Bryant Development and Review Committee Meeting

Boswell Municipal Complex - City Hall Conference Room

210 SW 3rd Street

Date: May 30, 2024 - **Time:** 9:00 AM

Call to Order

Old Business

New Business

1. Creekside Addition Ph. 2 - Replat

GarNat Engineering Requesting Approval for a Replat to fix a Wording Error on Plat

- 0875-PLT-01.pdf

2. Springhill Retail - Commercial Center - Springhill and Highway 5

Phillip Lewis Engineering - Requesting Site Plan Approval

- 0871-PLN-02.pdf
- 0871-LTR-02.pdf
- 0871-DRN-01.pdf

3. 1710 Shoal Road - Rezoning - R-E to R-1

William Kalkbrenner - Requesting Recommendation for Rezoning from R-E to R-1

- 0872-APP-01.pdf
- 0872-SVY-01.pdf
- 0872-LTR-01.pdf

4. 2806 Hurricane Lake Rd - 2 Lot Subdivison

Hope Consulting - Requesting Recommendation for Approval of Two Lot Subdivison

- 0876-PLT-01.pdf
- 0876-LTR-01.pdf

5. Legacy Woods Estates - PUD

Hope Consulting - Requesting Recommendation for Approval of PUD Zoning Plan

- 0855-LND-01.pdf
- 0855-ZPLN-02.pdf
- 0855-LND-02.pdf

6. Seven Brew Coffee - 2202 Reynolds Road - Sign Permit

Springfield Sign - Requesting Approval for Pole Sign

- 92377-SGNAPP-01.pdf

Staff Approved

7. Gassy's Fuel Station - 6101 HWY 5 - Sign Permit

Drew Files - Requesting Sign Permit Approval - STAFF APPROVED

- 92376-SGNAPP-01.pdf

8. Edward Jones - 2305 Springhill Road - Sign Permit

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

- 20419908-APPLICATION-EDWARD JONES-SPRINGHILL.pdf
- 20419919-18231-ART5-M.pdf

Permit Report

Adjournments

SUBDIVISION DESCRIPTION:
PART OF THE EAST HALF OF THE NORTHWEST QUARTER (E1/2 NW1/4), ALL IN SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2" REBAR WITH CAP #1573 AT THE NORTHWEST CORNER OF LOT 77 OF THE CREEKSIDE ADDITION, PHASE 1 TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS AND RUN THENCE NORTH 1°46'27" EAST ALONG THE EAST RIGHT OF WAY OF CREEKWATER DRIVE A DISTANCE OF 115.23 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 FOR THE **POINT OF BEGINNING**; THENCE NORTH 89°50'54" WEST ALONG THE NORTH LINE OF SAID CREEKSIDE ADDITION, PHASE 1, A DISTANCE OF 342.89 FEET TO A FOUND 1" PIPE ON THE WEST LINE OF SAID E1/2 NW1/4; THENCE NORTH 1°54'35" EAST ALONG THE WEST LINE OF SAID E1/2 NW1/4 A DISTANCE OF 825.87 FEET TO A 1" HEX ROD; THENCE NORTH 1°39'05" EAST CONTINUING ALONG SAID WEST LINE A DISTANCE OF 487.60 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE SOUTH 87°55'11" EAST A DISTANCE OF 195.73 FEET TO A SET 1/2" REBAR WITH CAP #1573 ON THE EAST RIGHT OF WAY OF CREEKWATER DRIVE; THENCE SOUTH 2°04'49" WEST, ALONG SAID EAST RIGHT OF WAY, 75.00 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE SOUTH 87°55'11" EAST, LEAVING SAID EAST RIGHT OF WAY, A DISTANCE OF 164.75 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE SOUTH 2°04'49" WEST A DISTANCE OF 75.00 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE SOUTH 87°55'11" EAST A DISTANCE OF 75.00 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE SOUTH 2°04'49" WEST A DISTANCE OF 37.63 FEET TO A POINT; THENCE SOUTH 38°51'03" WEST 22.04 FEET TO A POINT; THENCE SOUTH 22°07'30" WEST 100.82 FEET TO A POINT; THENCE SOUTH 6°12'28" WEST 37.28 FEET TO A POINT; THENCE SOUTH 21°27'38" EAST 84.29 FEET TO A POINT; THENCE SOUTH 0°00'17" WEST 28.95 FEET TO A POINT; THENCE SOUTH 34°41'56" WEST 114.30 FEET TO A POINT; THENCE SOUTH 2°01'49" WEST FOR 761.91 FEET TO A POINT; THENCE NORTH 89°52'05" WEST 10.01 FEET TO THE **POINT OF BEGINNING**, CONTAINING 10.78 ACRES MORE OR LESS.

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

SURVEY PLAT CODE:
500-01S-14W-0-12-400-62-1573

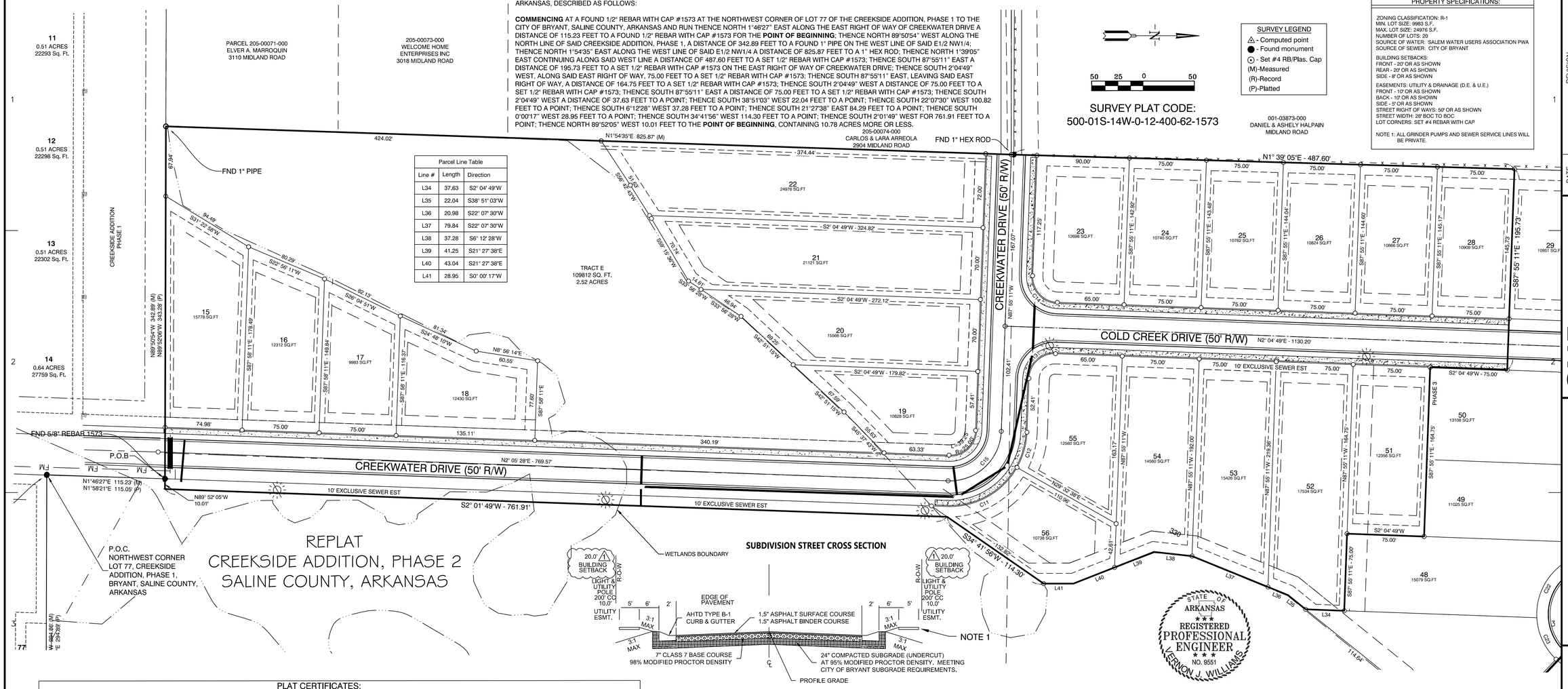
PROPERTY SPECIFICATIONS:

ZONING CLASSIFICATION: R-1
MIN. LOT SIZE: 9983 S.F.
MAX. LOT SIZE: 24976 S.F.
NUMBER OF LOTS: 20
SOURCE OF WATER: SALEM WATER USERS ASSOCIATION PWA
SOURCE OF SEWER: CITY OF BRYANT

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

EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
FRONT - 10' OR AS SHOWN
BACK - 10' OR AS SHOWN
SIDE - 5' OR AS SHOWN
STREET RIGHT OF WAYS: 50' OR AS SHOWN
STREET WIDTH: 29' BOC TO BOC
LOT CORNERS: SET #4 REBAR WITH CAP

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



Parcel Line Table		
Line #	Length	Direction
L34	37.63	S2° 04' 49"W
L35	22.04	S38° 51' 03"W
L36	20.98	S22° 07' 30"W
L37	79.84	S22° 07' 30"W
L38	37.28	S6° 12' 28"W
L39	41.25	S21° 27' 38"E
L40	43.04	S21° 27' 38"E
L41	28.95	S0° 00' 17"W

SUBDIVISION STREET CROSS SECTION

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

NOTES:

1. NO SIDEWALK ON EAST SIDE OF ROAD PRIOR TO LOT 56 PER VARIANCE APPROVAL BY THE CITY OF BRYANT.

PLAT CERTIFICATES:

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

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

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

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

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

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

CERTIFICATE OF ENGINEERING ACCURACY:

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

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

CERTIFICATE OF RECORDING:

CERTIFICATE OF SURVEYING ACCURACY:

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

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

CERTIFICATE OF FINAL PLAT APPROVAL:

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

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

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C15	78.50	50.00	N42° 56' 41"W	70.68
C11	81.79	75.00	N29° 12' 46"W	77.80
C12	35.95	75.00	N74° 11' 16"W	35.61
C13	39.27	25.00	N42° 55' 11"W	35.36
C14	39.27	25.00	S47° 04' 49"W	35.36
C16	12.25	25.00	S11° 57' 22"E	12.13
C17	48.18	60.00	S2° 59' 15"E	46.90
C18	48.61	60.00	S43° 13' 31"W	47.29
C19	61.35	60.00	N84° 16' 23"W	58.71
C20	123.28	60.00	N3° 52' 51"E	102.71
C21	23.55	25.00	S60° 56' 08"E	22.69
C22	62.02	60.00	S63° 33' 50"E	347.10
C23	45.59	60.00	N65° 03' 27"E	344.88
C24	47.08	60.00	N20° 48' 40"E	45.88
C25	46.87	60.00	N24° 02' 55"W	45.69
C26	48.89	60.00	N69° 46' 22"W	47.55
C27	51.07	60.00	S62° 29' 51"W	49.54
C28	23.55	25.00	S65° 05' 46"W	22.69

DOCUMENTS USED:

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

BASIS OF BEARINGS:

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

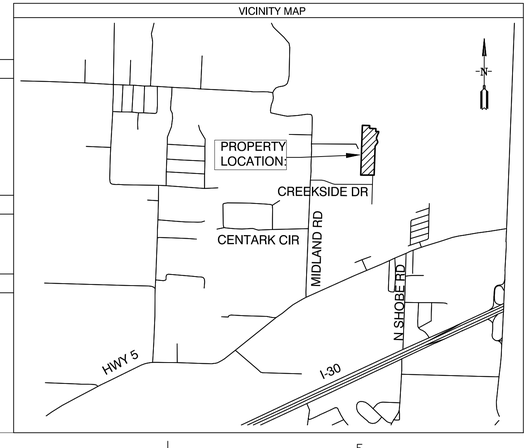
CERTIFICATIONS:

BY AFFIXING MY SEAL AND SIGNATURE, I GEORGE P. WOODEN, PS NO. 1573, HEREBY CERTIFY THAT THIS DRAWING CORRECTLY DEPICTS A SURVEY COMPILED UNDER MY SUPERVISION ON OCTOBER 12, 2022.

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

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

VICINITY MAP



DATE	REVISION	BY
05-17-24	REVISED PER CITY OF BRYANT.	GPW

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

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

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

CONTENTS:
REPLAT CREEKSIDE ADDITION PHASE 2

PROJECT NO: 18054
DATE: MAY 17, 2024
SHEET NO: 1

J:\Projects\2018 Projects\18054 Creekside Addition\Drawings\DWGs\18054-01SBDIV-Creekside-Addition-Phase-2-TB-05-17-24-REPLAT.dwg

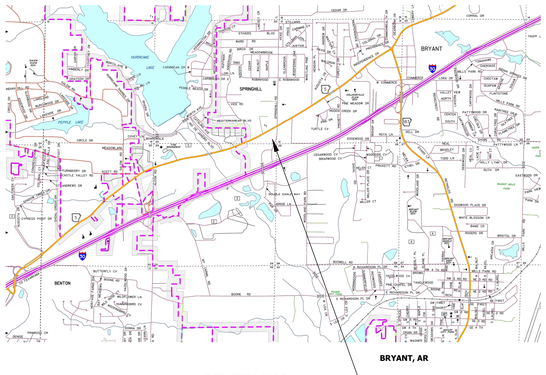
LEGEND OF SYMBOLS & ABBREVIATIONS

- GAS METER
- WATER METER
- GUY WIRE
- POWER/UTILITY POLE
- TELEPHONE PEDESTAL
- SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- SIGNS
- LIGHT POLE
- TELEPHONE MANHOLE
- SS — SANITARY SEWER LINE
- W — WATER LINE
- STORM SEWER PIPE
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- BUILDING SETBACK LINE
- R/W — ROADWAY RIGHT-OF-WAY
- OHE — OVERHEAD ELECTRIC LINES
- UGT — UNDERGROUND TELEPHONE
- G — UNDERGROUND GAS
- F.O. — UNDERGROUND FIBER OPTIC
- X — FENCE
- STEEL GUARD RAIL
- [100] — SURFACE CONTOUR LINE & ELEVATION

- STORM DRAIN MANHOLE
- C/O — SEWER CLEANOUT
- N — NORTH
- S — SOUTH
- E — EAST
- W — WEST
- (M) — AS MEASURED
- (D) — PER DEED
- R/W — RIGHT-OF-WAY
- L.A. — LANDSCAPED AREA
- CR4 — CAPPED 1/2" REBAR
- CONC. — CONCRETE
- P.O.C. — POINT OF COMMENCEMENT
- P.O.B. — POINT OF BEGINNING
- CMP — CORRUGATED METAL PIPE
- RCP — REINFORCED CONCRETE PIPE
- ESMT — EASEMENT
- HDPE — HIGH DENSITY POLYETHYLENE
- SUBD — SUBDIVISION
- FDC — FIRE DEPARTMENT CONNECTION
- CPS — COTTON PICKER SPINDLE
- PS — 5/8" PIPE
- RS — 5/8" REBAR
- R4 — 1/2" REBAR
- PK — SURVEY NAIL

- ASPHALT
- CONCRETE

- SET 1/2" REBAR w/ CAP #1853
- SET COTTON-PICKER SPINDLE
- FOUND MONUMENT (DESC. NOTED)
- COMPUTED CORNER (NOT SET)
- A.P. — CORRESPONDS TO DRAWING NOTE



VICINITY MAP (NTS)

CERTIFICATE OF SURVEY ACCURACY

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

_____ DATE OF EXECUTION

_____ REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1853 ARKANSAS

CERTIFICATE OF OWNER

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

DATE OF EXECUTION _____

SIGNED _____

NAME _____

ADDRESS _____

SOURCE OF TITLE: INSTRUMENT No.

CERTIFICATE OF ENGINEERING ACCURACY

I, PHILLIP A. LEWIS, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A PLAT MADE BY ME, AND THAT ENGINEERING REQUIREMENTS OF THE CITY OF BRYANT SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH.

SIGNED,

_____ DATE OF EXECUTION

_____ REGISTERED PROFESSIONAL ENGINEER NO. 9540 ARKANSAS

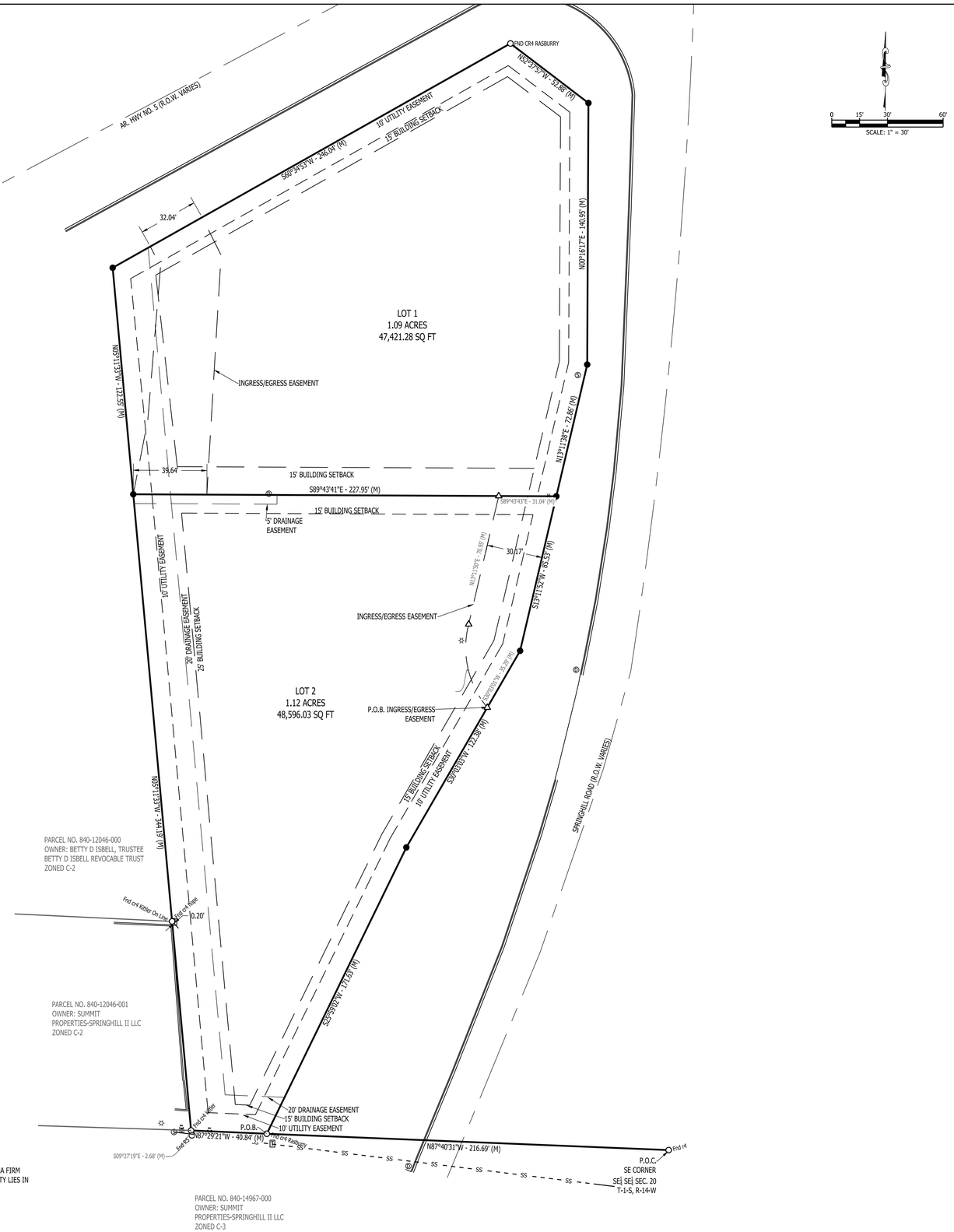
CERTIFICATE OF FINAL PLAT APPROVAL

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

SIGNED,

_____ DATE OF EXECUTION

_____ BRYANT PLANNING COMMISSION CHAIRMAN



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

LAND DESCRIPTION:

A part of the Southeast Quarter of the Southeast Quarter of Section 20, Township 1 South, Range 14 West, Saline County, Arkansas, described as follows: Commencing at a #4 rebar marking the Southeast corner of Section 20, Township 1 South, Range 14 West; thence North 87 deg. 39 min. 39 sec. West (measured North 87 deg. 53 min. 51 sec. West) along the South line of said Section 20 a distance of 216.77 feet to a point on the Westerly right-of-way line of Springhill Road Crossover as established by AHTD Job #060711 said point being the point of beginning; thence continue North 87 deg. 40 min. 16 sec. West (measured North 87 deg. 53 min. 51 sec. West) along the South line of said Section 20 for 40.89 feet to a rebar with cap #568, said point also being the Southwest corner of land described in Document Number 2004-073448, records of Saline County, Arkansas; thence North 05 deg. 11 min. 29 sec. West (measured North 05 deg. 25 min. 41 sec. West) along the West line of land described in Document Number 2004-073448 for 467.18 feet; thence North 60 deg. 20 min. 26 sec. East 149.95 feet; thence South 53 deg. 05 min. 43 sec. East 53.18 feet; thence South 00 deg. 02 min. 31 sec. West 140.95 feet to a point on the Westerly right-of-way line of Springhill Road Crossover as established by AHTD Job #060711; thence along said Westerly right-of-way line of Springhill Road Crossover as established by AHTD Job #060711 the following courses: thence South 13 deg. 12 min. 03 sec. West (measured South 12 deg. 57 min. 52 sec. West) 158.40 feet; thence South 30 deg. 03 min. 32 sec. West (measured South 29 deg. 49 min. 21 sec. West) 122.38 feet; thence South 25 deg. 56 min. 09 sec. West (measured South 25 deg. 41 min. 57 sec. West) 171.72 feet to the point of beginning, containing 2.21 acres, more or less.

GENERAL NOTES

1. BASIS OF BEARING FOR THIS SURVEY IS ARKANSAS STATE PLANE GRID SOUTH. DISTANCES SHOWN ARE GROUND DISTANCES.
2. REFERENCES:
   A. SURVEY BY GARNAT ENGINEERING FOR MERCHANTS AND FARMERS BANK DATED 8-16-22.
   B. SURVEY BY RASBURRY SURVEYING FOR MERCHANTS & FARMERS BANK DATED 3-9-16.

CERTIFICATION

I HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION ON THIS DAY AND THAT ALL CORNERS ARE SET AS SHOWN. NO INDEPENDENT SEARCH FOR EASEMENTS, COVENANTS, ENCUMBRANCES, OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE WAS PERFORMED.

_____
ZANE ROBBINS, AR PLS #1853

UTILITY NOTES

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

FLOOD STATEMENT:
BY GRAPHIC PLOTTING ALONE, ACCORDING TO FEMA FIRM #05125C0360E, DATED JUNE 5, 2020, THIS PROPERTY LIES IN ZONE X, AREAS OF MINIMAL FLOOD HAZARD.

DATE	REVISIONS

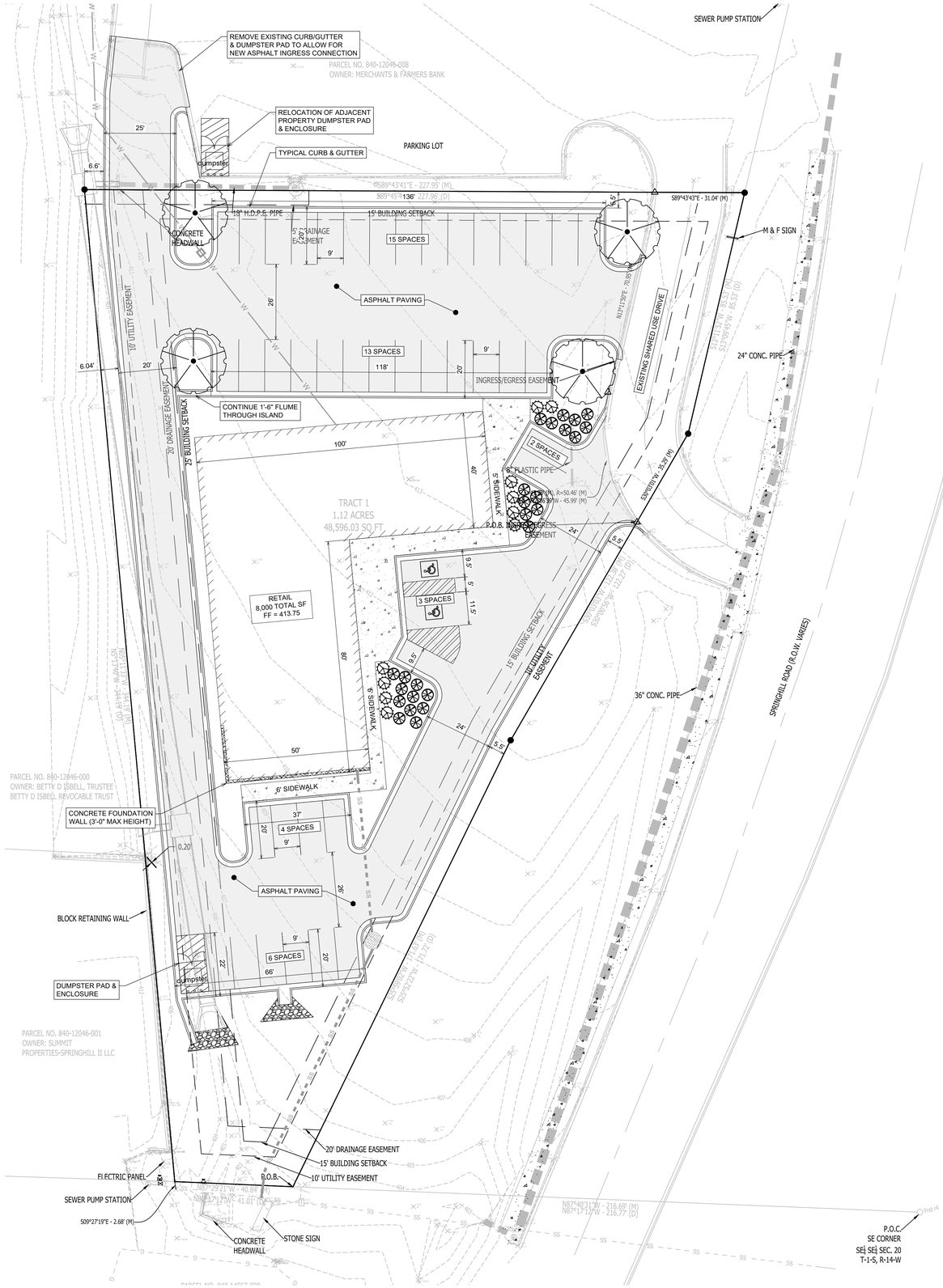
PROPERTY ADDRESS
SPRINGHILL ROAD
BRYANT, AR.

LOTS 1 AND 2, M & F SUBDIVISION
BRYANT
SALINE COUNTY, ARKANSAS

PRELIMINARY FINAL PLAT

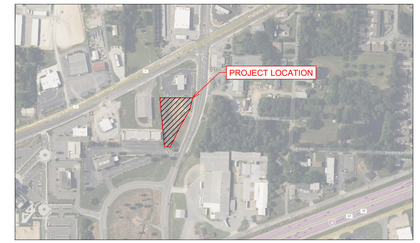
ROBBINS PROFESSIONAL LAND SERVICES
INCORPORATED
SURVEYING | GIS | CONSTRUCTION STAKING
P.O. BOX 939 | BRYANT, ARKANSAS 72089
OFFICE: 501.425.5081 | EMAIL: ZANE@ROBBINSSURGEAR.COM

DRAWN BY	ZR
CHECKED BY	ZR
DATE	5-3-24
SCALE	1"=30'
PROJECT No.	2024125
SHEET	--
PAGE	1 of 1



SITE PLAN

SCALE 1" = 20'



Vicinity Map

SCALE 1" = 500'

GENERAL SITE NOTES

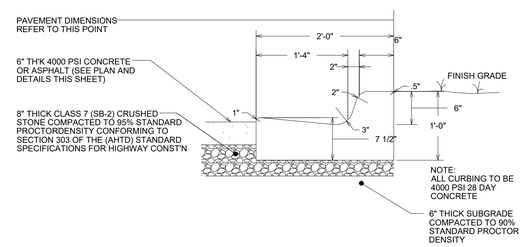
1. TOTAL NEW DEVELOPMENT AREA = (+/-) 1.12 ACRES
2. PROPERTY IS ZONED C-2
3. 43 PARKING SPACES PROVIDED INCLUDING 2 ADA ACCESSIBLE PARKING SPACES
4. ALL DIMENSIONS ARE TO THE BACK OF CURB AND/OR EDGE OF PAVEMENT
5. DAMAGE TO PUBLIC AND PRIVATE PROPERTY DUE TO HAULING OPERATIONS OR OPERATIONS OF CONSTRUCTION RELATED EQUIPMENT FROM A CONSTRUCTION SITE SHALL BE REPAIRED BY THE THE RESPONSIBLE PARTY PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
6. REPAIR, REPLACE, OR EXTEND EXISTING DAMAGED OR MISSING CURB AND GUTTER, SIDEWALK OR RAMPS WITHIN THE PUBLIC RIGHT OF WAY.
7. ALL SIGNAGE, PAVEMENT MARKING AND PARKING LOT STRIPING SHALL CONFORM TO REQUIREMENTS GIVEN IN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). MUTCD REQUIRES THAT PARKING SPACES BE MARKED IN WHITE.

PARKING CALCULATIONS

ZONING = C-2

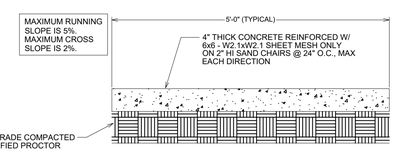
REQUIREMENT = 1 SPACE PER 200 SQ. FT
BUILDING AREA = 8,000 SQ. FT.

TOTAL REQUIRED SPACES = 40
TOTAL PROVIDED SPACES = 43



2'-0" CONCRETE CURB & GUTTER

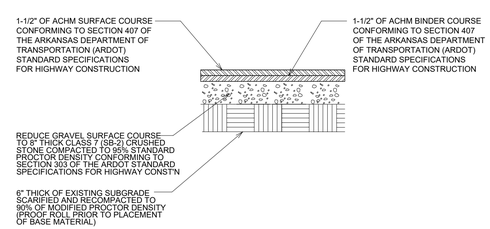
NOT TO SCALE



CONCRETE WALK SECTION

NOT TO SCALE

NOTE:
1. ALL SIDEWALK JOINTS TO BE STEEL TROWELED. ALL JOINT EDGES AND SHALL BE SPACED AT 5 FEET ON CENTER MAXIMUM IN ALL DIRECTIONS AND SHALL BE STEEL TROWELED ON A RADIUS NOT TO EXCEED ONE-HALF INCH.
2. CONTRACTOR RESPONSIBLE FOR ENSURING ADA COMPLIANT RUNNING & CROSS SLOPES. SPOT GRADES SHOWN ON ENGINEERING PLANS SHOW BEST INTENT WITH AVAILABLE INFORMATION.



HMAC ASPHALT SURFACE COURSE MEDIUM DUTY

NOT TO SCALE

GENERAL CONSTRUCTION NOTES

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

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

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

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PHILLIP LEWIS ENGINEERING, INC.
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REVISION:

SPRINGHILL RETAIL

BRYANT, ARKANSAS

N

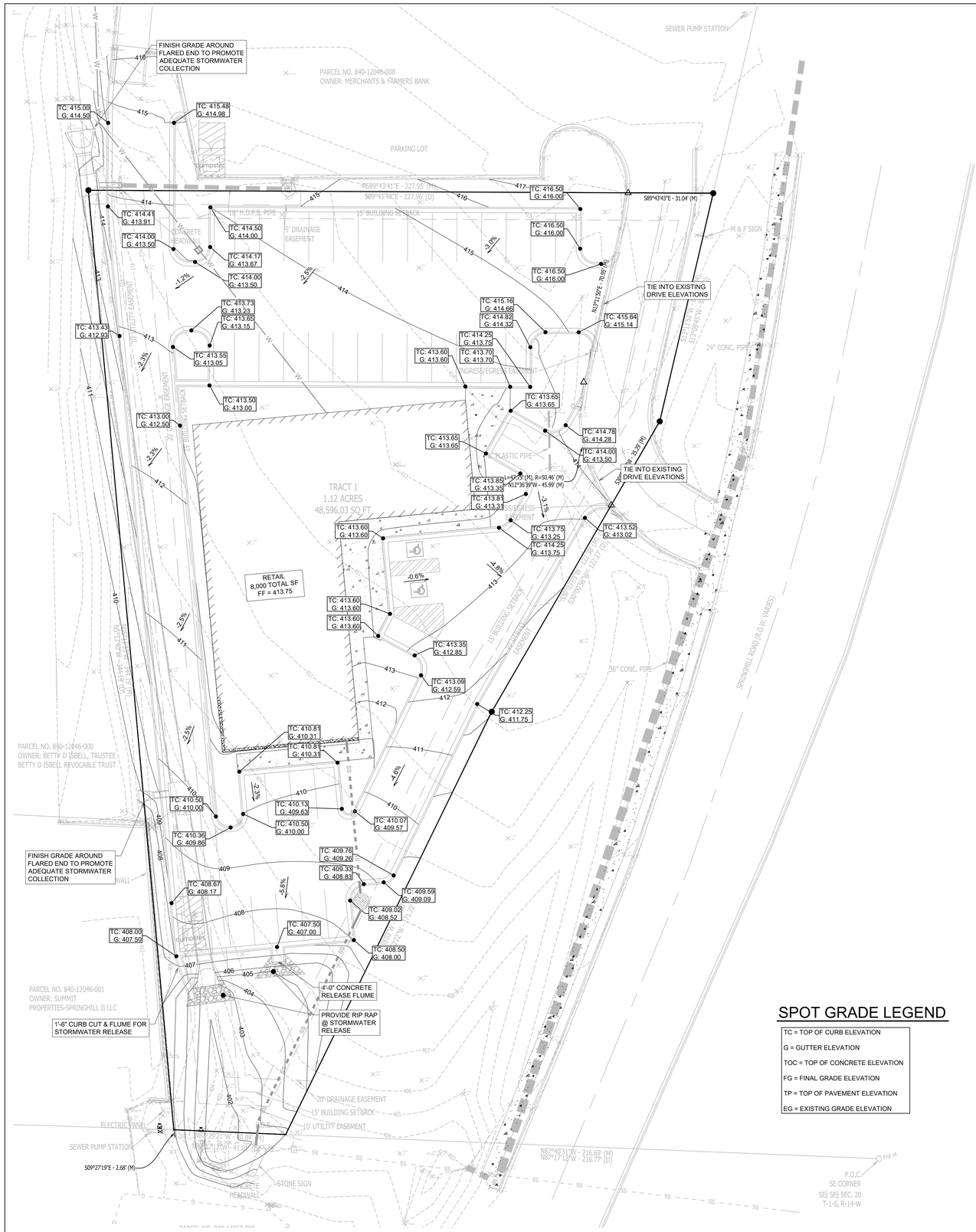
0 20'
1" = 20'-0"

PROJECT NUMBER:

SHEET ISSUE DATE:
05-22-2024

PAGE TITLE:
SITE PLAN

SHEET NUMBER:
C1.1



GRADING PLAN

SCALE 1" = 20'

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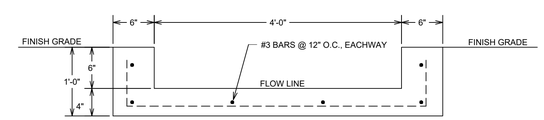
SPOT GRADE LEGEND

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



CONCRETE FLUME DETAIL

NOT TO SCALE

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SPRINGHILL RETAIL

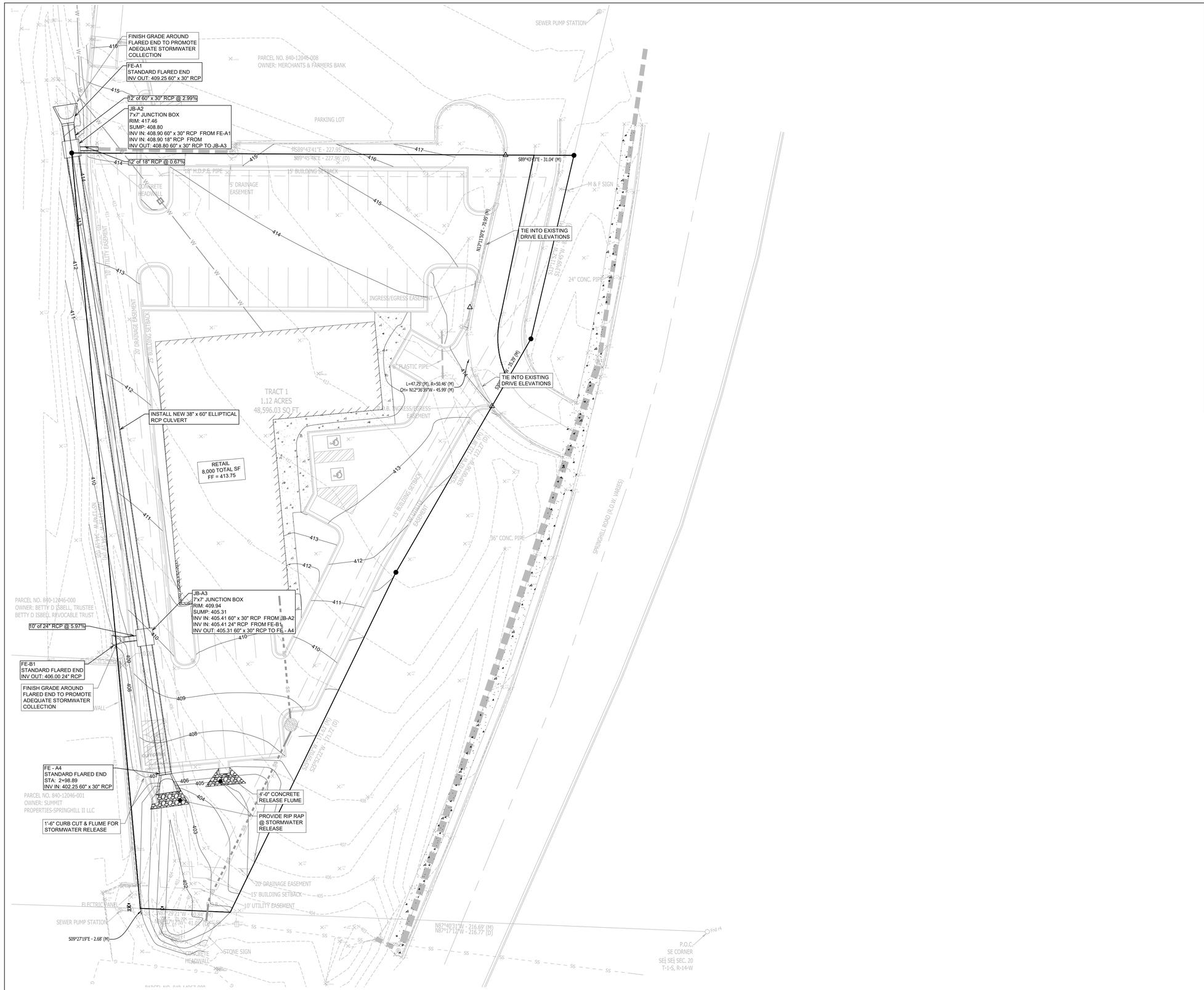
BRYANT, ARKANSAS

PROJECT NUMBER:

SHEET ISSUE DATE: 05-22-2024

PAGE TITLE: GRADING PLAN

SHEET NUMBER: C1.2



STORM DRAINAGE PLAN

SCALE 1" = 20'

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STORM DRAINAGE PLAN

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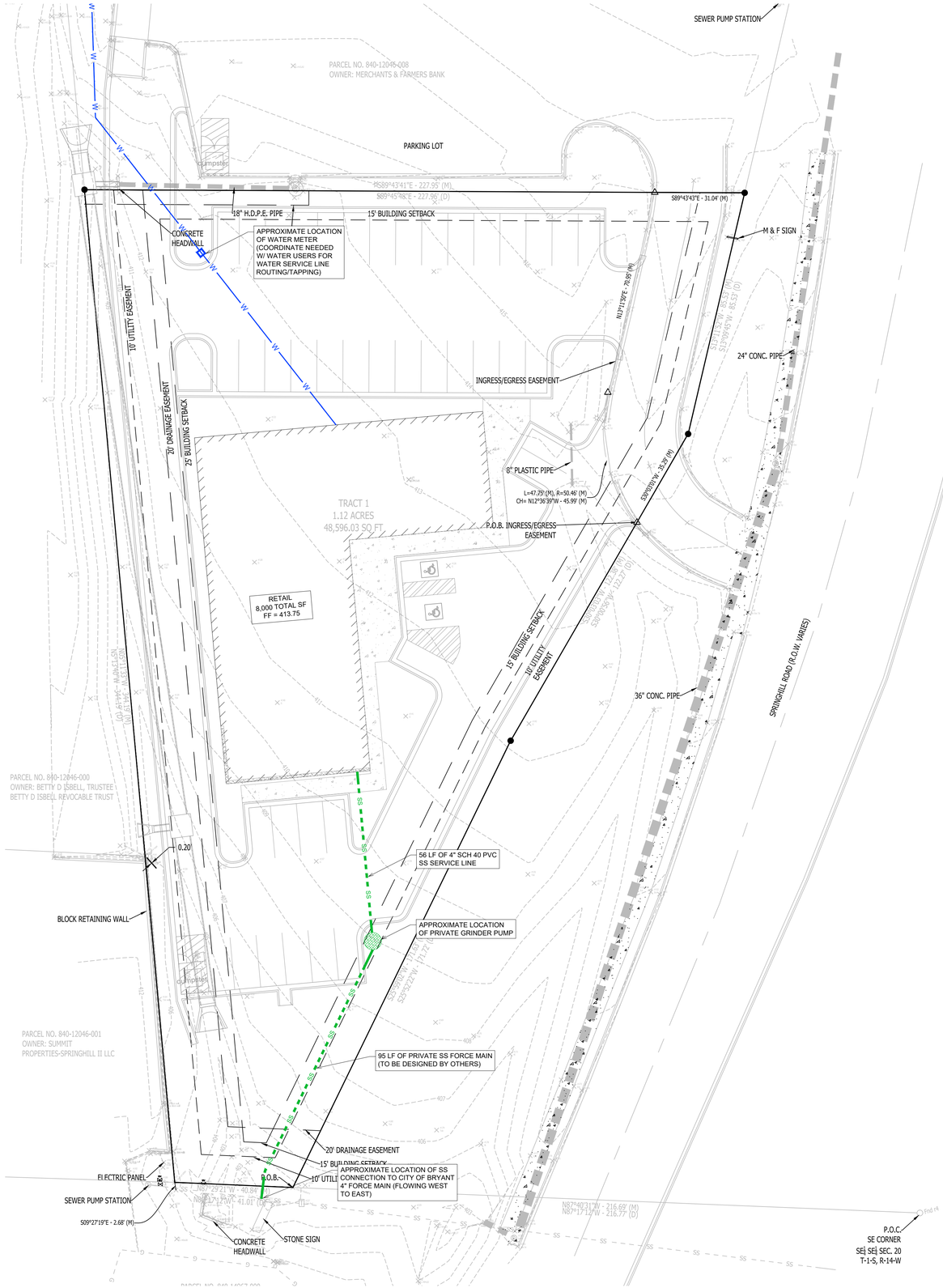
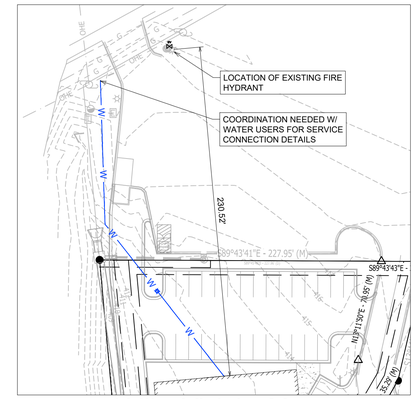
C1.3



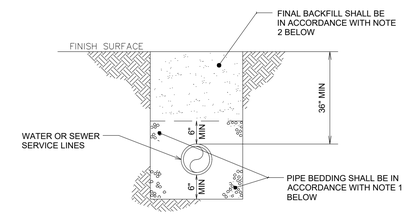
UTILITY PLAN

SCALE 1" = 20'



Utility Vicinity Map

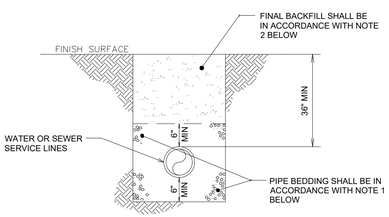
SCALE 1" = 50'



WATER AND SEWER LINES BEDDING DETAIL

NOT TO SCALE

NOTES:
1. BEDDING SHALL BE "GRIT" PER ASTM 2774 OR ASTM D448 SIZE 67 A MINIMUM OF 6" ALL AROUND PIPE.
2. INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS III COMPACTED TO 90% STANDARD PROCTOR. ALL BACKFILL UNDER PAVED AREAS SHALL BE CLASS 7 CRUSHED STONE (SB-2) COMPACTED TO 95% STANDARD PROCTOR DENSITY.
3. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D2321-89.
4. ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LIFTS IN ACCORDANCE WITH ASTM D698. CLASS III AND IV-A MATERIALS SHALL BE COMPACTED TO NEAR OPTIMUM MOISTURE CONTENT.
6. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS, AND ROCKS LARGER THAN 3".
7. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES.



GAS LINE BEDDING DETAIL

NOT TO SCALE

NOTES:
1. BEDDING SHALL BE "GRIT" PER ASTM 2774 OR ASTM D448 SIZE 67 A MINIMUM OF 6" ALL AROUND PIPE.
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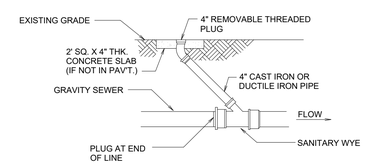

THROUGH FLOW CLEANOUT

NOT TO SCALE

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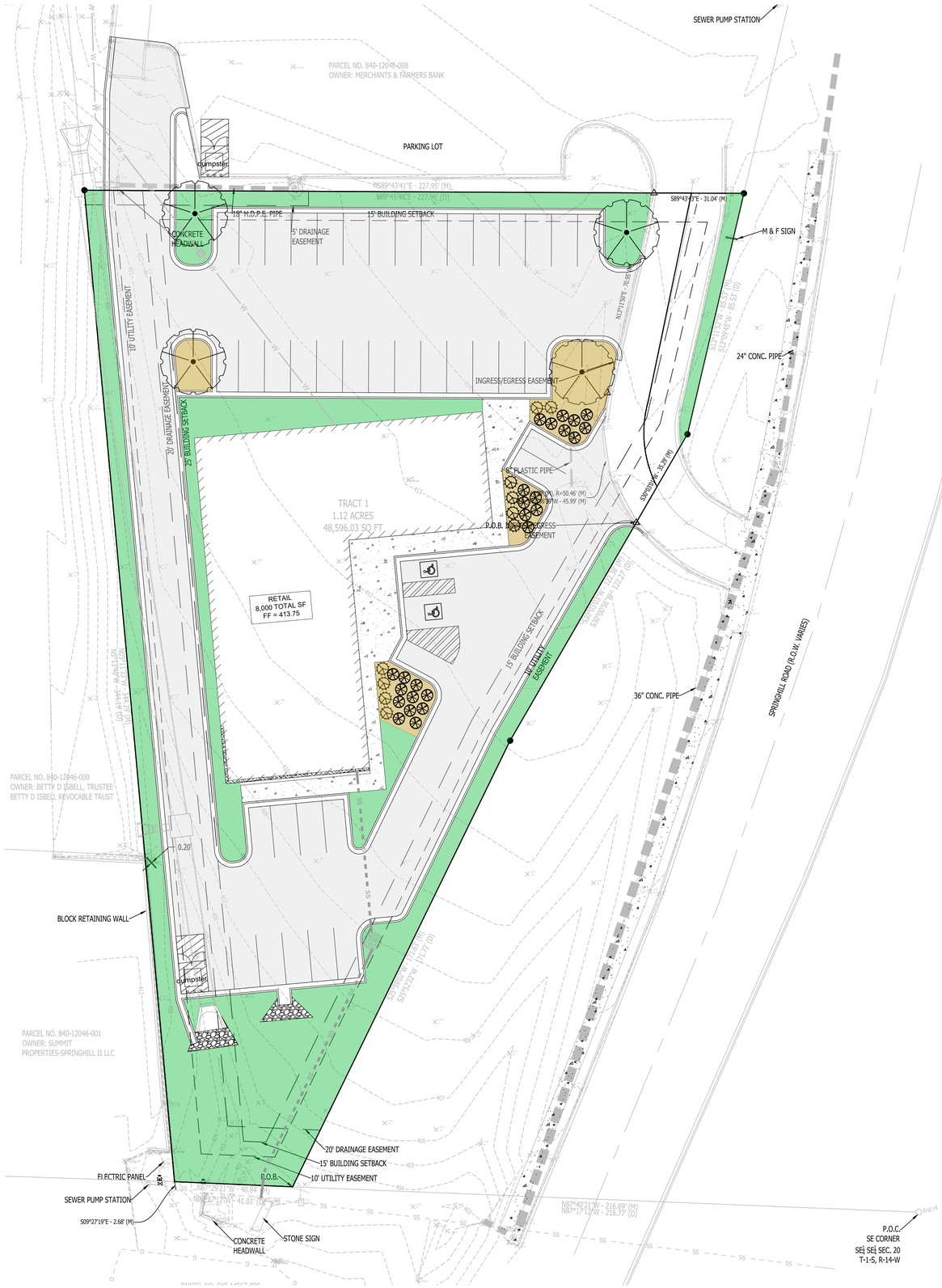
SHEET ISSUE DATE: 05-22-2024

PAGE TITLE: UTILITY PLAN

SHEET NUMBER: C1.4



LANDSCAPE PLAN

SCALE 1" = 20'

GENERAL LANDSCAPING NOTES

1. ALL LANDSCAPED AREAS OF THE SITE SHALL BE CONSTRUCTED WITH AN AUTOMATIC SPRINKLER IRRIGATION SYSTEM AS PART OF THE LANDSCAPING SUBCONTRACT.
2. GENERAL CONTRACTOR SHALL PROVIDE SCHEDULE 40 PVC SLEEVING 4" OR 6" UNDER ALL DRIVES AND PAVED AREAS FOR IRRIGATION SLEEVING SHALL BE BURIED A MINIMUM OF 18" BELOW GRADE AND THE ENDS OF THE SLEEVES CLEARLY MARKED BY THE GENERAL CONTRACTOR AND SHALL EXTEND OUT A MINIMUM OF 18" PAST ANY CURB OR PAVING.
3. PROVIDE 3" DEPTH OF MULCH IN ALL LANDSCAPED ISLANDS AND BEDS LOCATED ALONG THE BUILDING.
4. PROVIDE 3" DEPTH OF MULCH AND METAL EDGING FOR LANDSCAPE NOT ADJACENT TO THE BUILDING.
5. LANDSCAPED AREAS TO BE AMENDED WITH 4" OF TOPSOIL, SCARIFY SOIL 3" PRIOR TO APPLICATION. ALL TOP SOIL SHALL BE PLACED IN COORDINATION WITH GRADING AND DRAINAGE PLANS TO ENSURE THAT THE GRADING AND DRAINAGE DESIGN FOR THE SITE IS MAINTAINED AFTER BEING SODDED OR SEEDED. EXISTING SOIL FROM THE SITE CAN BE STOCK PILED AND REUSED AS LONG AS IT IS OF QUALITY THAT ENCOURAGES ADEQUATE GROWTH OF PLANTING MATERIAL. THE CONTRACTOR IS RESPONSIBLE FOR ANY SOIL TESTING THAT MAY BE REQUIRED.
6. ALL DISTRUBED AREAS ARE TO BE SODDED OR SEEDED, FERTILIZED, AND WATERED.

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PLANT SCHEDULE

PLANT TYPE	SYMBOL	CODE	QTY	COMMON	SCIENTIFIC NAME	CAL / SIZE
TREES		WO	4	WILLOW OAK	QUERCUS PHELLOS	MIN. 3" DIAMETER @ BASE AND 12' TALL
SHRUBS		BW	10	BOXWOOD	BUSUS SEMPERVIRENS	5 GAL (MAX 30" TALL AT INSTALLATION)
GROUND COVER		DN	25	DWARF NANDINA	N. DOMESTICA "HARBOUR DWARF"	3 GAL
BEDDING		MU	1,530	MULCH		
GRASS		MU	10,035	BERMUDA		

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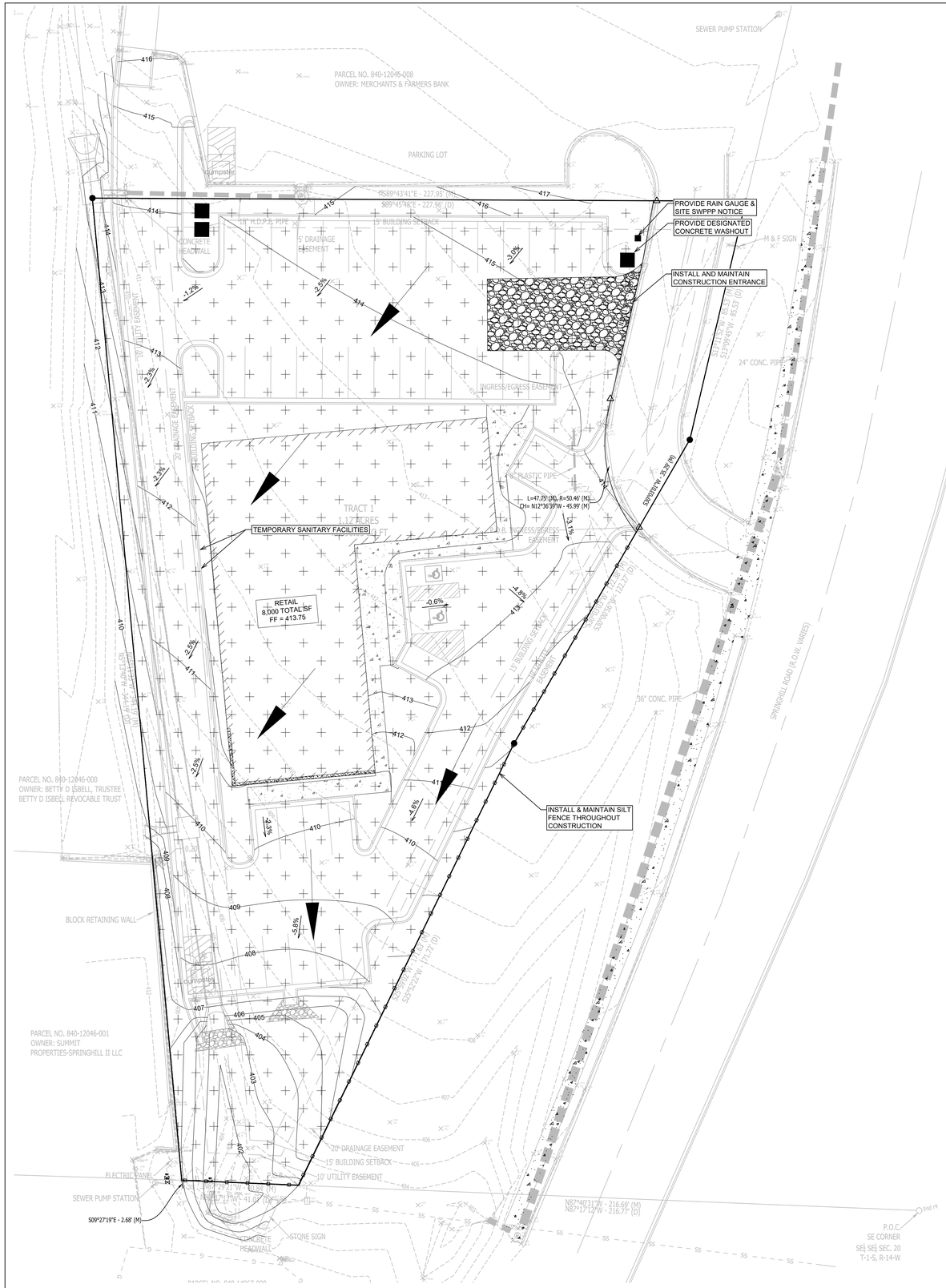
SHEET NUMBER: C1.5



SWPPP

SCALE 1" = 20'

LEGEND

DISTURBED AREA

UNDISTURBED AREA

SEDIMENT FENCE WITH WIRE BACKING

DRAINAGE DIRECTION

NOTES (GENERAL):

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

N

0 20'

1" = 20'-0"

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

REVISION:

SPRINGHILL RETAIL

BRYANT, ARKANSAS

PROJECT NUMBER:

SHEET ISSUE DATE:
05-22-2024

PAGE TITLE:
SWPPP

SHEET NUMBER:
C1.6

OVERALL DRAINAGE MAP

SCALE 1" = 80'

N

0 80'

1" = 80'-0"

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

PLE

REVISION:

SPRINGHILL RETAIL

BRYANT, ARKANSAS

PROJECT NUMBER:

SHEET ISSUE DATE:
05-22-2024

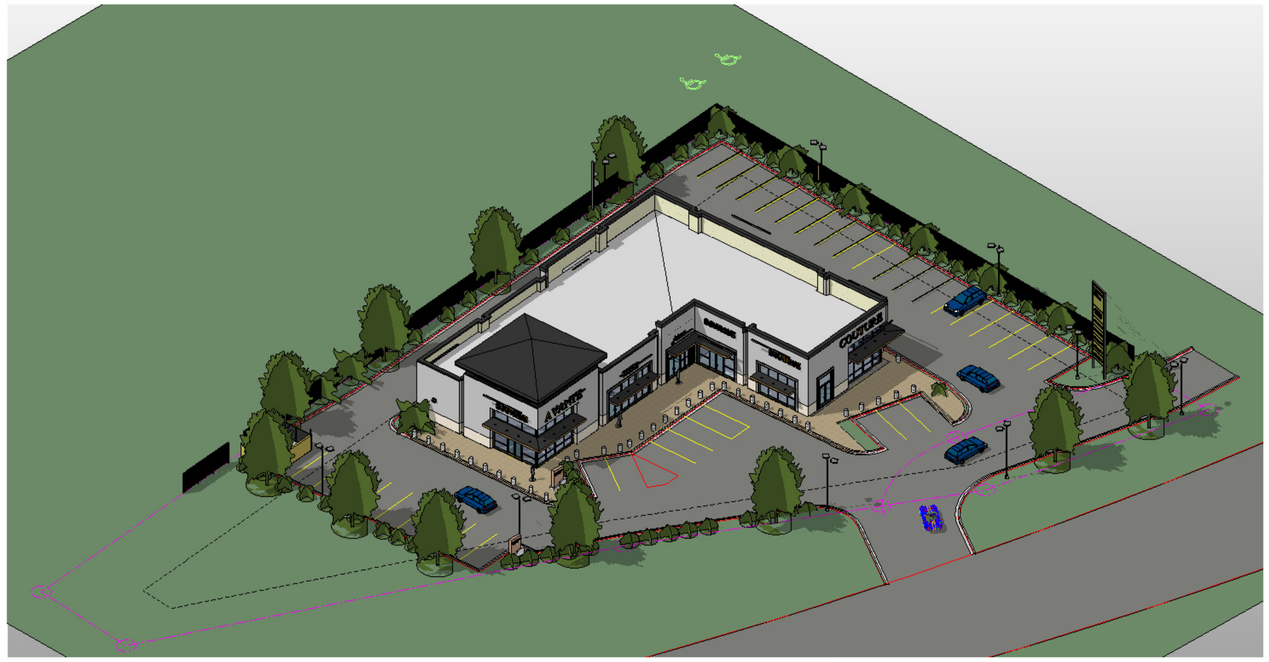
PAGE TITLE:
OVERALL DRAINAGE MAP

SHEET NUMBER:
C1.7

2 3D View-EXTERIOR END-1

4 3D-VIEW-EXTERIOR FROM ABOVE REAR

5 3D -EXTERIOR FRONT-8



1 3D VIEW-EXTERIOR FROM ABOVE FRONT

6 Section 3
1/8" = 1'-0"

ENGINEERING DOCUMENTS FOR DETAILED GRADING AND DRAINAGE OF THIS AREA OF THE SITE WILL BE SUBMITTED BY ARKANSAS REGISTERED CIVIL ENGINEERS.

ARCHITECT OF RECORD
ANDREW F. HICKS

A NEW PROPOSED COMMERCIAL DEVELOPMENT

FOR
SUMMERWOOD PARTNERS

HWY 5 AND SPRINGHILL AREA
BRYANT, ARKANSAS

andrew hicks | architect
600 N Mission Blvd.
Fayetteville, Arkansas 72701
m. 501-680-8759
o. 479-332-5059
www.andrewhicksarchitect.com

ISSUE DATE: 2/27/2024

REVISIONS

NO.	DATE
NO.	
NO.	
NO.	
NO.	
NO.	
NO.	

SITE VIEWS- AERIAL

AC101

1 3D-VIEW-EXTERIOR FRONT-HIGH VIEW

2 3D View-EXTERIOR FRONT-1

3 3D View-EXTERIOR FRONT-5

ARCHITECT OF RECORD
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ISSUE DATE: 2/27/2024

REVISIONS

NO.	DATE
NO.	
NO.	
NO.	
NO.	
NO.	
NO.	

SITE 3D VIEWS

AC102

1 3D View-EXTERIOR FRONT-3

6 3D View-EXTERIOR FRONT-2

2 3D VIEW-EXTERIOR REAR-2

3 3D View 3 -NIGHT

4 SOUTH ELEVATION-SPRING HILL CENTER
3/32" = 1'-0"

ENGINEERING DOCUMENTS FOR DETAILED GRADING AND DRAINAGE OF THIS AREA OF THE SITE WILL BE SUBMITTED BY ARKANSAS REGISTERED CIVIL ENGINEERS.

ARCHITECT OF RECORD
ANDREW F. HICKS

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ISSUE DATE: 2/27/2024

REVISIONS	
NO.	DATE
NO.	
NO.	
NO.	
NO.	
NO.	
NO.	

SITE 3D VIEWS

AC103

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

May 23, 2024

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

RE: Springhill Retail

To whom it may concern,

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

Public Works

1. Show sewer connection and water connection.
   - A Utility Plan has been added to the plan set.

Stormwater

1. Ownership of the drainage ditch; Surface and roof water from adjoining sites drains to the ditch. The ditch contains decades of old drainage pipe ranging from ductile iron to corrugated metal.
   - This drainage ditch will be changed to a single 38”x60” elliptical culvert with junction boxes to capture all surrounding areas currently draining to this ditch. Please reference the attached drainage narrative.
2. How will the stormwater water be detained?
   - After speaking with representatives of the Stormwater Division, we agreed to excavate and enlarge the southern “regional ponding area” to account for the increased discharge from this development.
3. A choke point exists at the Springhill II building complex, drainage from the site and multiple locations including Hwy 5 are all being moved to a 24” inch pipe.
   - This 24” culvert will become the “outlet control structure” for the newly enlarged ponding area.

Engineering

1. Show culvert at entrance to tract
   - The location of the existing ARDOT culvert is shown on the “Overall Drainage Plan.”
2. How is existing storm pipe in northwest corner tied to new 48" storm pipe, or is it?
   - The new culvert is not connected to the ARDOT culvert. There is approximately 65 feet between flared ends.
3. Show impact of flows on downstream infrastructure.

- Drainage calculations have been included in the attached drainage narrative.

4. Show drainage calculations to support culvert sizing and lack of detention.
    - Drainage calculations have been included in the attached drainage narrative.

Com Dev

1. Provide a landscape plan for the site
    - A landscape plan has been added to the plan set.
2. Fix the verbiage on the plat for the Lots/Tracts. They are each called a different name.
    - Corrected
3. On Plat Approval Signature Line, Change the title to Bryant Planning Commission Chairman
    - Corrected
4. Show Utility Connections/ Utility Plan
    - A Utility Plan has been added to the plan set.
5. Final Plat fee $27
    - Acknowledged
6. Discuss Master Pedestrian Plan For Site. Plan Shows Multi-Use trail along this property.
    - It was my understanding this item was removed per discussions with the DRC.

Fire

1. Discuss fire hydrant addition for the complex. Maximum distance between hydrants is 500'
    - There is an existing hydrant located east of the Merchants & Farmers entrance on Highway 5. This is shown on the utility plan.

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

If you have any questions, please give me a call.
Sincerely,
Phillip Lewis, P.E.
501-350-9840

SPRINGHILL RETAIL

DRAINAGE NARRATIVE

Date: **05-21-2024**

Located in: **Bryant, Arkansas**

Prepared for:
City of Bryant, Arkansas

Prepared by:

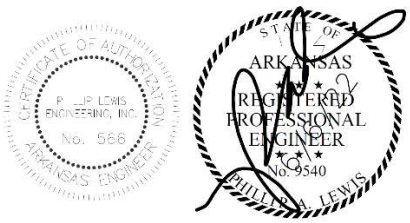
PHILLIP LEWIS ENGINEERING

Structural + Civil Consultants

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

CERTIFICATION

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



DATE: 05-21-2024

Phillip A. Lewis, PE.

PROJECT LOCATION MAP

Vicinity Map

SCALE 1" = 500'

DESCRIPTION OF PROPERTY

The proposed project is for the consruction of a retail center located on Springhill Road, south of the existing Merchants & Farmers Bank. The proposed development if for a 8,000 square foot building.

The intent of this drainage analysis is to evaluate the current drainage conditions coming through the site and adequately address the drainage increase created by this development.

The existing ground coverage for the entire development drainage basin consisted of poor condition grass, less than 50% covered.

According to FEMA Flood Insurance Rate Map, Panel 05125C0360E, this property lies within Zone X, areas determined to be outside the 0.2% annual chance floodplain. A copy of the map can be found in the appendix.

DRAINAGE OBSERVATIONS

On May 16th 2024, member of Phillip Lewis Engineering and The City of Bryant Stormwater Division met onsite to discuss current stormwater condition revolving around this site and the intended solutions going forward. The existing conditions are listed below:

- A 42” RCP culvert is located north of the proposed site, discharging stormwater from the Highway 5 storm sewer system. This discharge travels along the western edge of this project site.
- The existing Merchants & Farmers Bank has a 18” culvert discharging within this ditch flow line, located at the NW corner of this site.
- Roof and yard runoff from both wester adjacent property also discharge into this drainage ditch at various locations
- Downstream there is an existing “ponding area” throttle by (1) 24” culvert with an additional ARDOT 24” culvert to the east within the ARDOT right of way
- Existing ponding area located at the south corner of this site is approximately 8,000 to 9,000 cubic feet.
- Existing site conditions for this project is little to no grass cover, mainly clay ground cover with obvious signs of existing ground runoff.

PROPOSED DRAINAGE SOLUTIONS

After speaking with the Bryant Stormwater team, the below listed solutions have been designed. The main intent is to create more “ponding area” along the south of this project site to increase the “regional detention” volume that is located within this area.

- A 38” x 60” elliptical RCP culvert is proposed along the west property line to relay stormwater through the site without an open ditch.
- The capture and release of this culvert will be through standard flared end sections.
- The south pond area will be excavated and incresed to 11,000 cubic feet.
- The 2,000 to 3,000 cubit feet of volume increase will account for the 1,500 cubic feet of volume increase caused by the development of this facility. This increase if shown in the attached hydrographs
- The existing 24” CMP culvert will remain as the “outlet control structure”, and the existing ARDOT 24” RCP culvert will aid as an overflow oulet.
- The existing curb cut at elevation 405.69’ will serve as an overflow spillway if water is to rise that high or if outlet clogging occures.
- The 18” culvert from M&F Bank will be tied into the new elliptical culvert with a 7’ junction box.
- The western property runoff will be captured and collected into the elliptical culvert through a 24” RCP culvert and tied in with a 7’ junction box.

The Springhill Retail pre-development hydrographs are shown in the attached, along with an overall approximate look at post-developed conditions. General assumptions were made for off-site stormwater conditions.

PRE DEVELOPMENT HYDROGRAPHS

POST DEVELOPMENT HYDROGRAPHS

Summary for Subcatchment PRE: Springhill Retail Pre

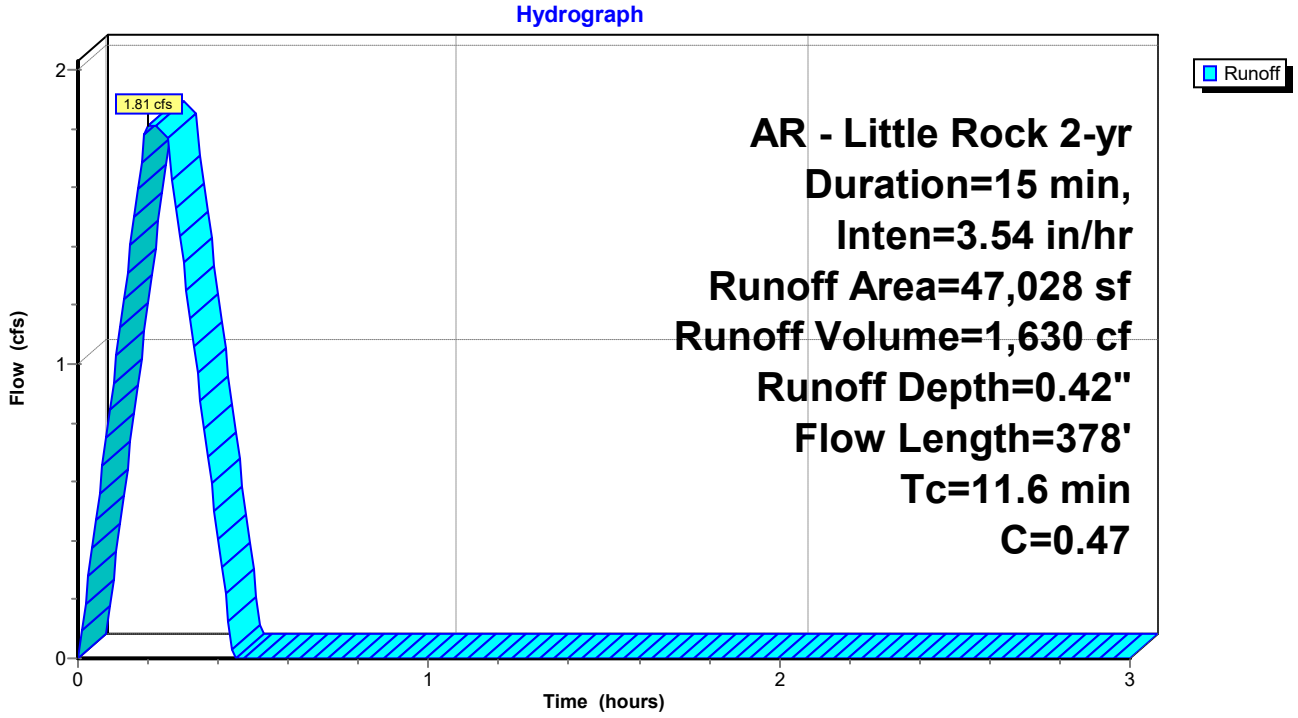
Runoff = 1.81 cfs @ 0.20 hrs, Volume= 1,630 cf, Depth= 0.42"

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 2-yr Duration=15 min, Inten=3.54 in/hr

Area (sf)	C	Description
1,511	0.86	Existing Drive
45,517	0.46	Poor Condition Grass < 50%
47,028	0.47	Weighted Average
47,028		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.6	185	0.0510	0.32		**Sheet Flow, Overland Flow** Grass: Short n= 0.150 P2= 4.19"
2.0	193	0.0110	1.57		**Shallow Concentrated Flow, Open Channel** Grassed Waterway Kv= 15.0 fps
11.6	378	Total			

Subcatchment PRE: Springhill Retail Pre



Summary for Subcatchment PRE: Springhill Retail Pre

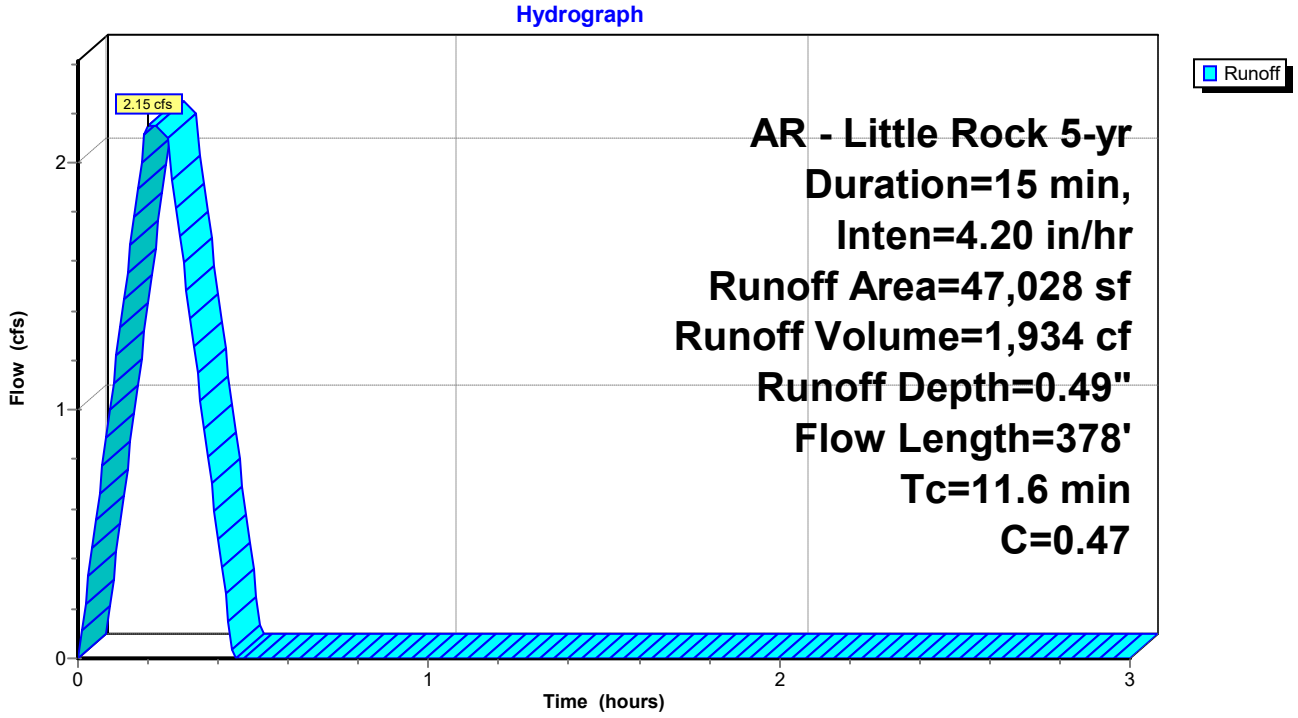
Runoff = 2.15 cfs @ 0.20 hrs, Volume= 1,934 cf, Depth= 0.49"

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 5-yr Duration=15 min, Inten=4.20 in/hr

Area (sf)	C	Description
1,511	0.86	Existing Drive
45,517	0.46	Poor Condition Grass < 50%
47,028	0.47	Weighted Average
47,028		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.6	185	0.0510	0.32		**Sheet Flow, Overland Flow** Grass: Short n= 0.150 P2= 4.19"
2.0	193	0.0110	1.57		**Shallow Concentrated Flow, Open Channel** Grassed Waterway Kv= 15.0 fps
11.6	378	Total			

Subcatchment PRE: Springhill Retail Pre



Summary for Subcatchment PRE: Springhill Retail Pre

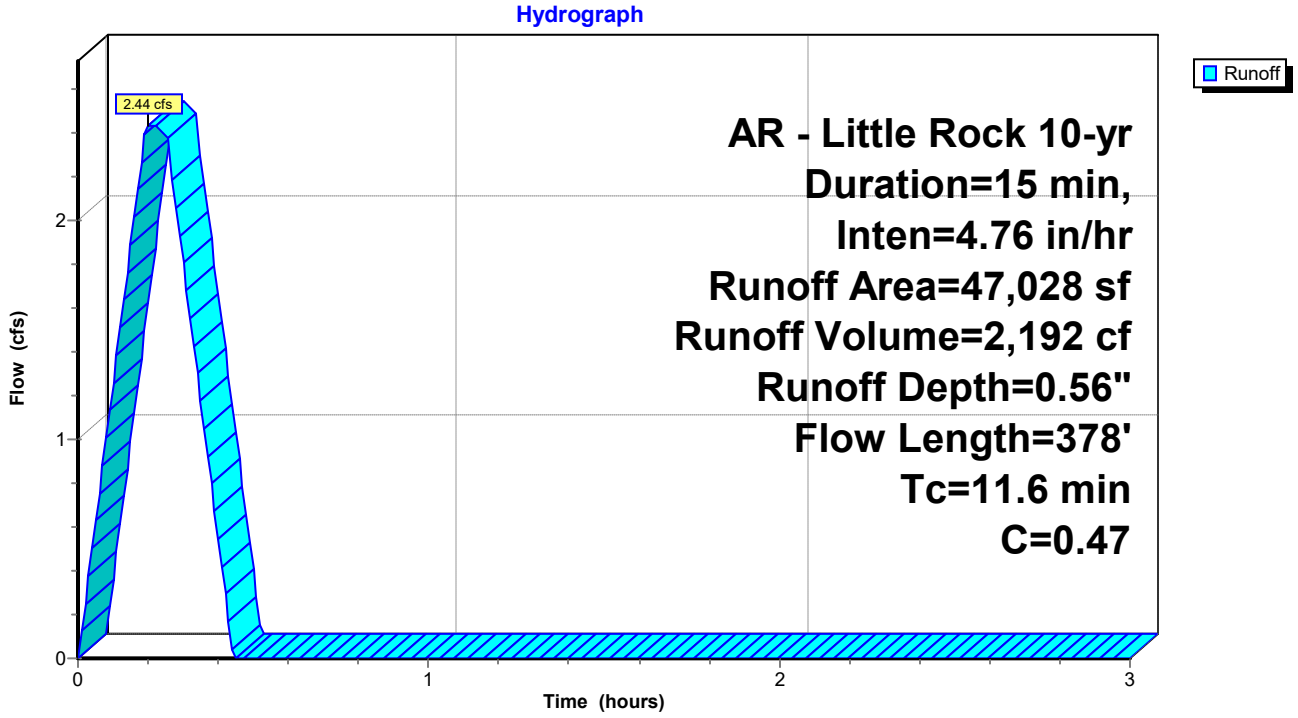
Runoff = 2.44 cfs @ 0.20 hrs, Volume= 2,192 cf, Depth= 0.56"

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 10-yr Duration=15 min, Inten=4.76 in/hr

Area (sf)	C	Description
1,511	0.86	Existing Drive
45,517	0.46	Poor Condition Grass < 50%
47,028	0.47	Weighted Average
47,028		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.6	185	0.0510	0.32		**Sheet Flow, Overland Flow** Grass: Short n= 0.150 P2= 4.19"
2.0	193	0.0110	1.57		**Shallow Concentrated Flow, Open Channel** Grassed Waterway Kv= 15.0 fps
11.6	378	Total			

Subcatchment PRE: Springhill Retail Pre



Summary for Subcatchment PRE: Springhill Retail Pre

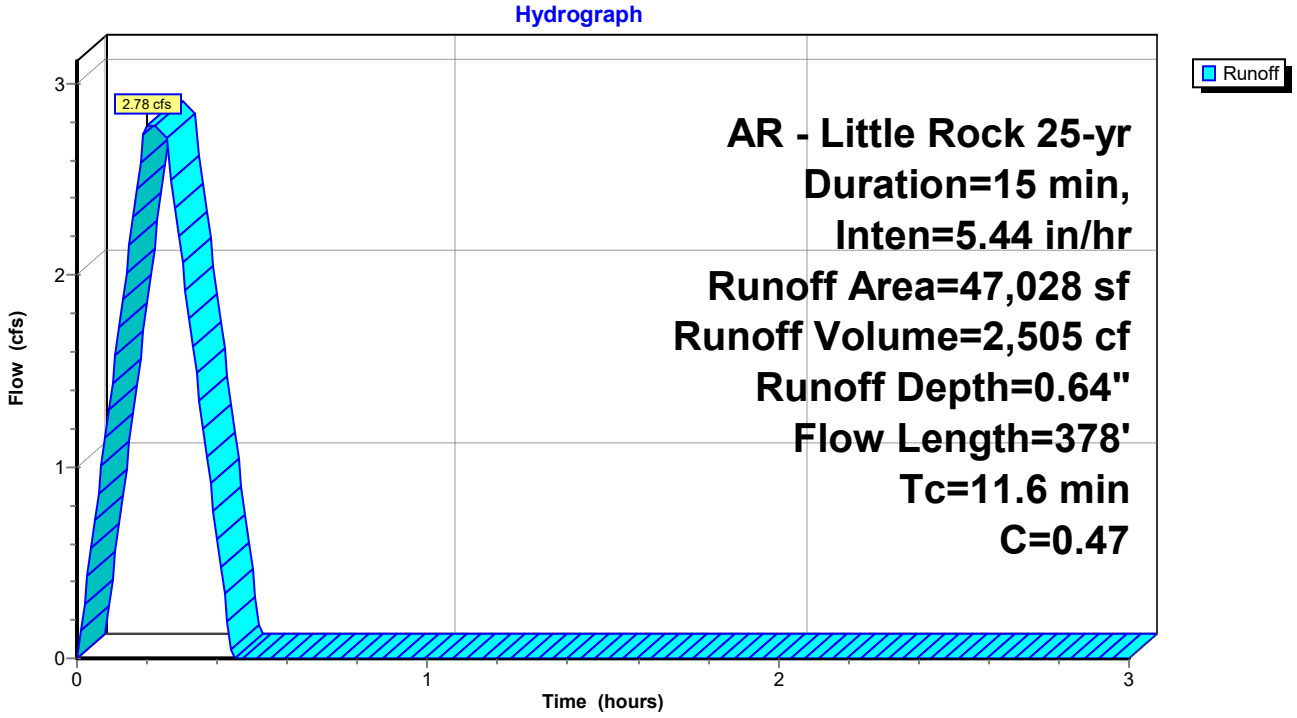
Runoff = 2.78 cfs @ 0.20 hrs, Volume= 2,505 cf, Depth= 0.64"

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 25-yr Duration=15 min, Inten=5.44 in/hr

Area (sf)	C	Description
1,511	0.86	Existing Drive
45,517	0.46	Poor Condition Grass < 50%
47,028	0.47	Weighted Average
47,028		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.6	185	0.0510	0.32		**Sheet Flow, Overland Flow** Grass: Short n= 0.150 P2= 4.19"
2.0	193	0.0110	1.57		**Shallow Concentrated Flow, Open Channel** Grassed Waterway Kv= 15.0 fps
11.6	378	Total			

Subcatchment PRE: Springhill Retail Pre



Summary for Subcatchment PRE: Springhill Retail Pre

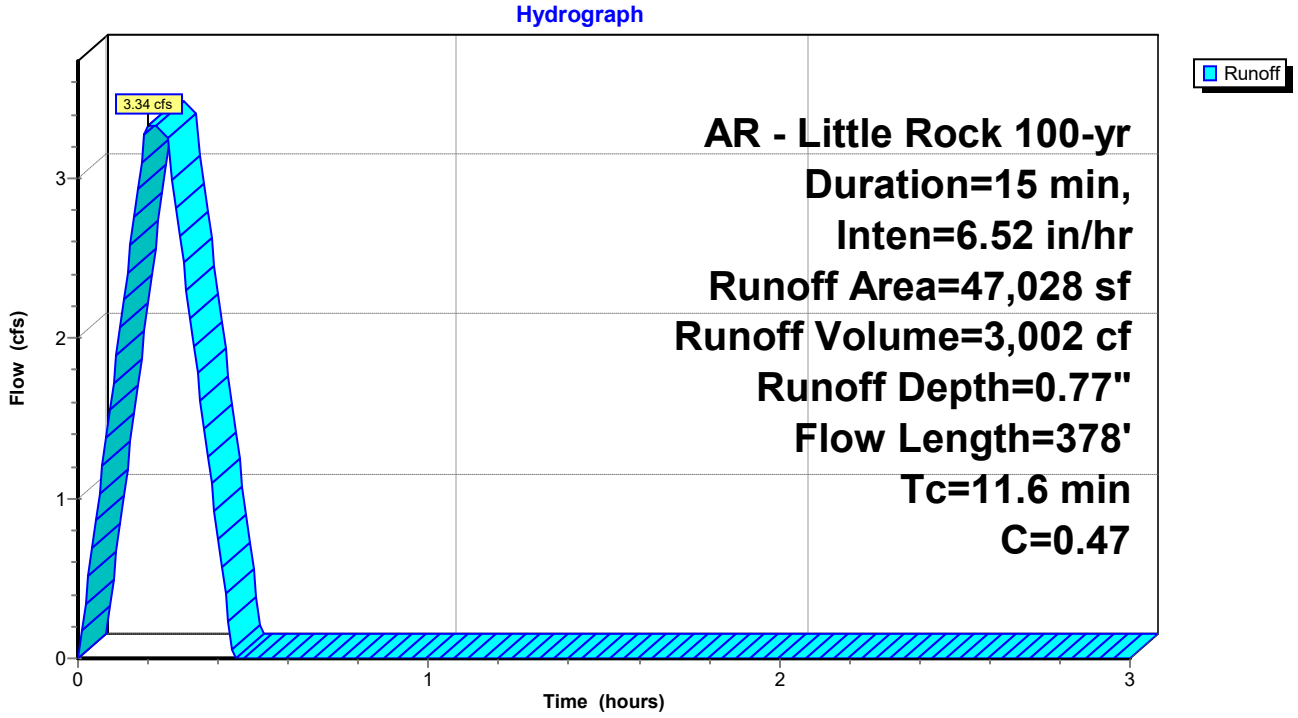
Runoff = 3.34 cfs @ 0.20 hrs, Volume= 3,002 cf, Depth= 0.77"

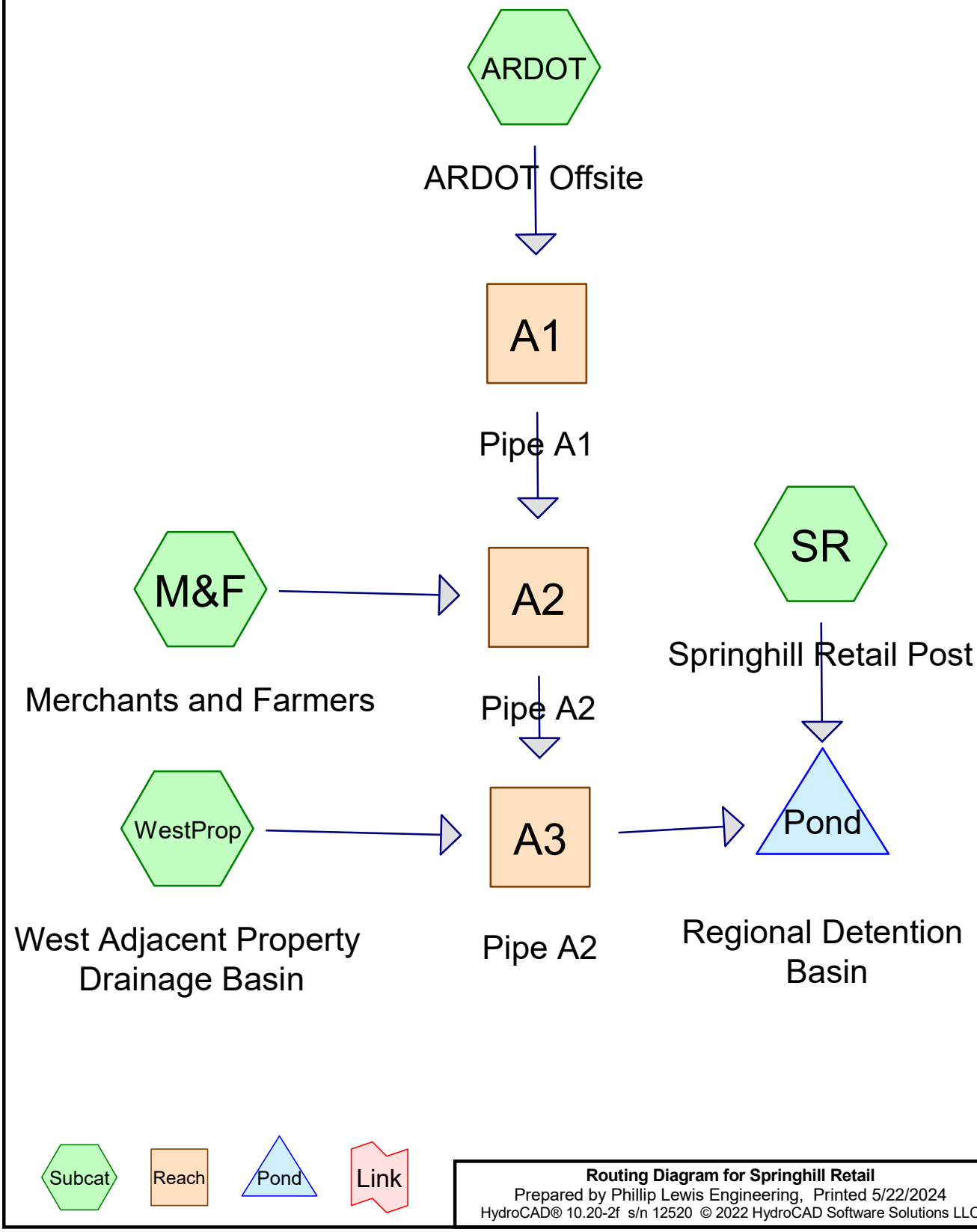
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 100-yr Duration=15 min, Inten=6.52 in/hr

Area (sf)	C	Description
1,511	0.86	Existing Drive
45,517	0.46	Poor Condition Grass < 50%
47,028	0.47	Weighted Average
47,028		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.6	185	0.0510	0.32		**Sheet Flow, Overland Flow** Grass: Short n= 0.150 P2= 4.19"
2.0	193	0.0110	1.57		**Shallow Concentrated Flow, Open Channel** Grassed Waterway Kv= 15.0 fps
11.6	378	Total			

Subcatchment PRE: Springhill Retail Pre





Subcat Reach Pond Link

Routing Diagram for Springhill Retail
Prepared by Phillip Lewis Engineering, Printed 5/22/2024
HydroCAD® 10.20-2f s/n 12520 © 2022 HydroCAD Software Solutions LLC

Summary for Subcatchment ARDOT: ARDOT Offsite

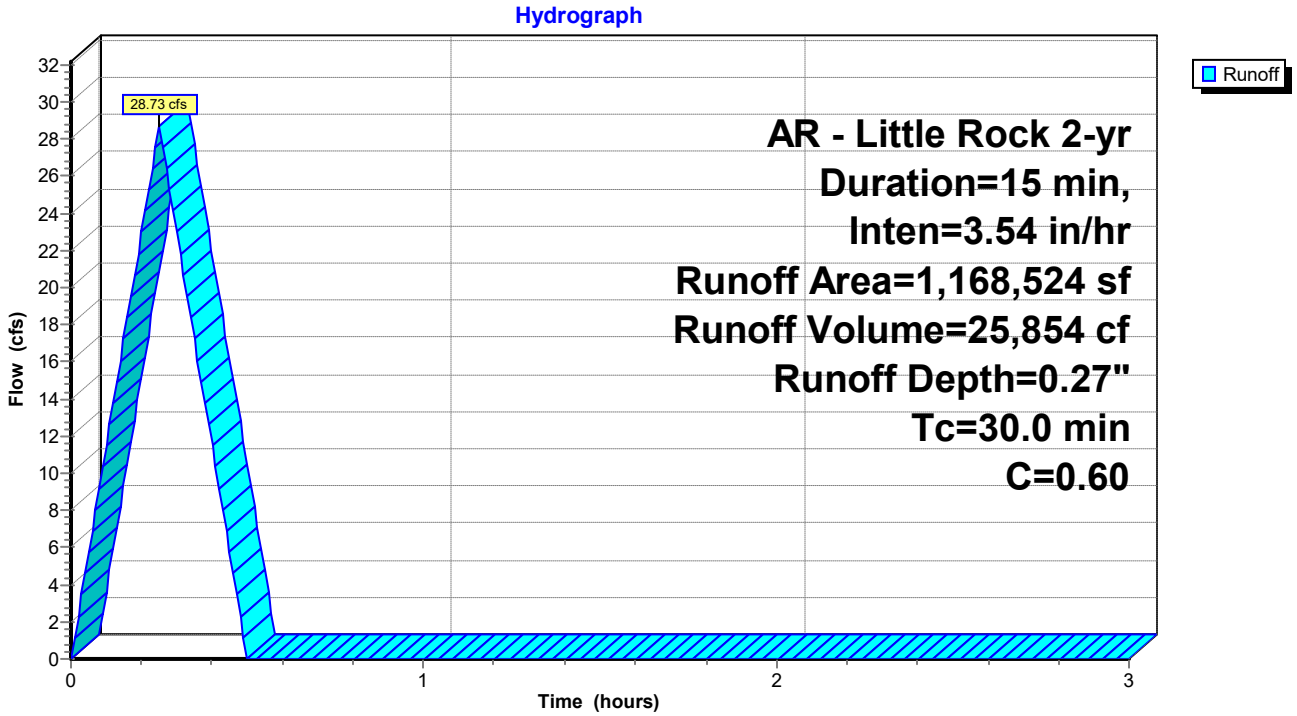
Runoff = 28.73 cfs @ 0.25 hrs, Volume= 25,854 cf, Depth= 0.27"
Routed to Reach A1 : Pipe A1

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 2-yr Duration=15 min, Inten=3.54 in/hr

Area (sf)	C	Description
1,168,524	0.60	
1,168,524		100.00% Pervious Area

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

Subcatchment ARDOT: ARDOT Offsite



Summary for Subcatchment M&F: Merchants and Farmers

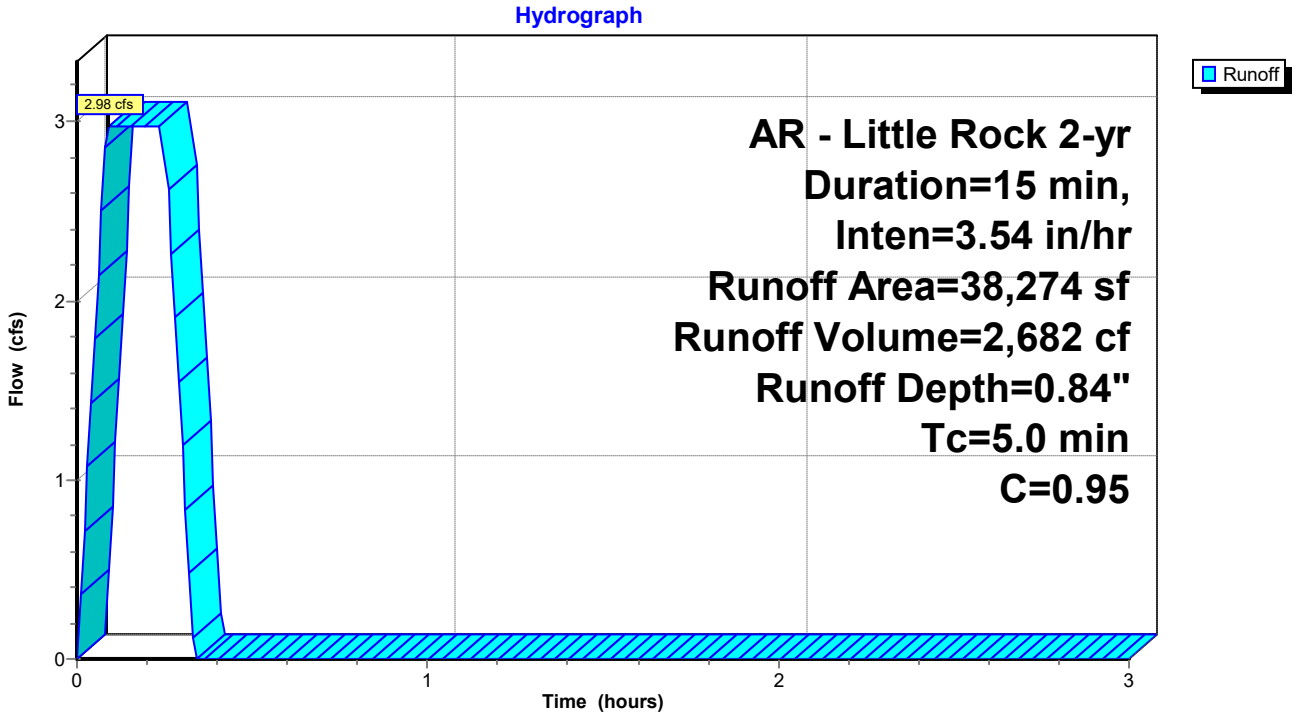
Runoff = 2.98 cfs @ 0.09 hrs, Volume= 2,682 cf, Depth= 0.84"
Routed to Reach A2 : Pipe A2

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 2-yr Duration=15 min, Inten=3.54 in/hr

Area (sf)	C	Description
38,274	0.95	Developed Site
38,274		100.00% Impervious Area

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

Subcatchment M&F: Merchants and Farmers



Summary for Subcatchment SR: Springhill Retail Post

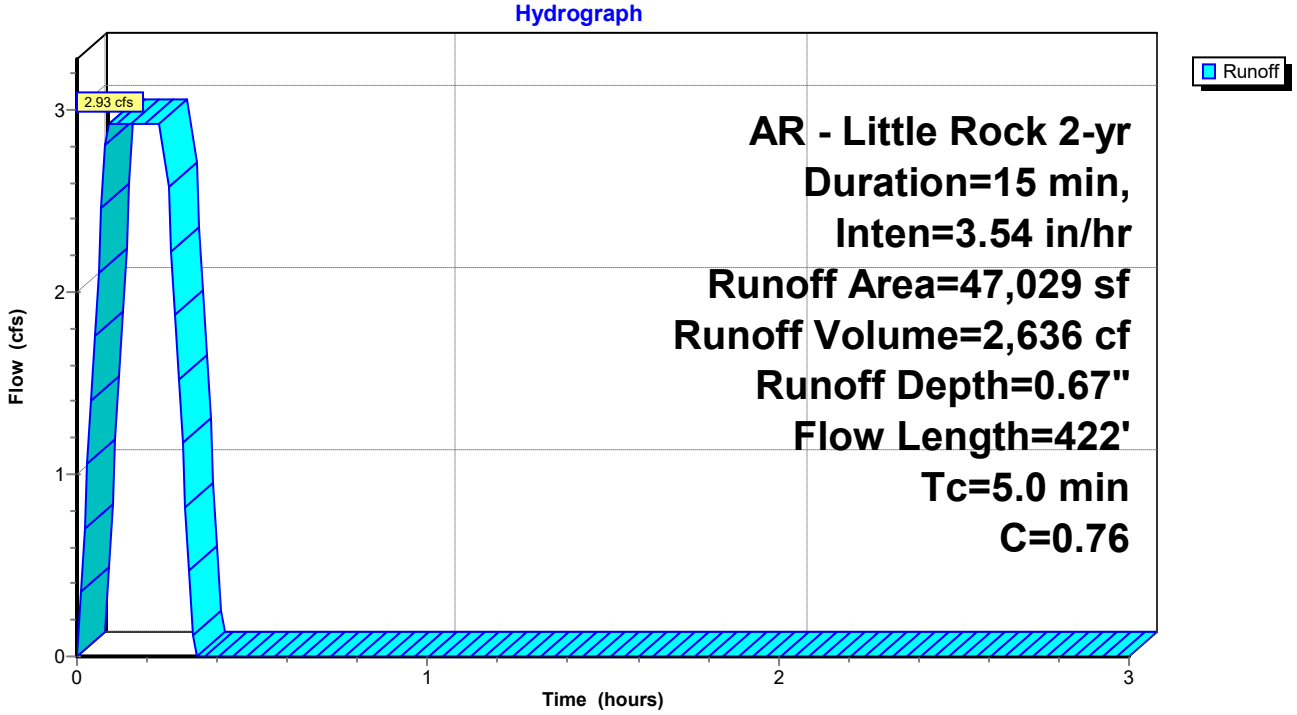
Runoff = 2.93 cfs @ 0.09 hrs, Volume= 2,636 cf, Depth= 0.67"
Routed to Pond Pond : Regional Detention Basin

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 2-yr Duration=15 min, Inten=3.54 in/hr

Area (sf)	C	Description
1,511	0.86	Existing Drive
33,632	0.92	Drives, Roof, Sidewalks
11,886	0.30	Landscaped Areas
47,029	0.76	Weighted Average
47,029		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.8	82	0.0290	1.76		**Sheet Flow, Asphalt Sheet Flow** Smooth surfaces n= 0.011 P2= 4.19"
0.8	87	0.0080	1.82		**Shallow Concentrated Flow, Gutter** Paved Kv= 20.3 fps
0.1	19	0.0210	2.94		**Shallow Concentrated Flow, Concentrated Pavement Flow** Paved Kv= 20.3 fps
1.0	197	0.0250	3.21		**Shallow Concentrated Flow, Gutter** Paved Kv= 20.3 fps
0.3	37	0.0130	2.31		**Shallow Concentrated Flow, Gutter** Paved Kv= 20.3 fps
2.0					**Direct Entry, Minimum adjustment**
5.0	422	Total			

Subcatchment SR: Springhill Retail Post



Summary for Subcatchment WestProp: West Adjacent Property Drainage Basin

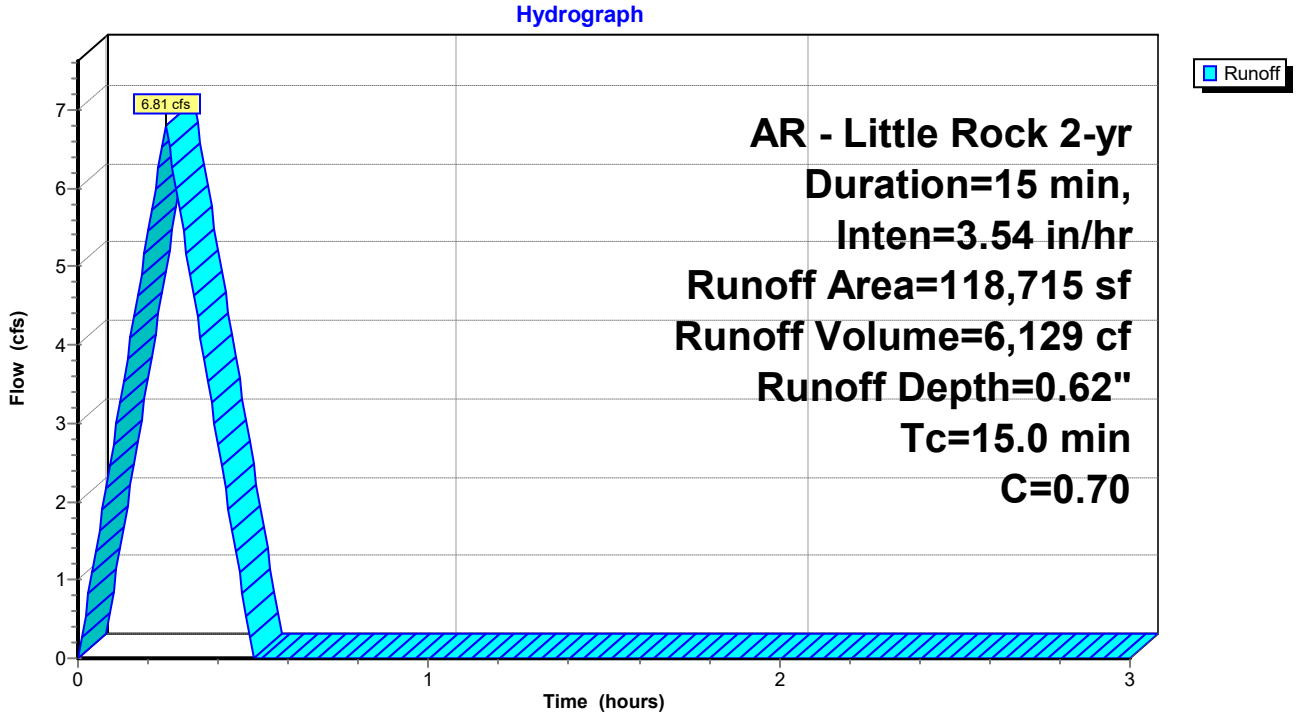
Runoff = 6.81 cfs @ 0.25 hrs, Volume= 6,129 cf, Depth= 0.62"
Routed to Reach A3 : Pipe A2

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 2-yr Duration=15 min, Inten=3.54 in/hr

Area (sf)	C	Description
65,063	0.50	Pervious Areas
53,652	0.95	Rooftop/Paving
118,715	0.70	Weighted Average
65,063		54.81% Pervious Area
53,652		45.19% Impervious Area

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

Subcatchment WestProp: West Adjacent Property Drainage Basin



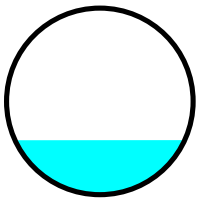
Summary for Reach A1: Pipe A1

Inflow Area = 1,168,524 sf, 0.00% Impervious, Inflow Depth = 0.27" for 2-yr event
Inflow = 28.73 cfs @ 0.25 hrs, Volume= 25,854 cf
Outflow = 28.67 cfs @ 0.25 hrs, Volume= 25,855 cf, Atten= 0%, Lag= 0.0 min
Routed to Reach A2 : Pipe A2

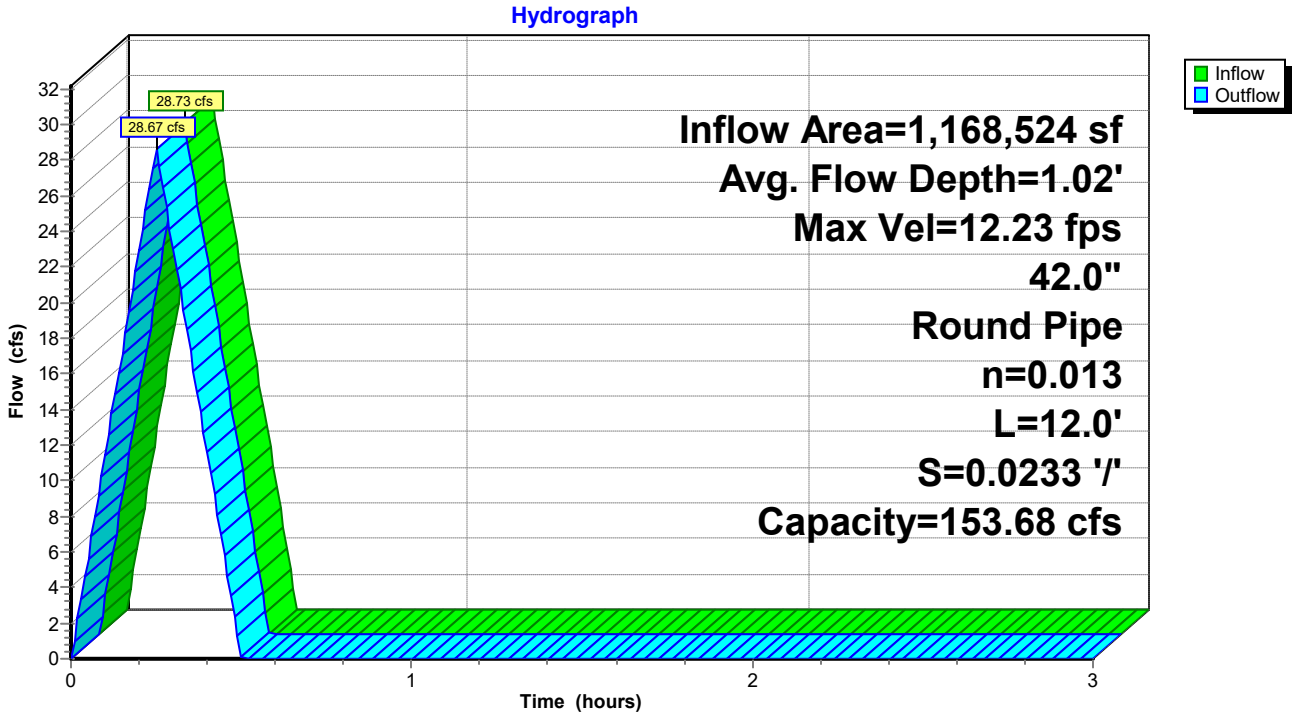
Routing by Stor-Ind+Trans method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
Max. Velocity= 12.23 fps, Min. Travel Time= 0.0 min
Avg. Velocity = 9.46 fps, Avg. Travel Time= 0.0 min

Peak Storage= 28 cf @ 0.25 hrs
Average Depth at Peak Storage= 1.02' , Surface Width= 3.18'
Bank-Full Depth= 3.50' Flow Area= 9.6 sf, Capacity= 153.68 cfs

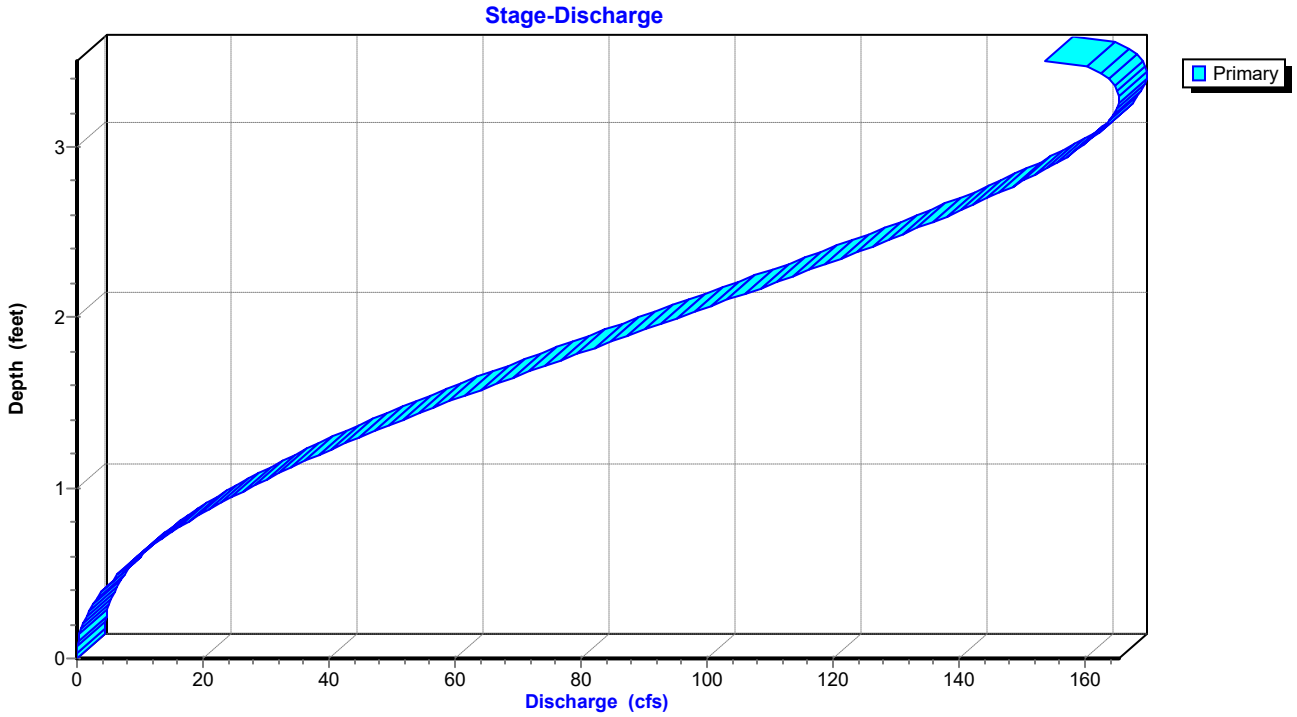
42.0" Round Pipe
n= 0.013 Concrete pipe, bends & connections
Length= 12.0' Slope= 0.0233 '/'
Inlet Invert= 413.00', Outlet Invert= 412.72'



Reach A1: Pipe A1



Reach A1: Pipe A1



Stage-Area-Storage for Reach A1: Pipe A1

Elevation (feet)	End-Area (sq-ft)	Storage (cubic-feet)
413.00	0.0	0
413.05	0.0	0
413.10	0.1	1
413.15	0.1	2
413.20	0.2	3
413.25	0.3	4
413.30	0.4	5
413.35	0.5	6
413.40	0.6	7
413.45	0.7	9
413.50	0.8	10
413.55	1.0	12
413.60	1.1	13
413.65	1.2	15
413.70	1.4	16
413.75	1.5	18
413.80	1.7	20
413.85	1.8	22
413.90	2.0	23
413.95	2.1	25
414.00	2.3	27
414.05	2.4	29
414.10	2.6	31
414.15	2.8	33
414.20	2.9	35
414.25	3.1	37
414.30	3.3	39
414.35	3.4	41
414.40	3.6	43
414.45	3.8	45
414.50	3.9	47
414.55	4.1	49
414.60	4.3	51
414.65	4.5	54
414.70	4.6	56
414.75	4.8	58
414.80	5.0	60
414.85	5.2	62
414.90	5.3	64
414.95	5.5	66
415.00	5.7	68
415.05	5.9	70
415.10	6.0	72
415.15	6.2	74
415.20	6.4	76
415.25	6.5	78
415.30	6.7	80
415.35	6.9	82
415.40	7.0	84
415.45	7.2	86
415.50	7.4	88
415.55	7.5	90
415.60	7.7	92
415.65	7.8	94
415.70	8.0	96
415.75	8.1	97
415.80	8.3	99
415.85	8.4	101
415.90	8.5	102
415.95	8.7	104
416.00	8.8	105
416.05	8.9	107
416.10	9.0	108
416.15	9.1	109
416.20	9.2	111
416.25	9.3	112
416.30	9.4	113
416.35	9.5	114
416.40	9.5	115
416.45	9.6	115
416.50	**9.6**	**115**

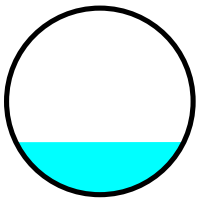
Summary for Reach A2: Pipe A2

Inflow Area = 1,206,798 sf, 3.17% Impervious, Inflow Depth = 0.28" for 2-yr event
Inflow = 31.65 cfs @ 0.25 hrs, Volume= 28,536 cf
Outflow = 31.13 cfs @ 0.26 hrs, Volume= 28,536 cf, Atten= 2%, Lag= 0.5 min
Routed to Reach A3 : Pipe A2

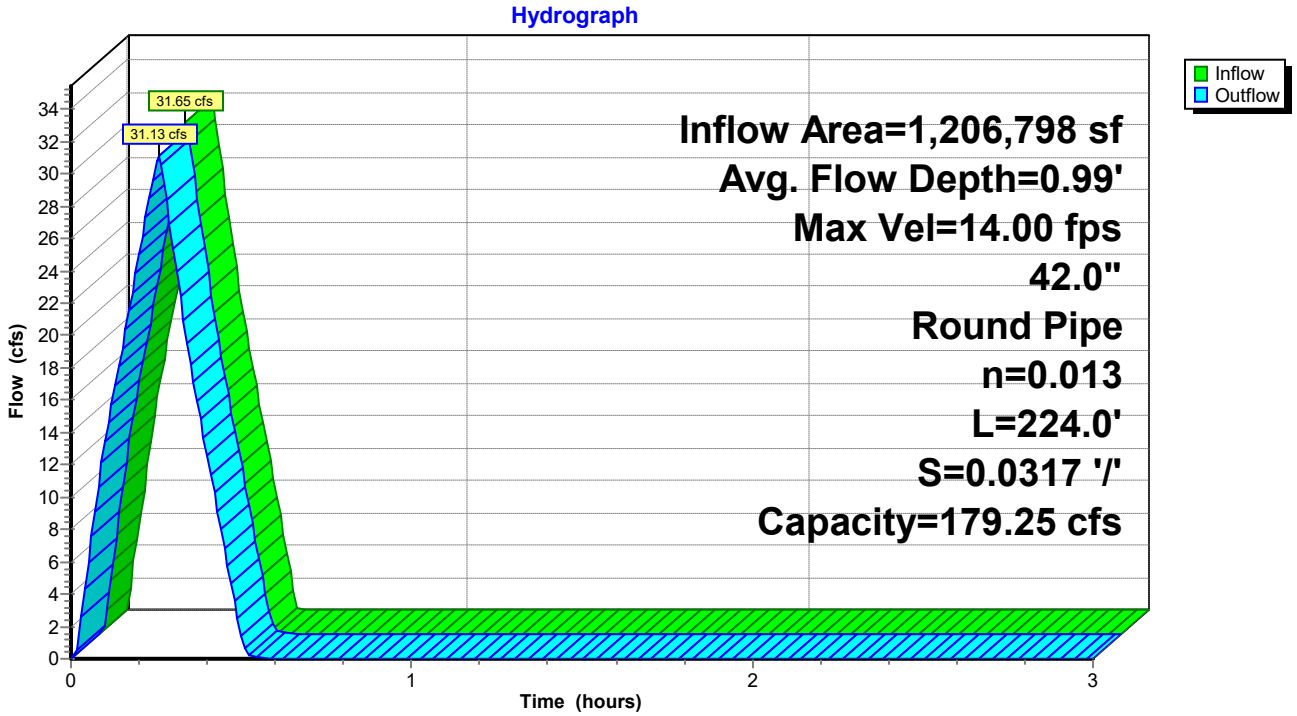
Routing by Stor-Ind+Trans method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
Max. Velocity= 14.00 fps, Min. Travel Time= 0.3 min
Avg. Velocity = 7.95 fps, Avg. Travel Time= 0.5 min

Peak Storage= 501 cf @ 0.25 hrs
Average Depth at Peak Storage= 0.99' , Surface Width= 3.15'
Bank-Full Depth= 3.50' Flow Area= 9.6 sf, Capacity= 179.25 cfs

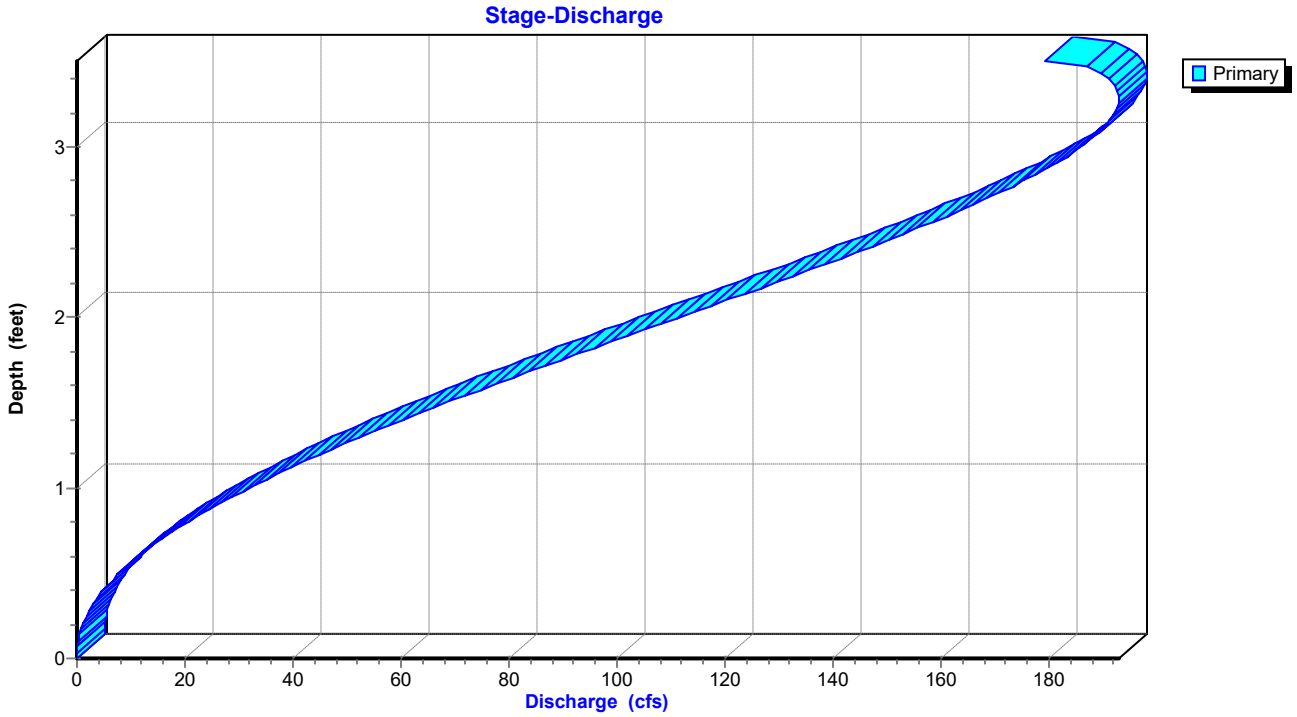
42.0" Round Pipe
n= 0.013 Concrete pipe, bends & connections
Length= 224.0' Slope= 0.0317 '/'
Inlet Invert= 412.52', Outlet Invert= 405.41'



Reach A2: Pipe A2



Reach A2: Pipe A2



Stage-Area-Storage for Reach A2: Pipe A2

Elevation (feet)	End-Area (sq-ft)	Storage (cubic-feet)
412.52	0.0	0
412.57	0.0	6
412.62	0.1	18
412.67	0.1	32
412.72	0.2	49
412.77	0.3	68
412.82	0.4	90
412.87	0.5	112
412.92	0.6	136
412.97	0.7	162
413.02	0.8	189
413.07	1.0	217
413.12	1.1	246
413.17	1.2	276
413.22	1.4	307
413.27	1.5	339
413.32	1.7	371
413.37	1.8	404
413.42	2.0	438
413.47	2.1	473
413.52	2.3	508
413.57	2.4	544
413.62	2.6	580
413.67	2.8	617
413.72	2.9	654
413.77	3.1	691
413.82	3.3	729
413.87	3.4	767
413.92	3.6	805
413.97	3.8	844
414.02	3.9	882
414.07	4.1	921
414.12	4.3	960
414.17	4.5	999
414.22	4.6	1,038
414.27	4.8	1,078
414.32	5.0	1,117
414.37	5.2	1,156
414.42	5.3	1,195
414.47	5.5	1,234
414.52	5.7	1,273
414.57	5.9	1,312
414.62	6.0	1,350
414.67	6.2	1,388
414.72	6.4	1,426
414.77	6.5	1,464
414.82	6.7	1,502
414.87	6.9	1,539
414.92	7.0	1,575
414.97	7.2	1,611
415.02	7.4	1,647
415.07	7.5	1,682
415.12	7.7	1,717
415.17	7.8	1,751
415.22	8.0	1,784
415.27	8.1	1,816
415.32	8.3	1,848
415.37	8.4	1,879
415.42	8.5	1,909
415.47	8.7	1,938
415.52	8.8	1,966
415.57	8.9	1,993
415.62	9.0	2,019
415.67	9.1	2,043
415.72	9.2	2,066
415.77	9.3	2,087
415.82	9.4	2,106
415.87	9.5	2,123
415.92	9.5	2,138
415.97	9.6	2,149
416.02	**9.6**	**2,155**

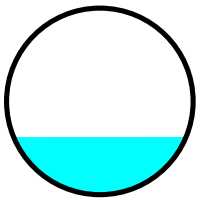
Summary for Reach A3: Pipe A2

Inflow Area = 1,325,513 sf, 6.94% Impervious, Inflow Depth = 0.31" for 2-yr event
Inflow = 37.77 cfs @ 0.26 hrs, Volume= 34,665 cf
Outflow = 37.71 cfs @ 0.26 hrs, Volume= 34,665 cf, Atten= 0%, Lag= 0.1 min
Routed to Pond Pond : Regional Detention Basin

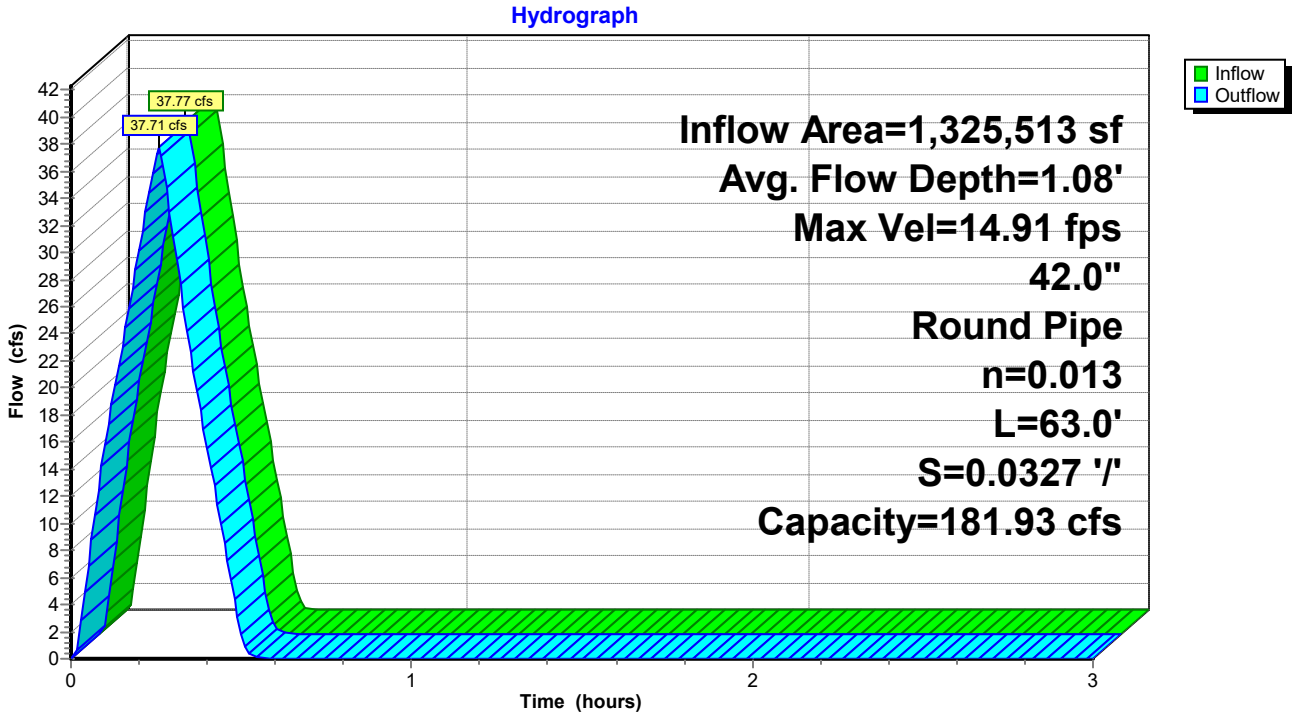
Routing by Stor-Ind+Trans method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
Max. Velocity= 14.91 fps, Min. Travel Time= 0.1 min
Avg. Velocity = 8.41 fps, Avg. Travel Time= 0.1 min

Peak Storage= 160 cf @ 0.26 hrs
Average Depth at Peak Storage= 1.08' , Surface Width= 3.24'
Bank-Full Depth= 3.50' Flow Area= 9.6 sf, Capacity= 181.93 cfs

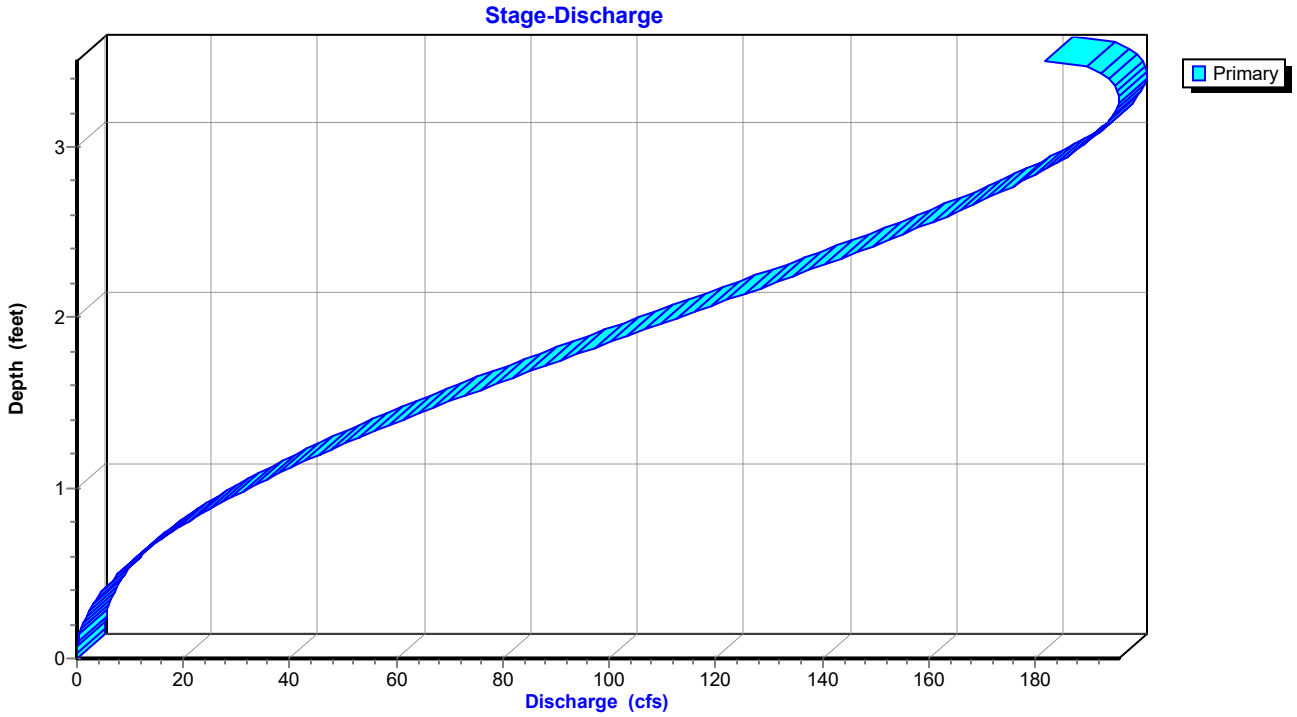
42.0" Round Pipe
n= 0.013 Concrete pipe, bends & connections
Length= 63.0' Slope= 0.0327 '/'
Inlet Invert= 405.31', Outlet Invert= 403.25'



Reach A3: Pipe A2



Reach A3: Pipe A2



Stage-Area-Storage for Reach A3: Pipe A2

Elevation (feet)	End-Area (sq-ft)	Storage (cubic-feet)
405.31	0.0	0
405.36	0.0	2
405.41	0.1	5
405.46	0.1	9
405.51	0.2	14
405.56	0.3	19
405.61	0.4	25
405.66	0.5	32
405.71	0.6	38
405.76	0.7	46
405.81	0.8	53
405.86	1.0	61
405.91	1.1	69
405.96	1.2	78
406.01	1.4	86
406.06	1.5	95
406.11	1.7	104
406.16	1.8	114
406.21	2.0	123
406.26	2.1	133
406.31	2.3	143
406.36	2.4	153
406.41	2.6	163
406.46	2.8	173
406.51	2.9	184
406.56	3.1	194
406.61	3.3	205
406.66	3.4	216
406.71	3.6	226
406.76	3.8	237
406.81	3.9	248
406.86	4.1	259
406.91	4.3	270
406.96	4.5	281
407.01	4.6	292
407.06	4.8	303
407.11	5.0	314
407.16	5.2	325
407.21	5.3	336
407.26	5.5	347
407.31	5.7	358
407.36	5.9	369
407.41	6.0	380
407.46	6.2	390
407.51	6.4	401
407.56	6.5	412
407.61	6.7	422
407.66	6.9	433
407.71	7.0	443
407.76	7.2	453
407.81	7.4	463
407.86	7.5	473
407.91	7.7	483
407.96	7.8	492
408.01	8.0	502
408.06	8.1	511
408.11	8.3	520
408.16	8.4	529
408.21	8.5	537
408.26	8.7	545
408.31	8.8	553
408.36	8.9	561
408.41	9.0	568
408.46	9.1	575
408.51	9.2	581
408.56	9.3	587
408.61	9.4	592
408.66	9.5	597
408.71	9.5	601
408.76	9.6	604
408.81	**9.6**	**606**

Summary for Pond Pond: Regional Detention Basin

Inflow Area = 1,372,542 sf, 6.70% Impervious, Inflow Depth = 0.33" for 2-yr event
Inflow = 40.42 cfs @ 0.26 hrs, Volume= 37,301 cf
Outflow = 34.70 cfs @ 0.29 hrs, Volume= 37,302 cf, Atten= 14%, Lag= 2.1 min
Primary = 34.70 cfs @ 0.29 hrs, Volume= 37,302 cf

Routing by Stor-Ind method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
Peak Elev= 404.26' @ 0.29 hrs Storage= 3,846 cf

Plug-Flow detention time= 1.2 min calculated for 37,178 cf (100% of inflow)
Center-of-Mass det. time= 1.2 min (16.1 - 14.9)

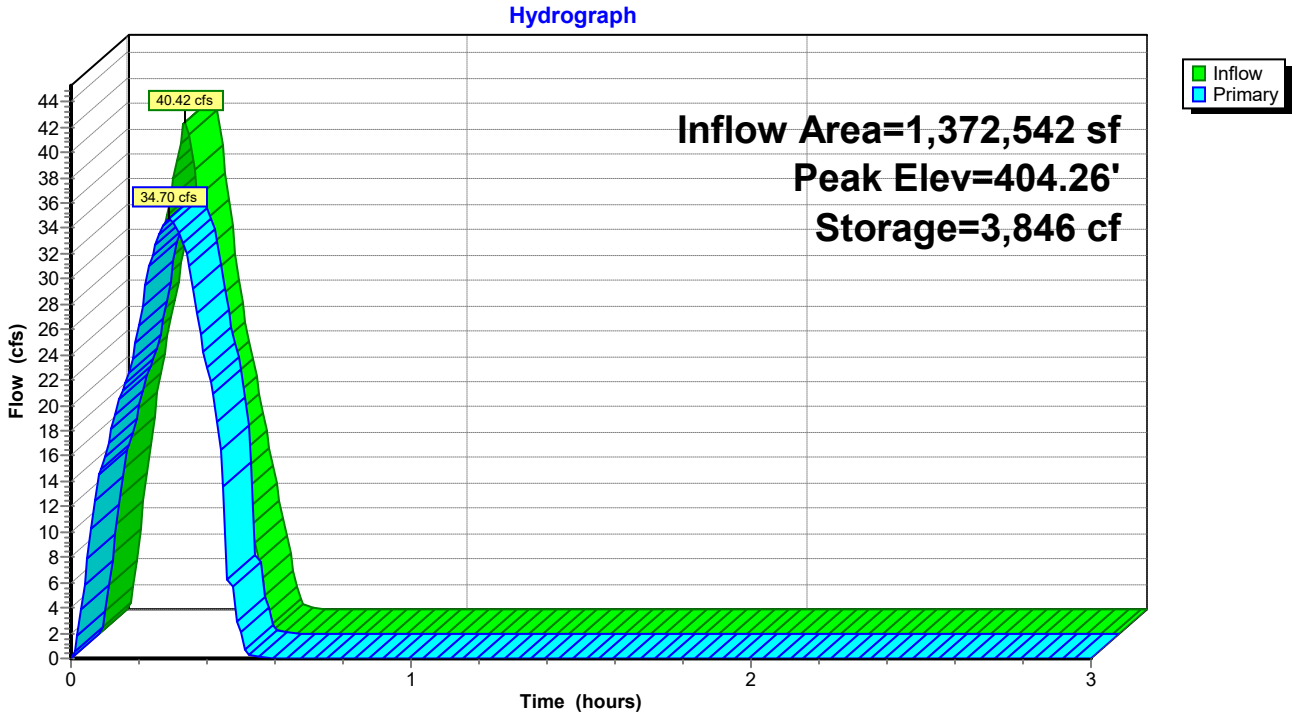
Volume	Invert	Avail.Storage	Storage Description
#1	401.00'	12,812 cf	**Custom Stage Data** Listed below

Elevation (feet)	Cum.Store (cubic-feet)
401.00	0
402.00	103
403.00	803
404.00	2,704
405.00	7,038
406.00	12,812

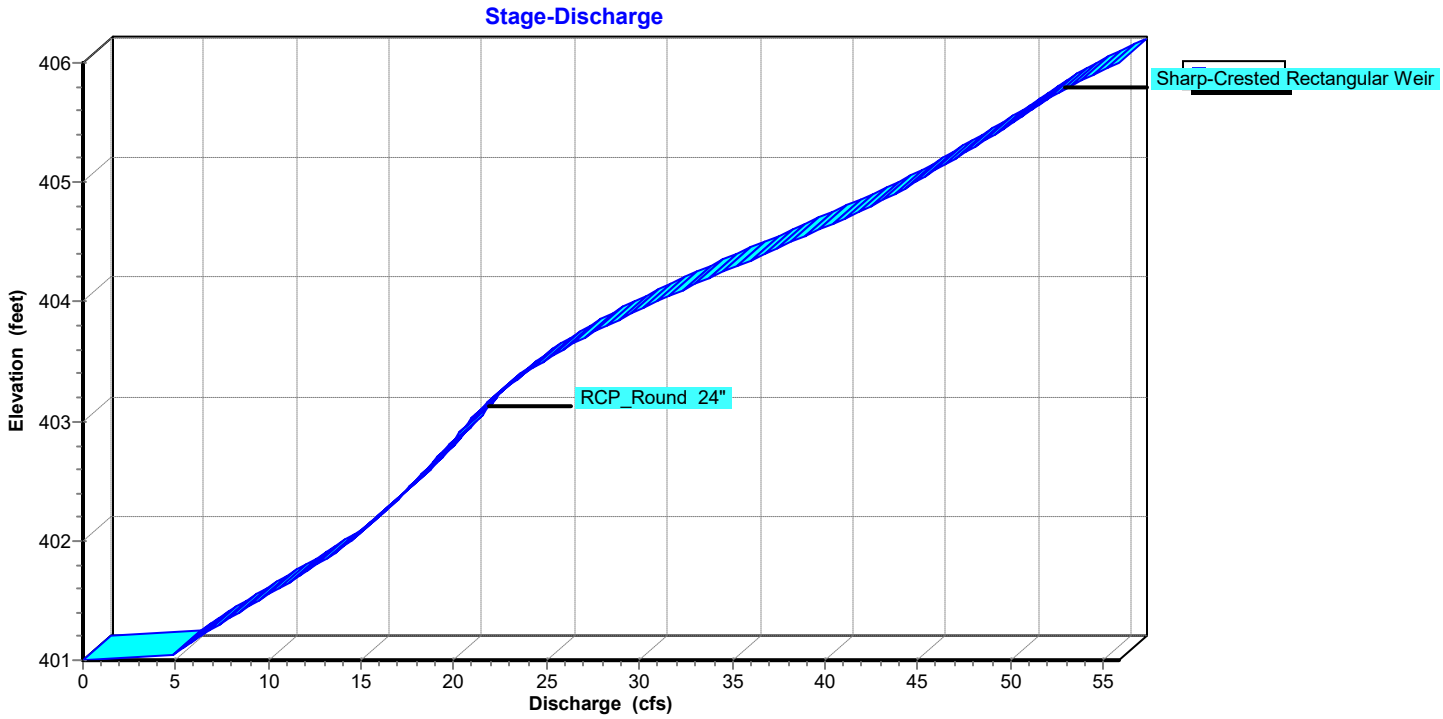
Device	Routing	Invert	Outlet Devices
#1	Primary	400.10'	**24.0" Round RCP_Round 24"** L= 100.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 400.10' / 397.97' S= 0.0213 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 3.14 sf
#2	Primary	403.02'	**24.0" Round RCP_Round 24"** L= 35.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 403.02' / 401.73' S= 0.0369 '/' Cc= 0.900 n= 0.013 Concrete pipe, bends & connections, Flow Area= 3.14 sf
#3	Primary	405.69'	**2.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)

Primary OutFlow Max=34.69 cfs @ 0.29 hrs HW=404.26' (Free Discharge)
- **1=RCP_Round 24"** (Inlet Controls 26.90 cfs @ 8.56 fps)
- **2=RCP_Round 24"** (Inlet Controls 7.79 cfs @ 3.80 fps)
- **3=Sharp-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond Pond: Regional Detention Basin



Pond Pond: Regional Detention Basin



Stage-Area-Storage for Pond Pond: Regional Detention Basin

Elevation (feet)	Storage (cubic-feet)
401.00	0
401.05	5
401.10	10
401.15	15
401.20	21
401.25	26
401.30	31
401.35	36
401.40	41
401.45	46
401.50	52
401.55	57
401.60	62
401.65	67
401.70	72
401.75	77
401.80	82
401.85	88
401.90	93
401.95	98
402.00	103
402.05	138
402.10	173
402.15	208
402.20	243
402.25	278
402.30	313
402.35	348
402.40	383
402.45	418
402.50	453
402.55	488
402.60	523
402.65	558
402.70	593
402.75	628
402.80	663
402.85	698
402.90	733
402.95	768
403.00	803
403.05	898
403.10	993
403.15	1,088
403.20	1,183
403.25	1,278
403.30	1,373
403.35	1,468
403.40	1,563
403.45	1,658
403.50	1,754
403.55	1,849
403.60	1,944
403.65	2,039
403.70	2,134
403.75	2,229
403.80	2,324
403.85	2,419
403.90	2,514
403.95	2,609
404.00	2,704
404.05	2,921
404.10	3,137
404.15	3,354
404.20	3,571
404.25	3,788
404.30	4,004
404.35	4,221
404.40	4,438
404.45	4,654
404.50	4,871
404.55	5,088
404.60	5,304
404.65	5,521
404.70	5,738
404.75	5,955
404.80	6,171
404.85	6,388
404.90	6,605
404.95	6,821
405.00	7,038
405.05	7,327
405.10	7,615
405.15	7,904
405.20	8,193
405.25	8,482
405.30	8,770
405.35	9,059
405.40	9,348
405.45	9,636
405.50	9,925
405.55	10,214
405.60	10,502
405.65	10,791
405.70	11,080
405.75	11,369
405.80	11,657
405.85	11,946
405.90	12,235
405.95	12,523
406.00	**12,812**

Summary for Subcatchment ARDOT: ARDOT Offsite

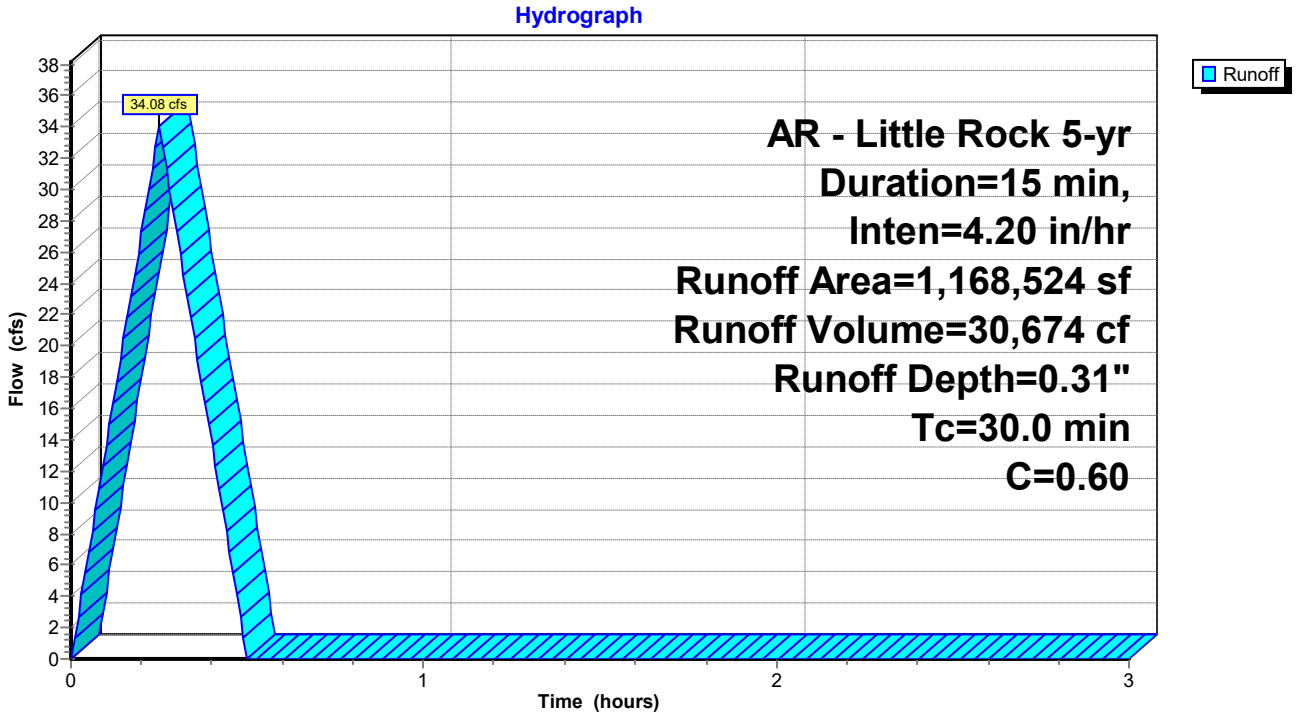
Runoff = 34.08 cfs @ 0.25 hrs, Volume= 30,674 cf, Depth= 0.31"
Routed to Reach A1 : Pipe A1

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 5-yr Duration=15 min, Inten=4.20 in/hr

Area (sf)	C	Description
1,168,524	0.60	
1,168,524		100.00% Pervious Area

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

Subcatchment ARDOT: ARDOT Offsite



Summary for Subcatchment M&F: Merchants and Farmers

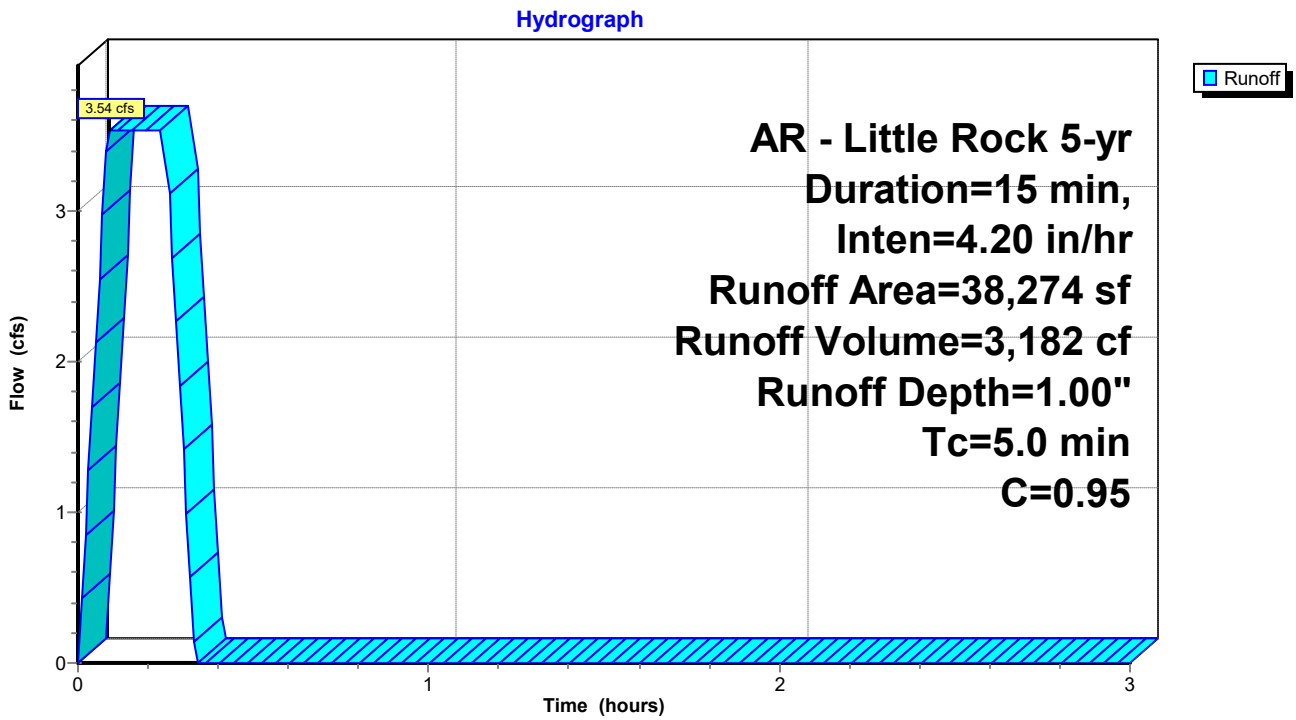
Runoff = 3.54 cfs @ 0.09 hrs, Volume= 3,182 cf, Depth= 1.00"
Routed to Reach A2 : Pipe A2

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 5-yr Duration=15 min, Inten=4.20 in/hr

Area (sf)	C	Description
38,274	0.95	Developed Site
38,274		100.00% Impervious Area

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

Subcatchment M&F: Merchants and Farmers



Summary for Subcatchment SR: Springhill Retail Post

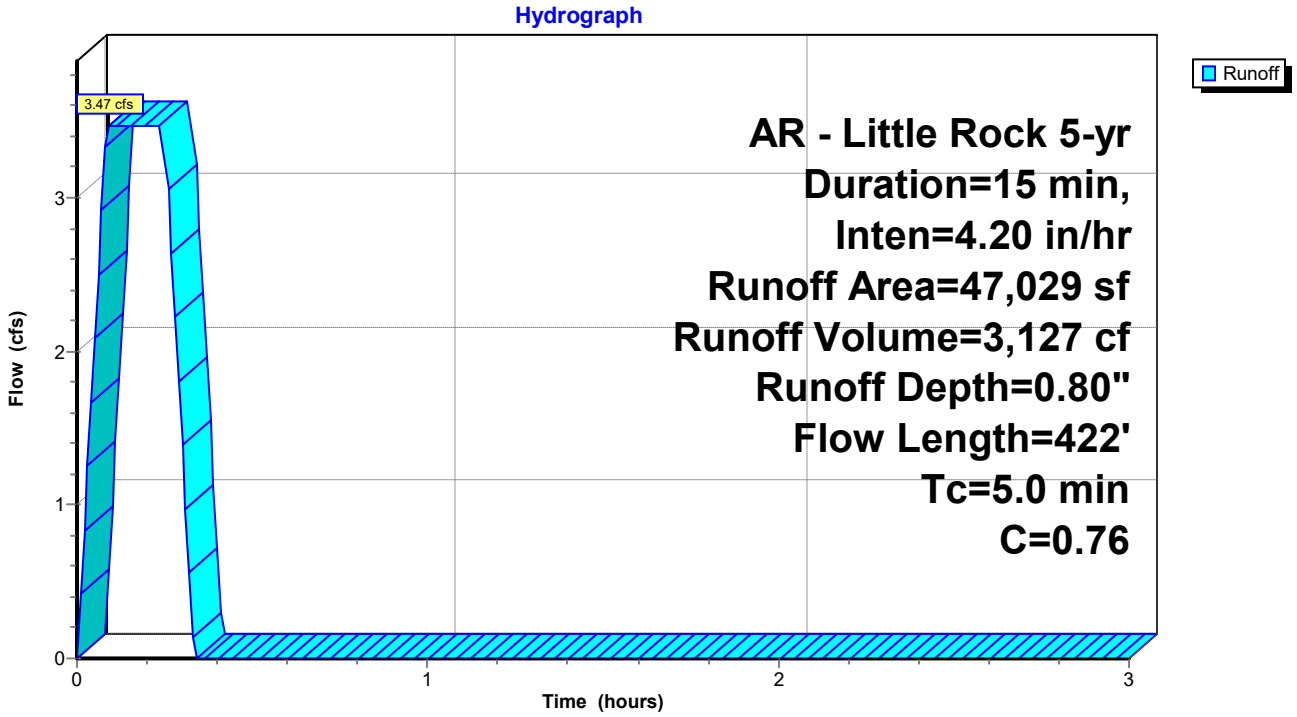
Runoff = 3.47 cfs @ 0.09 hrs, Volume= 3,127 cf, Depth= 0.80"
Routed to Pond Pond : Regional Detention Basin

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 5-yr Duration=15 min, Inten=4.20 in/hr

Area (sf)	C	Description
1,511	0.86	Existing Drive
33,632	0.92	Drives, Roof, Sidewalks
11,886	0.30	Landscaped Areas
47,029	0.76	Weighted Average
47,029		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.8	82	0.0290	1.76		**Sheet Flow, Asphalt Sheet Flow** Smooth surfaces n= 0.011 P2= 4.19"
0.8	87	0.0080	1.82		**Shallow Concentrated Flow, Gutter** Paved Kv= 20.3 fps
0.1	19	0.0210	2.94		**Shallow Concentrated Flow, Concentrated Pavement Flow** Paved Kv= 20.3 fps
1.0	197	0.0250	3.21		**Shallow Concentrated Flow, Gutter** Paved Kv= 20.3 fps
0.3	37	0.0130	2.31		**Shallow Concentrated Flow, Gutter** Paved Kv= 20.3 fps
2.0					**Direct Entry, Minimum adjustment**
5.0	422	Total			

Subcatchment SR: Springhill Retail Post



Summary for Subcatchment WestProp: West Adjacent Property Drainage Basin

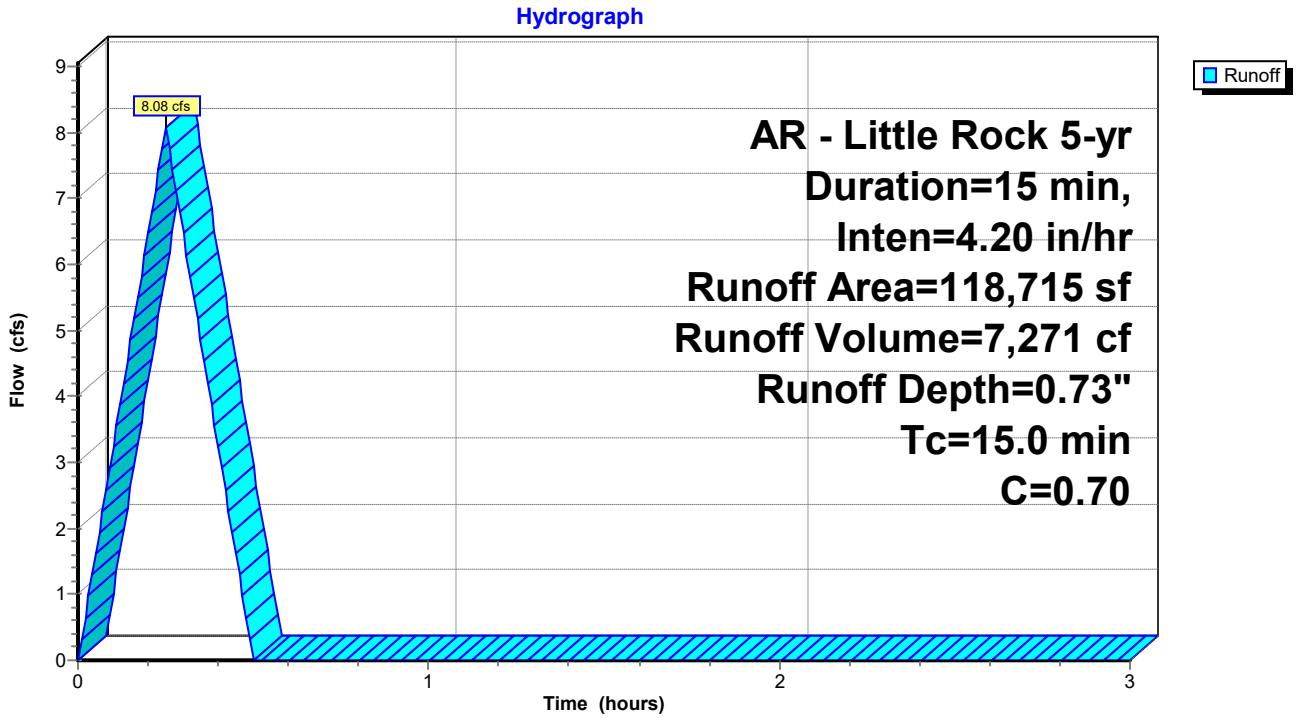
Runoff = 8.08 cfs @ 0.25 hrs, Volume= 7,271 cf, Depth= 0.73"
Routed to Reach A3 : Pipe A2

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 5-yr Duration=15 min, Inten=4.20 in/hr

Area (sf)	C	Description
65,063	0.50	Pervious Areas
53,652	0.95	Rooftop/Paving
118,715	0.70	Weighted Average
65,063		54.81% Pervious Area
53,652		45.19% Impervious Area

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

Subcatchment WestProp: West Adjacent Property Drainage Basin



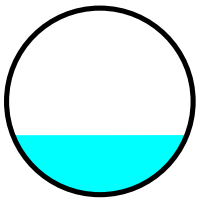
Summary for Reach A1: Pipe A1

Inflow Area = 1,168,524 sf, 0.00% Impervious, Inflow Depth = 0.31" for 5-yr event
Inflow = 34.08 cfs @ 0.25 hrs, Volume= 30,674 cf
Outflow = 34.01 cfs @ 0.25 hrs, Volume= 30,675 cf, Atten= 0%, Lag= 0.0 min
Routed to Reach A2 : Pipe A2

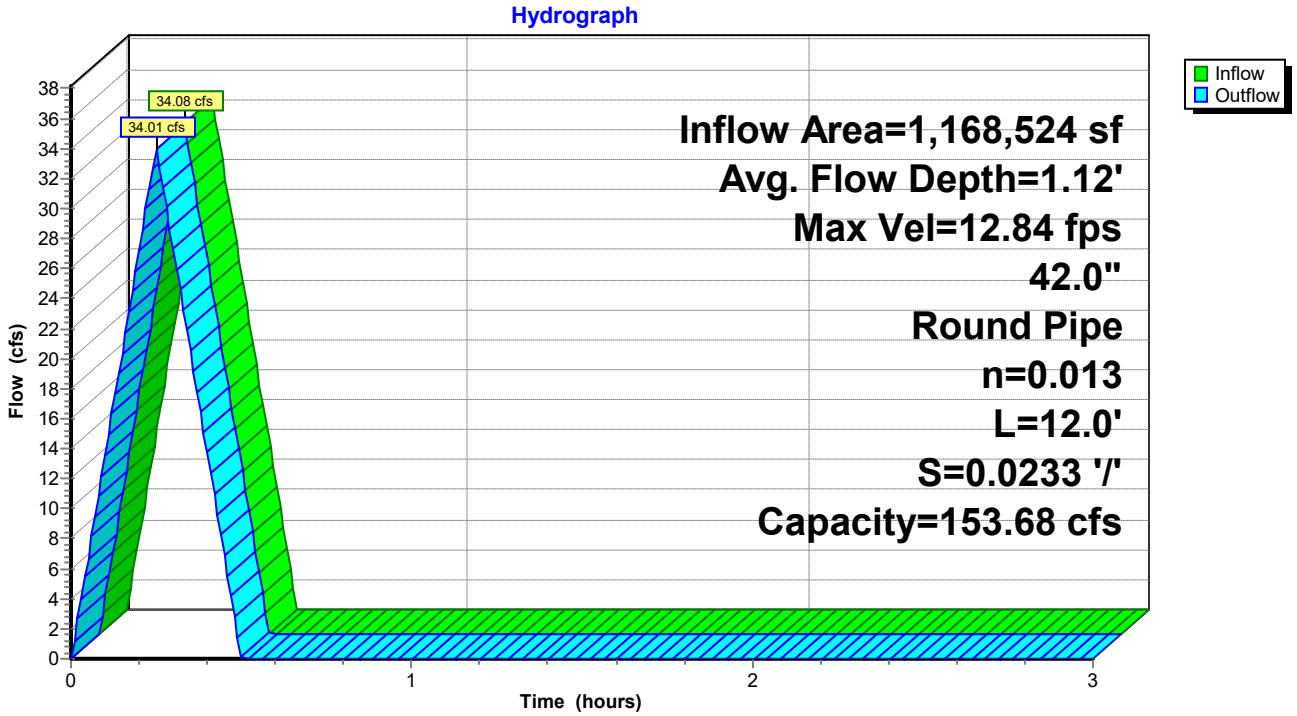
Routing by Stor-Ind+Trans method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
Max. Velocity= 12.84 fps, Min. Travel Time= 0.0 min
Avg. Velocity = 9.94 fps, Avg. Travel Time= 0.0 min

Peak Storage= 32 cf @ 0.25 hrs
Average Depth at Peak Storage= 1.12' , Surface Width= 3.26'
Bank-Full Depth= 3.50' Flow Area= 9.6 sf, Capacity= 153.68 cfs

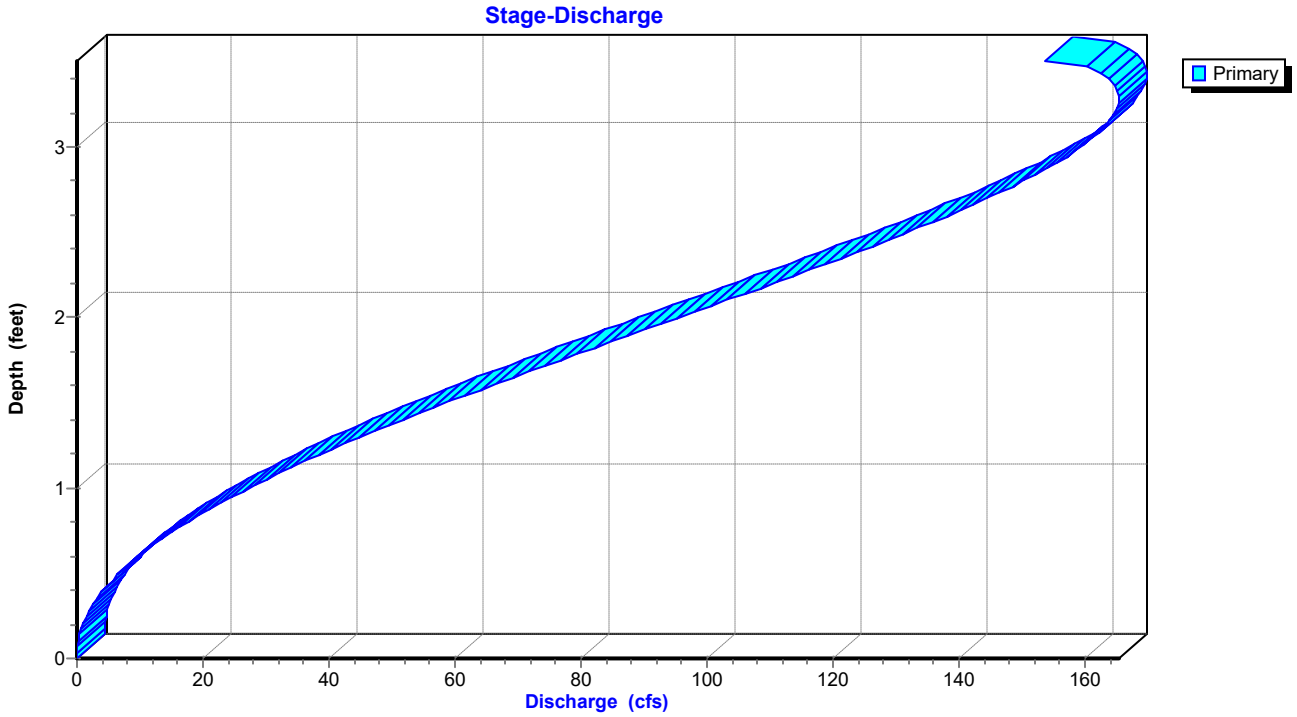
42.0" Round Pipe
n= 0.013 Concrete pipe, bends & connections
Length= 12.0' Slope= 0.0233 '/'
Inlet Invert= 413.00', Outlet Invert= 412.72'



Reach A1: Pipe A1



Reach A1: Pipe A1



Stage-Area-Storage for Reach A1: Pipe A1

Elevation (feet)	End-Area (sq-ft)	Storage (cubic-feet)
413.00	0.0	0
413.05	0.0	0
413.10	0.1	1
413.15	0.1	2
413.20	0.2	3
413.25	0.3	4
413.30	0.4	5
413.35	0.5	6
413.40	0.6	7
413.45	0.7	9
413.50	0.8	10
413.55	1.0	12
413.60	1.1	13
413.65	1.2	15
413.70	1.4	16
413.75	1.5	18
413.80	1.7	20
413.85	1.8	22
413.90	2.0	23
413.95	2.1	25
414.00	2.3	27
414.05	2.4	29
414.10	2.6	31
414.15	2.8	33
414.20	2.9	35
414.25	3.1	37
414.30	3.3	39
414.35	3.4	41
414.40	3.6	43
414.45	3.8	45
414.50	3.9	47
414.55	4.1	49
414.60	4.3	51
414.65	4.5	54
414.70	4.6	56
414.75	4.8	58
414.80	5.0	60
414.85	5.2	62
414.90	5.3	64
414.95	5.5	66
415.00	5.7	68
415.05	5.9	70
415.10	6.0	72
415.15	6.2	74
415.20	6.4	76
415.25	6.5	78
415.30	6.7	80
415.35	6.9	82
415.40	7.0	84
415.45	7.2	86
415.50	7.4	88
415.55	7.5	90
415.60	7.7	92
415.65	7.8	94
415.70	8.0	96
415.75	8.1	97
415.80	8.3	99
415.85	8.4	101
415.90	8.5	102
415.95	8.7	104
416.00	8.8	105
416.05	8.9	107
416.10	9.0	108
416.15	9.1	109
416.20	9.2	111
416.25	9.3	112
416.30	9.4	113
416.35	9.5	114
416.40	9.5	115
416.45	9.6	115
416.50	**9.6**	**115**

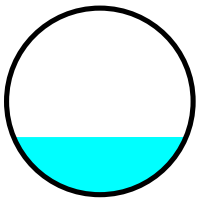
Summary for Reach A2: Pipe A2

Inflow Area = 1,206,798 sf, 3.17% Impervious, Inflow Depth = 0.34" for 5-yr event
Inflow = 37.55 cfs @ 0.25 hrs, Volume= 33,857 cf
Outflow = 36.95 cfs @ 0.26 hrs, Volume= 33,857 cf, Atten= 2%, Lag= 0.4 min
Routed to Reach A3 : Pipe A2

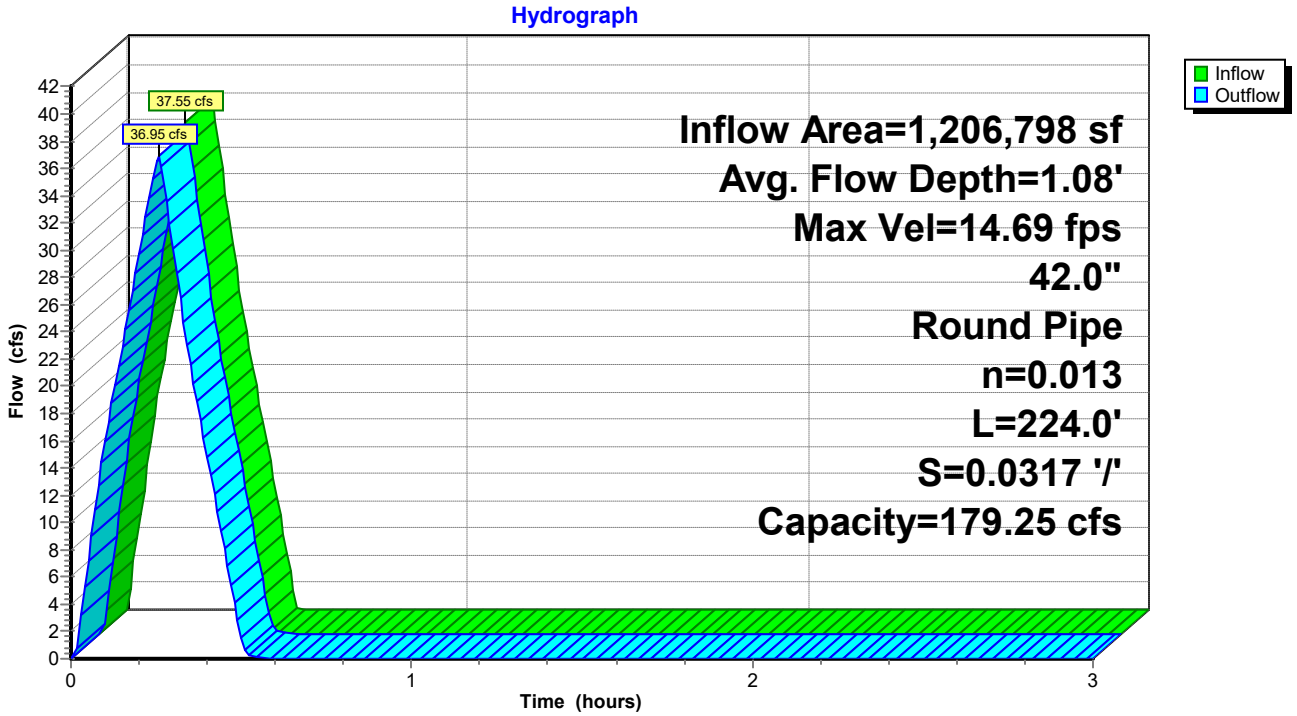
Routing by Stor-Ind+Trans method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
Max. Velocity= 14.69 fps, Min. Travel Time= 0.3 min
Avg. Velocity = 8.33 fps, Avg. Travel Time= 0.4 min

Peak Storage= 567 cf @ 0.25 hrs
Average Depth at Peak Storage= 1.08' , Surface Width= 3.23'
Bank-Full Depth= 3.50' Flow Area= 9.6 sf, Capacity= 179.25 cfs

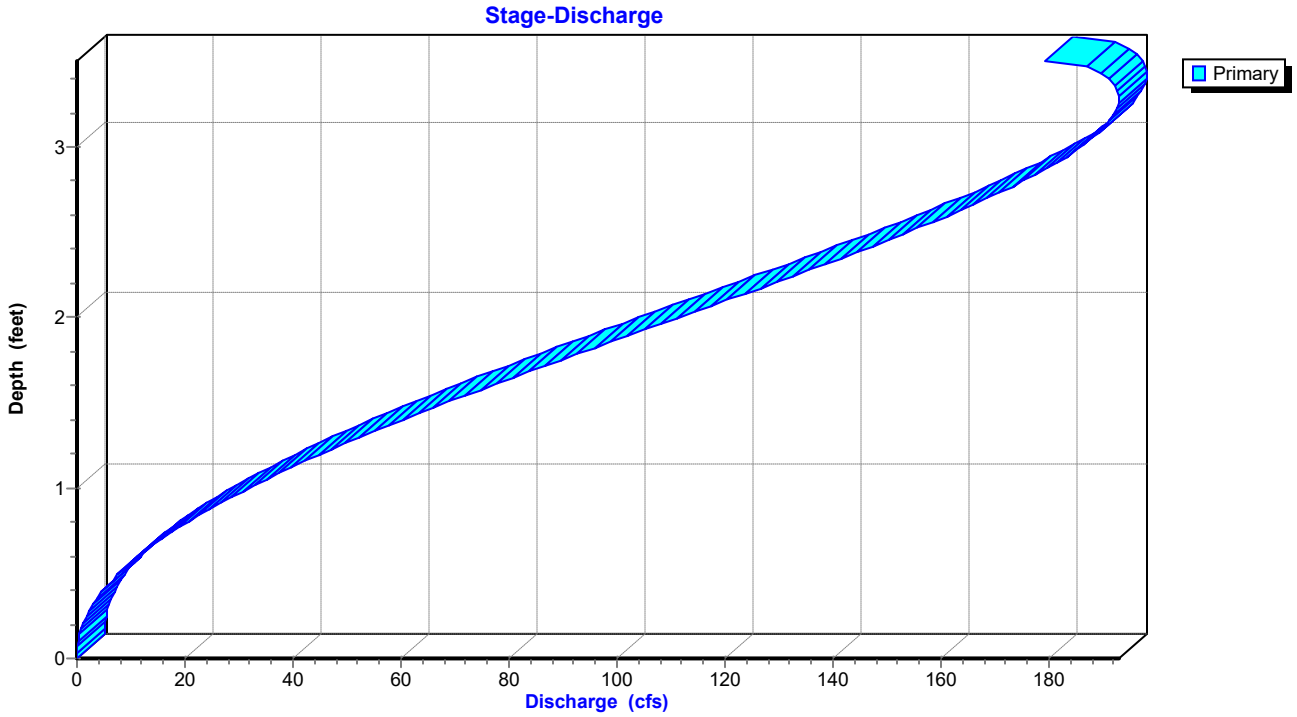
42.0" Round Pipe
n= 0.013 Concrete pipe, bends & connections
Length= 224.0' Slope= 0.0317 '/'
Inlet Invert= 412.52', Outlet Invert= 405.41'



Reach A2: Pipe A2



Reach A2: Pipe A2



Stage-Area-Storage for Reach A2: Pipe A2

Elevation (feet)	End-Area (sq-ft)	Storage (cubic-feet)
412.52	0.0	0
412.57	0.0	6
412.62	0.1	18
412.67	0.1	32
412.72	0.2	49
412.77	0.3	68
412.82	0.4	90
412.87	0.5	112
412.92	0.6	136
412.97	0.7	162
413.02	0.8	189
413.07	1.0	217
413.12	1.1	246
413.17	1.2	276
413.22	1.4	307
413.27	1.5	339
413.32	1.7	371
413.37	1.8	404
413.42	2.0	438
413.47	2.1	473
413.52	2.3	508
413.57	2.4	544
413.62	2.6	580
413.67	2.8	617
413.72	2.9	654
413.77	3.1	691
413.82	3.3	729
413.87	3.4	767
413.92	3.6	805
413.97	3.8	844
414.02	3.9	882
414.07	4.1	921
414.12	4.3	960
414.17	4.5	999
414.22	4.6	1,038
414.27	4.8	1,078
414.32	5.0	1,117
414.37	5.2	1,156
414.42	5.3	1,195
414.47	5.5	1,234
414.52	5.7	1,273
414.57	5.9	1,312
414.62	6.0	1,350
414.67	6.2	1,388
414.72	6.4	1,426
414.77	6.5	1,464
414.82	6.7	1,502
414.87	6.9	1,539
414.92	7.0	1,575
414.97	7.2	1,611
415.02	7.4	1,647
415.07	7.5	1,682
415.12	7.7	1,717
415.17	7.8	1,751
415.22	8.0	1,784
415.27	8.1	1,816
415.32	8.3	1,848
415.37	8.4	1,879
415.42	8.5	1,909
415.47	8.7	1,938
415.52	8.8	1,966
415.57	8.9	1,993
415.62	9.0	2,019
415.67	9.1	2,043
415.72	9.2	2,066
415.77	9.3	2,087
415.82	9.4	2,106
415.87	9.5	2,123
415.92	9.5	2,138
415.97	9.6	2,149
416.02	**9.6**	**2,155**

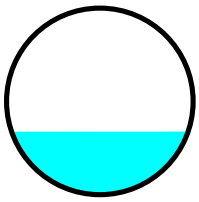
Summary for Reach A3: Pipe A2

Inflow Area = 1,325,513 sf, 6.94% Impervious, Inflow Depth = 0.37" for 5-yr event
Inflow = 44.84 cfs @ 0.25 hrs, Volume= 41,128 cf
Outflow = 44.77 cfs @ 0.26 hrs, Volume= 41,128 cf, Atten= 0%, Lag= 0.1 min
Routed to Pond Pond : Regional Detention Basin

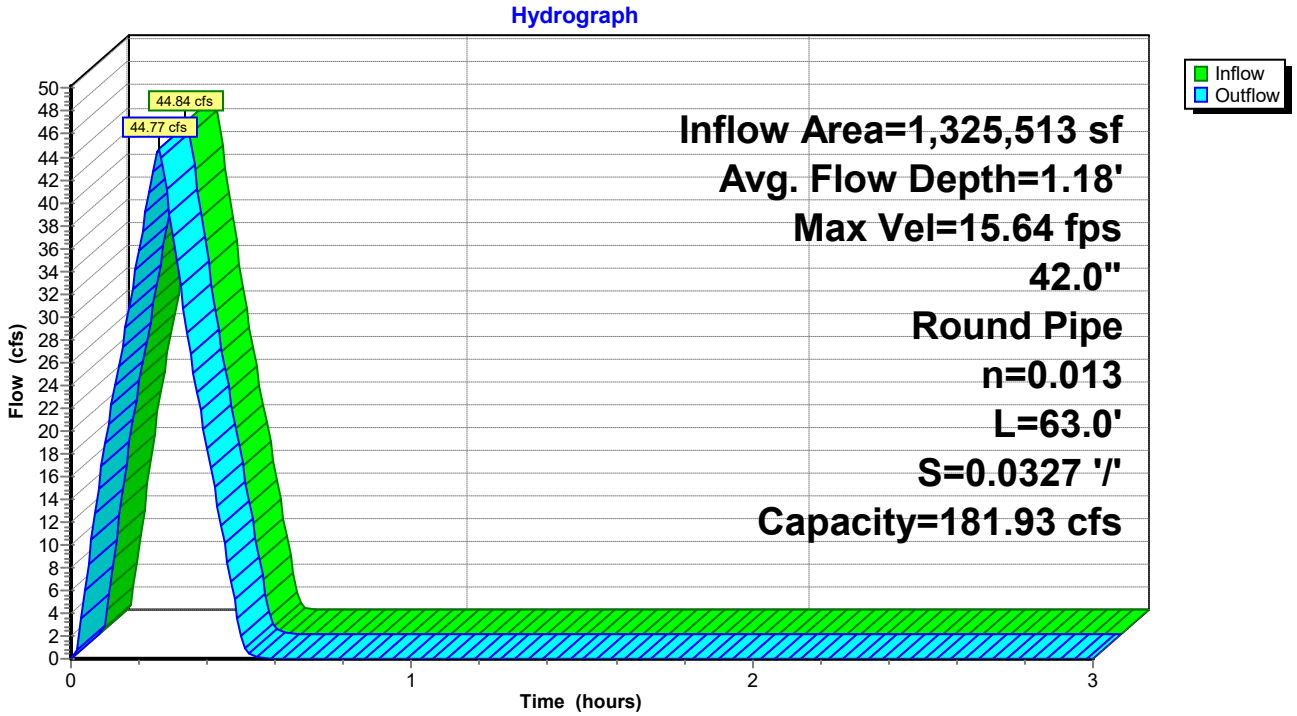
Routing by Stor-Ind+Trans method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
Max. Velocity= 15.64 fps, Min. Travel Time= 0.1 min
Avg. Velocity = 8.81 fps, Avg. Travel Time= 0.1 min

Peak Storage= 180 cf @ 0.26 hrs
Average Depth at Peak Storage= 1.18' , Surface Width= 3.31'
Bank-Full Depth= 3.50' Flow Area= 9.6 sf, Capacity= 181.93 cfs

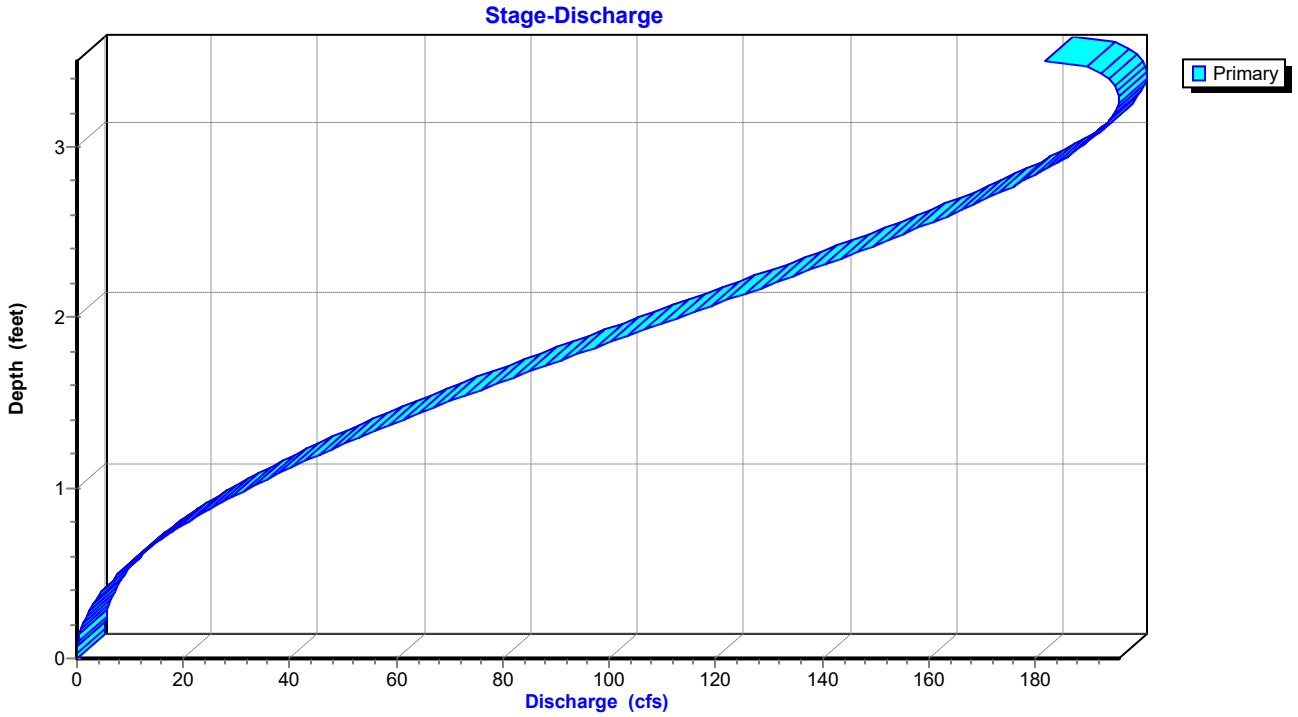
42.0" Round Pipe
n= 0.013 Concrete pipe, bends & connections
Length= 63.0' Slope= 0.0327 '/'
Inlet Invert= 405.31', Outlet Invert= 403.25'



Reach A3: Pipe A2



Reach A3: Pipe A2



Stage-Area-Storage for Reach A3: Pipe A2

Elevation (feet)	End-Area (sq-ft)	Storage (cubic-feet)
405.31	0.0	0
405.36	0.0	2
405.41	0.1	5
405.46	0.1	9
405.51	0.2	14
405.56	0.3	19
405.61	0.4	25
405.66	0.5	32
405.71	0.6	38
405.76	0.7	46
405.81	0.8	53
405.86	1.0	61
405.91	1.1	69
405.96	1.2	78
406.01	1.4	86
406.06	1.5	95
406.11	1.7	104
406.16	1.8	114
406.21	2.0	123
406.26	2.1	133
406.31	2.3	143
406.36	2.4	153
406.41	2.6	163
406.46	2.8	173
406.51	2.9	184
406.56	3.1	194
406.61	3.3	205
406.66	3.4	216
406.71	3.6	226
406.76	3.8	237
406.81	3.9	248
406.86	4.1	259
406.91	4.3	270
406.96	4.5	281
407.01	4.6	292
407.06	4.8	303
407.11	5.0	314
407.16	5.2	325
407.21	5.3	336
407.26	5.5	347
407.31	5.7	358
407.36	5.9	369
407.41	6.0	380
407.46	6.2	390
407.51	6.4	401
407.56	6.5	412
407.61	6.7	422
407.66	6.9	433
407.71	7.0	443
407.76	7.2	453
407.81	7.4	463
407.86	7.5	473
407.91	7.7	483
407.96	7.8	492
408.01	8.0	502
408.06	8.1	511
408.11	8.3	520
408.16	8.4	529
408.21	8.5	537
408.26	8.7	545
408.31	8.8	553
408.36	8.9	561
408.41	9.0	568
408.46	9.1	575
408.51	9.2	581
408.56	9.3	587
408.61	9.4	592
408.66	9.5	597
408.71	9.5	601
408.76	9.6	604
408.81	**9.6**	**606**

Summary for Pond Pond: Regional Detention Basin

Inflow Area =	1,372,542 sf,	6.70% Impervious,	Inflow Depth =	0.39"	for 5-yr event
Inflow =	47.99 cfs @	0.25 hrs, Volume=	44,255 cf		
Outflow =	40.22 cfs @	0.29 hrs, Volume=	44,270 cf,	Atten= 16%,	Lag= 2.3 min
Primary =	40.22 cfs @	0.29 hrs, Volume=	44,270 cf		

Routing by Stor-Ind method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
Peak Elev= 404.64' @ 0.29 hrs Storage= 5,463 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 1.5 min (16.4 - 14.9)

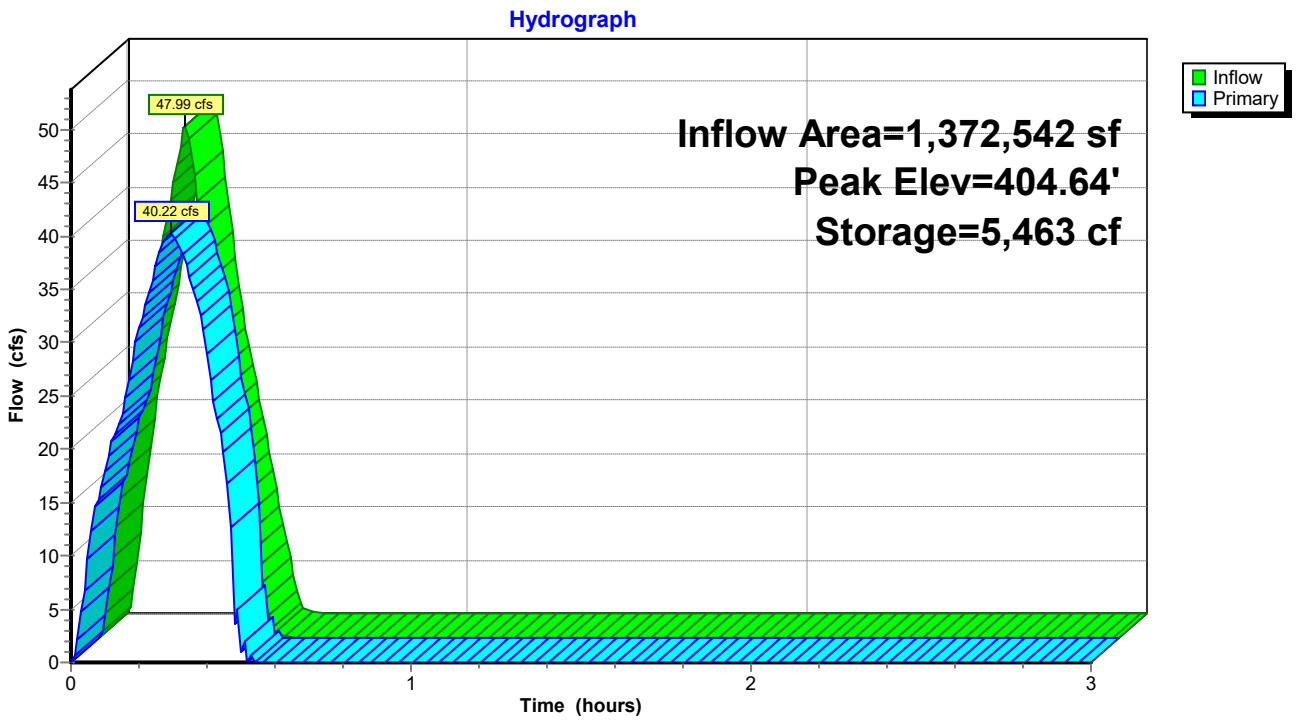
Volume	Invert	Avail.Storage	Storage Description
#1	401.00'	12,812 cf	**Custom Stage Data** Listed below

Elevation (feet)	Cum.Store (cubic-feet)
401.00	0
402.00	103
403.00	803
404.00	2,704
405.00	7,038
406.00	12,812

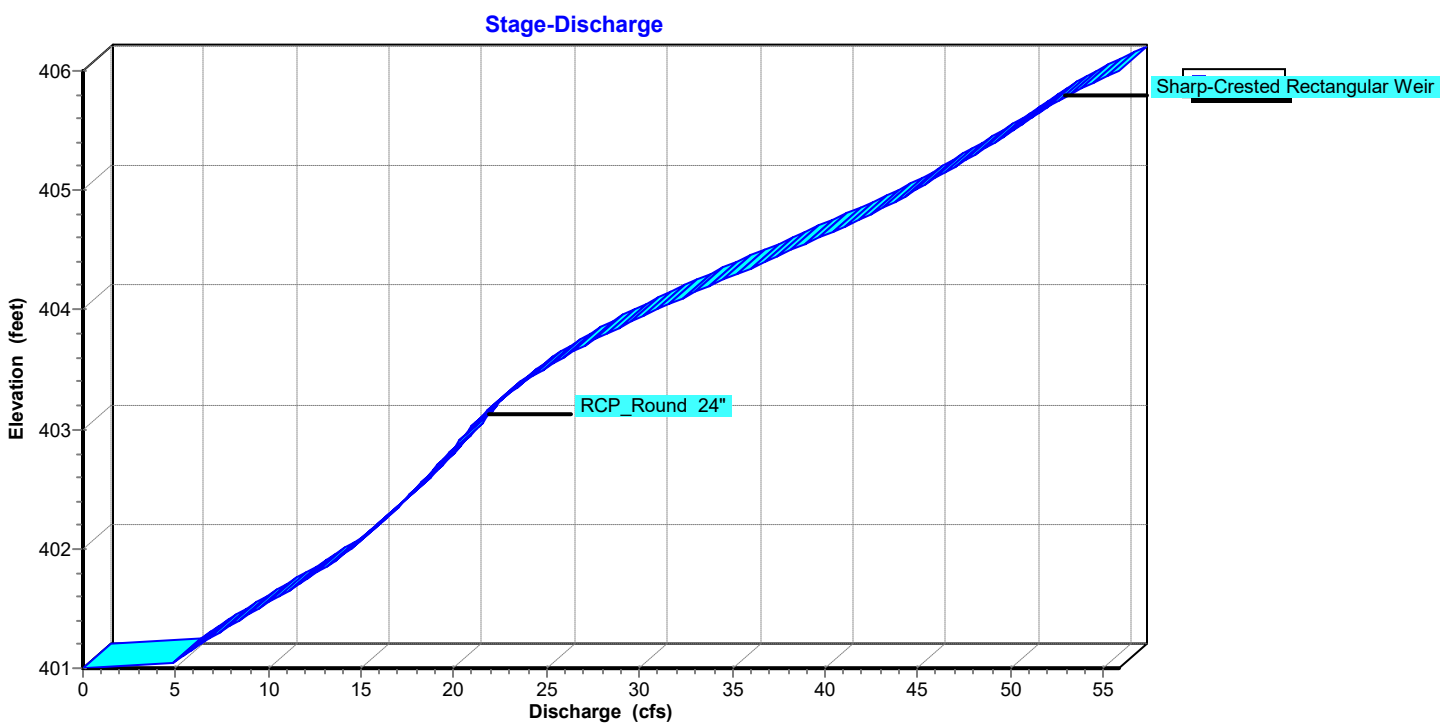
Device	Routing	Invert	Outlet Devices
#1	Primary	400.10'	**24.0" Round RCP_Round 24"** L= 100.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 400.10' / 397.97' S= 0.0213 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 3.14 sf
#2	Primary	403.02'	**24.0" Round RCP_Round 24"** L= 35.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 403.02' / 401.73' S= 0.0369 '/' Cc= 0.900 n= 0.013 Concrete pipe, bends & connections, Flow Area= 3.14 sf
#3	Primary	405.69'	**2.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)

Primary OutFlow Max=40.19 cfs @ 0.29 hrs HW=404.63' (Free Discharge)
- **1=RCP_Round 24"** (Inlet Controls 28.44 cfs @ 9.05 fps)
- **2=RCP_Round 24"** (Inlet Controls 11.75 cfs @ 4.33 fps)
- **3=Sharp-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond Pond: Regional Detention Basin



Pond Pond: Regional Detention Basin



Stage-Area-Storage for Pond Pond: Regional Detention Basin

Elevation (feet)	Storage (cubic-feet)
401.00	0
401.05	5
401.10	10
401.15	15
401.20	21
401.25	26
401.30	31
401.35	36
401.40	41
401.45	46
401.50	52
401.55	57
401.60	62
401.65	67
401.70	72
401.75	77
401.80	82
401.85	88
401.90	93
401.95	98
402.00	103
402.05	138
402.10	173
402.15	208
402.20	243
402.25	278
402.30	313
402.35	348
402.40	383
402.45	418
402.50	453
402.55	488
402.60	523
402.65	558
402.70	593
402.75	628
402.80	663
402.85	698
402.90	733
402.95	768
403.00	803
403.05	898
403.10	993
403.15	1,088
403.20	1,183
403.25	1,278
403.30	1,373
403.35	1,468
403.40	1,563
403.45	1,658
403.50	1,754
403.55	1,849
403.60	1,944
403.65	2,039
403.70	2,134
403.75	2,229
403.80	2,324
403.85	2,419
403.90	2,514
403.95	2,609
404.00	2,704
404.05	2,921
404.10	3,137
404.15	3,354
404.20	3,571
404.25	3,788
404.30	4,004
404.35	4,221
404.40	4,438
404.45	4,654
404.50	4,871
404.55	5,088
404.60	5,304
404.65	5,521
404.70	5,738
404.75	5,955
404.80	6,171
404.85	6,388
404.90	6,605
404.95	6,821
405.00	7,038
405.05	7,327
405.10	7,615
405.15	7,904
405.20	8,193
405.25	8,482
405.30	8,770
405.35	9,059
405.40	9,348
405.45	9,636
405.50	9,925
405.55	10,214
405.60	10,502
405.65	10,791
405.70	11,080
405.75	11,369
405.80	11,657
405.85	11,946
405.90	12,235
405.95	12,523
406.00	**12,812**

Summary for Subcatchment ARDOT: ARDOT Offsite

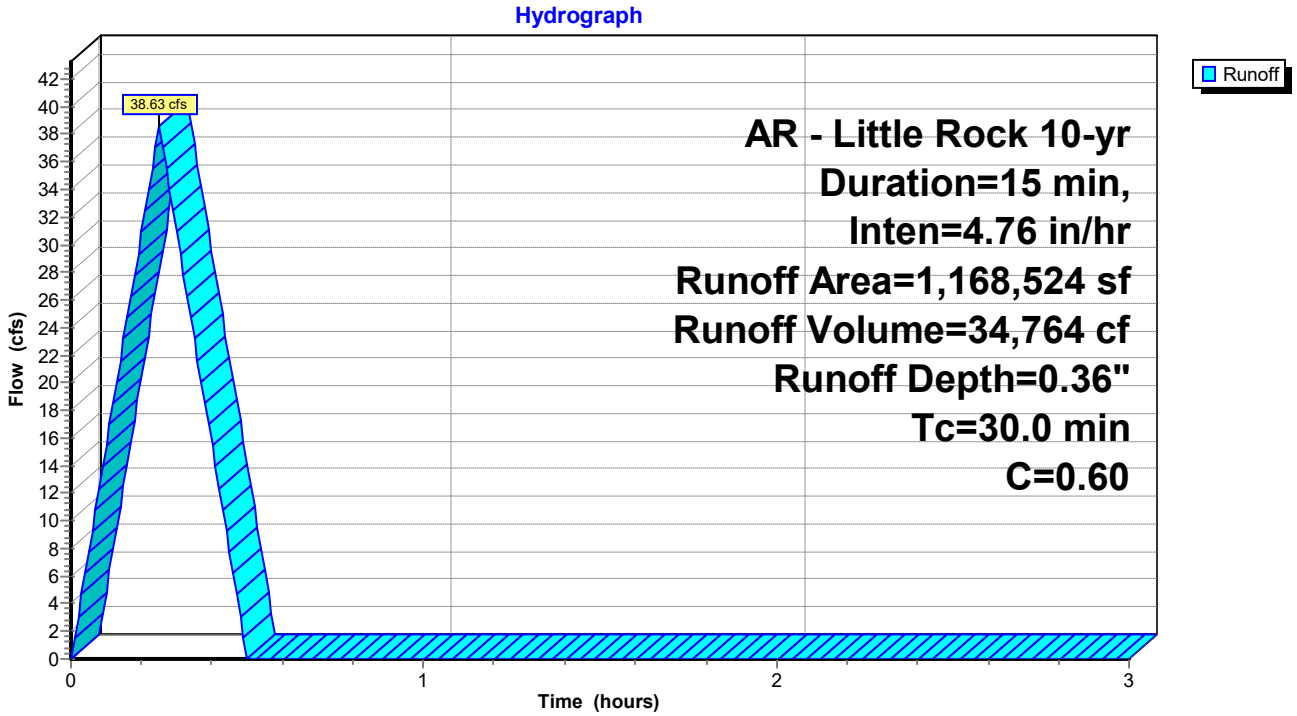
Runoff = 38.63 cfs @ 0.25 hrs, Volume= 34,764 cf, Depth= 0.36"
Routed to Reach A1 : Pipe A1

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 10-yr Duration=15 min, Inten=4.76 in/hr

Area (sf)	C	Description
1,168,524	0.60	
1,168,524		100.00% Pervious Area

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

Subcatchment ARDOT: ARDOT Offsite



Summary for Subcatchment M&F: Merchants and Farmers

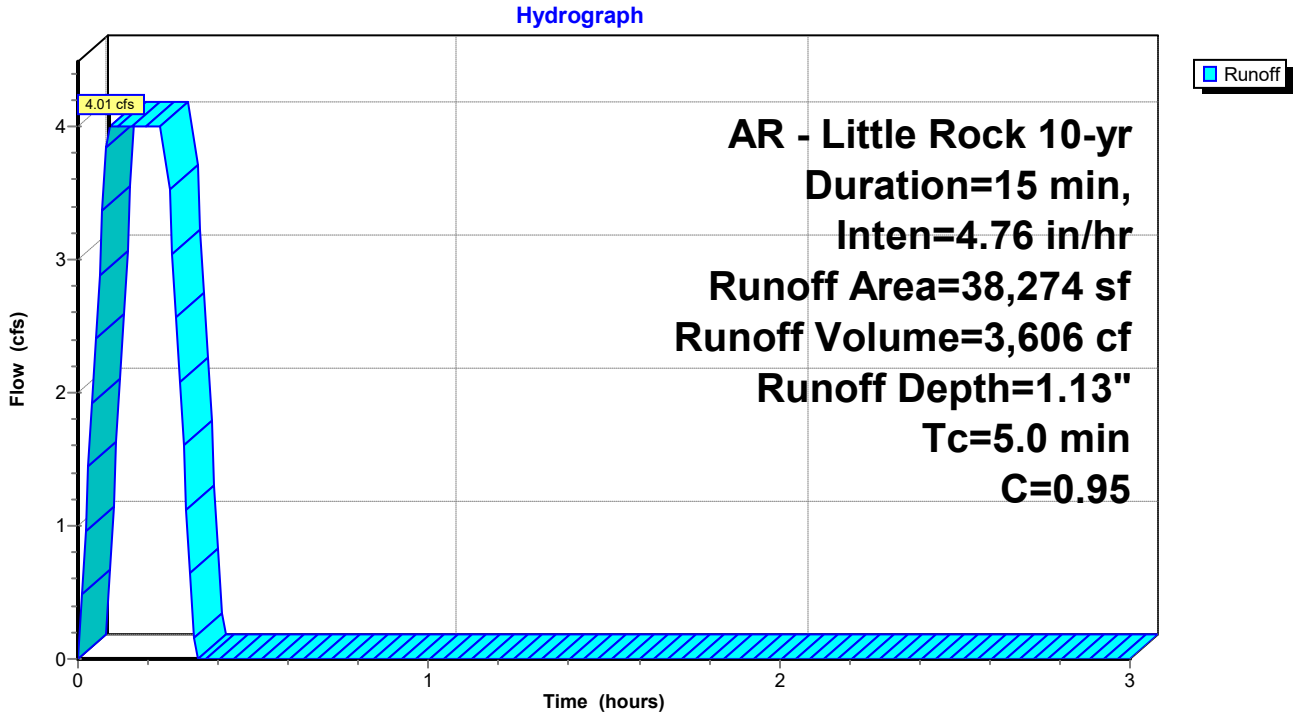
Runoff = 4.01 cfs @ 0.09 hrs, Volume= 3,606 cf, Depth= 1.13"
Routed to Reach A2 : Pipe A2

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 10-yr Duration=15 min, Inten=4.76 in/hr

Area (sf)	C	Description
38,274	0.95	Developed Site
38,274		100.00% Impervious Area

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

Subcatchment M&F: Merchants and Farmers



Summary for Subcatchment SR: Springhill Retail Post

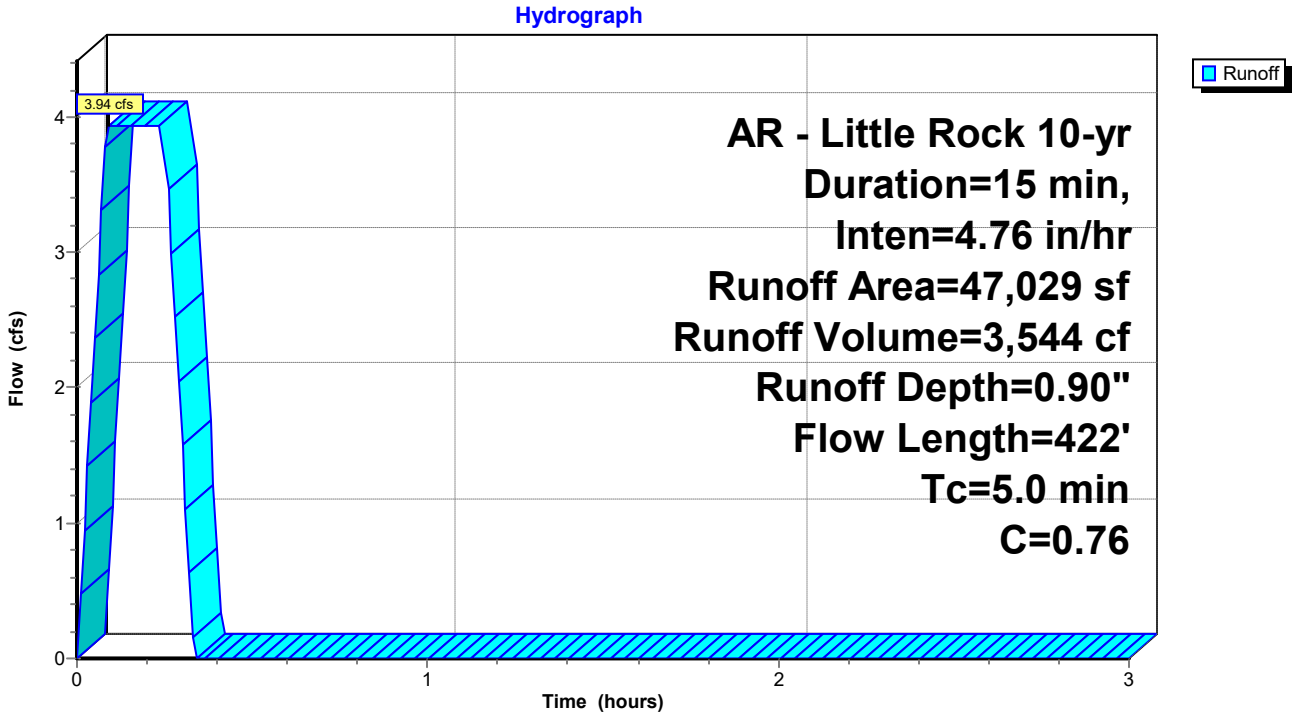
Runoff = 3.94 cfs @ 0.09 hrs, Volume= 3,544 cf, Depth= 0.90"
Routed to Pond Pond : Regional Detention Basin

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 10-yr Duration=15 min, Inten=4.76 in/hr

Area (sf)	C	Description
1,511	0.86	Existing Drive
33,632	0.92	Drives, Roof, Sidewalks
11,886	0.30	Landscaped Areas
47,029	0.76	Weighted Average
47,029		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.8	82	0.0290	1.76		**Sheet Flow, Asphalt Sheet Flow** Smooth surfaces n= 0.011 P2= 4.19"
0.8	87	0.0080	1.82		**Shallow Concentrated Flow, Gutter** Paved Kv= 20.3 fps
0.1	19	0.0210	2.94		**Shallow Concentrated Flow, Concentrated Pavement Flow** Paved Kv= 20.3 fps
1.0	197	0.0250	3.21		**Shallow Concentrated Flow, Gutter** Paved Kv= 20.3 fps
0.3	37	0.0130	2.31		**Shallow Concentrated Flow, Gutter** Paved Kv= 20.3 fps
2.0					**Direct Entry, Minimum adjustment**
5.0	422	Total			

Subcatchment SR: Springhill Retail Post



Summary for Subcatchment WestProp: West Adjacent Property Drainage Basin

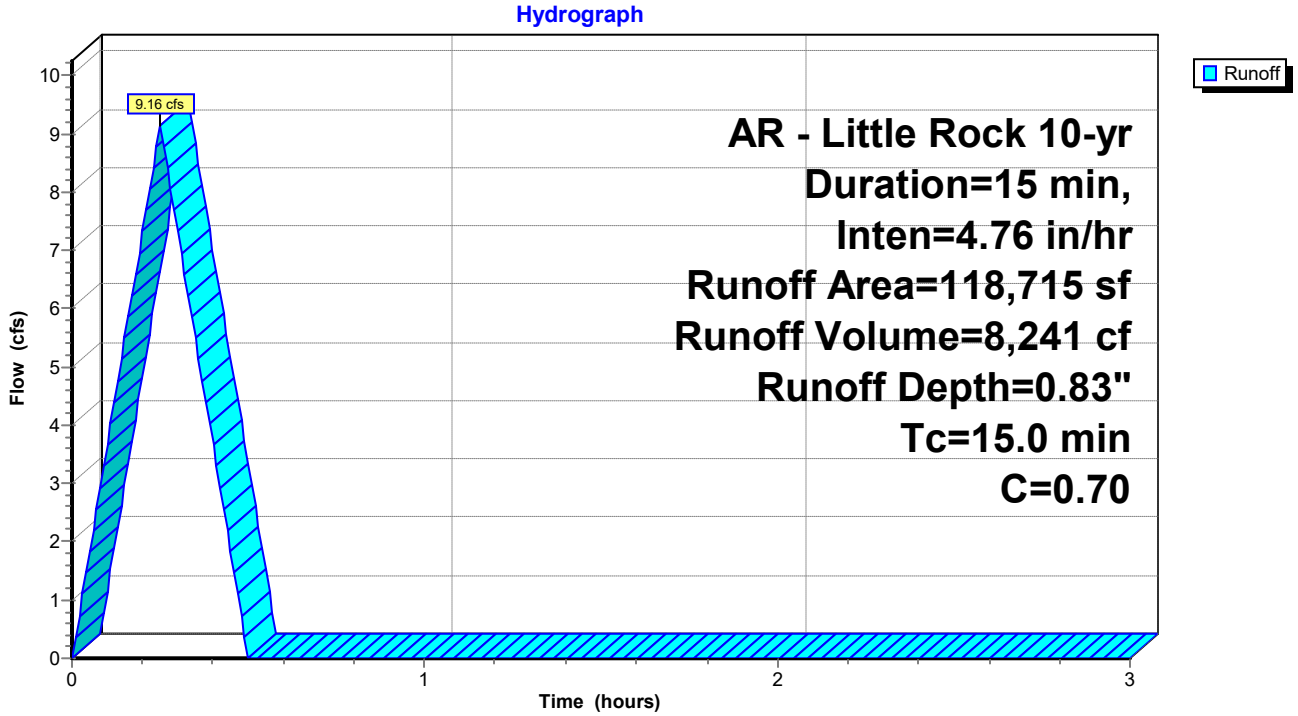
Runoff = 9.16 cfs @ 0.25 hrs, Volume= 8,241 cf, Depth= 0.83"
Routed to Reach A3 : Pipe A2

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 10-yr Duration=15 min, Inten=4.76 in/hr

Area (sf)	C	Description
65,063	0.50	Pervious Areas
53,652	0.95	Rooftop/Paving
118,715	0.70	Weighted Average
65,063		54.81% Pervious Area
53,652		45.19% Impervious Area

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

Subcatchment WestProp: West Adjacent Property Drainage Basin



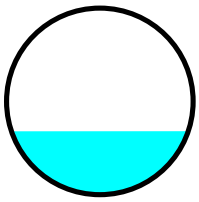
Summary for Reach A1: Pipe A1

Inflow Area = 1,168,524 sf, 0.00% Impervious, Inflow Depth = 0.36" for 10-yr event
Inflow = 38.63 cfs @ 0.25 hrs, Volume= 34,764 cf
Outflow = 38.55 cfs @ 0.25 hrs, Volume= 34,765 cf, Atten= 0%, Lag= 0.0 min
Routed to Reach A2 : Pipe A2

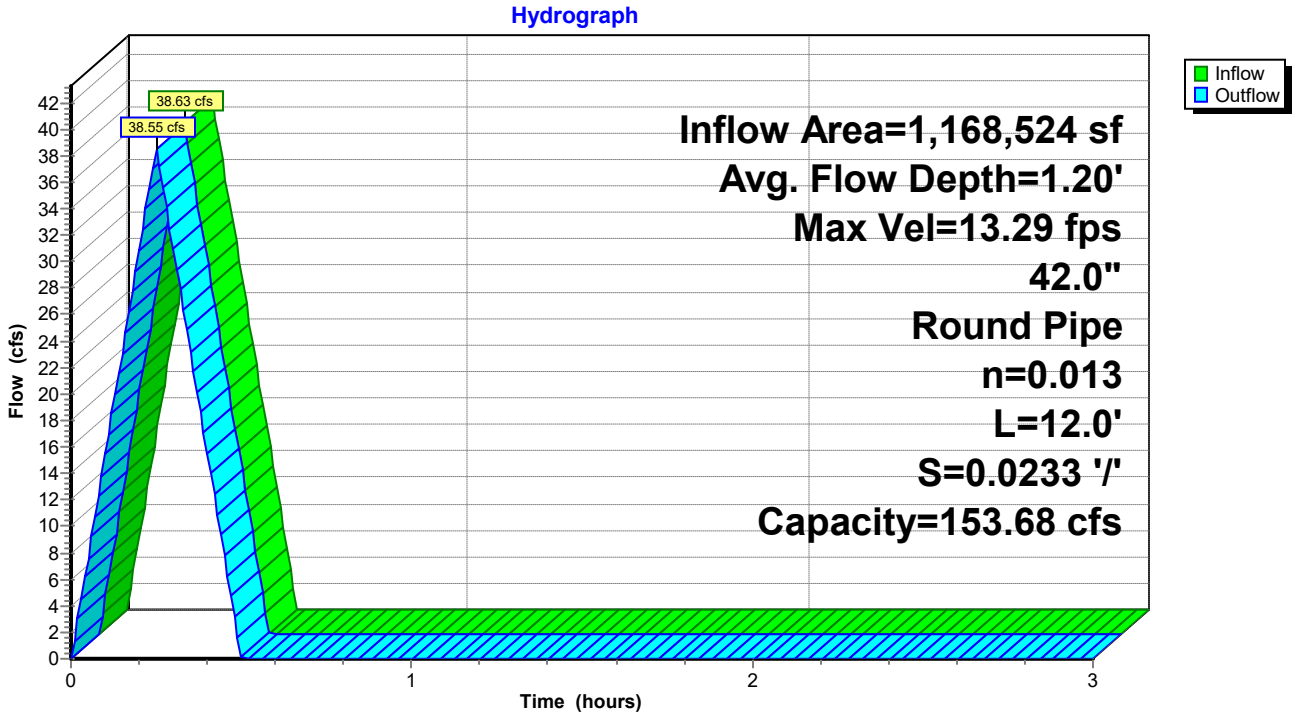
Routing by Stor-Ind+Trans method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
Max. Velocity= 13.29 fps, Min. Travel Time= 0.0 min
Avg. Velocity = 10.31 fps, Avg. Travel Time= 0.0 min

Peak Storage= 35 cf @ 0.25 hrs
Average Depth at Peak Storage= 1.20' , Surface Width= 3.32'
Bank-Full Depth= 3.50' Flow Area= 9.6 sf, Capacity= 153.68 cfs

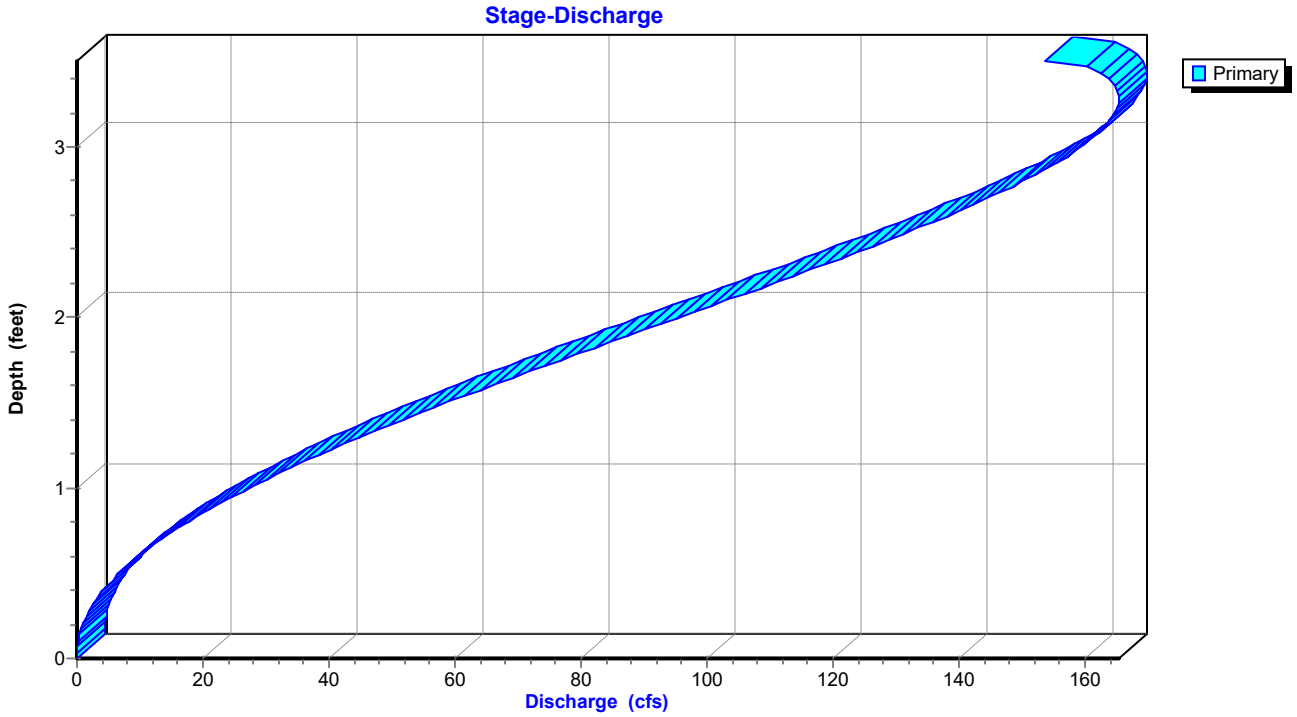
42.0" Round Pipe
n= 0.013 Concrete pipe, bends & connections
Length= 12.0' Slope= 0.0233 '/'
Inlet Invert= 413.00', Outlet Invert= 412.72'



Reach A1: Pipe A1



Reach A1: Pipe A1



Stage-Area-Storage for Reach A1: Pipe A1

Elevation (feet)	End-Area (sq-ft)	Storage (cubic-feet)
413.00	0.0	0
413.05	0.0	0
413.10	0.1	1
413.15	0.1	2
413.20	0.2	3
413.25	0.3	4
413.30	0.4	5
413.35	0.5	6
413.40	0.6	7
413.45	0.7	9
413.50	0.8	10
413.55	1.0	12
413.60	1.1	13
413.65	1.2	15
413.70	1.4	16
413.75	1.5	18
413.80	1.7	20
413.85	1.8	22
413.90	2.0	23
413.95	2.1	25
414.00	2.3	27
414.05	2.4	29
414.10	2.6	31
414.15	2.8	33
414.20	2.9	35
414.25	3.1	37
414.30	3.3	39
414.35	3.4	41
414.40	3.6	43
414.45	3.8	45
414.50	3.9	47
414.55	4.1	49
414.60	4.3	51
414.65	4.5	54
414.70	4.6	56
414.75	4.8	58
414.80	5.0	60
414.85	5.2	62
414.90	5.3	64
414.95	5.5	66
415.00	5.7	68
415.05	5.9	70
415.10	6.0	72
415.15	6.2	74
415.20	6.4	76
415.25	6.5	78
415.30	6.7	80
415.35	6.9	82
415.40	7.0	84
415.45	7.2	86
415.50	7.4	88
415.55	7.5	90
415.60	7.7	92
415.65	7.8	94
415.70	8.0	96
415.75	8.1	97
415.80	8.3	99
415.85	8.4	101
415.90	8.5	102
415.95	8.7	104
416.00	8.8	105
416.05	8.9	107
416.10	9.0	108
416.15	9.1	109
416.20	9.2	111
416.25	9.3	112
416.30	9.4	113
416.35	9.5	114
416.40	9.5	115
416.45	9.6	115
416.50	**9.6**	**115**

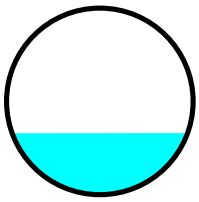
Summary for Reach A2: Pipe A2

Inflow Area = 1,206,798 sf, 3.17% Impervious, Inflow Depth = 0.38" for 10-yr event
Inflow = 42.56 cfs @ 0.25 hrs, Volume= 38,371 cf
Outflow = 41.88 cfs @ 0.26 hrs, Volume= 38,371 cf, Atten= 2%, Lag= 0.4 min
Routed to Reach A3 : Pipe A2

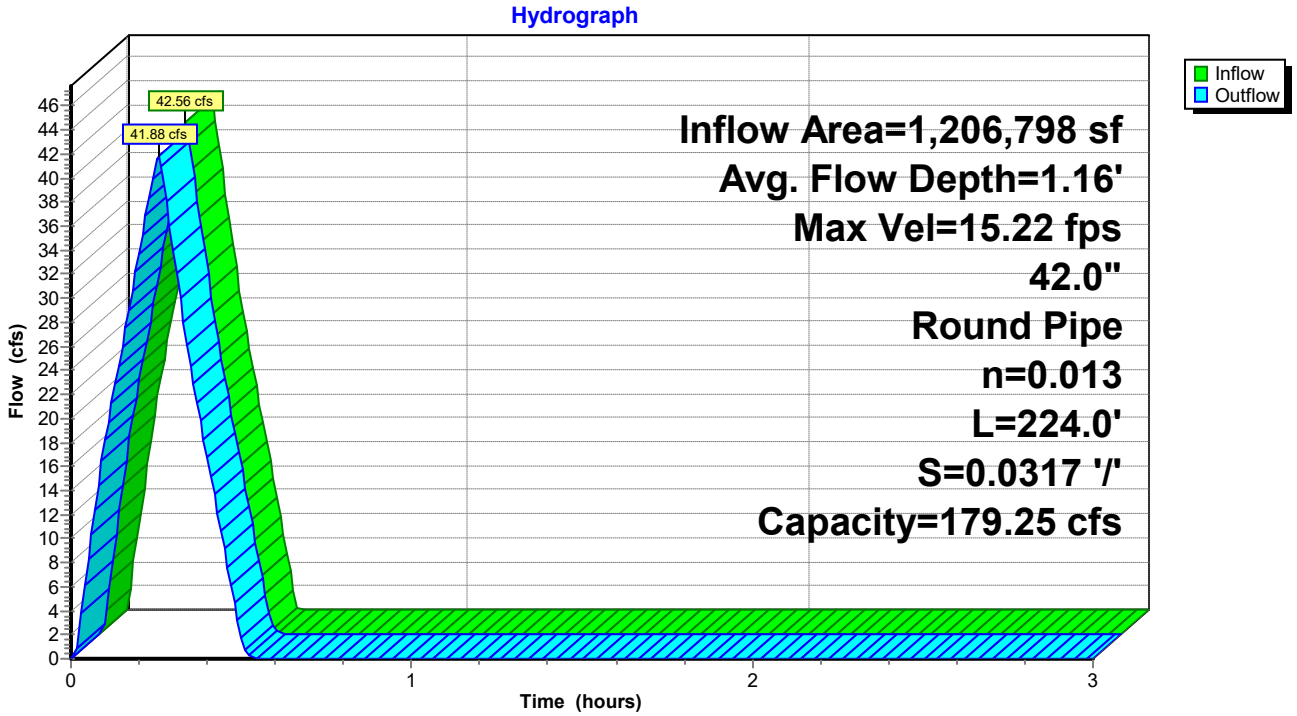
Routing by Stor-Ind+Trans method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
Max. Velocity= 15.22 fps, Min. Travel Time= 0.2 min
Avg. Velocity = 8.62 fps, Avg. Travel Time= 0.4 min

Peak Storage= 620 cf @ 0.25 hrs
Average Depth at Peak Storage= 1.16' , Surface Width= 3.29'
Bank-Full Depth= 3.50' Flow Area= 9.6 sf, Capacity= 179.25 cfs

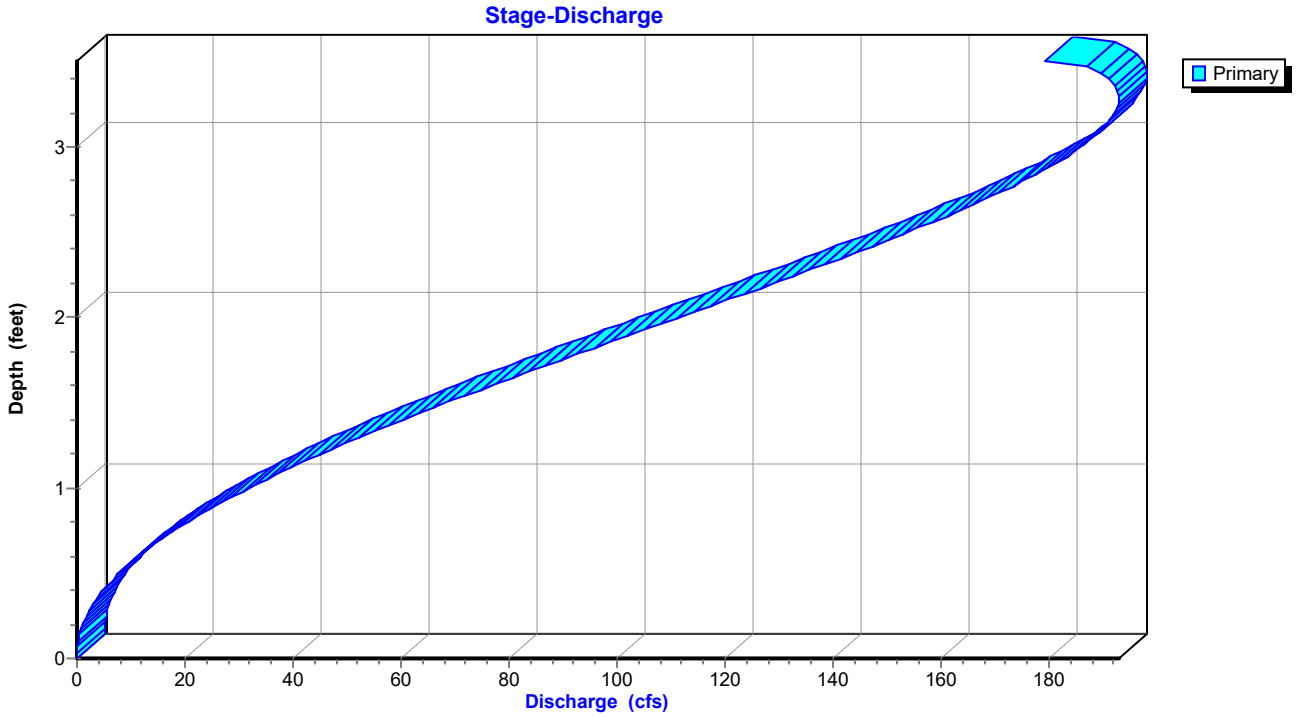
42.0" Round Pipe
n= 0.013 Concrete pipe, bends & connections
Length= 224.0' Slope= 0.0317 '/'
Inlet Invert= 412.52', Outlet Invert= 405.41'



Reach A2: Pipe A2



Reach A2: Pipe A2



Stage-Area-Storage for Reach A2: Pipe A2

Elevation (feet)	End-Area (sq-ft)	Storage (cubic-feet)
412.52	0.0	0
412.57	0.0	6
412.62	0.1	18
412.67	0.1	32
412.72	0.2	49
412.77	0.3	68
412.82	0.4	90
412.87	0.5	112
412.92	0.6	136
412.97	0.7	162
413.02	0.8	189
413.07	1.0	217
413.12	1.1	246
413.17	1.2	276
413.22	1.4	307
413.27	1.5	339
413.32	1.7	371
413.37	1.8	404
413.42	2.0	438
413.47	2.1	473
413.52	2.3	508
413.57	2.4	544
413.62	2.6	580
413.67	2.8	617
413.72	2.9	654
413.77	3.1	691
413.82	3.3	729
413.87	3.4	767
413.92	3.6	805
413.97	3.8	844
414.02	3.9	882
414.07	4.1	921
414.12	4.3	960
414.17	4.5	999
414.22	4.6	1,038
414.27	4.8	1,078
414.32	5.0	1,117
414.37	5.2	1,156
414.42	5.3	1,195
414.47	5.5	1,234
414.52	5.7	1,273
414.57	5.9	1,312
414.62	6.0	1,350
414.67	6.2	1,388
414.72	6.4	1,426
414.77	6.5	1,464
414.82	6.7	1,502
414.87	6.9	1,539
414.92	7.0	1,575
414.97	7.2	1,611
415.02	7.4	1,647
415.07	7.5	1,682
415.12	7.7	1,717
415.17	7.8	1,751
415.22	8.0	1,784
415.27	8.1	1,816
415.32	8.3	1,848
415.37	8.4	1,879
415.42	8.5	1,909
415.47	8.7	1,938
415.52	8.8	1,966
415.57	8.9	1,993
415.62	9.0	2,019
415.67	9.1	2,043
415.72	9.2	2,066
415.77	9.3	2,087
415.82	9.4	2,106
415.87	9.5	2,123
415.92	9.5	2,138
415.97	9.6	2,149
416.02	**9.6**	**2,155**

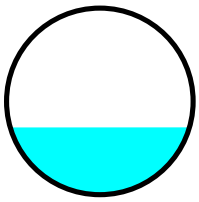
Summary for Reach A3: Pipe A2

Inflow Area = 1,325,513 sf, 6.94% Impervious, Inflow Depth = 0.42" for 10-yr event
Inflow = 50.84 cfs @ 0.25 hrs, Volume= 46,612 cf
Outflow = 50.76 cfs @ 0.26 hrs, Volume= 46,612 cf, Atten= 0%, Lag= 0.1 min
Routed to Pond Pond : Regional Detention Basin

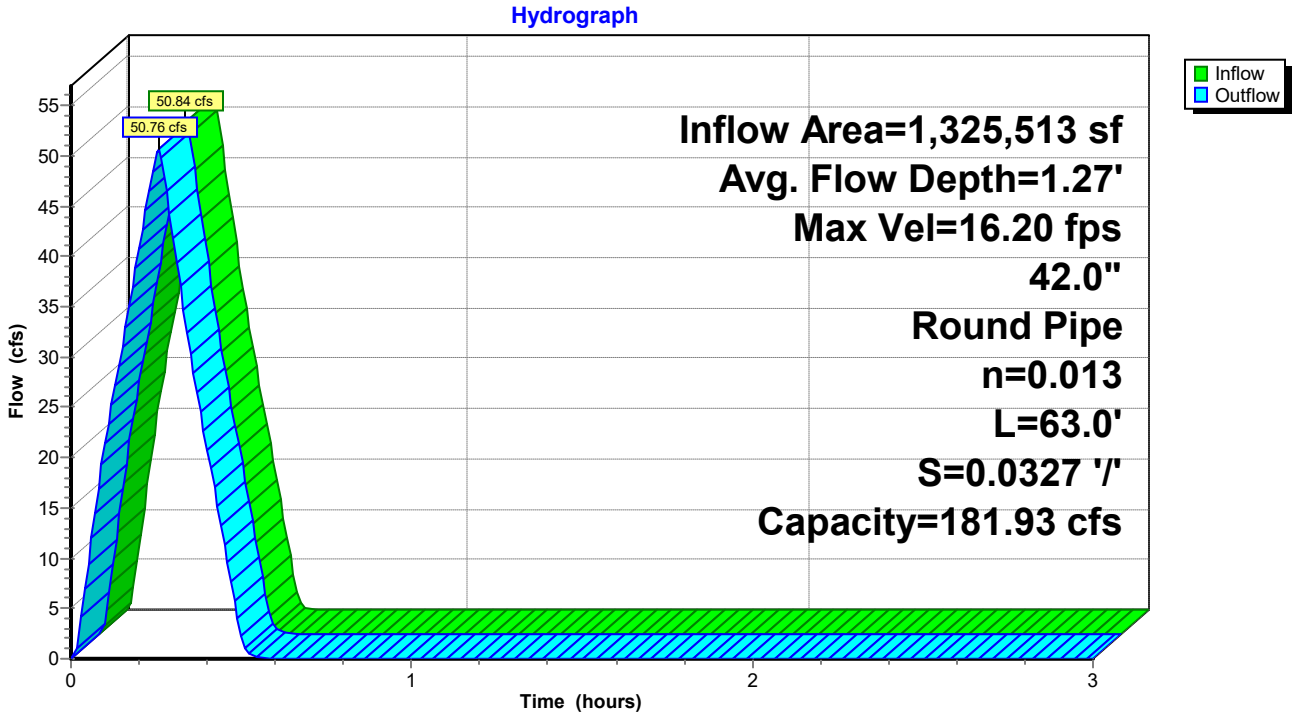
Routing by Stor-Ind+Trans method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
Max. Velocity= 16.20 fps, Min. Travel Time= 0.1 min
Avg. Velocity = 9.11 fps, Avg. Travel Time= 0.1 min

Peak Storage= 198 cf @ 0.26 hrs
Average Depth at Peak Storage= 1.27' , Surface Width= 3.36'
Bank-Full Depth= 3.50' Flow Area= 9.6 sf, Capacity= 181.93 cfs

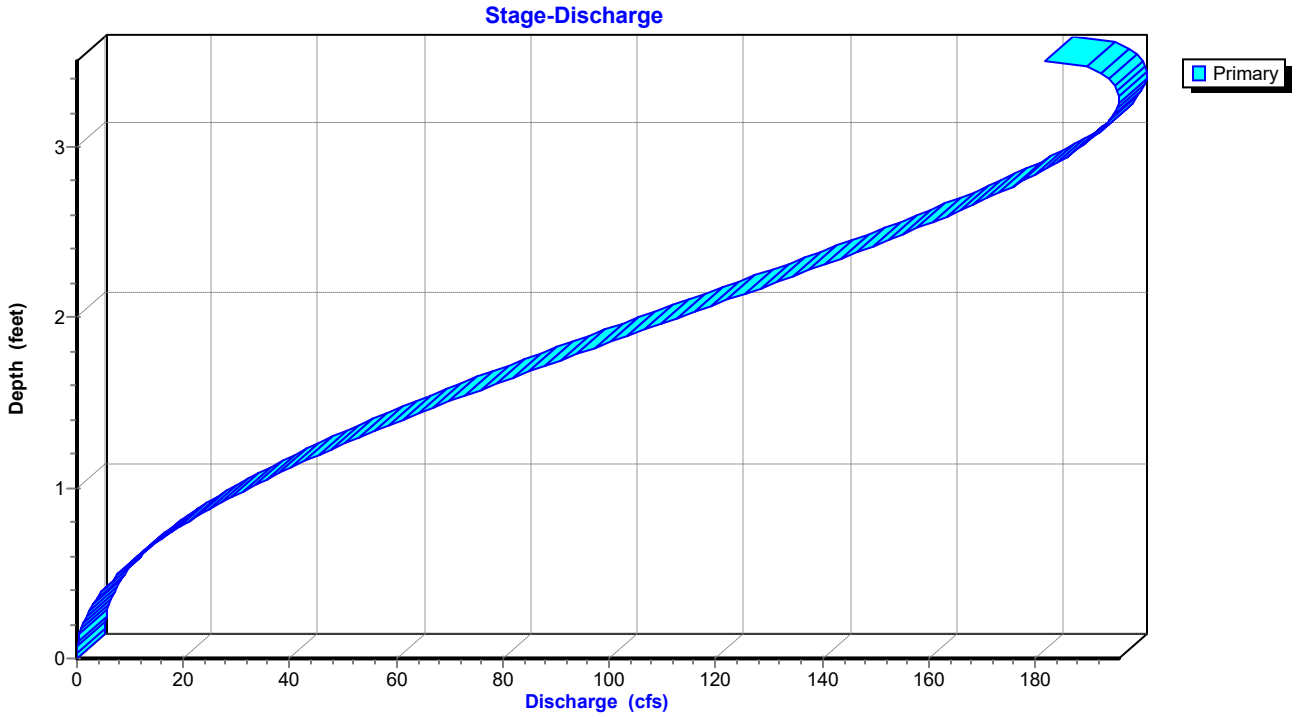
42.0" Round Pipe
n= 0.013 Concrete pipe, bends & connections
Length= 63.0' Slope= 0.0327 '/'
Inlet Invert= 405.31', Outlet Invert= 403.25'



Reach A3: Pipe A2



Reach A3: Pipe A2



Stage-Area-Storage for Reach A3: Pipe A2

Elevation (feet)	End-Area (sq-ft)	Storage (cubic-feet)
405.31	0.0	0
405.36	0.0	2
405.41	0.1	5
405.46	0.1	9
405.51	0.2	14
405.56	0.3	19
405.61	0.4	25
405.66	0.5	32
405.71	0.6	38
405.76	0.7	46
405.81	0.8	53
405.86	1.0	61
405.91	1.1	69
405.96	1.2	78
406.01	1.4	86
406.06	1.5	95
406.11	1.7	104
406.16	1.8	114
406.21	2.0	123
406.26	2.1	133
406.31	2.3	143
406.36	2.4	153
406.41	2.6	163
406.46	2.8	173
406.51	2.9	184
406.56	3.1	194
406.61	3.3	205
406.66	3.4	216
406.71	3.6	226
406.76	3.8	237
406.81	3.9	248
406.86	4.1	259
406.91	4.3	270
406.96	4.5	281
407.01	4.6	292
407.06	4.8	303
407.11	5.0	314
407.16	5.2	325
407.21	5.3	336
407.26	5.5	347
407.31	5.7	358
407.36	5.9	369
407.41	6.0	380
407.46	6.2	390
407.51	6.4	401
407.56	6.5	412
407.61	6.7	422
407.66	6.9	433
407.71	7.0	443
407.76	7.2	453
407.81	7.4	463
407.86	7.5	473
407.91	7.7	483
407.96	7.8	492
408.01	8.0	502
408.06	8.1	511
408.11	8.3	520
408.16	8.4	529
408.21	8.5	537
408.26	8.7	545
408.31	8.8	553
408.36	8.9	561
408.41	9.0	568
408.46	9.1	575
408.51	9.2	581
408.56	9.3	587
408.61	9.4	592
408.66	9.5	597
408.71	9.5	601
408.76	9.6	604
408.81	**9.6**	**606**

Summary for Pond Pond: Regional Detention Basin

Inflow Area = 1,372,542 sf, 6.70% Impervious, Inflow Depth = 0.44" for 10-yr event
Inflow = 54.42 cfs @ 0.25 hrs, Volume= 50,156 cf
Outflow = 44.67 cfs @ 0.30 hrs, Volume= 50,169 cf, Atten= 18%, Lag= 2.5 min
Primary = 44.67 cfs @ 0.30 hrs, Volume= 50,169 cf

Routing by Stor-Ind method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
Peak Elev= 404.98' @ 0.30 hrs Storage= 6,943 cf

Plug-Flow detention time= 1.8 min calculated for 50,002 cf (100% of inflow)
Center-of-Mass det. time= 1.8 min (16.6 - 14.8)

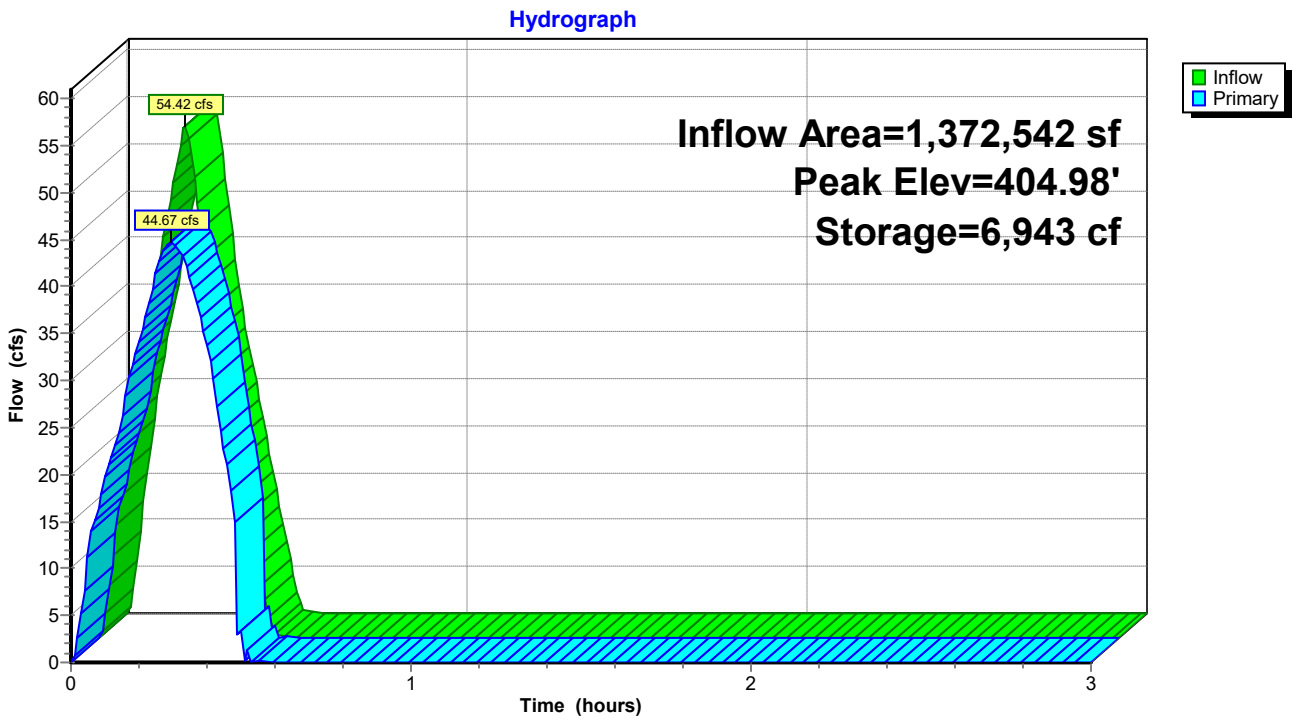
Volume	Invert	Avail.Storage	Storage Description
#1	401.00'	12,812 cf	**Custom Stage Data** Listed below

Elevation (feet)	Cum.Store (cubic-feet)
401.00	0
402.00	103
403.00	803
404.00	2,704
405.00	7,038
406.00	12,812

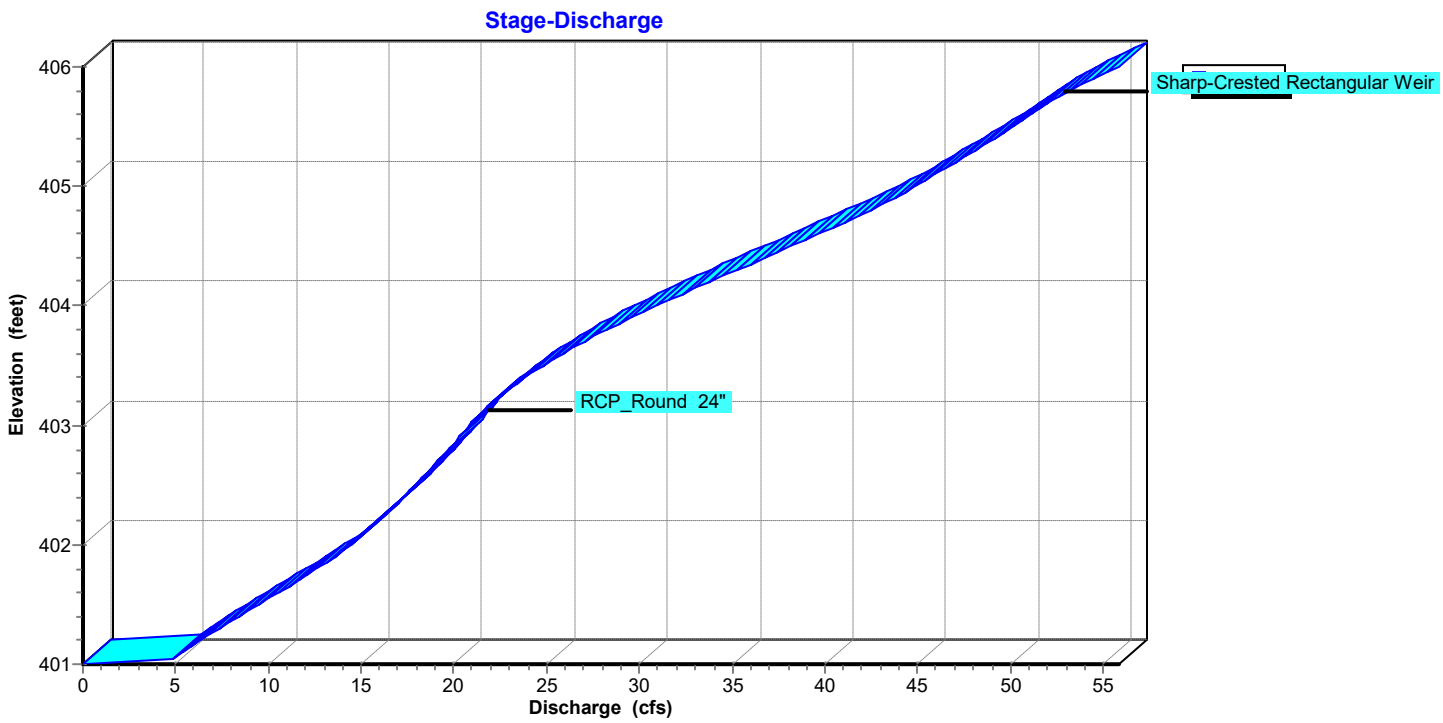
Device	Routing	Invert	Outlet Devices
#1	Primary	400.10'	**24.0" Round RCP_Round 24"** L= 100.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 400.10' / 397.97' S= 0.0213 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 3.14 sf
#2	Primary	403.02'	**24.0" Round RCP_Round 24"** L= 35.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 403.02' / 401.73' S= 0.0369 '/' Cc= 0.900 n= 0.013 Concrete pipe, bends & connections, Flow Area= 3.14 sf
#3	Primary	405.69'	**2.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)

Primary OutFlow Max=44.65 cfs @ 0.30 hrs HW=404.98' (Free Discharge)
- **1=RCP_Round 24"** (Inlet Controls 29.78 cfs @ 9.48 fps)
- **2=RCP_Round 24"** (Inlet Controls 14.87 cfs @ 4.76 fps)
- **3=Sharp-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond Pond: Regional Detention Basin



Pond Pond: Regional Detention Basin



Stage-Area-Storage for Pond Pond: Regional Detention Basin

Elevation (feet)	Storage (cubic-feet)
401.00	0
401.05	5
401.10	10
401.15	15
401.20	21
401.25	26
401.30	31
401.35	36
401.40	41
401.45	46
401.50	52
401.55	57
401.60	62
401.65	67
401.70	72
401.75	77
401.80	82
401.85	88
401.90	93
401.95	98
402.00	103
402.05	138
402.10	173
402.15	208
402.20	243
402.25	278
402.30	313
402.35	348
402.40	383
402.45	418
402.50	453
402.55	488
402.60	523
402.65	558
402.70	593
402.75	628
402.80	663
402.85	698
402.90	733
402.95	768
403.00	803
403.05	898
403.10	993
403.15	1,088
403.20	1,183
403.25	1,278
403.30	1,373
403.35	1,468
403.40	1,563
403.45	1,658
403.50	1,754
403.55	1,849
403.60	1,944
403.65	2,039
403.70	2,134
403.75	2,229
403.80	2,324
403.85	2,419
403.90	2,514
403.95	2,609
404.00	2,704
404.05	2,921
404.10	3,137
404.15	3,354
404.20	3,571
404.25	3,788
404.30	4,004
404.35	4,221
404.40	4,438
404.45	4,654
404.50	4,871
404.55	5,088
404.60	5,304
404.65	5,521
404.70	5,738
404.75	5,955
404.80	6,171
404.85	6,388
404.90	6,605
404.95	6,821
405.00	7,038
405.05	7,327
405.10	7,615
405.15	7,904
405.20	8,193
405.25	8,482
405.30	8,770
405.35	9,059
405.40	9,348
405.45	9,636
405.50	9,925
405.55	10,214
405.60	10,502
405.65	10,791
405.70	11,080
405.75	11,369
405.80	11,657
405.85	11,946
405.90	12,235
405.95	12,523
406.00	**12,812**

Summary for Subcatchment ARDOT: ARDOT Offsite

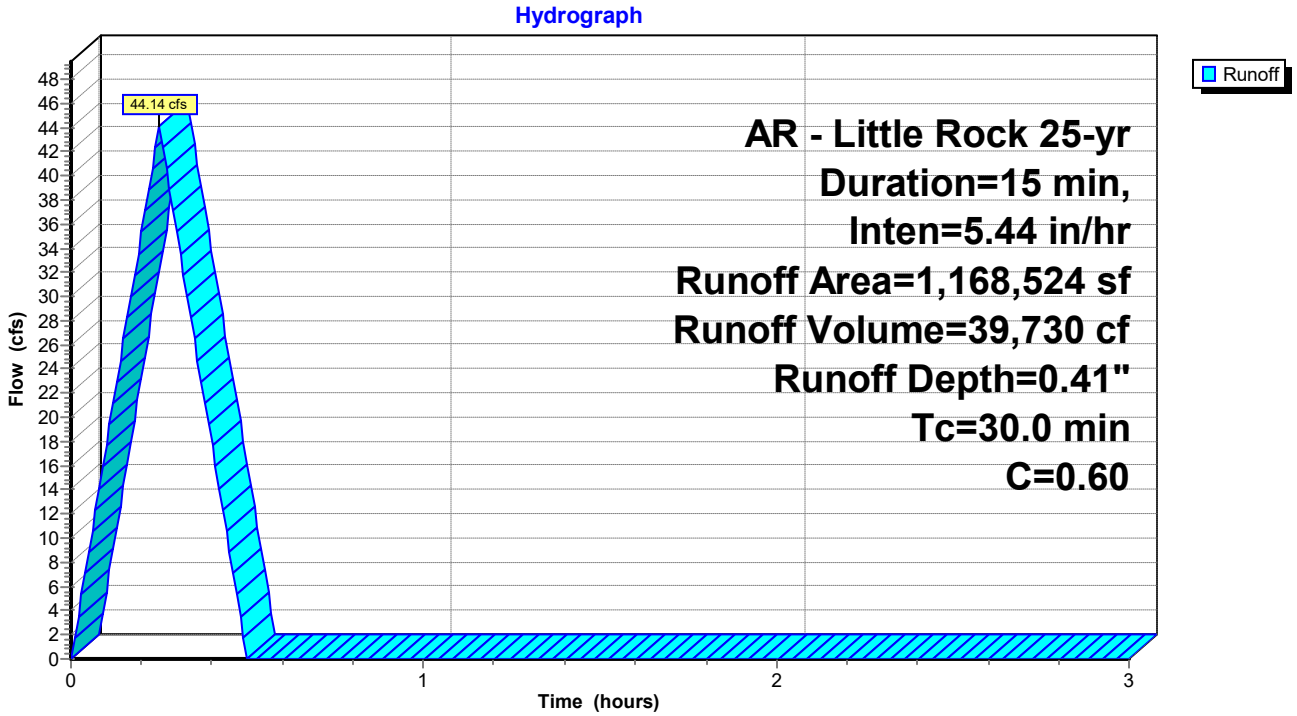
Runoff = 44.14 cfs @ 0.25 hrs, Volume= 39,730 cf, Depth= 0.41"
Routed to Reach A1 : Pipe A1

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 25-yr Duration=15 min, Inten=5.44 in/hr

Area (sf)	C	Description
1,168,524	0.60	
1,168,524		100.00% Pervious Area

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

Subcatchment ARDOT: ARDOT Offsite



Summary for Subcatchment M&F: Merchants and Farmers

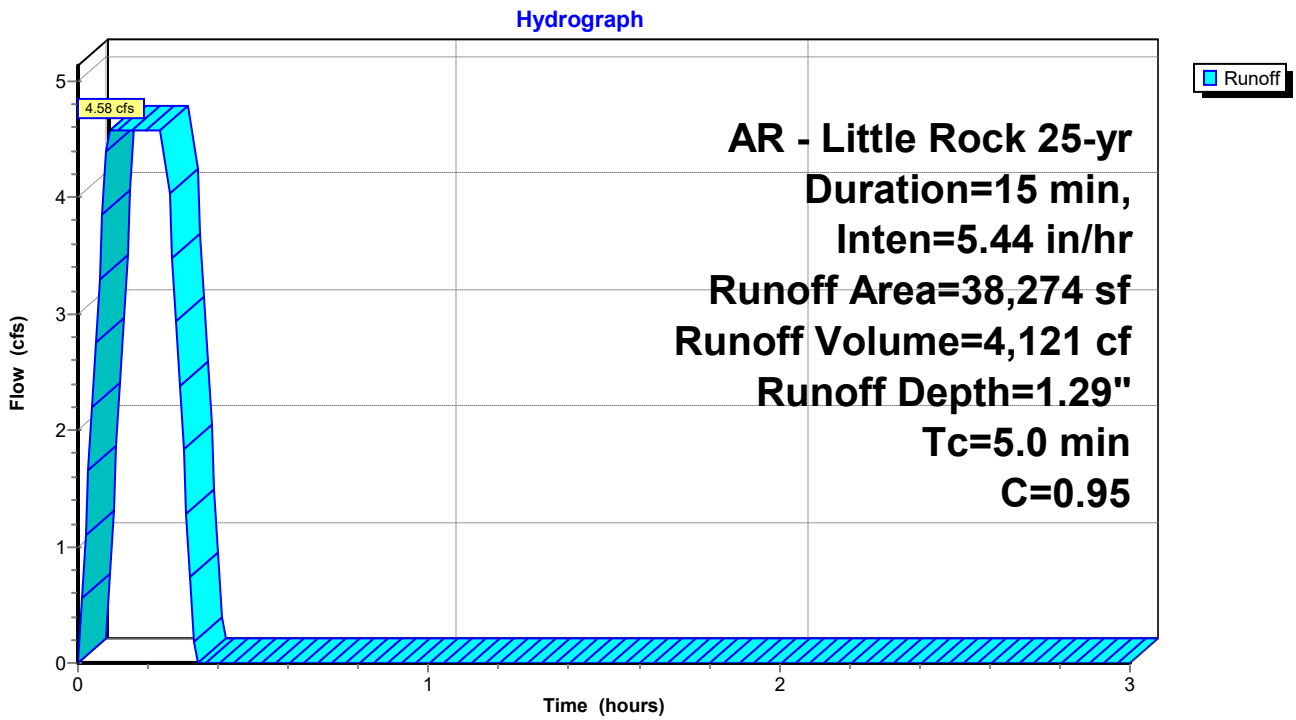
Runoff = 4.58 cfs @ 0.09 hrs, Volume= 4,121 cf, Depth= 1.29"
Routed to Reach A2 : Pipe A2

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 25-yr Duration=15 min, Inten=5.44 in/hr

Area (sf)	C	Description
38,274	0.95	Developed Site
38,274		100.00% Impervious Area

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

Subcatchment M&F: Merchants and Farmers



Summary for Subcatchment SR: Springhill Retail Post

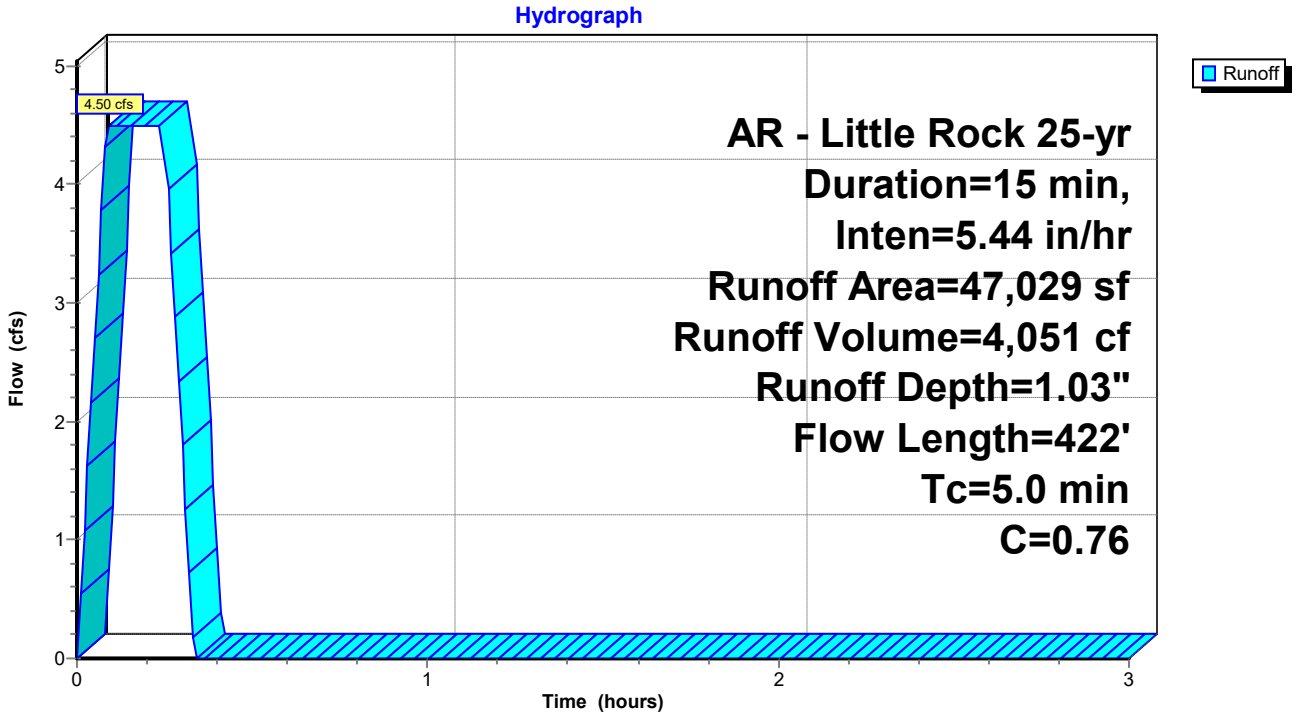
Runoff = 4.50 cfs @ 0.09 hrs, Volume= 4,051 cf, Depth= 1.03"
Routed to Pond Pond : Regional Detention Basin

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 25-yr Duration=15 min, Inten=5.44 in/hr

Area (sf)	C	Description
1,511	0.86	Existing Drive
33,632	0.92	Drives, Roof, Sidewalks
11,886	0.30	Landscaped Areas
47,029	0.76	Weighted Average
47,029		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.8	82	0.0290	1.76		**Sheet Flow, Asphalt Sheet Flow** Smooth surfaces n= 0.011 P2= 4.19"
0.8	87	0.0080	1.82		**Shallow Concentrated Flow, Gutter** Paved Kv= 20.3 fps
0.1	19	0.0210	2.94		**Shallow Concentrated Flow, Concentrated Pavement Flow** Paved Kv= 20.3 fps
1.0	197	0.0250	3.21		**Shallow Concentrated Flow, Gutter** Paved Kv= 20.3 fps
0.3	37	0.0130	2.31		**Shallow Concentrated Flow, Gutter** Paved Kv= 20.3 fps
2.0					**Direct Entry, Minimum adjustment**
5.0	422	Total			

Subcatchment SR: Springhill Retail Post



Summary for Subcatchment WestProp: West Adjacent Property Drainage Basin

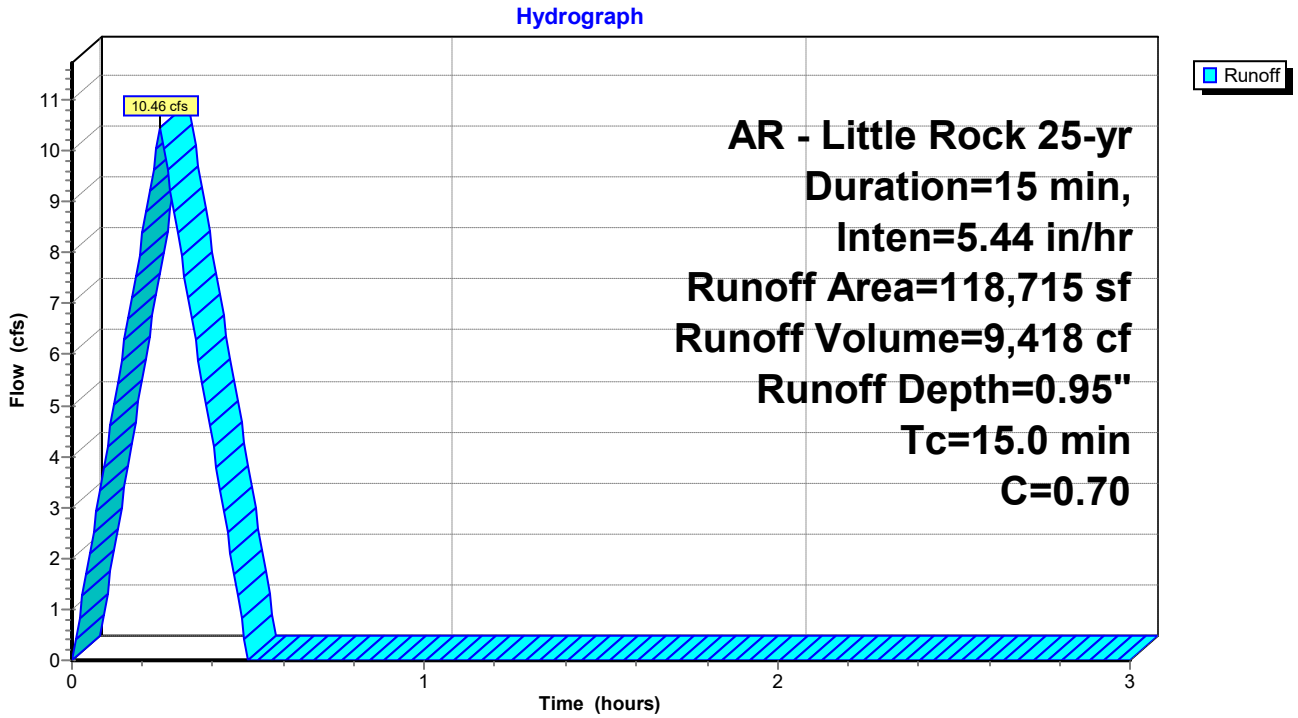
Runoff = 10.46 cfs @ 0.25 hrs, Volume= 9,418 cf, Depth= 0.95"
Routed to Reach A3 : Pipe A2

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 25-yr Duration=15 min, Inten=5.44 in/hr

Area (sf)	C	Description
65,063	0.50	Pervious Areas
53,652	0.95	Rooftop/Paving
118,715	0.70	Weighted Average
65,063		54.81% Pervious Area
53,652		45.19% Impervious Area

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

Subcatchment WestProp: West Adjacent Property Drainage Basin



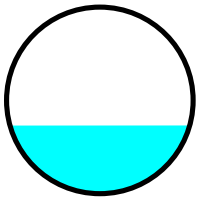
Summary for Reach A1: Pipe A1

Inflow Area = 1,168,524 sf, 0.00% Impervious, Inflow Depth = 0.41" for 25-yr event
Inflow = 44.14 cfs @ 0.25 hrs, Volume= 39,730 cf
Outflow = 44.06 cfs @ 0.25 hrs, Volume= 39,731 cf, Atten= 0%, Lag= 0.0 min
Routed to Reach A2 : Pipe A2

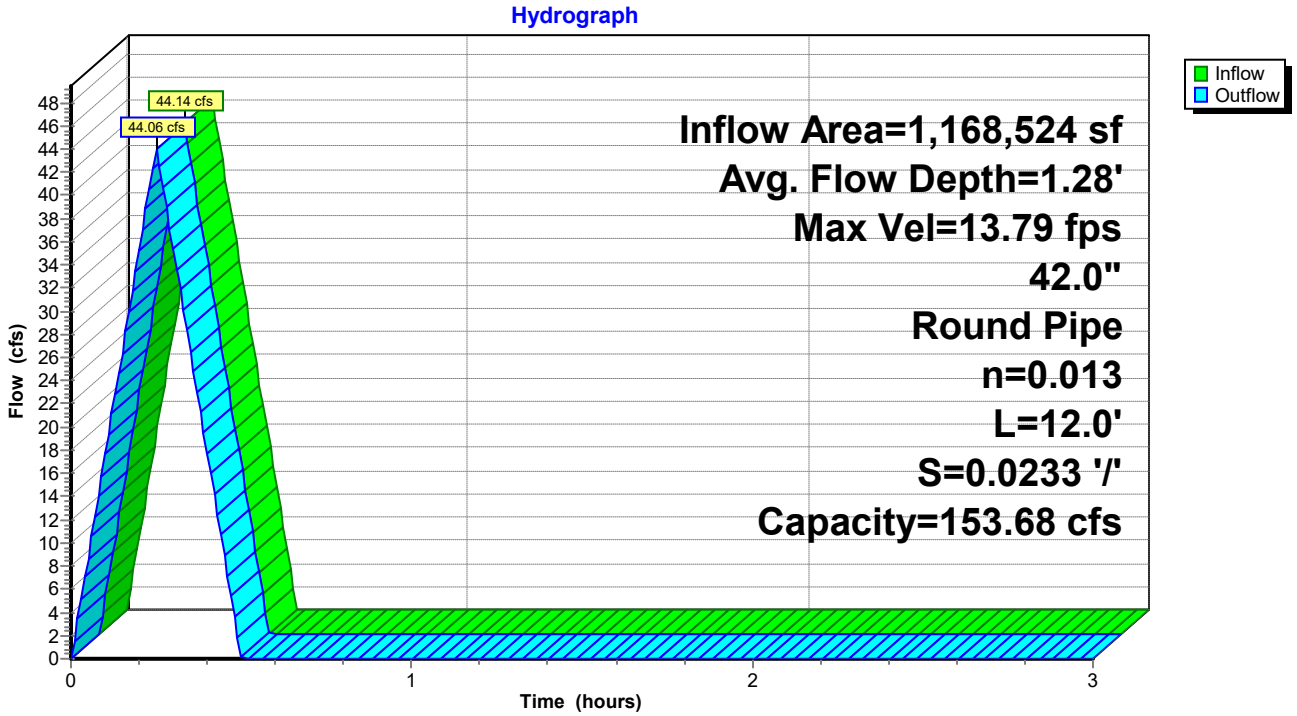
Routing by Stor-Ind+Trans method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
Max. Velocity= 13.79 fps, Min. Travel Time= 0.0 min
Avg. Velocity = 10.71 fps, Avg. Travel Time= 0.0 min

Peak Storage= 38 cf @ 0.25 hrs
Average Depth at Peak Storage= 1.28' , Surface Width= 3.37'
Bank-Full Depth= 3.50' Flow Area= 9.6 sf, Capacity= 153.68 cfs

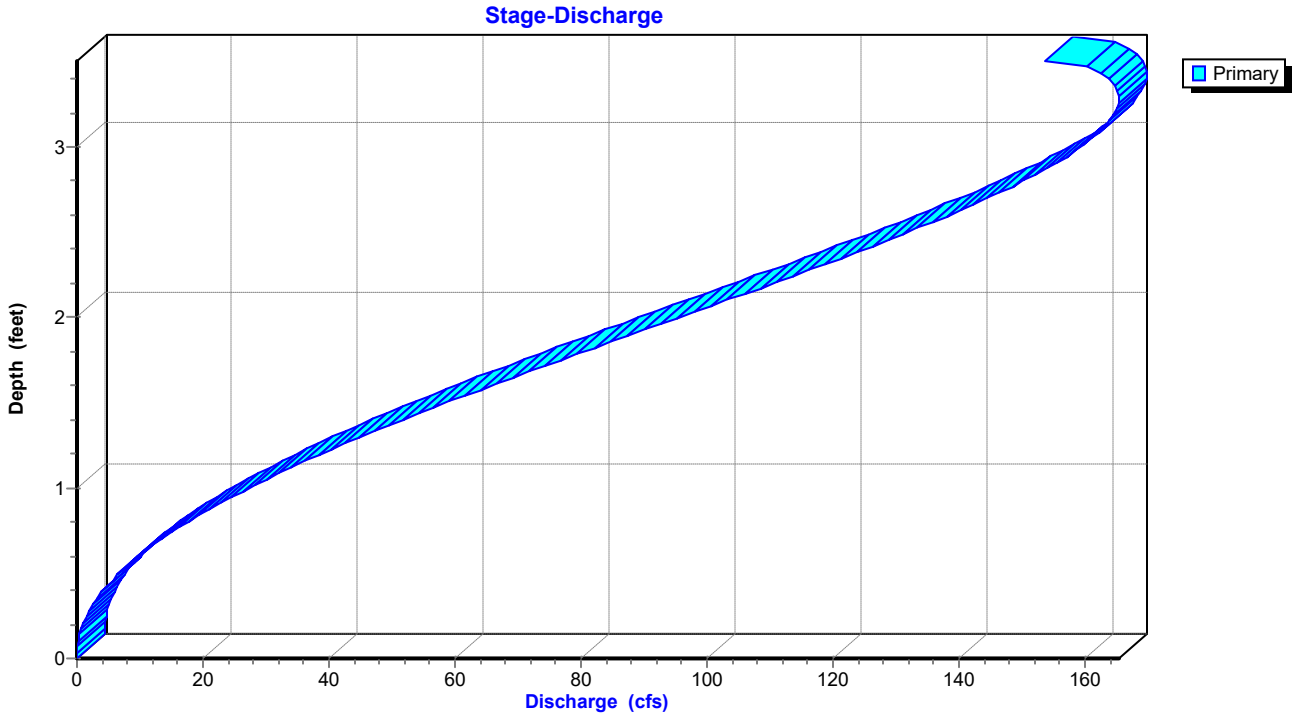
42.0" Round Pipe
n= 0.013 Concrete pipe, bends & connections
Length= 12.0' Slope= 0.0233 '/'
Inlet Invert= 413.00', Outlet Invert= 412.72'



Reach A1: Pipe A1



Reach A1: Pipe A1



Stage-Area-Storage for Reach A1: Pipe A1

Elevation (feet)	End-Area (sq-ft)	Storage (cubic-feet)
413.00	0.0	0
413.05	0.0	0
413.10	0.1	1
413.15	0.1	2
413.20	0.2	3
413.25	0.3	4
413.30	0.4	5
413.35	0.5	6
413.40	0.6	7
413.45	0.7	9
413.50	0.8	10
413.55	1.0	12
413.60	1.1	13
413.65	1.2	15
413.70	1.4	16
413.75	1.5	18
413.80	1.7	20
413.85	1.8	22
413.90	2.0	23
413.95	2.1	25
414.00	2.3	27
414.05	2.4	29
414.10	2.6	31
414.15	2.8	33
414.20	2.9	35
414.25	3.1	37
414.30	3.3	39
414.35	3.4	41
414.40	3.6	43
414.45	3.8	45
414.50	3.9	47
414.55	4.1	49
414.60	4.3	51
414.65	4.5	54
414.70	4.6	56
414.75	4.8	58
414.80	5.0	60
414.85	5.2	62
414.90	5.3	64
414.95	5.5	66
415.00	5.7	68
415.05	5.9	70
415.10	6.0	72
415.15	6.2	74
415.20	6.4	76
415.25	6.5	78
415.30	6.7	80
415.35	6.9	82
415.40	7.0	84
415.45	7.2	86
415.50	7.4	88
415.55	7.5	90
415.60	7.7	92
415.65	7.8	94
415.70	8.0	96
415.75	8.1	97
415.80	8.3	99
415.85	8.4	101
415.90	8.5	102
415.95	8.7	104
416.00	8.8	105
416.05	8.9	107
416.10	9.0	108
416.15	9.1	109
416.20	9.2	111
416.25	9.3	112
416.30	9.4	113
416.35	9.5	114
416.40	9.5	115
416.45	9.6	115
416.50	**9.6**	**115**

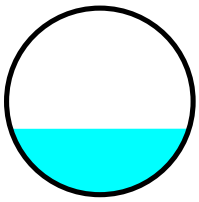
Summary for Reach A2: Pipe A2

Inflow Area = 1,206,798 sf, 3.17% Impervious, Inflow Depth = 0.44" for 25-yr event
Inflow = 48.64 cfs @ 0.25 hrs, Volume= 43,852 cf
Outflow = 47.87 cfs @ 0.26 hrs, Volume= 43,852 cf, Atten= 2%, Lag= 0.4 min
Routed to Reach A3 : Pipe A2

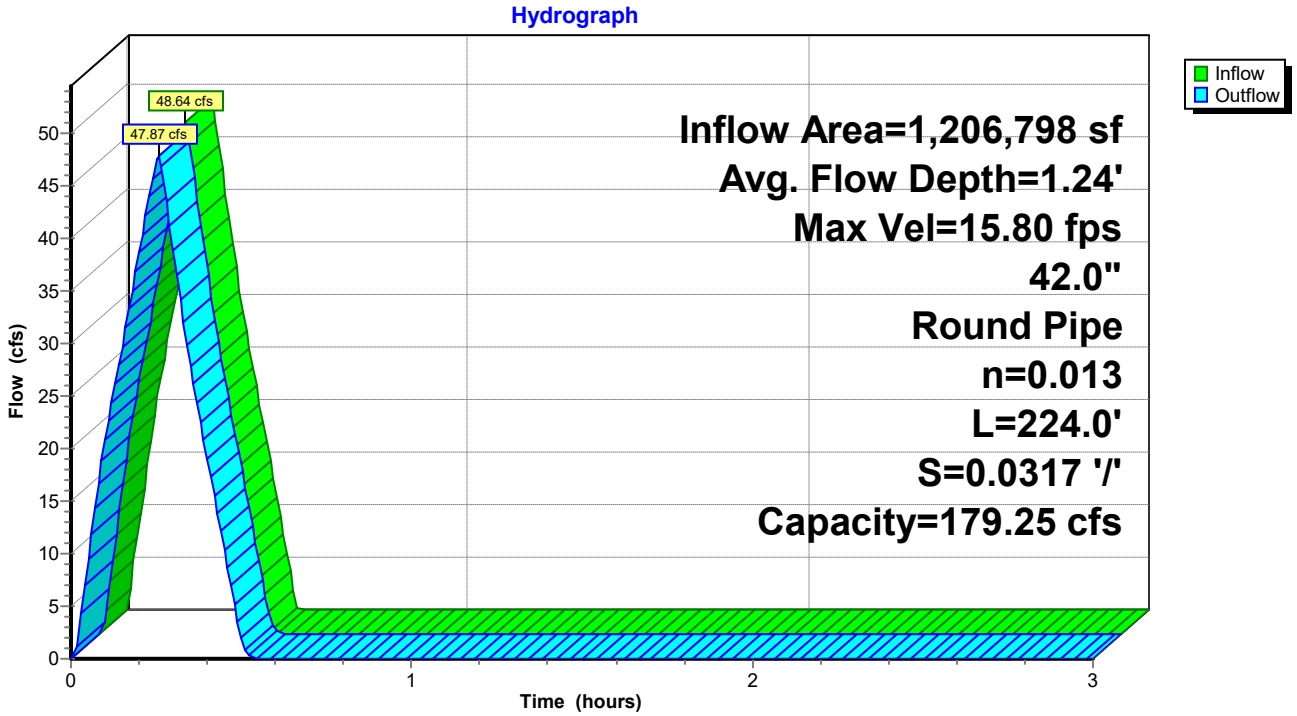
Routing by Stor-Ind+Trans method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
Max. Velocity= 15.80 fps, Min. Travel Time= 0.2 min
Avg. Velocity = 8.94 fps, Avg. Travel Time= 0.4 min

Peak Storage= 683 cf @ 0.25 hrs
Average Depth at Peak Storage= 1.24' , Surface Width= 3.35'
Bank-Full Depth= 3.50' Flow Area= 9.6 sf, Capacity= 179.25 cfs

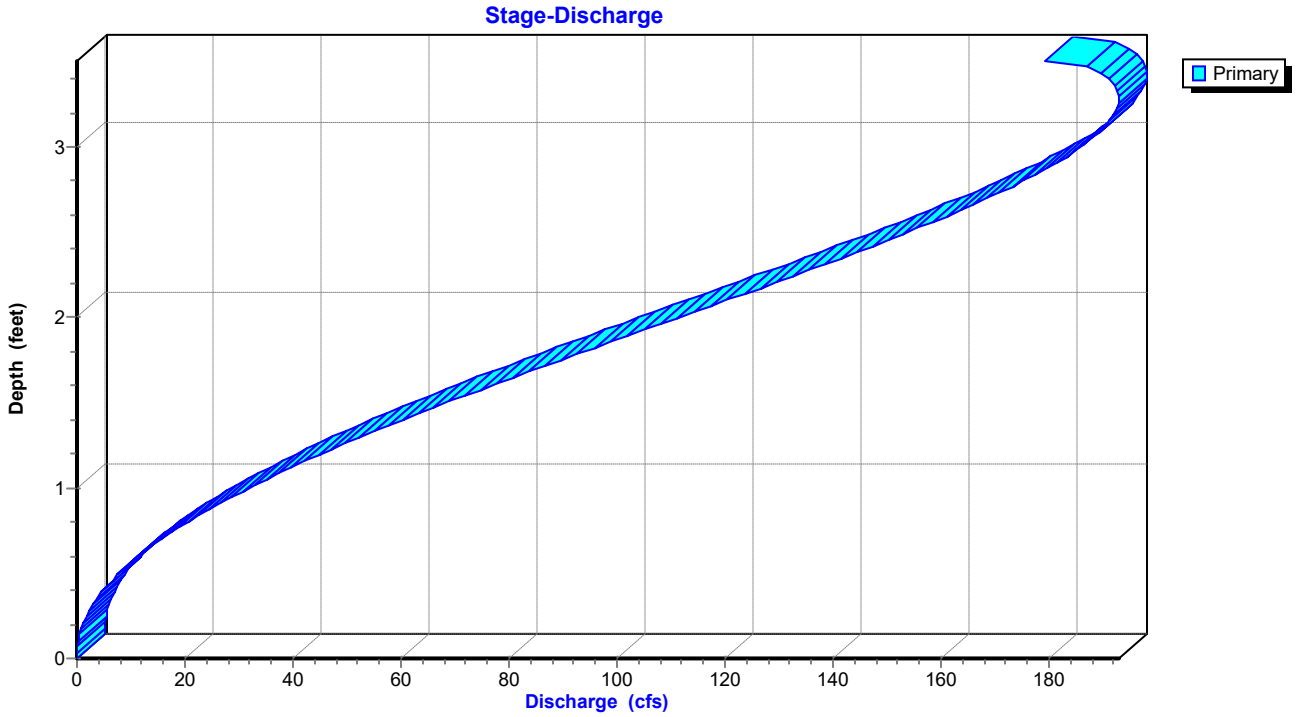
42.0" Round Pipe
n= 0.013 Concrete pipe, bends & connections
Length= 224.0' Slope= 0.0317 '/'
Inlet Invert= 412.52', Outlet Invert= 405.41'



Reach A2: Pipe A2



Reach A2: Pipe A2



Stage-Area-Storage for Reach A2: Pipe A2

Elevation (feet)	End-Area (sq-ft)	Storage (cubic-feet)
412.52	0.0	0
412.57	0.0	6
412.62	0.1	18
412.67	0.1	32
412.72	0.2	49
412.77	0.3	68
412.82	0.4	90
412.87	0.5	112
412.92	0.6	136
412.97	0.7	162
413.02	0.8	189
413.07	1.0	217
413.12	1.1	246
413.17	1.2	276
413.22	1.4	307
413.27	1.5	339
413.32	1.7	371
413.37	1.8	404
413.42	2.0	438
413.47	2.1	473
413.52	2.3	508
413.57	2.4	544
413.62	2.6	580
413.67	2.8	617
413.72	2.9	654
413.77	3.1	691
413.82	3.3	729
413.87	3.4	767
413.92	3.6	805
413.97	3.8	844
414.02	3.9	882
414.07	4.1	921
414.12	4.3	960
414.17	4.5	999
414.22	4.6	1,038
414.27	4.8	1,078
414.32	5.0	1,117
414.37	5.2	1,156
414.42	5.3	1,195
414.47	5.5	1,234
414.52	5.7	1,273
414.57	5.9	1,312
414.62	6.0	1,350
414.67	6.2	1,388
414.72	6.4	1,426
414.77	6.5	1,464
414.82	6.7	1,502
414.87	6.9	1,539
414.92	7.0	1,575
414.97	7.2	1,611
415.02	7.4	1,647
415.07	7.5	1,682
415.12	7.7	1,717
415.17	7.8	1,751
415.22	8.0	1,784
415.27	8.1	1,816
415.32	8.3	1,848
415.37	8.4	1,879
415.42	8.5	1,909
415.47	8.7	1,938
415.52	8.8	1,966
415.57	8.9	1,993
415.62	9.0	2,019
415.67	9.1	2,043
415.72	9.2	2,066
415.77	9.3	2,087
415.82	9.4	2,106
415.87	9.5	2,123
415.92	9.5	2,138
415.97	9.6	2,149
416.02	**9.6**	**2,155**

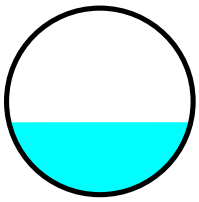
Summary for Reach A3: Pipe A2

Inflow Area = 1,325,513 sf, 6.94% Impervious, Inflow Depth = 0.48" for 25-yr event
Inflow = 58.14 cfs @ 0.25 hrs, Volume= 53,270 cf
Outflow = 58.03 cfs @ 0.26 hrs, Volume= 53,270 cf, Atten= 0%, Lag= 0.1 min
Routed to Pond Pond : Regional Detention Basin

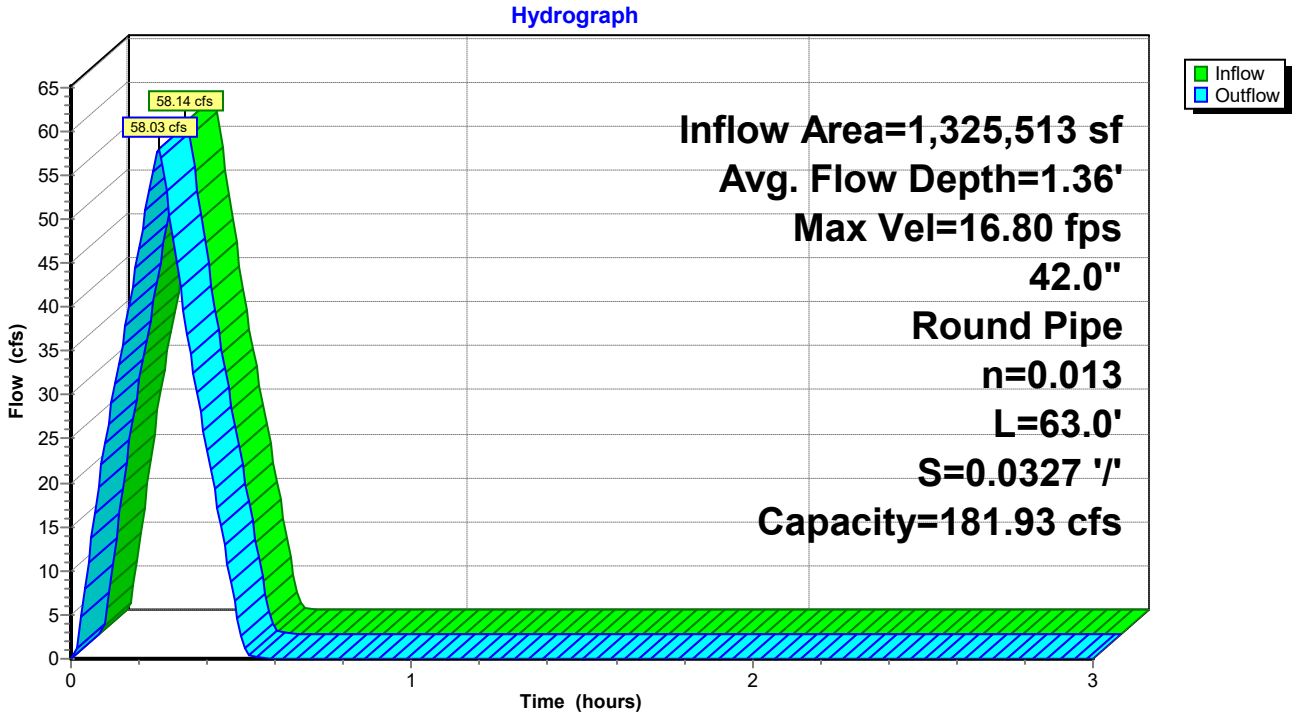
Routing by Stor-Ind+Trans method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
Max. Velocity= 16.80 fps, Min. Travel Time= 0.1 min
Avg. Velocity = 9.35 fps, Avg. Travel Time= 0.1 min

Peak Storage= 218 cf @ 0.26 hrs
Average Depth at Peak Storage= 1.36' , Surface Width= 3.41'
Bank-Full Depth= 3.50' Flow Area= 9.6 sf, Capacity= 181.93 cfs

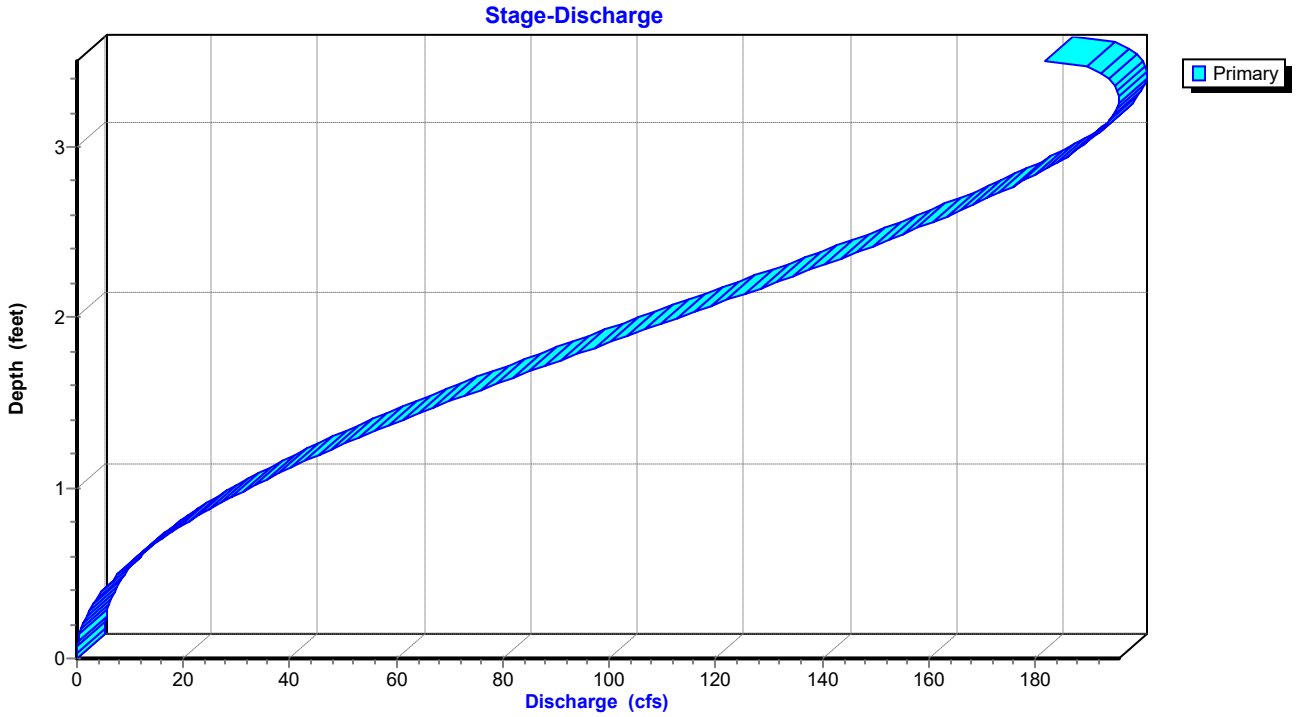
42.0" Round Pipe
n= 0.013 Concrete pipe, bends & connections
Length= 63.0' Slope= 0.0327 '/'
Inlet Invert= 405.31', Outlet Invert= 403.25'



Reach A3: Pipe A2



Reach A3: Pipe A2



Stage-Area-Storage for Reach A3: Pipe A2

Elevation (feet)	End-Area (sq-ft)	Storage (cubic-feet)
405.31	0.0	0
405.36	0.0	2
405.41	0.1	5
405.46	0.1	9
405.51	0.2	14
405.56	0.3	19
405.61	0.4	25
405.66	0.5	32
405.71	0.6	38
405.76	0.7	46
405.81	0.8	53
405.86	1.0	61
405.91	1.1	69
405.96	1.2	78
406.01	1.4	86
406.06	1.5	95
406.11	1.7	104
406.16	1.8	114
406.21	2.0	123
406.26	2.1	133
406.31	2.3	143
406.36	2.4	153
406.41	2.6	163
406.46	2.8	173
406.51	2.9	184
406.56	3.1	194
406.61	3.3	205
406.66	3.4	216
406.71	3.6	226
406.76	3.8	237
406.81	3.9	248
406.86	4.1	259
406.91	4.3	270
406.96	4.5	281
407.01	4.6	292
407.06	4.8	303
407.11	5.0	314
407.16	5.2	325
407.21	5.3	336
407.26	5.5	347
407.31	5.7	358
407.36	5.9	369
407.41	6.0	380
407.46	6.2	390
407.51	6.4	401
407.56	6.5	412
407.61	6.7	422
407.66	6.9	433
407.71	7.0	443
407.76	7.2	453
407.81	7.4	463
407.86	7.5	473
407.91	7.7	483
407.96	7.8	492
408.01	8.0	502
408.06	8.1	511
408.11	8.3	520
408.16	8.4	529
408.21	8.5	537
408.26	8.7	545
408.31	8.8	553
408.36	8.9	561
408.41	9.0	568
408.46	9.1	575
408.51	9.2	581
408.56	9.3	587
408.61	9.4	592
408.66	9.5	597
408.71	9.5	601
408.76	9.6	604
408.81	**9.6**	**606**

Summary for Pond Pond: Regional Detention Basin

Inflow Area =	1,372,542 sf,	6.70% Impervious,	Inflow Depth =	0.50"	for 25-yr event
Inflow =	62.24 cfs @	0.25 hrs, Volume=	57,321 cf		
Outflow =	48.70 cfs @	0.30 hrs, Volume=	57,371 cf,	Atten= 22%,	Lag= 2.9 min
Primary =	48.70 cfs @	0.30 hrs, Volume=	57,371 cf		

Routing by Stor-Ind method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
Peak Elev= 405.36' @ 0.30 hrs Storage= 9,099 cf

Plug-Flow detention time= 2.1 min calculated for 57,180 cf (100% of inflow)
Center-of-Mass det. time= 2.1 min (17.0 - 14.8)

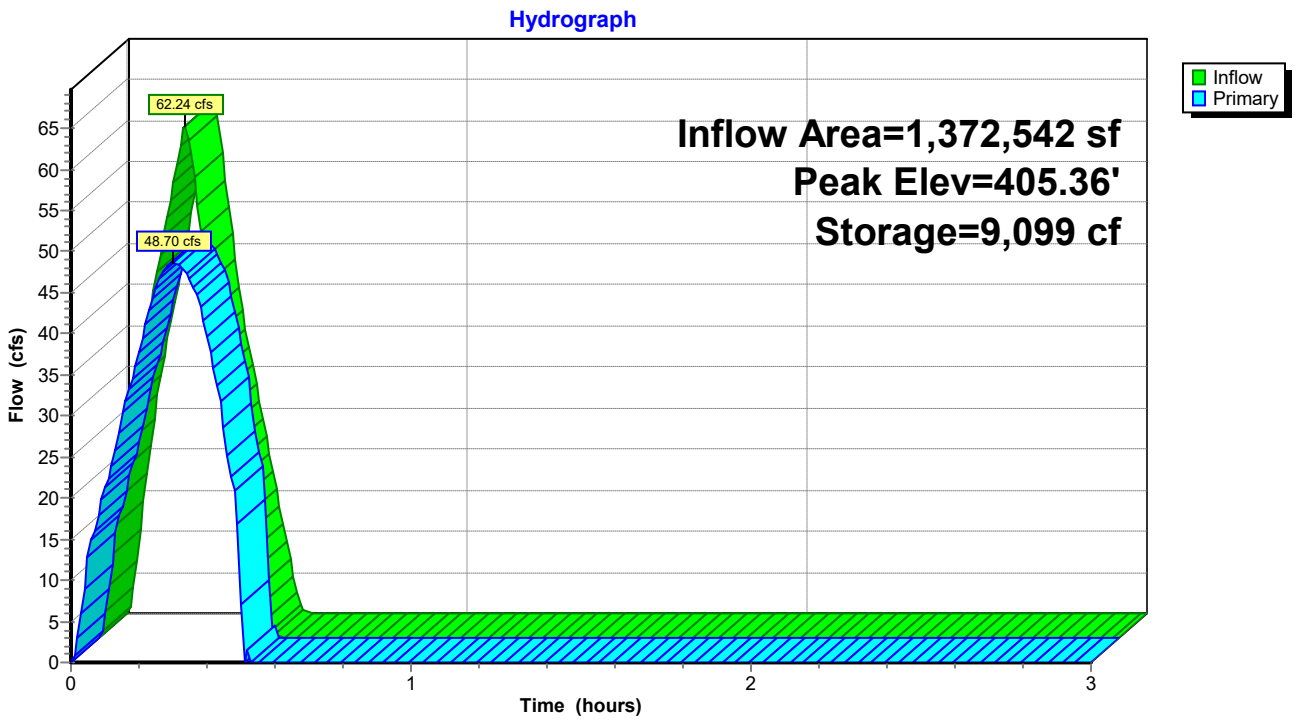
Volume	Invert	Avail.Storage	Storage Description
#1	401.00'	12,812 cf	**Custom Stage Data** Listed below

Elevation (feet)	Cum.Store (cubic-feet)
401.00	0
402.00	103
403.00	803
404.00	2,704
405.00	7,038
406.00	12,812

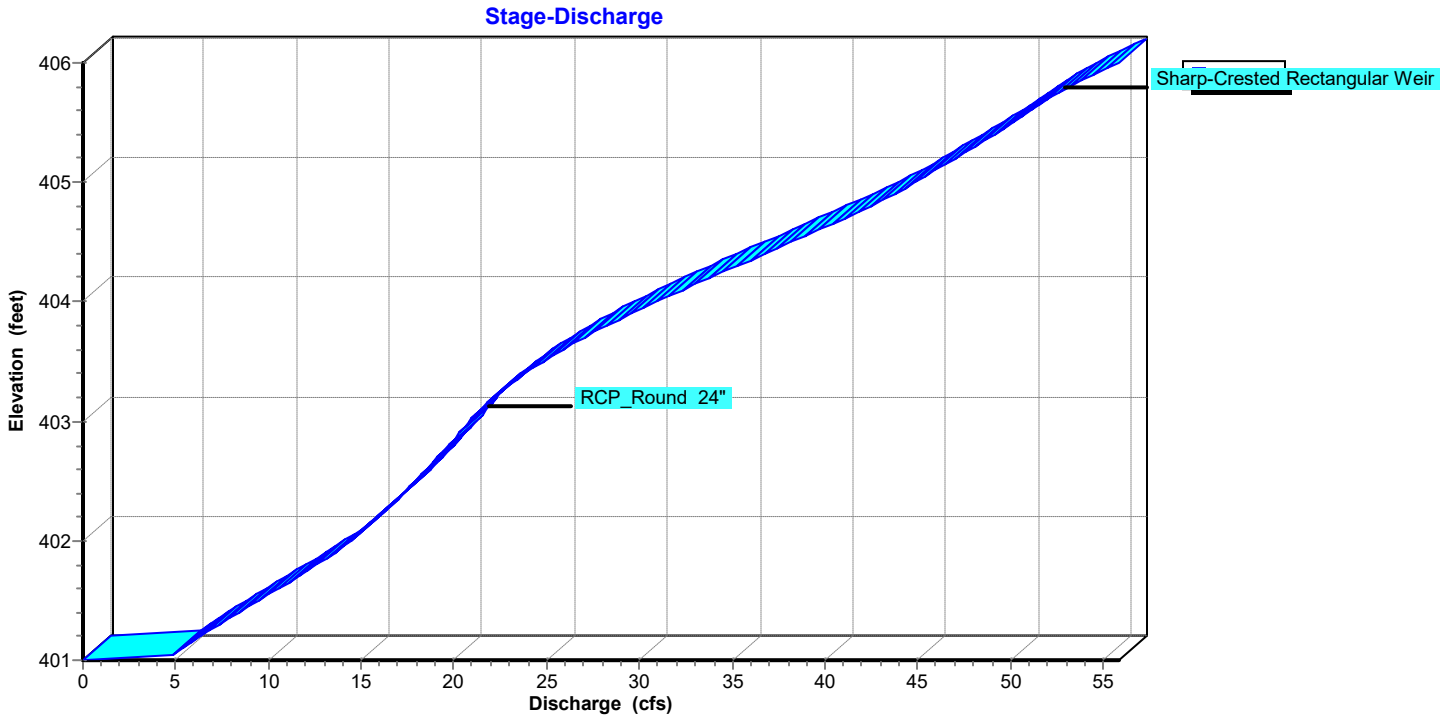
Device	Routing	Invert	Outlet Devices
#1	Primary	400.10'	**24.0" Round RCP_Round 24"** L= 100.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 400.10' / 397.97' S= 0.0213 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 3.14 sf
#2	Primary	403.02'	**24.0" Round RCP_Round 24"** L= 35.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 403.02' / 401.73' S= 0.0369 '/' Cc= 0.900 n= 0.013 Concrete pipe, bends & connections, Flow Area= 3.14 sf
#3	Primary	405.69'	**2.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)

Primary OutFlow Max=48.68 cfs @ 0.30 hrs HW=405.35' (Free Discharge)
- **1=RCP_Round 24"** (Inlet Controls 31.20 cfs @ 9.93 fps)
- **2=RCP_Round 24"** (Inlet Controls 17.48 cfs @ 5.56 fps)
- **3=Sharp-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond Pond: Regional Detention Basin



Pond Pond: Regional Detention Basin



Stage-Area-Storage for Pond Pond: Regional Detention Basin

Elevation (feet)	Storage (cubic-feet)
401.00	0
401.05	5
401.10	10
401.15	15
401.20	21
401.25	26
401.30	31
401.35	36
401.40	41
401.45	46
401.50	52
401.55	57
401.60	62
401.65	67
401.70	72
401.75	77
401.80	82
401.85	88
401.90	93
401.95	98
402.00	103
402.05	138
402.10	173
402.15	208
402.20	243
402.25	278
402.30	313
402.35	348
402.40	383
402.45	418
402.50	453
402.55	488
402.60	523
402.65	558
402.70	593
402.75	628
402.80	663
402.85	698
402.90	733
402.95	768
403.00	803
403.05	898
403.10	993
403.15	1,088
403.20	1,183
403.25	1,278
403.30	1,373
403.35	1,468
403.40	1,563
403.45	1,658
403.50	1,754
403.55	1,849
403.60	1,944
403.65	2,039
403.70	2,134
403.75	2,229
403.80	2,324
403.85	2,419
403.90	2,514
403.95	2,609
404.00	2,704
404.05	2,921
404.10	3,137
404.15	3,354
404.20	3,571
404.25	3,788
404.30	4,004
404.35	4,221
404.40	4,438
404.45	4,654
404.50	4,871
404.55	5,088
404.60	5,304
404.65	5,521
404.70	5,738
404.75	5,955
404.80	6,171
404.85	6,388
404.90	6,605
404.95	6,821
405.00	7,038
405.05	7,327
405.10	7,615
405.15	7,904
405.20	8,193
405.25	8,482
405.30	8,770
405.35	9,059
405.40	9,348
405.45	9,636
405.50	9,925
405.55	10,214
405.60	10,502
405.65	10,791
405.70	11,080
405.75	11,369
405.80	11,657
405.85	11,946
405.90	12,235
405.95	12,523
406.00	**12,812**

Summary for Subcatchment ARDOT: ARDOT Offsite

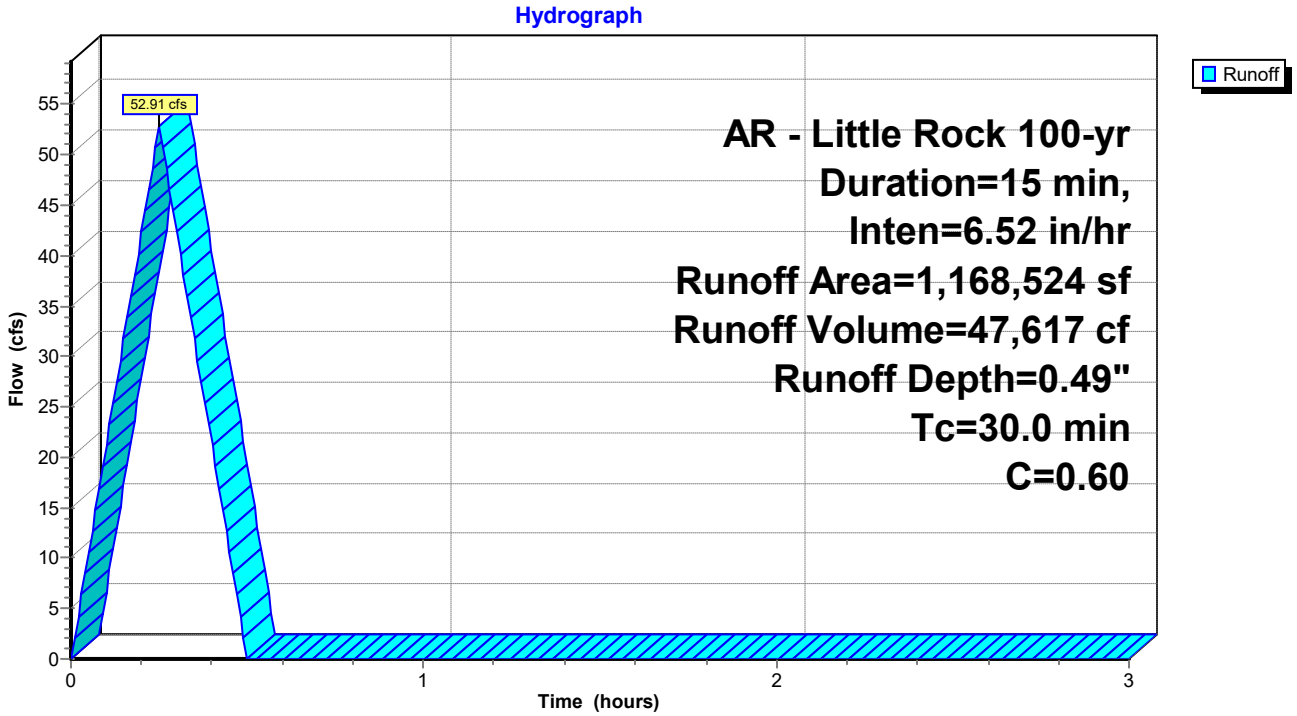
Runoff = 52.91 cfs @ 0.25 hrs, Volume= 47,617 cf, Depth= 0.49"
Routed to Reach A1 : Pipe A1

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 100-yr Duration=15 min, Inten=6.52 in/hr

Area (sf)	C	Description
1,168,524	0.60	
1,168,524		100.00% Pervious Area

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

Subcatchment ARDOT: ARDOT Offsite



Summary for Subcatchment M&F: Merchants and Farmers

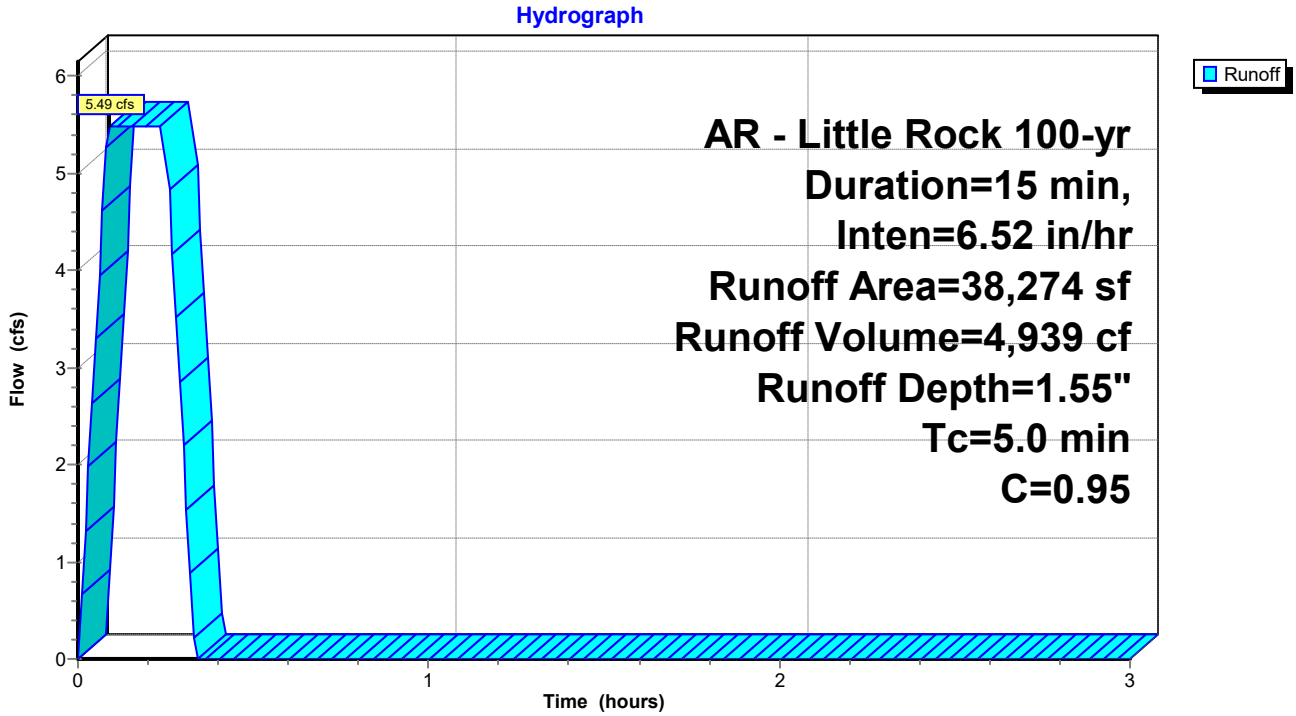
Runoff = 5.49 cfs @ 0.09 hrs, Volume= 4,939 cf, Depth= 1.55"
Routed to Reach A2 : Pipe A2

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 100-yr Duration=15 min, Inten=6.52 in/hr

Area (sf)	C	Description
38,274	0.95	Developed Site
38,274		100.00% Impervious Area

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

Subcatchment M&F: Merchants and Farmers



Summary for Subcatchment SR: Springhill Retail Post

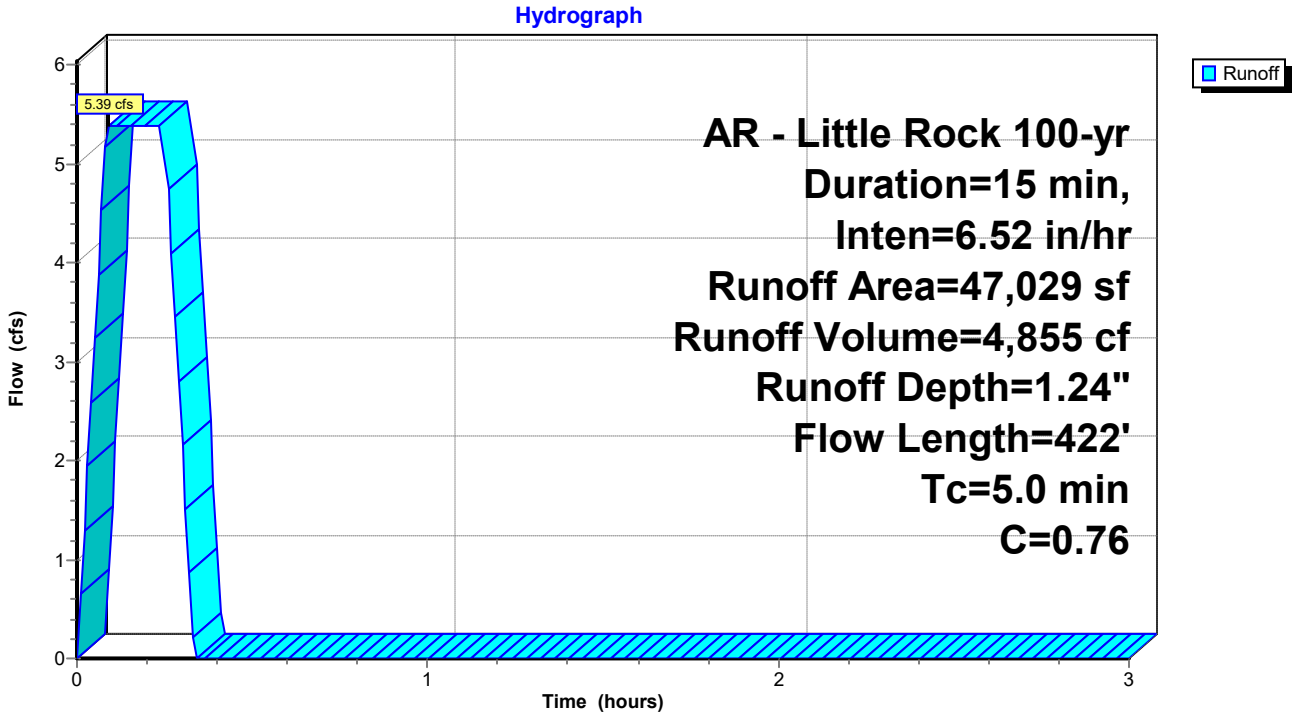
Runoff = 5.39 cfs @ 0.09 hrs, Volume= 4,855 cf, Depth= 1.24"
Routed to Pond Pond : Regional Detention Basin

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 100-yr Duration=15 min, Inten=6.52 in/hr

Area (sf)	C	Description
1,511	0.86	Existing Drive
33,632	0.92	Drives, Roof, Sidewalks
11,886	0.30	Landscaped Areas
47,029	0.76	Weighted Average
47,029		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.8	82	0.0290	1.76		**Sheet Flow, Asphalt Sheet Flow** Smooth surfaces n= 0.011 P2= 4.19"
0.8	87	0.0080	1.82		**Shallow Concentrated Flow, Gutter** Paved Kv= 20.3 fps
0.1	19	0.0210	2.94		**Shallow Concentrated Flow, Concentrated Pavement Flow** Paved Kv= 20.3 fps
1.0	197	0.0250	3.21		**Shallow Concentrated Flow, Gutter** Paved Kv= 20.3 fps
0.3	37	0.0130	2.31		**Shallow Concentrated Flow, Gutter** Paved Kv= 20.3 fps
2.0					**Direct Entry, Minimum adjustment**
5.0	422	Total			

Subcatchment SR: Springhill Retail Post



Summary for Subcatchment WestProp: West Adjacent Property Drainage Basin

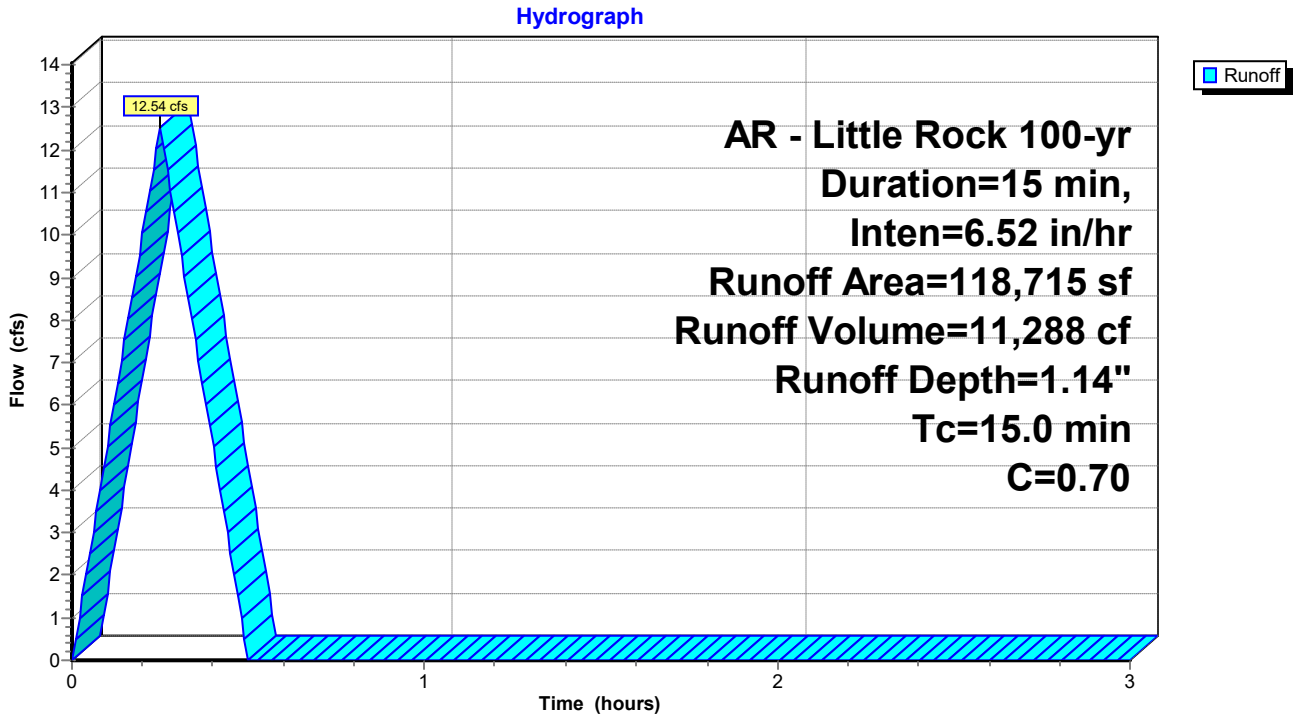
Runoff = 12.54 cfs @ 0.25 hrs, Volume= 11,288 cf, Depth= 1.14"
Routed to Reach A3 : Pipe A2

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 100-yr Duration=15 min, Inten=6.52 in/hr

Area (sf)	C	Description
65,063	0.50	Pervious Areas
53,652	0.95	Rooftop/Paving
118,715	0.70	Weighted Average
65,063		54.81% Pervious Area
53,652		45.19% Impervious Area

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

Subcatchment WestProp: West Adjacent Property Drainage Basin



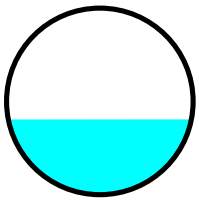
Summary for Reach A1: Pipe A1

Inflow Area = 1,168,524 sf, 0.00% Impervious, Inflow Depth = 0.49" for 100-yr event
Inflow = 52.91 cfs @ 0.25 hrs, Volume= 47,617 cf
Outflow = 52.81 cfs @ 0.25 hrs, Volume= 47,619 cf, Atten= 0%, Lag= 0.0 min
Routed to Reach A2 : Pipe A2

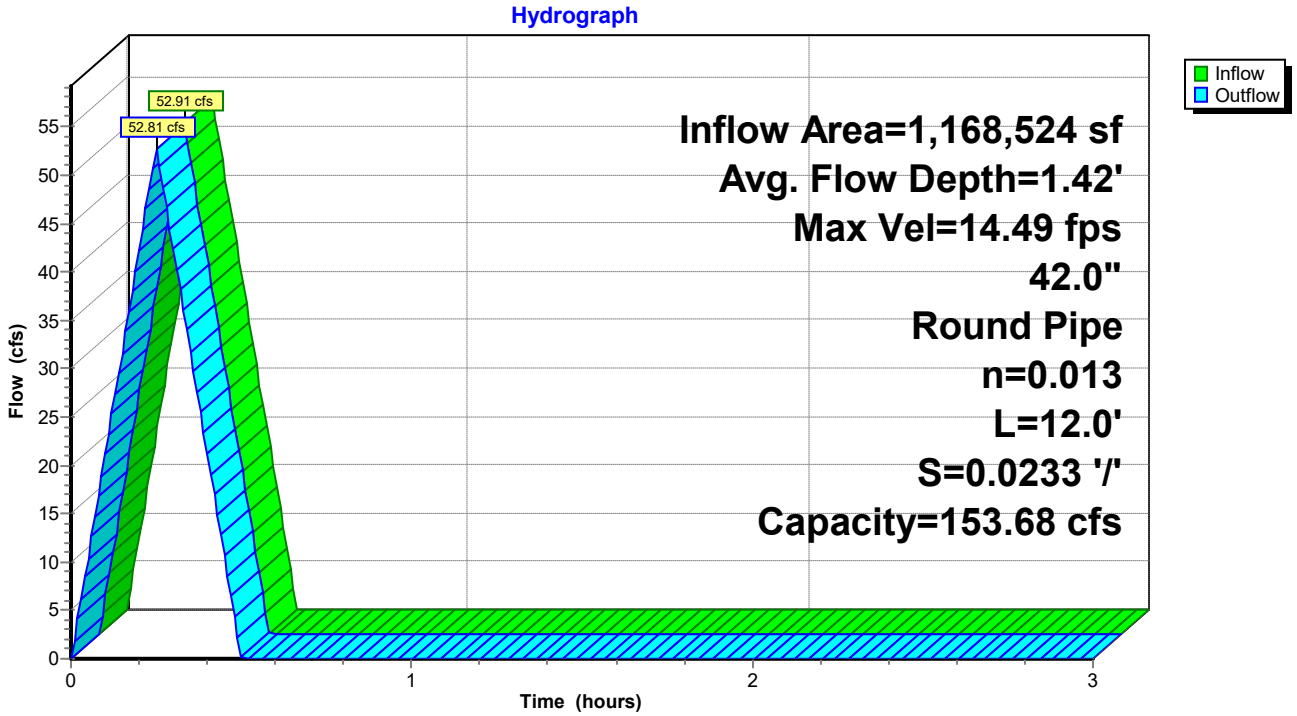
Routing by Stor-Ind+Trans method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
Max. Velocity= 14.49 fps, Min. Travel Time= 0.0 min
Avg. Velocity = 11.28 fps, Avg. Travel Time= 0.0 min

Peak Storage= 44 cf @ 0.25 hrs
Average Depth at Peak Storage= 1.42' , Surface Width= 3.44'
Bank-Full Depth= 3.50' Flow Area= 9.6 sf, Capacity= 153.68 cfs

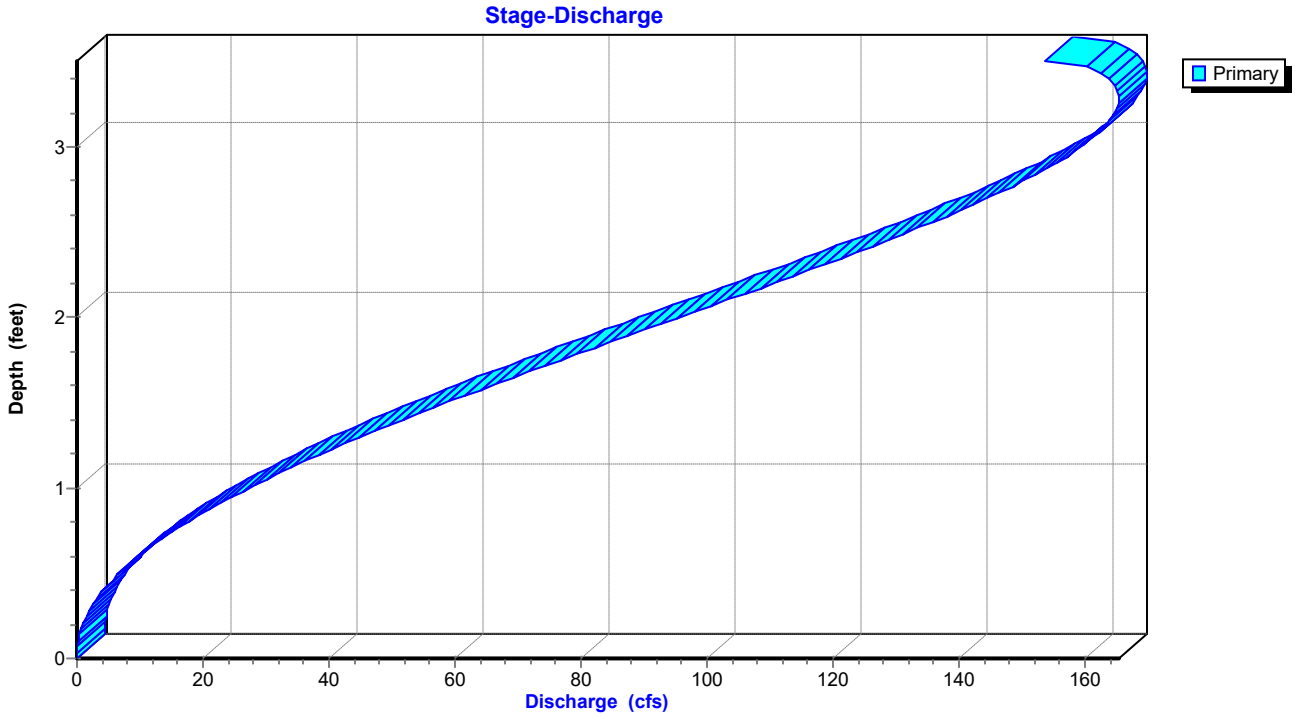
42.0" Round Pipe
n= 0.013 Concrete pipe, bends & connections
Length= 12.0' Slope= 0.0233 '/'
Inlet Invert= 413.00', Outlet Invert= 412.72'



Reach A1: Pipe A1



Reach A1: Pipe A1



Stage-Area-Storage for Reach A1: Pipe A1

Elevation (feet)	End-Area (sq-ft)	Storage (cubic-feet)
413.00	0.0	0
413.05	0.0	0
413.10	0.1	1
413.15	0.1	2
413.20	0.2	3
413.25	0.3	4
413.30	0.4	5
413.35	0.5	6
413.40	0.6	7
413.45	0.7	9
413.50	0.8	10
413.55	1.0	12
413.60	1.1	13
413.65	1.2	15
413.70	1.4	16
413.75	1.5	18
413.80	1.7	20
413.85	1.8	22
413.90	2.0	23
413.95	2.1	25
414.00	2.3	27
414.05	2.4	29
414.10	2.6	31
414.15	2.8	33
414.20	2.9	35
414.25	3.1	37
414.30	3.3	39
414.35	3.4	41
414.40	3.6	43
414.45	3.8	45
414.50	3.9	47
414.55	4.1	49
414.60	4.3	51
414.65	4.5	54
414.70	4.6	56
414.75	4.8	58
414.80	5.0	60
414.85	5.2	62
414.90	5.3	64
414.95	5.5	66
415.00	5.7	68
415.05	5.9	70
415.10	6.0	72
415.15	6.2	74
415.20	6.4	76
415.25	6.5	78
415.30	6.7	80
415.35	6.9	82
415.40	7.0	84
415.45	7.2	86
415.50	7.4	88
415.55	7.5	90
415.60	7.7	92
415.65	7.8	94
415.70	8.0	96
415.75	8.1	97
415.80	8.3	99
415.85	8.4	101
415.90	8.5	102
415.95	8.7	104
416.00	8.8	105
416.05	8.9	107
416.10	9.0	108
416.15	9.1	109
416.20	9.2	111
416.25	9.3	112
416.30	9.4	113
416.35	9.5	114
416.40	9.5	115
416.45	9.6	115
416.50	**9.6**	**115**

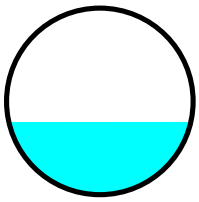
Summary for Reach A2: Pipe A2

Inflow Area = 1,206,798 sf, 3.17% Impervious, Inflow Depth = 0.52" for 100-yr event
Inflow = 58.30 cfs @ 0.25 hrs, Volume= 52,558 cf
Outflow = 57.39 cfs @ 0.26 hrs, Volume= 52,558 cf, Atten= 2%, Lag= 0.4 min
Routed to Reach A3 : Pipe A2

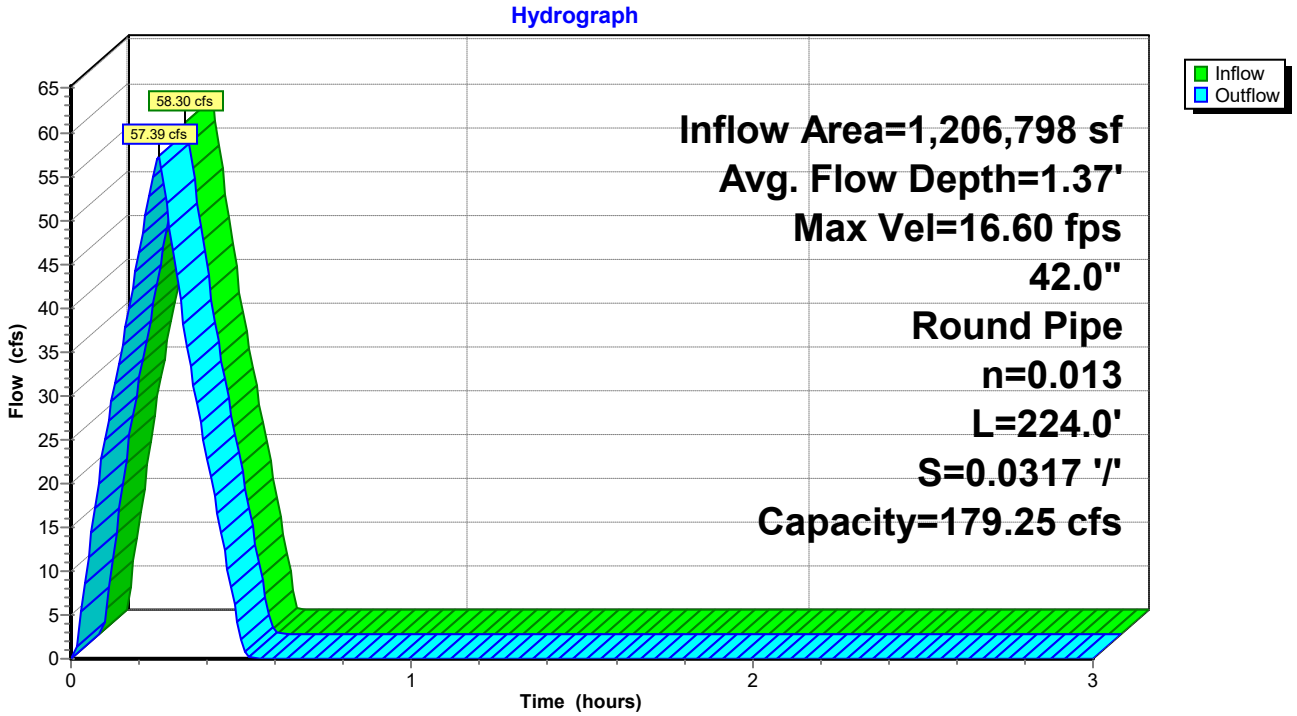
Routing by Stor-Ind+Trans method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
Max. Velocity= 16.60 fps, Min. Travel Time= 0.2 min
Avg. Velocity = 9.39 fps, Avg. Travel Time= 0.4 min

Peak Storage= 779 cf @ 0.25 hrs
Average Depth at Peak Storage= 1.37' , Surface Width= 3.42'
Bank-Full Depth= 3.50' Flow Area= 9.6 sf, Capacity= 179.25 cfs

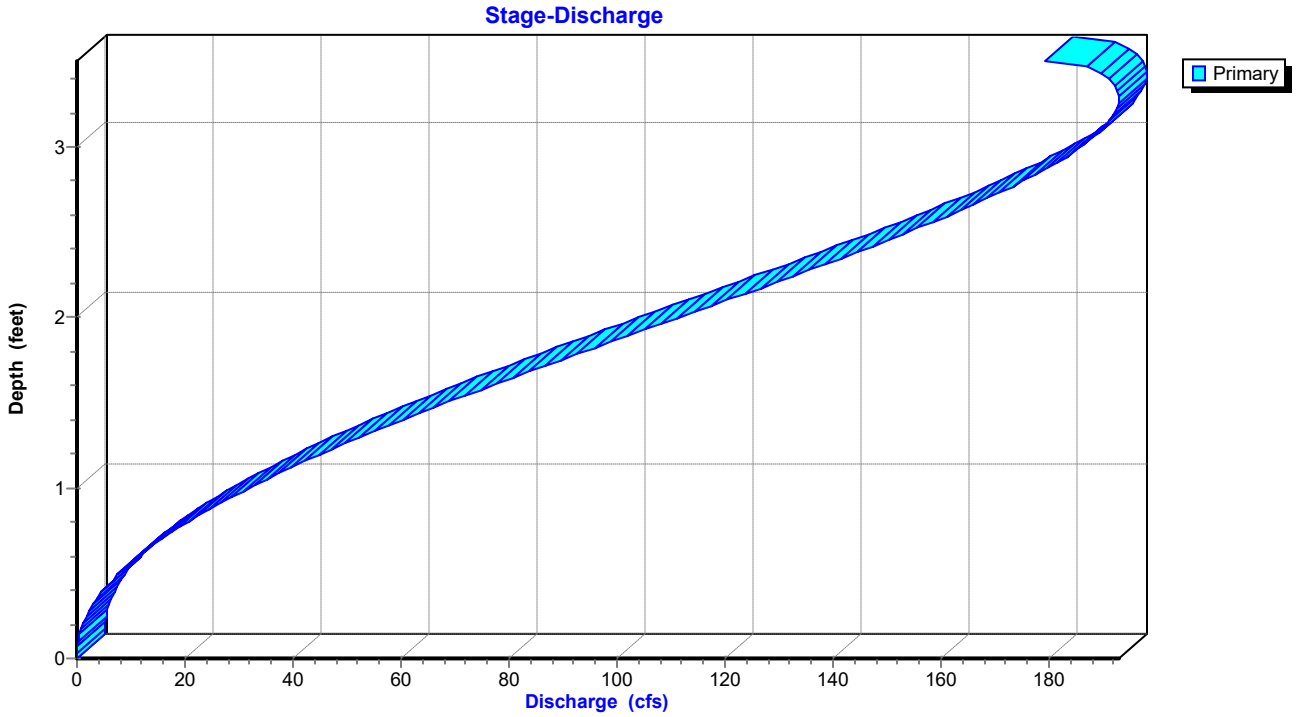
42.0" Round Pipe
n= 0.013 Concrete pipe, bends & connections
Length= 224.0' Slope= 0.0317 '/'
Inlet Invert= 412.52', Outlet Invert= 405.41'



Reach A2: Pipe A2



Reach A2: Pipe A2



Stage-Area-Storage for Reach A2: Pipe A2

Elevation (feet)	End-Area (sq-ft)	Storage (cubic-feet)
412.52	0.0	0
412.57	0.0	6
412.62	0.1	18
412.67	0.1	32
412.72	0.2	49
412.77	0.3	68
412.82	0.4	90
412.87	0.5	112
412.92	0.6	136
412.97	0.7	162
413.02	0.8	189
413.07	1.0	217
413.12	1.1	246
413.17	1.2	276
413.22	1.4	307
413.27	1.5	339
413.32	1.7	371
413.37	1.8	404
413.42	2.0	438
413.47	2.1	473
413.52	2.3	508
413.57	2.4	544
413.62	2.6	580
413.67	2.8	617
413.72	2.9	654
413.77	3.1	691
413.82	3.3	729
413.87	3.4	767
413.92	3.6	805
413.97	3.8	844
414.02	3.9	882
414.07	4.1	921
414.12	4.3	960
414.17	4.5	999
414.22	4.6	1,038
414.27	4.8	1,078
414.32	5.0	1,117
414.37	5.2	1,156
414.42	5.3	1,195
414.47	5.5	1,234
414.52	5.7	1,273
414.57	5.9	1,312
414.62	6.0	1,350
414.67	6.2	1,388
414.72	6.4	1,426
414.77	6.5	1,464
414.82	6.7	1,502
414.87	6.9	1,539
414.92	7.0	1,575
414.97	7.2	1,611
415.02	7.4	1,647
415.07	7.5	1,682
415.12	7.7	1,717
415.17	7.8	1,751
415.22	8.0	1,784
415.27	8.1	1,816
415.32	8.3	1,848
415.37	8.4	1,879
415.42	8.5	1,909
415.47	8.7	1,938
415.52	8.8	1,966
415.57	8.9	1,993
415.62	9.0	2,019
415.67	9.1	2,043
415.72	9.2	2,066
415.77	9.3	2,087
415.82	9.4	2,106
415.87	9.5	2,123
415.92	9.5	2,138
415.97	9.6	2,149
416.02	**9.6**	**2,155**

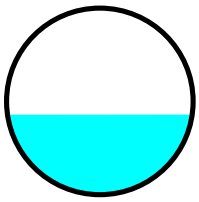
Summary for Reach A3: Pipe A2

Inflow Area = 1,325,513 sf, 6.94% Impervious, Inflow Depth = 0.58" for 100-yr event
Inflow = 69.72 cfs @ 0.25 hrs, Volume= 63,846 cf
Outflow = 69.58 cfs @ 0.26 hrs, Volume= 63,846 cf, Atten= 0%, Lag= 0.1 min
Routed to Pond Pond : Regional Detention Basin

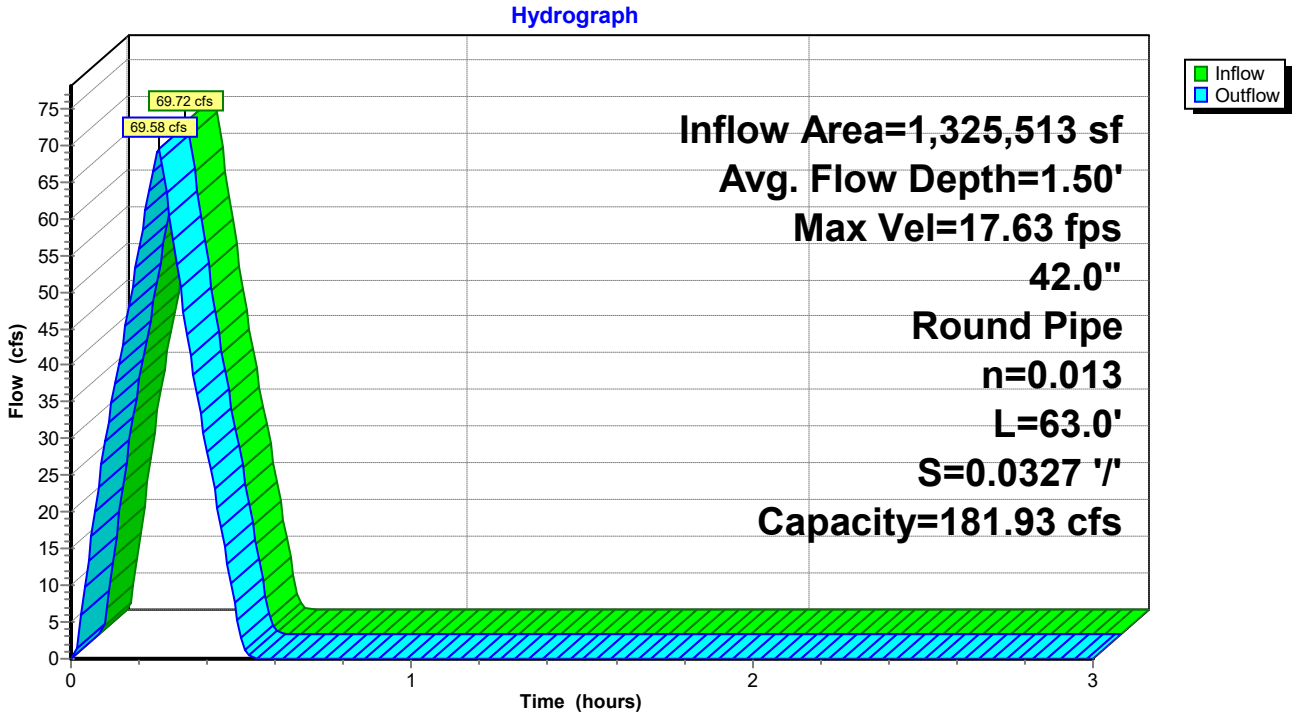
Routing by Stor-Ind+Trans method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
Max. Velocity= 17.63 fps, Min. Travel Time= 0.1 min
Avg. Velocity = 9.81 fps, Avg. Travel Time= 0.1 min

Peak Storage= 249 cf @ 0.26 hrs
Average Depth at Peak Storage= 1.50' , Surface Width= 3.46'
Bank-Full Depth= 3.50' Flow Area= 9.6 sf, Capacity= 181.93 cfs

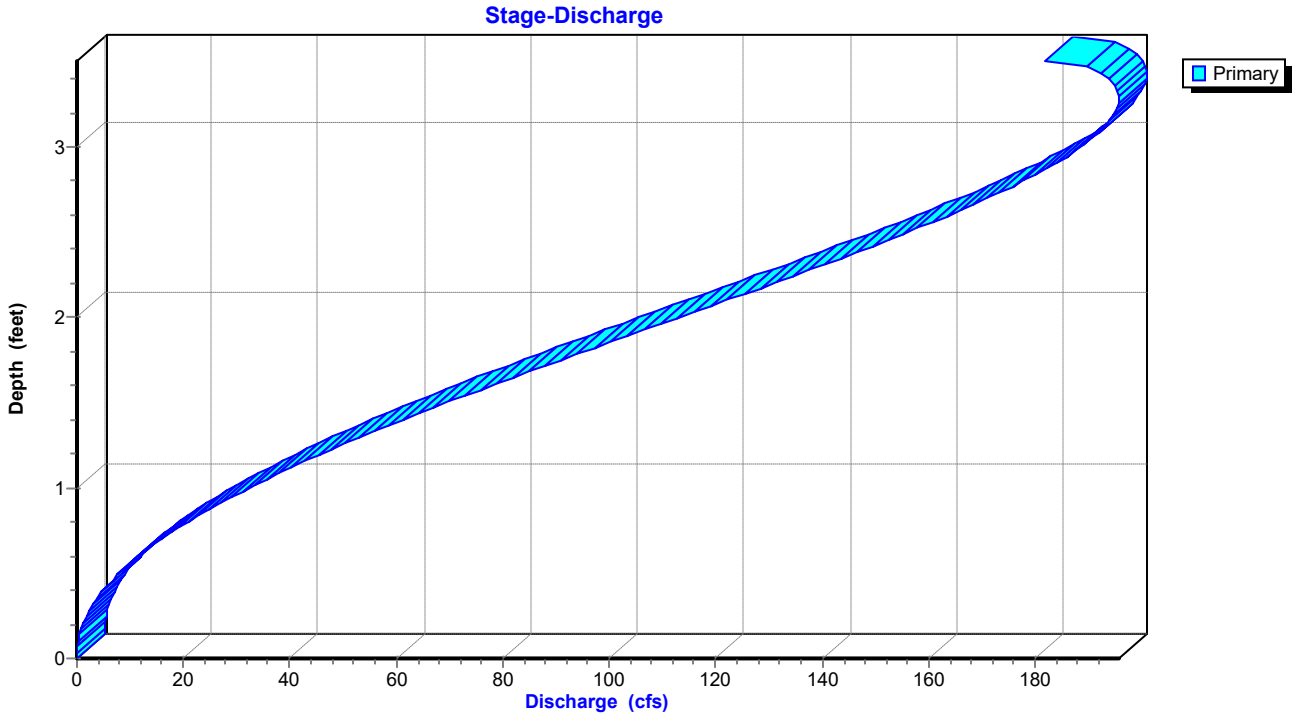
42.0" Round Pipe
n= 0.013 Concrete pipe, bends & connections
Length= 63.0' Slope= 0.0327 '/'
Inlet Invert= 405.31', Outlet Invert= 403.25'



Reach A3: Pipe A2



Reach A3: Pipe A2



Stage-Area-Storage for Reach A3: Pipe A2

Elevation (feet)	End-Area (sq-ft)	Storage (cubic-feet)
405.31	0.0	0
405.36	0.0	2
405.41	0.1	5
405.46	0.1	9
405.51	0.2	14
405.56	0.3	19
405.61	0.4	25
405.66	0.5	32
405.71	0.6	38
405.76	0.7	46
405.81	0.8	53
405.86	1.0	61
405.91	1.1	69
405.96	1.2	78
406.01	1.4	86
406.06	1.5	95
406.11	1.7	104
406.16	1.8	114
406.21	2.0	123
406.26	2.1	133
406.31	2.3	143
406.36	2.4	153
406.41	2.6	163
406.46	2.8	173
406.51	2.9	184
406.56	3.1	194
406.61	3.3	205
406.66	3.4	216
406.71	3.6	226
406.76	3.8	237
406.81	3.9	248
406.86	4.1	259
406.91	4.3	270
406.96	4.5	281
407.01	4.6	292
407.06	4.8	303
407.11	5.0	314
407.16	5.2	325
407.21	5.3	336
407.26	5.5	347
407.31	5.7	358
407.36	5.9	369
407.41	6.0	380
407.46	6.2	390
407.51	6.4	401
407.56	6.5	412
407.61	6.7	422
407.66	6.9	433
407.71	7.0	443
407.76	7.2	453
407.81	7.4	463
407.86	7.5	473
407.91	7.7	483
407.96	7.8	492
408.01	8.0	502
408.06	8.1	511
408.11	8.3	520
408.16	8.4	529
408.21	8.5	537
408.26	8.7	545
408.31	8.8	553
408.36	8.9	561
408.41	9.0	568
408.46	9.1	575
408.51	9.2	581
408.56	9.3	587
408.61	9.4	592
408.66	9.5	597
408.71	9.5	601
408.76	9.6	604
408.81	**9.6**	**606**

Summary for Pond Pond: Regional Detention Basin

Inflow Area = 1,372,542 sf, 6.70% Impervious, Inflow Depth = 0.60" for 100-yr event
Inflow = 74.65 cfs @ 0.25 hrs, Volume= 68,701 cf
Outflow = 59.88 cfs @ 0.30 hrs, Volume= 68,780 cf, Atten= 20%, Lag= 2.8 min
Primary = 59.88 cfs @ 0.30 hrs, Volume= 68,780 cf

Routing by Stor-Ind method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
Peak Elev= 406.27' @ 0.30 hrs Storage= 12,812 cf

Plug-Flow detention time= 2.7 min calculated for 68,552 cf (100% of inflow)
Center-of-Mass det. time= 2.7 min (17.5 - 14.8)

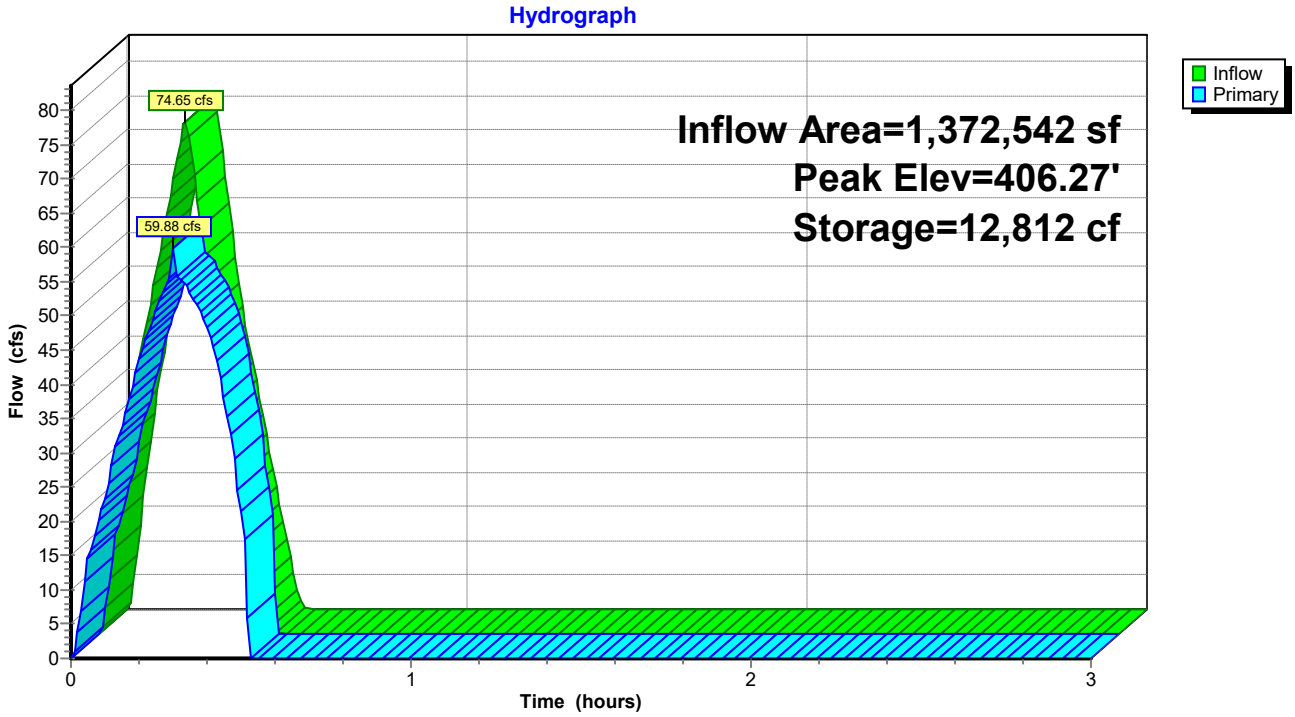
Volume	Invert	Avail.Storage	Storage Description
#1	401.00'	12,812 cf	**Custom Stage Data** Listed below

Elevation (feet)	Cum.Store (cubic-feet)
401.00	0
402.00	103
403.00	803
404.00	2,704
405.00	7,038
406.00	12,812

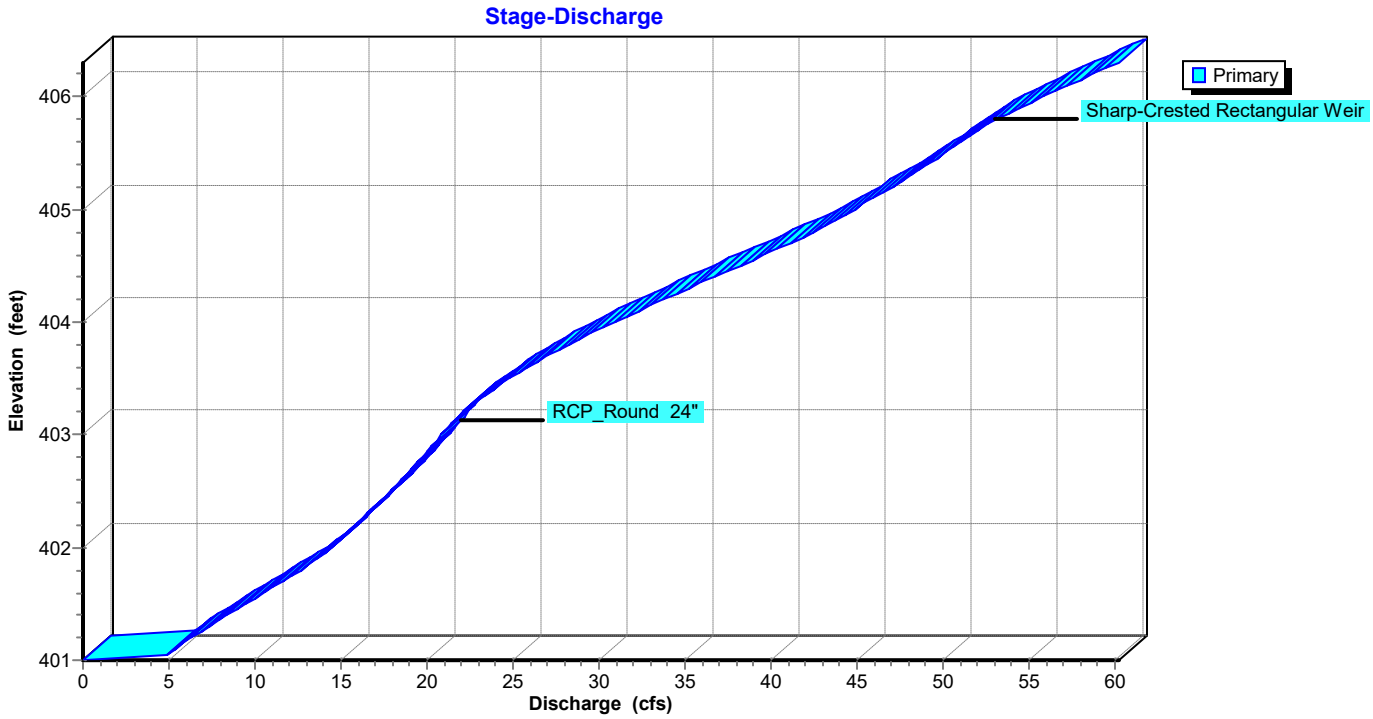
Device	Routing	Invert	Outlet Devices
#1	Primary	400.10'	**24.0" Round RCP_Round 24"** L= 100.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 400.10' / 397.97' S= 0.0213 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 3.14 sf
#2	Primary	403.02'	**24.0" Round RCP_Round 24"** L= 35.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 403.02' / 401.73' S= 0.0369 '/' Cc= 0.900 n= 0.013 Concrete pipe, bends & connections, Flow Area= 3.14 sf
#3	Primary	405.69'	**2.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)

Primary OutFlow Max=59.82 cfs @ 0.30 hrs HW=406.27' (Free Discharge)
- **1=RCP_Round 24"** (Inlet Controls 34.40 cfs @ 10.95 fps)
- **2=RCP_Round 24"** (Inlet Controls 22.69 cfs @ 7.22 fps)
- **3=Sharp-Crested Rectangular Weir** (Weir Controls 2.73 cfs @ 2.49 fps)

Pond Pond: Regional Detention Basin



Pond Pond: Regional Detention Basin



Stage-Area-Storage for Pond Pond: Regional Detention Basin

Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)
401.00	0	403.60	1,944	406.20	12,812
401.05	5	403.65	2,039	406.25	12,812
401.10	10	403.70	2,134	406.30	12,812
401.15	15	403.75	2,229		
401.20	21	403.80	2,324		
401.25	26	403.85	2,419		
401.30	31	403.90	2,514		
401.35	36	403.95	2,609		
401.40	41	404.00	2,704		
401.45	46	404.05	2,921		
401.50	52	404.10	3,137		
401.55	57	404.15	3,354		
401.60	62	404.20	3,571		
401.65	67	404.25	3,788		
401.70	72	404.30	4,004		
401.75	77	404.35	4,221		
401.80	82	404.40	4,438		
401.85	88	404.45	4,654		
401.90	93	404.50	4,871		
401.95	98	404.55	5,088		
402.00	103	404.60	5,304		
402.05	138	404.65	5,521		
402.10	173	404.70	5,738		
402.15	208	404.75	5,955		
402.20	243	404.80	6,171		
402.25	278	404.85	6,388		
402.30	313	404.90	6,605		
402.35	348	404.95	6,821		
402.40	383	405.00	7,038		
402.45	418	405.05	7,327		
402.50	453	405.10	7,615		
402.55	488	405.15	7,904		
402.60	523	405.20	8,193		
402.65	558	405.25	8,482		
402.70	593	405.30	8,770		
402.75	628	405.35	9,059		
402.80	663	405.40	9,348		
402.85	698	405.45	9,636		
402.90	733	405.50	9,925		
402.95	768	405.55	10,214		
403.00	803	405.60	10,502		
403.05	898	405.65	10,791		
403.10	993	405.70	11,080		
403.15	1,088	405.75	11,369		
403.20	1,183	405.80	11,657		
403.25	1,278	405.85	11,946		
403.30	1,373	405.90	12,235		
403.35	1,468	405.95	12,523		
403.40	1,563	406.00	**12,812**		
403.45	1,658	406.05	12,812		
403.50	1,754	406.10	12,812		
403.55	1,849	406.15	12,812		

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

Rezoning Application

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

Date: 4-25-24

Applicant or Designee:

Name William Kalkbrenner
Address 1710 Shoal Road
Phone 501-529-7995
Email Address W.Kalkbrenner@gmail.com

Property Owner (If different from Applicant):

Name
Address
Phone
Email Address

Property Information:

Address 1710 Shoal Road
Parcel Number 840-14867-000
Existing Zoning Classification R-E
Requested Zoning Classification R-1
Legal Description (If Acreage or Metes and Bounds description, please attach in a legible typed format)

Application Submission Checklist:

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

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

☑ Recent surveyed plat of the property including vicinity map

Additional Requirements:

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

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

☐ Posting of Property: The city shall provide signs to post on the property involved for the fifteen (15) consecutive days leading up to Public hearing. One (1) sign is required for every two hundred (200) feet of street frontage.

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

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

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

READ CAREFULLY BEFORE SIGNING

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

NOTICE OF PUBLIC HEARING

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

SAMPLE LETTER

Date
Name
Address

RE: Rezoning Petition

The property located at _____ is being considered for rezoning from _____ to _____. The property is more particularly described as follows:

INSERT LEGAL DESCRIPTION OF PROPERTY

An application has been filed with the City of Bryant Planning Commission to rezone the property. As part of this process, a public hearing will be held on Monday _____, 2021 at 6:00 PM in the Boswell Community Center Courtroom, 210 SW 3rd Street, Bryant, AR 72022.
Public comments will be accepted at that time regarding this rezoning. Since you own property within 300 feet of the property in consideration, you have been sent this letter via certified mail as required by city ordinance.
Should you have any questions regarding this matter you may contact the City of Bryant at 501-943-0857 or by contacting me at _____.

Thank you for your consideration in this matter.

Sincerely,

Your Signature

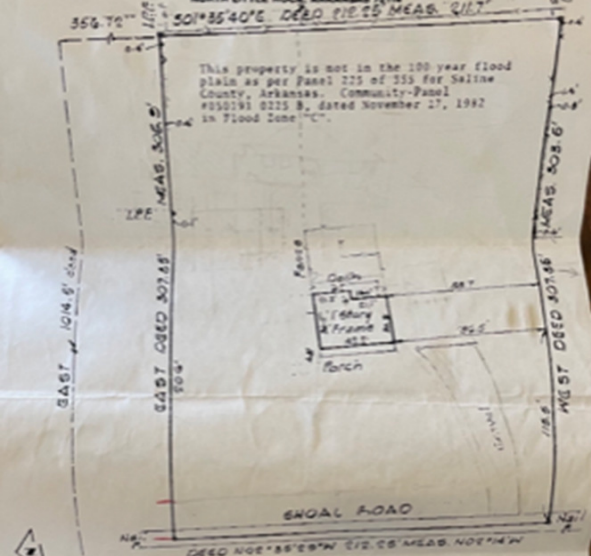
Your Name

2:11 5G

Photo Done

08/13/98 13:16 SALINE COUNTY ABSTRACT + LIBERTY NO.754 P001/0
08/13/98 13:18 501 376 9781
DONALD W BROOKS INC SURV 501 376 9781 1998-08-13 13:44 RCV2 P.02/02

DONALD W. BROOKS
LAND SURVEYOR
1411 MAIN PHONE 372-2121
NORTH LITTLE ROCK, ARKANSAS 72114



LEGAL DESCRIPTION

A part of the SW1 NE1, Section 28, T-1-S, R-14-W, Saline County, Arkansas, described as follows: Commencing at the Northwest corner of the SW1 NE1, Section 28, thence run South 479.0 feet; thence run East 1014.5 feet; thence run S 01°35'40" E, 356.72 feet to a point of beginning; thence run S 01°35'40" E, 111.25 feet to a point, thence run West 307.85 feet; thence run N 01°35'29" W, 212.25 feet; thence run East 307.85 feet to the point of beginning, containing in all 1.5 acres, more or less.

Date of Survey: August 15, 1998
Scale: 1" = 40'
Property Address: 1710 Eagal Road
For Use & Benefit of: Ray A. Potter
[illegible] Potter
Saline County Abstract

REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF ARKANSAS

This is to certify that the above described land has been surveyed. The markers are marked as shown and are in accordance with adjoining monuments in the vicinity. This certification is for and limited to the parties shown hereon.

PAID CAN 4.00

William Kalkbrenner
1710 Shoal Rd., Bryant, AR 72022
501-529-7995
w.kalkbrenner@gmail.com

April 25th, 2024

Colton Leonard
City Planner – City of Bryant, AR
210 SW 3rd. St., Bryant, AR 72022
501-943-0301

Rezoning of 1710 Shoal Rd., Bryant, AR 72202 – From R-E to R1

Mr. Leonard,

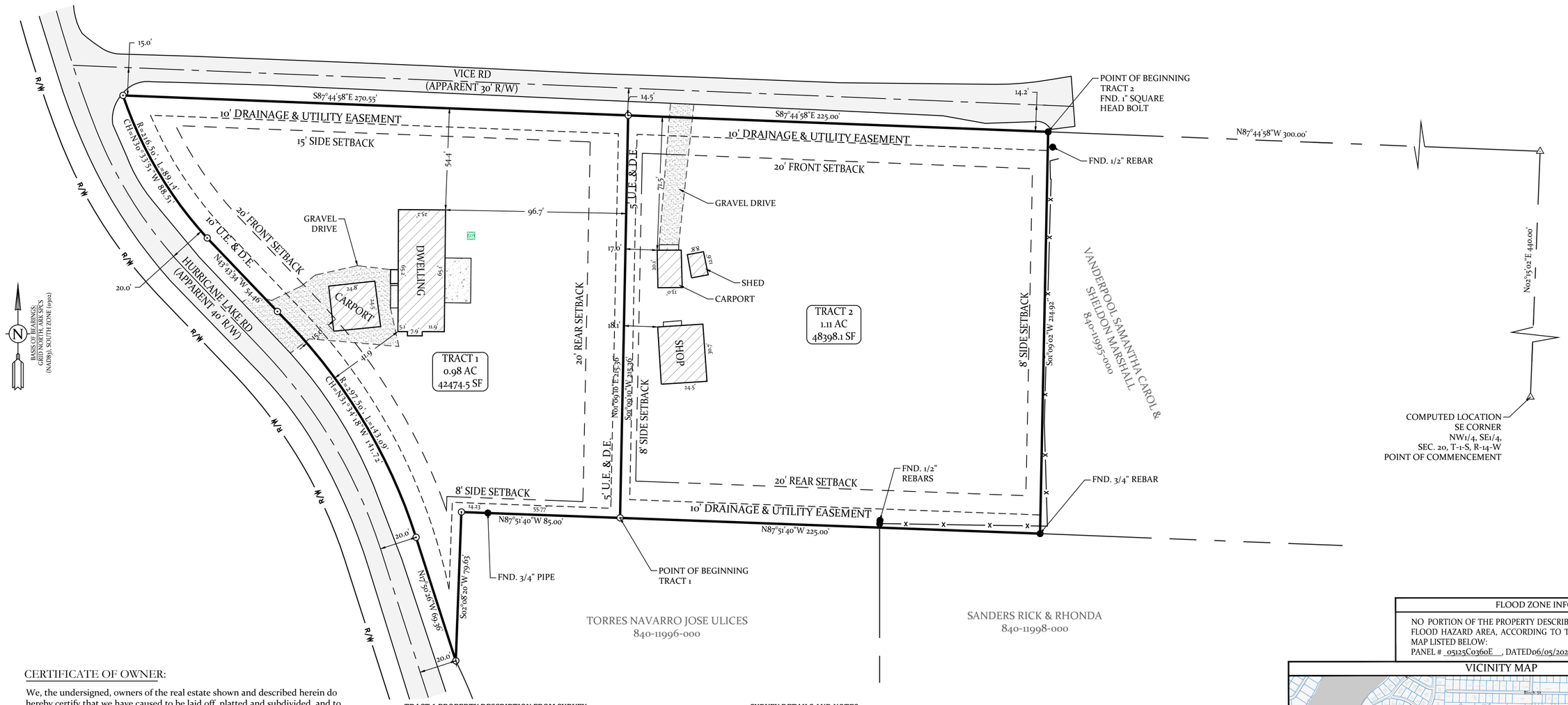
I am writing to request that 1710 Shoal Rd., Bryant, AR 72202 be rezoned from R-E to R-1. The property is now connected to City of Bryant sanitary sewer, allowing a transition from the R-E zoning designation.

I would like to request that this rezoning be formally placed on the City of Bryant Planning Commission Agenda.

Any help that you may be able to provide in this matter would be greatly appreciated.

Sincerely,

William Kalkbrenner



CERTIFICATE OF OWNER:

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

Date of Execution _____ Name: _____

Source of Tile: DEED 1995-23843

CERTIFICATE OF FINAL SURVEYING ACCURACY:

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

_____ Date of Execution

_____ William Corbitt R. Shoffner
Registered Professional
Land Surveyor No. 1664 Arkansas

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

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

ORIGINAL SIGNATURE ON FILE

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 _____, 20_____. All Documents are hereby accepted, and this certificate is hereby executed under the authority of said rules and regulations.

_____ Date of Execution

_____ Name
Bryant Planning Commission Chairman

TRACT 1 PROPERTY DESCRIPTION FROM SURVEY

A PART OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID NE1/4, SE1/4 OF SECTION 20;
THENCE NORTH 02°15'02" EAST A DISTANCE OF 440.00 FEET TO A COMPUTED POINT;
THENCE NORTH 87°44'58" WEST A DISTANCE OF 300.00 FEET TO A 1" SQUARE HEAD;
THENCE SOUTH 01°09'02" WEST A DISTANCE OF 214.92 FEET TO A FND. 3/4" REBAR;
THENCE NORTH 87°51'40" WEST A DISTANCE OF 225.00 FEET TO A SET 1/2" REBAR & CAP (PS 1664) AND THE POINT OF BEGINNING;
THENCE NORTH 87°51'40" WEST A DISTANCE OF 85.00 FEET TO A SET 1/2" REBAR & CAP (PS 1664);
THENCE SOUTH 02°08'20" WEST A DISTANCE OF 79.63 FEET TO A SET 1/2" REBAR & CAP (PS 1664) ON THE EASTERLY RIGHT-OF-WAY OF HURRICANE LAKE ROAD;
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY PARALLEL WITH SAID HURRICANE LAKE ROAD NORTH 17°50'26" WEST A DISTANCE OF 69.36 FEET TO A SET 1/2" REBAR & CAP (PS 1664);
BEING THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 297.50 FEET, AND CHORD BEARING OF NORTH 31°34'18" WEST A DISTANCE OF 141.72 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 143.09 FEET TO A SET 1/2" REBAR & CAP (PS 1664);
THENCE NORTH 43°43'34" WEST A DISTANCE OF 54.46 FEET TO A SET 1/2" REBAR & CAP (PS 1664);
BEING THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 216.50 FEET, AND CHORD BEARING OF NORTH 30°33'51" WEST A DISTANCE OF 88.51 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 89.14 FEET TO A SET 1/2" REBAR & CAP (PS 1664) ON THE SOUTHERLY RIGHT-OF-WAY OF VICE ROAD;
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY OF VICE ROAD SOUTH 87°44'58" EAST A DISTANCE OF 270.55 FEET TO A SET 1/2" REBAR & CAP (PS 1664);
THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY SOUTH 01°09'10" WEST A DISTANCE OF 215.36 FEET TO THE POINT OF BEGINNING; CONTAINING 42,474.52 SQUARE FEET, OR 0.98 ACRES, MORE OR LESS.

TRACT 2 PROPERTY DESCRIPTION FROM SURVEY

A PART OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID NE1/4, SE1/4 OF SECTION 20;
THENCE NORTH 02°15'02" EAST A DISTANCE OF 440.00 FEET TO A COMPUTED POINT;
THENCE NORTH 87°44'58" WEST A DISTANCE OF 300.00 FEET TO A 1" SQUARE HEAD BOLT AND THE POINT OF BEGINNING ON THE SOUTHERLY RIGHT-OF-WAY OF VICE ROAD;
THENCE SOUTH 01°09'02" WEST A DISTANCE OF 214.92 FEET TO A FND. 3/4" REBAR;
THENCE NORTH 87°51'40" WEST A DISTANCE OF 225.00 FEET TO A SET 1/2" REBAR & CAP (PS 1664;
THENCE NORTH 01°09'10" EAST A DISTANCE OF 215.36 FEET TO A SET 1/2" REBAR & CAP (PS 1664) ON SAID SOUTHERLY RIGHT-OF-WAY OF VICE ROAD;
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY SOUTH 87°44'58" EAST A DISTANCE OF 225.00 FEET TO THE POINT OF BEGINNING; CONTAINING 48,398.11 SQUARE FEET, OR 1.11 ACRES, MORE OR LESS

SURVEY DETAILS AND NOTES

OWNER OF RECORD: KELLY STEVEN K & AVA D
PHYSICAL ADDRESS: 2806 HURRICANE LAKE RD
COUNTY PARCEL TAX ID: 840-11994-000 & 840-12007-000

ALL DIMENSIONS LISTED ARE AS MEASURED BY THIS SURVEYOR UNLESS OTHERWISE NOTED. FOR RECORD DIMENSIONS SEE DOCUMENTS OF RECORD.

OWNERSHIP INFORMATION, IF SHOWN, IS LISTED AS PUBLISHED BY THE LOCAL COUNTY TAX ASSESSOR AND IS LISTED FOR REFERENCE ONLY. NO STATEMENTS OF OWNERSHIP, RIGHTS, OR INTERESTS ARE MADE.

THIS SURVEY IS BASED ON PUBLIC RECORDS AND/OR TITLE INVESTIGATIONS FURNISHED BY THIRD PARTIES. NO INDEPENDENT SEARCH OR INVESTIGATION HAS BEEN MADE BY THIS FIRM FOR ANY RECORDS, PUBLIC OR PRIVATE. LISTED REFERENCE DOCUMENTS HEREON WERE USED AND CONSIDERED AS A PART OF THIS SURVEY; HOWEVER OTHER RECORDS, IF ANY, COULD FURTHER AFFECT THIS SURVEY. NO STATEMENT OR GUARANTEES OF OWNERSHIP, RIGHTS, OR OTHER INTERESTS ARE MADE BY THIS SURVEY PLAT.

RECORD PROPERTY DESCRIPTION
SALINE COUNTY INSTRUMENT DEED 1995-23843

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 14 WEST, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 440 FEET NORTH AND 300 FEET WEST OF THE SOUTHEAST CORNER OF SAID NW 1/4 OF SE 1/4 AND RUN THENCE SOUTH 215 FEET; WEST 310 FEET; NORTH 75 FEET; WEST 80 FEET; THENCE IN A NORTHERLY DIRECTION PARALLEL TO HURRICANE LAKE ROAD TO A POINT THAT IS DIRECTLY WEST OF THE POINT OF BEGINNING; THENCE EAST 500 FEET TO THE POINT OF BEGINNING.

ALSO

ALL THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 20, TOWNSHIP 1 SOUTH, RANGE 14 WEST, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NW 1/4 OF SE 1/4 AND RUN THENCE EAST 726 FEET; THENCE NORTH TO THE INTERSECTION WITH THE EASTERLY LINE OF HURRICANE LAKE ROAD, THIS BEING THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; FROM SAID POINT CONTINUE THENCE NORTH TO A POINT THAT IS 300 FEET NORTH AND 726 FEET EAST OF THE SOUTHWEST CORNER OF SAID NW 1/4 OF SE 1/4; RUN THENCE WEST 80 FEET, MORE OR LESS, TO THE EASTERLY LINE OF HURRICANE LAKE ROAD; RUN THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID ROAD TO THE POINT OF BEGINNING. ALL OF THE ABOVE LANDS LYING EAST OF HURRICANE LAKE ROAD.

0 20' 40' 80'
SCALE: 1" = 40'

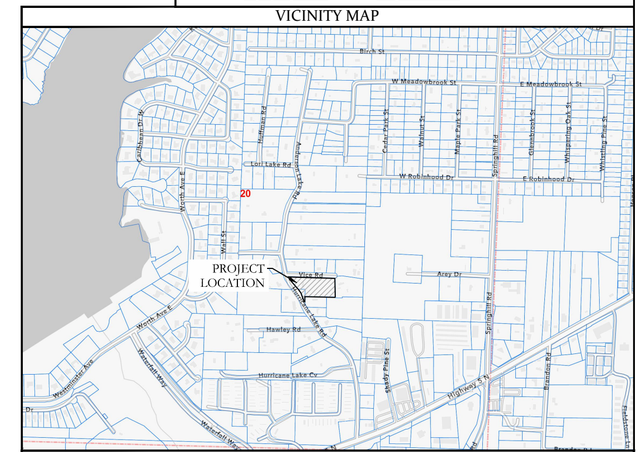
LEGEND

●	Found Monument
⊙	Set 1/2" Rebar #1664
△	Computed Point Location
(M)	Measured by Surveyor
(R/D/P)	Record/Deed/Plat Measurements
B.S.L.	Building Setback Line Restriction
U.E./D.E.	Utility/Drainage Easement
	Property Boundary Line
—x—x—	Fence Lines
— — —	Centerlines
	Parcel Lines/Misc Lines

FLOOD ZONE INFORMATION

NO PORTION OF THE PROPERTY DESCRIBED HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP LISTED BELOW:
PANEL # _05125C0360E__, DATED06/05/2020_____ .

VICINITY MAP



HOPE CONSULTING
ENGINEERS • SURVEYORS
129 North Main Street
Benton, Arkansas 72015
Office: (501) 315-2626 | Fax: (501) 315-0024
www.HopeConsulting.com

TRACT SPLIT

IN THE NE1/4 OF THE SE1/4 OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 14 WEST, CITY OF BRYANT, SALINE COUNTY, ARKANSAS

FOR USE AND BENEFIT OF:
AVA KELLY
2806 HURRICANE LAKE ROAD
BENTON, ARKANSAS, 72019

DATE: 04/26/2024	CAD BY: OV	PROJECT NUMBER:
REVISED:	CHECKED BY:	24-0343
SHEET: 1 OF 1	SCALE: 1" = 40'	

AR STATE LAND SURVEY FILING CODE: 500 - 01S - 14W - 0 - 20 - 240 - 62 - 1664

Z:\Land Projects 2024\Surveys\2024-0343 MRB Split & Replat 806 Hurricane Lake Rd\SURVEY\DWG\24-0343 MRB Split 806 Hurricane Road (5-14W 20.dwg | Plotted: 5/07/2024 10:56 AM | ©2024 Hope Consulting, Inc.

HOPE CONSULTING
129 North Main Street, Benton, Arkansas 72015
(t) 501-315-2626 (e) www.HopeConsulting.com

May 21 2024

Colton Leonard
City of Bryant
210 S.W. 3rd Street
Bryant, Arkansas 72022

RE: Replat Parcel # 840-11994-000 Hope Job #24-0343

Dear Mr. Leonard,

Colton,
Please find the attached Replat proposed for 2806 Hurricane Lake Road. This 2 acre parcel is being proposed as division into two tracts. The resident in finalizing the septic permit for the additional parcel. Our client Steven and Ava Kelly are currently working through the approval process and we will provide that approval as soon as it is complete.

We look forward to discussing this replat with you further at DRC next week. Thank you for your consideration.

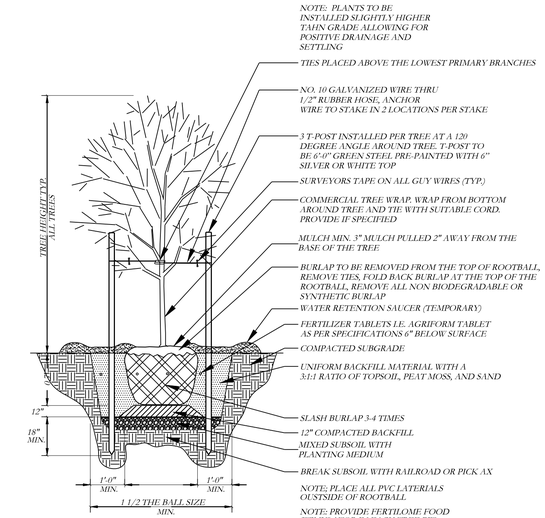
Sincerely,

Jonathan Hope

TREE TYPES	TREE SPECIES	QUANTITIES	HEIGHT AT MATURITY	CALIPER
SHRUBS	DWARF YAUPON HOLLY	55	3'-5'	Wide 3'-6'
EVERGREEN TREE	TAYLOR JUNIPER	85	15'	>2"

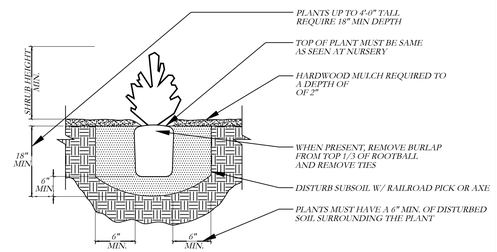
LANDSCAPE LEGEND

COMMON NAME:	BOTANICAL NAME:	HEIGHT AT MATURITY:	QTY.:
SHURBS COMPACTA HOLLY - 6' O.C. - 5 GAL.	GLOSSY ABELIA/ ABELIA X GRANDIFLORA	6'-0"	REFER TO PLAN
EVERGREEN TREES	CHOOSE FROM LIST OF SPECIES INCLUDED IN THE CITY OF BRYANT LANDSCAPING CODE		-
SOD (INCLUDES MULCH BEDS)	BERMUDA		



1 TREE PLANTING DETAIL

No Scale



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

2 SHRUB PLANTING DETAIL

NTS

GENERAL NOTES

QUANTITIES SHOWN ARE FOR CONVENIENCE ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING THEIR OWN COUNT.

ALL SHRUBS AND TREES SHALL RECEIVE PLANTING BACKFILL OF 2/3 TOPSOIL AND 1/3 COMPOST BY VOLUME AND 2 LBS OF 14-14-14 TIMED-RELEASE FERTILIZER PER CUBIC YARD OF BACKFILL.

ALL BEDS INSIDE LAWN AREAS TO BE EDGED WITH 4" PAINTED STEEL EDGING.

TOPSOIL SHALL BE ADDED AS NEEDED TO CREATE A SMOOTH FINISH GRADE ON PLANTING AND SODDED AREAS.

ALL TREES AND SHRUBS SHALL BE THOROUGHLY WATERED IMMEDIATELY AFTER PLANTING.

ALL NON-PAVED AREAS NOT SHOWN AS PLANTING BEDS SHALL BE SODDED WITH SOLID TIFWAY 419 BERMUDA SOD. CONTRACTOR SHALL CALCULATE ALL SODDED AREAS.

NO TREES MAY BE PLANTED WITHIN 5' OF PUBLIC UTILITIES. MAINTAIN 5' SEPARATION BETWEEN TREES AND ANY EXISTING / PROPOSED UTILITY MAINS.

MAINTENANCE OF LANDSCAPING

THE OWNER, TENANT, OR AGENT, IF ANY SHALL BE RESPONSIBLE FOR PROVIDING, PROTECTING AND MAINTAINING ALL LANDSCAPING IN HEALTHY GROWING CONDITIONS, REPLACING IT WHEN NECESSARY TO ENSURE CONTINUOUS CONFORMANCE WITH THESE GUIDELINES AND KEEPING IT FREE FROM REFUSE AND DEBRIS. MAINTENANCE SHALL INCLUDE THE REPLACEMENT OF ALL DEAD PLANT MATERIAL WITHIN THE GUARANTEED CONTRACT PERIOD.

HOPE CONSULTING
ENGINEERS - SURVEYORS
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Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
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FOR USE AND BENEFIT OF:

FINLEY & COMPANY

PLANNED UNIT DEVELOPMENT (PUD)
LANDSCAPE PLAN
HILL VALLEY ESTATES

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

DATE: 05/22/2024	C.A.D. BY: B.JOHNSON	DRAWING NUMBER:	
REVISED:	CHECKED BY:	24-0427	
SHEET:	SCALE: 1" = 60'		

500	01S	14W	0	14	110	62	1762

PROPERTY DESCRIPTION:

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

COMMENCING AT A 5/8" REBAR ACCEPTED AS THE SOUTHWEST CORNER OF SAID SW1/4, NW1/4, SECTION 13; [illegible] CORNER OF SAID SW1/4, NW1/4 OF SECTION 13;
[illegible] THE **POINT OF BEGINNING**, A 1/2" REBAR AND CAP (PS 1664);
[illegible]
[illegible]
RIGHT-OF-WAY OF ARKANSAS HIGHWAY 5;
[illegible]
14.32 FEET, TO A 1/2" REBAR AND CAP (PS 1664);
[illegible]
[illegible]
[illegible]
[illegible]
[illegible]
[illegible]
CORNER OF LANDS DESCRIBED IN WARRANTY DED DATED MARCH 30, 1963 AND FILED IN SALINE COUNTY DEED RECORD BOOK 112 AT PAGE 404;
THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY OF HIGHWAY 5 ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN [illegible] SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN SAID WARRANTY DEED;
[illegible]
DESCRIBED IN WARRANTY DEED DATED SEPTEMBER 21, 1951 AND FILED IN SALINE COUNTY DEED RECORD BOOK 64 AT [illegible]
[illegible]
145.03 FEET TO A THE POINT OF BEGINNING; CONTAINING 18.82 ACRES (819,895 SQUARE FEET), MORE OR LESS.

NOTE:
TRACTS 1, 2, 3 AND 4 WILL BE UTILIZED FOR DRAINAGE AND UTILITIES PURPOSES AND WILL MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION (POA) OR IMPROVEMENT DISTRICT.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	35.53	25.00	81.43	N24° 29' 11"E	32.62
C2	34.30	175.00	11.23	N10° 37' 00"W	34.24
C3	23.98	175.00	7.85	N1° 04' 36"W	23.96
C4	30.79	250.00	7.06	N6° 22' 39"E	30.77
C5	56.73	250.00	13.00	N16° 24' 23"E	56.60
C6	134.89	250.00	30.92	N38° 21' 52"E	133.26
C7	56.22	250.00	12.89	N60° 15' 53"E	56.10
C8	8.88	250.00	2.04	N67° 43' 30"E	8.88
C9	15.96	250.00	3.66	N70° 34' 18"E	15.96
C10	56.73	250.00	13.00	N78° 54' 03"E	56.60
C11	28.49	250.00	6.53	N88° 39' 58"E	28.48
C12	23.82	310.00	4.40	S85° 52' 04"E	23.81
C13	60.09	310.00	11.11	S78° 06' 47"E	60.00
C14	60.09	310.00	11.11	S67° 00' 22"E	60.00
C15	60.09	310.00	11.11	S55° 53' 57"E	60.00
C16	60.09	310.00	11.11	S44° 47' 32"E	60.00
C17	34.50	310.00	6.38	S36° 03' 02"E	34.48
C18	41.69	25.00	95.54	S80° 37' 51"E	37.02
C19	36.85	25.00	84.46	S9° 22' 09"W	33.61
C20	39.35	25.00	90.17	S77° 56' 58"E	35.41
C21	85.63	450.00	10.90	N62° 24' 54"E	378.86
C22	57.73	450.00	7.35	N71° 32' 31"E	373.57
C23	57.34	450.00	7.30	N78° 52' 03"E	57.30
C24	57.80	450.00	7.36	N86° 11' 51"E	57.76
C25	21.64	450.00	2.75	S88° 44' 45"E	21.63
C26	39.18	25.00	89.78	N47° 44' 25"E	35.29
C27	22.50	125.00	10.32	N2° 18' 31"W	22.47
C28	46.83	25.00	107.33	N61° 07' 52"W	40.28
C29	39.36	25.00	90.22	N42° 15' 35"W	35.42
C30	51.48	285.00	10.35	S87° 27' 27"W	51.41
C31	10.18	200.00	2.92	N4° 18' 25"E	10.18
C32	61.57	200.00	17.64	N14° 35' 04"E	61.33
C33	158.26	200.00	45.34	N46° 04' 24"E	154.16
C34	48.27	200.00	13.83	N75° 39' 22"E	48.15
C35	43.76	25.00	100.28	S47° 17' 27"E	38.38
C36	26.04	175.00	8.52	S1° 24' 47"E	26.01
C37	56.60	175.00	18.53	S14° 56' 29"E	56.36
C38	26.43	175.00	8.65	S28° 32' 05"E	26.41
C39	39.29	25.00	90.05	S12° 09' 53"W	35.37
C40	42.58	400.00	6.10	S60° 14' 28"W	42.56
C41	62.28	400.00	8.92	S67° 45' 04"W	62.22
C42	62.35	400.00	8.93	S76° 40' 37"W	62.28
C43	62.53	400.00	8.96	S85° 37' 14"W	62.47
C44	17.68	400.00	2.53	N88° 38' 05"W	17.68
C45	13.26	300.00	2.53	S88° 38' 05"E	13.26
C46	46.07	300.00	8.80	N85° 41' 57"E	46.03
C47	46.80	300.00	8.94	N76° 49' 49"E	46.75
C48	47.49	300.00	9.07	N67° 49' 33"E	47.44
C49	33.13	300.00	6.33	N60° 07' 37"E	33.11
C50	39.35	25.00	90.17	S77° 56' 58"E	35.41
C51	26.69	125.00	12.23	S26° 44' 42"E	26.64
C52	38.87	25.00	89.08	S47° 23' 24"W	35.07
C53	22.16	260.00	4.88	N85° 37' 37"W	22.16
C54	85.52	260.00	18.85	N73° 45' 44"W	85.14
C54	51.22	125.00	23.48	S8° 53' 22"E	50.86
C55	78.73	260.00	17.35	N55° 39' 52"W	78.43
C56	64.11	260.00	14.13	N39° 55' 33"W	63.95
C57	39.19	25.00	89.83	S12° 03' 02"W	35.30
C58	39.45	160.00	14.13	N39° 55' 33"W	39.35
C59	48.45	160.00	17.35	N55° 39' 52"W	48.26
C60	35.98	160.00	12.88	N74° 15' 20"W	35.91
C61	20.58	160.00	7.37	N84° 23' 01"W	20.57
C62	274.61	285.00	55.21	N60° 27' 56"W	264.11
C64	264.58	425.00	35.67	S74° 47' 51"W	260.32
C65	66.36	150.00	25.35	S9° 49' 32"E	65.82
C66	56.56	145.00	22.35	N76° 53' 39"W	56.20
C67	258.76	225.00	65.89	S35° 47' 45"W	244.74

Line Table			Line Table		
L#	Length	Direction	L#	Length	Direction
L1	28.34	S22° 29' 59.53"E	L6	48.35	N56° 57' 47.62"E
L2	15.00	S56° 57' 47.62"W	L7	21.58	N32° 51' 44.07"W
L3	22.38	N88° 04' 08.20"W	L8	26.44	S2° 13' 34.38"W
L4	15.00	S2° 50' 56.52"W	L9	19.37	N32° 51' 44.07"W
L5	15.00	N2° 50' 57.02"E			

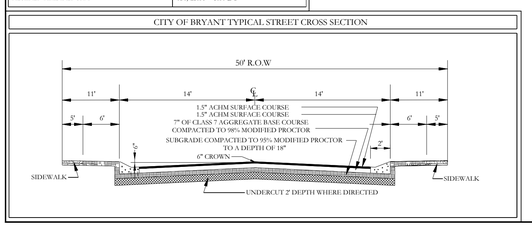
OPEN SPACE CALCULATION

TRACT 1	DRY DETENTION AREA	0.79 ACRES
TRACT 2	DRY DETENTION AREA	0.55 ACRES
TRACT 3	GREEN SPACE	0.74 ACRES
TRACT 4	COMMUNITY AREA	1.20 ACRES
	SIDEWALK	0.72 ACRES
	GREEN SPACE BETWEEN BOC & SIDEWALK	0.87 ACRES
	TOTAL	4.87 ACRES OR 25.88%

RESIDENTIAL DENSITY CALCULATIONS

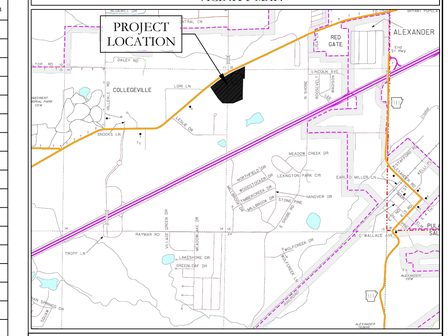
NUMBER OF LOTS	*75 LOTS*
HOUSING UNITS	*75 LOTS x 2 = 150 UNITS*
TOTAL DEVELOPABLE AREA	*18.82 ACRES*
TOTAL COMMON USABLE OPEN SPACE	*3.81 ACRES*
RESIDENTIAL DENSITY	*150/25.88 = 5.80 DU*

CITY OF BRYANT TYPICAL STREET CROSS SECTION



PLANNED UNIT DEVELOPMENT (PUD)
LEGACY WOODS ESTATES
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

VICINITY MAP:



CERTIFICATIONS:

OWNER:
Name: FINLEY & COMPANY
Address: P.O BOX 10
BRYANT, AR 72089

DEVELOPER:
Name: FINLEY & COMPANY
Address: P.O BOX 10
BRYANT, AR 72089

CERTIFICATE OF OWNER:

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

Source of Title: _____

Date of Execution _____ Name: _____

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY:

I, Corbitt R. Shoffner, hereby certify that this proposed preliminary plat correctly represents a survey completed by me, or under my supervision on _____, 2023; that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source Title; and that all monuments which were found or placed on the property are correctly described and located..

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

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:

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

Date of Execution _____ Kazi Tamzidul 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

PROPERTY SPECIFICATIONS:

OWNER: FINLEY & COMPANY, P.O BOX 10, BRYANT, AR 72089
DEVELOPER/: SUBDIVIDER: FINLEY & COMPANY, P.O BOX 10, BRYANT, AR 72089
ENGINEERS: HOPE CONSULTING INC. 129 N. MAIN STREET BENTON, AR 72015
NAME OF SUBDIVISION: HILL VALLEY ESTATES
PROPOSED HOUSE EXTERIOR: BRICK, VINYL, GLASS & WOOD

NUMBER OF LOTS: 75
PROPOSED ZONING: PUD
PROPOSED DENSITY: 5.80 HOMES PER ACRE
SOURCE OF WATER: CITY OF BRYANT
SOURCE OF SEWER: CITY OF BRYANT
SOURCE OF ELECTRIC: FIRST ELECTRIC COOP
SOURCE OF GAS: CENTERPOINT ENERGY

BUILDING SETBACKS:
FRONT-20' OR AS SHOWN
REAR-10' 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

STREET RIGHT OF WAYS: 50' OR AS SHOWN
STREET WIDTH: 26' BOC TO BOC
LOT CORNERS: SET 1/2" REBAR WITH CAP

REGISTERED PROFESSIONAL ENGINEER — STATE OF ARKANSAS — No. 1664 — SIGNATURE — WILLIAM CORBITT R. SHOFFNER

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

By affixing my seal and signature, I William Cobitt R. Shoffner PLS No, 1762, hereby certify that this drawing correctly depicts a survey compiled under my supervision.

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

No portion of the property described hereon lies within the 100 year floodplain, according to the Federal Insurance Rate Map, panel #05125C0365c, Dated: 06/05/2020 .

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

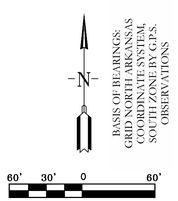
HOPE CONSULTING ENGINEERS • SURVEYORS
129 N. Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
FINLEY & COMPANY

PLANNED UNIT DEVELOPMENT (PUD)
HILL VALLEY ESTATES
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

DATE: 05/22/2024	C.A.D. BY: BJOHNSON	DRAWING NUMBER:	
REVISED:	CHECKED BY:	24-0427	
SHEET:	SCALE: 1" = 60'		

500	01S	14W	0	14	110	62	1762



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:

FINLEY & COMPANY

PLANNED UNIT DEVELOPMENT (PUD)
EXISTING VEGETATION
HILL VALLEY ESTATES

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

DATE: 05/22/2024	C.A.D. BY: B.JOHNSON	DRAWING NUMBER:	
REVISED:	CHECKED BY:	24-0427	
SHEET:	SCALE: 1" = 60'		

500	01S	14W	0	14	110	62	1762

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

Staff Approved 6 Facade Signs. Pole Sign to be Approved by DRC on 5/30/24.
CL 5/23/24

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: 5/15/2024

Sign Co. or Sign Owner

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

Property Owner

Name Michael Lannon
Address 529 N Prince Lane
City, State, Zip Springfield MO 65803
Phone 417-860-4714
Email Address michael.lannon@cmcmod.com

GENERAL INFORMATION

Name of Business Seven Brew
Address/Location of sign 2202 Reynolds Dr Bryant AR
Zoning Classification C-2

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

READ CAREFULLY BEFORE SIGNING

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

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

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

	SIGN	Type (Façade, Pole, Monument, other)	Dimensions (Height, Length, Width)	Sqft (Measured in whole as rectangle)	Height of Sign (Measured from lot surface)		Column for Admin Certifying Approval
					Top of Sign	Bottom of Sign	
Round logo "Seven Brew"	A	Front Wall	6' x 6'	~~28.27~~ 36	16' 10.2"	10'10.2"	
"Seven Brew"	B	Drive Thru wall	3' 2 1/8 x 10'	31.76	20' 3.8"	12' 4.5"	
Front "Drive" Thru	B ~~C~~	Main wall	3' 2 1/8 x 10'	31.76	20' 3.8"	12' 4.5"	
Side "Drive Thru"	D ~~E~~	Front panel	1' 7 3/8 x 4'9"	7.66	2' 5.375"	10'	
	C ~~F~~	Side panel x 2	1' 7 3/8 x 4'9"	7.66	9' 11.3	8'4.5"	
	E ~~G~~	Pole sign	9' 4" x 9' 6"	~~63.62~~ 88.63	25'	16	

According to Sign Code, All Signage is Measured as a Rectangle.

211.13 Total SF on Site

SEVEN BREW

2202 REYNOLDS DR
BRYANT, AR

SIGN PACKAGE
aa52134
#21399

springfieldsign.com

Linked In

Facebook

PRESENTED BY
SHAUNCRAWFORD

o: 417.862.2454
c: 417.705.2122
e: ShaunC@springfieldsign.com

a: 4825 E. Kearney St.
Springfield, MO 65803

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SPRINGFIELDSIGN

Project Number: 52134 Drawn By: CLH Reviewed By: MW Date: 5-1-24 Sheet Number:	7 BREW NEW-SIGNAGE 2202 REYNOLDS RD. BRYANT, AR. 72022 SIGN PLACEMENT PLAN	1 OF 1

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

ELEVATION
DETAILS (FULL NICHIHA)

SALES:	Shaun Crawford	800.845.9927	CLIENT:	7Brew # 21399	DRAWING #: ao52134-2
ARTIST:	Joshua Kroeger	CREATED: 4/29/24	LOCATION:	2202 Reynolds Dr Bryant, AR	REV DATE: N/A | REV_0

EXTERIOR

SCALE: 3/16"=1'

A

D

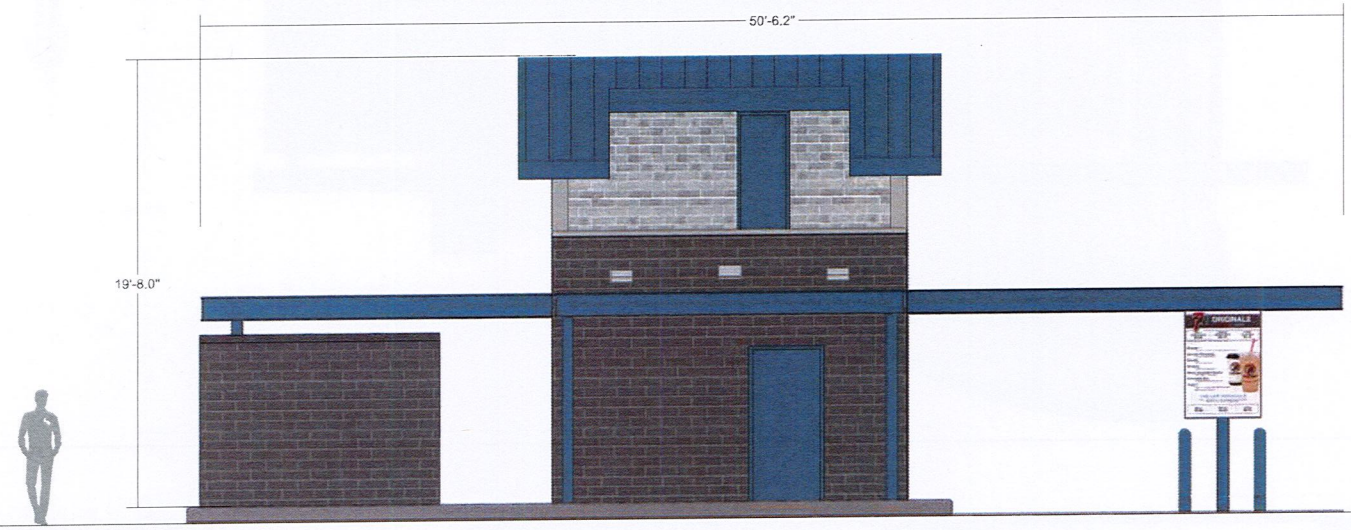
Elevation Sq. Ft. 993.49

26.24 Ft Total Width Building Facade

FRONT ELEVATION

SCALE: 3/16"=1'

Elevation Sq. Ft. 993.49



REAR ELEVATION

SPRINGFIELDSIGN.com

AUTHORIZED SIGNATURE:

DATE:

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ELEVATION
DETAILS (FULL NICHIHA)

SALES:	Shaun Crawford	800.845.9927	CLIENT:	7Brew # 21399	DRAWING #: ao52134-3
ARTIST:	Joshua Kroeger	CREATED: 4/29/24	LOCATION:	2202 Reynolds Dr Bryant, AR	REV DATE: N/A | REV_0

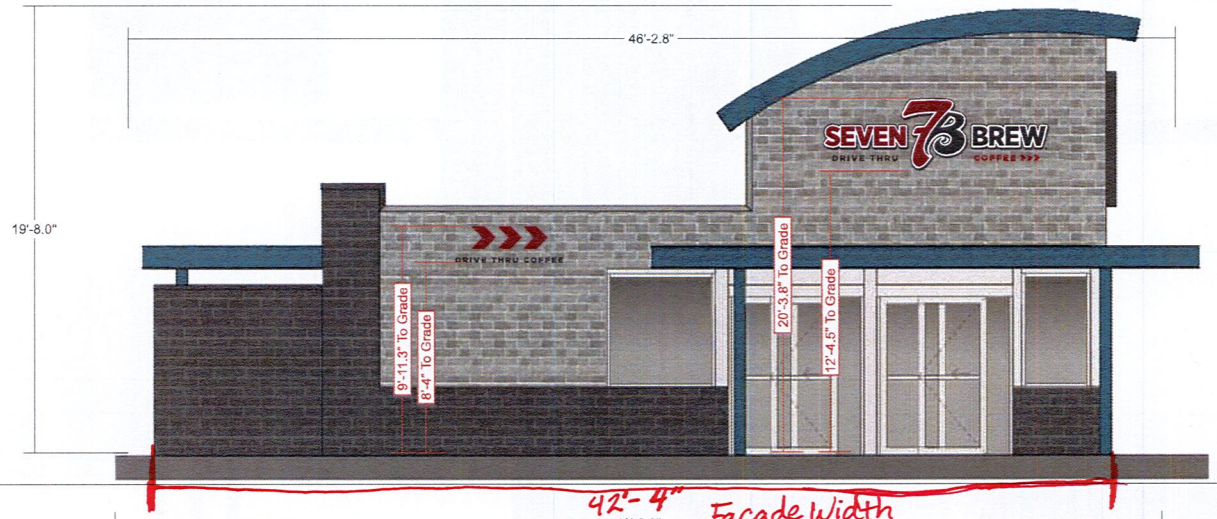
EXTERIOR

SCALE: 3/16"=1'

B

C

Elevation Sq. Ft. 909.25



DRIVE THRU **ELEVATION**

SCALE: 3/16"=1'

B

C

Elevation Sq. Ft. 909.25

MAIN **ELEVATION**

SPRINGFIELDSIGN.com

AUTHORIZED SIGNATURE: DATE:

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CABINET SIGN

SALES:	Shaun Crawford	800.845.9927	CLIENT:	7Brew	# 21399	DRAWING #:	ao52134-4
ARTIST:	Joshua Kroeger	CREATED: 4/29/24	LOCATION:	2202 Reynolds Dr Bryant, AR		REV DATE:	12/18/23 | REV_1

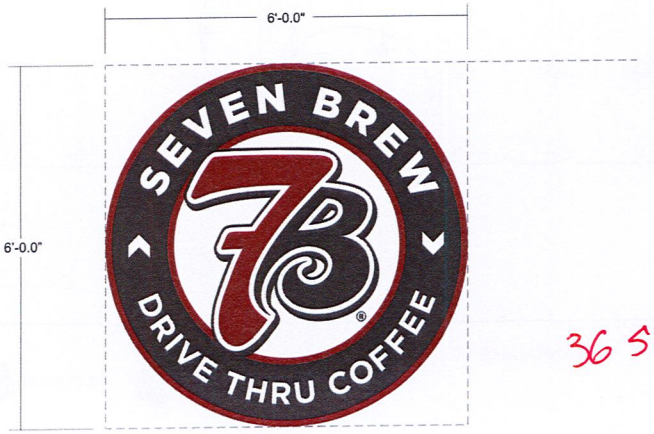
EXTERIOR

WALL SIGN

SCALE: 1/2"=1'

Quantity: 1

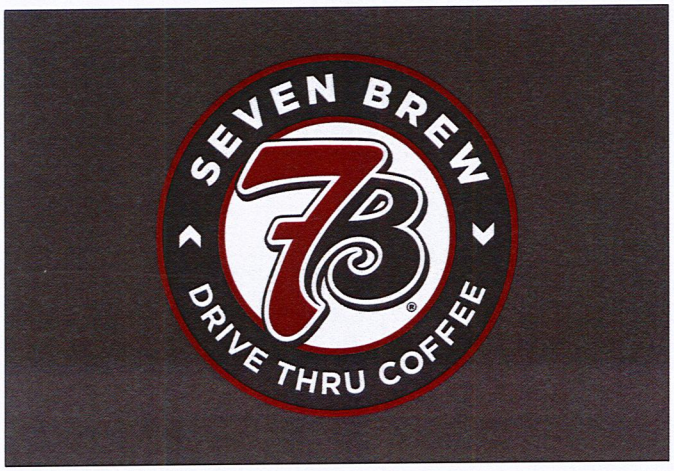
A



FLUSH MOUNT CABINET
- WHITE EMBOSSED ACRYLIC PAN FACE
- INTERNAL LED ILLUMINATION
- FLUSH MOUNTED TO FASCIA
- CUT VINYL APPLIED FIRST SURFACE
- BLACK TRIM AND RETURNS

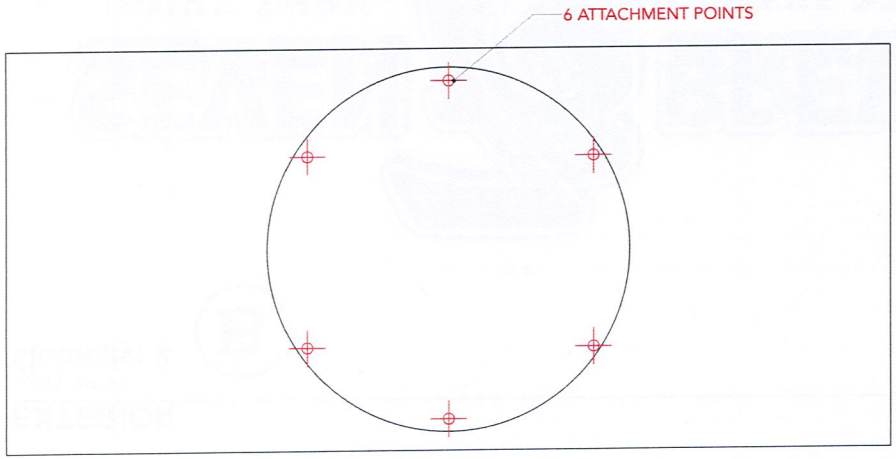
Total Sq. Ft. 28.27

36 SF → Measured as a Square/Rectangle

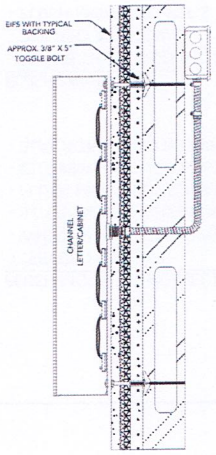


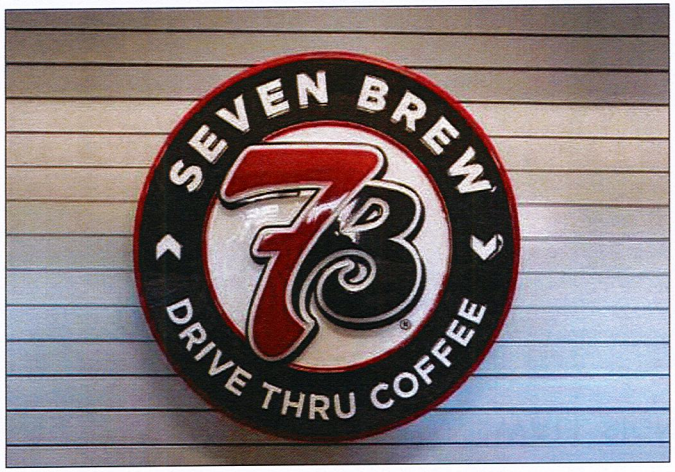
PANTONE 202 C

BLACK



DIRECT





SPRINGFIELDSIGN.com

AUTHORIZED SIGNATURE: DATE:

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CHANNEL LETTER SIGN

SALES:	Shaun Crawford	800.845.9927	CLIENT:	7Brew # 21399	DRAWING #:	ao52134-5	PAGE 06
ARTIST:	Joshua Kroeger	CREATED: 4/29/24	LOCATION:	2202 Reynolds Dr Bryant, AR	REV DATE:	N/A | REV_0	

EXTERIOR

WALL SIGN

SCALE: 3/4"=1'

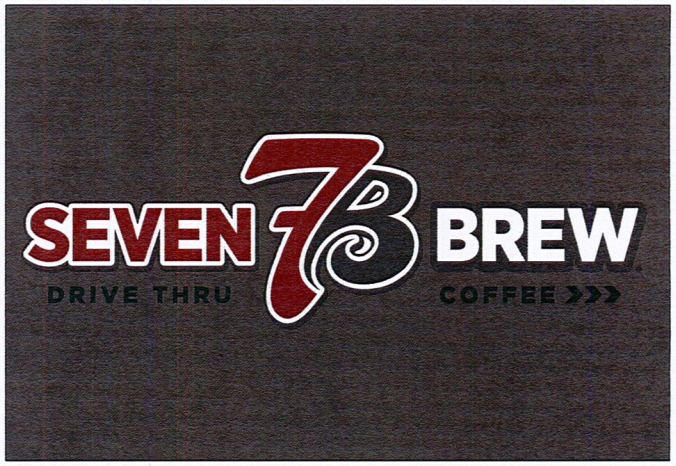
Quantity: 2

B

FLUSH MOUNT CHANNEL LETTERS
- "SEVEN 7B BREW"
- WHITE EMBOSSED ACRYLIC PAN FACE
- INTERNAL LED ILLUMINATION
- FLUSH MOUNTED TO FASCIA
- CUT VINYL APPLIED FIRST SURFACE
- BLACK TRIM AND RETURNS

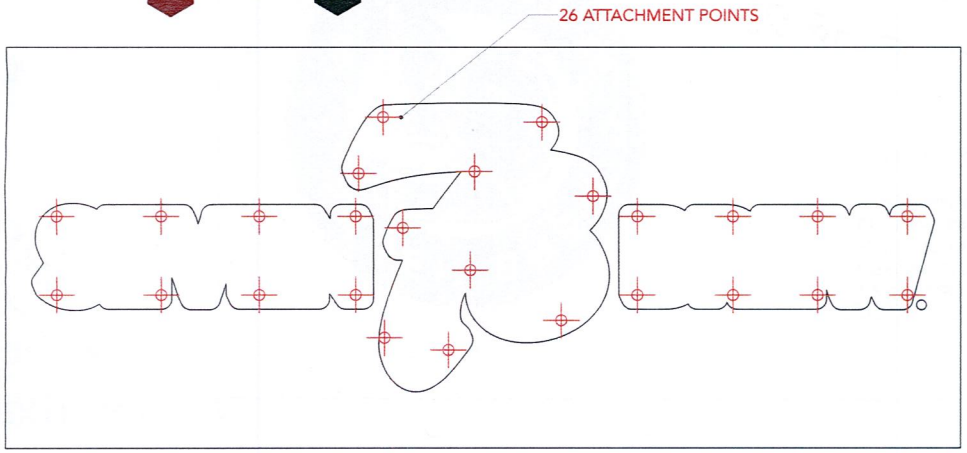
FLUSH MOUNT FCO
- "DRIVE THRU" AND "COFFEE >>>"
- PAINTED AS SHOWN
- FLUSH MOUNTED FCOS

Total Sq. Ft. 31.76

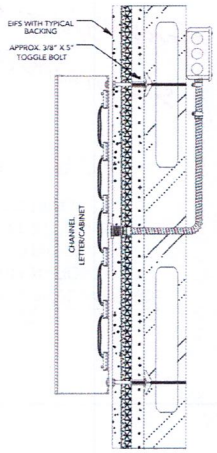


PANTONE 202 C

BLACK



DIRECT



SPRINGFIELDSIGN.com

AUTHORIZED SIGNATURE: DATE:

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PANEL SIGN

SALES: Shaun Crawford	800.845.9927	CLIENT: 7Brew	# 21399	DRAWING #: ao52134-6	PAGE 07
ARTIST: Joshua Kroeger	CREATED: 4/29/24	LOCATION: 2202 Reynolds Dr Bryant, AR		REV DATE: N/A	REV_0

EXTERIOR

WALL SIGN

SCALE: 1-1/2"=1'

Quantity: 2

C

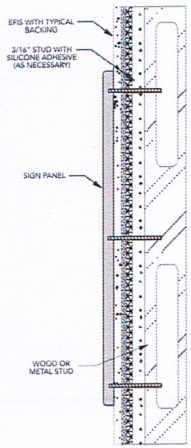
FLUSH MOUNT FCOs
- 1/2" ACRYLIC FCOs
- PAINTED AS SHOWN
- FLUSH MOUNTED
- INSTALL LOCATION ON PREV. DRAWINGS

Total Sq. Ft. 7.66

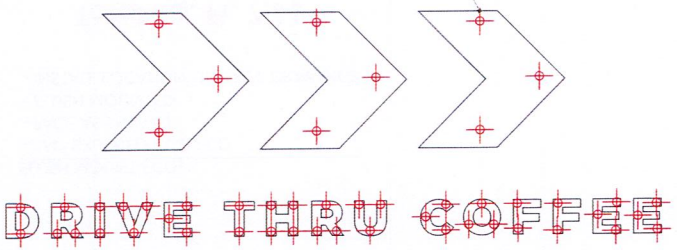
PANTONE 202 C

AZKO NOBEL BRUSHED ALUMINUM

FCO FLUSH MOUNT ON EIFS



50 ATTACHMENT POINTS



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PANEL
SIGN

SALES:	Shaun Crawford	800.845.9927	CLIENT:	7Brew # 21399	DRAWING #:	ao52134-7	PAGE 08
ARTIST:	Joshua Kroeger	CREATED: 4/29/24	LOCATION:	2202 Reynolds Dr Bryant, AR	REV DATE:	N/A | REV_0	

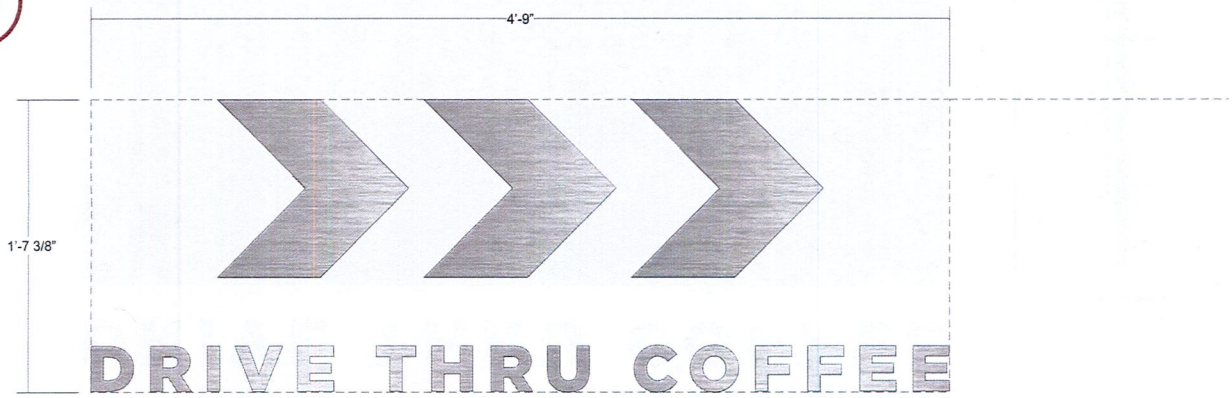
EXTERIOR

WALL SIGN

SCALE: 1-1/2"=1'

Quantity: 1

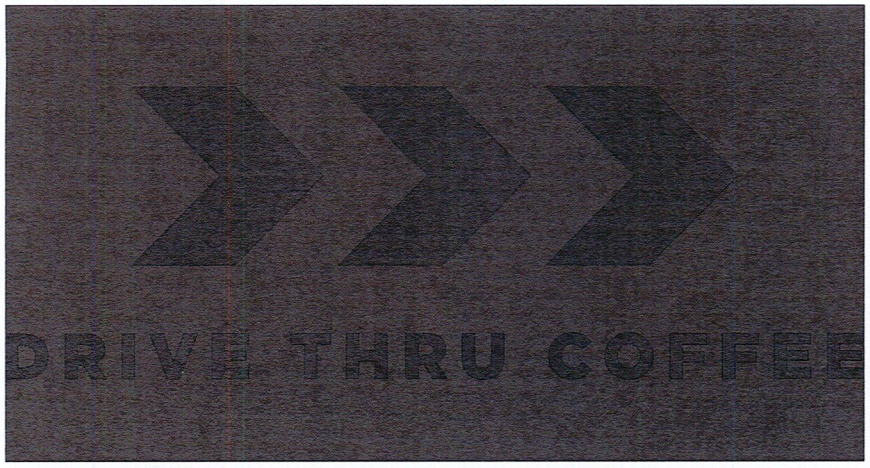
D



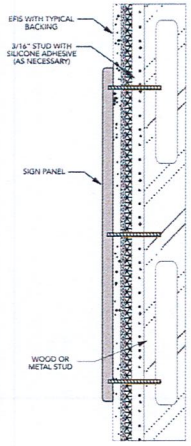
FLUSH MOUNT FCOs
- 1/4" BRUSHED ACM FCO
- FACE AS SHOWN
- FLUSH MOUNTED
- INSTALL LOCATION ON PREV. DRAWINGS

Total Sq. Ft. 7.66

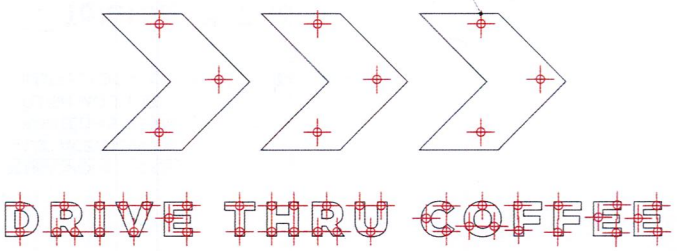
BRUSHED ALUMINUM



FCO FLUSH MOUNT ON EIFS



50 ATTACHMENT POINTS



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PYLON
SIGN

SALES:	Shaun Crawford	800.845.9927	CLIENT:	7Brew # 21399	DRAWING #: ao52134-8
ARTIST:	Joshua Kroeger	CREATED: 4/29/24	LOCATION:	2202 Reynolds Dr Bryant, AR	REV DATE: N/A | REV_0

PAGE 09

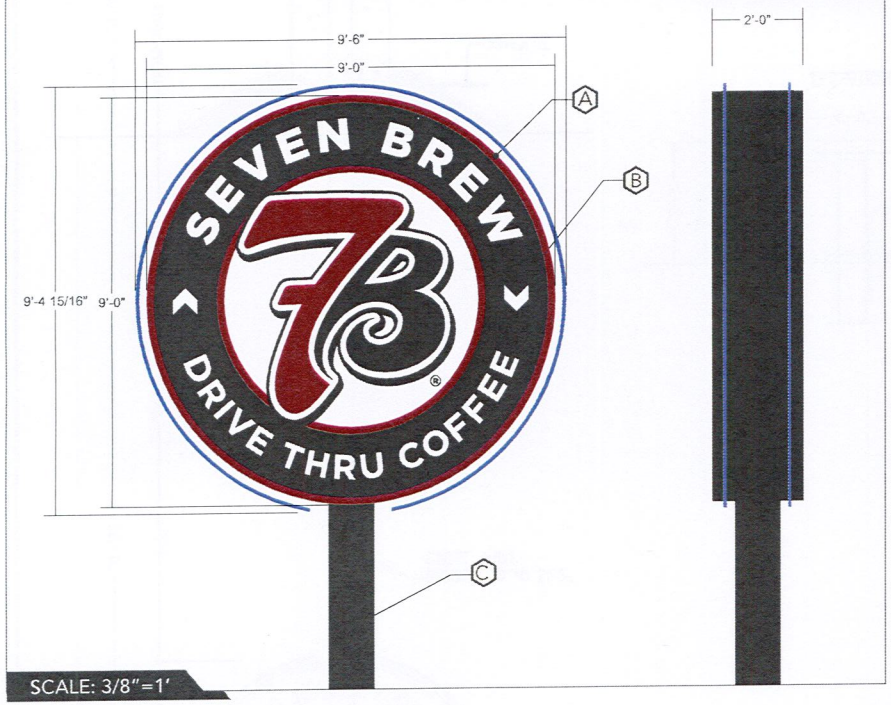
EXTERIOR

PYLON

63.62 SQFT

88.63 SF Measured as a Rectangle

DETAIL VIEW



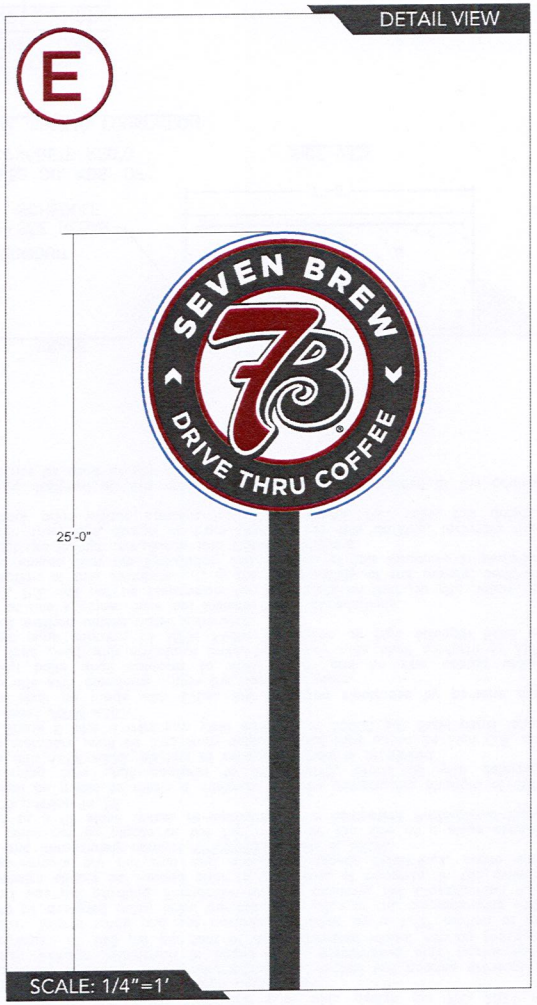
SCALE: 3/8"=1'

A D/F ALUMINUM FLEX FACE PYLON CABINET
- Black PAINTED CABINET AND SIDE TRIM
- BLUE FAUX NEON AROUND OUTSIDE OF CABINET
- INTERNAL LED ILLUMINATION

B BLEED FACE FLEX FACES
- ARTWORK CREATED WITH TRANSLUCENT VINYL

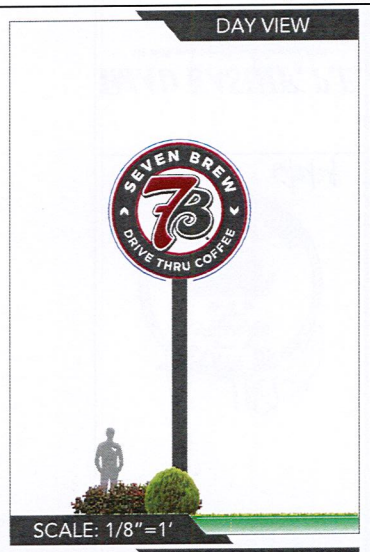
C STRUCTURAL PIPE
- DIAMETER AND STAGING DETERMINED BY ENGINEERING
- PAINTED BLACK

DETAIL VIEW



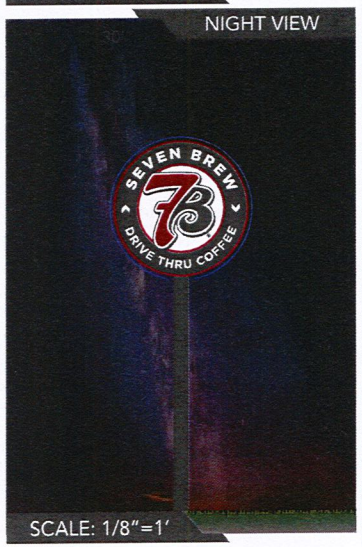
SCALE: 1/4"=1'

DAY VIEW



SCALE: 1/8"=1'

NIGHT VIEW



SCALE: 1/8"=1'

SPRINGFIELDSIGN.com

AUTHORIZED SIGNATURE:

DATE:

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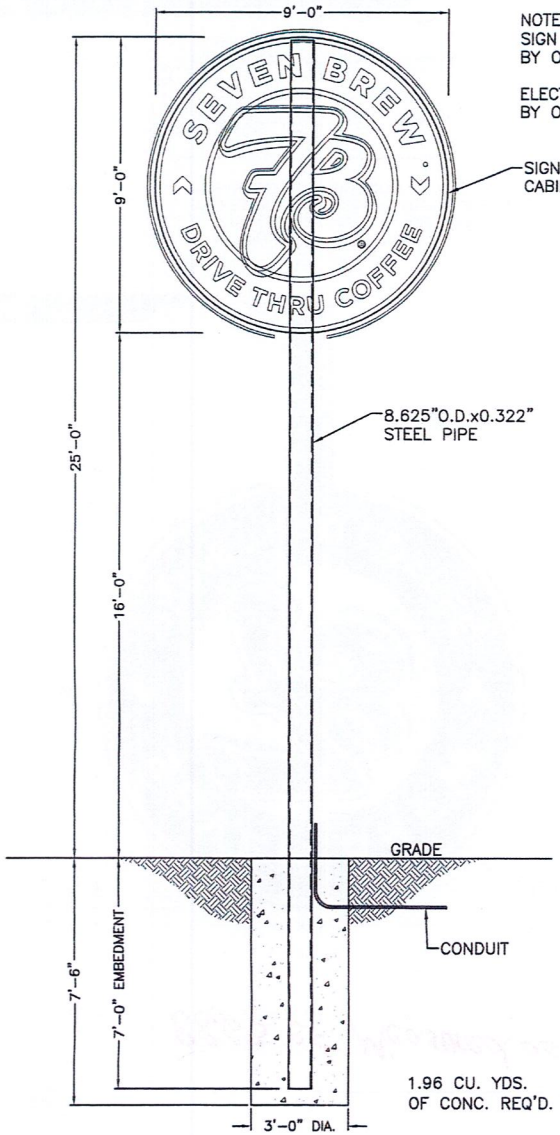


ELEVATION

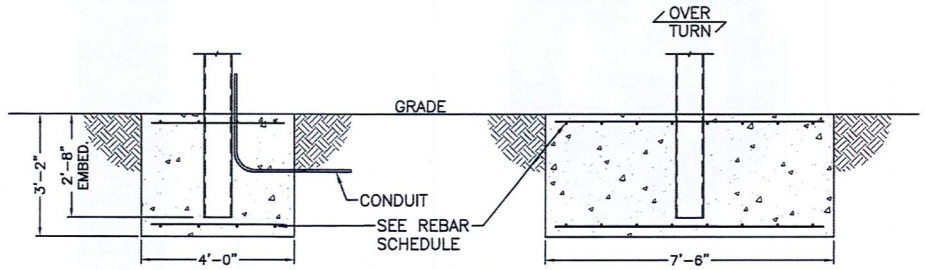
1.96 CU. YDS. OF CONC. REQ'D.

NOTES:
SIGN CABINET DESIGN BY OTHERS.

ELECTRICAL DESIGN BY OTHERS.

General Notes:

1. Design is based on 105 mph, 3 second gust wind design per IBC 2021 Amended. Category II, Exposure C. Seismic Design Category D.
2. Spread foundation is based on a presumptive safe vertical soil bearing pressure minimum of 2000 psf. Caisson foundation is based on a presumptive safe lateral soil bearing pressure minimum of 150 psf per foot of depth. Isolated lateral bearing footings subject to short-term lateral loads and not adversely affected by a 1/2" motion at grade are permitted to be designed using twice the tabulated value of the corresponding soil class.
3. A soil report was not provided. Foundation analysis assumes Soil Classification 4. Allowable bearing pressure should be verified prior to placement of concrete. In the event that the stated requirements are not met and conditions appear deleterious, cease and secure excavation and immediately contact SPRINGFIELD SIGN & NEON.
4. Foundation shall not be placed at the top of, or on the side of a slope exceeding 3:1, or adjacent to a fill slope unless re-evaluated by a competent Professional Engineer. Do not place foundation in fill.
5. Concrete shall be mixed to attain a minimum 28 day compressive strength of 3000 psi.
6. Steel reinforcing bars shall conform to ASTM A615, Grade 60 with deformations in accordance with ASTM A305. Welding of reinforcing bars is prohibited.
7. All support members shall be free from defects. Steel Pipe up to 24 inch O.D. shall meet ASTM A53 Grade B with a minimum yield strength of 35000 psi. Steel angle, channel and plate shall meet ASTM A36.
8. Steel welds shall be made with E70xx low hydrogen electrodes by persons qualified in accordance with AWS standards within the past two years.
9. All structural bolts shall conform to ASTM A325, and be zinc coated unless noted otherwise. When used with structural bolts, heavy hex nuts shall conform to ASTM A563, and washers shall conform to ASTM F436. Pretension all high strength bolts using the Turn-of-Nut method unless noted otherwise.
10. The scope of this engineer does not include onsite observations.
11. Imad Kashif, P.E. will not be responsible for the safety on this job site before, during or after installation of this structure. It is the responsibility of the owners, contractors and installers to ensure that the installation and erection of this structure is performed using methods that are in full compliance with OSHA regulations.
12. Any deviation from this design or from any part of this drawing, including the General Notes, without prior written consent from Imad Kashif, P.E. voids this drawing in its entirety.
13. The structure designed on this drawing is intended to be installed at the address shown and should not be used at any other location.



ELEVATION

3.52 CU. YDS. OF CONCRETE REQ'D

SIDE VIEW

OPTIONAL SPREAD FOUNDATION

REBAR SCHEDULE
SPREAD FOUNDATION

DO NOT WELD REBAR
3" MIN. CONCRETE COVER

PLACEMENT	SIZE	SPACING	QUANTITY
LONG BOTTOM STEEL	#5	12"	4
LONG TOP STEEL	#4	12"	4
BOTTOM CROSS STEEL	#4	11"	8
TOP CROSS STEEL	#4	11"	8

INSTALLATION ADDRESS:

7 BREW COFFEE
2202 N. REYNOLDS RD.
BRYANT, AR 72022

CLIENT:

SPRINGFIELDSIGN

4825 E KEARNEY ST
SPRINGFIELD, MO 65803
417.862.2454
FAX: 417.862.1887

REV	DATE	DESCRIPTION
1	-/-/-	----------
2	-/-/-	----------
3	-/-/-	----------

All designs and plans indicated on this drawing are created specifically for the noted project and are the sole property of IMAD KASHIF, P.E. Use of these designs or plans for any purpose other than the intended application shall be prohibited without the written consent of IMAD KASHIF, P.E. Disclosure of any of the information enclosed within, without consent of the owner, is a violation of intellectual property and shall not be tolerated.

SEAL & SIGNATURE:

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 10828
IMAD N. KASHIF

5/2/24

IMAD KASHIF, P.E.
135 South David Lane • Knoxville, Tennessee 37922
Phone: (865) 539-4001

Project Number:	Drawing Number:
24-0250	B1861322

SHT.	OF	DATE:	BY:
1	2	5/2/24	JSK

PROJECT #	24-0250		OWNER	7 BREW COFFEE
May 2, 2024				2202 N. REYNOLDS RD.
DRAWING #	B1861322			BRYANT, AR 72022
WIND LOAD	20.65	PSF		
WIND SPEED	105	MPH	CLIENT:	SPRINGFIELD SIGN & NEON
# COLUMNS	1	IBC 2021 Amended		4825 E. KEARNEY ST.
DESIGNER	JSK			SPRINGFIELD, MO

ITEM	HEIGHT	WIDTH	SHAPE FACTOR	CENTROID HEIGHT	AREA	TOTAL FORCE	MOMENT
SIGN	9.000	9.000	0.785	4.500	63.617	1.313	5.910
COLUMN	16.000	0.719	0.700	8.000	8.050	1.480	28.255
OAH	25.000						

COLUMN CALCULATIONS (CODES P=PIPE,O=OTHER,T=TUBE)

	ITEM	COLUMN WIDTH	COLUMN DEPTH	COLUMN WALL	Ixx COLUMN	DESIGN MODULUS COLUMN	REQUIRED MOMENT	AVAILABLE FLEXURAL STRENGTH	UNITY
P	SIGN		8.625	0.300	68.1	20.80	5.910	36.33	0.163
P	COLUMN		8.625	0.300	68.1	20.80	28.255	36.33	0.778

SPREAD FOUNDATION		
MOMENT AT GRADE	28.255	
TOTAL FORCE	1.480	kip
WEIGHT OF SIGN	1.176	kip
SLAB WIDTH	4.000	ft
SLAB LENGTH	7.500	ft
SLAB DEPTH	3.167	ft
SLAB WEIGHT	14.250	kip
TOTAL WEIGHT	15.426	kip
OVERTURNING MOMENT	32.941	
FACTOR OF SAFETY	1.758	
e = OTM/WT	2.135	
L/2 - e	1.615	
SOIL PRESSURE 2*WT/(3*(L/2-e)*WIDTH)	1592	
CONCRETE	3.519	yd^3
MIN.. THICKNESS W/O REBAR	19.518	in
SQRT(M*12*6*1.7*.75/(.178*12*WIDTH)		
ACTUAL THICKNESS	38.000	in

BOTTOM STEEL AREA REQ'D PER FT OF WIDTH		0.215	
TOP STEEL AREA REQ'D PER FT OF WIDTH		0.087	
LONG BOTTOM STEEL	REBAR SIZE	5.000	
	WEIGHT PER FT	1.043	
	SPACING	12.000	in
	AREA PER BAR	0.310	in^2
BOTTOM STEEL AREA REQ'D PER FT OF WIDTH		0.215	
	AREA PER FT	0.310	
	EST NO. REQ'D	4.000	
	NUMBER REQ'D	4.000	
	LENGTH	7.000	ft
	WEIGHT	29.204	
	EDGE	6.000	
LONG TOP STEEL	REBAR SIZE	4.000	
	WEIGHT PER FT	0.668	
	SPACING	12.000	in
	AREA PER BAR	0.200	in^2
TOP STEEL AREA REQ'D PER FT OF WIDTH		0.087	
	AREA PER FT	0.200	
	EST NO. REQ'D	4.000	
	NUMBER REQ'D	4.000	
	LENGTH	7.000	ft
	WEIGHT	18.704	
	EDGE	6.000	
CROSS STEEL	REBAR SIZE	4.000	
	WEIGHT PER FT	0.668	
	SPACING	11.000	in
	LENGTH	3.500	ft
	EST NO. REQ'D	8.182	
	NUMBER REQ'D	8.000	
	EDGE	6.500	in
	WEIGHT	37.408	
	TOTAL WEIGHT	85.316	
FOUNDATION WIDTH		4.000	ft
FOUNDATION LENGTH		7.500	ft
CAISSON			
MOMENT		28.255	FT-KIP
FORCE		1.480	KIP
REFERENCE IBC 1807.3.2 & TABLE 1806.2			
ASSUME SOIL CLASS #4 SW, SP, SM, SC, GM & GC			
LATERAL BEARING PRESSURE - PSF/FT OF DEPTH		150.0	PSF/FT
S1		750.0	
DEPTH		7.500	FT.
DIAMETER		3.000	FT.
		19.096	FT.
		1.539	FT.
CALCULATED DEPTH		6.481	FT.
MINIMUM THICKNESS WITHOUT REINFORCEMENT		33.489	IN.
ACTUAL DIAMETER		36.000	IN.
CONCRETE		1.963	CU. YD.

INSTALLATION ADDRESS:

7 BREW COFFEE
2202 N. REYNOLDS RD.
BRYANT, AR 72022

CLIENT:

SPRINGFIELDSIGN

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5/2/24

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Phone: (865) 539-4001

Project Number:	Drawing Number:		
24-0250	B1861322		
SHT. 2	OF 2	DATE: 5/2/24	BY: JSK

SPRINGFIELDSIGN

SIGN PURCHASE AGREEMENT

800.845.9927 springfieldsign.com

DESCRIPTION

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

CONTACT

BUYER:

COMPANY NAME: D/B/A:

BILLING ADDRESS: CITY: STATE:

JOB DETAILS:

COMPANY NAME: D/B/A:

BILLING ADDRESS: CITY: STATE:

FINE PRINT

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

AGREEMENT

☐ Buyer's Guarantee to Build _____ (initials)

☐ Rejection of Buyer's Guarantee to Build _____ (initials)

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

By: _____

PRINTED NAME: TITLE: DATE:

SELLER:
ACCEPTED:

By: _____

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

1. DOCUMENT ATTACHMENT As allowed by this contract, other documents such as but not limited to E2 quotes, product specifications, manufacturer's specifications, etc. may be referenced in the area in the beginning of this Sign Purchase Agreement. These documents may have additional terms, conditions, pricing, restrictions, limitations or otherwise as describe by those written instruments, such as but not limited to LED (or other types) of electronic displays.

2. LIMITED WARRANTY Seller warrants all new materials and/or services delivered herein to be at time of completion of job and time of delivery, to Buyer, to be free from defects of material and/or workmanship. Seller agrees to repair or replace, solely at Seller's discretion, any products or parts thereof, which are found defective in material or workmanship within 90 days from time of installation of sign or sign product. Seller's obligation with respect to such products or parts shall be STRICTLY LIMITED to replacement or repair and in NO event shall Seller be liable for consequential, incidental or special damages, or for transportation, installation, adjustment or any other expenses which may arise in connection with such product's or parts, including but not limited to loss of business or loss of trade. THIS WARRANTY IS EXPRESSLY MADE IN LIEU OF ANY AND ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING THE WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. THERE ARE NO OTHER WARRANTIES. Seller's obligations hereunder shall extend only to defects for which Buyer shall have given Seller written notice thereof within ninety (90) days after date of delivery or installation, as applicable. Buyer is NOT authorized to make independent arrangements for warranty work. All warranty work on said signs, products, parts, services, as described herein, shall be arranged or subcontracted by Seller or be done by Seller's employees or representatives, solely at the discretion of the Seller. In the event that Buyer does not permit Seller to inspect product, access property or in any other way directly or indirectly inhibits the Seller to arrange for or conduct necessary repair work required under this Agreement, or Buyer makes independent arrangements for such repair work, Buyer agrees that Buyer will be solely responsible for the cost of such repairs. In the event Buyer does not comply with the above Seller hereby EXCLUDES ALL WARRANTIES, EXPRESS AND/OR IMPLIED, AND BUYER PURCHASES THE SIGN, SIGN PRODUCT AND/OR SERVICES "AS IS" and WITH ALL FAULTS, WAIVING ALL WARRANTIES HEREUNDER. Additional limitations include but are not limited to, acts of God, acts of nature, vandalism, acts of War or Terrorism and/or accidental damages.

3. INSURANCE As long as any amount of monies is due and owing to Seller, Buyer shall insure sign, sign products or services, in an amount no less than monies due Seller, and NAME SELLER in the loss payable clause of such insurance policy, strictly for the benefit of the Seller. Buyer further agrees to not limit the insured causes allowing for fire or any other casualty. Buyer shall furnish Seller with evidence of such certification of insurance, in writing from Buyer's insurance agent or agency, upon Seller's demand. Seller's certificate of insurance for liability/workers compensation shall be provided by Seller to buyer upon request from Buyer.

4. TAXES Buyer shall be responsible for and pay all taxes including but not limited to Sales, Use, Personal Property or any other municipal, county, state or federal taxes that may be levied, imposed or assessed by law on the sign product, parts or services or improvements thereon, or uses of such. Buyer agrees to reimburse Seller for any amount for such taxes, that may be billed to and paid by Seller. Any interests or penalties associated with any taxes as outlined herein will also be due and owing to Seller if so paid by Seller. These taxes, as allowed by law, may or may not be assessed at time of initial sale or delivery of sign product, parts or services and may continue forward in time without end.

5. PERMITS/LICENSES Seller shall not be obligated to commence fabrication of sign product, parts or services until all necessary permits have been issued. If permits are denied after reasonable effort by both parties to secure same, then this Sign Purchase Agreement shall terminate without liability to either Buyer or Seller, except that Buyer shall pay Seller for reasonable compensation for labor and costs expended until the time permits are denied. Buyer shall be responsible for securing and maintaining in effect written consent from the owner of record of the premises upon which sign product, parts or services is to be installed and for all other private permissions, consents or licenses, including but not limited to, the use of registered trademarks or copyrights used on the sign product, parts or services, necessary for the manufacture, the installation, maintenance and use of such. The only exception to this will be if the **Buyer's Guarantee to Build** check box at the beginning of this Sign Purchase Agreement is checked. The terms and conditions for this, briefly being stated herein, shall GUARANTEE FULL PAYMENT TO SELLER with no guarantee to Buyer that the sign product, parts or services will be utilized to any benefit of the Buyer. Buyer will be obligated to pay the full contract price, including installation and will have to make arrangements for receipt of, off loading of and storage of sign product, parts or services with no future claims for installation, service or maintenance of such from Seller. The **Buyer's Guarantee to Build** is strictly offered to allow manufacturing of sign product, parts or services to proceed WITHOUT the proper permits obtained. It in no way obligates Seller to be adverse to the law for installation (without permits) of sign product, parts or service.

6. INSTALLATION OF SIGN PRODUCT Buyer agrees to and stipulates that Buyer has designated the location for the sign product, parts or services and subsequent installation of such and is responsible for all required materials, labor and any other associated expense, at Buyer's risk, for the necessary requirements for proper, obstruction free and/or lawful installation. Obstructions, obstacles or other encumbrances, includes but is not limited to building reinforcement, building or site alterations, all obstacles as required for successful, safe, lawful installation including but not limited to overhead (power lines, buildings, trees or other encumbrances), underground (such as utilities, easements, rocks, buried object's natural, man made or otherwise), landscaping, sidewalks, planters, asphalt, concrete or any other such improvements, construction crews other that Seller's or Seller's agents or Buyer's normal business traffic, Seller will not be responsible for any damages for such items during the normal installation process. Any return trips or delays or overtime charges incurred will be passed on to Buyer at Buyer's expense.

7. ASSIGNMENT This Agreement shall be binding and inure to the benefit of the parties hereto, their respective successors, executors, administrators, assigns and legal representatives; provided, however that the interests of Buyer herein shall be assigned only with the expressed, written consent and approval of Seller. No transfer or assignment of this Agreement or any interest hereunder shall release Buyer from their obligations herein.

8. DEFAULT OR BREECH OF AGREEMENT The parties stipulate that the sign product, parts or services is(are) not an article of general trade or utility but is uniquely designed and is to be constructed and/or installed at the request and for the sole and special purposes of Buyer. The sign product, parts or services is of no value to Seller, and therefore, has no resale or other value to anyone other than Buyer. This Agreement is not cancelable except with expressed written permission of the Seller. Buyer shall be deemed to have breached this Agreement by insolvency, default in payment amounts or schedules as set forth herein, abandonment of the sign product, parts or services or vacating the premises where such is located, termination or transfer of Buyer's interest in the premises or business, appointment of a receiver for Buyer's business, the filing of a voluntary or involuntary petition of bankruptcy with respect to Buyer, or any act or omission of Buyer in contravention to this Agreement. In addition to Buyer's other obligations hereunder, in the event Seller shall institute any action or lawsuit for the enforcement of the obligations of Buyer herein, Buyer shall pay and indemnify Seller for all costs of court, reasonable attorney's fees expended, interest expenses of 2% per month or as allowed by law whichever is more, collection fees, administration fees, and, pay Seller all amounts awarded by the court as a result of such proceedings. Buyer's breach of any provision in any other Sign Purchase Agreement or other instruments as put forth by Seller or Confirmation of Order with Seller shall also be deemed to be a breach hereunder, and Seller may suspend its performance and delivery under this and all other agreements with Buyer until Buyer provides Seller with adequate assurance of performance within a reasonable time, not exceeding ten (10) days after Seller has informed Buyer orally or in writing, of its grounds for insecurity.

9. COPYRIGHTS, TITLE & CONVEYANCE OF OWNERSHIP Seller specifically retains ownership and/or title of sign product, parts or services until Buyer has performed and fulfilled all terms and conditions required by Seller, herein, or as otherwise allowed by law to Seller's benefit. Buyer also, conveys to Seller the absolute right to access property to remove sign product or parts from said property, should any default arise on Buyer's behalf, and, to pay for all necessary costs for removal and possible subsequent re-installation of said product at expense in addition to that outlined herein, solely at Buyer's risk and expense. Buyer agrees and will defend same that Seller shall at all times have title to all original drawings, designs and specifications relating to the work hereunder, which were developed or created by or on behalf of Seller, and Seller hereby claims copyrights, where applicable, of all such drawings, designs and specifications. Payment of all or part of any amounts hereunder does not pass title to the "original drawings, designs, specifications" of said sign product, parts or services, although the same may be reproduced with the expressed written consent of Seller. Buyer shall, upon request of Seller, promptly return all such drawings, designs and specifications, and copies thereof, to Seller during all times which Buyer owes Seller any amounts hereunder. Buyer agrees that Seller has specific legal rights in the form of Copyrights or other instruments given by law to Protect and does hereby declare Seller's ownership of all drawings artwork and the like during and after the terms of the Agreement herein.

10. MANUFACTURING SPECIFICATIONS/INDUSTRY STANDARDS Buyer understands and agrees to allow Seller, solely at Seller's discretion to make modifications for and conforming to Seller's standard manufacturing practices. It is also understood by Buyer, that no color, shape, dimension or any other specific feature of said sign product, parts or services is guaranteed absolute. As practical examples absolute color matches or dimensions are not guaranteed and will be allowed reasonable differences within industry standards. Buyer agrees that Seller may mark and label sign for legal, national code, electrical, manufacturing, advertising or other requirements and purposes as is reasonably necessary to conduct day-to-day business as allowed or required in the industry and for Seller's own satisfaction and benefit.

12. SUBJECT TO PRIOR SALE Used sign products, new or used products offered for resale from other manufacturers, such as but not limited to electronic displays may be subject to prior sale affecting price and or delivery times to Buyer. Seller will not be responsible for any consequences related to such issues. This includes promotional or sales or any other type of proposal made to customer. Seller has no authority or control over other manufacturers and Seller employ's numerous sales agents all of whom may be promoting the same sale item, thus depleting any available inventory.

13. CHANGE ORDERS Any alteration, deviation and/or reasonably significant variance from the scope of work, construction or labor or otherwise from the sign(s) or products or services as outlined herein, including all extra costs, hereafter called Change Order, will be executed only upon written orders and may become an additional charge over and above the price stated herein. Any such Change Order requested by Buyer must be agreed to by Seller, in writing and solely at the discretion of the Seller. It is understood that any Change Order could necessitate the need for a price increase, an extension in the time required to complete the work outlined herein or any other reasonable and necessary charges, terms, conditions, equipment or the like as so required to execute the Change Order.

14. SUSPENSION OF MANUFACTURING Any request or event or otherwise required by Buyer to delay, suspend, cancel or otherwise impede the manufacture, delivery and/or installation of said sign product, parts or services, for any reason or occurrence out of the control of Seller, then Buyer shall immediately pay the full purchase price or any amount remaining and due to Seller. Furthermore, upon such request, Buyer shall be solely responsible for storage charges and any increases in labor and/or material costs incurred by Seller in the manufacturing process. Buyer's failure to comply with this provision will be deemed and construed as an anticipatory breach of this Agreement. In the event Buyer complies with the foregoing, Seller will complete the manufacturing, delivery and/or installation within a reasonable period of time upon reasonable request of Buyer.

15. SECURITY INTEREST Buyer grants Seller a SECURITY INTEREST in the sign product, parts and/or services until all obligations to Seller, hereunder are fully paid. Seller may file and record this Agreement as a financing statement under Chapter 400 of the Missouri Uniform Commercial Code Section 400.9-521, in addition to any other permitted standard or nonstandard forms. If Buyer shall fail to pay as agreed to herein, Seller (or Seller's agents or representatives) shall have the right, and will be defended by Buyer, and is hereby authorized and empowered to take and resume possession of and remove into Seller's possession, with or without process of law, the sign product, parts or services and all other property described herein, wherever found, and remove and sell the same at either public or private sale, or by any other viable method, as deemed solely by Seller, at such time and place as Seller shall choose, and as allowed by law. Seller shall apply the proceeds of such sale as a credit upon the obligations of Buyer hereunder. In such event, Seller is entitled to recover all expenses of sale, including any reasonable attorney's fees necessary in handling the matter, without prejudice to Seller to the further enforcement of any balance of such obligation due Seller by Buyer, or expenses remaining due from such sale. In the event the proceeds of such sale exceed the balance of Buyer' obligation to Seller and the expenses of such sale, Seller shall forward any such excess to Buyer. Buyer shall not use said sign products as to lessen the value of Seller's SECURITY INTEREST or impair the operation of said sign product, and in the event the sign product is damaged through the intentional acts or willful negligence of Buyer, Buyer's customers, its agents or employees, contractors or third parties, or by wind, hail, earthquake, fire, war, tornado, hurricane, flood, labor dispute, vandalism, acts of God or acts of nature. Buyer agrees to pay for the necessary expenses to restore said sign product, part or services in operable condition. After delivery and/or installation, whichever is contracted for, in the event the sign product is lost, stolen, destroyed, or otherwise impaired, Buyer shall remain liable to Seller for all amounts hereunder, UNTIL BUYER'S OBLIGATIONS TO SELLER ARE FULLY SATISFIED HEREUNDER. THE PROPERTY DESCRIBED HEREIN WILL REMAIN PERSONAL PROPERTY OF SELLER WHETHER THE SAME IS ATTACHED IN ANY MANNER TO THE REALTY OR NOT. SAID PROPERTY SHALL NOT, BY REASON OF ATTACHMENT OR CONNECTION TO THE REALTY, BECOME OR BE DEEMED A FIXTURE OR APPURTENANT TO SUCH REALTY. No transfer, renewal, extension, or assignment of the Agreement or of any interest hereunder, and no loss, damage or destruction shall release Buyer or any Guarantor from the obligations assumed hereunder. During all times in which Buyer is obligated for any amounts to Seller hereunder, Buyer shall keep said property free from all tax liens and other encumbrances, and any sum of money that may be paid by Seller to release any such liens or encumbrances shall be paid on demand by Buyer in addition to the obligations secured hereunder.

16. WAIVER OF CONSUMER RIGHTS

17. DELIVERY AND PERFORMANCE Seller shall not be held responsible for, and the period of time required for completion of any project or maintenance or repairs, shall be tolled during any time when Seller is delayed or prevented from completing the obligations hereunder because of strikes, equipment breakage, fire, war, terrorism, labor disputes, commercial delays, acts of God/nature, regulations or restrictions of any government entity or public authority, or any accidents or forces, conditions, or circumstances beyond Seller's control, and Seller shall not be liable for any loss whatsoever suffered by Buyer, directly or indirectly, as a result of any such events or occurrences. Buyer agrees to examine and inspect all installations, repairs, and maintenance, and within ten (10) days, notify Seller in writing of any complaints about work performed under this Agreement. The failure of Buyer to give such written notice shall constitute acceptance of the work performed. The provisions of the paragraph shall not be limited by any provision in which time is made of the essence. Notwithstanding anything in this Agreement to the contrary, if at any time prior to completion of this Agreement Seller's prospects for payment are, in Seller's sole discretion, impaired, Seller may require payment in advance before permitting delivery or any installation or services hereunder, and may demand Buyer's immediate performance of Buyer's obligations hereunder, if requested by Seller, Buyer shall furnish evidence, satisfactory to Seller, prior to commencement of Seller's work hereunder or at any time thereafter, that sufficient funds are available and committed to pay the full amount owing by Buyer under this Agreement.

18. STATE OF JURISDICTION/SEVERABILITY/MISCELLANEOUS All representatives of Seller are stipulated and specified in this Agreement. No modifications hereof shall be valid unless made in writing AND agreed to, AND signed by both Seller and Buyer. No waiver by either party hereto shall be a waiver of any subsequent breach of or failure to perform the same or any other term, condition, or obligation hereof. It is agreed by both parties hereto that venue of any action arising under the Agreement shall be in Greene County, Missouri and the laws of the State of Missouri shall govern this Agreement. Should any part of this Agreement contravene public policy or laws of the jurisdiction in which it is sought to enforce the same, then such part shall be considered null and void and have no force and effect, and the balance of the terms and conditions of this Agreement shall remain valid and in full force and effect. Buyer expressly grants Seller the right to use photographs, drawings or other replicas of the sign product specified herein in its brochures, pamphlets, displays, sales documents or other advertising or promotional media in the ordinary course of business of Seller. Seller may place on the sign product its name, telephone number and location of such information, as shall be determined by Seller and solely by the Seller. Buyer agrees that Buyer is purchasing said sign product for business or commercial purposes or use and not for personal, family or household use or purposes. In regard to payment of any amount due hereunder, time is of the essence.

© 2022 Springfield Sign, All Rights Reserved

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

APPROVED
5/22/23 3 Signs
(A,B,C)

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: 5/20/2024

Sign Co. or Sign Owner

Name Timothy & Drew Files
Address 19901 Highway 300
City, State, Zip Roland, AR 72135
Phone 973-834-5000
Email Address filesdevelopmentar@gmail.com

Property Owner

Name Timothy & Drew Files
Address 19901 Highway 300
City, State, Zip Roland, AR 72135
Phone 973-834-5000
Email Address bryantgassys@gmail.com

GENERAL INFORMATION

Name of Business Gassys Fuel Station Bryant LLC

Address/Location of sign 6101 Highway 5 N. Bryant, AR 72022

Zoning Classification Commercial

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.

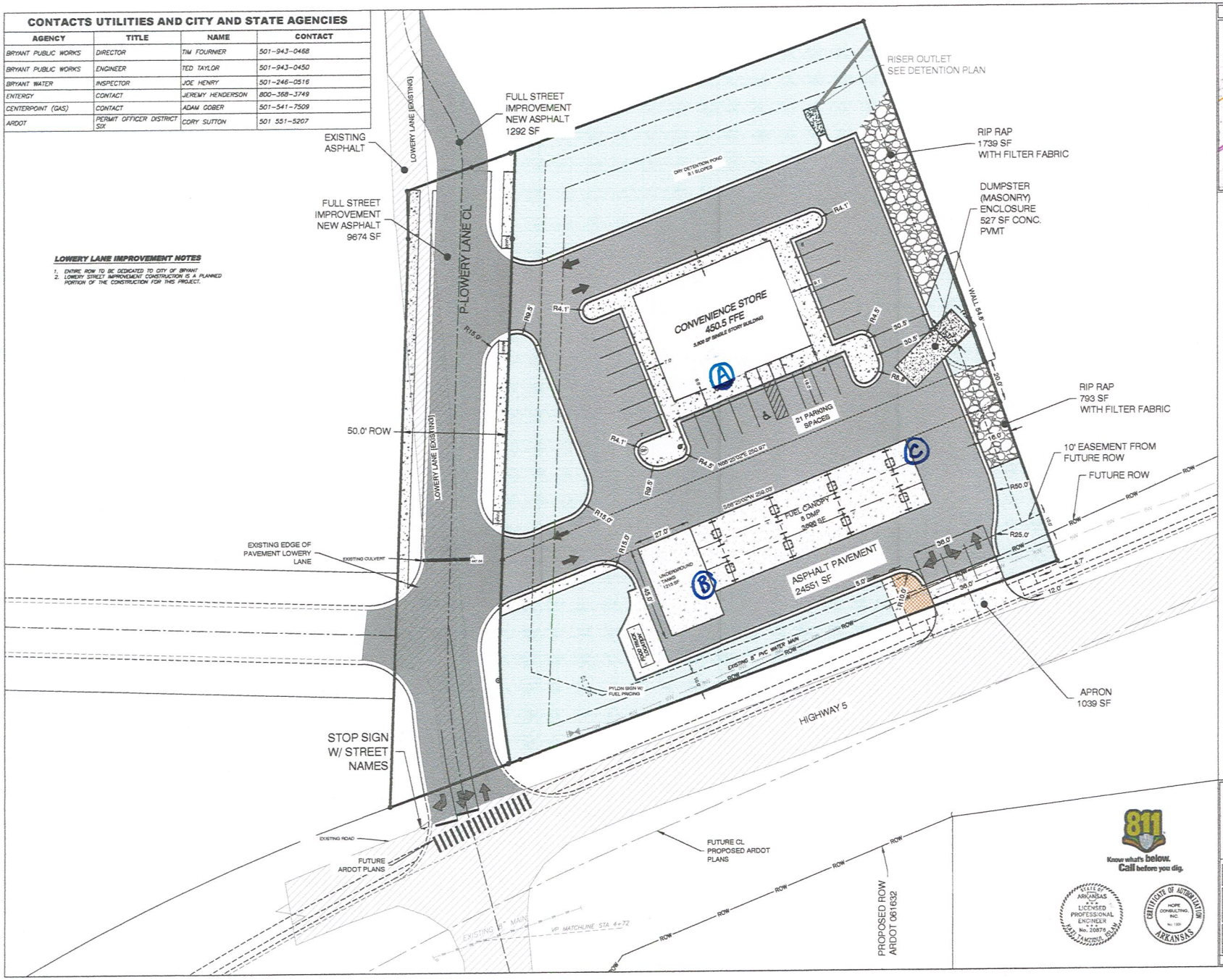
SIGN	**Type** (Façade, Pole, Monument, other)	**Dimensions** (Height, Length, Width)	**Sqft** (Measured in whole as rectangle)	**Height of Sign** (Measured from lot surface)		Column for Admin Certifying Approval
				Top of Sign	Bottom of Sign	
A	Facade Sign	21.3" x 86" x 5"	1831.8	22 ft	20 ft 4 in	
B	Canopy Sign	30" x 121" x 5"	3630	22 ft	14 ft	
C	Canopy Sign	30" x 121" x 5"	3630	22 ft	14 ft	
E	Canopy Sign	41.8" x 19" x 2.5"	794.2	22 ft	14 ft	
F	Canopy Sign	41.8" x 19" x 2.5"	794.2	22 ft	14 ft	
G	Canopy Sign	41.8" x 19" x 2.5"	794.2	22 ft	14 ft	
H	Canopy Sign	41.8" x 19" x 2.5"	794.2	22 ft	14 ft	

Gas Pump Signage?

– These do Not Require a permit

CONTACTS UTILITIES AND CITY AND STATE AGENCIES

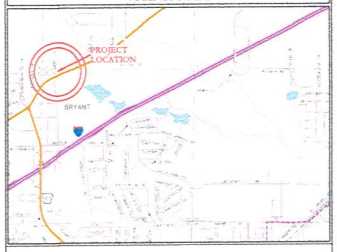
AGENCY	TITLE	NAME	CONTACT
BRYANT PUBLIC WORKS	DIRECTOR	TIM FOURNIER	501-943-0468
BRYANT PUBLIC WORKS	ENGINEER	TED TAYLOR	501-943-0450
BRYANT WATER	INSPECTOR	JOE HENRY	501-246-0516
ENTERGY	CONTACT	JEREMY HENDERSON	800-368-3749
CENTERPOINT (GAS)	CONTACT	ADAM GOBER	501-541-7509
ARDOT	PERMIT OFFICER DISTRICT SIX	CORY SUTTON	501 551-5207



LOWERY LANE IMPROVEMENT NOTES

1. ENTIRE ROW TO BE DEDICATED TO CITY OF BRYANT
2. LOWERY STREET IMPROVEMENT CONSTRUCTION IS A PLANNED PORTION OF THE CONSTRUCTION FOR THIS PROJECT.

VICINITY MAP:



SITE PLAN NOTES

PARKING REQUIREMENTS:

TOTAL: 21 SPACES (16 REQUIRED)
1 HANDICAP (1 REQUIRED)

TOTAL AREA:	78,850	SF
PROPOSED PAVEMENT/ROOF:	55,589	SF
RIP RAP	2,532	SF
PROPOSED GREEN SPACE:	20,729	SF
PROPOSED BUILDING:	3,500	SF

ZONING AND SETBACKS

ZONING:	C2
FRONT	10'
SIDE	NONE (25' FOR RESIDENTIAL NEIGHBORS)
REAR	25' (55 RESIDENTIAL NEIGHBORS)

DISCLAIMER

UTILITIES SHOWN ARE NOTED BY VISIBLE OBSERVATION ONLY. UNDERGROUND UTILITIES ARE APPROXIMATE. NO EXCAVATION HAS TAKEN PLACE AS OF THIS DATE TO DETERMINE THE EXACT LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS SURVEY

FLOOD STATEMENT

NO PORTION OF THIS PROPERTY IS WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL #05125C0240E DATED 06-05-2020.

-N-

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

20' 10' 0 20'

Know what's below. Call before you dig.

STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER No. 20876 KASEY TANCHEV SLAM

CERTIFICATE OF AUTHORIZATION HOPE CONSULTING, INC. No. 1301 ARKANSAS

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:
STANDARD DEVELOPMENT COMPANY, LLC

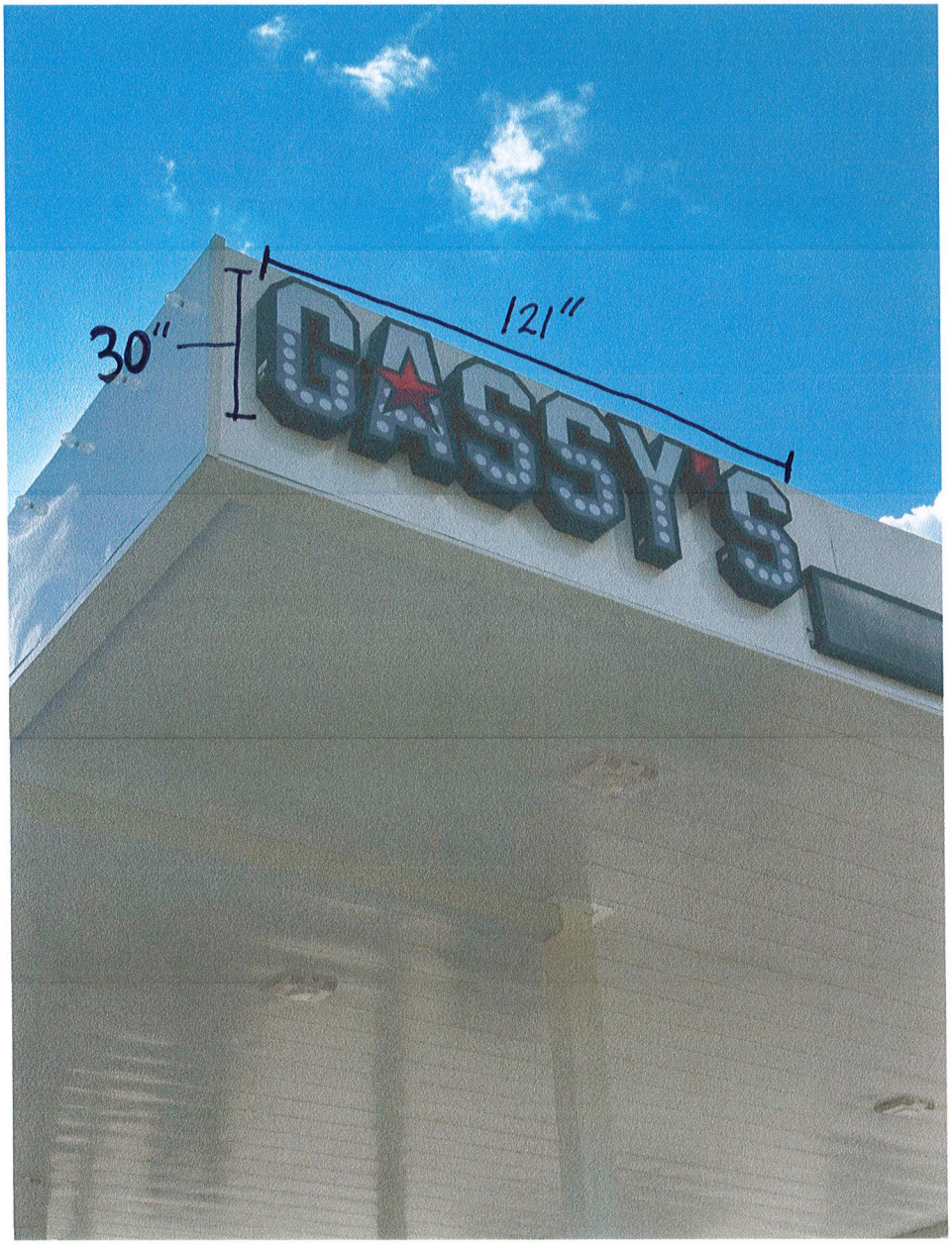
BRYANT C-STORE
SITE PLAN
BRYANT, SALINE COUNTY, ARKANSAS

DATE: 9-30-2022	C.A.D. BY:	DRAWING NUMBER:	
REVISED: 02/23/2023	CHECKED BY:	21-0275	
SHEET: C-1.0	SCALE:		

500	01S	14W	0	15/22	304	62	1762

A

B - ~~Fig~~ C



25.20 SF

B-C

Overall Dimensions 30" x 121"

7 x 11.7

17.7 x 29.9 | 20.4 x 29.9 | 17.7 x 29.9 | 17.7 x 29.9 | 20.4 x 29.9 | 17.7 x 29.9

E-H?

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: 05/07/2024

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 EDWARD JONES

Address 2305 Springhill Rd Ste 3

City, State, Zip Bryant, AR 72019-7560

Phone _____

Email Address _____

GENERAL INFORMATION

Name of Business EDWARD JONES

Address/Location of sign 2305 Springhill Rd Ste 3 Bryant, AR 72019-7560

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 <u>required</u>** to be submitted**. Renderings of the sign(s) showing the correct dimensions is also <u>required</u>** 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

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	16" X 97"	10.83	10'	8'8"	
B						
C						
E						
F						
G						

REAR ELEVATION - PROPOSED

** NO POWER AVAILABLE **

REAR ELEVATION - EXISTING

265”

263”

177”

111”

REAR ELEVATION - ZOOMED

REQUIRES U.L. & MANUFACTURER’S LABELS

97”

16”

10.77 sq.ft.

SIGN TYPE WI-3 - GREY

-LED INTERNALLY ILLUMINATED WALL CABINET
-CABINET PTM PANTONE 2336-C
-FACE IS .118” CLEAR LEXAN w/ NON-GLARE MATTE FINISH
-BACKGROUND TO BE BACK SPRAYED TO MATCH PANTONE 2336 C
-LOGO TO BE BACK SPRAYED TRANSLUCENT WHITE
-REQUIRES U.L. AND MANUFACTURER’S LABELS

** POWER PROVIDED BY ELECTRICIAN AND CONNECTED IF WITHIN 6’ OF THE SIGN **

** DEDICATED CIRCUIT IS REQUIRED FOR ILLUMINATED SIGNS **

** WIRE NUTS ARE REQUIRED ON ALL ILLUMINATED SIGNS **

LANDLORD OR AGENT SIGNATURE HERE

Please sign & return drawing/s to FASTSIGNS
Signature below indicates approval of BOTH design & placement of sign/s

X _____ DATE _____

DRAWING IS NOT TO SCALE BUT IS PROPORTIONATE

FIELD VERIFY ALL MEASUREMENTS BEFORE BEGINNING ANY WORK.
INSTALLER TO VERIFY MOUNTING SURFACE PRIOR TO INSTALLATION.

FASTSIGNS NATIONAL ACCOUNTS

ACCOUNT: EDWARD JONES

FILE: 18231-ART5

REPRESENTATIVE: Dawn Giles

ADDRESS: 2305 Springhill Rd Ste 3
Bryant AR 72019

ORIGINAL DRAWING DATE: 02/27/24

SCALE: NTS

REV. #1 BY: | REV. DATE
REVISION NOTES:

REV. #2 BY: | REV. DATE
REVISION NOTES:

REV. #3 BY: | REV. DATE
REVISION NOTES:

DRAWN BY: J.Lazo

REVISED BY:

THIS DRAWING IS THE PROPERTY OF FASTSIGNS INTERNATIONAL, INC. THE BORROWER AGREES, IT SHALL NOT BE REPRODUCED, COPIED OR DISPOSED OF, DIRECTLY OR INDIRECTLY, NOR USED FOR ANY PURPOSE WITHOUT