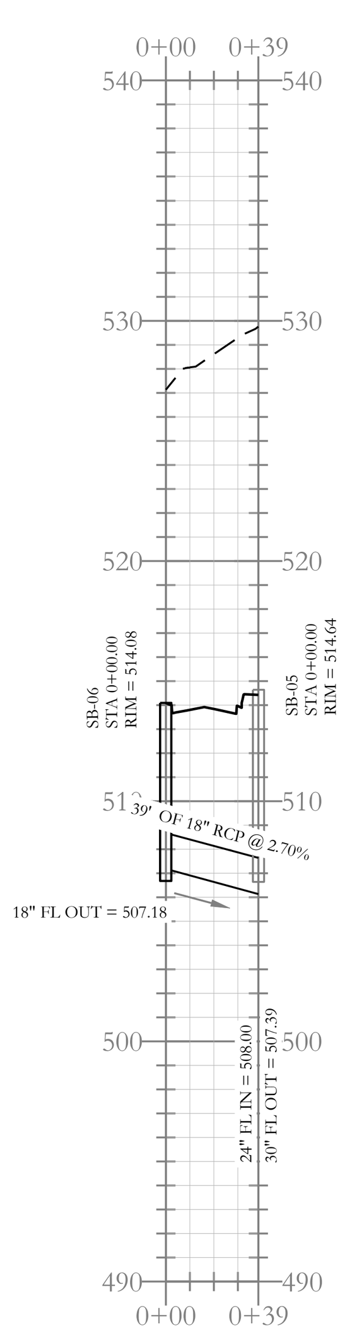
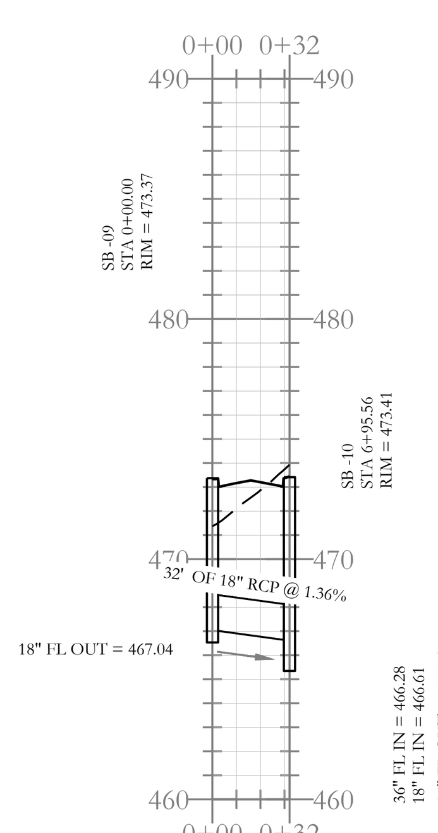


Stormwater A Profile

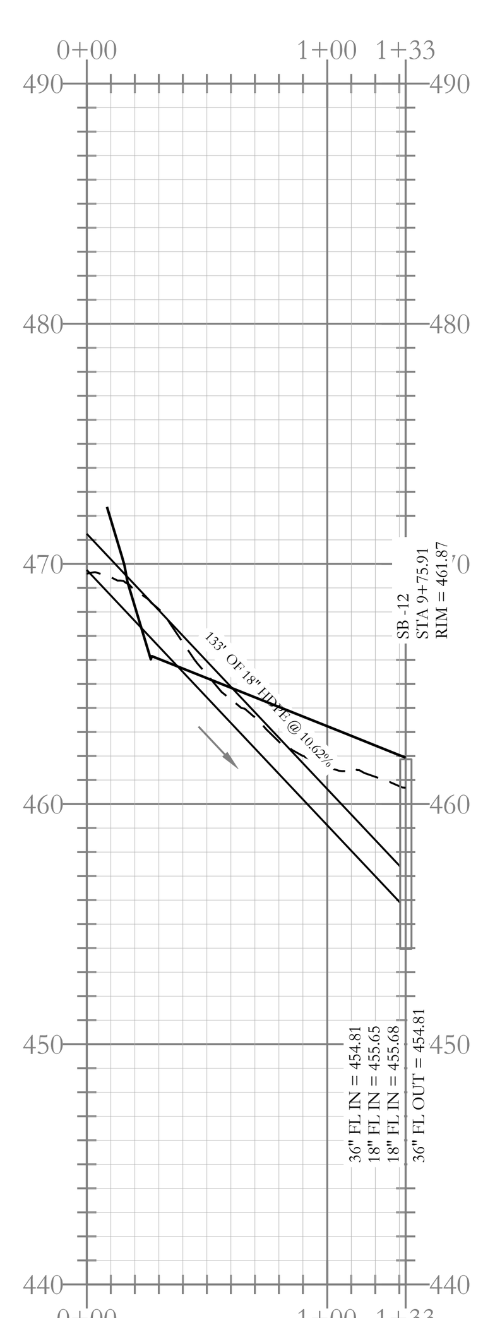




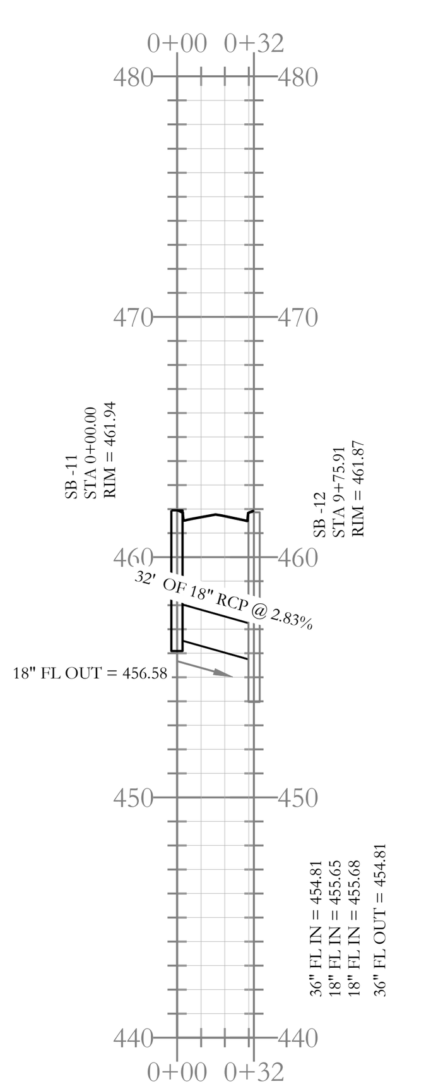
Stormwater A(i) Profile



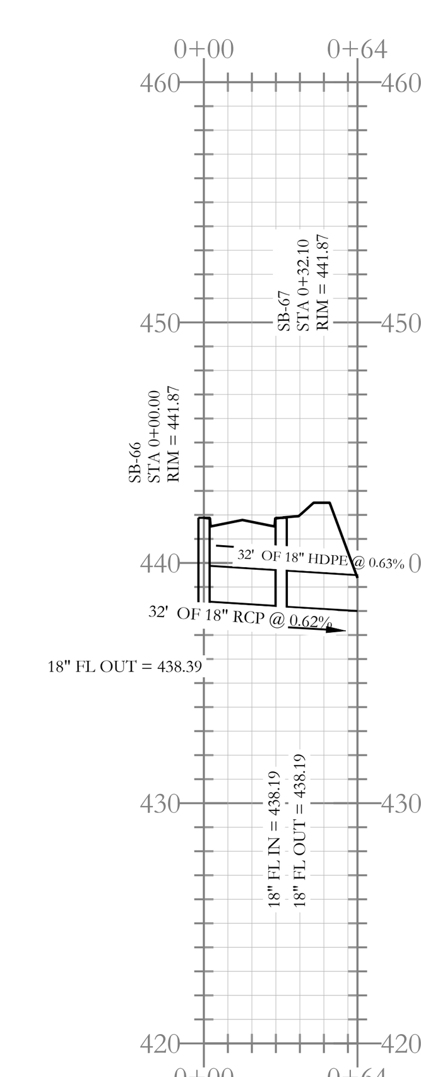
Stormwater A(ii) Profile



Stormwater A(iii)-Pipe behind the property Profile



Stormwater A(iv) Profile

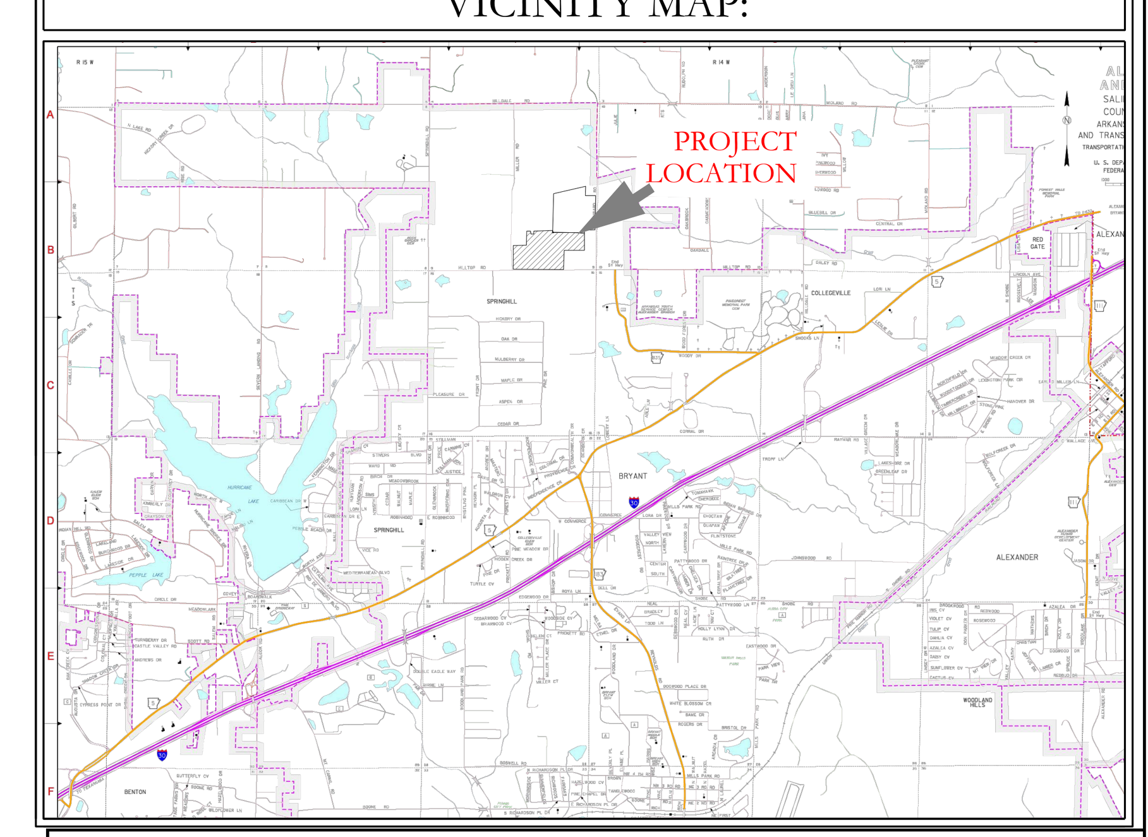


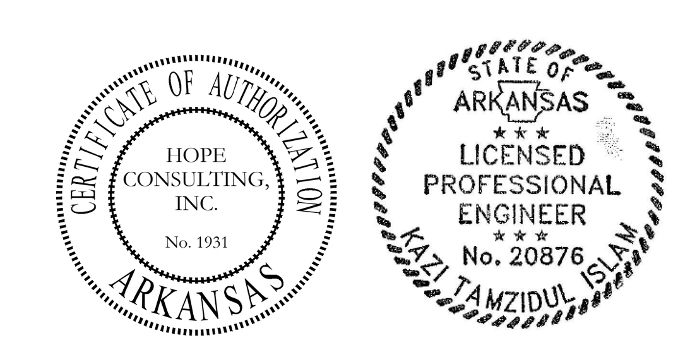
Stormwater A(v) Profile

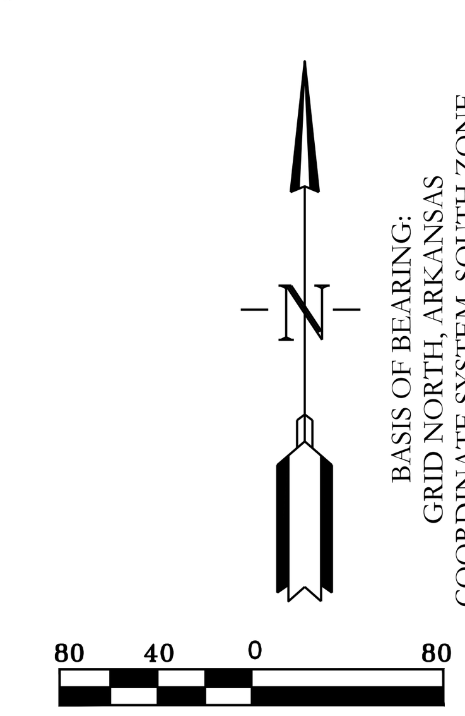
HDPE

RCP

VICINITY MAP:







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

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

FOR USE AND BENEFIT OF:
NXT GEN HOMES LLC.

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

DATE: 03/08/2023	C.A.D. BY:	DRAWING NUMBER:
REVISED: 08/07/2023	CHECKED BY:	20-1341
SHEET: C-3.1	SCALE: 1" = 80'	

500	01S	14W	0	09	200	62	1762

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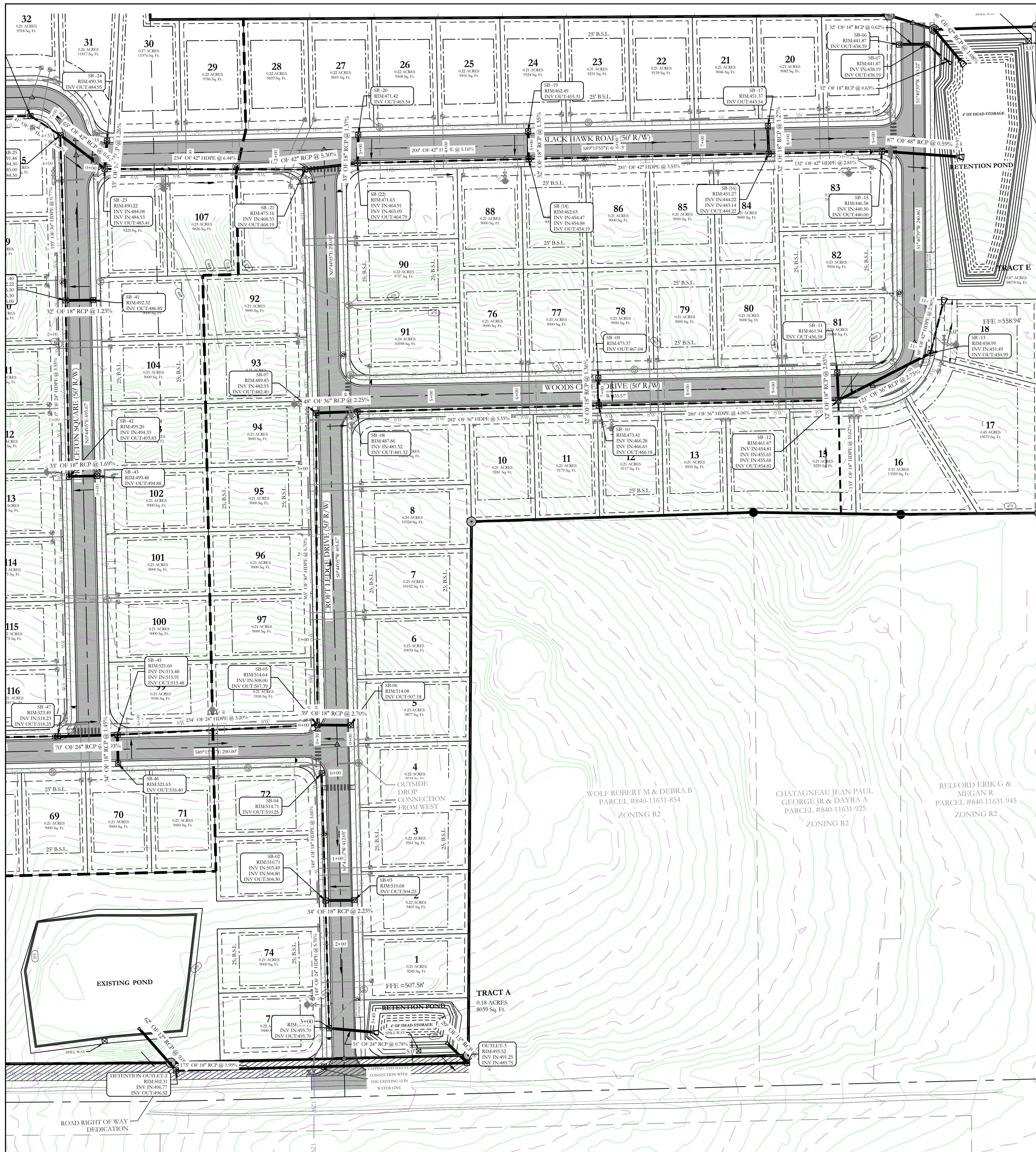

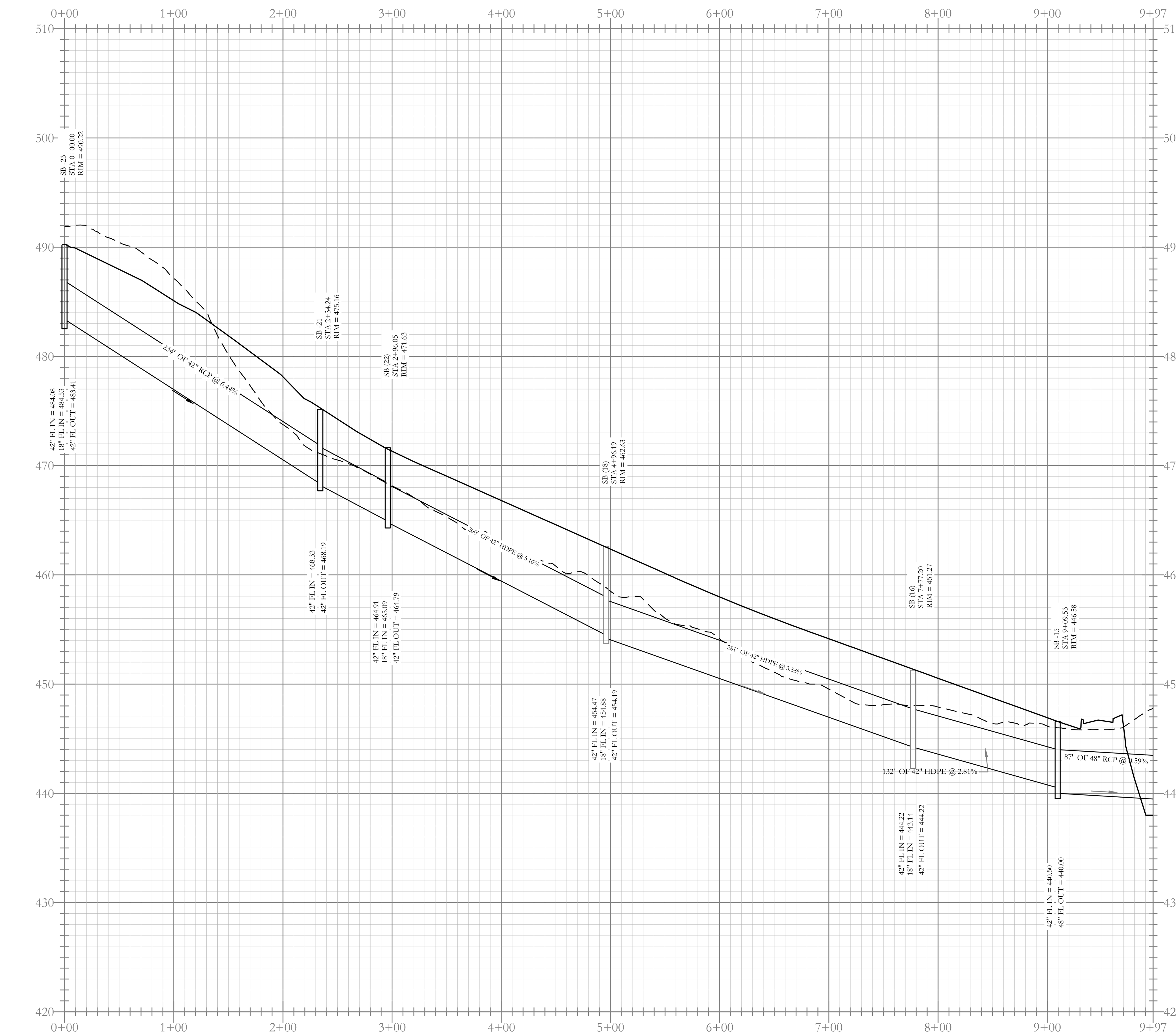

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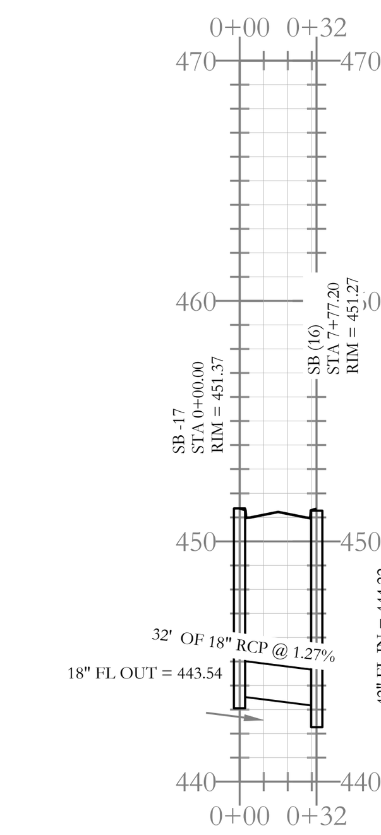

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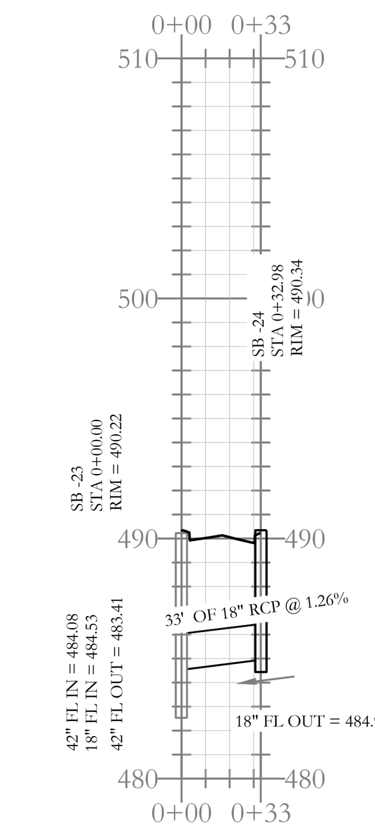

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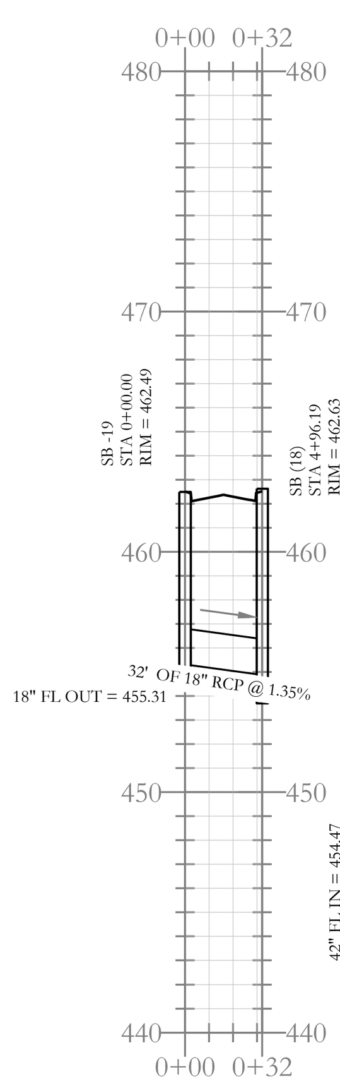

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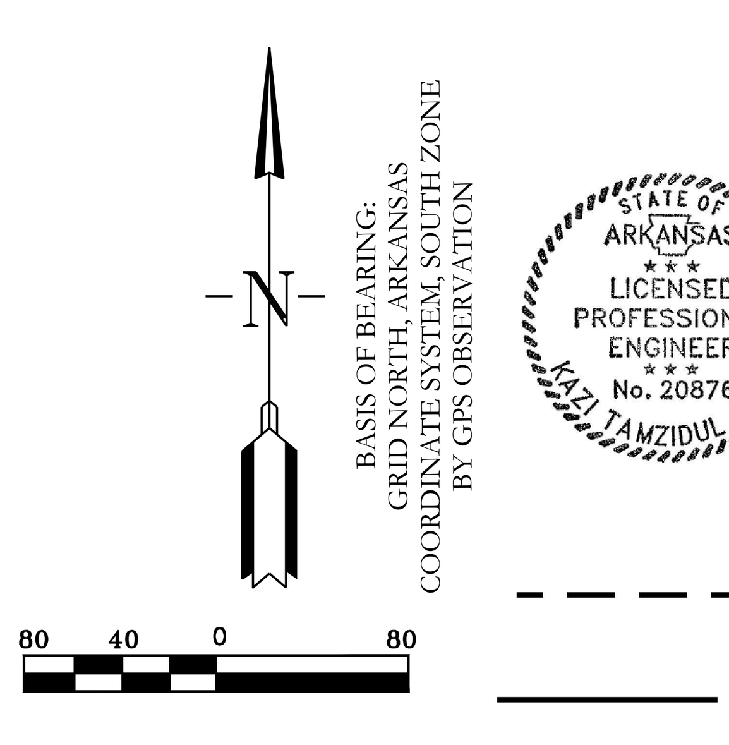
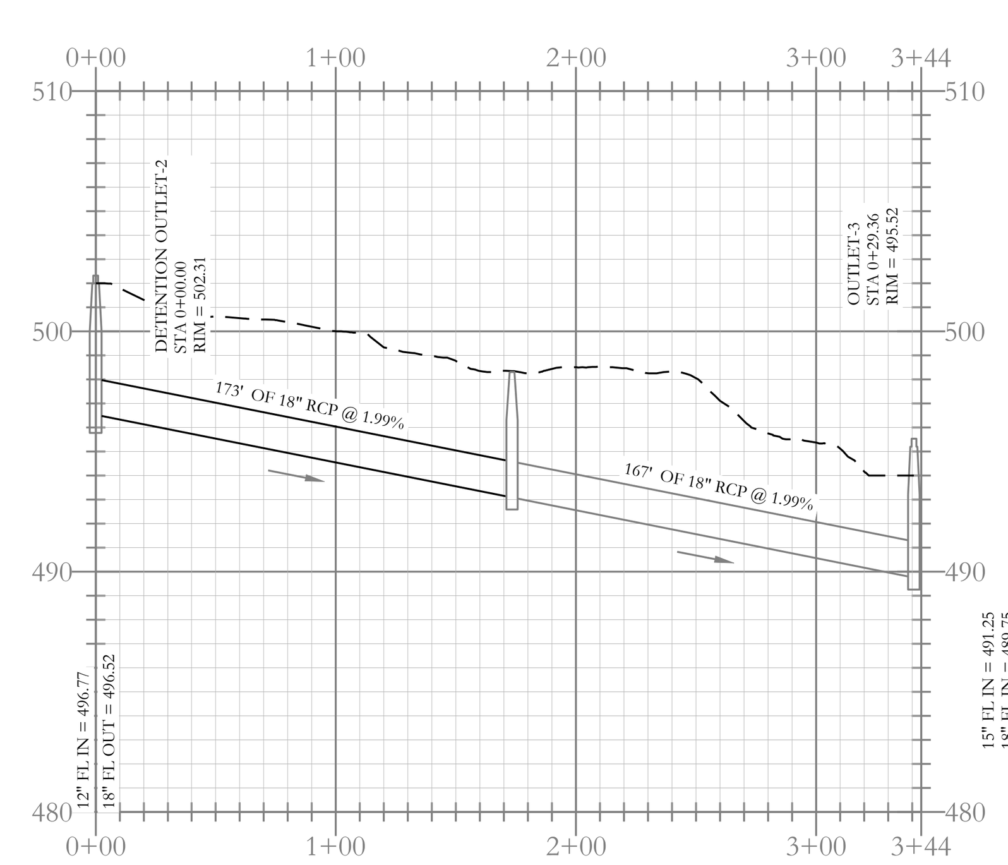
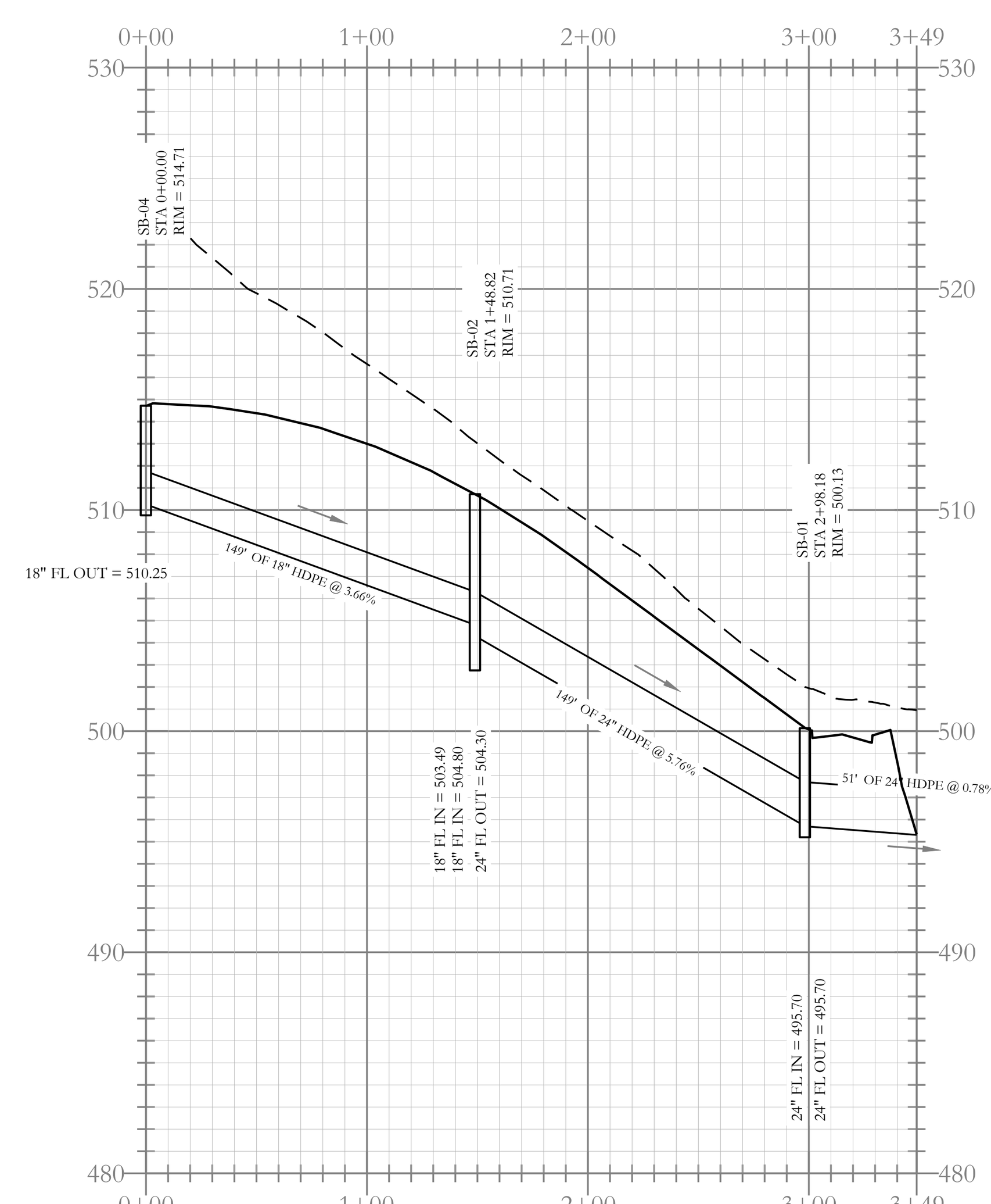


STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20876
KAZI TAMZIDUL ISLAM

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



Detention Outlet to ditch Profile



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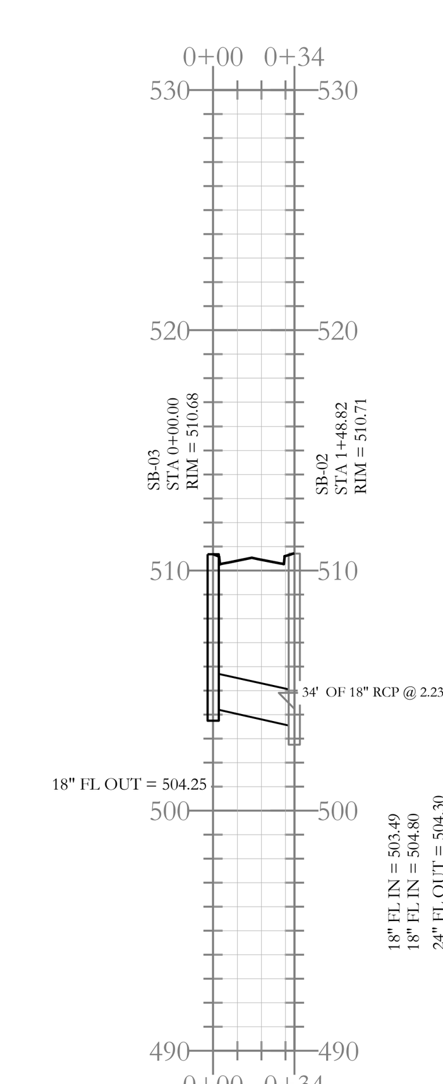

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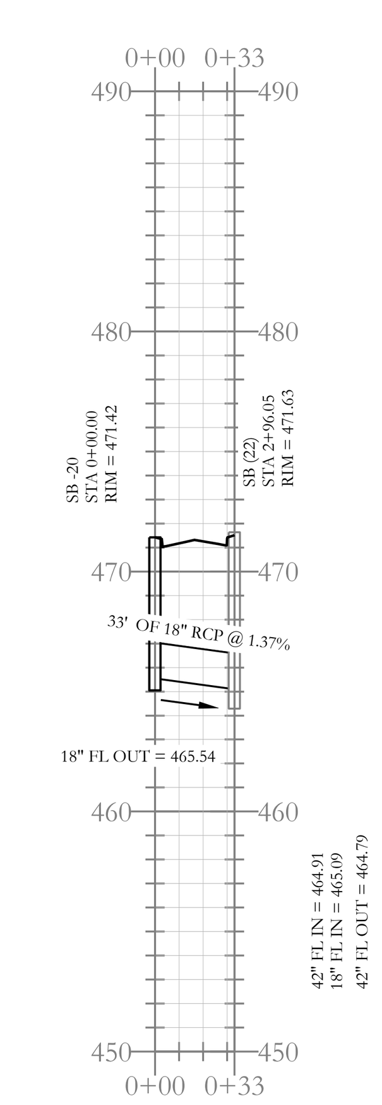

Stormwater G(d) Profile

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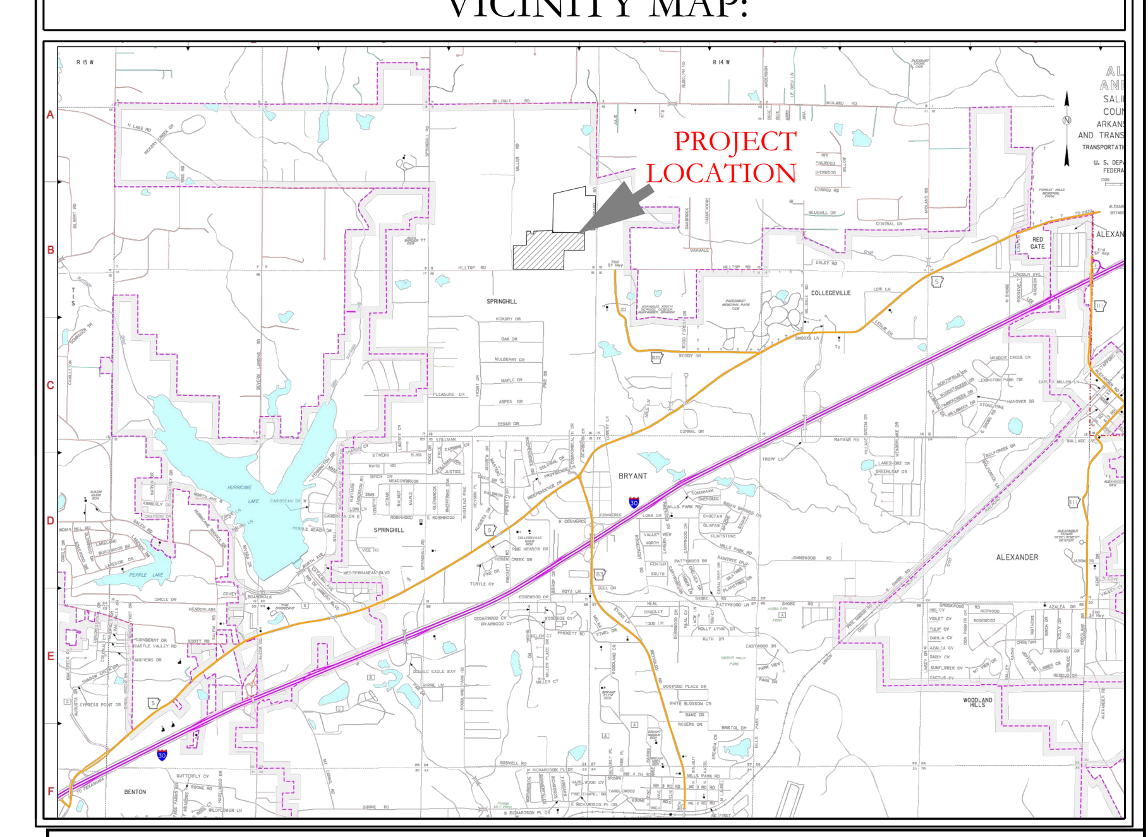

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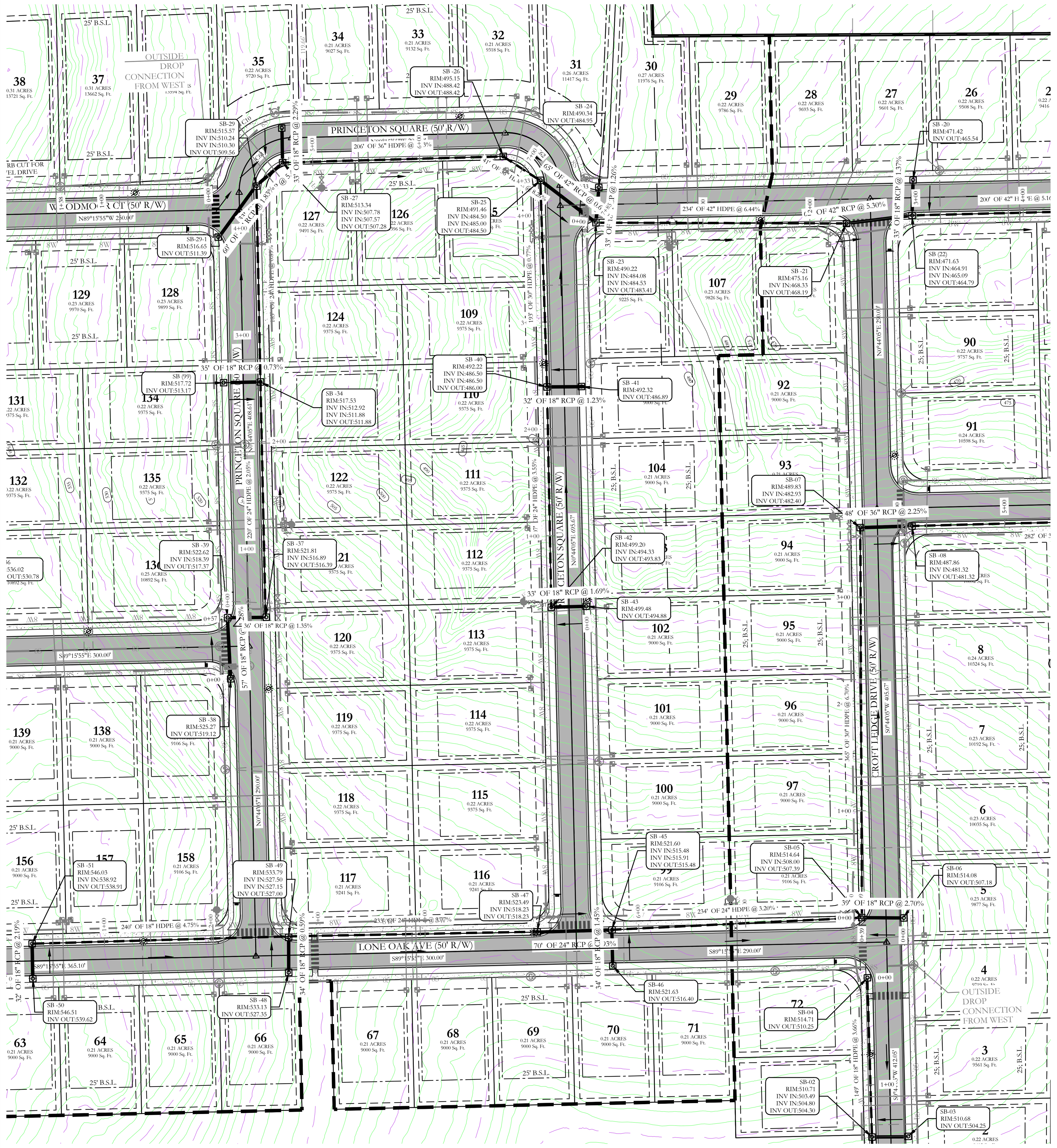

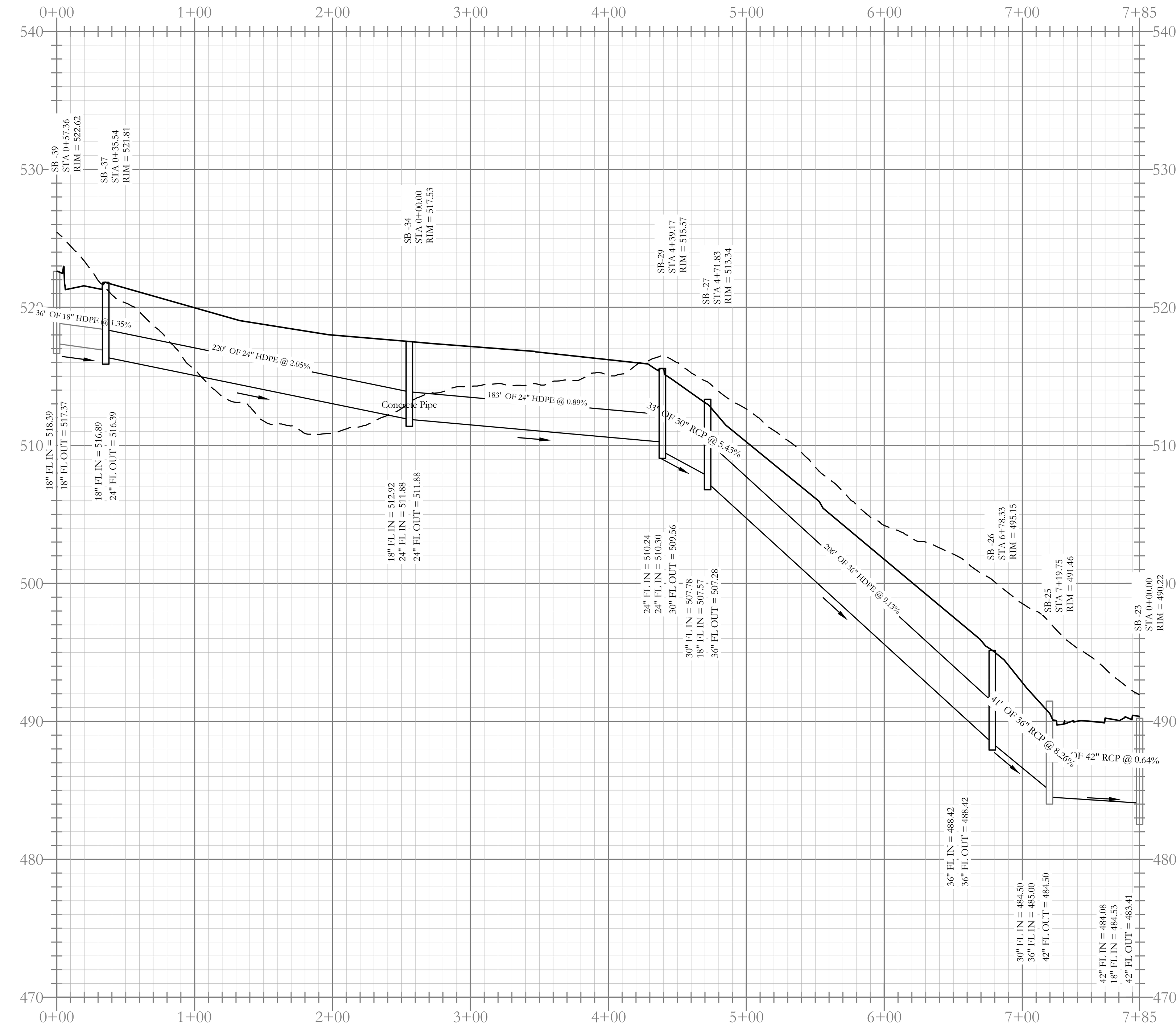

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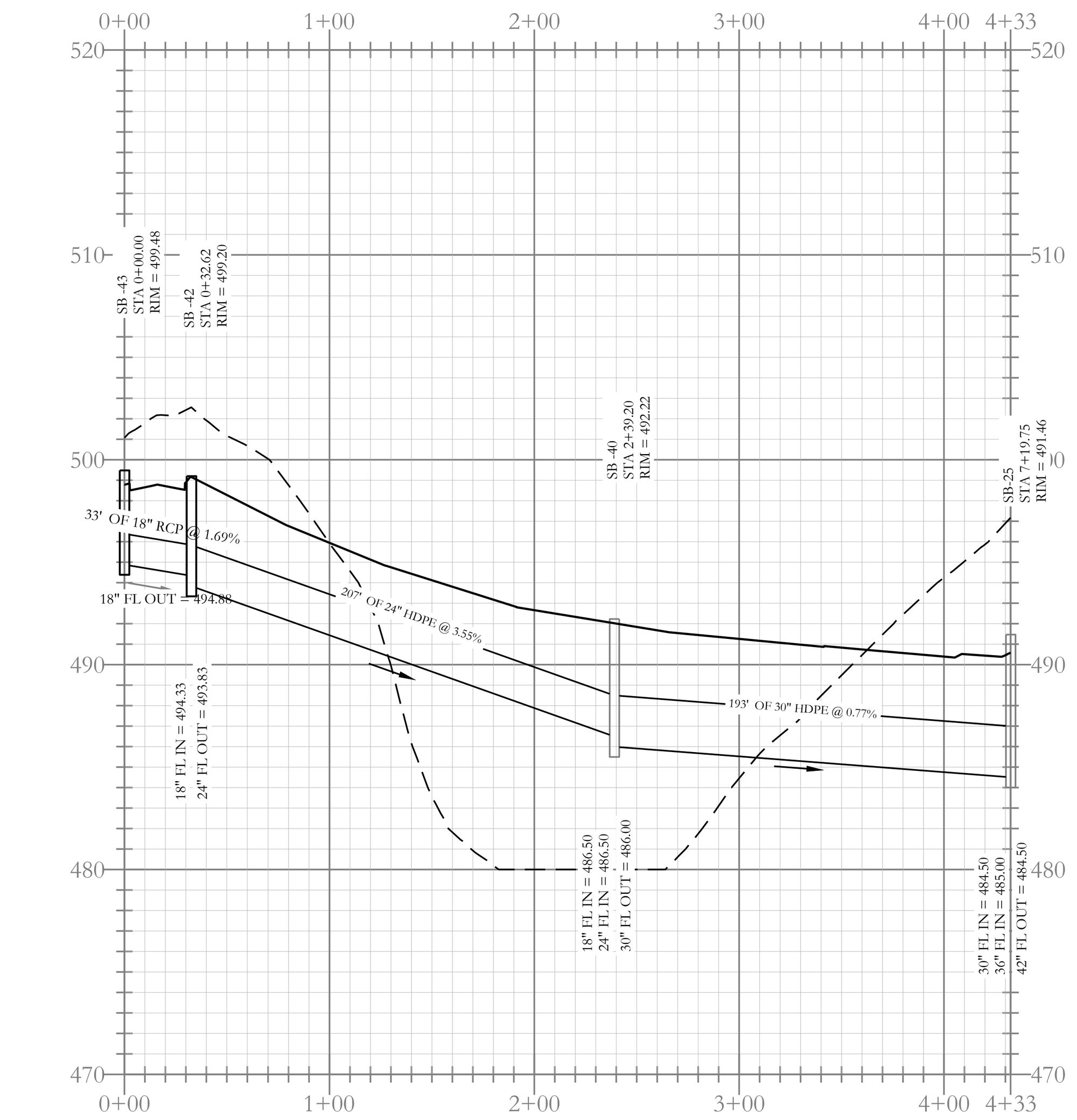

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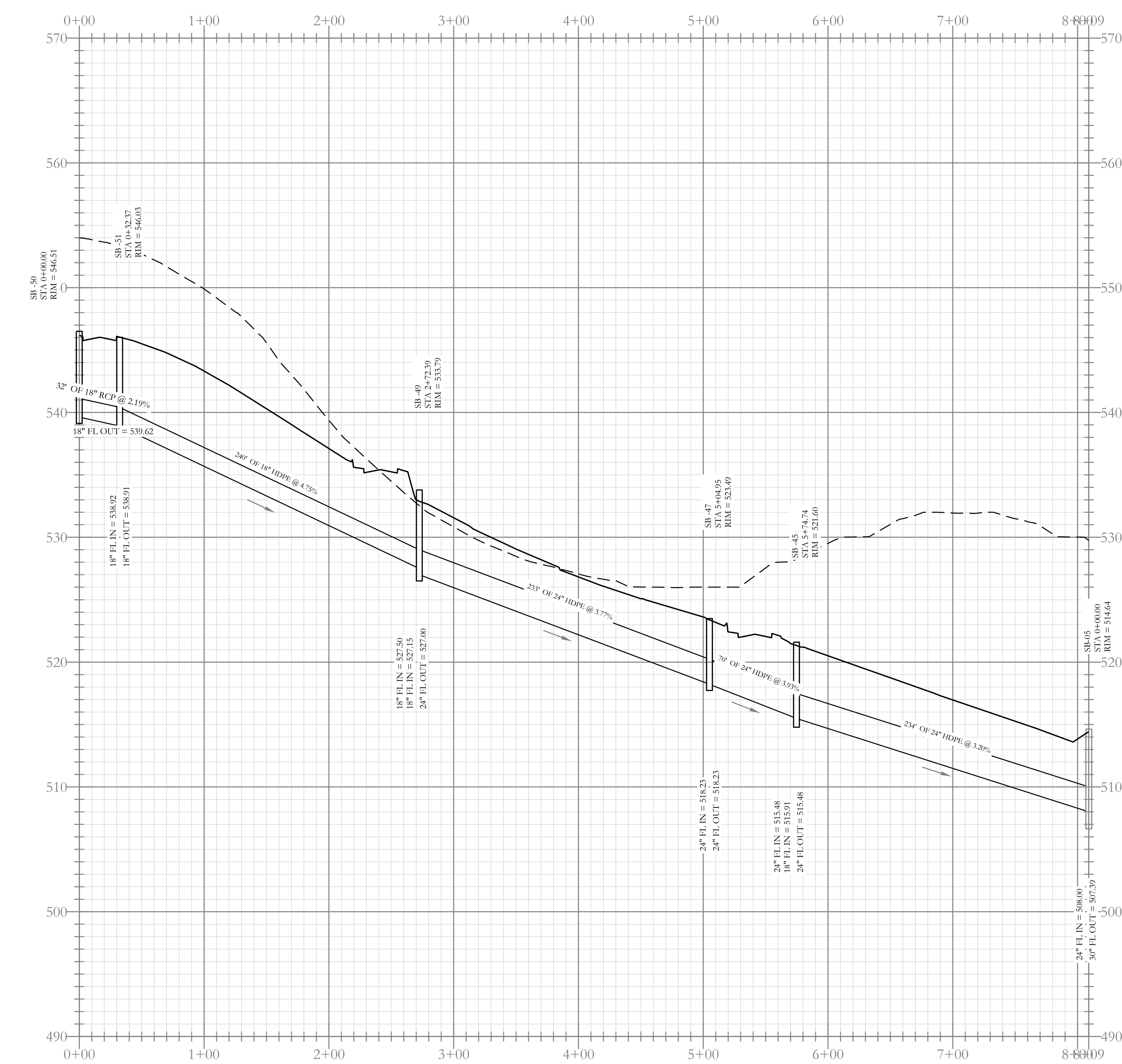

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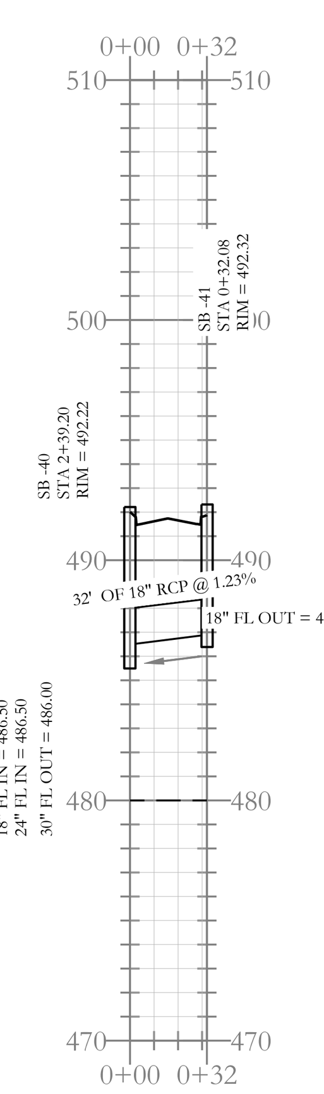

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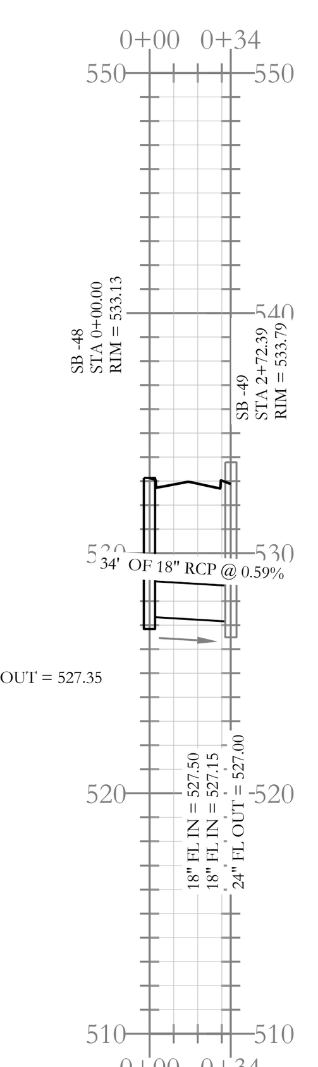

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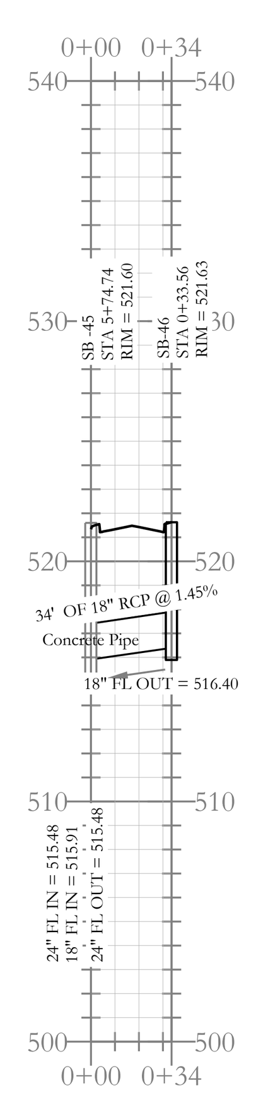

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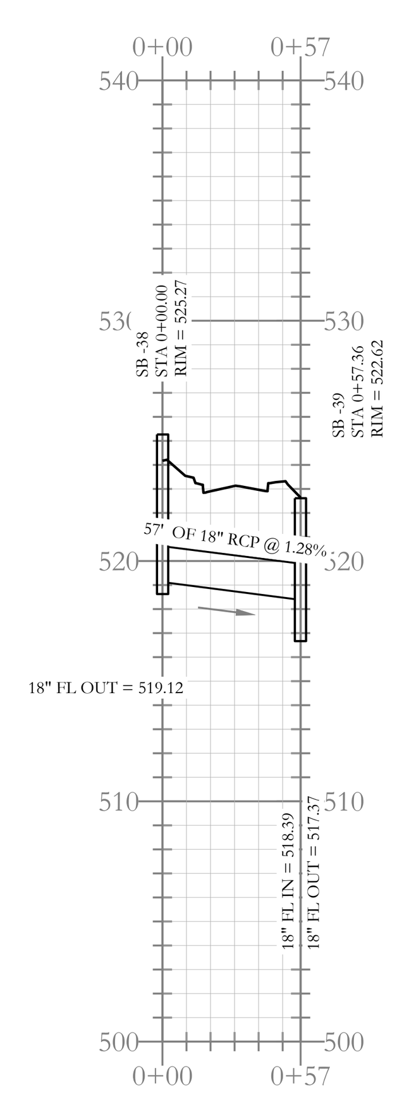

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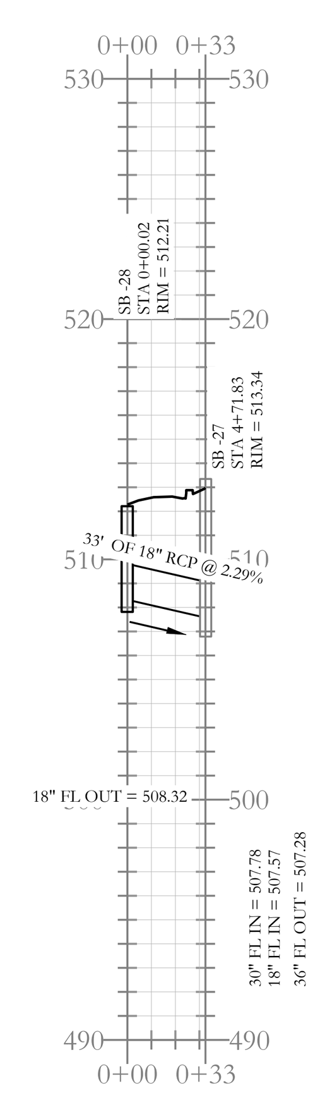

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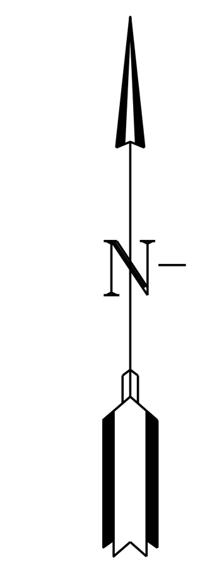
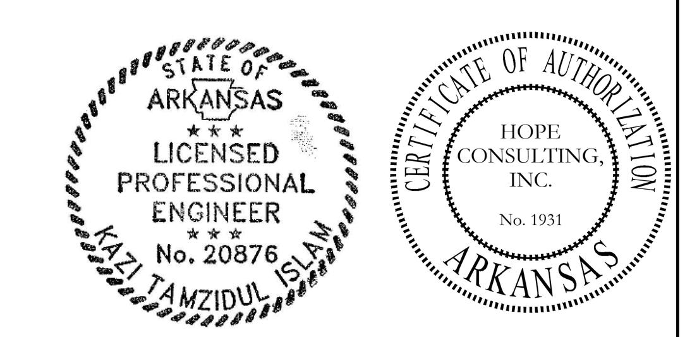


BASIS OF BEARING:
GRID NORTH, ARKANSAS
COORDINATE SYSTEM, SOUTH ZONE
BY GPS OBSERVATION



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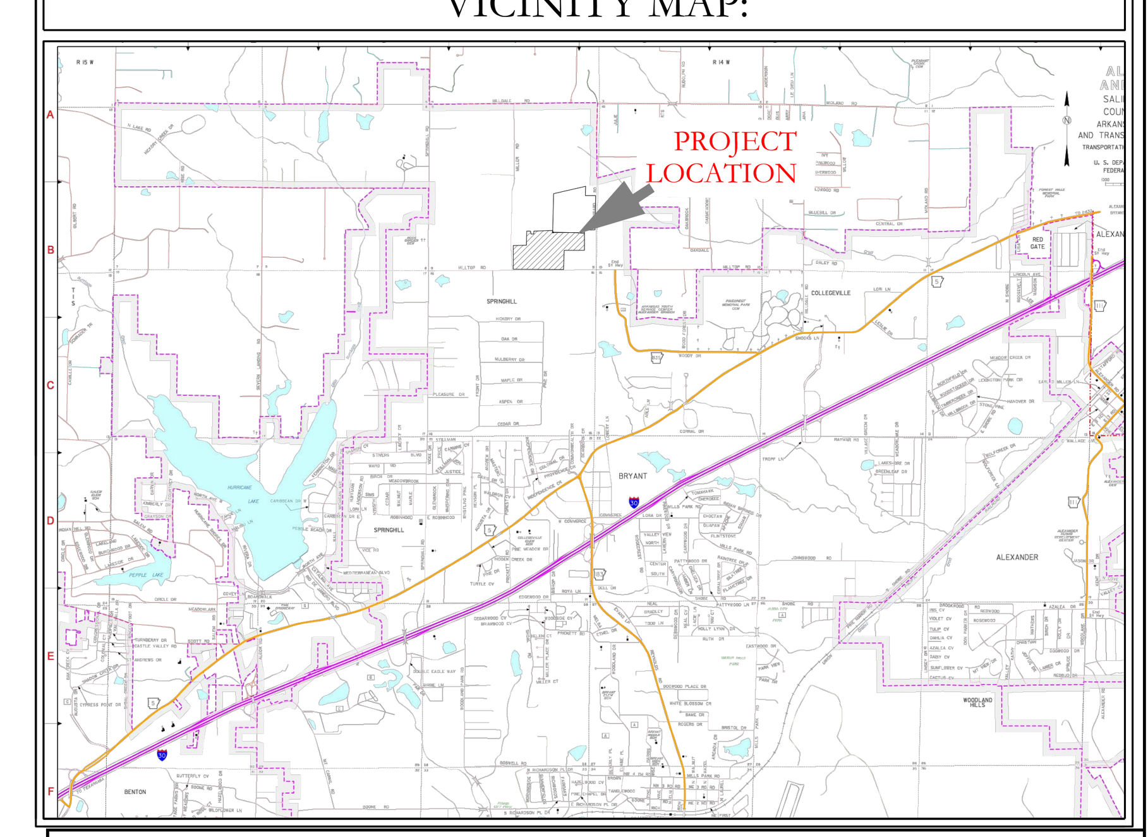
- - - - HDPE

——— RCP

VICINITY MAP:



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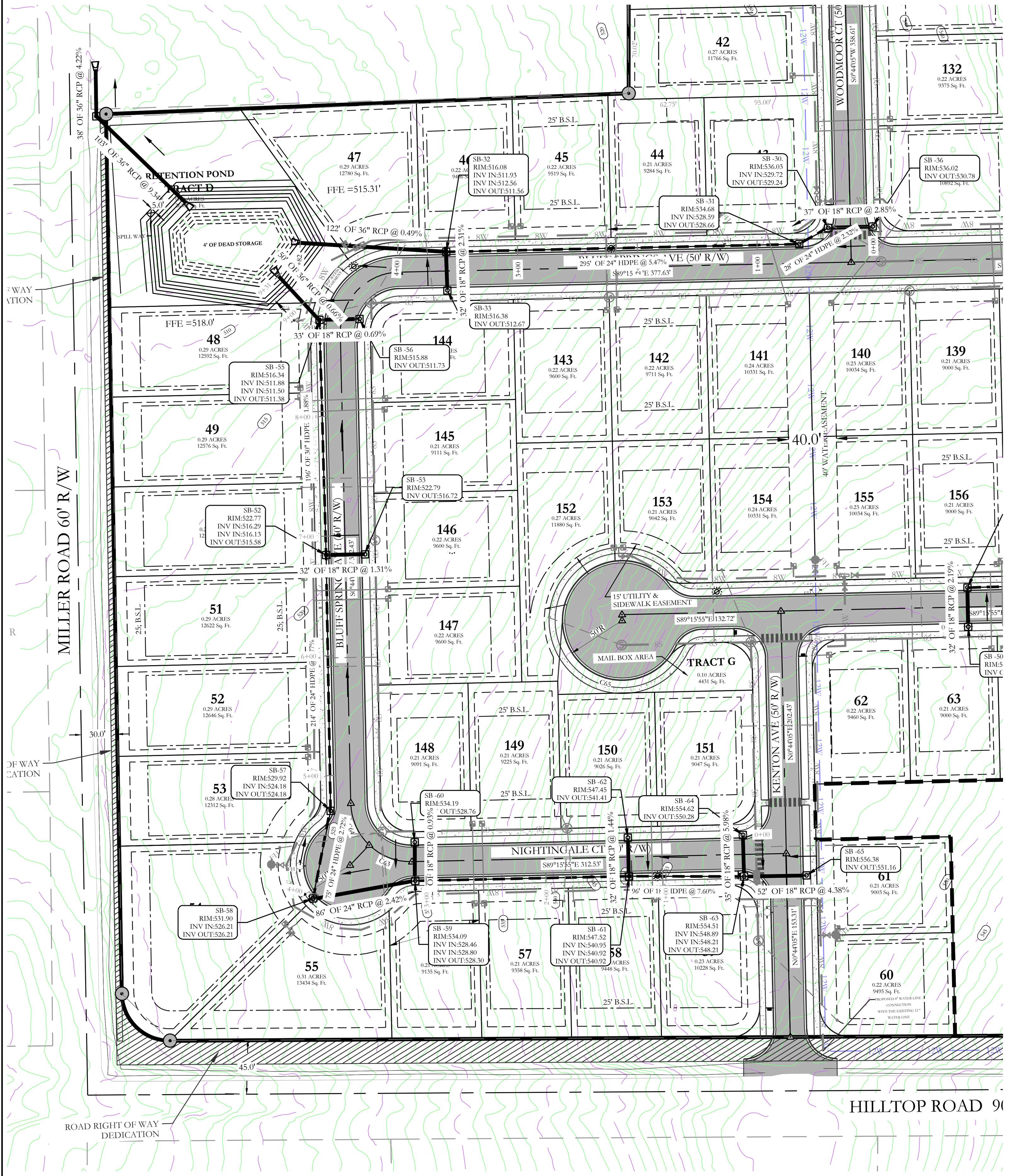

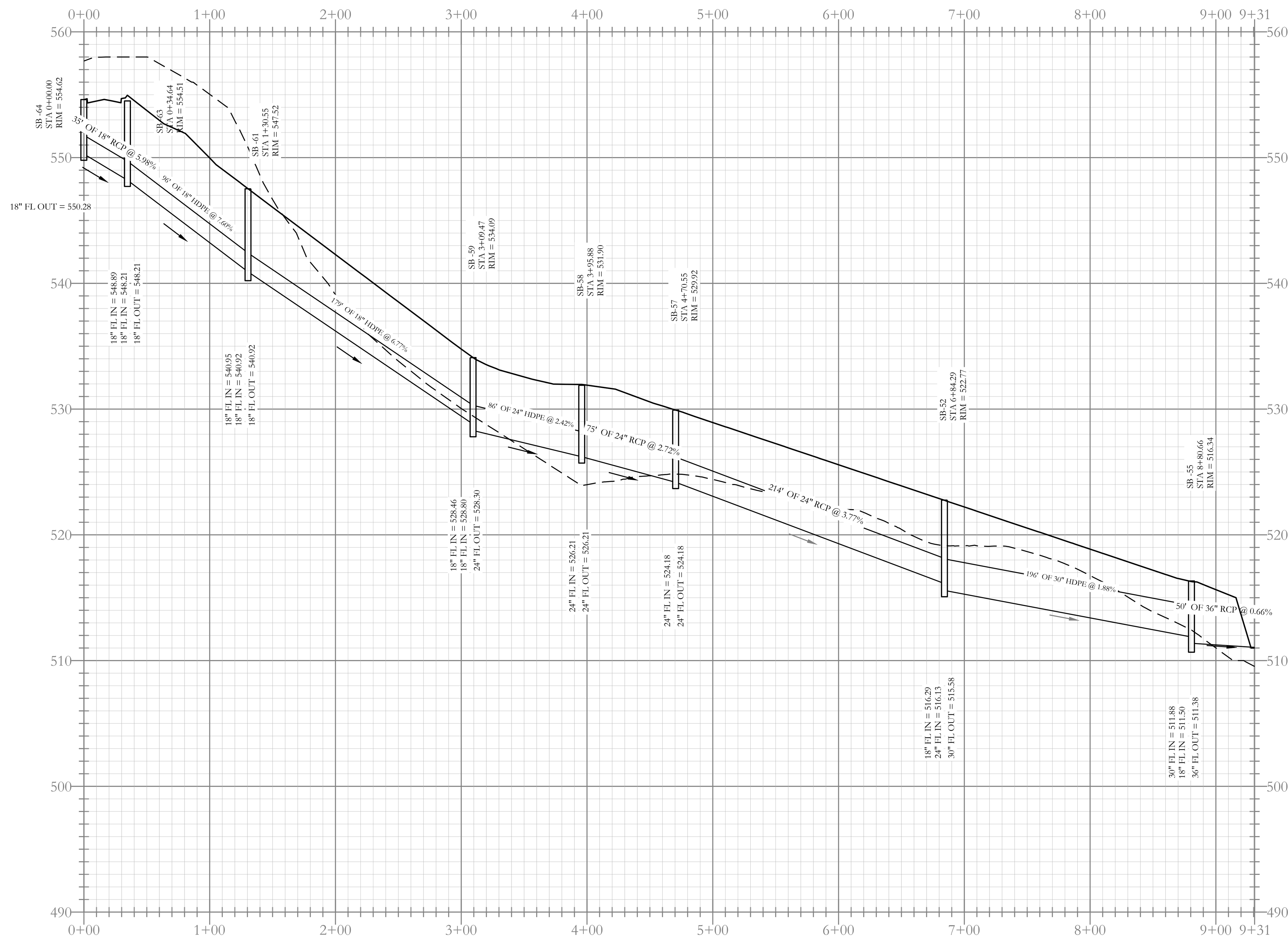

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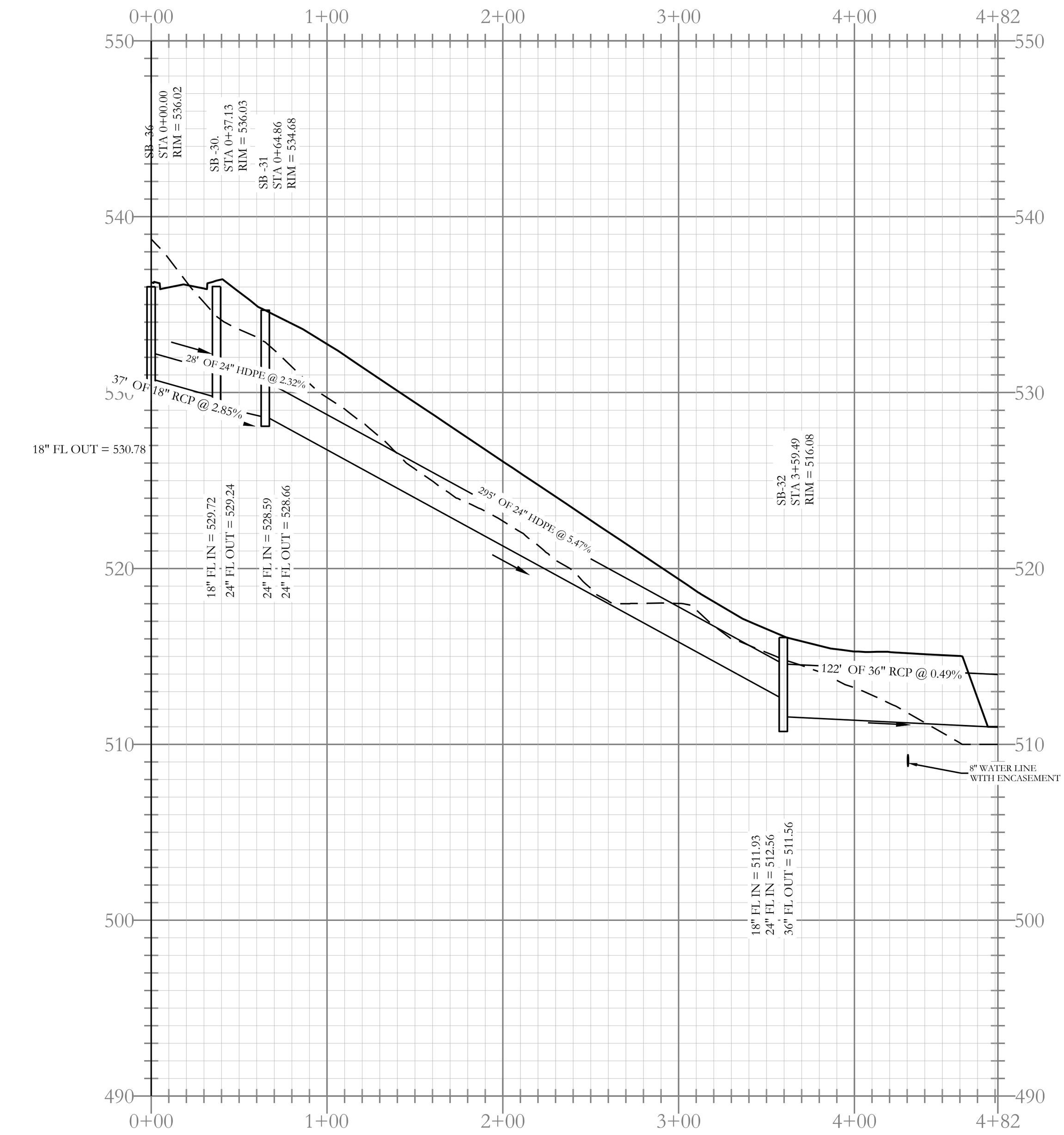

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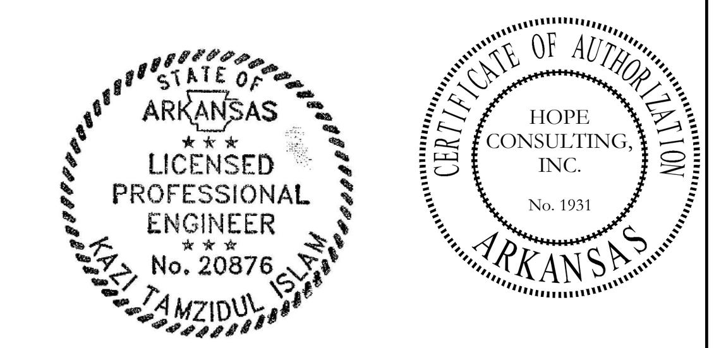

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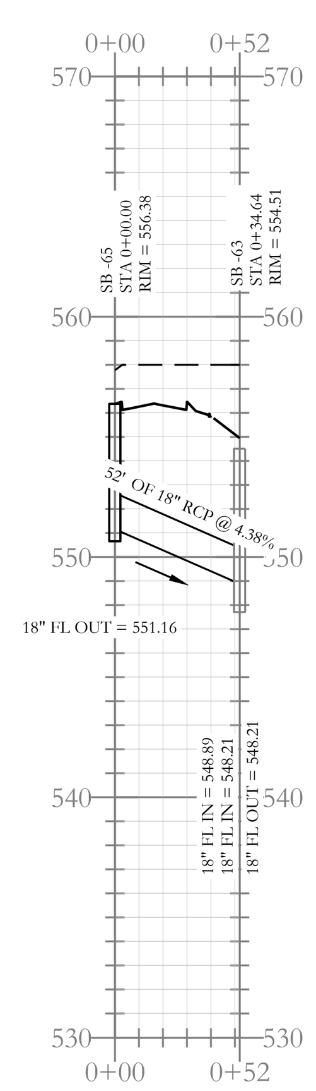

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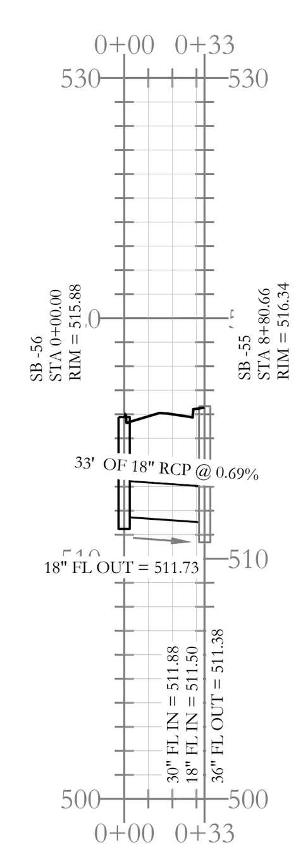

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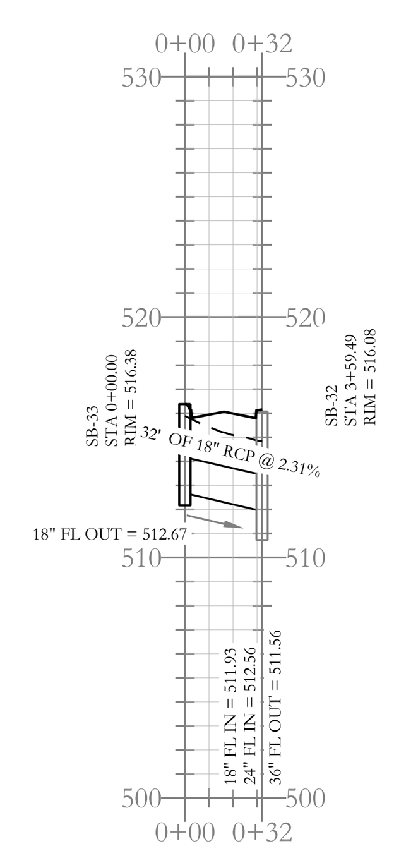

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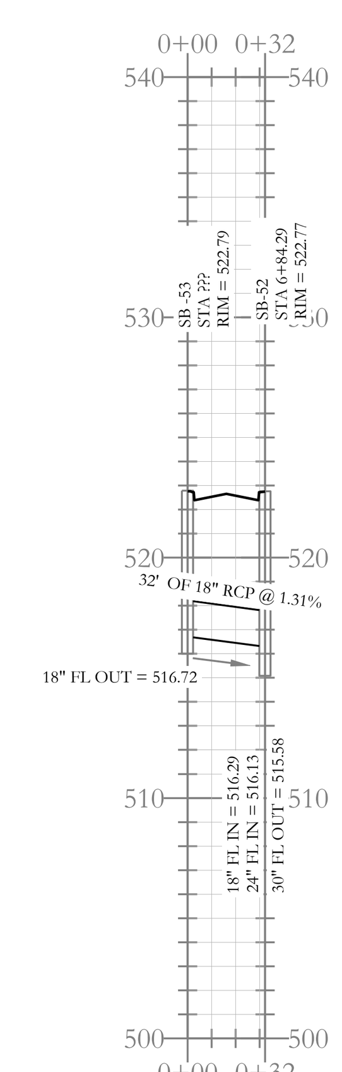

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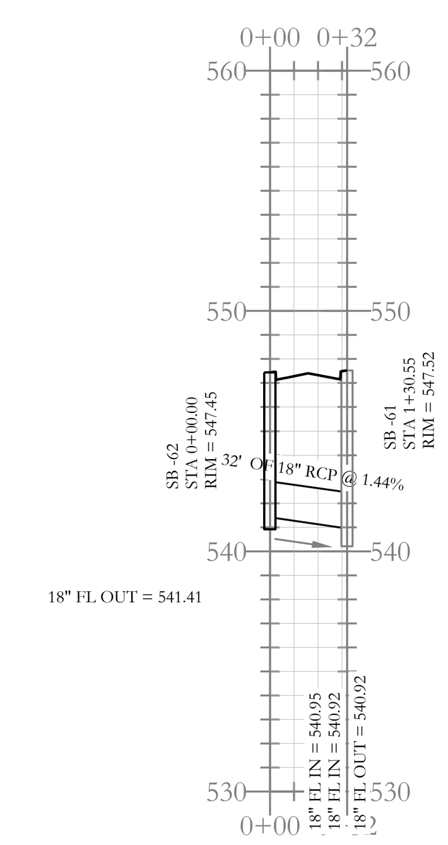

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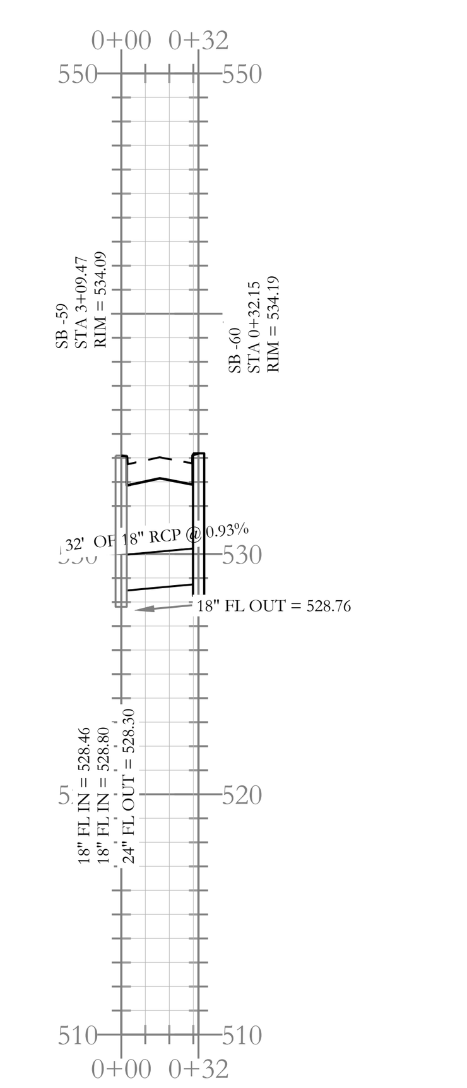
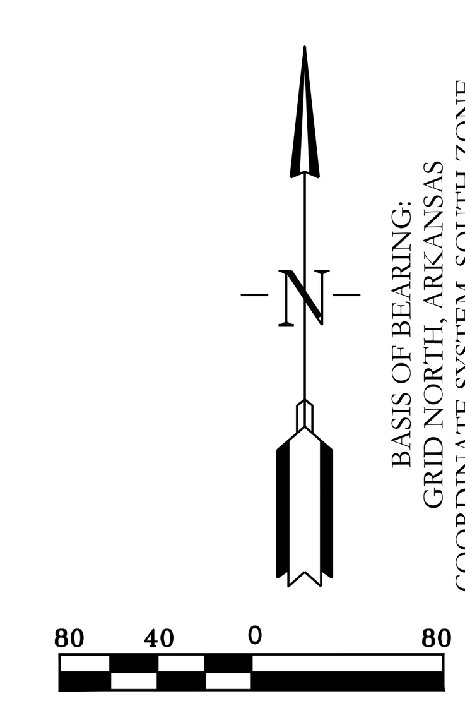


Stormwater E-e Profile



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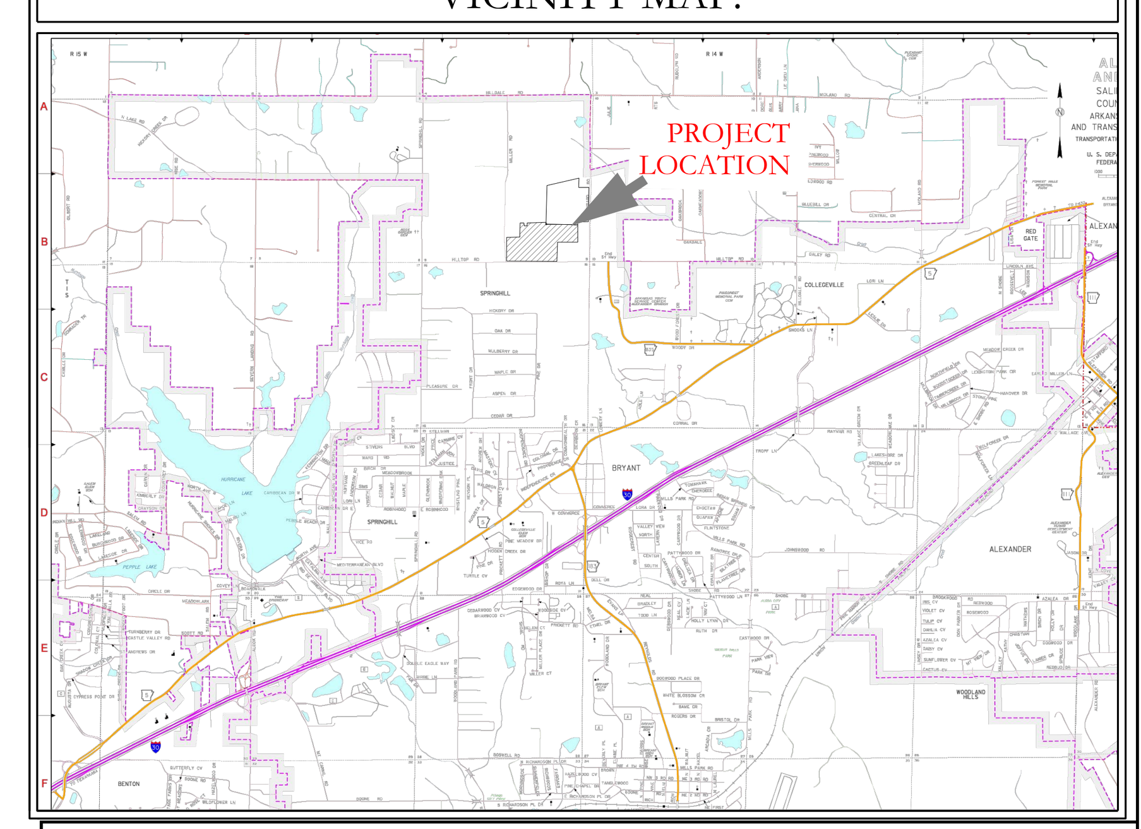

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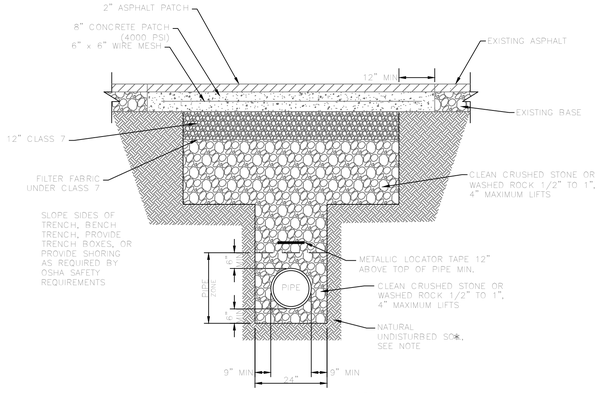
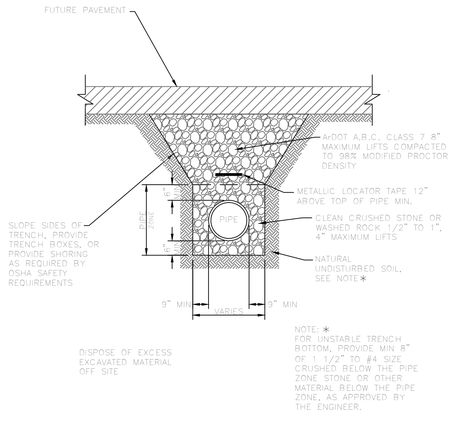


PVC SEWER TRENCH UNDER EXISTING ASPHALT STREET

N.T.S.



PVC SEWER TRENCH UNDER FUTURE ASPHALT STREET

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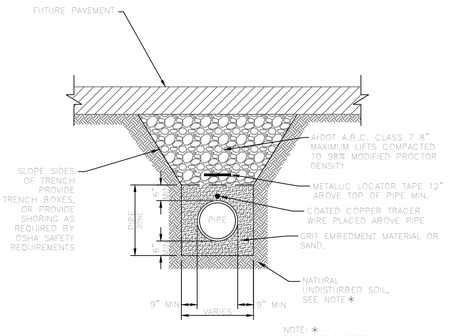

PVC WATER LINE TRENCH UNDER FUTURE ASPHALT STREET

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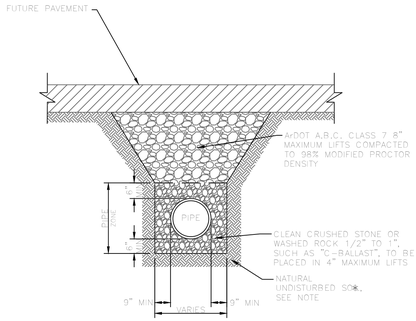

DRAINAGE PIPE TRENCH UNDER FUTURE ASPHALT STREET

N.T.S.

SOIL STABILIZATION REQUIREMENTS:

1. IN LAWN AREAS, DISTURBED SOIL SHALL BE STABILIZED BY PLACEMENT OF SOD TO MATCH EXISTING.
2. IN FIELDS OR WOODED AREAS, DISTURBED SOIL SHALL BE STABILIZED BY SEEDING.

PVC SEWER TRENCH IN UNPAVED AREAS

N.T.S.

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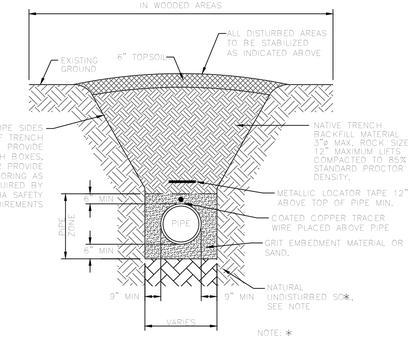

PVC WATER LINE TRENCH IN UNPAVED AREAS

N.T.S.

SOIL STABILIZATION REQUIREMENTS:

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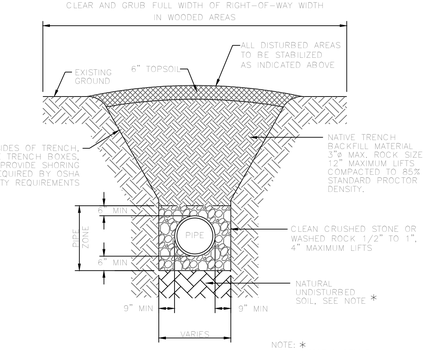

DRAINAGE PIPES IN UNPAVED AREAS

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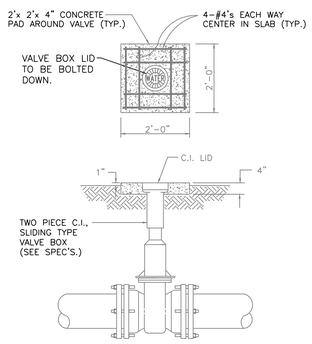

DETAIL-VALVE BOX

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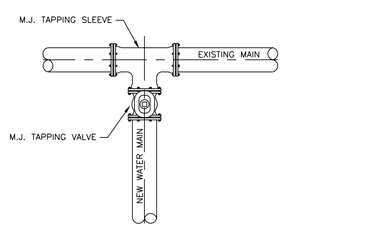

WATER MAIN CONNECTION DETAIL

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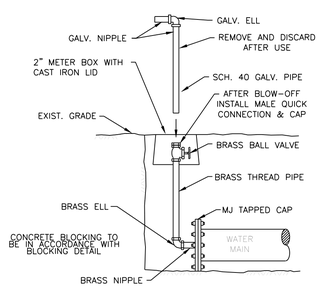

2" BLOW-OFF RISER

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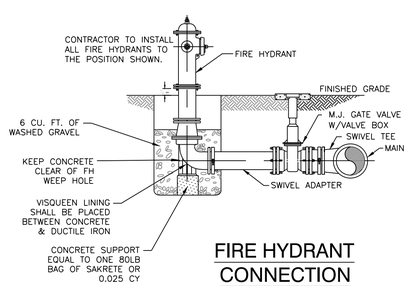

FIRE HYDRANT CONNECTION

NTS

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SPECIFICATIONS

SUBGRADE MATERIAL

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

BASE COURSE

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

SURFACE COURSE

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

CURB AND GUTTER

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

SIDEWALKS

General

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

Minimum thickness and reinforcement

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

Contraction and expansion joints

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

Quality control testing and inspection by the City

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

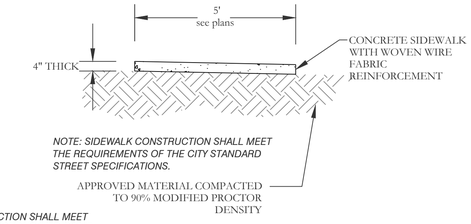
Subgrade

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

QUALITY CONTROL TESTING AND INSPECTIONS

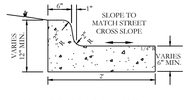
General

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



NOTE: SIDEWALK CONSTRUCTION SHALL MEET ADA REQUIREMENTS WITH CORRUGATED DOME RAMP REQUIREMENTS

Typical Sidewalk Detail



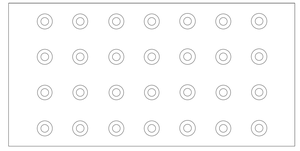
STANDARD CURB & GUTTER
NOT TO SCALE

TYPICAL CURB DETAILS & NOTES
NOT TO SCALE

Typical Curb & Gutter Detail

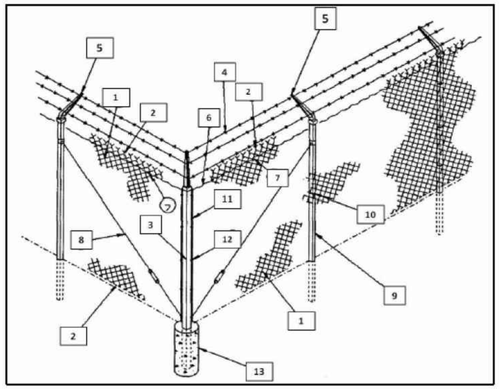
4,000 psi concrete

Top View



Side View

ADA Corrugated Dome Ramp



1	Fabric
2	Selvage
3	Corner Post
4	Barbed Wire/Barbed Tape
5	Outrigger/Barbed Wire Arm
6	Tension Wire (Top and Bottom)
7	Hog Ring
8	Truss Rod
9	Line Post
10	Tie Wire
11	Tension Bar
12	Tension Clip
13	Concrete Footing

SECURITY FENCE DETAILS

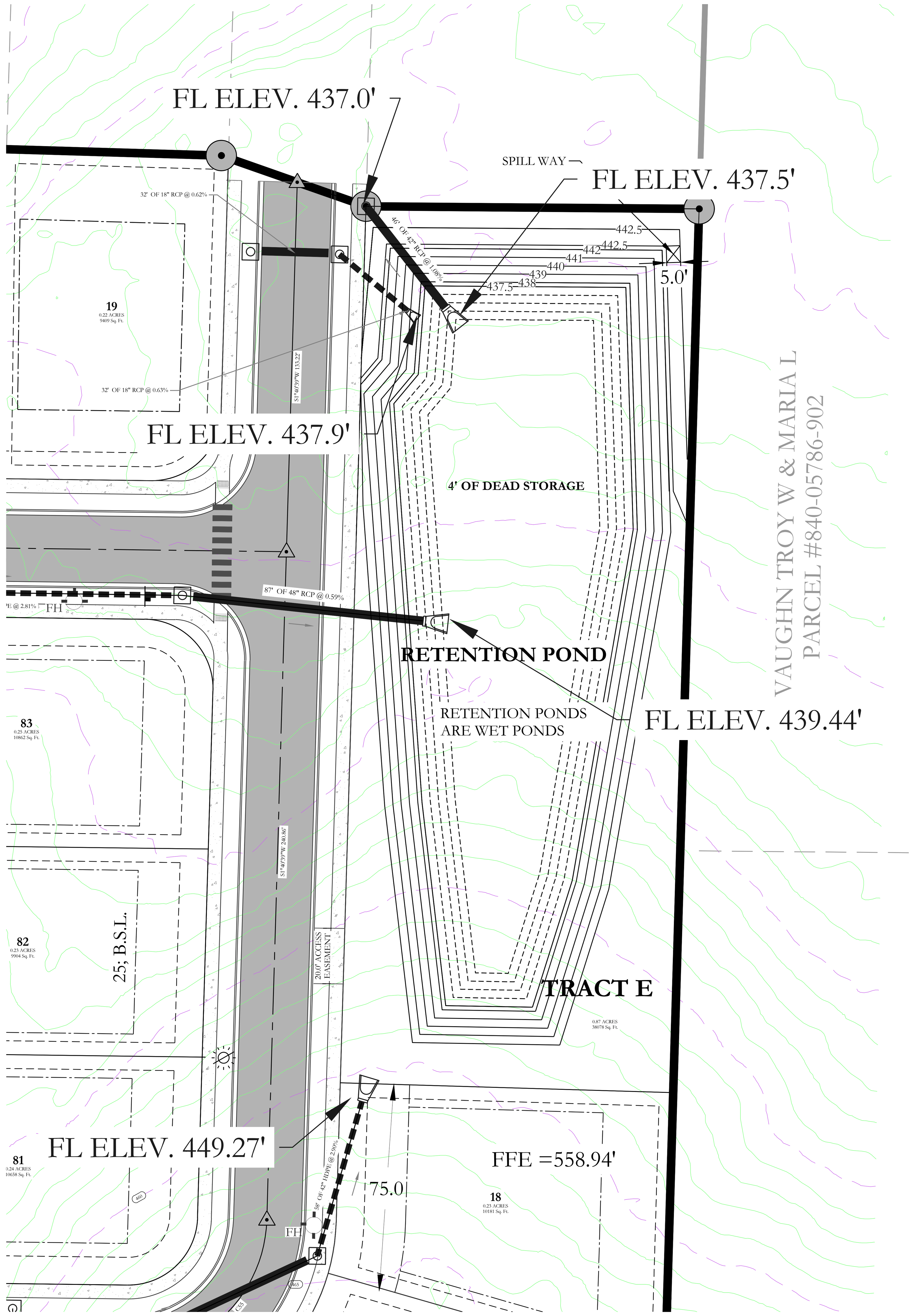
HOPE CONSULTING
ENGINEERS - SURVEYORS
129 N. Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
NXT GEN HOMES LLC.

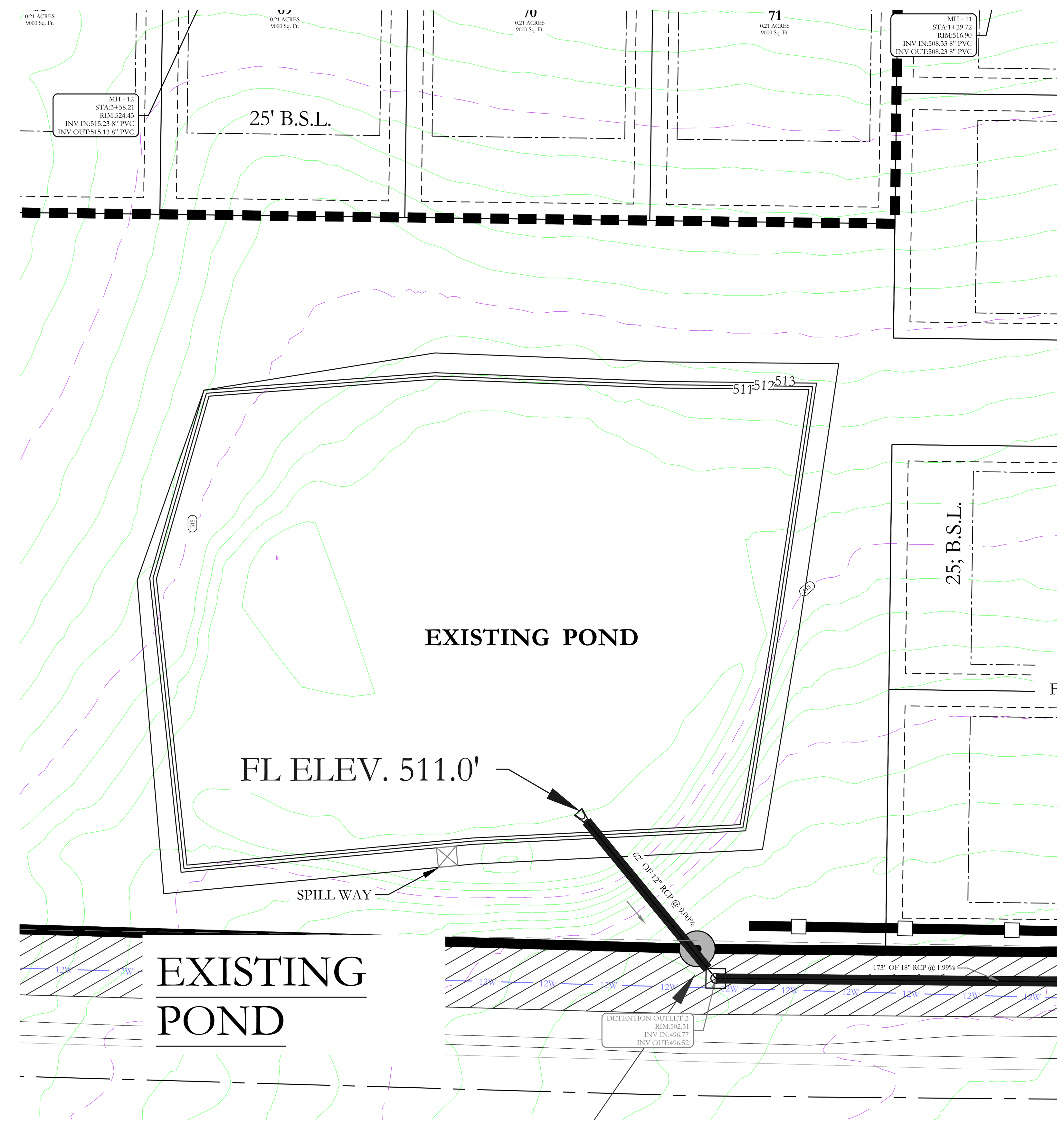
HILLTOP LANDING
CIVIL SPECIFICATIONS
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

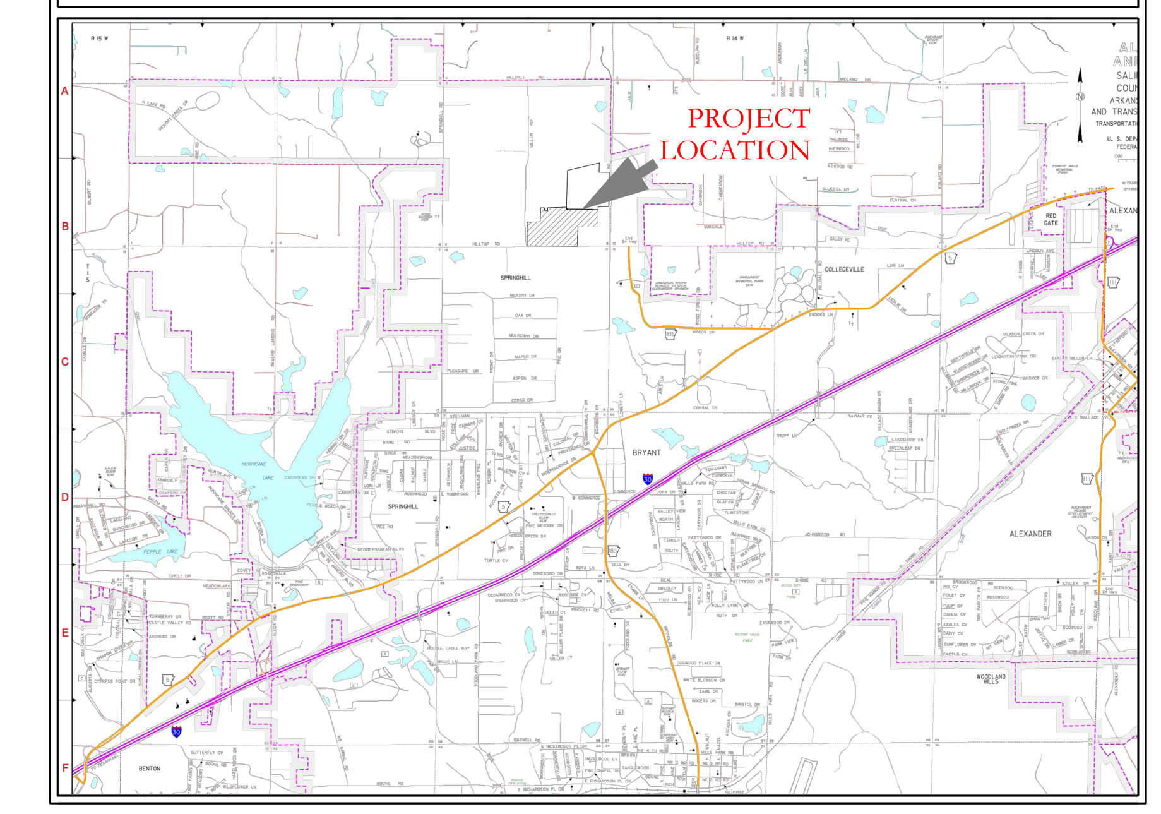
DATE:	03/08/2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:	08/07/2023	CHECKED BY:	20-1341
SHEET:	C-5.0	SCALE: 1" = 20"	

500	01S	14W	0	09	200	62	1762



RETENTION POND-1

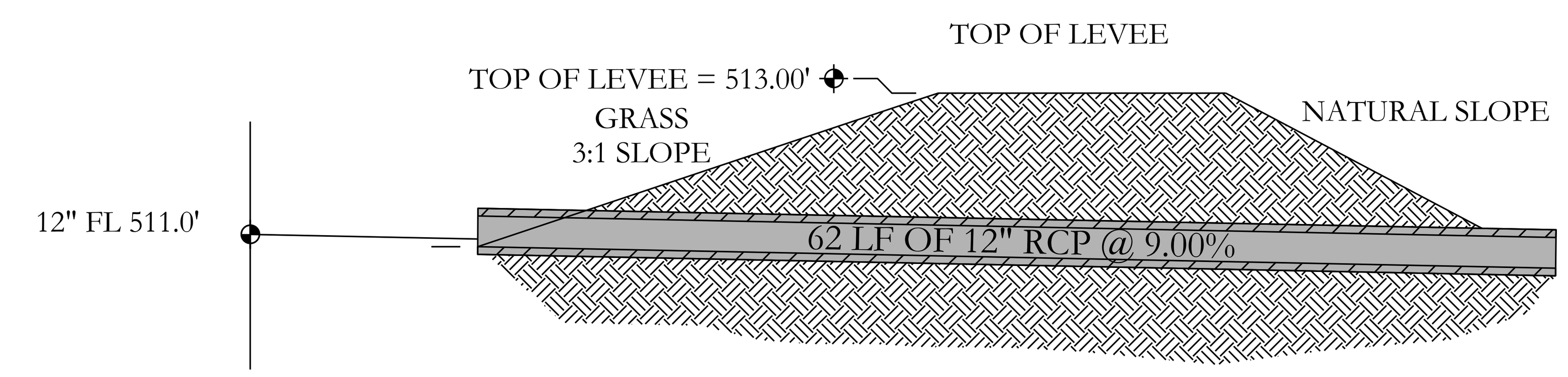




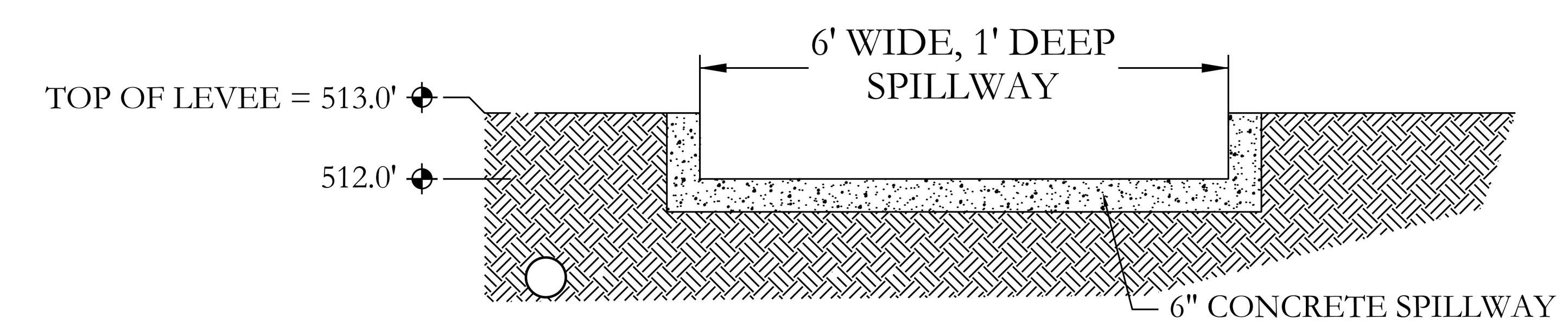
EARTHEN SLOPE NOTE:
ALL EARTHEN RETENTION POND SLOPES ON BOTH THE INTERIOR AND EXTERIOR OF THE POND SHALL HAVE A MAXIMUM SLOPE OF 3:1.

NOTE:
ALL RETENTION BASINS WILL BE REQUIRED TO BE STABILIZED WITH SOLID SOD STABILIZATION PER THE STORMWATER MANAGEMENT MANUAL.

TOP BANKS OF ALL RETENTION PONDS WILL BE 5' WIDE .



OUTLET SECTION
NTS



PROPOSED LEVEE AND SPILLWAY FOR EXISTING POND

DETENTION POND MAINTENANCE PLAN

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

Routine Maintenance
The property owners association will maintain the drainage easements located in Tract "B" and Tract "E". Routine maintenance will include but not be limited to:
-Mowing of the bank slopes and area around the pond on a monthly basis during the growing season and as needed during the cooler months.

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

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

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

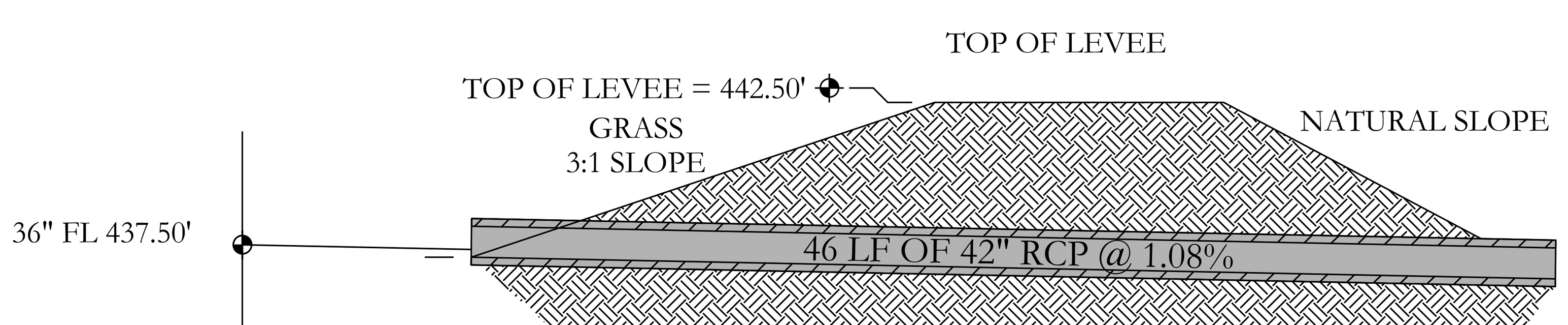
Periodic or Non-Routine Maintenance
The routine inspection of the ponds areas and discharge pipes will identify needed repairs and non-routine maintenance. These items may include but not be limited to:

-Re-growth of trees on or around the pond bank. These should be cut and removed from the pond area.

-Sediment from the site may accumulate in the pond bottom and reduce the pond to below design volume requirements. The pond should be excavated if the pond bottom elevation reached a level that allows excessive aquatic growth or reduces the pond efficiency such, that the sediments are passing the discharge structure and release off site.

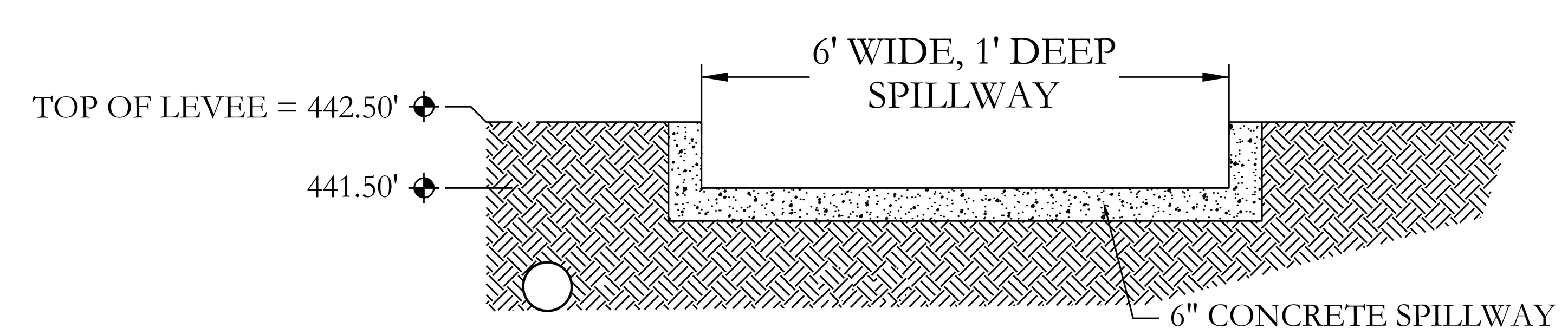
-Stabilization or re-grading of side slopes may be required periodically or after excessive rain events. Any disturbance of slopes should be reseeded or may require installation of erosion control materials until seeding can reestablish adequate grasses to prevent future erosion.

-Any other maintenance or repairs which would minimize other maintenance to the pond or outfall structures.

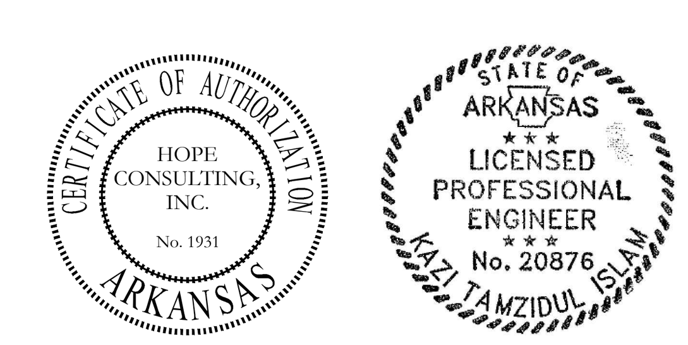


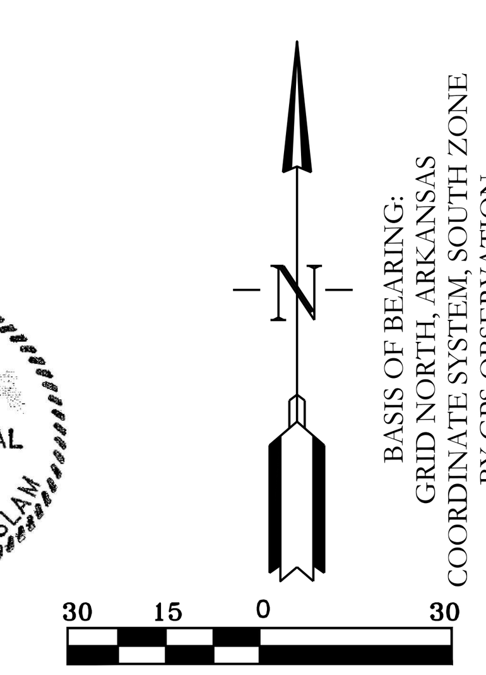
OUTLET SECTION
NTS

RETENTION POND-1



SPILLWAY END VIEW
NTS





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

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129 N. Main Street,
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PH. (501)315-2626
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FOR USE AND BENEFIT OF:
NXT GEN HOMES LLC.

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

DATE:	03/08/2023	C.A.D. BY:		DRAWING NUMBER:
REVISED:	08/07/2023	CHECKED BY:		20-1341
SHEET:	C-6.0	SCALE:	1"=30'	

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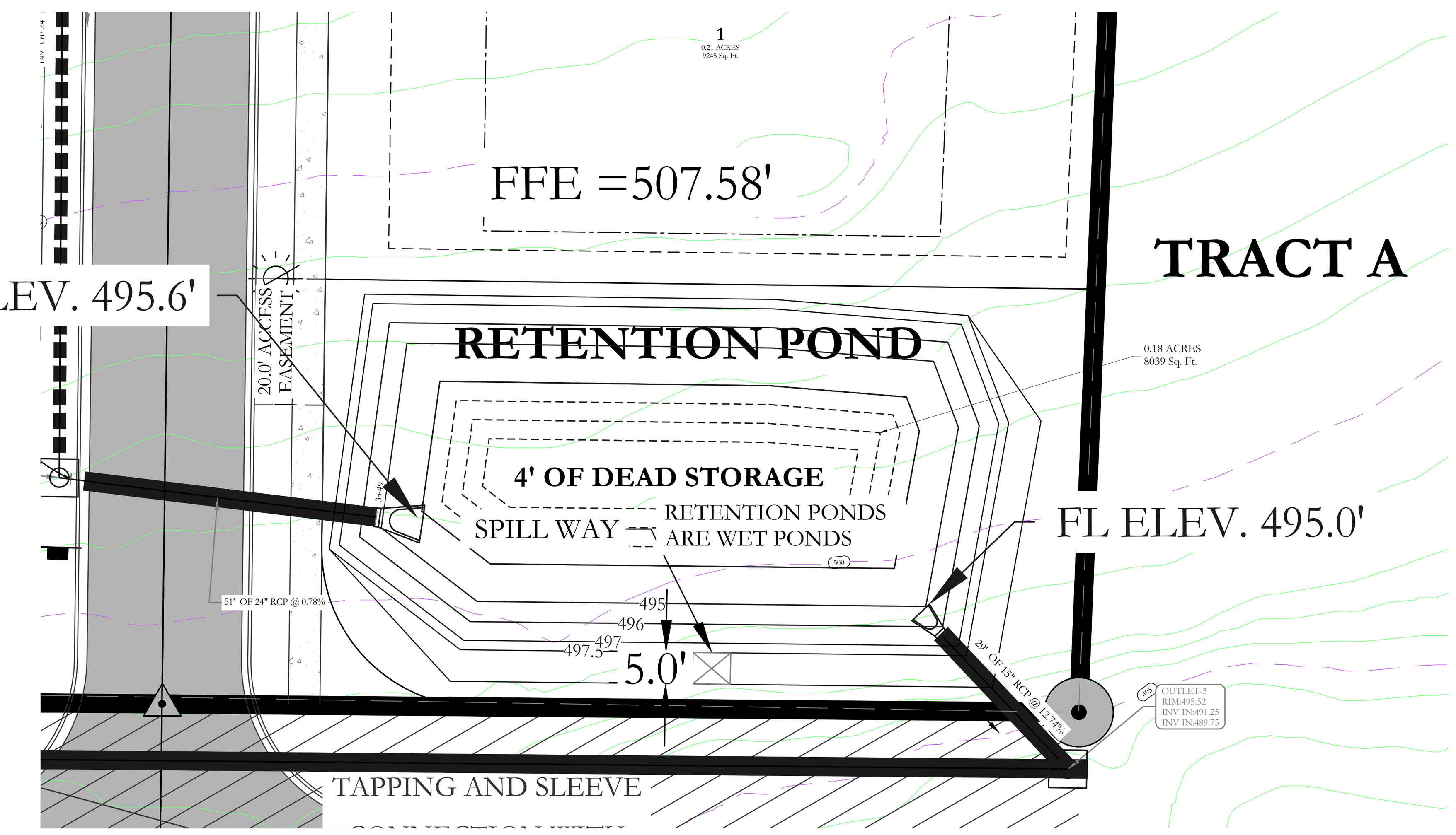

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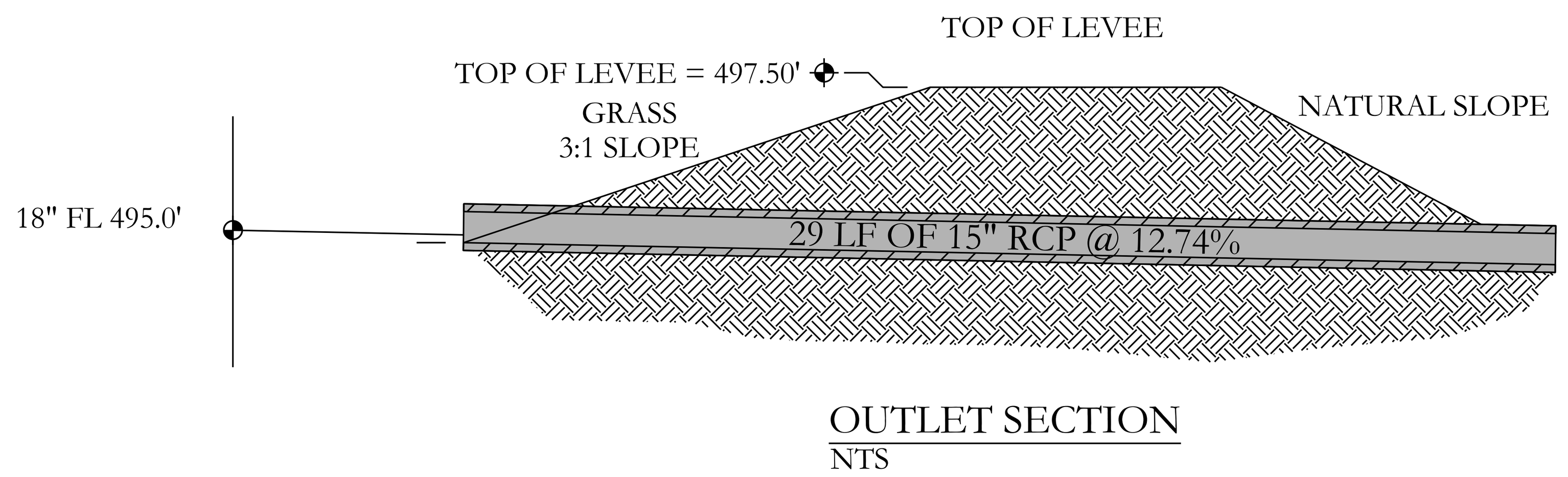

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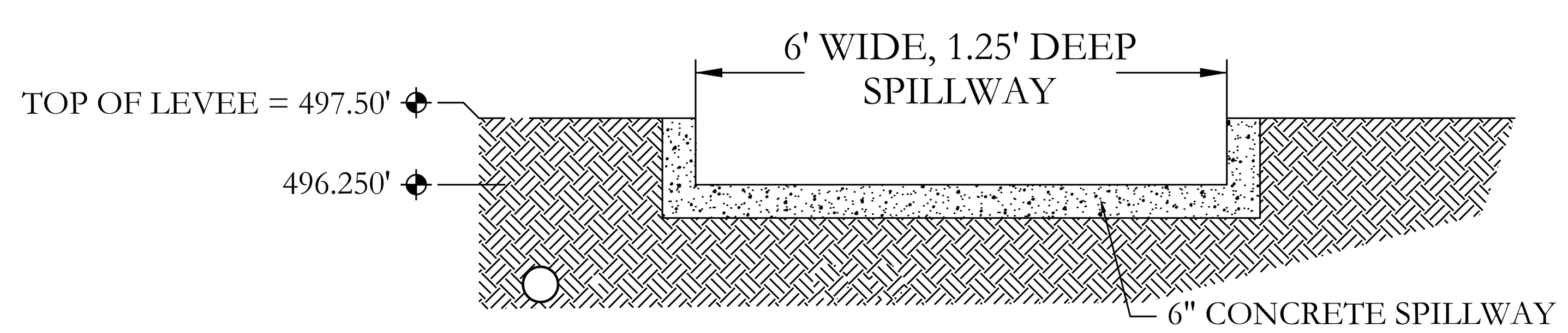
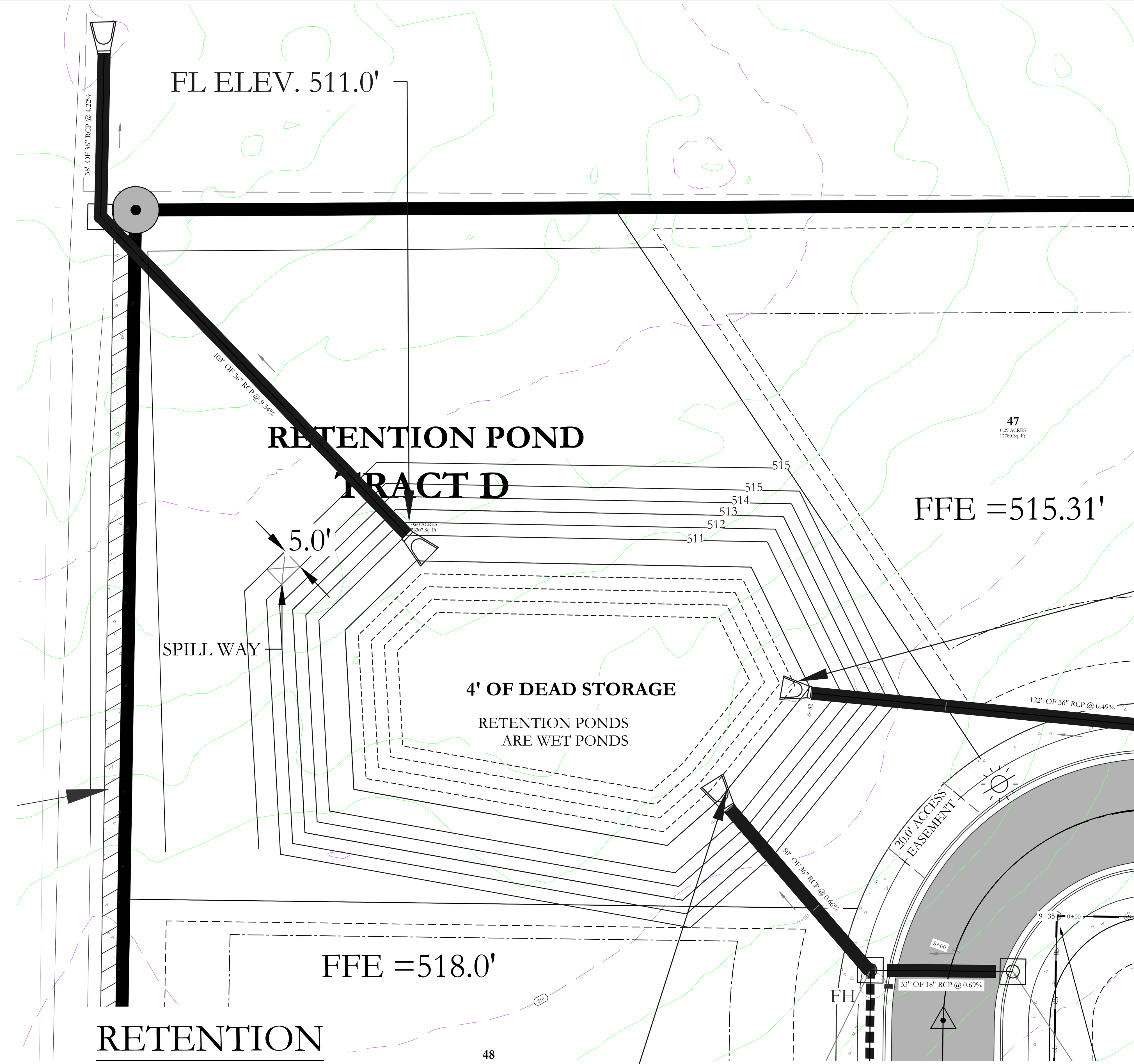


SPILLWAY END VIEW
NTS

RETENTION POND-2



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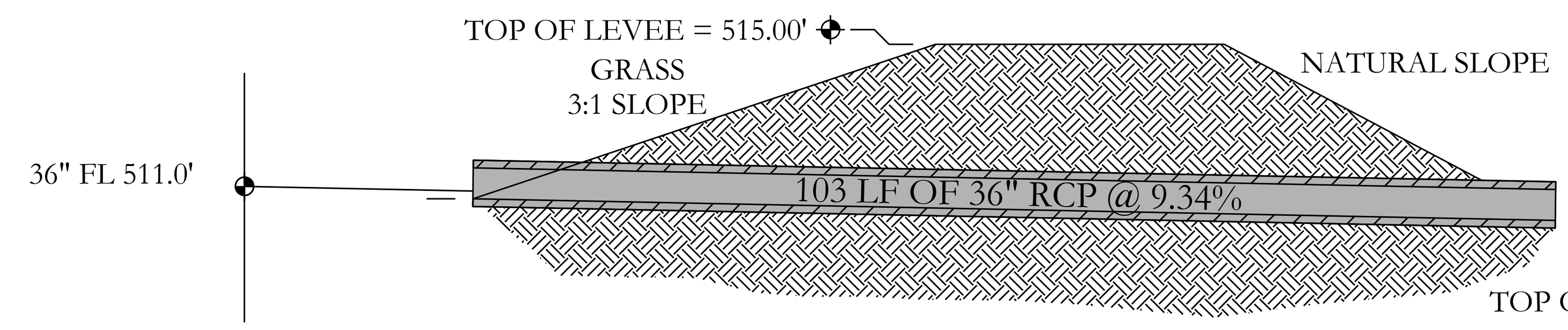

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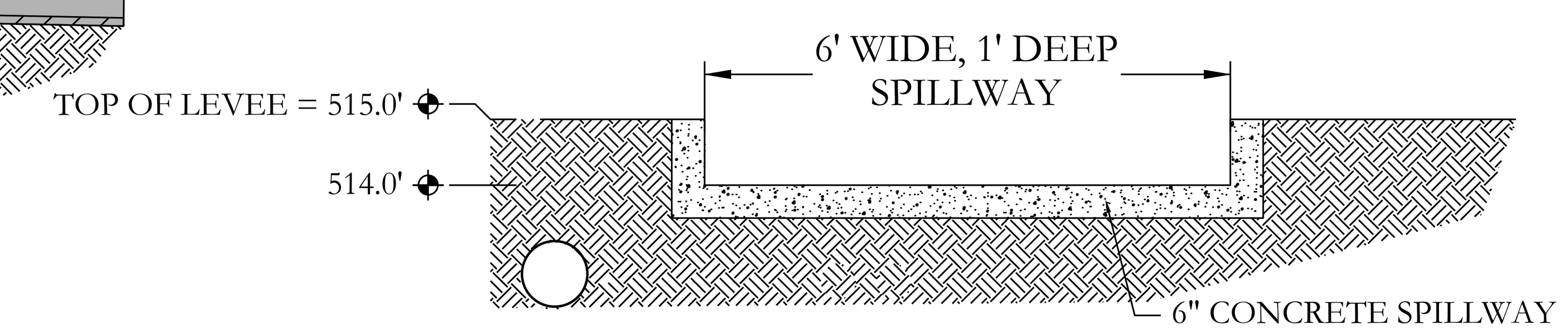
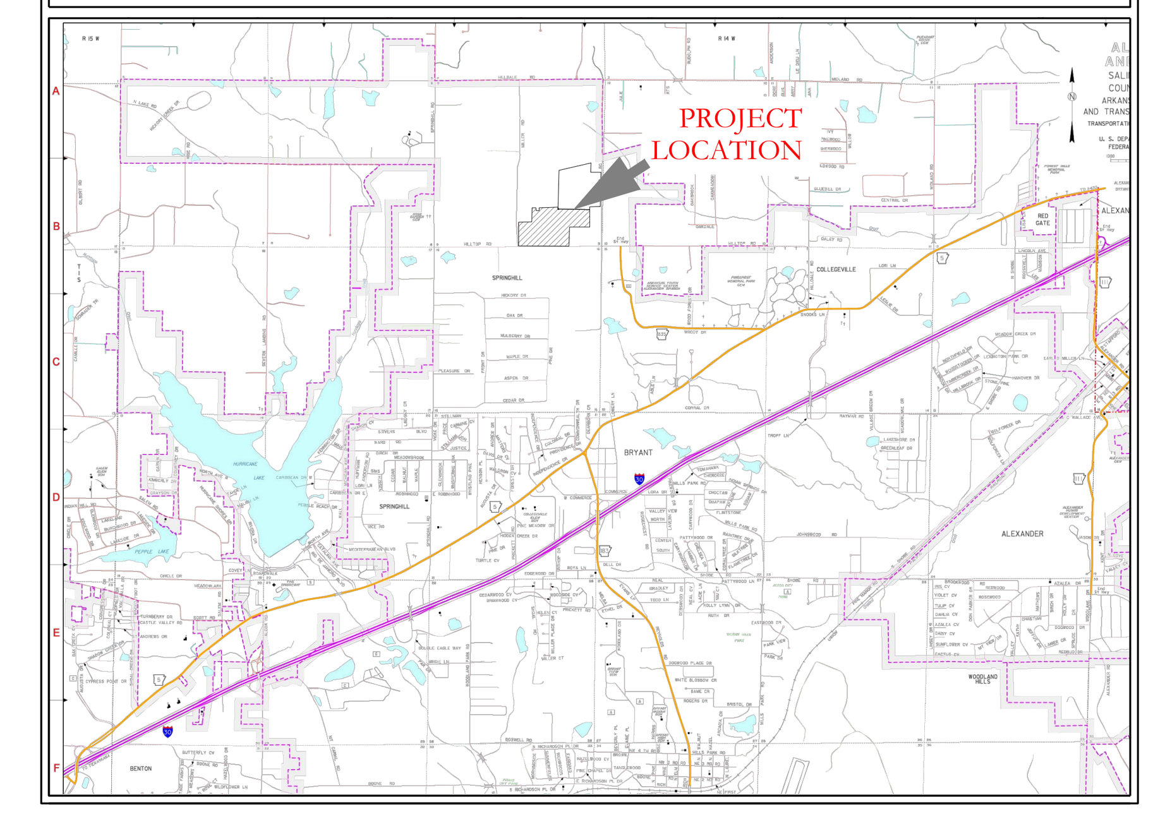


SPILLWAY END VIEW
NTS

RETENTION POND -3

VICINITY MAP:



EARTHEN SLOPE NOTE:
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NOTE:
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TOP BANKS OF ALL RETENTION PONDS WILL BE 5' WIDE .

DETENTION POND MAINTENANCE PLAN

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

Routine Maintenance
The property owners association will maintain the drainage easements located in Tract "A" and Tract "D".
Routine maintenance will include but not be limited to:
-Mowing of the bank slopes and area around the pond on a monthly basis during the growing season and as needed during the cooler months.

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

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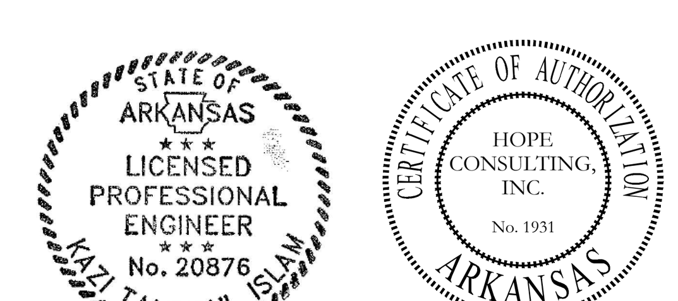

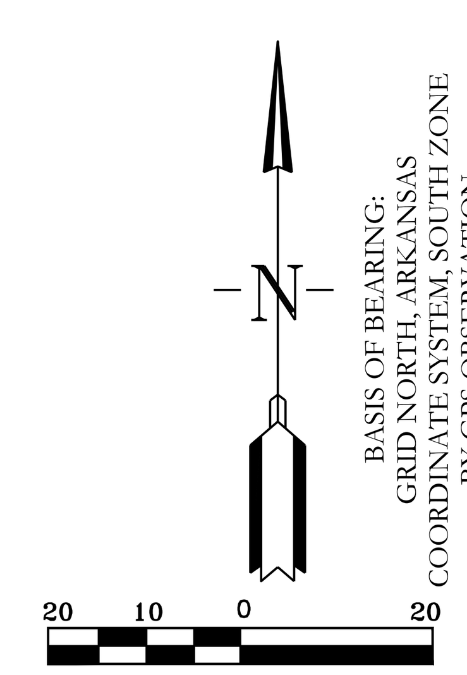

BASIS OF BEARING:
GRID NORTH, ARKANSAS
COORDINATE SYSTEM, SOUTH ZONE
BY GPS OBSERVATION

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

FOR USE AND BENEFIT OF:
NXT GEN HOMES LLC.

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

DATE:	03/08/2023		C.A.D. BY:			DRAWING NUMBER:	
REVISED:	08/07/2023		CHECKED BY:			20-1341	
SHEET:	C-6.1		SCALE:	1"=20'			
500	01S	14W	0	09	200	62	1762

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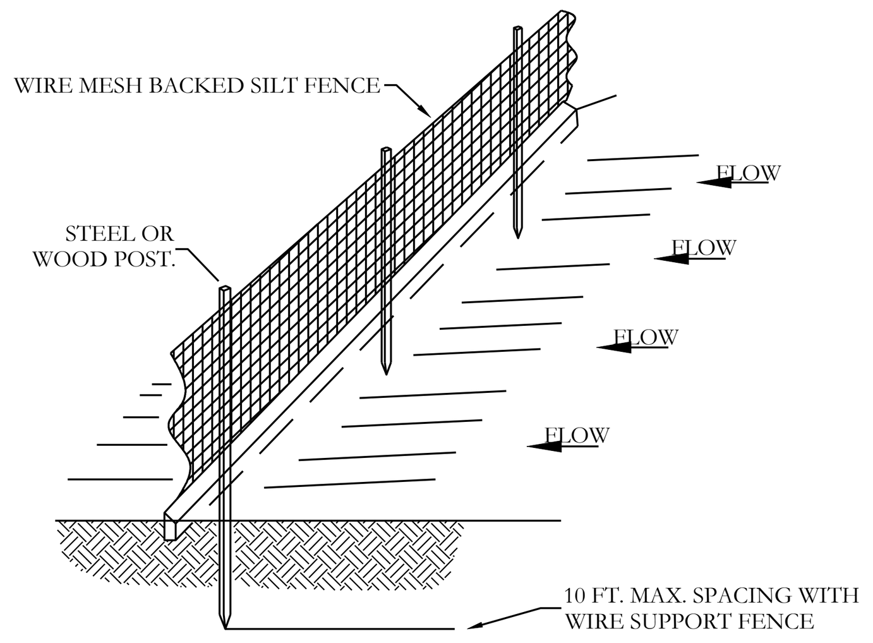
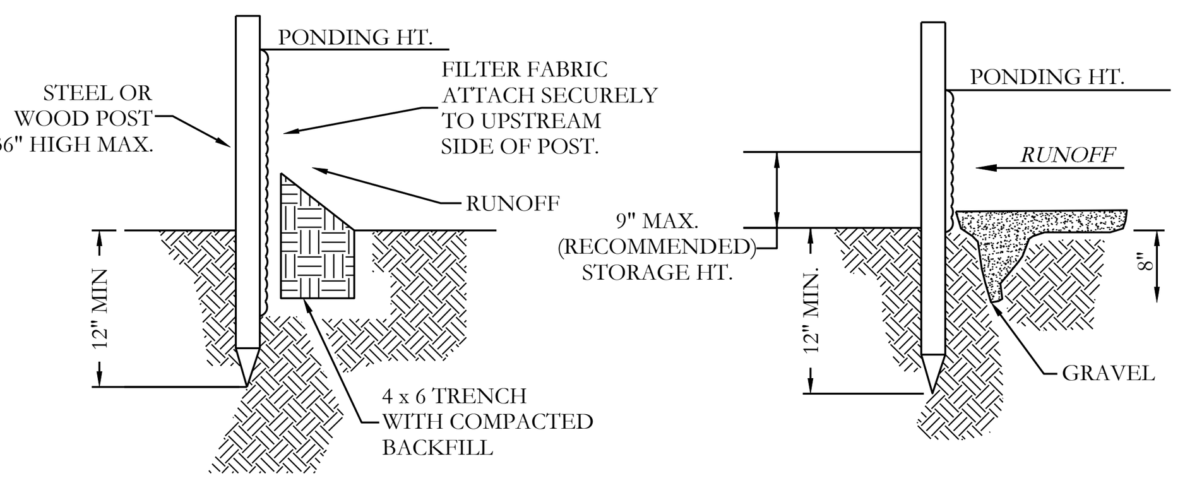




STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

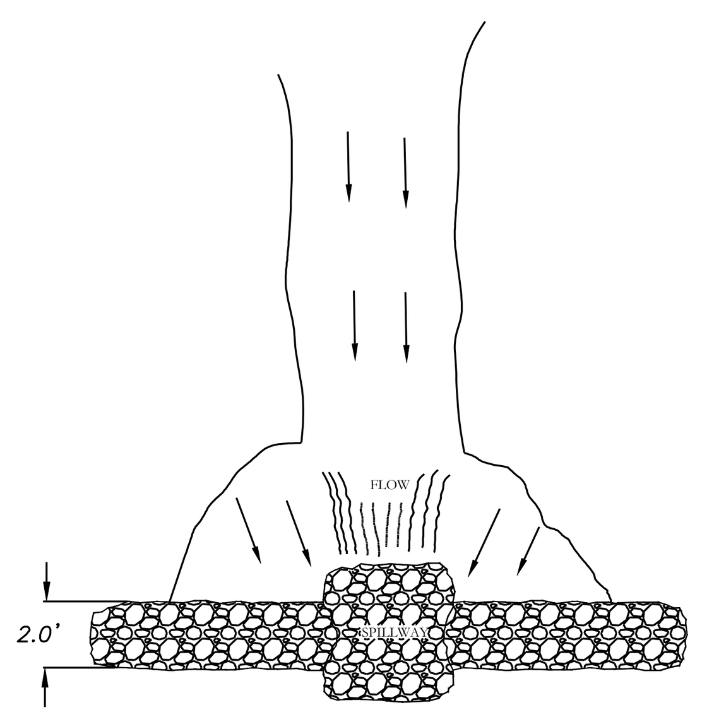
ALTERNATE DETAIL
TRENCH WITH GRAVEL

NOTE:
1.) INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.

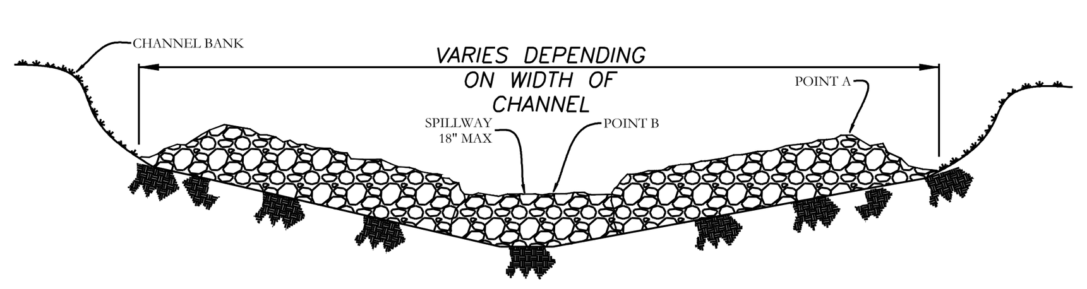
2.) REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

3.) SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

SILT FENCE

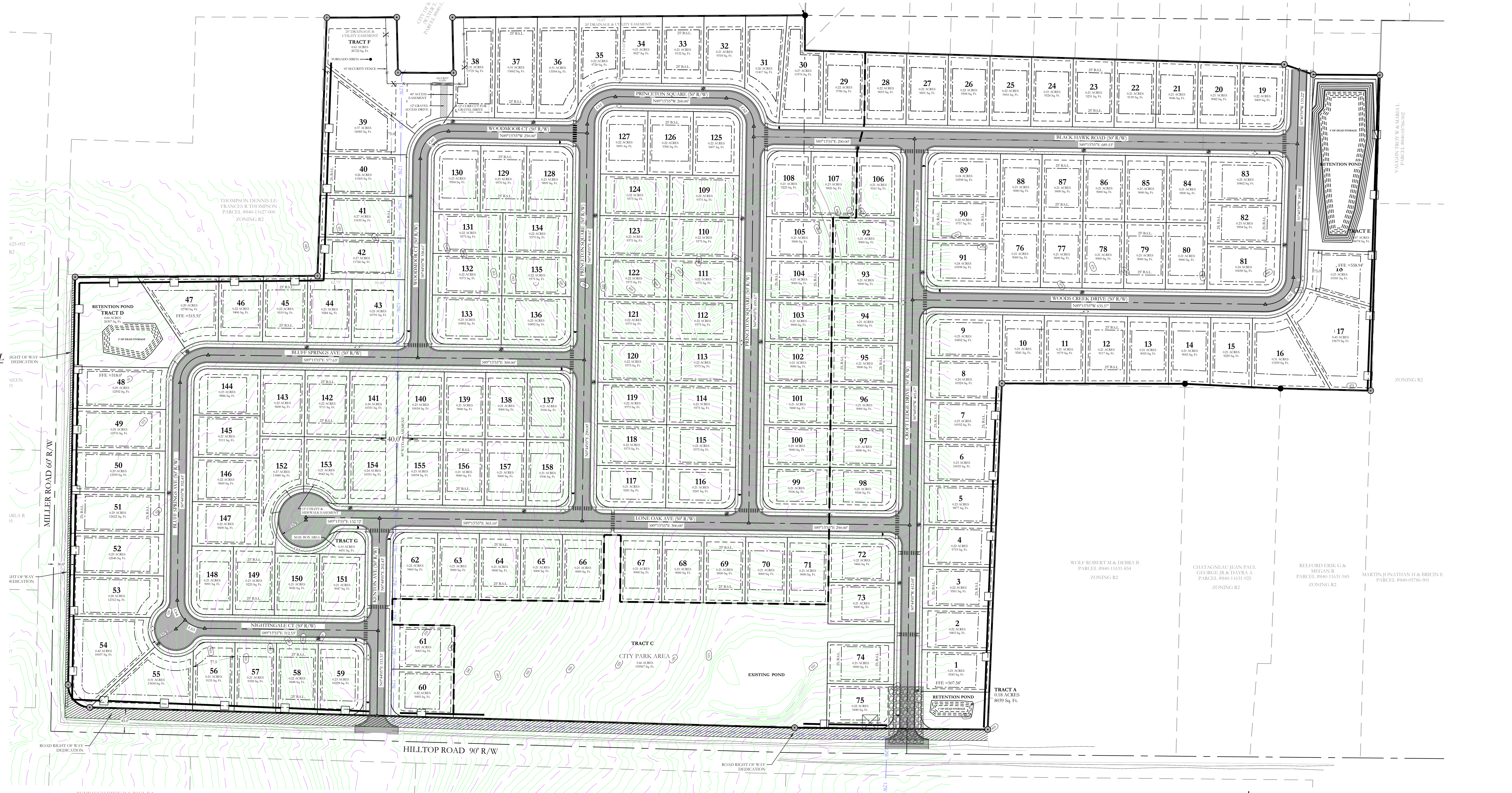


PLAN



VIEW LOOKING UPSTREAM

RIP-RAP CHECK DAM



ERC LEGEND

SITE POSTING

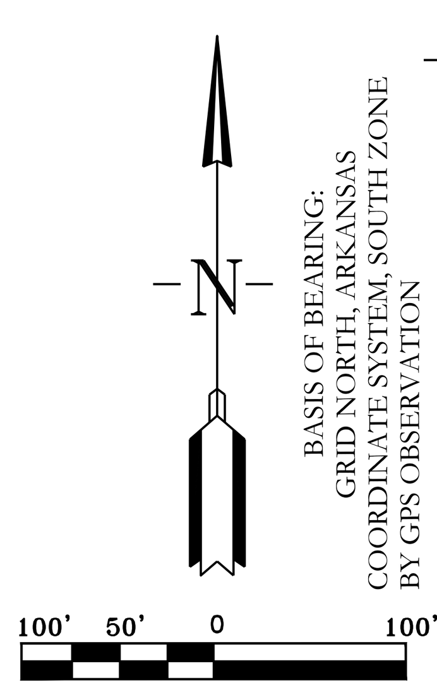
CONC. WASHOUT DETENTION AREA

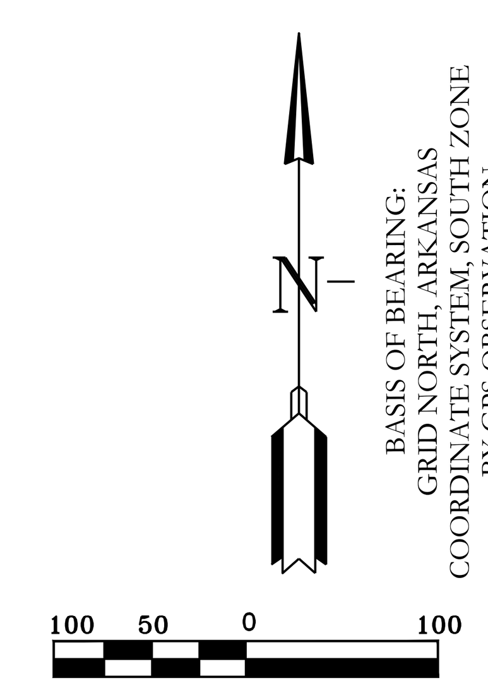
SILT FENCE

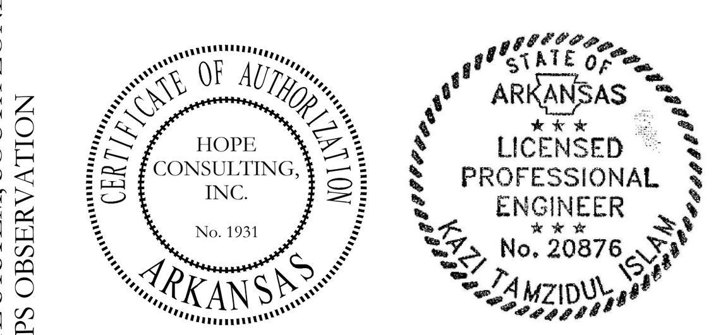
RIP RAP CHECK DAM

CONSTRUCTION ENTRANCE

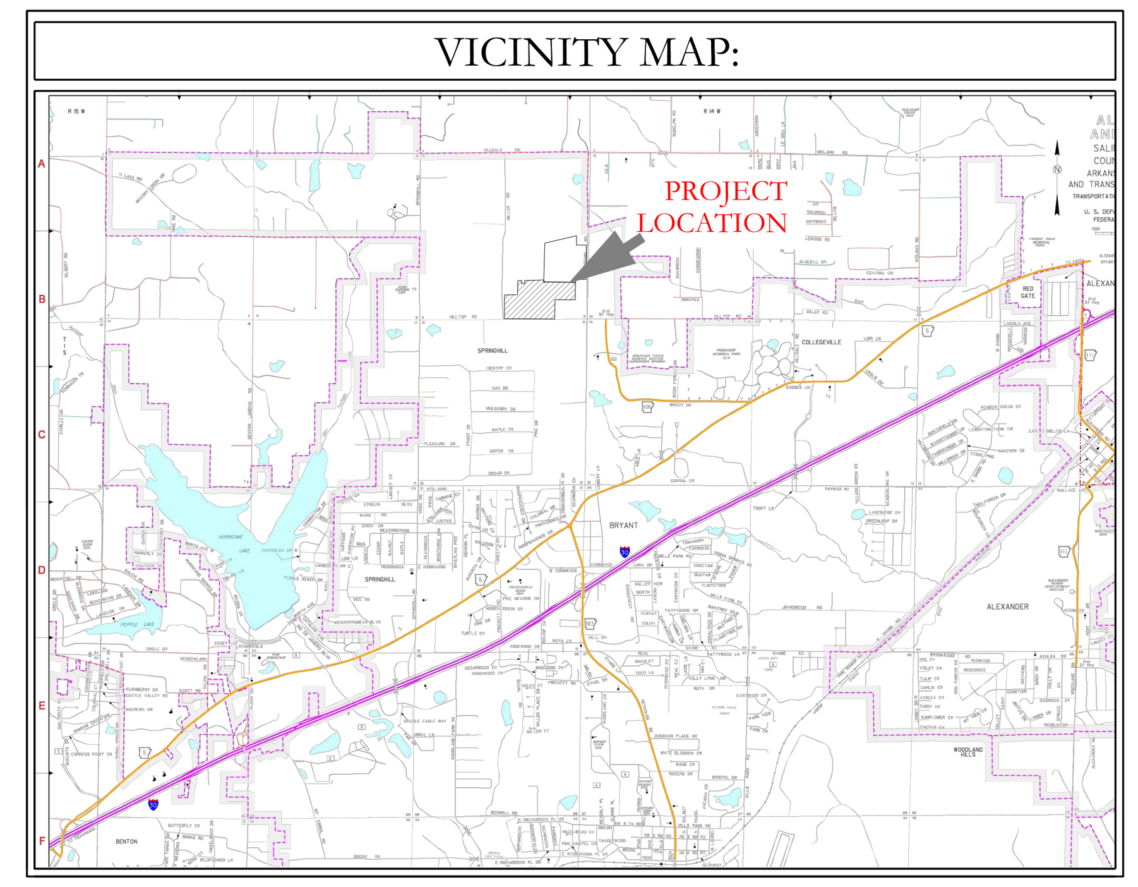
DISTURBED AREA







VICINITY MAP:



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www.hopeconsulting.com

FOR USE AND BENEFIT OF:
NXT GEN HOMES LLC.

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

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MTA ENGINEERS

- Geotechnical Engineering
- Materials Testing • Special Inspections
- Design

mtaengineers.com

GEOTECHNICAL ENGINEERING EXPLORATION

Proposed 50 Acres Subdivision along Hilltop Road Bryant, Arkansas

PREPARED FOR:

Jonathan Hope
Hope Consulting
117 South Market Street
Benton, AR 72015

PREPARED BY:

MTA ENGINEERS
8001 National Drive
Little Rock, AR 72209

June 27th, 2023

MTA ENGINEERS

Jonathan Hope
Hope Consulting
117 South Market Street
Benton, AR 72015

June 27th, 2023

Subject: Report of Geotechnical Engineering Exploration
Proposed 50 Acres Subdivision along Hilltop Road
Bryant, Arkansas

Mr. Hope:

MTA Engineers has completed the authorized Geotechnical Engineering Exploration for the above referred project. This work was conducted in accordance with the agreement between MTA Engineers and Hope Consulting, detailed in MTA Engineers Proposal dated June 25th, 2023.

The purpose of our work was to review general surface and subsurface conditions within the project site area, and to gather and present data relative to the design and construction of the proposed 50 Acres Subdivision located in Bryant, Arkansas. This report outlines the exploration procedures used, exhibits the data obtained, and presents our recommendations.

MTA Engineers appreciates this opportunity to provide these services and looks forward to working with you on future projects. Please contact us if you have any questions or require additional information.

Sincerely,

MTA ENGINEERS

Kelton Price, P.E.
Project Engineer
Office +1 501-753-2626
keltonp@mtaengineers.com

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 10650
KELTON W. PRICE

TABLE OF CONTENTS

SECTION

APPENDICES

TABLES

EXECUTIVE SUMMARY

The geotechnical exploration was conducted near Hilltop Road located in Bryant, Arkansas. The general topography of the site was varying elevations. In general, the soil will consist of clayey sand with gravel and lean clay. Subsurface conditions were consistent throughout the entirety of the proposed development. The potential to find buried stumps or other organic material is low.

Major soil types encountered at each boring may be summarized as follow:

Table 1. Soil Types Encountered

SOIL TYPE	DESCRIPTION
SC	Clayey Sand w/ Surface Organics
CL	Lean Clay

See Table 2 General Strata Classification of Soil Logs or the individual soil logs found in Appendix B for a more detailed overview of the soils encountered on site.

Based on the nature of the existing strata encountered at the time of exploration, it is assumed that proposed improvements will be at/or above existing grades. The surface soil contains organic and loose clayey sand. In grass covered areas, the soil of Stratum I is loose and will contain 6-in of topsoil. The stability of these soils will depend on soil moisture conditions at the time of construction, area of improvements may require over-excavation of 2-ft to remove loose isolated surface soils (deeper during wetter seasons). Additional over-excavation may be required in the footing trenches, depending upon weather conditions.

Based on the anticipated bearing load, it is recommended that the store's structures be supported on traditional shallow footings founded a minimum of 24-in below final grade, within Structural fill. Footings founded as recommended may be designed using a net allowable bearing capacity of 2,000-psf for continuous and 2,500-psf for individual spread footings.

The net allowable end bearing pressures are based on a factor of safety in excess of 3.0 with respect to the anticipated shear strength of the structural fill. Total and differential settlement is anticipated in the order of ½ -in.

SUMMARY

- **Rock/Hard Dig:**
  - No rock was encountered.
  - Medium to heavy duty equipment will be required for deep utilities.

- **Soils:**
  - Soils generally consist of medium dense clayey sand and lean clay.
  - Structural fill should be placed according to the "Structural Fill" section of this report.
  - Stripping in the order of 6-in to remove organics.
  - Subgrade soil must meet requirements of City of Bryant.

- **Foundations/Slabs:**
  - Shallow footings founded a minimum of 24-in beneath final grade may be sized using a bearing pressure of 2,000-psf for continuous and 2,500-psf for individual spread footings.

- **Un-compacted Fill:**
  - No un-compacted fill was encountered on the property during the exploration.

- **Stump/Organic Findings:**
  - The potential to find stumps or other organic material beneath the surface is low.

- **Pavement:**
  - Recommended pavement sections are presented within this report.
  - Pavement must meet the requirement of City of Bryant

- **Miscellaneous:**
  - The building is anticipated to be at/or above existing grade.

INTRODUCTION

This exploration was requested in order to evaluate existing subsurface conditions and provide geotechnical design recommendations. The results of this exploration and the geotechnical design recommendations for site construction are presented in this report.

Exploration was accomplished by:

1. Boring 5 locations up to 10-ft or refusal explore subsurface soil, and groundwater conditions.
2. Obtaining samples from each stratum, within the accessible areas, using standard geotechnical sampling technique or standard penetration test.
3. Performing laboratory tests on various samples to determine pertinent engineering properties of the subsurface strata.
4. Analyzing field and laboratory test data to develop design recommendations.

The scope of this geotechnical exploration did not include an environmental assessment to determine the presence of wetlands and/ or hazardous or toxic materials in the soil or groundwater on or near this site. If there is concern of wetlands or a hazardous/ toxic material presence, a qualified environmental assessment consultant should be contacted to perform a site investigation before construction begins.

FIELD EXPLORATION

Subsurface conditions at the site were explored by using dry auger methods and a split spoon sampler to a depth of up to 10-ft at 5 boring locations. The approximate boring locations are shown on the Plan of Borings, Appendix A. Boring logs presenting descriptions of the soil strata encountered are included in Appendix B. Laboratory testing results of the different soil types are located in Appendix D.

Samples were obtained throughout the entirety of most locations in general accordance with Standard Penetration Sampling (SPT). The recorded N-Values (Blows per foot) are indicated on the Boring Logs in the Blows per foot column. All soil samples encountered were removed from the field in moisture

tight containers and transported to our laboratory for further examination. At the lab, a visual classification was performed for each sample.

All various soil types were then analyzed for specific engineering properties. The dry auger drilling procedures facilitated observation of shallow groundwater conditions.

GENERAL SITE AND SUBSURFACE CONDITIONS

The exploration for the proposed Subdivision located along Hilltop Road in Bryant, Arkansas. It is anticipated that proposed roads will be constructed near the existing grade. Soil as explored consisted of lean clays, and clayey sands. Borings were advanced to a depth of 10-ft or refusal within the building and pavement areas using dry auger procedures.

For a more detailed description of soils encountered while testing see the boring log sheets found in the attached report.

Table2. General Strata Classification of Boring Logs

STRATA	DEPTH (ft)	SOIL CLASSIFICATION	SOIL DESCRIPTION	SIGNIFICANT PROPERTIES
STRATUM I	0 to Completion	SC *Except B-3*	Clayey Sand Surface Organics	Loose to Medium Dense Low Shrink Swell Potential Moderate bearing capacity
STRATUM II	0 to completion	CL *Only in B-3 & 5*	Lean Clay	Firm to Stiff Moderate Bearing

The significant properties and characteristics of the subsurface strata pertinent to design and constructions are as follows:

A. The topography of the site and planned building location.
B. The anticipated bearing loads.
C. The anticipated pavement Loading.
D. The anticipated pavement loading.

LABORATORY TESTING

Description of the soils encountered in the borings was prepared in general accordance with applicable ASTM standards. The soil stratification shown on the boring logs represents soil conditions at the specific boring locations. There may be some variations that occur between or beyond the boring locations. The stratification lines on the boring logs represent the approximate boundaries between soil types, but the actual transitions between soil layers in the subsurface of the proposed site may be gradual.

Laboratory soil testing was performed to verify/evaluate classification, volumetric stability, and to determine water content. The laboratory testing for soil properties was limited in this report. The results of the gradations, plasticity and moisture testing is attached as Appendix D. The results are also presented on the Boring Logs in Appendix B.

ANALYSIS AND RECOMMENDATIONS

SITE PREPARATION

Prior to the addition of any fill or the construction of any improvements, areas of the proposed building and parking should be grubbed approximately 6-in to remove organics. Existing soils do not meet the requirements for subgrade within the top 24-in, per City of Bryant. A minimum of 24-in of suitable fill shall be placed. To maintain grades over-excavation may be required. If grades allow fill can be placed above the in-situ soils. All fill/ backfill shall meet City of Bryant requirements for material as well as compaction. Once fill is placed, the area should be proof rolled using a loaded dump truck, or 62,000-lbs equivalent load, to locate any areas of instability. Isolated area of unstable soils should be evaluated at that time**.** Due to the nature of the in-situ soils, instability will increase significantly with increased soil moisture. Fill should be placed as described in the Structural Fill section of this report. Soils near surface are loose (Stratum I), Stability of these soils is dependent on moisture condition at the time of construction. As stated previously unstable areas will require over-excavation and backfill.

Excavation should be performed under dry conditions, using equipment adequate to perform the work. Depending upon the weather conditions, isolated undercuts of saturated soft clay may be necessary. Structural fill, where needed, should be placed as recommended in the “Structural Fill” section of the

report. Positive drainage should be maintained throughout this process. The addition of excessive moisture could cause a significant loss of soil stability.

STRUCTURAL FILL

Structural Fill within roadways must conform to City of Bryant requirements. Fill should consist of approved materials, which are free of organic matter and debris. For approval, samples of the proposed fill material should be submitted to MTA Engineers for classification testing. Select fill consisting of low plasticity soil such as lean clay or clayey gravel classifying as SC, CL, or GC according to the Unified Soils Classification System are generally considered suitable. High plasticity clay soils (soils with a Liquid Limit above 50) should not be used as fill.

Placement of approved fill should be achieved in multiple thin lifts. Each lift should not exceed 8-in in loose thickness. Compaction of these lifts should be performed with suitable equipment to achieve the compaction requirements noted in Table 3. Care should be taken that all compaction recommendations are performed.

If cohesive soils are to be used, compaction should be performed using a kneading-type vibratory compactor, such as a vibratory sheepsfoot. The material should be broken down sufficiently to provide a dense matrix of particles. All fill within the roadway must comply with City of Bryant Specifications.

Table 3: Compaction Requirements

Material Type and Location	Minimum Compaction (percent of ASTM D1557)	Allowable variance in moisture from optimum
Structural Fill Beneath Pavement Sections	95%	Optimum to +3 (Clay Shale) -3 to +3 (Other Approved Select Fill)
Structural Fill Beneath Buildings	95%	Optimum to +3 (Clay Shale) -3 to +3 (Other Approved Select Fill)
Utility Backfill in Building Area and Pavement	95%	-3 to +3
Miscellaneous and Green Areas	90%	-3 to +3
Aggregate Base Course	95%	-3 to +3 at time of compaction

BUILDING FOUNDATIONS

All foundations must satisfy two basic and independent design criteria. First, foundations must have an acceptable factor of safety against bearing failure under maximum design loads. Secondly, movement of the foundation due to consolidation, shrinkage, and/or swelling of the supporting strata should not exceed tolerable limits for the structure.

Construction factors such as installation of foundations units, excavation procedures, and surface and groundwater conditions should also be considered. These factors and the aforementioned subsurface conditions were influential in the development of the following statement.

In view of the anticipated foundation loading and subsurface conditions encountered, it is suggested that the proposed structures be supported on a foundation system designed in accordance with the following recommendations.

FOUNDATIONS/ SLABS

Shallow Foundations

Based on the nature of existing soils encountered at the time of exploration and the anticipated loading, it is recommended that all structures be supported on traditional shallow footings founded a minimum of 24-in beneath final exterior grade, within Structural fill. In addition, to minimize the potential for localized shear failure within the soils, a minimum footing width of 24-in is recommended. Shallow foundations founded as accounted may be designed using a net allowable bearing pressure of 2,000-psf for continuous and 2,500-psf for individual spread footings. The net allowable end bearing pressures will be based on a factor or safety in excess of 3.0. Total and differential settlement is anticipated to be less than ½-in.

Slab-on-grade type construction is considered appropriate for the floor slab. We recommend that the slab be supported on 4-in of clean crushed stone or gravel (ASTM C-33 #57 or equivalent) on prepared subgrade. A Class A impervious moisture barrier with a minimum thickness of 10-mils, specified according to ASTM E-1745, should be provided between slab and the granular fill due to the potential for perched water to develop during the wetter seasons.

PAVEMENT DESIGN

Paved parking and drives will be constructed as part of the project. Design traffic volumes and loadings have not been determined. However, we anticipate that the drives will be subject to light vehicles and weekly service trucks. We anticipate that the drives will be placed at/or above the existing elevation. The following design criteria were used to develop the recommended pavement sections in conjunction with the AASHTO Design Guide 1996:

Table 3. Pavement Design Assumption Values

PAVEMENT DESIGN ASSUMPTION VALUES	
CBR	5
R-VALUE	15
SOIL SUPPORT VALUE (S)	5

Based on information obtained during this study, subgrade soils in the paved areas should generally consist of proof-rolled properly compacted Structural fill. Structural fill should be placed as recommended in the Structural fill section of the report. It is recommended that positive site drainage should be provided during construction and be incorporated during the final design.

All pavement sections must comply with the City of Bryant minimum requirements. It should be recognized that some periodic maintenance of pavement will be required. As a minimum, this should include periodic sealing of all joints and cracks to prevent surface water infiltration.

UN-COMPACTED FILL

No uncompacted fill was encountered on the property during our exploration.

STUMP/ ORGANIC FINDINGS

potential to find stumps or other organic material below the surface is low.

SEISMIC CONSIDERATION

Based on IBC-2015, a site soil **Class D** may be used for design purposes. Liquefaction potential of the soils in Stratum I & II is negligible. Additional design information on Seismic Consideration is attached as Appendix E.

CONSTRUCTION PROCEDURES

The potential exists for increased perched water to develop during wetter seasons. Therefore, foundation excavation and any other site grading should be performed during drier periods to reduce the possibility of changes in conditions.

Subsurface conditions significantly at variance with those encountered within the borings should be brought to the attention of the engineer, and work delayed pending evaluation and/or preparation of additional recommendations, if warranted.

♦ ♦ ♦ ♦

The following illustrations are attached and complete this report:

Appendix A: Excavation Location Plan
Appendix B: Test Pit Logs
Appendix C: Key to terms and Symbols
Appendix D: Laboratory Test Summary
Appendix E: Seismic Design Criteria

♦ ♦ ♦ ♦

Appendix A :
Boring Location Plan


50 Acres
Subdivision
Little Rock, AR
Legend
length of each boundary
Miller Rd & Hilltop Rd
od Dog Behavior Academy Inc
Furry Feet Retreat And Training Center
1725 ft
465 ft
568 ft
435 ft
660 ft
Not To Scale
734 ft
623 ft
Miller Rd & Hilltop Rd
Google Earth
N
800 ft

Appendix B: Boring Logs

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Boring Log Report

BORING NO. B-1
PAGE 1 OF 1

JOB NO. GEO23-097
JOB NAME: 50 ACRES SUBDIVISION
COORDINATES: NORTH: _____ EAST: _____
STATION: _____
LOCATION: BRYANT, AR

DATE: 6-13-2023
TYPE OF DRILLING: DRY AUGER
EQUIPMENT: GEOPROB 7822
LOGGED BY: CORY. S
DRILLED BY: P. KING

DEPTH FT.	SYMBOL	SAMPLES	DESCRIPTION OF MATERIAL SURFACE ELEVATION: EXISTING GRADE	SOIL GROUP	PLASTIC LIMIT	% MOIST.	LIQUID LIMIT	PLASTICITY INDEX	PERCENT PASSING #200	NO. OF BLOWS PER 6-IN.	N-Value
			LOOSE, RED-BROWN, CLAYEY SAND W/ SANDSTONE FRAGMENTS & SURFACE ORGANICS		22	9.7	38	16	36.6	5 4-4	8
										4 5-7	12
5			MEDIUM DENSE, RED-TAN, SANDY CLAY W/ SANDSTONE FRAGMENTS	SC						5 4-4	8
										4 5-4	9
10			LOOSE, TANNISH RED TO GRAY, SANDY CLAY							4 5-6	11
			Boring Terminated								
15											
20											
25											
30											

COMPLETION DEPTH: 10 WATER DEPTH> INITIAL: AFTER 24 HOURS:

REMARKS:

P.O. Box 23715 • Little Rock, AR 72221
Ph. 501.753.2526 • Fax 501.753.5747

505 Sanders Ave. • Springdale, AR 72764
Ph. 479.756.0061 • Fax 479.756.9254

101 S. Church St. • Jonesboro, AR 72401
Ph. 870.530.8380 • Fax 870.972.0237

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Boring Log Report

BORING NO. B-2
PAGE 1 OF 1

JOB NO. GEO23-097
JOB NAME: 50 ACRES SUBDIVISION
COORDINATES: NORTH: _____ EAST: _____
STATION: _____
LOCATION: BRYANT, AR

DATE: 6-13-2023
TYPE OF DRILLING: DRY AUGER
EQUIPMENT: GEOPROB 7822
LOGGED BY: CORY. S
DRILLED BY: P. KING

DEPTH FT.	SYMBOL	SAMPLES	DESCRIPTION OF MATERIAL SURFACE ELEVATION: EXISTING GRADE	SOIL GROUP	PLASTIC LIMIT	% MOIST.	LIQUID LIMIT	PLASTICITY INDEX	PERCENT PASSING #200	NO. OF BLOWS PER 6-IN.	N-Value
5			LOOSE TO MEDIUM DENSE, TANNISH GRAY TO RED, SANDY CLAY W/ SANDSTONE FRAGMENTS & SURFACE ORGANICS	SC	22	18.2	38	16	38.0	5 6-5 3 2-5 5 5-6	11 7 11
10			MEDIUM DENSE, TANNISH RED TO GRAY, CLAYEY SAND							5 5-8 5 7-8	13 15
15			Boring Terminated								
20											
25											
30											

COMPLETION DEPTH: 10 WATER DEPTH> INITIAL: AFTER 24 HOURS:

REMARKS:

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Boring Log Report

BORING NO. B-3
PAGE 1 OF 1

JOB NO. GEO23-097
JOB NAME: 50 ACRES SUBDIVISION
COORDINATES: NORTH: _____ EAST: _____
STATION: _____
LOCATION: BRYANT, AR

DATE: 6-13-2023
TYPE OF DRILLING: DRY AUGER
EQUIPMENT: GEOPROB 7822
LOGGED BY: CORY. S
DRILLED BY: P. KING

DEPTH FT.	SYMBOL	SAMPLES	DESCRIPTION OF MATERIAL SURFACE ELEVATION: EXISTING GRADE	SOIL GROUP	PLASTIC LIMIT	% MOIST.	LIQUID LIMIT	PLASTICITY INDEX	PERCENT PASSING #200	NO. OF BLOWS PER 6-IN.	N-Value
			STIFF, TAN-RED, SANDY CLAY W/ SURFACE ORGANICS							5 7-6	13
										7 9-10	19
5				CL						6 7-5	12
			FIRM TO STIFF, TAN-RED, SANDY CLAY							6 7-15	22
10										8 9-11	20
			Boring Terminated								
15											
20											
25											
30											

COMPLETION DEPTH: 10 WATER DEPTH> INITIAL: AFTER 24 HOURS:

REMARKS:

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Boring Log Report

BORING NO. B-4
PAGE 1 OF 1

JOB NO. GEO23-097
JOB NAME: 50 ACRES SUBDIVISION
COORDINATES: NORTH: _____ EAST: _____
STATION: _____
LOCATION: BRYANT, AR

DATE: 6-13-2023
TYPE OF DRILLING: DRY AUGER
EQUIPMENT: GEOPROB 7822
LOGGED BY: CORY. S
DRILLED BY: P. KING

DEPTH FT.	SYMBOL	SAMPLES	DESCRIPTION OF MATERIAL SURFACE ELEVATION: EXISTING GRADE	SOIL GROUP	PLASTIC LIMIT	% MOIST.	LIQUID LIMIT	PLASTICITY INDEX	PERCENT PASSING #200	NO. OF BLOWS PER 6-IN.	N-Value
			LOOSE, TAN-RED, CLAYEY SAND W/ SURFACE ORGANICS & SANDSTONE FRAGMENTS		14	10.7	24	10	39.2	4 5-4 6 5-5	9 10
5			MEDIUM DENSE, TAN-RED, CLAYEY SAND	SC						7 7-10 4 5-8	17 13
10										4 6-8	14
			Boring Terminated								
15											
20											
25											
30											

COMPLETION DEPTH: 10 WATER DEPTH> INITIAL: AFTER 24 HOURS:

REMARKS:

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Boring Log Report

BORING NO. B-5
PAGE 1 OF 1

JOB NO. GEO23-097
JOB NAME: 50 ACRES SUBDIVISION
COORDINATES: NORTH: _____ EAST: _____
STATION: _____
LOCATION: BRYANT, AR

DATE: 6-13-2023
TYPE OF DRILLING: DRY AUGER
EQUIPMENT: GEOPROB 7822
LOGGED BY: CORY. S
DRILLED BY: P. KING

DEPTH FT.	SYMBOL	SAMPLES	DESCRIPTION OF MATERIAL SURFACE ELEVATION: EXISTING GRADE	SOIL GROUP	PLASTIC LIMIT	% MOIST.	LIQUID LIMIT	PLASTICITY INDEX	PERCENT PASSING #200	NO. OF BLOWS PER 6-IN.	N-Value
			LOOSE, TAN-RED, CLAYEY SAND W/ SURFACE ORGANICS	SC	14	14.6	27	13	37.6	4 3-3	6
										3 2-3	5
5			FIRM TO STIFF, TANNISH RED TO GRAY, SANDY CLAY	CL	18	36.1	35	17	87.2	2 2-4	6
										3 6-8	14
10										5 6-8	14
			Boring Terminated								
15											
20											
25											
30											

COMPLETION DEPTH: 10 WATER DEPTH> INITIAL: AFTER 24 HOURS:

REMARKS:

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Appendix C: Key to Terms

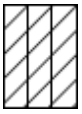
MTA ENGINEERS a division of Materials Testing of Arkansas, Inc.

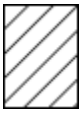
P.O. Box 23715 • Little Rock, AR 72221 Ph. 501.753.2526
P.O. Box 688 • Springdale, AR 72765 Ph. 479.756.0061
101 S. Church Street, Box 4 • Jonesboro, AR 72401 Ph. 870.530.8380

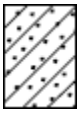
TERMS AND SYMBOLS USED ON BORING LOGS

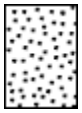
SOIL TYPES

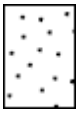

CLAY (CH)

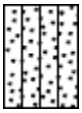

SILTY CLAY (CL)


CLAY (CL)

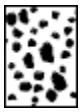

SANDY CLAY (CL)

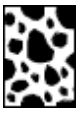

WELL-GRADED SAND (SW)

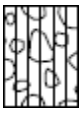

POORLY-GRADED SAND (SP)


SILTY SAND (SM)


CLAYEY SAND (SC)

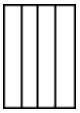

WELL-GRADED GRAVEL (GW)

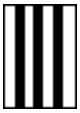

POORLY-GRADED GRAVEL (GP)

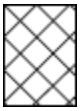

SILTY GRAVEL (GM)


SANDY SILT (ML)

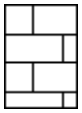

CLAYEY GRAVEL (GC)


SILT (ML)

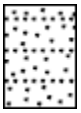

SILT (MH)

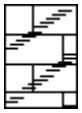

FILL MATERIAL

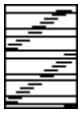
ROCK TYPES

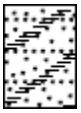

LIMESTONE


SHALE


SANDSTONE

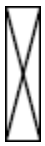

WEATHERED LIMESTONE


WEATHERED SHALE


WEATHERED SANDSTONE

SAMPLER TYPE


SHELBY TUBE SAMPLE


SPLIT SPOON SAMPLE


AUGER SAMPLE


NO RECOVERY

MTA ENGINEERS a division of Materials Testing of Arkansas, Inc.

P.O. Box 23715 • Little Rock, AR 72221 Ph. 501.753.2526
P.O. Box 688 • Springdale, AR 72765 Ph. 479.756.0061
101 S. Church Street, Box 4 • Jonesboro, AR 72401 Ph. 870.530.8380

SOIL GRAIN SIZE

U.S. STANDARD SIEVE								
12"	3"	3/4"	4	10	40	200		
BOULDERS	**COBBLES**	**GRAVEL**		**SAND**			**SILT**	**CLAY**
		COARSE	**FINE**	**COARSE**	**MEDIUM**	**FINE**		
304	76.2	19.1	4.75	2	0.42	0.074	0.002	
SOIL GRAIN SIZE IN MILIMETERS								

TERMS DESCRIBING CONSISTENCY OR CONDITION

COARSE GRAINED SOILS (major portion retained on No 200 sieve): Includes (1) clean gravels and sands, and (2) silty clayey gravels and sands condition is rated according to relative density, as determined by laboratory tests.

DESCRIPTIVE TERMS	N VALUE	RELATIVE DENSITY
VERY LOOSE	0-4	0 – 15 %
LOOSE	4-10	15 – 35 %
MEDIUM DENSE	10-30	35 – 65 %
DENSE	30-50	65 – 85 %
VERY DENSE	50 and above	85 – 100 %

FINE GRAINED SOILS (major portion passing No 200 sieve): include (1) inorganic and organic silt and clays, (2) gravelly, sandy, or silty clays, and (3) clayey silts. Consistency is rated according to shearing strength, as indicated by penetrometer reading or by unconfined compression tests.

DESCRIPTIVE TERMS	N VALUE	UNCONFINED COMPRESSIVE STRENGTH TON / SQ. FT.
VERY SOFT	0-3	less than 0.25
SOFT	3-6	0.25 - 0.50
FIRM	6-12	0.50 - 1.00
STIFF	13-20	1.00 - 2.00
VERY STIFF	20-50	2.00- 4.00
HARD	50 and above	4.00 and higher

NOTE: Slickensided and fissured clays may have lower unconfined compressive strengths than shown above because of planes of weakness or cracks in the soil. The consistency rating of such soils are based on penetrometer readings

TERMS CHARACTERIZING MOISTURE CONTENT

DRY: No water evident in sample; fines less than plastic limit.
MOIST: Sample feels damp; fines near the plastic limit.
VERY MOIST: Water visible on sample; fines greater than plastic limit and less than liquid limit.
WET: Sample bears free water; fines greater than liquid limit.

TERMS CHARACTERIZING SOIL STRUCTURE

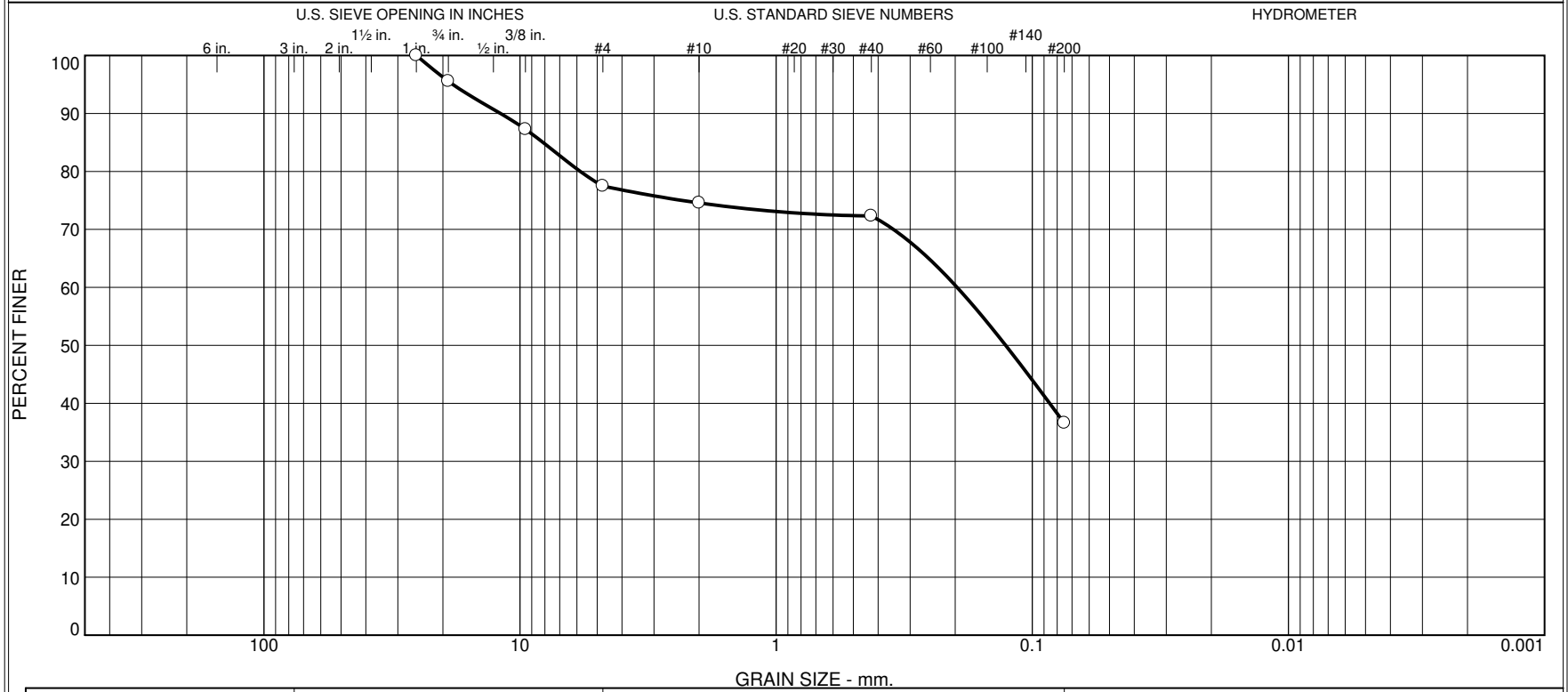
SLICKENSIDED: Having inclined planes of weakness that are slick and glassy in appearance.
FISSURED: Containing shrinkage cracks, frequently filled with fine sand or silt; usually more or less vertical.
LAMINATED: Composed of thin layer of varying color and texture.
INTERBEDDED: Composed of alternate layers of different soil types
CALCAREOUS: Containing appreciable quantities of calcium carbonate.
WELL GRADED: Having wide range in grain sizes and substantial amounts of all intermediate particle size.
POORLY GRADED: Predominantly of one grain size, or having a range of sizes with some intermediate size missing

---

Terms used in this report for describing soils according to their texture or grain size distribution are in accordance with UNIFIED SOIL CLASSIFICATION SYSTEM as described in technical Memorandum No 3-357, Waterways Experiment Station, March 1953

Appendix D: Laboratory Test Summary

Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	4.4	18.1	2.9	2.3	35.7	36.6	

Source	Sample #	Depth/Elev.	Date Sampled	AASHTO	Material Description	NM %	LL	PL
B-1	S-1	0	6-15-2023	A-6(2)	RED-BROWN, CLAYEY SAND W/ GRAVEL	9.7	38	22

Client HOPE CONSULTING

Project 50 ACRES SUBDIVISION

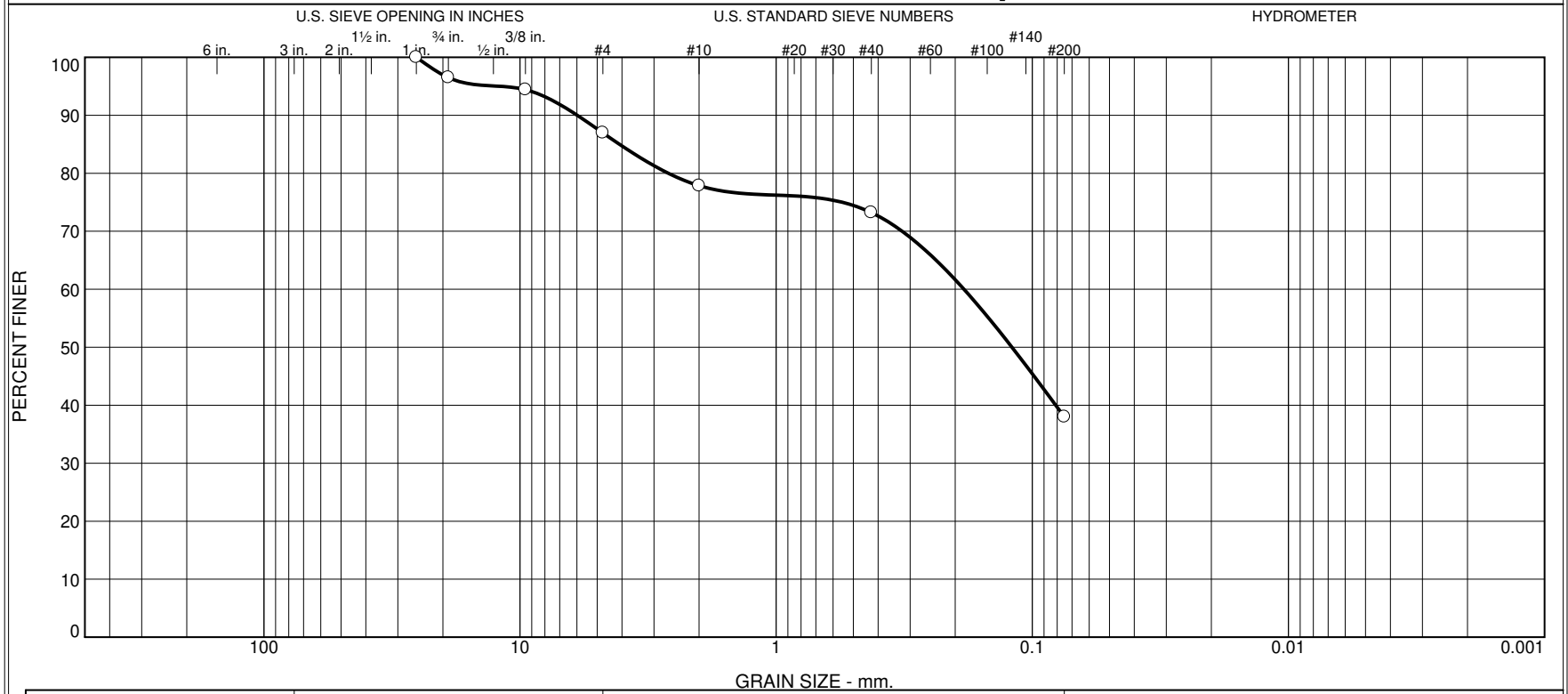
Project No. GEO23-097 Figure

Materials Testing of Arkansas

Little Rock, AR

Tested By: S. PENNINGTON **Checked By:** F. MONDUN

Particle Size Distribution Repor



	% +3"	% Gravel		% Sand			% Fines	
		Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
○	0.0	3.5	9.5	9.1	4.7	35.2	38.0	

	Source	Sample #	Depth/Elev.	Date Sampled	AASHTO	Material Description	NM %	LL	PL
○	B-2	S-2	2	6-15-2023	A-6(2)	TANNISH GRAY TO RED, CLAYEY SAND	18.2	38	22

Client HOPE CONSULTING

Project 50 ACRES SUBDIVISION

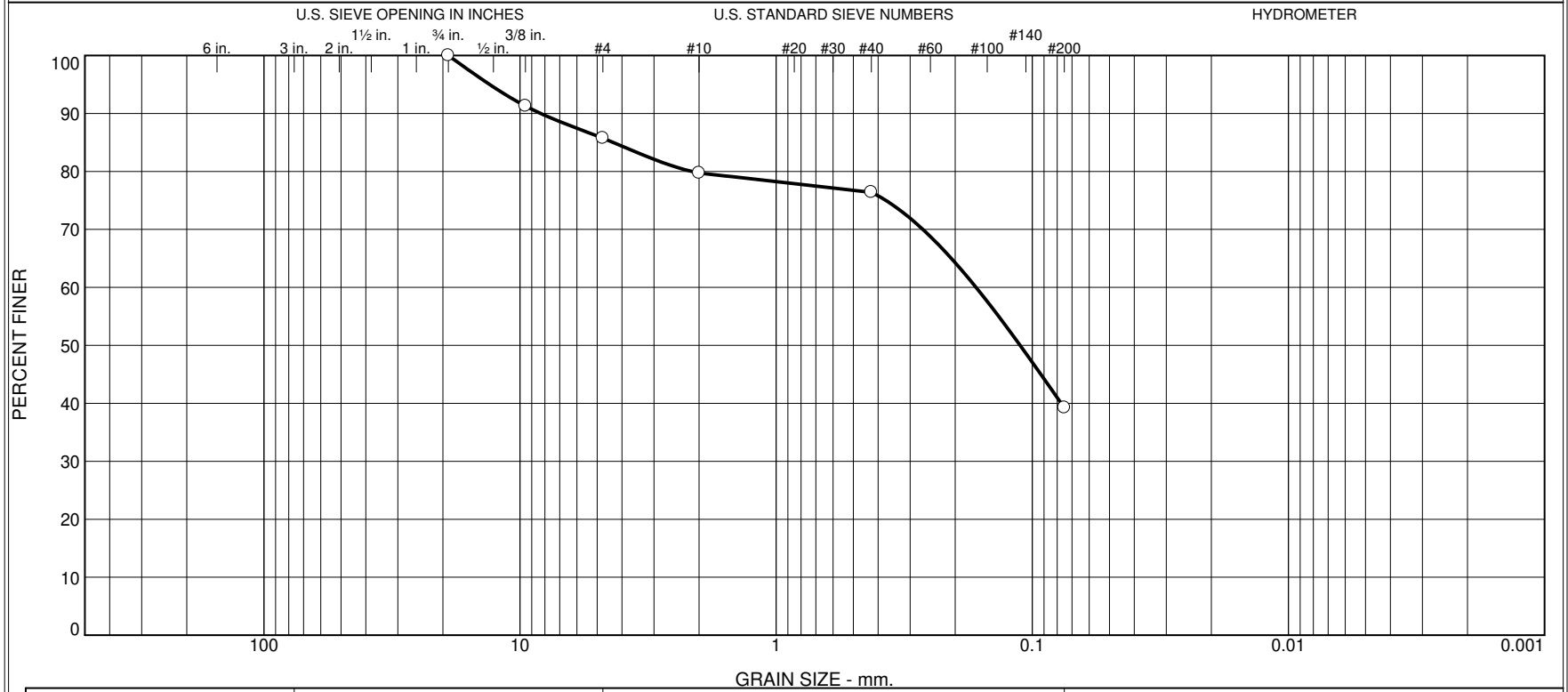
Project No. GEO23-097 Figure

Materials Testing of Arkansas

Little Rock, AR

Tested By: S. PENNINGTON **Checked By:** F. MONDUN

Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	0.0	14.3	6.0	3.3	37.2	39.2	

Source	Sample #	Depth/Elev.	Date Sampled	AASHTO	Material Description	NM %	LL	PL
B-4	S-1	0	6-15-2023	A-4(0)	TAN-RED, CLAYEY SAND	10.7	24	14

Client HOPE CONSULTING

Project 50 ACRES SUBDIVISION

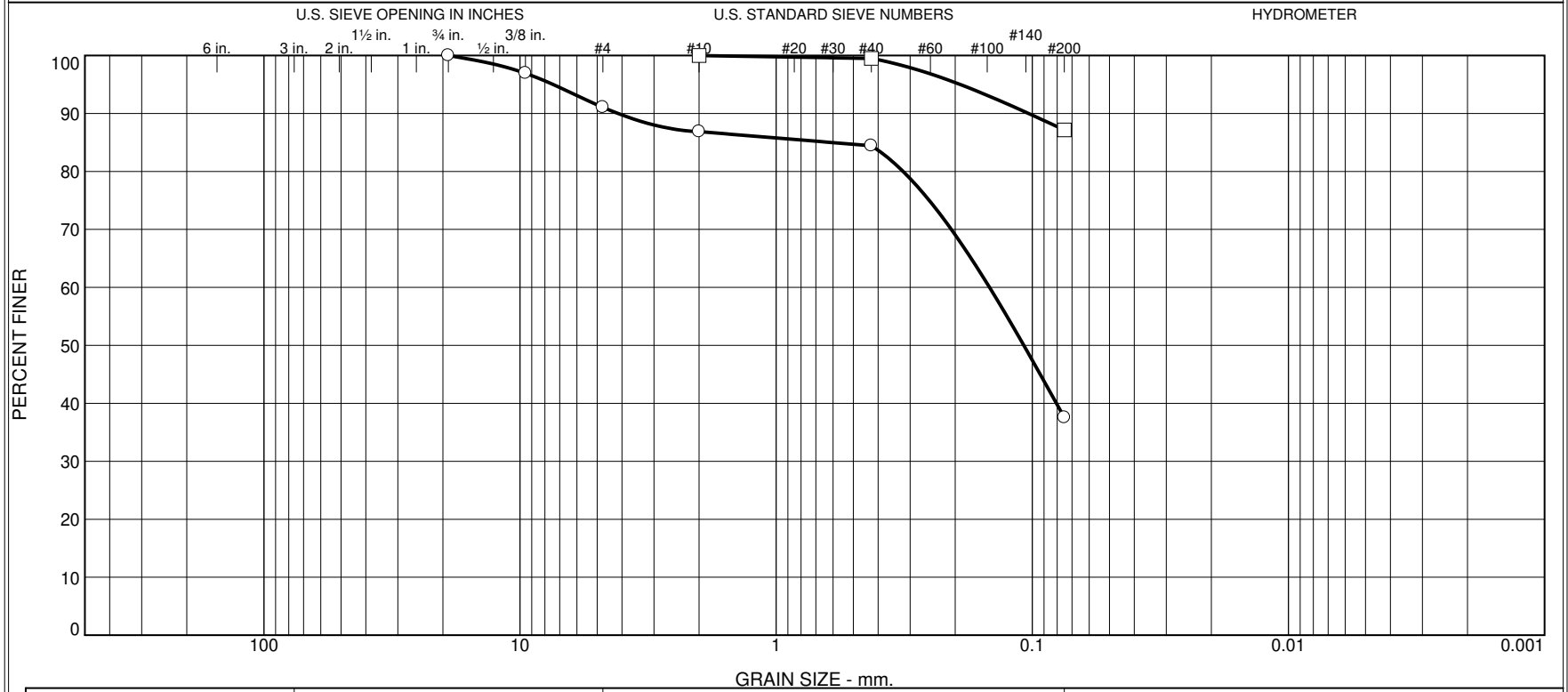
Project No. GEO23-097 Figure

Materials Testing of Arkansas

Little Rock, AR

Tested By: S. PENNINGTON **Checked By:** F. MONDUN

Particle Size Distribution Report



	% +3"	% Gravel		% Sand			% Fines	
		Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
○	0.0	0.0	8.9	4.2	2.5	46.8	37.6	
□	0.0	0.0	0.0	0.0	0.5	12.3	87.2	

	Source	Sample #	Depth/Elev.	Date Sampled	AASHTO	Material Description	NM %	LL	PL
○	B-5	S-1	0	6-15-2023	A-6(1)	TAN-RED, CLAYEY SAND	14.6	27	14
□	B-5	S-3	4	6-15-2023	A-6(14)	TANNISH RED TO GRAY, SANDY CLAY	36.1	35	18

Client HOPE CONSULTING

Project 50 ACRES SUBDIVISION

Project No. GEO23-097 Figure

Materials Testing of Arkansas

Little Rock, AR

Tested By: S. PENNINGTON **Checked By:** F. MONDUN

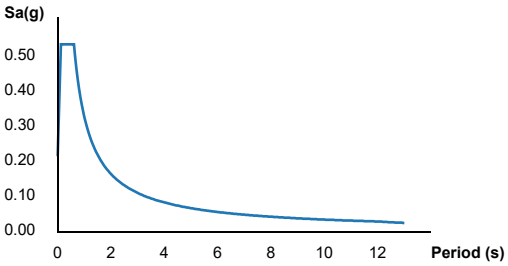
Appendix E:
Seismic Design Criteria

Hazards by Location

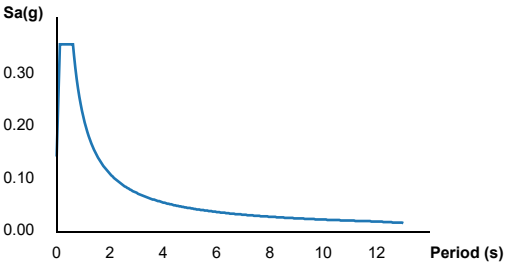
Search Information

Coordinates:	34.643606998951, -92.50461665805817
Elevation:	542 ft
Timestamp:	2023-06-27T19:08:20.123Z
Hazard Type:	Seismic
Reference Document:	IBC-2015
Risk Category:	II
Site Class:	D

MCER Horizontal Response Spectrum



Design Horizontal Response Spectrum



Basic Parameters

Name	Value	Description
S_S	0.352	MCE_R ground motion (period=0.2s)
S_1	0.148	MCE_R ground motion (period=1.0s)
S_{MS}	0.534	Site-modified spectral acceleration value
S_{M1}	0.326	Site-modified spectral acceleration value
S_{DS}	0.356	Numeric seismic design value at 0.2s SA
S_{D1}	0.218	Numeric seismic design value at 1.0s SA

Additional Information

Name	Value	Description
SDC	D	Seismic design category
F_a	1.519	Site amplification factor at 0.2s
F_v	2.209	Site amplification factor at 1.0s
CR_S	0.839	Coefficient of risk (0.2s)
CR_1	0.817	Coefficient of risk (1.0s)
PGA	0.18	MCE_G peak ground acceleration
F_{PGA}	1.439	Site amplification factor at PGA
PGA_M	0.26	Site modified peak ground acceleration
T_L	12	Long-period transition period (s)
SsRT	0.352	Probabilistic risk-targeted ground motion (0.2s)
SsUH	0.419	Factored uniform-hazard spectral acceleration (2% probability of exceedance in 50 years)
SsD	1.5	Factored deterministic acceleration value (0.2s)
S1RT	0.148	Probabilistic risk-targeted ground motion (1.0s)
S1UH	0.181	Factored uniform-hazard spectral acceleration (2% probability of exceedance in 50 years)
S1D	0.6	Factored deterministic acceleration value (1.0s)

PGAd	0.6	Factored deterministic acceleration value (PGA)

The results indicated here DO NOT reflect any state or local amendments to the values or any delineation lines made during the building code adoption process. Users should confirm any output obtained from this tool with the local Authority Having Jurisdiction before proceeding with design.

Please note that the ATC Hazards by Location website will not be updated to support ASCE 7-22. Find out why.

Disclaimer

Hazard loads are provided by the U.S. Geological Survey Seismic Design Web Services.

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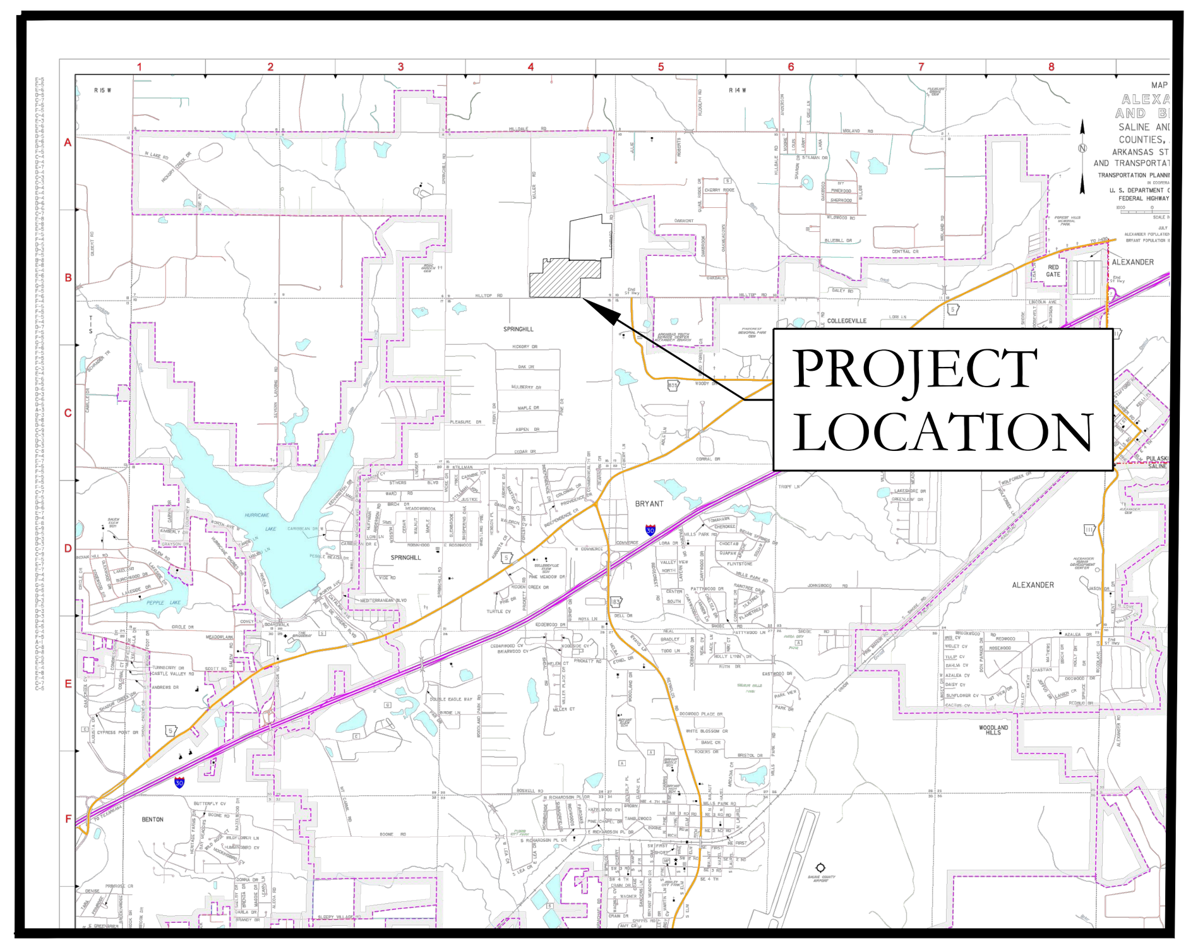
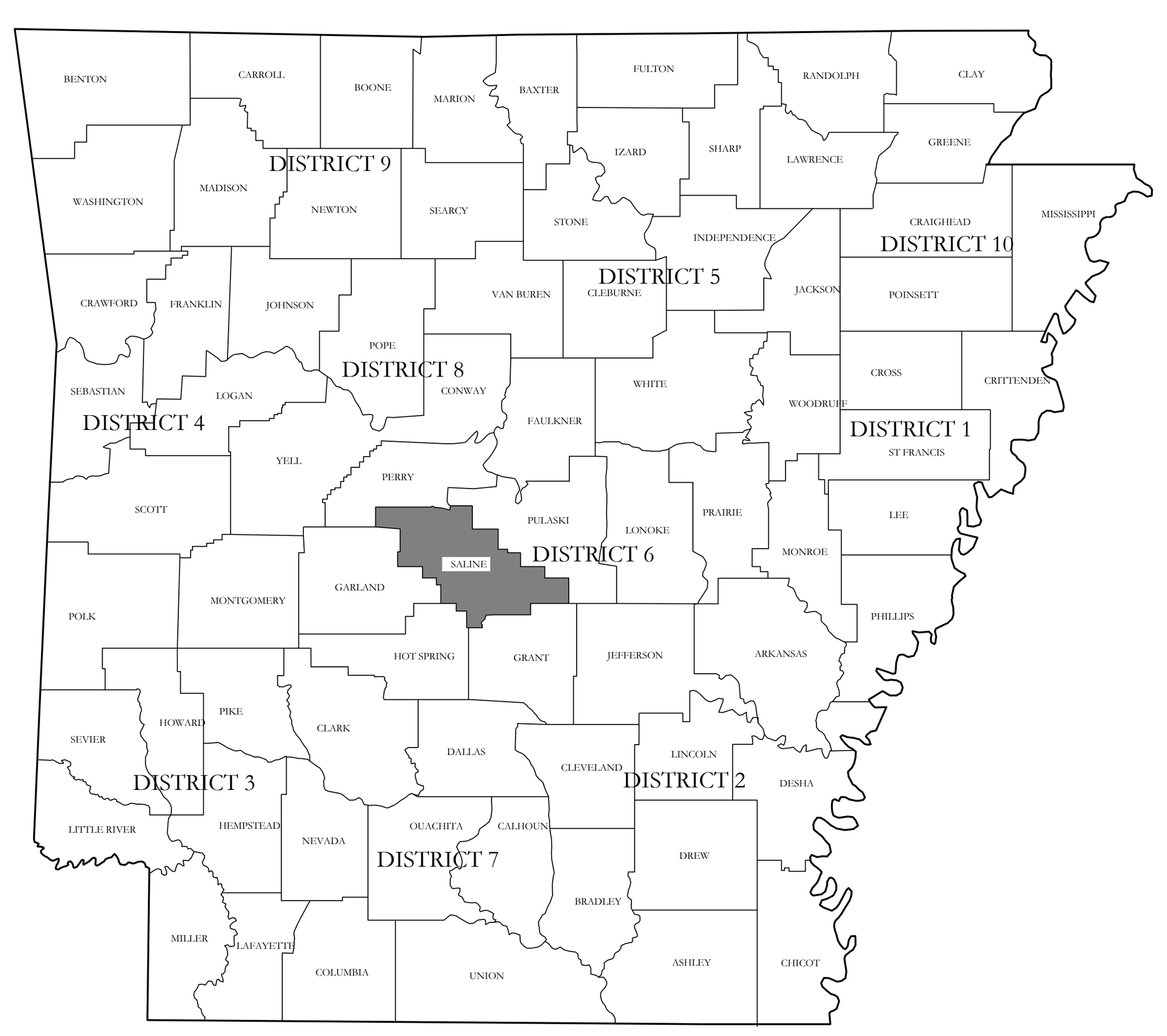
CONSTRUCTION PLANS
HILLTOP LANDING

HILLTOP ROAD & MILLER ROAD ,BRYANT, AR



VICINITY MAP



PREPARED BY:

HOPE CONSULTING
ENGINEERS - SURVEYORS

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

DRAWING INDEX

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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:
NXT GEN HOMES LLC.

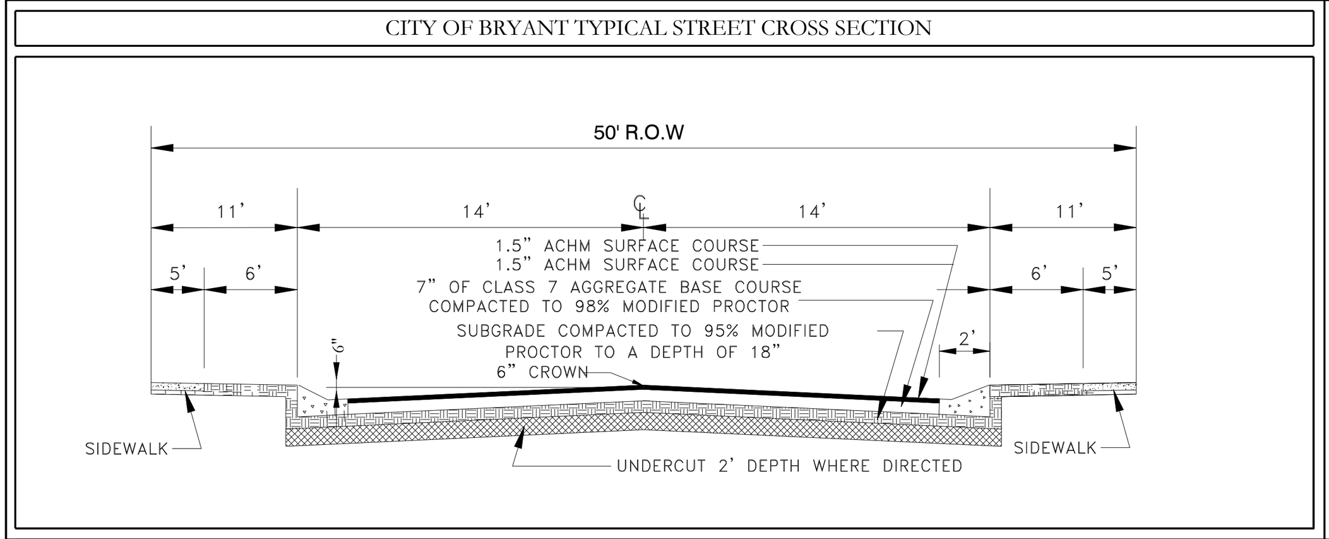
HILLTOP LANDING
A SUBDIVISION IN THE CITY OF BRYANT, AR
HILLTOP ROAD & MILLER ROAD, BRYANT, AR

DATE: 02/16/2023		C.A.D. BY:	DRAWING NUMBER: 20-1341
REVISED:	08-07-2023	CHECKED BY:	
SHEET:		SCALE:	

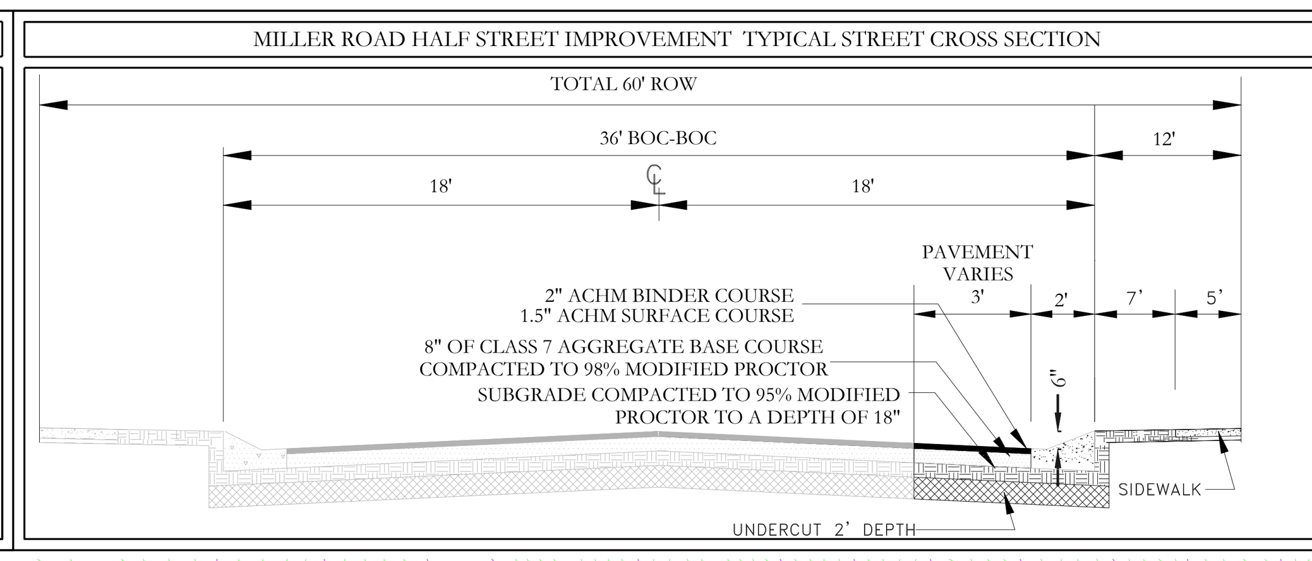
500	01S	14W	0	9	200	62	1762

K:\LAND PROJECTS 2004\SUBDIVISIONS\2020\20-1341 HILLTOP LANDING\CIVIL\DWG\20-1341-CONSTRUCTION DRAWING 04-06-2023.DWG

CITY OF BRYANT TYPICAL STREET CROSS SECTION

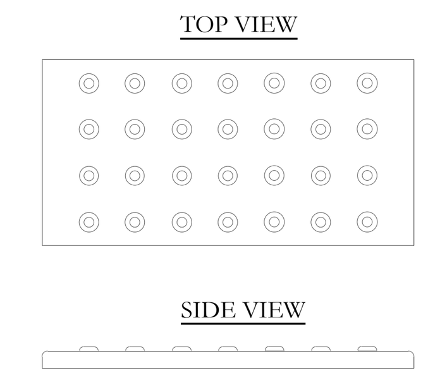


MILLER ROAD HALF STREET IMPROVEMENT TYPICAL STREET CROSS SECTION



NOTES:

1. TRACTS A, B, C, D, E, F AND G WILL BE UTILIZED FOR DRAINAGE AND UTILITIES PURPOSES AND WILL MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION (POA) OR IMPROVEMENT .

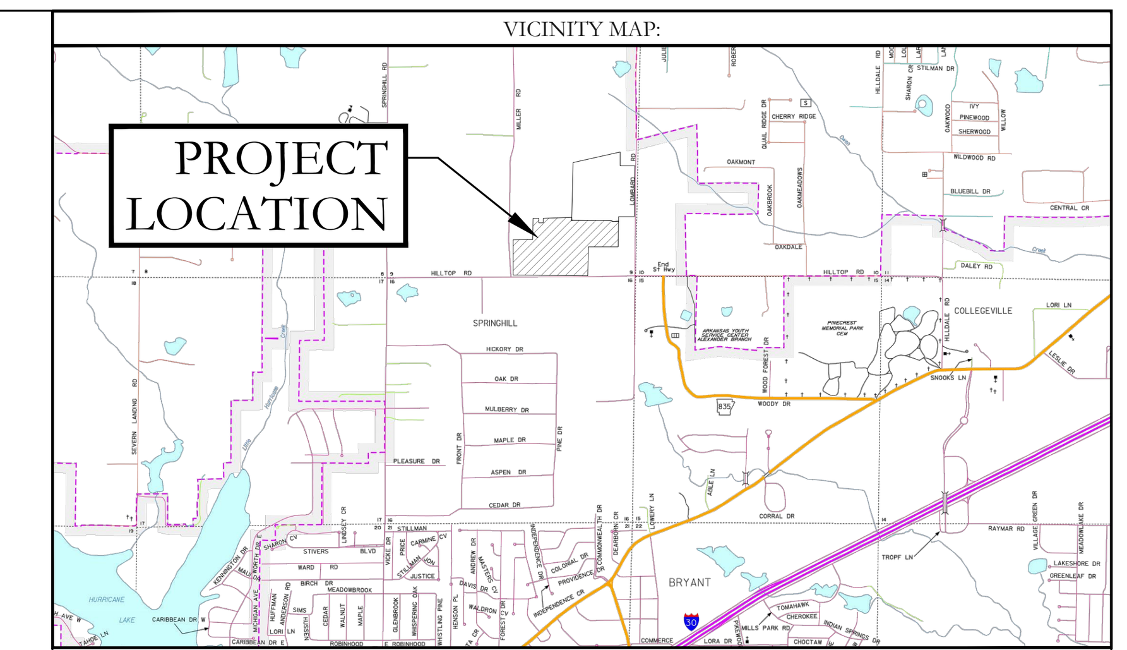


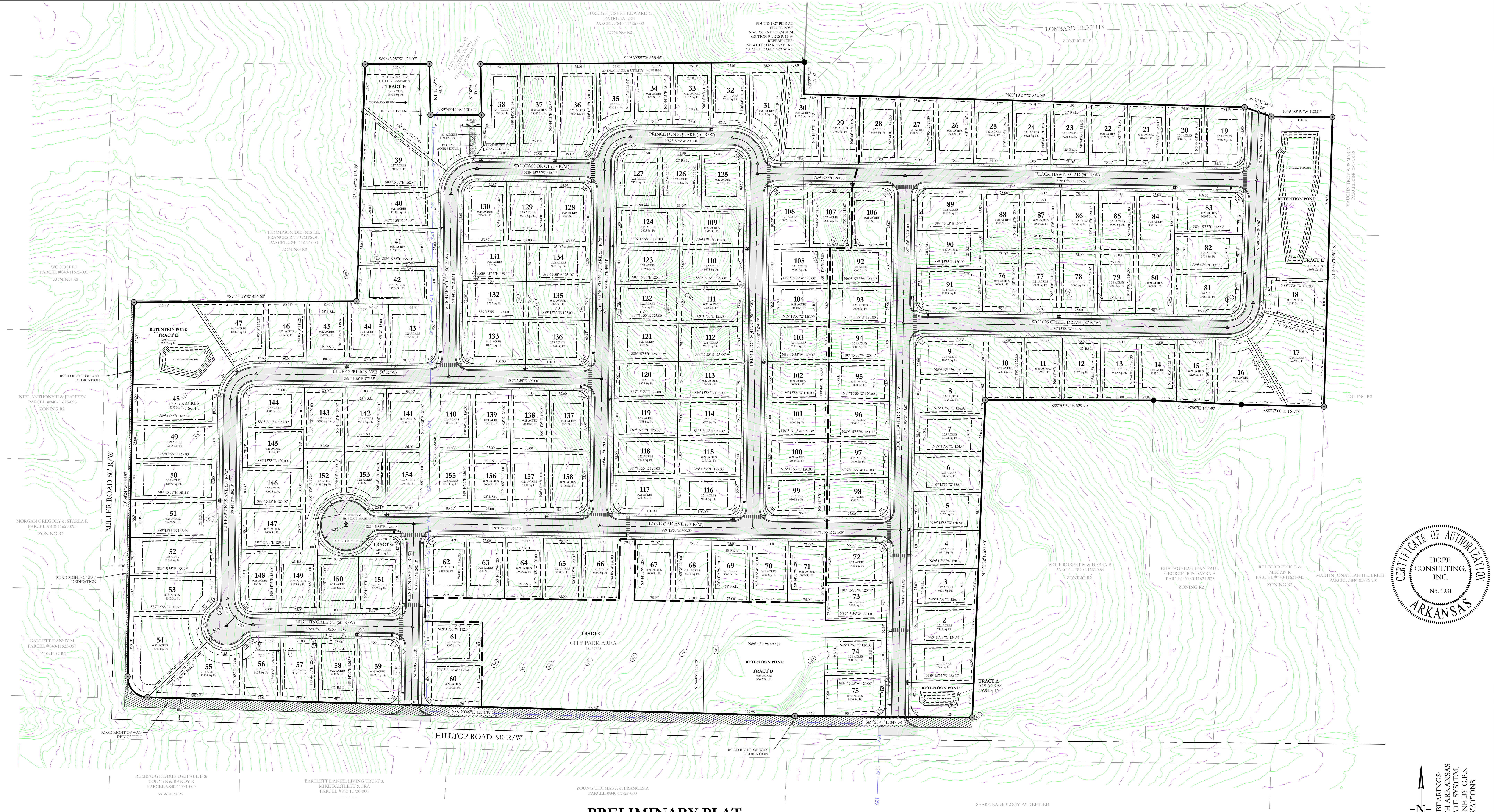
NOTE:

ALL SIDEWALK RAMPS SHALL MEET ADA REQUIREMENT WITH CORRUGATED DOME REQUIREMENTS.

ADA Corrugated Dome Ramp

VICINITY MAP:





OWNER:

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

DEVELOPER:

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

CERTIFICATE OF OWNER:

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

Date of Execution ____________ Name: ______________________

Source of Tile: 2021-009870

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY:

I, Jonathan L. Hope, hereby certify that this proposed preliminary plat correctly represents a survey completed by me, or under my supervision on ____________, 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 Tamzidual 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

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

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, Arkansas PLS No, 1762, hereby certify that this drawing correctly depicts a survey compiled by me or under my direct supervision.

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

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

PRELIMINARY PLAT
HILLTOP MANOR SUBDIVISION

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

Curve #	Delta	Chord B & D	Arc Length	Arc Radius
C1	90°12'49"	N44°22'19"W 35.42'	39.36'	25.00'
C2	90°00'00"	N45°44'05"E 35.36'	39.27'	25.00'
C3	30°37'55"	N75°25'08"E 39.62'	40.10'	75.00'
C4	44°02'55"	N38°04'43"E 56.25'	57.66'	75.00'
C5	14°22'36"	N8°51'57"E 18.77'	18.82'	75.00'
C30	89°05'30"	S43°48'01"E 35.07'	38.87'	25.00'
C31	89°59'21"	S45°44'24"W 35.35'	39.27'	25.00'
C32	90°00'00"	N44°15'55"W 35.36'	39.27'	25.00'
C33	89°47'11"	N45°37'41"E 35.29'	39.18'	25.00'
C34	90°00'00"	N44°15'55"W 35.36'	39.27'	25.00'
C35	89°03'26"	S46°12'22"W 35.06'	38.86'	25.00'
C36	90°56'34"	S43°47'38"E 35.65'	39.68'	25.00'

Curve #	Delta	Chord B & D	Arc Length	Arc Radius
C37	90°00'00"	N45°44'05"E 35.36'	39.27'	25.00'
C38	90°00'00"	N44°15'55"W 35.36'	39.27'	25.00'
C39	90°00'00"	N45°44'05"E 35.36'	39.27'	25.00'
C40	90°00'00"	S44°15'55"E 35.36'	39.27'	25.00'
C41	90°00'00"	S45°44'05"W 35.36'	39.27'	25.00'
C42	90°00'00"	S44°15'55"E 35.36'	39.27'	25.00'
C43	90°00'00"	S45°44'05"W 35.36'	39.27'	25.00'
C44	90°00'00"	N44°15'55"W 35.36'	39.27'	25.00'
C45	90°00'00"	N45°44'05"E 35.36'	39.27'	25.00'
C46	90°00'00"	N44°15'55"W 35.36'	39.27'	25.00'
C47	90°00'00"	N45°44'05"E 35.36'	39.27'	25.00'
C48	42°50'00"	S67°50'55"E 18.26'	18.69'	25.00'

Curve #	Delta	Chord B & D	Arc Length	Arc Radius
C49	48°21'00"	S70°36'25"E 40.95'	42.19'	50.00'
C50	89°31'27"	N40°27'22"E 70.42'	78.12'	50.00'
C51	53°07'48"	S64°10'11"W 22.36'	23.18'	25.00'
C52	90°00'53"	N44°15'28"W 35.36'	39.28'	25.00'
C53	89°59'07"	N45°44'32"E 35.35'	39.26'	25.00'
C54	90°00'00"	S44°15'55"E 35.36'	39.27'	25.00'
C55	90°00'00"	S45°44'05"W 35.36'	39.27'	25.00'
C55	89°03'26"	N46°12'22"E 70.13'	77.72'	50.00'
C56	90°00'00"	N45°44'05"E 35.36'	39.27'	25.00'
C57	90°00'00"	S44°15'55"E 35.36'	39.27'	25.00'
C58	90°00'00"	S45°44'05"W 35.36'	39.27'	25.00'
C60	90°00'00"	S45°44'05"W 70.71'	78.54'	50.00'

Curve #	Delta	Chord B & D	Arc Length	Arc Radius
C61	90°00'00"	S45°44'05"W 70.71'	78.54'	50.00'
C62	90°00'00"	N44°15'55"W 70.71'	78.54'	50.00'
C63	45°00'00"	S66°45'55"E 38.27'	39.27'	50.00'
C64	45°00'00"	S21°45'55"E 38.27'	39.27'	50.00'

LEGAL DESCRIPTION:

ALL OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE FRACTIONAL NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND ALL THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 20 WEST OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" CAPPED REBAR AR LS# 1024 FOUND AT THE SW CORNER OF THE SW 1/4, NE 1/4; **THENCE**, N 89°38'29" E ALONG THE EAST SOUTH LINE THEREOF A DISTANCE OF 1283.05 FEET TO A FOUND 60-D NAIL AT A FENCE CORNER AND BEING THE SE CORNER OF THE SW 1/4 NE 1/4; **THENCE**, N 89°59'56" E ALONG THE SOUTH LINE THEREOF A DISTANCE OF 1368.52 FEET TO A FOUND BRIDGE SPIKE BEING THE SE CORNER SE 1/4 NE 1/4;**THENCE**, N 01°13'00" E A DISTANCE OF 1320.16 FEET TO A 1" PIPE FOUND AT THE NE CORNER OF THE SE 1/4 NE 1/4; **THENCE**, N 02°44'51" E ALONG THE EAST LINE THEREOF A DISTANCE OF 816.61 FEET TO A 1/2" ALUMINUM CAPPED REBAR AT THE INTERSECTION OF SAID EAST LINE AND THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 270 (ALBERT PIKE);
THENCE, ALONG SAID SOUTH LINE THE FOLLOWING COURSES:
N 83°58'56" W A DISTANCE OF 201.14 FEET;
N 65°38'55" W A DISTANCE OF 318.36 FEET;
N 54°50'43" W A DISTANCE OF 400.08 FEET;
N 64°42'59" W A DISTANCE OF 187.67 FEET;
N 73°41'47" W A DISTANCE OF 187.61 FEET;
S 89°53'45" W A DISTANCE OF 129.12 FEET TO A 1/2" CAPPED REBAR AR LS#1414 FOUND ON THE WEST LINE OF THE FRACTIONAL NE 1/4 NE 1/4; **THENCE**, S 01°17'39" W A DISTANCE OF 1286.53 FEET TO A 1" PIPE FOUND AT THE AT THE NE CORNER OF THE SW 1/4 NE 1/4 AS SHOWN ON SURVEY BY LEWIS & CLARK SURVEYING DATED 11/03/20;, SAID POINT BEING 64.78 FEET NORTH OF A FOUND ALUMINUM CAPPED REBAR MARKING THE TECHNICAL NE CORNER AS SHOWN ON SURVEY BY DON MICHAEL BRADY 4/13/2002;
THENCE, S 88°31'10" W A DISTANCE OF 1322.70 FEET TO A FOUND 2" PIPE AS SHOWN ON THE DON M. BRADY SURVEY DATED 4/13/02; **THENCE**, S 07°04'59" W ALONG A FENCE LINE A DISTANCE OF 27.99 FEET TO A 1/2" CAPPED REBAR AR LS#1414; **THENCE**, S 68°13'40" W ALONG A FENCE LINE A DISTANCE OF 34.98 FEET TO A 1/2" ALUMINUM CAPPED REBAR FOUND ON THE WEST LINE OF THE SW 1/4 NE 1/4; **THENCE**, S 01°33'48" W ALONG THE WEST LINE THEREOF A DISTANCE OF 1298.25 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 113.35 ACRES (60,608.115 SQ FT) MORE OR LESS;

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

100' 50' 0 100'

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

PROPERTY SPECIFICATIONS:

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

DEVELOPER/: SUBDIVIDER NXT GEN HOMES LLC
19218 SUMMERSHADE DRIVE
BRYANT, AR 72022

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

NAME OF SUBDIVISION: HILLTOP MANOR

NUMBER OF LOTS: 158
EXISTING ZONING: R2

PROPOSED DENSITY 3.85 HOMES PER ACRE
SOURCE OF WATER: CITY OF BRYANT
SOURCE OF SEWER: CITY OF BRYANT
SOURCE OF ELECTRIC: ENTERGY
SOURCE OF GAS: SUMMIT

BUILDING SETBACKS:
FRONT-25' OR AS SHOWN
REAR-25' 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
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PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:

NXT GEN HOMES LLC

PRELIMINARY PLAT
HILLTOP MANOR SUBDIVISION
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

DATE: 08/07/2023			C.A.D. BY: B.JOHNSON			DRAWING NUMBER: 20-1341	
REVISED:			CHECKED BY:				
SHEET:			SCALE: 1"= 100'				
500	01S	14W	0	09	200	62	1762

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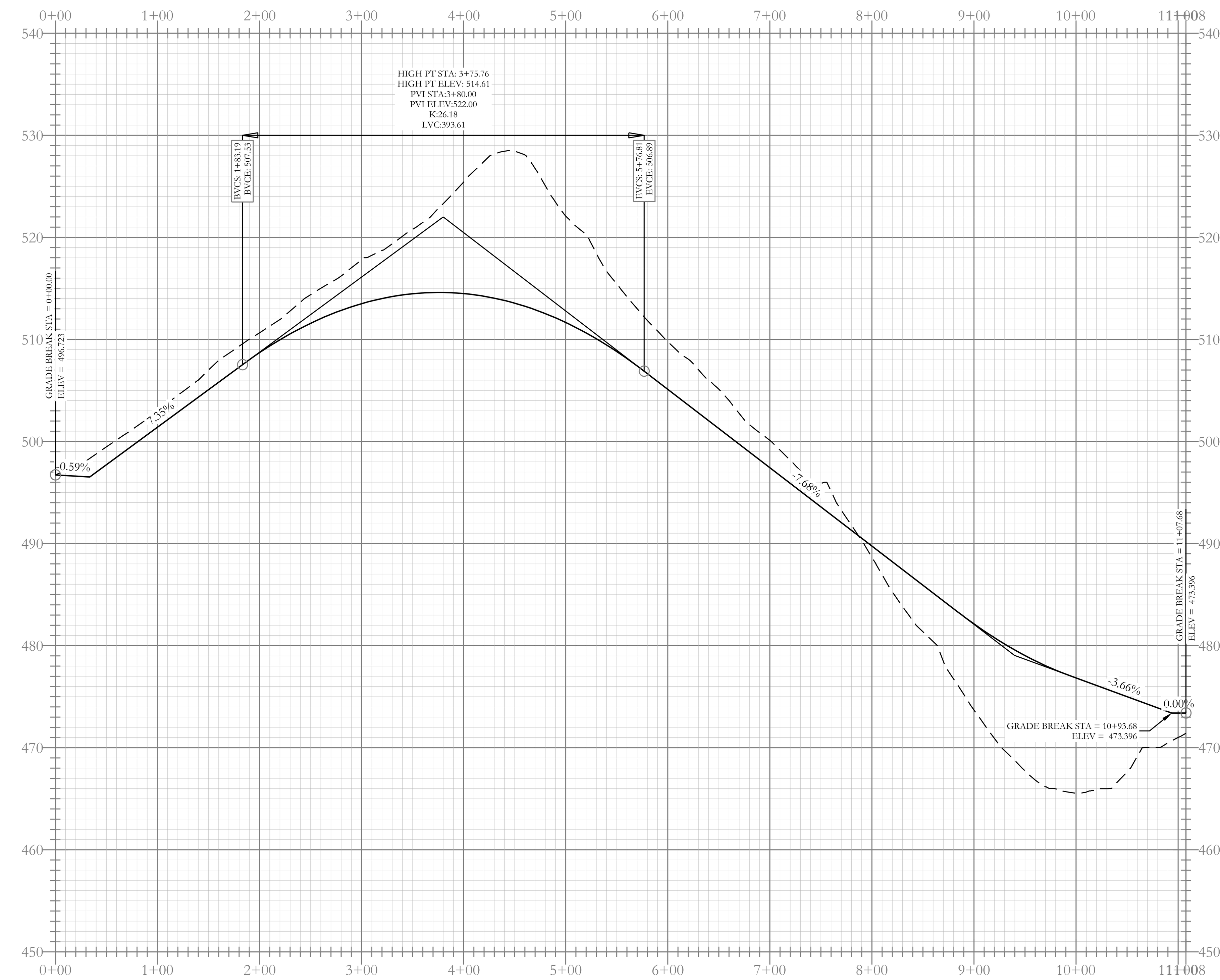
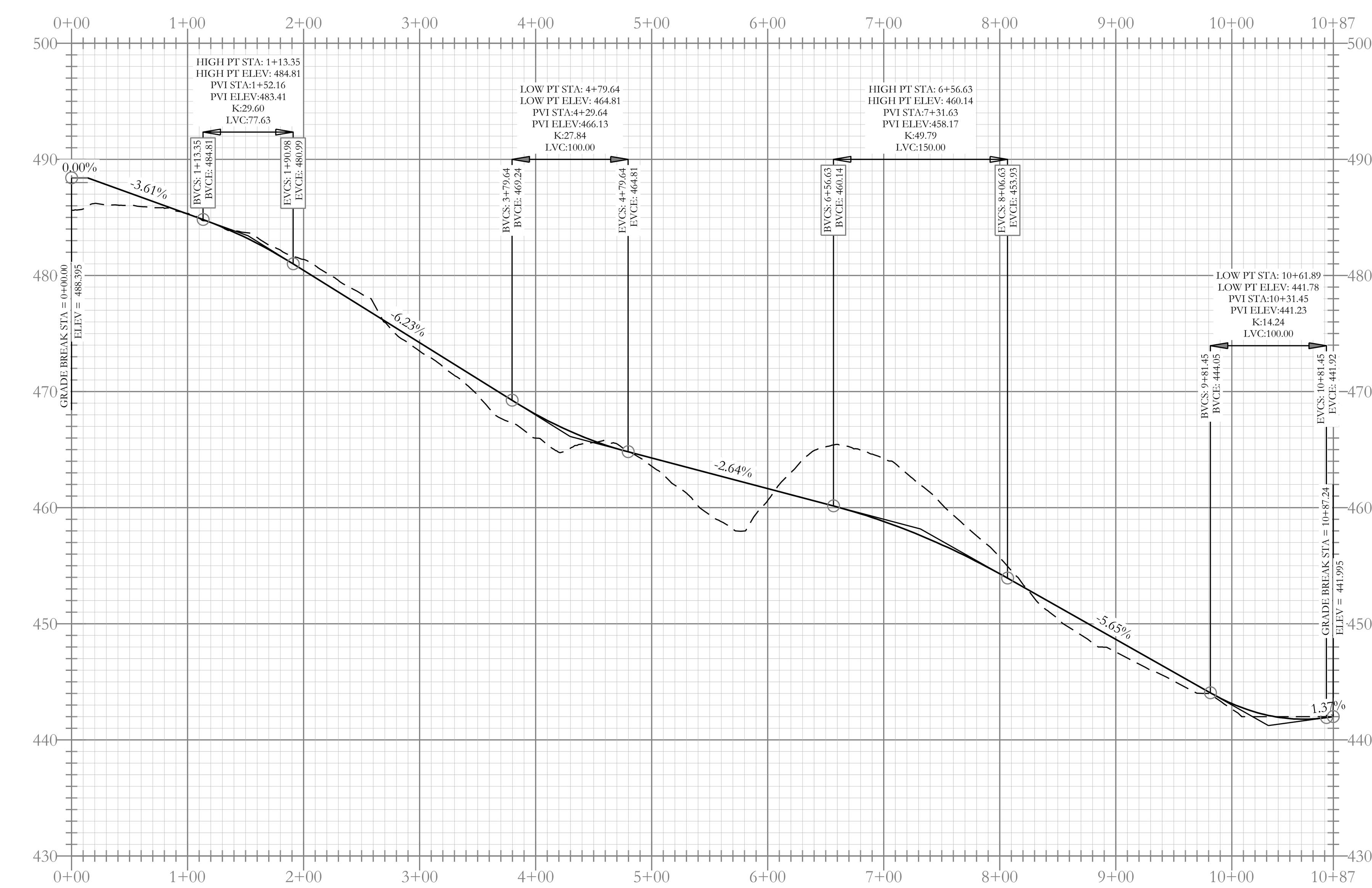
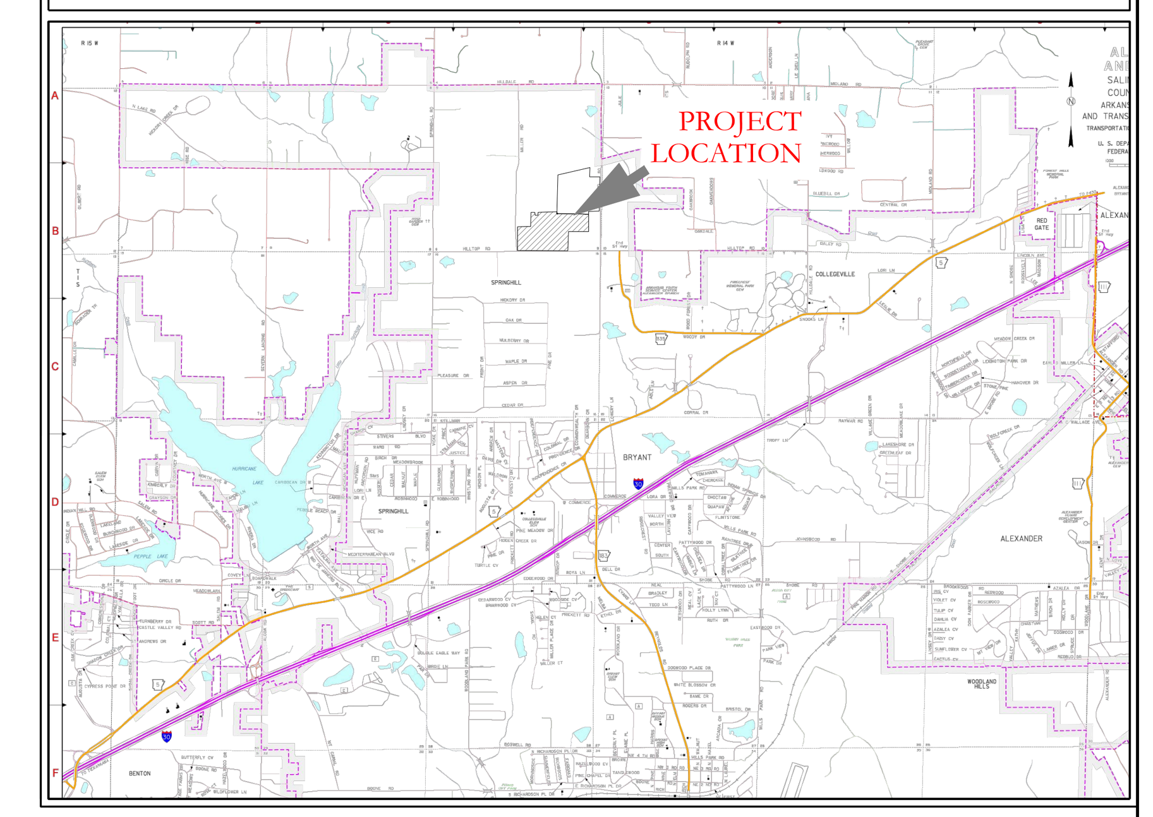


Croft Ledge Drive Profile



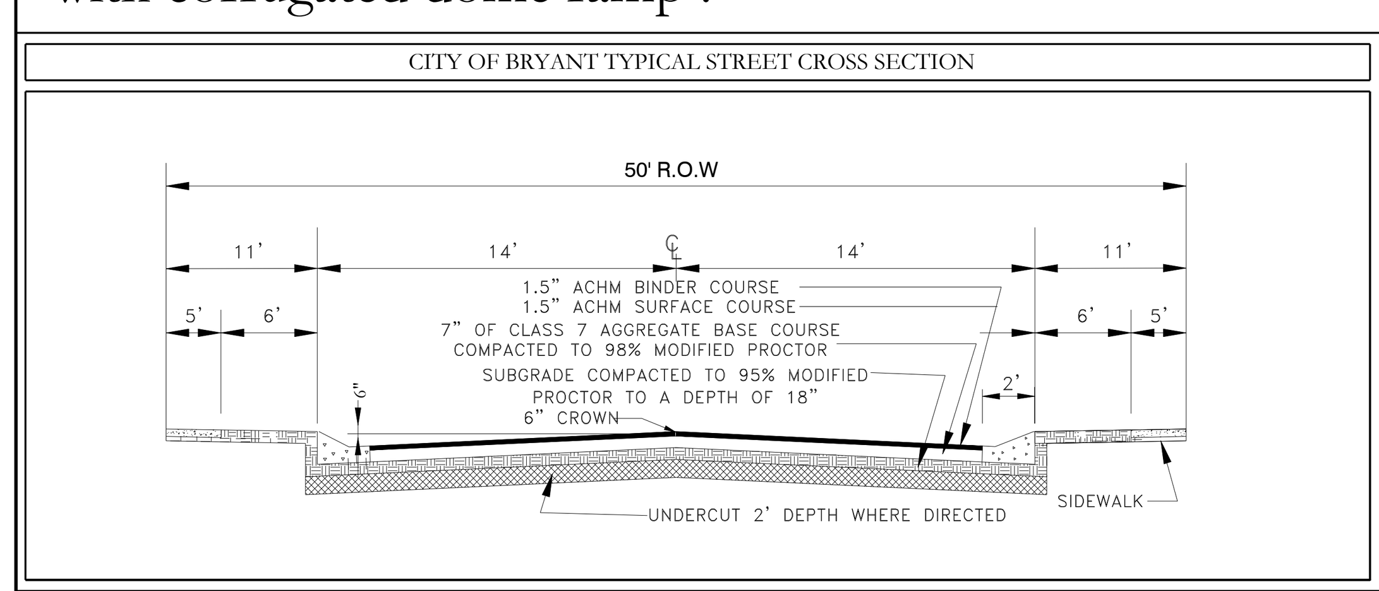
Wood Creek Drive Profile

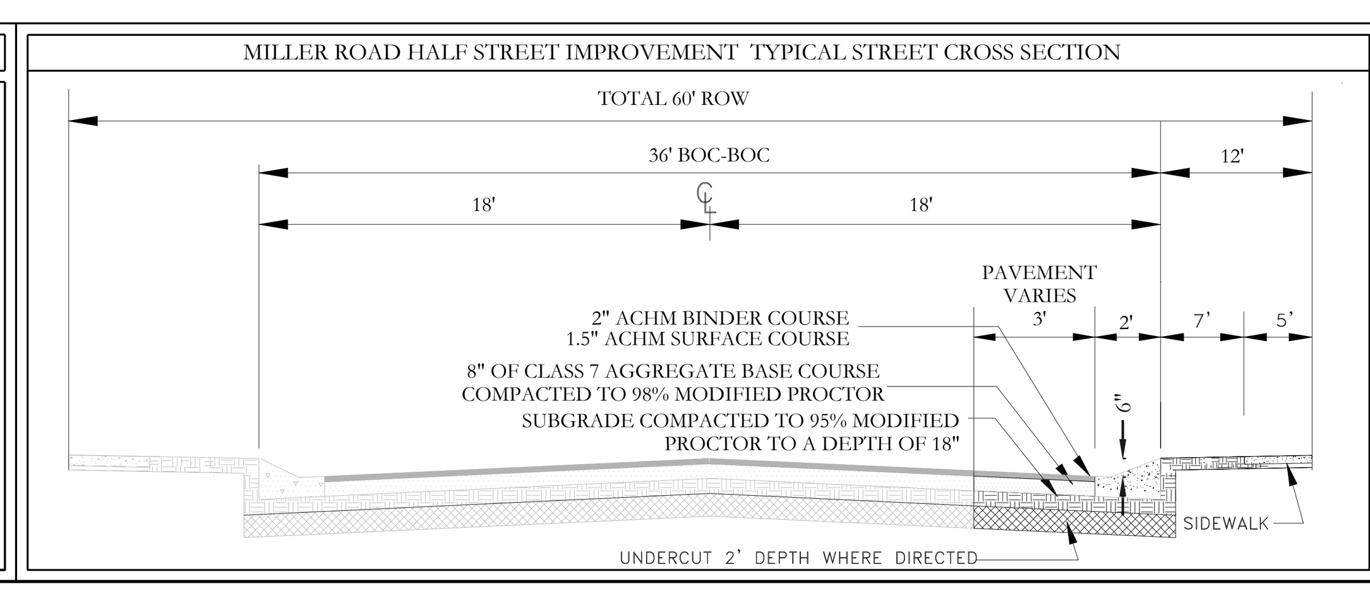


— — — — HDPE

——— RCP

N.B :All sidewalk ramps will have ADA requirements with corrugated dome ramp .





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

STATE OF ARKANSAS — LICENSED PROFESSIONAL ENGINEER — No. 20876 — KAZI FAMZIDUL ISLAM

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

N

100 50 0 100

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FOR USE AND BENEFIT OF:
NXT GEN HOMES LLC.

HILLTOP LANDING
STREET PLAN & PROFILE
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	03/08/2023	C.A.D. BY:		DRAWING NUMBER:
REVISED:	08/07/2023	CHECKED BY:		20-1341
SHEET:	C-1.0	SCALE:	1" = 100'	

500	01S	14W	0	09	200	62	1762

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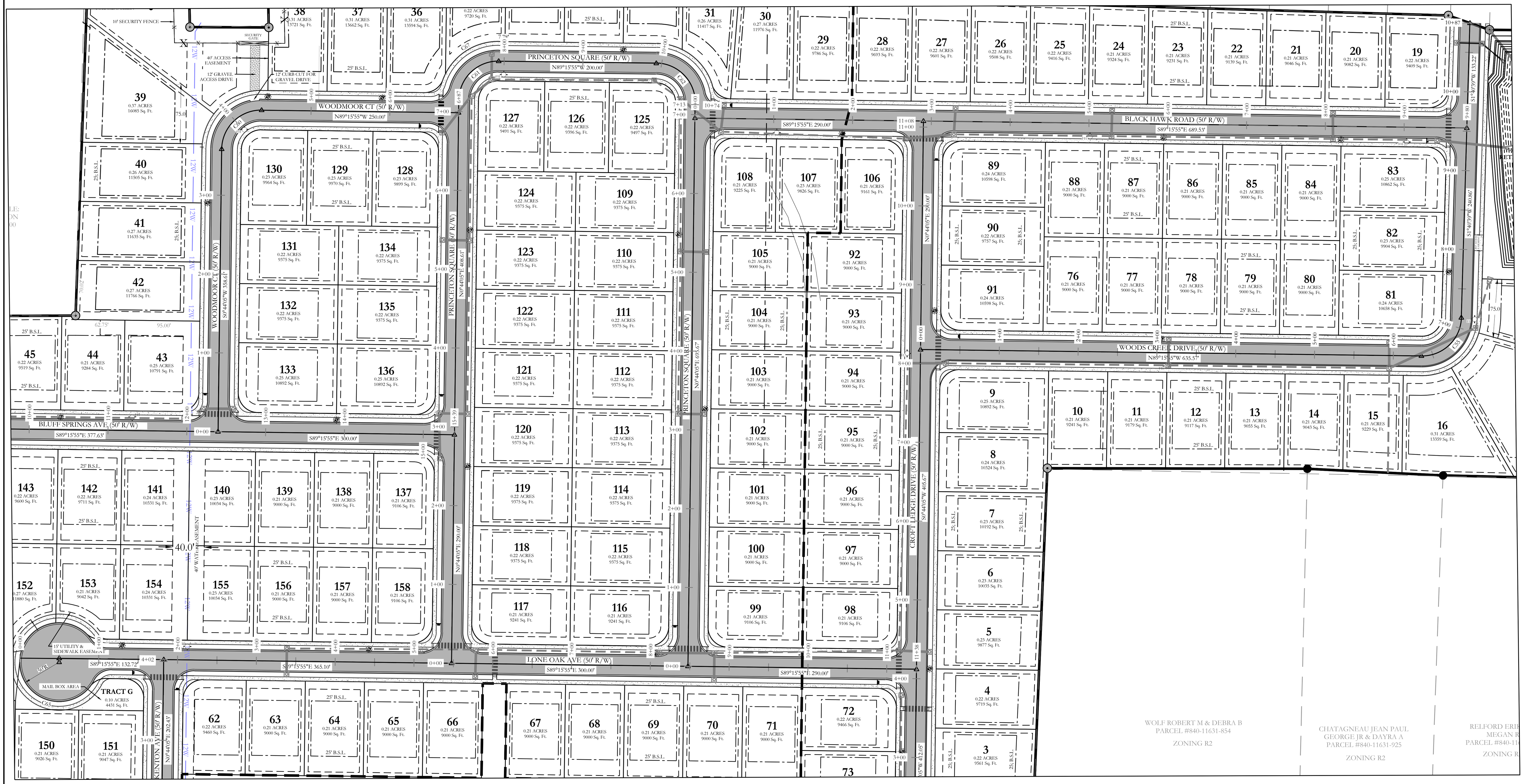
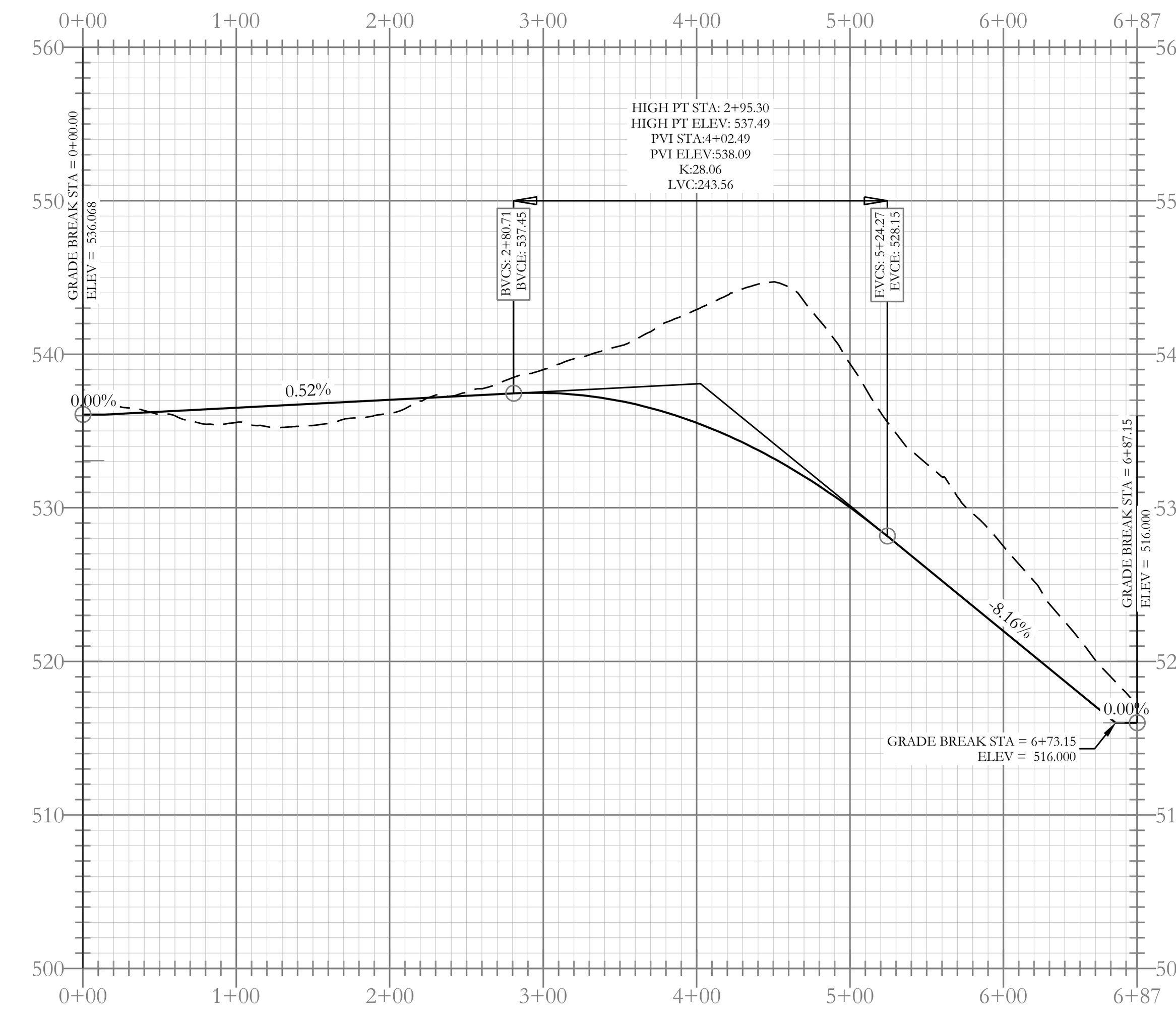
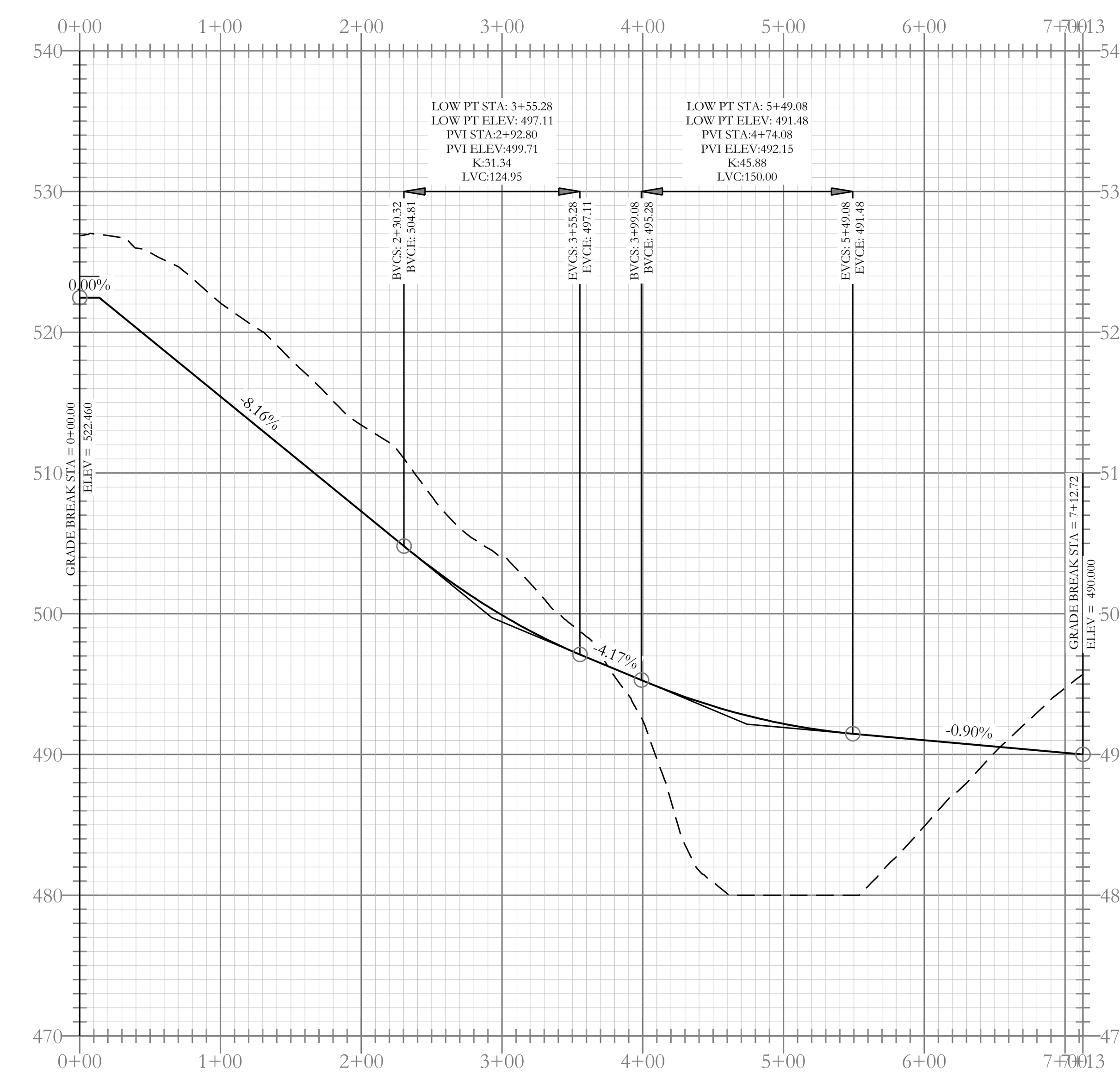
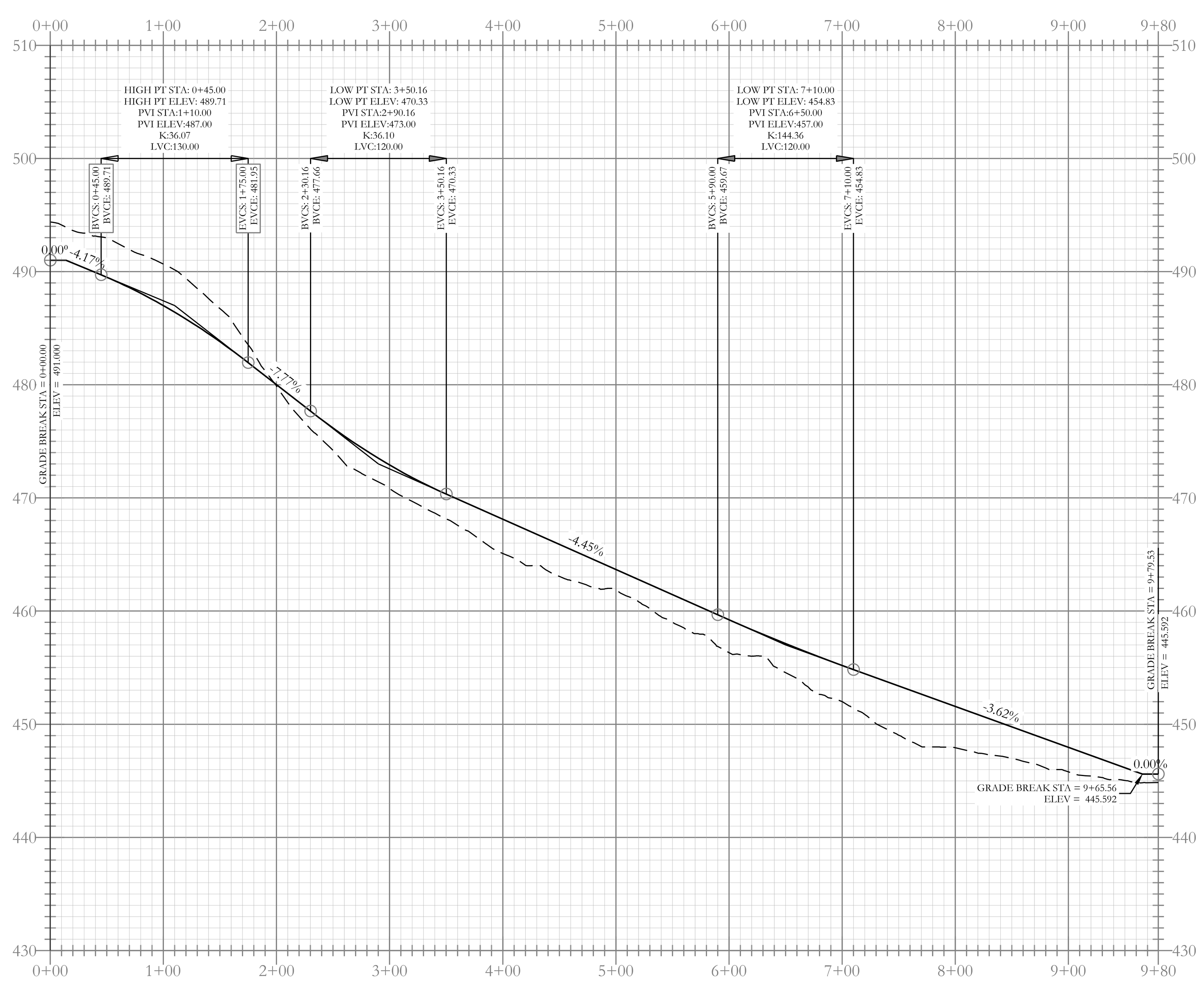




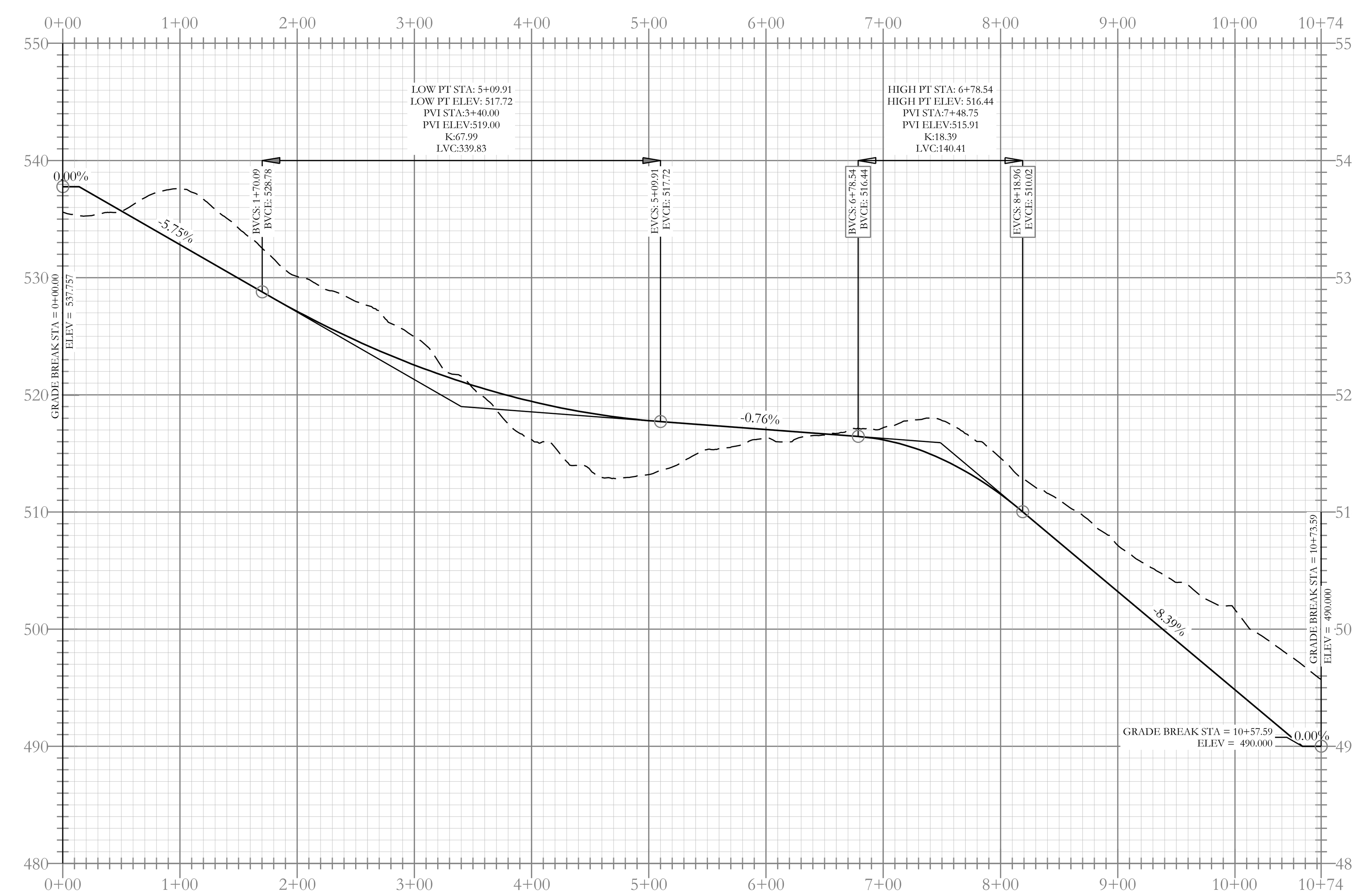
Woodmoor Ct Profile



Princeton Square Profile



Black Hawk Profile



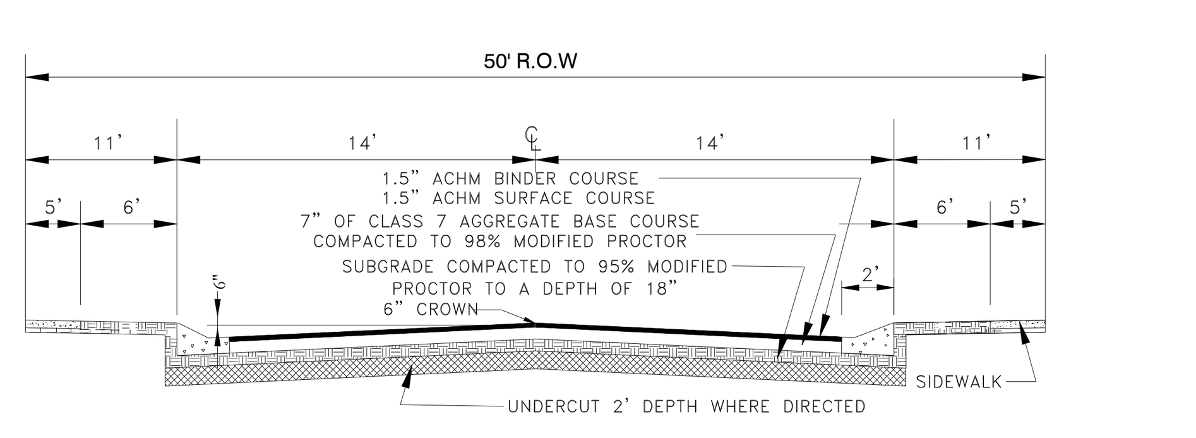
Princeton Square Profile

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

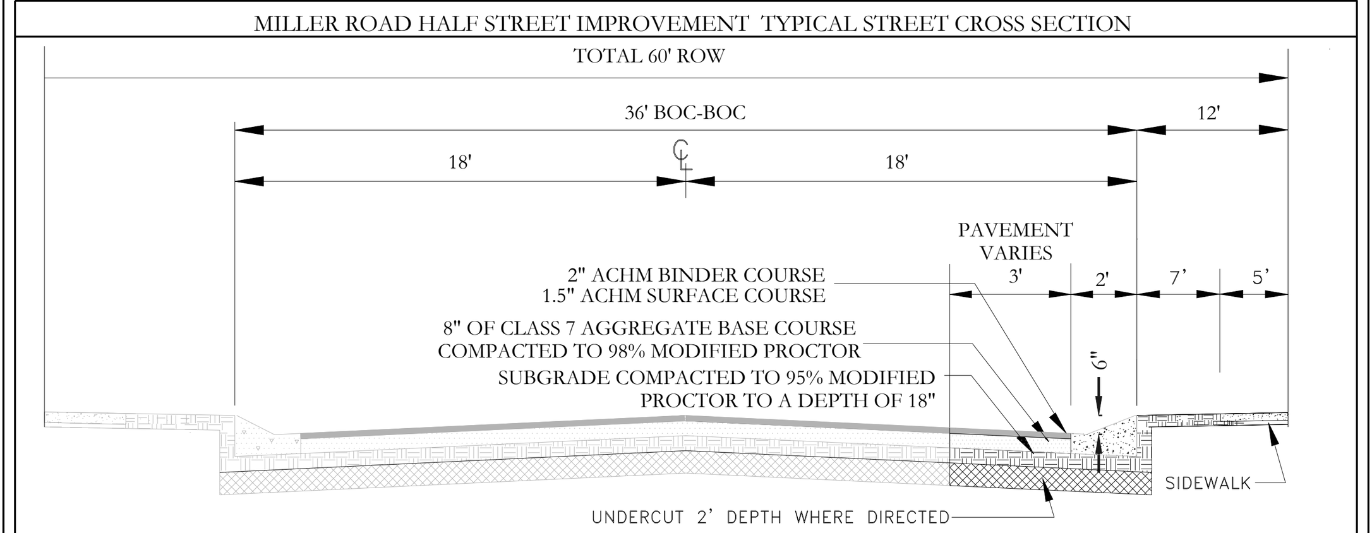
STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER No. 20876 KAZI TAMZIDUL ISLAM

HDPE
RCP

CITY OF BRYANT TYPICAL STREET CROSS SECTION



MILLER ROAD HALF STREET IMPROVEMENT TYPICAL STREET CROSS SECTION



N.B :All sidewalk ramps will have ADA requirements with corrugated dome ramp .

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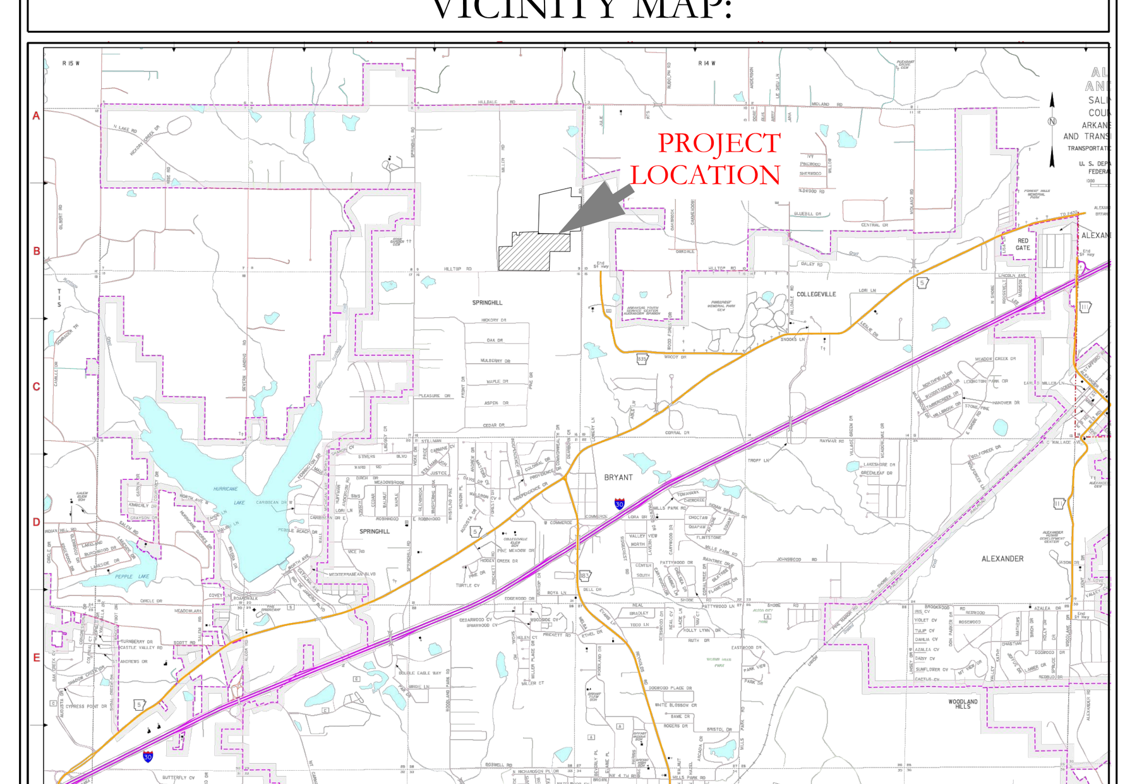

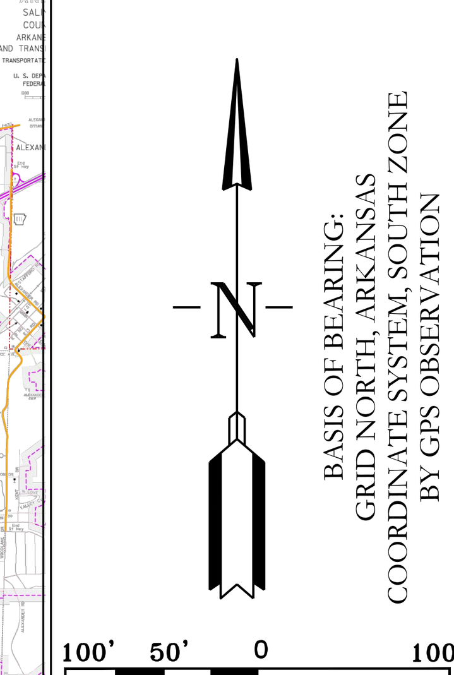

BASIS OF BEARING:
GRID NORTH, ARKANSAS
COORDINATE SYSTEM, SOUTH ZONE
BY GPS OBSERVATION

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ENGINEERS - SURVEYORS

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FOR USE AND BENEFIT OF:
NXT GEN HOMES LLC.

HILLTOP LANDING
STREET PLAN & PROFILE
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	03/08/2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:	08/07/2023	CHECKED BY:	20-1341
SHEET:	C-1.1	SCALE: 1" =120'	

500	01S	14W	0	09	200	62	1762

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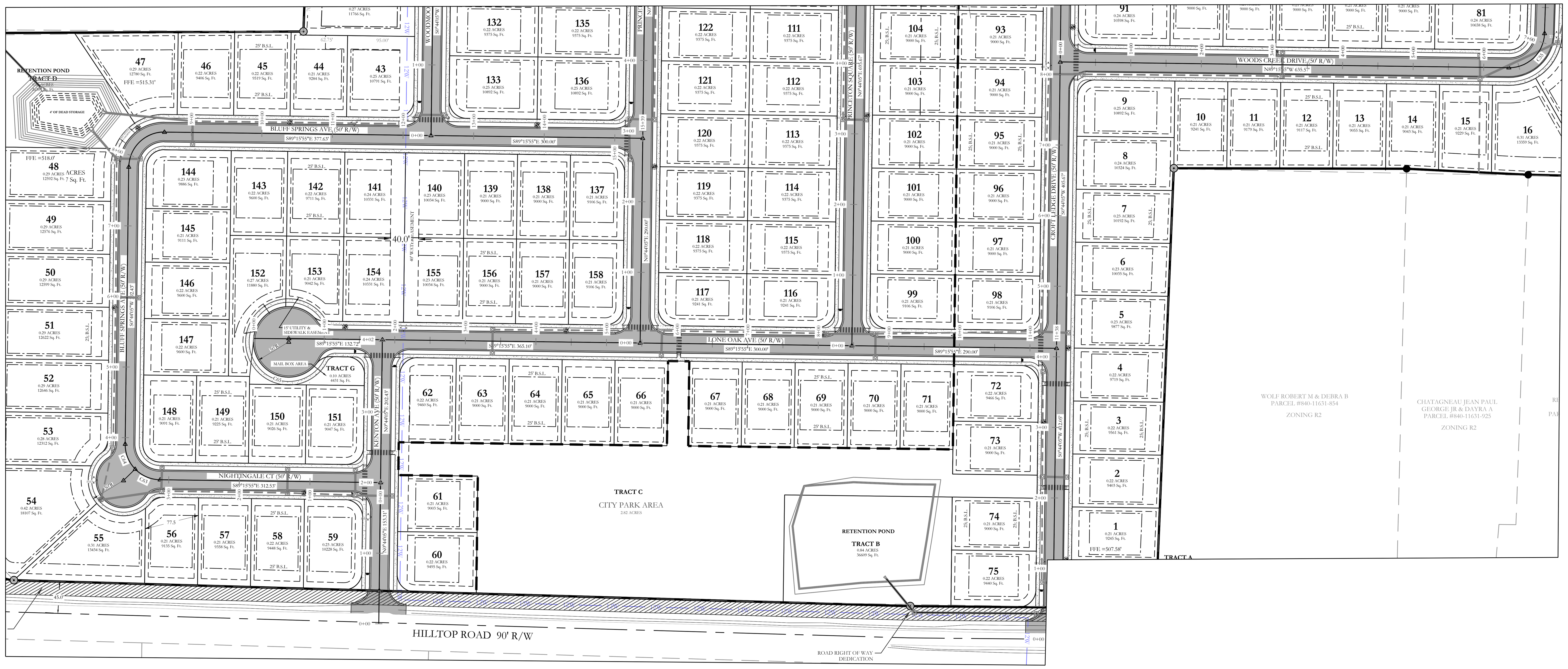
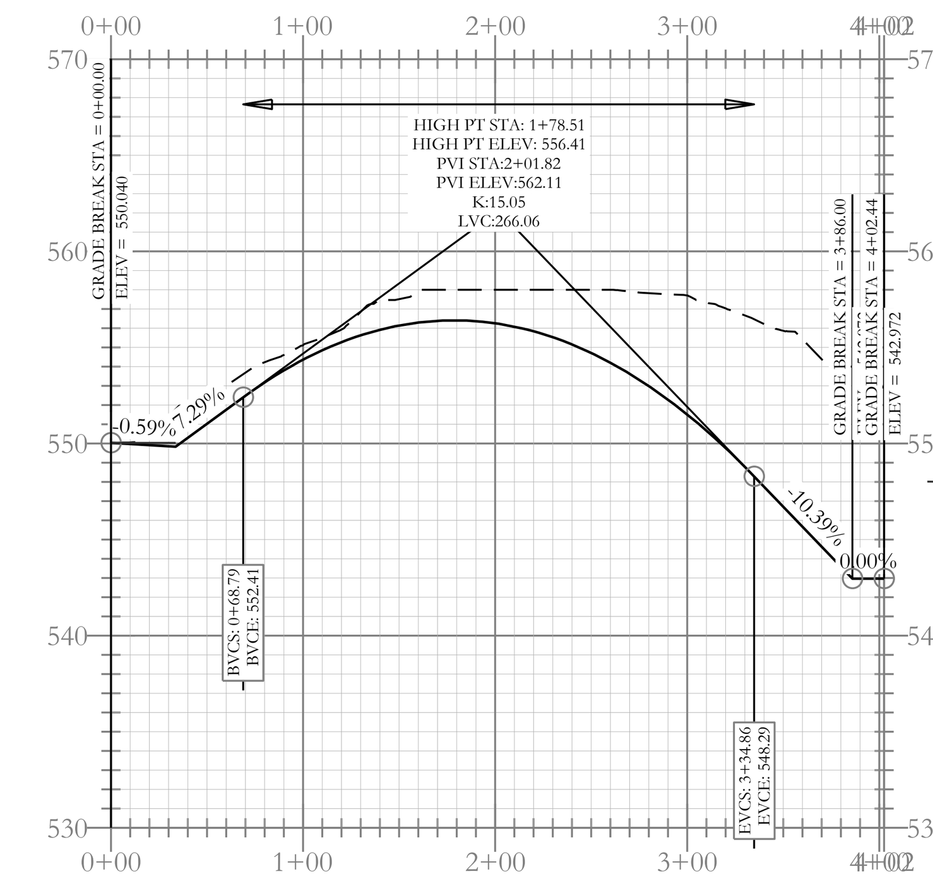
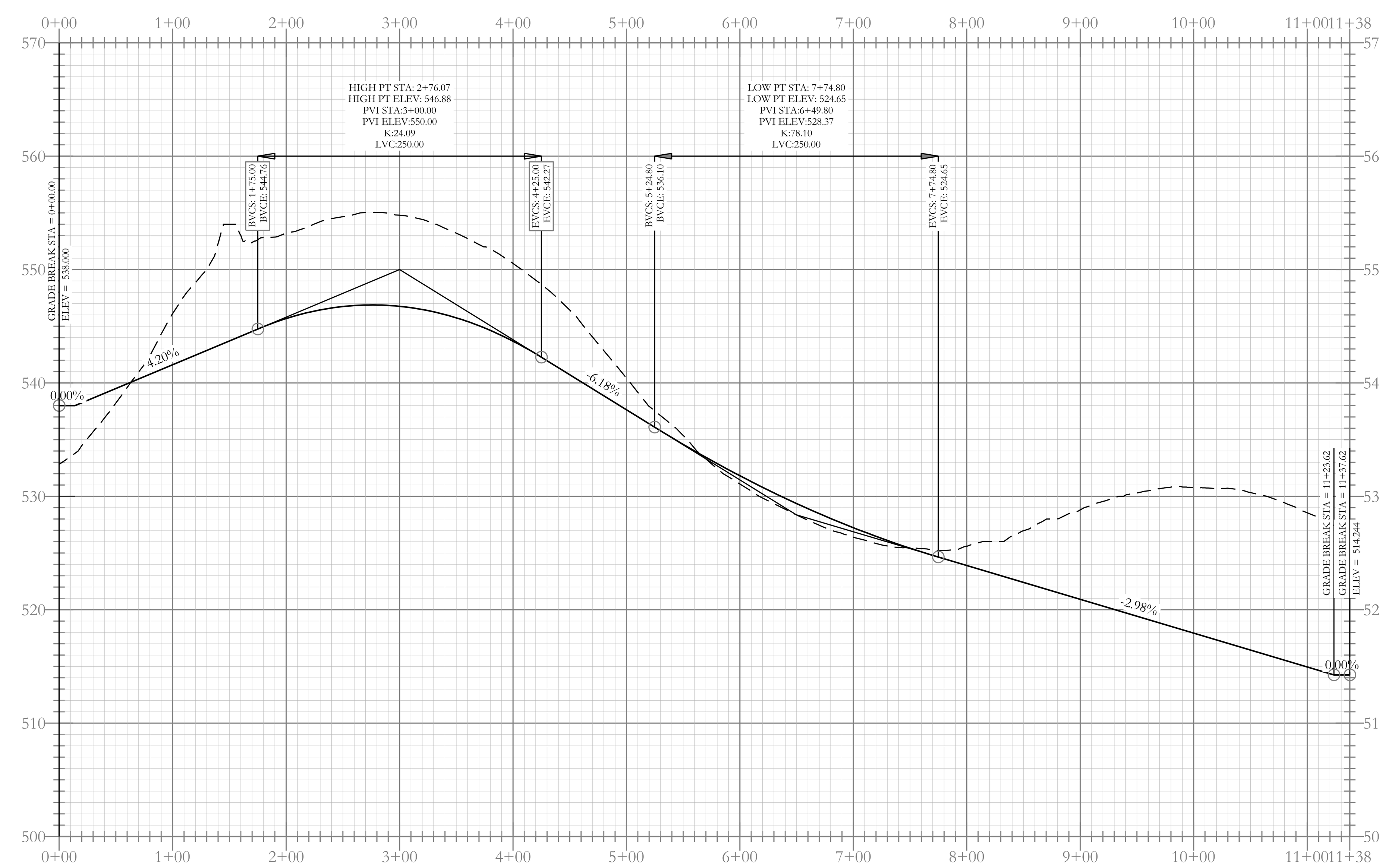
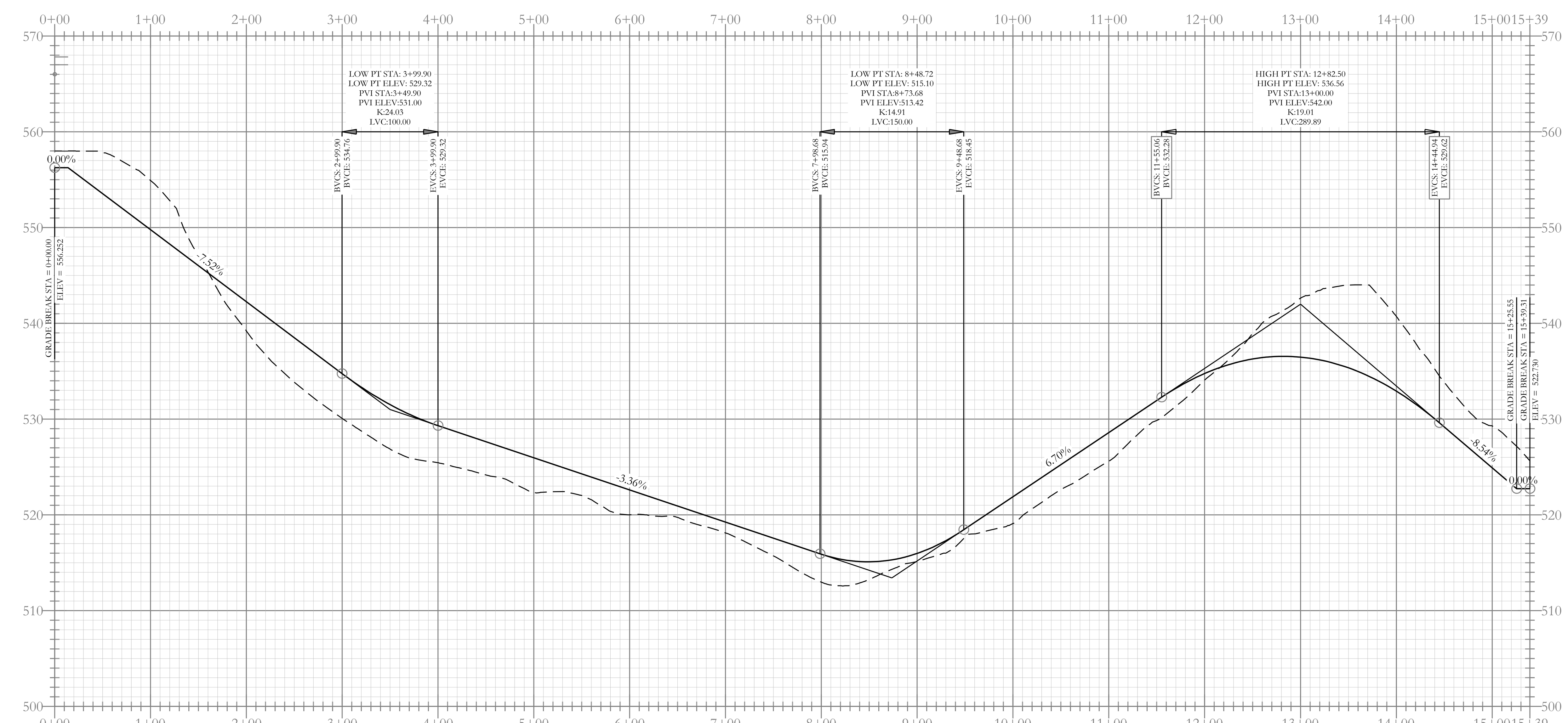




Kenton Ave Profile



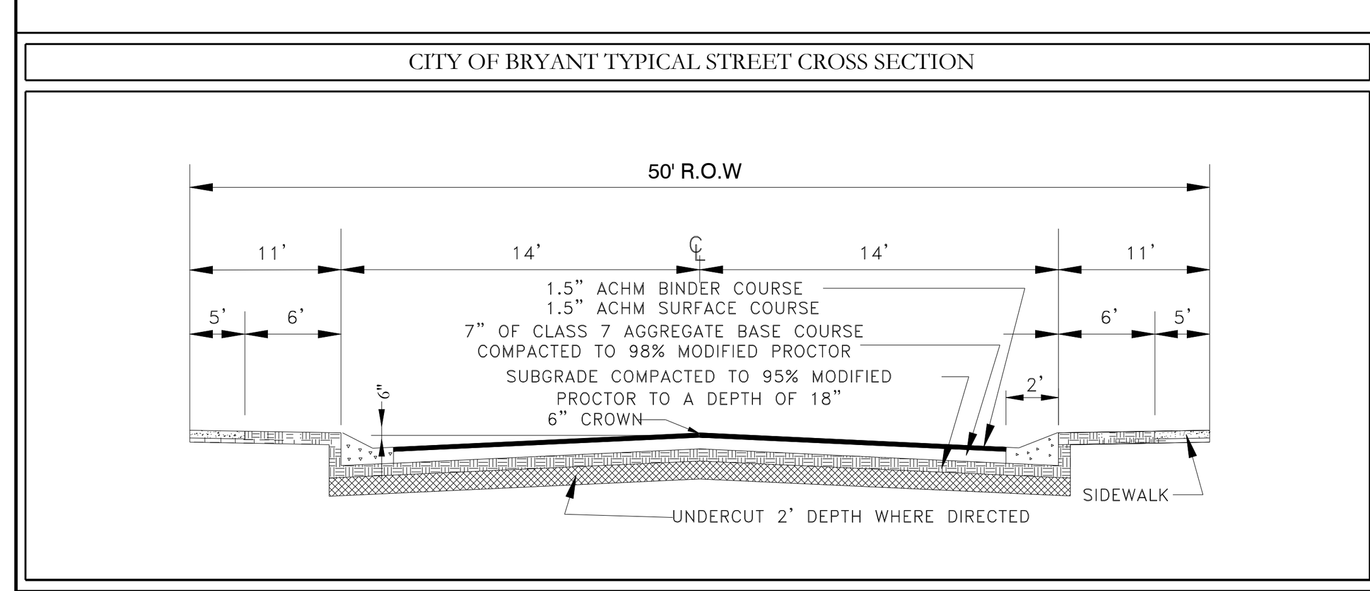
Lone Oak Ave Profile

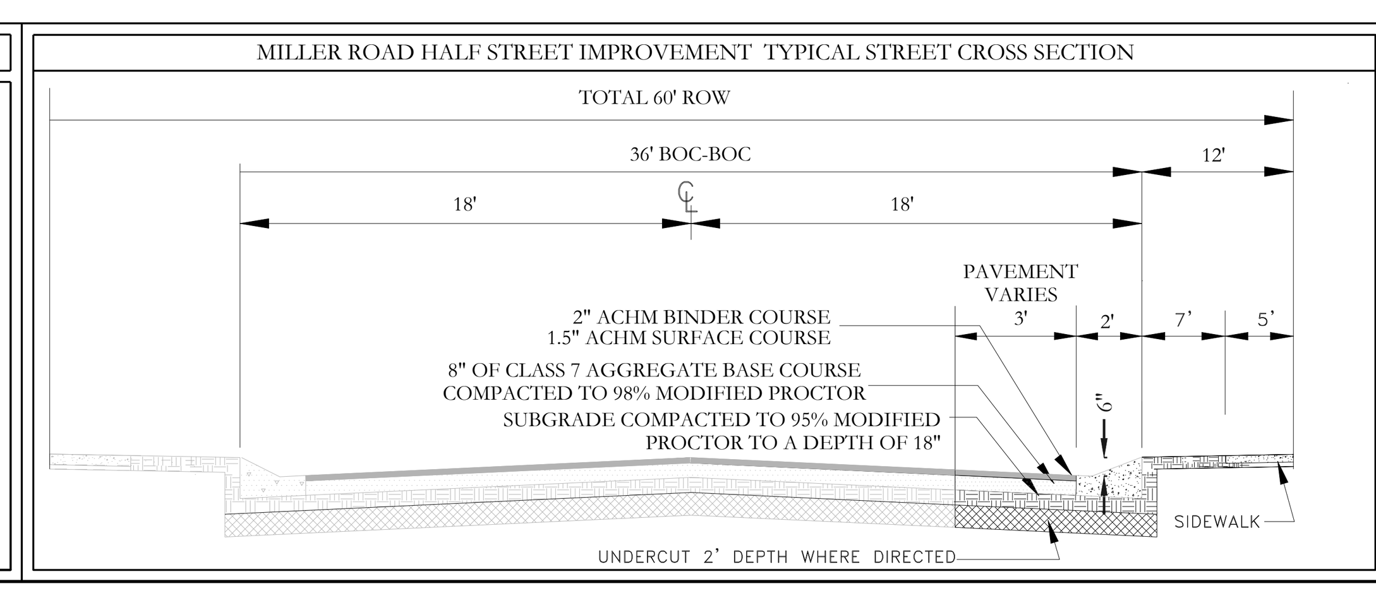


Nightingale Ct-Bluff Springs Ave Profile

HDPE

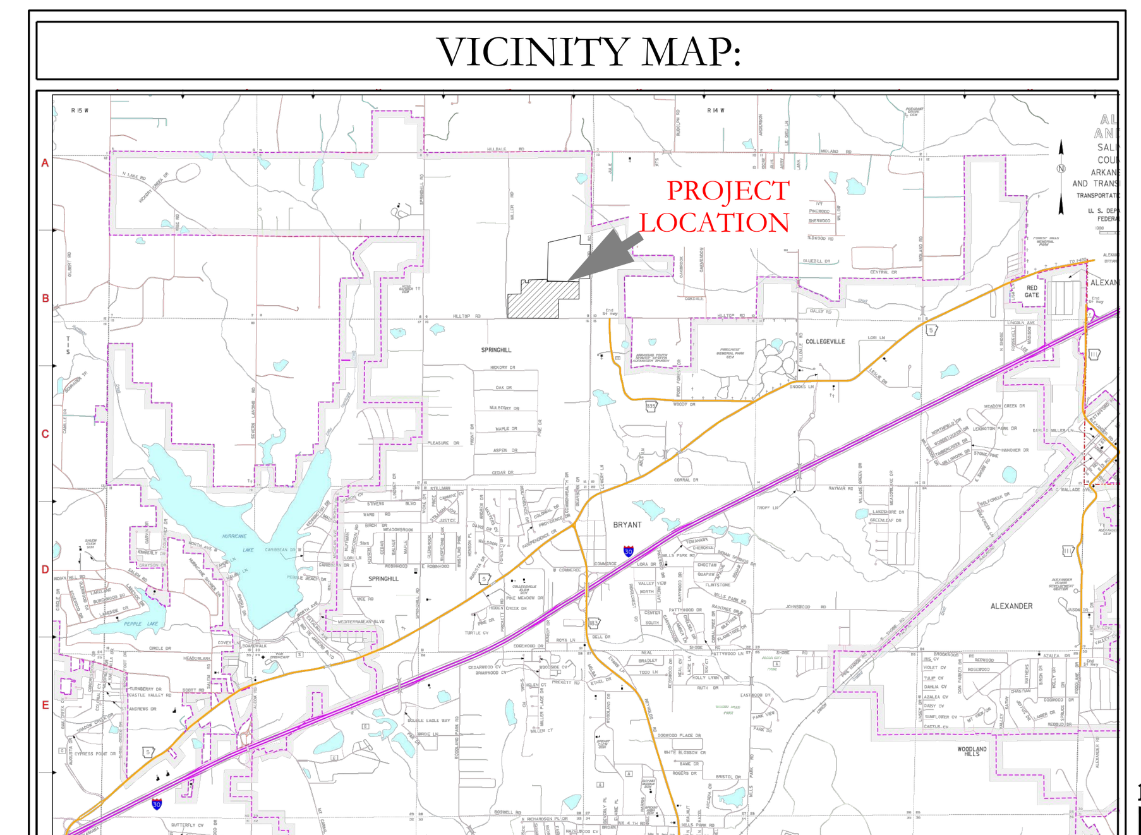
RCP

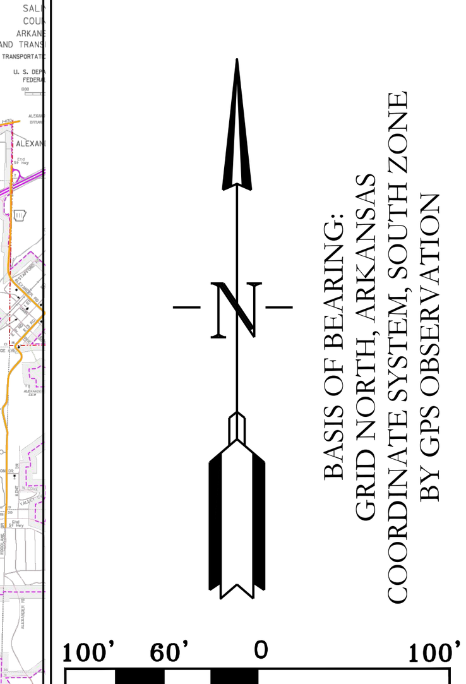




N.B :All sidewalk ramps will have ADA requirements with corrugated dome ramp .

VICINITY MAP:





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

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HILLTOP LANDING
STREET PLAN & PROFILE
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 03/08/2023	C.A.D. BY:	DRAWING NUMBER:
REVISED: 08/07/2023	CHECKED BY:	20-1341
SHEET: C-1.2	SCALE: 1" = 120'	

500	01S	14W	0	09	200	62	1762

K:\LAND PROJECTS 2004\SUBDIVISIONS\2020\20-1341 HILLTOP LANDING\CIVIL\DWG\20-1341-CONSTRUCTION DRAWING 04-06-2023.DWG

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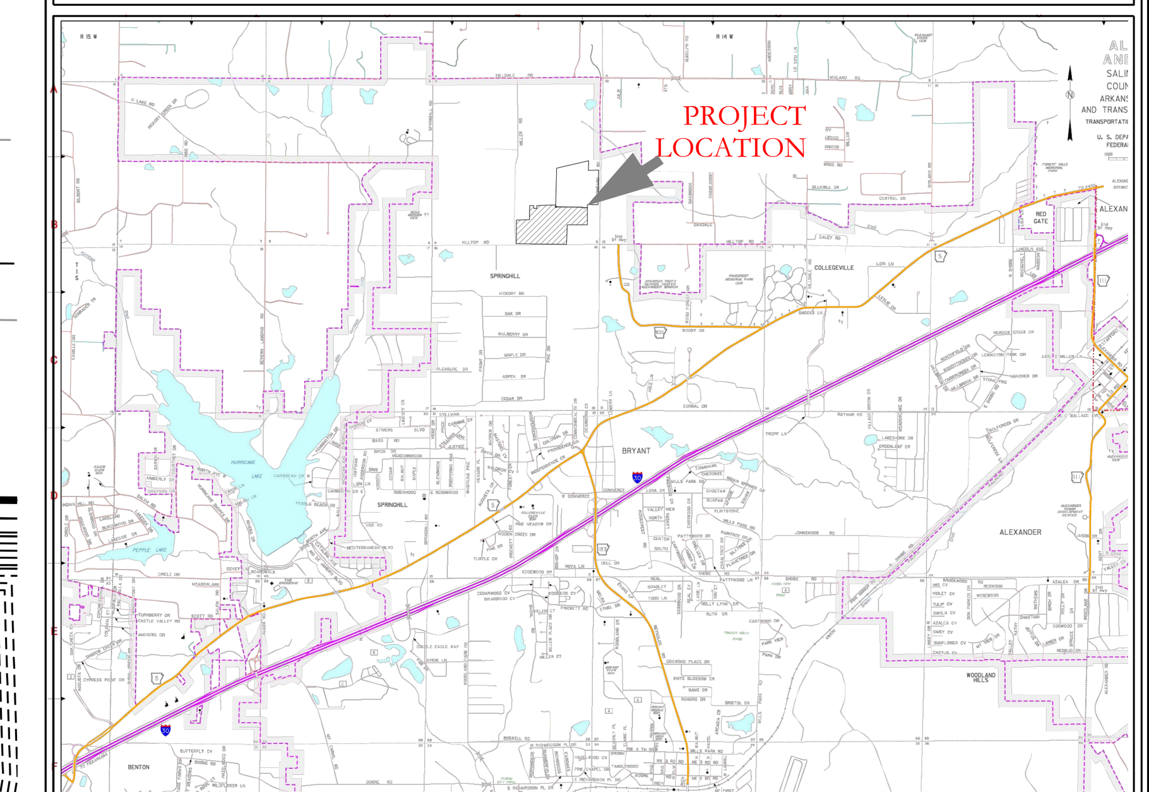

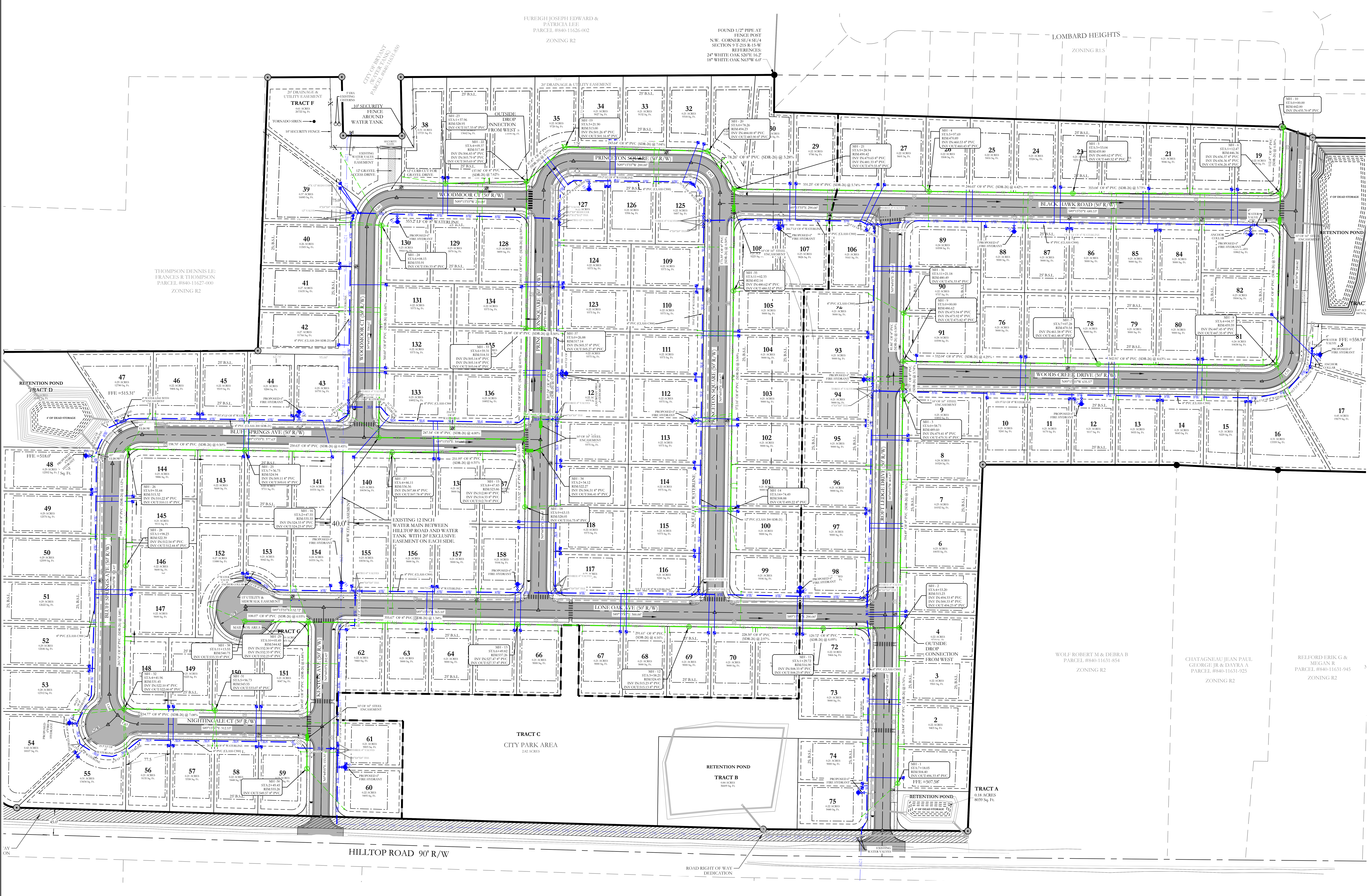

SEWER CONSTRUCTION NOTES:

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

WATER CONSTRUCTION NOTES:

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

HDPE

RCP

SUBDIVISION UTILITY PLAN

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

N

80 40 0 80

STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER No. 20876 KAZI TAMZIDUL ISLAM

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

WATER LEGEND:

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

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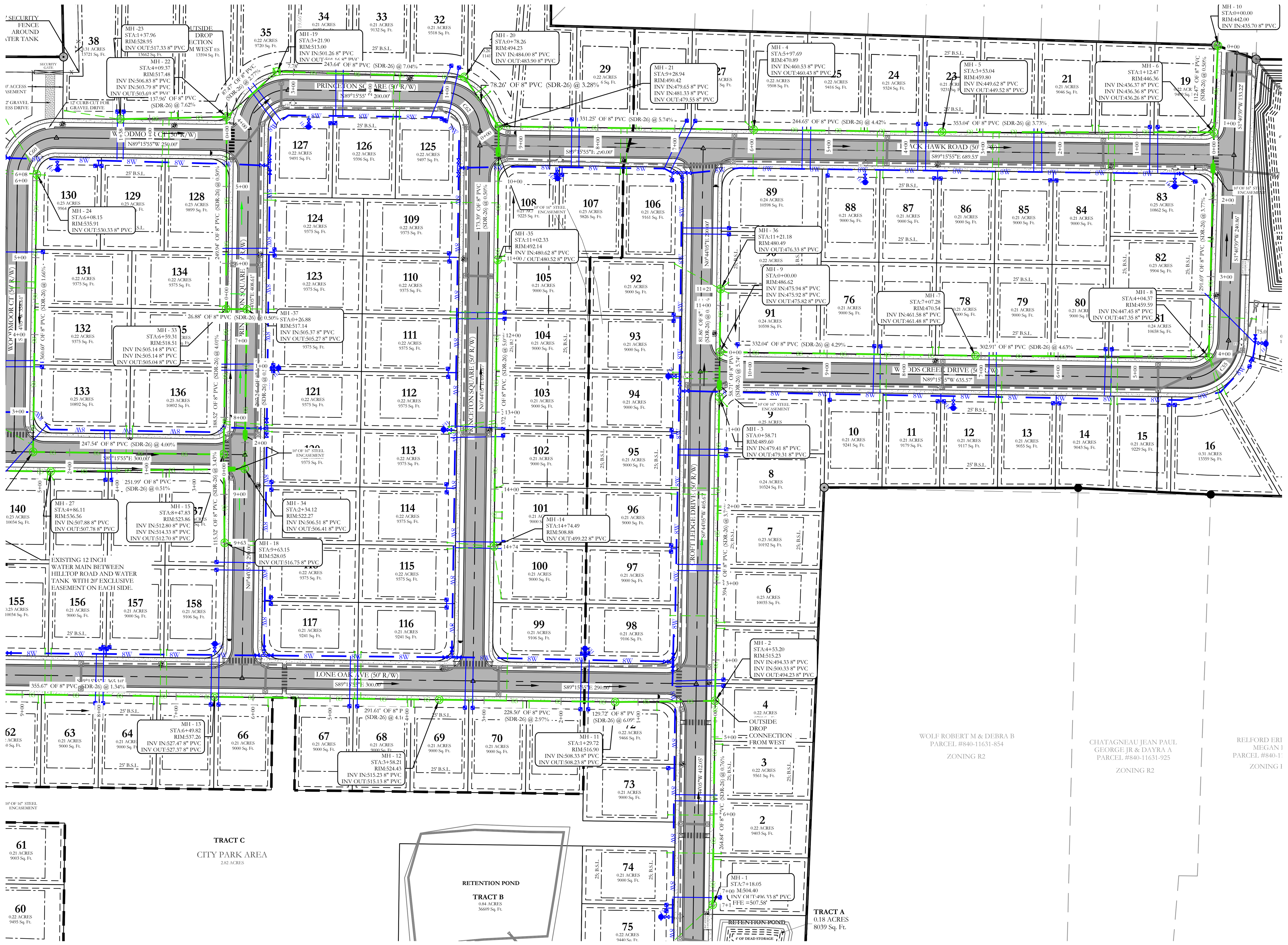
FOR USE AND BENEFIT OF:
NXT GEN HOMES LLC.

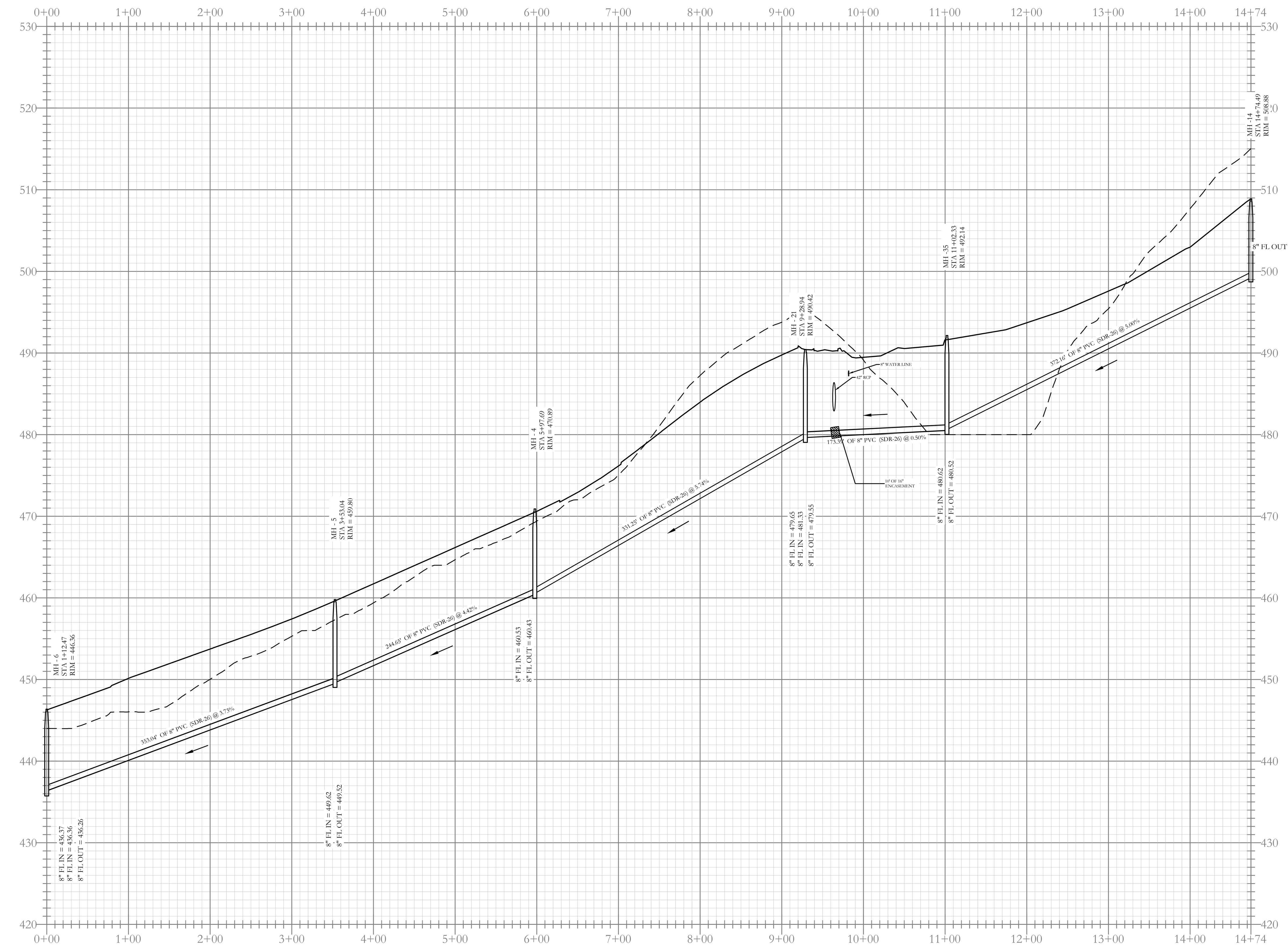
HILLTOP LANDING
UTILITY PLAN
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	03/08/2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:	08/07/2023	CHECKED BY:	20-1341
SHEET:	C-2.0	SCALE: 1" = 80'	

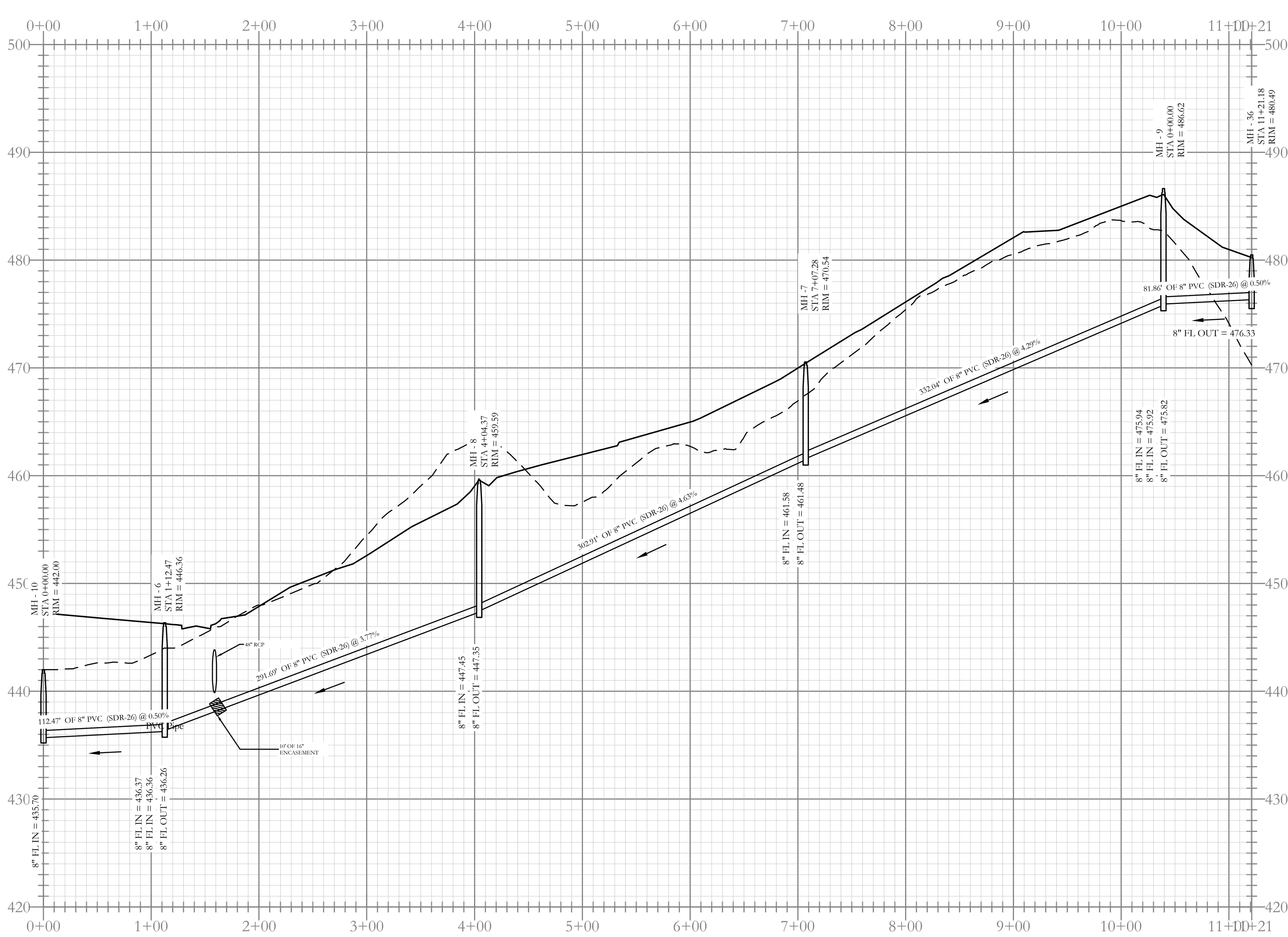
500	01S	14W	0	09	200	62	1762

K:\LAND PROJECTS 2004\SUBDIVISIONS\2020\20-1341 HILLTOP LANDING\CIVIL\DWG\20-1341-CONSTRUCTION DRAWING 04-06-2023.DWG

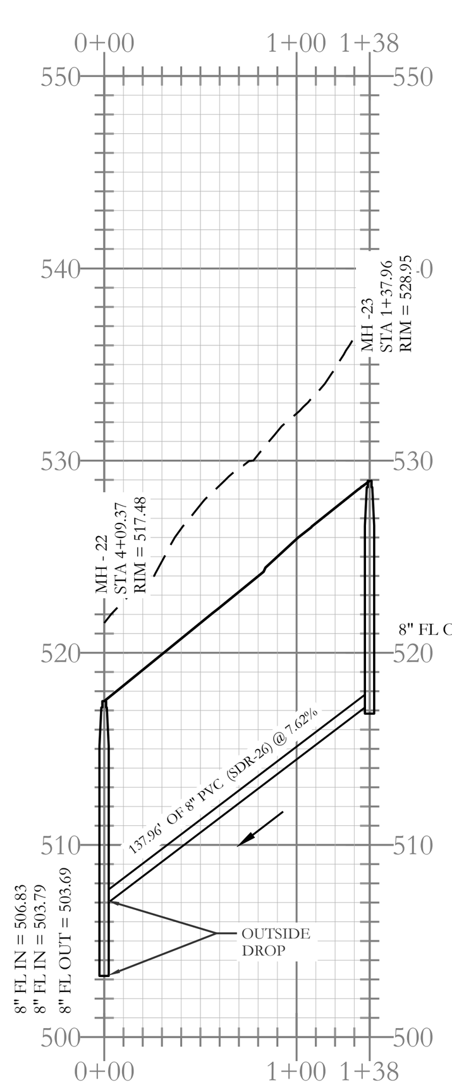




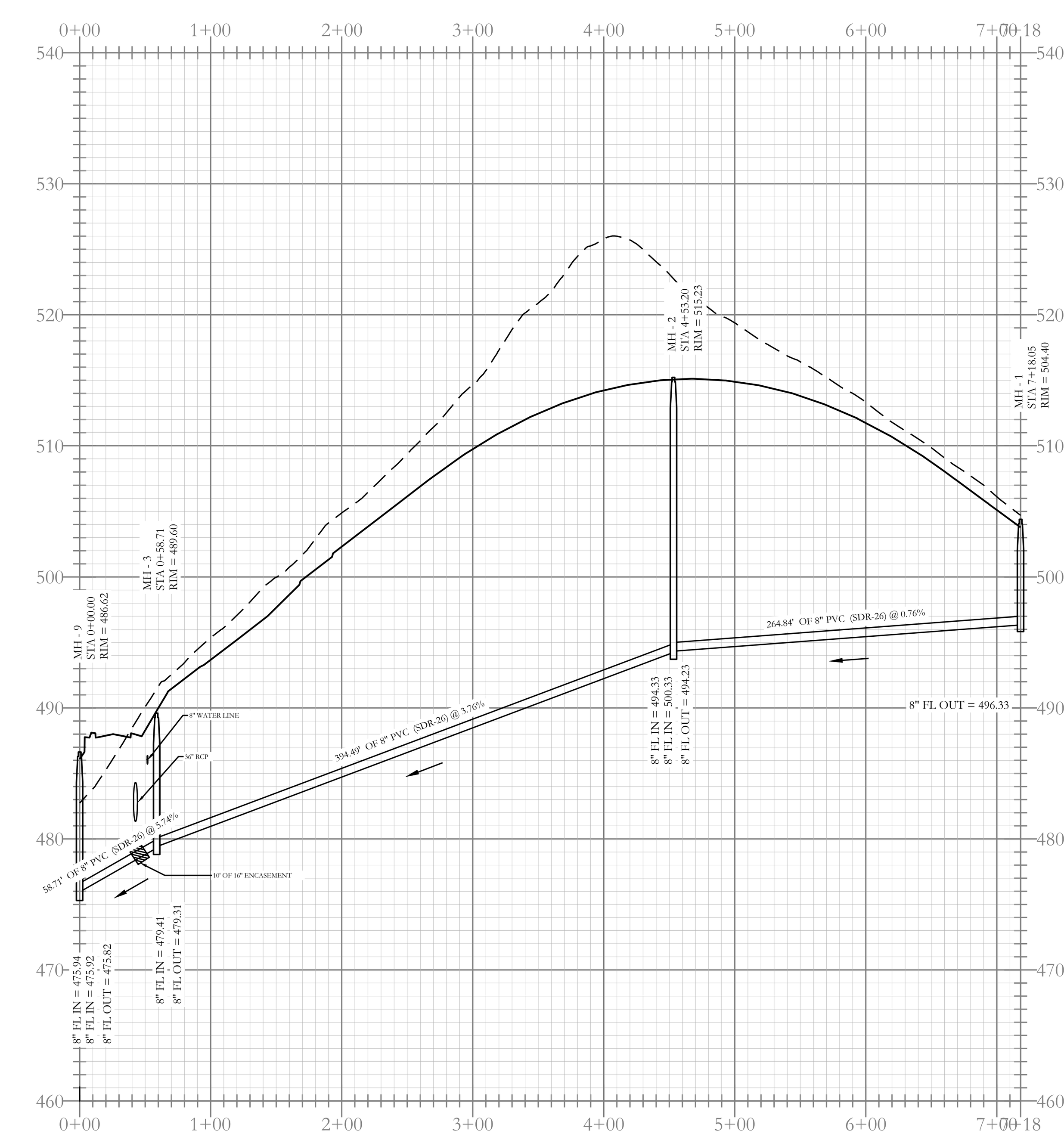
Sewer D Profile



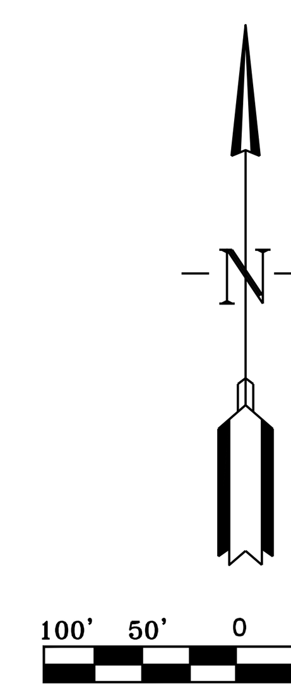
Sewer A Profile



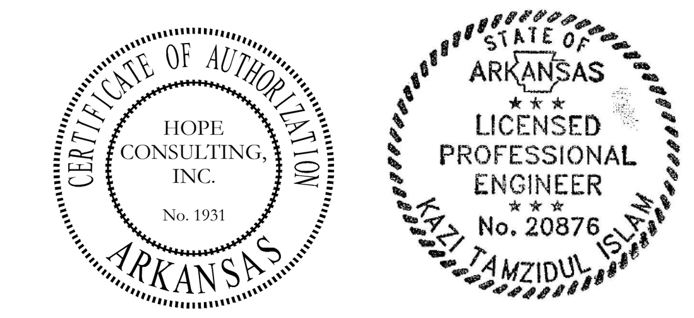
Sewer B-1 Profile



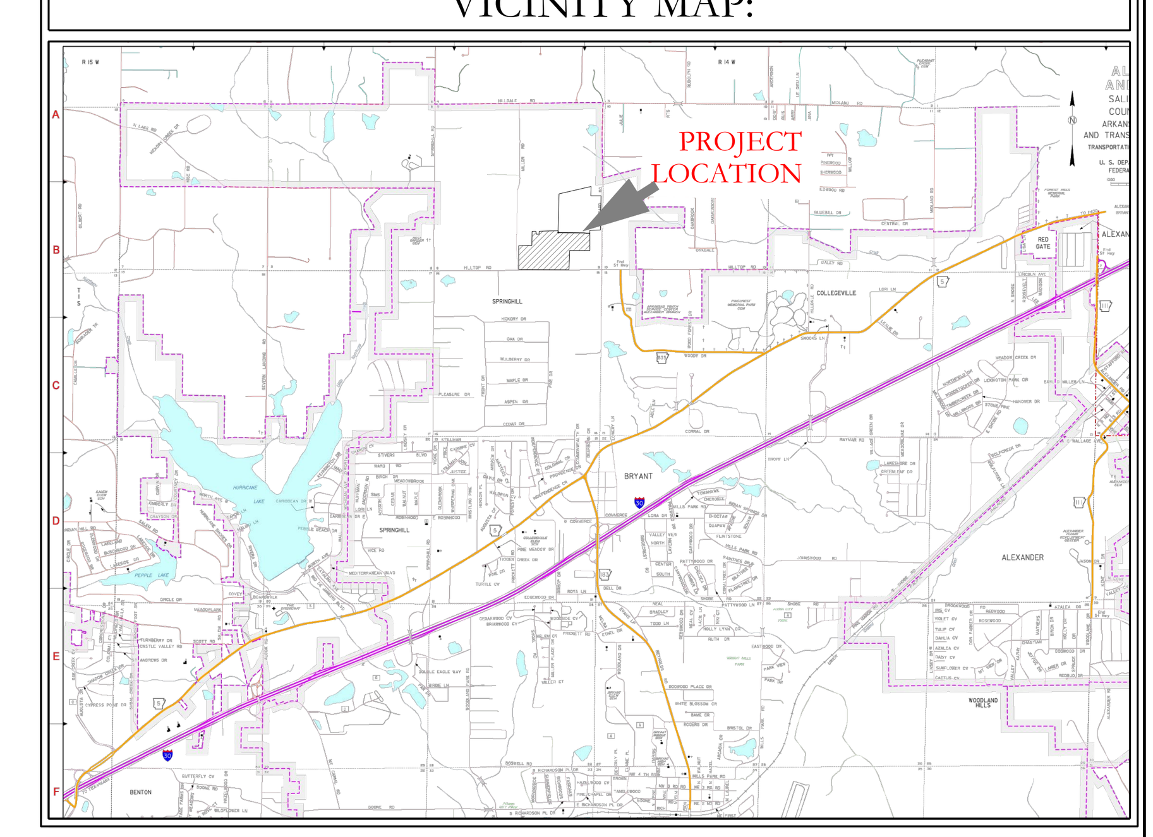
Sewer Entrance Profile



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



VICINITY MAP:



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FOR USE AND BENEFIT OF:
NXT GEN HOMES LLC.

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

DATE:	03/08/2023	C.A.D. BY:		DRAWING NUMBER:
REVISED:	08/07/2023	CHECKED BY:		20-1341
SHEET:	C-2.1	SCALE:	1" =120'	

500	01S	14W	0	09	200	62	1762

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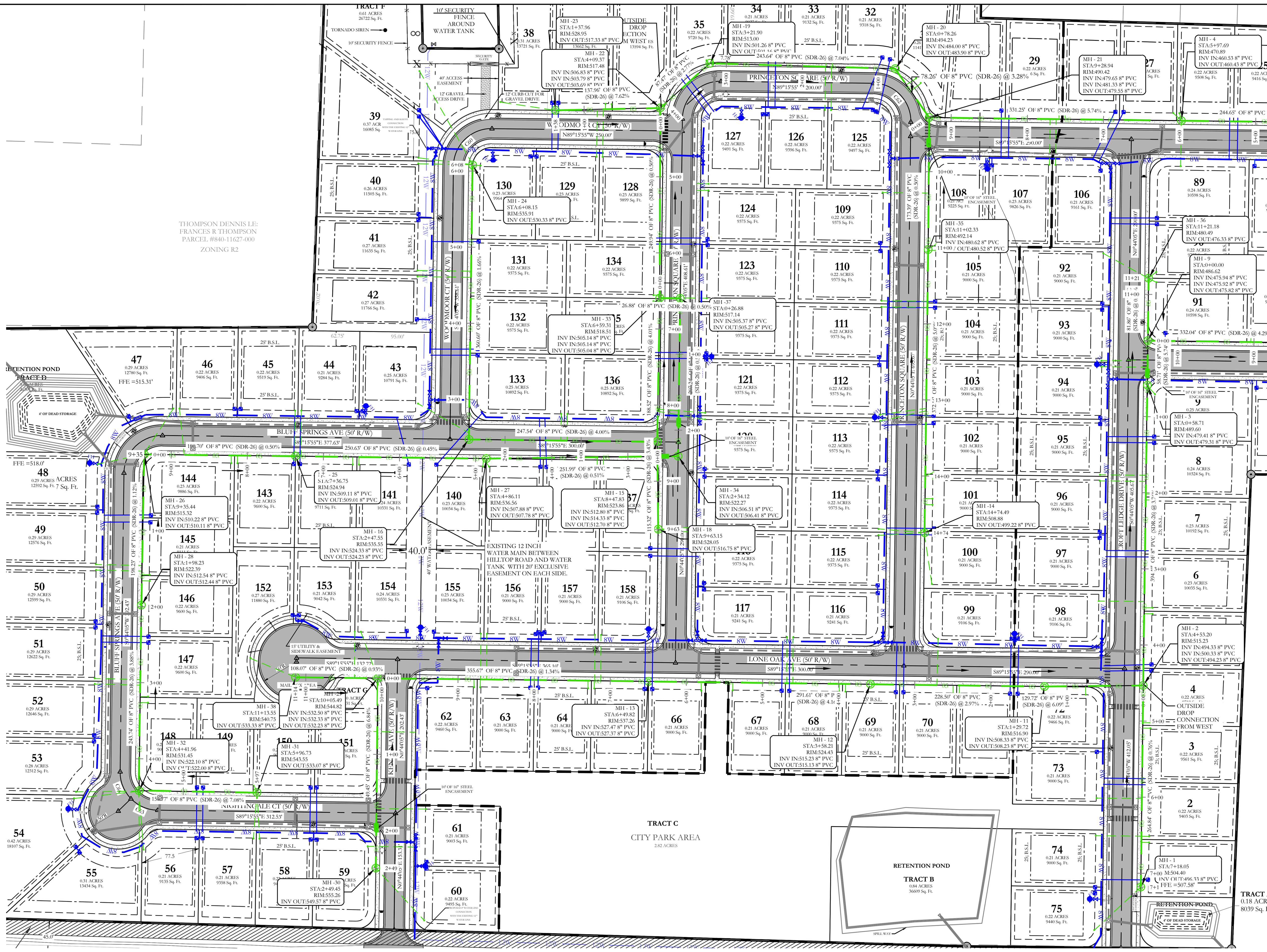
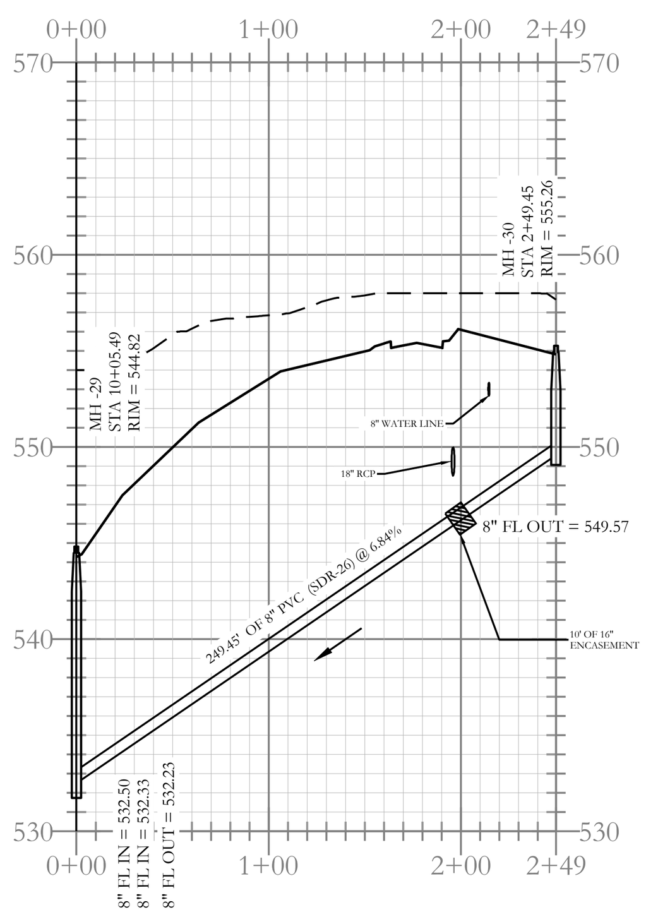
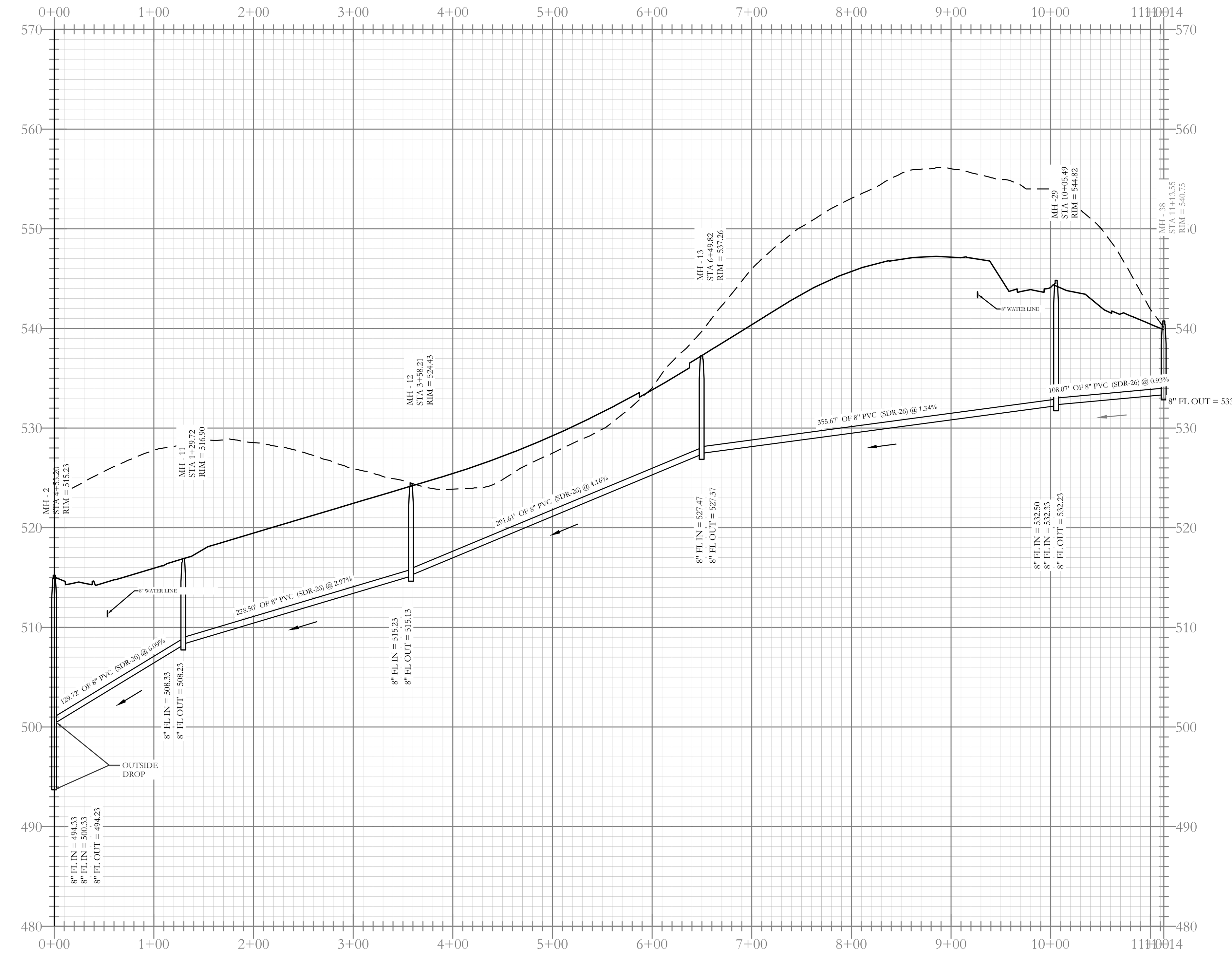




Sewer Entrance-2 Profile



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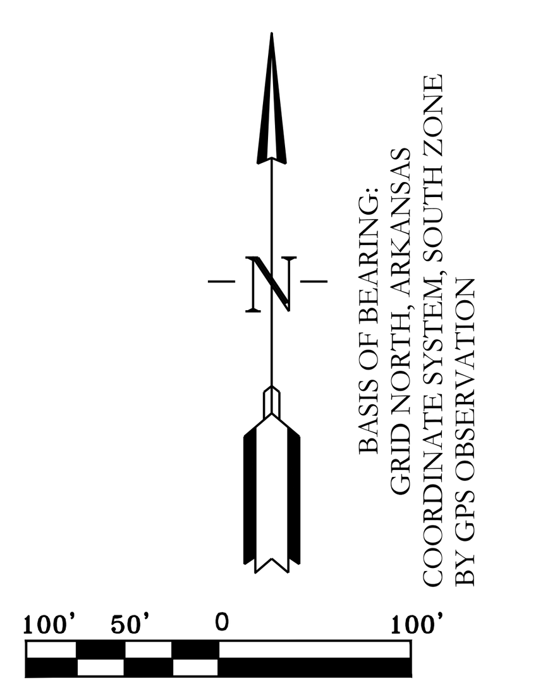
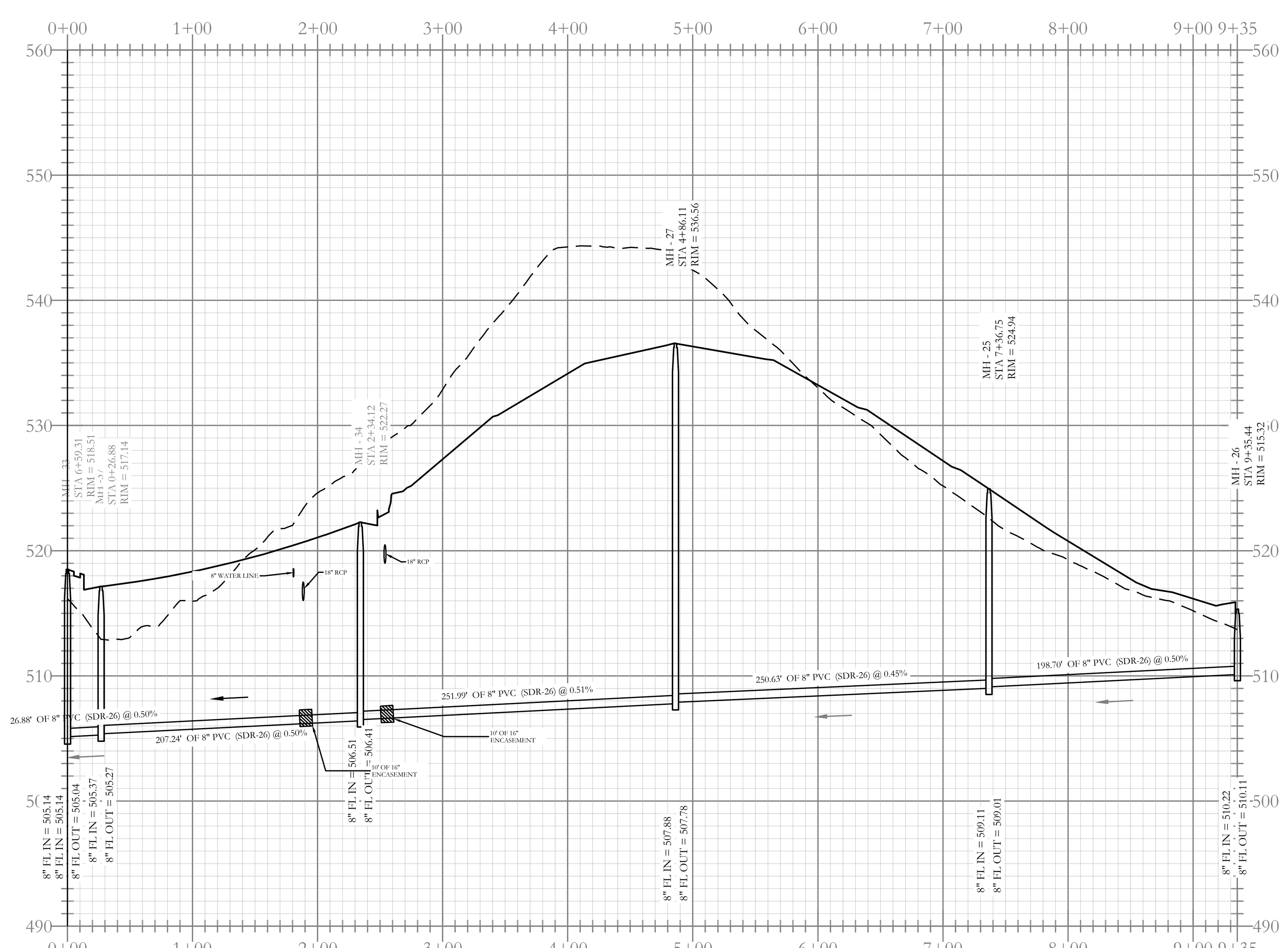
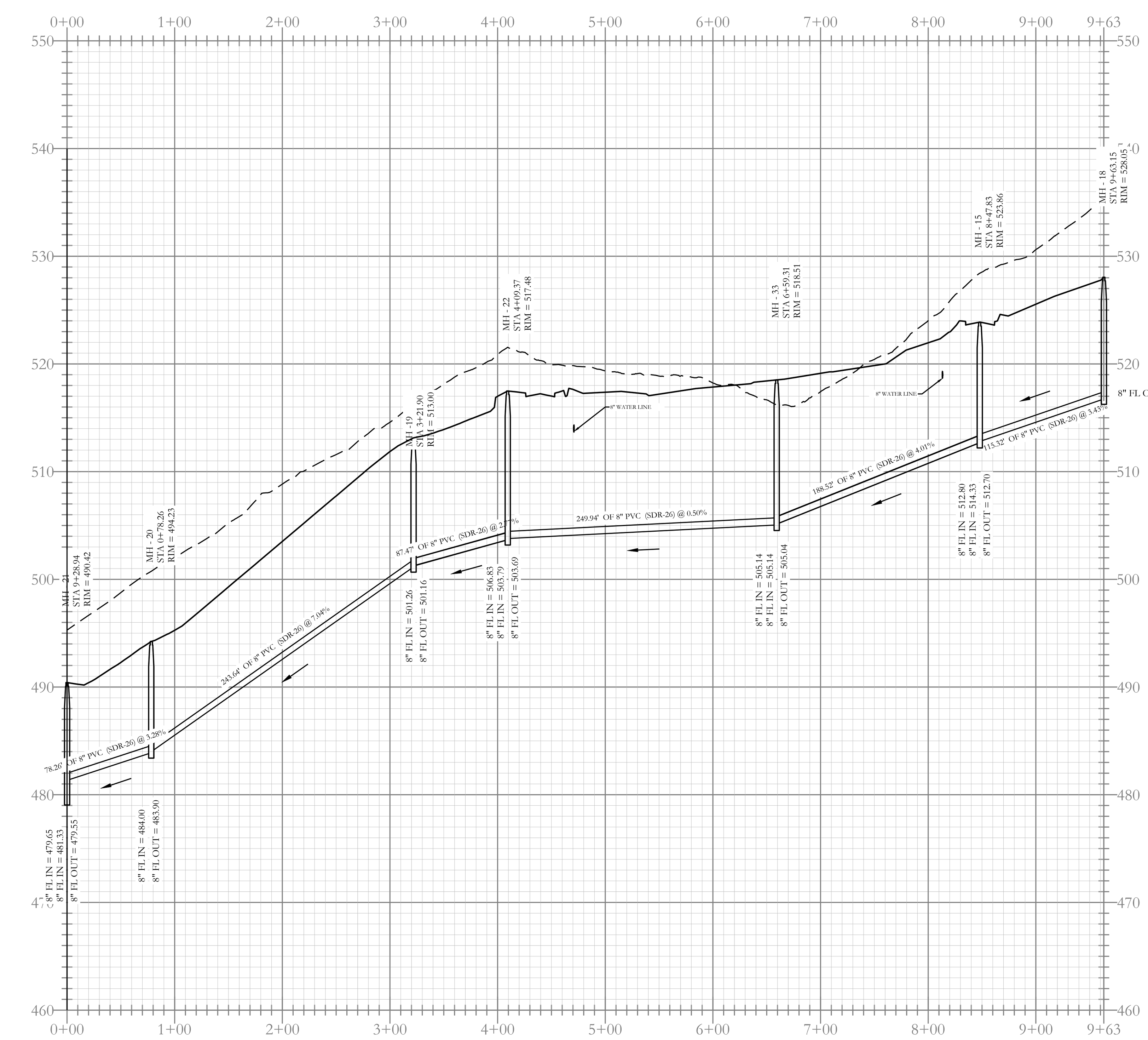


BASIS OF BEARING:
GRID NORTH, ARKANSAS
COORDINATE SYSTEM, SOUTH ZONE
BY GPS OBSERVATION



Sewer E-2 Profile

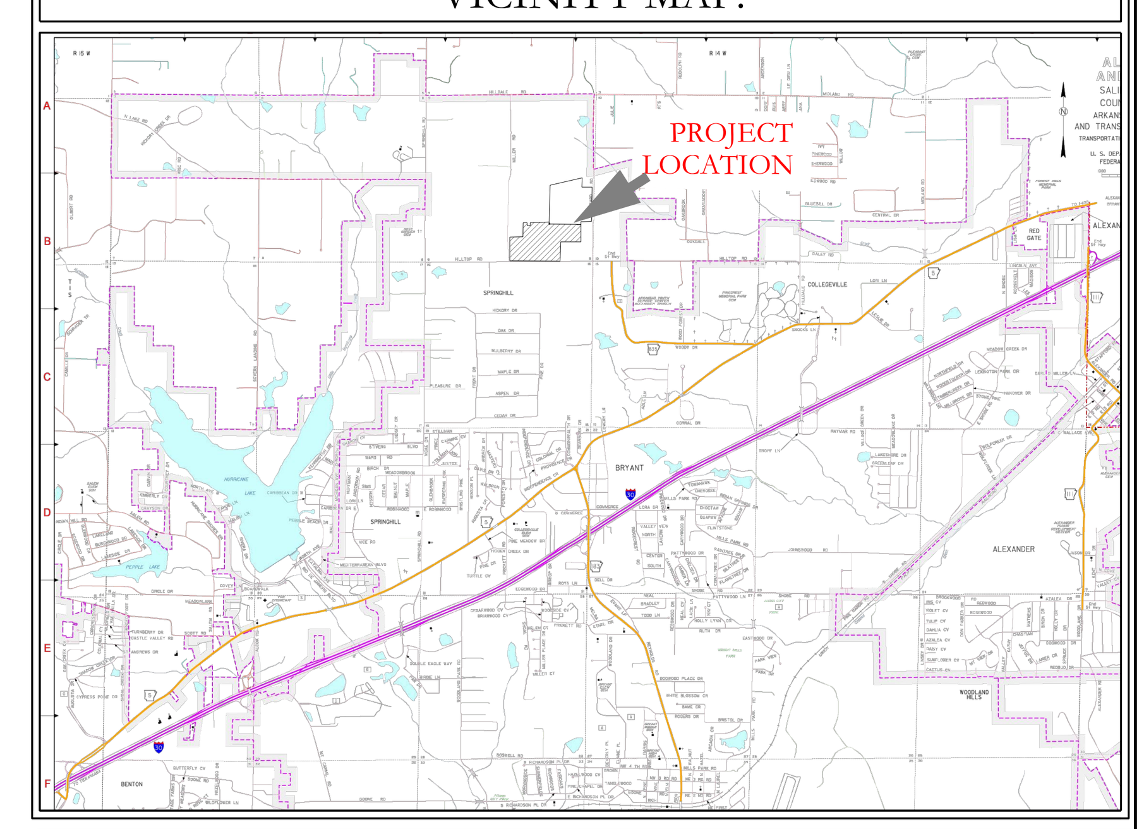


Sewer C Profile

STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER No. 20876 KAZI TAMZIDUL ISLAM

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

VICINITY MAP:



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NXT GEN HOMES LLC.

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

DATE:	03/08/2023	C.A.D. BY:		DRAWING NUMBER:
REVISED:	08/07/2023	CHECKED BY:		20-1341
SHEET:	C-2.2	SCALE:	1" =120'	

500	01S	14W	0	09	200	62	1762

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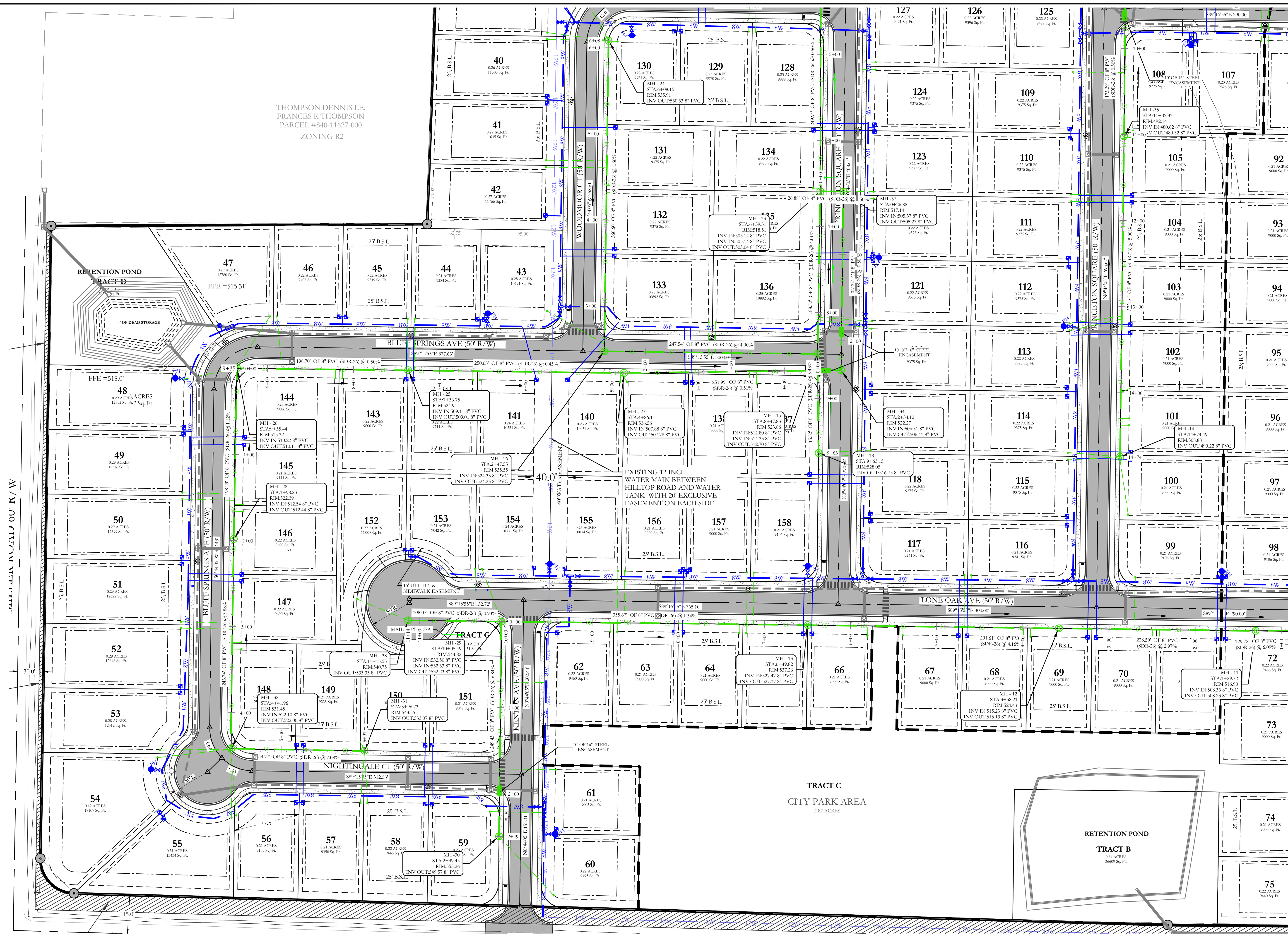

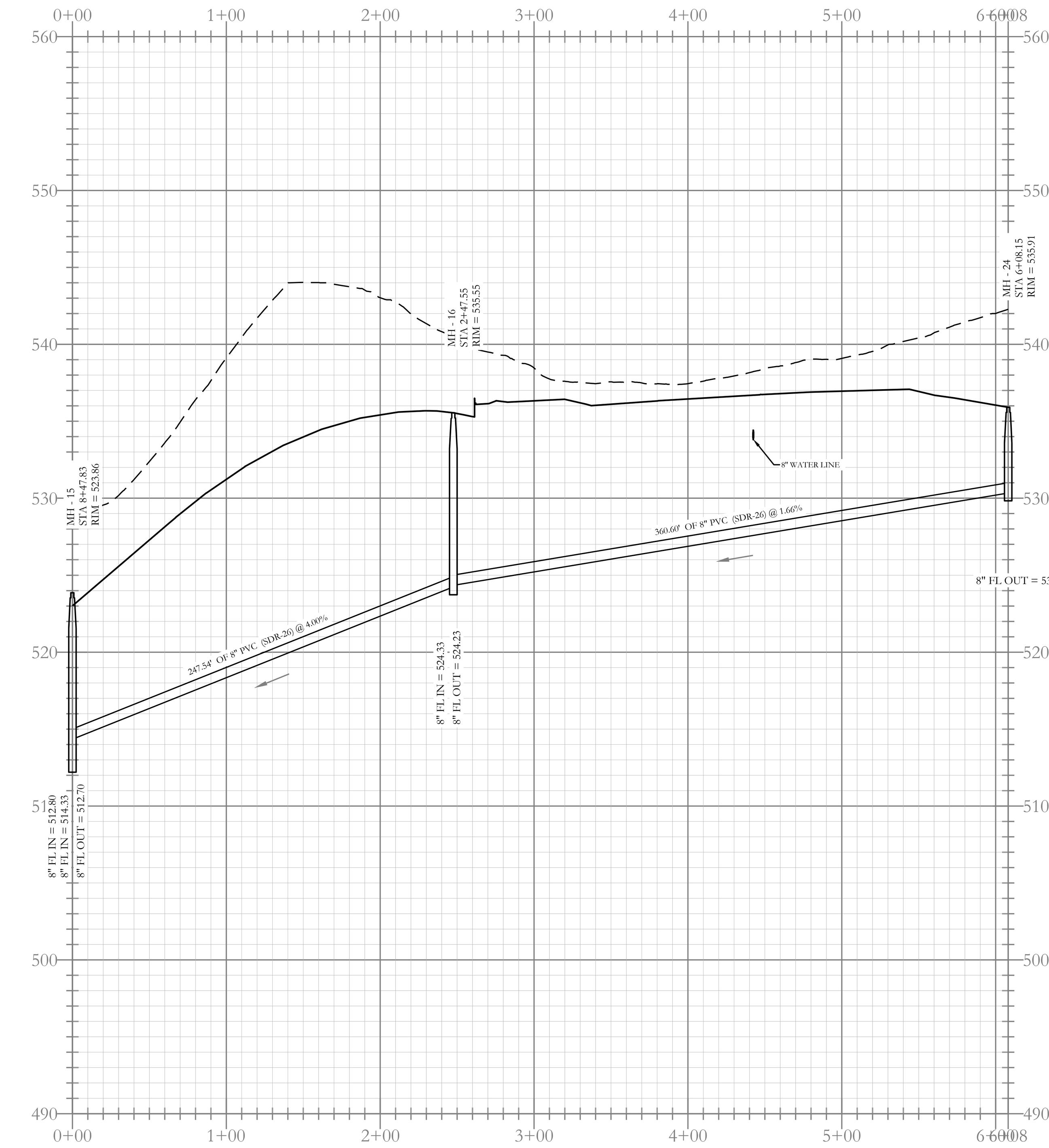

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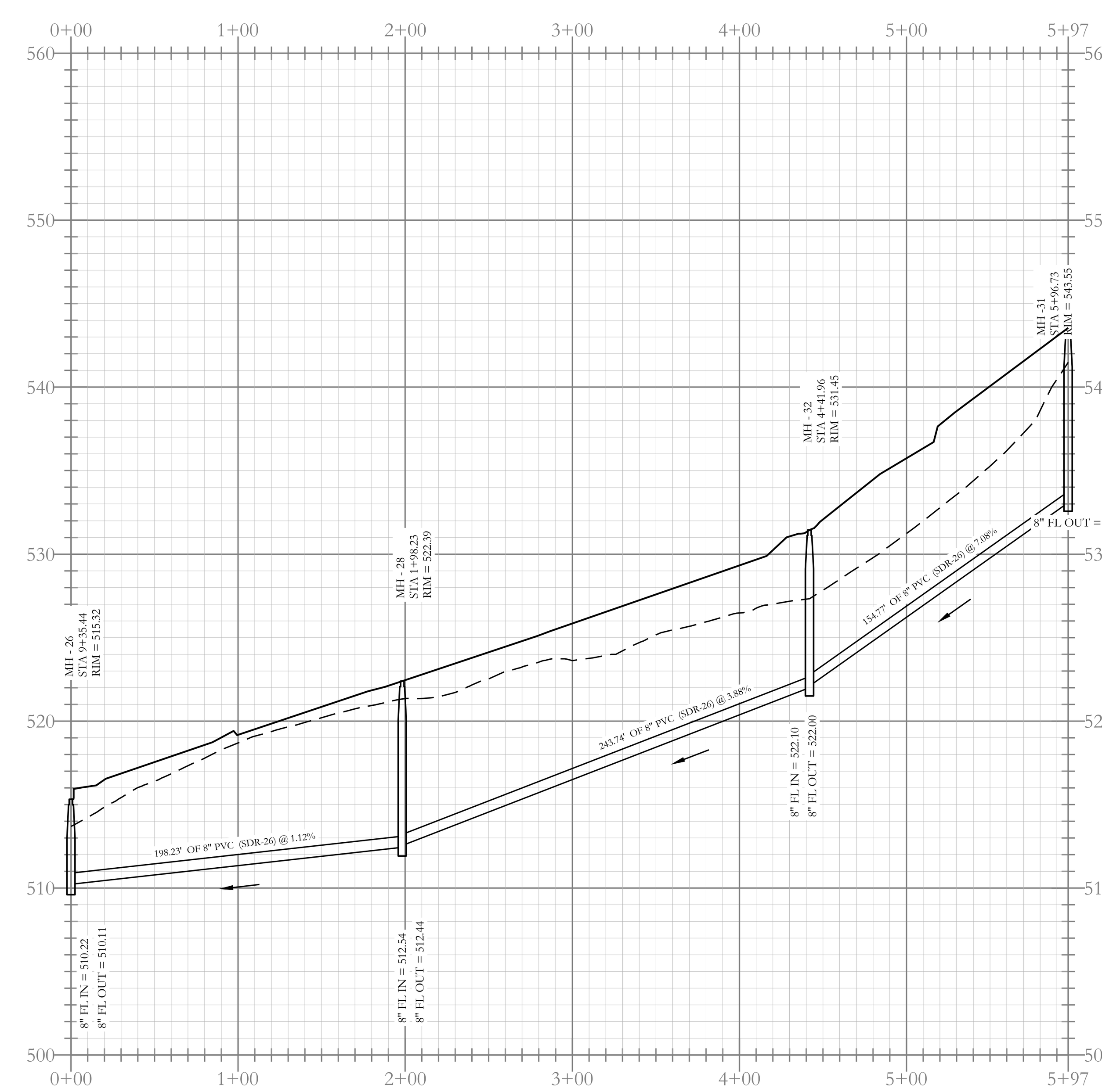

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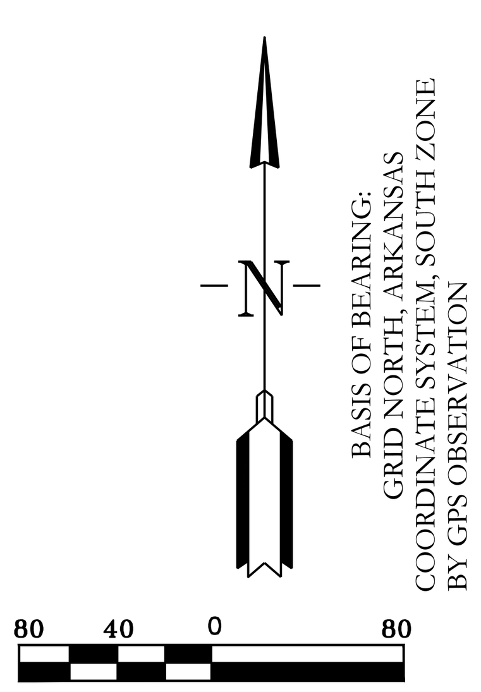
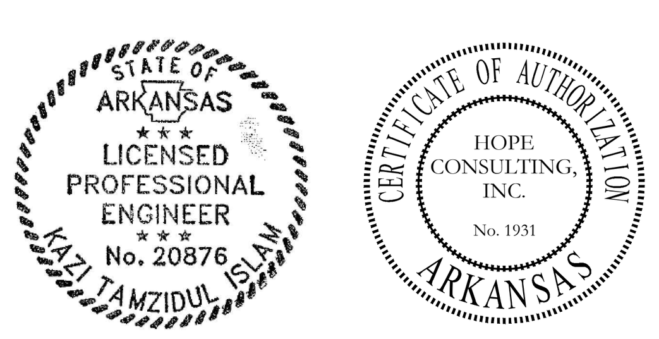


BASIS OF BEARING:
GRID NORTH, ARKANSAS
COORDINATE SYSTEM, SOUTH ZONE
BY GPS OBSERVATION



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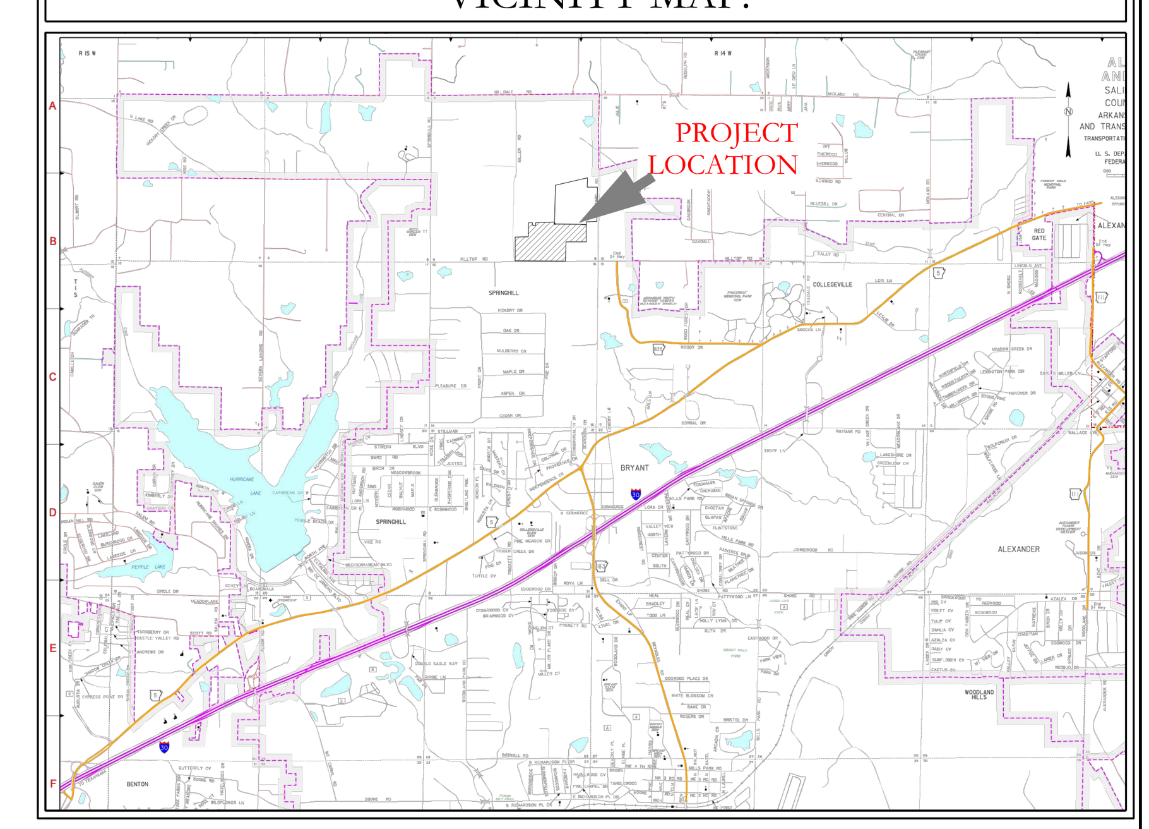

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REVISED: 08/07/2023	CHECKED BY:		20-1341
SHEET: C-2.3	SCALE: 1" = 80'		

500	01S	14W	0	09	200	62	1762

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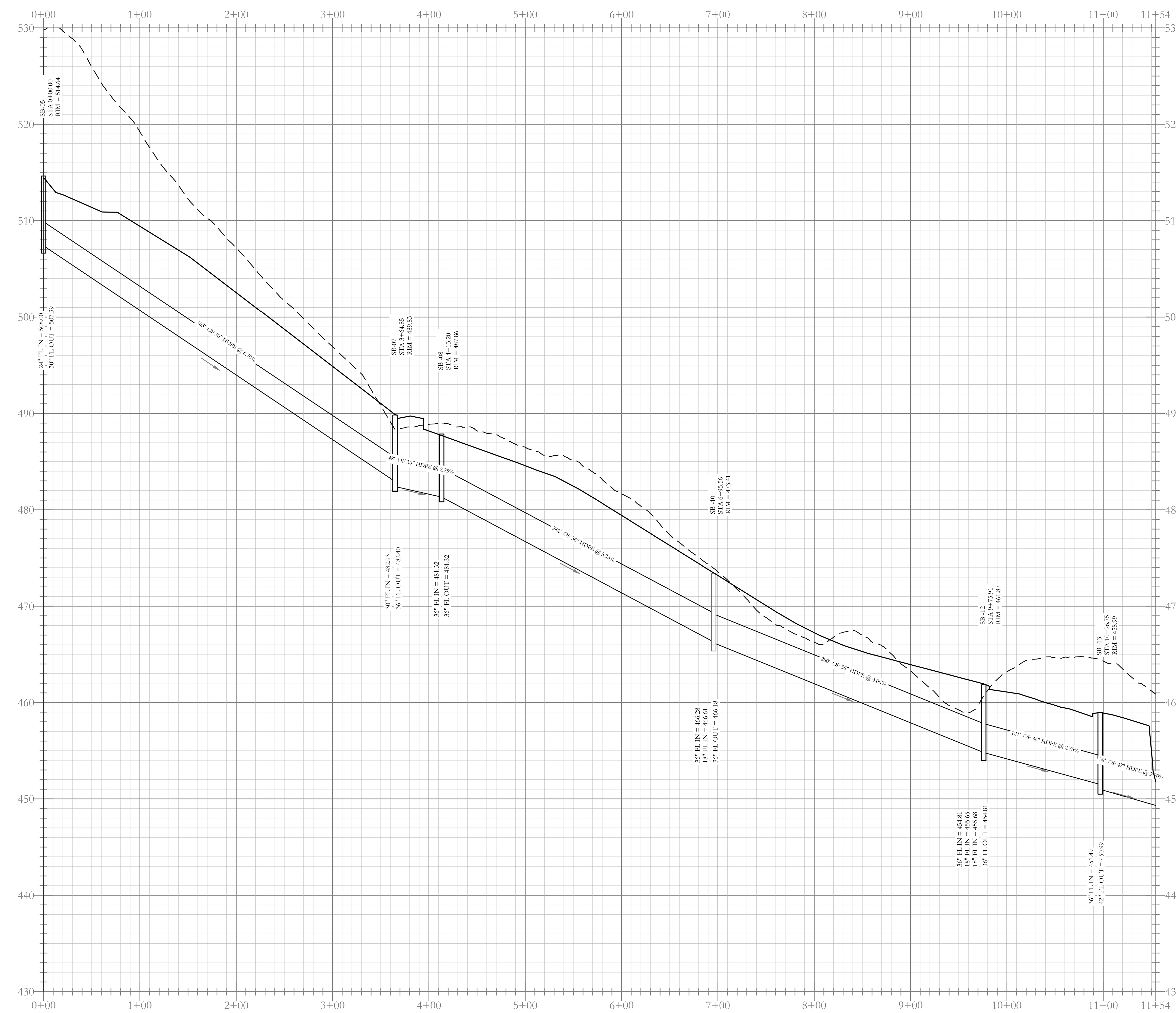
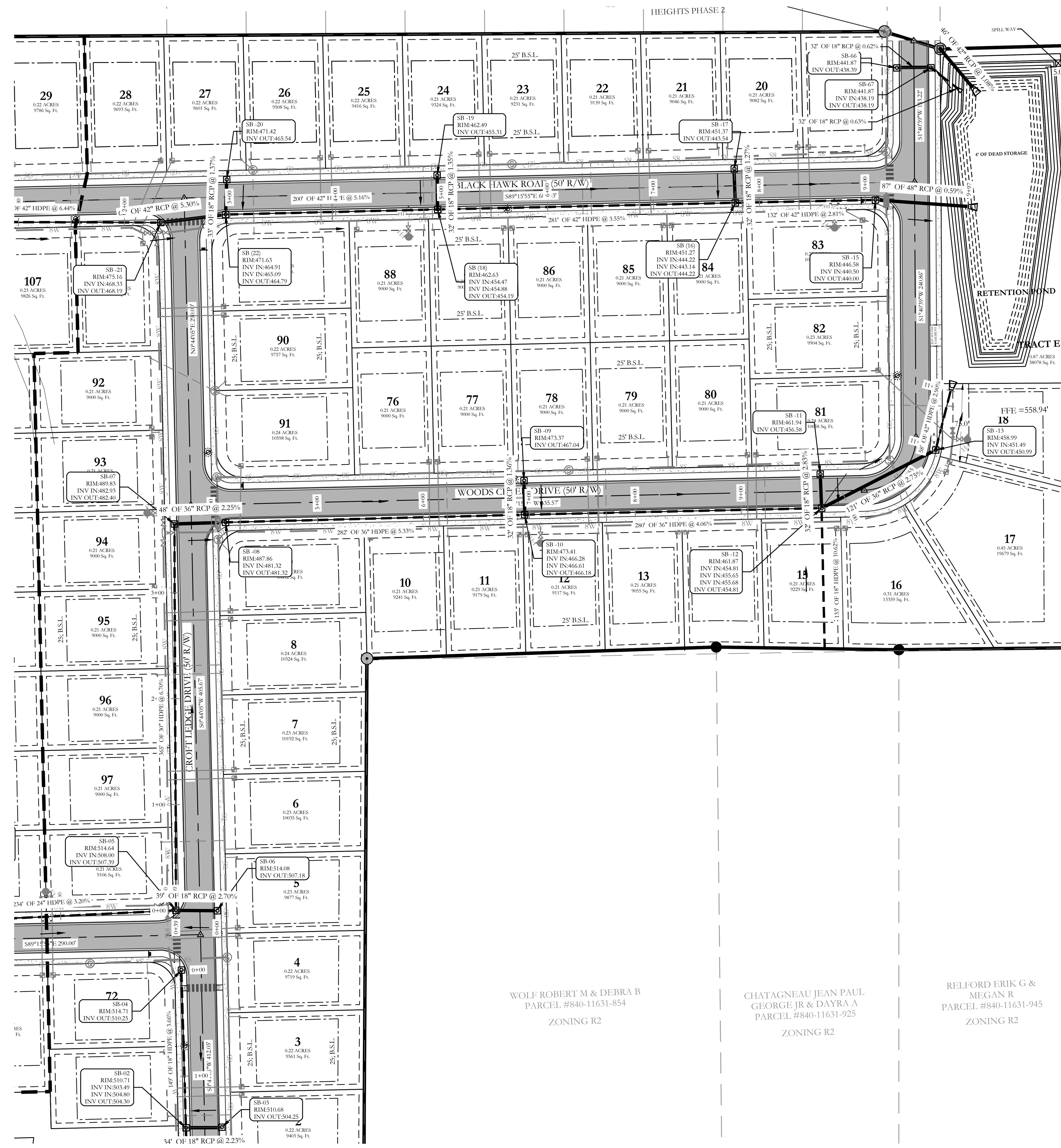
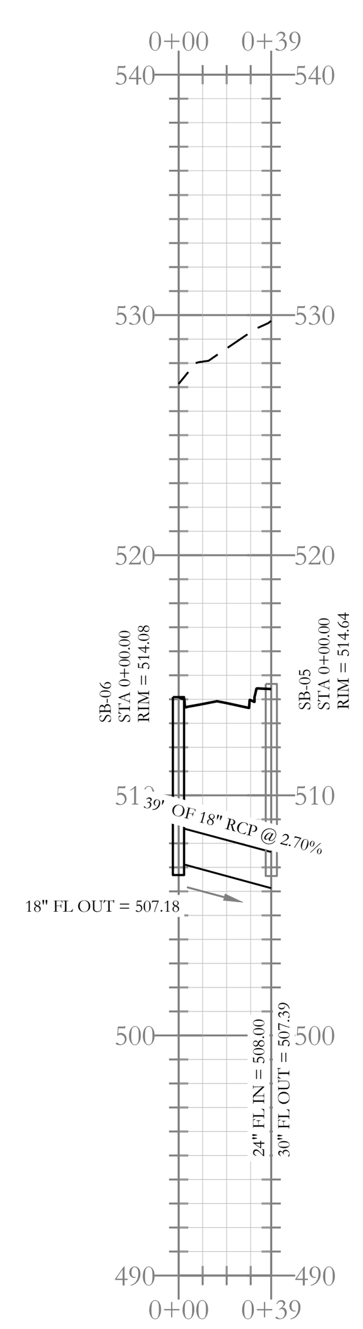
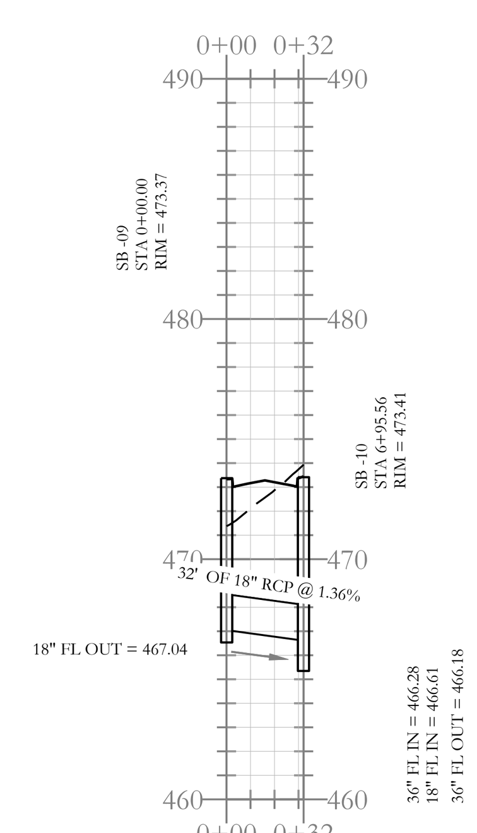


Stormwater A Profile

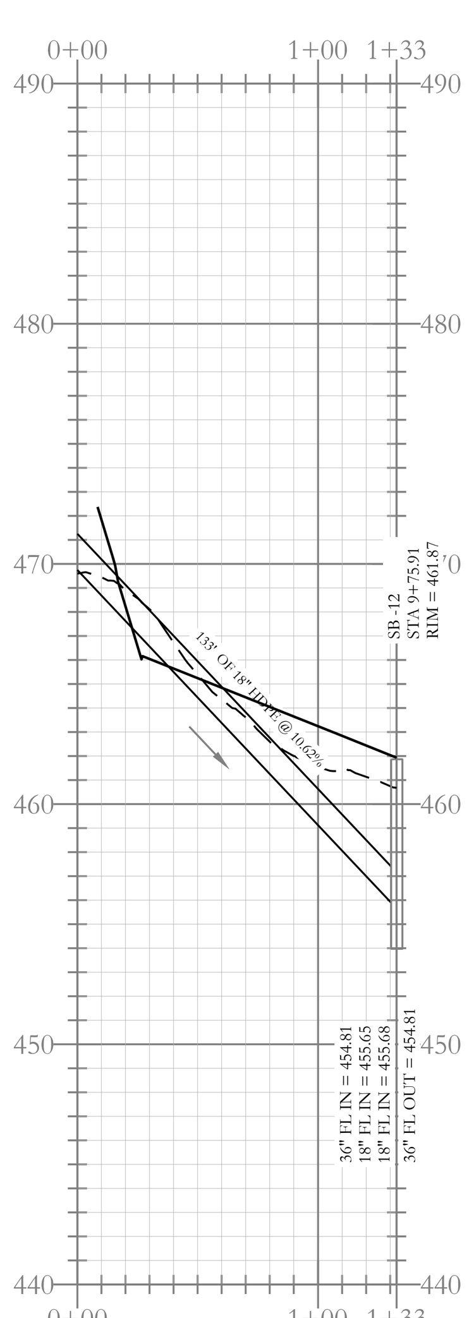




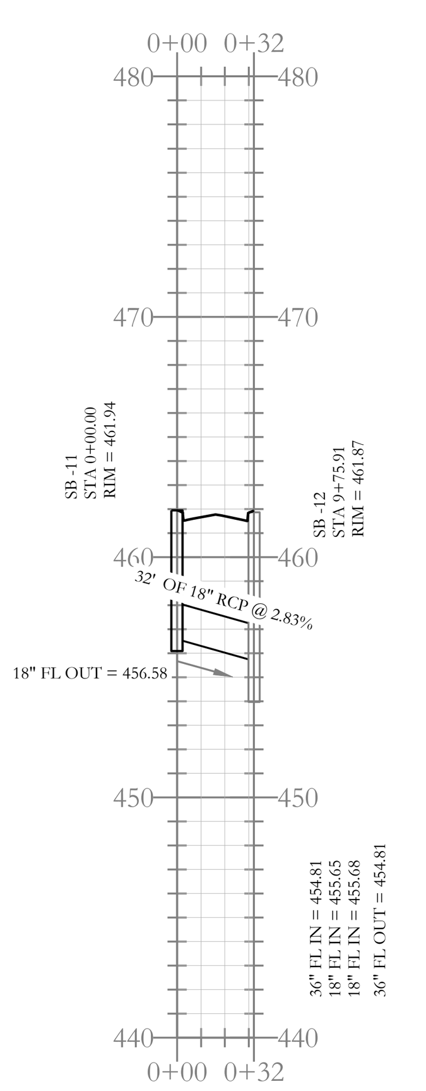
Stormwater A(i) Profile



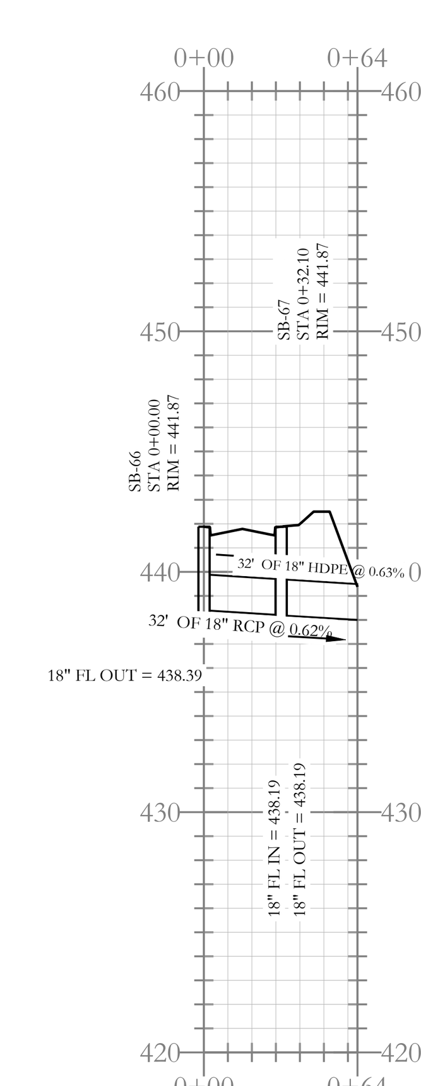
Stormwater A(ii) Profile



Stormwater A(iii)-Pipe behind the property Profile



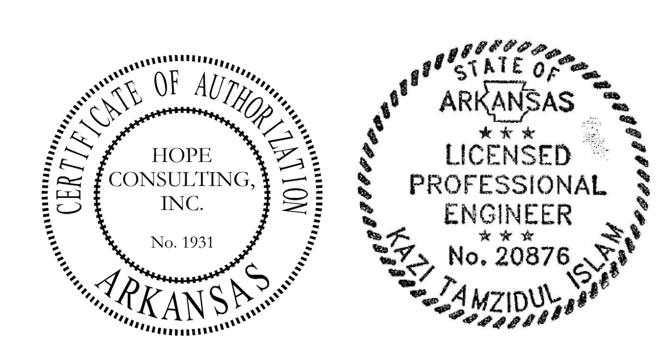
Stormwater A(iv) Profile



Stormwater A(v) Profile

- - - HDPE

—— RCP

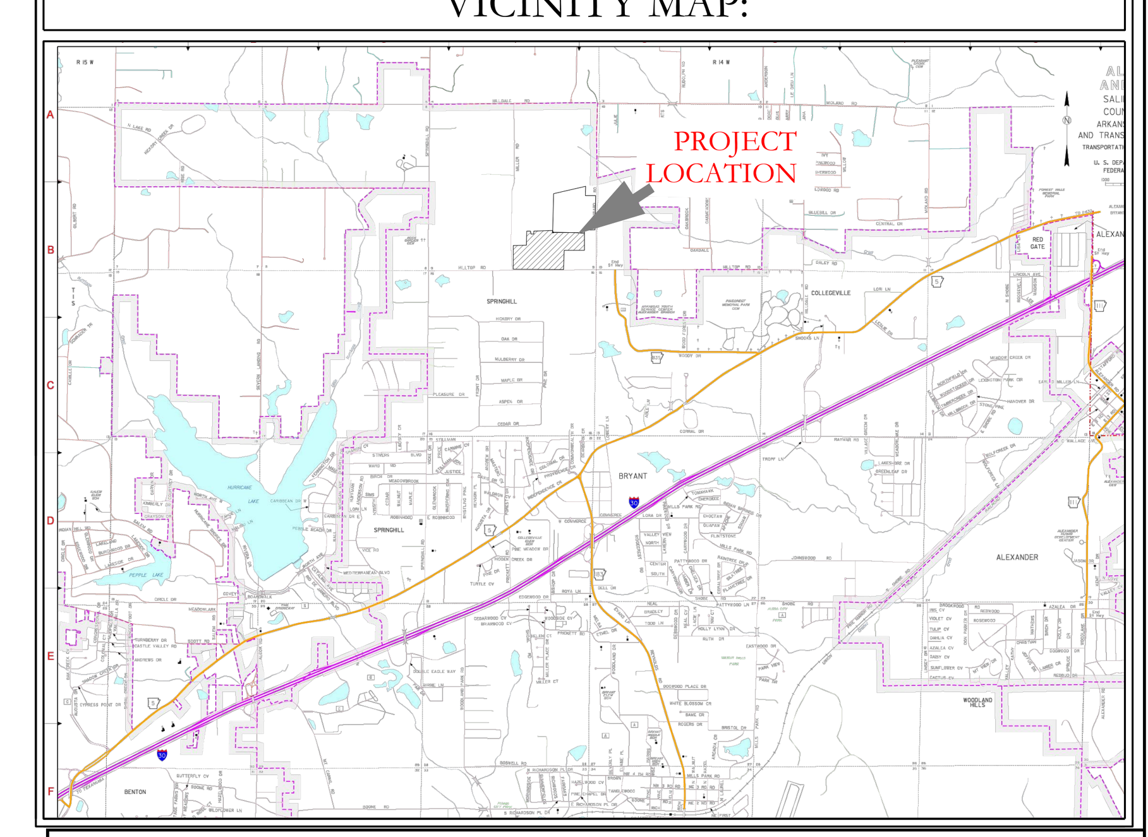


N

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

80 40 0 80

VICINITY MAP:



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STORM DRAINAGE PLAN AND PROFILE
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SHEET:	C-3.1	SCALE:	1" = 80'	

500	01S	14W	0	09	200	62	1762

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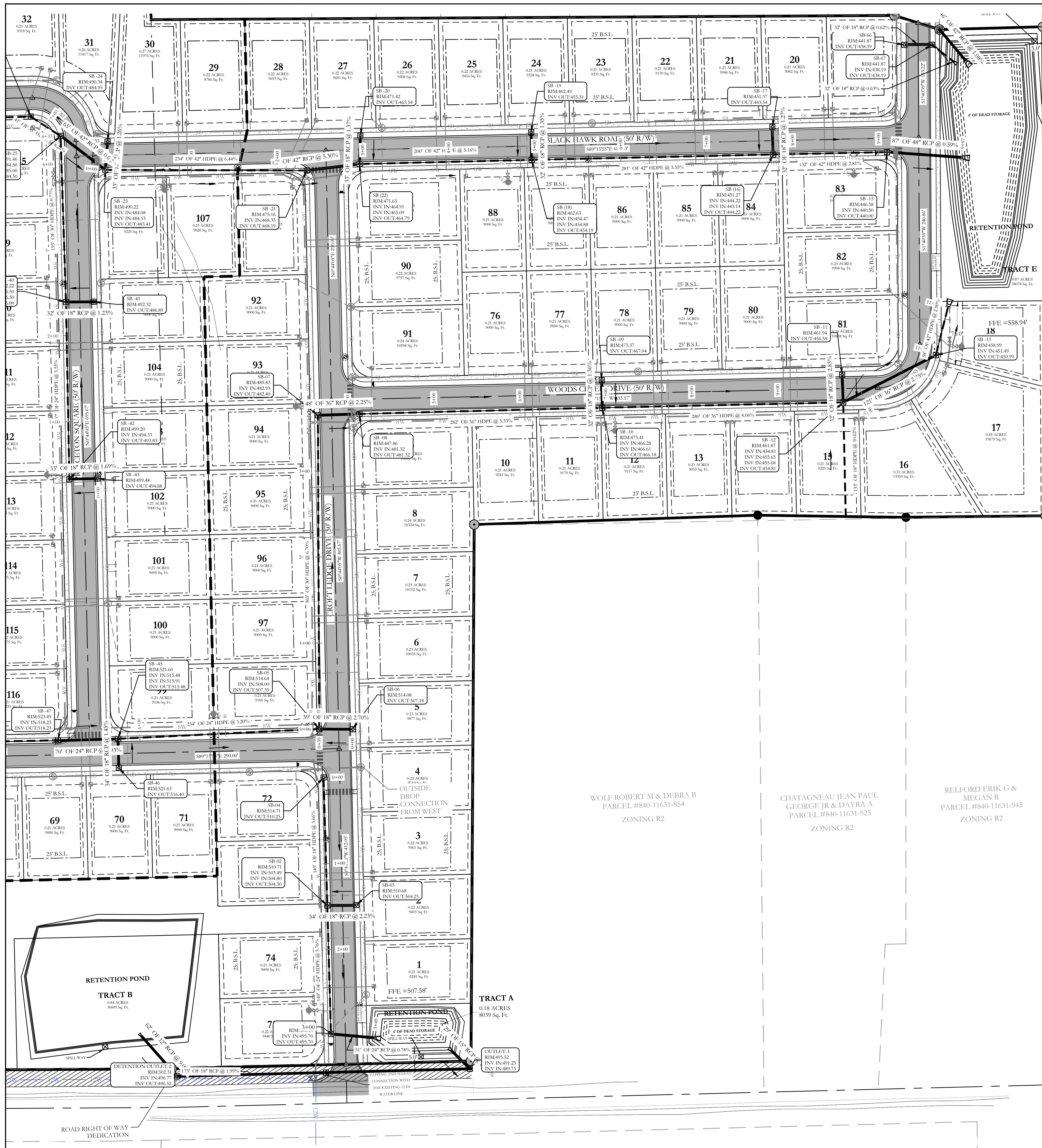

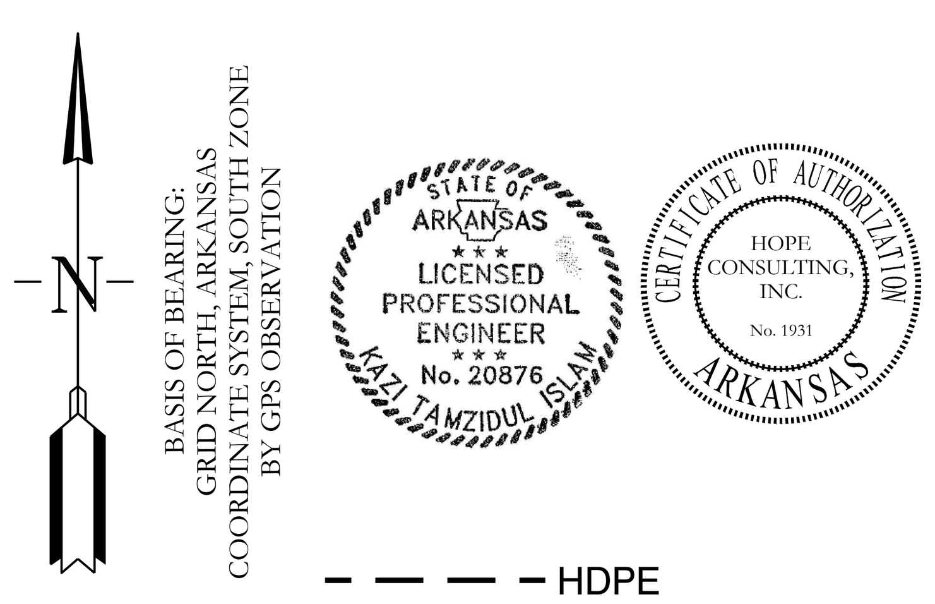

BASIS OF BEARING:
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COORDINATE SYSTEM, SOUTH ZONE
BY GPS OBSERVATION

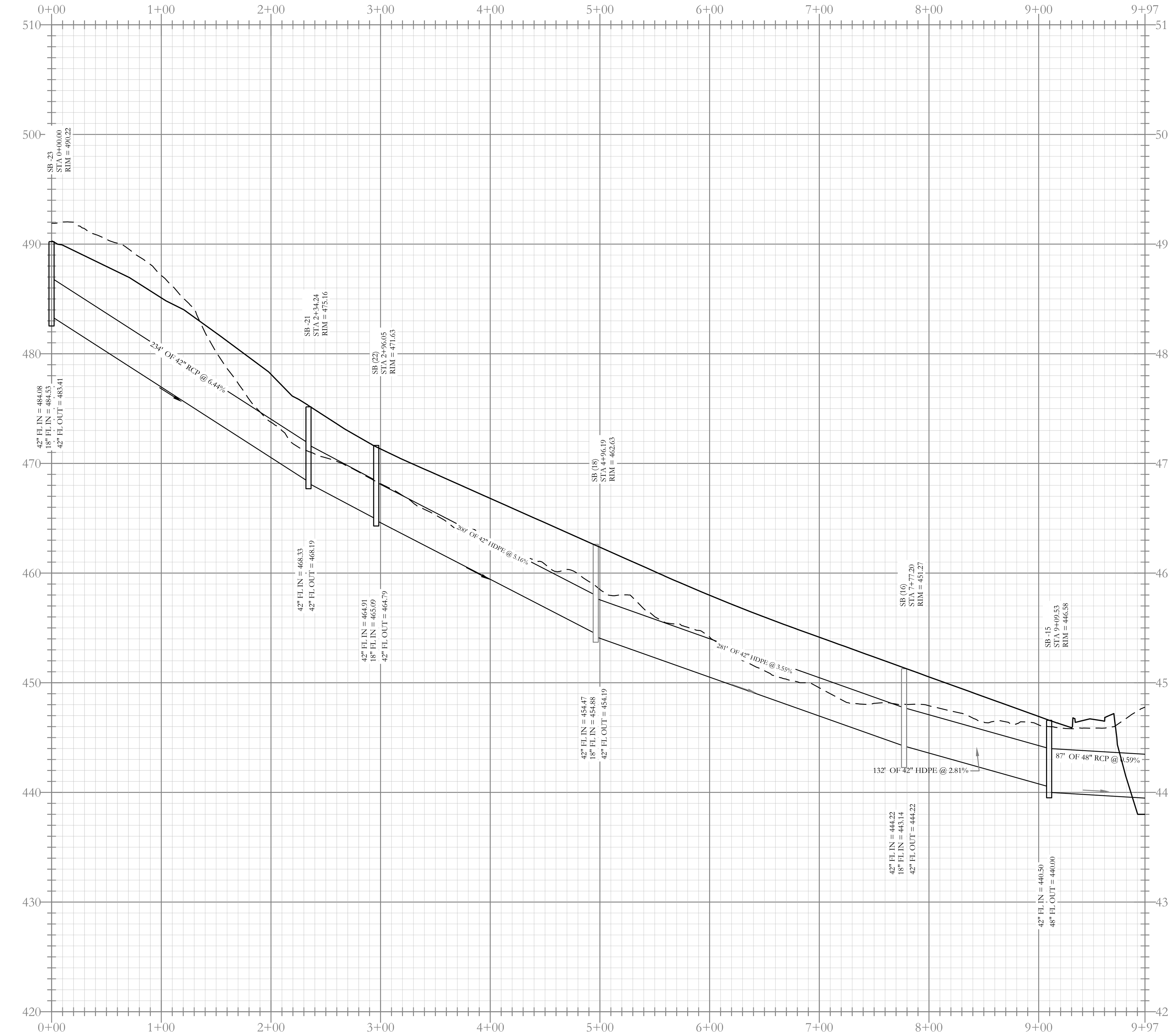
STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20876
KAZI TAMZIDUL ISLAM

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

80 40 0 80

HDPE

RCP



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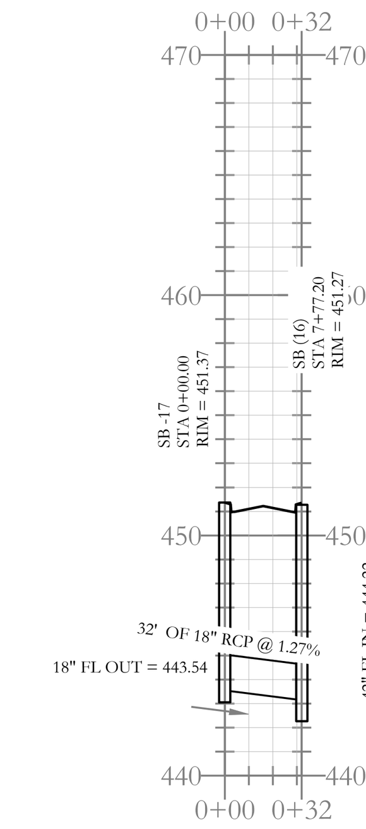
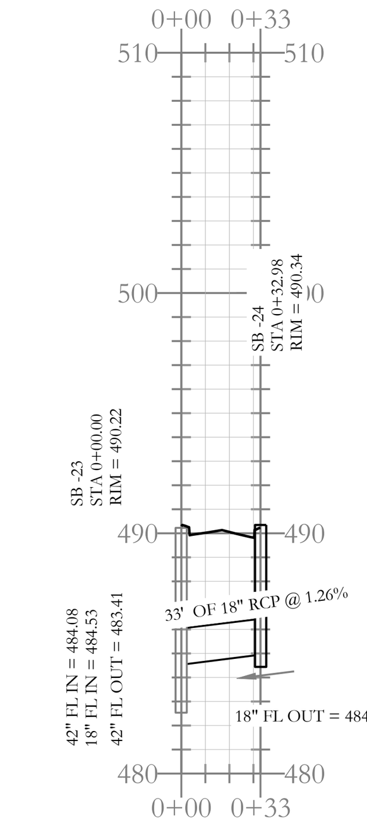
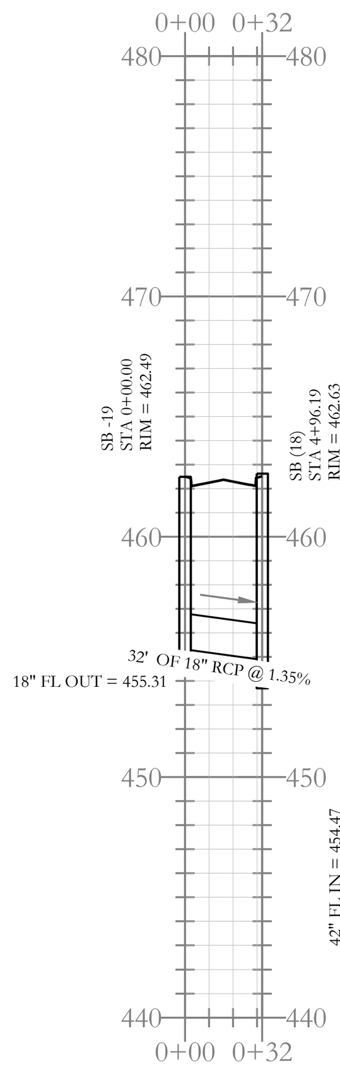


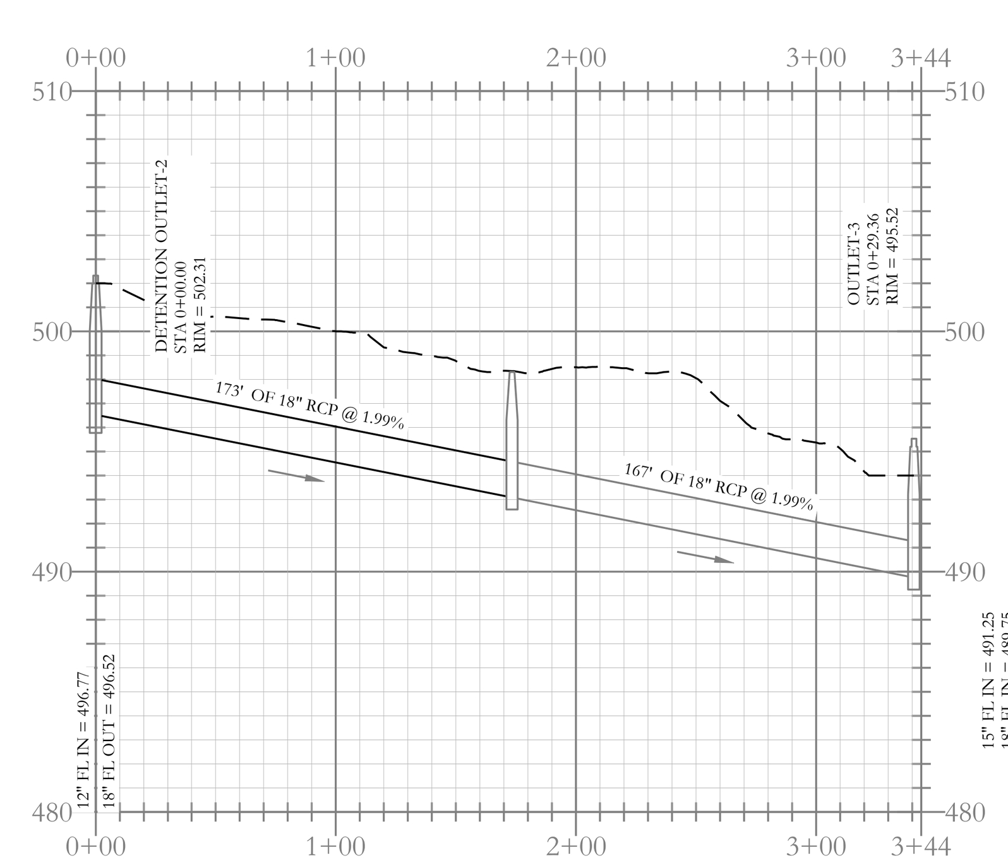
Stormwater G(b) Profile



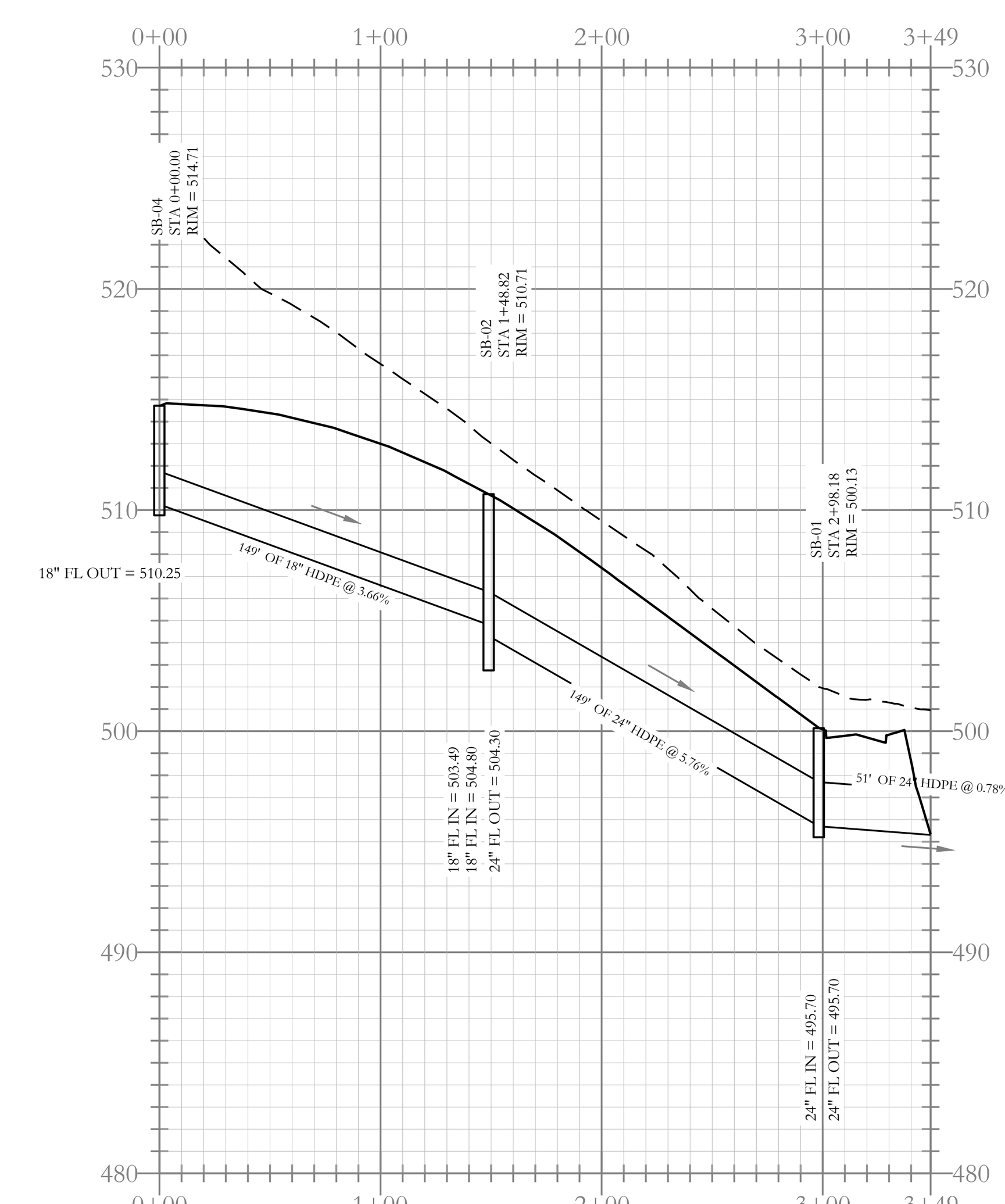
Stormwater G(c) Profile



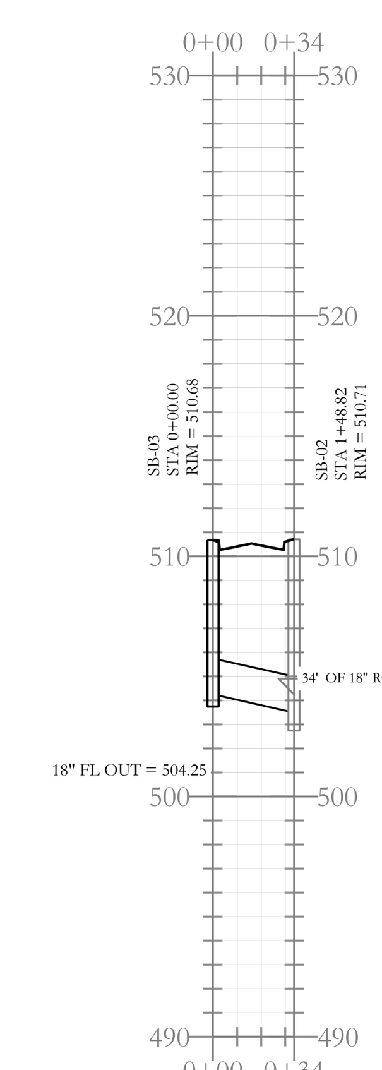
Stormwater G(a) Profile



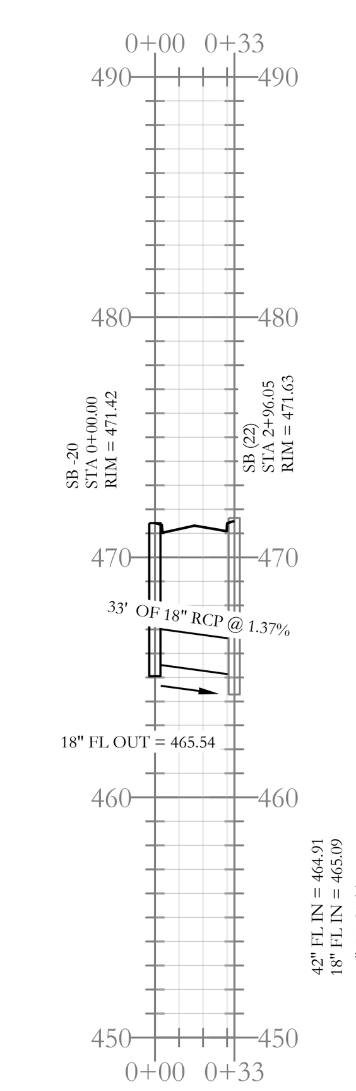
Detention Outlet to ditch Profile



Stormwater Entrance Profile

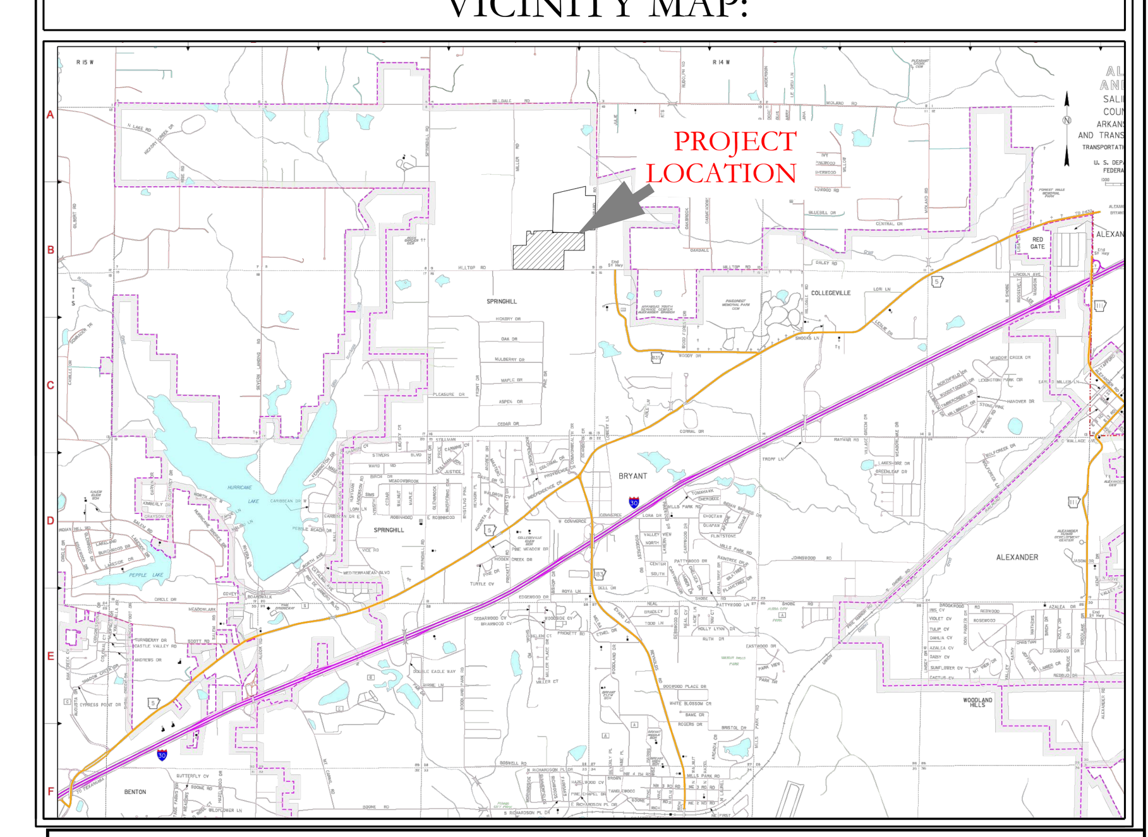


Stormwater Entrance-i Profile



Stormwater G(d) Profile

VICINITY MAP:



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NXT GEN HOMES LLC.

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

DATE:	03/08/2023	C.A.D. BY:		DRAWING NUMBER:
REVISED:	08/07/2023	CHECKED BY:		20-1341
SHEET:	C-3.2	SCALE:	1" = 80'	

500	01S	14W	0	09	200	62	1762

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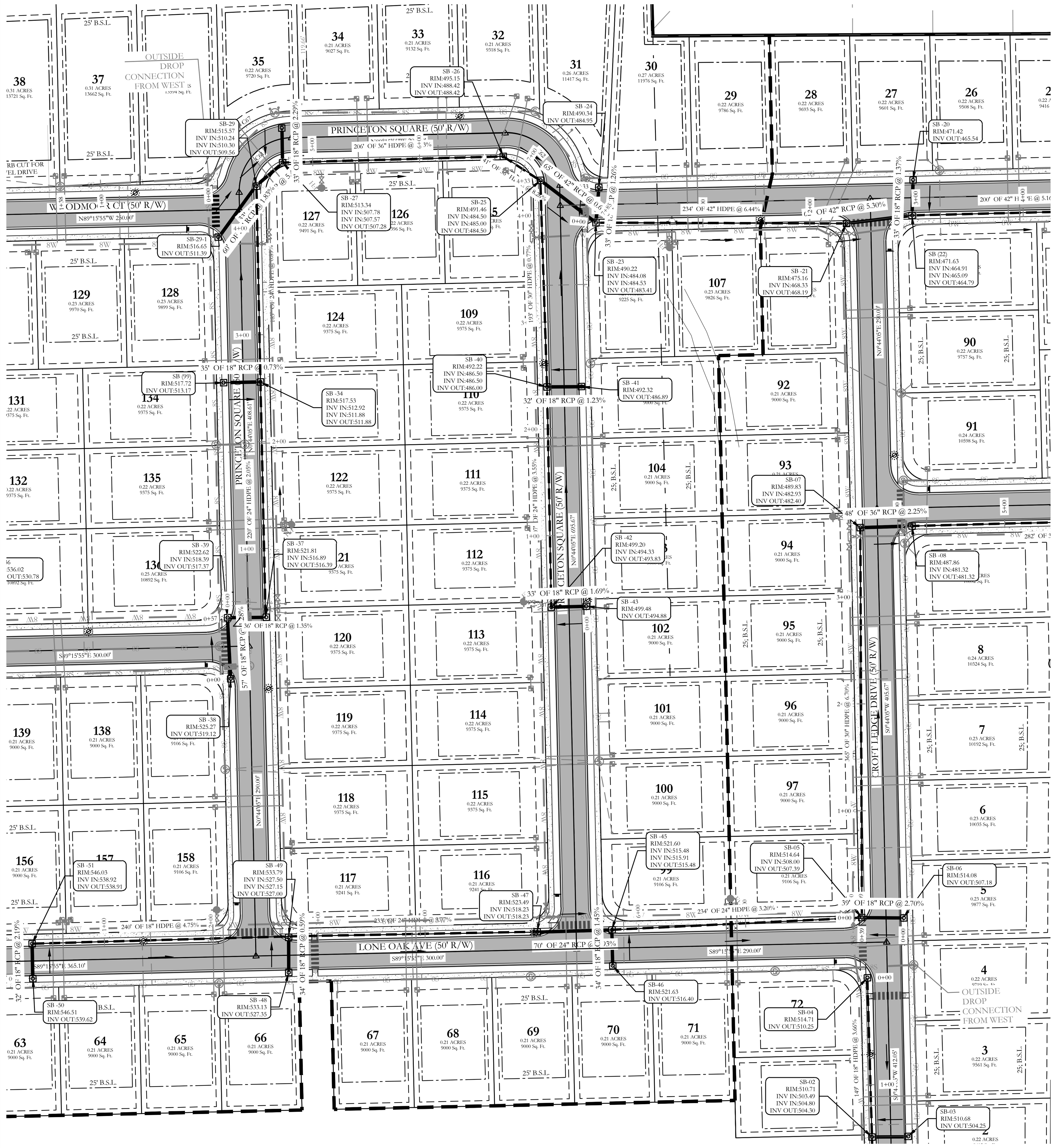
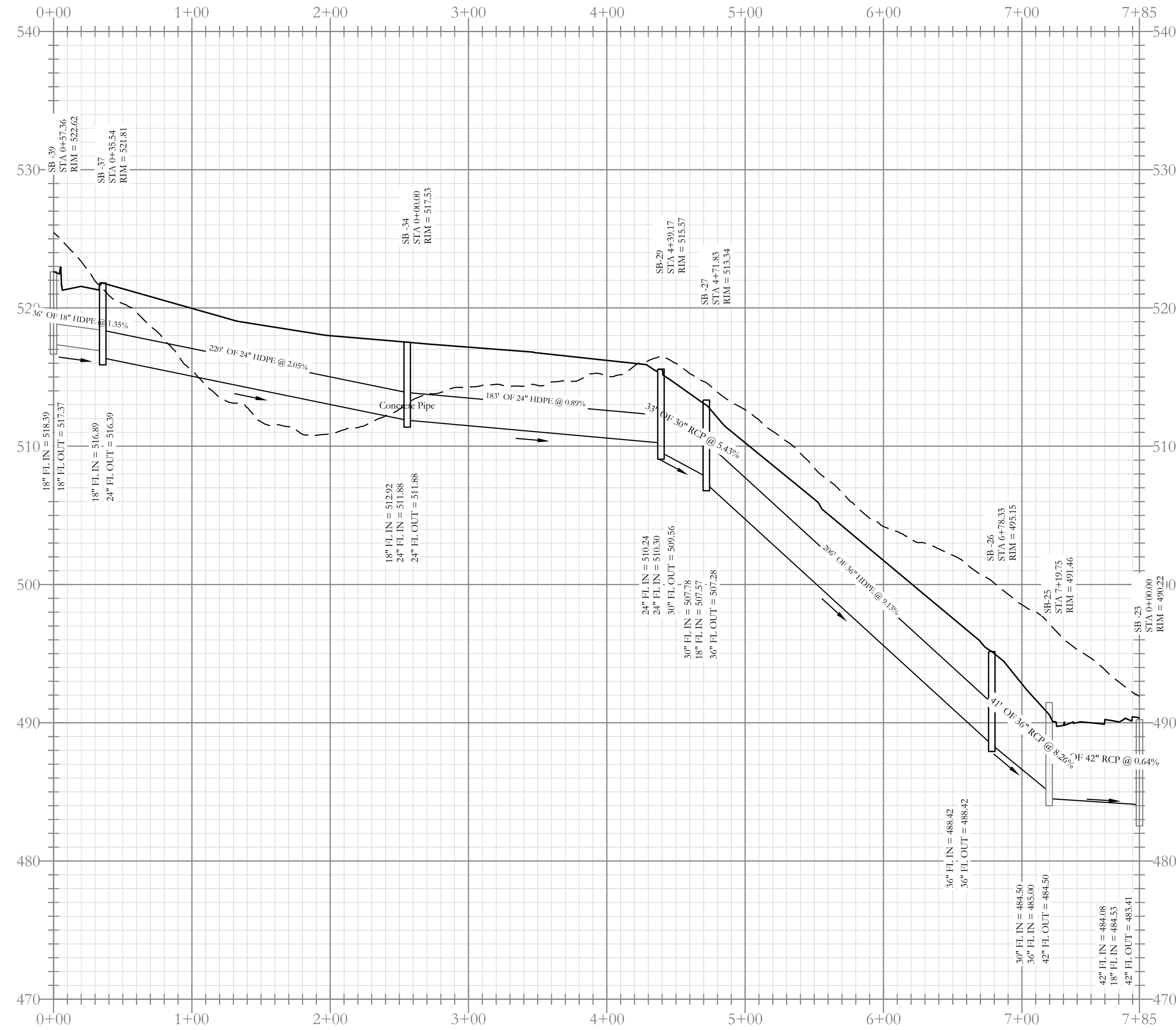
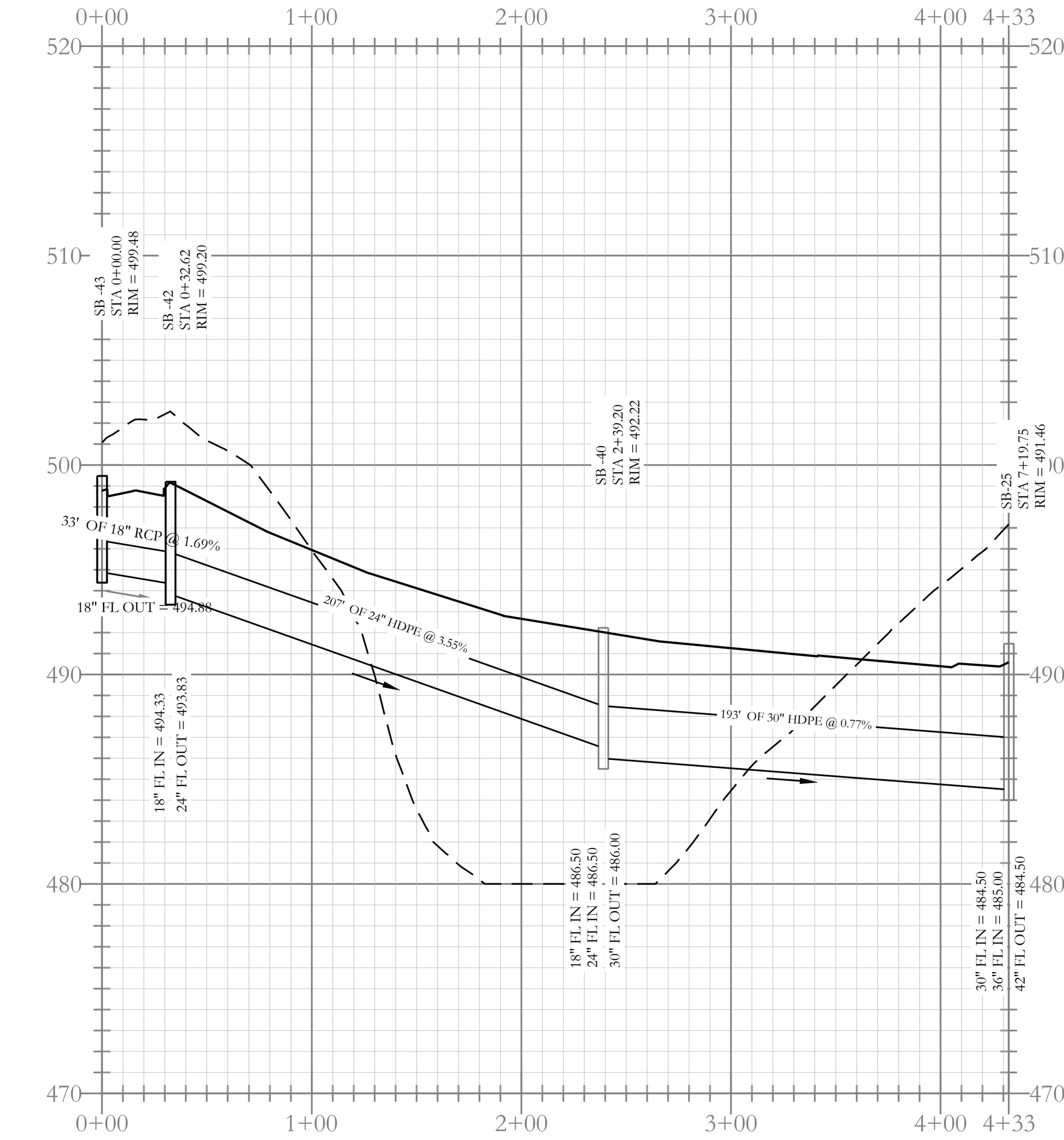
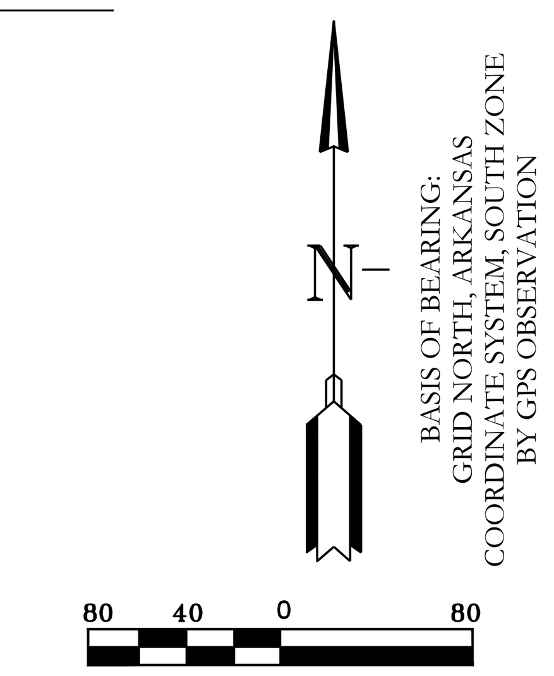


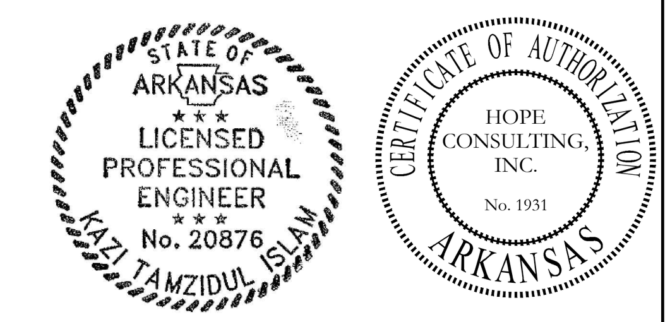


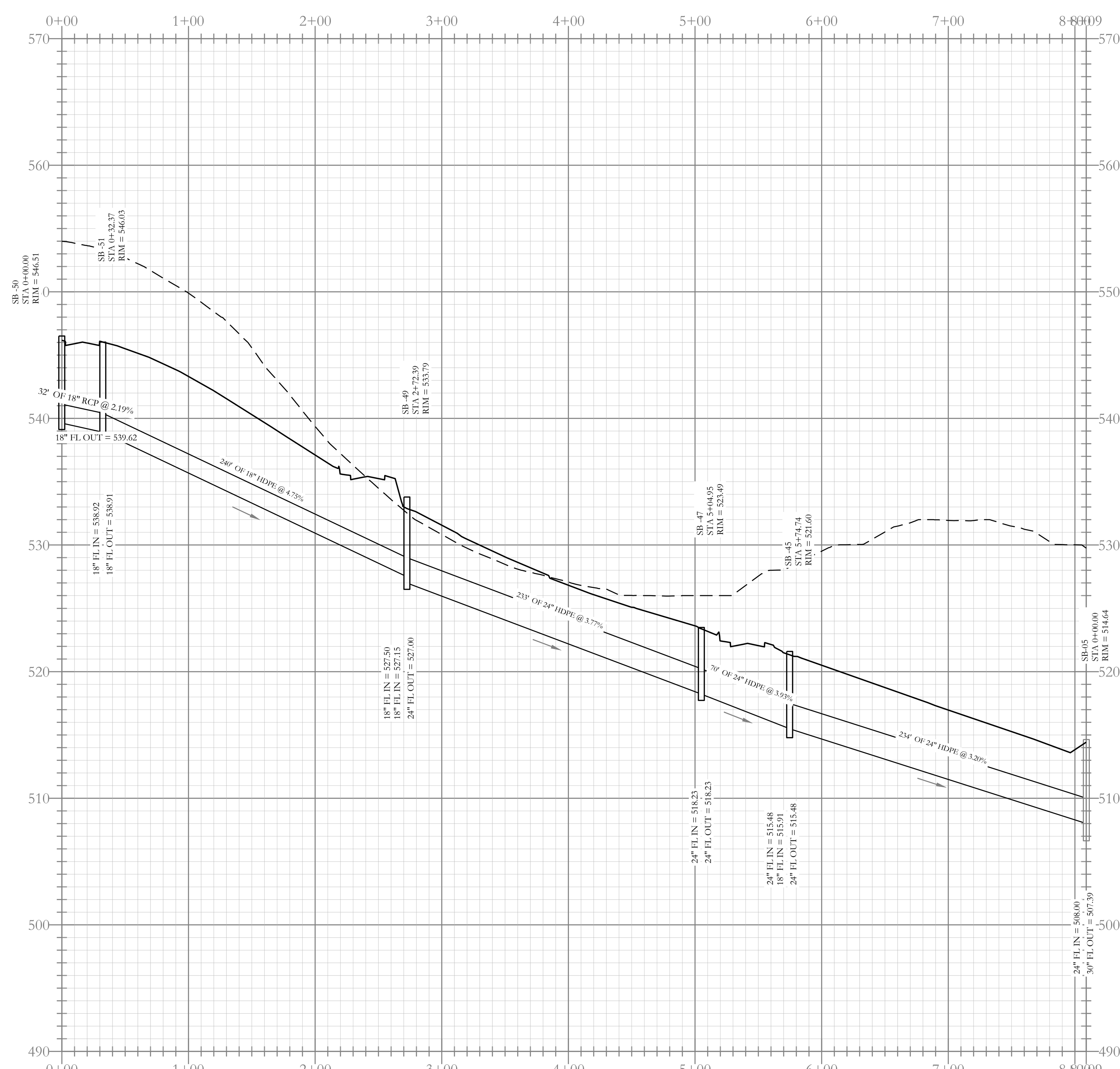
Stormwater C Profile



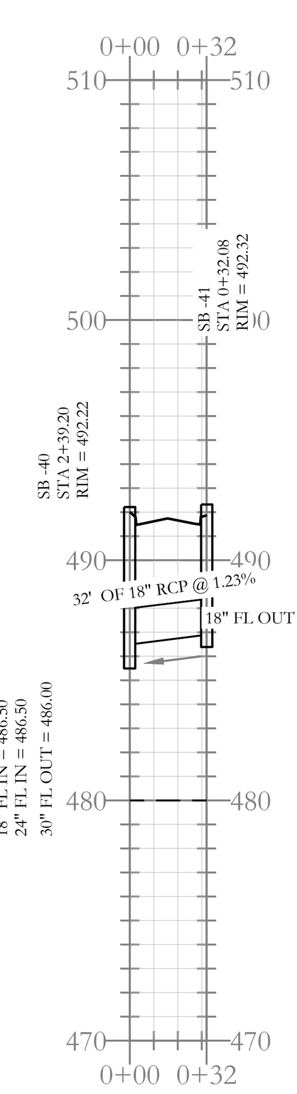
Stormwater D-1 Profile



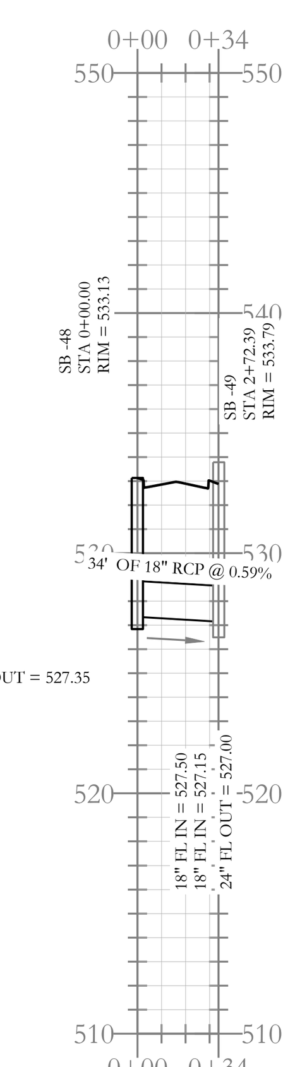




Stormwater F Profile



Stormwater D-2 Profile



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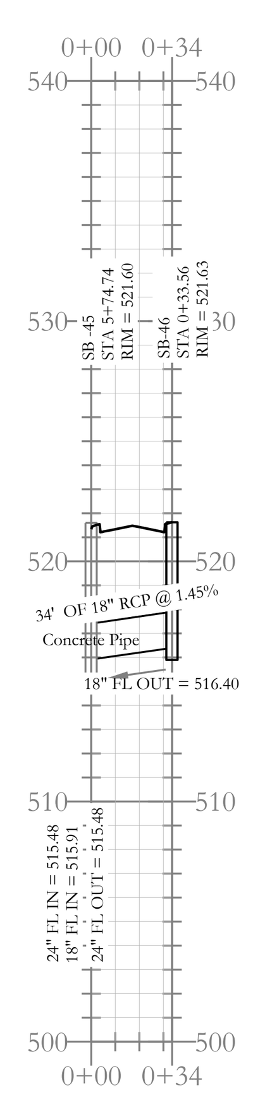

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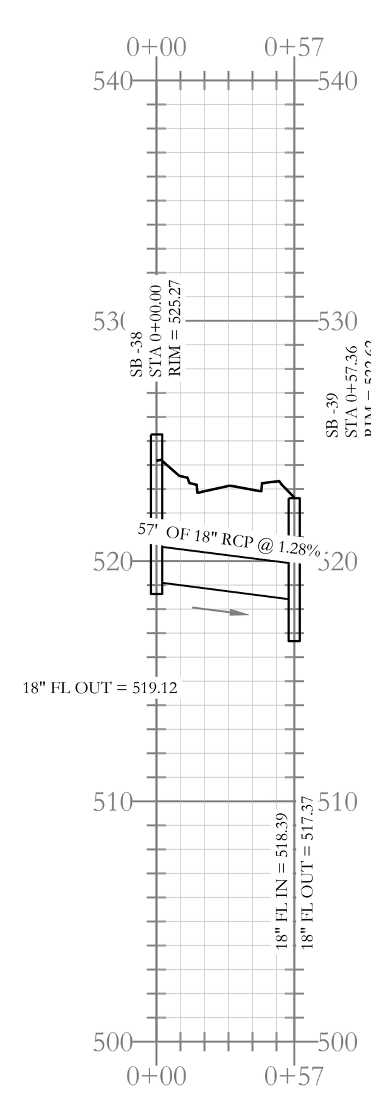

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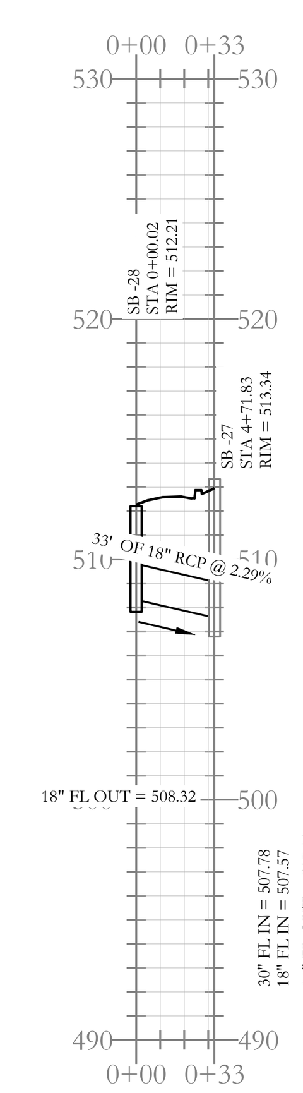
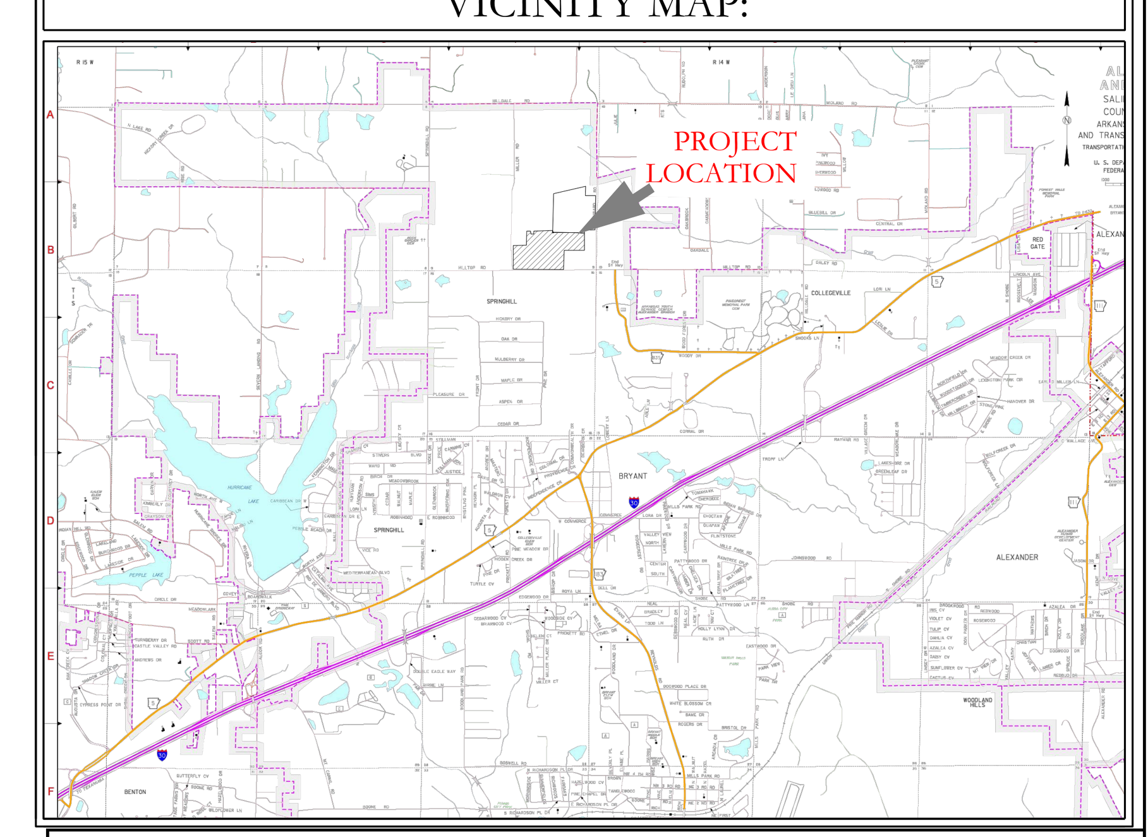


Stormwater C-1 Profile

VICINITY MAP:



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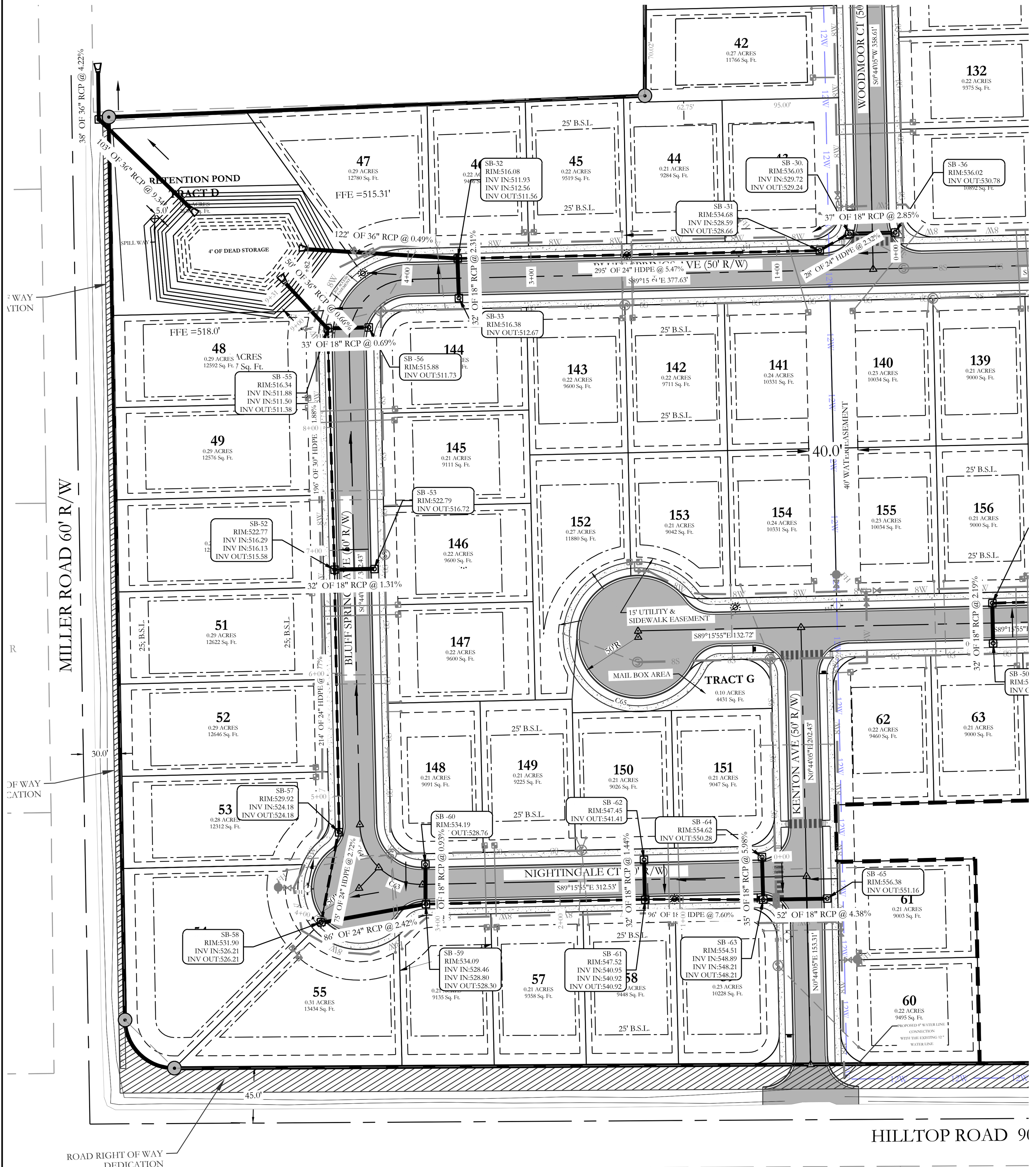
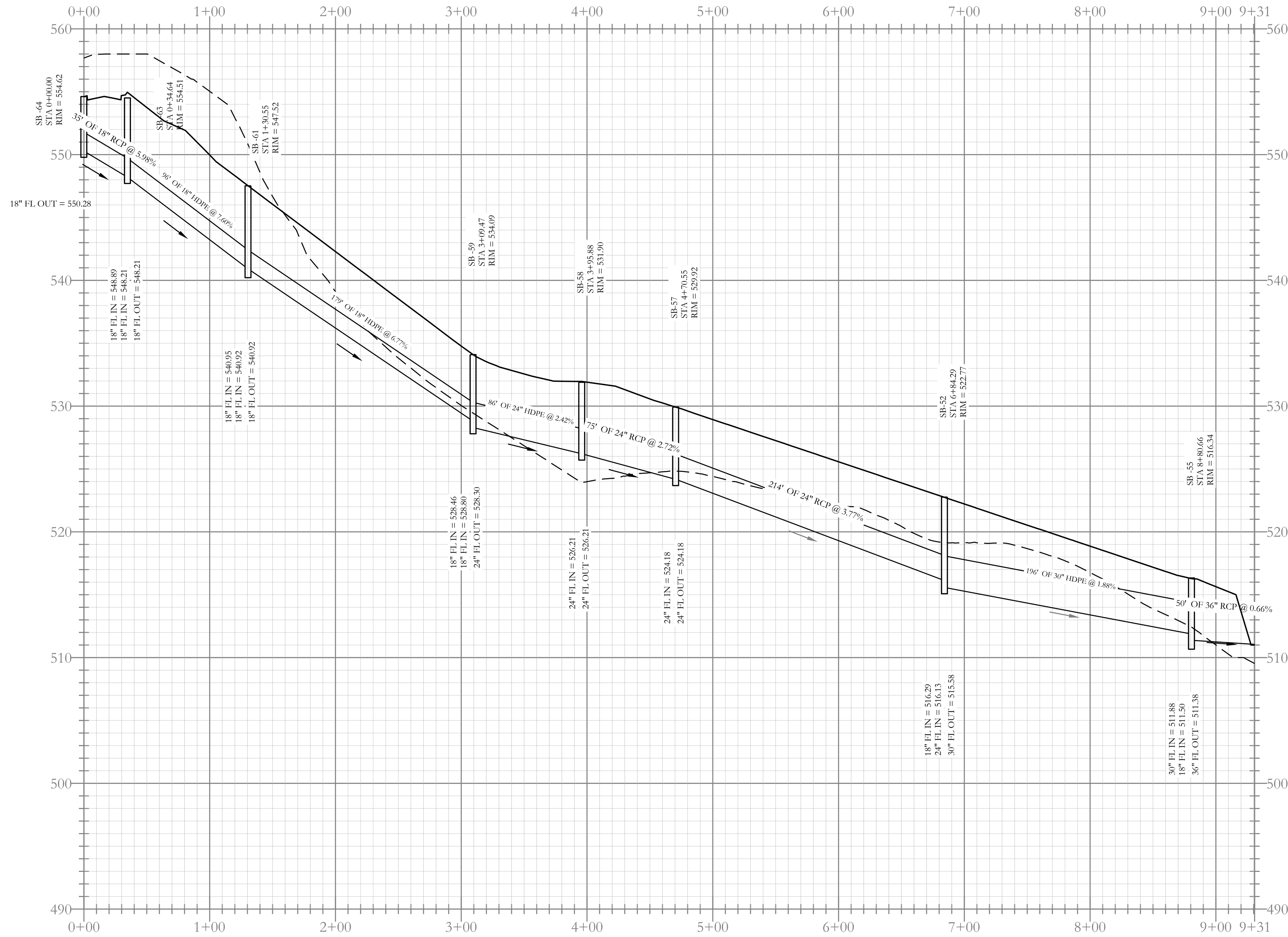
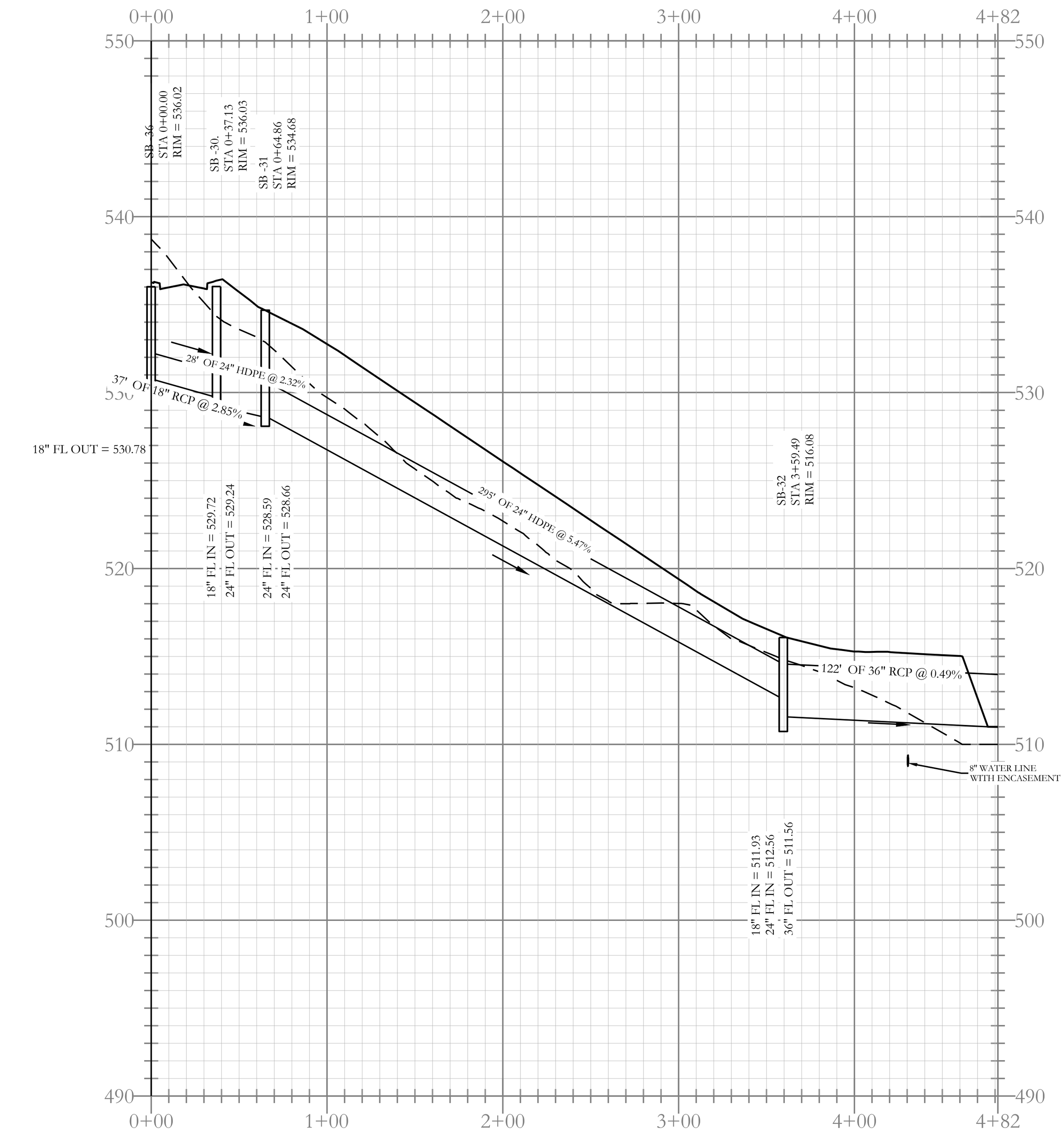
500	01S	14W	0	09	200	62	1762

K:\LAND PROJECTS 2004\SUBDIVISIONS\2020\20-1341 HILLTOP LANDING\CIVIL\DWG\20-1341-CONSTRUCTION DRAWING 04-06-2023.DWG





Stormwater E-2 Profile



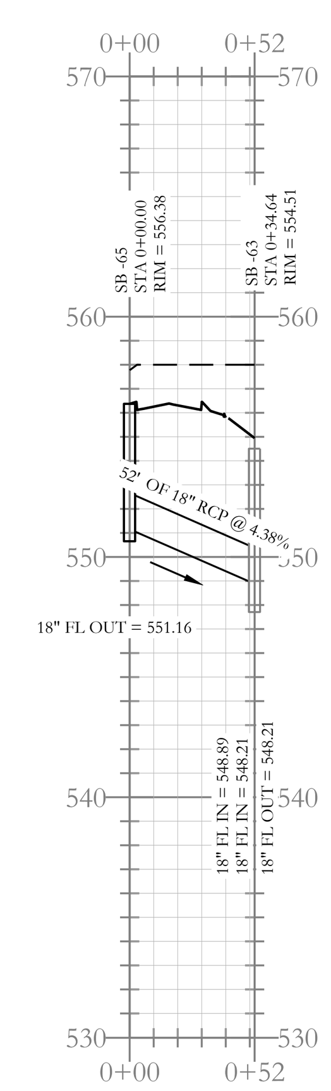
Stormwater B Profile

STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER No. 20876 KAZI TAMZIDUL ISLAM

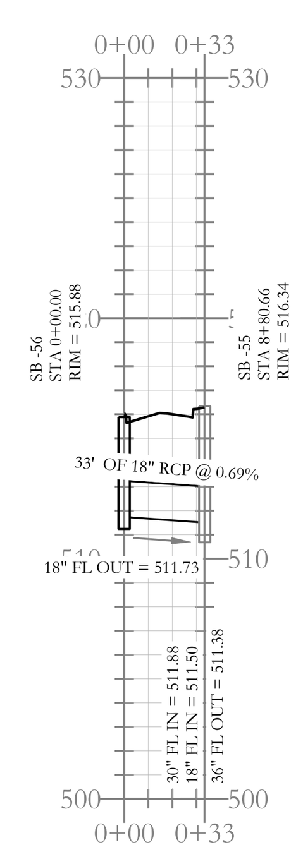
CERTIFICATE OF AUTHORIZATION HOPE CONSULTING, INC. No. 1931 ARKANSAS

HDPE

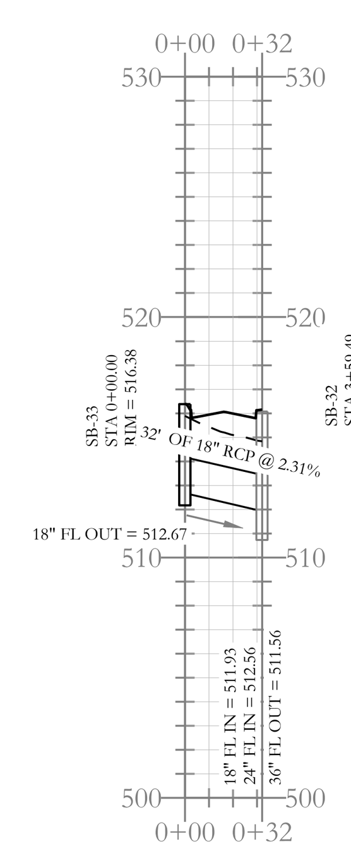
RCP



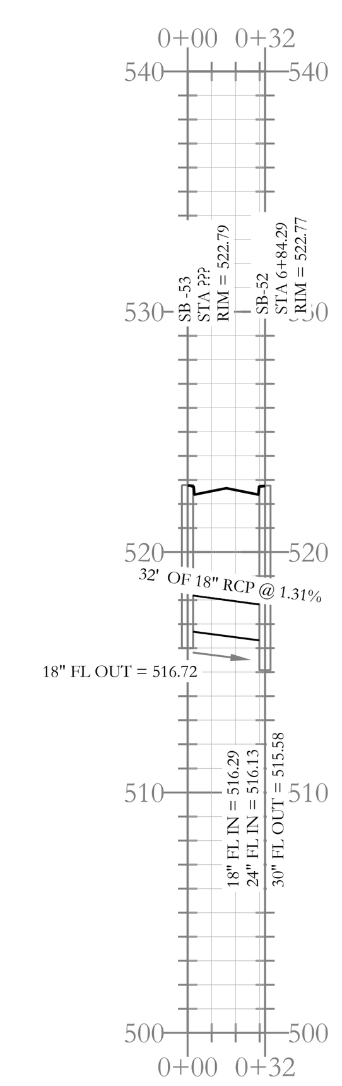
Stormwater Entrance-2 Profile



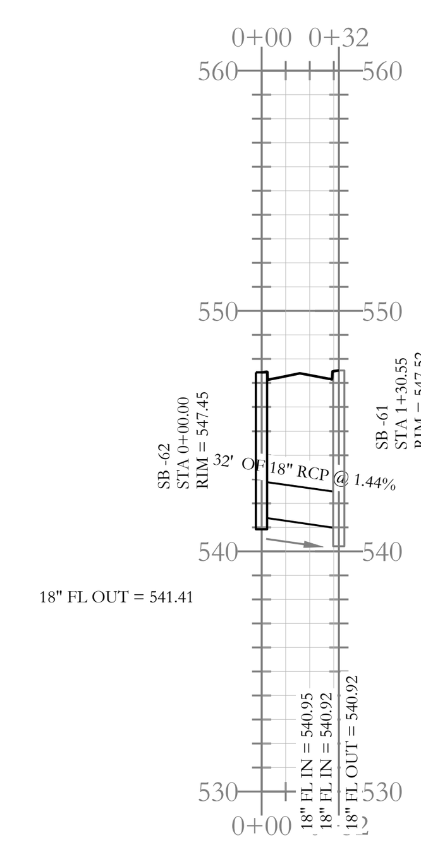
Stormwater E-a Profile



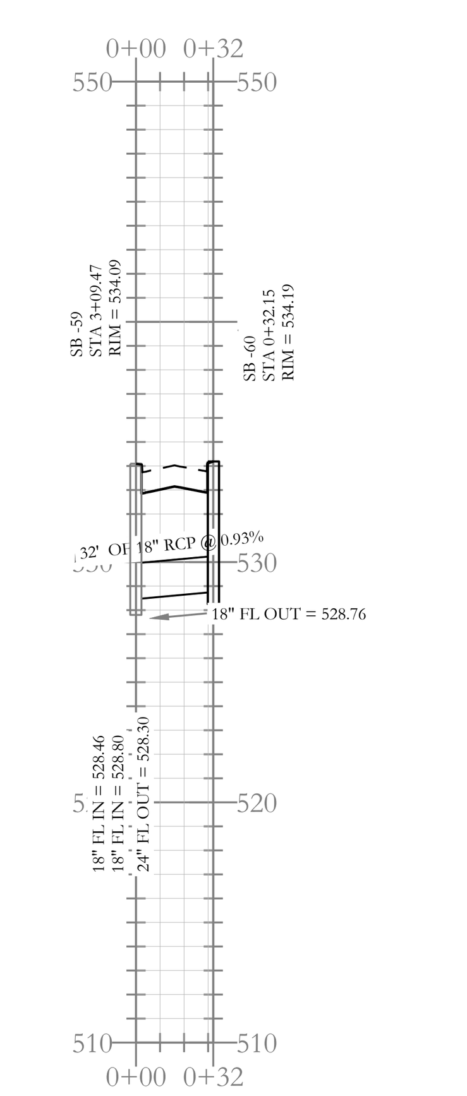
Stormwater E-b Profile



Stormwater E-c Profile

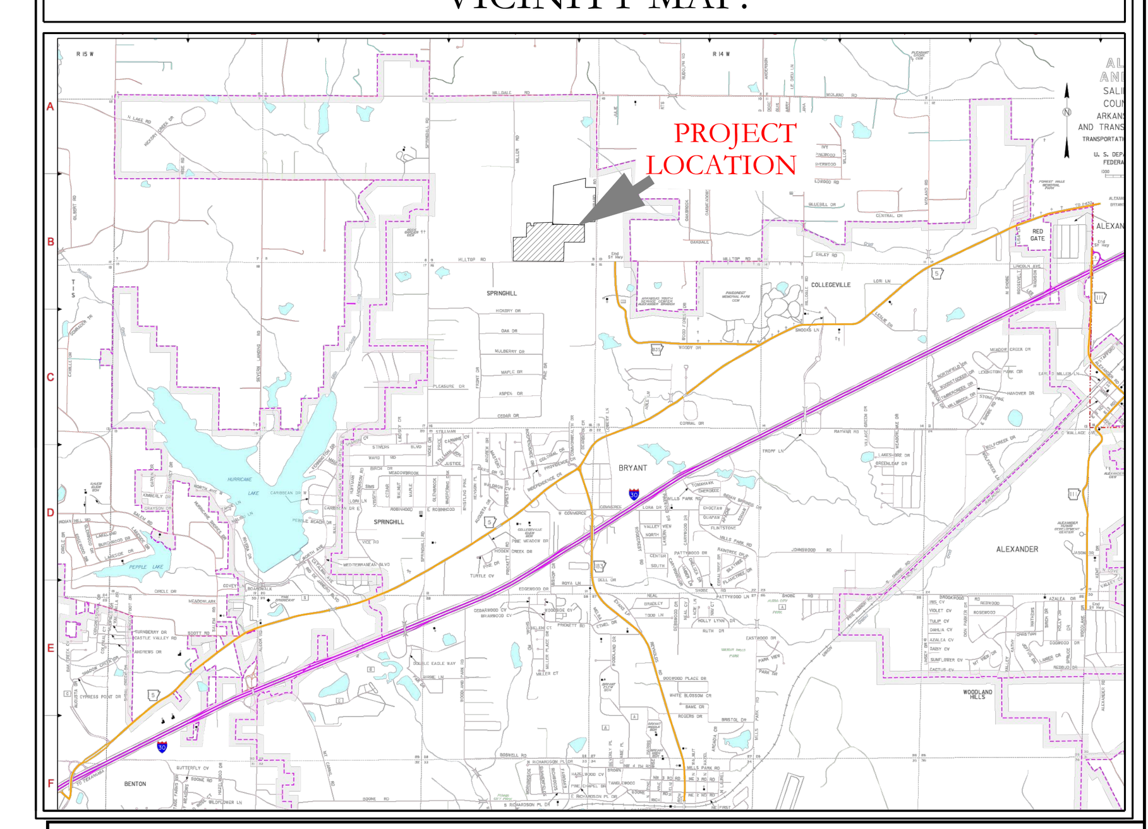


Stormwater E-d Profile



Stormwater E-e Profile

VICINITY MAP:



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

N

80 40 0 80

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500	01S	14W	0	09	200	62	1762

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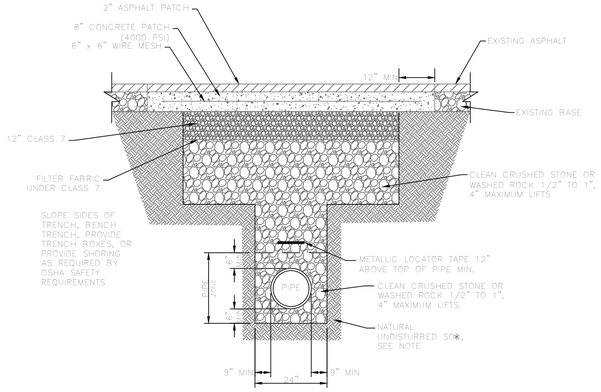
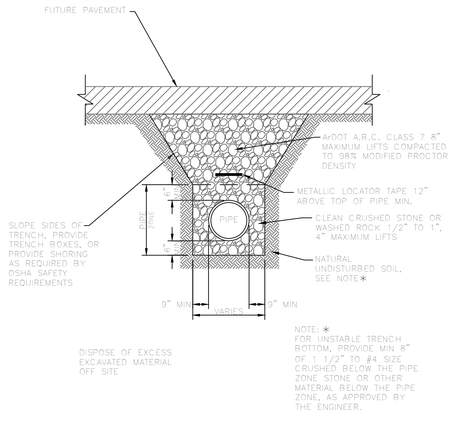


PVC SEWER TRENCH UNDER EXISTING ASPHALT STREET

N.T.S.

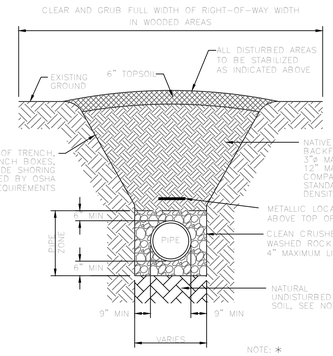


PVC SEWER TRENCH UNDER FUTURE ASPHALT STREET

N.T.S.

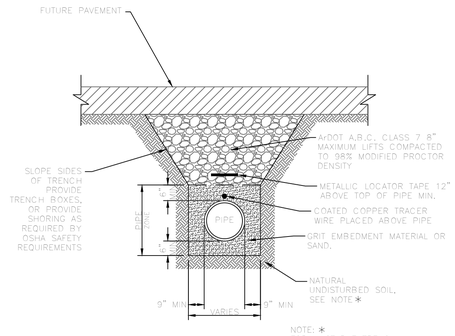
SOIL STABILIZATION REQUIREMENTS:

1. IN LAWN AREAS, DISTURBED SOIL SHALL BE STABILIZED BY PLACEMENT OF SOD TO MATCH EXISTING.
2. IN FIELDS OR WOODED AREAS, DISTURBED SOIL SHALL BE STABILIZED BY SEEDING.



PVC SEWER TRENCH IN UNPAVED AREAS

N.T.S.

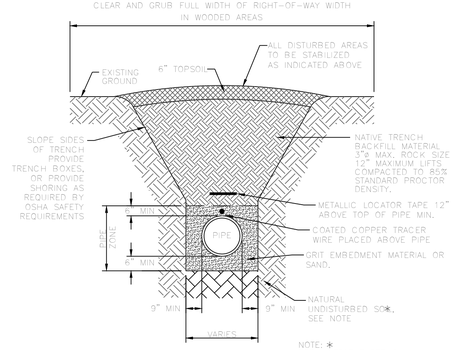


PVC WATER LINE TRENCH UNDER FUTURE ASPHALT STREET

N.T.S.

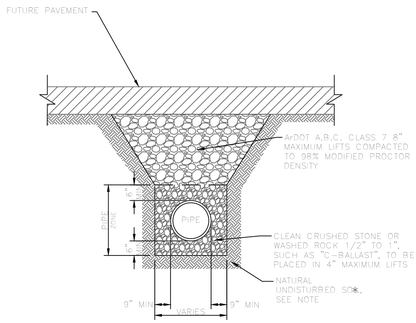
SOIL STABILIZATION REQUIREMENTS:

1. IN LAWN AREAS, DISTURBED SOIL SHALL BE STABILIZED BY PLACEMENT OF SOD TO MATCH EXISTING.
2. IN FIELDS OR WOODED AREAS, DISTURBED SOIL SHALL BE STABILIZED BY SEEDING.



PVC WATER LINE TRENCH IN UNPAVED AREAS

N.T.S.

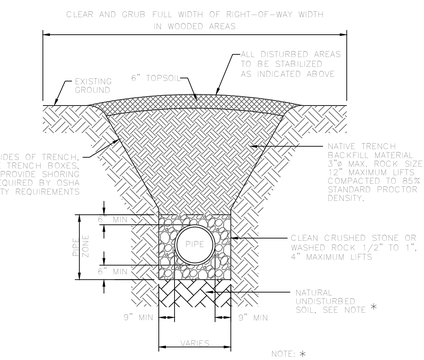


DRAINAGE PIPE TRENCH UNDER FUTURE ASPHALT STREET

N.T.S.

SOIL STABILIZATION REQUIREMENTS:

1. IN LAWN AREAS, DISTURBED SOIL SHALL BE STABILIZED BY PLACEMENT OF SOD TO MATCH EXISTING.
2. IN FIELDS OR WOODED AREAS, DISTURBED SOIL SHALL BE STABILIZED BY SEEDING.



DRAINAGE PIPES IN UNPAVED AREAS

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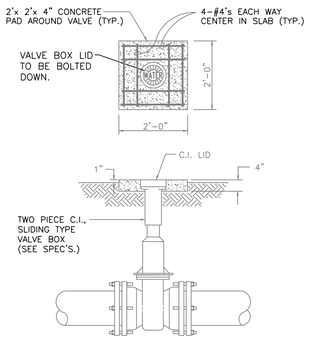
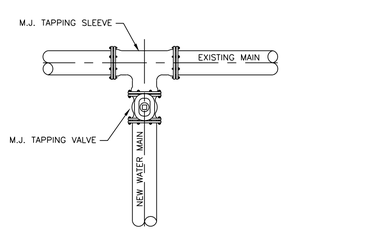


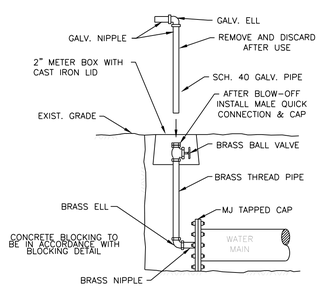
DETAIL-VALVE BOX

N.T.S.



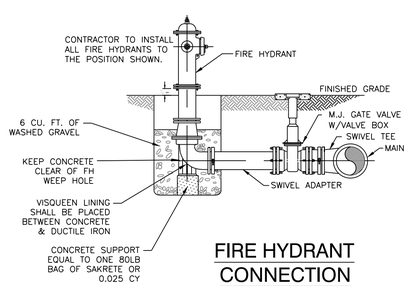
WATER MAIN CONNECTION DETAIL

N.T.S.



2" BLOW-OFF RISER

N.T.S.



FIRE HYDRANT CONNECTION

NTS

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:
NXT GEN HOMES LLC.

HILLTOP LANDING
TRENCH DETAILS
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	03/08/2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:	08/07/2023	CHECKED BY:	20-1341
SHEET:	C-4.0	SCALE: 1" = 20"	

500	01S	14W	0	09	200	62	1762

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SPECIFICATIONS

SUBGRADE MATERIAL

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

BASE COURSE

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

SURFACE COURSE

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

CURB AND GUTTER

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

SIDEWALKS

General

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

Minimum thickness and reinforcement

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

Contraction and expansion joints

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

Quality control testing and inspection by the City

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

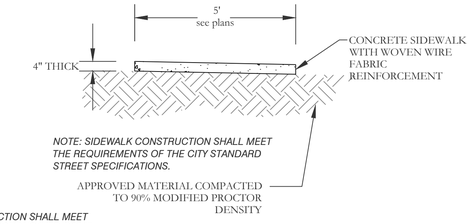
Subgrade

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

QUALITY CONTROL TESTING AND INSPECTIONS

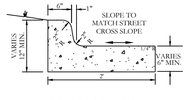
General

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



NOTE: SIDEWALK CONSTRUCTION SHALL MEET ADA REQUIREMENTS WITH CORRUGATED DOME RAMP REQUIREMENTS

Typical Sidewalk Detail



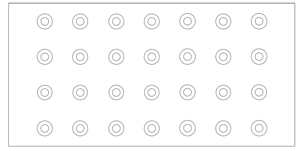
STANDARD CURB & GUTTER
NOT TO SCALE

TYPICAL CURB DETAILS & NOTES
NOT TO SCALE

Typical Curb & Gutter Detail

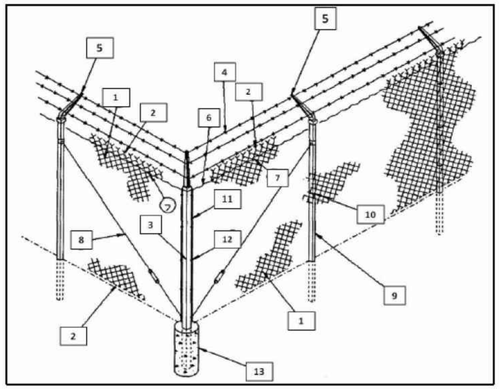
4,000 psi concrete

Top View



Side View

ADA Corrugated Dome Ramp



1	Fabric
2	Selvage
3	Corner Post
4	Barbed Wire/Barbed Tape
5	Outrigger/Barbed Wire Arm
6	Tension Wire (Top and Bottom)
7	Hog Ring
8	Truss Rod
9	Line Post
10	Tie Wire
11	Tension Bar
12	Tension Clip
13	Concrete Footing

SECURITY FENCE DETAILS

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

FOR USE AND BENEFIT OF:
NXT GEN HOMES LLC.

HILLTOP LANDING
CIVIL SPECIFICATIONS
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	03/08/2023	C.A.D. BY:	DRAWING NUMBER:
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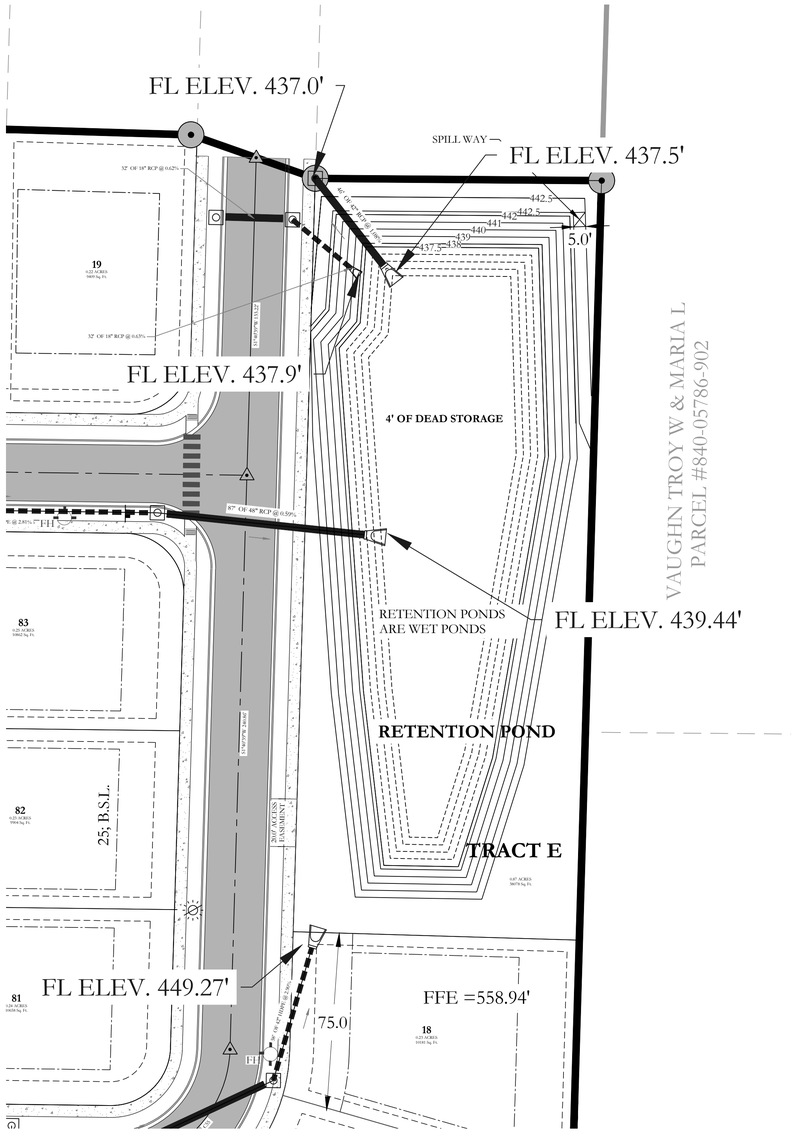
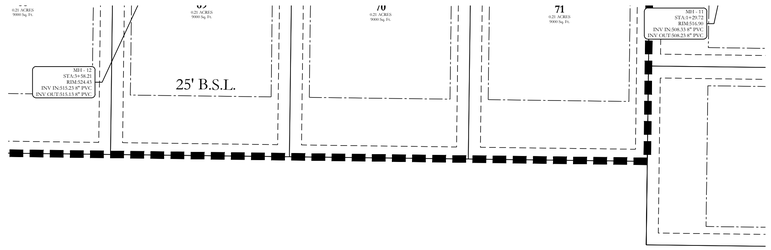
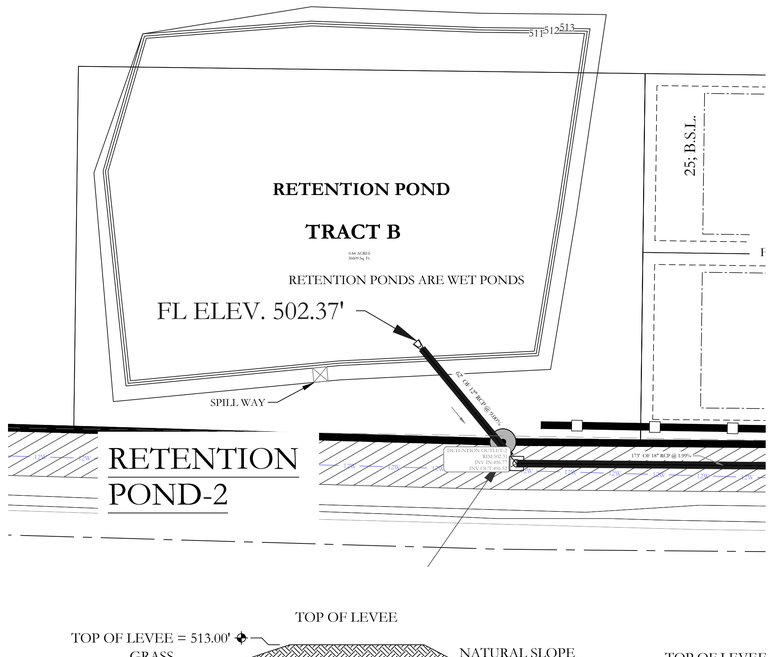
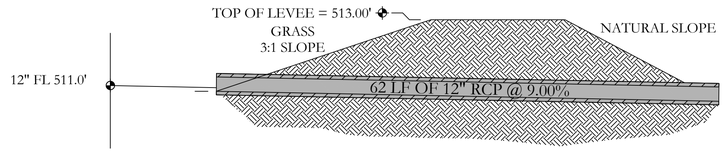


RETENTION POND-1

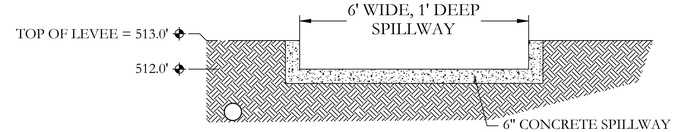




TOP OF LEVEE



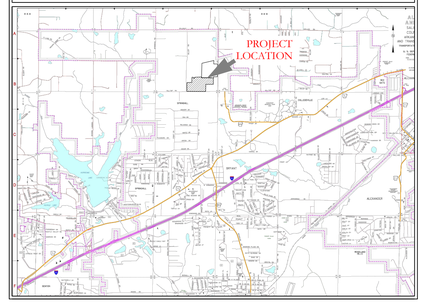
OUTLET SECTION
NTS



SPILLWAY END VIEW
NTS

RETENTION POND -2

VICINITY MAP:



EARTHEN SLOPE NOTE:
ALL EARTHEN RETENTION POND SLOPES ON BOTH THE INTERIOR AND EXTERIOR OF THE POND SHALL HAVE A MAXIMUM SLOPE OF 3:1.

NOTE:
ALL RETENTION BASINS WILL BE REQUIRED TO BE STABILIZED WITH SOLID SOD STABILIZATION PER THE STORMWATER MANAGEMENT MANUAL.

TOP BANKS OF ALL RETENTION PONDS WILL BE 5' WIDE .

DETENTION POND MAINTENANCE PLAN

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

Routine Maintenance
The property owners association will maintain the drainage easements located in Tract "B" and Tract "E". Routine maintenance will include but not be limited to:
-Mowing of the bank slopes and area around the pond on a monthly basis during the growing season and as needed during the cooler months.

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

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

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

Periodic or Non-Routine Maintenance
The routine inspection of the ponds areas and discharge pipes will identify needed repairs and non-routine maintenance. These items may include but not be limited to:

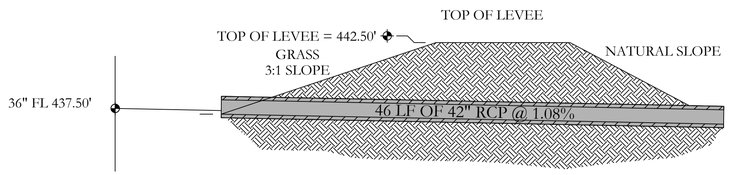
-Re-growth of trees on or around the pond bank. These should be cut and removed from the pond area.

-Sediment from the site may accumulate in the pond bottom and reduce the pond to below design volume requirements. The pond should be excavated if the pond bottom elevation reached a level that allows excessive aquatic growth or reduces the pond efficiency such, that the sediments are passing the discharge structure and release off site.

-Stabilization or re-grading of side slopes may be required periodically or after excessive rain events. Any disturbance of slopes should be reseeded or may require installation of erosion control materials until seeding can reestablish adequate grasses to prevent future erosion.

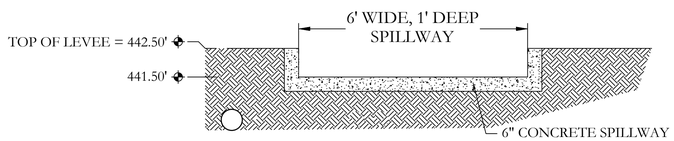
-Any other maintenance or repairs which would minimize other maintenance to the pond or outfall structures.

TOP OF LEVEE



OUTLET SECTION
NTS

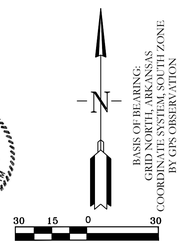
RETENTION POND-1



SPILLWAY END VIEW
NTS

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

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20876
KAZI TAMZIDUL ISLAM



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

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ENGINEERS - SURVEYORS
129 N. Main Street,
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FOR USE AND BENEFIT OF:
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HILLTOP LANDING
RETENTION POND
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	03/08/2023	C.A.D. BY:	DRAWING NUMBER:
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500	01S	14W	0	09	200	62	1762

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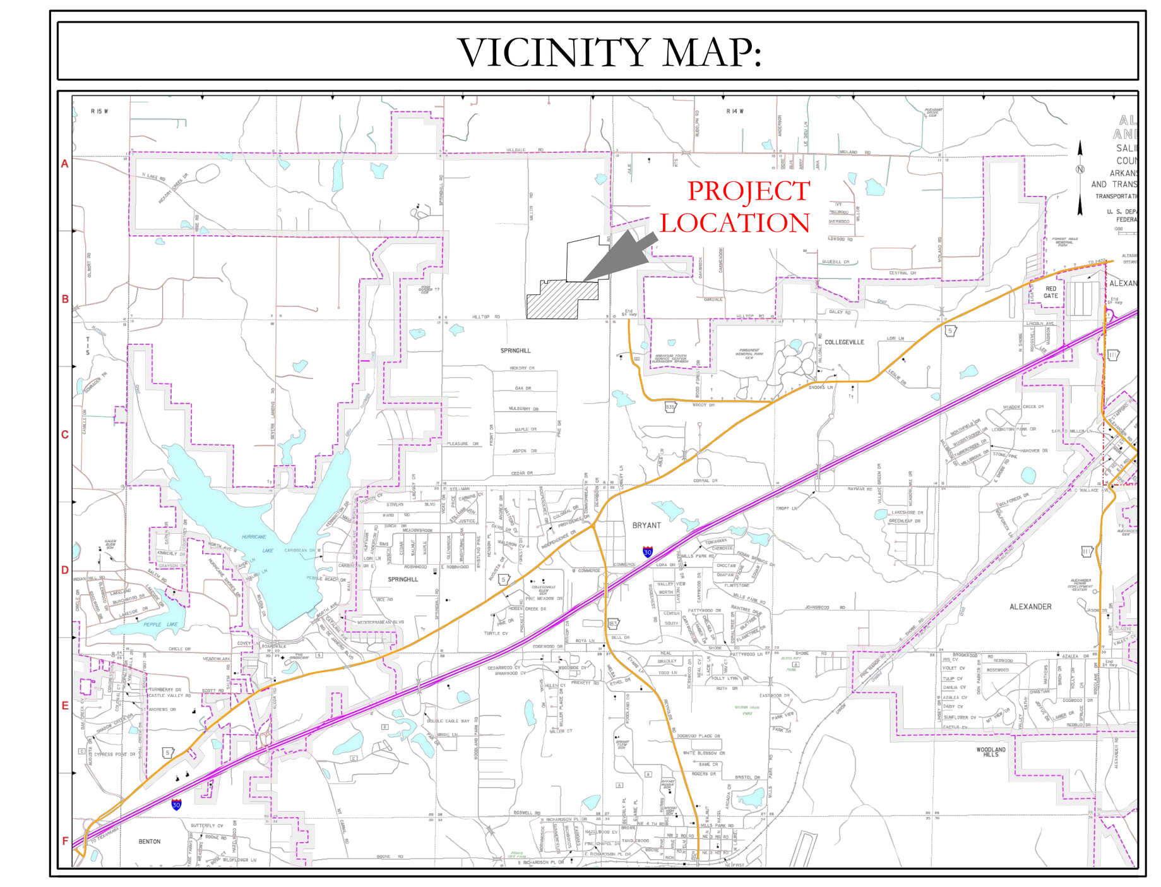

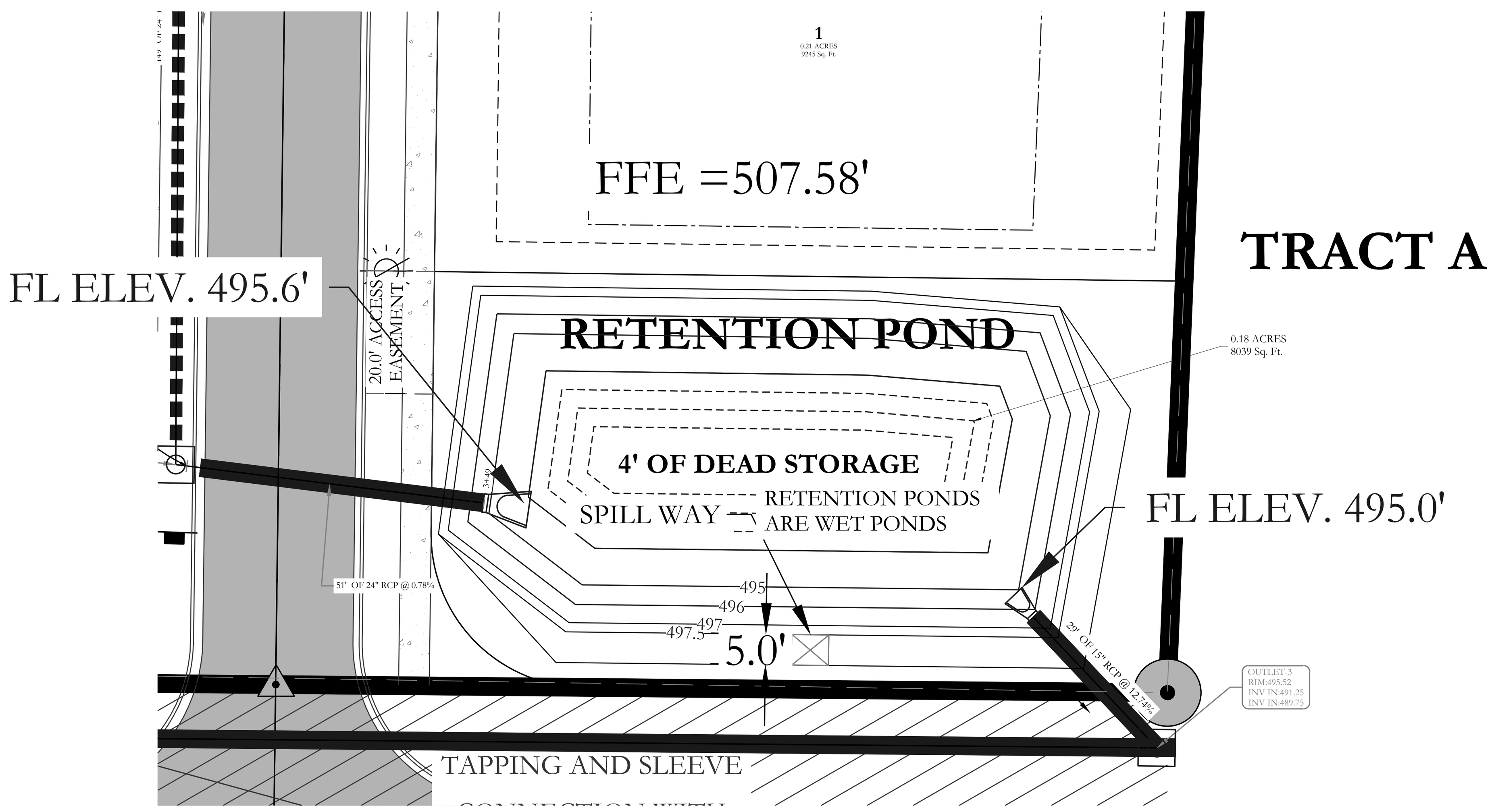

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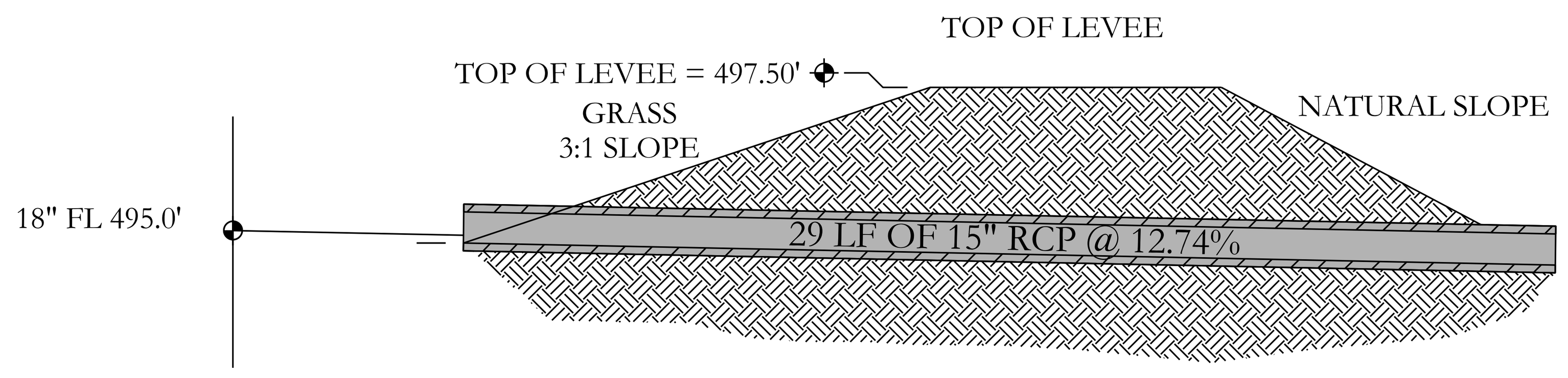
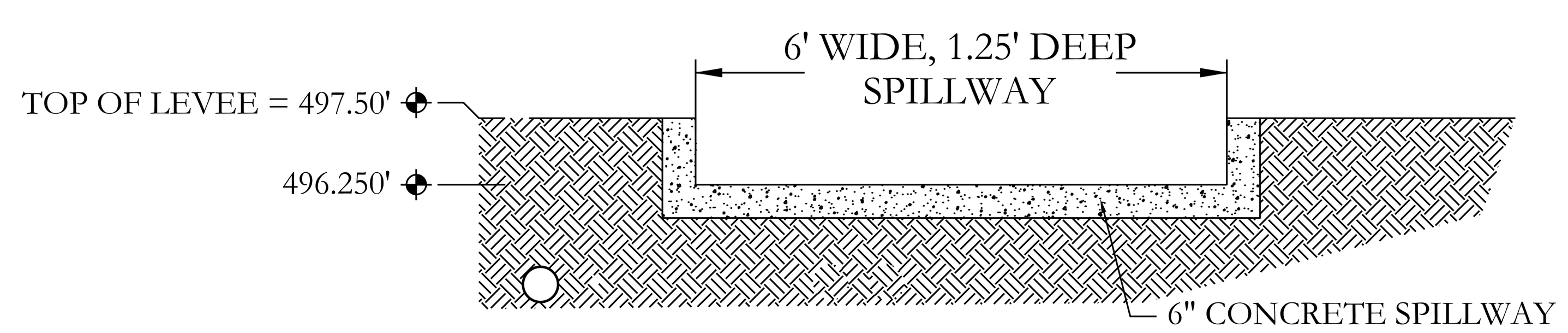
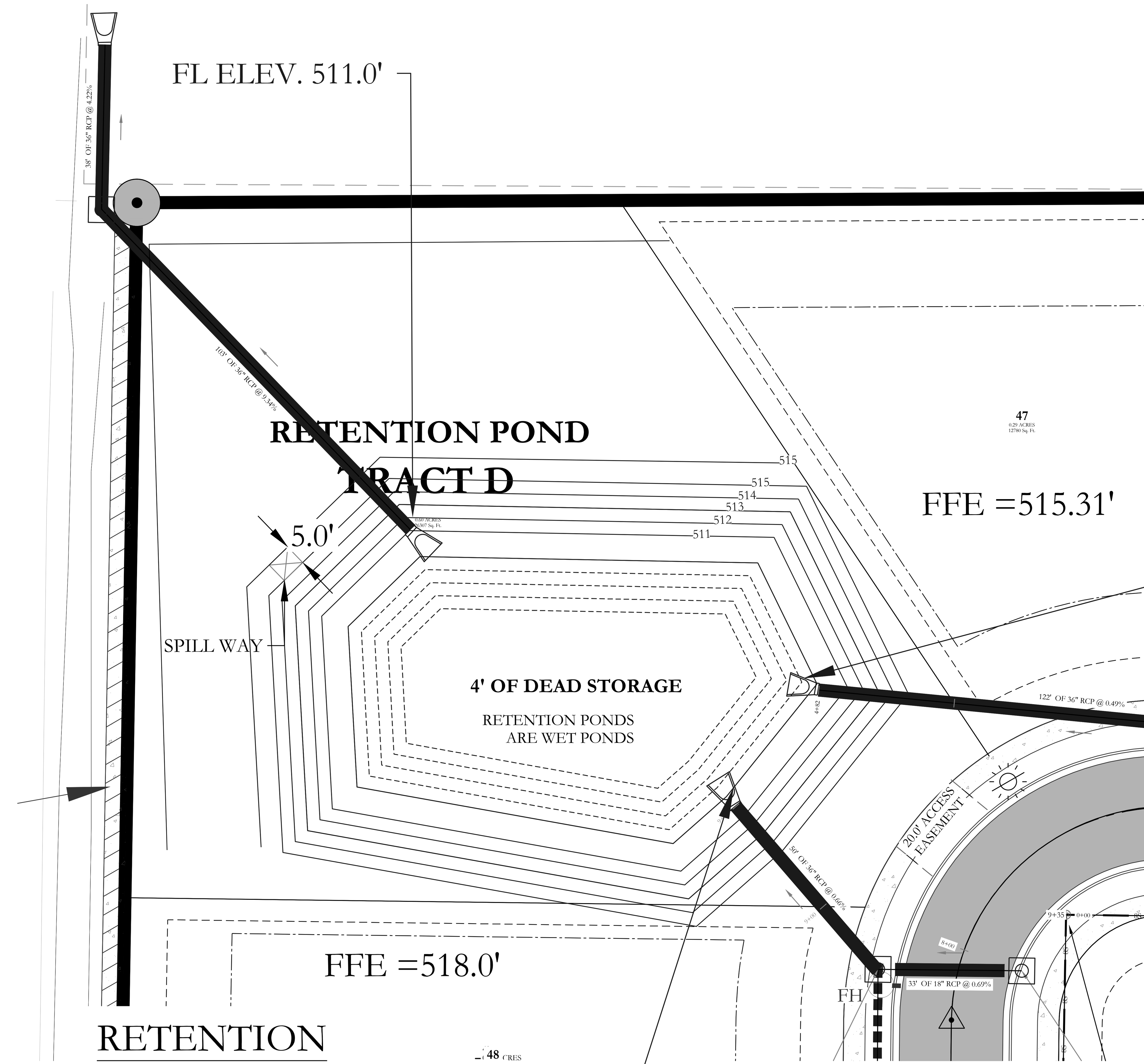


OUTLET SECTION
NTS



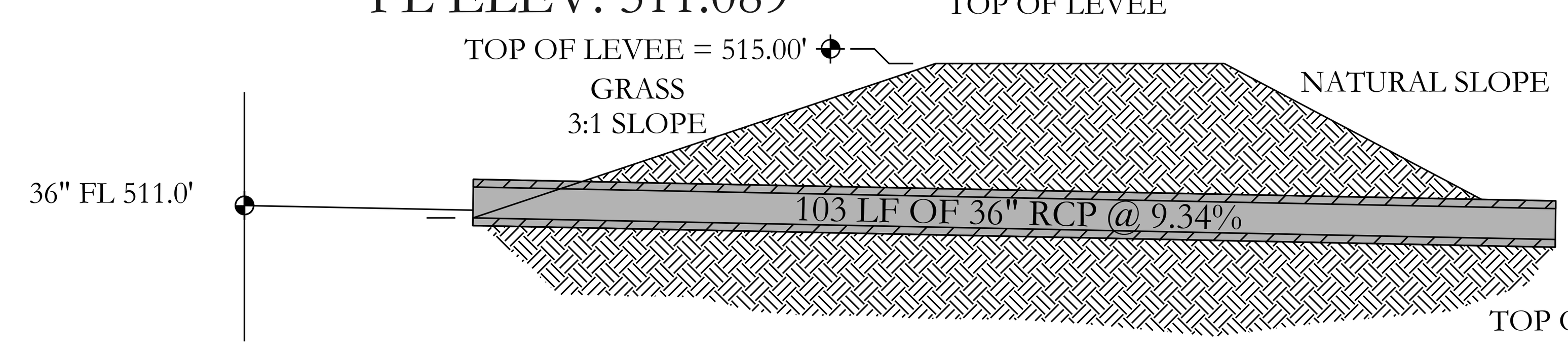
SPILLWAY END VIEW
NTS

RETENTION POND-3

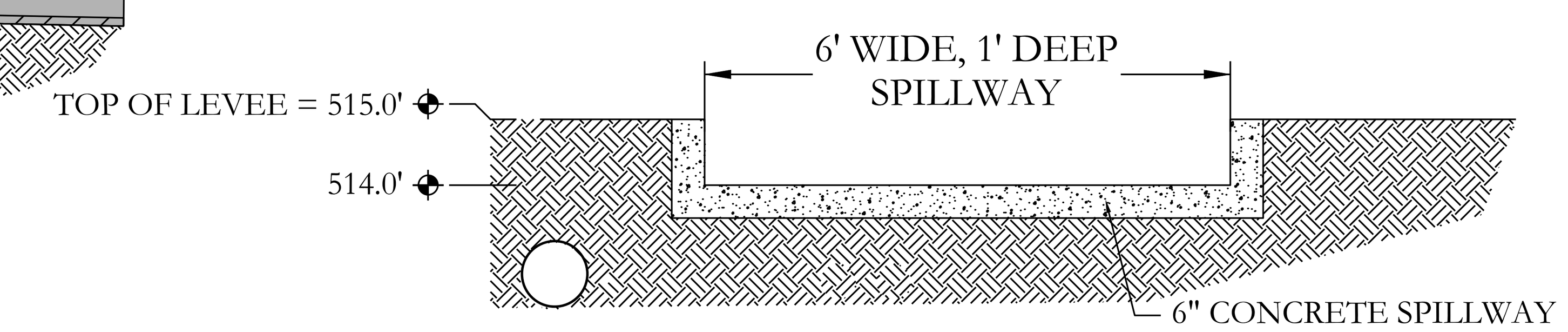


RETENTION POND-4

FL ELEV. 511.089'



OUTLET SECTION
NTS



SPILLWAY END VIEW
NTS

RETENTION POND -4

EARTHEN SLOPE NOTE:
ALL EARTHEN RETENTION POND SLOPES ON BOTH THE INTERIOR AND EXTERIOR OF THE POND SHALL HAVE A MAXIMUM SLOPE OF 3:1.

NOTE:
ALL RETENTION BASINS WILL BE REQUIRED TO BE STABILIZED WITH SOLID SOD STABILIZATION PER THE STORMWATER MANAGEMENT MANUAL.

TOP BANKS OF ALL RETENTION PONDS WILL BE 5' WIDE .

DETENTION POND MAINTENANCE PLAN

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

Routine Maintenance
The property owners association will maintain the drainage easements located in Tract "A" and Tract "D".
Routine maintenance will include but not be limited to:
-Mowing of the bank slopes and area around the pond on a monthly basis during the growing season and as needed during the cooler months.

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

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

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

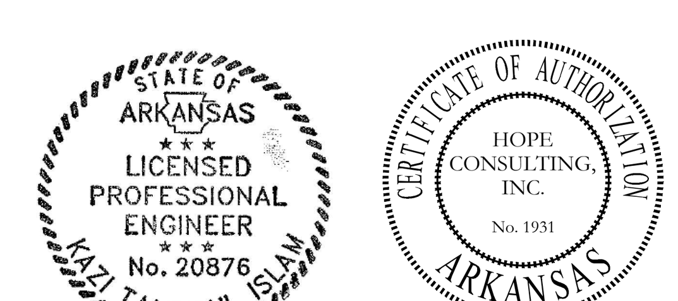
Periodic or Non-Routine Maintenance
The routine inspection of the pond areas and discharge pipes will identify needed repairs and non-routine maintenance. These items may include but not be limited to:

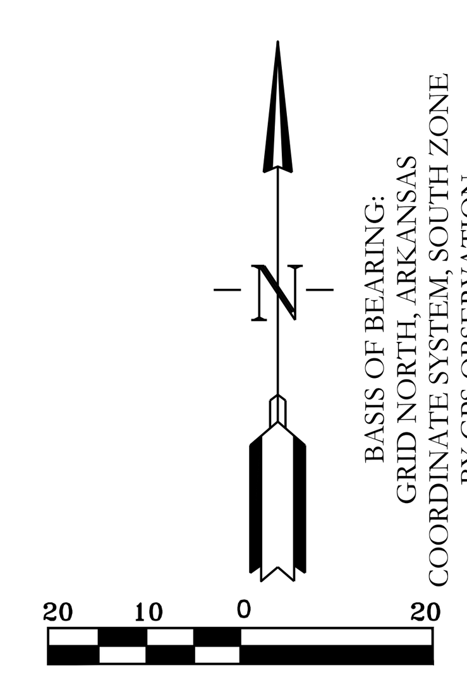
-Re-growth of trees on or around the pond bank. These should be cut and removed from the pond areas.

-Sediment from the site may accumulate in the pond bottom and reduce the pond to below design volume requirements. The pond should be excavated if the pond bottom elevation reached a level that allows excessive aquatic growth or reduces the pond efficiency such, that the sediments are passing the discharge structure and release off site.

-Stabilization or re-grading of side slopes may be required periodically or after excessive rain events. Any disturbance of slopes should be reseeded or may require installation of erosion control materials until seeding can reestablish adequate grasses to prevent future erosion.

-Any other maintenance or repairs which would minimize other maintenance to the pond or outfall structures.





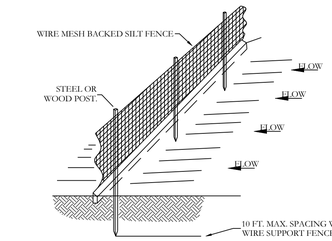
HOPE CONSULTING
ENGINEERS - SURVEYORS
129 N. Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

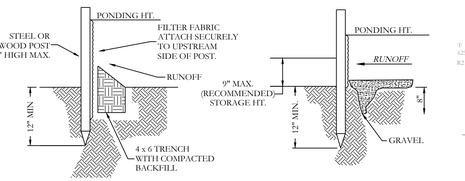
FOR USE AND BENEFIT OF:
NXT GEN HOMES LLC.

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

DATE:	03/08/2023	C.A.D. BY:		DRAWING NUMBER:
REVISED:	08/07/2023	CHECKED BY:		20-1341
SHEET:	C-6.1	SCALE:	1"=20'	

500	01S	14W	0	09	200	62	1762





STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL.

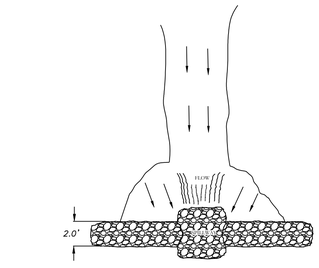
ALTERNATE DETAIL
TRENCH WITH GRAVEL.

NOTE:
1.) INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.

2.) REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

3.) SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

SILT FENCE

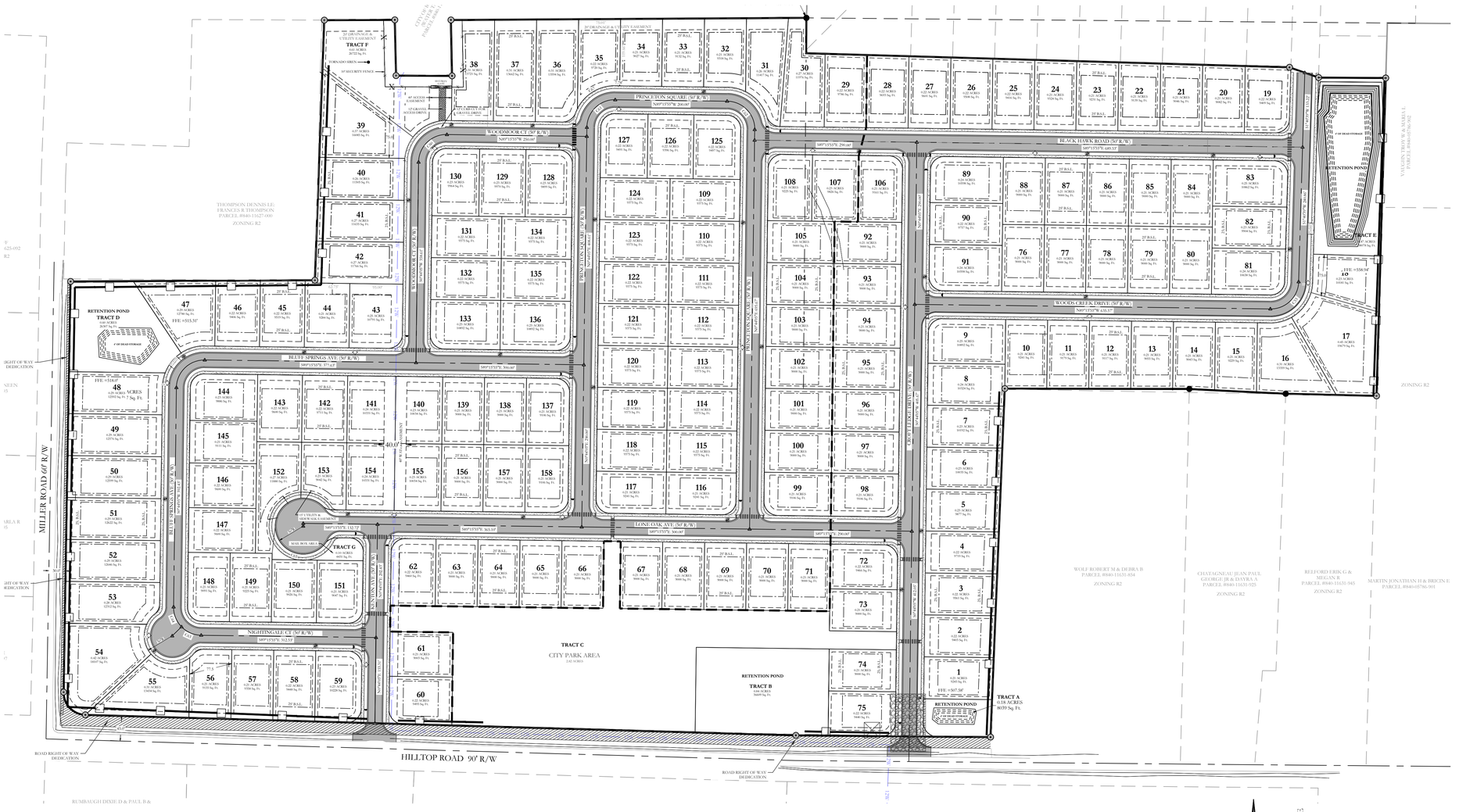


PLAN

VIEW LOOKING UPSTREAM

NOTES:
1.) POINT 'A' MUST BE HIGHER THAN POINT 'B' (SPILLWAY HEIGHT).
2.) PLACE RIP-RAP BARRIER PERPENDICULAR TO THE FLOW WITH TIGHT GROUPING. USE STONE, ROCKS, OR FILTER FABRIC TO FILL ANY GAPS AND TAMP
3.) PLACE RIP-RAP ON THE UPSTREAM SIDE OF THE DAM TO SLOW FLOW AROUND THE DAM.
4.) SPILLWAY HEIGHT SHALL NOT EXCEED 18"-24".
5.) INSPECT AFTER EACH SIGNIFICANT STORM, MAINTAIN AND REPAIR PROMPTLY.

RIP-RAP
CHECK DAM



ERC LEGEND

SITE POSTING

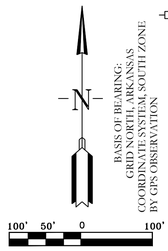
CONC. WASHOUT DETENTION AREA

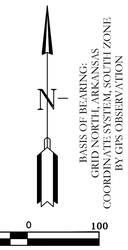
SILT FENCE

RIP RAP CHECK DAM

CONSTRUCTION ENTRANCE

DISTURBED AREA

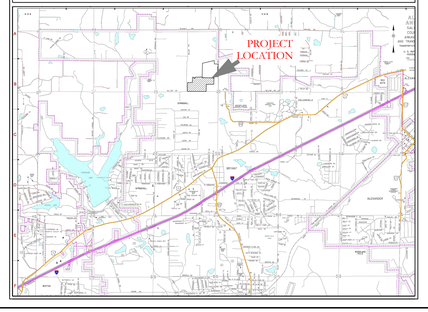




CERTIFICATE OF AUTHORIZATION
HOPE CONSULTING, INC.
No. 1931
ARKANSAS

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20876
KAZI TAWZIDUL ISLAM

VICINITY MAP:



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FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
NXT GEN HOMES LLC.

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

DATE:	03/08/2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:	08/07/2023	CHECKED BY:	20-1341
SHEET:	C-7.0	SCALE: 1" =100'	

500	01S	14W	0	09	200	62	1762

K:\LAND PROJECTS 2004\SUBDIVISIONS\2020\20-1341 HILLTOP LANDING\CIVIL\DWG\20-1341-CONSTRUCTION DRAWING 04-06-2023.DWG

HOPE
CONSULTING
ENGINEERS - SURVEYORS
117 S. Market St. Benton, AR 72015 * 501-315-2626 * Fax 501-315-0024

Stormwater Infrastructure Maintenance Plan Agreement

Scott m. Hurley
AR Land & Realty
501.240.0049 Mobile
scott@arlr.net

Hilltop Landing Subdivision - Hilltop Road and Miller Road

All maintenance basin maintenance plans shall contain or uphold, without limitation, the following provisions:

(1) A description of the property on which the stormwater management facility is located and all easements from the site to the facility;

(2) Size and configuration of the facility;

(3) A statement that properties which will be served by the facility are granted rights to construct, use, reconstruct, repair and maintain access to the facility;

(4) A statement that each lot served by the facility is responsible for repairs and maintenance of the facility and any unpaid ad valorem taxes, public assessments for improvements, and unsafe building and public nuisance abatement liens charged against the facility, including all interest charges together with attorney fees, costs, and expenses of collection. If an association is delegated these responsibilities, then membership into the association shall be mandatory for each parcel served by the facility and any successive buyer. The association shall have the power to levy assessments for these obligations, and all that unpaid assessments levied by the association shall become a lien on the individual parcel;

(5) All stormwater facilities must be designed to minimize the need for maintenance, to provide easy vehicle and personal access for maintenance purpose, and be structurally sound. It shall be the responsibility of the applicant to obtain any necessary easements or other property interested to allow access to the facilities for inspection or maintenance;

(6) Detention/retention areas, earthen berms, intake structures, piping, discharge structures, trickle channels, spillways, pipe flares, weirs and fencing shall be regularly inspected, maintained and repaired to ensure their proper operation and to prevent the creation of any hazards or nuisances;

(7) Major deposits of sediment shall be removed from the detention/retention area on an annual basis or after any extreme storm event. Excavated materials shall be properly disposed of off-site. Every five years the detention area(s) shall be

surveyed to confirm that the original as-constructed contours have been maintained;

(8) Every three months piping and outlet structures shall be inspected and cleared of any accumulated debris;

(9) Erosion in detention/retention areas shall be promptly repaired and stabilized with appropriate Best Management Practices (BMP's);

(10) Detention/retention area shall be mowed during the growing season May through September to maintain the turf height of 6-inches or less. Any brush or trees that may grow within the detention areas bottom, slopes or banks shall be removed;

(11) Litter and foreign materials shall be removed from the detention area(s) weekly. Large or noxious pieces of litter shall be removed immediately. The area(s) shall be inspected visually after rainfall events in excess of 1" in 24 hours;

(12) Inspections of overall detention/retention area(s) and detention/retention components shall occur monthly with their conditions noted on an inspection form. If any remedial action is required, it should be noted and corrected;

(13) All inspection forms must be retained on-site, including the "As-Built" drawings and photographs of the improvements in their original condition;

(14) Items 1-13 shall be listed on the Stormwater Infrastructure Maintenance Plan Agreement.

(15) Inspection forms for Stormwater Infrastructure components are required. (An example of inspection forms are attached.)

Scott M. Hurley

signature

4-18-2023

date

HILLTOP LANDING SUBDIVISION

HILLTOP ROAD & MILLER ROAD, BRYANT, AR 72022

DRAINAGE REPORT

FOR
City of Bryant, Saline County, AR

April 2023

Owner & Developer: NXT GEN HOMES LLC.

By:

HOPE
CONSULTING
ENGINEERS - SURVEYORS

TABLE OF CONTENTS

ITEM DESCRIPTION

Narrative & Summary

PROJECT TITLE

Hilltop Landing Subdivision

PROJECT PROPERTY OWNER

Nxt Gen Homes LLC.

PROJECT LOCATION

Hilltop Road and Miller Road, Bryant, AR

PROJECT DESCRIPTION

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

DRAINAGE ANALYSIS

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

Detention Pond-1

- Pond is situated on the north east side of the property.
- Pre-development area 34.50 acres.
- Post-development area 36.28 acres.
- Pre-development runoff coefficient 0.47.
- Post-development runoff cumulative coefficient 0.65
- Pond has a bottom area of 18,760 sft with bottom elevation of 437.50'.
- One 42'' HDPE with 1.08% slope are proposed for outflow pipes.

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

Period of time	Pre-development	Post-dev. Without detention	Post-dev. With detention
	Peak Flow (cfs)	Peak Flow (cfs)	Peak Flow (cfs)
2-Year	65.96	90.29	32.54
5-Year	72.96	99.87	35.52
10-Year	85.63	117.23	39.88
25-Year	98.15	134.37	45.74
50-Year	111.88	153.15	57.52
100-Year	118.85	162.70	63.55

Detention Pond-2

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

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

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

Detention Pond-3

- Pond is situated on the south east side of the property.
- Pre-development area 2.25 acres.
- Post-development area 3.21 acres.
- Pre-development runoff coefficient 0.47.
- Post-development runoff cumulative coefficient 0.65
- Pond has a bottom area of 5,512 sft with bottom elevation of 495.00'.
- One 18'' HDPE with 12.74% slope are proposed for outflow pipes.

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

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

Detention Pond-4

- Pond is situated on the West side of the property.
- Pre-development area 14.40 acres.
- Post-development area 13.97 acres.
- Pre-development runoff coefficient 0.47.
- Post-development runoff cumulative coefficient 0.65
- Pond has a bottom area of 7,680 sft with bottom elevation of 511.00'.
- One 36" HDPE with 9.34% slope is proposed for outflow pipes.

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

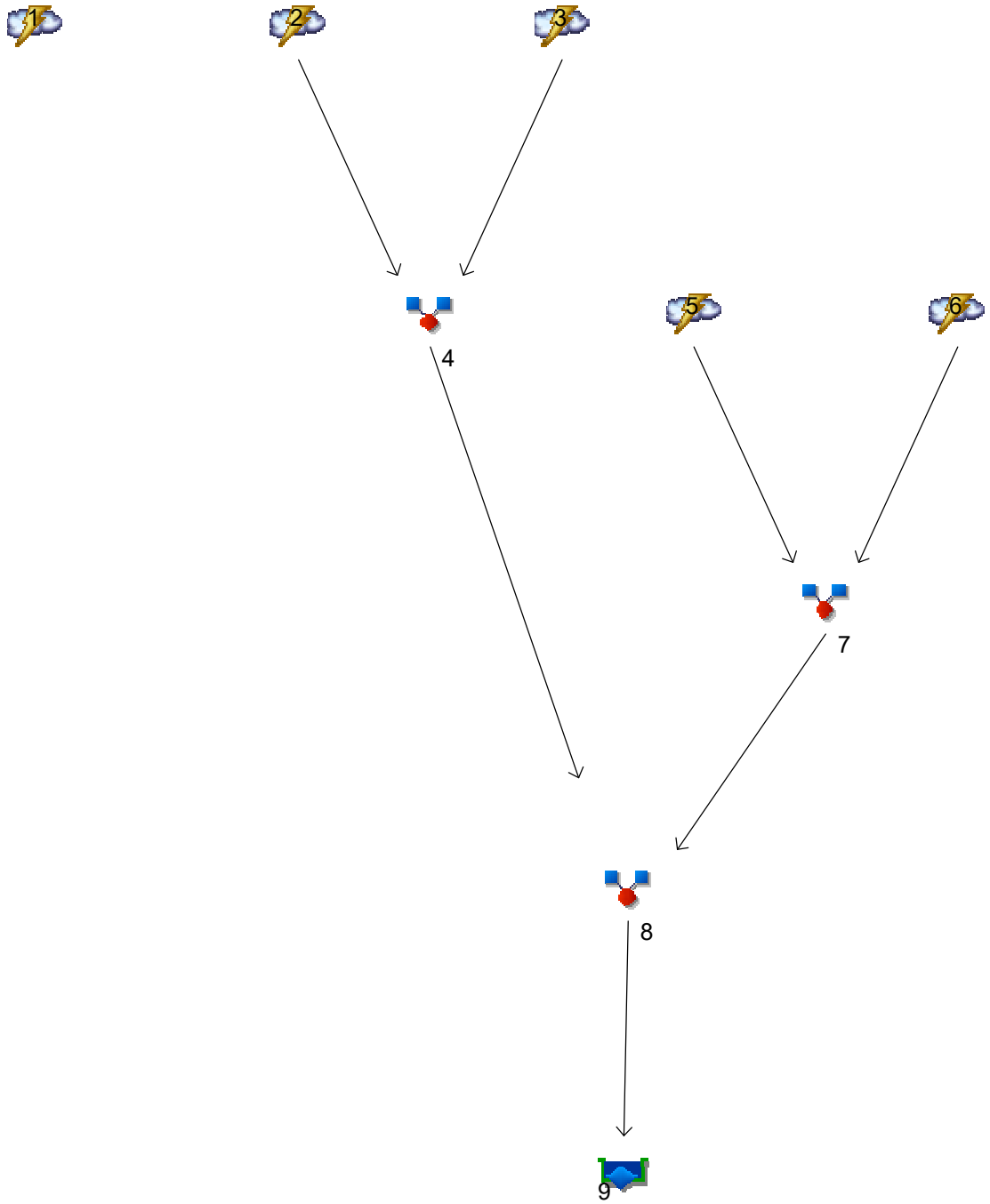
Period of time	Pre-development	Post-dev. Without detention	Post-dev. With detention
	Peak Flow (cfs)	Peak Flow (cfs)	Peak Flow (cfs)
2-Year	31.09	43.27	18.44
5-Year	34.66	48.39	21.11
10-Year	39.81	55.21	24.59
25-Year	45.47	63.00	28.39
50-Year	51.67	71.49	32.15
100-Year	54.77	75.78	33.77

CONCLUSION

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

Hydrograph Summary Report

Watershed Model Schematic



Legend

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

Multi-Hydrograph Plot

Hyd. No. 1

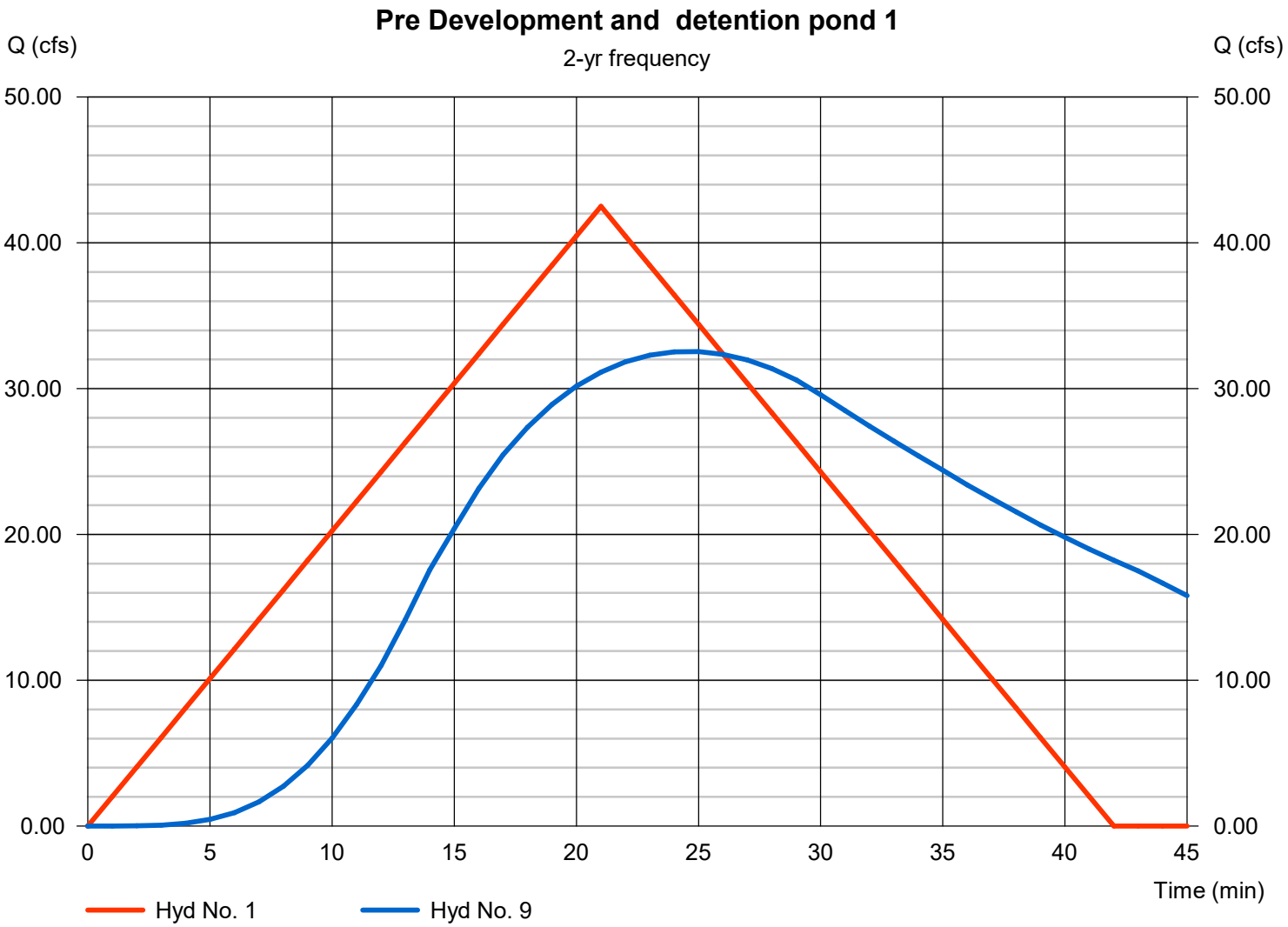
Pre Development

Hydrograph type	=	Rational
Peak discharge	=	42.51 cfs
Time to peak	=	21 min
Hyd. Volume	=	53,568 cuft

Hyd. No. 9

detention pond 1

Hydrograph type	=	Reservoir
Peak discharge	=	32.54 cfs
Time to peak	=	25 min
Hyd. Volume	=	81,205 cuft



Multi-Hydrograph Plot

Hyd. No. 1

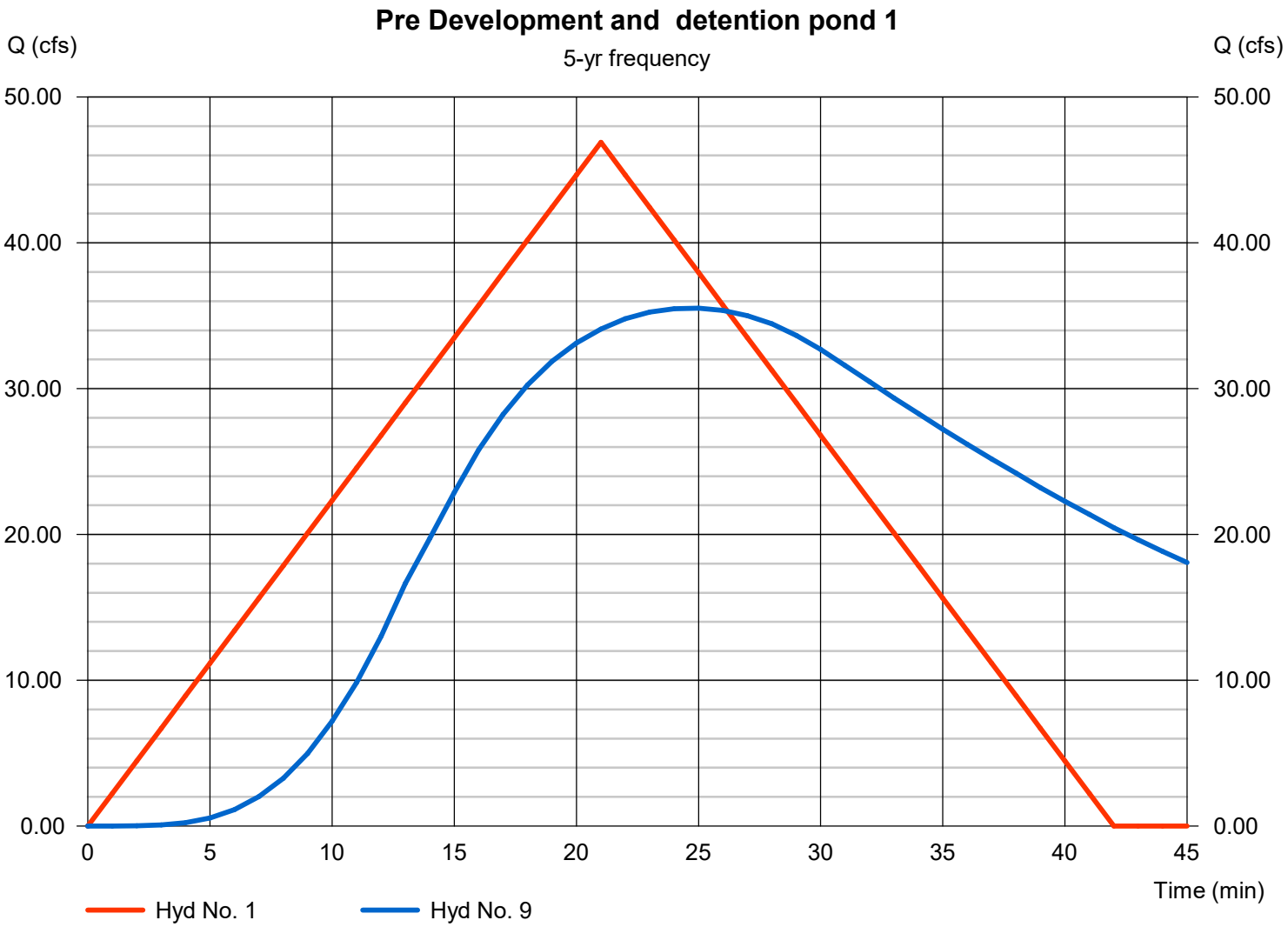
Pre Development

Hydrograph type	=	Rational
Peak discharge	=	46.89 cfs
Time to peak	=	21 min
Hyd. Volume	=	59,077 cuft

Hyd. No. 9

detention pond 1

Hydrograph type	=	Reservoir
Peak discharge	=	35.52 cfs
Time to peak	=	25 min
Hyd. Volume	=	89,828 cuft



Multi-Hydrograph Plot

Hyd. No. 1

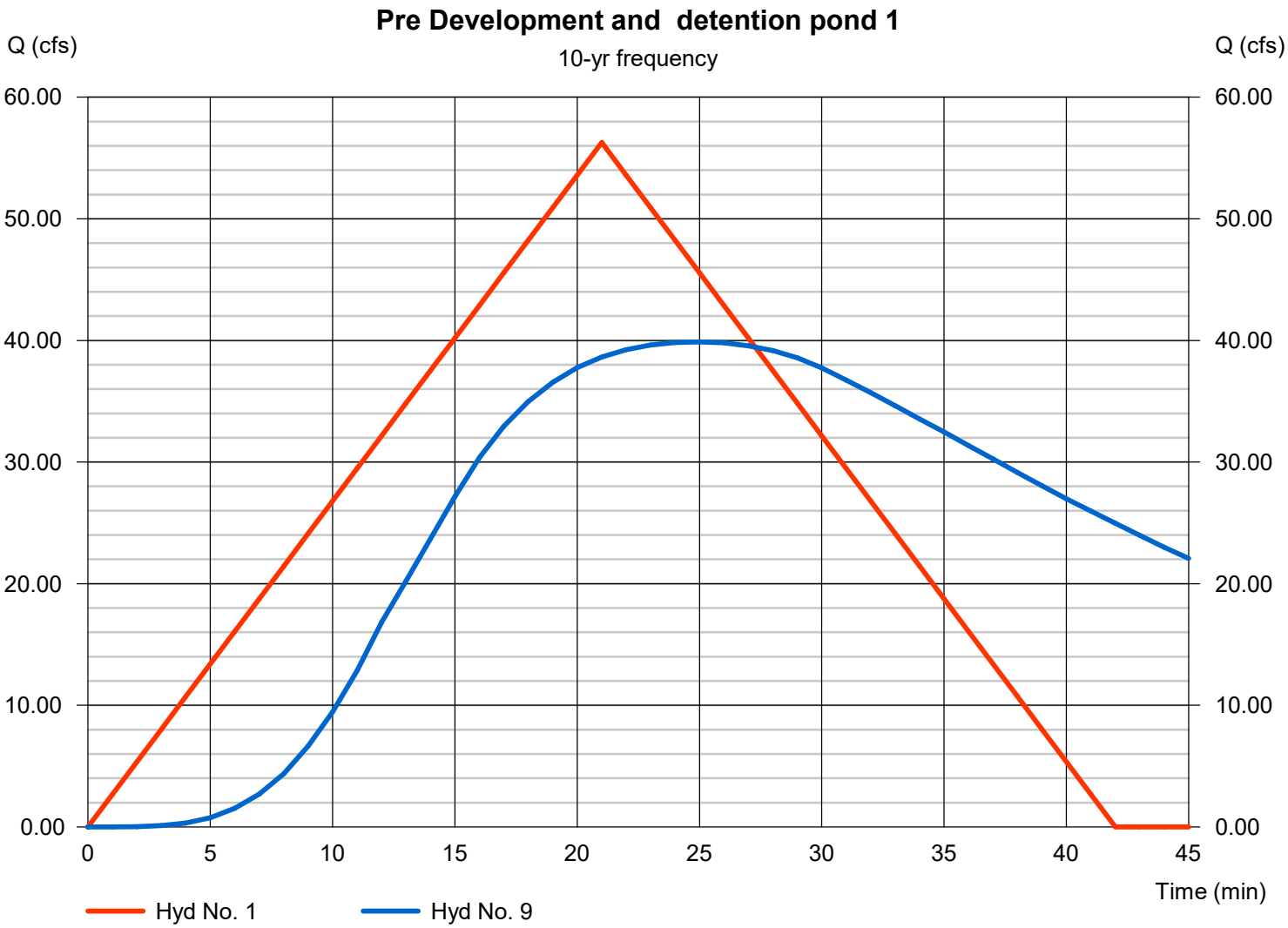
Pre Development

Hydrograph type	=	Rational
Peak discharge	=	56.26 cfs
Time to peak	=	21 min
Hyd. Volume	=	70,892 cuft

Hyd. No. 9

detention pond 1

Hydrograph type	=	Reservoir
Peak discharge	=	39.88 cfs
Time to peak	=	25 min
Hyd. Volume	=	105,448 cuft



Multi-Hydrograph Plot

Hyd. No. 1

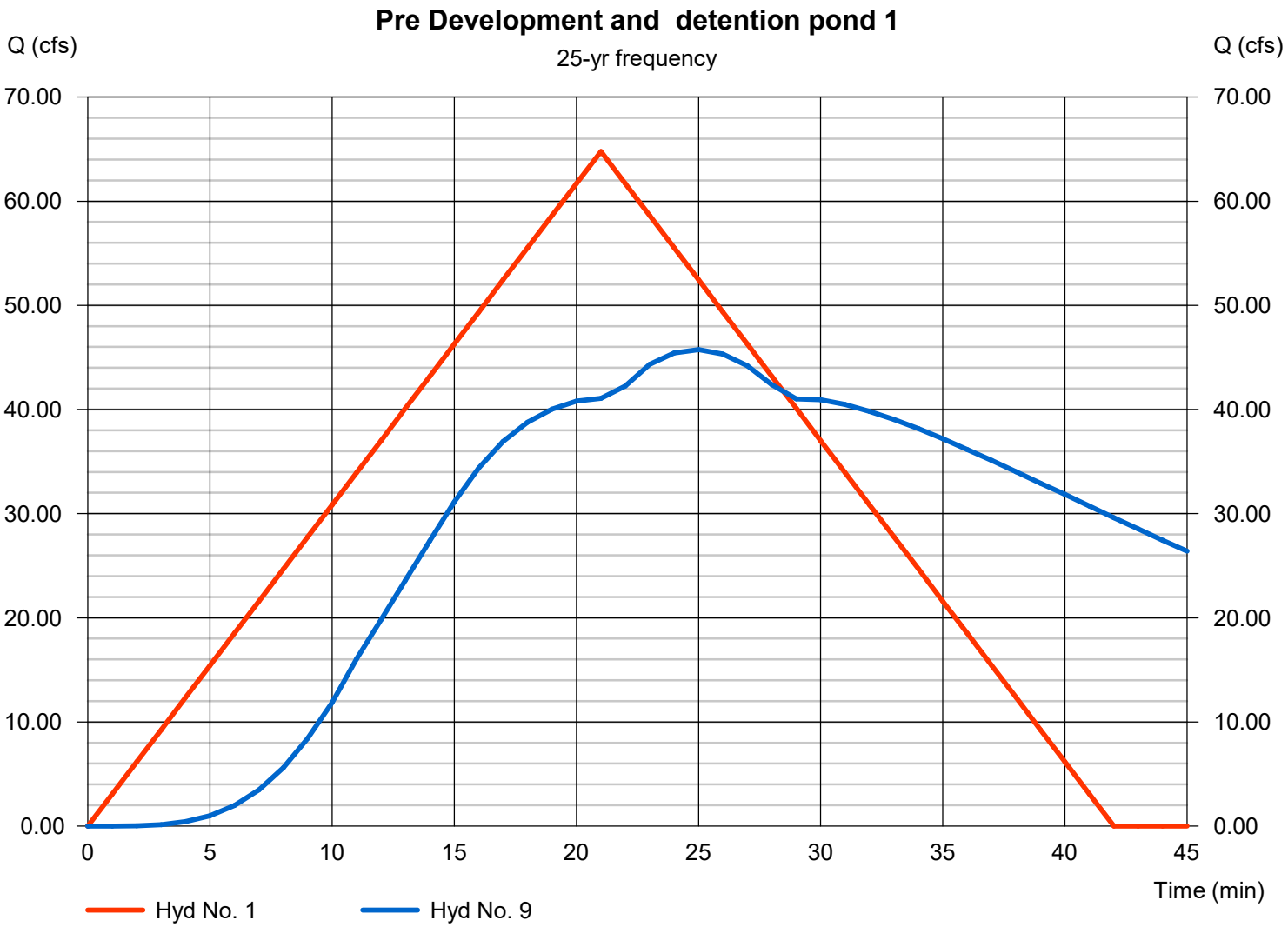
Pre Development

Hydrograph type	=	Rational
Peak discharge	=	64.78 cfs
Time to peak	=	21 min
Hyd. Volume	=	81,626 cuft

Hyd. No. 9

detention pond 1

Hydrograph type	=	Reservoir
Peak discharge	=	45.74 cfs
Time to peak	=	25 min
Hyd. Volume	=	120,872 cuft



Multi-Hydrograph Plot

Hyd. No. 1

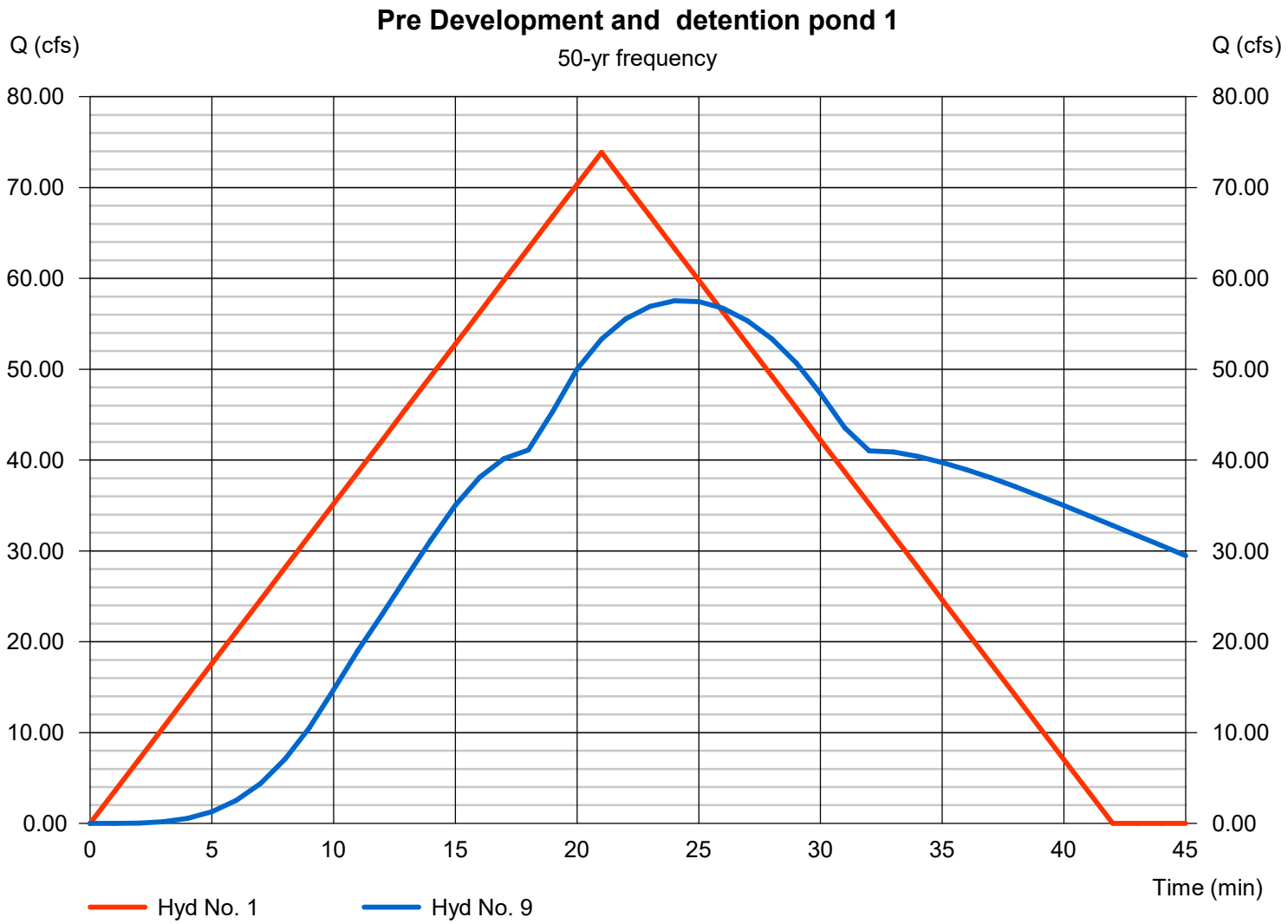
Pre Development

Hydrograph type	=	Rational
Peak discharge	=	73.87 cfs
Time to peak	=	21 min
Hyd. Volume	=	93,080 cuft

Hyd. No. 9

detention pond 1

Hydrograph type	=	Reservoir
Peak discharge	=	57.52 cfs
Time to peak	=	24 min
Hyd. Volume	=	137,777 cuft



Multi-Hydrograph Plot

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

Hyd. No. 1

Pre Development

Hydrograph type	=	Rational
Peak discharge	=	78.94 cfs
Time to peak	=	21 min
Hyd. Volume	=	99,461 cuft

Hyd. No. 9

detention pond 1

Hydrograph type	=	Reservoir
Peak discharge	=	63.55 cfs
Time to peak	=	24 min
Hyd. Volume	=	146,374 cuft

Pond Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 — Wednesday, 04 / 19 / 2023

Pond No. 2 - Detention Pond 1

Pond Data

Trapezoid -Bottom L x W = 268.0 x 70.0 ft, Side slope = 3.00:1, Bottom elev. = 437.50 ft, Depth = 5.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	437.50	18,760	0	0
0.50	438.00	19,783	9,635	9,635
1.00	438.50	20,824	10,151	19,786
1.50	439.00	21,883	10,676	30,462
2.00	439.50	22,960	11,210	41,672
2.50	440.00	24,055	11,753	53,425
3.00	440.50	25,168	12,305	65,730
3.50	441.00	26,299	12,866	78,596
4.00	441.50	27,448	13,436	92,032
4.50	442.00	28,615	14,015	106,047
5.00	442.50	29,800	14,603	120,650

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 42.00	Inactive	Inactive	0.00
Span (in)	= 42.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 437.50	0.00	0.00	0.00
Length (ft)	= 46.00	0.00	0.00	0.00
Slope (%)	= 1.08	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

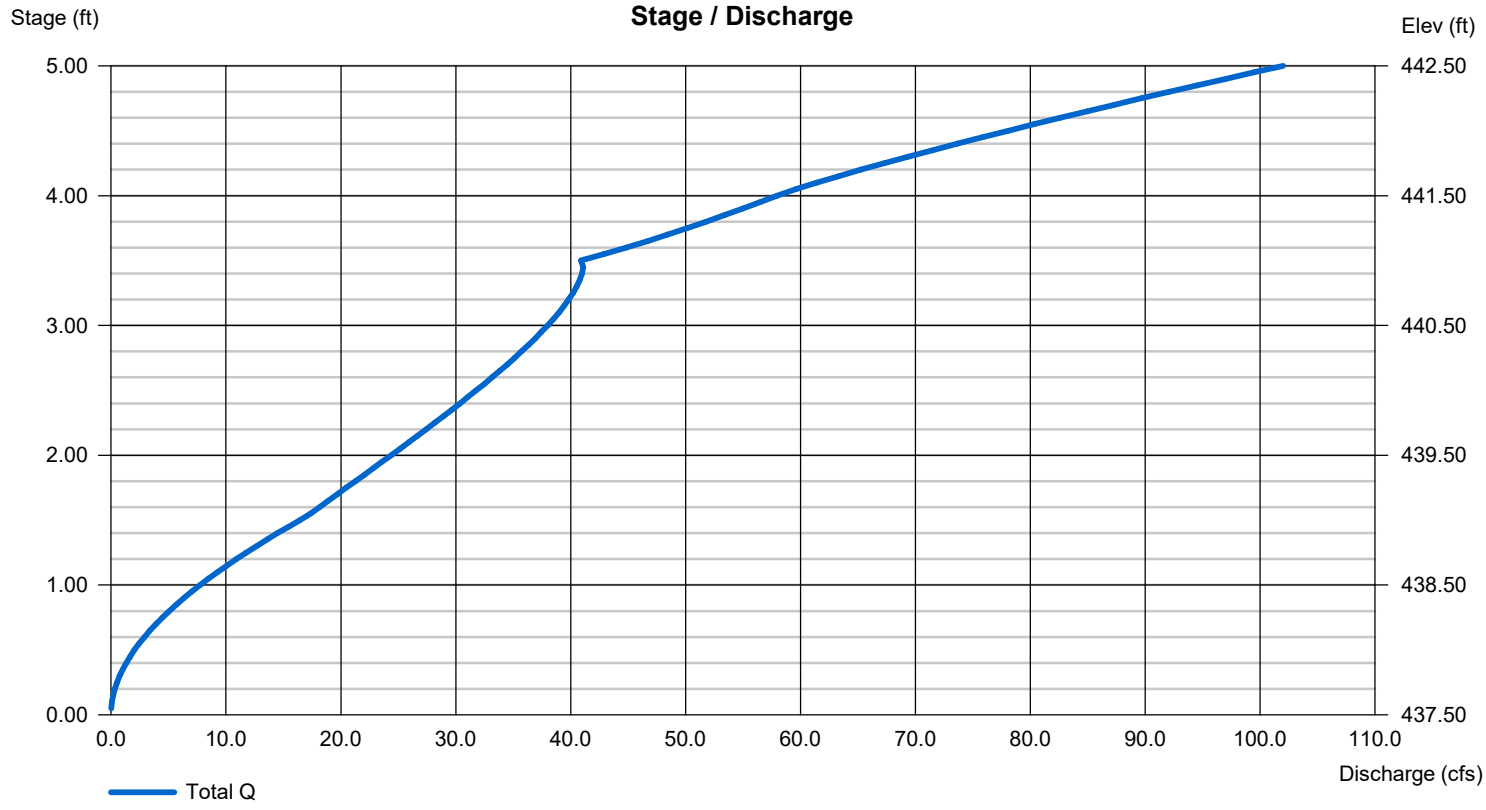
Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 6.00	Inactive	Inactive	0.00
Crest El. (ft)	= 441.50	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= Rect	---	---	---
Multi-Stage	= No	No	No	No

Exfil.(in/hr) = 0.000 (by Wet area)

TW Elev. (ft) = 0.00

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



Hydrograph Summary Report

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

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	42.51	1	21	53,568	------	------	------	Pre Development
2	Rational	60.00	1	15	53,998	------	------	------	Post development-1a
3	Rational	5.960	1	15	5,364	------	------	------	post development-1b
4	Combine	65.96	1	15	59,362	2, 3	------	------	combine-1
5	Rational	18.19	1	15	16,367	------	------	------	post development-2a
6	Rational	6.149	1	15	5,534	------	------	------	post development-2b
7	Combine	24.33	1	15	21,901	5, 6	------	------	combine-2
8	Combine	90.29	1	15	81,262	4, 7	------	------	<no description>
9	Reservoir	32.54	1	25	81,205	8	440.05	54,740	detention pond 1

Hydrograph Summary Report

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

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	46.89	1	21	59,077	------	------	------	Pre Development
2	Rational	66.36	1	15	59,728	------	------	------	Post development-1a
3	Rational	6.592	1	15	5,933	------	------	------	post development-1b
4	Combine	72.96	1	15	65,661	2, 3	------	------	combine-1
5	Rational	20.11	1	15	18,103	------	------	------	post development-2a
6	Rational	6.801	1	15	6,121	------	------	------	post development-2b
7	Combine	26.92	1	15	24,225	5, 6	------	------	combine-2
8	Combine	99.87	1	15	89,885	4, 7	------	------	<no description>
9	Reservoir	35.52	1	25	89,828	8	440.28	60,392	detention pond 1

Hydrograph Summary Report

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

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	56.26	1	21	70,892	------	------	------	Pre Development
2	Rational	77.90	1	15	70,107	------	------	------	Post development-1a
3	Rational	7.738	1	15	6,964	------	------	------	post development-1b
4	Combine	85.63	1	15	77,071	2, 3	------	------	combine-1
5	Rational	23.61	1	15	21,249	------	------	------	post development-2a
6	Rational	7.983	1	15	7,185	------	------	------	post development-2b
7	Combine	31.59	1	15	28,434	5, 6	------	------	combine-2
8	Combine	117.23	1	15	105,505	4, 7	------	------	<no description>
9	Reservoir	39.88	1	25	105,448	8	440.71	71,054	detention pond 1

Hydrograph Summary Report

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

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	64.78	1	21	81,626	------	------	------	Pre Development
2	Rational	89.29	1	15	80,357	------	------	------	Post development-1a
3	Rational	8.869	1	15	7,982	------	------	------	post development-1b
4	Combine	98.15	1	15	88,339	2, 3	------	------	combine-1
5	Rational	27.06	1	15	24,356	------	------	------	post development-2a
6	Rational	9.151	1	15	8,235	------	------	------	post development-2b
7	Combine	36.21	1	15	32,591	5, 6	------	------	combine-2
8	Combine	134.37	1	15	120,930	4, 7	------	------	<no description>
9	Reservoir	45.74	1	25	120,872	8	441.12	81,944	detention pond 1

Hydrograph Summary Report

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

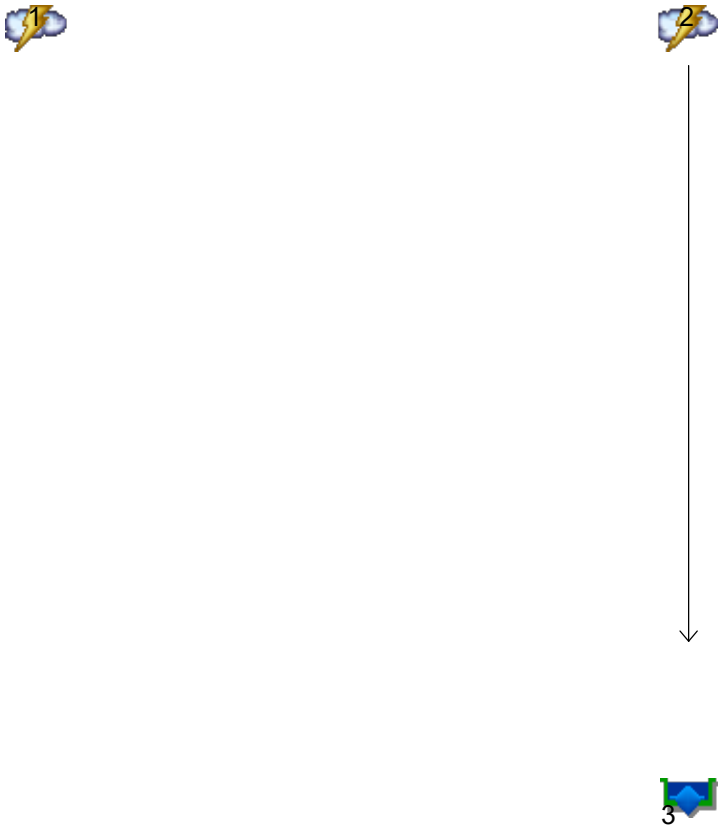
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	73.87	1	21	93,080	------	------	------	Pre Development
2	Rational	101.77	1	15	91,590	------	------	------	Post development-1a
3	Rational	10.11	1	15	9,098	------	------	------	post development-1b
4	Combine	111.88	1	15	100,688	2, 3	------	------	combine-1
5	Rational	30.85	1	15	27,761	------	------	------	post development-2a
6	Rational	10.43	1	15	9,387	------	------	------	post development-2b
7	Combine	41.27	1	15	37,147	5, 6	------	------	combine-2
8	Combine	153.15	1	15	137,835	4, 7	------	------	<no description>
9	Reservoir	57.52	1	24	137,777	8	441.49	91,647	detention pond 1

Hydrograph Summary Report

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

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	78.94	1	21	99,461	------	------	------	Pre Development
2	Rational	108.11	1	15	97,303	------	------	------	Post development-1a
3	Rational	10.74	1	15	9,665	------	------	------	post development-1b
4	Combine	118.85	1	15	106,968	2, 3	------	------	combine-1
5	Rational	32.77	1	15	29,492	------	------	------	post development-2a
6	Rational	11.08	1	15	9,972	------	------	------	post development-2b
7	Combine	43.85	1	15	39,464	5, 6	------	------	combine-2
8	Combine	162.70	1	15	146,433	4, 7	------	------	<no description>
9	Reservoir	63.55	1	24	146,374	8	441.66	96,403	detention pond 1

Watershed Model Schematic



Legend

Hyd.	Origin	Description
1	Rational	Pre development
2	Rational	Post development
3	Reservoir	detention pond

Multi-Hydrograph Plot

Hyd. No. 1

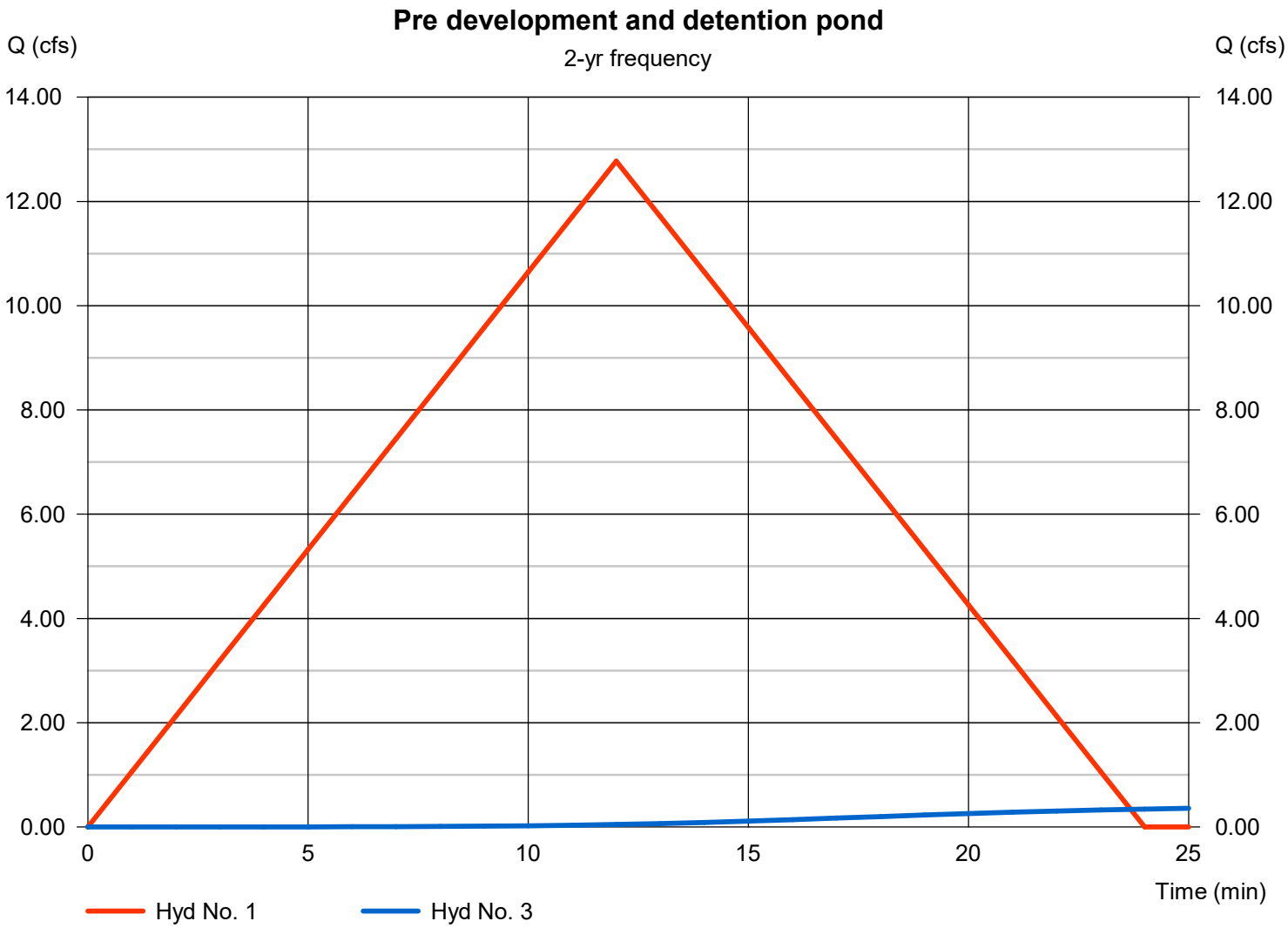
Pre development

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

Hyd. No. 3

detention pond

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



Multi-Hydrograph Plot

Hyd. No. 1

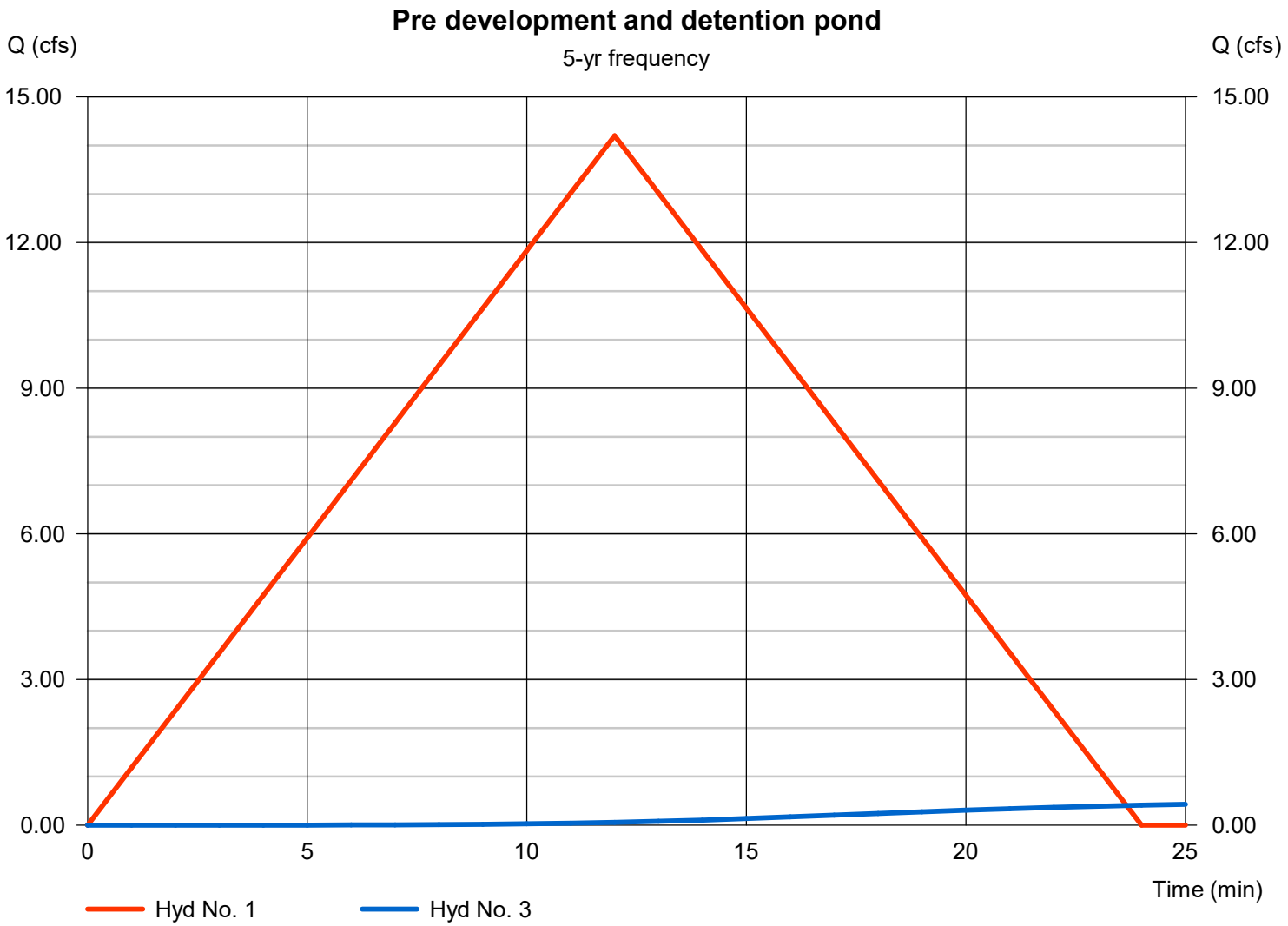
Pre development

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

Hyd. No. 3

detention pond

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



Multi-Hydrograph Plot

Hyd. No. 1

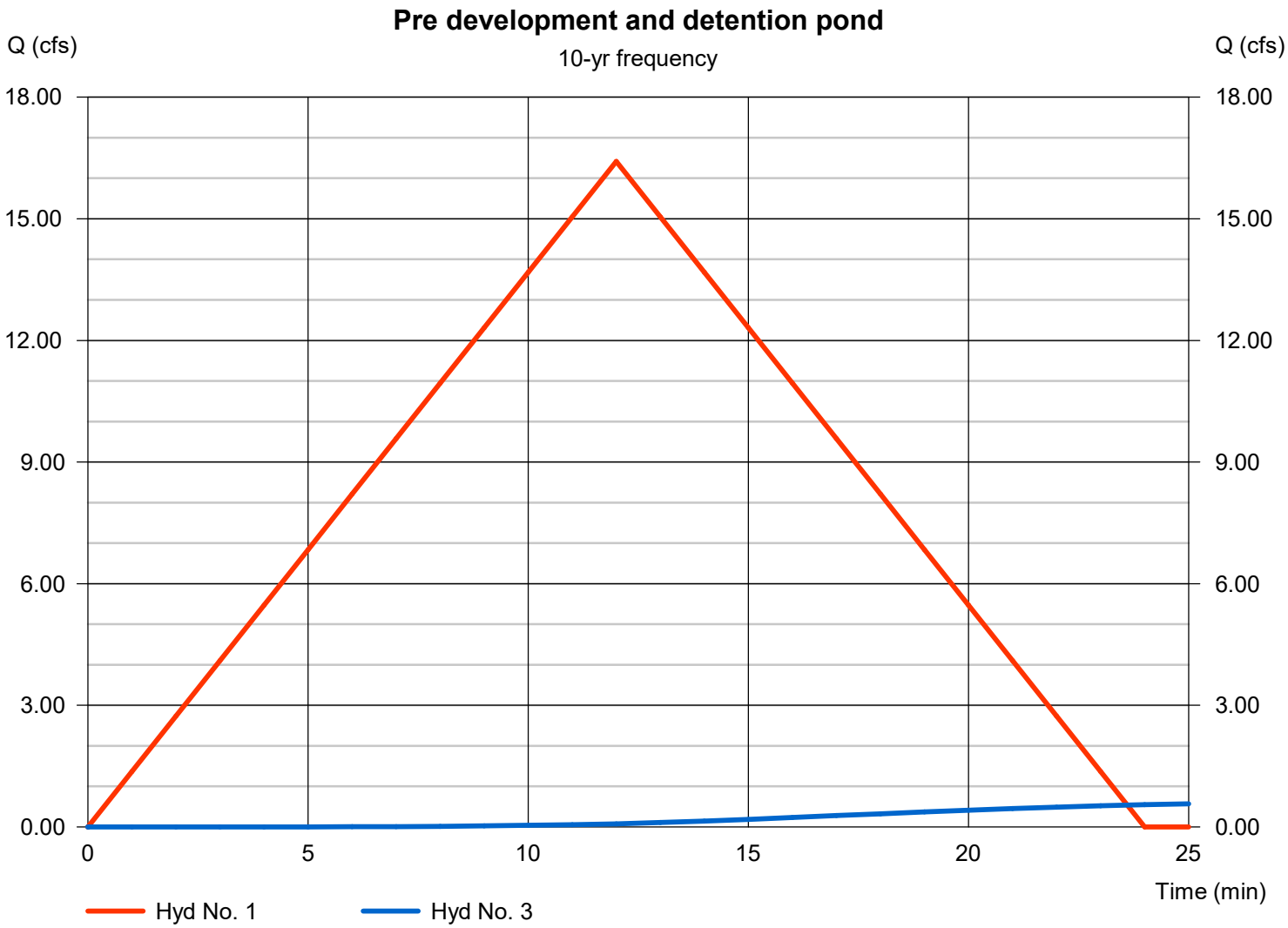
Pre development

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

Hyd. No. 3

detention pond

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



Multi-Hydrograph Plot

Hyd. No. 1

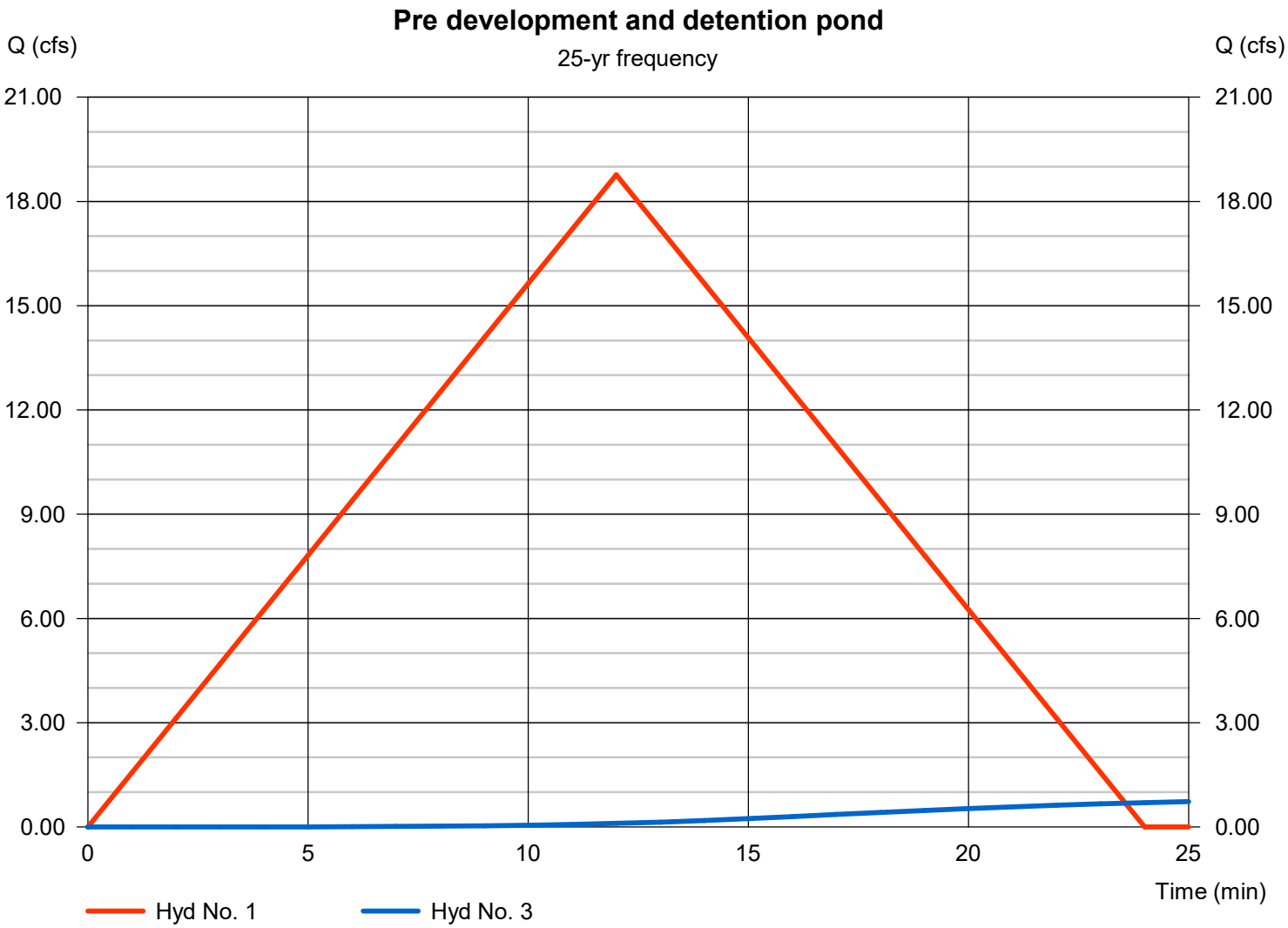
Pre development

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

Hyd. No. 3

detention pond

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



Multi-Hydrograph Plot

Hyd. No. 1

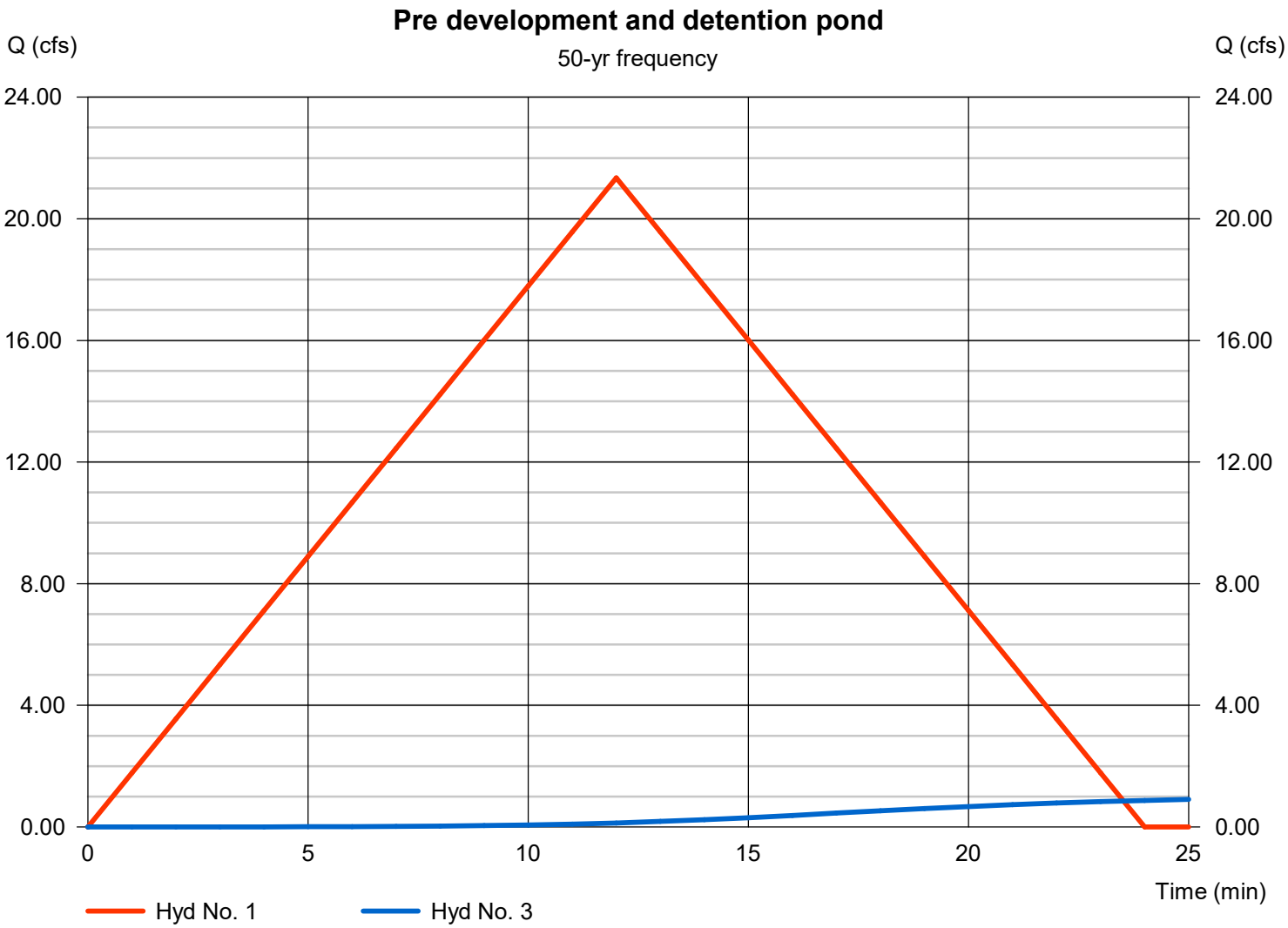
Pre development

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

Hyd. No. 3

detention pond

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



Multi-Hydrograph Plot

Hyd. No. 1

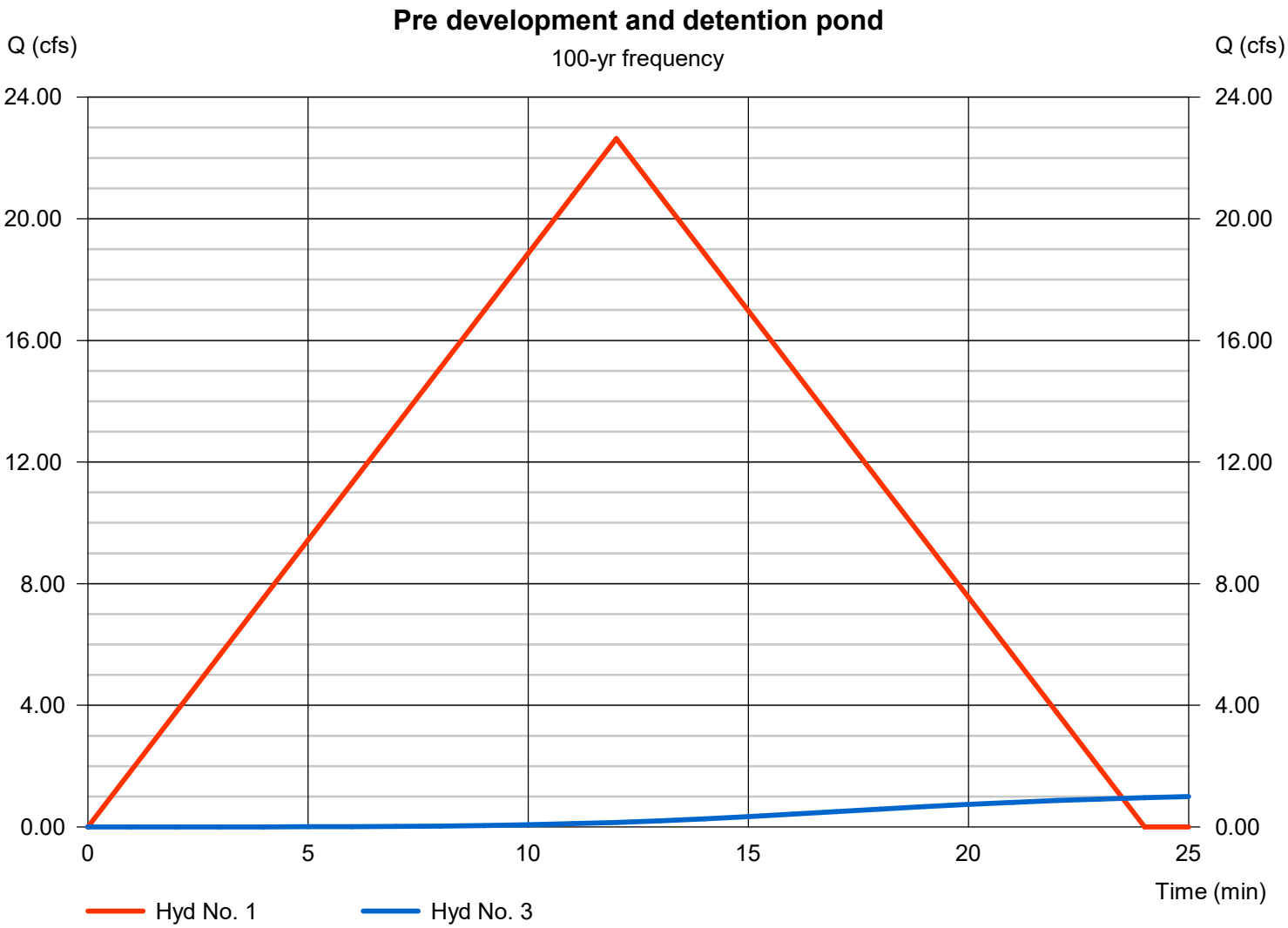
Pre development

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

Hyd. No. 3

detention pond

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



Pond Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 Thursday, 10 / 6 / 2022

Pond No. 1 - Detention Pond 2

Pond Data

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

Stage / Storage Table

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

Culvert / Orifice Structures

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

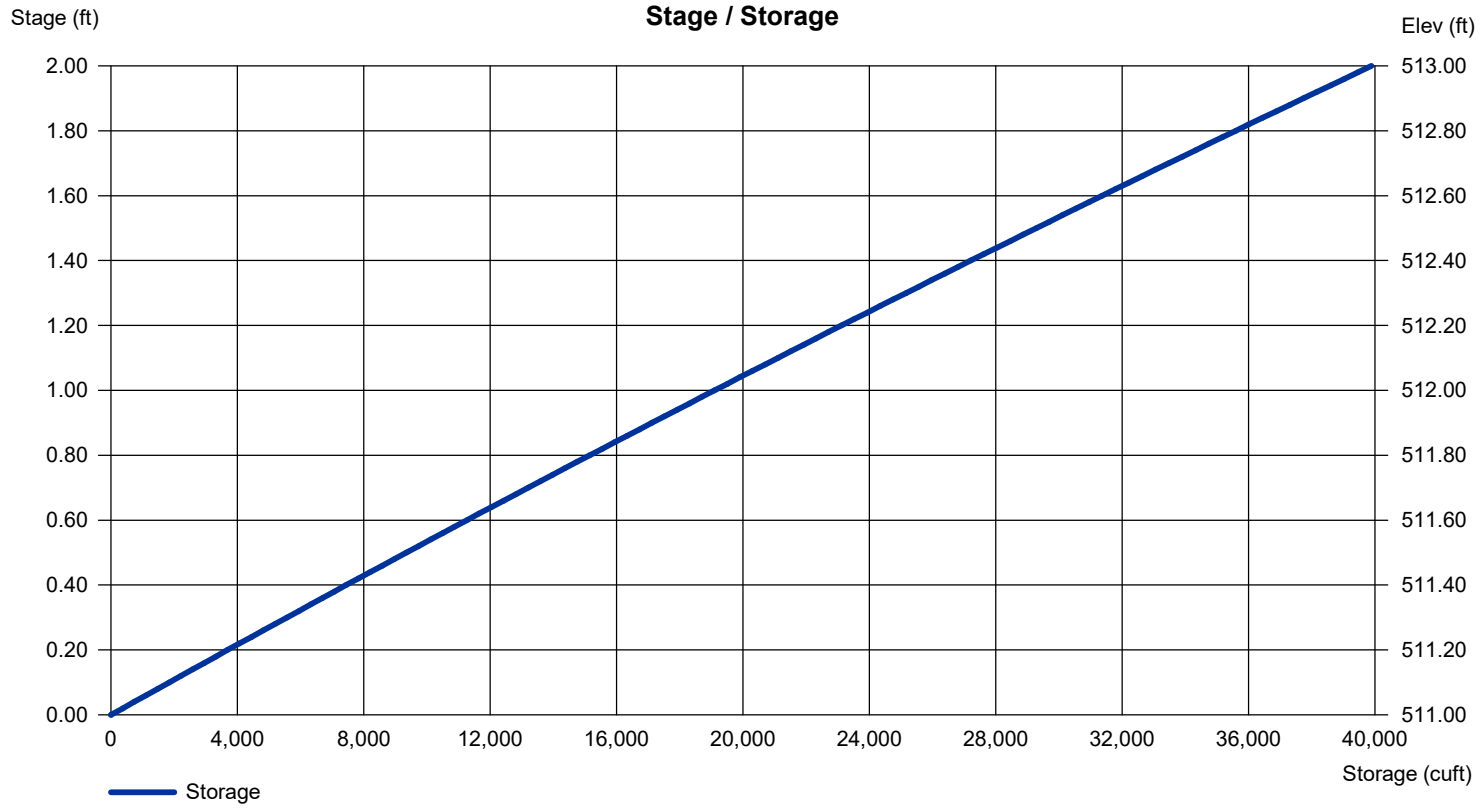
Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 6.00	0.00	0.00	0.00
Crest El. (ft)	= 512.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= Rect	---	---	---
Multi-Stage	= No	No	No	No

Exfil.(in/hr) = 0.000 (by Contour)

TW Elev. (ft) = 0.00

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



Hydrograph Summary Report

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

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

Hydrograph Summary Report

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

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

Hydrograph Summary Report

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

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

Hydrograph Summary Report

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

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

Hydrograph Summary Report

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

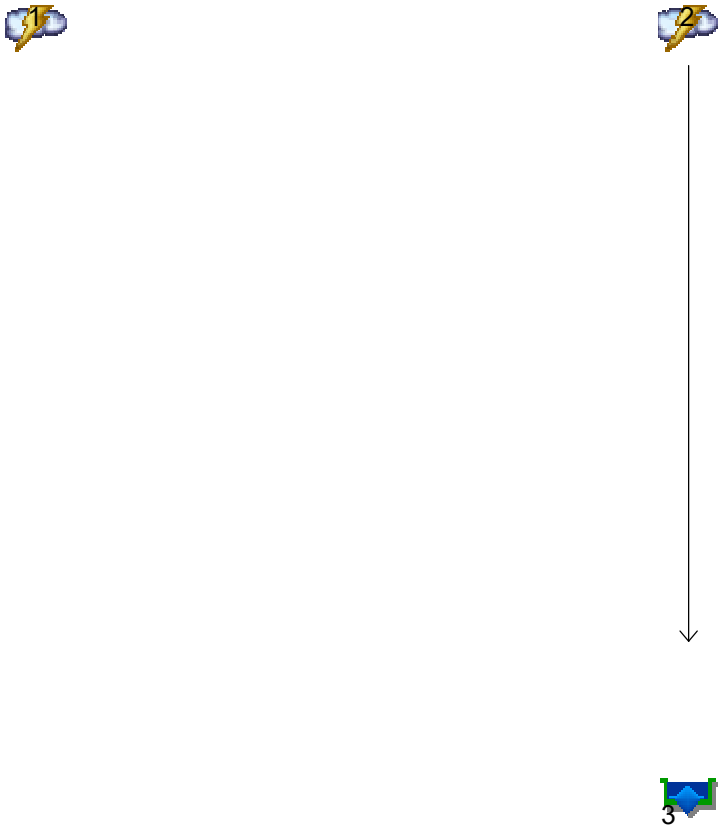
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	21.35	1	12	15,370	------	------	------	Pre development
2	Rational	11.24	1	15	10,120	------	------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

Hydrograph Summary Report

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

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

Watershed Model Schematic



Multi-Hydrograph Plot

Hyd. No. 1

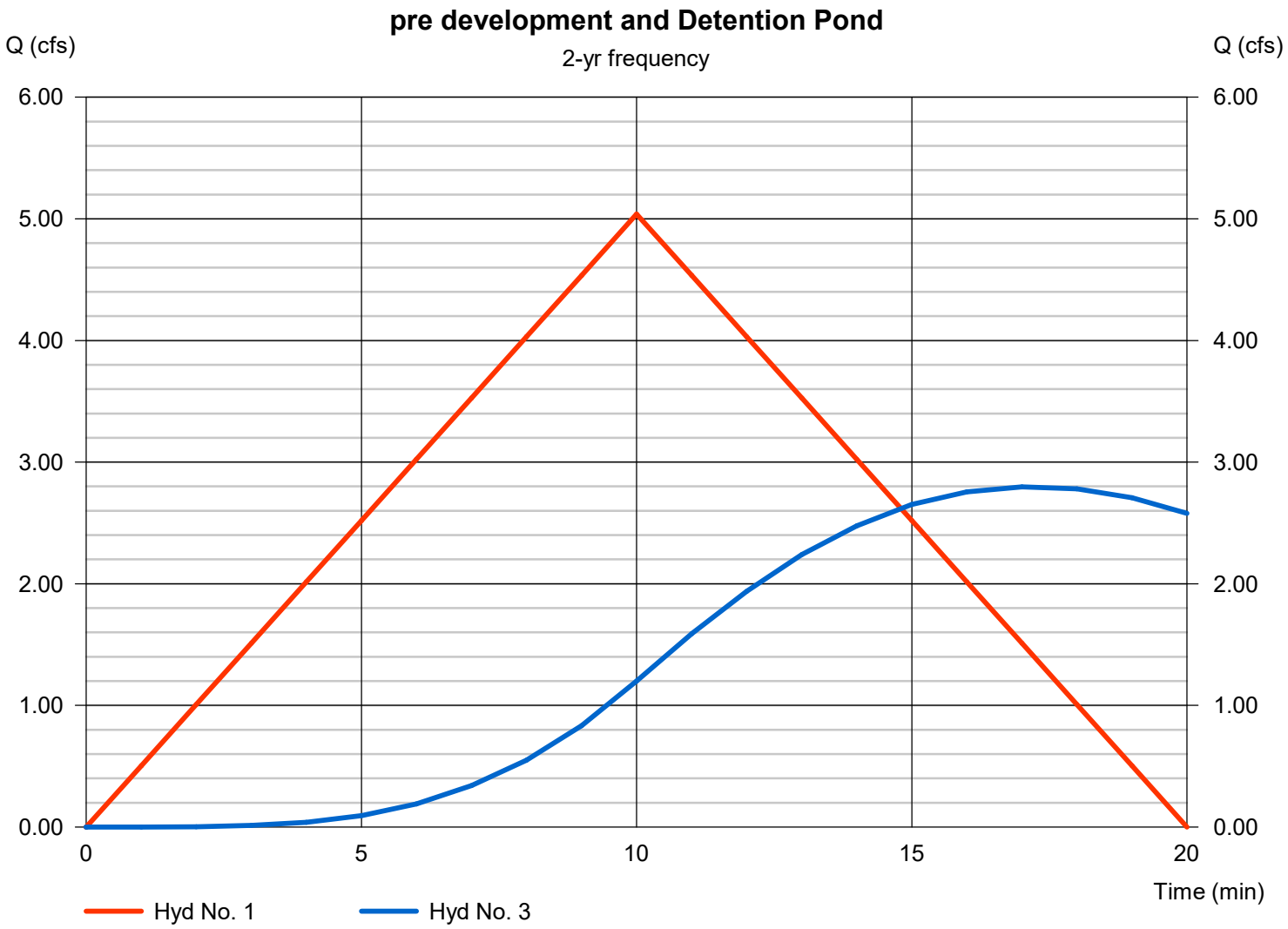
pre development

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

Hyd. No. 3

Detention Pond

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



Multi-Hydrograph Plot

Hyd. No. 1

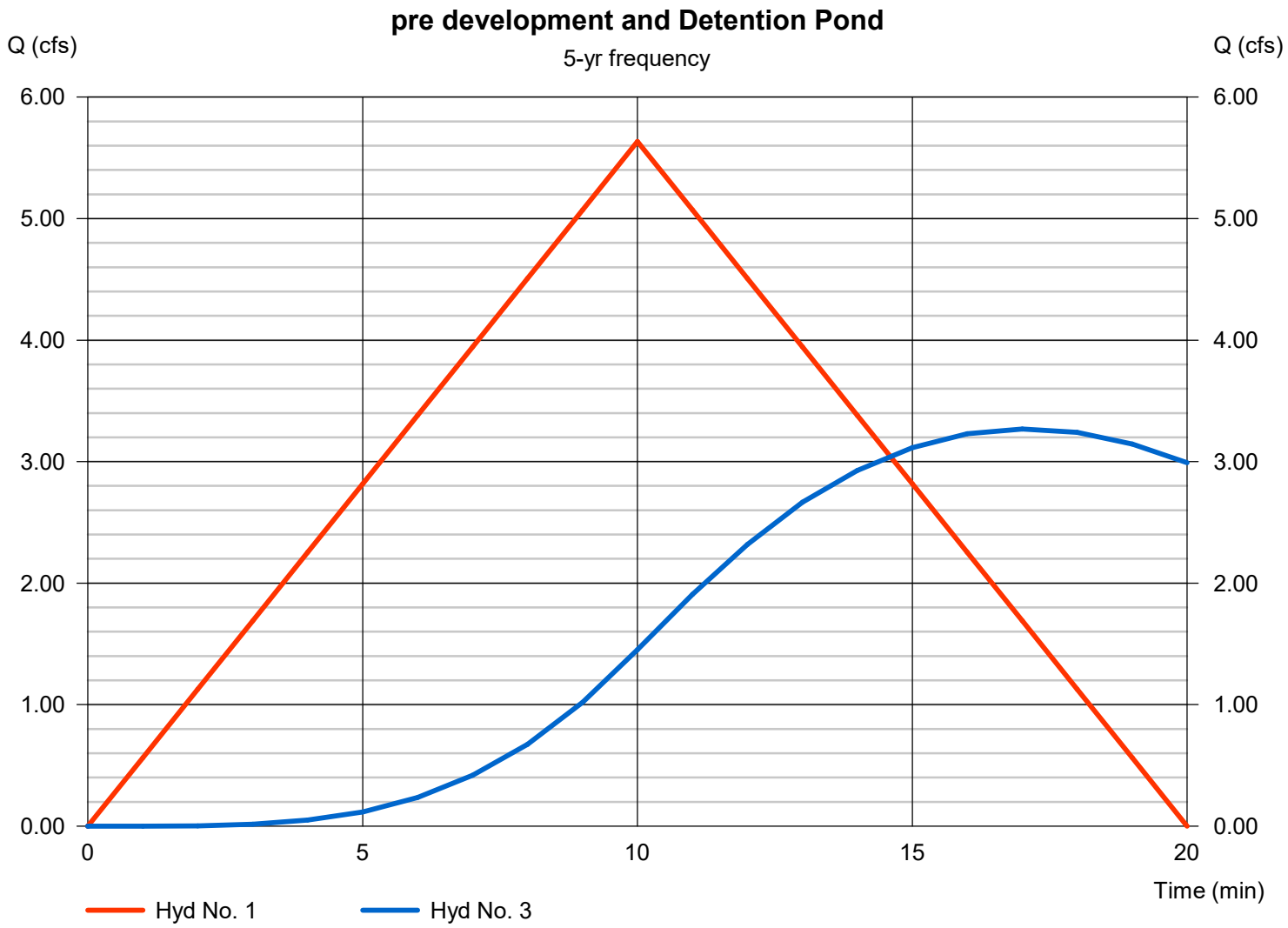
pre development

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

Hyd. No. 3

Detention Pond

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



Multi-Hydrograph Plot

Hyd. No. 1

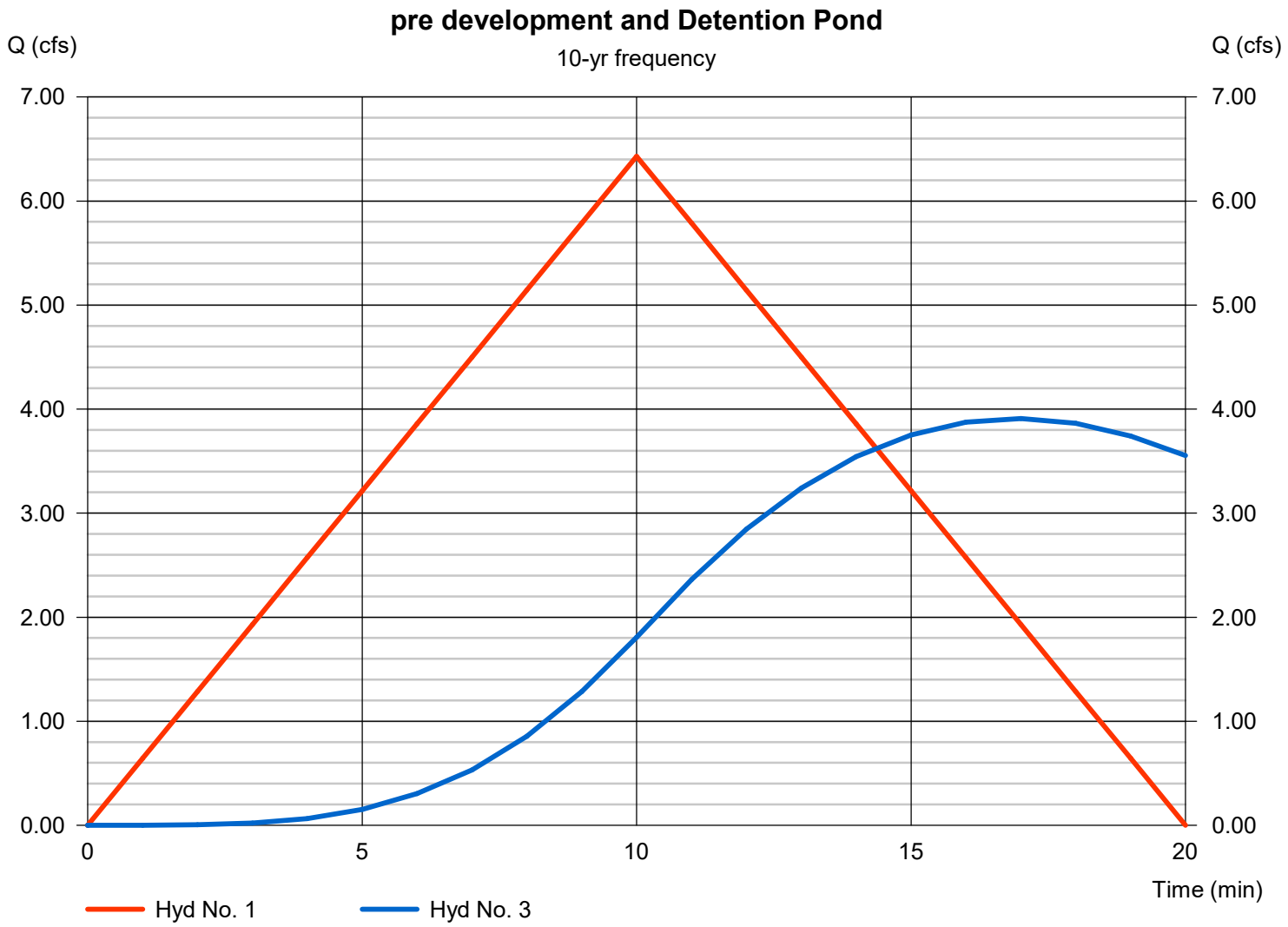
pre development

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

Hyd. No. 3

Detention Pond

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



Multi-Hydrograph Plot

Hyd. No. 1

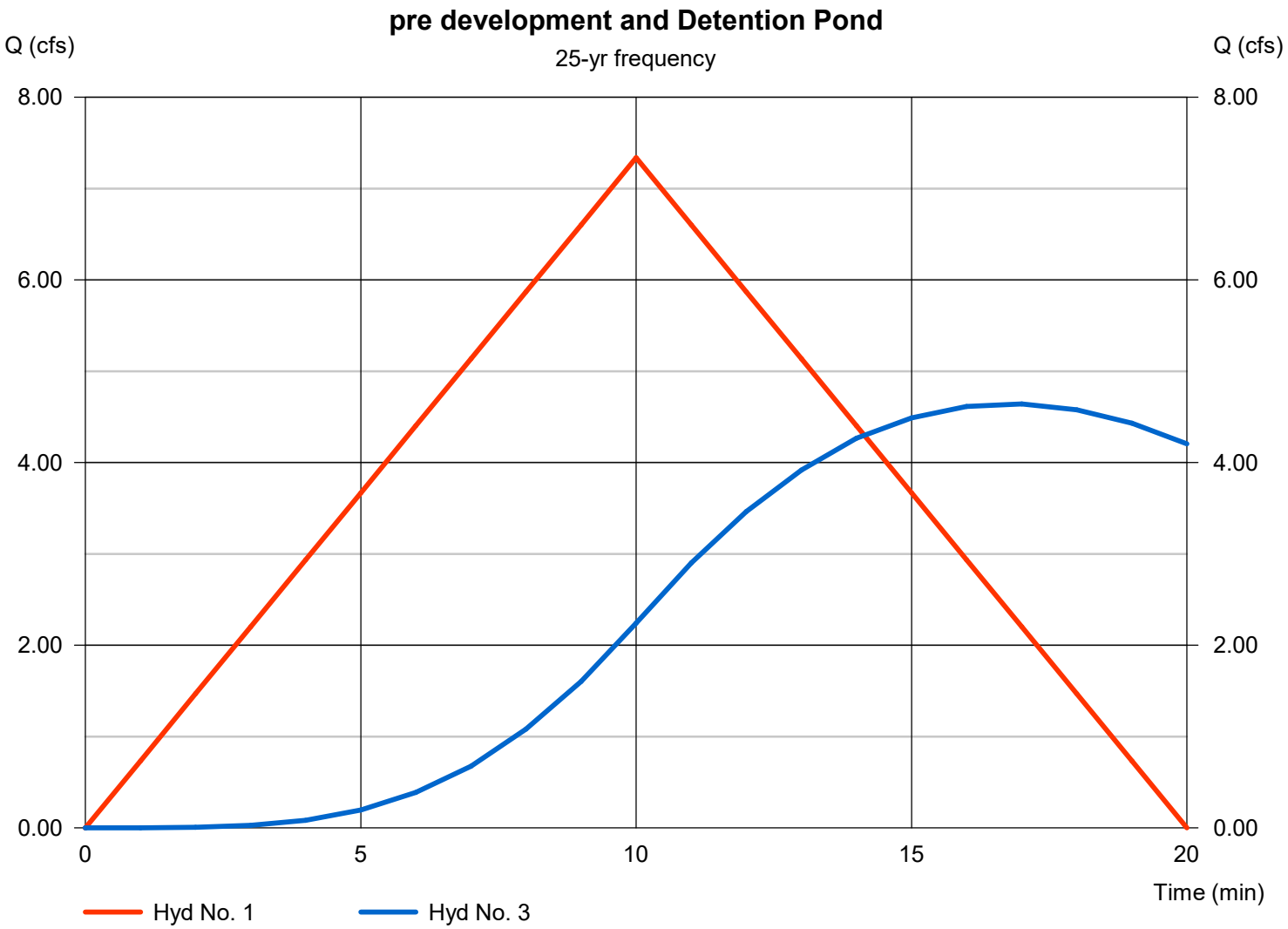
pre development

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

Hyd. No. 3

Detention Pond

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



Multi-Hydrograph Plot

Hyd. No. 1

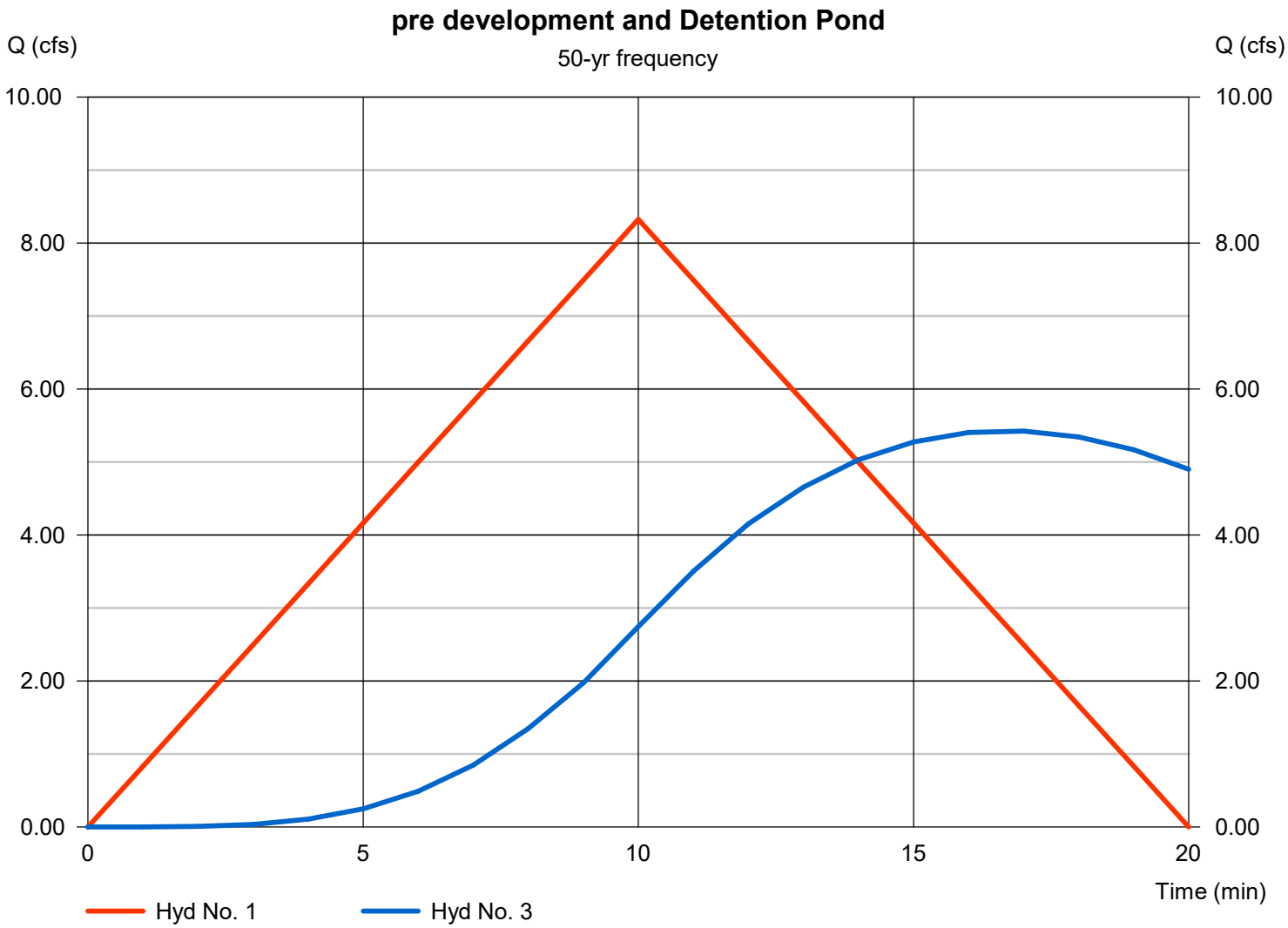
pre development

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

Hyd. No. 3

Detention Pond

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



Multi-Hydrograph Plot

Hyd. No. 1

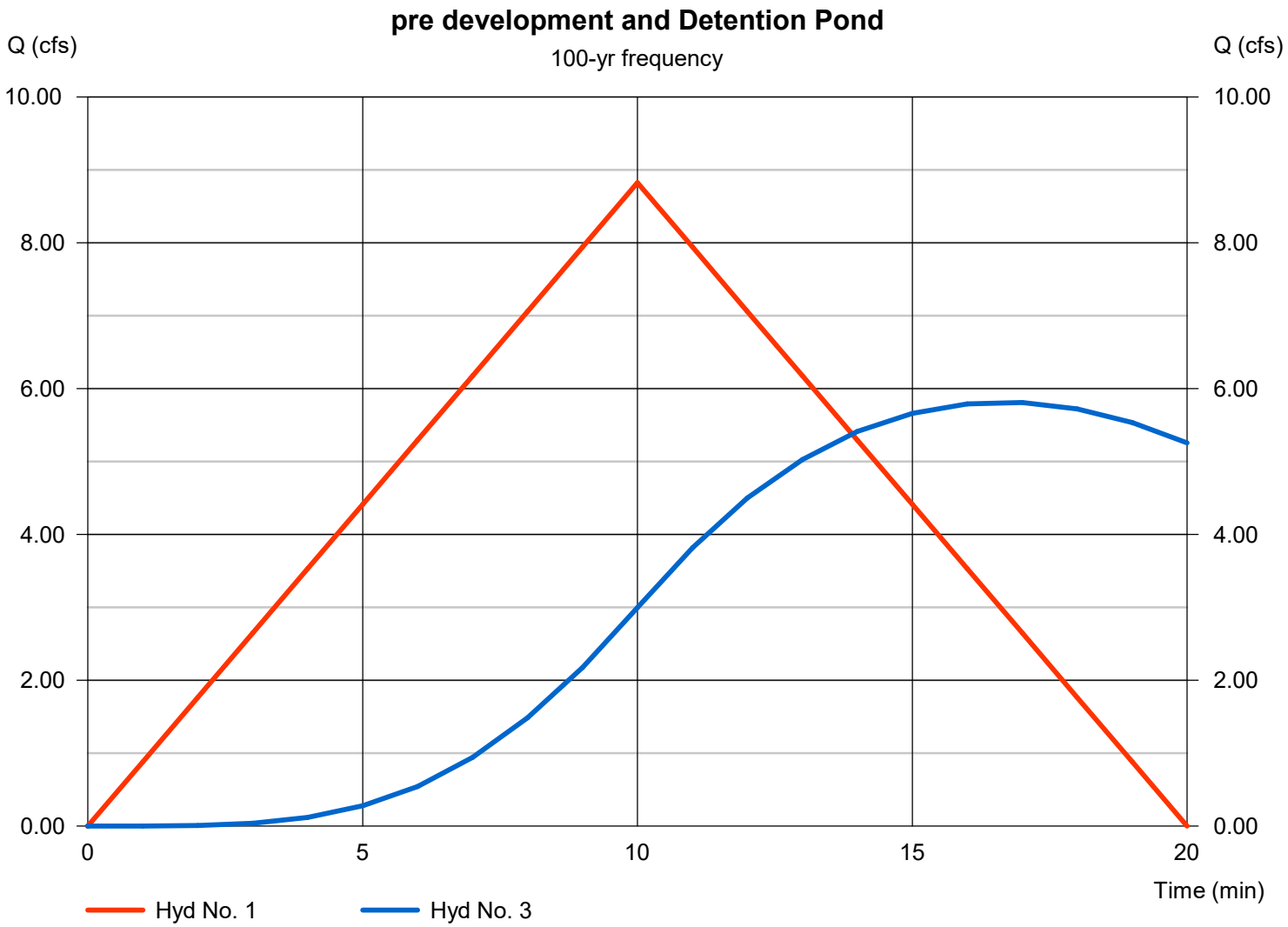
pre development

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

Hyd. No. 3

Detention Pond

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



Pond Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 — Wednesday, 04 / 19 / 2023

Pond No. 1 - Detention Pond -3

Pond Data

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

Stage / Storage Table

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

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 18.00	0.00	0.00	0.00
Span (in)	= 18.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 495.00	0.00	0.00	0.00
Length (ft)	= 29.00	0.00	0.00	0.00
Slope (%)	= 12.74	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

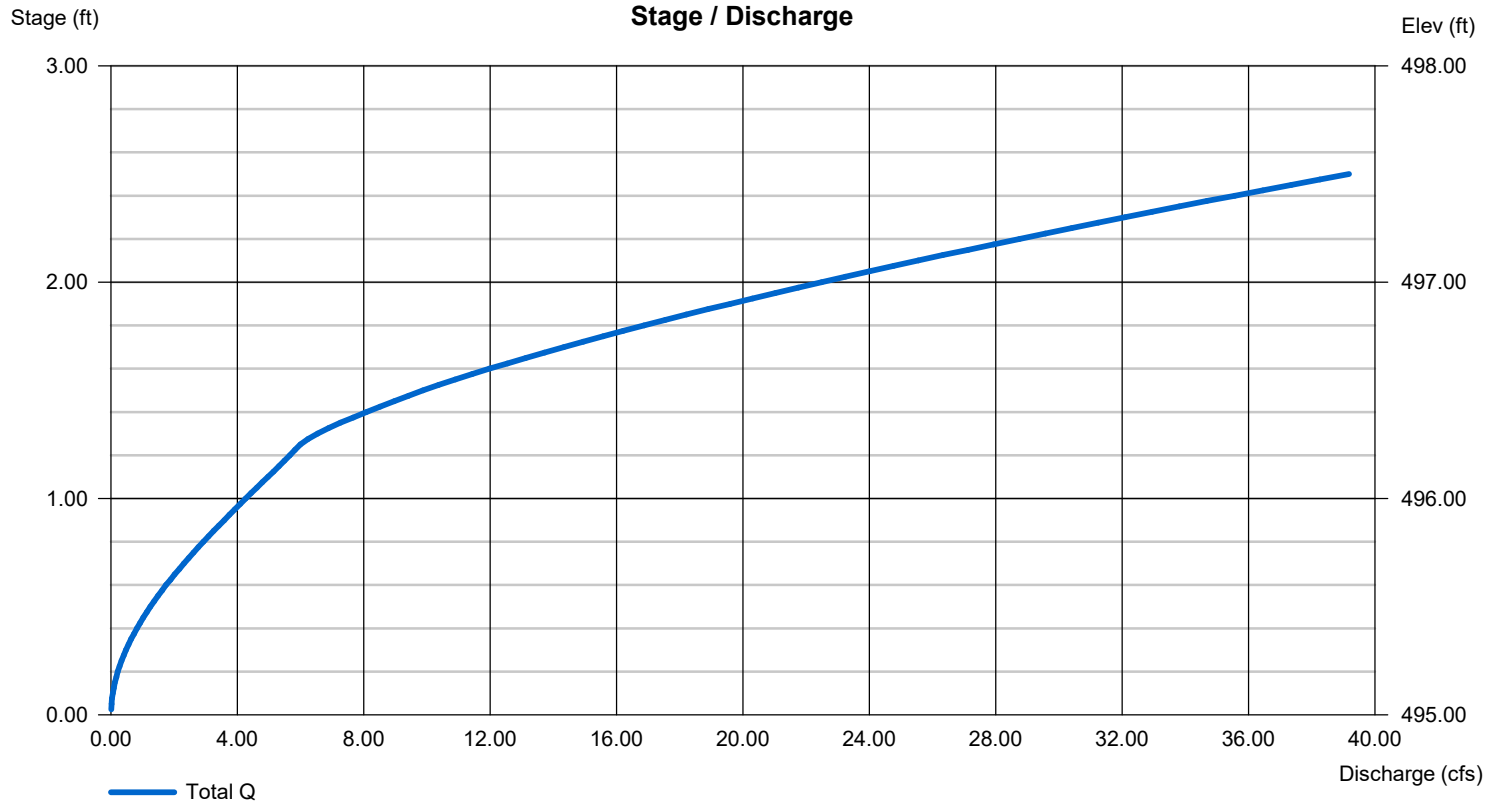
Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 6.00	0.00	0.00	0.00
Crest El. (ft)	= 496.25	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= Rect	---	---	---
Multi-Stage	= No	No	No	No

Exfil.(in/hr) = 0.000 (by Wet area)

TW Elev. (ft) = 0.00

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



Hydrograph Summary Report

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

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

Hydrograph Summary Report

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

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

Hydrograph Summary Report

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

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

Hydrograph Summary Report

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

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

Hydrograph Summary Report

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

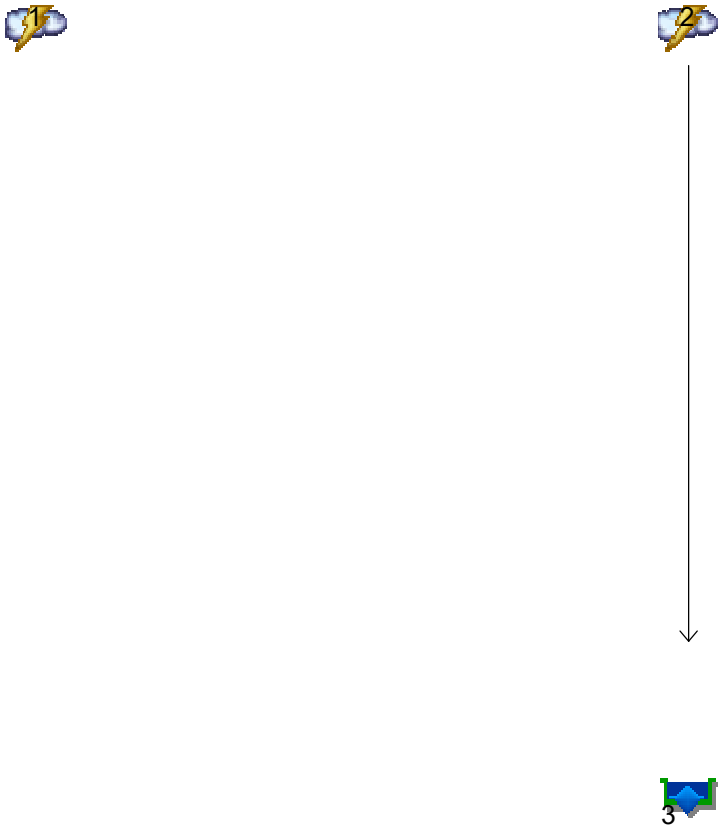
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	8.326	1	10	4,995	------	------	------	pre development
2	Rational	16.43	1	10	9,856	------	------	------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

Hydrograph Summary Report

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

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

Watershed Model Schematic



Multi-Hydrograph Plot

Hyd. No. 1

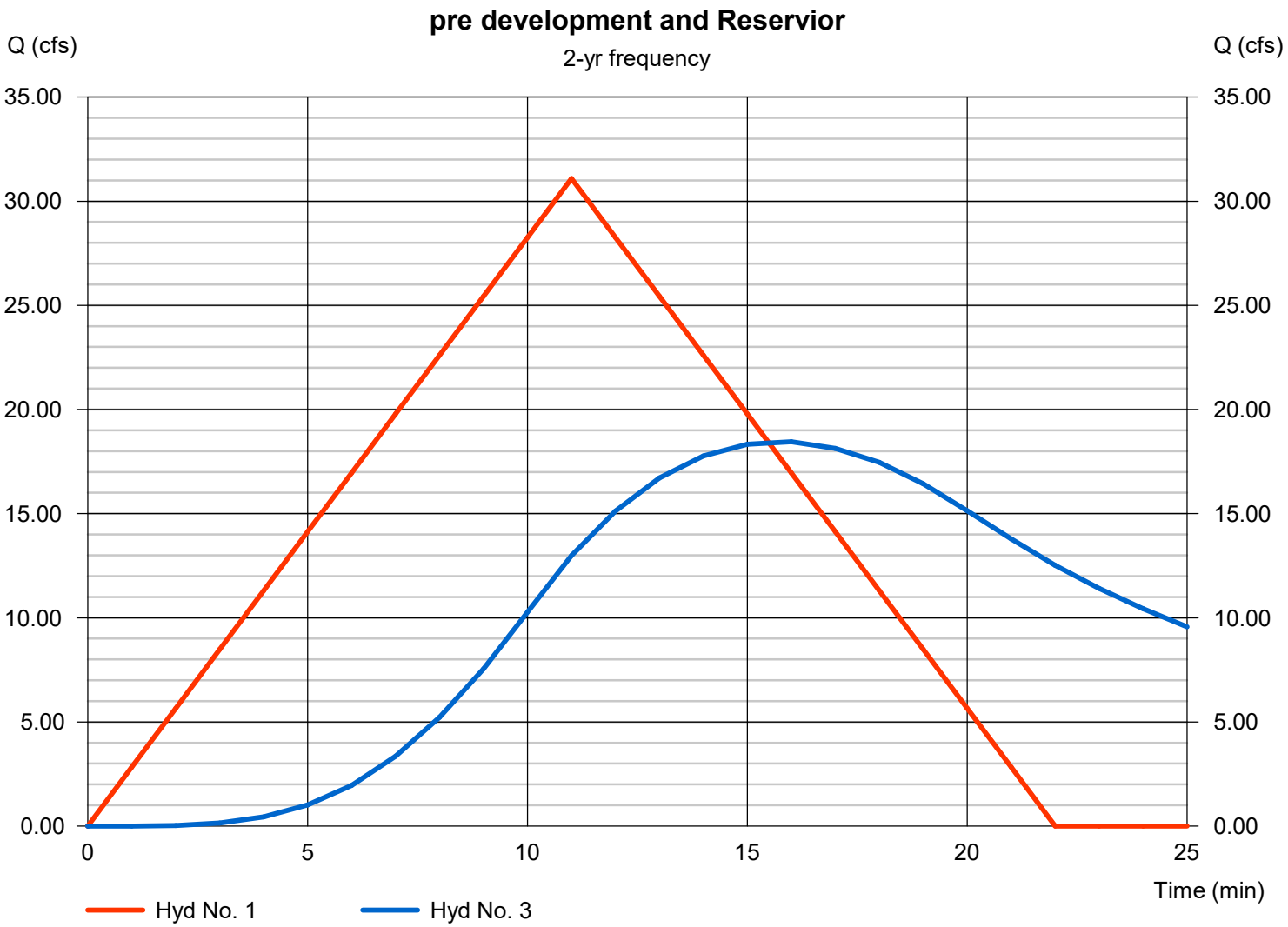
pre development

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

Hyd. No. 3

Reservior

Hydrograph type	=	Reservoir
Peak discharge	=	18.44 cfs
Time to peak	=	16 min
Hyd. Volume	=	25,931 cuft



Multi-Hydrograph Plot

Hyd. No. 1

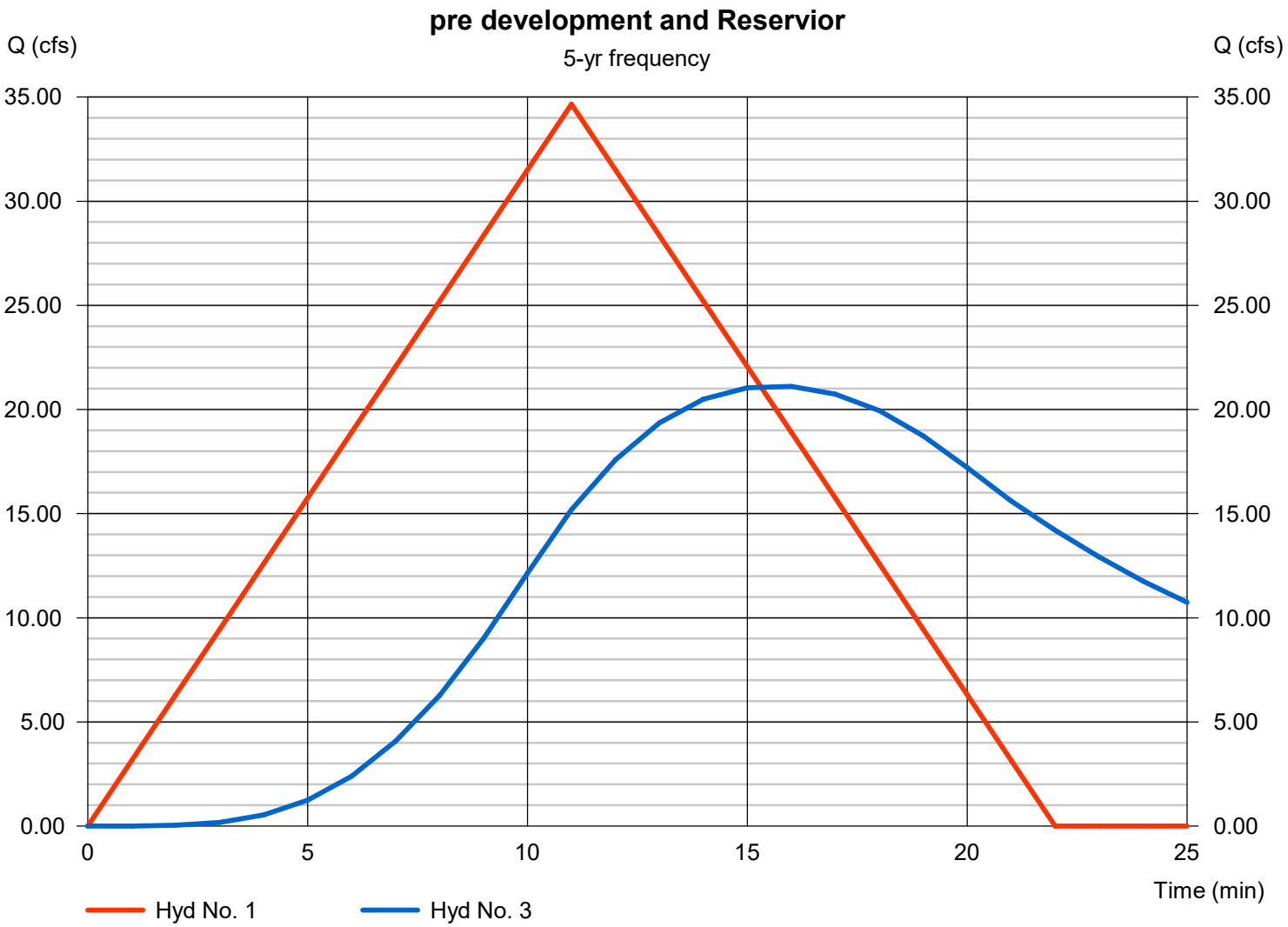
pre development

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

Hyd. No. 3

Reservior

Hydrograph type	=	Reservoir
Peak discharge	=	21.11 cfs
Time to peak	=	16 min
Hyd. Volume	=	29,001 cuft



Multi-Hydrograph Plot

Hyd. No. 1

pre development

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

Hyd. No. 3

Reservior

Hydrograph type	=	Reservoir
Peak discharge	=	24.59 cfs
Time to peak	=	16 min
Hyd. Volume	=	33,097 cuft

Multi-Hydrograph Plot

Hyd. No. 1

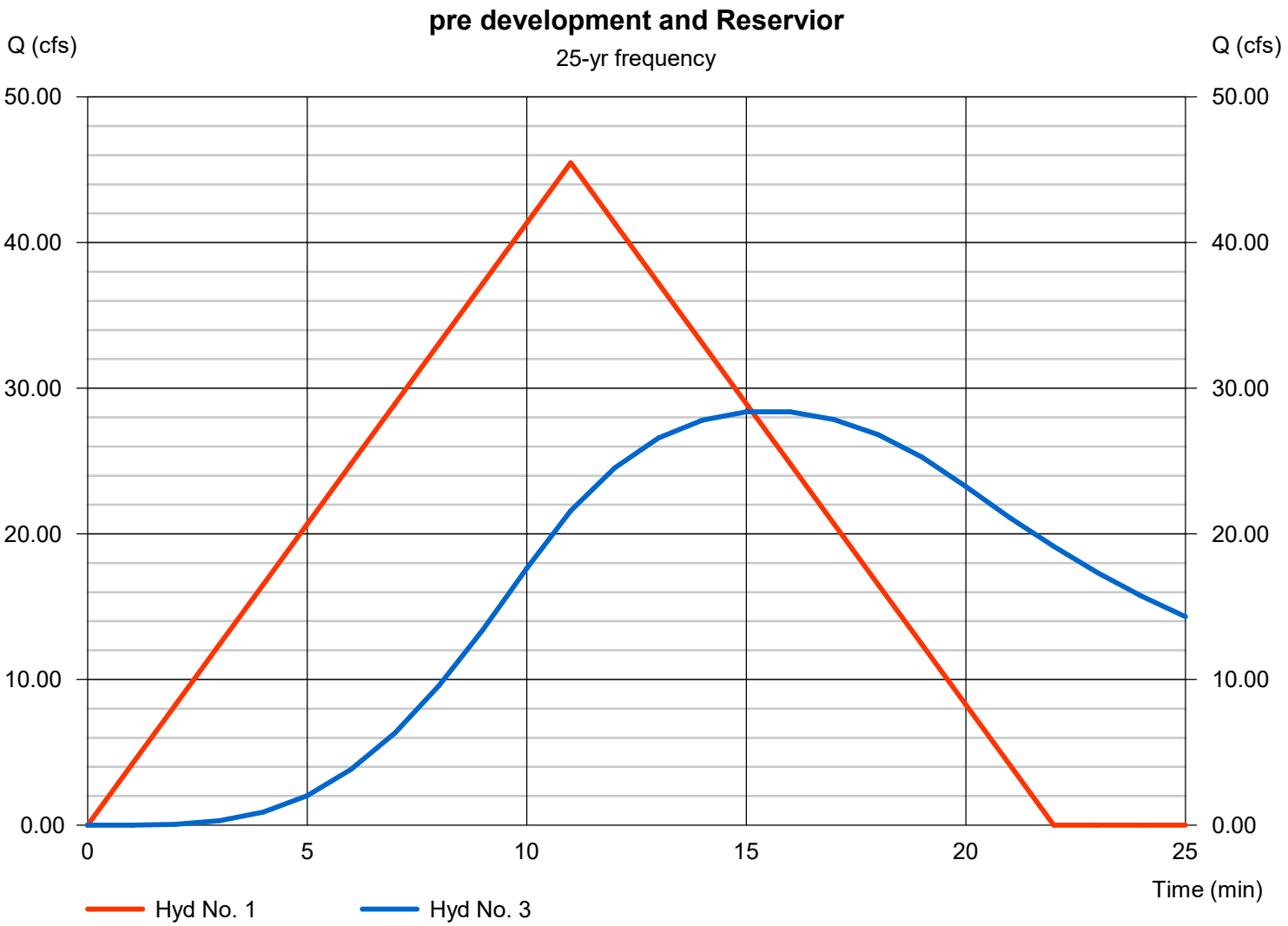
pre development

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

Hyd. No. 3

Reservior

Hydrograph type	=	Reservoir
Peak discharge	=	28.39 cfs
Time to peak	=	15 min
Hyd. Volume	=	37,772 cuft



Multi-Hydrograph Plot

Hyd. No. 1

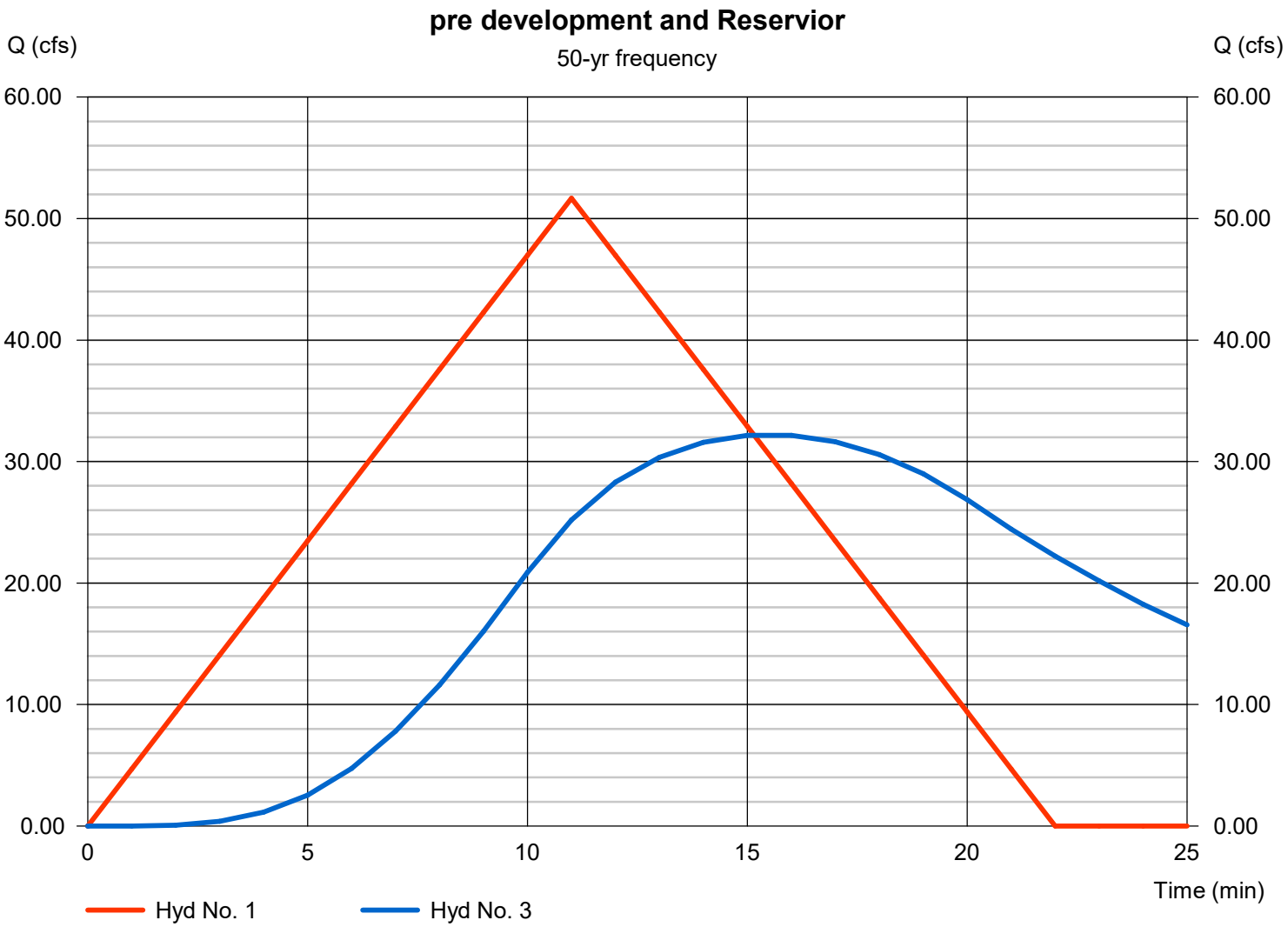
pre development

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

Hyd. No. 3

Reservior

Hydrograph type	=	Reservoir
Peak discharge	=	32.15 cfs
Time to peak	=	16 min
Hyd. Volume	=	42,865 cuft



Multi-Hydrograph Plot

Hyd. No. 1

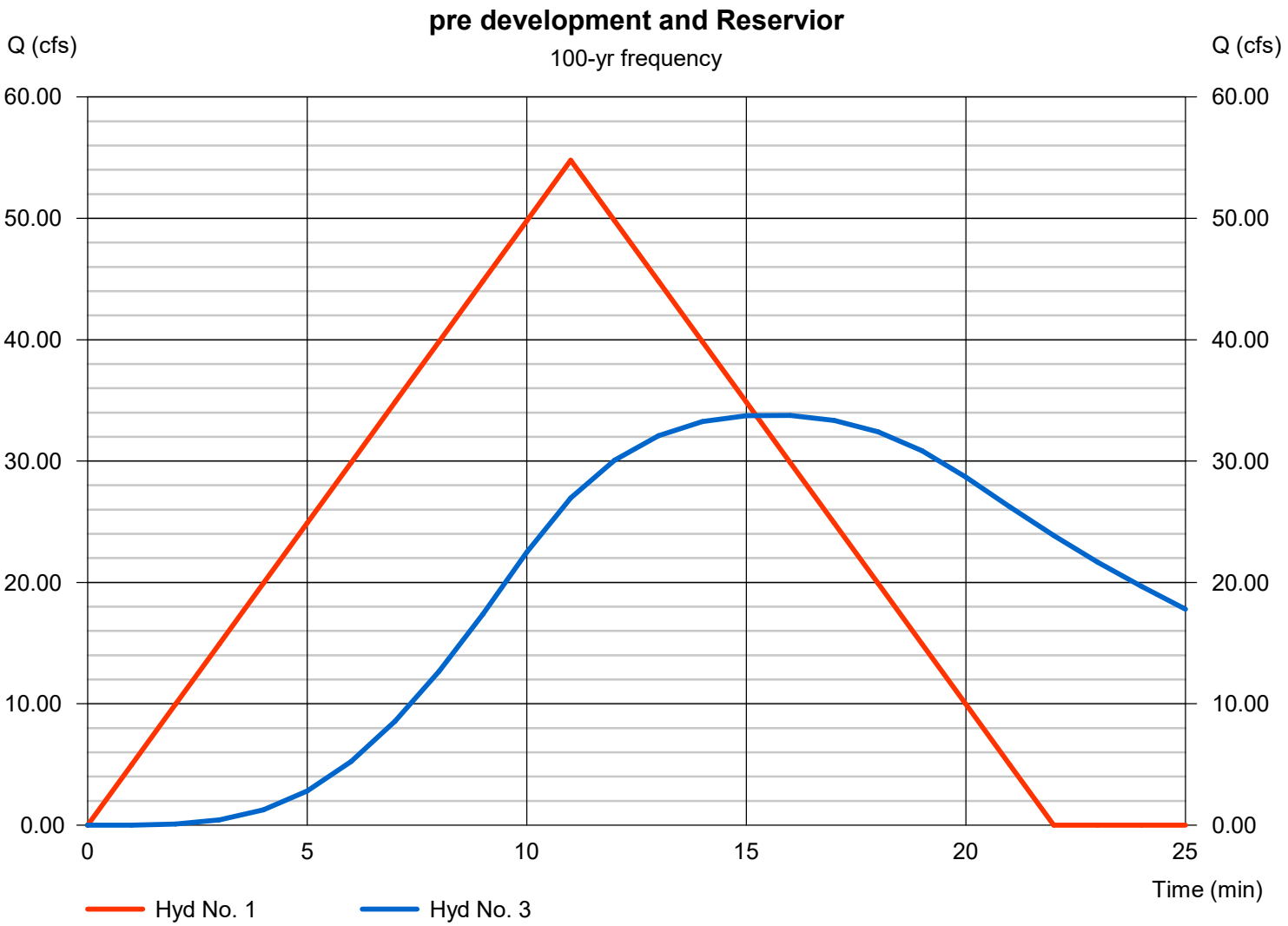
pre development

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

Hyd. No. 3

Reservior

Hydrograph type	=	Reservoir
Peak discharge	=	33.77 cfs
Time to peak	=	16 min
Hyd. Volume	=	45,435 cuft



Pond Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 — Wednesday, 04 / 19 / 2023

Pond No. 1 - Detention Pond -4

Pond Data

Trapezoid -Bottom L x W = 120.0 x 64.0 ft, Side slope = 3.00:1, Bottom elev. = 511.00 ft, Depth = 4.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	511.00	7,680	0	0
0.40	511.40	8,127	3,161	3,161
0.80	511.80	8,586	3,342	6,503
1.20	512.20	9,057	3,528	10,032
1.60	512.60	9,539	3,719	13,750
2.00	513.00	10,032	3,914	17,664
2.40	513.40	10,537	4,113	21,777
2.80	513.80	11,053	4,318	26,095
3.20	514.20	11,581	4,527	30,622
3.60	514.60	12,121	4,740	35,362
4.00	515.00	12,672	4,958	40,320

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 36.00	Inactive	Inactive	0.00
Span (in)	= 36.00	24.00	24.00	0.00
No. Barrels	= 1	1	1	0
Invert El. (ft)	= 511.00	511.00	513.00	0.00
Length (ft)	= 103.00	0.50	0.00	0.00
Slope (%)	= 9.34	0.01	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.50	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

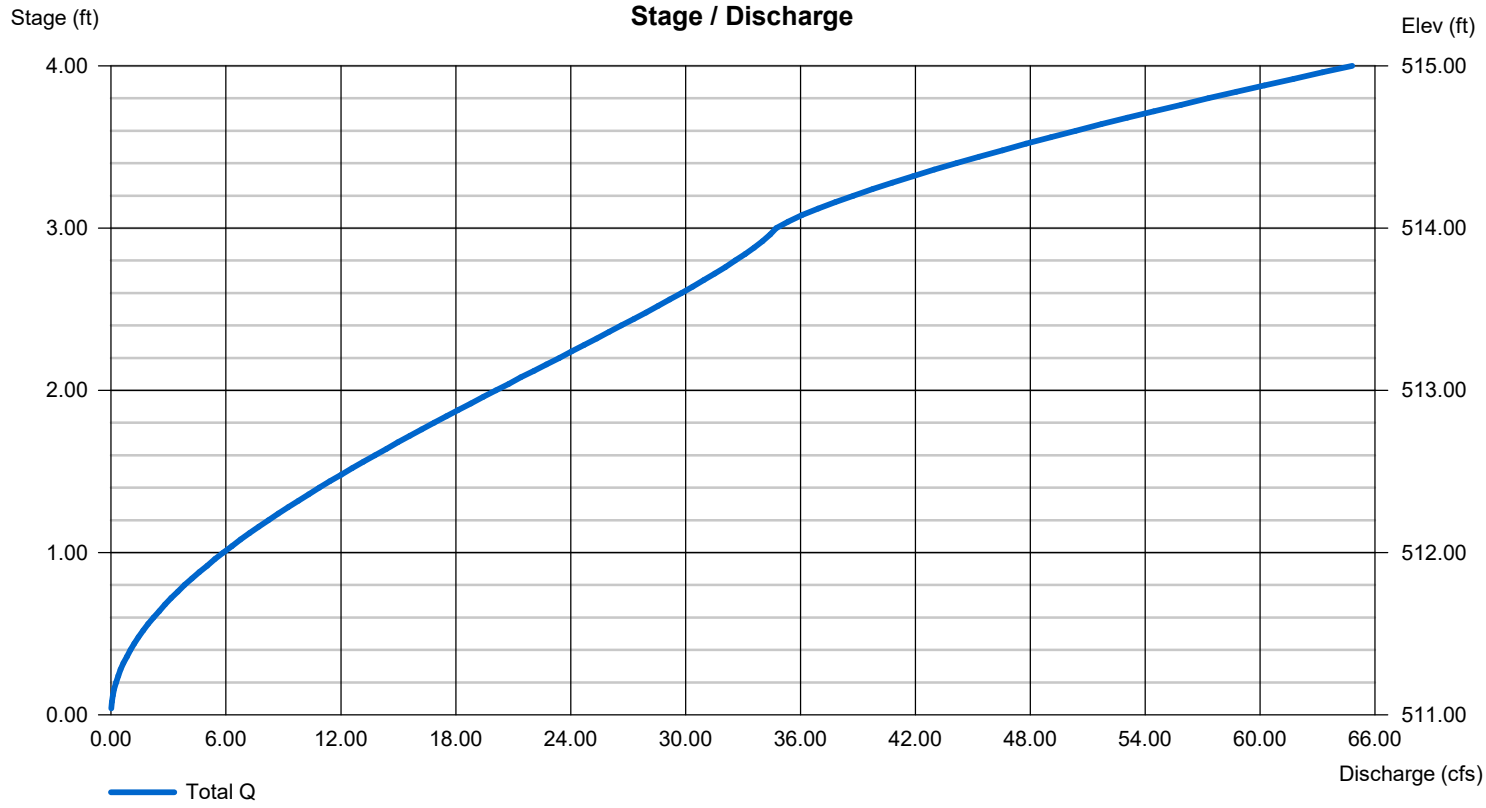
Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	Inactive	6.00	Inactive	0.00
Crest El. (ft)	= 511.00	514.00	511.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= Rect	Rect	Rect	---
Multi-Stage	= No	No	No	No

Exfil.(in/hr) = 0.000 (by Contour)

TW Elev. (ft) = 0.00

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



Hydrograph Summary Report

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

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	31.09	1	11	20,519	------	------	------	pre development
2	Rational	43.27	1	10	25,961	------	------	------	post development
3	Reservoir	18.44	1	16	25,931	2	512.90	16,675	Reservior

Hydrograph Summary Report

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

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	34.66	1	11	22,873	------	------	------	pre development
2	Rational	48.39	1	10	29,031	------	------	------	post development
3	Reservoir	21.11	1	16	29,001	2	513.06	18,301	Reservior

Hydrograph Summary Report

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

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	39.81	1	11	26,276	------	------	------	pre development
2	Rational	55.21	1	10	33,127	------	------	------	post development
3	Reservoir	24.59	1	16	33,097	2	513.27	20,466	Reservior

Hydrograph Summary Report

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

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	45.47	1	11	30,012	------	------	------	pre development
2	Rational	63.00	1	10	37,802	------	------	------	post development
3	Reservoir	28.39	1	15	37,772	2	513.51	22,950	Reservior

Hydrograph Summary Report

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

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	51.67	1	11	34,102	------	------	------	pre development
2	Rational	71.49	1	10	42,895	------	------	------	post development
3	Reservoir	32.15	1	16	42,865	2	513.77	25,730	Reservior

Hydrograph Summary Report

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

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	54.77	1	11	36,151	------	------	------	pre development
2	Rational	75.78	1	10	45,465	------	------	------	post development
3	Reservoir	33.77	1	16	45,435	2	513.90	27,191	Reservior

Stormwater Pollution Prevention Plan (SWPPP) for Construction Activity for Large Construction Sites

National Pollutant Discharge Elimination System (NPDES)
General Permit # ARR150000

Prepared for:

NXT GEN HOMES LLC

HILLTOP LANDING

Proposed Subdivision

Hilltop Landing Subdivison
Saline County

Date:
19 April 2023
Prepared by:

HOPE CONSULTING
ENGINEERS - SURVEYORS

Revised date: 10/20/2016

Project Name and Location: **Hilltop Landing Subdivision, NE corner of Miller Rd and Hilltop Rd, Bryant, Saline County**

Property Parcel Number (*Optional*): **840-11625-125**

Owner: **NXT GEN HOMES LLC 501-217-8400;**
19218 Summershade Dr., Bryant, AR 72022 graham@grahamsmithcompanies.com

Developer/Contractor/Operator: **Graham Smith – NXT GEN HOMES LLC- 501-217-8400, 19218 Summershade Dr., Bryant, AR 72022**

grahamsmithcompanies.com

A. Site Description
   a. Project description, intended use after NOI is filed: **165 Lot subdivision**
   b. Sequence of major activities which disturb soils: **Construction entrance, ROW clearing, silt fence, drainage channels, trenching for utilities, rock ckeck dams, grading, road construction, lot clearing, home construction. Detention will be temp sediment pond, (see erosion control plan).**
   c. Total Area[1]: **54 Ac±** Disturbed Area[2]: **54 Ac±**
   d. Soils Information:
      i. Runoff Coefficient Pre-Construction (See Appendix A) : **0.36**
      ii. Runoff Coefficient Post-Construction (See Appendix A) : **0.65**
      iii. Describe the soil or the quality of any discharge from the site: **OK**

B. Responsible Parties

Be sure to assign all SWPPP related activities to an individual or position; even if the specific individual is not yet known (i.e. contractor has not been chosen).

Individual/Company	Phone Number	Service Provided for SWPPP (i.e., Inspector, SWPPP revisions, Stabilization Activities, BMP Maintenance, etc.)
Hope Consulting	501-315-2626	SWPPP Revisions
Graham Smith – NXT GEN HOMES LLC- Operator	501-217-8400	Inspection, Stabilization Activities, BMP Maintenance

C. Receiving Waters
   a. The following waterbody (or waterbodies) receives stormwater from this construction site: **unnamed Tributary, thence Owen, thence Fourche Creek, thence Arkansas River**
   b. Is the project located within the jurisdiction of an MS4? ☒Yes ☐No
      i. If yes, Name of MS4: **Bryant**
   c. Ultimate Receiving Water:
      ☐Red River ☐Ouachita River

☒Arkansas River ☐St. Francis River
☐White River ☐Mississippi River

[1]Increases in total acreage require an additional acreage request, an updated SWPPP and a $200 modification fee to be submitted to ADEQ.
[2]Increases in only disturbed acreage require an additional acreage request and an updated SWPPP to be submitted to ADEQ.

D. Documentation of Permit Eligibility Related to the 303(d) list and Total Maximum Daily Loads (TMDL) (https://www.adeq.state.ar.us/water/planning/)
   a. Does the stormwater enter a waterbody on the 303(d) list or with an approved TMDL? ☐Yes ☒No
   b. If yes:
      i. Waterbody identified on 303(d) list:_
      ii. Pollutant addressed on 303(d) list or TMDL: _____
      iii. This specific project ,or generally construction activity i.e. surface erosion, is identified on 303(d) list or associated assumptions and allocations identified in the TMDL for the discharge: ☒Yes ☐No
      iv. Additional controls implemented: _.

E. Attainment of Water Quality Standards After Authorization
   a. The permittee must select, install, implement, and maintain BMPs at the construction site that minimize pollutants in the discharge as necessary to meet applicable water quality standards. In general, except in situations explained below, the SWPPP developed, implemented, and updated to be considered as stringent as necessary to ensure that the discharges do not cause or contribute to an excursion above any applicable water quality standard.
   b. At any time after authorization, the Department may determine that the stormwater discharges may cause, have reasonable potential to cause, or contribute to an excursion above any applicable water quality standard. If such a determination is made, the Department will require the permittee to:
      i. Develop a supplemental BMP action plan describing SWPPP modifications to address adequately the identified water quality concerns and submit valid and verifiable data and information that are representative of ambient conditions and indicate that the receiving water is attaining water quality standards; or
      ii. Cease discharges of pollutants from construction activity and submit an individual permit application.

   I understand and agree to follow the above text regarding the attainment of water quality standards after authorization. ☒Yes ☐No

F. Site Map Requirements (Attach Site Map):
   a. Pre-construction topographic view;
   b. Direction of stormwater flow (i.e., use arrows to show which direction stormwater will flow) and approximate slopes anticipated after grading activities;
   c. Delineate on the site map areas of soil disturbance and areas that will not be disturbed under the coverage of this permit;
   d. Location of major structural and nonstructural controls identified in the plan;
   e. Location of main construction entrance and exit;
   f. Location where stabilization practices are expected to occur;
   g. Locations of off-site materials, waste, borrow area, or equipment storage area;
   h. Location of areas used for concrete wash-out;
   i. Location of all surface water bodies (including wetlands) with associated natural buffer boundary lines. Identify floodplain and floodway boundaries, if available;
   j. Locations where stormwater is discharged to a surface water and/or municipal separate storm sewer system if applicable,
   k. Locations where stormwater is discharged off-site (should be continuously updated);
   l. Areas where final stabilization has been accomplished and no further construction phase permit requirements apply;
   m. A legend that identifies any erosion and sediment control measure symbols/labels used in the site map and/or detail sheet; and
   n. Locations of any storm drain inlets on the site and in the immediate vicinity of the site.

G. Stormwater Controls
   a. Initial Site Stabilization, Erosion and Sediment Controls, and Best Management Practices:
      i. Initial Site Stabilization: **_existing vegetation, silt fencing on toe of slopes and along major drainage pathways. All silt fencing may not be necessary initially, but rather as construction progresses.**
      ii. Erosion and Sediment Controls: **_Rip rap check dams, additional silt fencing (as needed),**
      iii. If periodic inspections or other information indicates a control has been used inappropriately or incorrectly, the operator will replace or modify the control for site situations: ☒Yes ☐No

If No, explain: _____

_____

iv. Off-site accumulations of sediment will be removed at a frequency sufficient to minimize off-site impacts: ☒Yes ☐No

If No, explain: _____

_____

v. Sediment will be removed from sediment traps or sedimentation ponds when design capacity has been reduced by 50%: ☒Yes ☐No

If No, explain: _____

_____

vi. Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges: ☒Yes ☐No

If No, explain: _____

_____

vii. Off-site material storage areas used solely by the permitted project are being covered by this SWPPP: ☐Yes ☒No

If Yes, explain additional BMPs implemented at off-site material storage area: _____

_____

b. Stabilization Practices

i. Description and Schedule: **Final stabilization will be concrete, stone, sod, landscape. Permit will be closed when all exposed areas are 100% covered with 80% density.**

ii. Are buffer areas required? ☐Yes ☒No

If Yes, are buffer areas being used? ☒Yes ☐No

If Yes, describe natural buffer areas:

If No, explain why not:_____

_____

iii. A record of the dates when grading activities occur, when construction activities temporarily or permanently cease on a portion of the site, and when stabilization measures are initiated shall be included with the plan.

iv. Deadlines for stabilization: Stabilization procedures will be initiated 14 days after construction activity temporarily ceases on a portion of the site.

☒Yes ☐No

If No, explain: _____

_____

v. Deadlines for stabilization:
   1. Stabilization procedures will be initiated immediately after construction activity temporarily ceases on a portion of the site.
   2. Stabilization procedures will be initiated immediately in portions of the site where construction activities have permanently ceased.

c. Structural Practices
   i. Describe any structural practices to divert flows from exposed soils, store flows, or otherwise limit runoff and the discharge of pollutants from exposed areas of the site: **silt fencing, check dams**
   ii. Describe Velocity Dissipation Devices: **rip rap check dams as needed**
   iii. Sediment Basins:
      Are 10 or more acres draining to a common point? ☒Yes ☐No
      Is a sediment basin included in the project? ☒Yes ☐No
      If Yes, what is the designed capacity for the storage?
      ☐3600 cubic feet per acre = :
      or
      ☒10 year, 24 hour storm =
      : 70,892
      ☐ Other criteria were used to design basin:
      If No, explain why no sedimentation basin was included and describe required natural buffer areas and other controls implemented instead: **Each lot will have plenty of buffer space around the perimeter**

H. Other Controls
   a. Solid materials, including building materials, shall be prevented from being discharged to Waters of the State: ☒Yes ☐No
   b. Off-site vehicle tracking of sediments and the generation of dust shall be minimized through the use of:
      ☒A stabilized construction entrance and exit
      ☐Vehicle tire washing
      ☐Other controls, describe: **Street needs to be swept if needed.**
   c. Temporary Sanitary Facilities: **Contractor to provide and maintain facitilities.**

d. Concrete Waste Area Provided:

☒ Yes

☐ No. Concrete is used on the site, but no concrete washout is provided.

Explain why: _____

_____

☐ N/A, no concrete will be used with this project

e. Fuel Storage Areas, Hazardous Waste Storage, and Truck Wash Areas: **No hazardous waste will be produced as a result of this project. Fuel storage areas will not be used and truck wash areas will not be needed.**

I. Non-Stormwater Discharges

a. The following allowable non-stormwater discharges comingled with stormwater are present or anticipated at the site:

☐ Fire-fighting activities;

☒ Fire hydrant flushings;

☐ Water used to wash vehicles (where detergents or other chemicals are not used) or control dust in accordance with Part II.A.4.H.2;

☒ Potable water sources including uncontaminated waterline flushings;

☐ Landscape Irrigation;

☐ Routine external building wash down which does not use detergents or other chemicals;

☐ Pavement wash waters where spills or leaks of toxic or hazardous materials have not occurred (unless all spilled materials have been removed) and where detergents or other chemicals are not used;

☐ Uncontaminated air conditioning, compressor condensate (See Part I.B.13.C of the permit);

☐ Uncontaminated springs, excavation dewatering and groundwater (See Part I.B.13.C of the permit);

☐ Foundation or footing drains where flows are not contaminated with process materials such as solvents (See Part I.B.13.C of the permit);

b. Describe any controls associated with non-stormwater discharges present at the site: **There are no non storm water discharges that warrant extra controls. The activities which will be non storm water discharges will be not be regularly occuring and will be monitored.**

J. Permanent Controls for Post-Construction Stormwater Management:

Describe measures installed during the construction process to control pollutants in stormwater discharges that will occur after construction operations have been completed: **Project area will be stabilized before SWPPP is terminated. Yards will be sodded/seeded and/or landscaped.**

Permit won't be closed until obtain 100% coverage and 80% density

K. Applicable State or Local Programs: The SWPPP will be updated as necessary to reflect any revisions to applicable federal, state, or local requirements that affect the stormwater controls implemented at the site. ☒Yes ☐No

L. Inspections

a. Inspection frequency:

☒**Every 7 calendar days and within 24 hours of the end of a storm event 0.5 inches or greater (a rain gauge must be maintained on-site)**

b. Inspections:

Completed inspection forms will be kept with the SWPPP.

☒ADEQ's inspection form will be used (See Appendix B)

or

☐A form other than ADEQ's inspection form will be used and is attached (See inspection form requirements Part II.A.4.L.2)

c. Inspection records will be retained as part of the SWPPP for at least 3 years from the date of termination.

d. It is understood that the following sections describe waivers of site inspection requirements. All applicable documentation requirements will be followed in accordance with the referenced sections.

i. Winter Conditions (Part II.A.4.L.4)

ii. Adverse Weather Conditions (Part II.A.4.L.5)

M. Maintenance:

The following procedures to maintain vegetation, erosion and sediment control measures and other protective measures in good, effective operating condition will be followed: **As homes are completed, lots will be sodded, seeded, and/or landscaped, contractors will be responsible for keeping individual lots during home construction.** *Any necessary repairs will be completed, when practicable, before the next storm event, but not to exceed a period of 3 business days of discovery, or as otherwise directed by state or local officials.*

N. Employee Training:

The following is a description of the training plan for personnel (including contractors and subcontractors) on this project: **The operator is well trained and familiar with erosion control practices. Workers who are under the operator will be briefed and trained on erosion control practices and the SWPPP contents.**

**Note, Formal training classes given by Universities or other third-party organizations are not required, but recommended for qualified trainers; the permittee is responsible for the content of the training being adequate for personnel to implement the requirements of the permit.

Certification

"I certify under penalty of law that this document and all attachments such as Inspection Form were prepared under my direction or supervision in accordance with a system designed to ensure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Signature of Responsible or Cognizant Official: Kazi Blum

Title: P.E.

Date: 04-15-2025

Computation Sheet for Determining Runoff Coefficients

Total Site Area = _____ Acres [A]

Existing Site Conditions

Impervious Site Area [1] = _____ Acres [B]

Impervious Site Area Runoff Coefficient [2, 4] = _____ [C]

Pervious Site Area [3] = _____ Acres [D]

Pervious Site Area Runoff Coefficient [4] = _____ [E]

Pre-Construction Runoff Coefficient

$$\frac{[B \times C] + [D \times E]}{[A]}$$ = This is your pre-construction runoff coefficient.

Proposed Site Conditions (after construction)

Impervious Site Area [1] = _____ Acres [F]

Impervious Site Area Runoff Coefficient [2, 4] = _____ [G]

Pervious Site Area [3] = _____ Acres [H]

Pervious Site Area Runoff Coefficient [4] = _____ [I]

Post-Construction Runoff Coefficient

$$\frac{[F \times G] + [H \times I]}{[A]}$$ = This is your post-construction runoff coefficient.

1. Includes paved areas, areas covered by buildings, and other impervious surfaces.
2. Use 0.95 unless lower or higher runoff coefficient can be verified.
3. Includes areas of vegetation, most unpaved or uncovered soil surfaces, and other pervious areas.
4. Refer to local Hydrology Manual for typical C values.

Note: The impervious and pervious surfaces should equal the total area.

ARR150000 Inspection Form

Appendix B

Inspector Name: _____ Date of Inspection: _____

Inspector Title: _____

Date of Rainfall: _____ Duration of Rainfall: _____

Days Since Last Rain Event: _____ days Rainfall Since Last Rain Event: _____ inches

Description of any Discharges During Inspection: _____

Location of Discharges of Sediment/Other Pollutant (specify pollutant & location): _____

_____

Locations in Need of Additional BMPs: _____

Information on Location of Construction Activities

Location	Activity Begin Date	Activity Occuring Now (y/n)?	Activity Ceased Date	Stabilization Initiated Date	Stabilization Complete Date

Information on BMPs in Need of Maintenance

Location	In Working Order?	Maintenance Scheduled Date	Maintenance Completed Date	Maintenance to be Performed By

Changes required to the SWPPP: _____ Reasons for changes: _____

_____ _____

_____ _____

SWPPP changes completed (date): _____

"I certify under penalty of law that this document and all attachments such as Inspection Form were prepared under my direction or supervision in accordance with a system designed to ensure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Signature of Responsible or Cognizant Official: _____ Date: _____

Title: _____

BMP Consideration Checklist

Appendix C

The BMPs listed here should be considered for every project. Those BMPs that are not included in the SWPPP should be checked as "Not Used" with a brief statement describing why it is not being used.

Note: Appendix C and D do not have to be submitted with the SWPPP. These attachments are for use during the development of the SWPPP.

EROSION CONTROL BMPs				
BMP	**BMP Considered for project**	**BMP Used**	**BMP Not Used**	**If not used, state reason**
EC-1 Scheduling	☐	☒	☐	
EC-2 Preservation of Existing Vegetation	☐	☒	☐	
EC-3 Hydraulic Mulch	☐	☐	☐	
EC-4 Hydroseeding	☐	☒	☐	
EC-5 Soil Binders	☐	☐	☐	
EC-6 Straw Mulch	☐	☐	☐	
EC-7 Geotextiles & Mats	☐	☐	☐	
EC-8 Wood Mulching	☐	☐	☐	
EC-9 Earth Dikes & Drainage Swales	☐	☒	☐	
EC-10 Velocity Dissipation Devices	☐	☐	☐	
EC-11 Slope Drains	☐	☐	☐	
EC-12 Stream bank Stabilization	☐	☒	☐	
SEDIMENT CONTROL BMPs				
BMP	**BMP Considered for project**	**BMP Used**	**BMP Not Used**	**If not used, state reason**
SE-1 Silt Fence	☐	☒	☐	
SE-2 Sediment Basin	☐	☒	☐	
SE-3 Sediment Trap	☐	☒	☐	
SE-4 Check Dam	☐	☒	☐	
SE-5 Fiber Rolls	☐	☐	☐	
SE-6 Gravel Bag Berm	☐	☐	☐	
SE-7 Street Sweeping and Vacuuming	☐	☐	☐	
SE-8 Sand Bag Barrier	☐	☐	☐	
SE-9 Straw Bale Barrier	☐	☐	☐	
SE-10 Storm Drain Inlet Protection	☐	☐	☐	
SE-11 Chemical Treatment	☐	☐	☐	
WIND EROSION CONTROL BMPs				
BMP	**BMP Considered for project**	**BMP Used**	**BMP Not Used**	**If not used, state reason**
WE-1 Wind Erosion Control	☐	☐	☐	

BMP Consideration Checklist

Appendix C

TRACKING CONTROL BMPs				
BMP	**BMP Considered for project**	**BMP Used**	**BMP Not Used**	**If not used, state reason**
TR-1 Stabilized Construction Entrance/Exit	☐	☒	☐	BMPs not used are
TR-2 Stabilized Construction Roadway	☐	☐	☐	needed
TR-3 Entrance/Outlet Tire Wash	☐	☐	☐	
NON-STORM WATER MANAGEMENT BMPs				
BMP	**BMP Considered for project**	**BMP Used**	**BMP Not Used**	**If not used, state reason**
NS-1 Water Conservation Practices	☐	☐	☐	BMPs not used are
NS-2 Dewatering Operations	☐	☐	☐	needed
NS-3 Paving and Grinding Operations	☐	☐	☐	
NS-4 Temporary Stream Crossing	☐	☐	☐	
NS-5 Clear Water Diversion	☐	☐	☐	
NS-6 Illicit Connection/ Discharge	☐	☐	☐	
NS-7 Potable Water/Irrigation	☐	☒	☐	
NS-8 Vehicle and Equipment Cleaning	☐	☐	☐	
NS-9 Vehicle and Equipment Fueling	☐	☐	☐	
NS-10 Vehicle and Equipment Maintenance	☐	☐	☐	
NS-11 Pile Driving Operations	☐	☐	☐	
NS-12 Concrete Curing	☐	☐	☐	
NS-13 Concrete Finishing	☐	☐	☐	
NS-14 Material and Equipment Use Over Water	☐	☐	☐	
NS-15 Demolition Adjacent to Water	☐	☐	☐	
NS-16 Temporary Batch Plants	☐	☐	☐	
WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL BMPs				
BMP	**BMP Considered for project**	**BMP Used**	**BMP Not Used**	**If not used, state reason**
WM-1 Material Delivery and Storage	☐	☐	☐	BMPs not used are
WM-2 Material Use	☐	☐	☐	needed
WM-3 Stockpile Management	☐	☐	☐	
WM-4 Spill Prevention and Control	☐	☐	☐	
WM-5 Solid Waste Management	☐	☐	☐	
WM-6 Hazardous Waste Management	☐	☐	☐	
WM-7 Contaminated Soil Management	☐	☐	☐	
WM-8 Concrete Waste Management	☐	☒	☐	
WM-9 Sanitary/Septic Waste Management	☐	☐	☐	
WM-10 Liquid Waste Management	☐	☐	☐	

SWPPP Completion Checklist

Appendix D

Yes = Complete
No = Incomplete/Deficient
N/A = Not applicable to project

Yes	No	N/A		Permit Section Citation
			A. A site description, including:	
			1. Project description, intended use after NOT	Part II.A.4.A.1
			2. Sequence of major activities	Part II.A.4.A.2
			3. Total & disturbed acreage	Part II.A.4.A.3
			4. Pre- and post-construction runoff coefficient OR soil/discharge data	Part II.A.4.A.4
			B. Responsible Parties: All parties dealing with the SWPPP and the areas they are responsible for on-site.	Part II.A.4.B
			C. Receiving Water.	Part II.A.4.C
			-MS4 Name	Part II.A.4.C
			-Ultimate Receiving Water	Part II.A.4.C
			D. Documentation of permit eligibility related to Impaired Water Bodies and Total Maximum Daily Loads (TMDL	
			1. Identify pollutant on 303(d) list or TMDL	Part II.A.4.D.1
			2. Is construction activity or the specific site listed as cause?	Part II.A.4.D.2
			3. Measures taken to reduce pollutants from the site.	Part II.A.4.D.3
			E. Attainment of Water Quality Standards After Authorization.	Part II.A.4.E
			F. Site Map --- See End of Evaluation Form	Part II.A.4.F
			G. Description of Controls:	
			1. Erosion and sediment controls, including:	
			a. Initial site stabilization	Part II.A.4.G.1.a
			b. Erosion and sediment controls	Part II.A.4.G.1.b
			c. Replacement of inadequate controls	Part II.A.4.G.1.c
			d. Removal of off-site accumulations	Part II.A.4.G.1.d
			e. Maintenance of sediment traps/basins @ 50% capacity	Part II.A.4.G.1.e
			f. Litter, construction debris and chemicals properly handled	Part II.A.4.G.1.f
			g. Off-site storage areas and controls	Part II.A.4.G.1.g
			2. Stabilization practices:	
			a. Description and schedule for stabilization	Part II.A.4.G.2.a
			b. Description of buffer areas	Part II.A.4.G.2.b
			c. Records of stabilization	Part II.A.4.G.2.c
			d. Deadlines for stabilization	Part II.A.4.G.2.d
			3. Structural Practices:	
			-Describe structural practices to divert flows, store flows, or otherwise limit runoff	Part II.A.4.G.3
			a. Sediment basins	Part II.A.4.G.3.a.1
			-Are more than 10 acres draining to a common point? If so, are sediment basins included?	Part II.A.4.G.3.a.1
			-Sediment basin dimensions and capacity description and calculations	Part II.A.4.G.3.a.1
			-If a basin wasn't practicable, are other controls sufficient?	Part II.A.4.G.3.a.1
			b. Velocity dissipation devices concentrated flow from 2 or more acres	Part II.A.4.G.3.b
			H. Other controls including:	
			1. Solid waste control measures	Part II.A.4.H.1
			2. Vehicle off-site tracking controls	Part II.A.4.H.2
			3. Compliance with sanitary waste disposal	Part II.A.4.H.4
			4. Does the site have a concrete washout area controls?	Part II.A.4.H.5
			5. Does the site have fuel storage areas, hazardous waste storage and/or truck wash areas controls?	Part II.A.4.H.6

SWPPP Completion Checklist

Appendix D

Yes	No	N/A		Permit Section Citation
			I. Identification of allowable non-storm water discharges	Part II.A.4.I
			-Appropriate controls for dewatering, if present	Part I.B.12.C
			J. Post construction stormwater management.	Part II.A.4.J
			K. State or local requirements incorporated into the plan.	Part II.A.4.K
			L. Inspections	
			1. Inspection frequency listed?	Part II.A.4.L.1
			2. Inspection form	Part II.A.4.L.2
			Ours.	
			If not ours, does it contain the following items:	
			a. Inspector name and title	Part II.A.4.L.2.a
			b. Date of inspection.	Part II.A.4.L.2.b
			c. Amount of rainfall and days since last rain event (14 day only)	Part II.A.4.L.2.c
			d. Approx beginning and duration of storm event	Part II.A.4.L.2.d
			e. Description of any discharges during inspection	Part II.A.4.L.2.e
			f. Locations of discharges of sediment/other pollutants	Part II.A.4.L.2.f
			g. BMPs in need of maintenance	Part II.A.4.L.2.g
			h. BMPs in working order, if maintenance needed (scheduled and completed)	Part II.A.4.L.2.h
			i. Locations that are in need of additional controls	Part II.A.4.L.2.i
			j. Location and dates when major construction activities begin, occur or cease	Part II.A.4.L.2.j
			k. Signature of responsible/cognizant official	Part II.A.4.L.2.k
			3. Inspection Records	Part II.A.4.L.3
			4. Winter Conditions	Part II.A.4.L.4
			5. Adverse Weather Conditions	Part II.A.4.L.5
			M. Maintenance Procedures	Part II.A.4.M
			N. Employee Training	Part II.A.4.N
			Signed Plan Certification	Part II.A.5. and Part II.B.10
			F. Site Map showing:	
			1. Pre-construction topographic view	Part II.A.4.F.1
			2. Drainage flow	Part II.A.4.F.2
			3. Approximate slopes after grading activities	Part II.A.4.F.2
			4. Areas of soil disturbance and areas not disturbed	Part II.A.4.F.3
			5. Location of major structural and non-structural controls.	Part II.A.4.F.4
			6. Location of main construction entrance and exit.	Part II.A.4.F.5
			7. Areas where stabilization practices are expected to occur.	Part II.A.4.F.6
			8. Locations of off-site materials, waste, borrow area or storage area.	Part II.A.4.F.7
			9. Locations of areas used for concrete wash-out.	Part II.A.4.F.8
			10. Locations of surface waters on site.	Part II.A.4.F.9
			11. Locations where water is discharged to a surface water or MS4.	Part II.A.4.F.10
			12. Storm water discharge locations.	Part II.A.4.F.11
			13. Areas where final stabilization has been accomplished.	Part II.A.4.F.12
			14. Legend for symbols/labels used	Part II.A.4.F.13
			15. Location of storm drain inlets on site or in immediate vicinity	Part II.A.4.F.14

City of Bryant Stormwater Department
1019 SW 2nd St.
Bryant, Arkansas 72022
Office (501) 943-0453; Fax (501) 943-0851

WARRANTY BOND PROCEDURES

For Stormwater Infrastructure Public & Private

These procedures are applicable to Stormwater Infrastructure that is to be dedicated to the public and maintained by the City of Bryant and for Private Stormwater Infrastructure that will be connected to overall City of Bryant Stormwater Infrastructure.

In accordance with Ordinance No. 2019-32 Article V., The City of Bryant Stormwater Department will require a Maintenance Warranty Bond as part of the process for approving Stormwater Infrastructure. The purpose of the bond is to cover the cost of correcting deficiencies not addressed by the developer during the warranty period and to insure no adverse effects will occur to the overall function of the City of Bryant Stormwater Infrastructure.

ORDINANCE 2019-32 ARTICLE V. STORMWATER INFRASTRUCTURE WARRANTY BOND.

1. **Stormwater Infrastructure Warranty Bond.** A one year maintenance bond against defects in workmanship shall be required by the Administrative Authority for any portion of the stormwater management facilities privately owned or stormwater management improvements dedicated to the city, said maintenance bond is to be provide by cashier's check, irrevocable letter of credit or acceptable surety authorized to do business in the State of Arkansas. All forms of maintenance bonds shall be subject to approval by the Administrative Authority. The value of the bond shall be an amount equal to 100% of the value of the privately owned stormwater management facilities or stormwater system improvements being privately owned or dedicated to the city. A cost list must be provide to prove and verify the amount of the maintenance bond. The cost list shall include cost of stormwater infrastructure construction and components (piping, weirs, spillway structures, junction boxes, trickle channels, inlets, grates, riprap and site stabilization).

2. **Procedurals.** These procedures are applicable to Stormwater Infrastructure that is to be dedicated to the public and maintained by the City of Bryant and for Private Stormwater Infrastructure that will be connected to overall City of Bryant Stormwater Infrastructure.

   In accordance with Ordinance No. 2019-32 Article V., City of Bryant Stormwater Department will require a Maintenance Warranty Bond as part of the process for approving Stormwater Infrastructure. The bond will be equal to 100% of the cost of construction of the Stormwater Infrastructure System at the time of completion of the Stormwater Infrastructure System. The purpose of the bond is to cover the cost of correcting deficiencies not addressed by the developer during the warranty period and to insure no adverse effects will occur to the overall function of the City of Bryant Stormwater Infrastructure.

3. **Determining the Maintenance Warranty Bond Amount.** During the final inspection process, the City of Bryant Stormwater Department will verify and approve the Warranty Bond estimate for all Stormwater Infrastructure within the proposed unit using:

(a) The Warranty Bond cost list estimate shall be presented to the City of Bryant Stormwater Department by formal letter. The formal letter shall include project name, developer contact information and "Cost List for Construction of Stormwater Infrastructure Components" including but not limited to piping, weirs, spillway structures, junction boxes, trickle channels, riprap, inlets, grates, weirs and site stabilization;

(b) The Bond amount will need to be re-evaluated if more than 18 months have passed from the time of the estimate review to the time of providing the bond to the City of Bryant Stormwater Department;

4. **Submitting the bond to the city.** After requesting a final inspection of the Stormwater Infrastructure and approval of completion by the City of Bryant Stormwater Department, the developer must provide the City of Bryant Stormwater Department with a bond equal to amount determined in Article V. Section 3. of this document. The Bond must be for a period of 12 months and be a financial guarantee in the form of a bond, letter of credit, or trust agreement executed by a surety company authorized to do business in the State of Arkansas. The Bond must be payable to the City of Bryant Public Works Department, conditioned that the developer will maintain the Stormwater Infrastructure in accordance with the Stormwater Management Manual Ordinance No. 2019-31 and the Stormwater Management Ordinance No. 2019-32.

5. **Warranty period.** After the Stormwater Infrastructure construction passes the final inspection and the one year warranty bond is received, the one year maintenance warranty period will begin. The one-year warranty period will start on the date the Maintenance Warranty Bond is received and accepted. There shall be no separate warranty period start dates for Stormwater Infrastructure within a single unit.

6. **Follow-up inspection.** The City of Bryant Stormwater Department will conduct a follow-up inspection within the tenth month of the warranty period but in no event any later than two months prior to the bond expiring. The City of Bryant Stormwater Department will issue a punch list of deficiencies that will be sent to the developer or contractor for the unit. If no deficiencies are found and camera video passes inspection, release of the bond will proceed as set out and as listed in Article V. Section 10 of this document.

7. **Correcting Deficiencies and Camera Video.** The developer must contact the City of Bryant Stormwater Department at least 24 hours before correcting any decencies or performing camera video. The developer shall also camera all stormwater infrastructure to ensure that there is no sediment laden infrastructure. Upon notification by the developer that all deficiencies have been corrected and camera video has been completed, the City of Bryant Stormwater Department will re-inspect to verify compliance with correction of deficiencies and reviewing the camera video to assure the stormwater infrastructure is not sediment laden or defective.

8. **Calling in the bond.** If the developer does not contact the City of Bryant Stormwater Department, deficiencies have not been corrected and the stormwater infrastructures has not been camera videoed by the end of the 11th month or one (1) month prior to the expiration of the Bond, the City of Bryant Stormwater Department will prepare an estimate and list of work to be done to bring the stormwater infrastructure into compliance. The City of Bryant Stormwater Department will contact the bonding agency to submit the cost estimates for correcting the deficiencies.

9. **Requesting Acceptance.** Once all deficiencies have been corrected, the City of Bryant Stormwater Department will prepare the paperwork for the Stormwater Infrastructure within the unit accepted for maintenance by the City of Bryant 'if dedicated', or paperwork will be prepared to release the bond if infrastructure is a private unit.

10. **Bond Release.** The Bond will be released once the City of Bryant has accepted the Stormwater Infrastructure for maintenance 'if dedicated', and an acceptance letter has been written by the City of Bryant Public Works. If all compliance has been met with a private Stormwater Infrastructure Unit(s) then the City of Bryant Stormwater Department shall contact the developer by formal letter and release the bond. No partial release of the Bond will be allowed at any time.

ATTENTION: DO NOT FILL OUT INFORMATION BELOW UNTIL YOU ARE PRESENT WITH A NOTARY PUBLIC. (THIS DOCUMENT MUST BE NOTARIZED)

By filling out the information below, signing and dating, you are hereby acknowledging that you have read, understand and agree to adhere to the Stormwater Infrastructure Warranty Bond Procedures and Processes listed in this document. You the applicant are hereby responsible for upholding, without limitation, the Stormwater Infrastructure Warranty Bond Procedures.

Hilltop Landing
Name of Project Site/Addition

Scott M. Hurley
Applicant Name
(Print)

Applicant Name
(Signature)

Nxt Gen Homes, LLC
Applicant Business Name

~~19218 Summershade Dr., Bryant, AR 72022~~ PO Box 242146 Little Rock AR 72223
Applicant Mailing Address

Notarization

State of ARKANSAS

County of PULASKI

Subscribed and sworn before me, a Notary Public, on this 20th day of APRIL, 2023.

Signature of Notary

10-10-29
My commission expires:

Notary Seal Stamp Here:

CARLA K KOEN
NOTARY PUBLIC
#12373843
EXPIRES 10/10/29
PULASKI COUNTY, ARKANSAS

HOPE
CONSULTING
ENGINEERS - SURVEYORS
117 S. Market St. Benton, AR 72015 * 501-315-2626 * Fax 501-315-0024

Stormwater Infrastructure Maintenance Plan Agreement

Scott m. Hurley
AR Land & Realty
501.240.0049 Mobile
scott@arlr.net

Hilltop Landing Subdivision - Hilltop Road and Miller Road

All maintenance basin maintenance plans shall contain or uphold, without limitation, the following provisions:

(1) A description of the property on which the stormwater management facility is located and all easements from the site to the facility;

(2) Size and configuration of the facility;

(3) A statement that properties which will be served by the facility are granted rights to construct, use, reconstruct, repair and maintain access to the facility;

(4) A statement that each lot served by the facility is responsible for repairs and maintenance of the facility and any unpaid ad valorem taxes, public assessments for improvements, and unsafe building and public nuisance abatement liens charged against the facility, including all interest charges together with attorney fees, costs, and expenses of collection. If an association is delegated these responsibilities, then membership into the association shall be mandatory for each parcel served by the facility and any successive buyer. The association shall have the power to levy assessments for these obligations, and all that unpaid assessments levied by the association shall become a lien on the individual parcel;

(5) All stormwater facilities must be designed to minimize the need for maintenance, to provide easy vehicle and personal access for maintenance purpose, and be structurally sound. It shall be the responsibility of the applicant to obtain any necessary easements or other property interested to allow access to the facilities for inspection or maintenance;

(6) Detention/retention areas, earthen berms, intake structures, piping, discharge structures, trickle channels, spillways, pipe flares, weirs and fencing shall be regularly inspected, maintained and repaired to ensure their proper operation and to prevent the creation of any hazards or nuisances;

(7) Major deposits of sediment shall be removed from the detention/retention area on an annual basis or after any extreme storm event. Excavated materials shall be properly disposed of off-site. Every five years the detention area(s) shall be

surveyed to confirm that the original as-constructed contours have been maintained;

(8) Every three months piping and outlet structures shall be inspected and cleared of any accumulated debris;

(9) Erosion in detention/retention areas shall be promptly repaired and stabilized with appropriate Best Management Practices (BMP's);

(10) Detention/retention area shall be mowed during the growing season May through September to maintain the turf height of 6-inches or less. Any brush or trees that may grow within the detention areas bottom, slopes or banks shall be removed;

(11) Litter and foreign materials shall be removed from the detention area(s) weekly. Large or noxious pieces of litter shall be removed immediately. The area(s) shall be inspected visually after rainfall events in excess of 1" in 24 hours;

(12) Inspections of overall detention/retention area(s) and detention/retention components shall occur monthly with their conditions noted on an inspection form. If any remedial action is required, it should be noted and corrected;

(13) All inspection forms must be retained on-site, including the "As-Built" drawings and photographs of the improvements in their original condition;

(14) Items 1-13 shall be listed on the Stormwater Infrastructure Maintenance Plan Agreement.

(15) Inspection forms for Stormwater Infrastructure components are required. (An example of inspection forms are attached.)

Scott M. Hurley

signature

4-18-2023

date

HILLTOP LANDING SUBDIVISION

HILLTOP ROAD & MILLER ROAD, BRYANT, AR 72022

DRAINAGE REPORT

FOR
City of Bryant, Saline County, AR

April 2023

Owner & Developer: NXT GEN HOMES LLC.

By:

HOPE
CONSULTING
ENGINEERS - SURVEYORS

TABLE OF CONTENTS

ITEM DESCRIPTION

Narrative & Summary

PROJECT TITLE

Hilltop Landing Subdivision

PROJECT PROPERTY OWNER

Nxt Gen Homes LLC.

PROJECT LOCATION

Hilltop Road and Miller Road, Bryant, AR

PROJECT DESCRIPTION

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

DRAINAGE ANALYSIS

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

Detention Pond-1

- Pond is situated on the north east side of the property.
- Pre-development area 34.50 acres.
- Post-development area 36.28 acres.
- Pre-development runoff coefficient 0.47.
- Post-development runoff cumulative coefficient 0.65
- Pond has a bottom area of 18,760 sft with bottom elevation of 437.50'.
- One 42'' HDPE with 1.08% slope are proposed for outflow pipes.

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

Period of time	Pre-development	Post-dev. Without detention	Post-dev. With detention
	Peak Flow (cfs)	Peak Flow (cfs)	Peak Flow (cfs)
2-Year	65.96	90.29	32.54
5-Year	72.96	99.87	35.52
10-Year	85.63	117.23	39.88
25-Year	98.15	134.37	45.74
50-Year	111.88	153.15	57.52
100-Year	118.85	162.70	63.55

Detention Pond-2

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

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

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

Detention Pond-3

- Pond is situated on the south east side of the property.
- Pre-development area 2.25 acres.
- Post-development area 3.21 acres.
- Pre-development runoff coefficient 0.47.
- Post-development runoff cumulative coefficient 0.65
- Pond has a bottom area of 5,512 sft with bottom elevation of 495.00'.
- One 18'' HDPE with 12.74% slope are proposed for outflow pipes.

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

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

Detention Pond-4

- Pond is situated on the West side of the property.
- Pre-development area 14.40 acres.
- Post-development area 13.97 acres.
- Pre-development runoff coefficient 0.47.
- Post-development runoff cumulative coefficient 0.65
- Pond has a bottom area of 7,680 sft with bottom elevation of 511.00'.
- One 36" HDPE with 9.34% slope is proposed for outflow pipes.

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

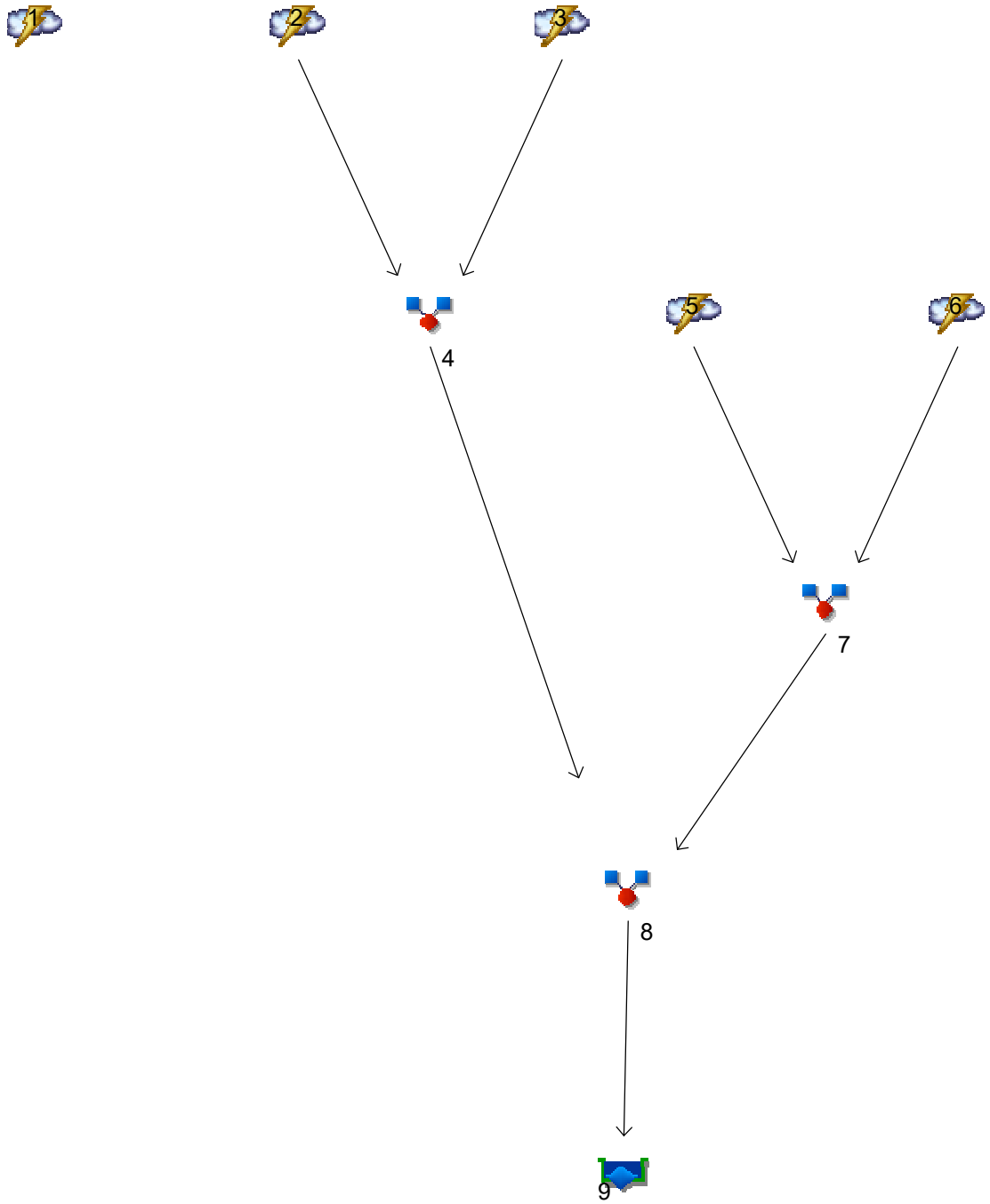
Period of time	Pre-development	Post-dev. Without detention	Post-dev. With detention
	Peak Flow (cfs)	Peak Flow (cfs)	Peak Flow (cfs)
2-Year	31.09	43.27	18.44
5-Year	34.66	48.39	21.11
10-Year	39.81	55.21	24.59
25-Year	45.47	63.00	28.39
50-Year	51.67	71.49	32.15
100-Year	54.77	75.78	33.77

CONCLUSION

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

Hydrograph Summary Report

Watershed Model Schematic



Legend

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

Multi-Hydrograph Plot

Hyd. No. 1

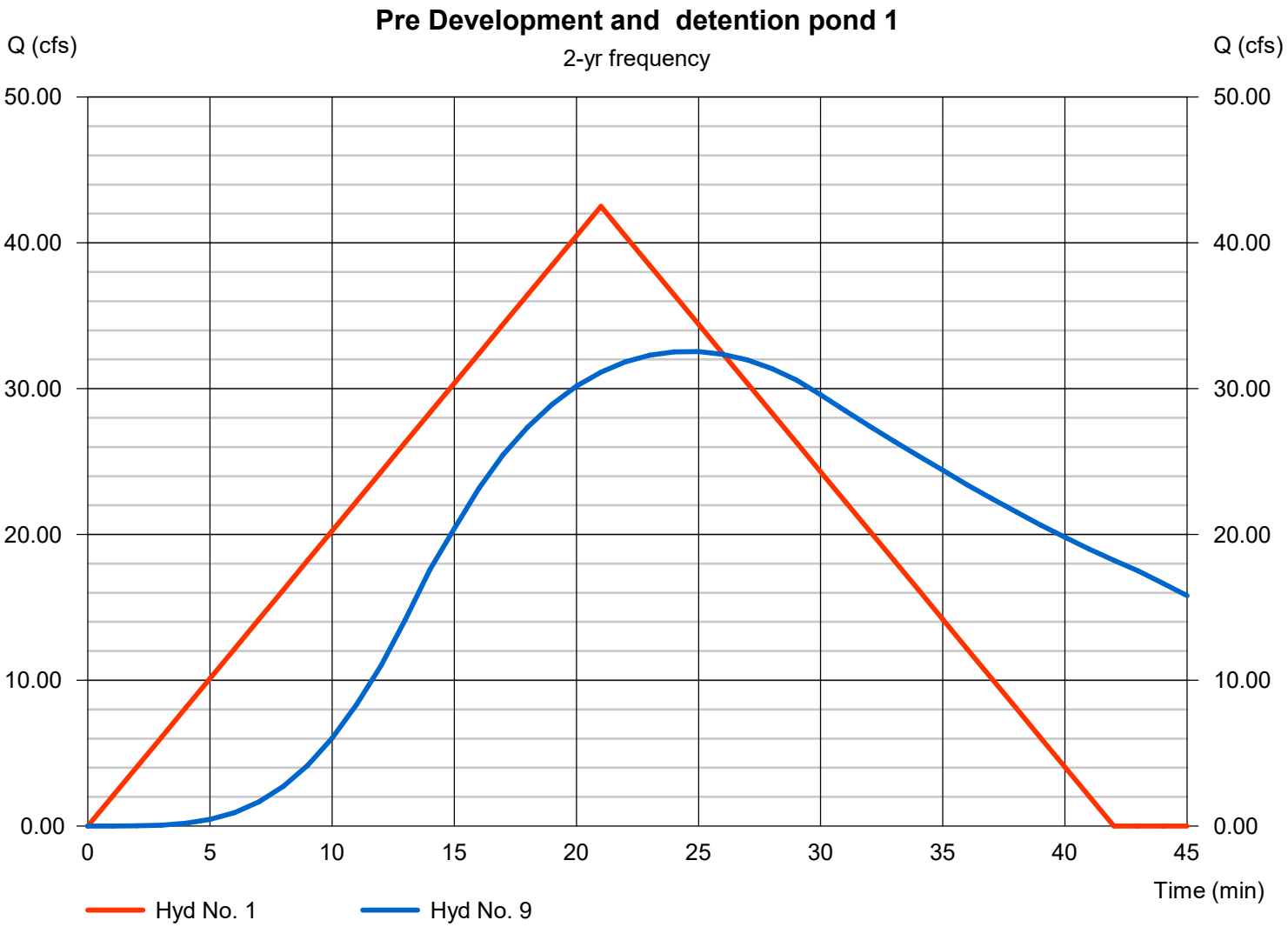
Pre Development

Hydrograph type	=	Rational
Peak discharge	=	42.51 cfs
Time to peak	=	21 min
Hyd. Volume	=	53,568 cuft

Hyd. No. 9

detention pond 1

Hydrograph type	=	Reservoir
Peak discharge	=	32.54 cfs
Time to peak	=	25 min
Hyd. Volume	=	81,205 cuft



Multi-Hydrograph Plot

Hyd. No. 1

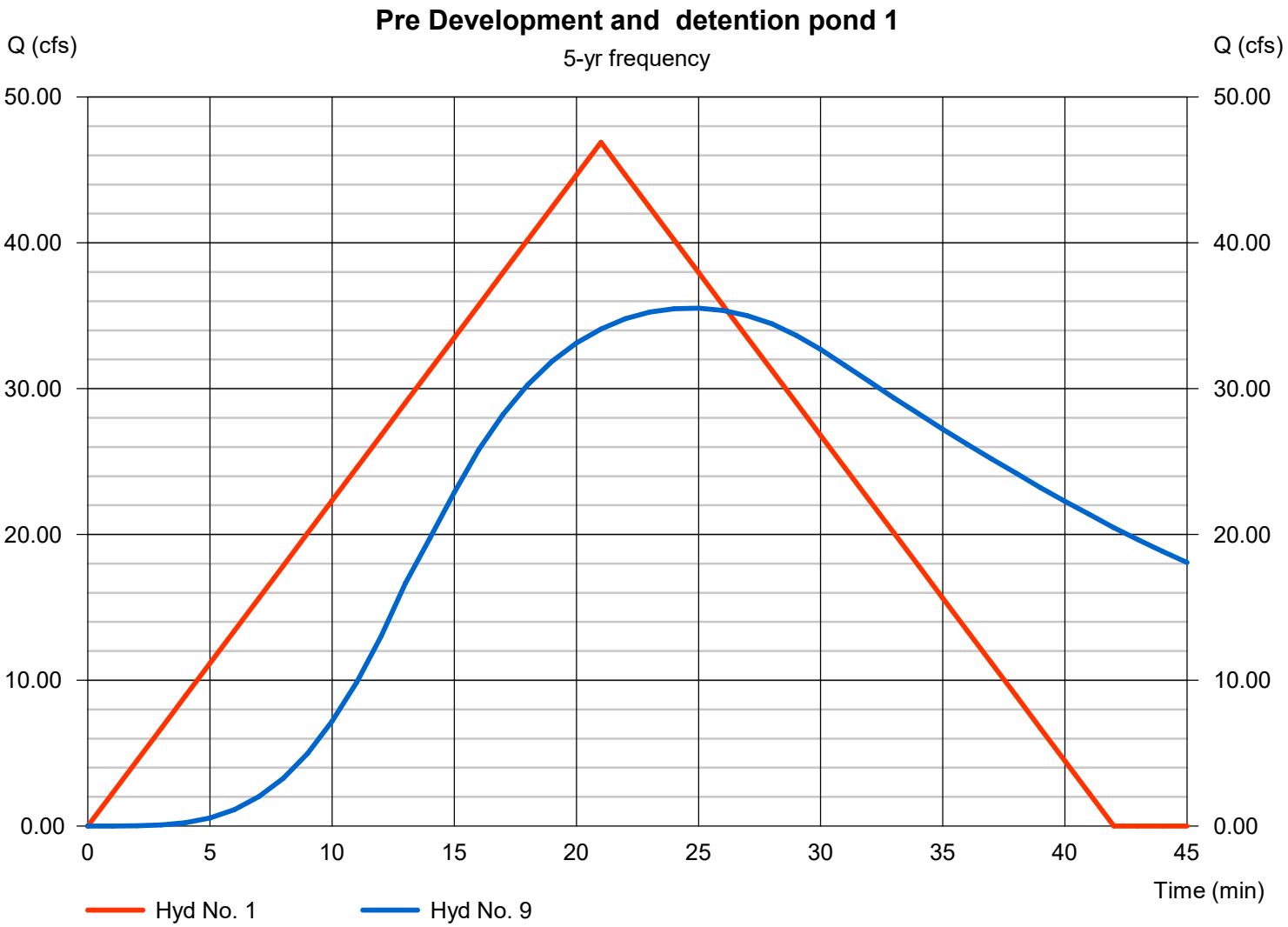
Pre Development

Hydrograph type	=	Rational
Peak discharge	=	46.89 cfs
Time to peak	=	21 min
Hyd. Volume	=	59,077 cuft

Hyd. No. 9

detention pond 1

Hydrograph type	=	Reservoir
Peak discharge	=	35.52 cfs
Time to peak	=	25 min
Hyd. Volume	=	89,828 cuft



Multi-Hydrograph Plot

Hyd. No. 1

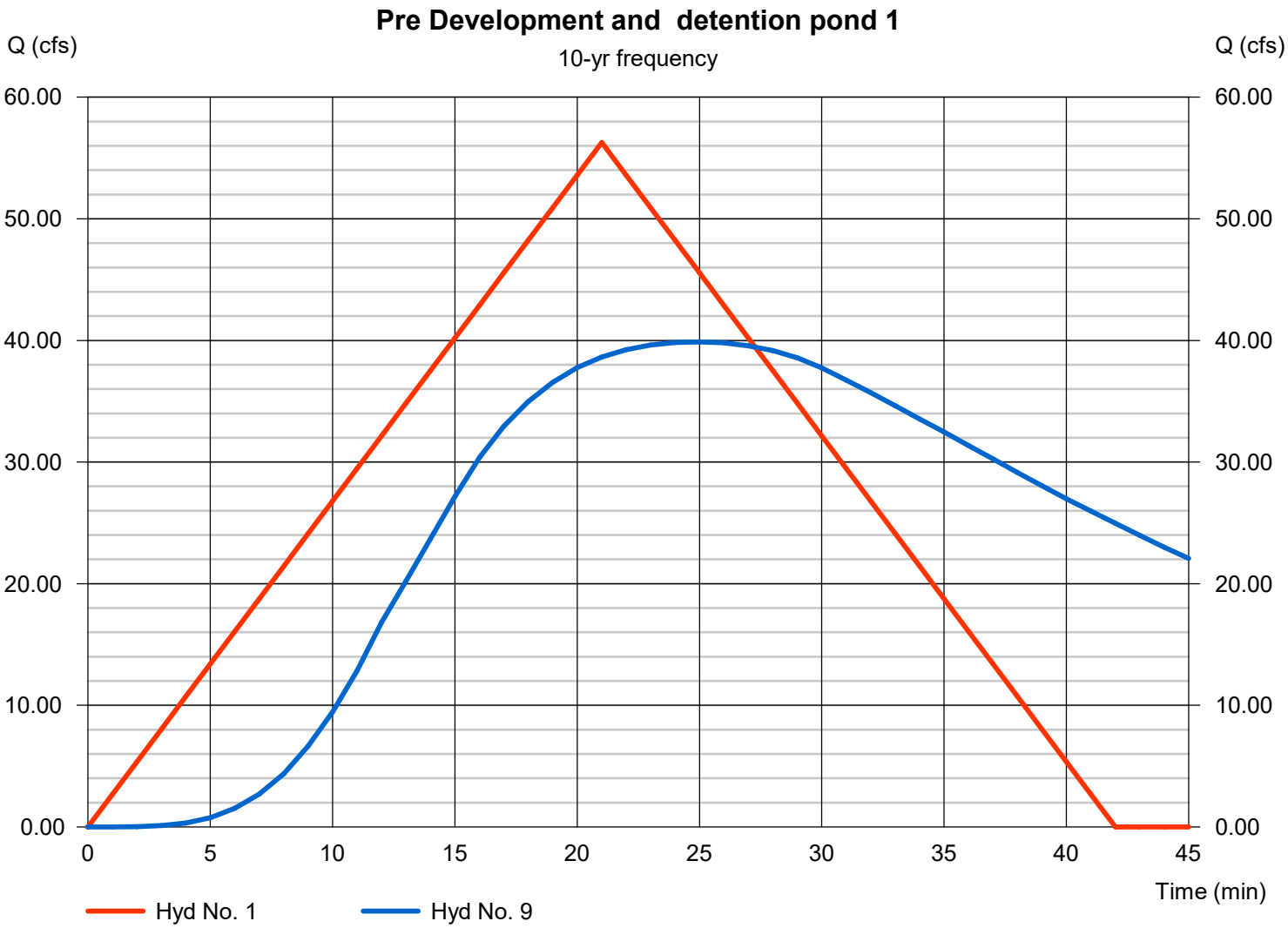
Pre Development

Hydrograph type	=	Rational
Peak discharge	=	56.26 cfs
Time to peak	=	21 min
Hyd. Volume	=	70,892 cuft

Hyd. No. 9

detention pond 1

Hydrograph type	=	Reservoir
Peak discharge	=	39.88 cfs
Time to peak	=	25 min
Hyd. Volume	=	105,448 cuft



Multi-Hydrograph Plot

Hyd. No. 1

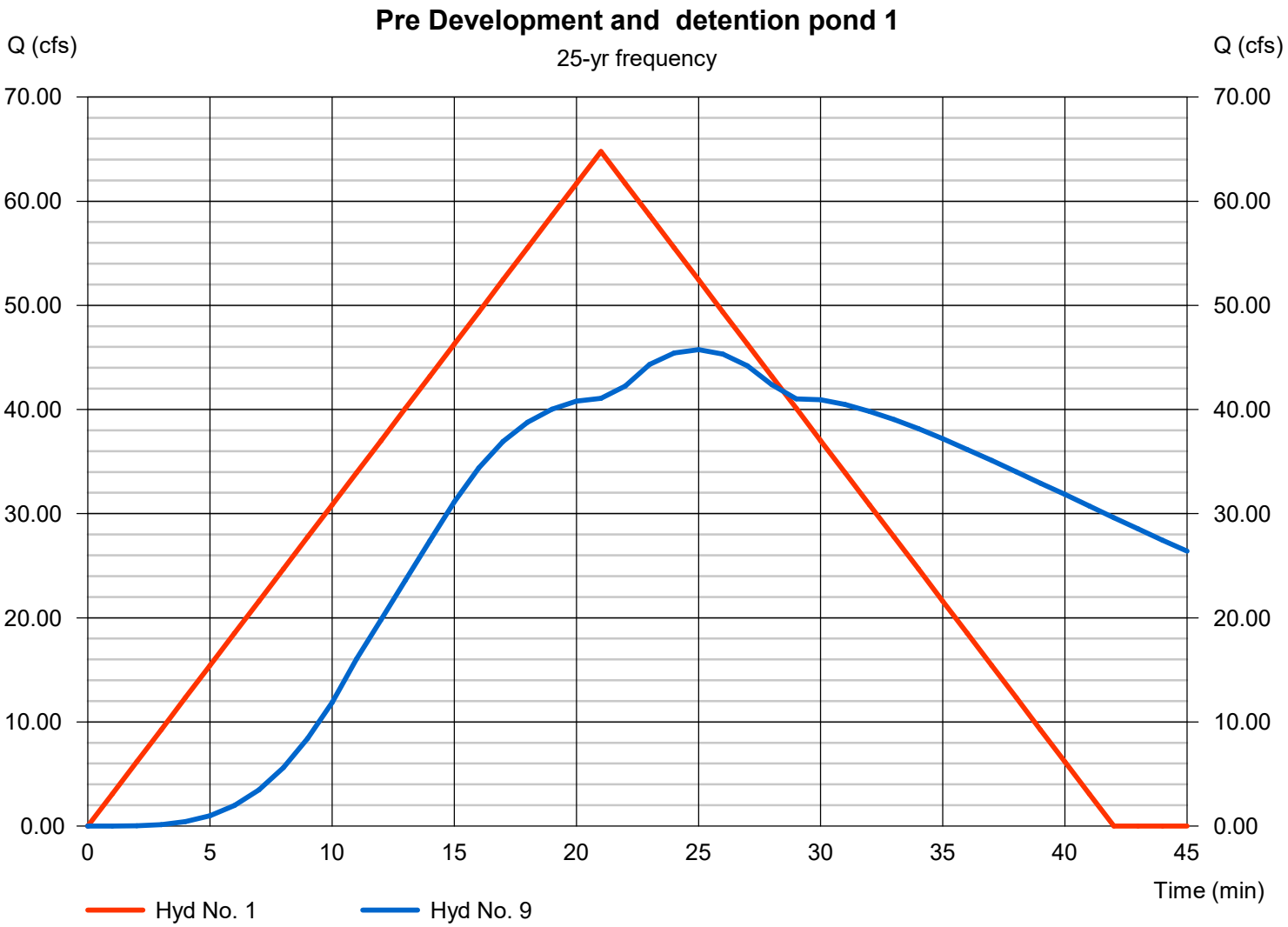
Pre Development

Hydrograph type	=	Rational
Peak discharge	=	64.78 cfs
Time to peak	=	21 min
Hyd. Volume	=	81,626 cuft

Hyd. No. 9

detention pond 1

Hydrograph type	=	Reservoir
Peak discharge	=	45.74 cfs
Time to peak	=	25 min
Hyd. Volume	=	120,872 cuft



Multi-Hydrograph Plot

Hyd. No. 1

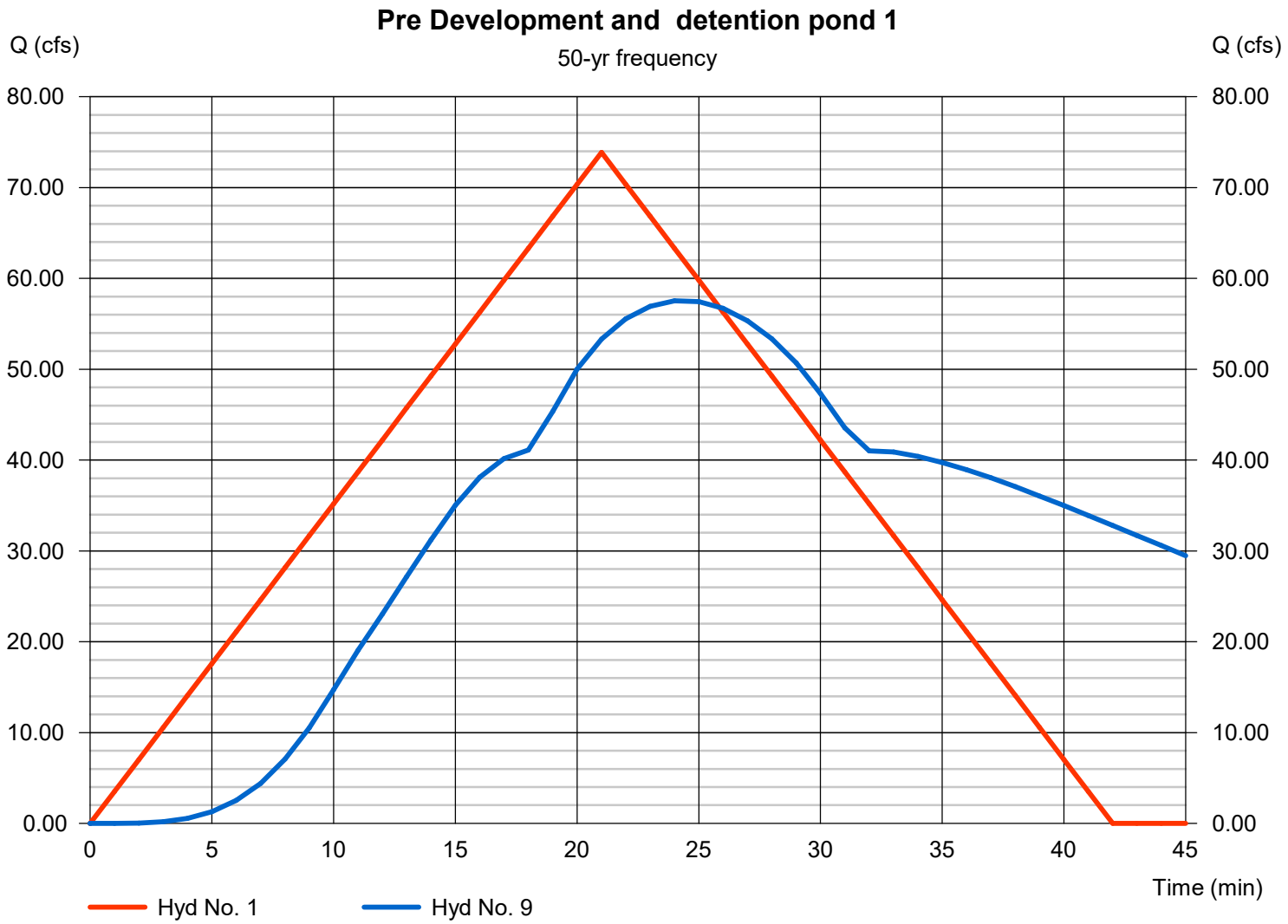
Pre Development

Hydrograph type	=	Rational
Peak discharge	=	73.87 cfs
Time to peak	=	21 min
Hyd. Volume	=	93,080 cuft

Hyd. No. 9

detention pond 1

Hydrograph type	=	Reservoir
Peak discharge	=	57.52 cfs
Time to peak	=	24 min
Hyd. Volume	=	137,777 cuft



Multi-Hydrograph Plot

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

Hyd. No. 1

Pre Development

Hydrograph type	=	Rational
Peak discharge	=	78.94 cfs
Time to peak	=	21 min
Hyd. Volume	=	99,461 cuft

Hyd. No. 9

detention pond 1

Hydrograph type	=	Reservoir
Peak discharge	=	63.55 cfs
Time to peak	=	24 min
Hyd. Volume	=	146,374 cuft

Pond Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 — Wednesday, 04 / 19 / 2023

Pond No. 2 - Detention Pond 1

Pond Data

Trapezoid -Bottom L x W = 268.0 x 70.0 ft, Side slope = 3.00:1, Bottom elev. = 437.50 ft, Depth = 5.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	437.50	18,760	0	0
0.50	438.00	19,783	9,635	9,635
1.00	438.50	20,824	10,151	19,786
1.50	439.00	21,883	10,676	30,462
2.00	439.50	22,960	11,210	41,672
2.50	440.00	24,055	11,753	53,425
3.00	440.50	25,168	12,305	65,730
3.50	441.00	26,299	12,866	78,596
4.00	441.50	27,448	13,436	92,032
4.50	442.00	28,615	14,015	106,047
5.00	442.50	29,800	14,603	120,650

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 42.00	Inactive	Inactive	0.00
Span (in)	= 42.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 437.50	0.00	0.00	0.00
Length (ft)	= 46.00	0.00	0.00	0.00
Slope (%)	= 1.08	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

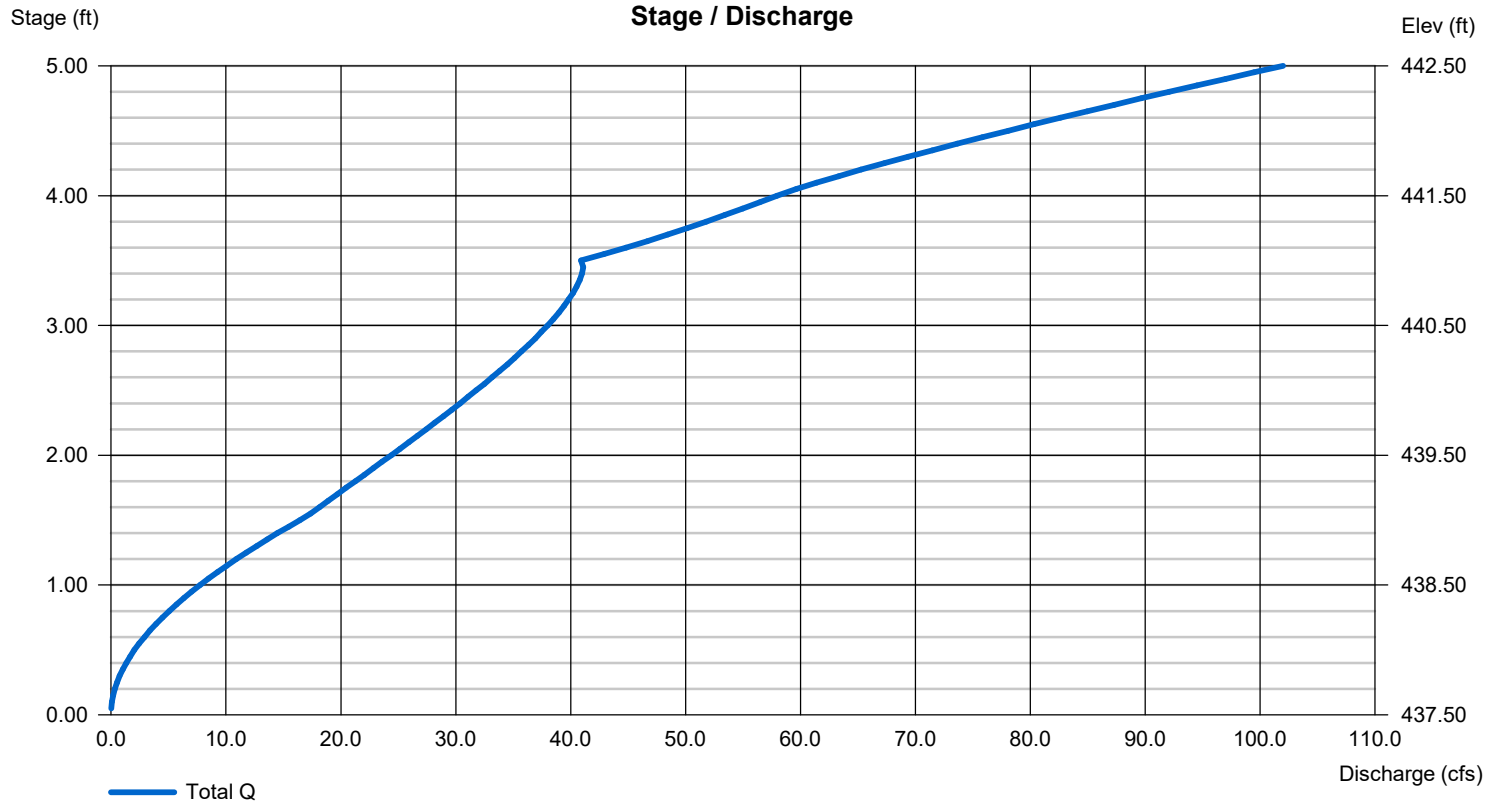
Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 6.00	Inactive	Inactive	0.00
Crest El. (ft)	= 441.50	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= Rect	---	---	---
Multi-Stage	= No	No	No	No

Exfil.(in/hr) = 0.000 (by Wet area)

TW Elev. (ft) = 0.00

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



Hydrograph Summary Report

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

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	42.51	1	21	53,568	------	------	------	Pre Development
2	Rational	60.00	1	15	53,998	------	------	------	Post development-1a
3	Rational	5.960	1	15	5,364	------	------	------	post development-1b
4	Combine	65.96	1	15	59,362	2, 3	------	------	combine-1
5	Rational	18.19	1	15	16,367	------	------	------	post development-2a
6	Rational	6.149	1	15	5,534	------	------	------	post development-2b
7	Combine	24.33	1	15	21,901	5, 6	------	------	combine-2
8	Combine	90.29	1	15	81,262	4, 7	------	------	<no description>
9	Reservoir	32.54	1	25	81,205	8	440.05	54,740	detention pond 1

Hydrograph Summary Report

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

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	46.89	1	21	59,077	------	------	------	Pre Development
2	Rational	66.36	1	15	59,728	------	------	------	Post development-1a
3	Rational	6.592	1	15	5,933	------	------	------	post development-1b
4	Combine	72.96	1	15	65,661	2, 3	------	------	combine-1
5	Rational	20.11	1	15	18,103	------	------	------	post development-2a
6	Rational	6.801	1	15	6,121	------	------	------	post development-2b
7	Combine	26.92	1	15	24,225	5, 6	------	------	combine-2
8	Combine	99.87	1	15	89,885	4, 7	------	------	<no description>
9	Reservoir	35.52	1	25	89,828	8	440.28	60,392	detention pond 1

Hydrograph Summary Report

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

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	56.26	1	21	70,892	------	------	------	Pre Development
2	Rational	77.90	1	15	70,107	------	------	------	Post development-1a
3	Rational	7.738	1	15	6,964	------	------	------	post development-1b
4	Combine	85.63	1	15	77,071	2, 3	------	------	combine-1
5	Rational	23.61	1	15	21,249	------	------	------	post development-2a
6	Rational	7.983	1	15	7,185	------	------	------	post development-2b
7	Combine	31.59	1	15	28,434	5, 6	------	------	combine-2
8	Combine	117.23	1	15	105,505	4, 7	------	------	<no description>
9	Reservoir	39.88	1	25	105,448	8	440.71	71,054	detention pond 1

Hydrograph Summary Report

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

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	64.78	1	21	81,626	------	------	------	Pre Development
2	Rational	89.29	1	15	80,357	------	------	------	Post development-1a
3	Rational	8.869	1	15	7,982	------	------	------	post development-1b
4	Combine	98.15	1	15	88,339	2, 3	------	------	combine-1
5	Rational	27.06	1	15	24,356	------	------	------	post development-2a
6	Rational	9.151	1	15	8,235	------	------	------	post development-2b
7	Combine	36.21	1	15	32,591	5, 6	------	------	combine-2
8	Combine	134.37	1	15	120,930	4, 7	------	------	<no description>
9	Reservoir	45.74	1	25	120,872	8	441.12	81,944	detention pond 1

Hydrograph Summary Report

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

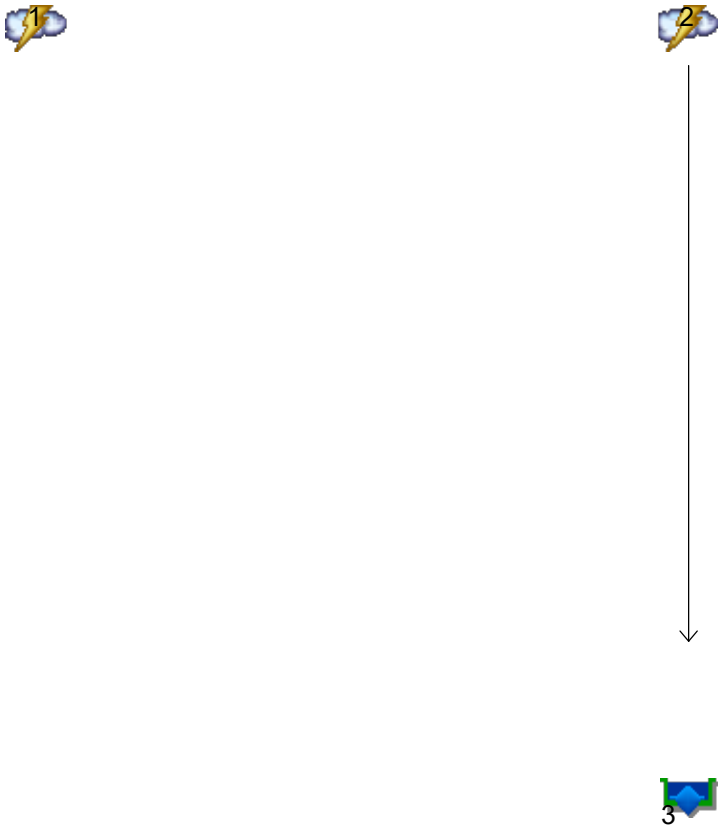
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	73.87	1	21	93,080	------	------	------	Pre Development
2	Rational	101.77	1	15	91,590	------	------	------	Post development-1a
3	Rational	10.11	1	15	9,098	------	------	------	post development-1b
4	Combine	111.88	1	15	100,688	2, 3	------	------	combine-1
5	Rational	30.85	1	15	27,761	------	------	------	post development-2a
6	Rational	10.43	1	15	9,387	------	------	------	post development-2b
7	Combine	41.27	1	15	37,147	5, 6	------	------	combine-2
8	Combine	153.15	1	15	137,835	4, 7	------	------	<no description>
9	Reservoir	57.52	1	24	137,777	8	441.49	91,647	detention pond 1

Hydrograph Summary Report

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

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	78.94	1	21	99,461	------	------	------	Pre Development
2	Rational	108.11	1	15	97,303	------	------	------	Post development-1a
3	Rational	10.74	1	15	9,665	------	------	------	post development-1b
4	Combine	118.85	1	15	106,968	2, 3	------	------	combine-1
5	Rational	32.77	1	15	29,492	------	------	------	post development-2a
6	Rational	11.08	1	15	9,972	------	------	------	post development-2b
7	Combine	43.85	1	15	39,464	5, 6	------	------	combine-2
8	Combine	162.70	1	15	146,433	4, 7	------	------	<no description>
9	Reservoir	63.55	1	24	146,374	8	441.66	96,403	detention pond 1

Watershed Model Schematic



Legend

Hyd.	Origin	Description
1	Rational	Pre development
2	Rational	Post development
3	Reservoir	detention pond

Multi-Hydrograph Plot

Hyd. No. 1

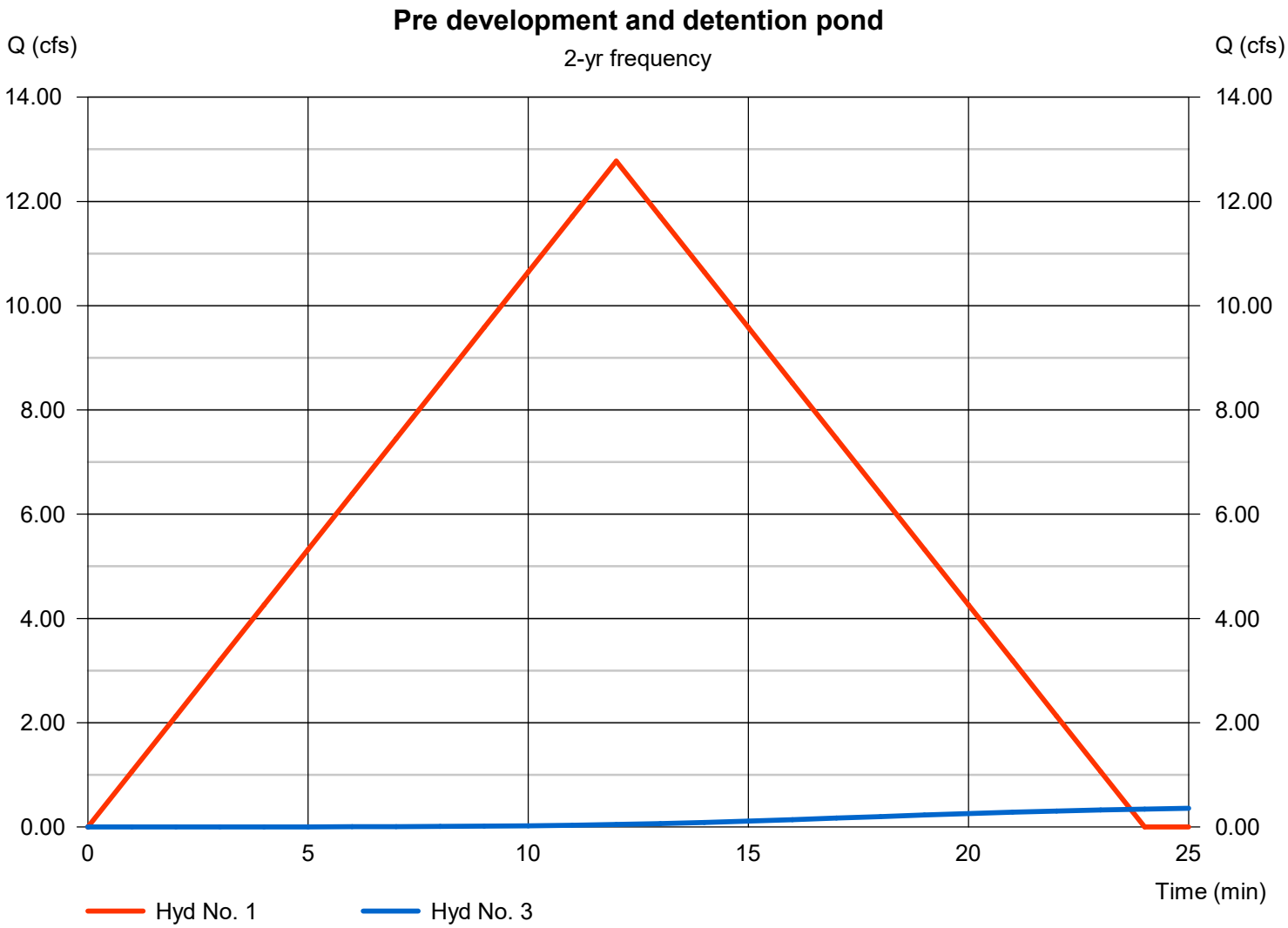
Pre development

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

Hyd. No. 3

detention pond

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



Multi-Hydrograph Plot

Hyd. No. 1

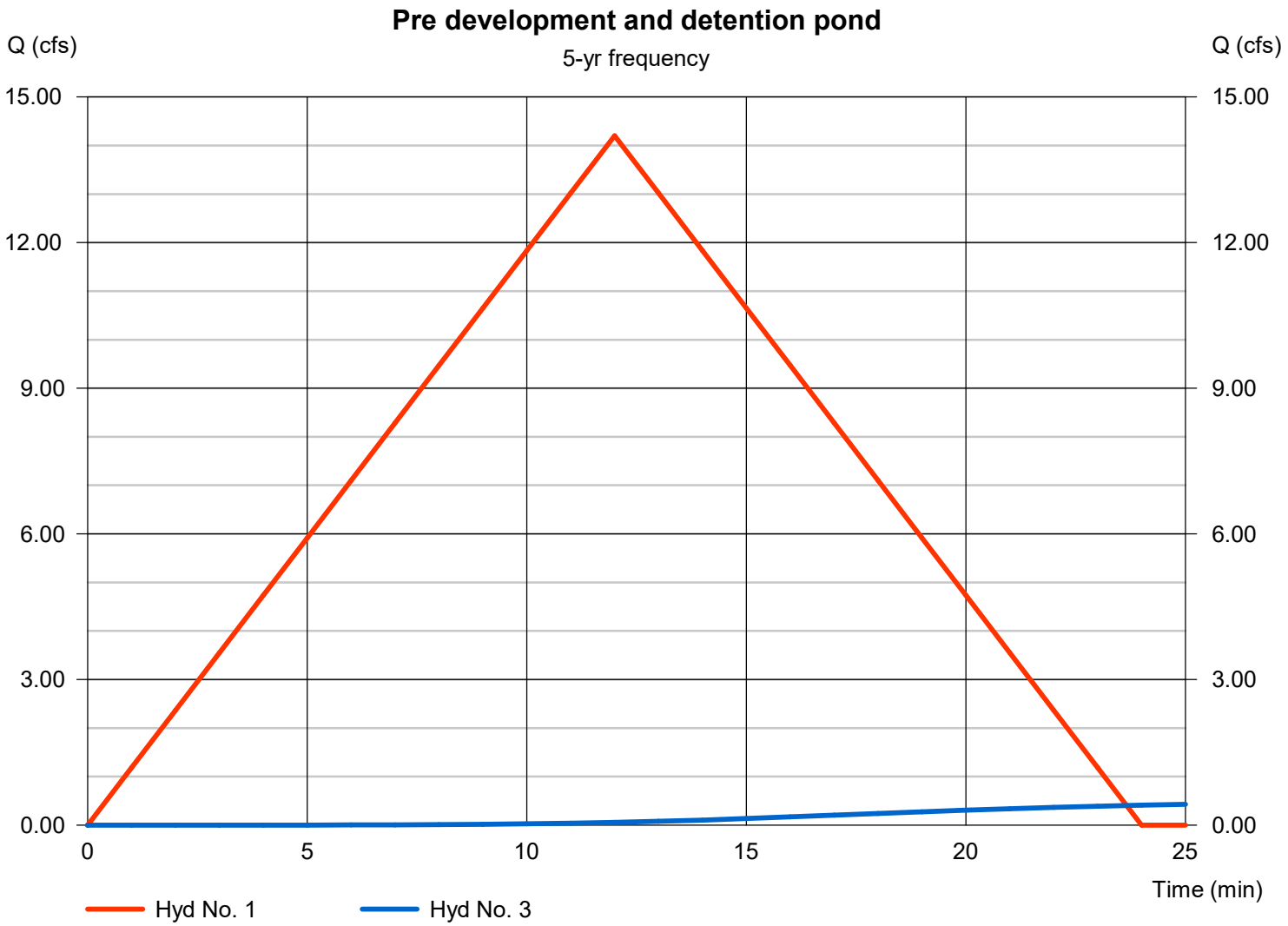
Pre development

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

Hyd. No. 3

detention pond

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



Multi-Hydrograph Plot

Hyd. No. 1

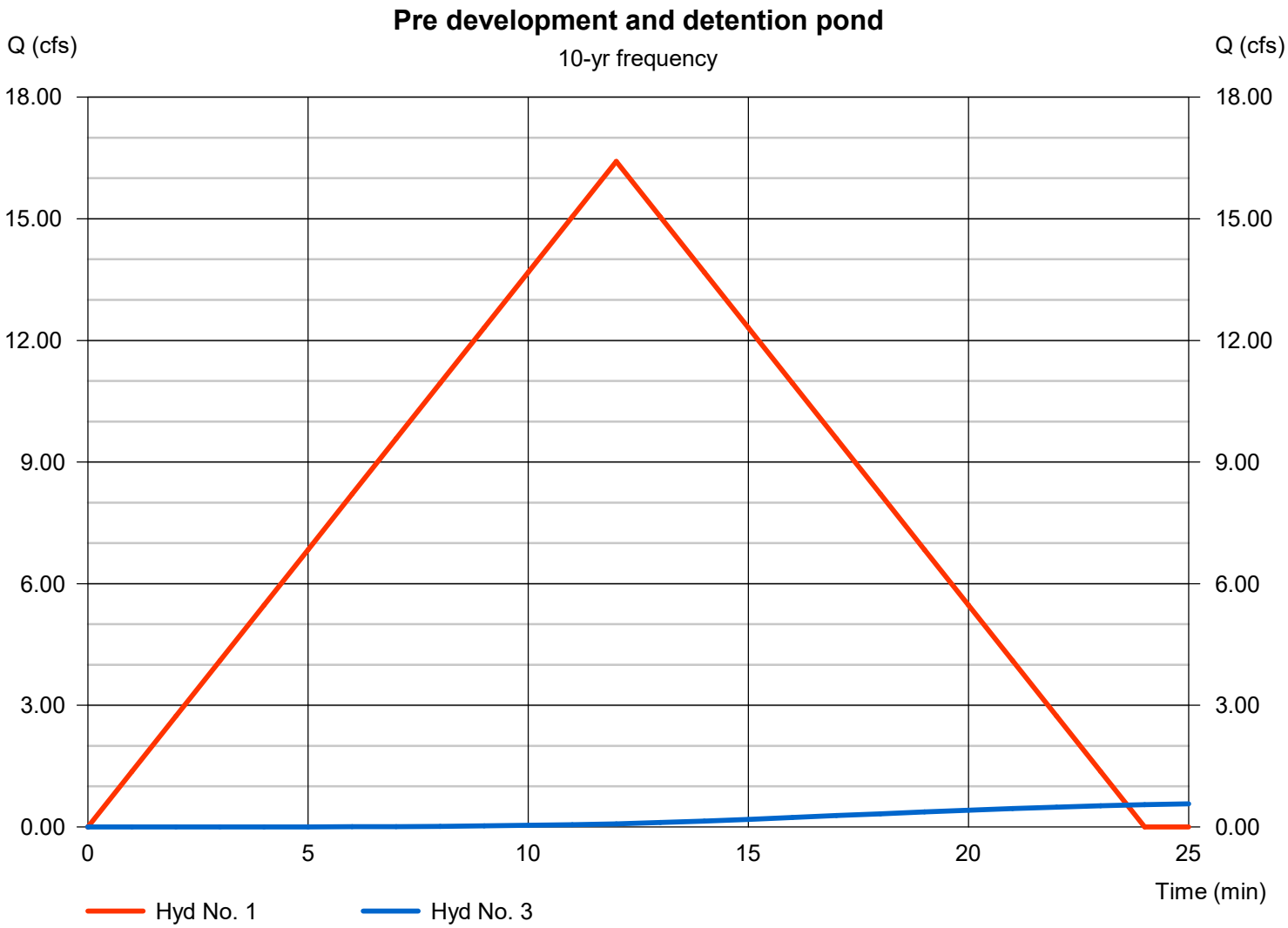
Pre development

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

Hyd. No. 3

detention pond

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



Multi-Hydrograph Plot

Hyd. No. 1

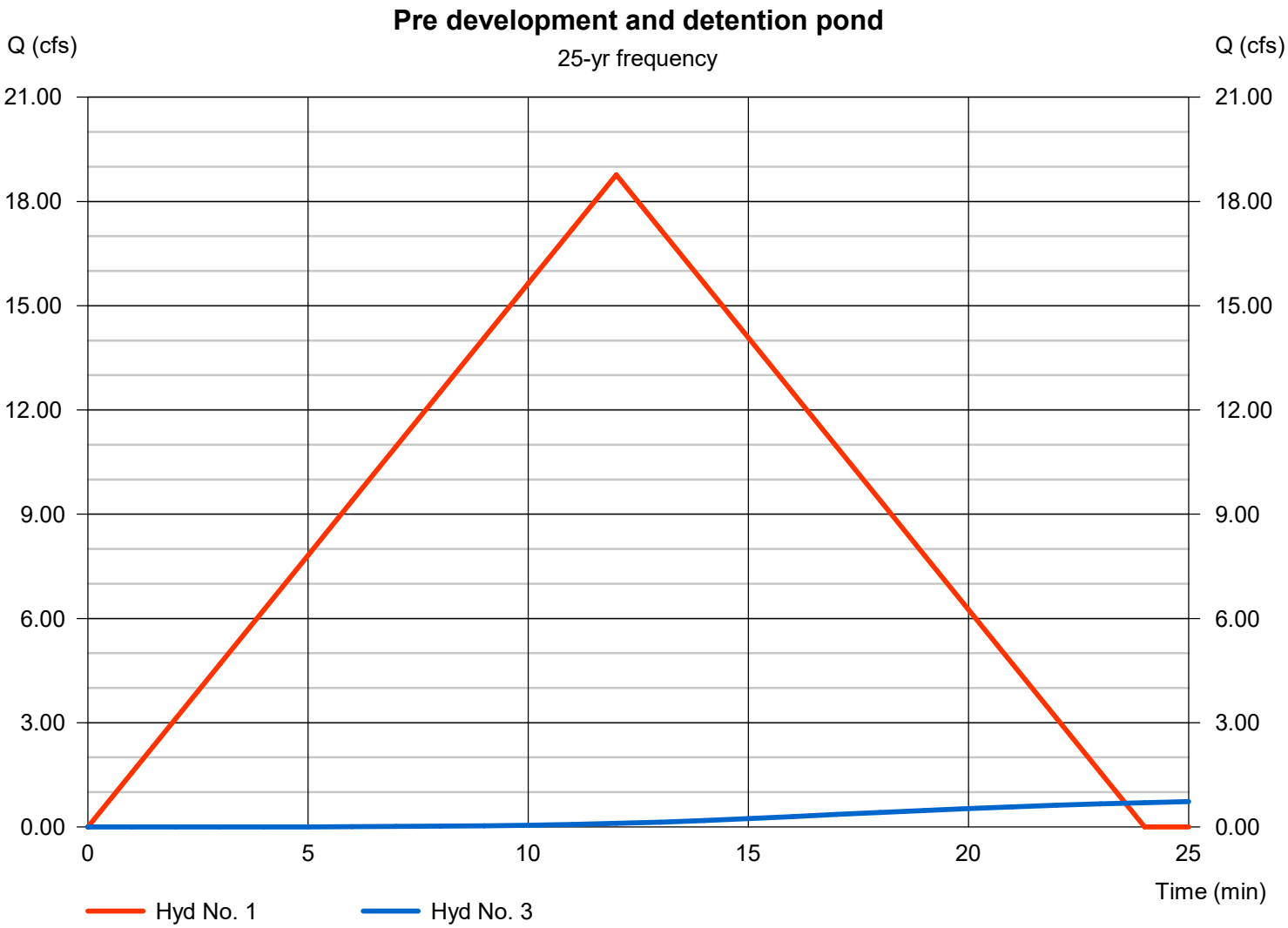
Pre development

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

Hyd. No. 3

detention pond

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



Multi-Hydrograph Plot

Hyd. No. 1

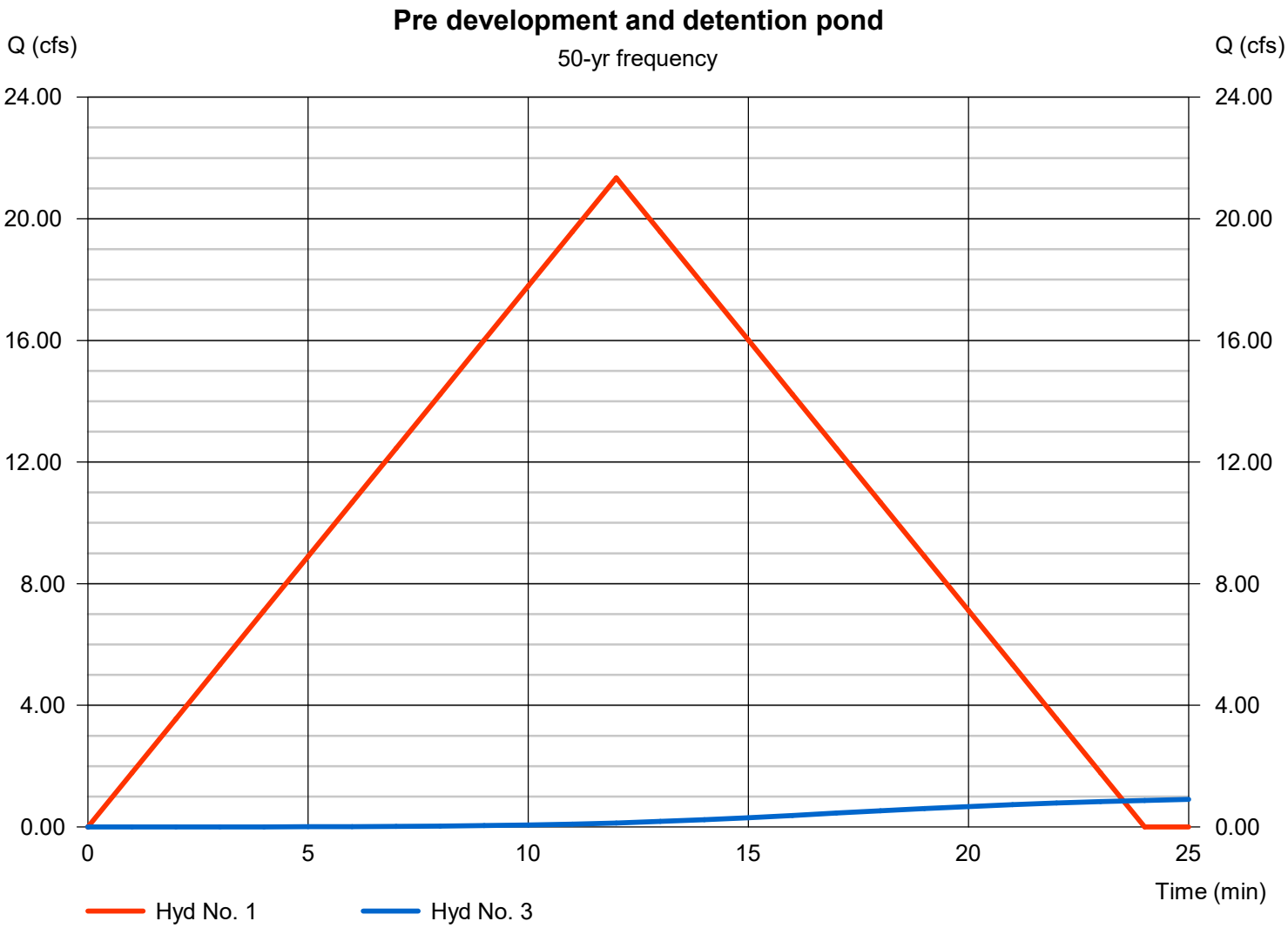
Pre development

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

Hyd. No. 3

detention pond

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



Multi-Hydrograph Plot

Hyd. No. 1

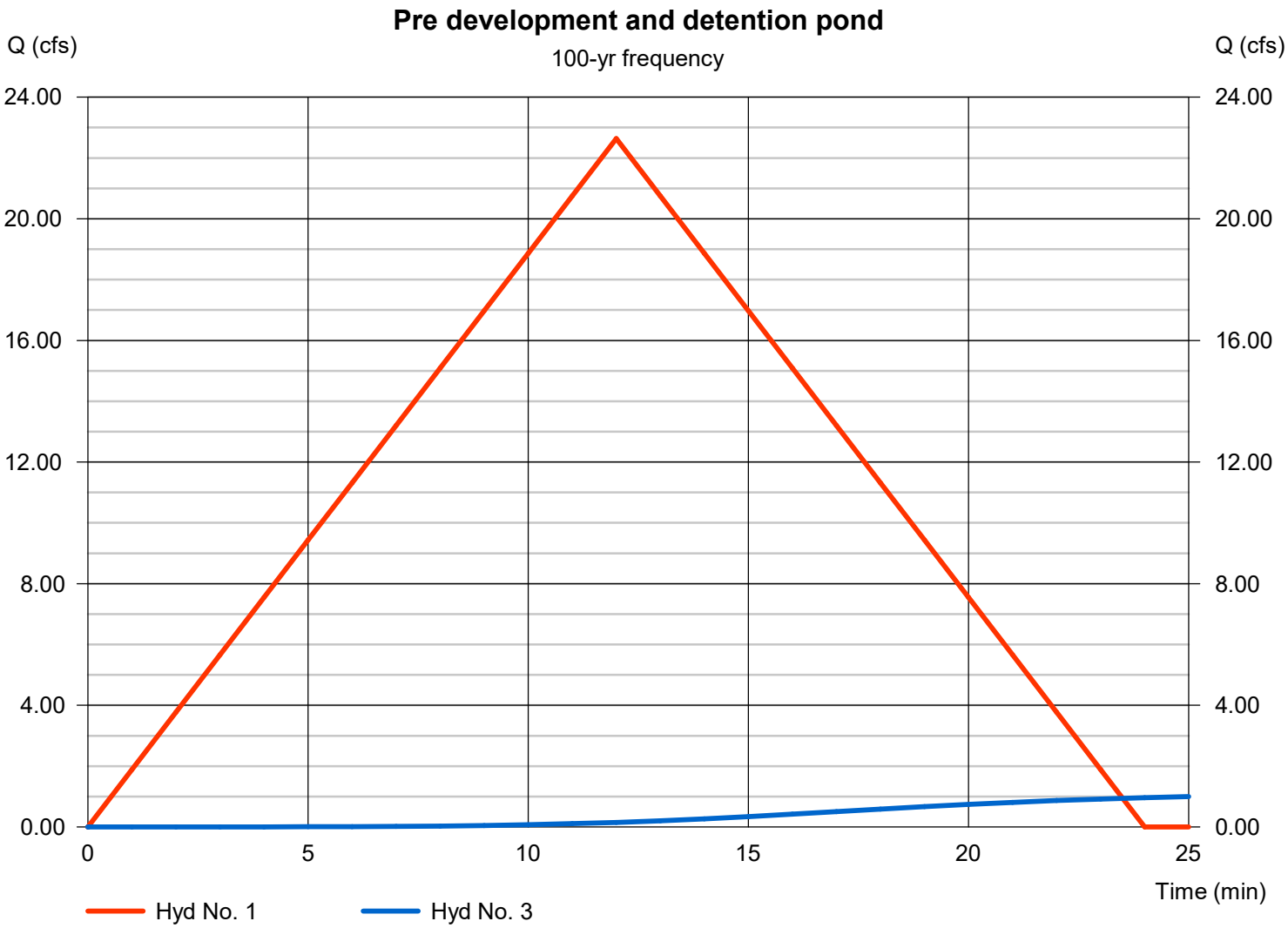
Pre development

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

Hyd. No. 3

detention pond

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



Pond Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 Thursday, 10 / 6 / 2022

Pond No. 1 - Detention Pond 2

Pond Data

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

Stage / Storage Table

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

Culvert / Orifice Structures

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

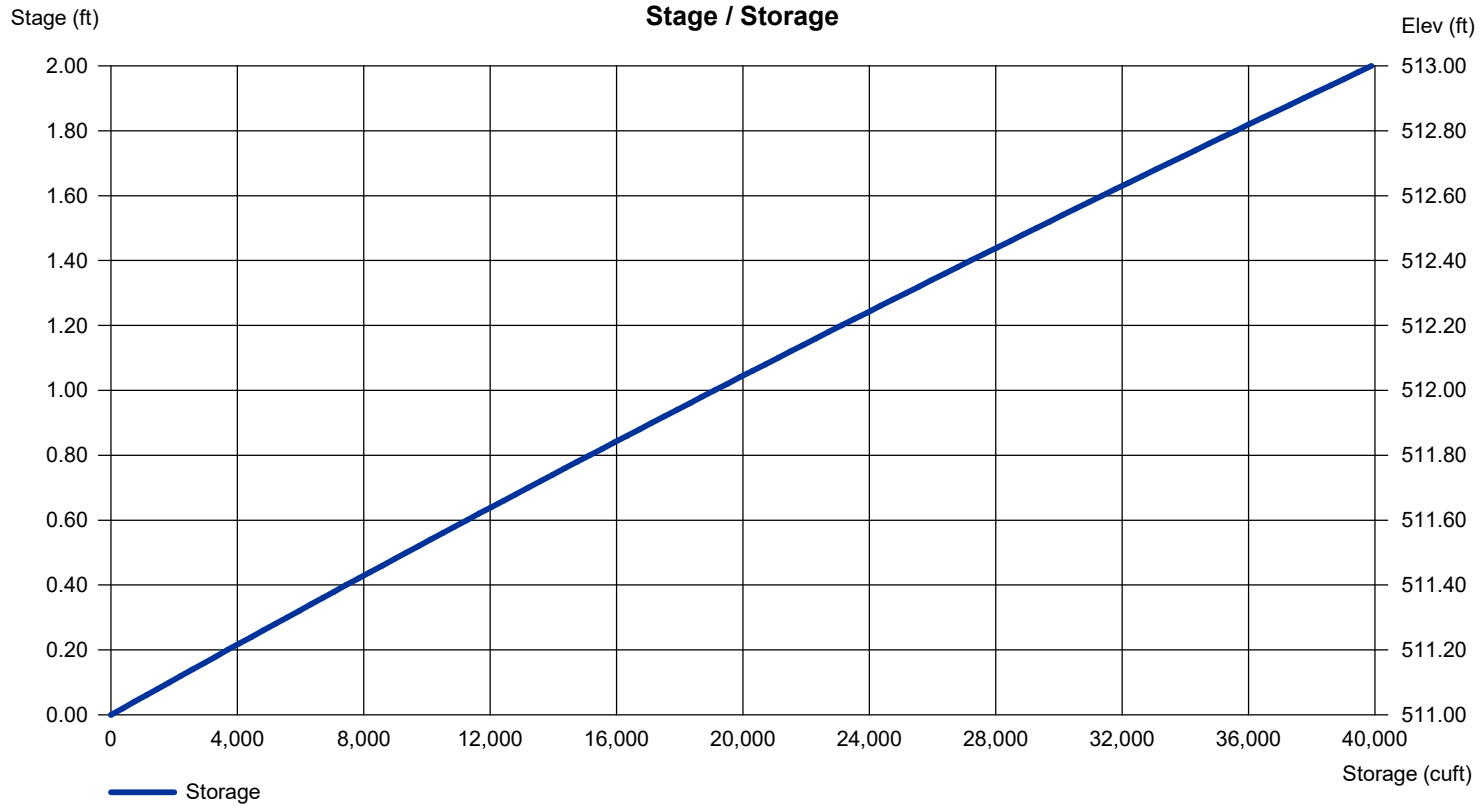
Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 6.00	0.00	0.00	0.00
Crest El. (ft)	= 512.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= Rect	---	---	---
Multi-Stage	= No	No	No	No

Exfil.(in/hr) = 0.000 (by Contour)

TW Elev. (ft) = 0.00

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



Hydrograph Summary Report

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

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

Hydrograph Summary Report

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

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

Hydrograph Summary Report

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

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

Hydrograph Summary Report

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

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

Hydrograph Summary Report

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

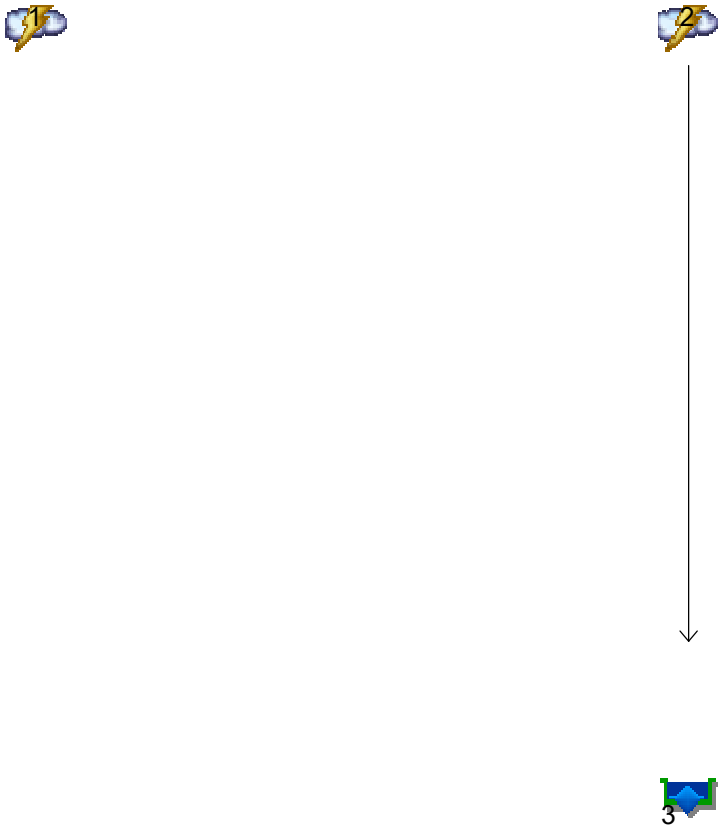
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	21.35	1	12	15,370	------	------	------	Pre development
2	Rational	11.24	1	15	10,120	------	------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

Hydrograph Summary Report

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

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

Watershed Model Schematic



Multi-Hydrograph Plot

Hyd. No. 1

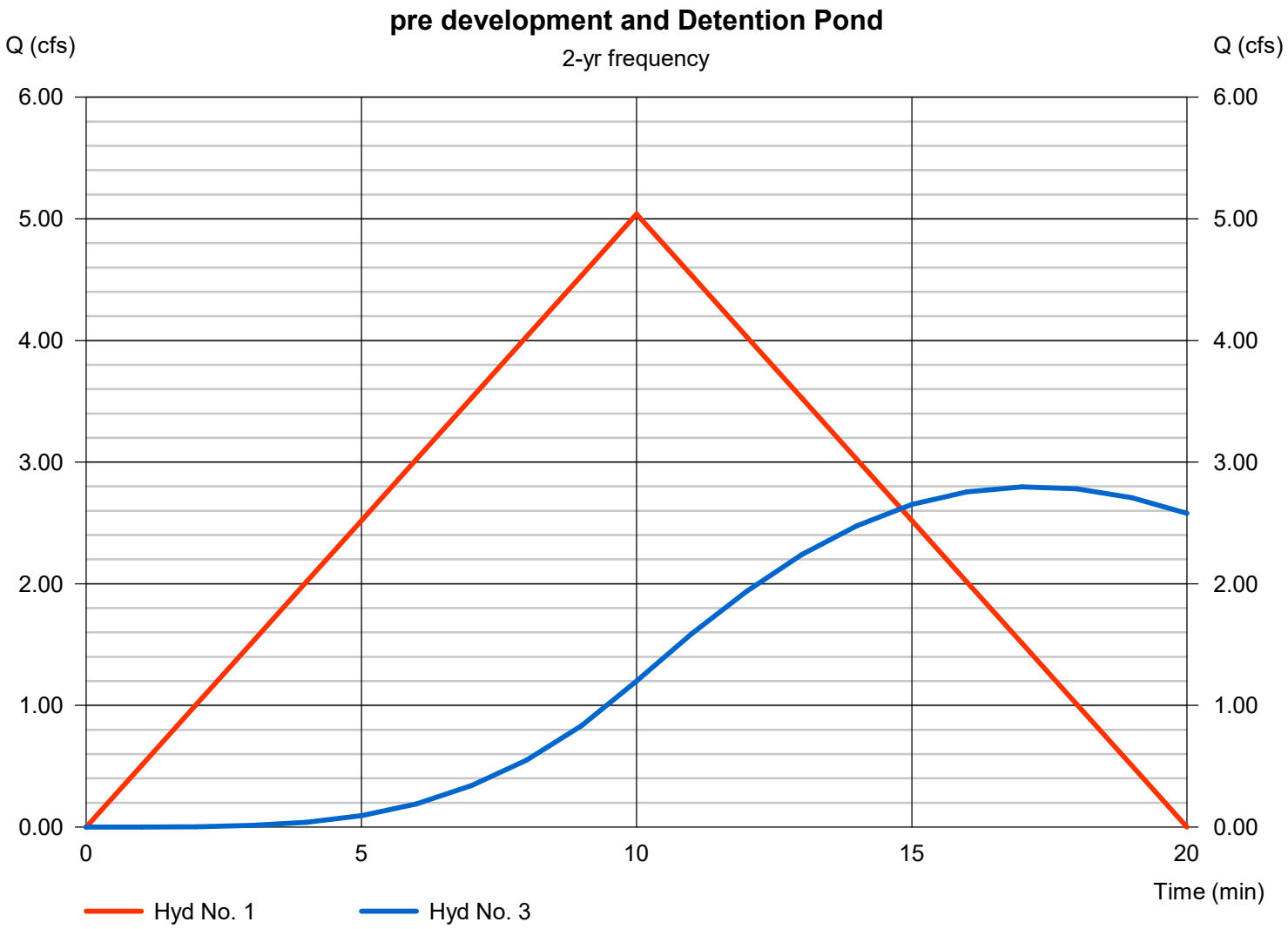
pre development

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

Hyd. No. 3

Detention Pond

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



Multi-Hydrograph Plot

Hyd. No. 1

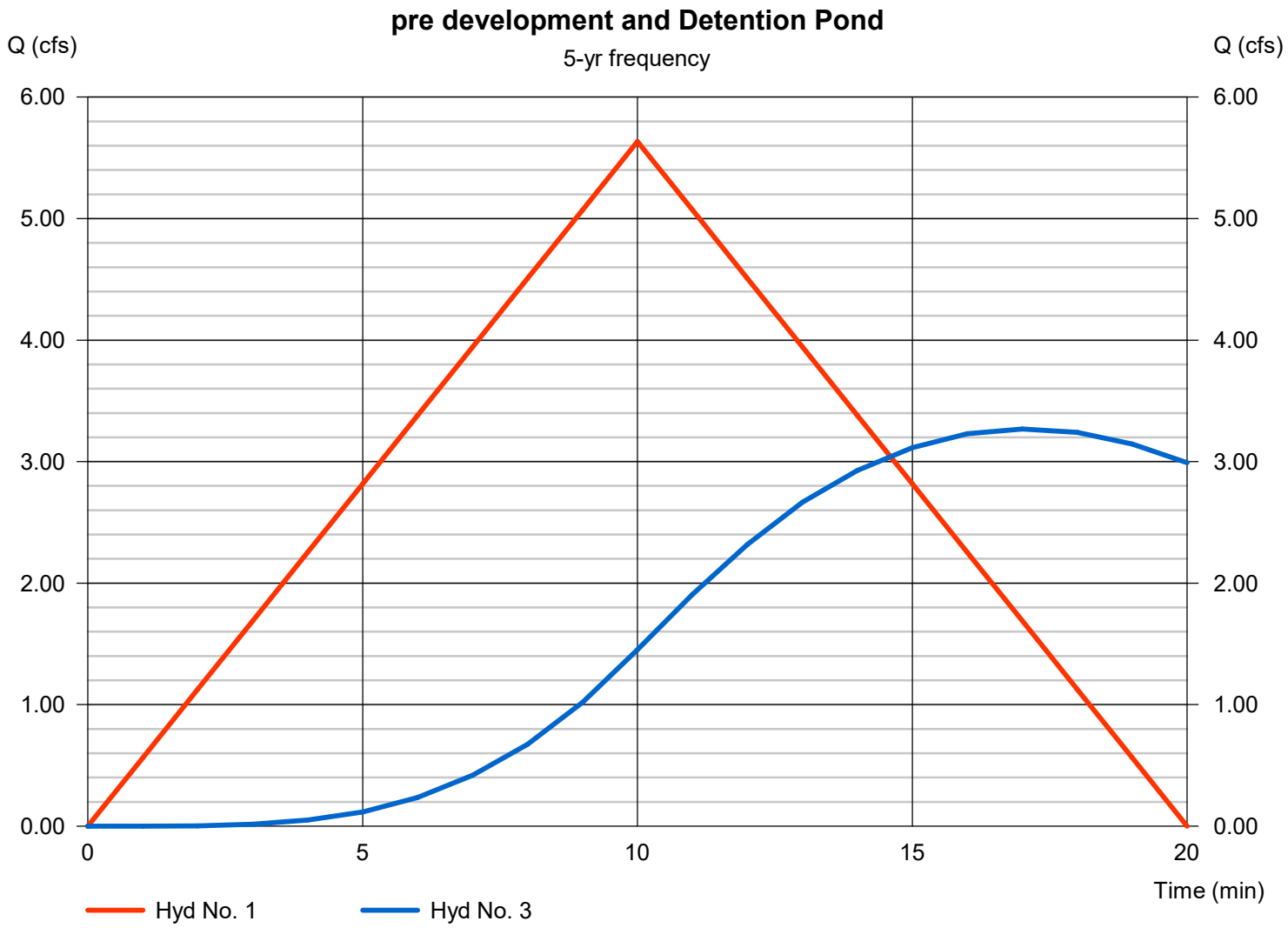
pre development

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

Hyd. No. 3

Detention Pond

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



Multi-Hydrograph Plot

Hyd. No. 1

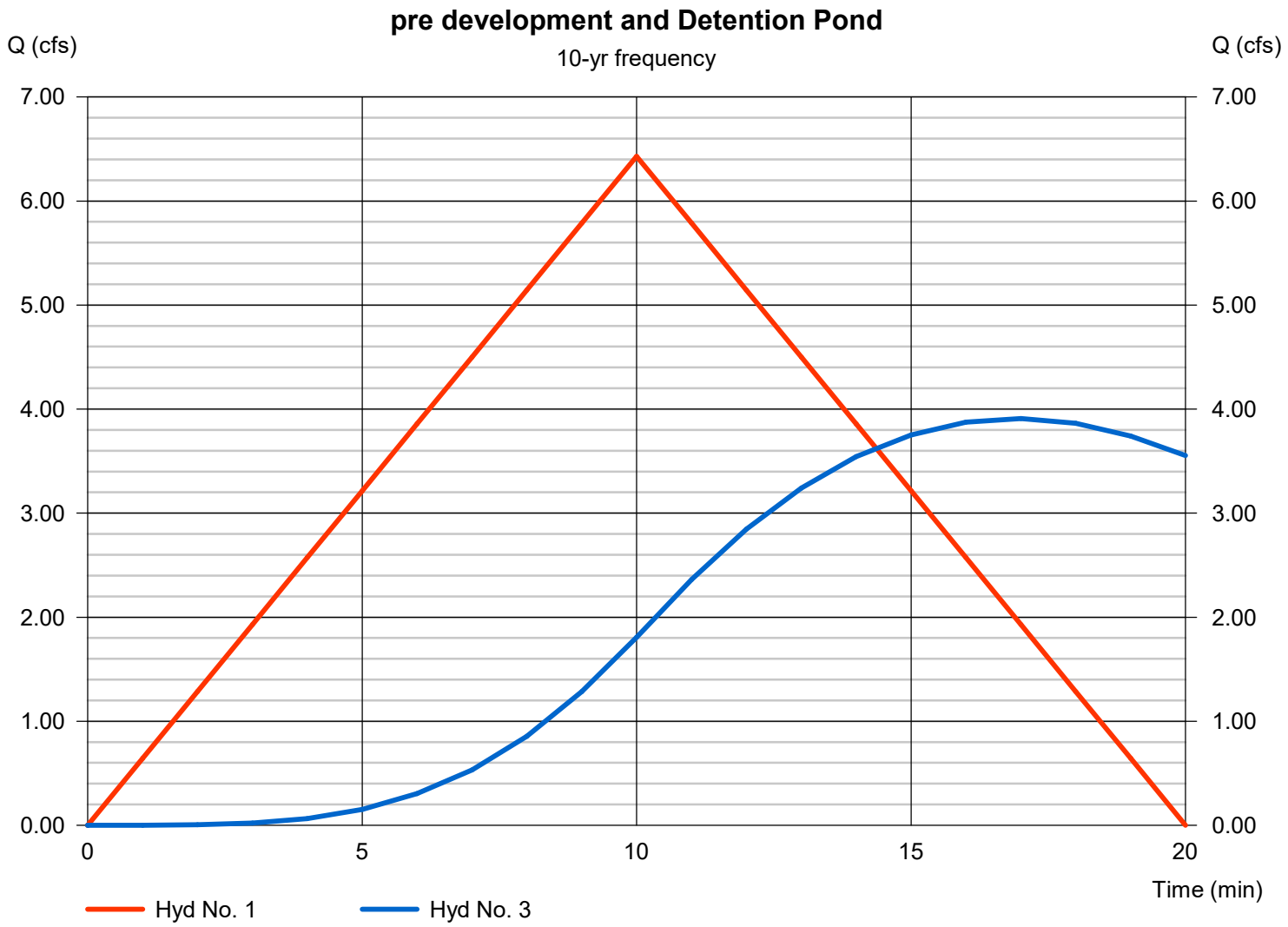
pre development

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

Hyd. No. 3

Detention Pond

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



Multi-Hydrograph Plot

Hyd. No. 1

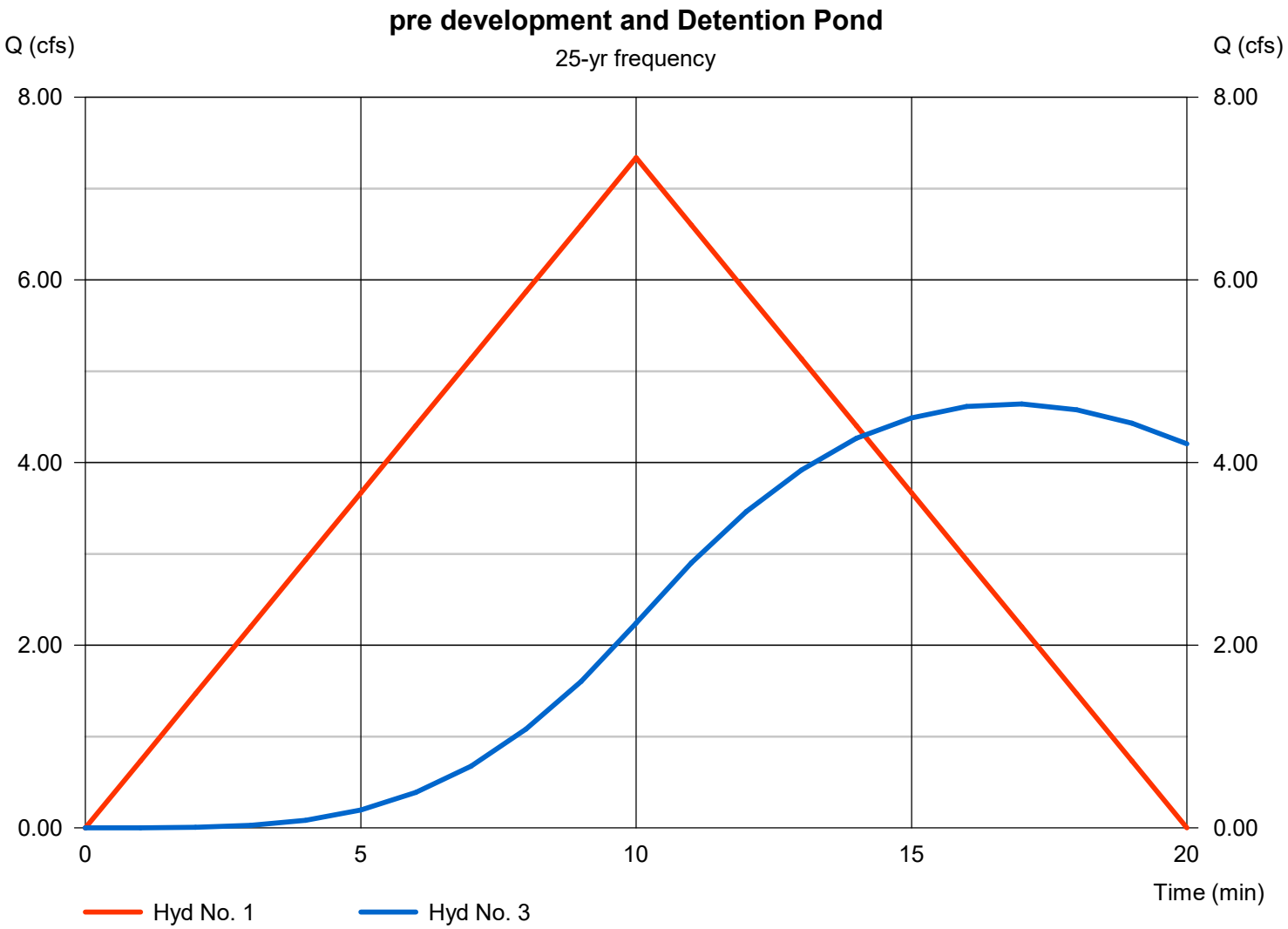
pre development

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

Hyd. No. 3

Detention Pond

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



Multi-Hydrograph Plot

Hyd. No. 1

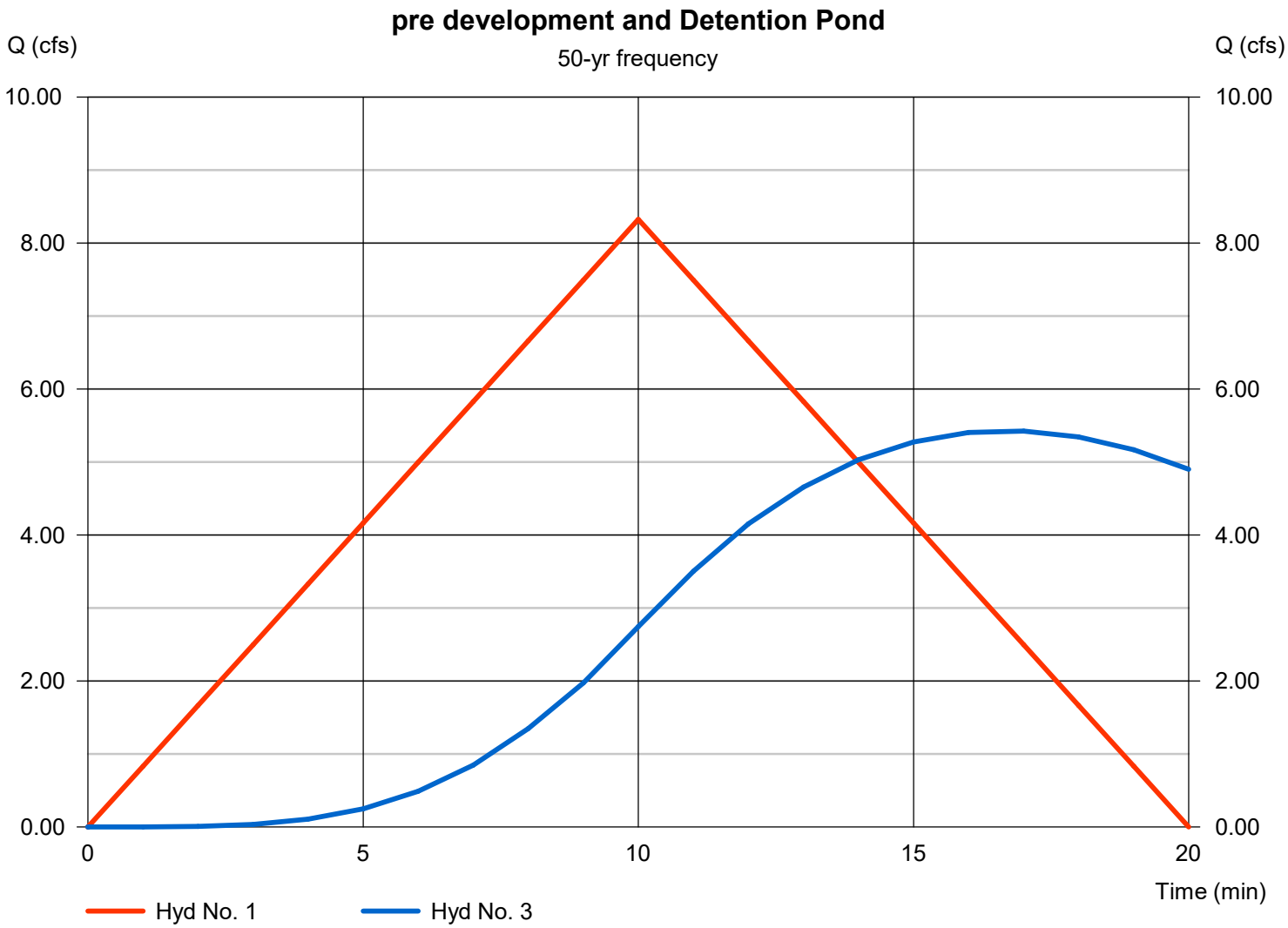
pre development

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

Hyd. No. 3

Detention Pond

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



Multi-Hydrograph Plot

Hyd. No. 1

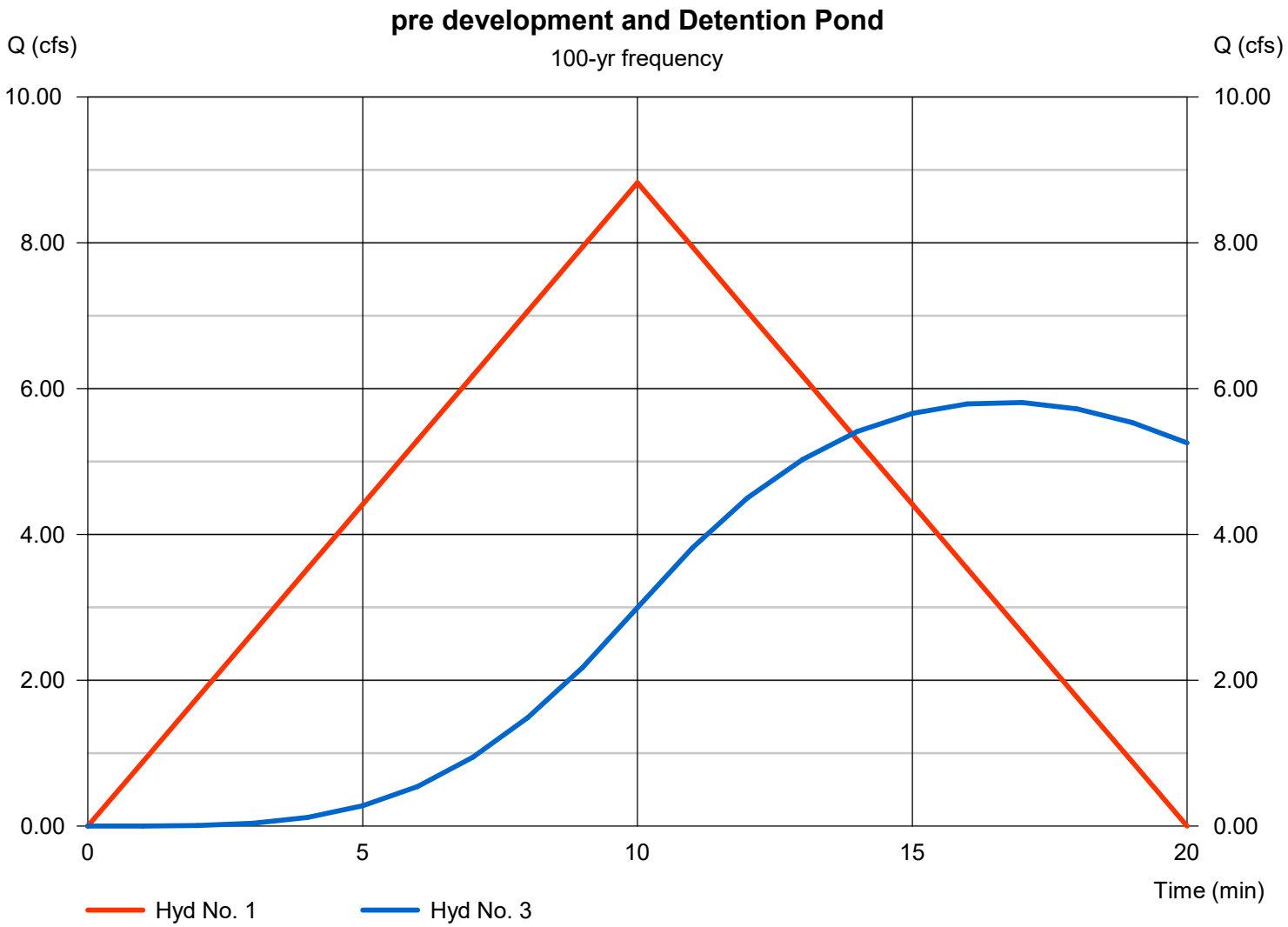
pre development

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

Hyd. No. 3

Detention Pond

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



Pond Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 — Wednesday, 04 / 19 / 2023

Pond No. 1 - Detention Pond -3

Pond Data

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

Stage / Storage Table

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

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 18.00	0.00	0.00	0.00
Span (in)	= 18.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 495.00	0.00	0.00	0.00
Length (ft)	= 29.00	0.00	0.00	0.00
Slope (%)	= 12.74	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

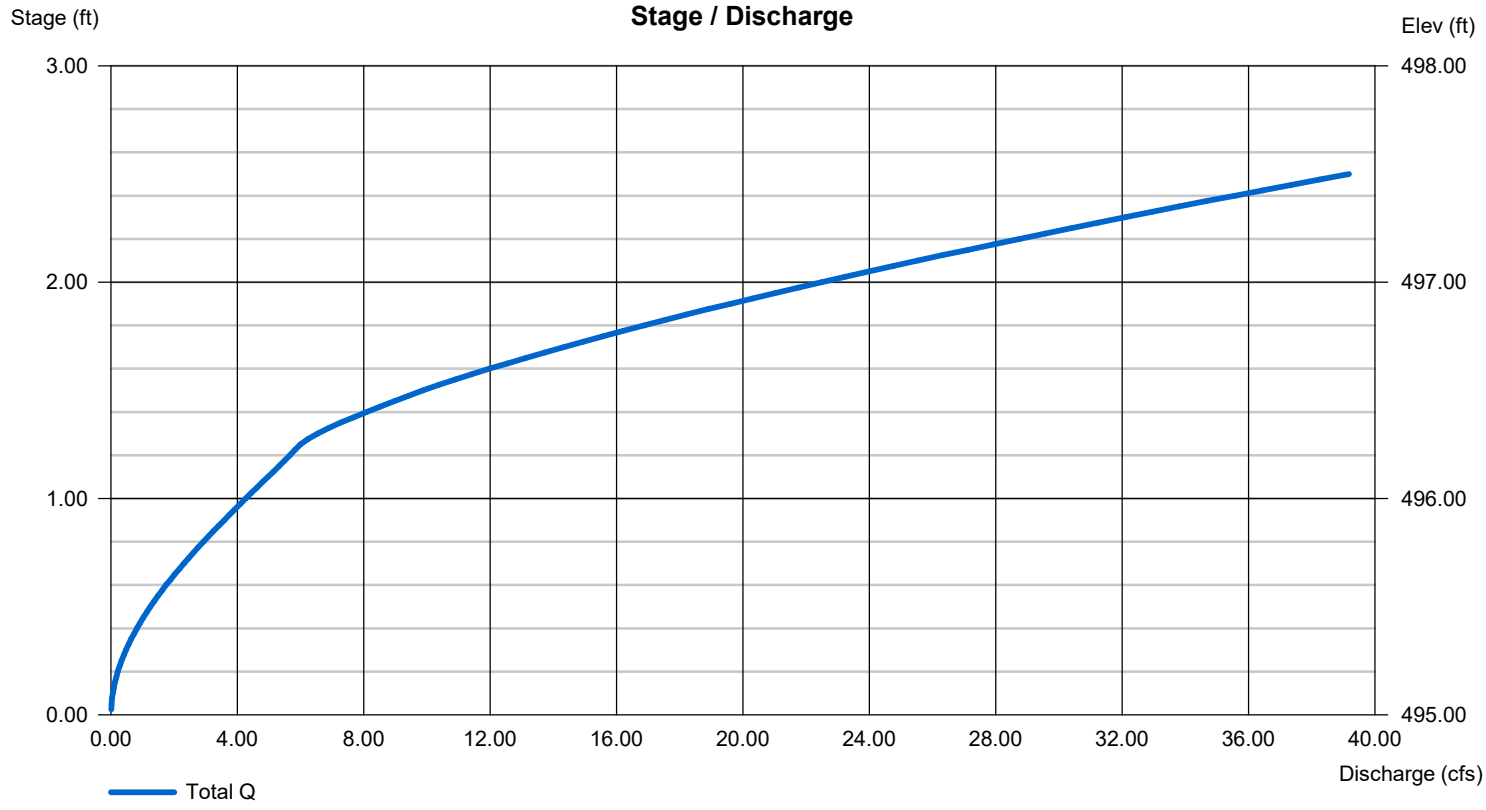
Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 6.00	0.00	0.00	0.00
Crest El. (ft)	= 496.25	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= Rect	---	---	---
Multi-Stage	= No	No	No	No

Exfil.(in/hr) = 0.000 (by Wet area)

TW Elev. (ft) = 0.00

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



Hydrograph Summary Report

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

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

Hydrograph Summary Report

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

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

Hydrograph Summary Report

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

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

Hydrograph Summary Report

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

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

Hydrograph Summary Report

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

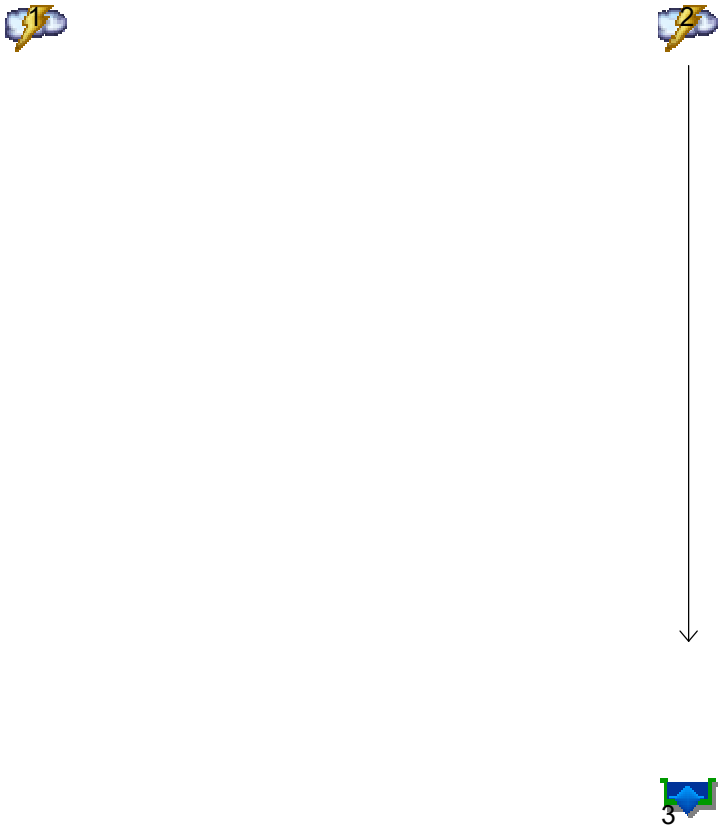
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	8.326	1	10	4,995	------	------	------	pre development
2	Rational	16.43	1	10	9,856	------	------	------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

Hydrograph Summary Report

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

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

Watershed Model Schematic



Multi-Hydrograph Plot

Hyd. No. 1

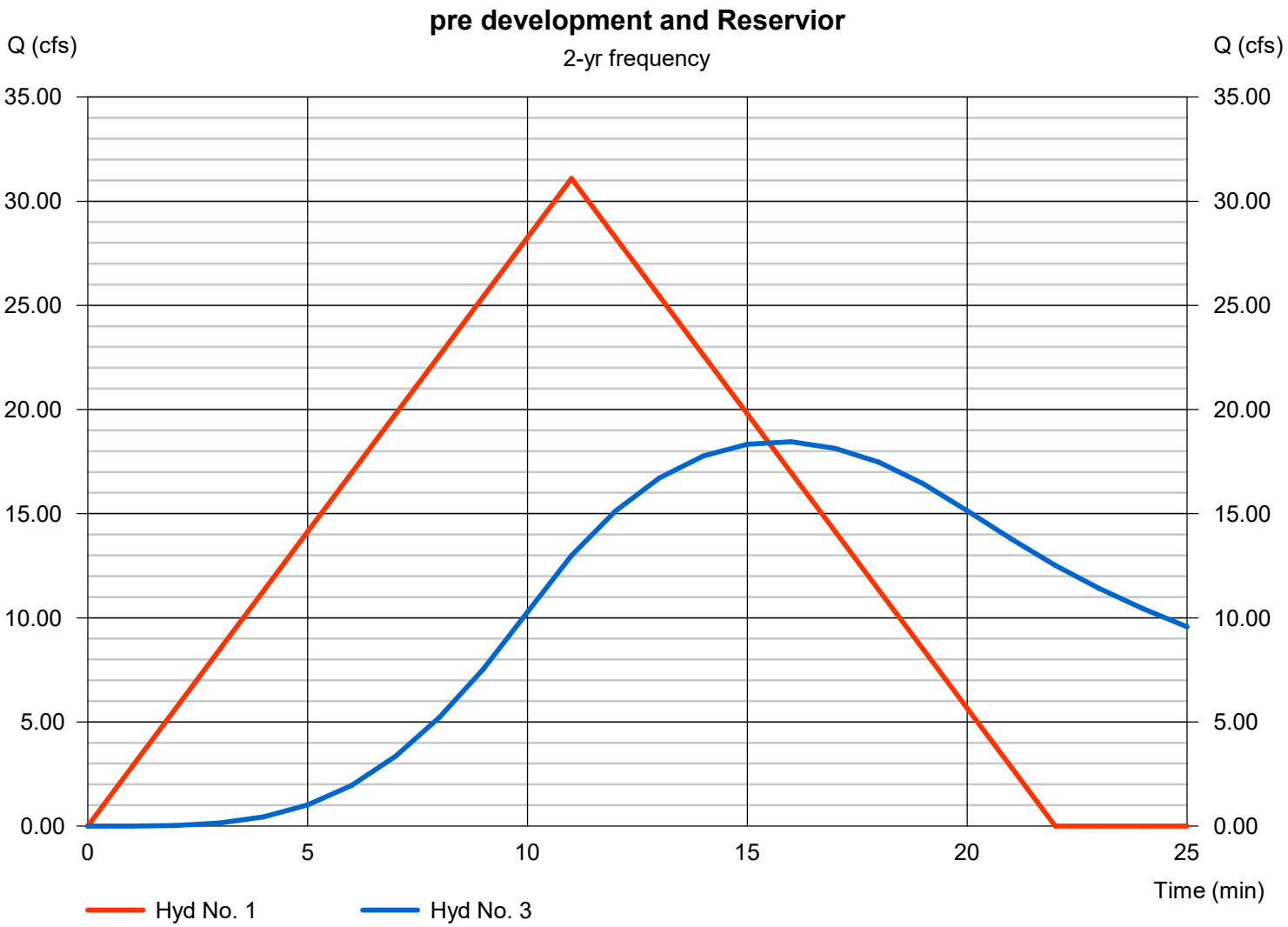
pre development

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

Hyd. No. 3

Reservior

Hydrograph type	=	Reservoir
Peak discharge	=	18.44 cfs
Time to peak	=	16 min
Hyd. Volume	=	25,931 cuft



Multi-Hydrograph Plot

Hyd. No. 1

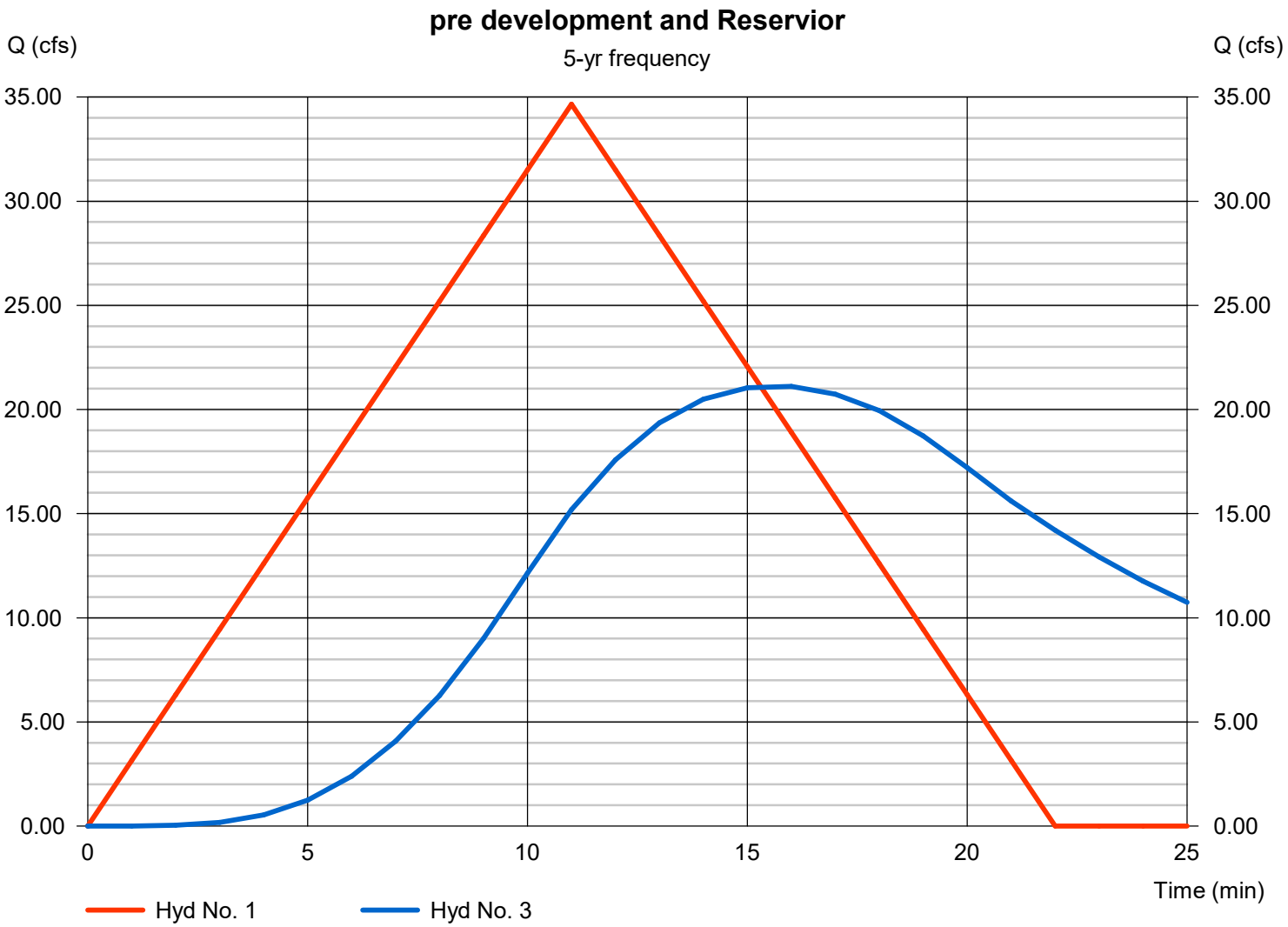
pre development

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

Hyd. No. 3

Reservior

Hydrograph type	=	Reservoir
Peak discharge	=	21.11 cfs
Time to peak	=	16 min
Hyd. Volume	=	29,001 cuft



Multi-Hydrograph Plot

Hyd. No. 1

pre development

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

Hyd. No. 3

Reservior

Hydrograph type	=	Reservoir
Peak discharge	=	24.59 cfs
Time to peak	=	16 min
Hyd. Volume	=	33,097 cuft

Multi-Hydrograph Plot

Hyd. No. 1

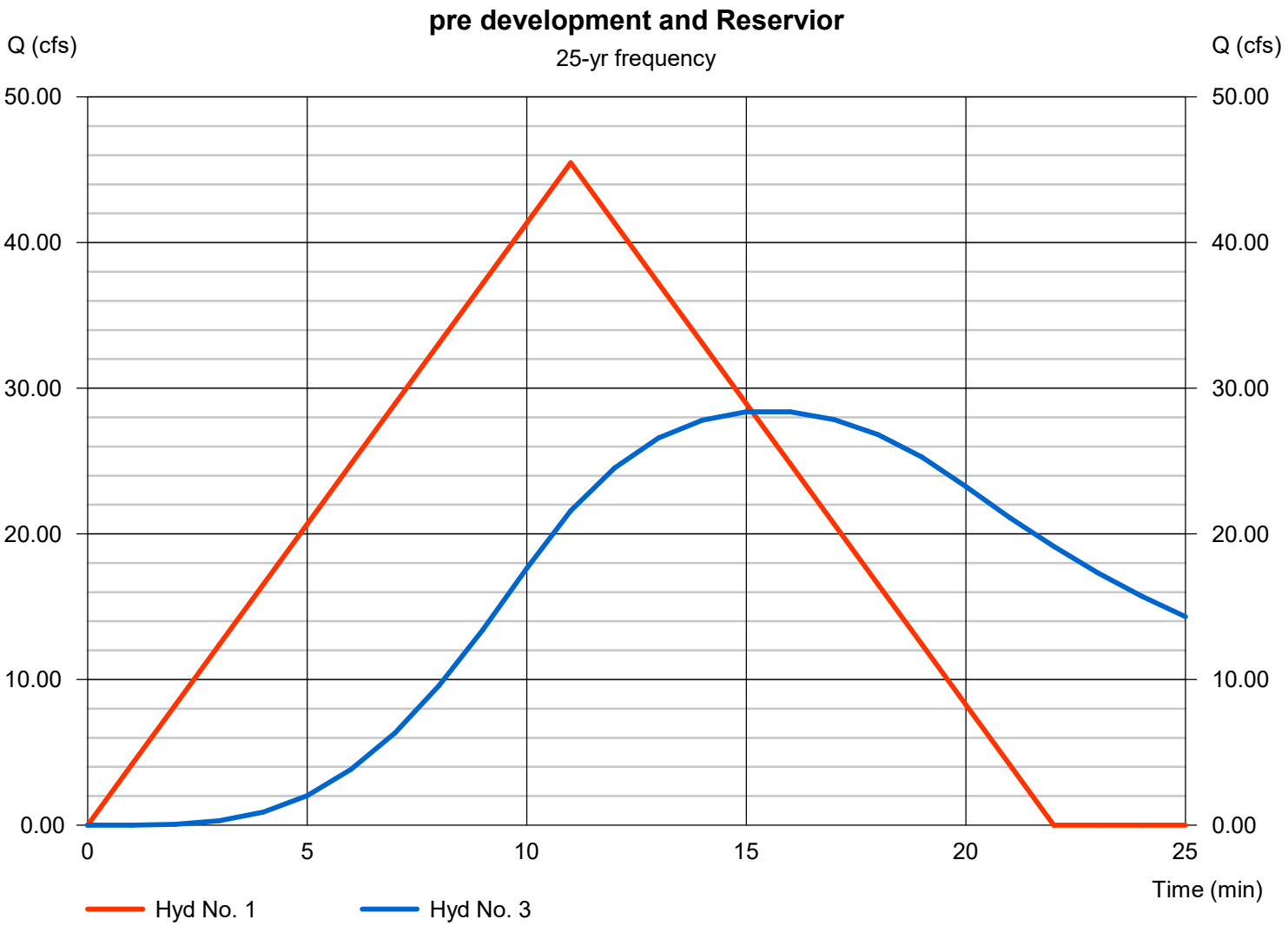
pre development

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

Hyd. No. 3

Reservior

Hydrograph type	=	Reservoir
Peak discharge	=	28.39 cfs
Time to peak	=	15 min
Hyd. Volume	=	37,772 cuft



Multi-Hydrograph Plot

Hyd. No. 1

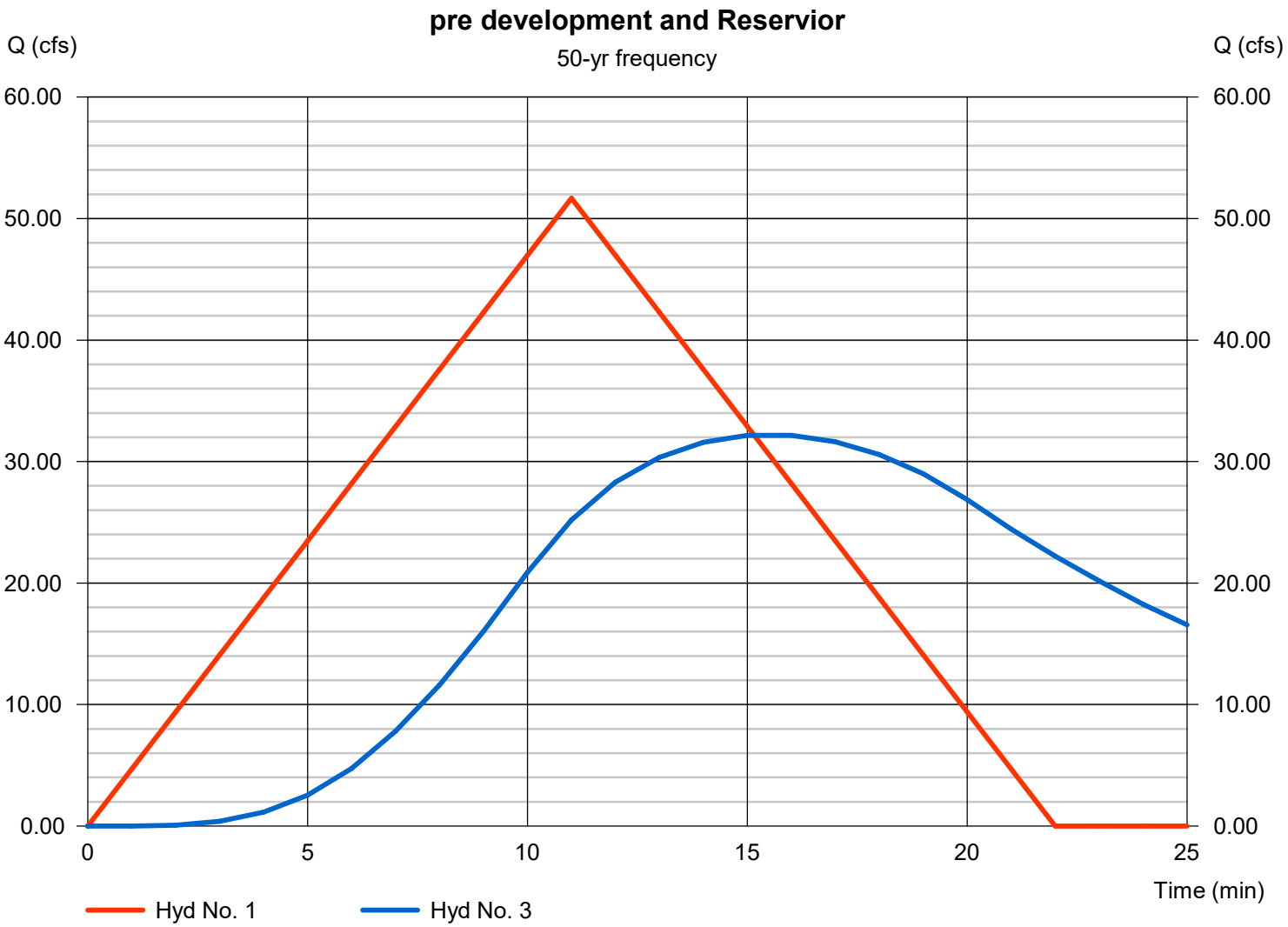
pre development

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

Hyd. No. 3

Reservior

Hydrograph type	=	Reservoir
Peak discharge	=	32.15 cfs
Time to peak	=	16 min
Hyd. Volume	=	42,865 cuft



Multi-Hydrograph Plot

Hyd. No. 1

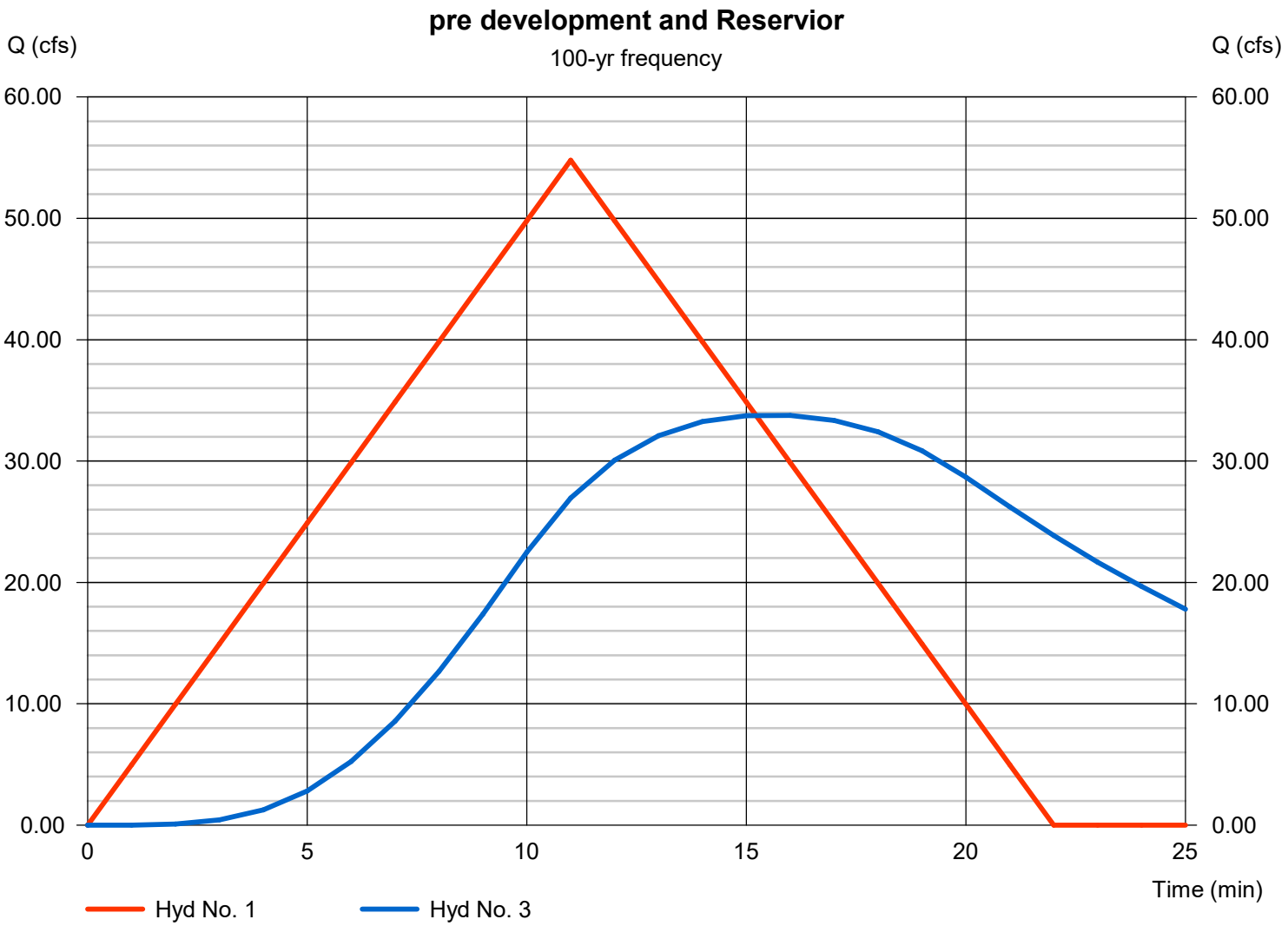
pre development

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

Hyd. No. 3

Reservior

Hydrograph type	=	Reservoir
Peak discharge	=	33.77 cfs
Time to peak	=	16 min
Hyd. Volume	=	45,435 cuft



Pond Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 — Wednesday, 04 / 19 / 2023

Pond No. 1 - Detention Pond -4

Pond Data

Trapezoid -Bottom L x W = 120.0 x 64.0 ft, Side slope = 3.00:1, Bottom elev. = 511.00 ft, Depth = 4.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	511.00	7,680	0	0
0.40	511.40	8,127	3,161	3,161
0.80	511.80	8,586	3,342	6,503
1.20	512.20	9,057	3,528	10,032
1.60	512.60	9,539	3,719	13,750
2.00	513.00	10,032	3,914	17,664
2.40	513.40	10,537	4,113	21,777
2.80	513.80	11,053	4,318	26,095
3.20	514.20	11,581	4,527	30,622
3.60	514.60	12,121	4,740	35,362
4.00	515.00	12,672	4,958	40,320

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 36.00	Inactive	Inactive	0.00
Span (in)	= 36.00	24.00	24.00	0.00
No. Barrels	= 1	1	1	0
Invert El. (ft)	= 511.00	511.00	513.00	0.00
Length (ft)	= 103.00	0.50	0.00	0.00
Slope (%)	= 9.34	0.01	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.50	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

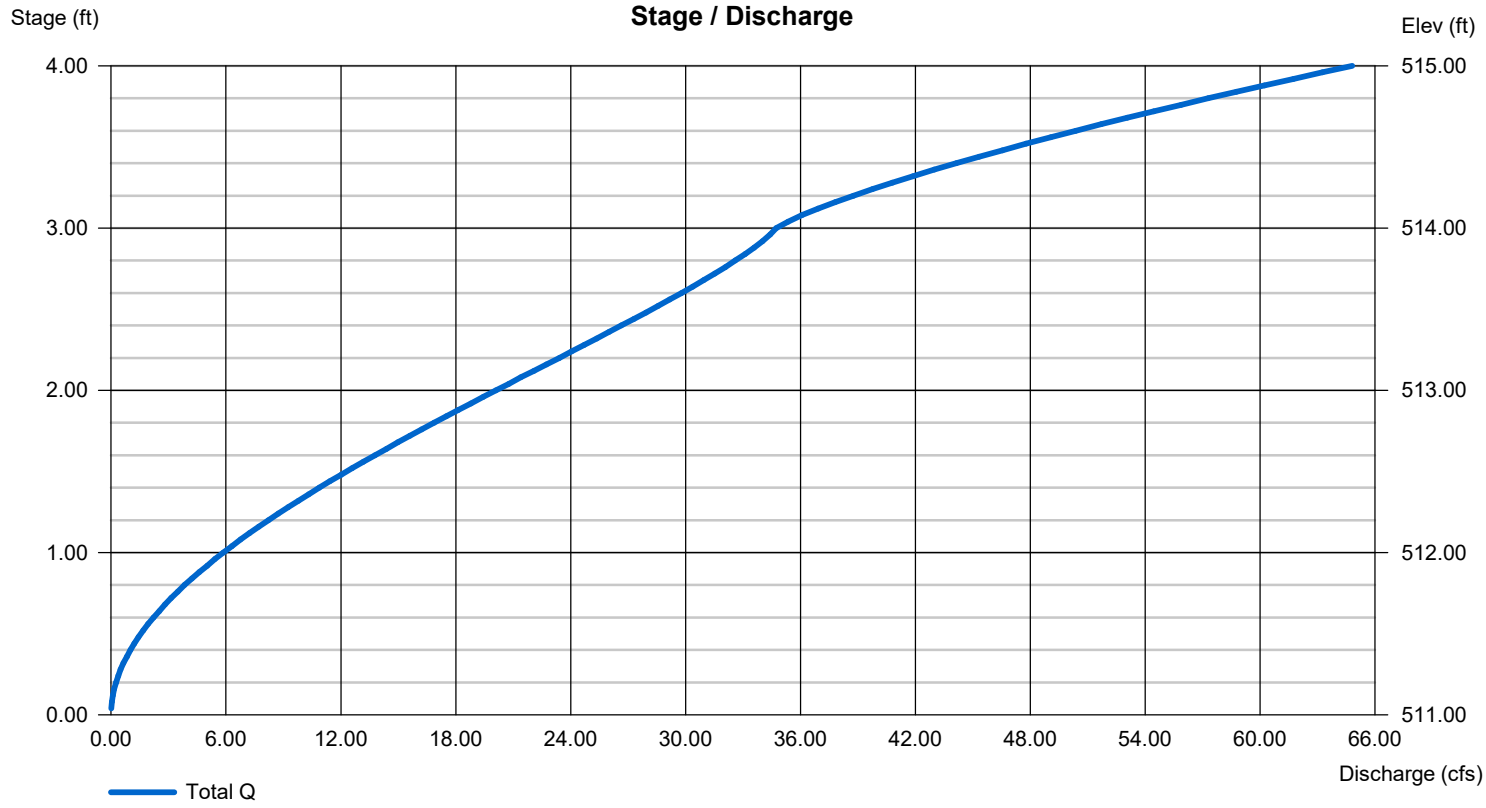
Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	Inactive	6.00	Inactive	0.00
Crest El. (ft)	= 511.00	514.00	511.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= Rect	Rect	Rect	---
Multi-Stage	= No	No	No	No

Exfil.(in/hr) = 0.000 (by Contour)

TW Elev. (ft) = 0.00

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



Hydrograph Summary Report

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

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	31.09	1	11	20,519	------	------	------	pre development
2	Rational	43.27	1	10	25,961	------	------	------	post development
3	Reservoir	18.44	1	16	25,931	2	512.90	16,675	Reservior

Hydrograph Summary Report

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

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	34.66	1	11	22,873	------	------	------	pre development
2	Rational	48.39	1	10	29,031	------	------	------	post development
3	Reservoir	21.11	1	16	29,001	2	513.06	18,301	Reservior

Hydrograph Summary Report

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

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	39.81	1	11	26,276	------	------	------	pre development
2	Rational	55.21	1	10	33,127	------	------	------	post development
3	Reservoir	24.59	1	16	33,097	2	513.27	20,466	Reservior

Hydrograph Summary Report

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

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	45.47	1	11	30,012	------	------	------	pre development
2	Rational	63.00	1	10	37,802	------	------	------	post development
3	Reservoir	28.39	1	15	37,772	2	513.51	22,950	Reservior

Hydrograph Summary Report

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

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	51.67	1	11	34,102	------	------	------	pre development
2	Rational	71.49	1	10	42,895	------	------	------	post development
3	Reservoir	32.15	1	16	42,865	2	513.77	25,730	Reservior

Hydrograph Summary Report

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

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	54.77	1	11	36,151	------	------	------	pre development
2	Rational	75.78	1	10	45,465	------	------	------	post development
3	Reservoir	33.77	1	16	45,435	2	513.90	27,191	Reservior

Stormwater Pollution Prevention Plan (SWPPP) for Construction Activity for Large Construction Sites

National Pollutant Discharge Elimination System (NPDES)
General Permit # ARR150000

Prepared for:

NXT GEN HOMES LLC

HILLTOP LANDING

Proposed Subdivision

Hilltop Landing Subdivison
Saline County

Date:
19 April 2023
Prepared by:

HOPE CONSULTING
ENGINEERS - SURVEYORS

Revised date: 10/20/2016

Project Name and Location: **Hilltop Landing Subdivision, NE corner of Miller Rd and Hilltop Rd, Bryant, Saline County**

Property Parcel Number (*Optional*): **840-11625-125**

Owner: **NXT GEN HOMES LLC 501-217-8400;**
19218 Summershade Dr., Bryant, AR 72022 graham@grahamsmithcompanies.com

Developer/Contractor/Operator: **Graham Smith – NXT GEN HOMES LLC- 501-217-8400, 19218 Summershade Dr., Bryant, AR 72022**

grahamsmithcompanies.com

A. Site Description
   a. Project description, intended use after NOI is filed: **165 Lot subdivision**
   b. Sequence of major activities which disturb soils: **Construction entrance, ROW clearing, silt fence, drainage channels, trenching for utilities, rock ckeck dams, grading, road construction, lot clearing, home construction. Detention will be temp sediment pond, (see erosion control plan).**
   c. Total Area[1]: **54 Ac±** Disturbed Area[2]: **54 Ac±**
   d. Soils Information:
      i. Runoff Coefficient Pre-Construction (See Appendix A) : **0.36**
      ii. Runoff Coefficient Post-Construction (See Appendix A) : **0.65**
      iii. Describe the soil or the quality of any discharge from the site: **OK**

B. Responsible Parties

Be sure to assign all SWPPP related activities to an individual or position; even if the specific individual is not yet known (i.e. contractor has not been chosen).

Individual/Company	Phone Number	Service Provided for SWPPP (i.e., Inspector, SWPPP revisions, Stabilization Activities, BMP Maintenance, etc.)
Hope Consulting	501-315-2626	SWPPP Revisions
Graham Smith – NXT GEN HOMES LLC- Operator	501-217-8400	Inspection, Stabilization Activities, BMP Maintenance

C. Receiving Waters
   a. The following waterbody (or waterbodies) receives stormwater from this construction site: **unnamed Tributary, thence Owen, thence Fourche Creek, thence Arkansas River**
   b. Is the project located within the jurisdiction of an MS4? ☒Yes ☐No
      i. If yes, Name of MS4: **Bryant**
   c. Ultimate Receiving Water:
      ☐Red River ☐Ouachita River

☒Arkansas River ☐St. Francis River
☐White River ☐Mississippi River

[1]Increases in total acreage require an additional acreage request, an updated SWPPP and a $200 modification fee to be submitted to ADEQ.
[2]Increases in only disturbed acreage require an additional acreage request and an updated SWPPP to be submitted to ADEQ.

D. Documentation of Permit Eligibility Related to the 303(d) list and Total Maximum Daily Loads (TMDL) (https://www.adeq.state.ar.us/water/planning/)
   a. Does the stormwater enter a waterbody on the 303(d) list or with an approved TMDL? ☐Yes ☒No
   b. If yes:
      i. Waterbody identified on 303(d) list:_
      ii. Pollutant addressed on 303(d) list or TMDL: _____
      iii. This specific project ,or generally construction activity i.e. surface erosion, is identified on 303(d) list or associated assumptions and allocations identified in the TMDL for the discharge: ☒Yes ☐No
      iv. Additional controls implemented: _.

E. Attainment of Water Quality Standards After Authorization
   a. The permittee must select, install, implement, and maintain BMPs at the construction site that minimize pollutants in the discharge as necessary to meet applicable water quality standards. In general, except in situations explained below, the SWPPP developed, implemented, and updated to be considered as stringent as necessary to ensure that the discharges do not cause or contribute to an excursion above any applicable water quality standard.
   b. At any time after authorization, the Department may determine that the stormwater discharges may cause, have reasonable potential to cause, or contribute to an excursion above any applicable water quality standard. If such a determination is made, the Department will require the permittee to:
      i. Develop a supplemental BMP action plan describing SWPPP modifications to address adequately the identified water quality concerns and submit valid and verifiable data and information that are representative of ambient conditions and indicate that the receiving water is attaining water quality standards; or
      ii. Cease discharges of pollutants from construction activity and submit an individual permit application.

   I understand and agree to follow the above text regarding the attainment of water quality standards after authorization. ☒Yes ☐No

F. Site Map Requirements (Attach Site Map):
   a. Pre-construction topographic view;
   b. Direction of stormwater flow (i.e., use arrows to show which direction stormwater will flow) and approximate slopes anticipated after grading activities;
   c. Delineate on the site map areas of soil disturbance and areas that will not be disturbed under the coverage of this permit;
   d. Location of major structural and nonstructural controls identified in the plan;
   e. Location of main construction entrance and exit;
   f. Location where stabilization practices are expected to occur;
   g. Locations of off-site materials, waste, borrow area, or equipment storage area;
   h. Location of areas used for concrete wash-out;
   i. Location of all surface water bodies (including wetlands) with associated natural buffer boundary lines. Identify floodplain and floodway boundaries, if available;
   j. Locations where stormwater is discharged to a surface water and/or municipal separate storm sewer system if applicable,
   k. Locations where stormwater is discharged off-site (should be continuously updated);
   l. Areas where final stabilization has been accomplished and no further construction phase permit requirements apply;
   m. A legend that identifies any erosion and sediment control measure symbols/labels used in the site map and/or detail sheet; and
   n. Locations of any storm drain inlets on the site and in the immediate vicinity of the site.

G. Stormwater Controls
   a. Initial Site Stabilization, Erosion and Sediment Controls, and Best Management Practices:
      i. Initial Site Stabilization: **_existing vegetation, silt fencing on toe of slopes and along major drainage pathways. All silt fencing may not be necessary initially, but rather as construction progresses.**
      ii. Erosion and Sediment Controls: **_Rip rap check dams, additional silt fencing (as needed),**
      iii. If periodic inspections or other information indicates a control has been used inappropriately or incorrectly, the operator will replace or modify the control for site situations: ☒Yes ☐No

If No, explain: _____

_____

iv. Off-site accumulations of sediment will be removed at a frequency sufficient to minimize off-site impacts: ☒Yes ☐No

If No, explain: _____

_____

v. Sediment will be removed from sediment traps or sedimentation ponds when design capacity has been reduced by 50%: ☒Yes ☐No

If No, explain: _____

_____

vi. Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges: ☒Yes ☐No

If No, explain: _____

_____

vii. Off-site material storage areas used solely by the permitted project are being covered by this SWPPP: ☐Yes ☒No

If Yes, explain additional BMPs implemented at off-site material storage area: _____

_____

b. Stabilization Practices

i. Description and Schedule: **Final stabilization will be concrete, stone, sod, landscape. Permit will be closed when all exposed areas are 100% covered with 80% density.**

ii. Are buffer areas required? ☐Yes ☒No

If Yes, are buffer areas being used? ☒Yes ☐No

If Yes, describe natural buffer areas:

If No, explain why not:_____

_____

iii. A record of the dates when grading activities occur, when construction activities temporarily or permanently cease on a portion of the site, and when stabilization measures are initiated shall be included with the plan.

iv. Deadlines for stabilization: Stabilization procedures will be initiated 14 days after construction activity temporarily ceases on a portion of the site.

☒Yes ☐No

If No, explain: _____

_____

v. Deadlines for stabilization:
   1. Stabilization procedures will be initiated immediately after construction activity temporarily ceases on a portion of the site.
   2. Stabilization procedures will be initiated immediately in portions of the site where construction activities have permanently ceased.

c. Structural Practices
   i. Describe any structural practices to divert flows from exposed soils, store flows, or otherwise limit runoff and the discharge of pollutants from exposed areas of the site: **silt fencing, check dams**
   ii. Describe Velocity Dissipation Devices: **rip rap check dams as needed**
   iii. Sediment Basins:
      Are 10 or more acres draining to a common point? ☒Yes ☐No
      Is a sediment basin included in the project? ☒Yes ☐No
      If Yes, what is the designed capacity for the storage?
      ☐3600 cubic feet per acre = :
      or
      ☒10 year, 24 hour storm =
      : 70,892
      ☐ Other criteria were used to design basin:
      If No, explain why no sedimentation basin was included and describe required natural buffer areas and other controls implemented instead: **Each lot will have plenty of buffer space around the perimeter**

H. Other Controls
   a. Solid materials, including building materials, shall be prevented from being discharged to Waters of the State: ☒Yes ☐No
   b. Off-site vehicle tracking of sediments and the generation of dust shall be minimized through the use of:
      ☒A stabilized construction entrance and exit
      ☐Vehicle tire washing
      ☐Other controls, describe: **Street needs to be swept if needed.**
   c. Temporary Sanitary Facilities: **Contractor to provide and maintain facitilities.**

d. Concrete Waste Area Provided:

☒ Yes

☐ No. Concrete is used on the site, but no concrete washout is provided.

Explain why: _____

_____

☐ N/A, no concrete will be used with this project

e. Fuel Storage Areas, Hazardous Waste Storage, and Truck Wash Areas: **No hazardous waste will be produced as a result of this project. Fuel storage areas will not be used and truck wash areas will not be needed.**

I. Non-Stormwater Discharges

a. The following allowable non-stormwater discharges comingled with stormwater are present or anticipated at the site:

☐ Fire-fighting activities;

☒ Fire hydrant flushings;

☐ Water used to wash vehicles (where detergents or other chemicals are not used) or control dust in accordance with Part II.A.4.H.2;

☒ Potable water sources including uncontaminated waterline flushings;

☐ Landscape Irrigation;

☐ Routine external building wash down which does not use detergents or other chemicals;

☐ Pavement wash waters where spills or leaks of toxic or hazardous materials have not occurred (unless all spilled materials have been removed) and where detergents or other chemicals are not used;

☐ Uncontaminated air conditioning, compressor condensate (See Part I.B.13.C of the permit);

☐ Uncontaminated springs, excavation dewatering and groundwater (See Part I.B.13.C of the permit);

☐ Foundation or footing drains where flows are not contaminated with process materials such as solvents (See Part I.B.13.C of the permit);

b. Describe any controls associated with non-stormwater discharges present at the site: **There are no non storm water discharges that warrant extra controls. The activities which will be non storm water discharges will be not be regularly occuring and will be monitored.**

J. Permanent Controls for Post-Construction Stormwater Management:

Describe measures installed during the construction process to control pollutants in stormwater discharges that will occur after construction operations have been completed: **Project area will be stabilized before SWPPP is terminated. Yards will be sodded/seeded and/or landscaped.**

Permit won't be closed until obtain 100% coverage and 80% density

K. Applicable State or Local Programs: The SWPPP will be updated as necessary to reflect any revisions to applicable federal, state, or local requirements that affect the stormwater controls implemented at the site. ☒Yes ☐No

L. Inspections

a. Inspection frequency:

☒**Every 7 calendar days and within 24 hours of the end of a storm event 0.5 inches or greater (a rain gauge must be maintained on-site)**

b. Inspections:

Completed inspection forms will be kept with the SWPPP.

☒ADEQ's inspection form will be used (See Appendix B)

or

☐A form other than ADEQ's inspection form will be used and is attached (See inspection form requirements Part II.A.4.L.2)

c. Inspection records will be retained as part of the SWPPP for at least 3 years from the date of termination.

d. It is understood that the following sections describe waivers of site inspection requirements. All applicable documentation requirements will be followed in accordance with the referenced sections.

i. Winter Conditions (Part II.A.4.L.4)

ii. Adverse Weather Conditions (Part II.A.4.L.5)

M. Maintenance:

The following procedures to maintain vegetation, erosion and sediment control measures and other protective measures in good, effective operating condition will be followed: **As homes are completed, lots will be sodded, seeded, and/or landscaped, contractors will be responsible for keeping individual lots during home construction.** *Any necessary repairs will be completed, when practicable, before the next storm event, but not to exceed a period of 3 business days of discovery, or as otherwise directed by state or local officials.*

N. Employee Training:

The following is a description of the training plan for personnel (including contractors and subcontractors) on this project: **The operator is well trained and familiar with erosion control practices. Workers who are under the operator will be briefed and trained on erosion control practices and the SWPPP contents.**

**Note, Formal training classes given by Universities or other third-party organizations are not required, but recommended for qualified trainers; the permittee is responsible for the content of the training being adequate for personnel to implement the requirements of the permit.

Certification

"I certify under penalty of law that this document and all attachments such as Inspection Form were prepared under my direction or supervision in accordance with a system designed to ensure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Signature of Responsible or Cognizant Official: Kazi Blum

Title: P.E.

Date: 04-15-2025

Computation Sheet for Determining Runoff Coefficients

Total Site Area = _____ Acres [A]

Existing Site Conditions

Impervious Site Area [1] = _____ Acres [B]

Impervious Site Area Runoff Coefficient [2, 4] = _____ [C]

Pervious Site Area [3] = _____ Acres [D]

Pervious Site Area Runoff Coefficient [4] = _____ [E]

Pre-Construction Runoff Coefficient

$$\frac{[B \times C] + [D \times E]}{[A]}$$ = This is your pre-construction runoff coefficient.

Proposed Site Conditions (after construction)

Impervious Site Area [1] = _____ Acres [F]

Impervious Site Area Runoff Coefficient [2, 4] = _____ [G]

Pervious Site Area [3] = _____ Acres [H]

Pervious Site Area Runoff Coefficient [4] = _____ [I]

Post-Construction Runoff Coefficient

$$\frac{[F \times G] + [H \times I]}{[A]}$$ = This is your post-construction runoff coefficient.

1. Includes paved areas, areas covered by buildings, and other impervious surfaces.
2. Use 0.95 unless lower or higher runoff coefficient can be verified.
3. Includes areas of vegetation, most unpaved or uncovered soil surfaces, and other pervious areas.
4. Refer to local Hydrology Manual for typical C values.

Note: The impervious and pervious surfaces should equal the total area.

ARR150000 Inspection Form

Appendix B

Inspector Name: _____ Date of Inspection: _____

Inspector Title: _____

Date of Rainfall: _____ Duration of Rainfall: _____

Days Since Last Rain Event: _____ days Rainfall Since Last Rain Event: _____ inches

Description of any Discharges During Inspection: _____

Location of Discharges of Sediment/Other Pollutant (specify pollutant & location): _____

_____

Locations in Need of Additional BMPs: _____

Information on Location of Construction Activities

Location	Activity Begin Date	Activity Occuring Now (y/n)?	Activity Ceased Date	Stabilization Initiated Date	Stabilization Complete Date

Information on BMPs in Need of Maintenance

Location	In Working Order?	Maintenance Scheduled Date	Maintenance Completed Date	Maintenance to be Performed By

Changes required to the SWPPP: _____ Reasons for changes: _____

_____ _____

_____ _____

SWPPP changes completed (date): _____

"I certify under penalty of law that this document and all attachments such as Inspection Form were prepared under my direction or supervision in accordance with a system designed to ensure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Signature of Responsible or Cognizant Official: _____ Date: _____

Title: _____

BMP Consideration Checklist

Appendix C

The BMPs listed here should be considered for every project. Those BMPs that are not included in the SWPPP should be checked as "Not Used" with a brief statement describing why it is not being used.

Note: Appendix C and D do not have to be submitted with the SWPPP. These attachments are for use during the development of the SWPPP.

EROSION CONTROL BMPs				
BMP	**BMP Considered for project**	**BMP Used**	**BMP Not Used**	**If not used, state reason**
EC-1 Scheduling	☐	☒	☐	
EC-2 Preservation of Existing Vegetation	☐	☒	☐	
EC-3 Hydraulic Mulch	☐	☐	☐	
EC-4 Hydroseeding	☐	☒	☐	
EC-5 Soil Binders	☐	☐	☐	
EC-6 Straw Mulch	☐	☐	☐	
EC-7 Geotextiles & Mats	☐	☐	☐	
EC-8 Wood Mulching	☐	☐	☐	
EC-9 Earth Dikes & Drainage Swales	☐	☒	☐	
EC-10 Velocity Dissipation Devices	☐	☐	☐	
EC-11 Slope Drains	☐	☐	☐	
EC-12 Stream bank Stabilization	☐	☒	☐	
SEDIMENT CONTROL BMPs				
BMP	**BMP Considered for project**	**BMP Used**	**BMP Not Used**	**If not used, state reason**
SE-1 Silt Fence	☐	☒	☐	
SE-2 Sediment Basin	☐	☒	☐	
SE-3 Sediment Trap	☐	☒	☐	
SE-4 Check Dam	☐	☒	☐	
SE-5 Fiber Rolls	☐	☐	☐	
SE-6 Gravel Bag Berm	☐	☐	☐	
SE-7 Street Sweeping and Vacuuming	☐	☐	☐	
SE-8 Sand Bag Barrier	☐	☐	☐	
SE-9 Straw Bale Barrier	☐	☐	☐	
SE-10 Storm Drain Inlet Protection	☐	☐	☐	
SE-11 Chemical Treatment	☐	☐	☐	
WIND EROSION CONTROL BMPs				
BMP	**BMP Considered for project**	**BMP Used**	**BMP Not Used**	**If not used, state reason**
WE-1 Wind Erosion Control	☐	☐	☐	

BMP Consideration Checklist

Appendix C

TRACKING CONTROL BMPs				
BMP	**BMP Considered for project**	**BMP Used**	**BMP Not Used**	**If not used, state reason**
TR-1 Stabilized Construction Entrance/Exit	☐	☒	☐	BMPs not used are
TR-2 Stabilized Construction Roadway	☐	☐	☐	needed
TR-3 Entrance/Outlet Tire Wash	☐	☐	☐	
NON-STORM WATER MANAGEMENT BMPs				
BMP	**BMP Considered for project**	**BMP Used**	**BMP Not Used**	**If not used, state reason**
NS-1 Water Conservation Practices	☐	☐	☐	BMPs not used are
NS-2 Dewatering Operations	☐	☐	☐	needed
NS-3 Paving and Grinding Operations	☐	☐	☐	
NS-4 Temporary Stream Crossing	☐	☐	☐	
NS-5 Clear Water Diversion	☐	☐	☐	
NS-6 Illicit Connection/ Discharge	☐	☐	☐	
NS-7 Potable Water/Irrigation	☐	☒	☐	
NS-8 Vehicle and Equipment Cleaning	☐	☐	☐	
NS-9 Vehicle and Equipment Fueling	☐	☐	☐	
NS-10 Vehicle and Equipment Maintenance	☐	☐	☐	
NS-11 Pile Driving Operations	☐	☐	☐	
NS-12 Concrete Curing	☐	☐	☐	
NS-13 Concrete Finishing	☐	☐	☐	
NS-14 Material and Equipment Use Over Water	☐	☐	☐	
NS-15 Demolition Adjacent to Water	☐	☐	☐	
NS-16 Temporary Batch Plants	☐	☐	☐	
WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL BMPs				
BMP	**BMP Considered for project**	**BMP Used**	**BMP Not Used**	**If not used, state reason**
WM-1 Material Delivery and Storage	☐	☐	☐	BMPs not used are
WM-2 Material Use	☐	☐	☐	needed
WM-3 Stockpile Management	☐	☐	☐	
WM-4 Spill Prevention and Control	☐	☐	☐	
WM-5 Solid Waste Management	☐	☐	☐	
WM-6 Hazardous Waste Management	☐	☐	☐	
WM-7 Contaminated Soil Management	☐	☐	☐	
WM-8 Concrete Waste Management	☐	☒	☐	
WM-9 Sanitary/Septic Waste Management	☐	☐	☐	
WM-10 Liquid Waste Management	☐	☐	☐	

SWPPP Completion Checklist

Appendix D

Yes = Complete
No = Incomplete/Deficient
N/A = Not applicable to project

Yes	No	N/A		Permit Section Citation
			A. A site description, including:	
			1. Project description, intended use after NOT	Part II.A.4.A.1
			2. Sequence of major activities	Part II.A.4.A.2
			3. Total & disturbed acreage	Part II.A.4.A.3
			4. Pre- and post-construction runoff coefficient OR soil/discharge data	Part II.A.4.A.4
			B. Responsible Parties: All parties dealing with the SWPPP and the areas they are responsible for on-site.	Part II.A.4.B
			C. Receiving Water.	Part II.A.4.C
			-MS4 Name	Part II.A.4.C
			-Ultimate Receiving Water	Part II.A.4.C
			D. Documentation of permit eligibility related to Impaired Water Bodies and Total Maximum Daily Loads (TMDL	
			1. Identify pollutant on 303(d) list or TMDL	Part II.A.4.D.1
			2. Is construction activity or the specific site listed as cause?	Part II.A.4.D.2
			3. Measures taken to reduce pollutants from the site.	Part II.A.4.D.3
			E. Attainment of Water Quality Standards After Authorization.	Part II.A.4.E
			F. Site Map --- See End of Evaluation Form	Part II.A.4.F
			G. Description of Controls:	
			1. Erosion and sediment controls, including:	
			a. Initial site stabilization	Part II.A.4.G.1.a
			b. Erosion and sediment controls	Part II.A.4.G.1.b
			c. Replacement of inadequate controls	Part II.A.4.G.1.c
			d. Removal of off-site accumulations	Part II.A.4.G.1.d
			e. Maintenance of sediment traps/basins @ 50% capacity	Part II.A.4.G.1.e
			f. Litter, construction debris and chemicals properly handled	Part II.A.4.G.1.f
			g. Off-site storage areas and controls	Part II.A.4.G.1.g
			2. Stabilization practices:	
			a. Description and schedule for stabilization	Part II.A.4.G.2.a
			b. Description of buffer areas	Part II.A.4.G.2.b
			c. Records of stabilization	Part II.A.4.G.2.c
			d. Deadlines for stabilization	Part II.A.4.G.2.d
			3. Structural Practices:	
			-Describe structural practices to divert flows, store flows, or otherwise limit runoff	Part II.A.4.G.3
			a. Sediment basins	Part II.A.4.G.3.a.1
			-Are more than 10 acres draining to a common point? If so, are sediment basins included?	Part II.A.4.G.3.a.1
			-Sediment basin dimensions and capacity description and calculations	Part II.A.4.G.3.a.1
			-If a basin wasn't practicable, are other controls sufficient?	Part II.A.4.G.3.a.1
			b. Velocity dissipation devices concentrated flow from 2 or more acres	Part II.A.4.G.3.b
			H. Other controls including:	
			1. Solid waste control measures	Part II.A.4.H.1
			2. Vehicle off-site tracking controls	Part II.A.4.H.2
			3. Compliance with sanitary waste disposal	Part II.A.4.H.4
			4. Does the site have a concrete washout area controls?	Part II.A.4.H.5
			5. Does the site have fuel storage areas, hazardous waste storage and/or truck wash areas controls?	Part II.A.4.H.6

SWPPP Completion Checklist

Appendix D

Yes	No	N/A		Permit Section Citation
			I. Identification of allowable non-storm water discharges	Part II.A.4.I
			-Appropriate controls for dewatering, if present	Part I.B.12.C
			J. Post construction stormwater management.	Part II.A.4.J
			K. State or local requirements incorporated into the plan.	Part II.A.4.K
			L. Inspections	
			1. Inspection frequency listed?	Part II.A.4.L.1
			2. Inspection form	Part II.A.4.L.2
			Ours.	
			If not ours, does it contain the following items:	
			a. Inspector name and title	Part II.A.4.L.2.a
			b. Date of inspection.	Part II.A.4.L.2.b
			c. Amount of rainfall and days since last rain event (14 day only)	Part II.A.4.L.2.c
			d. Approx beginning and duration of storm event	Part II.A.4.L.2.d
			e. Description of any discharges during inspection	Part II.A.4.L.2.e
			f. Locations of discharges of sediment/other pollutants	Part II.A.4.L.2.f
			g. BMPs in need of maintenance	Part II.A.4.L.2.g
			h. BMPs in working order, if maintenance needed (scheduled and completed)	Part II.A.4.L.2.h
			i. Locations that are in need of additional controls	Part II.A.4.L.2.i
			j. Location and dates when major construction activities begin, occur or cease	Part II.A.4.L.2.j
			k. Signature of responsible/cognizant official	Part II.A.4.L.2.k
			3. Inspection Records	Part II.A.4.L.3
			4. Winter Conditions	Part II.A.4.L.4
			5. Adverse Weather Conditions	Part II.A.4.L.5
			M. Maintenance Procedures	Part II.A.4.M
			N. Employee Training	Part II.A.4.N
			Signed Plan Certification	Part II.A.5. and Part II.B.10
			F. Site Map showing:	
			1. Pre-construction topographic view	Part II.A.4.F.1
			2. Drainage flow	Part II.A.4.F.2
			3. Approximate slopes after grading activities	Part II.A.4.F.2
			4. Areas of soil disturbance and areas not disturbed	Part II.A.4.F.3
			5. Location of major structural and non-structural controls.	Part II.A.4.F.4
			6. Location of main construction entrance and exit.	Part II.A.4.F.5
			7. Areas where stabilization practices are expected to occur.	Part II.A.4.F.6
			8. Locations of off-site materials, waste, borrow area or storage area.	Part II.A.4.F.7
			9. Locations of areas used for concrete wash-out.	Part II.A.4.F.8
			10. Locations of surface waters on site.	Part II.A.4.F.9
			11. Locations where water is discharged to a surface water or MS4.	Part II.A.4.F.10
			12. Storm water discharge locations.	Part II.A.4.F.11
			13. Areas where final stabilization has been accomplished.	Part II.A.4.F.12
			14. Legend for symbols/labels used	Part II.A.4.F.13
			15. Location of storm drain inlets on site or in immediate vicinity	Part II.A.4.F.14