Bryant Planning Commission Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

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

Date: October 09, 2023 - **Time:** 6:00 PM

Call to Order

Approval of Minutes

1. Planning Commission Meeting Mintues 9/11/2023

- 2023-09-11 Planning Commision Meeting Minutes.pdf

2. Special Planning Commission Meeting Mintues 9/25/2023

- 2023-09-25 Special Planning Commision Meeting Minutes.pdf

Director's Report

DRC Report

3. River Valley Golf Carts - 25612 I-30 - Sign Permit

Pinnacle Signs - Requesting Sign Permit Approval - STAFF APPROVED

- 0780-SignAPP-01.pdf

4. McComb's Medical - 606 W. Commerce - Sign Permit

L Graphics - Requesting Sign Permit Approval - STAFF APPROVED

- 0778-APP-01.pdf

5. Autosave Arcade- 5313 HWY 5 - Sign Permit

Ace Sign Company - Requesting Sign Permit Approval - STAFF APPROVED

- 0779-APP-02.pdf

6. Vision Roofing - 107 Proges Way Ste 800 - Sign Permit

L Graphics - Requesting Sign Permit Approval - STAFF APPROVED

- 0785-APP-01.pdf

7. O'Kay Nails & Spa - 209 Roya Lane - Sign Permit

L Graphics - Requesting Sign Permit Approval - STAFF APPROVED

- 0786-APP-01.pdf

8. Springhill Grocery - Delek Oil - 2725 Springhill Road - Sign Permit

Edwards Sign Company & Mr. Canopy Inc. - Requesting Sign Permit Approval - STAFF APPROVED

- 0789-APP-01.pdf
- 0787-APP-01.pdf

9. EyeCare Center of Saline County - Final Plat Approval

Richardson Engineering - Requesting Approval for Final Plat - RECOMMENDED APPROVAL

10. Hilldale Crossing Phase 3 - Final Plat Approval

Hope Engineering - Requesting Approval for Final Plat - RECOMMENDED APPROVAL - Contingent upon Remaining Comments being met

11. Summerwoods Sports Complex - Gym 3 - Site Plan/Replat/Non-Standard Building Approval

Phillip Lewis Engineering - Requesting Approval for Site Plan, Replat, and Non-Standard Building Approval - RECOMMENDED APPROVAL - Contingent upon Remaining Comments being met

Old Business

New Business

12. EyeCare Center of Saline County - Plat Approval

Richardson Engineering - Requesting Approval for Plat

- PLT-0784-PLT-01-2023-09-07_v1.pdf

13. Hilldale Crossing Phase 3 - Final Plat Approval

Hope Engineering - Requesting Approval for Final Plat

- 0793-BOA-01.pdf
- 0793-ADH-01.pdf
- 0793-ASB-02.pdf
- 0793-PLT-02.pdf
- 0793-ASB-01.pdf
- 0793-BNDLTR-01.pdf
- 0793-LTR-01.pdf

14. Summerwoods Sports Complex - Gym 3 - Site Plan/Replat/Non-Standard Building Approval

Phillip Lewis Engineering - Requesting Approval for Site Plan, Replat, and Non-Standard Building Approval

- 0783-PLN-03.pdf
- 0783-DRN-02.pdf
- 0783-ELV-01.pdf
- 0783-RPLT-01.pdf
- 0783-LTR-01.pdf
- 0783-BLD-01.pdf

Adjournments

Bryant Planning Commission Meeting Minutes

Monday, September 11th, 2023
Boswell Municipal Complex – City Hall Courtroom
6:00 PM

Agenda

CALL TO ORDER

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

ANNOUNCEMENTS

None

DIRECTOR'S REPORT

None

PUBLIC COMMENTS

APPROVAL OF MINUTES

1. **Planning Commission Meeting Minutes 8/14/2023**

Motion to Approve minutes made by Commissioner Penfield, Seconded by Commissioner Statton. Voice Vote, 7 Yays, 0 nays. Statton Absent. Minutes were approved.

Vice-Chairman Burgess read the DRC Report.

DRC REPORT

2. **Arkansas Christian Academy - New Middle School Building** - 21815 I-30
Charlie Best - Requesting Site Plan Approval - RECOMMENDED APPROVAL, Contingent upon remaining items being met.

3. **Midtown Block 8** - Modification to Plan
   Graham Smith Construction - Requesting Major Exception from Code for Modification to Plan and Replat of Block 8 of Midtown. - NO RECOMMENDATION

4. **Creekside Addition Ph 1 - Replat** - Tract A & Lot 76
   GarNat Engineering - Requesting Approval for Replat - RECOMMENDED APPROVAL

5. **Saratoga Place Subdivision** - Final Plat
   GarNat Engineering - Requesting Approval for Final Plat - RECOMMENDED APPROVAL

6. **Roman Heights Ph 1 - Replat** - Lots 21 & 22
   Hope Consulting - Requesting Approval for Replat - RECOMMENDED APPROVAL

7. **Hilltop Landing Subdivision** - Preliminary Plat
   Hope Consulting - Requesting Approval for Preliminary Plat - RECOMMENDED APPROVAL, Contingent upon Remaining Comments being met

8. **23740 I-30 - Billboard** - Modification
   Jimmy Parker - Requesting Approval for Modification to Billboard - APPROVED

9. **Sage Health - 1800 N Reynolds Rd** - Water Meter
   Sage Health - Requesting Approval for installation of 2 Inch Water Meter - APPROVED

10. **Eyecare Center of Saline County** - Fencing
    Alan Schrader - Requesting Approval for New Fencing Around Pavilion

11. **AR Care - Hornet Health Center** - Sign Permit
    Cupple Signs - Requesting Sign Permit Approval - APPROVED

12. **Midtown - Block 15, Lot 18** - Sidewalk Modification
    Graham Smith Construction - Requesting Approval for a Modification on Sidewalk Location - Approved, Sidewalk on North Side of Driveway Must come down past alleyway and have a ramp for crossing to opposite side of road, as well as a ramp to existing sidewalk on the opposite side of the road.

13. **YumYum Hibachi Express - 3213 Main Street** - Sign Permit
    KT&T Signs - Requesting Sign Permit Approval - STAFF APPROVED

NEW BUSINESS

14. **Midtown - Block 8 - Modification to Plan**

    Graham Smith Construction - Requesting Major Exception from Code for Modification to Plan and Replat of Block 8 of Midtown.

    After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve, 7 Nays, 0 Yays, Statton Absent. Modification and replat was not approved.

15. Creekside Addition Ph 1 - Replat - Tract A & Lot 76

GarNat Engineering - Requesting Approval for Replat

After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve, 7 Yays, 0 Nays, Statton Absent. Replat was approved.

16. Saratoga Place Subdivision - Final Plat

GarNat Engineering - Requesting Approval for Final Plat

After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve, 7 Yays, 0 Nays, Statton Absent. Plat was approved.

17. Roman Heights Ph 1 - Replat - Lots 21 & 22

Hope Consulting - Requesting Approval for Replat

After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve, 7 Yays, 0 Nays, Statton Absent. Replat was approved.

18. Hilltop Landing Subdivision - Preliminary Plat

Hope Consulting - Requesting Approval for Preliminary Plat and Requesting Approval to Pay fee in-lieu-of half street improvements to Hilltop Road

After discussion on the item and Half street improvements, Chairman Johnson called for a roll call vote to approve the preliminary plat with the requirement of half-street improvements, including along the full width of the property on Hilltop Road and subject to the city and developer working out the issue with the waterline along Hilltop Road. 7 Yays, 0 Nays, Statton Absent.

19. REQUEST TO ADD: Arkansas Christian Academy - New Middle School - 21856 I-30

Charlie Best - Requesting Site Plan Approval and Non-Standard Building Approval on Front Facade Window Percentage

After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve the site plan and non-standard building, 5 Yays, 2 Nays, Statton Absent. Site plan and non-standard building were approved.

ADJOURNMENT

Motion to Adjourn made by Commissioner Erwin, Seconded by Commissioner Penfield. Voice Vote, 7 Yays, 0 nays. Statton Absent. Meeting was adjourned.

_____ _____

Chairman, Rick Johnson *Date*

_____ _____

Secretary, Tracy Picanco *Date*

Special Bryant Planning Commission Meeting Minutes

Monday, September 25th, 2023
Boswell Municipal Complex – City Hall Courtroom
6:00 PM

Agenda

CALL TO ORDER

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

ANNOUNCEMENTS

No Announcements.

Vice-Chairman Burgess read the DRC Report.

DRC REPORT

1. **Lombard Heights Subdivision Ph. 2 -** Final Plat

   Hope Consulting - Requesting Recommendation for Final Plat Approval - RECOMMENDED APPROVAL

NEW BUSINESS

2. **Lombard Heights Subdivision Ph. 2 -** Final Plat

   Hope Consulting - Requesting Recommendation for Final Plat Approval

   After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve, 6 yays, 0 nays, Penfield, Hooten Absent.

ADJOURNMENT

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

_____ _____

Chairman, Rick Johnson *Date*

_____ _____

Secretary, Tracy Picanco *Date*

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: 08/29/23

Sign Co. or Sign Owner

Name Jason Davenport, Pinnacle Signs LLC
Address 7610 Counts Massie Rd
City, State, Zip N. Little Rock, AR 72113
Phone 501-812-4433
Alternate Phone 501-786-3778

Property Owner

Name Simpson Living Trust
Address 130 Jester Ln
City, State, Zip Malvern AR 72104
Phone _____
Alternate Phone _____

GENERAL INFORMATION

Name of Business River Valley Golf Carts
Address/Location of sign 25612 I-30 Bryant AR 72202
Zoning Classification _____

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

READ CAREFULLY BEFORE SIGNING

I Jason Davenport, 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	40"h x 220"w	61sqft	166"	126"	
B	Facade	60"h x 220"w	92sqft	124"	64"	
C						
E						
F						
G						

ORDINANCE 2012 - 29

AN ORDINANCE REGULATING SIGNS WITHIN THE CITY LIMITS OF THE CITY OF BRYANT, ARKANSAS; AND FOR OTHER PURPOSES.

WHEREAS, the City of Bryant Arkansas desires to promote beautification efforts and promote the use of signs in the city which are safe, aesthetically pleasing, compatible with their surroundings and legible in the circumstances in which they are seen.

WHEREAS, the City of Bryant recognizes the need for a well-maintained and attractive physical appearance of the community and the need for adequate business identification for the conduct of competitive commerce.

WHEREAS, the City of Bryant desires to reduce sign or advertising distractions which may increase traffic accidents by distracting driver's attention from the roadway;

NOW BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRYANT, ARKANSAS:

SECTION 1: Enactment of Attached Sign Ordinance Regulations.

The City Council of Bryant, Arkansas hereby approves and adopts by reference the Sign Ordinance. Said Ordinance shall be filed in the office of the City Clerk of the City of Bryant, Arkansas and from the date on which this ordinance shall take effect the provisions thereof shall be controlling within the limits of the City of Bryant and those areas in the territory subject to Bryant zoning regulations.

SECTION 2: Severability and General Repealer.

That all ordinances and part of ordinances of a permanent and general nature in effect at the time of adoption of this ordinance and not included herein, are hereby repealed where they are in conflict with this ordinance.

All Ordinances and resolutions and parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Section 3: Emergency Clause.

An emergency is hereby declared, it being necessary to protect the health and safety of the citizens of Bryant, Arkansas such that this Ordinance shall have full force and effect immediately upon its passage.

PASSED AND APPROVED THIS 27th DAY OF September, 2012, BY THE CITY COUNCIL OF BRYANT, ARKANSAS.

Jill Dabbs, Mayor

Attest:

Heather Kizer, City Clerk

Purpose and Scope

SECTION ONE

Purpose

Signs are an important and necessary means of communication. When properly regulated, signs can serve as a great economic and aesthetic asset. In enacting this Ordinance, it is the intent of the City of Bryant to promote commerce and the use of attractive signage, facilitate traffic safety, and to comprehensively address community aesthetic concerns about visual clutter and blight in the environment. The regulation of signs in the City is intended to cultivate an aesthetically-pleasing environment with these concerns in mind. Sign regulation shall be consistent with land use patterns, and signs shall add to, rather than detract from the architecture of the buildings where they are located. Signs shall be well maintained and, in addition, shall not create traffic safety hazards. The regulation of signs in the City of Bryant is intended to be content-neutral and to provide adequate opportunity for the presentation of messages of all kinds.

Scope

The primary intent of the Ordinance shall be to regulate signs intended to be viewed from any vehicular or pedestrian public right-of-way.

This Ordinance shall relate signage to building design, particularly integral decorative or architectural features of buildings. This Ordinance shall not regulate official traffic or government signs, control devices or signals; the copy and message of signs; signs not intended to be viewed from a public right-of-way; product dispensers and point of purchase displays; scoreboards on athletic fields; gravestones, barber poles; religious symbols; awning signs; decorations which are seasonal, clearly incidental and customarily associated with any national, local, or religious observance; the display of street numbers; and signs not exceeding one square foot in area and bearing only property numbers, postbox numbers, or names of occupants of premises.

Applicability

No signs shall be erected or maintained in any land use district established by the City's Zoning Ordinance, except those signs specifically permitted in this ordinance. The number and area of signs as outlined in this ordinance are intended to be maximum standards.

All signage shall adhere to the guidelines and regulations detailed within this Ordinance and any and all other current laws pertaining to signage.

SECTION TWO

General Provisions

It shall hereafter be unlawful for any person to erect, place, or maintain a sign in the City of Bryant except in accordance with the provisions of this Ordinance.

Section 2.01 - Signs Prohibited

The following types of signs are prohibited in all districts:

1) Abandoned signs.
2) Signs imitating or resembling official traffic or government signs or signals.
3) Signs imitating warning signals.
4) Signs within Right-of-Way. No sign whatsoever, whether temporary or permanent, except erected by an official governmental agency is permitted within any street or highway right-of-way.
5) No signs may be painted on or attached to trees, rocks, or other natural formations, fence posts, utility poles, public benches, streetlights, or building roofs.
6) Portable signs. A portable sign is any signed designed to be moved easily and not permanently affixed to the ground or to a structure or building.
7) Off-premise/off-site signs, except as permitted by Bryant Billboard Ordinance No. 2006-42.
8) Signs that are mounted, attached, or painted on trailers, boats or vehicles when parked to be used as additional signage on or near a business premises; and similar signs. No vehicle or trailer with advertising message mounted or painted thereon may be parked continuously for more than 15 consecutive calendar days in any zoning district, so that it becomes an advertising sign. Such vehicles or trailers parked on active construction sites or within a commercial zoning district with an approved temporary business permit for the vehicle or trailer are exempt from this regulation.

Section 2.02 - Permits Required

Unless otherwise provided by this Ordinance, all new signs shall require permits and payment of fees as described in this ordinance. No permit is required for the maintenance of a sign or for a change of copy on painted, printed, or changeable copy signs.

Section 2.03 - Signs Not Requiring Permits

The following types of signs are exempt from the permit requirements but must be in conformance with all other requirements of the ordinance:

1) On-Premise directional signs of six (6) square feet or less
2) Nameplates of two (2) square feet or less, non-illuminated, attached to building or structure, or supported by a post and arm structure, 1 per occupancy
3) Official public safety signs/devices, traffic control devices and signals.
4) Window signs
5) Incidental signs
6) Signs created by landscaping by which the letters and/or symbols are composed entirely of approved landscape elements.
7) Sign face changes not requiring any change to the structure of a sign
8) A-frame signs.

9) Inflatable signs less than ten (10) feet high, by ten (10) feet wide, ten (10) feet deep or one-thousand (1000) cubic feet. Larger inflatable signs require a permit and are allowed for a special event one time per year for a maximum of 30 days.
10) Blade signs.
11) Temporary signs. A Temporary sign is a sign that is advertising an event or special sale that is viewable by the public for less than seven (7) days.
12) Real estate signs on the premises of property for sale.

Section 2.04 - Lighting

1) Unless otherwise prohibited by this Ordinance, all signs may be illuminated. No illuminated sign shall be permitted which faces the front, side or rear lot lines of any residential lot regardless of zoning district and is located within fifty (50) feet thereof.
2) Every part of the light source of any illuminated sign shall be concealed from view from vehicular traffic in the public right-of-way or adjacent property. The light shall not travel from the light source directly to vehicular traffic in the public right-of-way or adjacent property, but instead shall be visible only from a reflecting or diffusing surface.
3) This provision shall not apply to neon tube lighting or electronic message centers operating in accordance with this ordinance.
4) Backlit Illuminated Awnings - Unless expressly provided otherwise in this ordinance, awning signs may be illuminated, including without limitation by backlighting.
5) Electronic message centers shall be illuminated in accordance with Section 2.05 of this Ordinance.

Section 2.05 - Changeable Copy

Unless otherwise specified by this Ordinance, any sign herein allowed may use manual changeable copy or electronic message centers as follows:

1) Electronic message centers in C-2 Commercial Zoning Districts may display animation so long as flashing is not utilized.
2) Electronic message centers in C-1 and C-2 Commercial Zoning Districts may display static images. Such static images shall remain in place on the sign for a period of at least two seconds prior to transitioning to another static image. Frame effects shall be permitted for transition from one static image to the next so long as animation and flashing are not utilized.
3) Electronic message centers are not allowed in any residential zoning district.
4) All electronic message centers must be equipped with automatic dimming technology which automatically adjusts the sign's brightness in direct correlation with natural ambient light conditions.
5) No electronic message center shall exceed a brightness level of 0.3 foot candles above ambient light as measure using a foot candle (Lux) meter at a distance set by the industry standard as defined by the Outdoor Advertising Association of America.

Section 2.06 - Sign Projections from Buildings

Signs attached to and wholly supported by a building shall not project more than eight (8) feet from any building and the bottom of such sign shall not be less than ten (10) feet above the sidewalk or fourteen (14) feet above a vehicular right of way and shall not project into the public right-of-way.

Section 2.07 - Sign Similarity to Official Signs

No sign may be placed or designed so as to simulate or interfere with traffic control devices or official highway signs.

Section 2.08 - Obstruction of Vision

No sign shall be erected on any corner lot in such a manner as to obstruct pedestrian or vehicular vision. This requirement supersedes all other setback and coverage regulations.

Section 2.09 - Interference With Utilities

No part of any sign shall be located within or over the designated safety zone of any utility easement.

Section 2.10 - Signs Viewed from Public Right of Ways

No person shall erect, fasten, or attach in any way any sign or other advertising message upon any property within the city which is facing or visible from any public street, unless legally authorized under the terms of this Ordinance. These regulations shall apply to all signs and billboards in all districts, subdivisions and zones within the City of Bryant.

Section 2.11 - Setback Requirements

No Sign shall be erected or maintained except in conformity with the following setback requirements:

1) Front: Signs shall be set back a minimum of 10 feet from back of curb, edge of roadway surface, or street right-of-way, whichever is greater.
2) Side: All signs shall be set back a minimum of 10 feet from the nearest side property line.

Exceptions: The above setback requirements shall not apply to those signs mounted on building walls lawfully sited within the setback space, when such signs otherwise conform to the provisions of this ordinance.

Section 2.12 - Sign Erection Deadline

Permits for any sign not completely erected within twelve months of date of issuance shall be void.

Section 2.13 - Inspections

All signs are subject to inspection by the Building Official or Code Enforcement, who may revoke any permit or order any sign removed upon notice and for cause as set out in Section 4.03, Section 6.07, and Section 6.08.

SECTION THREE

Specific Requirements by Sign Type and Zoning District

Section 3.01 - Specific Requirements by Sign Type

The following apply to specific types of signs located in the city.

1) Temporary signs are allowed. Temporary signs are limited to a maximum of 32 square feet in size. Signs such as banners, pennants and posters are considered temporary signs.
2) Election Event Period - An election event period begins 70 calendar days prior to and ends 7 calendar days after any public election for which the county election commission has authorized. During this event period, a lot may contain an unlimited number of temporary signs with the consent of the property owner. Property owners or their authorized agents have the right to remove unauthorized signs from their property. In no event shall signs be located in the public right-of-way.
3) Signs that are constructed, removed, destroyed or replaced shall be replaced only with a monument or ground-mounted sign which conforms to this Ordinance along the roadways listed below. Monument or ground-mounted signs shall be allowed to advertise on-premise businesses only.
   a) A monument sign is a sign mounted directly to the ground. No poles or raised support structures shall be visible.
   b) A ground-mounted sign is a permanent sign that has its supporting structure depending on the ground for attachment, and is made in such a way as to allow the supporting structure to be covered in a façade of shaped metal, brick or other durable material that matches the material encasing or surrounding the messaging area of the sign. No single pole sign, such as a telephone pole or other single wooden pole structure is allowed.
4) All Signs must be maintained and kept in good repair. Signs falling into disrepair, such as falling down, faded, broken, damaged, rusting, paint peeling, or tattered signs, shall be maintained and/or repaired or removed within 30 days of notice of the sign falling into disrepair. If the Director of Code Enforcement is unable to locate an owner of the sign, the Director may post the notice on the sign itself as effective notice of it falling into disrepair.
5) Monument and ground-mounted signs along the following listed roadways will conform to the specifications listed in 3.01(5)(b) below:
   a) Roadways subject to this provision:
      i) Springhill
      ii) Highway 5 from Commerce Drive to Springhill Road;
      iii) Hilldale Road
      iv) Newly constructed Roads connecting to Raymar Overpass , North and South
      v) Woodland Park Road
      vi) Springhill Overpass to Woodland Park
      vii) Prickett Road from Woodland Park to Reynolds Road
      viii) Prickett Road
      ix) Boone Road
      x) Reynolds Road from Mills Park Road south to the City Limits line.

xi) Mt. Carmel Road
xii) Brandon Road

b) The signage on roadways listed above are subject to the following specifications:
   i) Lots or developments on less than 5 acres in size:
      1. Monument or ground-mounted sign may not exceed 8 feet in height and 64 sq ft.
   ii) Lots or developments on property more than 5 acres, but less than 20 acres
      1. Monument or ground-mounted sign may not exceed 10 feet in height and 100 sq. ft.
   iii) Lots or developments on property 20 acres or more in size:
      1. Monument or ground-mounted sign may not exceed 12 feet in height and 144 sq. ft.

6) Signs in Coordinated Shopping Center:
   a) Each Coordinated Shopping Center may have one free-standing identification sign for each street frontage.
   b) Additionally, each Center may have one directory sign, not exceeding 35 feet in height.
   c) Individual tenants in the Center may each have business identification signs mounted on their façade; total sign area shall not exceed two square feet for each one linear foot of building façade fronting the public street or parking area.
7) Signs in commercial cul-de-sacs: A commercial subdivision forming a cul-de-sac for individual commercial lots may have a directory sign located at the entrance to the cul-de-sac. Such sign shall not exceed 35 feet in height and shall be located in a manner which does not restrict the view of traffic entering or exiting the subdivision.
8) Banners:
   a) An unlimited number of banners may be affixed to buildings, subject to aggregate signage permitted by the zoning district.
   b) All banners must be securely-affixed and kept in a safe, neat, and legible condition; banners shall not fall into disrepair. Banners falling into disrepair are subject to section3.01(4) above.

Section 3.02 - Signs permitted in Residential "R" Districts

Signs placed in residential districts, shall conform to the following regulations.

1) One sign which does not exceed two square feet in area is allowed and no permit is required.
2) Signs larger than two square feet but less than 32 square feet may be permitted by special permit process for such non-residential uses.
3) One additional nameplate sign, not to exceed two square feet in area, is allowed without permit for a dwelling group of four or more units to identify the building or as an occupant directory.
4) Temporary signs advertising a new subdivision of five or more lots are allowed by permit for up to one year. Such signs may not exceed 60 square feet in aggregate surface area, and can be no more than 15 feet in height, nor less than two feet above ground. Signs may be erected only at dedicated street entrances. If lots are not sold in one year, the contractor may request additional time to display the temporary sign from the Director of Code Enforcement or his designee. The request must be submitted in writing with a specified date for construction of permanent signage and removal of the temporary sign.

Section 3.03 - Signs in Commercial C-1 District

Signs placed in the C-1 district shall conform to the following regulations.

1) All signs permitted in the Residential Districts are allowed in Commercial Districts.
2) Signs mounted on the building walls are permitted subject to a limit of one sign not exceeding one square foot per each one linear foot of building façade. Each exposed building wall may have one such wall-mounted façade sign.
3) Blade signs are allowed. A blade sign cannot exceed a total of five square feet of signage per side, must have at least six inches between the building wall and the edge of the sign nearest the building, and cannot project more than forty-two inches from the building wall on which it is mounted.
4) Free standing signs are permitted subject to the following:
    a) Except as otherwise allowed in subsection 3.03(5) below, only one sign per lot or commercial street frontage where adequate lot size permits the sign to be located at least 10 feet from edge of curb, street surface, or right-of-way, whichever is greatest.
    b) Sign height shall not exceed 20 feet, and sign shall be constructed to provide at least 10 feet of visual clearance from bottom of sign to lot surface.
5) The maximum aggregate surface area of all permitted signs for any establishment fronting one street shall not exceed 200 square feet. In the case of a corner lot fronting on two public streets, a business may display one sign on each street frontage and will be allowed to add an additional 75 square feet to the total maximum aggregate surface area of permitted signs, to be used only for signs on one of the street frontages. No single sign may utilize more than 50% the total maximum aggregate surface footage allowed under this ordinance.
6) Pole signs will be spaced no closer than 60 feet from any other pole sign.
7) The specific surface area of commercial signs displaying gasoline prices only shall be exempt from calculations of the total aggregate surface area.
8) Internal businesses and brands contained within a host business are allowed exterior signage. Sign area utilized by the internal business/brand shall be deducted from the sign area allowed for the host business sign area.

Section 3.04 - Signs in Commercial C-2 Districts

Signs placed in C-2 districts shall conform to the following regulations.

1) All signs permitted in the Residential Districts are allowed in Commercial Districts
2) One façade sign is allowed per business. This sign shall not exceed two square foot for each one linear foot of building façade fronting a public street, and is to be mounted on the building wall. For businesses on corner lots, side walls facing public streets may have one additional façade sign subject to the same restrictions noted in this paragraph.
3) Blade Signs are allowed. A blade sign cannot exceed a total of five square feet of signage per side, must have at least six inches between the building wall and the edge of the sign nearest the building, and cannot project more than forty-two inches from the building wall on which it is mounted.
4) Free Standing signs are permitted subject to the following:
    a) Except as otherwise allowed in subsection 3.04(5) below, only one sign per lot or commercial street frontage where adequate lot size permits sign to be located at least 10 feet from edge of curb, street surface, or right-of-way, whichever is greatest.
    b) Sign height shall not exceed 25 feet or height of building whichever is less. Sign shall be constructed to provide at least 10 feet of visual clearance from bottom of sign to lot surface.

5) The maximum aggregate surface area of all permitted signs for any establishment shall not exceed 300 square feet. In the case of a corner lot fronting on two public streets, a business may display one sign on each street frontage and will be allowed to add an additional 100 square feet to the total maximum aggregate surface area of permitted signs, to be used only for signs on one of the street frontages. No single sign may utilize more than 50% the total maximum aggregate surface footage allowed under this ordinance.
6) Pole signs will be spaced no closer than 60 feet from any other pole sign.
7) The specific surface area of commercial signs displaying gasoline prices only shall be exempt from calculations of the total aggregate surface area.
8) Internal businesses and brands contained within a host business are allowed exterior signage. *Sign* area utilized by the internal business/brand shall be deducted from the sign area allowed for the host business sign area.

Section 3.05 - Signs in the Airport Industrial District

Signs in the Airport Industrial District are governed by the regulations established specifically for that district.

Section 3.06 - Signs in Planned Unit Development, (PUD) Districts

All signs in the PUD districts shall be submitted for review and approval as part of the PUD approval process.

SECTION FOUR

Nonconforming Signs

Section 4.01 - Determination of Legal Nonconformity

1) A nonconforming sign is any permanent sign that was legally established and maintained in compliance with the provisions of all applicable laws in effect at the time of original installation but that does not comply with the provisions of this sign ordinance as of the date this ordinance is adopted.
2) A nonconforming sign, as defined above, shall be allowed continued use, except that the sign shall not be expanded, moved, or relocated, except in the case of street relocation. A nonconforming sign shall be allowed continued use even if ownership of the property changes.

Section 4.02 - Loss of Legal Nonconforming Status

A legal nonconforming sign shall lose this designation in the following instances:

1) When the sign is intentionally damaged or destroyed or fails to observe the following restrictions in cases of unintentional damage or destruction:
    a) If the sign face is unintentionally damaged or destroyed, the face may be replaced. The sign face supporting structure may be temporarily placed on the ground in order to replace the sign face or service the structure.

b) If the structural components of the sign including the face structure is damaged or destroyed, the structure and face may be replaced with a new face and structure not to exceed the size, height or location of the established nonconforming sign.

2) When the size of the sign is altered in any way, except toward compliance with this ordinance, it will lose its legal nonconforming status. This does not refer to change of copy, face of the sign, or normal maintenance. Normal maintenance does not include the replacement of structural elements.

3) When the sign(s) advertising a building/development contains the majority of the businesses/tenants and the building/development undergoes major redevelopment such as demolition or expansion requiring a building permit.
Exceptions:
   a) A remodel of an existing building will not cause the loss of legal non-conformity.
   b) The construction of an additional building on the same property shall not cause the loss of legal non-conformity.

4) When the sign is expanded, moved, or relocated, except in the case of street relocation.

Section 4.03 - Maintenance and Repair of Nonconforming signs

The legal nonconforming sign is subject to all requirements of this code regarding safety, maintenance, and repair. If a non-conforming sign is found to advertise a business that has been discontinued for ninety (90) days or more and the business' signs have been abandoned and/or fallen into disrepair (disrepair means broken, cracked, vandalized, torn, rotten, faded, faulty, defective, rusty or otherwise unsightly), the owner will be notified and if the condition(s) is not corrected within thirty (30) days, the sign will lose legal non-conforming status and shall be required to be removed.

SECTION FIVE

Construction Specifications and Maintenance

Section 5.01 - Construction Specifications

Every sign, all parts, portions, and materials shall be manufactured, assembled, and erected in compliance with all applicable state, federal, and city regulations, building and electrical codes.

Section 5.02 - Construction and Maintenance

Every sign, including those specifically exempt from this ordinance in respect to permits and permit fees, and all parts, portions and materials shall be maintained and kept in good repair. The display surface of all signs shall be kept clean, neatly painted, free from rust corrosion and well maintained. If a sign is found to advertise a business that has been discontinued for ninety (90) days or more and the business' signs have been abandoned and fallen into disrepair the owner will be notified and if the condition(s) is not corrected within thirty (30) days, the sign shall be required to be removed.

SECTION SIX

Administration and Enforcement

Section 6.01 – Director of Code Enforcement

All sign permits shall be issued by the Director of Code Enforcement or his/her designee following design review and approval from the Development Review Committee.

The Director of Code Enforcement or his/her designee is empowered, upon presentation of proper credentials, to enter or inspect any building, structure, or premises in the City for the purpose of inspection of a sign and its structural and electrical connections to ensure compliance with all applicable codes and ordinances. Such inspections shall be carried out during business hours unless an emergency exists.

Section 6.02 - Application for Permits

Application for a permit for the erection or relocation of a sign shall be made on a form provided by the Code Enforcement.

Section 6.03 - Permit Fees

Sign permits filed with the Code Enforcement shall be accompanied by a payment of the initial permit fee for each new sign as required by the ordinance. The fee shall be thirty five dollars ($35) per sign.

Section 6.04 - Issuance and Denial

The Director of Code Enforcement or his/her designee shall issue a permit for the erection, structural alteration, or relocation of a sign provided that the sign complies with all applicable laws and regulations of the City. In all applications, where a matter of interpretation arises, the more specific definition or higher standard shall prevail. When a permit is denied, the Director of Code Enforcement shall give a written notice to the applicant along with a brief statement of the reasons for denial, citing code sections and interpretation of possible nonconformity. The Code Enforcement may suspend or revoke an issued permit for any false statement or misrepresentation of fact in the application.

Section 6.05 - Inspection Upon Completion

Any person installing, structurally altering, or relocating a sign for which a permit has been issued shall notify the Code Enforcement upon completion of the work. The Director of Code Enforcement may require a final inspection, including an electrical inspection and inspection of footings on freestanding signs.

The Director of Code Enforcement may require at the time of issuance of a permit that written notification for an inspection be submitted prior to the installation of certain signs.

Section 6.06 - Variances and Special Permits for Signs

1) Variances

A variance for height, location, type, etc. may be requested.

Requests for sign variances shall be in writing and shall be submitted along with the sign application. Such request shall demonstrate that special conditions or circumstances exist that are not applicable to other lands, structures, or buildings such that a literal interpretation of the ordinance would result in an undue hardship.

The Planning Commission shall review the request to determine if the variance should be granted.

If the Planning Commission should also decide to grant the variance, the variance shall be considered granted.

If the Planning Commission denies the variance or takes no action on the request within 30 days following the variance request appearing on its agenda, the variance shall be deemed denied. The applicant may then appeal the decision to the City Council. The appeal must be submitted to the Planning Department no less than thirty (30) working days from the date of the Planning Commission's decision or the deemed denied date whichever may apply. In order to be placed on the City Council agenda, the appeal must be submitted no less than eleven (11) days prior to the City Council meeting. If the decision is appealed but it is within the 11 days prior to the next City Council meeting, it shall be placed on the following month's regularly scheduled City Council meeting agenda.

A variance may be granted only when the requirements noted above have been met. Planning Commission or City Council shall grant only the minimum variance required to make possible the variance request, provided that such variance will be in harmony with the general purpose and intent of the ordinance and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

2) Special Sign Permit:

In certain circumstances, special sign permits may allow additional signs, sign area and directional message center signs. A special sign permit may be approved by the Planning Commission if the Commission deems a special circumstance exists which warrants the signage requested.

The following criteria shall be used in the review and approval of requests:

(a) Conditions exist which are unique to the property or type and size of development, which would cause hardship under a literal interpretation of the sign code.
(b) The proposed sign will not adversely affect other signs in the area.
(c) The proposed signs will not be detrimental to properties located in the vicinity.
(d) The proposed sign will not obscure fire hydrants, traffic signs or traffic signals, block motorists' line of sight, or otherwise inhibit or interfere with vehicular or pedestrian traffic.

(e) Approval of the special sign permit will not constitute a grant of special privileges which is inconsistent with the limitations placed upon other properties in the vicinity having similar circumstances.

The Planning Commission may attach any additional requirements necessary to maintain the intent and purpose of the sign ordinance, in the interest of the public.

An application for special sign permit shall be accepted by the Planning Commission at a regularly scheduled meeting along with the payment of the application fees. A public hearing shall be scheduled for the next regularly scheduled meeting date of the Planning Commission.

3) Fee for Sign Variance:
The fee for any sign variance or special sign permit request shall be one hundred dollars ($100).

Section 6.07 - Violations

In cases of emergency, the Director of Code Enforcement or his designee may cause the immediate removal of a dangerous or defective sign without notice. Signs removed in this manner must present a hazard to the public safety as defined in the local building or traffic codes.

In cases of illegal signs placed in the public right-of-way, or if banners or temporary signs become faded , worn or tattered; or have become detached from the structure designed to support the signage, the Director of Code Enforcement or his designee may cause immediate removal of the sign without notification of the owner of the sign.

Section 6.08 - Removal of Signs by the Director of Code Enforcement

Signs located within the public right-of-way or which fail to comply with the written orders of removal or repair are subject to removal, the Director of Code Enforcement or his designee may order removal of the sign in question. After removal, a notice shall be mailed to the sign owner stating the nature of the work and the date on which it was performed and demanding payment of the costs as certified by the Director of Code Enforcement or his designee. Alleged violators shall have sixty (60) days from the date of said notice in which to appeal to the Planning Commission. If the amount specified in the notice is not paid within sixty (60) days of the notice and no appeal to the Planning Commission has been formally lodged, it shall become an assessment upon a lien against the property of the sign owner, and will be certified as an assessment against the property together with a ten percent (10%) penalty for collection in the same manner as the real estate taxes

The owner of the property upon which the sign is located shall be presumed to be the owner of all signs thereon unless documented facts to the contrary are brought to the attention of the Director of Code Enforcement or his designee, as in the case of a leased sign. For purposes of removal, the definition of sign shall include all embellishments and structures designed specifically to support the sign.

Removed signs shall be stored at a location designated by the sign Director of Code Enforcement or his designee pending return to the owner(s). Signs will be stored in such a manner as to minimize damage

to them. The sign Director of Code Enforcement or his designee will notify the owner of all removal costs and the procedures for retrieving the removed sign(s).

Temporary signs located within the street right-of-way will be removed without notice and stored for 30 days pending return to owners.

Section 6.09 - Penalties

Any person who fails to comply with the provisions of the Ordinance within ten (10) days after a notice by the Director of Code Enforcement or his designee may be subject to a fine of $25 per day, per occurrence that the violation continues.

SECTION SEVEN

Conflict, Severability, and Effective Date

Section 7.01 - Conflict

If any portion of this code is found to be in conflict with any other provision of any zoning, building, fire, safety, or health ordinance of the City code, the provision which establishes the stricter standard shall prevail.

Section 7.02 - Severability

If any section, subsection, sentence, clause, or phrase of this code or its application to any person or circumstance is held invalid by the decision of any court of competent jurisdiction, the remainder of this code, or the application of the provision to other persons or circumstances is in effect and shall remain in full force and effect.

Section 7.03 - Effective Date

This code shall take effect and be in force upon passage of the Ordinance.

Sign Size: 220”w x 40”h
Building Face Size: 485” w x 190”h

Sign Size: 220″w x 60″h
Building Face Size: 665″ w x 190″h


25700
25612
Bryant City
Animal Control
608
25706
25528
Sign B to be
Installed Here
CM Custom Siding
CM Attachments
I-30 Frontage Rd
67
25546
I-30 Frontage Rd
25608
Sign A to be
Installed Here
U.S. Hwy 70
I-30 Frontage Rd
I-30 Frontage

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

RECEIVED
AUG 23 2023
By JT

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: 8/23/2023

Sign Co. or Sign Owner

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

Property Owner

Name David Mc Combs
Address 606 W. Commerce st. ste 1
City, State, Zip Bryant, AR 72022
Phone (501) 291-3699
Alternate Phone _____

GENERAL INFORMATION

Name of Business Mc Combs Medical Feel Better_ Look better - Live better
Address/Location of sign 606 W. Commerce St. Ste 1
Zoning Classification _____

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

READ CAREFULLY BEFORE SIGNING

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

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

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

SIGN	**Type** (Façade, Pole, Monument, other)	**Dimensions** (Height, Length, Width)	**Sqft** (Measured in whole as rectangle)	**Height of Sign** (Measured from lot surface)		Column for Admin Certifying Approval
				Top of Sign	Bottom of Sign	
A	Channel letter Wall mount	54"X127"	48	180"	136"	
B						
C						
E						
F						
G						


30 feet
31 in
34 in
12.5 in
McCombs Medical
7.5 in
Feel Better, Look Better, Live Better

City of Bryant, Arkansas
Community Development
210 SW 3rd Street Bryant, AR 72022
501-943-0943
864

SIGN PERMIT APPLICATION

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

Date: 8/14/23

Sign Co. or Sign Owner

Name Ace Sign Company
Address 11935 I-30
City, State, Zip Little Rock, AR 72209
Phone 501-492-8253
Alternate Phone _____

Property Owner

Name Autosave Arcade
Address 5313 AR-5
City, State, Zip Bryant, AR 72202
Phone 501-318-4212
Alternate Phone 501-940-8689

GENERAL INFORMATION

Name of Business Autosave Arcade
Address/Location of sign 5313 AR-5, Bryant, AR 72202
Zoning Classification _____

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

READ CAREFULLY BEFORE SIGNING

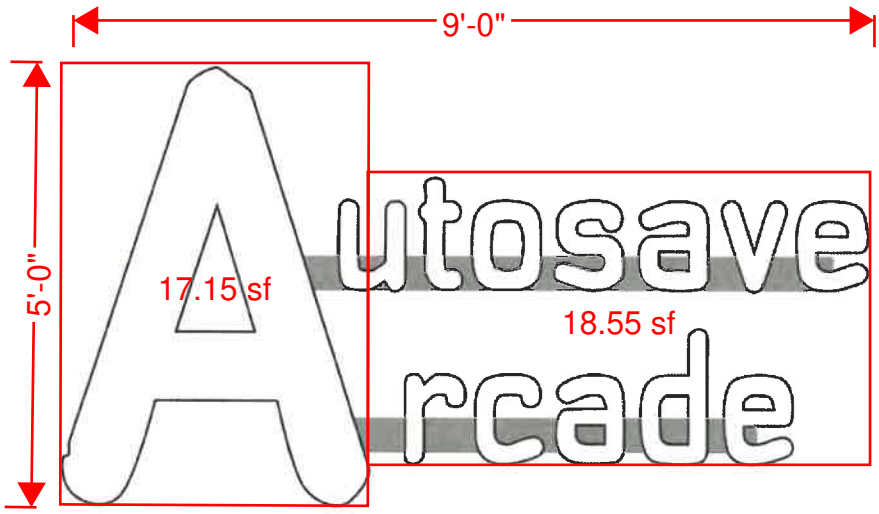
I Angela Hostetler, do hereby certify that all information contained within this application is true and correct. I fully understand that the terms of the Sign Ordinance supersede the Sign Administrator's approval and that all signs must fully comply with all terms of the Sign Ordinance regardless of 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

1 CHANNEL LETTERS

EXISTING

PROPOSED

RENDERINGS NOT TO SCALE



H5' Channel letter on raceway A
H15" Channel letter set on raceway *utosave*
H18" Channel letter set on raceway *rcade*
Overall Dimensions: H5' x W9'

PANTONE WHITE

ACE SIGNS

PROPERTY BRAND/EXTENSION: Autosave Arcade

PROPERTY LOCATION: 5313 AR-5 Bryant, AR 72202

PROPERTY CODE: TBD

DATE: 08/16/2023

SALES REP: Angela Houttekier

PREPARED BY: Victoria Phan

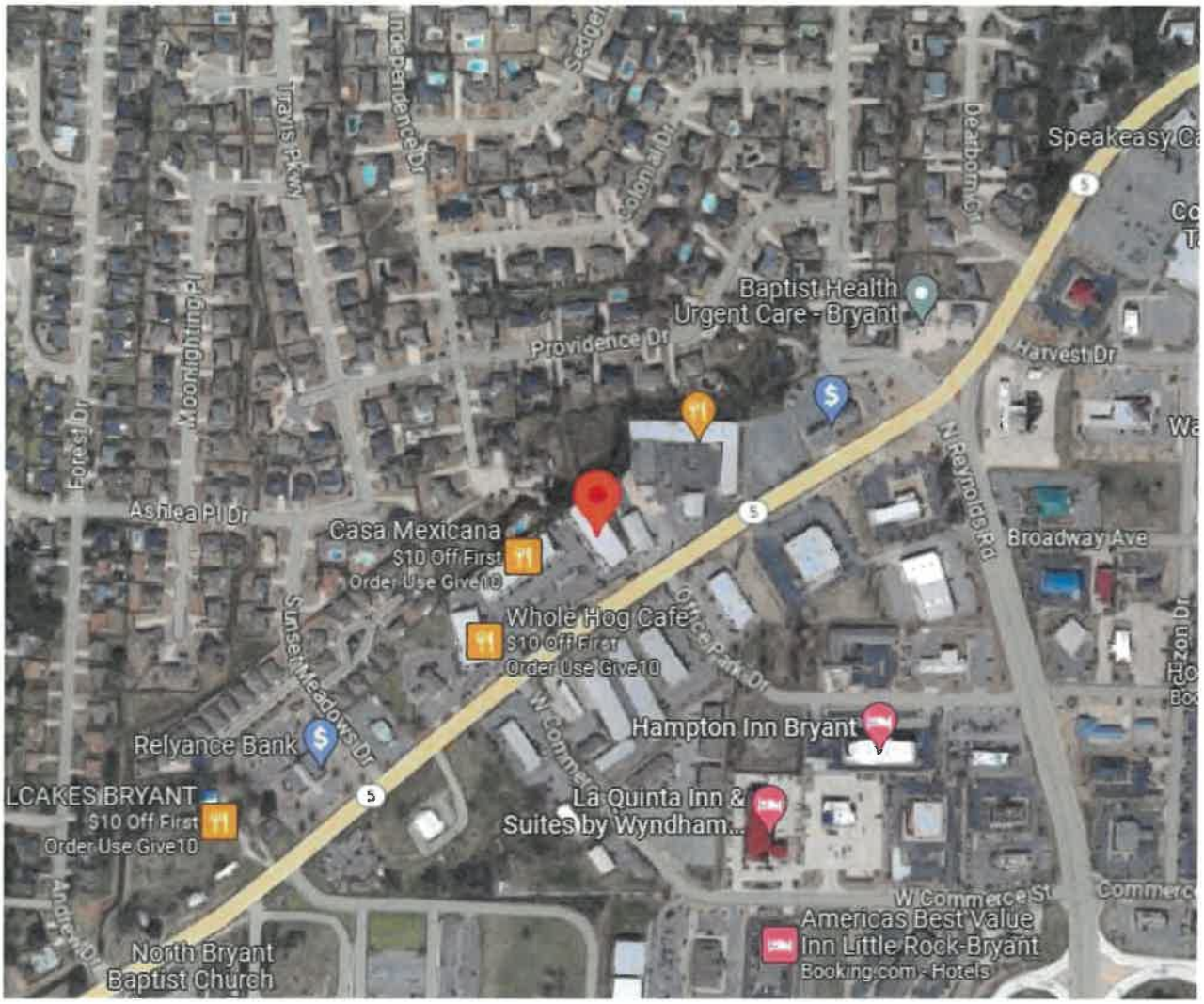
INITIALS: _____

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

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

SIGN	**Type** (Façade, Pole, Monument, other)	**Dimensions** (Height, Length, Width)	**Sqft** (Measured in whole as rectangle)	**Height of Sign** (Measured from lot surface)		Column for Admin Certifying Approval
				Top of Sign	Bottom of Sign	
A	Wall Sign	H 5' x W 9'	45sft	22'	17'	
B						
C						
E						
F						
G						

LOCATION MAP



ACE SIGNS

PROPERTY BRAND/EXTENSION:	PROPERTY LOCATION:	PROPERTY CODE:
Autosave Arcade	5313 AR-5 Bryant, AR 72202	TBD
DATE:	**SALES REP:**	**PREPARED BY:**
08/02/2023	Angela Houttekier	Victoria Phan

INITIALS: _____

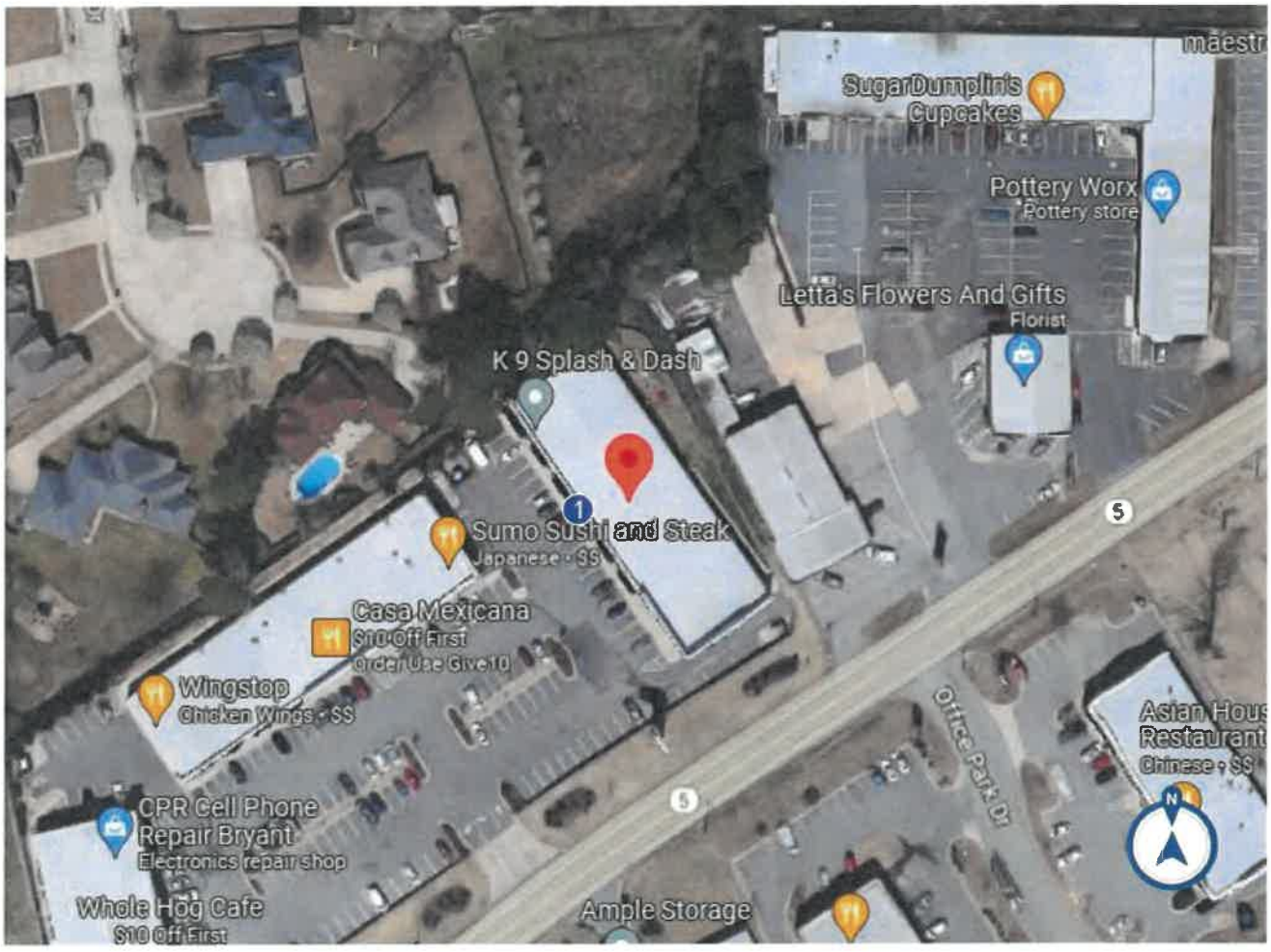
SITE PLAN

PROPOSED SIGNS:

1. CHANNEL LETTERS

EXISTING SIGNS:

1. NO SIGN



ACE SIGNS

PROPERTY BRAND/EXTENSION:	PROPERTY LOCATION:	PROPERTY CODE:
Autosave Arcade	5313 AR-5 Bryant, AR 72202	TBD
DATE:	**SALES REP:**	**PREPARED BY:**
08/02/2023	Angela Houttekier	Victoria Phan

INITIALS: _____

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

SIGN PERMIT APPLICATION

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

Date: 09/06/2023

Sign Co. or Sign Owner

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

Property Owner

Name Randy Wright
Address 107 Progress Way Ste. 800
City, State, Zip Bryant, AR 72022
Phone (501) 303-7411
Alternate Phone

GENERAL INFORMATION

Name of Business Vision Roofing
Address/Location of sign 107 Progress Way Ste. 800. Bryant, AR 72022
Zoning Classification

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

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				Top of Sign	Bottom of Sign	
A	Channel letters	127 in w x 60 in H	50	19 feet	14 feet	
B						
C						
E						
F						
G						

Remote Channel letter with Backer- LED lighting

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

SIGN PERMIT APPLICATION

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Date: 09/06/2023

Sign Co. or Sign Owner

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

Property Owner

Name Koseng Vixay
Address 209 Royal Lane Ste.2.
City, State, Zip Bryant, AR 72022
Phone (501) 653-8442
Alternate Phone

GENERAL INFORMATION

Name of Business O'Kay Nails & Spa
Address/Location of sign 209 Royal Lane Ste.2. Bryant, AR 72022
Zoning Classification

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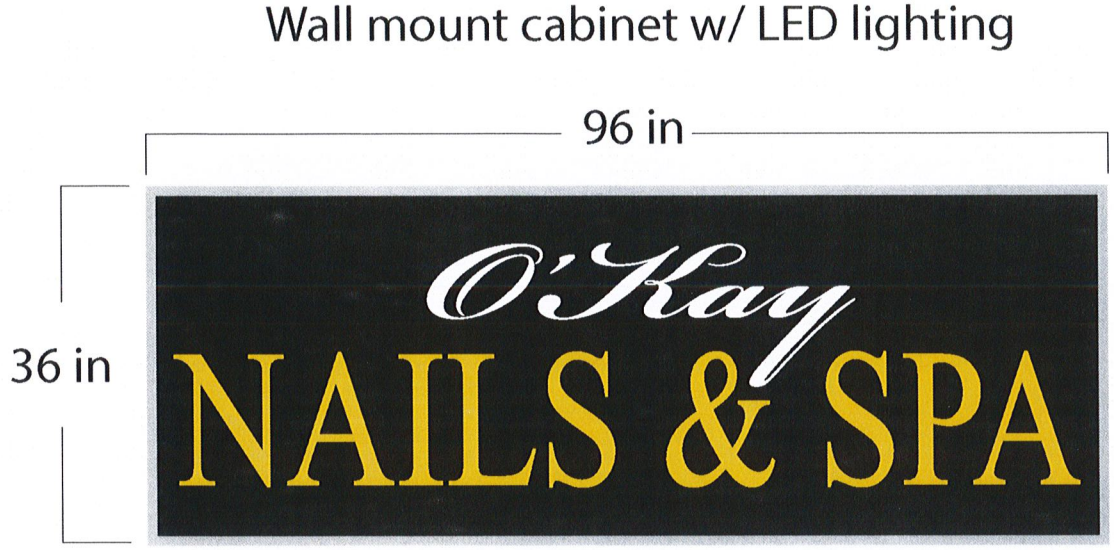
				Top of Sign	Bottom of Sign	
A	Wall mount cabinet	96 in w x 36 in H	24	14 feet	11 feet	
B						
C						
E						
F						
G						

Wall mount cabinet w/ LED lighting



BRAND BOOK

Dak's Market

Address: 2725 Springhill Rd
Bryant, AR 72022

June 7th, 2023

CLOVIS SIGN SERVICE
Since 1962

1312 E. 1st
Clovis, NM 88101
1-575-763-5623 Fax: 1-575-763-6365

Created by: Glen Southard	Last Edited by: Glen Southard
Date: 6-8-23	Date: 6-19-23


DOUBLE HH
COUNTRY STORE
UNLEADED 2.94 9/10
DIESEL 3.49 9/10
Springhill
GROCERY
CINTAS
PLAY! HERE!


2725 Springhill Rd
B3
B2
B4
A1
B1
Springhill Rd.

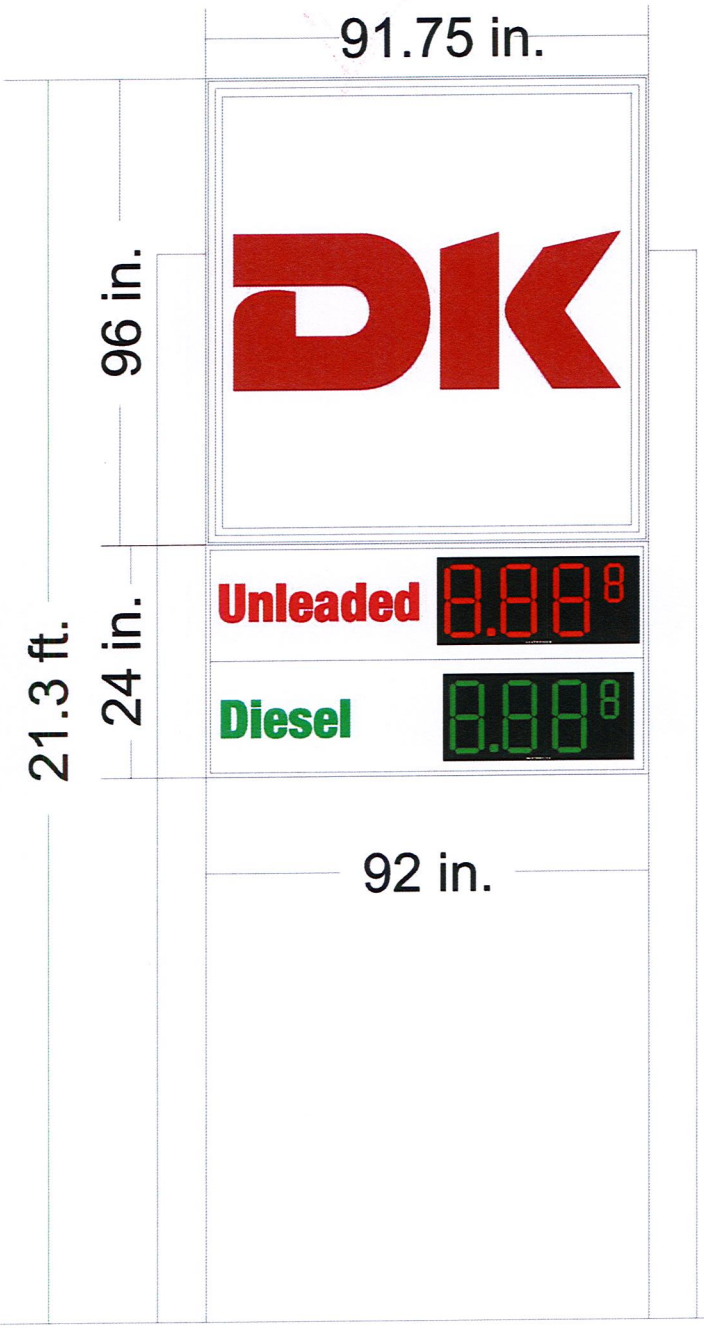
This Sign Permitted by Separate Application.

Pole Sign

Existing

A1

Proposed



ID Sign

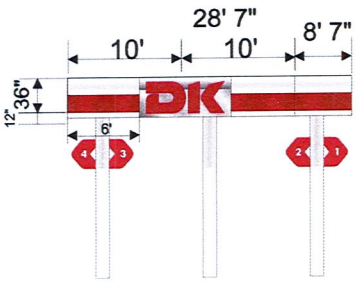
Cabinet:	12" Extrusion - White
Cabinet:	96 in H x 91.75 in W
Retainer:	2" - White
Face Material:	.177 - White
Type:	1st Surface Red Vinyl Letters
Face Size:	95 in H x 90.75 in W
Visual Opening:	92 in H x 87.75 in W
Upper Pan:	89 in H x 85 in W
Pan Depth:	2"

Price Sign

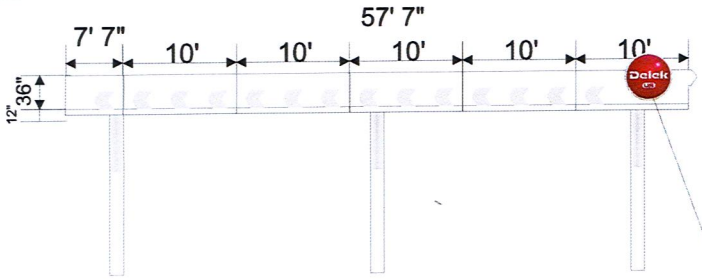
Cabinet:	12" Extrusion - White
Cabinet:	24 in H x 91.75 in W
Retainer:	2" - White
Face Material:	.177 - White
Type:	1st Surface Red/Green Letters
Face Size:	23 in H x 90.75 in W
Visual Opening:	20 in H x 87.75 in W

- Poles to be painted White
- Remove Crossbrace at top of Poles
- New MID Cabinet and Faces.
- Reface and Reuse Existing LED Digits in Price Sign

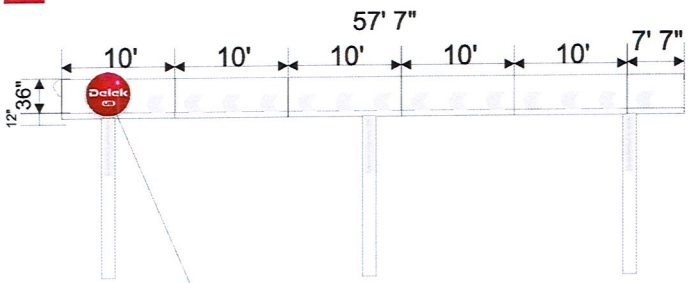
B1 Red Fascia w/ Vinyl Graphics, Lit DK Logo & Downlighting

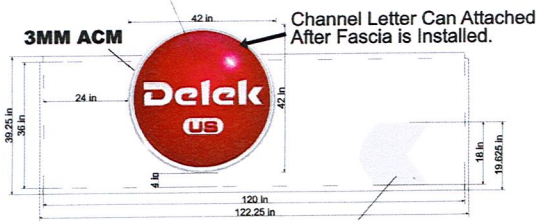


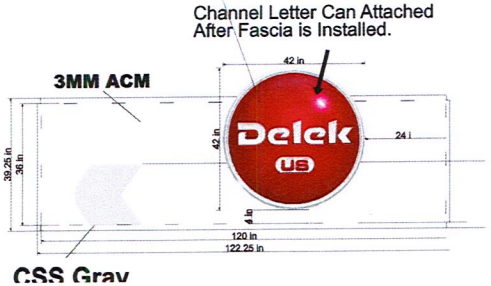
B2 White Fascia w/ Vinyl Graphics. Lit DK Globe Logo



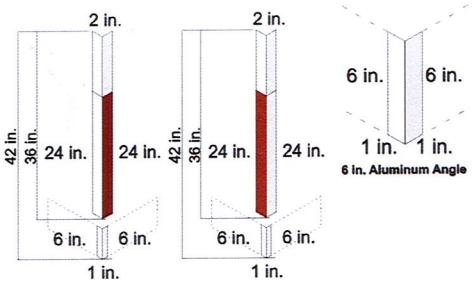
B4 White Fascia w/ Vinyl Graphics. Vinyl Globe Logo



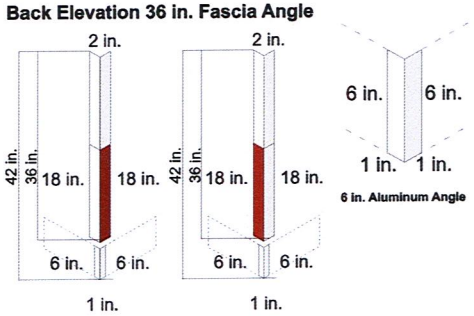




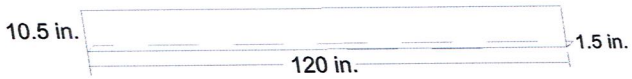
Front Elevation 36 in. Fascia Angle

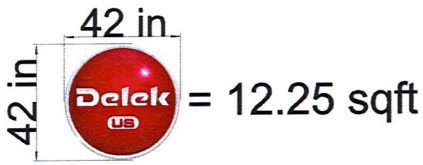


Back Elevation 36 in. Fascia Angle



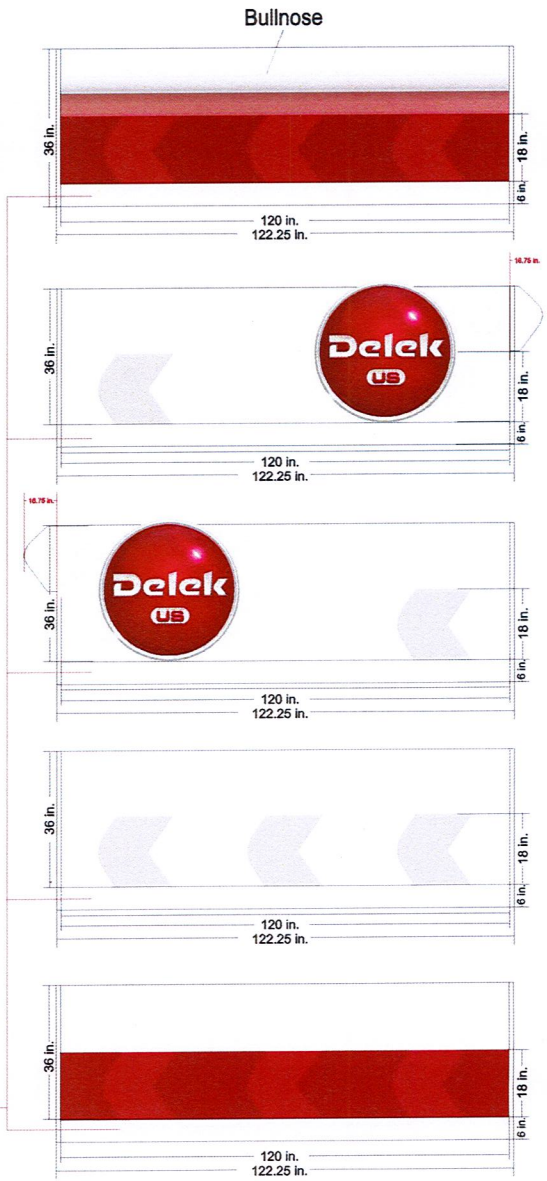
Side View: 36 in. Fascia Angle + 6 in. Aluminum Angle

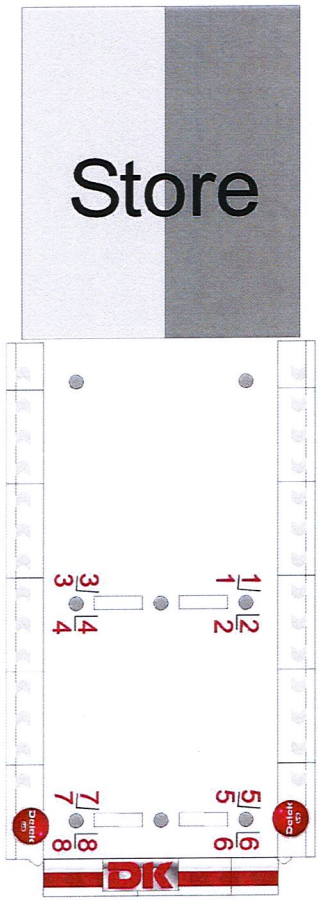




6 in. Flashing

36 in. Fascia with 6 in. Flashing





Springhill Rd.

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: 9/8/23

Sign Co. or Sign Owner

Name EDWARDS SIGN CO.
Address 2208 AIRPORT RD.
City, State, Zip HOT SPRINGS, AR 71913
Phone 501 767 6525
Alternate Phone 501 627 6226

Property Owner

Name DELEK OIL
Address 2725 SPRINGHILL RD
City, State, Zip BRYANT, AR
Phone SAME
Alternate Phone

GENERAL INFORMATION

Name of Business SPRINGHILL GROCERY / HH COUNTRY STORE
Address/Location of sign 2725 SPRINGHILL RD
Zoning Classification C

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


EXISTING SIGN
DOUBLE HH COUNTRY STORE
UNLEADED 2.94 9/10
DIESEL 3.49 9/10
Springhill GROCERY
A
B
PROPOSED SIGN
92
96
48"
DK
UNLEADED 2.94 9/10
DIESEL 3.49 9/10
Springhill GROCERY
A
B

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
	EXISTING			Top of Sign	Bottom of Sign	
A	POLE SIGN	96"X92"X12	56	21 FT	13 FT	
B	EXISTING PRICE SIGN	96"X42"	28	13	9FT-6"IN	
C						
E						
F						
G						

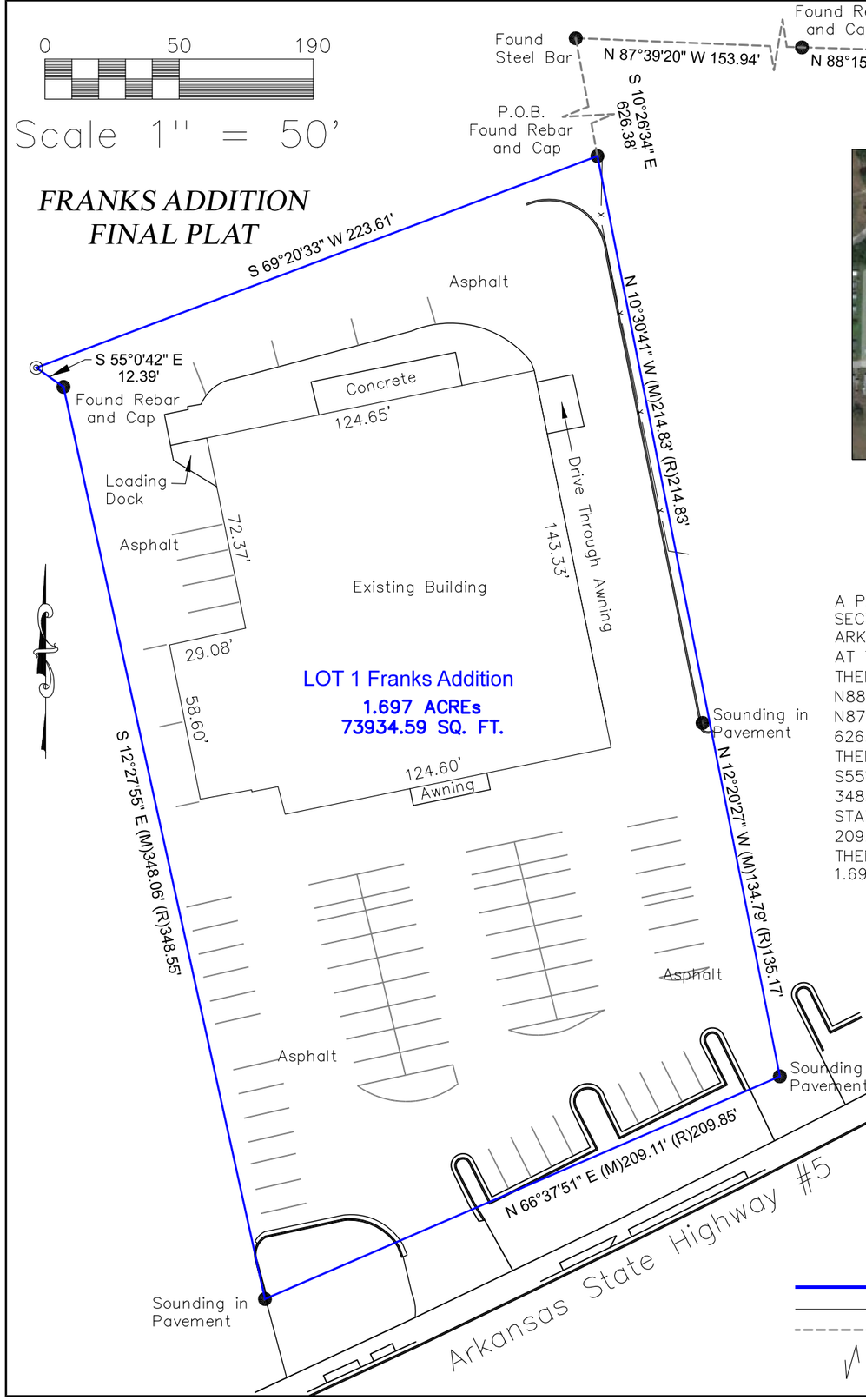
(A) REMOVE EXISTING 108"X80" CURVED-TOP SIGN
REPLACE WITH 96" X92" SQUARE LIGHTED SIGN

(B) CHANGE FACES IN EXISTING 92"X42" PRICE SIGN

0 50 190

Scale 1" = 50'

FRANKS ADDITION FINAL PLAT



Vicinity Map
Not to Scale

SURVEY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SE 1/4, SE 1/4, AND RUN THENCE N88°15'06"W 594.77' TO A FOUND REBAR AND CAP; THENCE N88°15'06"W 210.52' TO A FOUND REBAR AND CAP; THENCE N87°39'20"W 153.94' TO A FOUND STEEL BAR; THENCE S10°26'34"E 626.38' TO A FOUND REBAR AND CAP AT THE POINT OF BEGINNING; THENCE S69°20'33"W 223.61' TO A SET REBAR AND CAP; THENCE S55°00'42"E 12.39' TO A FOUND REBAR AND CAP; THENCE S12°27'55"E 348.06' TO A POINT ON THE NORTH RIGHT OF WAY OF ARKANSAS STATE HIGHWAY #5; THENCE ALONG SAID RIGHT OF WAY N66°3'51"E 209.11'; THENCE LEAVING SAID RIGHT OF WAY N12°20'27"W 134.79'; THENCE N10°30'41"W 214.83' TO THE POINT OF BEGINNING CONTAINING 1.697 ACRES MORE OR LESS.

FLOOD INFORMATION

ACCORDING TO FEMA MAP NUMBER 05125C0360E, DATED JUNE 5, 2020, THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA.

BASIS OF BEARING

GPS OBSERVATION IN ARKANSAS STATE PLANE SOUTH

500-01S-14W-0-20-220-62-1665

LEGEND

- FOUND MONUMENT
- SET #4 REBAR W/CAP
- COMPUTED POSITION
- FORTY CORNER
- BOUNDARY
- EXISTING FENCE LINE
- SECTION LINE
- SCALE BREAK

CERTIFICATE OF SURVEYING ACCURACY

I, Kirt Sledge, hereby certify that this proposed preliminary plat correctly represents a survey completed by me, or under my supervision on February 20, 2023; 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.

Name _____ Date of Execution _____

Registered Land Surveyor No. _____, 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 the within plat.

Date of Execution _____ Name _____

Address _____

Source of Title _____ D. R. _____ Page _____

CERTIFICATE OF RECORDING

This document, number _____, filed for record _____, 2023, in Plat Book _____, Page _____.

Name (Clerk) _____

For Bill of Assurance, see Deed Record: Book _____, Page _____.

CERTIFICATE OF ENGINEERING ACCURACY

I, _____, hereby certify that this plat correctly represents a survey and 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.

Name _____ Date of Execution _____

Registered Professional Engineer No. _____, Arkansas

CERTIFICATE OF FINAL APPROVAL

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

Signature of Bryant Planning Commission _____ Date of Execution _____

Approval of the final plat shall become null and void unless said plat is filed for record within one hundred and twenty (120) days from the date of execution of this certificate.

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
No. 1665
SIGNATURE
KIRT SLEDGE

CERTIFICATE OF AUTHORIZATION
SOUTH POINT SURVEYING
No. 2408
ARKANSAS

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

Drawing:	Date:	Page:	Drawn by:
T1SR14WSEC20FRANKS	06/12/23	1 OF 1	MO

FRANKS EYE CLINIC

HIGHWAY 5
BRYANT, ARKANSAS

This document prepared by and
after recording, return to:
Rausch Coleman Homes Little Rock, LLC
PO Box 8232
Fayetteville, AR 72703

ANNEXATION & SUPPLEMENTAL DECLARATION
TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR HILLDALE CROSSING PHASE 1
A SUBDIVISION TO THE CITY BRYANT, ARKANSAS.
(annexation of Phase 3)

This Annexation and Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Hilldale Crossing Phase 1, a subdivision to the City of Bryant, Arkansas ("Supplemental Declaration"), is made this _____ day of _____, 2023, by Havens Development, LLC (the "Phase 3 Owner") along with Rausch Coleman Homes Little Rock, LLC ("Declarant") who is the declarant under the Declaration of Covenants, Conditions and Restrictions for Hilldale Crossing Phase 1, and any and all persons, firms or corporations hereafter acquiring any of the within described property.

W I T N E S S E T H:

WHEREAS, Declarant is the developer of the residential development known as Hilldale Crossing in the City of Bryant, Saline County, Arkansas, said development and the property located therein being subject to that certain Declaration of Covenants, Conditions and Restrictions for Hilldale Crossing Phase 1, a subdivision to the City of Bryant, Saline County, Arkansas ("Declarations"), which is recorded in Doc No. 2021-027155, of the Land Records of the Saline County Clerk; and

WHEREAS, Paragraph 2(e) of said Declarations provides that Declarant may extend the Declarations (and the covenants and restrictions therein contained) to other property by filing of record a Supplemental Declaration in respect to the property to be added and made subject to the said Declarations, in order to extend the scheme of development of the subdivision to other property and thereby bring additional properties into and within the jurisdiction of the Hilldale Crossing Property Owners Association; and

WHEREAS, Declarant and Phase 3 Owner now intend to subject additional property owned by Phase 3 Owner, a legal description of which is attached hereto as Exhibit "A" and a plat of which is attached hereto as Exhibit "B", ("the Additional Property"), to said Declarations.

NOW, THEREFORE, in consideration of the premises, Declarant and Phase 3 Owner agree with any and all persons, firms or corporations hereafter acquiring any or a part of the Additional Property that the same is hereby subjected to the aforesaid Declarations to the same extent and degree as if said Declarations were set out in their entirety. The Additional Property shall at all times be owned, held, used and conveyed subject to the terms, provisions, conditions, easements and restrictions contained in the Declarations, which terms, provisions,

conditions and restrictions shall constitute covenants running with the land and the improvements constructed thereon in connection with the expansion of the subdivision and shall be binding upon and inure to the benefit of any person, firm or corporation or other legal entity acquiring any interest in the Additional Property and/or the improvements situated thereon, and the Additional Property shall be deemed a part of the subdivision and assigned voting rights in the Hilldale Crossing Property Owners Association and assessment liability in accordance with the provisions of the Declarations. Phase 3 Owner (Havens Development, LLC) hereby conveys and assigns all of its rights, interest and status as Declarant hereunder for the Additional Property described herein to Rausch Coleman Homes Little Rock, LLC, and all references to Declarant shall refer to Rausch Coleman Homes Little Rock, LLC after the date hereof.

(signature pages to follow)

IN WITNESS WHEREOF, the undersigned Declarant and the Phase 3 Owner have caused this Supplemental Declaration to be executed by its duly authorized officer the day and year first above written.

Havens Development, LLC

By_____

Title:_____

ACKNOWLEDGMENT

STATE OF _____)
) ss
COUNTY OF _____)

On this _____ day of _____, 20__, before me, a Notary Public within and for the aforesaid county and state, duly commissioned and acting, appeared _____ to me personally well known as, or proven to be, the person whose name appears upon the within and foregoing document and stated that he/she was the _____ of Havens Development, LLC, and was duly authorized to execute the foregoing conveyance for and on its behalf, and he/she respectively acknowledged to me that he/she had executed the same for the consideration and purposes therein mentioned and set forth, and I do so certify.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal of office as such Notary Public at the County and State aforesaid on this _____ day of _____, 20___.

_____
Notary Public

My Commission Expires
_____

Rausch Coleman Homes Little Rock, LLC

By_____

Title:_____

ACKNOWLEDGMENT

STATE OF _____)
) ss
COUNTY OF _____)

On this _____ day of _____, 20__, before me, a Notary Public within and for the aforesaid county and state, duly commissioned and acting, appeared Stephen Lieux, to me personally well known as, or proven to be, the person whose name appears upon the within and foregoing document and stated that he/she was the Manager of Rausch Coleman Homes Little Rock, LLC, and was duly authorized to execute the foregoing conveyance for and on its behalf, and he/she respectively acknowledged to me that he/she had executed the same for the consideration and purposes therein mentioned and set forth, and I do so certify.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal of office as such Notary Public at the County and State aforesaid on this _____ day of _____, 20___.

_____
Notary Public

My Commission Expires
_____

EXHIBIT “A”

LEGAL DESCRIPTION OF ADDITIONAL PROPERTY

EXHIBIT “B”

PLAT

Arkansas Department of Health

4815 West Markham Street • Little Rock, Arkansas 72205-3867 • Telephone (501) 661-2000
Governor Asa Hutchinson
José R. Romero MD, Secretary of Health

Engineering Section, Slot 37 Ph (501) 661-2623 Fax (501) 661-2032
www.healthy.arkansas.gov/eng After Hours Emergency (501) 661-2136

September 14, 2020

William McFadden PE
Hope Consulting
117 South Market Street
Benton, Arkansas 72015

RE: WATER AND SEWER EXTENSION
Sam's Hill Subdivision (Lots 1- 128) | Project #20-0169
Salem Water Users (PWS 492), Bryant, Saline County
Reference: ADH Project No. 62280
ADH Project No. 112190

Dear Mr. McFadden:

The plans for the above-captioned project dated 8-28-19, and submitted to the Engineering Section on 9-4-20, have been reviewed and are hereby approved with the following conditions:

1. The Engineering Section relied upon the statements and representations made in the engineer's report, plans and specifications. In case any statement or representation in the aforementioned documents is found to be incorrect, this Approval may be revoked.

2. There shall be no deviation from the plans and specifications unless revised plans and specifications have been first submitted for review and written consent given.

3. The review and approval of the plans and specifications were for functional and sanitary features and in no way constitute an analysis of the structural design.

4. If construction on this project is not started within one year of the date affixed hereto, this Letter of Approval is void.

5. Construction shall be performed according to the Salem Water Users and Bryant Sewer standard specifications and details.

6. Construction inspection for this project shall be the responsibility of William McFadden PE (Hope Consulting).

7. All materials and components installed after January 3, 2014 in drinking water systems are required to comply with the federal definition of "lead free" contained in Public Law 111-380.

One set of the plans is being retained for our files and a copy is being returned to you. When submitting correspondence pertaining to this project, please include our reference number 112190.

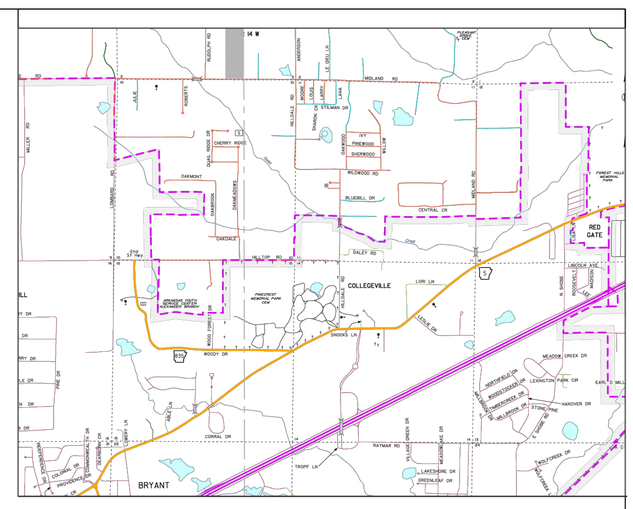
Sincerely,

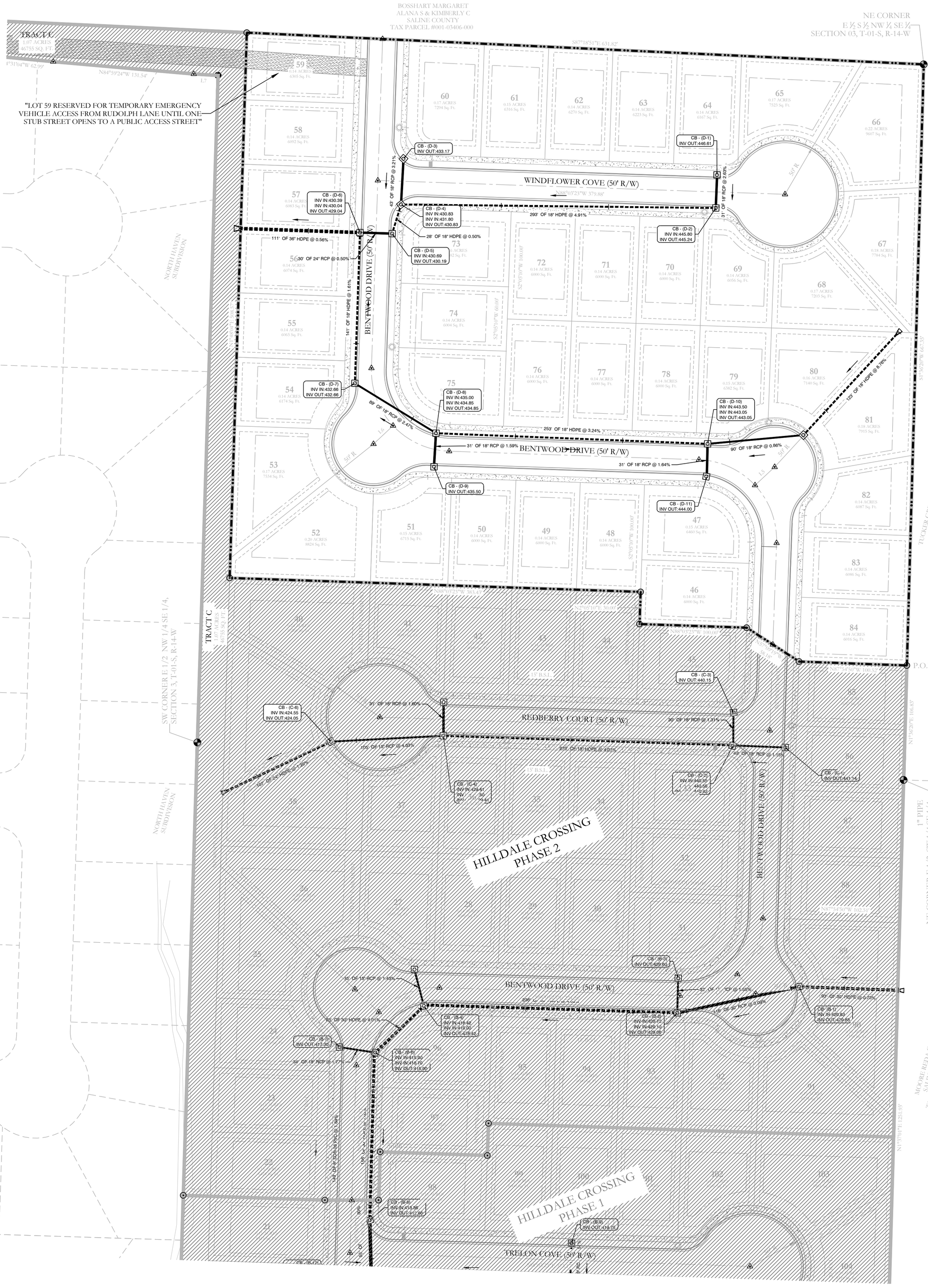
Stephen M. Youngblood, P.E.
Engineer Supervisor
Engineering Section

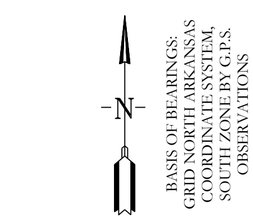
SMY: SGB: sgb

cc: Salem Water Association (PWS 492)
Bryant Wastewater (PSS S78)

Know what's below. Call before you dig.







DRAINAGE AS-BUILTS
HILLDALE CROSSING PHASE 2
A SUBDIVISION IN SALINE COUNTY, ARKANSAS

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

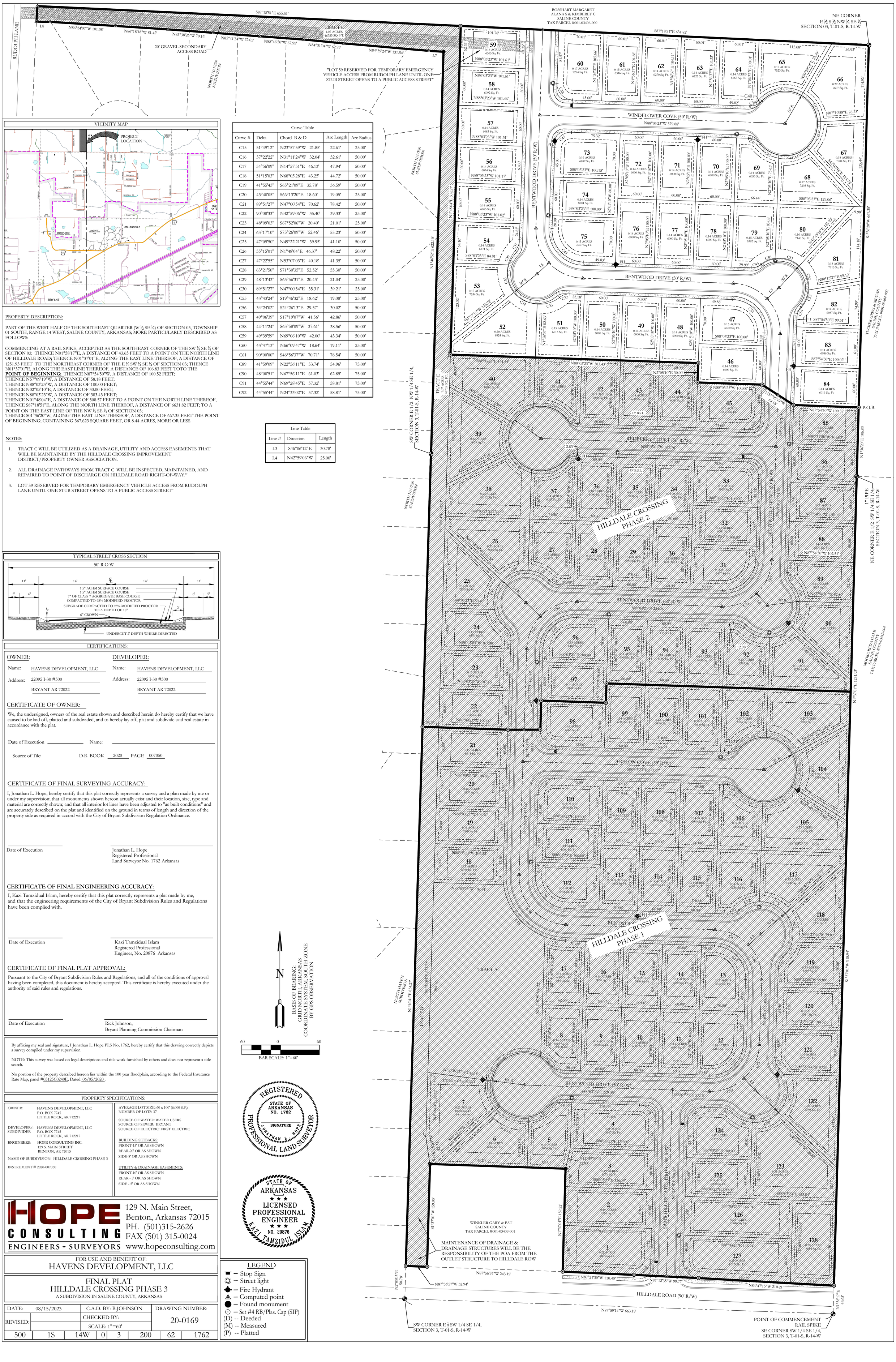
HOPE CONSULTING
ENGINEERS - SURVEYORS
117 S. Market Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
HAVENS DEVELOPMENT, LLC

DRAINAGE AS-BUILTS PLAN
HILLDALE CROSSING PHASE 2
A SUBDIVISION IN SALINE COUNTY, ARKANSAS

DATE: 09/27/2023		C.A.D. BY: B.JOHNSON		DRAWING NUMBER: 20-0169			
REVISED:		CHECKED BY:					
		SCALE: 1"=50'					
500	01S	14W	0	03	330	62	1762

K:\LAND PROJECTS 2004\SUBDIVISIONS\2020\20-0169 HILLDALE CROSSING\PHASE 3\AS-BUILTS-09-27-2023.DWG



VICINITY MAP

PROPERTY DESCRIPTION:

PART OF THE WEST HALF OF THE SOUTHEAST QUARTER (W ½ SE ¼) OF SECTION 03, TOWNSHIP 01 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RAIL SPIKE, ACCEPTED AS THE SOUTHEAST CORNER OF THE SW ¼ SE ¼ OF SECTION 03; THENCE N01°58'17"E, A DISTANCE OF 43.65 FEET TO A POINT ON THE NORTH LINE OF HILLDALE ROAD; THENCE N01°37'01"E, ALONG THE EAST LINE THEREOF, A DISTANCE OF 1251.93 FEET TO THE NORTHEAST CORNER OF THE E ½ SW ¼ SE ¼ OF SECTION 03; THENCE N01°37'01"E, ALONG THE EAST LINE THEREOF, A DISTANCE OF 106.83 FEET TOTO THE **POINT OF BEGINNING;** THENCE N87°54'50"W, A DISTANCE OF 100.52 FEET;
THENCE N57°09'19"W, A DISTANCE OF 58.18 FEET;
THENCE N88°03'23"W, A DISTANCE OF 100.00 FEET;
THENCE N02°05'10"E, A DISTANCE OF 30.00 FEET;
THENCE N88°03'23"W, A DISTANCE OF 383.43 FEET;
THENCE N01°48'04"E, A DISTANCE OF 508.57 FEET TO A POINT ON THE NORTH LINE THEREOF,
THENCE S87°18'51"E, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 6631.82 FEET; TO A POINT ON THE EAST LINE OF THE NW ¼ SE ¼ OF SECTION 03;
THENCE S01°36'20"W, ALONG THE EAST LINE THEREOF, A DISTANCE OF 667.35 FEET THE POINT OF BEGINNING; CONTAINING 367,623 SQUARE FEET, OR 8.44 ACRES, MORE OR LESS.

NOTES:

1. TRACT C WILL BE UTILIZED AS A DRAINAGE, UTILITY AND ACCESS EASEMENTS THAT WILL BE MAINTAINED BY THE HILLDALE CROSSING IMPROVEMENT DISTRICT/PROPERTY OWNER ASSOCIATION.
2. ALL DRAINAGE PATHWAYS FROM TRACT C WILL BE INSPECTED, MAINTAINED, AND REPAIRED TO POINT OF DISCHARGE ON HILLDALE ROAD RIGHT-OF-WAY."
3. LOT 59 RESERVED FOR TEMPORARY EMERGENCY VEHICLE ACCESS FROM RUDOLPH LANE UNTIL ONE STUB STREET OPENS TO A PUBLIC ACCESS STREET"

Curve Table

Curve #	Delta	Chord B & D	Arc Length	Arc Radius
C15	51°49'12"	N23°57'59"W 21.85'	22.61'	25.00'
C16	37°22'22"	N31°11'24"W 32.04'	32.61'	50.00'
C17	54°56'09"	N14°57'51"E 46.13'	47.94'	50.00'
C18	51°15'03"	N68°03'28"E 43.25'	44.72'	50.00'
C19	41°55'43"	S65°21'09"E 35.78'	36.59'	50.00'
C20	43°40'05"	S66°13'20"E 18.60'	19.05'	25.00'
C21	89°51'27"	N47°00'54"E 70.62'	78.42'	50.00'
C22	90°08'33"	N42°59'06"W 35.40'	39.33'	25.00'
C23	48°09'03"	S67°52'06"W 20.40'	21.01'	25.00'
C24	63°17'10"	S75°26'09"W 52.46'	55.23'	50.00'
C25	47°05'50"	N49°22'21"W 39.95'	41.10'	50.00'
C26	55°15'01"	N1°48'04"E 46.37'	48.22'	50.00'
C27	47°22'55"	N53°07'03"E 40.18'	41.35'	50.00'
C28	63°21'50"	S71°30'35"E 52.52'	55.30'	50.00'
C29	48°13'43"	S63°56'31"E 20.43'	21.04'	25.00'
C30	89°51'27"	N47°00'54"E 35.31'	39.21'	25.00'
C55	43°43'24"	S19°46'32"E 18.62'	19.08'	25.00'
C56	34°24'02"	S24°26'13"E 29.57'	30.02'	50.00'
C57	49°06'39"	S17°19'07"W 41.56'	42.86'	50.00'
C58	44°11'24"	S63°58'09"W 37.61'	38.56'	50.00'
C59	49°39'59"	N69°06'10"W 42.00'	43.34'	50.00'
C60	43°47'13"	N66°09'47"W 18.64'	19.11'	25.00'
C61	90°00'00"	S46°56'37"W 70.71'	78.54'	50.00'
C89	41°59'09"	N22°56'11"E 53.74'	54.96'	75.00'
C90	48°00'51"	N67°56'11"E 61.03'	62.85'	75.00'
C91	44°55'44"	N69°28'45"E 57.32'	58.81'	75.00'
C92	44°55'44"	N24°33'02"E 57.32'	58.81'	75.00'

Line Table

Line #	Direction	Length
L3	S46°06'12"E	30.78'
L4	N42°59'06"W	25.00'

TYPICAL STREET CROSS SECTION

CERTIFICATIONS:

OWNER:

Name: HAVENS DEVELOPMENT, LLC
Address: 22095 I-30 #500
BRYANT AR 72022

DEVELOPER:

Name: HAVENS DEVELOPMENT, LLC
Address: 22095 I-30 #500
BRYANT AR 72022

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: D.R. BOOK 2020 PAGE 007050

CERTIFICATE OF FINAL SURVEYING ACCURACY:

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

Date of Execution

Jonathan L. Hope
Registered Professional
Land Surveyor No. 1762 Arkansas

CERTIFICATE OF FINAL ENGINEERING ACCURACY:

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

Date of Execution

Kazi Tamzidual Islam
Registered Professional
Engineer, No. 20876 Arkansas

CERTIFICATE OF FINAL PLAT APPROVAL:

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

Date of Execution

Rick Johnson,
Bryant Planning Commission Chairman

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

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

No portion of the property described hereon lies within the 100 year floodplain, according to the Federal Insurance Rate Map, panel #05125C0240E, Dated: 06/05/2020 .

PROPERTY SPECIFICATIONS:

OWNER: HAVEN'S DEVELOPMENT, LLC
P.O. BOX 7745
LITTLE ROCK, AR 712217

DEVELOPER/: SUBDIVIDER HAVEN'S DEVELOPMENT, LLC
P.O. BOX 7745
LITTLE ROCK, AR 712217

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

NAME OF SUBDIVISION: HILLDALE CROSSING PHASE 3

INSTRUMENT # 2020-007050

AVERAGE LOT SIZE: 60 x 100' (6,000 S.F.)
NUMBER OF LOTS: 37

SOURCE OF WATER: WATER USERS
SOURCE OF SEWER: BRYANT
SOURCE OF ELECTRIC: FIRST ELECTRIC

BUILDING SETBACKS:
FRONT-15' OR AS SHOWN
REAR-20' OR AS SHOWN
SIDE-8' OR AS SHOWN

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

HOPE
CONSULTING
ENGINEERS - SURVEYORS

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

FOR USE AND BENEFIT OF:
HAVENS DEVELOPMENT, LLC

FINAL PLAT
HILLDALE CROSSING PHASE 3
A SUBDIVISION IN SALINE COUNTY, ARKANSAS

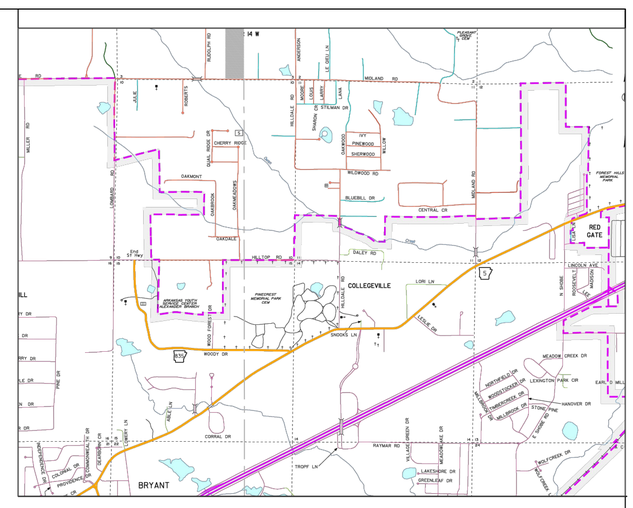
DATE: 08/15/2023		C.A.D. BY: B.JOHNSON			DRAWING NUMBER: 20-0169		
REVISED:		CHECKED BY:					
		SCALE: 1"=60'					
500	1S	14W	0	3	200	62	1762

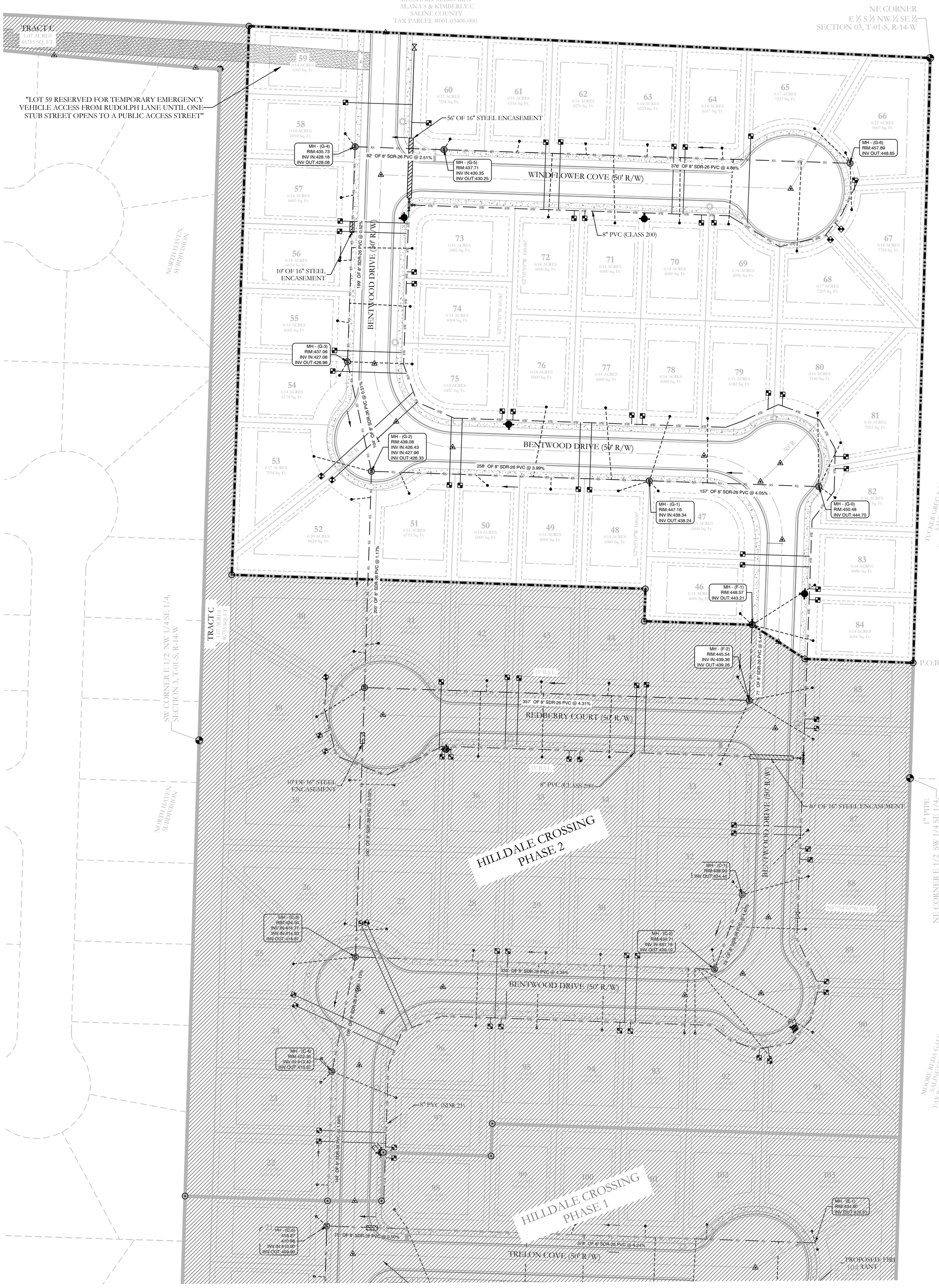
STATE OF ARKANSAS NO. 1762 JONATHAN L. HOPE REGISTERED PROFESSIONAL LAND SURVEYOR

ARKANSAS LICENSED PROFESSIONAL ENGINEER NO. 20876 KAZI TAMZIDUL ISLAM

LEGEND
- ▀ – Stop Sign
- ☼ – Street light
- ● – Fire Hydrant
- ▲ – Computed point
- ● – Found monument
- ⊙ – Set #4 RB/Plas. Cap (SIP)
- (D) -- Deeded
- (M) -- Measured
- (P) -- Platted

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





SANITARY SEWER AND WATER AS-BUILTS
HILLDALE CROSSING PHASE 2
A SUBDIVISION IN SALINE COUNTY, ARKANSAS

SEWER LEGEND:	WATER LEGEND:	TYPICAL FIRE HYDRANT:
AIR RELEASE VALVE	3" BLOW OFF	3" BLOW OFF
CLEAN OUT	GATE VALVE	REDUCER 8"
ISOLATION VALVE	REDUCER	8" GATE VALVE
SEWER SERVICE	WATER LINE	FIRE HYDRANT
SEWER SERVICE	FIRE HYDRANT	
	DOUBLE WATER SERVICE	
	SINGLE WATER SERVICE	

NOTE: PROPOSED SEWER MAINS IS TO HAVE TRACER WIRE. ALSO A NON-BIODEGRADABLE TAPE IDENTIFYING THE LINE AS "SEWER" MUST BE PLACED IN THE TRENCH ABOVE THE SEWER MIANS.

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

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

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

FOR USE AND BENEFIT OF:
HAVENS DEVELOPMENT, LLC

WATER & SEWER AS-BUILTS PLAN
HILLDALE CROSSING PHASE 2
A SUBDIVISION IN SALINE COUNTY, ARKANSAS

DATE: 09/27/2023		C.A.D. BY: B.JOHNSON	DRAWING NUMBER: 20-0169
REVISED:		CHECKED BY:	
		SCALE: 1"=50'	

500	01S	14W	0	03	330	62	1762

K:\LAND PROJECTS 2004\SUBDIVISIONS\2020\20-0169 HILLDALE CROSSING\PHASE 3\AS BUILTS-09-27-2023.DWG

Saline County Road Department
5500 Cynamide Road
Benton, Arkansas 72015
(501) 303-5690

September 26, 2023

Havens Development
2615 North Prickett, Suite 5
Bryant, AR 72022

Ref: Maintenance Bond to Cover Roads in Hilldale Crossing Phase 3

Dear Mr. Havens;
The maintenance bond to ensure that Havens Development will either correct any defects that arise or that Saline County is compensated for costs resulting from repairs of any defects identified for a period of one year is required. The amount of bond is calculated as $25.00 per constructed foot of street. Based on the Final Plat, the footage of constructed roads is 1276 feet.

Required Maintenance Bond is 1276' x $25.00 = $31,900.0.

The date of expiration of this bond will be one year after the date of bond creation.

Thanks,
John Wofford PE, PLS

Saline County Engineer.

HOPE
CONSULTING
ENGINEERS • SURVEYORS

September 26, 2023

Truett Smith
City of Bryant
210 Southwest Third St., Bryant, AR 72022

RE: Hilldale Final Plat Phase 3

Dear Truett:

On behalf of the property owner, Hope Consulting is requesting the final review of this residential subdivision project located in the Bryant ETJ. This subdivision development consists of sewer provided by Bryant, Water provided by Water Users, and Electric provided by First Electric. We are submitting to start the review for the Final plat. It is the desire of our client to be on the October Planning Commission agenda.

The developer of this project is Todd and Callie Havens of Havens Development.

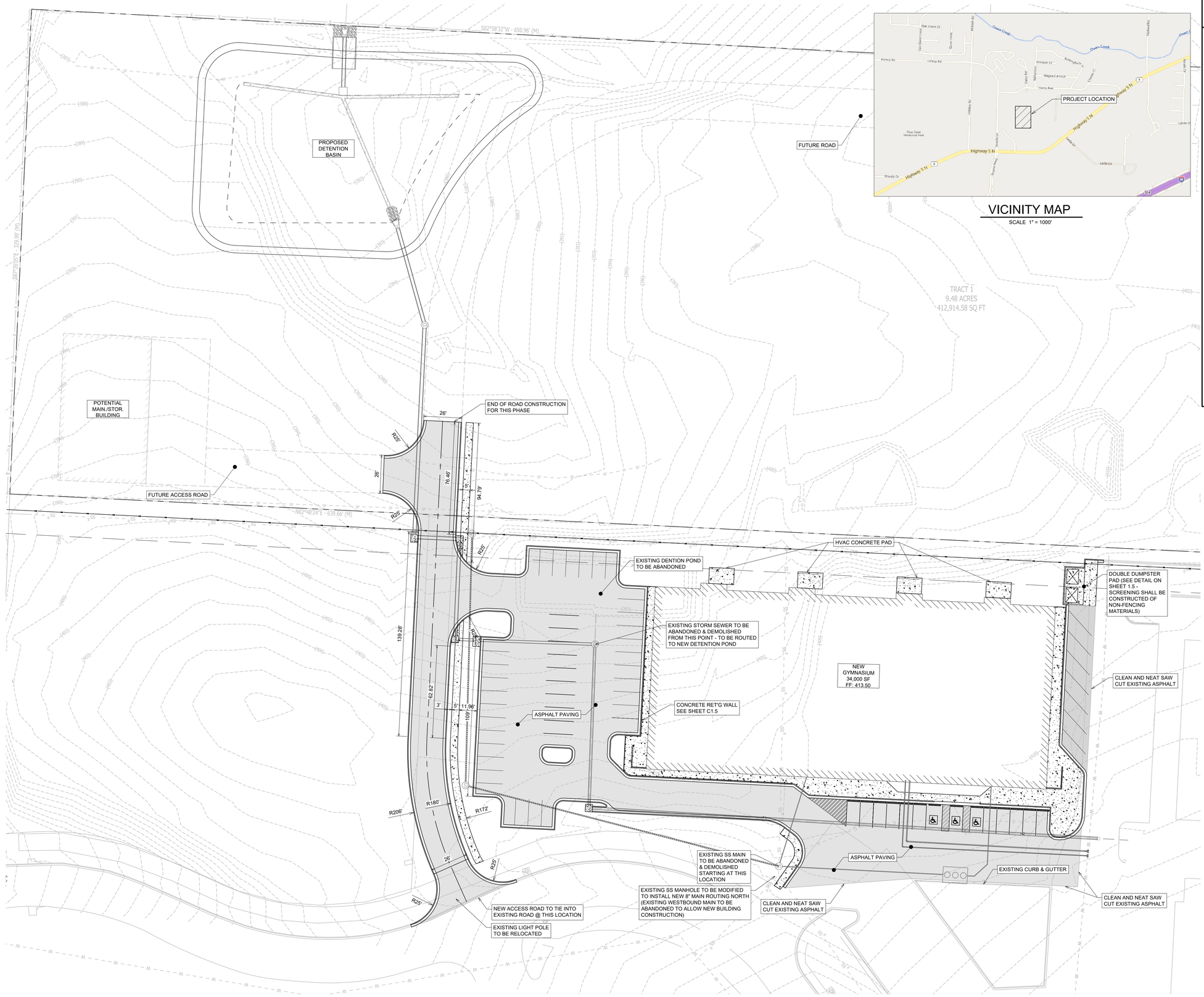
Todd Havens: todd@havensdev.com

Please feel free to contact me with any questions or concerns or if I can be of any further assistance.

Sincerely,

Jonathan Hope

129 N Main St. Benton, Arkansas 72015
501-315-2626
www.hopeconsulting.com



OVERALL SITE PLAN

SCALE 1" = 30'

VICINITY MAP

SCALE 1" = 1000'

GENERAL CONSTRUCTION NOTES

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

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

THE DUTY OF BRYANT 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.

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

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

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

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

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

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

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

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

REVISION:

SUMMERWOOD SPORTS GYMNASIUM #3
7817 Hwy 5 N
Bryant, Arkansas

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT NUMBER:

SHEET ISSUE DATE: 10/02/2023

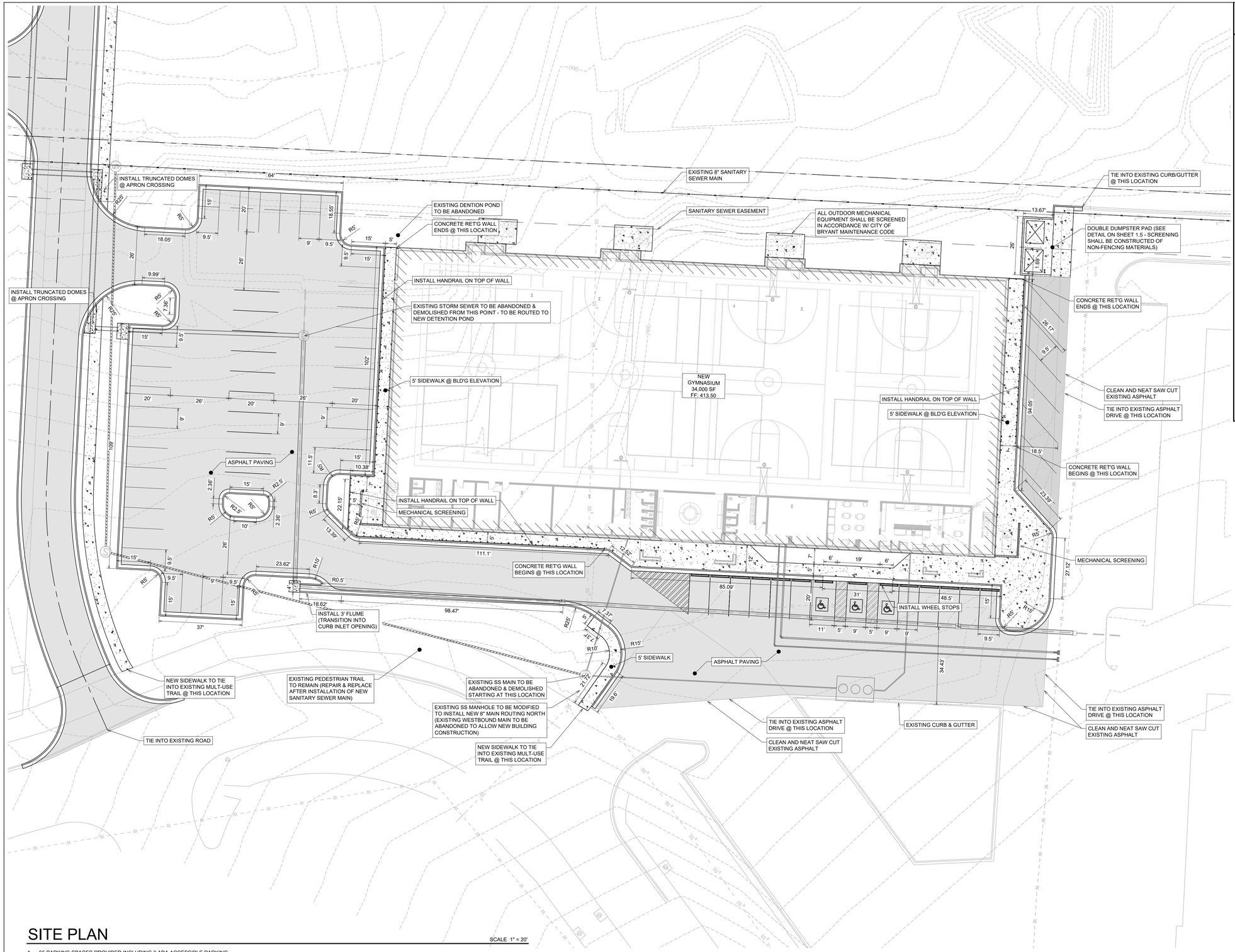
PAGE TITLE: OVERALL SITE PLAN

SHEET NUMBER: C1.1

N

0 30'

1" = 30'-0"



SITE PLAN

SCALE 1" = 20'

1. 65 PARKING SPACES PROVIDED INCLUDING 3 ADA ACCESSIBLE PARKING SPACES
2. ALL DIMENSIONS ARE TO THE BACK OF CURB AND/OR EDGE OF PAVEMENT
3. 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.
4. REPAIR, REPLACE, OR EXTEND EXISTING DAMAGED OR MISSING CURB AND GUTTER, SIDEWALK OR RAMPS WITHIN THE PUBLIC RIGHT OF WAY.
5. 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.

GENERAL CONSTRUCTION NOTES

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

N

0 20'

1" = 20'-0"

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

REVISION:

SUMMERWOOD SPORTS GYMNASIUM #3
7817 Hwy 5 N
Bryant, Arkansas

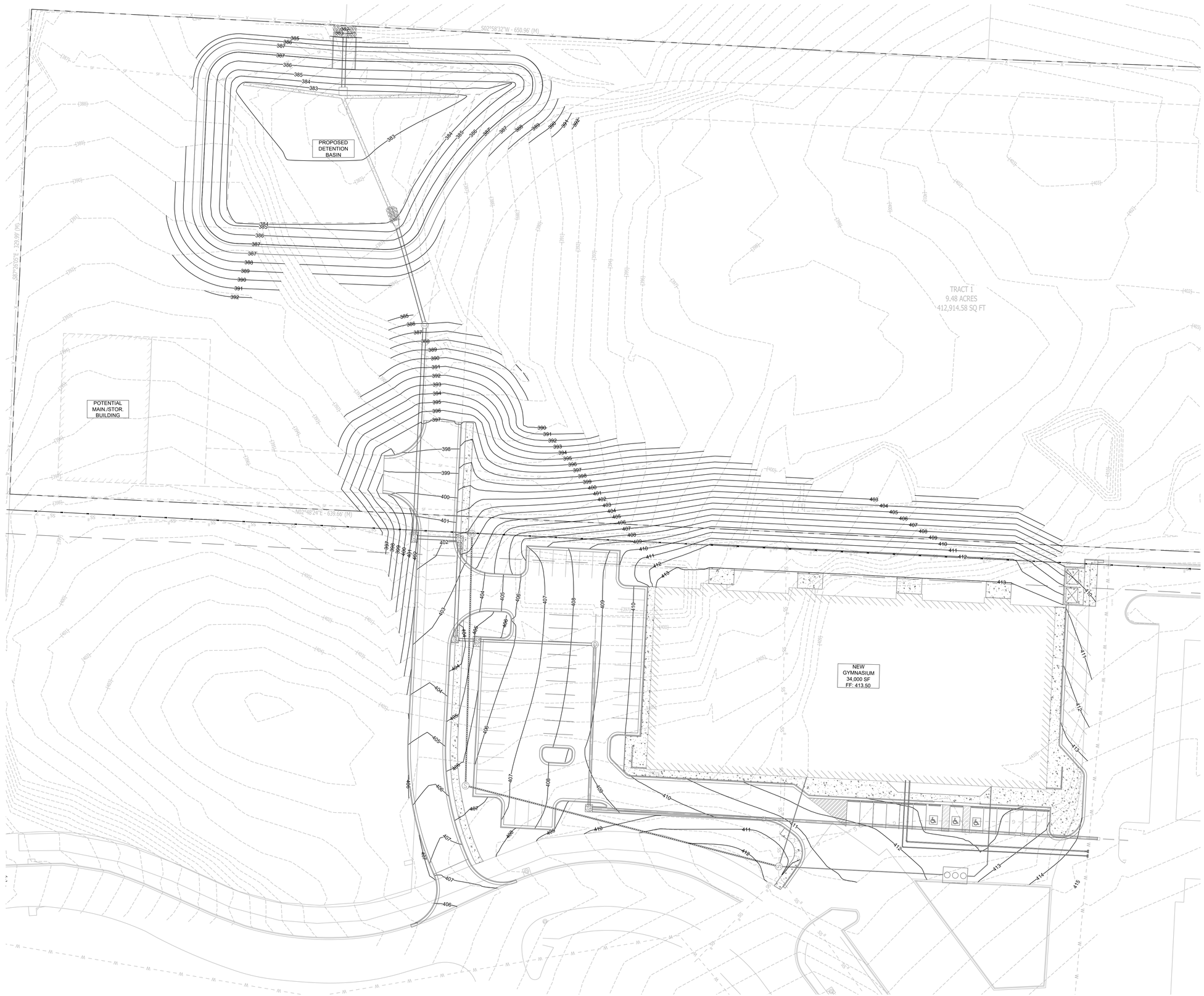
PRELIMINARY NOT FOR CONSTRUCTION

PROJECT NUMBER:

SHEET ISSUE DATE:
10/02/2023

PAGE TITLE:
SITE PLAN

SHEET NUMBER:
C1.2



OVERALL GRADING PLAN

SCALE 1" = 30'

N

0 30'

1" = 30'-0"

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

REVISION:

SUMMERWOOD SPORTS GYMNASIUM #3
7817 Hwy 5 N
Bryant, Arkansas

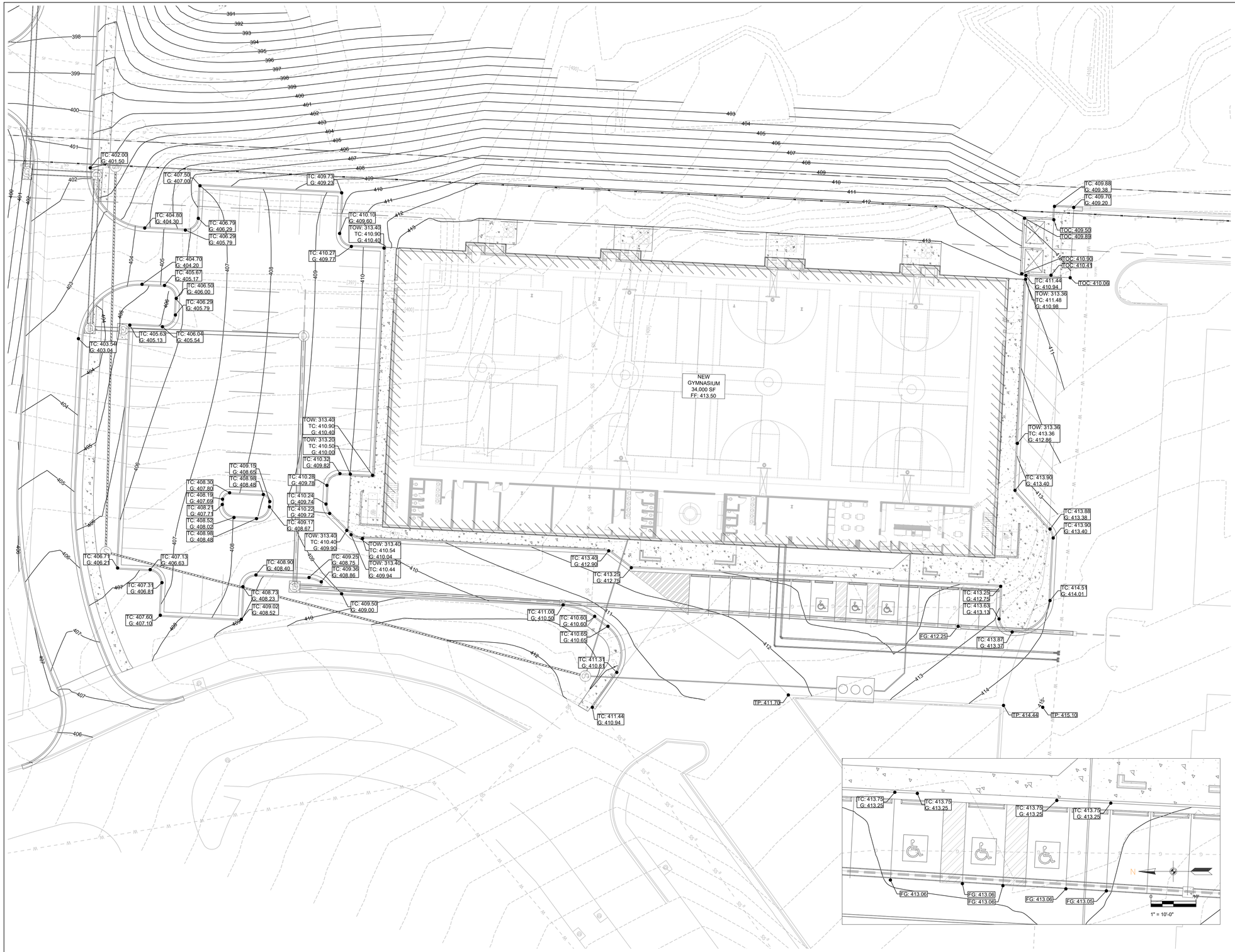
PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT NUMBER:

SHEET ISSUE DATE:
10/02/2023

PAGE TITLE:
OVERALL GRADING PLAN

SHEET NUMBER:
C1.3



GRADING PLAN

SCALE 1" = 20'

G = GUTTER ELEVATION

TP = TOP OF PAVEMENT ELEVATION

TOC = TOP OF CONCRETE ELEVATION

FG = FINAL GRADE ELEVATION (NON PAVED AREAS)

TC = TOP OF CURB ELEVATION

TOW = TOP OF WALL

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Structural + Civil Consultants
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REVISION:

SUMMERWOOD SPORTS GYMNASIUM #3
7817 Hwy 5 N
Bryant, Arkansas

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT NUMBER:

SHEET ISSUE DATE:
10/02/2023

PAGE TITLE:
GRADING PLAN

SHEET NUMBER:
C1.4

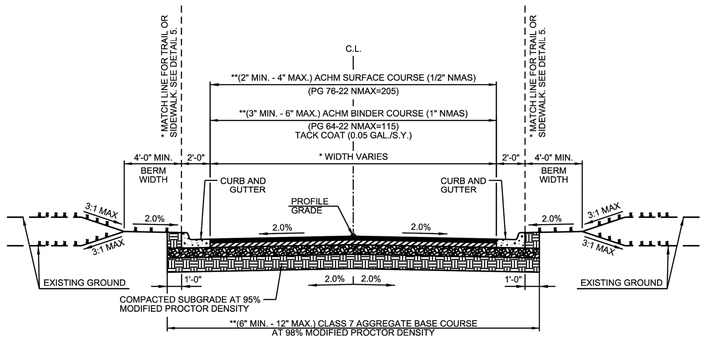
CITY OF BRYANT

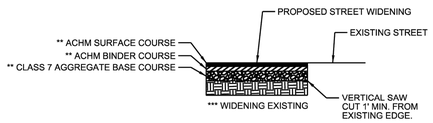
TYPICAL SECTION
MINOR ARTERIAL

ISSUE DATE
AUGUST 2021

DETAIL 1

REVISION DATE





GENERAL NOTES

1. IN AREAS TO RECEIVE BITUMINOUS PAVING, CONCRETE DRIVEWAYS OR CURB AND GUTTER, SUBGRADE SHALL BE COMPACTED TO A DENSITY NOT LESS THAN 95% OF MAXIMUM MODIFIED DENSITY OBTAINED AT OPTIMUM MOISTURE CONTENT.
2. FOR AREAS OF SUBGRADE PREPARATION TO RECEIVE CONCRETE SIDEWALKS, SUBGRADE SHALL BE COMPACTED TO DENSITY OF 90% MAXIMUM MODIFIED DENSITY.
3. CRUSHED STONE - MATERIAL IN EACH COURSE SHALL BE COMPACTED TO A DENSITY OF 98% MAXIMUM MODIFIED DENSITY.
4. ACHM BASE COURSE (4" MIN. - 12" MAX) (1 1/2" NMAS) MAY BE USED IF INCLUDED IN AN APPROVED PAVEMENT DESIGN.

* CROSS SECTIONS AND RIGHT-OF-WAY SHALL ADHERE TO THE MINIMUM WIDTH REQUIREMENTS SHOWN IN THE CITY OF BRYANT MASTER TRANSPORTATION PLAN. THE DEVELOPMENT REVIEW COMMITTEE SHALL DETERMINE WHICH VERSION OF STREET CLASSIFICATION AND WHAT WIDTHS WILL BE REQUIRED.

** THICKNESS TO BE DETERMINED BY PAVEMENT DESIGN IN ACCORDANCE WITH SECTION 5.0 OF THE MINIMUM STANDARD SPECIFICATIONS FOR STREETS.

*** PAVEMENT RECONSTRUCTION TO CENTERLINE IS REQUIRED WHEN EXISTING STREET DOES NOT MEET THESE STANDARDS.

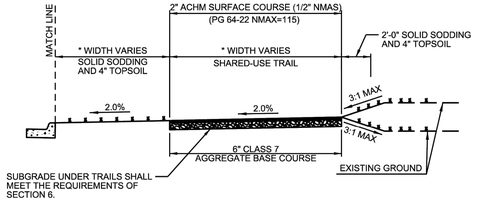
CITY OF BRYANT

TYPICAL SECTION
END CONDITIONS

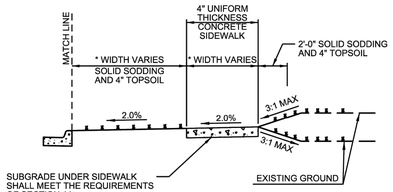
ISSUE DATE
AUGUST 2021

DETAIL 5

REVISION DATE

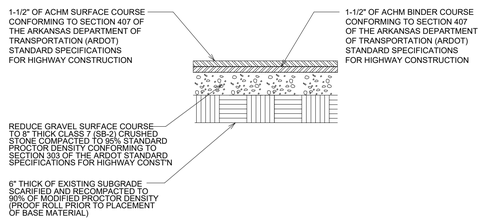


SHARED-USE TRAIL END CONDITION



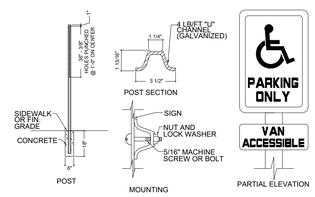
SIDEWALK END CONDITION

* WIDTH SHALL ADHERE TO THE MINIMUM WIDTH REQUIREMENTS SHOWN IN THE CITY OF BRYANT MASTER TRANSPORTATION PLAN. THE DEVELOPMENT REVIEW COMMITTEE SHALL DETERMINE WHICH VERSION OF STREET CLASSIFICATION AND WHAT WIDTHS WILL BE REQUIRED.



HMAC ASPHALT SURFACE COURSE LIGHT DUTY

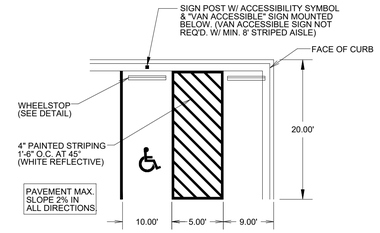
NOT TO SCALE



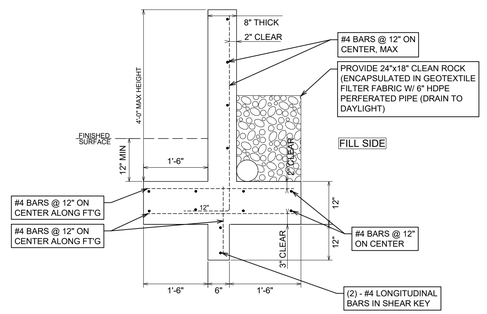
HANDICAP SIGN DETAIL

NOT TO SCALE

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

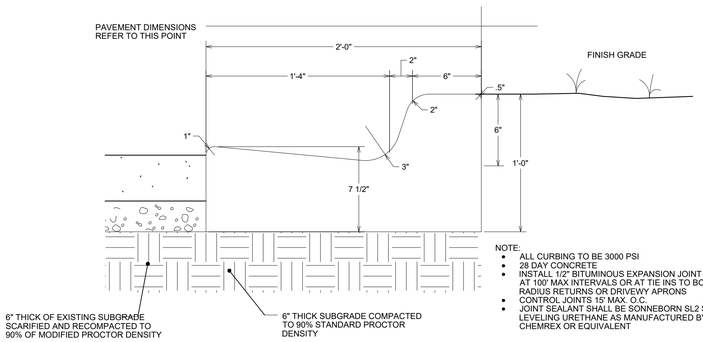


TYPICAL ACCESSIBLE PARKING STALLS



RETAINING WALL

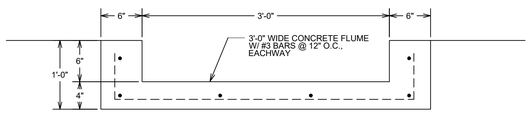
NOT TO SCALE



NOTE:
- ALL CURBING TO BE 3000 PSI
- 28 DAY CONCRETE
- INSTALL 1/2" BITUMINOUS EXPANSION JOINT MATERIAL AT 100' MAX INTERVALS OR AT TIE INS TO BOXES, RADIUS RETURNS OR DRIVEWY APRONS
- CONTROL JOINTS 15' MAX. O.C.
- JOINT SEALANT SHALL BE SONNEBORN SL2 SELF LEVELING URETHANE AS MANUFACTURED BY CHEMREX OR EQUIVALENT

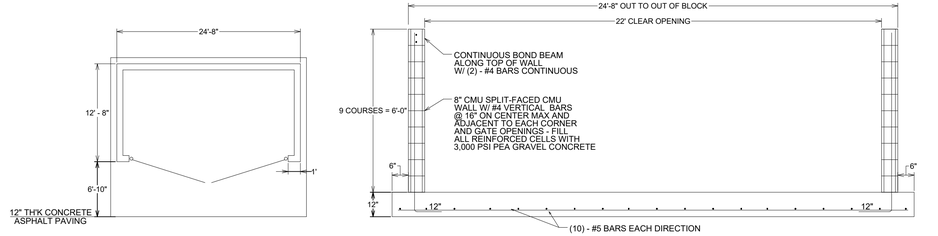
2'-0" CONCRETE CURB & GUTTER

NOT TO SCALE



CONCRETE FLUME DETAIL

NOT TO SCALE



DUMPSTER PAD/ENCLOSURE DETAIL

NOT TO SCALE

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

REVISION:

SUMMERWOOD SPORTS GYMNASIUM #3

7817 Hwy 5 N
Bryant, Arkansas

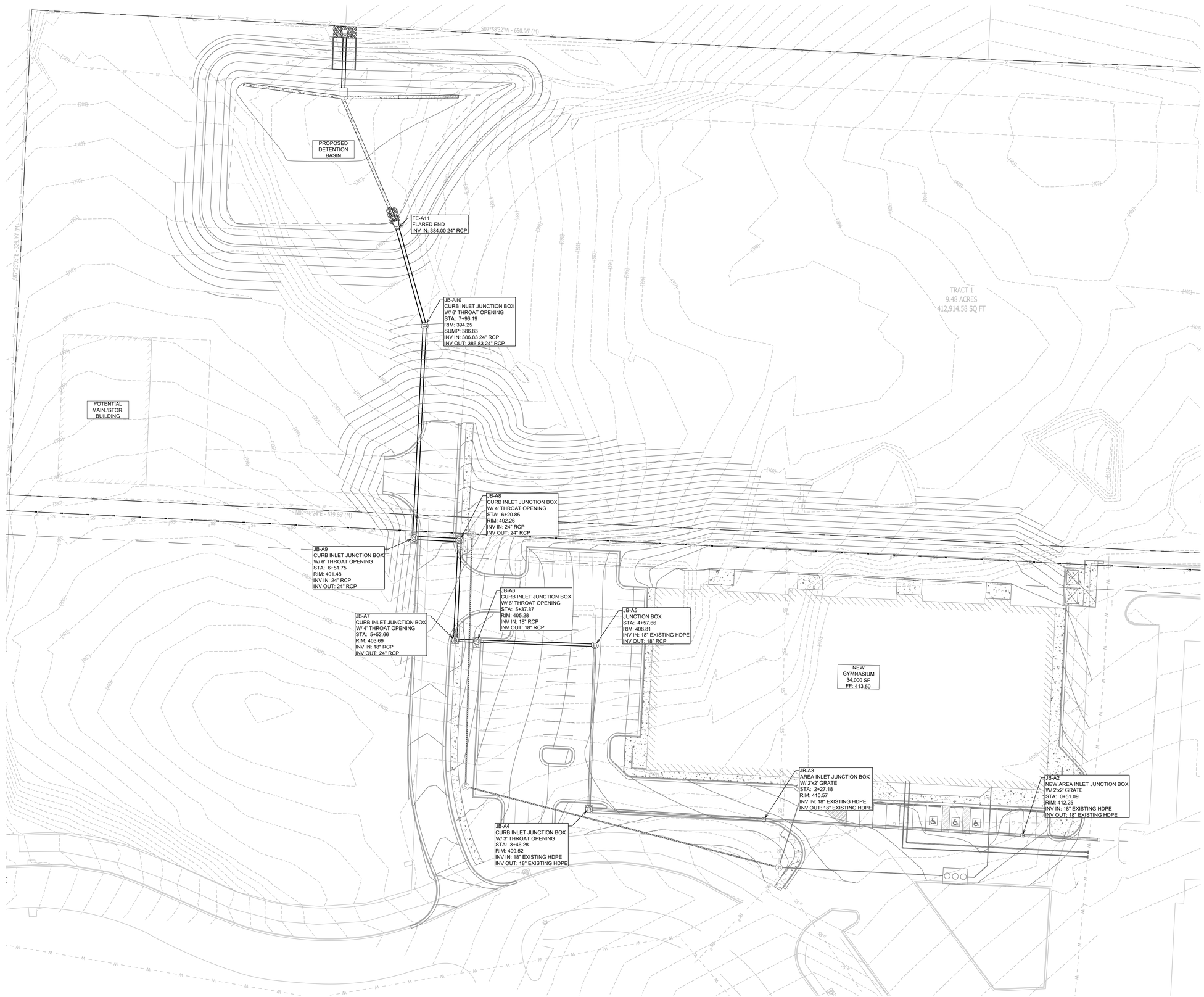
PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT NUMBER:

SHEET ISSUE DATE:
10/02/2023

PAGE TITLE:
SITE DETAILS

SHEET NUMBER:
C1.5



STORMWATER PLAN

SCALE 1" = 30'

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PH: 501-350-9840

REVISION:

SUMMERWOOD SPORTS GYMNASIUM #3
7817 Hwy 5 N
Bryant, Arkansas

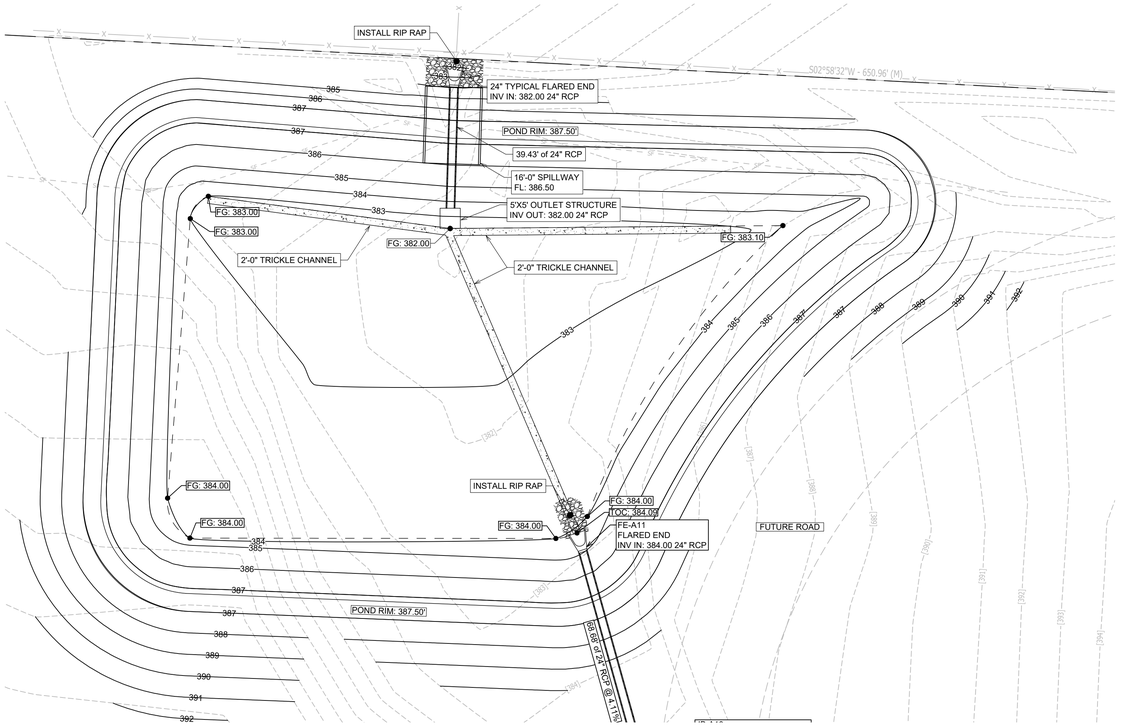
PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT NUMBER:

SHEET ISSUE DATE:
10/02/2023

PAGE TITLE:
STORMWATER PLAN

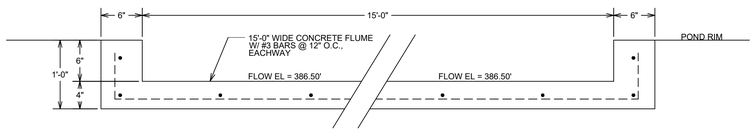
SHEET NUMBER:
C1.6



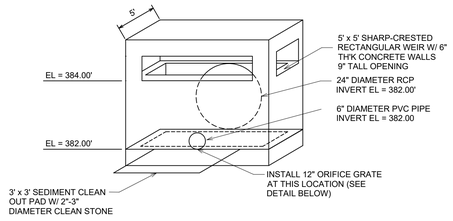
DETENTION PLAN

SCALE 1" = 20'

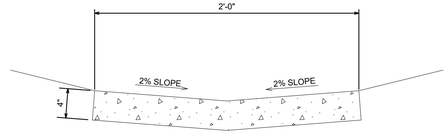
FG = FINAL GRADE ELEVATION (NON PAVED AREAS)



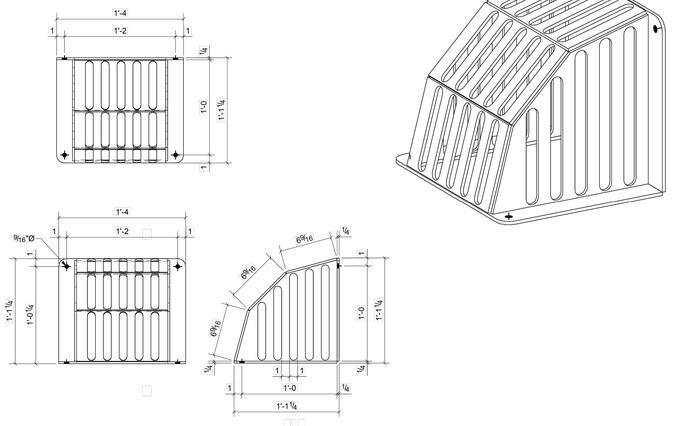
POND OVERFLOW DETAIL (CROSS SECTION) NOT TO SCALE



DETENTION POND OUTLET STRUCTURE DETAIL NOT TO SCALE



CONCRETE TRICKLE CHANNEL NOT TO SCALE



12" ORIFICE TRASH SCREEN

DETAILED ABOVE IS THE "TRASHRACK LPG-12" SCREEN. SIMILAR PRODUCT IS ALLOWED

N

0 10'

1" = 10'-0"

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PRELIMINARY
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SHEET ISSUE DATE:
10/02/2023

PAGE TITLE:
DETENTION PLAN

SHEET NUMBER:
C1.7

PRE DRAINAGE MAP

SCALE 1" = 50'

N

0 50'

1" = 50'-0"

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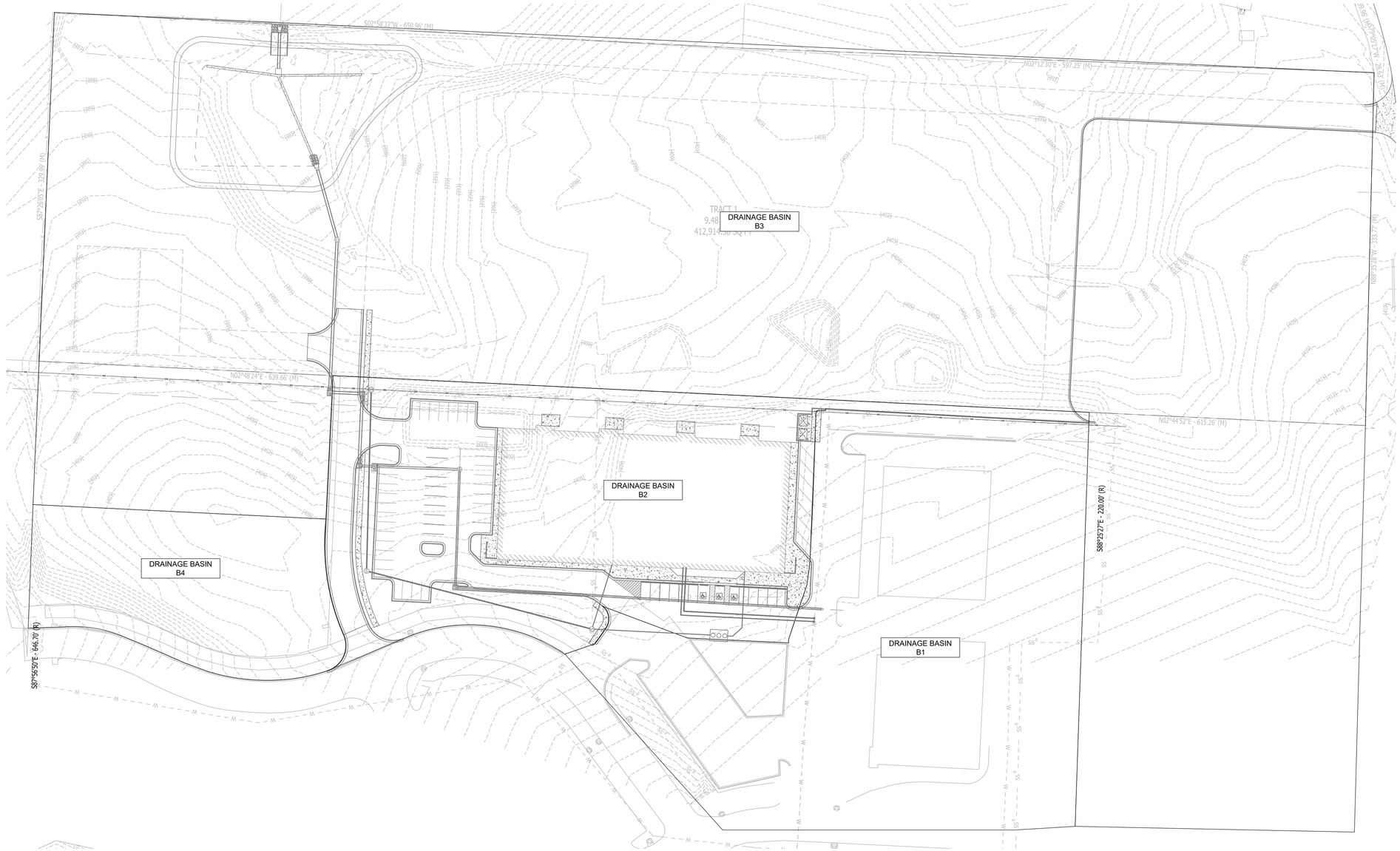
PROJECT NUMBER:

SHEET ISSUE DATE:
10/02/2023

PAGE TITLE:
PRE DRAINAGE MAP

SHEET NUMBER:
C1.8



POST DRAINAGE MAP

SCALE 1" = 50'

N

0 50'

1" = 50'-0"

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SUMMERWOOD SPORTS GYMNASIUM #3
7817 Hwy 5 N
Bryant, Arkansas

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT NUMBER:

SHEET ISSUE DATE:
10/02/2023

PAGE TITLE:
POST DRAINAGE MAP

SHEET NUMBER:
C1.9

SS MH - C
STA:3+91.20
RIM:393.55
SUMP:390.03
INV IN:390.03 8" SDR-26 FROM SS MH - B

171.27' of 8" SDR-26 @ 5.76%

SS MH - B
STA:2+19.93
RIM:406.50
SUMP:399.90
INV IN:400.00 8" SDR-26 FROM SS MH - A
INV OUT:399.90 8" SDR-26 TO SS MH - C

219.93' of 8" SDR-26 @ 7.45%

NEW
GYMNASIUM
34,000 SF
FF: 413.50

4" SCH 40 SANITARY SEWER

45 LF OF 2" SDR-13.5 WATER SERVICE LINE

41 LF OF 6" SDR-14 FIRE LINE

6" 90° BEND

2" 90° BEND

EXISTING SS MAIN TO BE
ABANDONED & DEMOLISHED
STARTING AT THIS LOCATION

SS MH - A
STA:0+00.00
RIM:417.57
SUMP:416.38
INV OUT:416.38 8" SDR-26 TO SS MH - B

4" SCH 40 SANITARY SEWER

WALL MOUNTED FDC

4" SCH 40 SANITARY SEWER

121 LF OF 6" SDR-14 FIRE LINE

124 LF OF 2" SDR-13.5 WATER SERVICE LINE

GREASE INTERCEPTOR

6" M.J. GATE VALVE

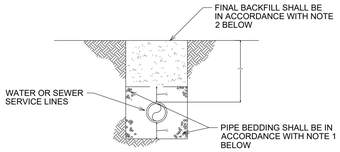
8" x 6" TAPPING SADDLE

8" x 2" TAPPING SADDLE

METER SETTING

UTILITY PLAN

SCALE 1" = 20'



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.

N

0 20'

1" = 20'-0"

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7817 Hwy 5 N
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PROJECT NUMBER:

SHEET ISSUE DATE:
10/02/2023

PAGE TITLE:
UTILITY PLAN

SHEET NUMBER:
C1.10

NEW
GYMNASIUM
34,000 SF
FF: 413.50

PLANT SCHEDULE						
PLANT TYPE	SYMBOL	CODE	QTY	COMMON SPECIES	SCIENTIFIC NAME	CAL / SIZE
TREES		WO	8	WILLOW OAK	QUERCUS PHELLOS	MIN. 3" DIAMETER @ BASE AND 12' TALL
SHRUBS		BW	92	BOXWOOD	BUSUS SEMPERVIRENS	5 GAL (MAX 30" TALL AT INSTALLATION)
		DN	15	DWARF NANDINA	N. DOMESTICA "HARBOUR DWARF"	3 GAL
GROUND COVER		MU		MULCH		

LANDSCAPING PLAN

SCALE 1" = 20'

THE ABOVE SPECIES IS OPTIONAL IF OWNER WANTS TO GO WITH THE SAME SPECIES AS ADJACENT PROPERTY

N

0 10'

1" = 10'-0"

N

0 20'

1" = 20'-0"

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SUMMERWOOD SPORTS GYMNASIUM #3
7817 Hwy 5 N
Bryant, Arkansas

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PROJECT NUMBER:

SHEET ISSUE DATE:
10/02/2023

PAGE TITLE:
LANDSCAPING PLAN

SHEET NUMBER:
C1.11

SWPPP PH. 1

SCALE 1" = 50'

N

0 50'

1" = 50'-0"

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7817 Hwy 5 N
Bryant, Arkansas

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT NUMBER:

SHEET ISSUE DATE:
10/02/2023

PAGE TITLE:
SWPPP PH. 1

SHEET NUMBER:
C1.12

SWPPP PH. 2

SCALE 1" = 50'

N

0 50'

1" = 50'-0"

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PROJECT NUMBER:

SHEET ISSUE DATE:
10/02/2023

PAGE TITLE:
SWPPP PH. 2

SHEET NUMBER:
C1.13

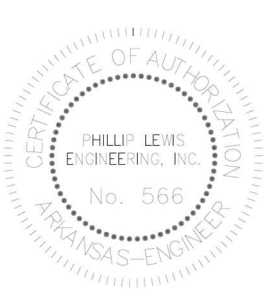
SUMMERWOOD SPORTS GYM #3

DRAINAGE REPORT

LOCATED IN
BRYANT, ARKANSAS

Prepared by:

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



PROJECT LOCATION MAP

PROJECT SUMMARY

The proposed project is for the consruction of the third gymnasium of the Summerwood Sports Complex located along Bryant Parkway and Hwy 5.

The proposed development is for a 30,000 sq. ft. building and parking lot that will utilize curb/gutter and concrete/asphalt to direct stormwater to the designated catch basins. The existing detention basin that was constructed for the first two gymnasiums will be abanoned to construct the new proposed gymnasium. A regional detention basin will be installed in the northeast corner of the remaining parcel to serve the entirety of the current complex property.

The existing storm sewer network will be interupted with new storm sewer and routed to the new detention basin. This regional detention basin is designed to allow the future to be developed at a rate of 80% impervious.

Stormwater analysis was completed for the development using HydroCAD software. Stormwater calculations were compiled and completed for the 2, 5, 10, 25, 50, and 100-year storm event using the rational method.

The detention pond is designed with a total ponding volume of 64,647 cubic feet. The final release rate of the detention pond is controlled by a 6” orificace cast into a concrete outlet structure, including an open top that allows flow to increase past the 2’ ponding depth in the pond. Ponding past the 2’ depth is then controlled by a single 24” rcp releasing at the east adjacent property line.

Post-development runoff rates were held to below pre-development runoff rates.

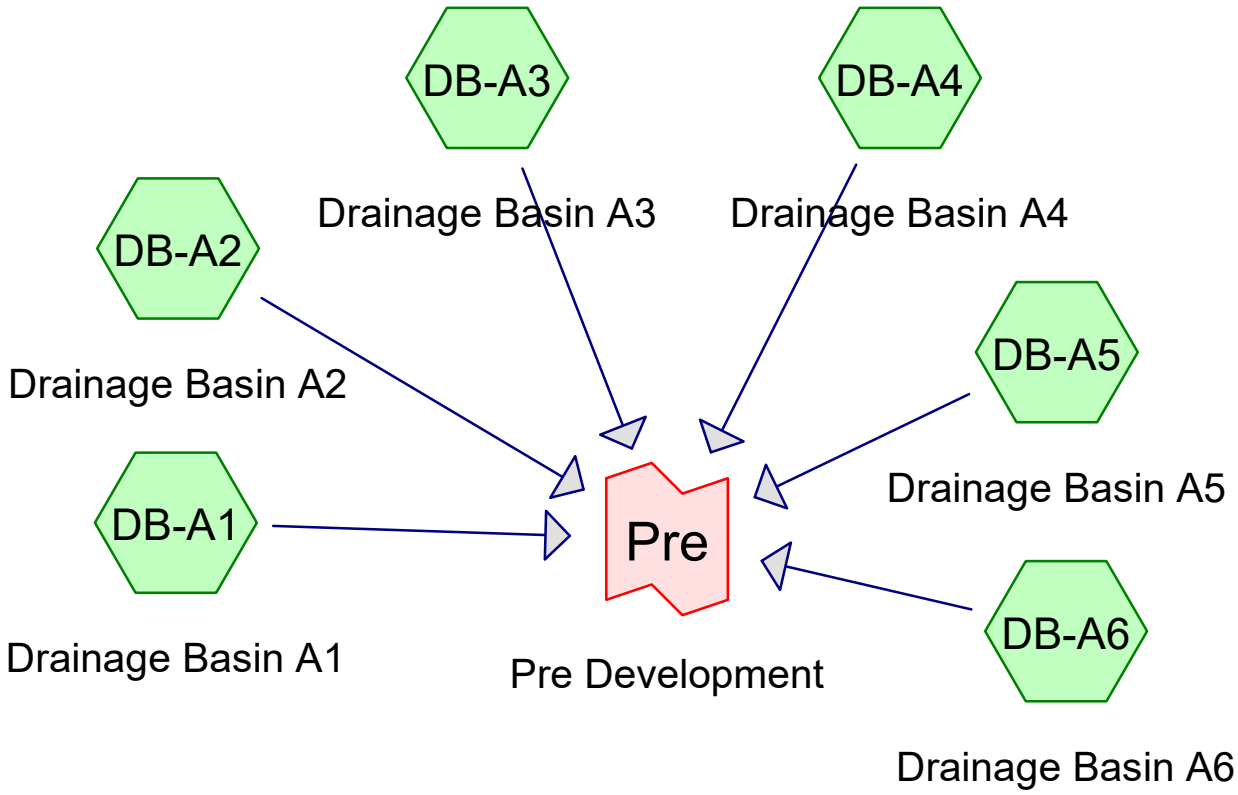
The results of the analysis for both pre-development and post-development, including the change in runoff volume and runoff rate, are shown below within the attached report.

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

Storm Event	Pre-development Discharge (cfs)	Post-development Discharge (cfs)
2-yr	44.01	24.50
5-yr	52.21	26.47
10-yr	59.17	28.12
25-yr	67.62	30.07
50-yr	74.58	36.41
100-yr	81.05	45.04

The pre/post development hydrographs, outlet structure details, and soils report are as follows:

PRE-DEVELOPMENT HYDROGRAPHS



Subcat Reach Pond Link

Routing Diagram for Summerwood Gym 3
Prepared by Phillip Lewis Engineering, Printed 10/2/2023

Summary for Subcatchment DB-A1: Drainage Basin A1

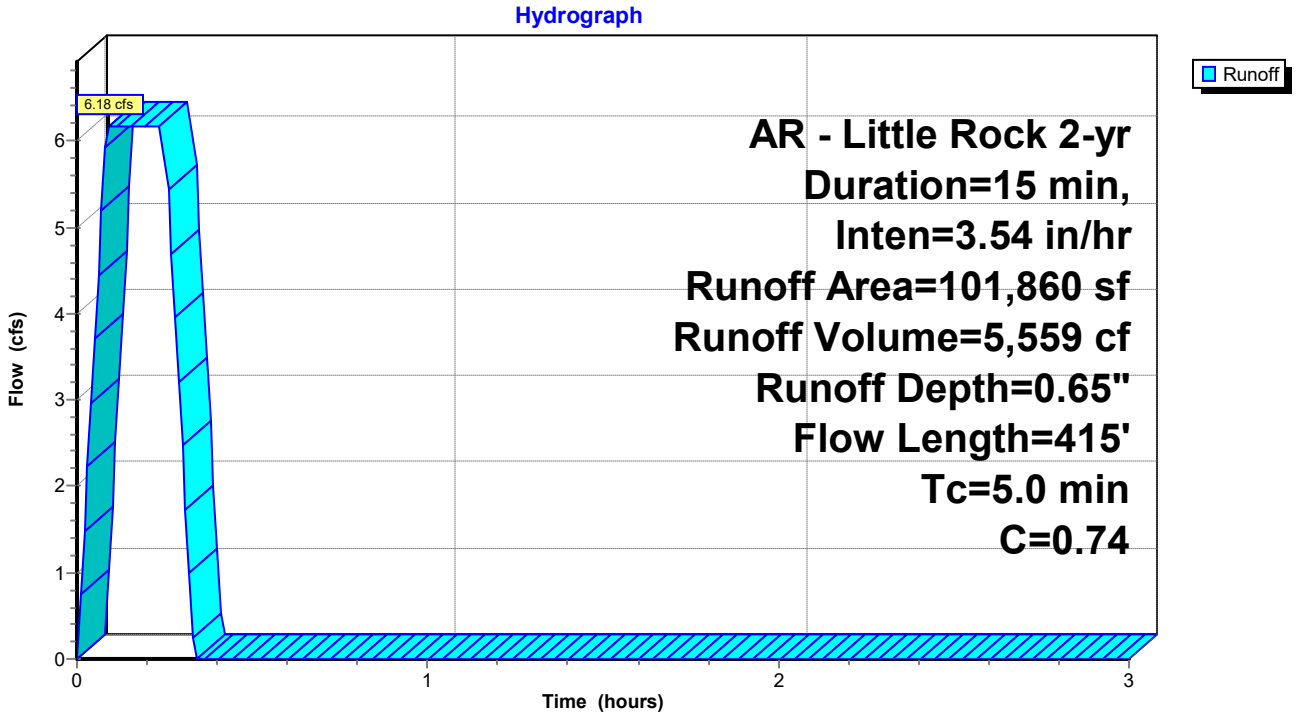
Runoff = 6.18 cfs @ 0.09 hrs, Volume= 5,559 cf, Depth= 0.65"
Routed to Link Pre : Pre Development

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

Area (sf)	C	Description
101,860	0.74	
101,860		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0	415		1.38		**Direct Entry, Overland Concentrated Flow (Min)**

Subcatchment DB-A1: Drainage Basin A1



Summary for Subcatchment DB-A2: Drainage Basin A2

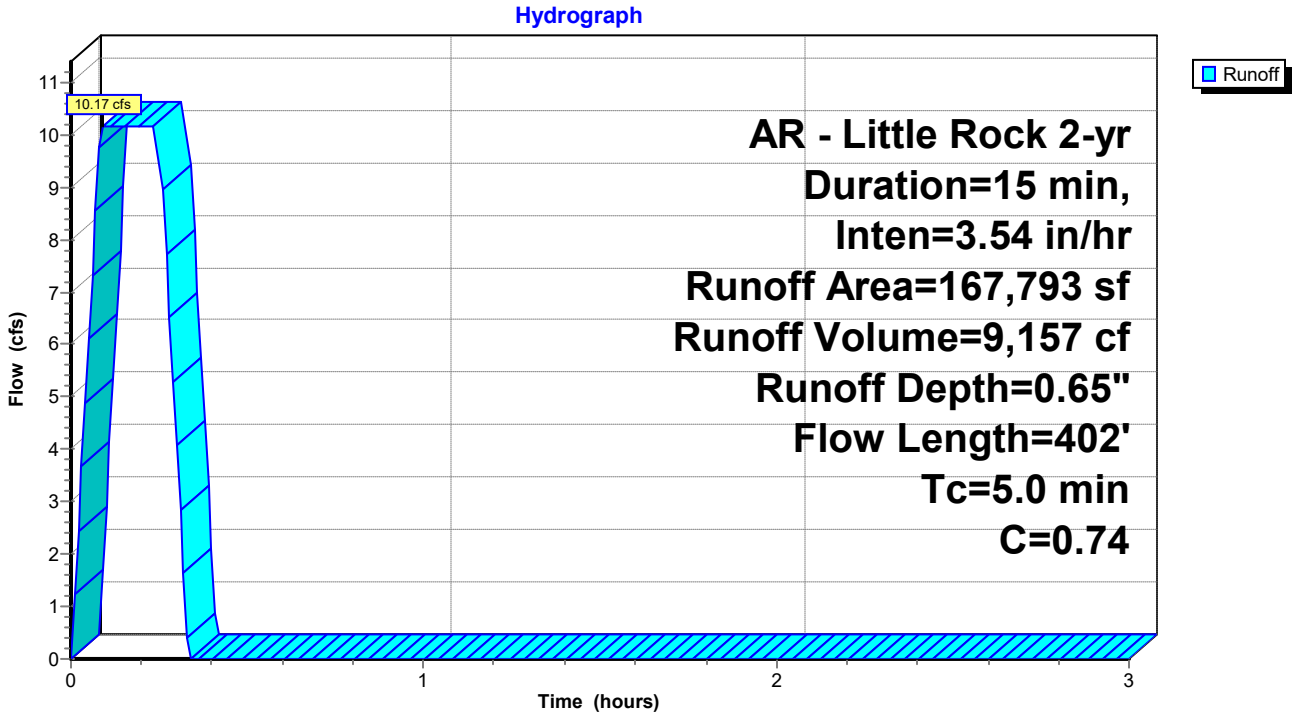
Runoff = 10.17 cfs @ 0.09 hrs, Volume= 9,157 cf, Depth= 0.65"
Routed to Link Pre : Pre Development

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

Area (sf)	C	Description
167,793	0.74	
167,793		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0	402		1.34		**Direct Entry, Overland Concentrated Flow (Min)**

Subcatchment DB-A2: Drainage Basin A2



Summary for Subcatchment DB-A3: Drainage Basin A3

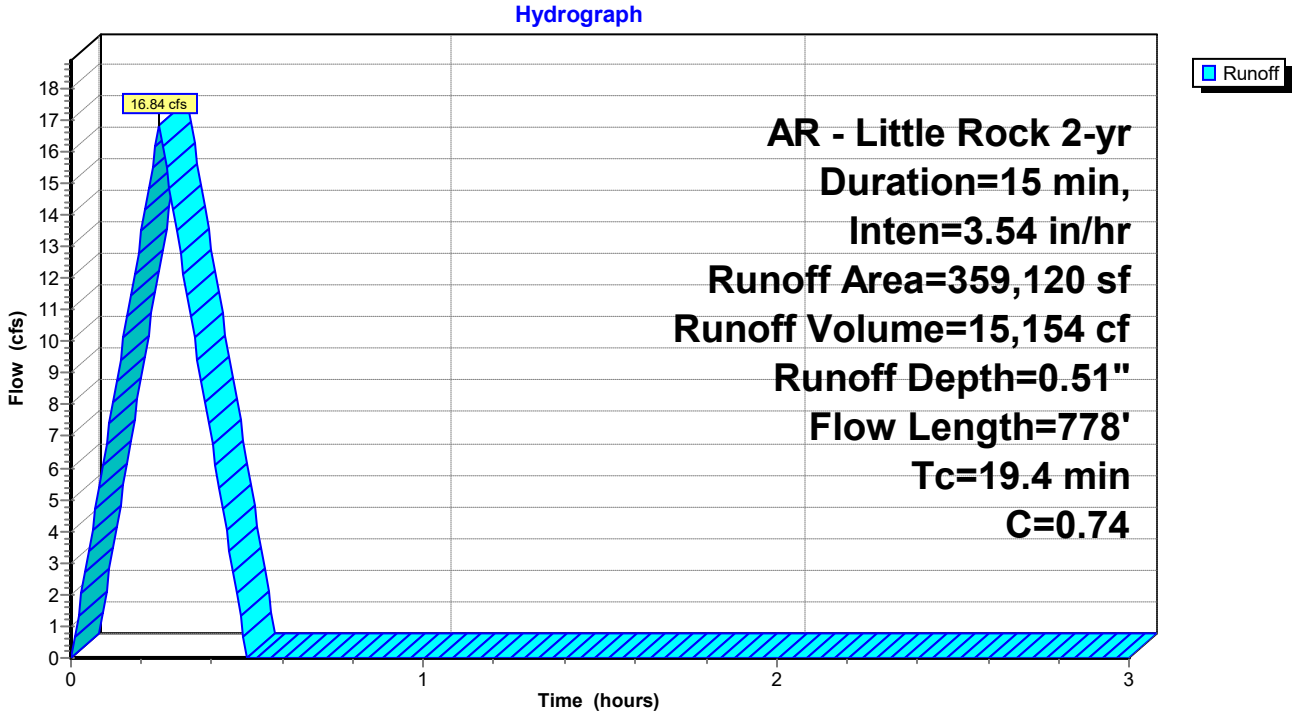
Runoff = 16.84 cfs @ 0.25 hrs, Volume= 15,154 cf, Depth= 0.51"
Routed to Link Pre : Pre Development

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

Area (sf)	C	Description
359,120	0.74	
359,120		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
13.7	300	0.0420	0.37		**Sheet Flow, Overland Sheet Flow** Range n= 0.130 P2= 4.19"
1.2	103	0.0430	1.45		**Shallow Concentrated Flow, Overland Concentrated Flow** Short Grass Pasture Kv= 7.0 fps
1.7	150	0.0460	1.50		**Shallow Concentrated Flow, Overland Concentrated Flow** Short Grass Pasture Kv= 7.0 fps
2.8	225	0.0360	1.33		**Shallow Concentrated Flow, Overland Concentrated Flow** Short Grass Pasture Kv= 7.0 fps
19.4	778	Total			

Subcatchment DB-A3: Drainage Basin A3



Summary for Subcatchment DB-A4: Drainage Basin A4

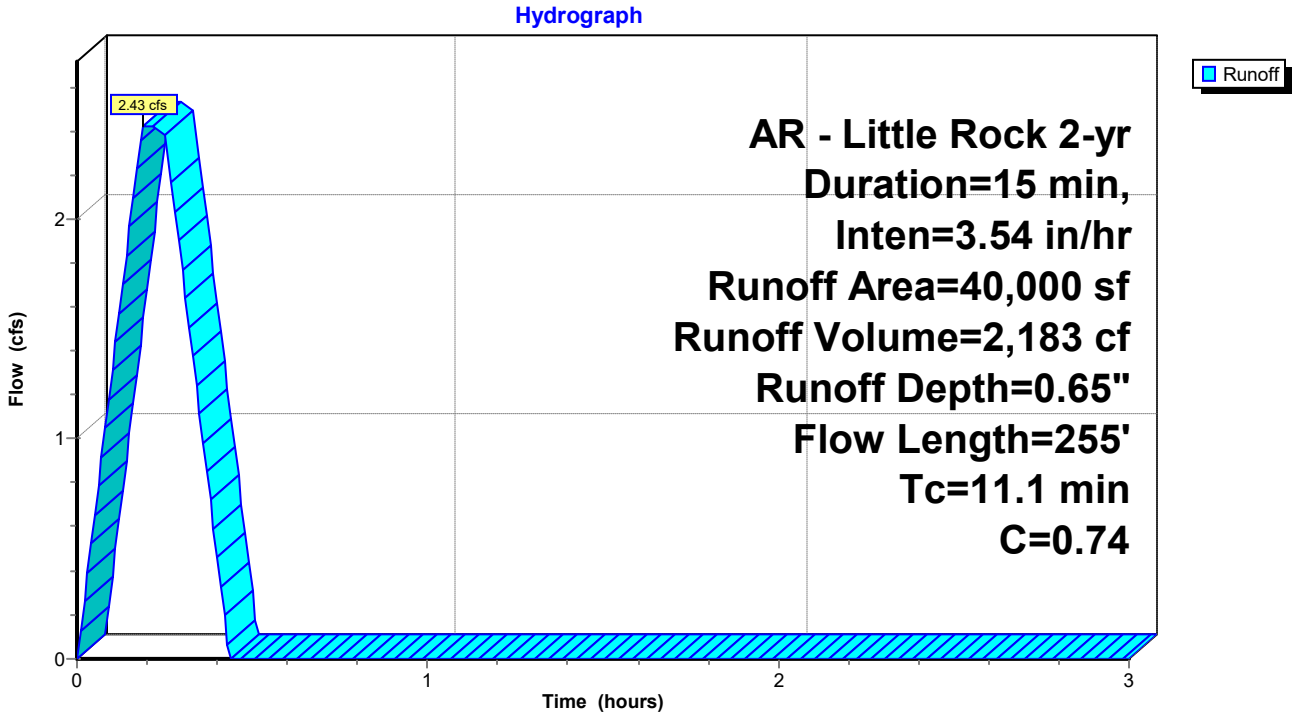
Runoff = 2.43 cfs @ 0.19 hrs, Volume= 2,183 cf, Depth= 0.65"
Routed to Link Pre : Pre Development

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

Area (sf)	C	Description
40,000	0.74	
40,000		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.8	50	0.0390	0.22		**Sheet Flow, Overland Sheet Flow** Grass: Short n= 0.150 P2= 4.19"
6.4	114	0.0530	0.30		**Sheet Flow, Overland Sheet Flow** Grass: Short n= 0.150 P2= 4.19"
0.9	91	0.0600	1.71		**Shallow Concentrated Flow, Overland Concentrated Flow** Short Grass Pasture Kv= 7.0 fps
11.1	255	Total			

Subcatchment DB-A4: Drainage Basin A4



Summary for Subcatchment DB-A5: Drainage Basin A5

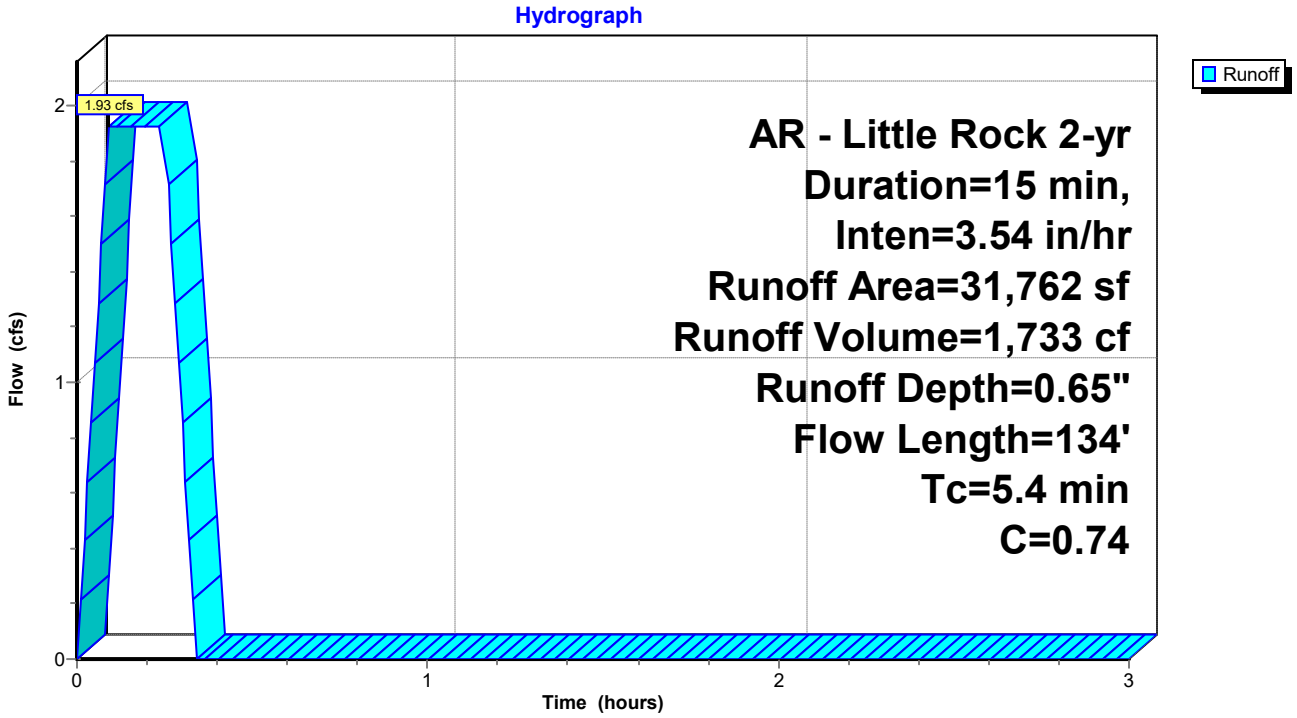
Runoff = 1.93 cfs @ 0.09 hrs, Volume= 1,733 cf, Depth= 0.65"
Routed to Link Pre : Pre Development

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

Area (sf)	C	Description
31,762	0.74	
31,762		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.2	111	0.0850	0.35		**Sheet Flow, Overland Sheet Flow** Grass: Short n= 0.150 P2= 4.19"
0.2	23	0.0680	1.91		**Sheet Flow, Overland Sheet Flow** Smooth surfaces n= 0.011 P2= 4.19"
5.4	134	Total			

Subcatchment DB-A5: Drainage Basin A5



Summary for Subcatchment DB-A6: Drainage Basin A6

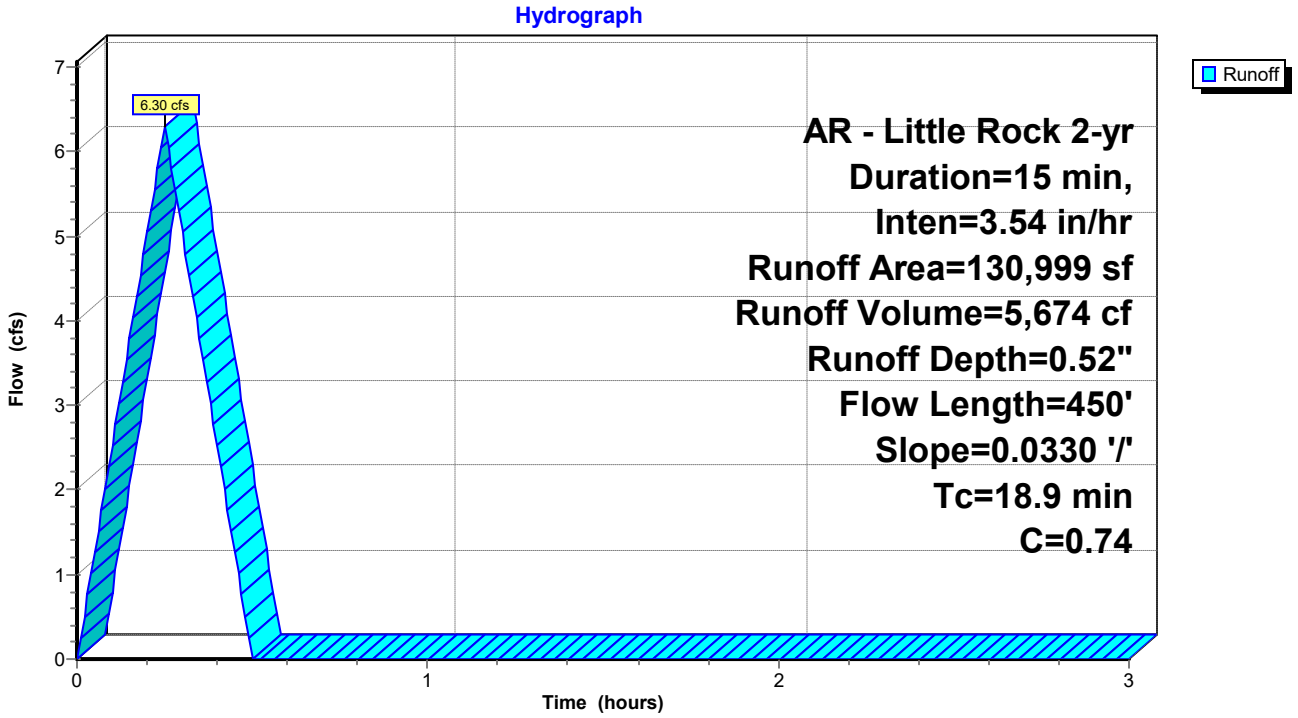
Runoff = 6.30 cfs @ 0.25 hrs, Volume= 5,674 cf, Depth= 0.52"
Routed to Link Pre : Pre Development

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

Area (sf)	C	Description
130,999	0.74	
130,999		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.9	300	0.0330	0.30		**Sheet Flow, Overland Sheet Flow** Grass: Short n= 0.150 P2= 4.19"
2.0	150	0.0330	1.27		**Shallow Concentrated Flow, Overland Concentrated Flow** Short Grass Pasture Kv= 7.0 fps
18.9	450	Total			

Subcatchment DB-A6: Drainage Basin A6

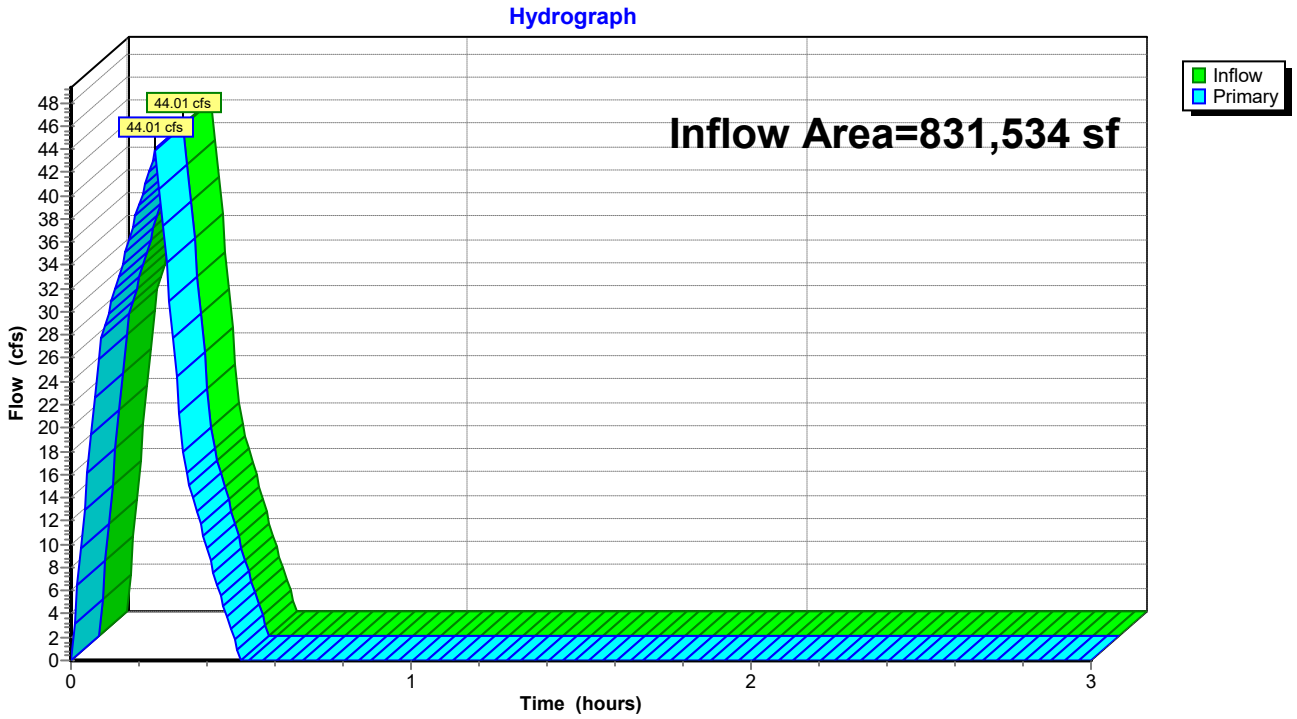


Summary for Link Pre: Pre Development

Inflow Area = 831,534 sf, 0.00% Impervious, Inflow Depth = 0.57" for 2-yr event
Inflow = 44.01 cfs @ 0.25 hrs, Volume= 39,461 cf
Primary = 44.01 cfs @ 0.25 hrs, Volume= 39,461 cf, Atten= 0%, Lag= 0.0 min

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

Link Pre: Pre Development



Summary for Subcatchment DB-A1: Drainage Basin A1

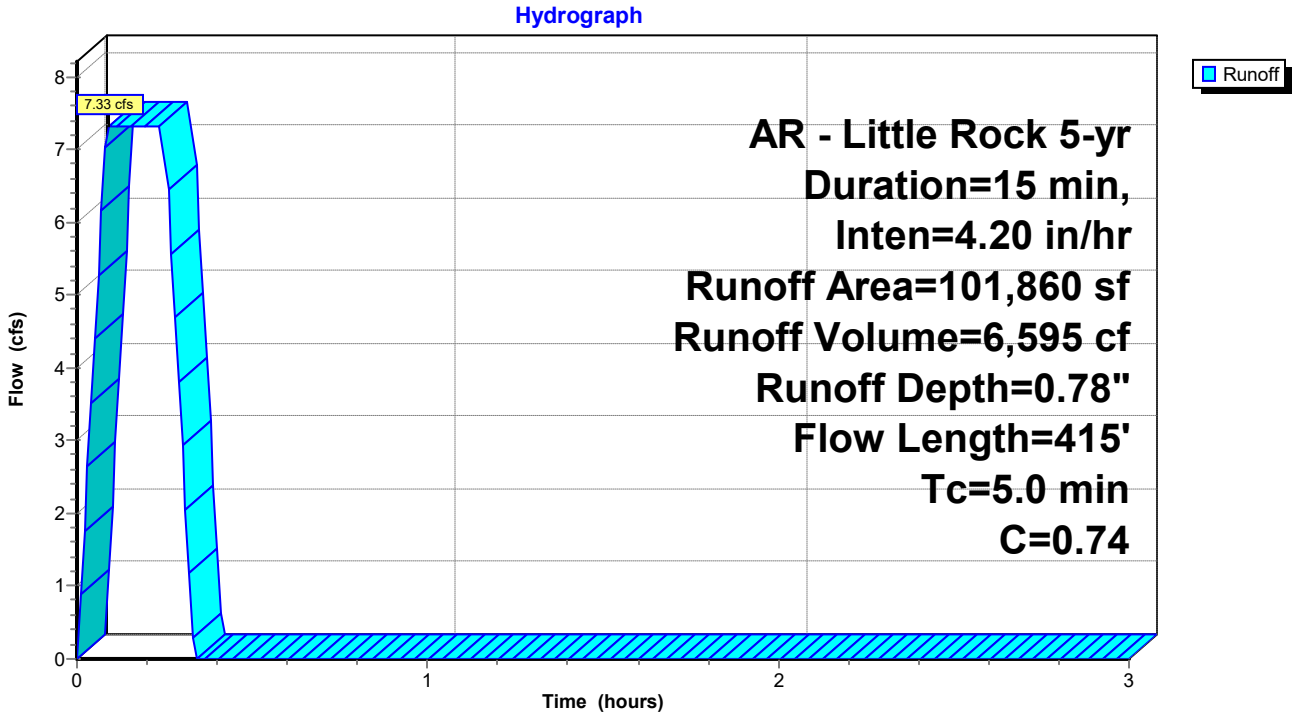
Runoff = 7.33 cfs @ 0.09 hrs, Volume= 6,595 cf, Depth= 0.78"
Routed to Link Pre : Pre Development

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

Area (sf)	C	Description
101,860	0.74	
101,860		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0	415		1.38		**Direct Entry, Overland Concentrated Flow (Min)**

Subcatchment DB-A1: Drainage Basin A1



Summary for Subcatchment DB-A2: Drainage Basin A2

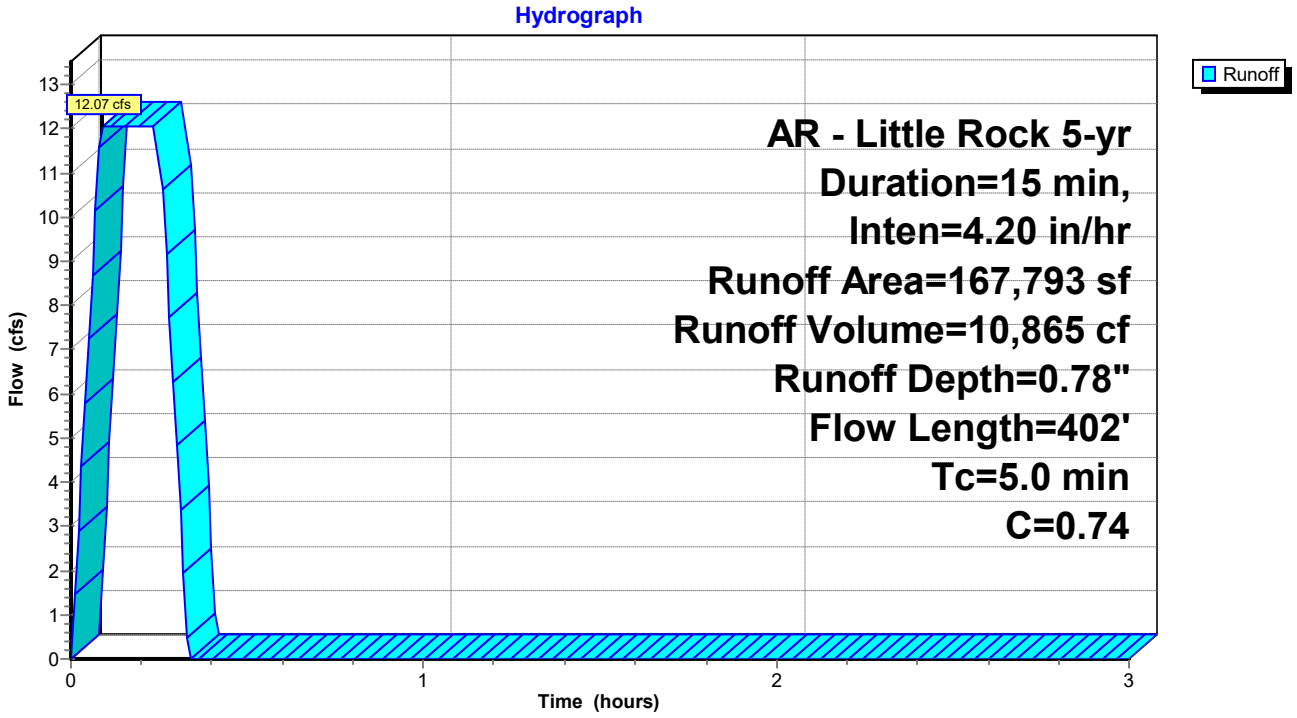
Runoff = 12.07 cfs @ 0.09 hrs, Volume= 10,865 cf, Depth= 0.78"
Routed to Link Pre : Pre Development

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

Area (sf)	C	Description
167,793	0.74	
167,793		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0	402		1.34		**Direct Entry, Overland Concentrated Flow (Min)**

Subcatchment DB-A2: Drainage Basin A2



Summary for Subcatchment DB-A3: Drainage Basin A3

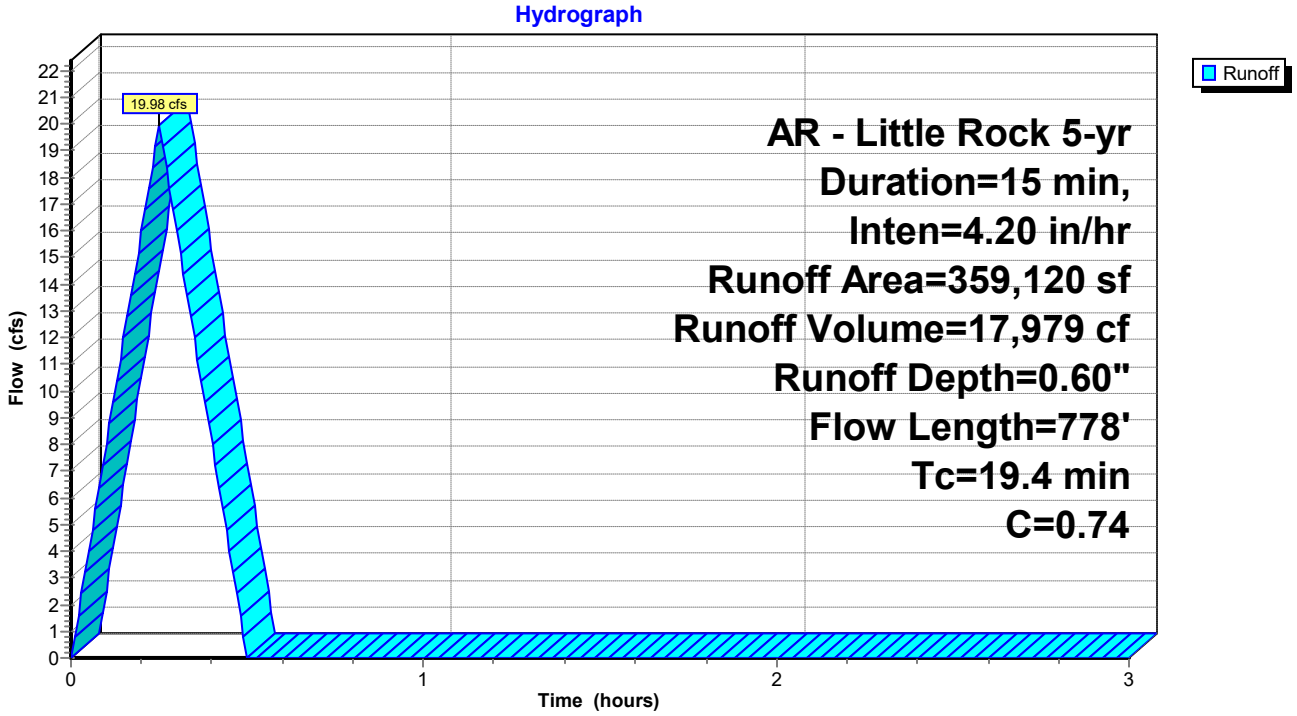
Runoff = 19.98 cfs @ 0.25 hrs, Volume= 17,979 cf, Depth= 0.60"
Routed to Link Pre : Pre Development

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

Area (sf)	C	Description
359,120	0.74	
359,120		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
13.7	300	0.0420	0.37		**Sheet Flow, Overland Sheet Flow** Range n= 0.130 P2= 4.19"
1.2	103	0.0430	1.45		**Shallow Concentrated Flow, Overland Concentrated Flow** Short Grass Pasture Kv= 7.0 fps
1.7	150	0.0460	1.50		**Shallow Concentrated Flow, Overland Concentrated Flow** Short Grass Pasture Kv= 7.0 fps
2.8	225	0.0360	1.33		**Shallow Concentrated Flow, Overland Concentrated Flow** Short Grass Pasture Kv= 7.0 fps
19.4	778	Total			

Subcatchment DB-A3: Drainage Basin A3



Summary for Subcatchment DB-A4: Drainage Basin A4

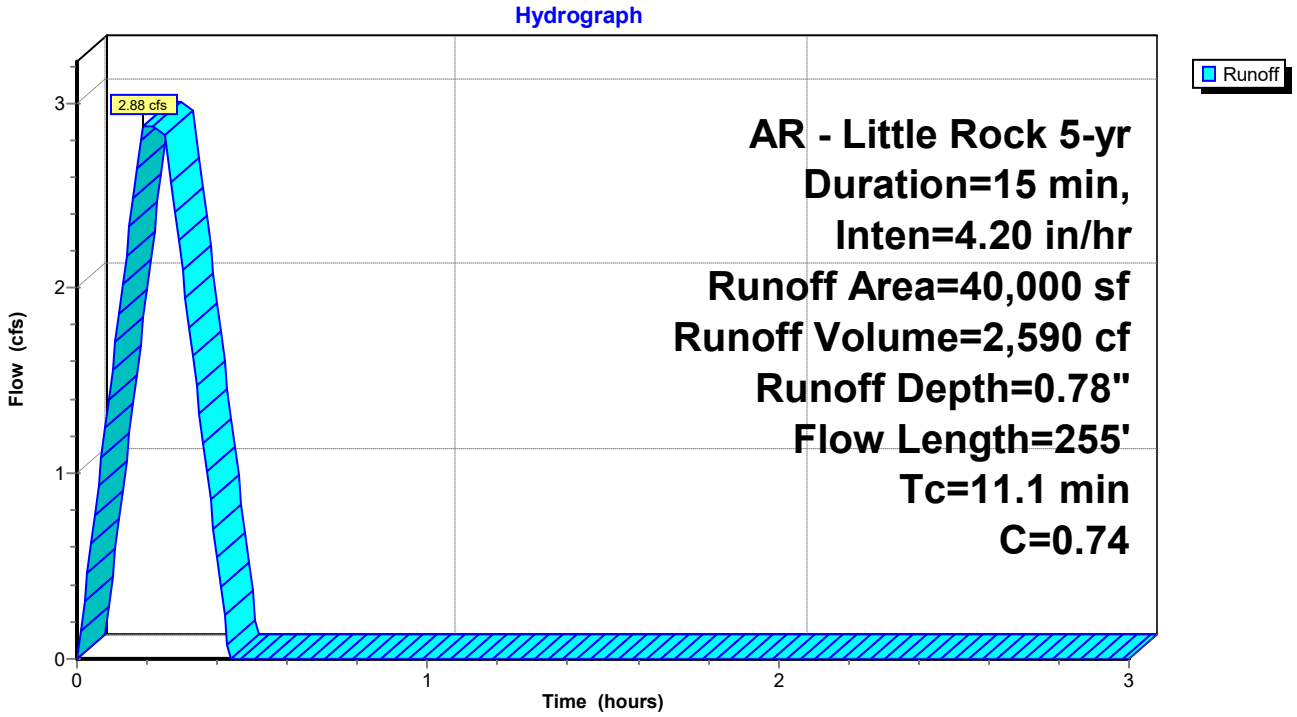
Runoff = 2.88 cfs @ 0.19 hrs, Volume= 2,590 cf, Depth= 0.78"
Routed to Link Pre : Pre Development

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

Area (sf)	C	Description
40,000	0.74	
40,000		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.8	50	0.0390	0.22		**Sheet Flow, Overland Sheet Flow** Grass: Short n= 0.150 P2= 4.19"
6.4	114	0.0530	0.30		**Sheet Flow, Overland Sheet Flow** Grass: Short n= 0.150 P2= 4.19"
0.9	91	0.0600	1.71		**Shallow Concentrated Flow, Overland Concentrated Flow** Short Grass Pasture Kv= 7.0 fps
11.1	255	Total			

Subcatchment DB-A4: Drainage Basin A4



Summary for Subcatchment DB-A5: Drainage Basin A5

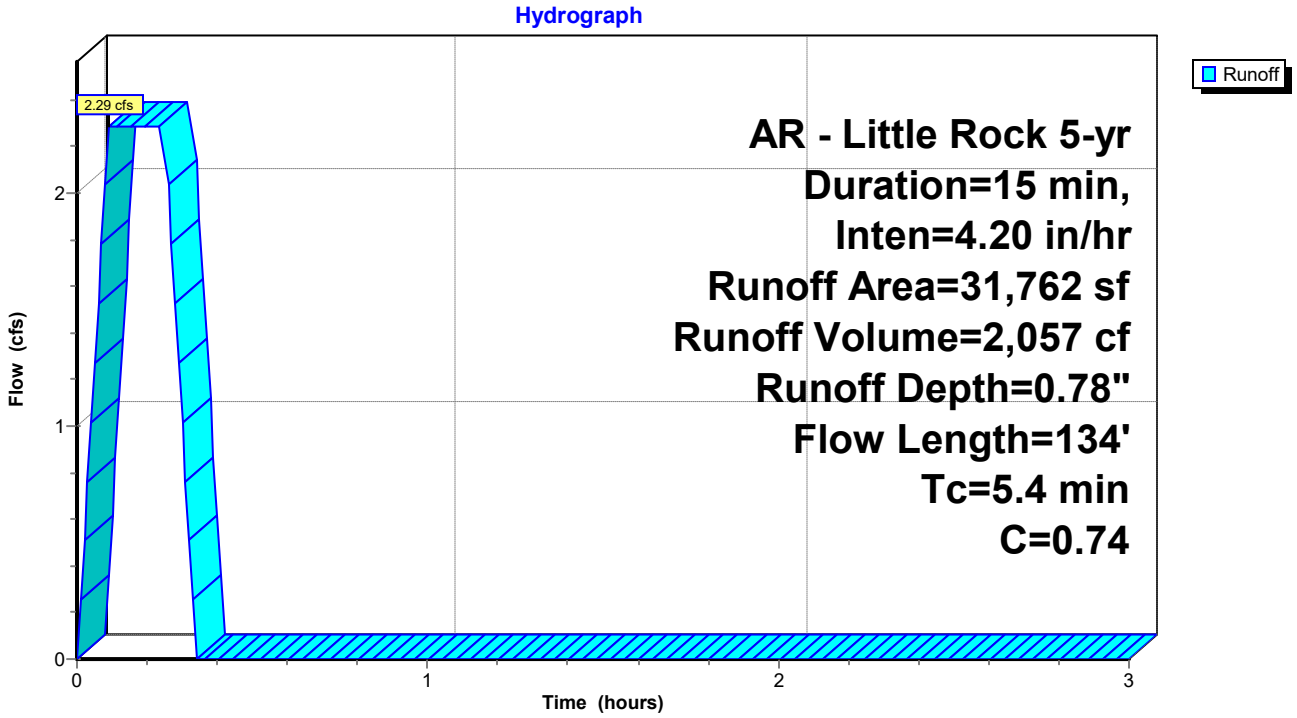
Runoff = 2.29 cfs @ 0.09 hrs, Volume= 2,057 cf, Depth= 0.78"
Routed to Link Pre : Pre Development

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

Area (sf)	C	Description
31,762	0.74	
31,762		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.2	111	0.0850	0.35		**Sheet Flow, Overland Sheet Flow** Grass: Short n= 0.150 P2= 4.19"
0.2	23	0.0680	1.91		**Sheet Flow, Overland Sheet Flow** Smooth surfaces n= 0.011 P2= 4.19"
5.4	134	Total			

Subcatchment DB-A5: Drainage Basin A5



Summary for Subcatchment DB-A6: Drainage Basin A6

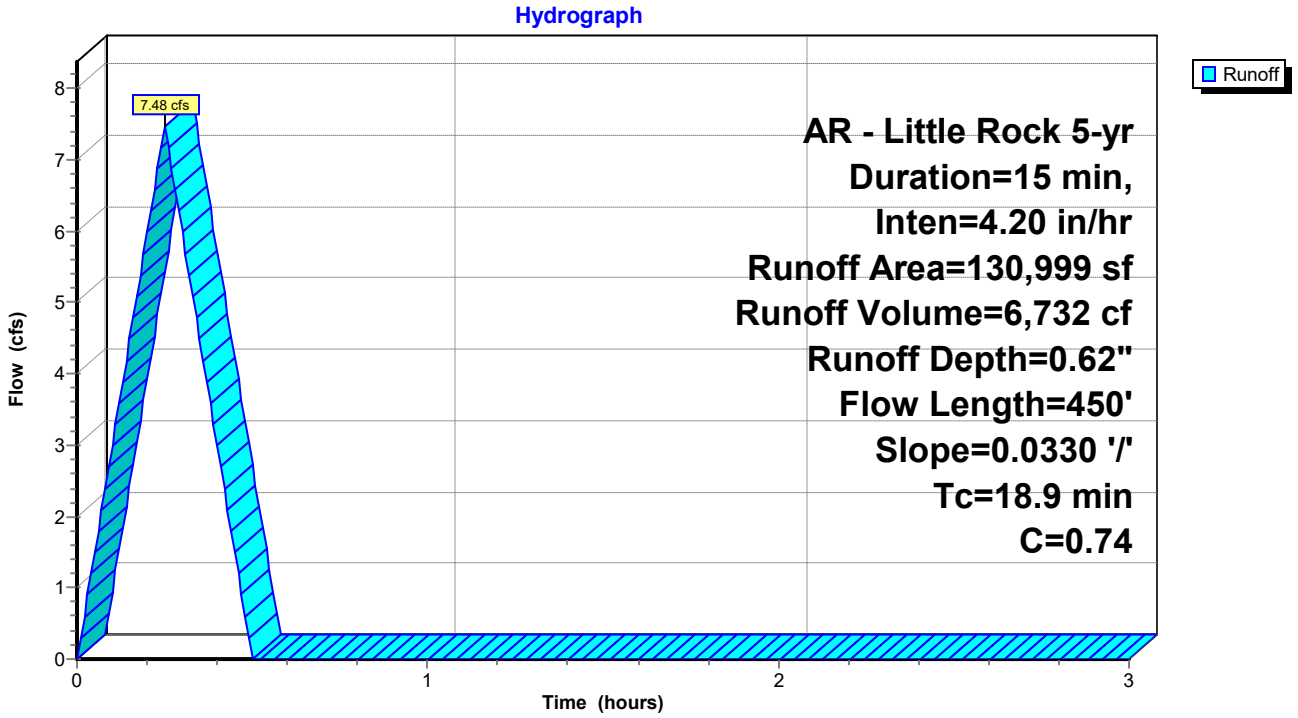
Runoff = 7.48 cfs @ 0.25 hrs, Volume= 6,732 cf, Depth= 0.62"
Routed to Link Pre : Pre Development

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

Area (sf)	C	Description
130,999	0.74	
130,999		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.9	300	0.0330	0.30		**Sheet Flow, Overland Sheet Flow** Grass: Short n= 0.150 P2= 4.19"
2.0	150	0.0330	1.27		**Shallow Concentrated Flow, Overland Concentrated Flow** Short Grass Pasture Kv= 7.0 fps
18.9	450	Total			

Subcatchment DB-A6: Drainage Basin A6

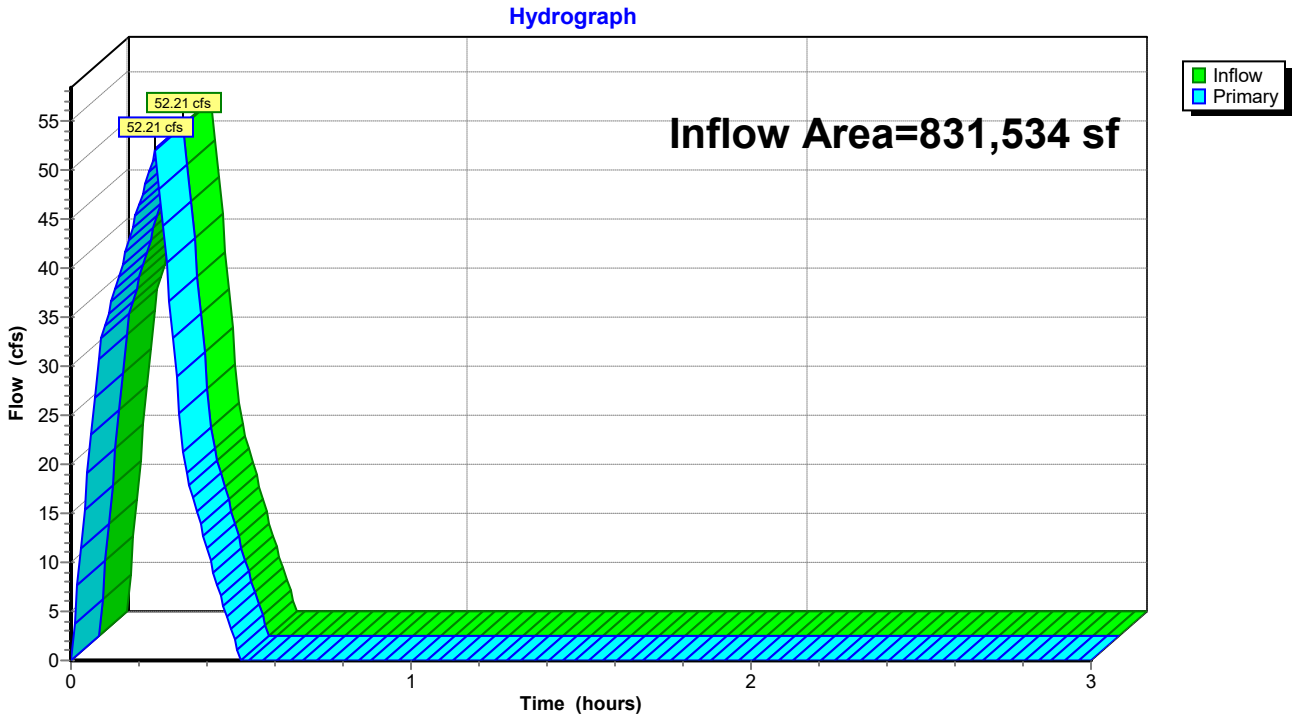


Summary for Link Pre: Pre Development

Inflow Area = 831,534 sf, 0.00% Impervious, Inflow Depth = 0.68" for 5-yr event
Inflow = 52.21 cfs @ 0.25 hrs, Volume= 46,818 cf
Primary = 52.21 cfs @ 0.25 hrs, Volume= 46,818 cf, Atten= 0%, Lag= 0.0 min

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

Link Pre: Pre Development



Summary for Subcatchment DB-A1: Drainage Basin A1

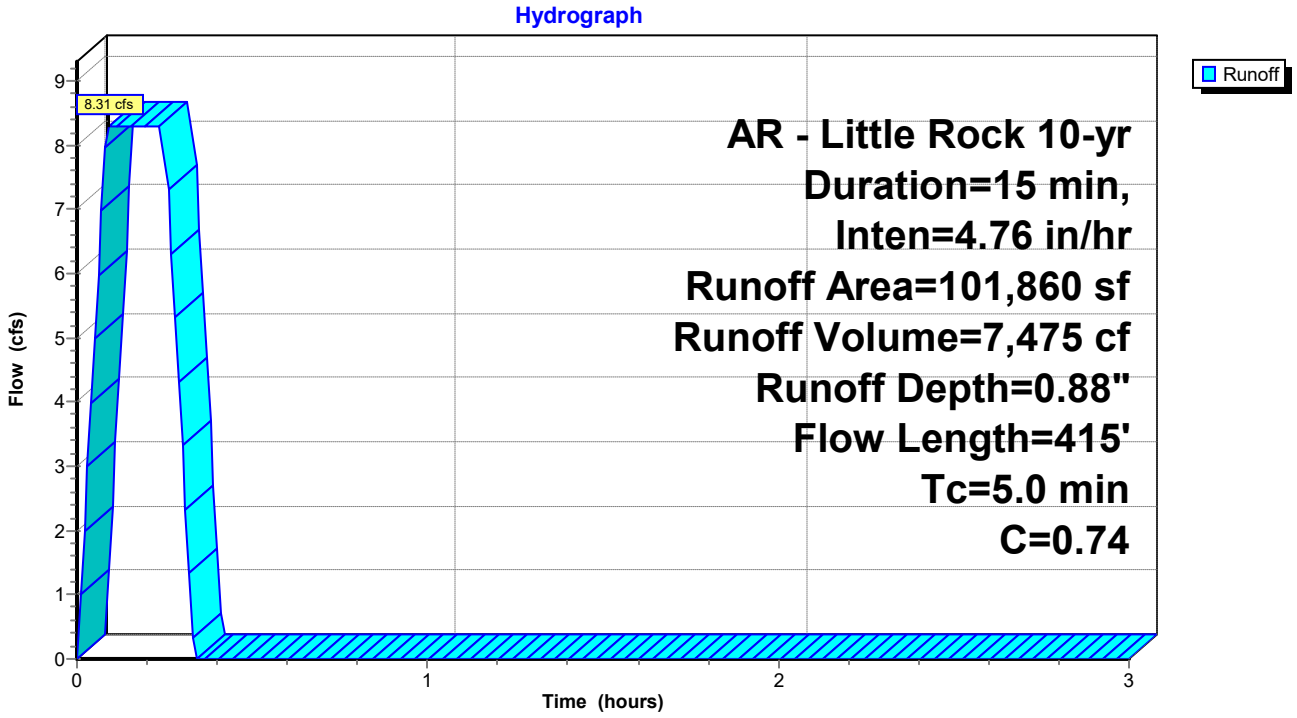
Runoff = 8.31 cfs @ 0.09 hrs, Volume= 7,475 cf, Depth= 0.88"
Routed to Link Pre : Pre Development

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

Area (sf)	C	Description
101,860	0.74	
101,860		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0	415		1.38		**Direct Entry, Overland Concentrated Flow (Min)**

Subcatchment DB-A1: Drainage Basin A1



Summary for Subcatchment DB-A2: Drainage Basin A2

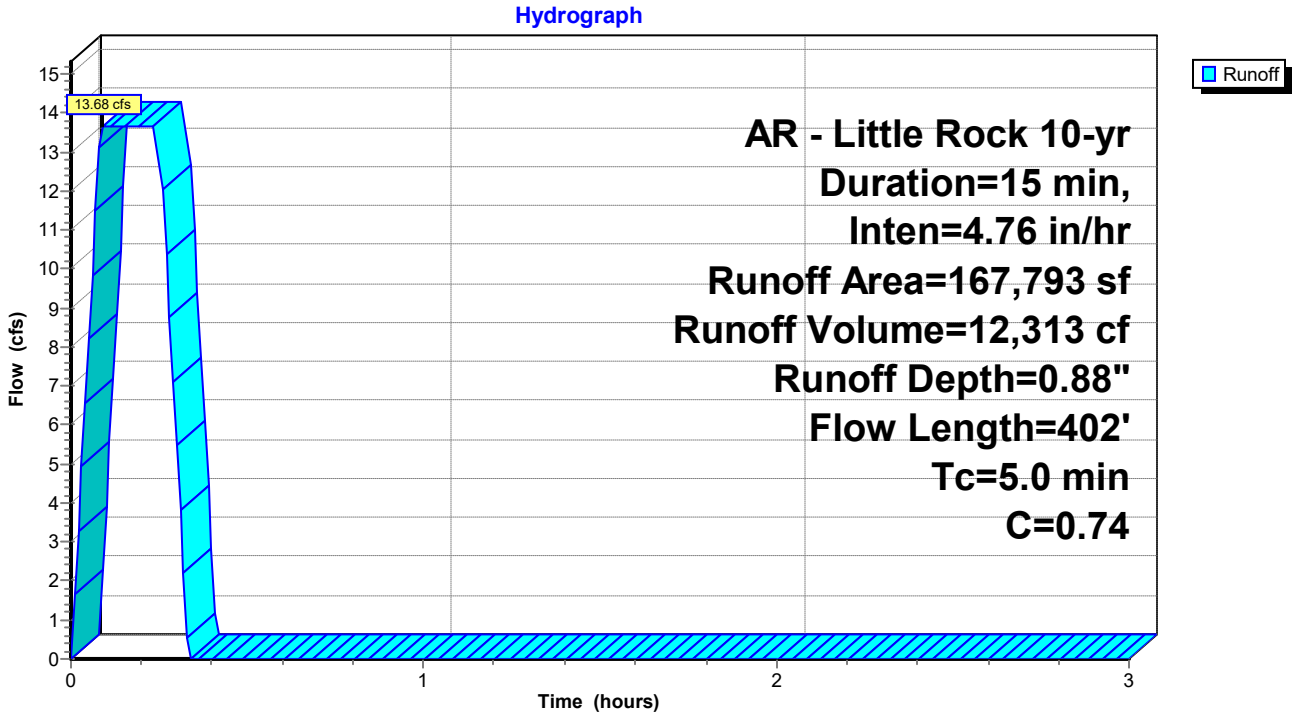
Runoff = 13.68 cfs @ 0.09 hrs, Volume= 12,313 cf, Depth= 0.88"
Routed to Link Pre : Pre Development

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

Area (sf)	C	Description
167,793	0.74	
167,793		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0	402		1.34		**Direct Entry, Overland Concentrated Flow (Min)**

Subcatchment DB-A2: Drainage Basin A2



Summary for Subcatchment DB-A3: Drainage Basin A3

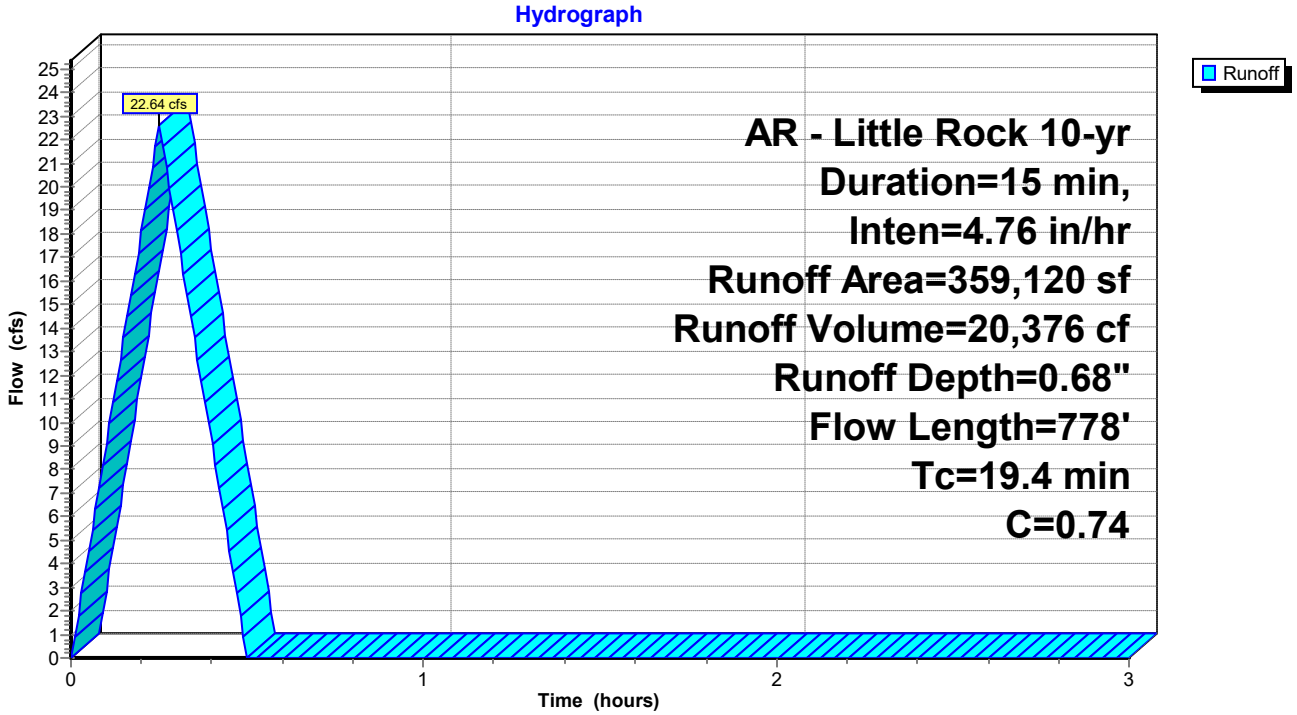
Runoff = 22.64 cfs @ 0.25 hrs, Volume= 20,376 cf, Depth= 0.68"
Routed to Link Pre : Pre Development

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

Area (sf)	C	Description
359,120	0.74	
359,120		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
13.7	300	0.0420	0.37		**Sheet Flow, Overland Sheet Flow** Range n= 0.130 P2= 4.19"
1.2	103	0.0430	1.45		**Shallow Concentrated Flow, Overland Concentrated Flow** Short Grass Pasture Kv= 7.0 fps
1.7	150	0.0460	1.50		**Shallow Concentrated Flow, Overland Concentrated Flow** Short Grass Pasture Kv= 7.0 fps
2.8	225	0.0360	1.33		**Shallow Concentrated Flow, Overland Concentrated Flow** Short Grass Pasture Kv= 7.0 fps
19.4	778	Total			

Subcatchment DB-A3: Drainage Basin A3



Summary for Subcatchment DB-A4: Drainage Basin A4

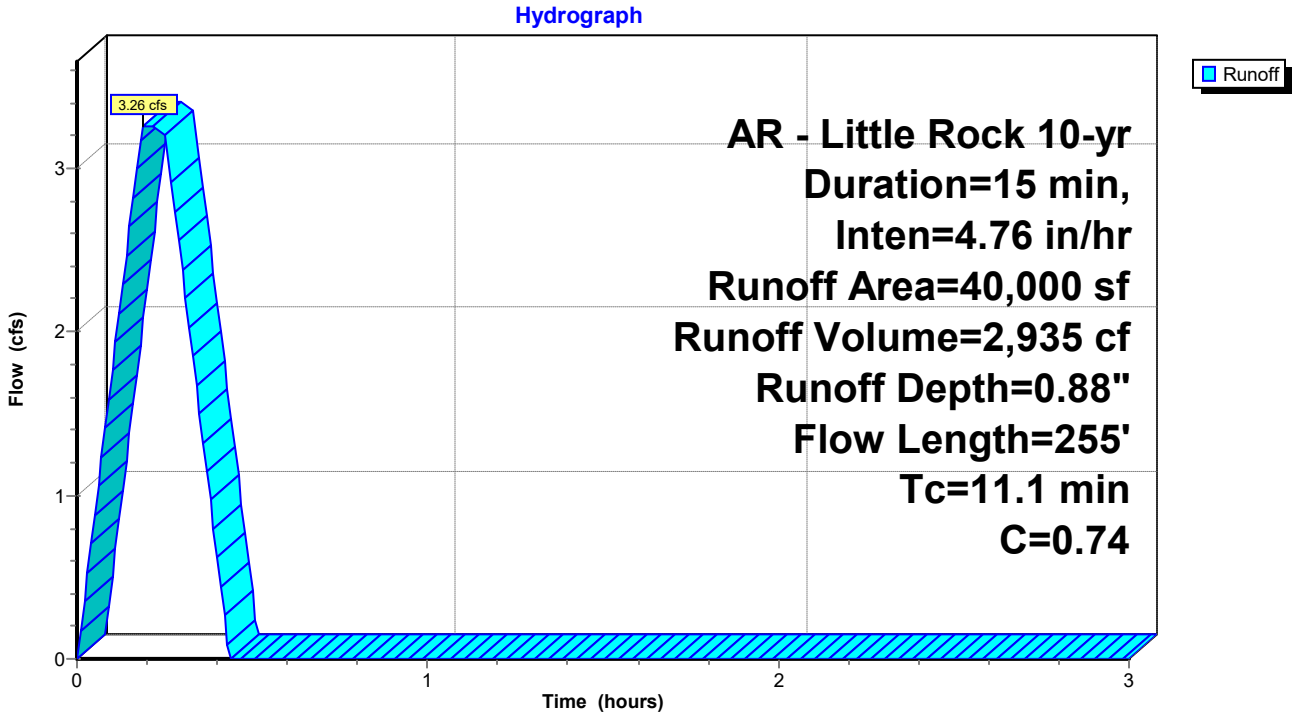
Runoff = 3.26 cfs @ 0.19 hrs, Volume= 2,935 cf, Depth= 0.88"
Routed to Link Pre : Pre Development

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

Area (sf)	C	Description
40,000	0.74	
40,000		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.8	50	0.0390	0.22		**Sheet Flow, Overland Sheet Flow** Grass: Short n= 0.150 P2= 4.19"
6.4	114	0.0530	0.30		**Sheet Flow, Overland Sheet Flow** Grass: Short n= 0.150 P2= 4.19"
0.9	91	0.0600	1.71		**Shallow Concentrated Flow, Overland Concentrated Flow** Short Grass Pasture Kv= 7.0 fps
11.1	255	Total			

Subcatchment DB-A4: Drainage Basin A4



Summary for Subcatchment DB-A5: Drainage Basin A5

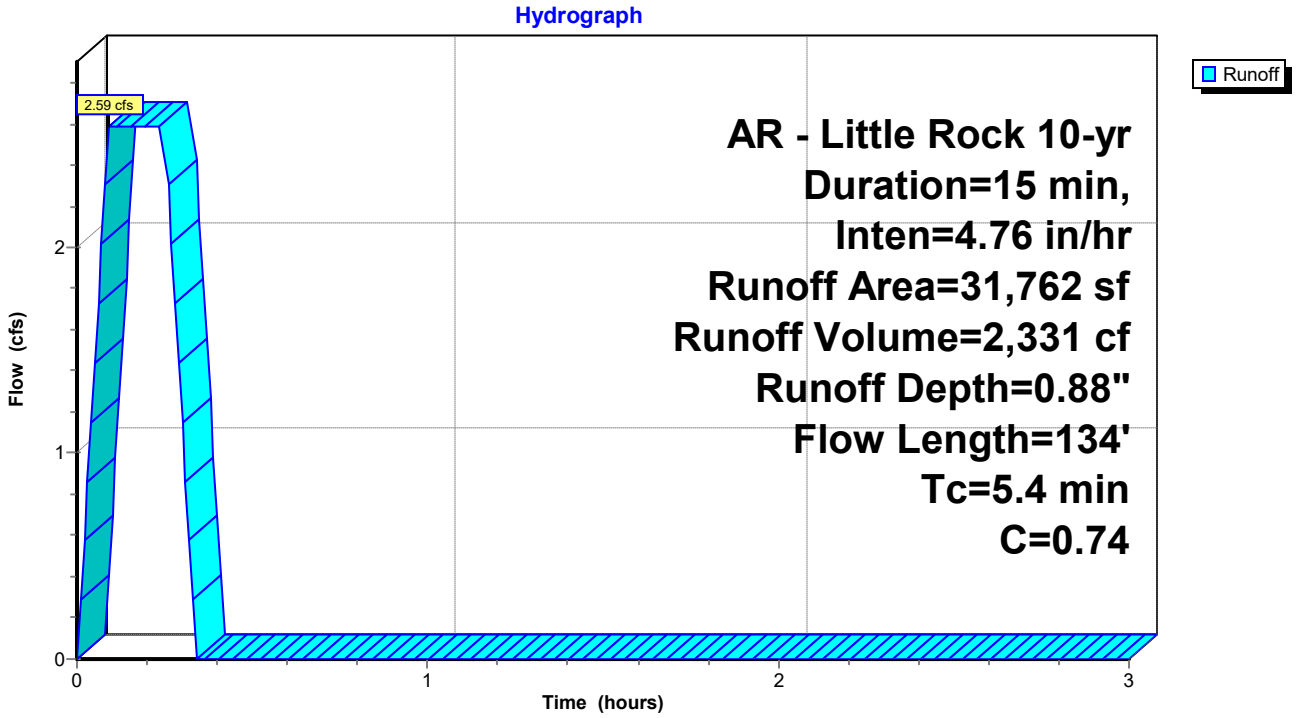
Runoff = 2.59 cfs @ 0.09 hrs, Volume= 2,331 cf, Depth= 0.88"
Routed to Link Pre : Pre Development

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

Area (sf)	C	Description
31,762	0.74	
31,762		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.2	111	0.0850	0.35		**Sheet Flow, Overland Sheet Flow** Grass: Short n= 0.150 P2= 4.19"
0.2	23	0.0680	1.91		**Sheet Flow, Overland Sheet Flow** Smooth surfaces n= 0.011 P2= 4.19"
5.4	134	Total			

Subcatchment DB-A5: Drainage Basin A5



Summary for Subcatchment DB-A6: Drainage Basin A6

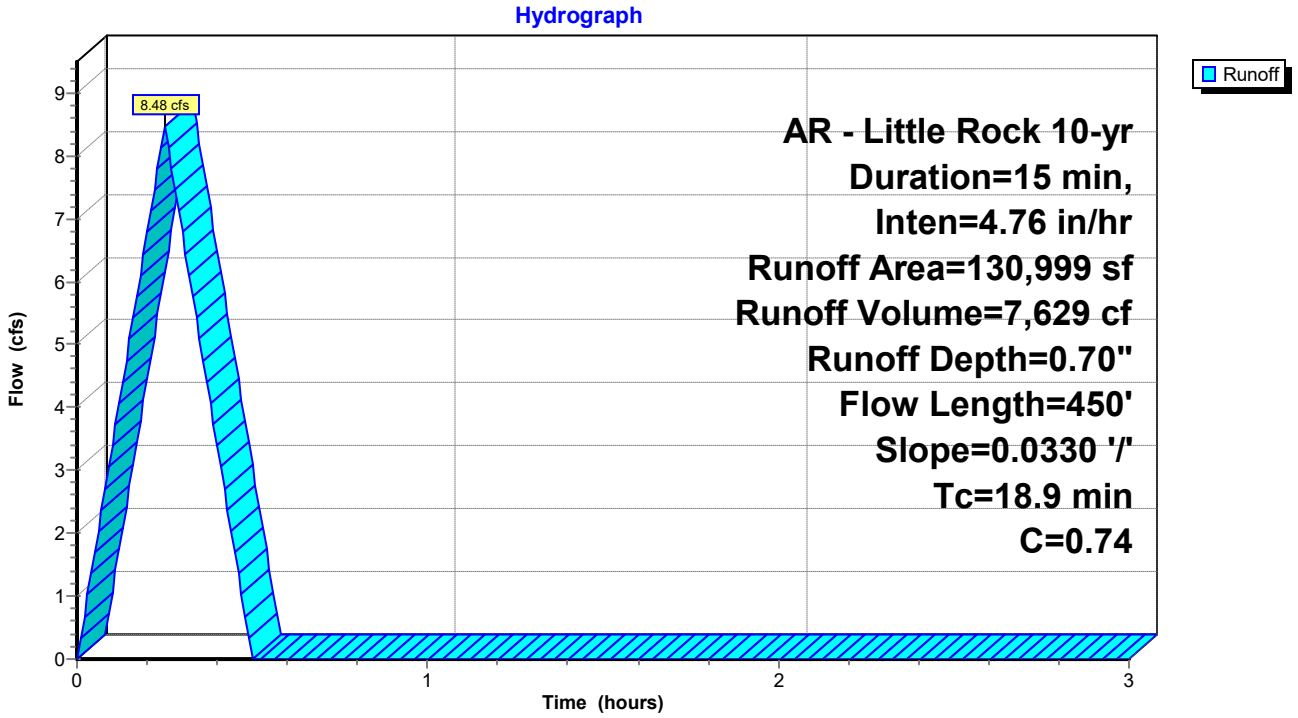
Runoff = 8.48 cfs @ 0.25 hrs, Volume= 7,629 cf, Depth= 0.70"
Routed to Link Pre : Pre Development

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

Area (sf)	C	Description
130,999	0.74	
130,999		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.9	300	0.0330	0.30		**Sheet Flow, Overland Sheet Flow** Grass: Short n= 0.150 P2= 4.19"
2.0	150	0.0330	1.27		**Shallow Concentrated Flow, Overland Concentrated Flow** Short Grass Pasture Kv= 7.0 fps
18.9	450	Total			

Subcatchment DB-A6: Drainage Basin A6

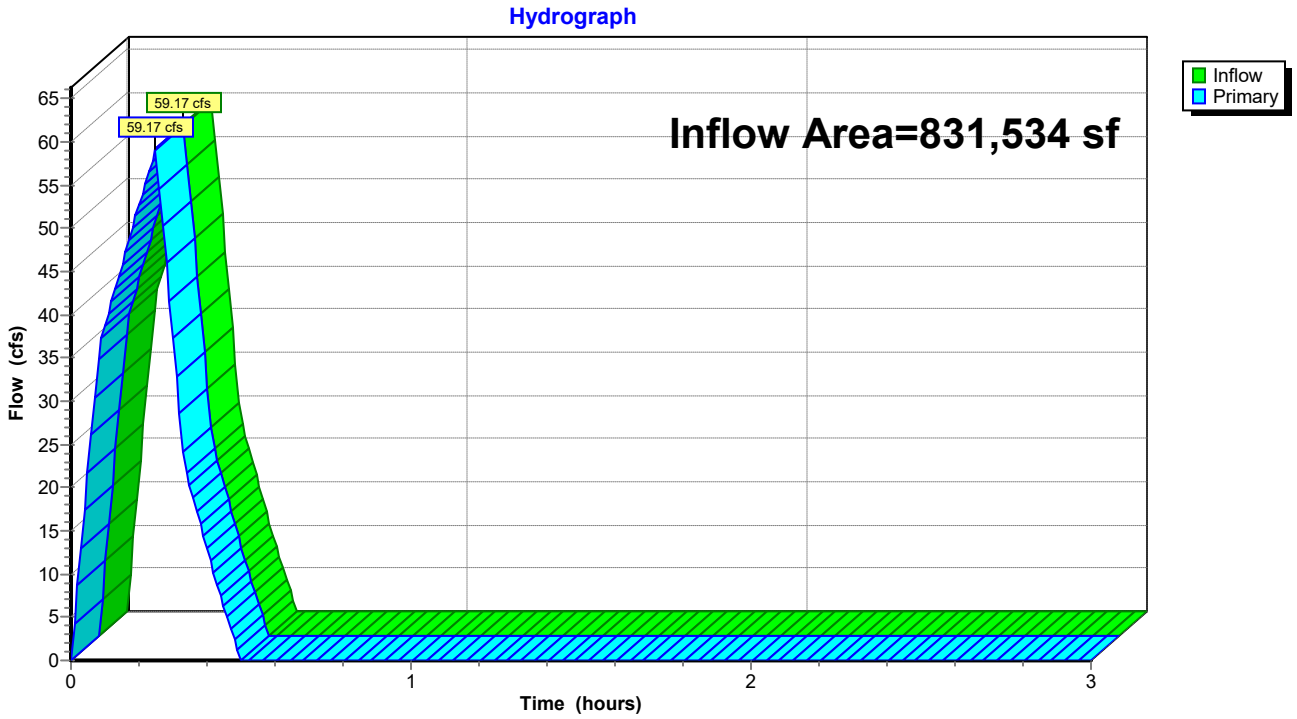


Summary for Link Pre: Pre Development

Inflow Area = 831,534 sf, 0.00% Impervious, Inflow Depth = 0.77" for 10-yr event
Inflow = 59.17 cfs @ 0.25 hrs, Volume= 53,060 cf
Primary = 59.17 cfs @ 0.25 hrs, Volume= 53,060 cf, Atten= 0%, Lag= 0.0 min

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

Link Pre: Pre Development



Summary for Subcatchment DB-A1: Drainage Basin A1

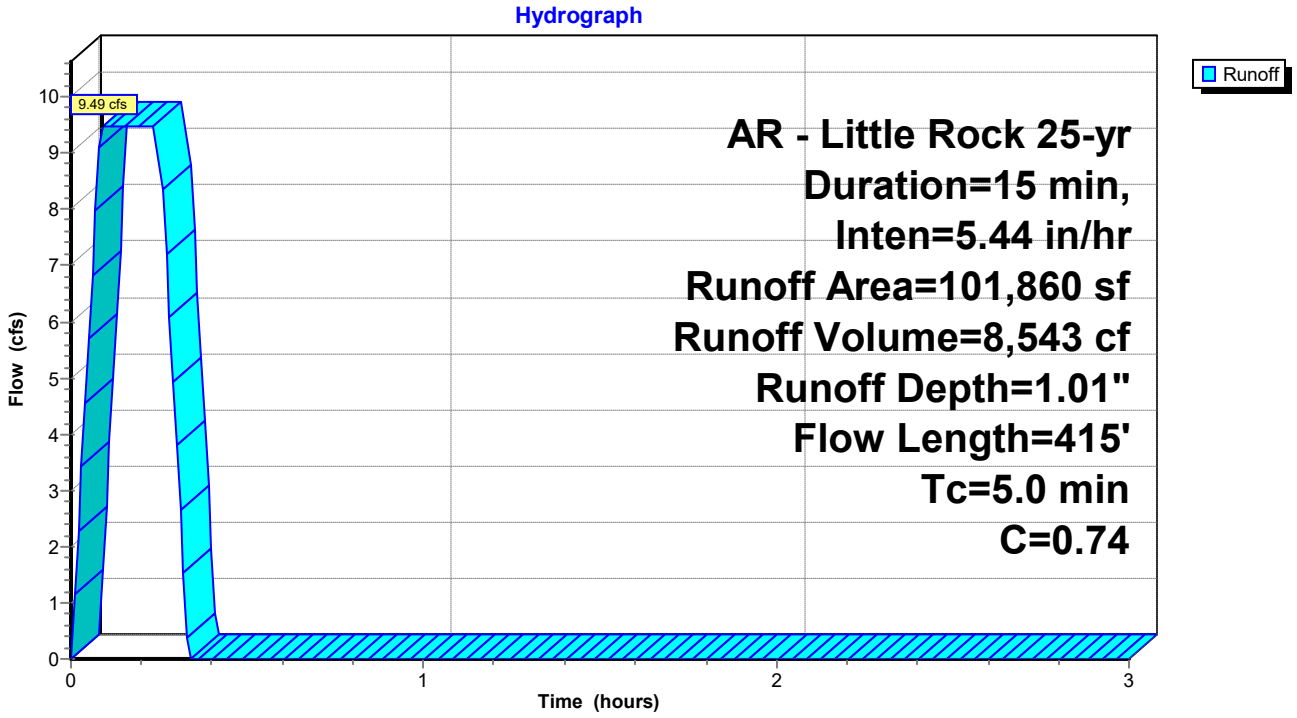
Runoff = 9.49 cfs @ 0.09 hrs, Volume= 8,543 cf, Depth= 1.01"
Routed to Link Pre : Pre Development

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

Area (sf)	C	Description
101,860	0.74	
101,860		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0	415		1.38		**Direct Entry, Overland Concentrated Flow (Min)**

Subcatchment DB-A1: Drainage Basin A1



Summary for Subcatchment DB-A2: Drainage Basin A2

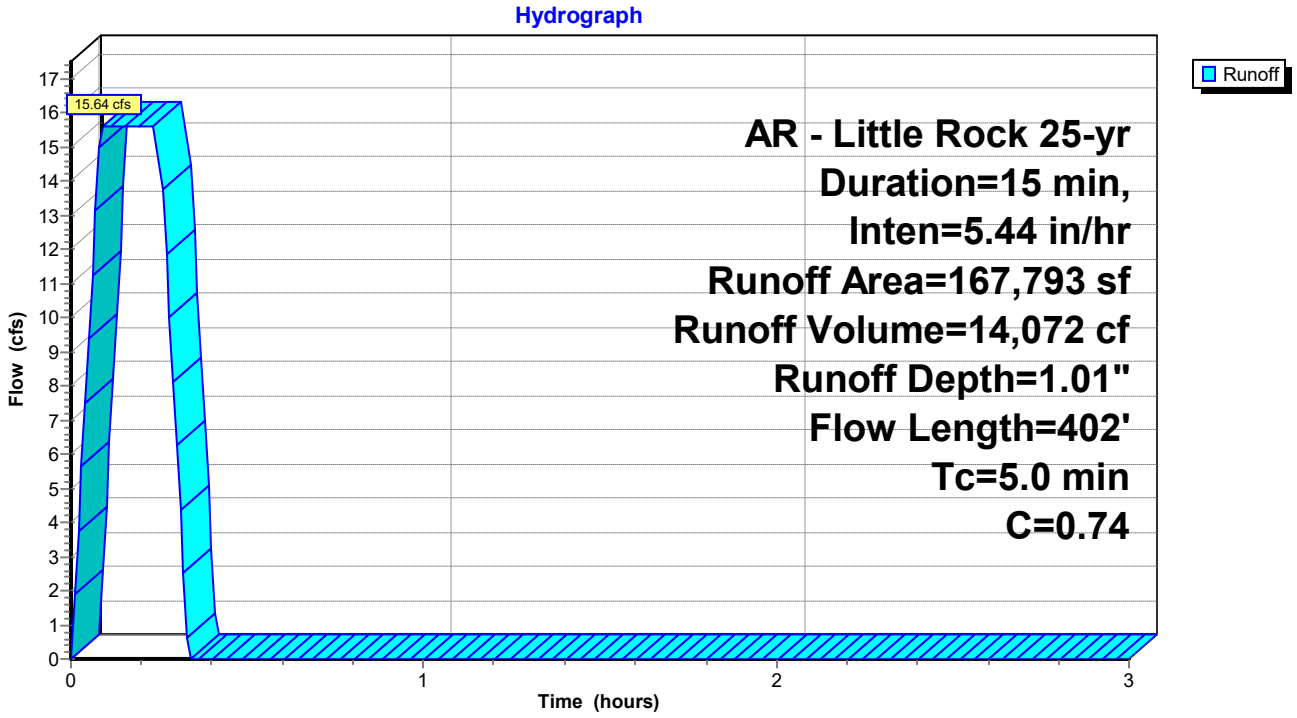
Runoff = 15.64 cfs @ 0.09 hrs, Volume= 14,072 cf, Depth= 1.01"
Routed to Link Pre : Pre Development

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

Area (sf)	C	Description
167,793	0.74	
167,793		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0	402		1.34		**Direct Entry, Overland Concentrated Flow (Min)**

Subcatchment DB-A2: Drainage Basin A2



Summary for Subcatchment DB-A3: Drainage Basin A3

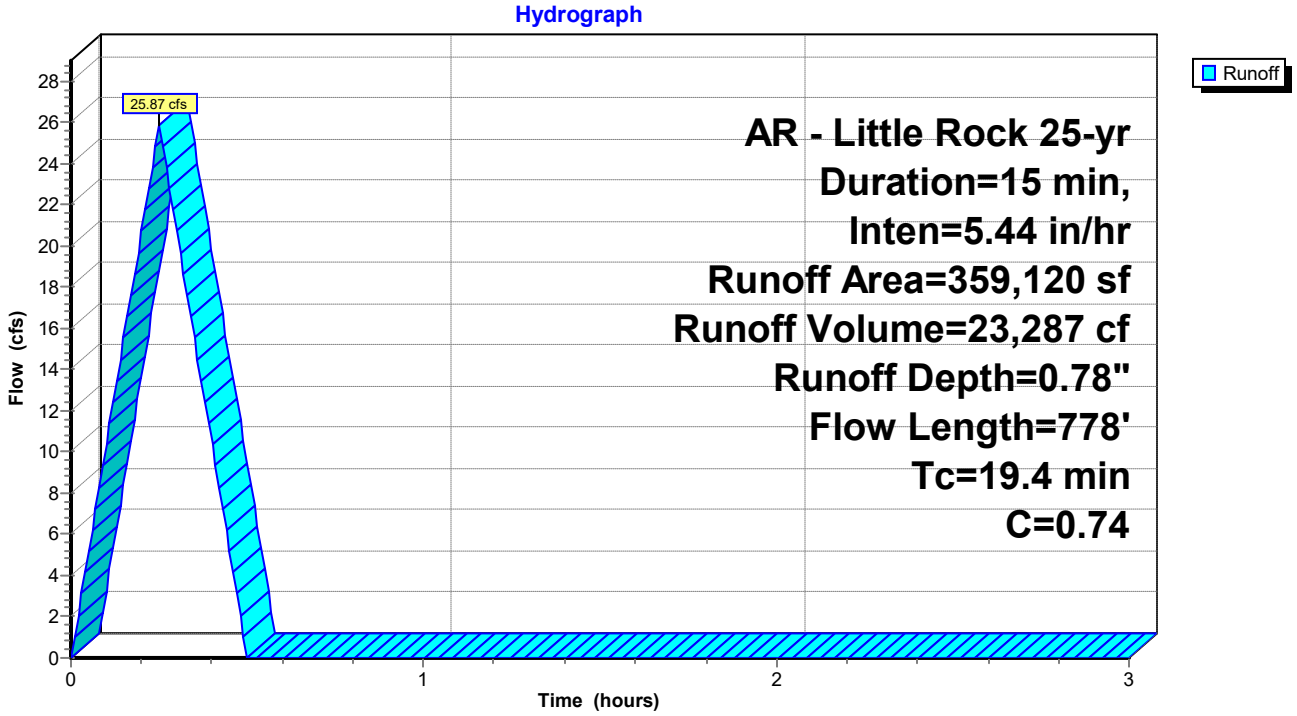
Runoff = 25.87 cfs @ 0.25 hrs, Volume= 23,287 cf, Depth= 0.78"
Routed to Link Pre : Pre Development

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

Area (sf)	C	Description
359,120	0.74	
359,120		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
13.7	300	0.0420	0.37		**Sheet Flow, Overland Sheet Flow** Range n= 0.130 P2= 4.19"
1.2	103	0.0430	1.45		**Shallow Concentrated Flow, Overland Concentrated Flow** Short Grass Pasture Kv= 7.0 fps
1.7	150	0.0460	1.50		**Shallow Concentrated Flow, Overland Concentrated Flow** Short Grass Pasture Kv= 7.0 fps
2.8	225	0.0360	1.33		**Shallow Concentrated Flow, Overland Concentrated Flow** Short Grass Pasture Kv= 7.0 fps
19.4	778	Total			

Subcatchment DB-A3: Drainage Basin A3



Summary for Subcatchment DB-A4: Drainage Basin A4

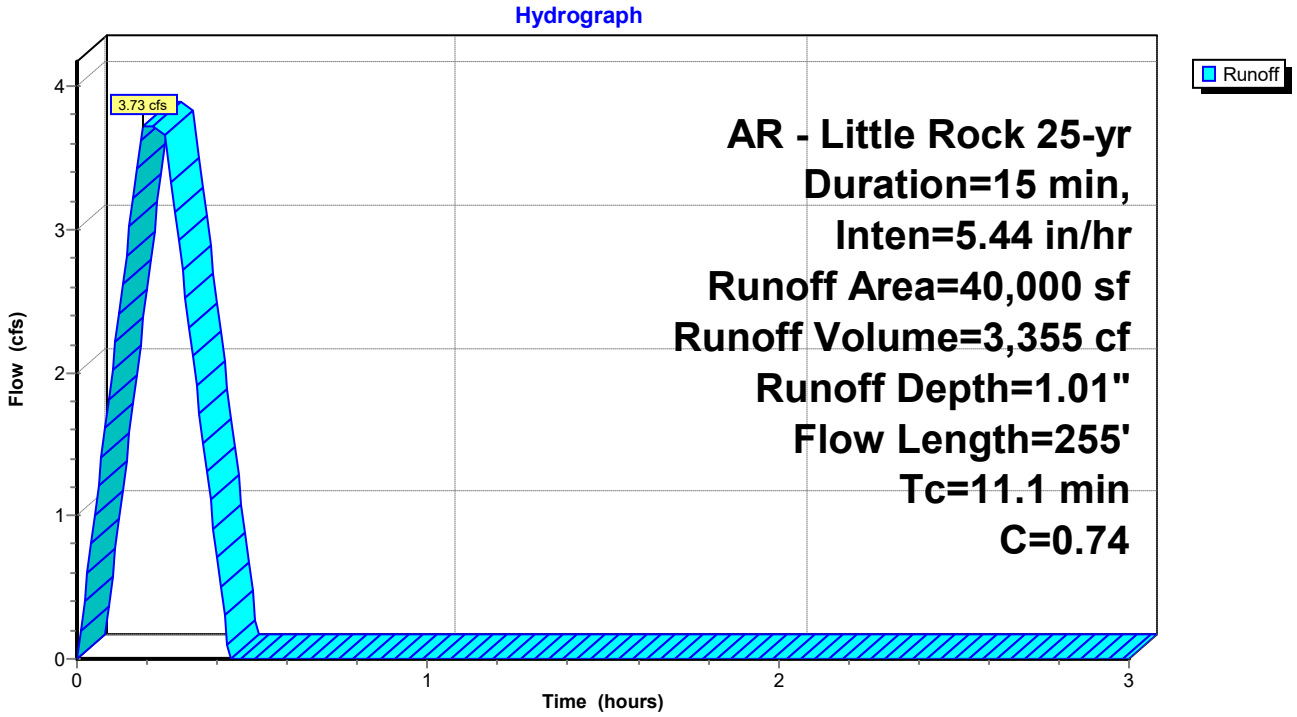
Runoff = 3.73 cfs @ 0.19 hrs, Volume= 3,355 cf, Depth= 1.01"
Routed to Link Pre : Pre Development

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

Area (sf)	C	Description
40,000	0.74	
40,000		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.8	50	0.0390	0.22		**Sheet Flow, Overland Sheet Flow** Grass: Short n= 0.150 P2= 4.19"
6.4	114	0.0530	0.30		**Sheet Flow, Overland Sheet Flow** Grass: Short n= 0.150 P2= 4.19"
0.9	91	0.0600	1.71		**Shallow Concentrated Flow, Overland Concentrated Flow** Short Grass Pasture Kv= 7.0 fps
11.1	255	Total			

Subcatchment DB-A4: Drainage Basin A4



Summary for Subcatchment DB-A5: Drainage Basin A5

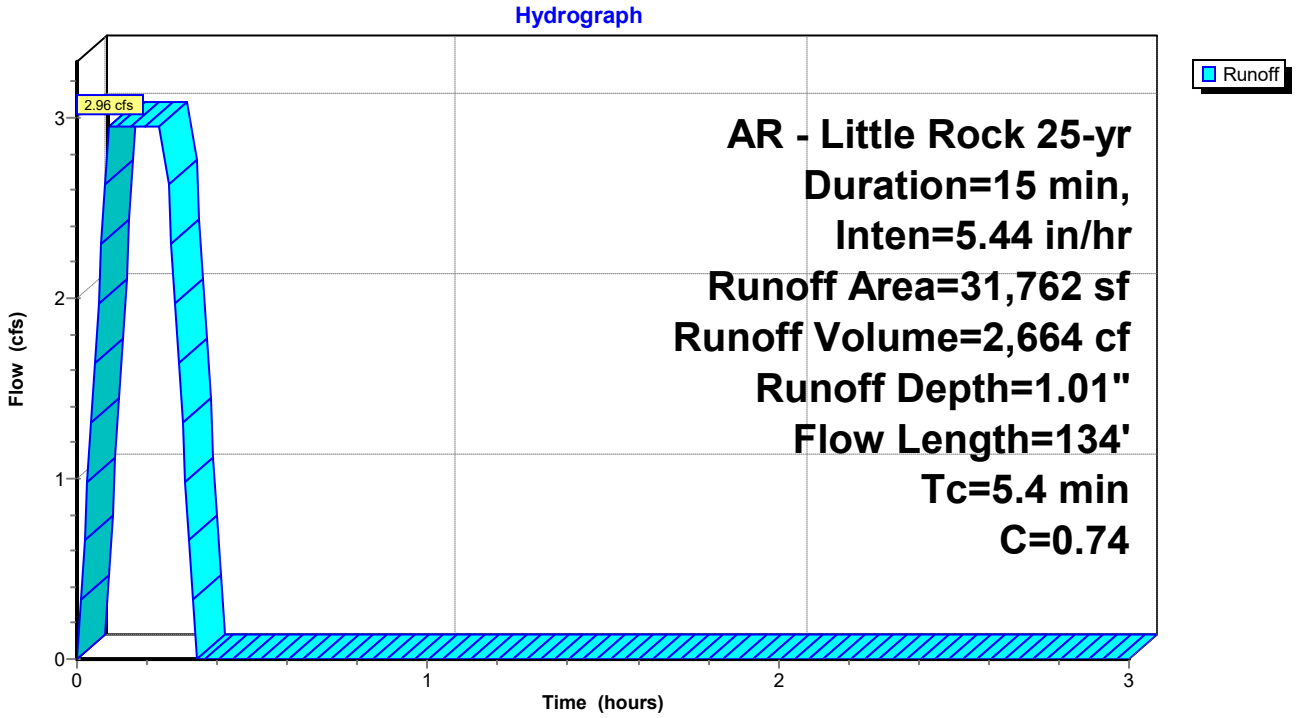
Runoff = 2.96 cfs @ 0.09 hrs, Volume= 2,664 cf, Depth= 1.01"
Routed to Link Pre : Pre Development

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

Area (sf)	C	Description
31,762	0.74	
31,762		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.2	111	0.0850	0.35		**Sheet Flow, Overland Sheet Flow** Grass: Short n= 0.150 P2= 4.19"
0.2	23	0.0680	1.91		**Sheet Flow, Overland Sheet Flow** Smooth surfaces n= 0.011 P2= 4.19"
5.4	134	Total			

Subcatchment DB-A5: Drainage Basin A5



Summary for Subcatchment DB-A6: Drainage Basin A6

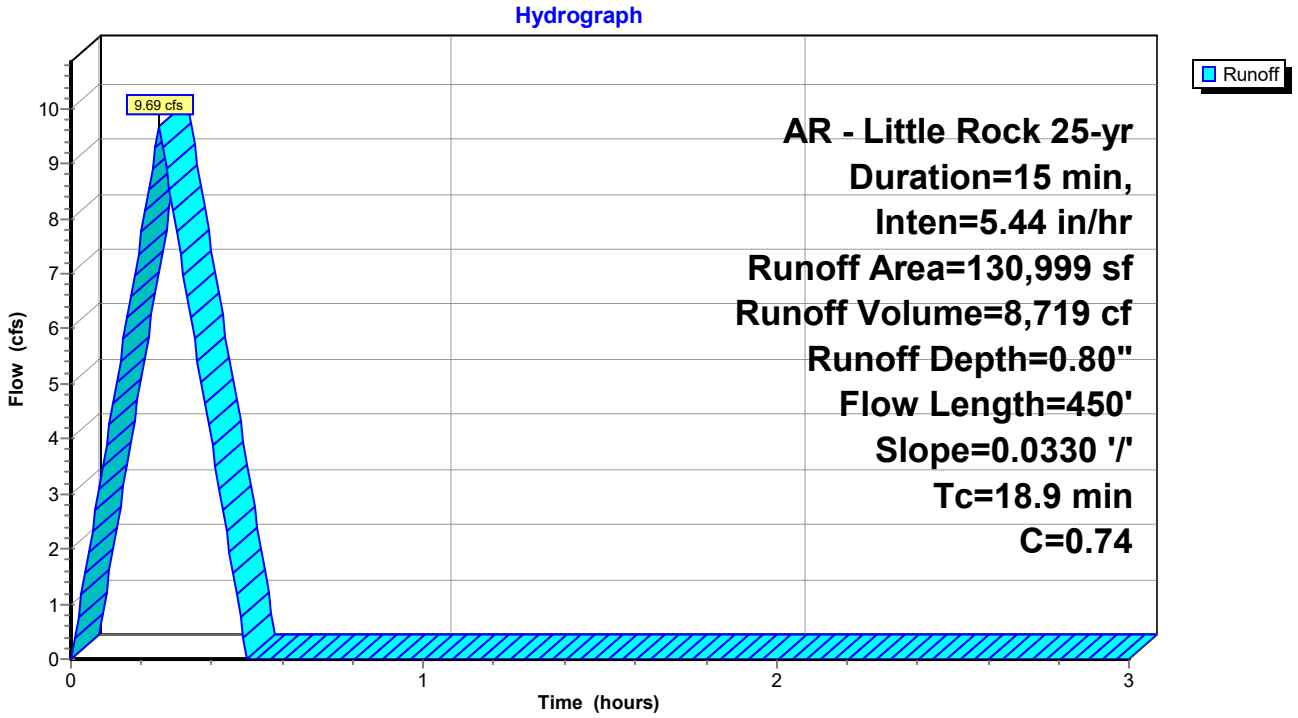
Runoff = 9.69 cfs @ 0.25 hrs, Volume= 8,719 cf, Depth= 0.80"
Routed to Link Pre : Pre Development

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

Area (sf)	C	Description
130,999	0.74	
130,999		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.9	300	0.0330	0.30		**Sheet Flow, Overland Sheet Flow** Grass: Short n= 0.150 P2= 4.19"
2.0	150	0.0330	1.27		**Shallow Concentrated Flow, Overland Concentrated Flow** Short Grass Pasture Kv= 7.0 fps
18.9	450	Total			

Subcatchment DB-A6: Drainage Basin A6

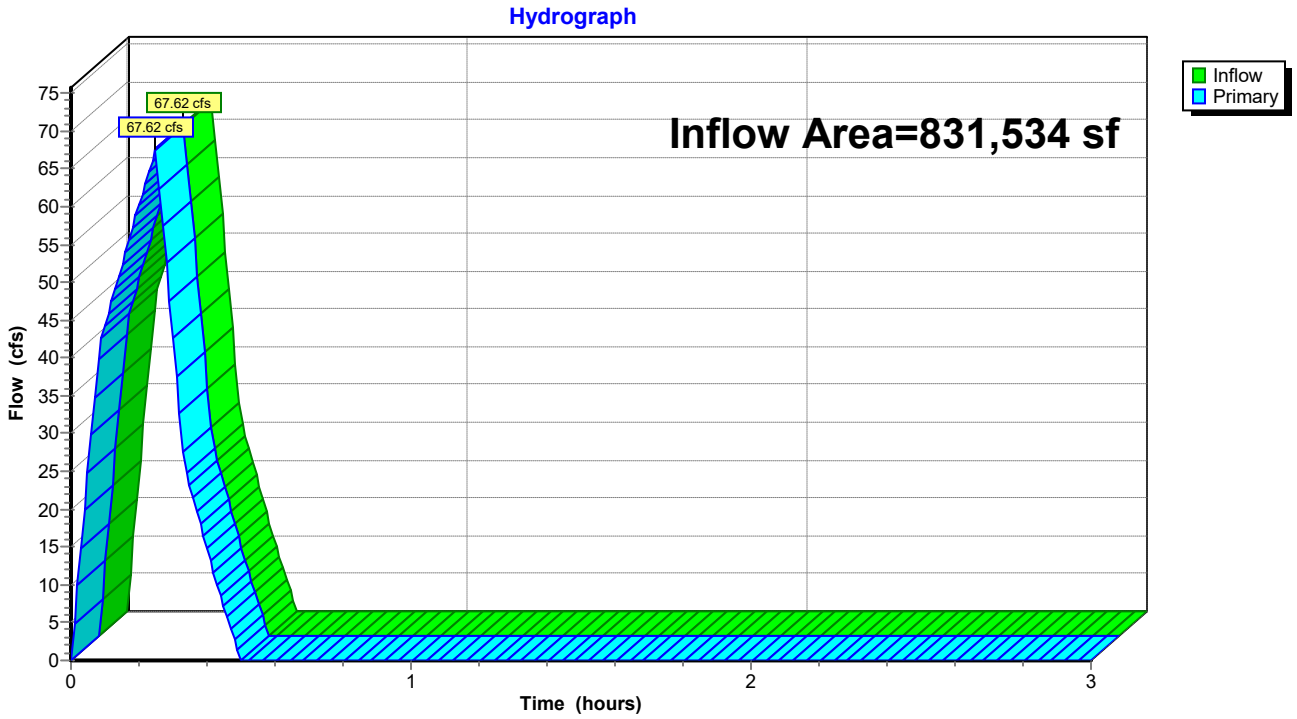


Summary for Link Pre: Pre Development

Inflow Area = 831,534 sf, 0.00% Impervious, Inflow Depth = 0.88" for 25-yr event
Inflow = 67.62 cfs @ 0.25 hrs, Volume= 60,640 cf
Primary = 67.62 cfs @ 0.25 hrs, Volume= 60,640 cf, Atten= 0%, Lag= 0.0 min

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

Link Pre: Pre Development



Summary for Subcatchment DB-A1: Drainage Basin A1

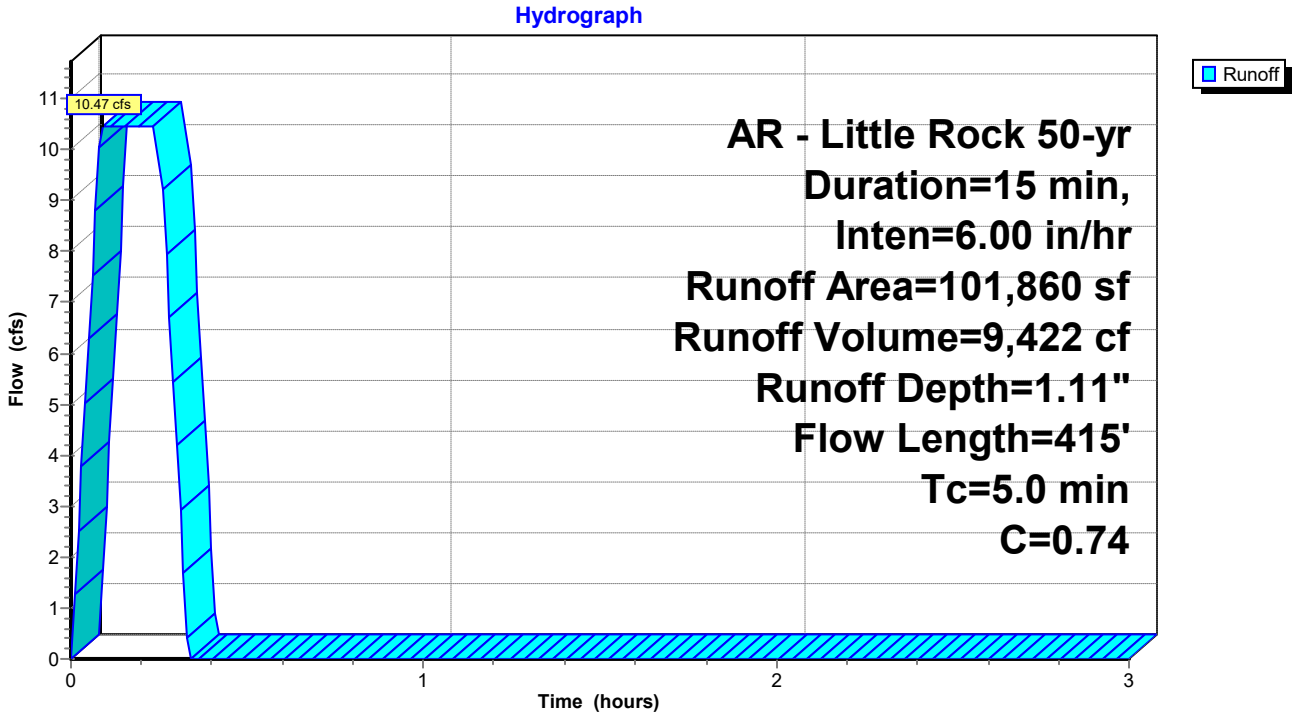
Runoff = 10.47 cfs @ 0.09 hrs, Volume= 9,422 cf, Depth= 1.11"
Routed to Link Pre : Pre Development

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 50-yr Duration=15 min, Inten=6.00 in/hr

Area (sf)	C	Description
101,860	0.74	
101,860		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0	415		1.38		**Direct Entry, Overland Concentrated Flow (Min)**

Subcatchment DB-A1: Drainage Basin A1



Summary for Subcatchment DB-A2: Drainage Basin A2

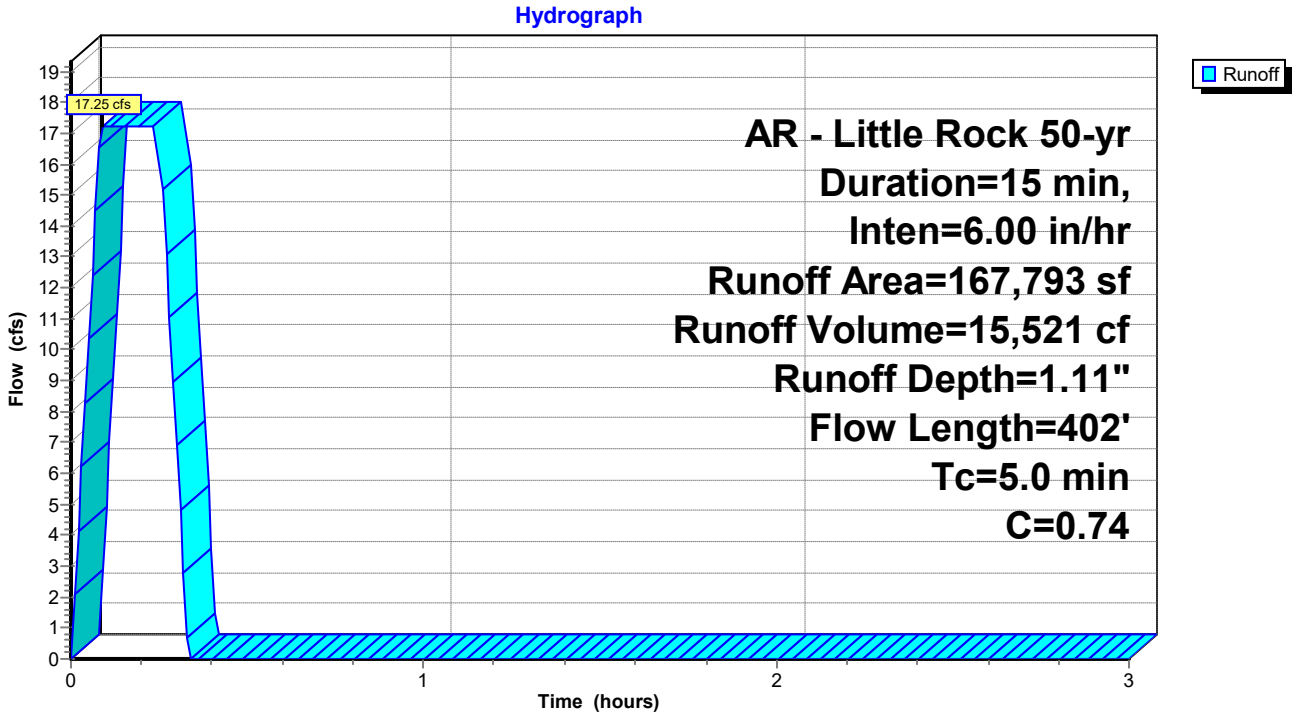
Runoff = 17.25 cfs @ 0.09 hrs, Volume= 15,521 cf, Depth= 1.11"
Routed to Link Pre : Pre Development

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 50-yr Duration=15 min, Inten=6.00 in/hr

Area (sf)	C	Description
167,793	0.74	
167,793		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0	402		1.34		**Direct Entry, Overland Concentrated Flow (Min)**

Subcatchment DB-A2: Drainage Basin A2



Summary for Subcatchment DB-A3: Drainage Basin A3

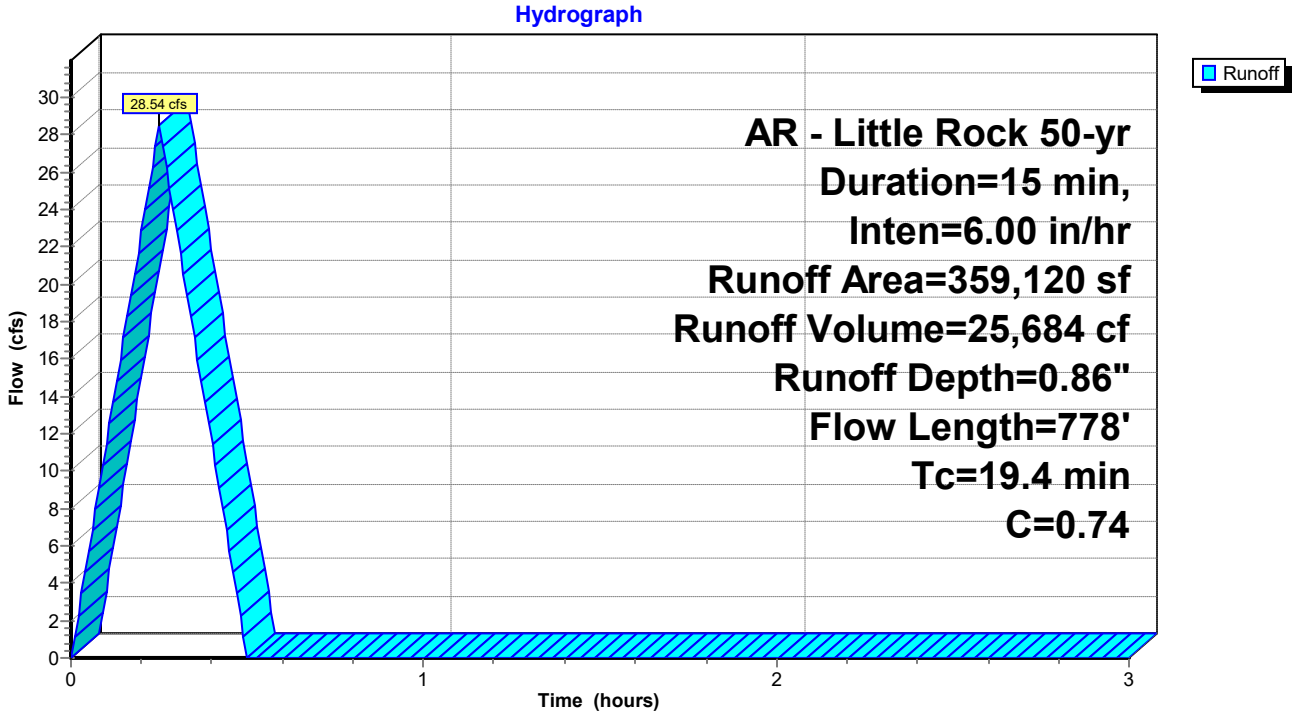
Runoff = 28.54 cfs @ 0.25 hrs, Volume= 25,684 cf, Depth= 0.86"
Routed to Link Pre : Pre Development

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 50-yr Duration=15 min, Inten=6.00 in/hr

Area (sf)	C	Description
359,120	0.74	
359,120		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
13.7	300	0.0420	0.37		**Sheet Flow, Overland Sheet Flow** Range n= 0.130 P2= 4.19"
1.2	103	0.0430	1.45		**Shallow Concentrated Flow, Overland Concentrated Flow** Short Grass Pasture Kv= 7.0 fps
1.7	150	0.0460	1.50		**Shallow Concentrated Flow, Overland Concentrated Flow** Short Grass Pasture Kv= 7.0 fps
2.8	225	0.0360	1.33		**Shallow Concentrated Flow, Overland Concentrated Flow** Short Grass Pasture Kv= 7.0 fps
19.4	778	Total			

Subcatchment DB-A3: Drainage Basin A3



Summary for Subcatchment DB-A4: Drainage Basin A4

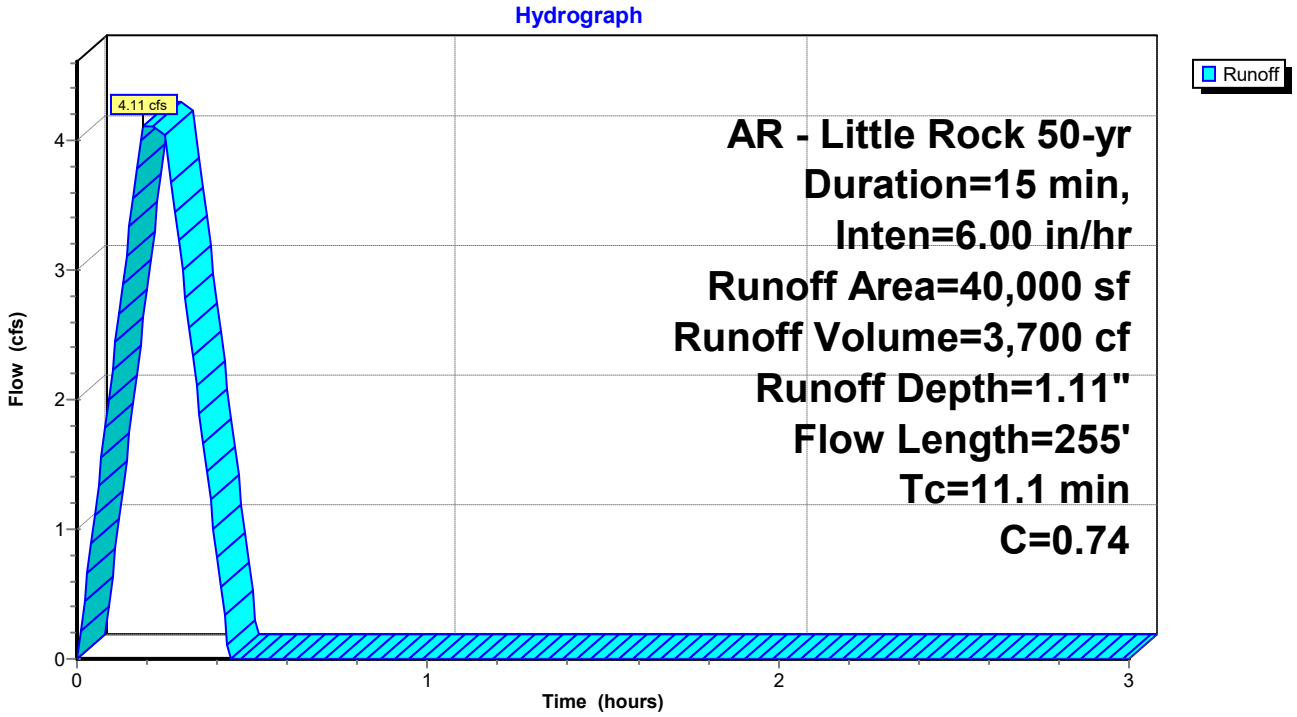
Runoff = 4.11 cfs @ 0.19 hrs, Volume= 3,700 cf, Depth= 1.11"
Routed to Link Pre : Pre Development

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 50-yr Duration=15 min, Inten=6.00 in/hr

Area (sf)	C	Description
40,000	0.74	
40,000		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.8	50	0.0390	0.22		**Sheet Flow, Overland Sheet Flow** Grass: Short n= 0.150 P2= 4.19"
6.4	114	0.0530	0.30		**Sheet Flow, Overland Sheet Flow** Grass: Short n= 0.150 P2= 4.19"
0.9	91	0.0600	1.71		**Shallow Concentrated Flow, Overland Concentrated Flow** Short Grass Pasture Kv= 7.0 fps
11.1	255	Total			

Subcatchment DB-A4: Drainage Basin A4



Summary for Subcatchment DB-A5: Drainage Basin A5

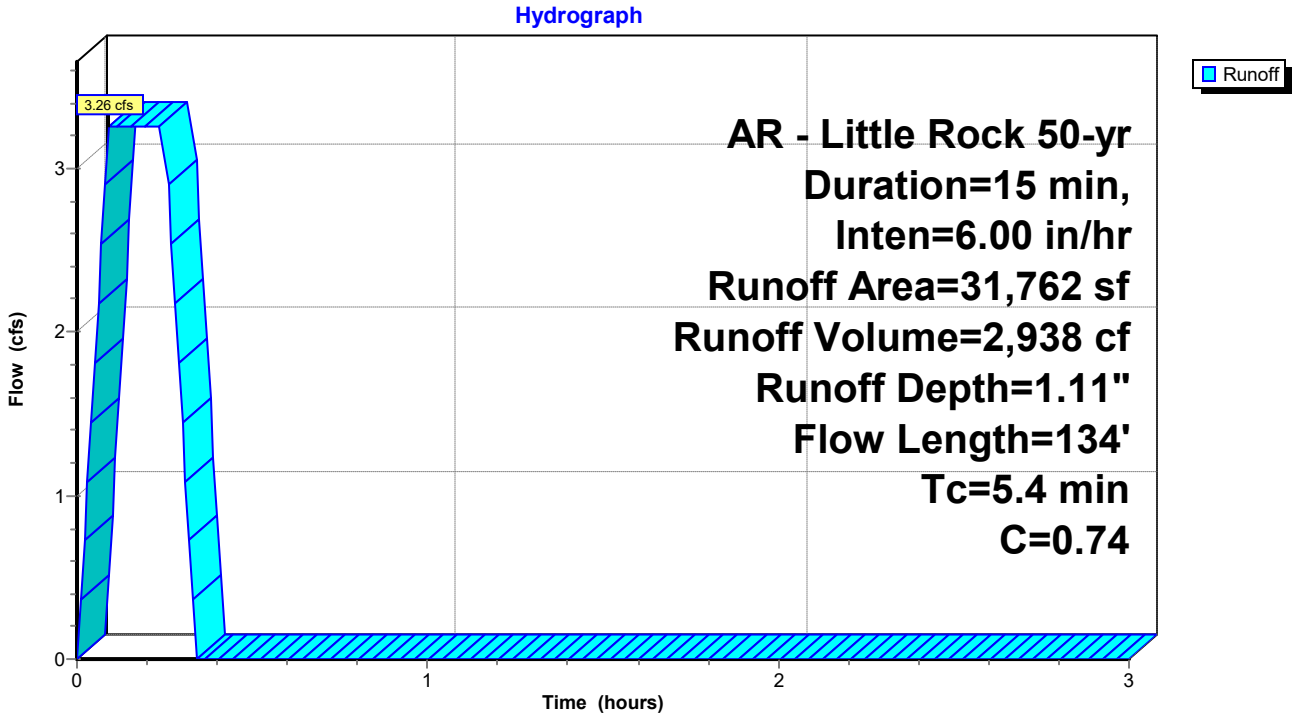
Runoff = 3.26 cfs @ 0.09 hrs, Volume= 2,938 cf, Depth= 1.11"
Routed to Link Pre : Pre Development

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 50-yr Duration=15 min, Inten=6.00 in/hr

Area (sf)	C	Description
31,762	0.74	
31,762		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.2	111	0.0850	0.35		**Sheet Flow, Overland Sheet Flow** Grass: Short n= 0.150 P2= 4.19"
0.2	23	0.0680	1.91		**Sheet Flow, Overland Sheet Flow** Smooth surfaces n= 0.011 P2= 4.19"
5.4	134	Total			

Subcatchment DB-A5: Drainage Basin A5



Summary for Subcatchment DB-A6: Drainage Basin A6

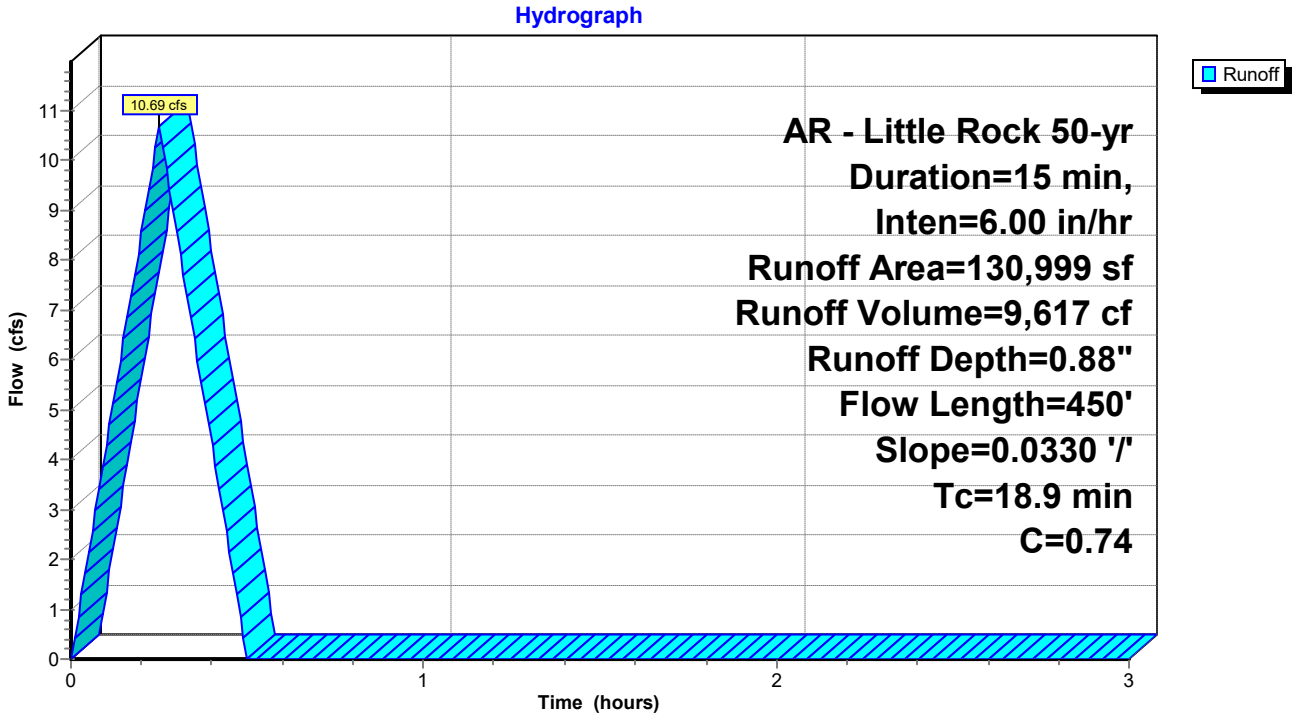
Runoff = 10.69 cfs @ 0.25 hrs, Volume= 9,617 cf, Depth= 0.88"
Routed to Link Pre : Pre Development

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 50-yr Duration=15 min, Inten=6.00 in/hr

Area (sf)	C	Description
130,999	0.74	
130,999		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.9	300	0.0330	0.30		**Sheet Flow, Overland Sheet Flow** Grass: Short n= 0.150 P2= 4.19"
2.0	150	0.0330	1.27		**Shallow Concentrated Flow, Overland Concentrated Flow** Short Grass Pasture Kv= 7.0 fps
18.9	450	Total			

Subcatchment DB-A6: Drainage Basin A6

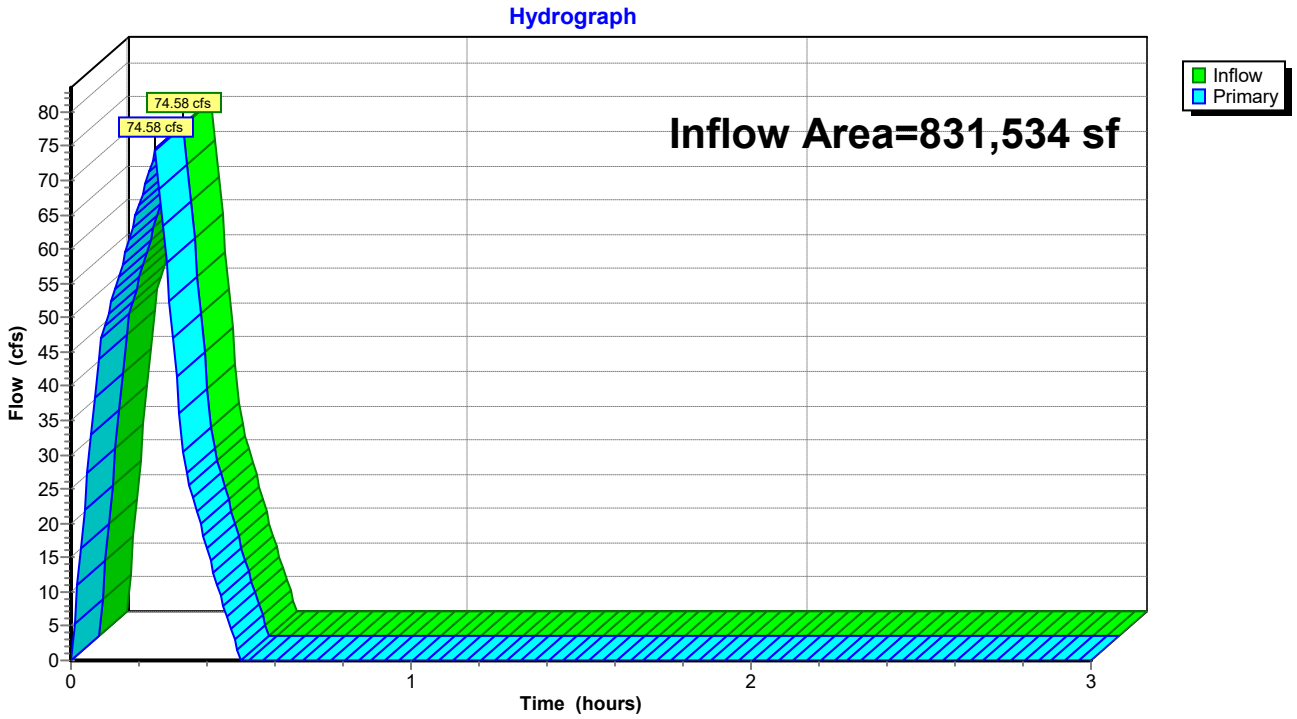


Summary for Link Pre: Pre Development

Inflow Area = 831,534 sf, 0.00% Impervious, Inflow Depth = 0.97" for 50-yr event
Inflow = 74.58 cfs @ 0.25 hrs, Volume= 66,882 cf
Primary = 74.58 cfs @ 0.25 hrs, Volume= 66,882 cf, Atten= 0%, Lag= 0.0 min

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

Link Pre: Pre Development



Summary for Subcatchment DB-A1: Drainage Basin A1

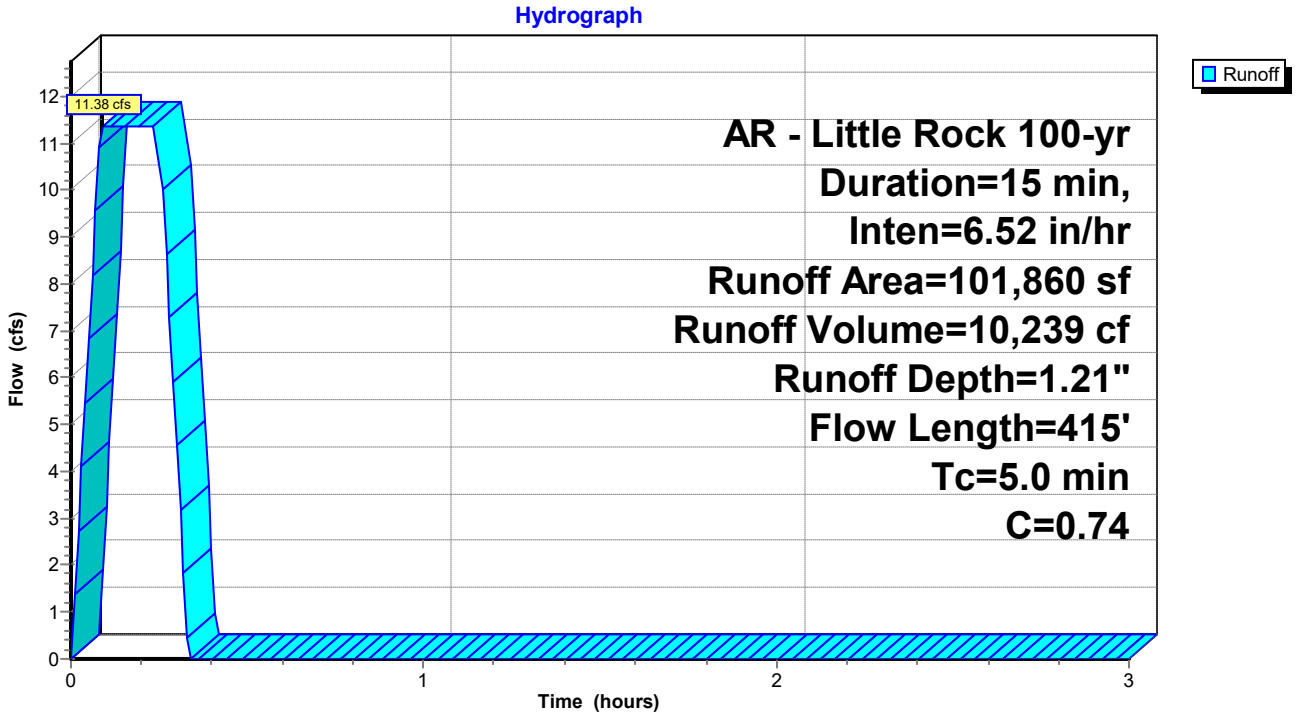
Runoff = 11.38 cfs @ 0.09 hrs, Volume= 10,239 cf, Depth= 1.21"
Routed to Link Pre : Pre Development

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

Area (sf)	C	Description
101,860	0.74	
101,860		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0	415		1.38		**Direct Entry, Overland Concentrated Flow (Min)**

Subcatchment DB-A1: Drainage Basin A1



Summary for Subcatchment DB-A2: Drainage Basin A2

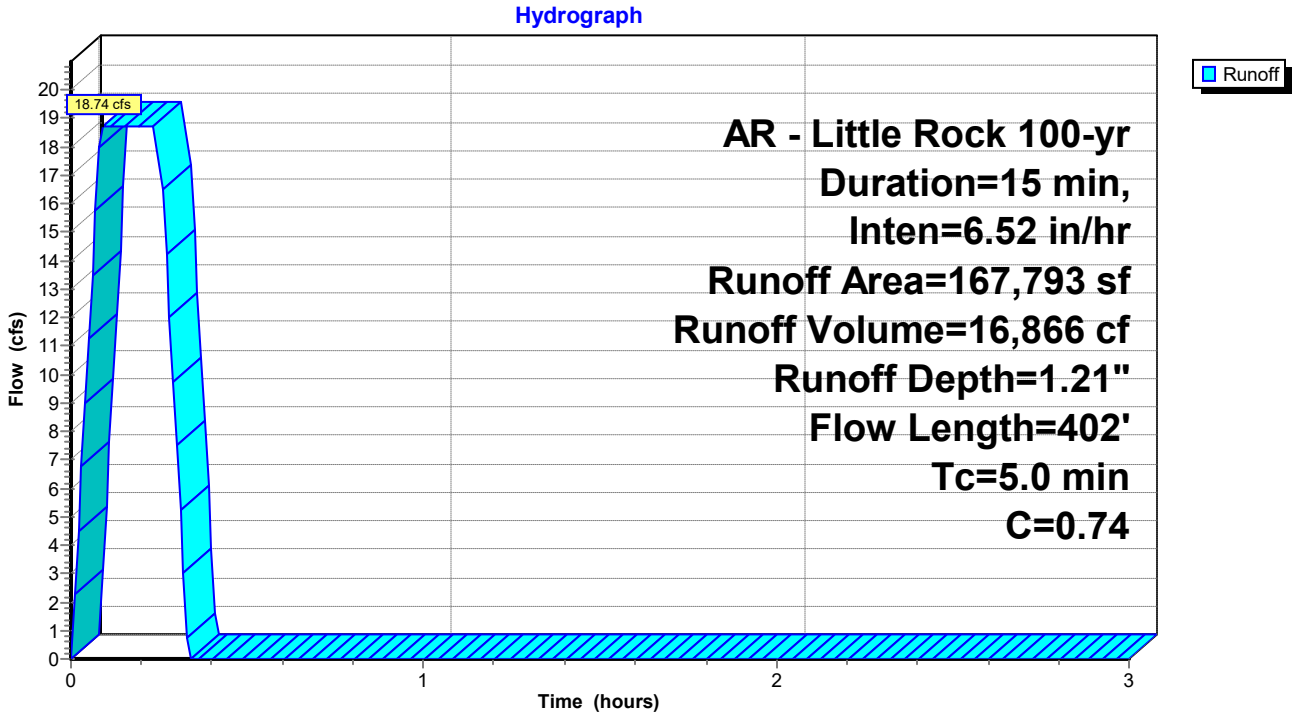
Runoff = 18.74 cfs @ 0.09 hrs, Volume= 16,866 cf, Depth= 1.21"
Routed to Link Pre : Pre Development

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

Area (sf)	C	Description
167,793	0.74	
167,793		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0	402		1.34		**Direct Entry, Overland Concentrated Flow (Min)**

Subcatchment DB-A2: Drainage Basin A2



Summary for Subcatchment DB-A3: Drainage Basin A3

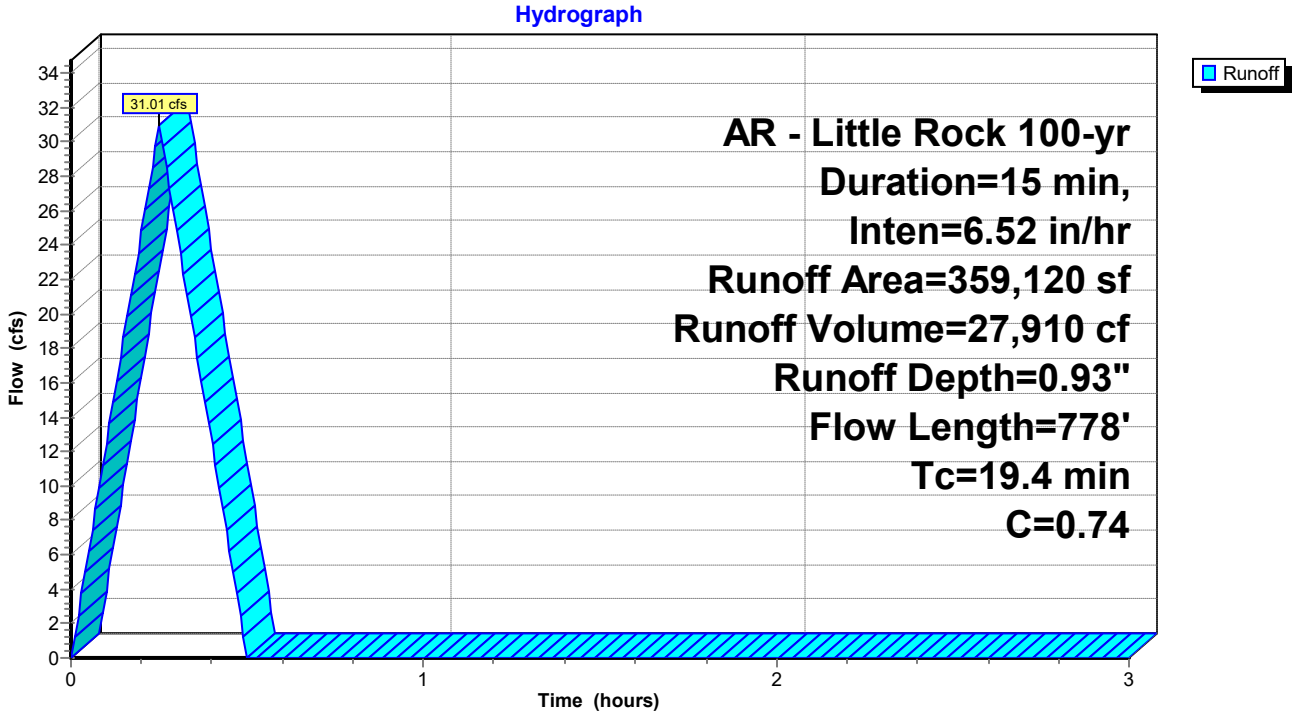
Runoff = 31.01 cfs @ 0.25 hrs, Volume= 27,910 cf, Depth= 0.93"
Routed to Link Pre : Pre Development

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

Area (sf)	C	Description
359,120	0.74	
359,120		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
13.7	300	0.0420	0.37		**Sheet Flow, Overland Sheet Flow** Range n= 0.130 P2= 4.19"
1.2	103	0.0430	1.45		**Shallow Concentrated Flow, Overland Concentrated Flow** Short Grass Pasture Kv= 7.0 fps
1.7	150	0.0460	1.50		**Shallow Concentrated Flow, Overland Concentrated Flow** Short Grass Pasture Kv= 7.0 fps
2.8	225	0.0360	1.33		**Shallow Concentrated Flow, Overland Concentrated Flow** Short Grass Pasture Kv= 7.0 fps
19.4	778	Total			

Subcatchment DB-A3: Drainage Basin A3



Summary for Subcatchment DB-A4: Drainage Basin A4

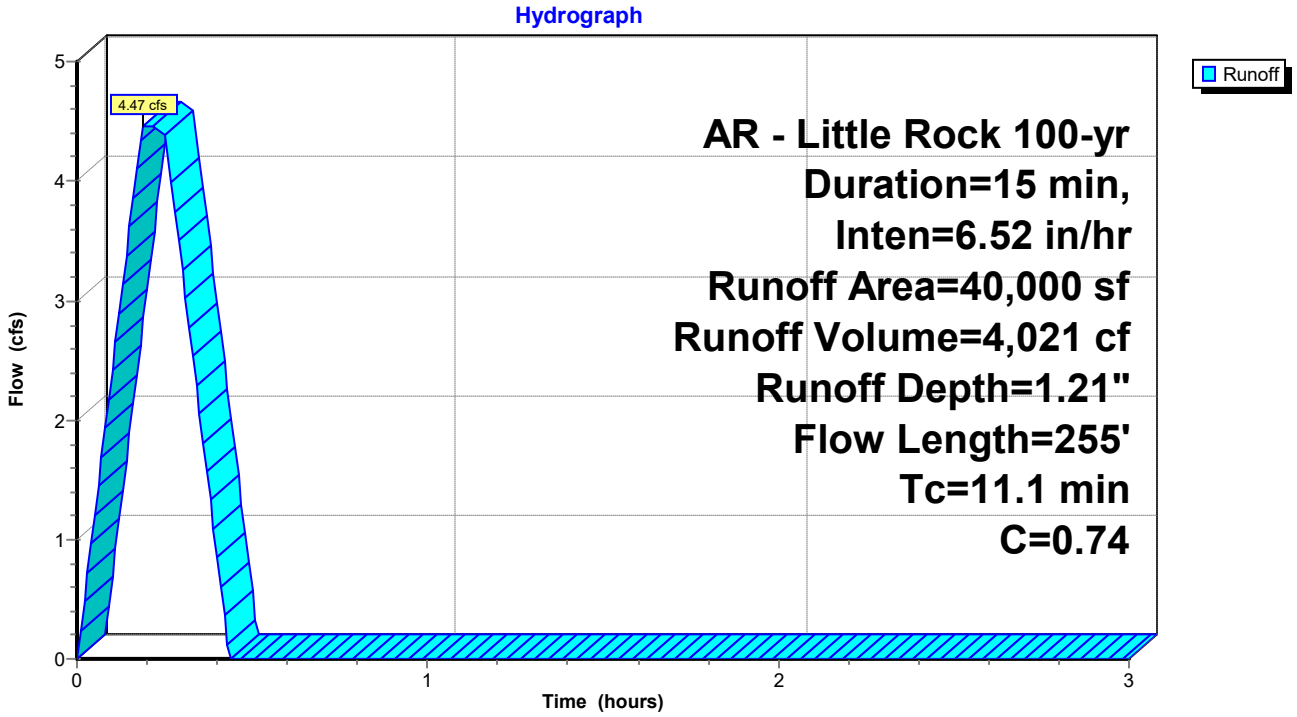
Runoff = 4.47 cfs @ 0.19 hrs, Volume= 4,021 cf, Depth= 1.21"
Routed to Link Pre : Pre Development

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

Area (sf)	C	Description
40,000	0.74	
40,000		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.8	50	0.0390	0.22		**Sheet Flow, Overland Sheet Flow** Grass: Short n= 0.150 P2= 4.19"
6.4	114	0.0530	0.30		**Sheet Flow, Overland Sheet Flow** Grass: Short n= 0.150 P2= 4.19"
0.9	91	0.0600	1.71		**Shallow Concentrated Flow, Overland Concentrated Flow** Short Grass Pasture Kv= 7.0 fps
11.1	255	Total			

Subcatchment DB-A4: Drainage Basin A4



Summary for Subcatchment DB-A5: Drainage Basin A5

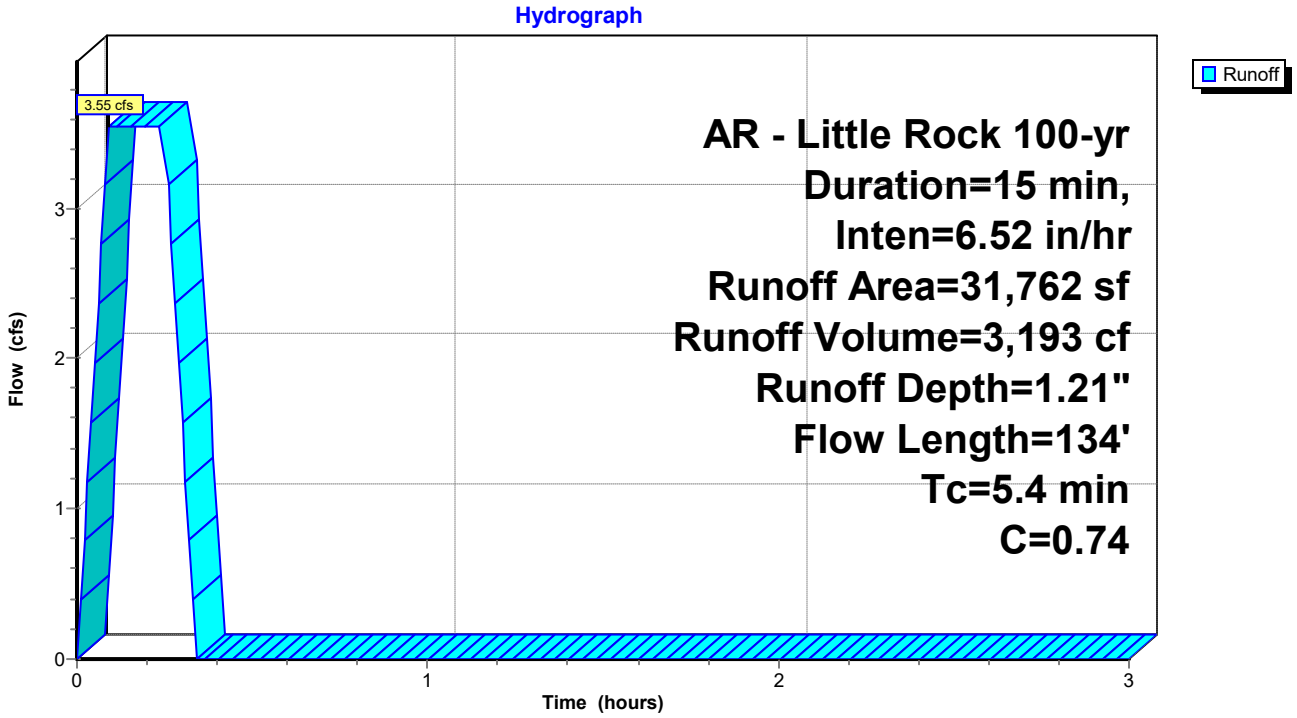
Runoff = 3.55 cfs @ 0.09 hrs, Volume= 3,193 cf, Depth= 1.21"
Routed to Link Pre : Pre Development

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

Area (sf)	C	Description
31,762	0.74	
31,762		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.2	111	0.0850	0.35		**Sheet Flow, Overland Sheet Flow** Grass: Short n= 0.150 P2= 4.19"
0.2	23	0.0680	1.91		**Sheet Flow, Overland Sheet Flow** Smooth surfaces n= 0.011 P2= 4.19"
5.4	134	Total			

Subcatchment DB-A5: Drainage Basin A5



Summary for Subcatchment DB-A6: Drainage Basin A6

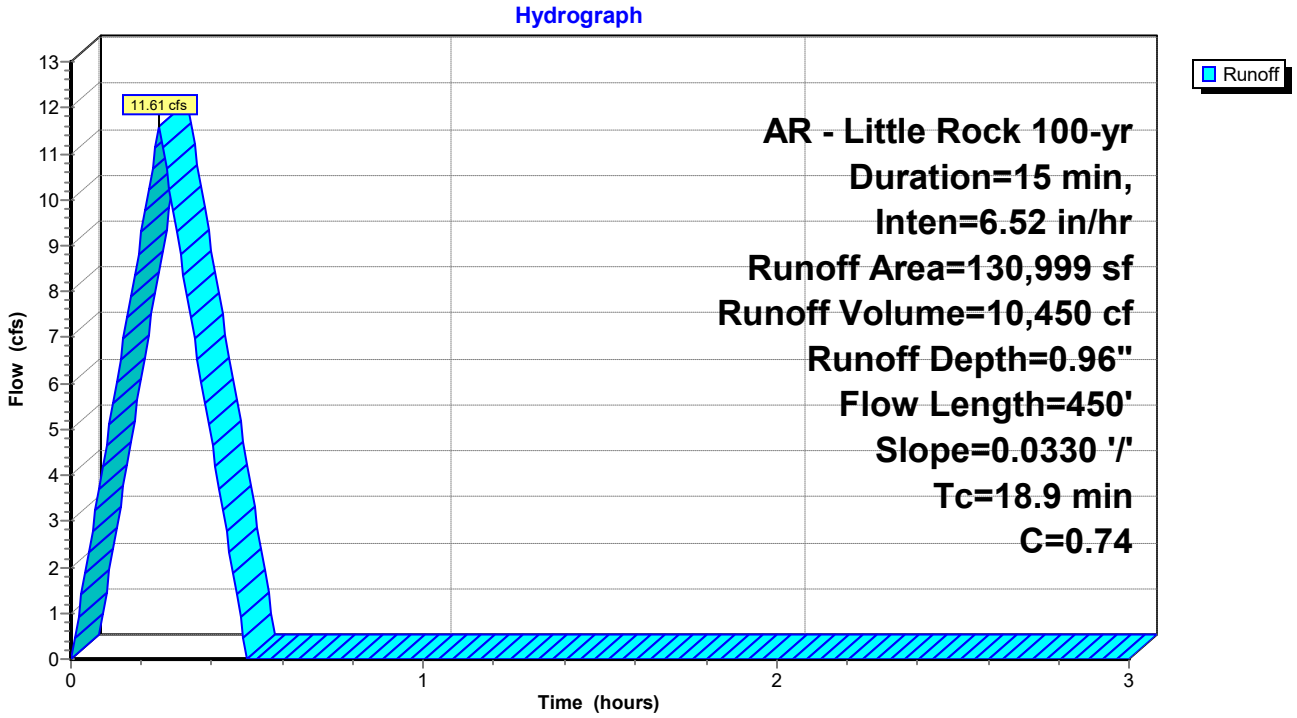
Runoff = 11.61 cfs @ 0.25 hrs, Volume= 10,450 cf, Depth= 0.96"
Routed to Link Pre : Pre Development

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

Area (sf)	C	Description
130,999	0.74	
130,999		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.9	300	0.0330	0.30		**Sheet Flow, Overland Sheet Flow** Grass: Short n= 0.150 P2= 4.19"
2.0	150	0.0330	1.27		**Shallow Concentrated Flow, Overland Concentrated Flow** Short Grass Pasture Kv= 7.0 fps
18.9	450	Total			

Subcatchment DB-A6: Drainage Basin A6

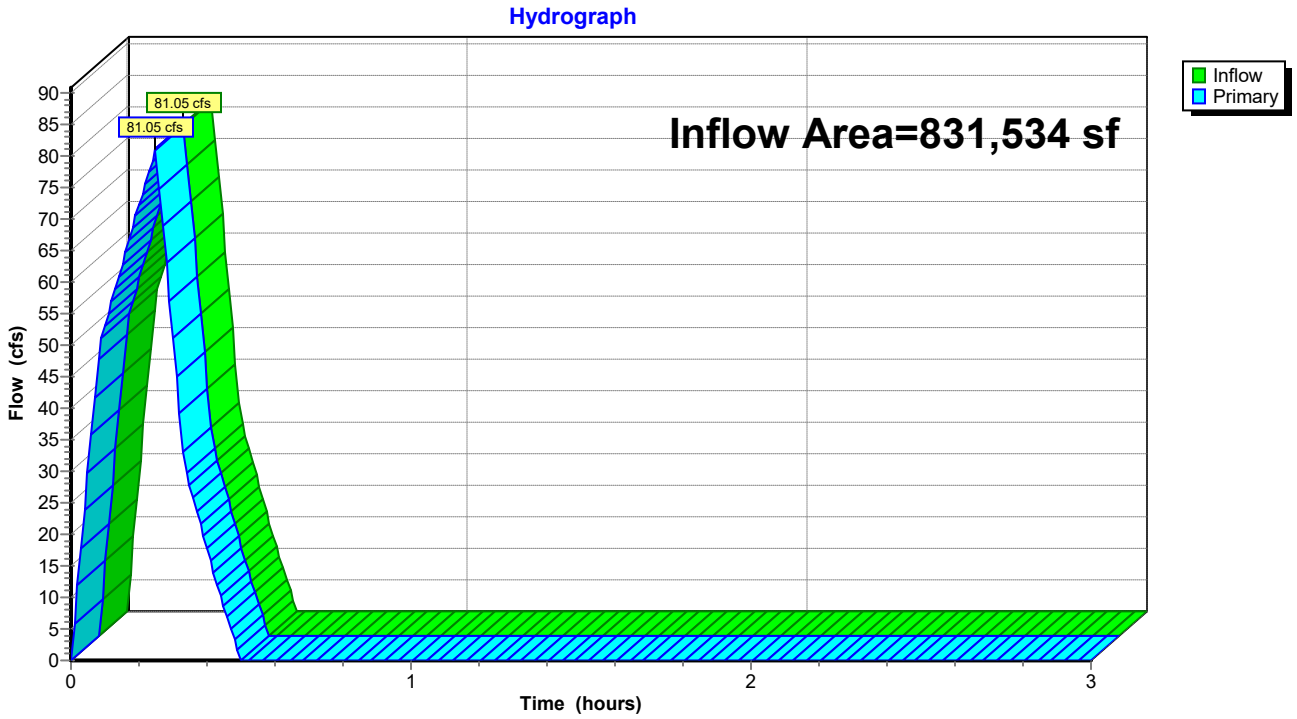


Summary for Link Pre: Pre Development

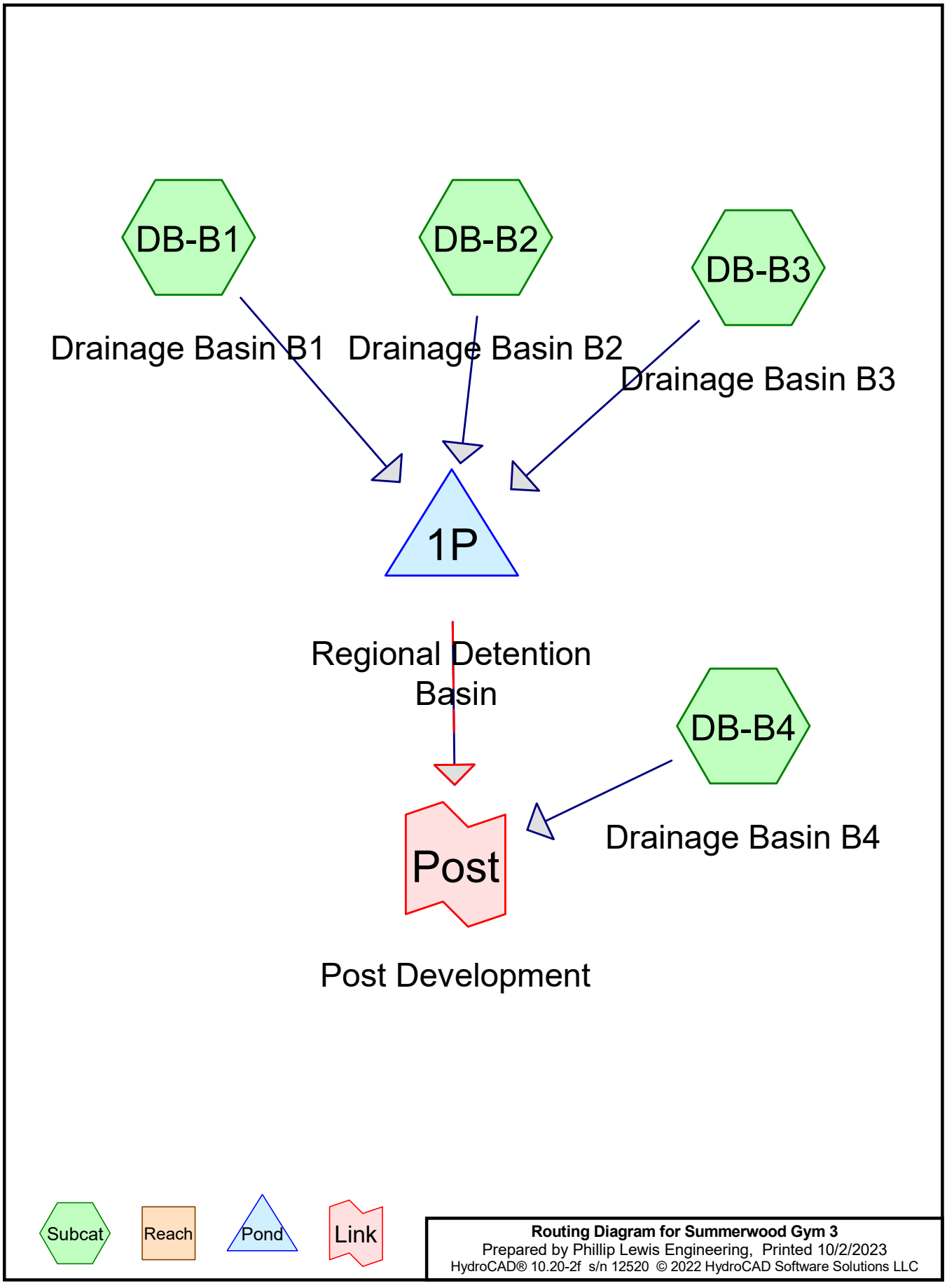
Inflow Area = 831,534 sf, 0.00% Impervious, Inflow Depth = 1.05" for 100-yr event
Inflow = 81.05 cfs @ 0.25 hrs, Volume= 72,679 cf
Primary = 81.05 cfs @ 0.25 hrs, Volume= 72,679 cf, Atten= 0%, Lag= 0.0 min

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

Link Pre: Pre Development



POST-DEVELOPMENT HYDROGRAPHS



Routing Diagram for Summerwood Gym 3
Prepared by Phillip Lewis Engineering, Printed 10/2/2023

Summary for Subcatchment DB-B1: Drainage Basin B1

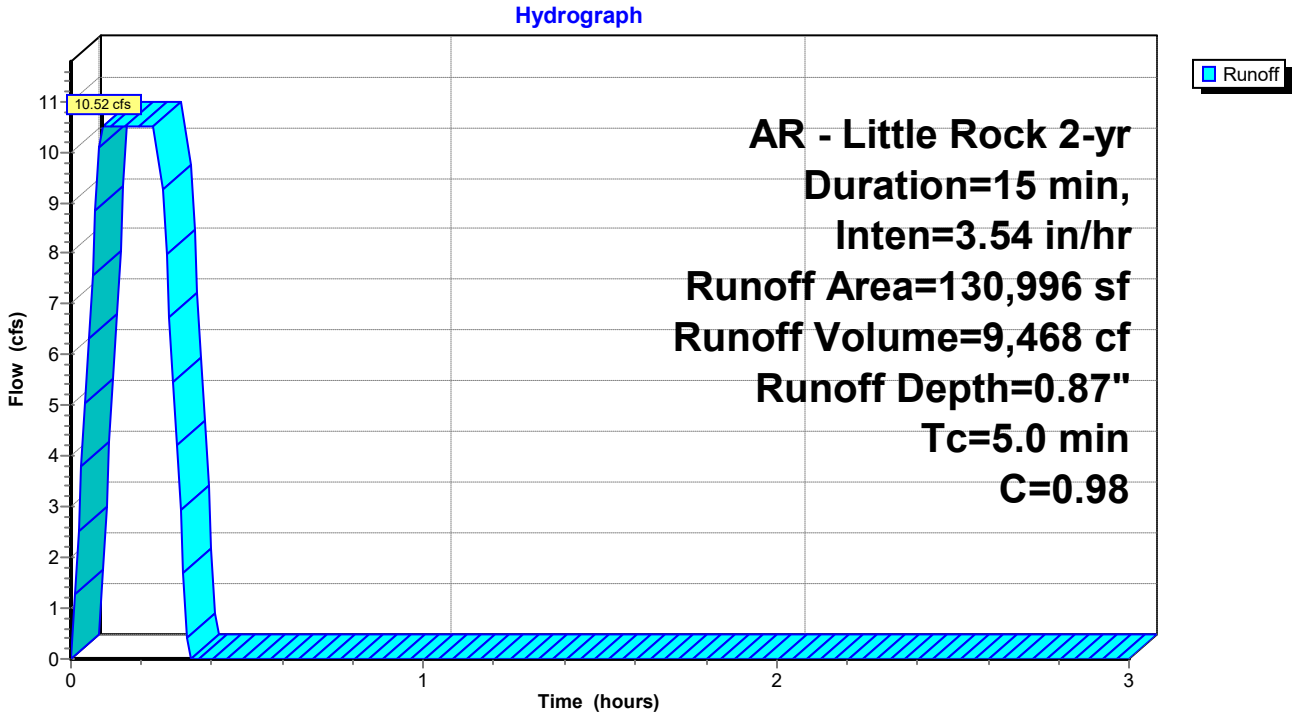
Runoff = 10.52 cfs @ 0.09 hrs, Volume= 9,468 cf, Depth= 0.87"
Routed to Pond 1P : Regional Detention Basin

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
130,996	0.98	
130,996		100.00% Impervious Area

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

Subcatchment DB-B1: Drainage Basin B1



Summary for Subcatchment DB-B2: Drainage Basin B2

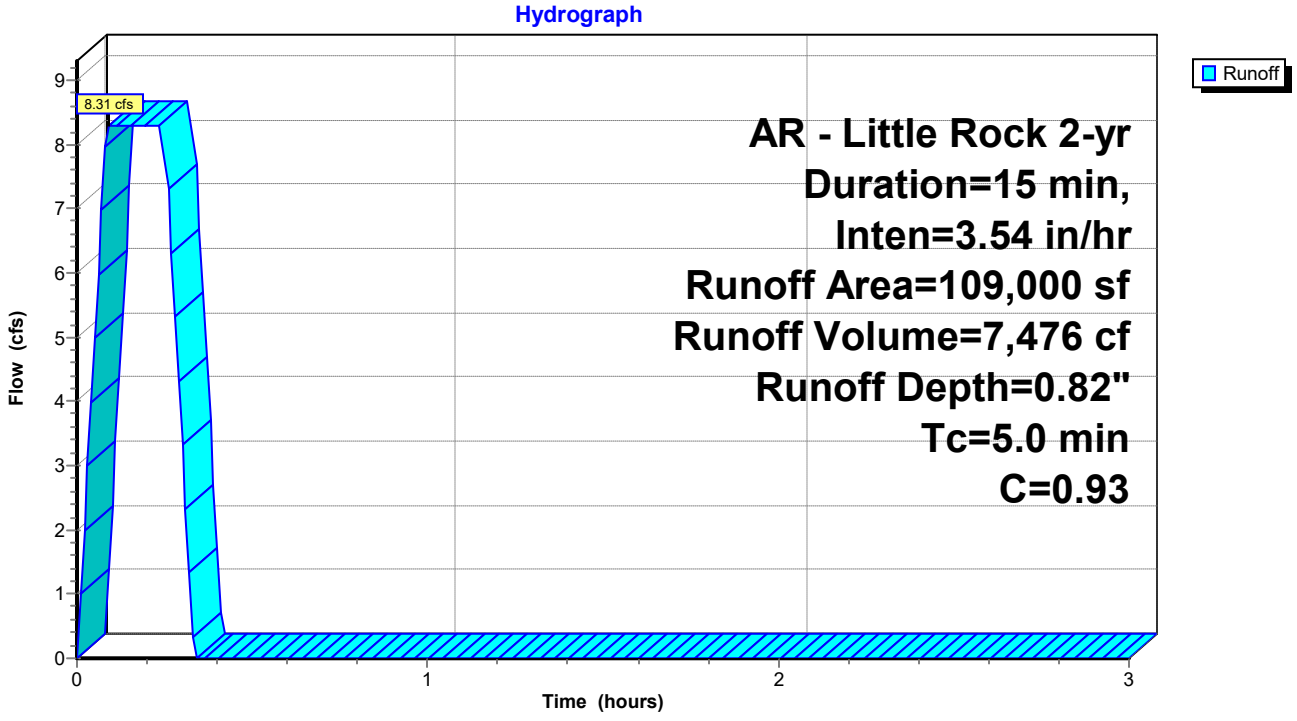
Runoff = 8.31 cfs @ 0.09 hrs, Volume= 7,476 cf, Depth= 0.82"
Routed to Pond 1P : Regional Detention Basin

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
87,200	0.98	
21,800	0.74	
109,000	0.93	Weighted Average
21,800		20.00% Pervious Area
87,200		80.00% Impervious Area

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

Subcatchment DB-B2: Drainage Basin B2



Summary for Subcatchment DB-B3: Drainage Basin B3

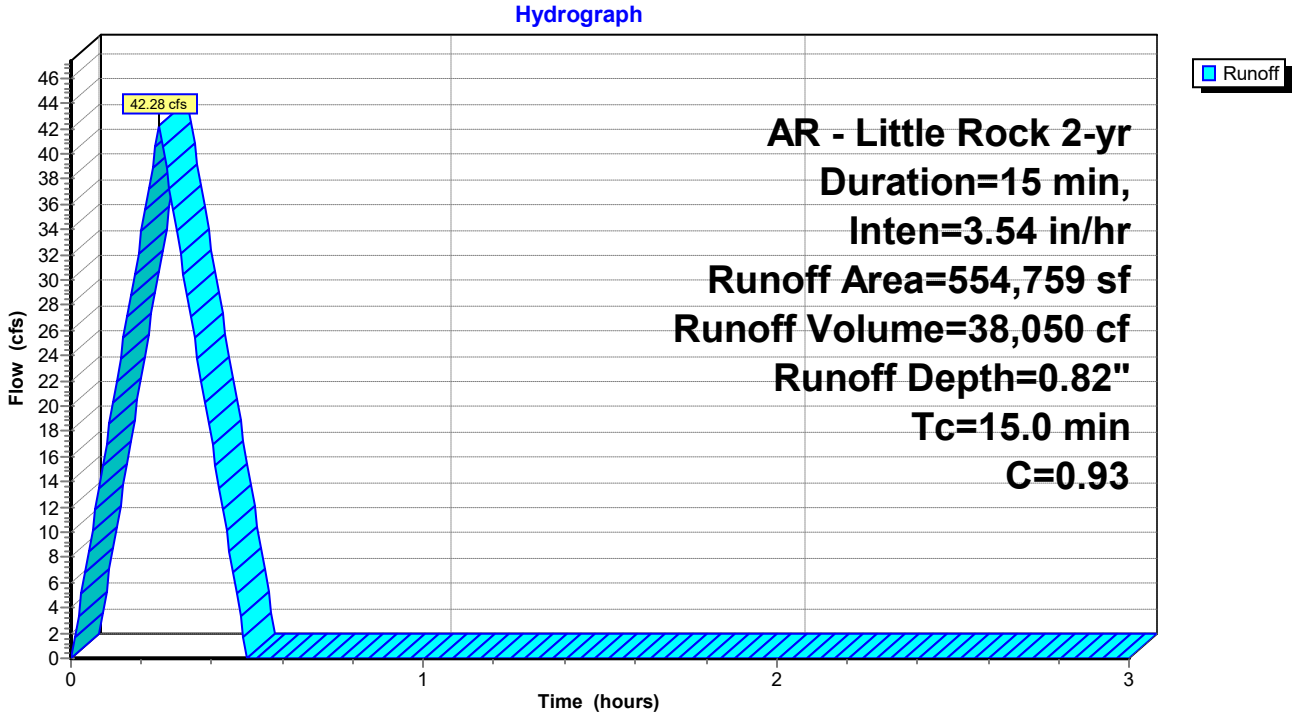
Runoff = 42.28 cfs @ 0.25 hrs, Volume= 38,050 cf, Depth= 0.82"
Routed to Pond 1P : Regional Detention Basin

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
443,807	0.98	
110,952	0.74	
554,759	0.93	Weighted Average
110,952		20.00% Pervious Area
443,807		80.00% Impervious Area

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

Subcatchment DB-B3: Drainage Basin B3



Summary for Subcatchment DB-B4: Drainage Basin B4

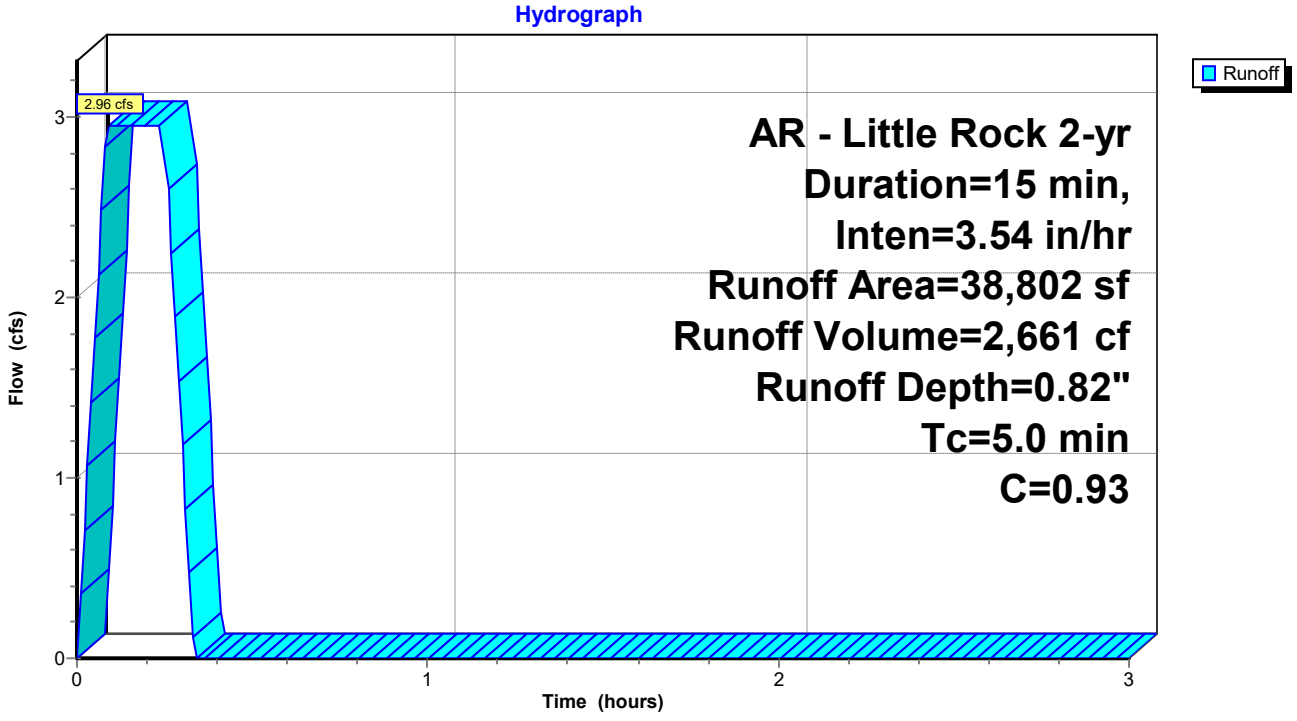
Runoff = 2.96 cfs @ 0.09 hrs, Volume= 2,661 cf, Depth= 0.82"
Routed to Link Post : Post Development

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

Area (sf)	C	Description
31,042	0.98	
7,760	0.74	
38,802	0.93	Weighted Average
7,760		20.00% Pervious Area
31,042		80.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, 15**

Subcatchment DB-B4: Drainage Basin B4



Summary for Pond 1P: Regional Detention Basin

Inflow Area = 794,755 sf, 83.30% Impervious, Inflow Depth = 0.83" for 2-yr event
Inflow = 61.22 cfs @ 0.25 hrs, Volume= 54,993 cf
Outflow = 23.46 cfs @ 0.36 hrs, Volume= 51,539 cf, Atten= 62%, Lag= 6.8 min
Primary = 23.46 cfs @ 0.36 hrs, Volume= 51,539 cf
Routed to Link Post : Post Development
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf
Routed to Link Post : Post Development

Routing by Stor-Ind method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
Peak Elev= 385.41' @ 0.36 hrs Storage= 33,126 cf

Plug-Flow detention time= 27.2 min calculated for 51,368 cf (93% of inflow)
Center-of-Mass det. time= 26.8 min (40.3 - 13.5)

Volume	Invert	Avail.Storage	Storage Description
#1	382.00'	64,645 cf	**Custom Stage Data** Listed below

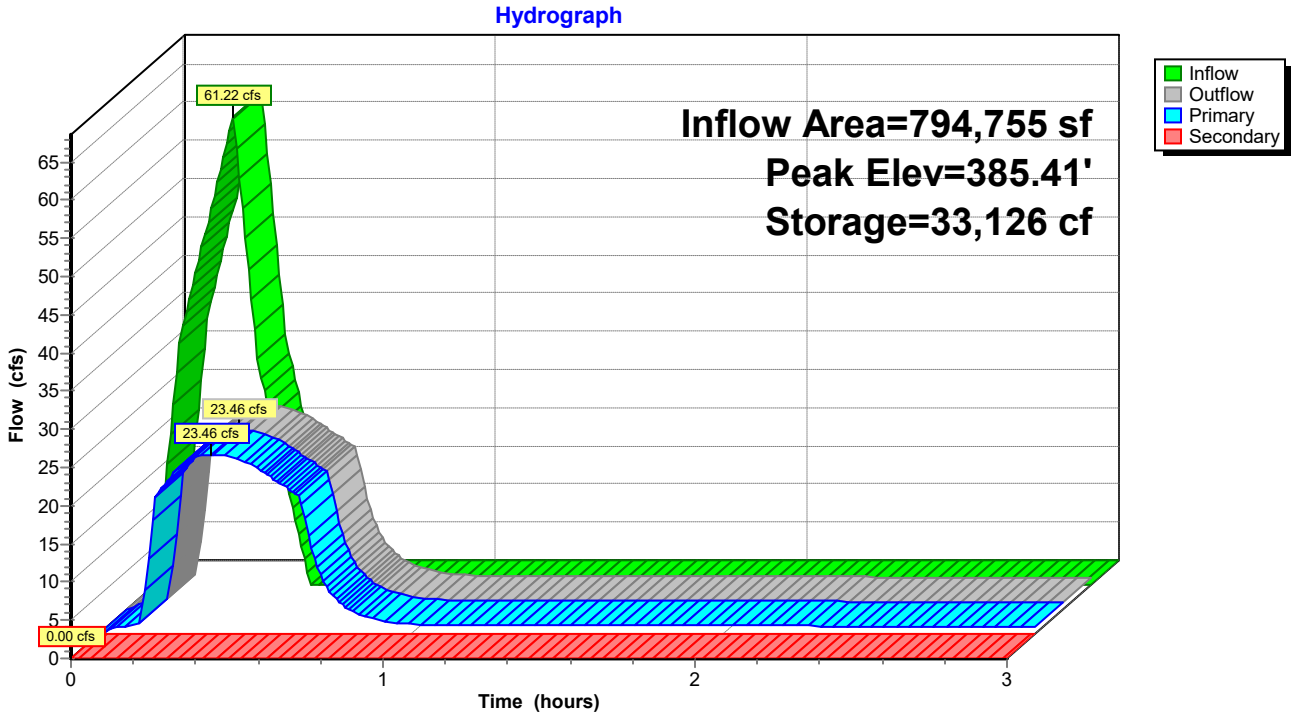
Elevation (feet)	Cum.Store (cubic-feet)
382.00	0
383.00	1,712
384.00	11,261
385.00	25,991
386.00	43,572
387.00	64,645

Device	Routing	Invert	Outlet Devices
#1	Primary	382.00'	**24.0" Round RCP_Round 24"** L= 20.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 382.00' / 381.00' S= 0.0500 '/' Cc= 0.900 n= 0.013 Concrete pipe, bends & connections, Flow Area= 3.14 sf
#2	Secondary	386.50'	**15.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)
#3	Device 1	384.00'	**20.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s) 0.7' Crest Height
#4	Device 1	382.00'	**6.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

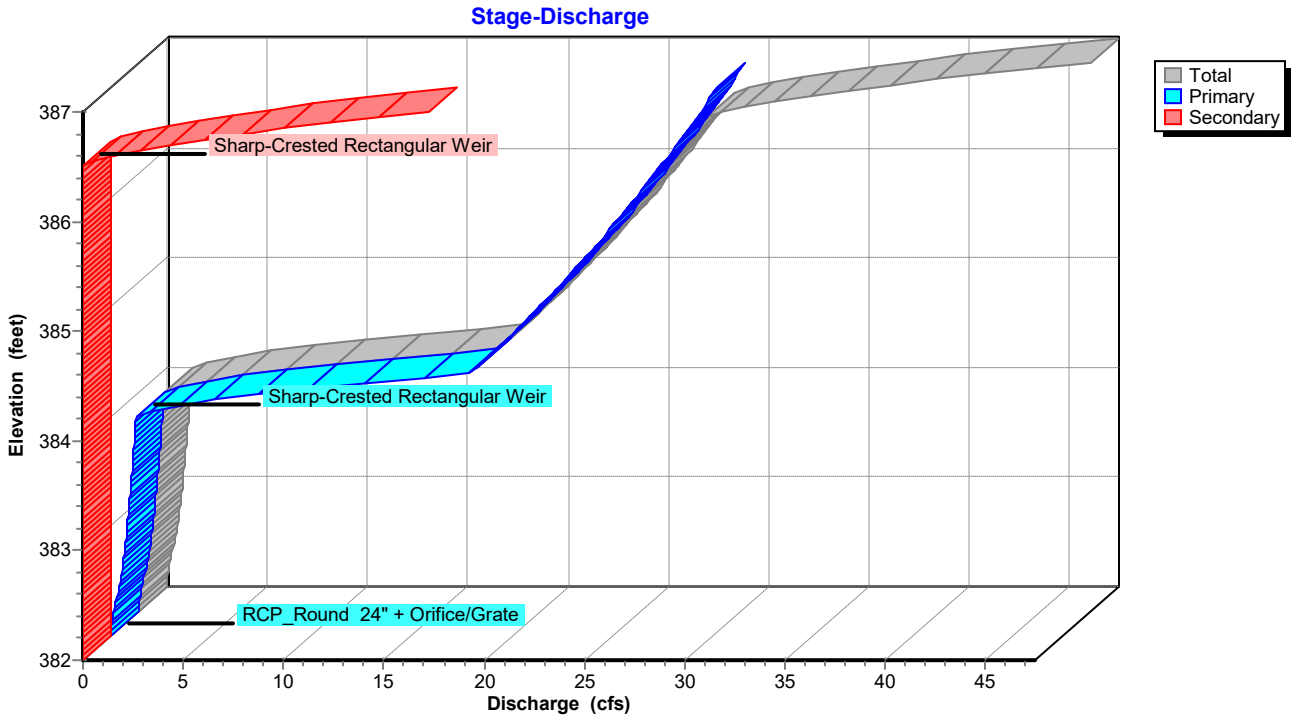
Primary OutFlow Max=23.46 cfs @ 0.36 hrs HW=385.41' (Free Discharge)
└**1=RCP_Round 24"** (Inlet Controls 23.46 cfs @ 7.47 fps)
├**3=Sharp-Crested Rectangular Weir** (Passes < 133.85 cfs potential flow)
└**4=Orifice/Grate** (Passes < 1.68 cfs potential flow)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=382.00' (Free Discharge)
└**2=Sharp-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 1P: Regional Detention Basin



Pond 1P: Regional Detention Basin



Stage-Area-Storage for Pond 1P: Regional Detention Basin

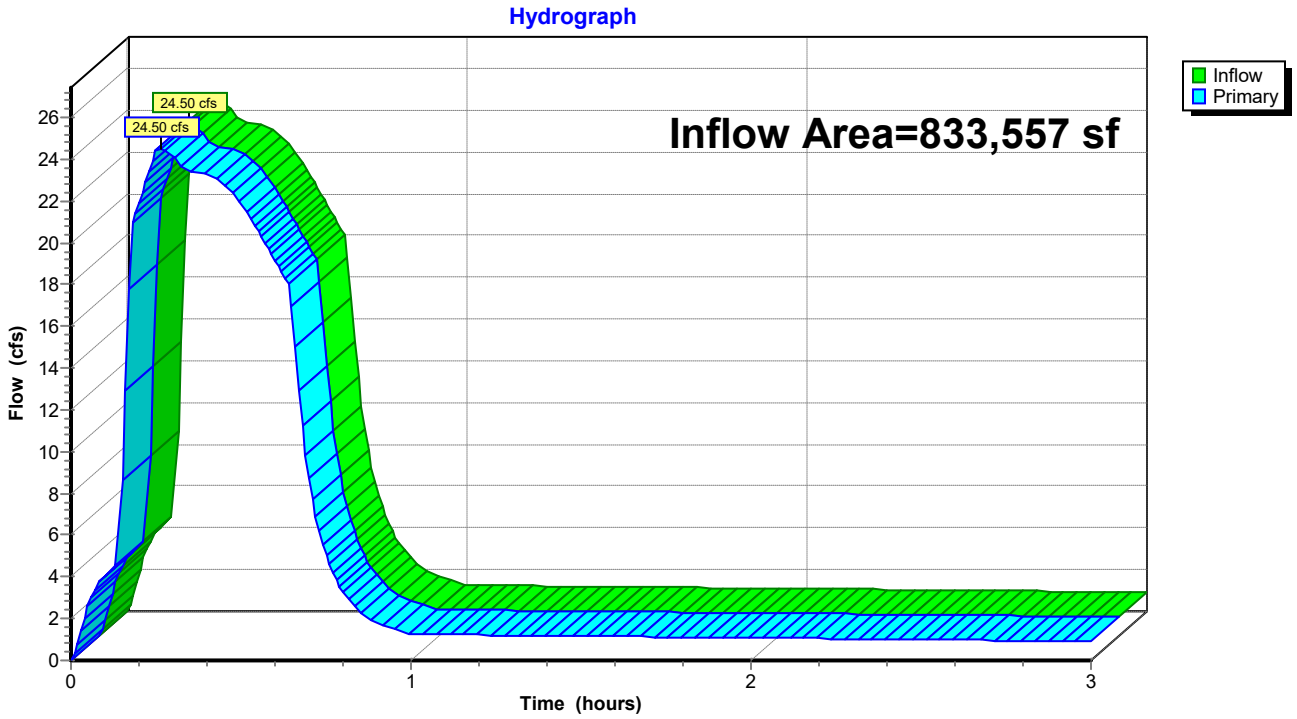
Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)
382.00	0	384.60	20,099
382.05	86	384.65	20,835
382.10	171	384.70	21,572
382.15	257	384.75	22,309
382.20	342	384.80	23,045
382.25	428	384.85	23,782
382.30	514	384.90	24,518
382.35	599	384.95	25,254
382.40	685	385.00	25,991
382.45	770	385.05	26,870
382.50	856	385.10	27,749
382.55	942	385.15	28,628
382.60	1,027	385.20	29,507
382.65	1,113	385.25	30,386
382.70	1,198	385.30	31,265
382.75	1,284	385.35	32,144
382.80	1,370	385.40	33,023
382.85	1,455	385.45	33,902
382.90	1,541	385.50	34,782
382.95	1,626	385.55	35,661
383.00	1,712	385.60	36,540
383.05	2,189	385.65	37,419
383.10	2,667	385.70	38,298
383.15	3,144	385.75	39,177
383.20	3,622	385.80	40,056
383.25	4,099	385.85	40,935
383.30	4,577	385.90	41,814
383.35	5,054	385.95	42,693
383.40	5,532	386.00	43,572
383.45	6,009	386.05	44,626
383.50	6,487	386.10	45,679
383.55	6,964	386.15	46,733
383.60	7,441	386.20	47,787
383.65	7,919	386.25	48,840
383.70	8,396	386.30	49,894
383.75	8,874	386.35	50,948
383.80	9,351	386.40	52,001
383.85	9,829	386.45	53,055
383.90	10,306	386.50	54,109
383.95	10,784	386.55	55,162
384.00	11,261	386.60	56,216
384.05	11,998	386.65	57,269
384.10	12,734	386.70	58,323
384.15	13,470	386.75	59,377
384.20	14,207	386.80	60,430
384.25	14,944	386.85	61,484
384.30	15,680	386.90	62,538
384.35	16,417	386.95	63,591
384.40	17,153	387.00	**64,645**
384.45	17,889		
384.50	18,626		
384.55	19,363		

Summary for Link Post: Post Development

Inflow Area = 833,557 sf, 83.14% Impervious, Inflow Depth > 0.78" for 2-yr event
Inflow = 24.50 cfs @ 0.26 hrs, Volume= 54,200 cf
Primary = 24.50 cfs @ 0.26 hrs, Volume= 54,200 cf, Atten= 0%, Lag= 0.0 min

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

Link Post: Post Development



Summary for Subcatchment DB-B1: Drainage Basin B1

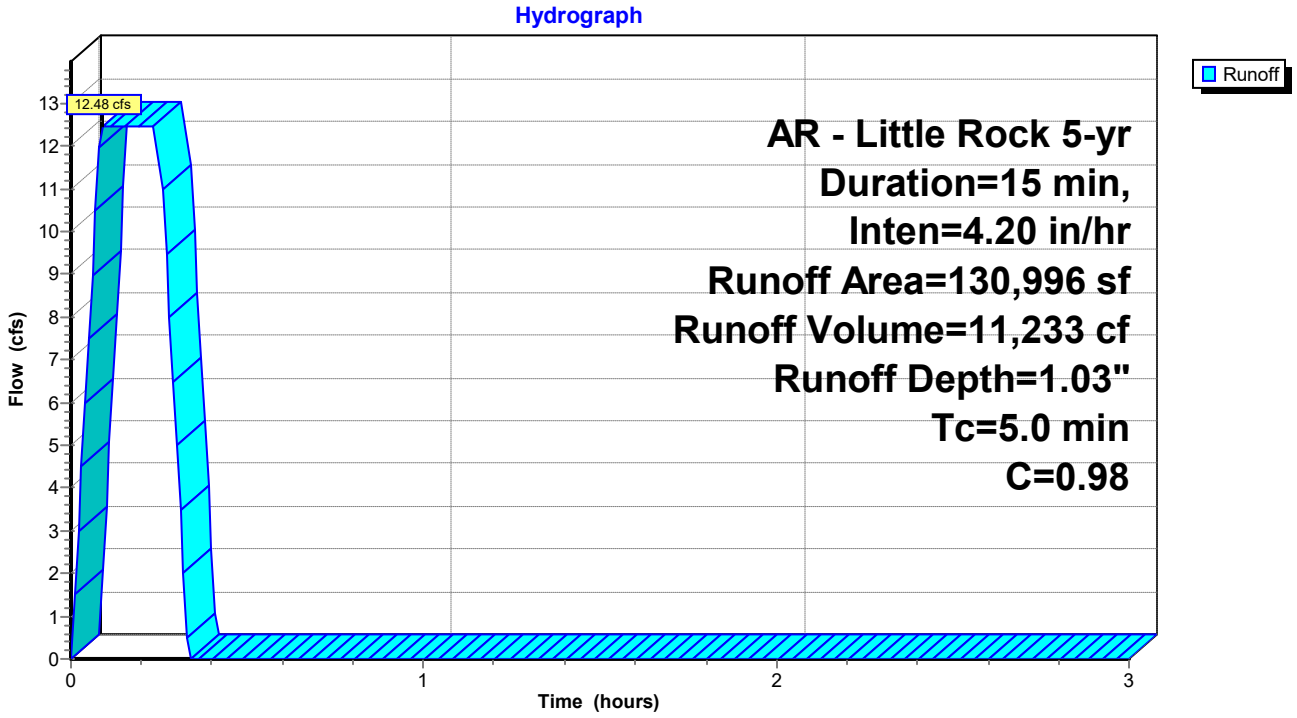
Runoff = 12.48 cfs @ 0.09 hrs, Volume= 11,233 cf, Depth= 1.03"
Routed to Pond 1P : Regional Detention Basin

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
130,996	0.98	
130,996		100.00% Impervious Area

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

Subcatchment DB-B1: Drainage Basin B1



Summary for Subcatchment DB-B2: Drainage Basin B2

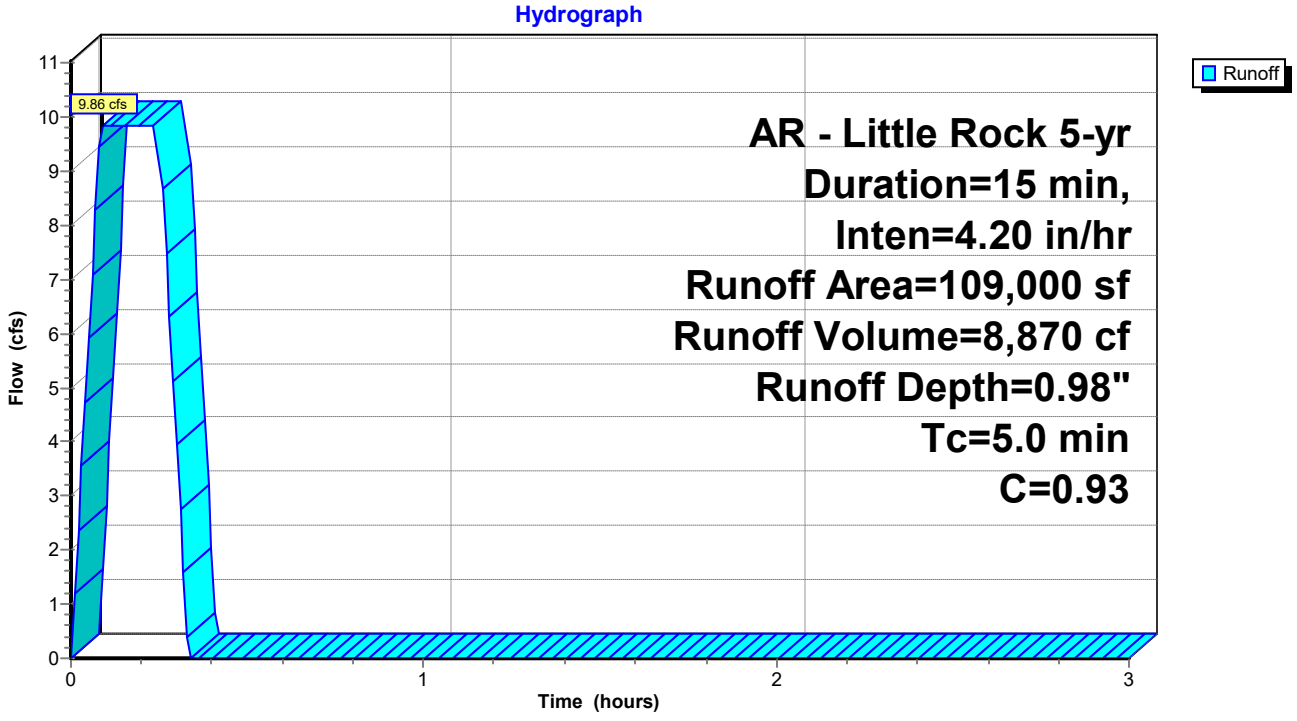
Runoff = 9.86 cfs @ 0.09 hrs, Volume= 8,870 cf, Depth= 0.98"
Routed to Pond 1P : Regional Detention Basin

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
87,200	0.98	
21,800	0.74	
109,000	0.93	Weighted Average
21,800		20.00% Pervious Area
87,200		80.00% Impervious Area

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

Subcatchment DB-B2: Drainage Basin B2



Summary for Subcatchment DB-B3: Drainage Basin B3

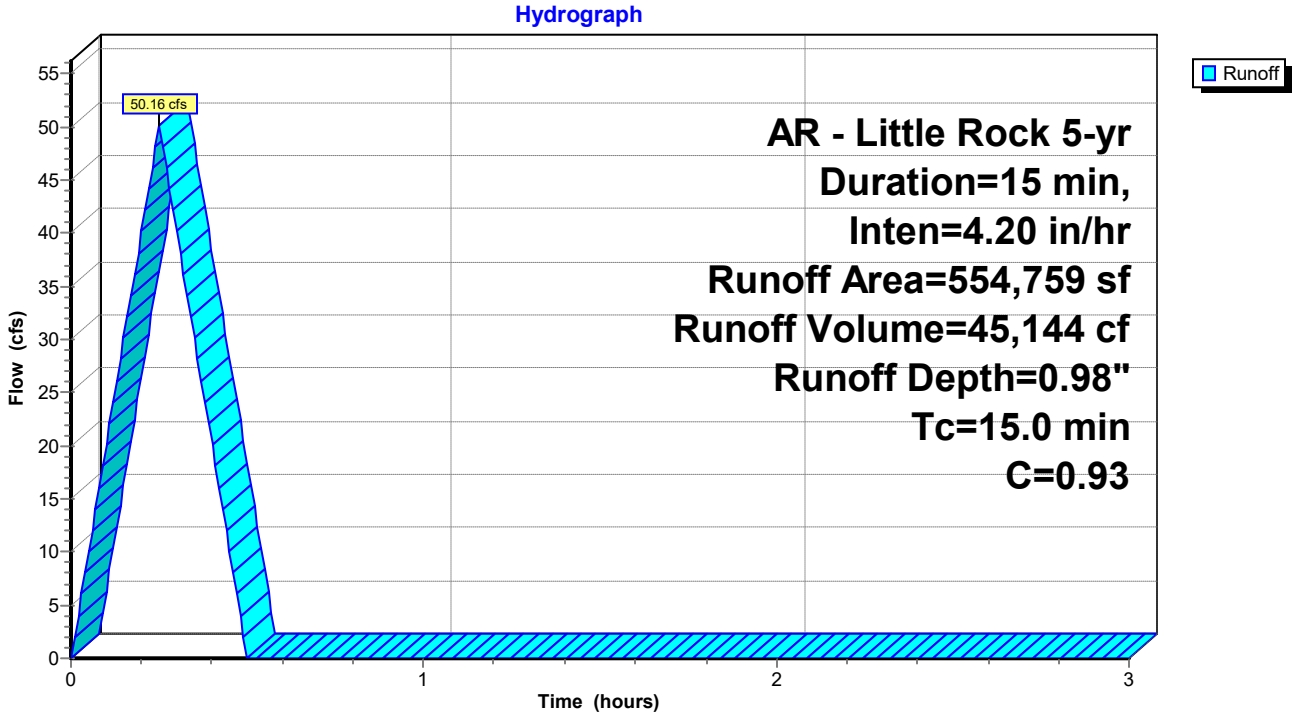
Runoff = 50.16 cfs @ 0.25 hrs, Volume= 45,144 cf, Depth= 0.98"
Routed to Pond 1P : Regional Detention Basin

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
443,807	0.98	
110,952	0.74	
554,759	0.93	Weighted Average
110,952		20.00% Pervious Area
443,807		80.00% Impervious Area

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

Subcatchment DB-B3: Drainage Basin B3



Summary for Subcatchment DB-B4: Drainage Basin B4

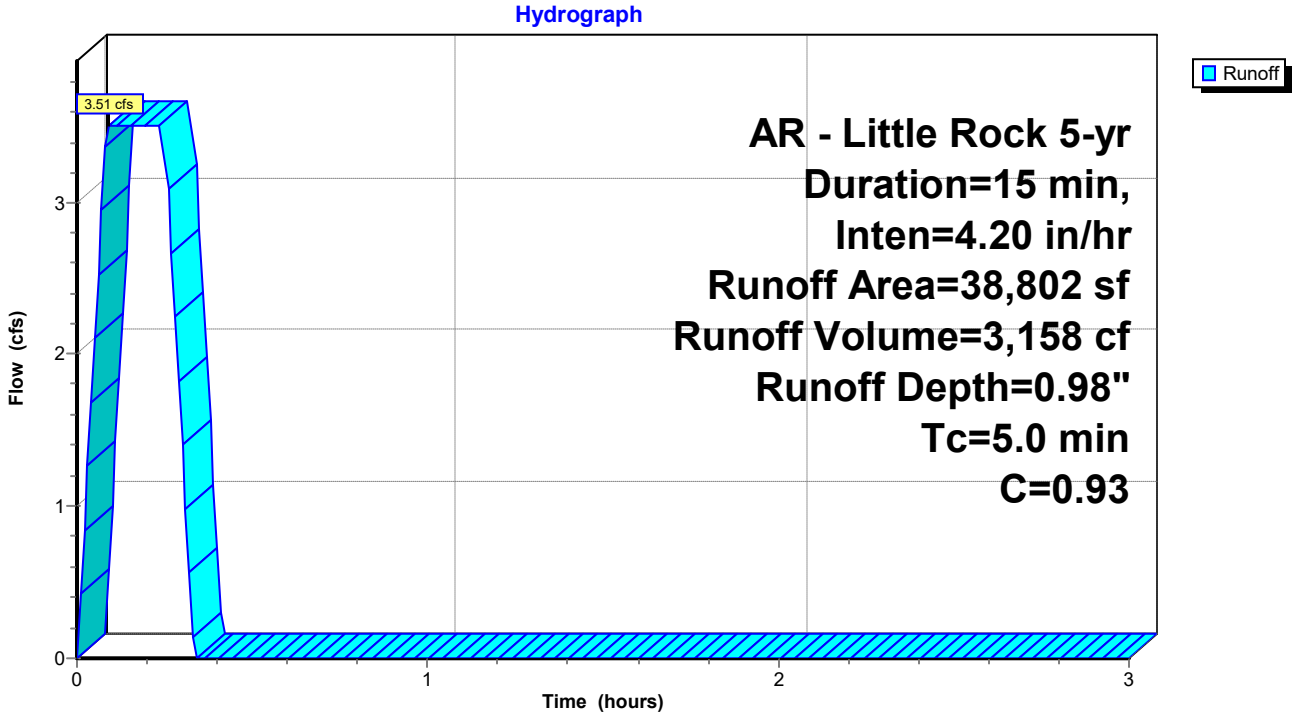
Runoff = 3.51 cfs @ 0.09 hrs, Volume= 3,158 cf, Depth= 0.98"
Routed to Link Post : Post Development

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

Area (sf)	C	Description
31,042	0.98	
7,760	0.74	
38,802	0.93	Weighted Average
7,760		20.00% Pervious Area
31,042		80.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, 15**

Subcatchment DB-B4: Drainage Basin B4



Summary for Pond 1P: Regional Detention Basin

Inflow Area = 794,755 sf, 83.30% Impervious, Inflow Depth = 0.99" for 5-yr event
Inflow = 72.63 cfs @ 0.25 hrs, Volume= 65,246 cf
Outflow = 25.38 cfs @ 0.37 hrs, Volume= 61,501 cf, Atten= 65%, Lag= 7.5 min
Primary = 25.38 cfs @ 0.37 hrs, Volume= 61,501 cf
Routed to Link Post : Post Development
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf
Routed to Link Post : Post Development

Routing by Stor-Ind method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
Peak Elev= 385.81' @ 0.37 hrs Storage= 40,310 cf

Plug-Flow detention time= 26.5 min calculated for 61,297 cf (94% of inflow)
Center-of-Mass det. time= 26.2 min (39.6 - 13.5)

Volume	Invert	Avail.Storage	Storage Description
#1	382.00'	64,645 cf	**Custom Stage Data** Listed below

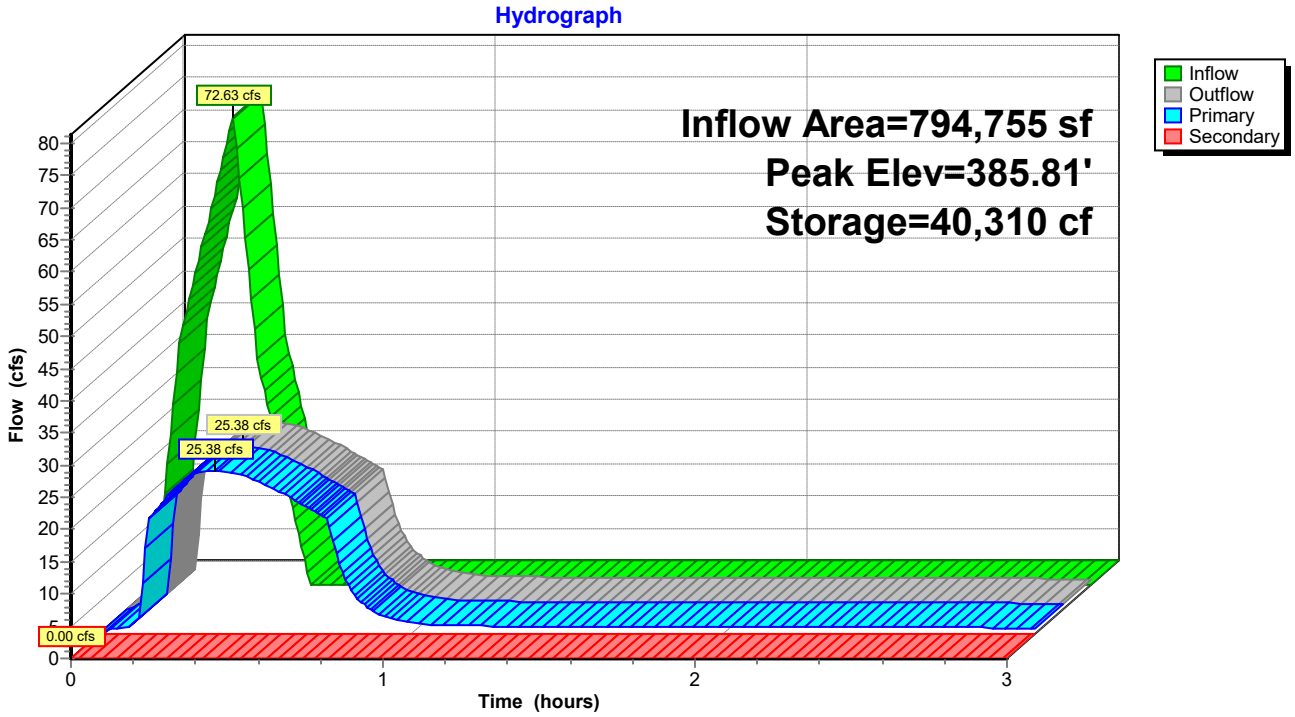
Elevation (feet)	Cum.Store (cubic-feet)
382.00	0
383.00	1,712
384.00	11,261
385.00	25,991
386.00	43,572
387.00	64,645

Device	Routing	Invert	Outlet Devices
#1	Primary	382.00'	**24.0" Round RCP_Round 24"** L= 20.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 382.00' / 381.00' S= 0.0500 '/' Cc= 0.900 n= 0.013 Concrete pipe, bends & connections, Flow Area= 3.14 sf
#2	Secondary	386.50'	**15.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)
#3	Device 1	384.00'	**20.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s) 0.7' Crest Height
#4	Device 1	382.00'	**6.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

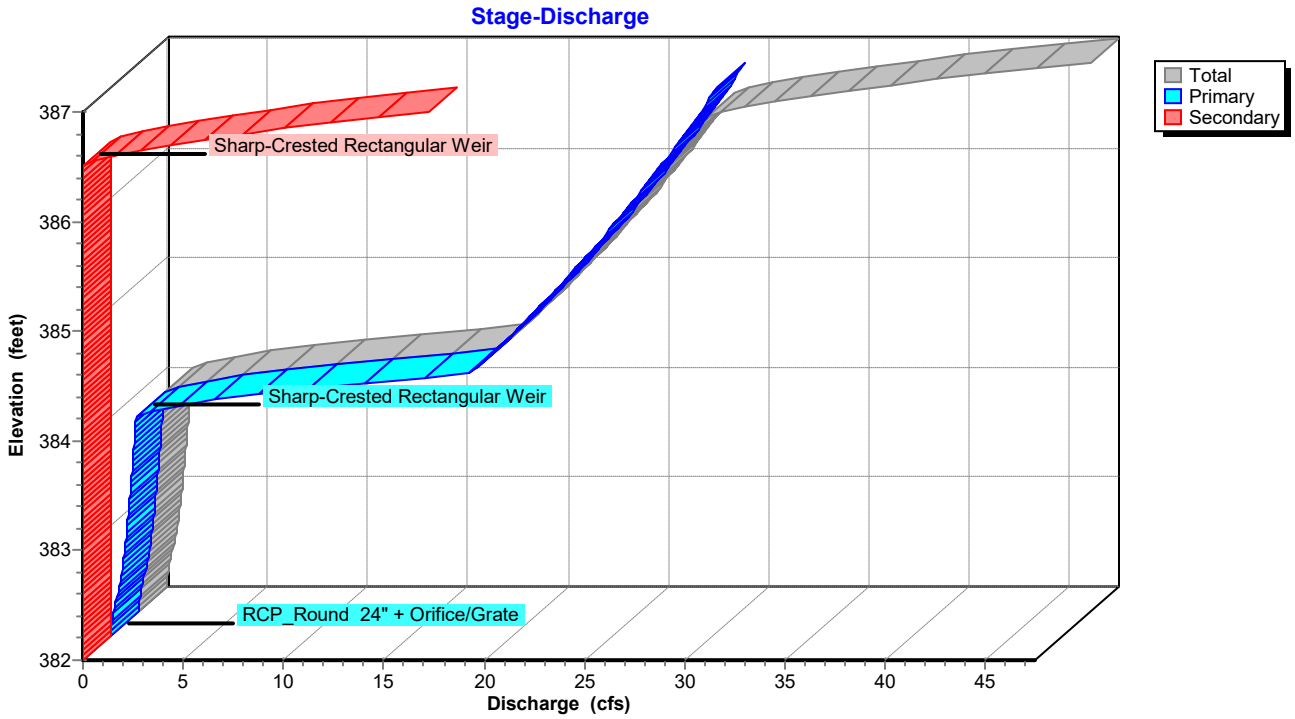
Primary OutFlow Max=25.37 cfs @ 0.37 hrs HW=385.81' (Free Discharge)
└**1=RCP_Round 24"** (Inlet Controls 25.37 cfs @ 8.08 fps)
├**3=Sharp-Crested Rectangular Weir** (Passes < 206.62 cfs potential flow)
└**4=Orifice/Grate** (Passes < 1.78 cfs potential flow)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=382.00' (Free Discharge)
└**2=Sharp-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 1P: Regional Detention Basin



Pond 1P: Regional Detention Basin



Stage-Area-Storage for Pond 1P: Regional Detention Basin

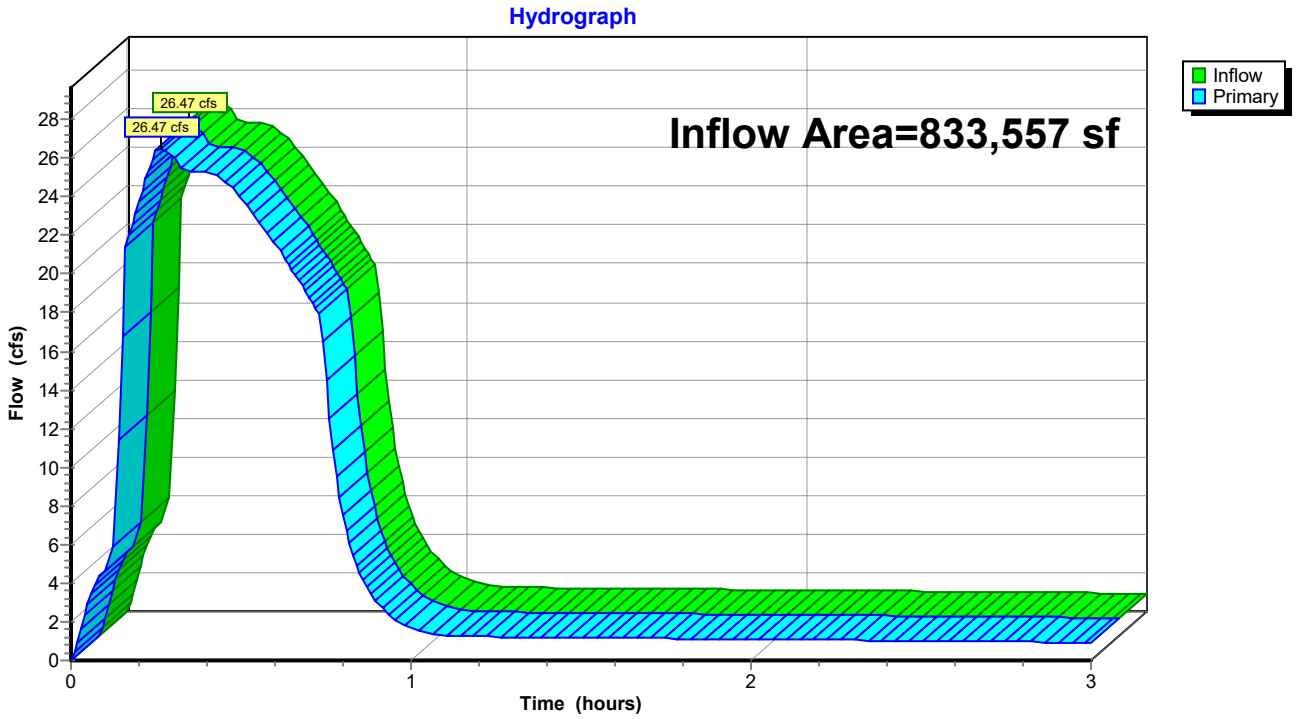
Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)
382.00	0	384.60	20,099
382.05	86	384.65	20,835
382.10	171	384.70	21,572
382.15	257	384.75	22,309
382.20	342	384.80	23,045
382.25	428	384.85	23,782
382.30	514	384.90	24,518
382.35	599	384.95	25,254
382.40	685	385.00	25,991
382.45	770	385.05	26,870
382.50	856	385.10	27,749
382.55	942	385.15	28,628
382.60	1,027	385.20	29,507
382.65	1,113	385.25	30,386
382.70	1,198	385.30	31,265
382.75	1,284	385.35	32,144
382.80	1,370	385.40	33,023
382.85	1,455	385.45	33,902
382.90	1,541	385.50	34,782
382.95	1,626	385.55	35,661
383.00	1,712	385.60	36,540
383.05	2,189	385.65	37,419
383.10	2,667	385.70	38,298
383.15	3,144	385.75	39,177
383.20	3,622	385.80	40,056
383.25	4,099	385.85	40,935
383.30	4,577	385.90	41,814
383.35	5,054	385.95	42,693
383.40	5,532	386.00	43,572
383.45	6,009	386.05	44,626
383.50	6,487	386.10	45,679
383.55	6,964	386.15	46,733
383.60	7,441	386.20	47,787
383.65	7,919	386.25	48,840
383.70	8,396	386.30	49,894
383.75	8,874	386.35	50,948
383.80	9,351	386.40	52,001
383.85	9,829	386.45	53,055
383.90	10,306	386.50	54,109
383.95	10,784	386.55	55,162
384.00	11,261	386.60	56,216
384.05	11,998	386.65	57,269
384.10	12,734	386.70	58,323
384.15	13,470	386.75	59,377
384.20	14,207	386.80	60,430
384.25	14,944	386.85	61,484
384.30	15,680	386.90	62,538
384.35	16,417	386.95	63,591
384.40	17,153	387.00	**64,645**
384.45	17,889		
384.50	18,626		
384.55	19,363		

Summary for Link Post: Post Development

Inflow Area = 833,557 sf, 83.14% Impervious, Inflow Depth > 0.93" for 5-yr event
Inflow = 26.47 cfs @ 0.26 hrs, Volume= 64,659 cf
Primary = 26.47 cfs @ 0.26 hrs, Volume= 64,659 cf, Atten= 0%, Lag= 0.0 min

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

Link Post: Post Development



Summary for Subcatchment DB-B1: Drainage Basin B1

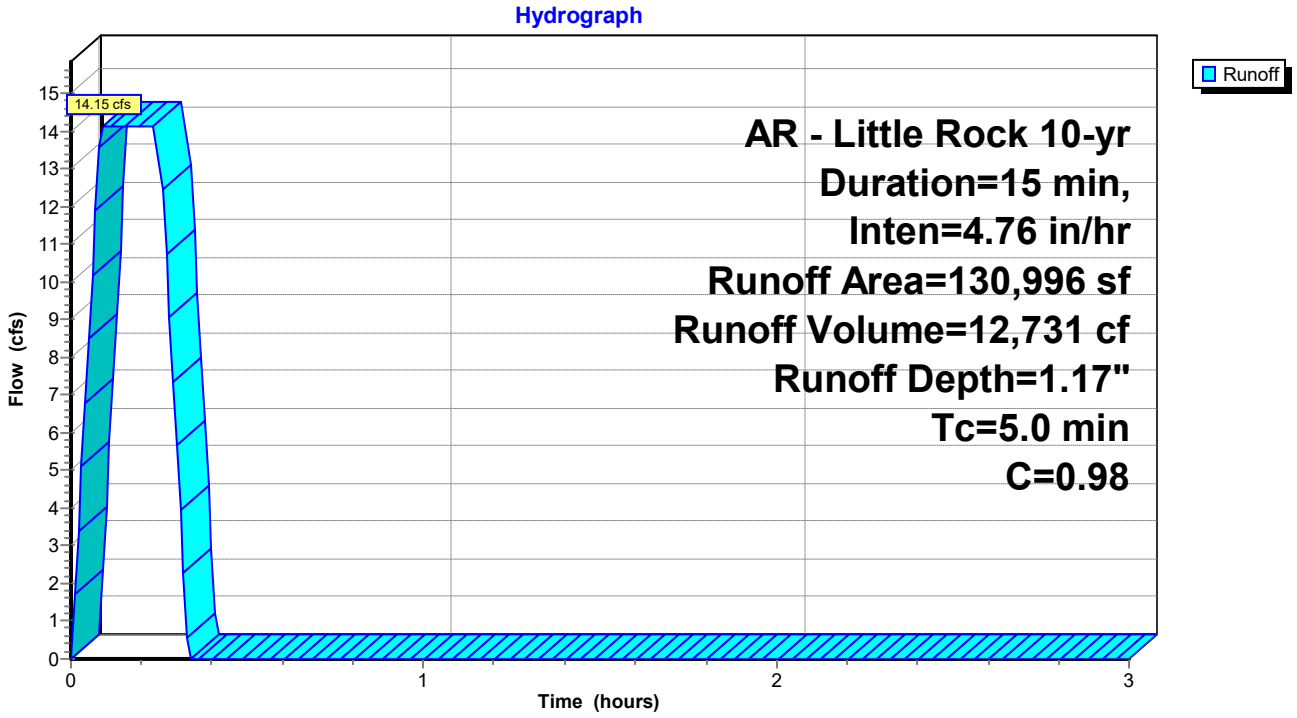
Runoff = 14.15 cfs @ 0.09 hrs, Volume= 12,731 cf, Depth= 1.17"
Routed to Pond 1P : Regional Detention Basin

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
130,996	0.98	
130,996		100.00% Impervious Area

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

Subcatchment DB-B1: Drainage Basin B1



Summary for Subcatchment DB-B2: Drainage Basin B2

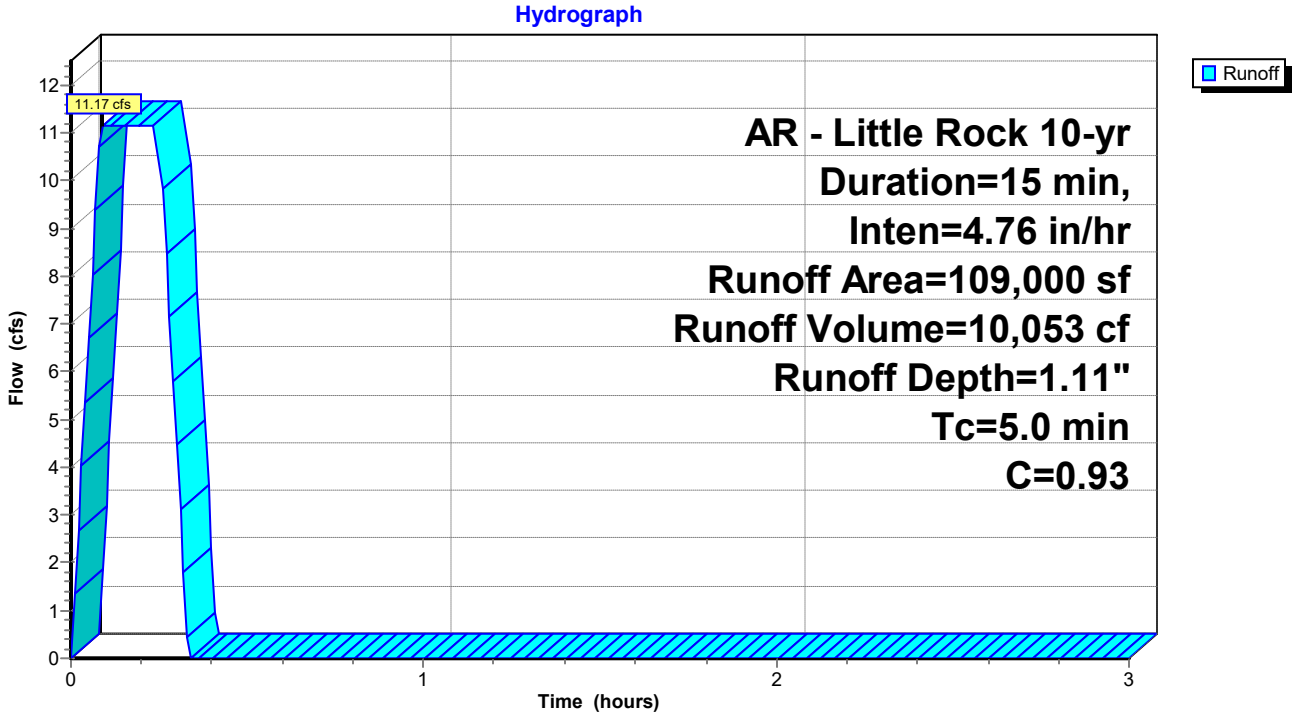
Runoff = 11.17 cfs @ 0.09 hrs, Volume= 10,053 cf, Depth= 1.11"
Routed to Pond 1P : Regional Detention Basin

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
87,200	0.98	
21,800	0.74	
109,000	0.93	Weighted Average
21,800		20.00% Pervious Area
87,200		80.00% Impervious Area

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

Subcatchment DB-B2: Drainage Basin B2



Summary for Subcatchment DB-B3: Drainage Basin B3

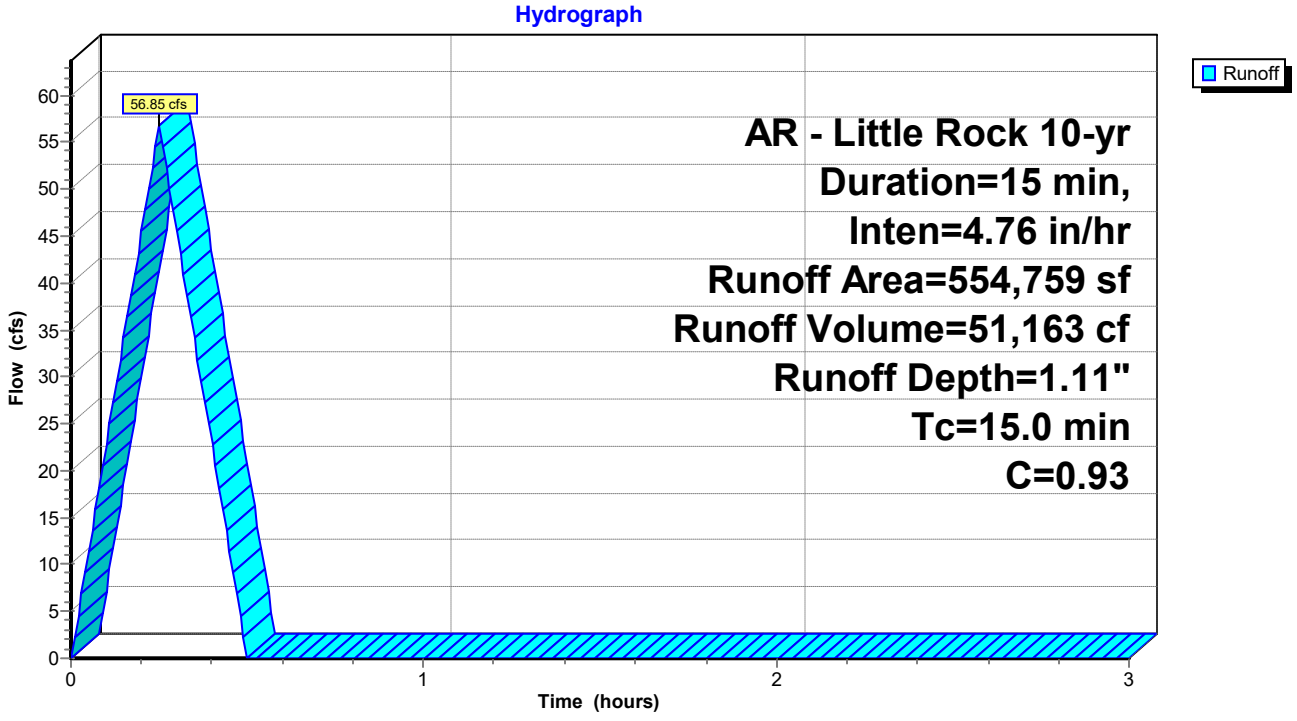
Runoff = 56.85 cfs @ 0.25 hrs, Volume= 51,163 cf, Depth= 1.11"
Routed to Pond 1P : Regional Detention Basin

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
443,807	0.98	
110,952	0.74	
554,759	0.93	Weighted Average
110,952		20.00% Pervious Area
443,807		80.00% Impervious Area

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

Subcatchment DB-B3: Drainage Basin B3



Summary for Subcatchment DB-B4: Drainage Basin B4

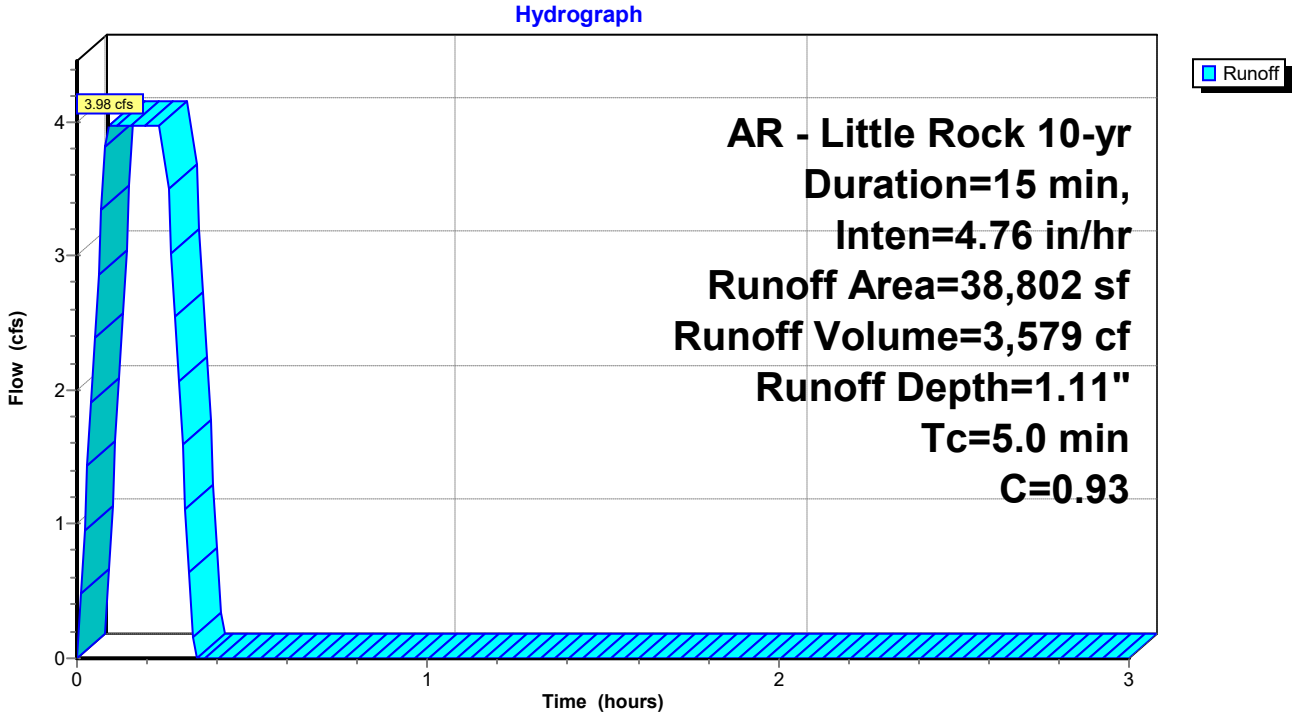
Runoff = 3.98 cfs @ 0.09 hrs, Volume= 3,579 cf, Depth= 1.11"
Routed to Link Post : Post Development

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

Area (sf)	C	Description
31,042	0.98	
7,760	0.74	
38,802	0.93	Weighted Average
7,760		20.00% Pervious Area
31,042		80.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, 15**

Subcatchment DB-B4: Drainage Basin B4



Summary for Pond 1P: Regional Detention Basin

Inflow Area = 794,755 sf, 83.30% Impervious, Inflow Depth = 1.12" for 10-yr event
Inflow = 82.31 cfs @ 0.25 hrs, Volume= 73,946 cf
Outflow = 26.84 cfs @ 0.38 hrs, Volume= 69,960 cf, Atten= 67%, Lag= 8.0 min
Primary = 26.84 cfs @ 0.38 hrs, Volume= 69,960 cf
Routed to Link Post : Post Development
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf
Routed to Link Post : Post Development

Routing by Stor-Ind method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
Peak Elev= 386.15' @ 0.38 hrs Storage= 46,681 cf

Plug-Flow detention time= 26.9 min calculated for 69,960 cf (95% of inflow)
Center-of-Mass det. time= 26.2 min (39.6 - 13.5)

Volume	Invert	Avail.Storage	Storage Description
#1	382.00'	64,645 cf	**Custom Stage Data** Listed below

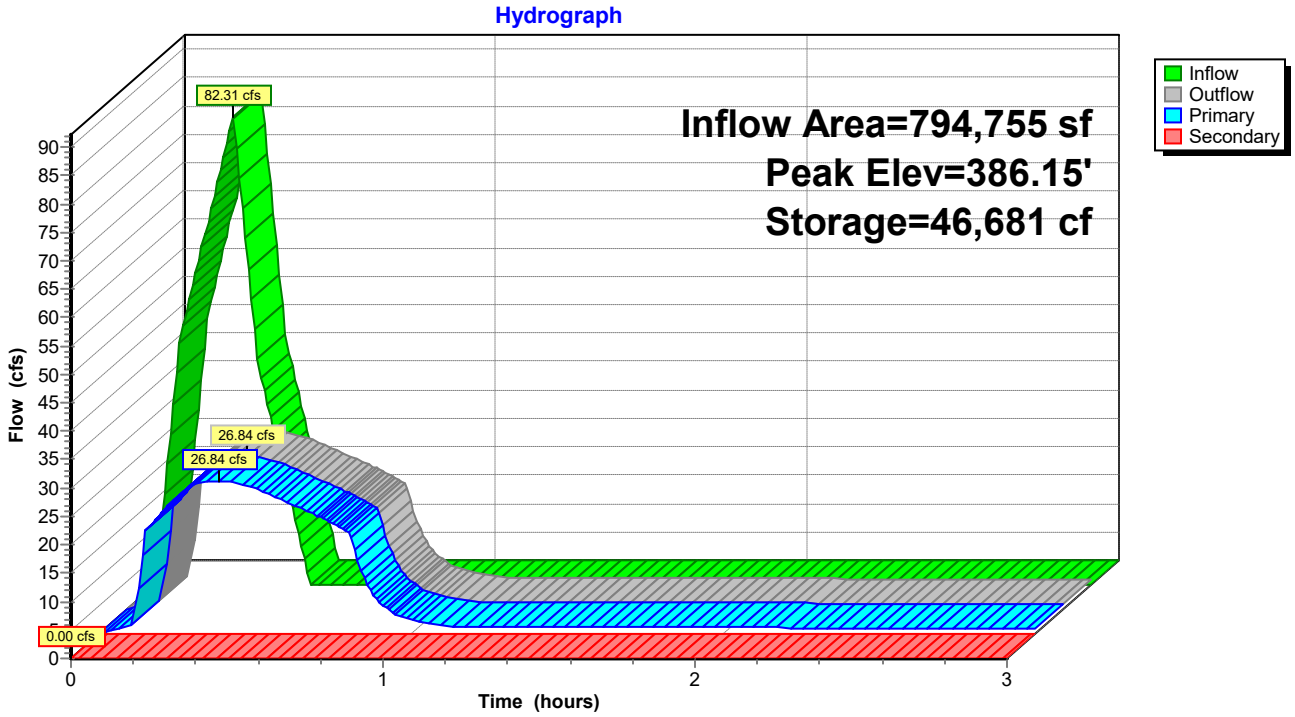
Elevation (feet)	Cum.Store (cubic-feet)
382.00	0
383.00	1,712
384.00	11,261
385.00	25,991
386.00	43,572
387.00	64,645

Device	Routing	Invert	Outlet Devices
#1	Primary	382.00'	**24.0" Round RCP_Round 24"** L= 20.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 382.00' / 381.00' S= 0.0500 '/' Cc= 0.900 n= 0.013 Concrete pipe, bends & connections, Flow Area= 3.14 sf
#2	Secondary	386.50'	**15.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)
#3	Device 1	384.00'	**20.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s) 0.7' Crest Height
#4	Device 1	382.00'	**6.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

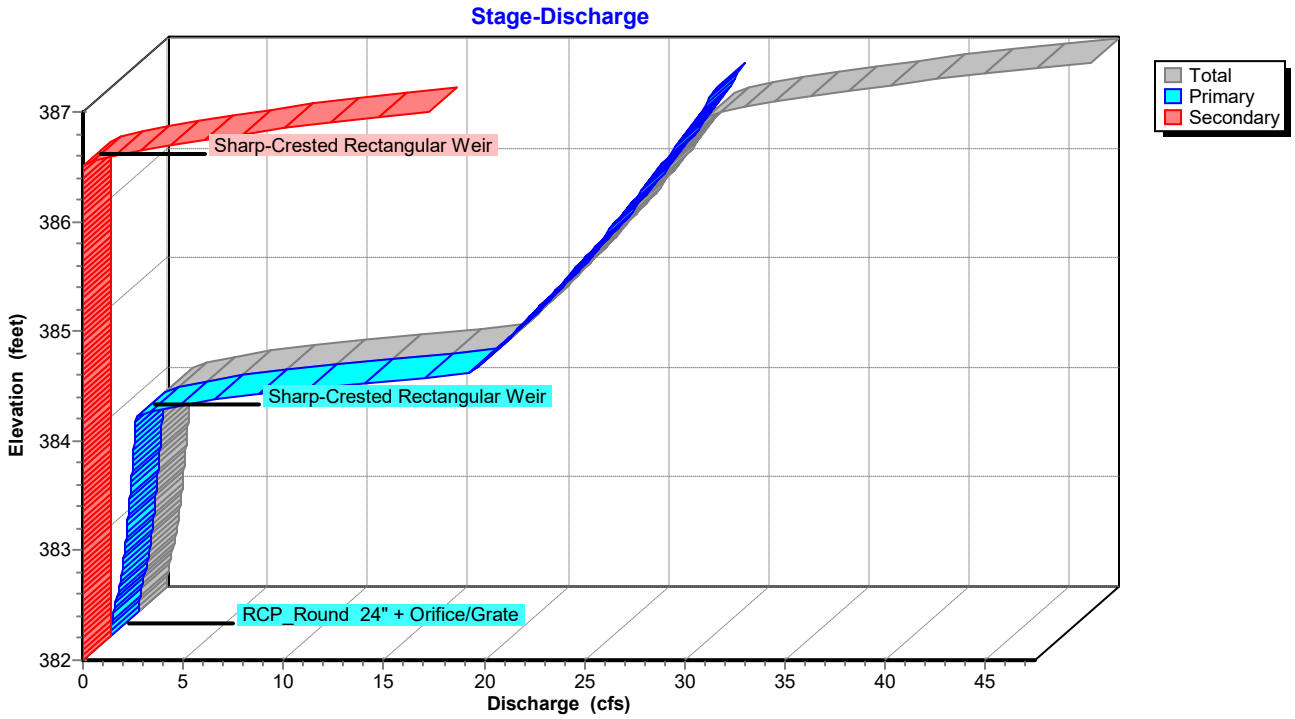
Primary OutFlow Max=26.84 cfs @ 0.38 hrs HW=386.15' (Free Discharge)
└**1=RCP_Round 24"** (Inlet Controls 26.84 cfs @ 8.54 fps)
├**3=Sharp-Crested Rectangular Weir** (Passes < 276.91 cfs potential flow)
└**4=Orifice/Grate** (Passes < 1.87 cfs potential flow)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=382.00' (Free Discharge)
└**2=Sharp-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 1P: Regional Detention Basin



Pond 1P: Regional Detention Basin



Stage-Area-Storage for Pond 1P: Regional Detention Basin

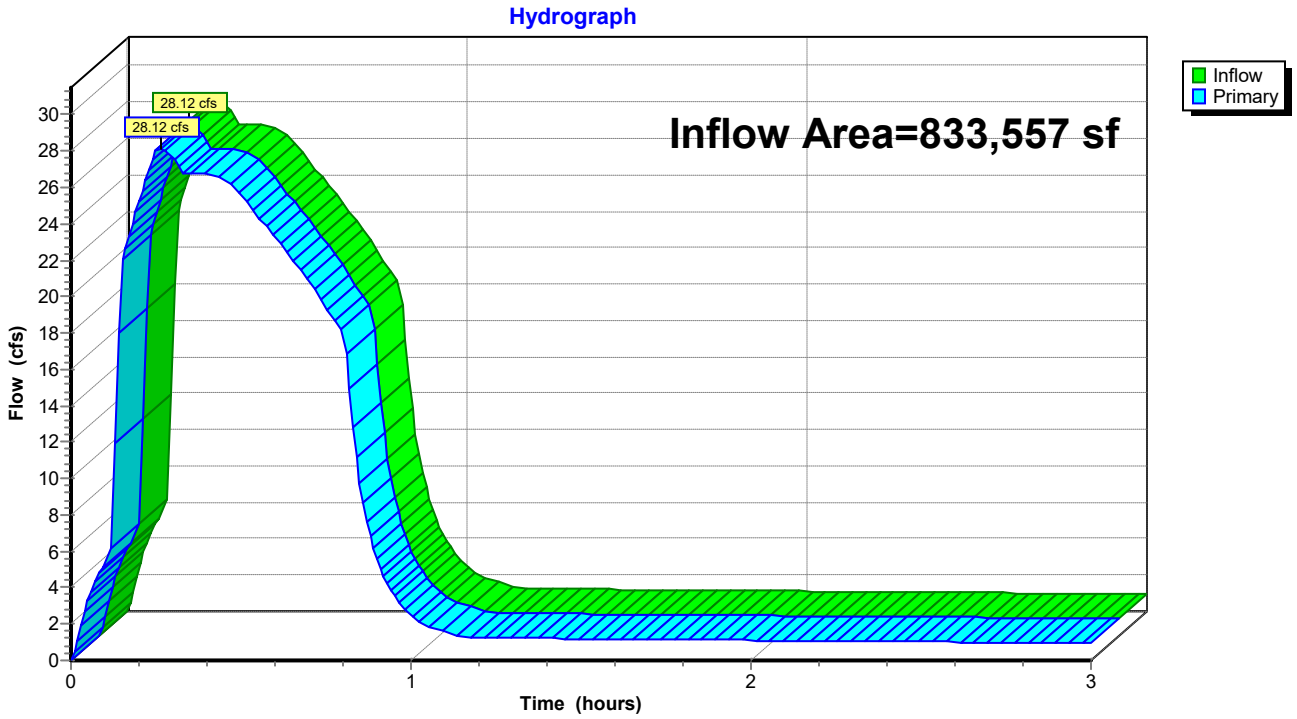
Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)
382.00	0	384.60	20,099
382.05	86	384.65	20,835
382.10	171	384.70	21,572
382.15	257	384.75	22,309
382.20	342	384.80	23,045
382.25	428	384.85	23,782
382.30	514	384.90	24,518
382.35	599	384.95	25,254
382.40	685	385.00	25,991
382.45	770	385.05	26,870
382.50	856	385.10	27,749
382.55	942	385.15	28,628
382.60	1,027	385.20	29,507
382.65	1,113	385.25	30,386
382.70	1,198	385.30	31,265
382.75	1,284	385.35	32,144
382.80	1,370	385.40	33,023
382.85	1,455	385.45	33,902
382.90	1,541	385.50	34,782
382.95	1,626	385.55	35,661
383.00	1,712	385.60	36,540
383.05	2,189	385.65	37,419
383.10	2,667	385.70	38,298
383.15	3,144	385.75	39,177
383.20	3,622	385.80	40,056
383.25	4,099	385.85	40,935
383.30	4,577	385.90	41,814
383.35	5,054	385.95	42,693
383.40	5,532	386.00	43,572
383.45	6,009	386.05	44,626
383.50	6,487	386.10	45,679
383.55	6,964	386.15	46,733
383.60	7,441	386.20	47,787
383.65	7,919	386.25	48,840
383.70	8,396	386.30	49,894
383.75	8,874	386.35	50,948
383.80	9,351	386.40	52,001
383.85	9,829	386.45	53,055
383.90	10,306	386.50	54,109
383.95	10,784	386.55	55,162
384.00	11,261	386.60	56,216
384.05	11,998	386.65	57,269
384.10	12,734	386.70	58,323
384.15	13,470	386.75	59,377
384.20	14,207	386.80	60,430
384.25	14,944	386.85	61,484
384.30	15,680	386.90	62,538
384.35	16,417	386.95	63,591
384.40	17,153	387.00	**64,645**
384.45	17,889		
384.50	18,626		
384.55	19,363		

Summary for Link Post: Post Development

Inflow Area = 833,557 sf, 83.14% Impervious, Inflow Depth > 1.06" for 10-yr event
Inflow = 28.12 cfs @ 0.26 hrs, Volume= 73,538 cf
Primary = 28.12 cfs @ 0.26 hrs, Volume= 73,538 cf, Atten= 0%, Lag= 0.0 min

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

Link Post: Post Development



Summary for Subcatchment DB-B1: Drainage Basin B1

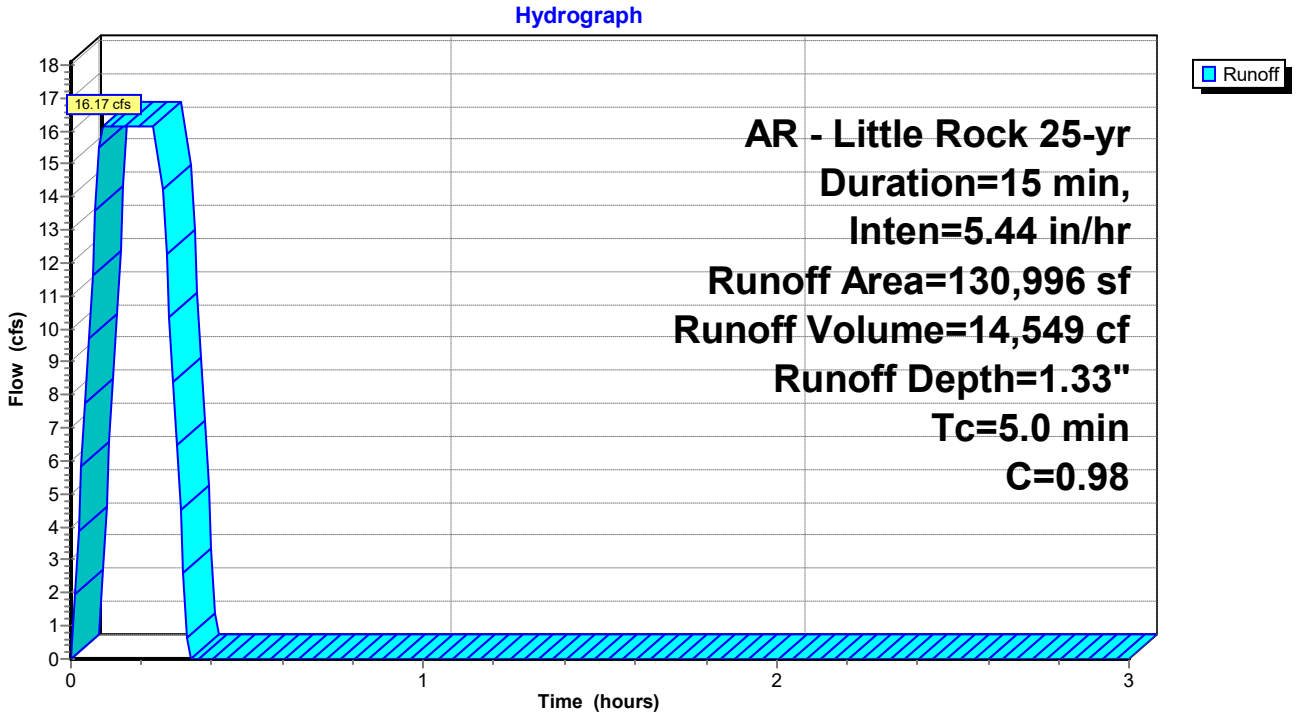
Runoff = 16.17 cfs @ 0.09 hrs, Volume= 14,549 cf, Depth= 1.33"
Routed to Pond 1P : Regional Detention Basin

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
130,996	0.98	
130,996		100.00% Impervious Area

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

Subcatchment DB-B1: Drainage Basin B1



Summary for Subcatchment DB-B2: Drainage Basin B2

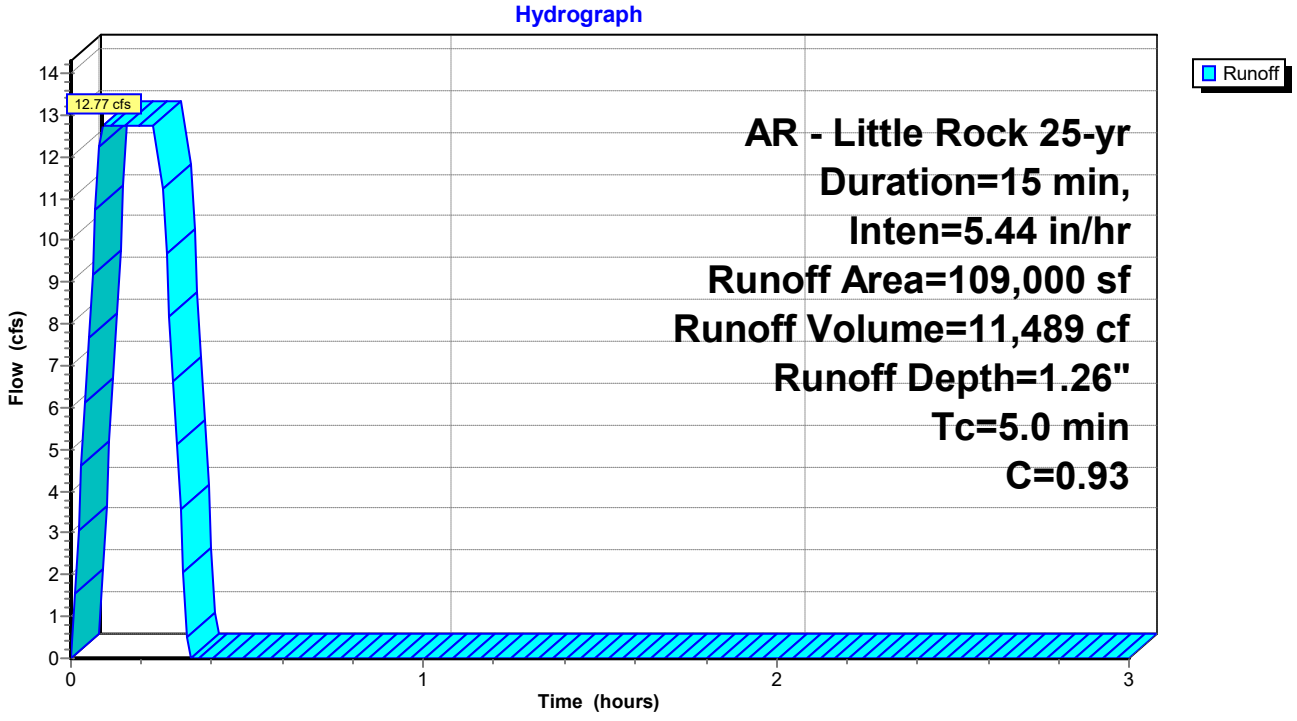
Runoff = 12.77 cfs @ 0.09 hrs, Volume= 11,489 cf, Depth= 1.26"
Routed to Pond 1P : Regional Detention Basin

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
87,200	0.98	
21,800	0.74	
109,000	0.93	Weighted Average
21,800		20.00% Pervious Area
87,200		80.00% Impervious Area

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

Subcatchment DB-B2: Drainage Basin B2



Summary for Subcatchment DB-B3: Drainage Basin B3

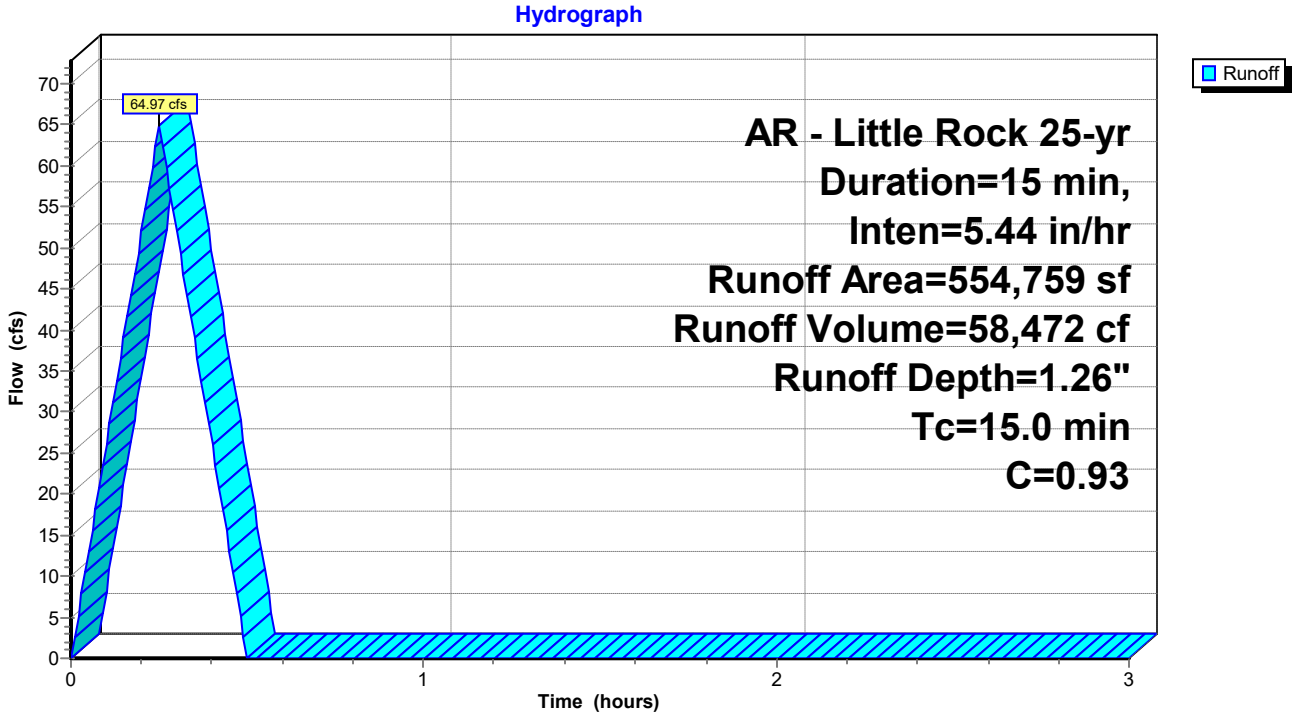
Runoff = 64.97 cfs @ 0.25 hrs, Volume= 58,472 cf, Depth= 1.26"
Routed to Pond 1P : Regional Detention Basin

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
443,807	0.98	
110,952	0.74	
554,759	0.93	Weighted Average
110,952		20.00% Pervious Area
443,807		80.00% Impervious Area

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

Subcatchment DB-B3: Drainage Basin B3



Summary for Subcatchment DB-B4: Drainage Basin B4

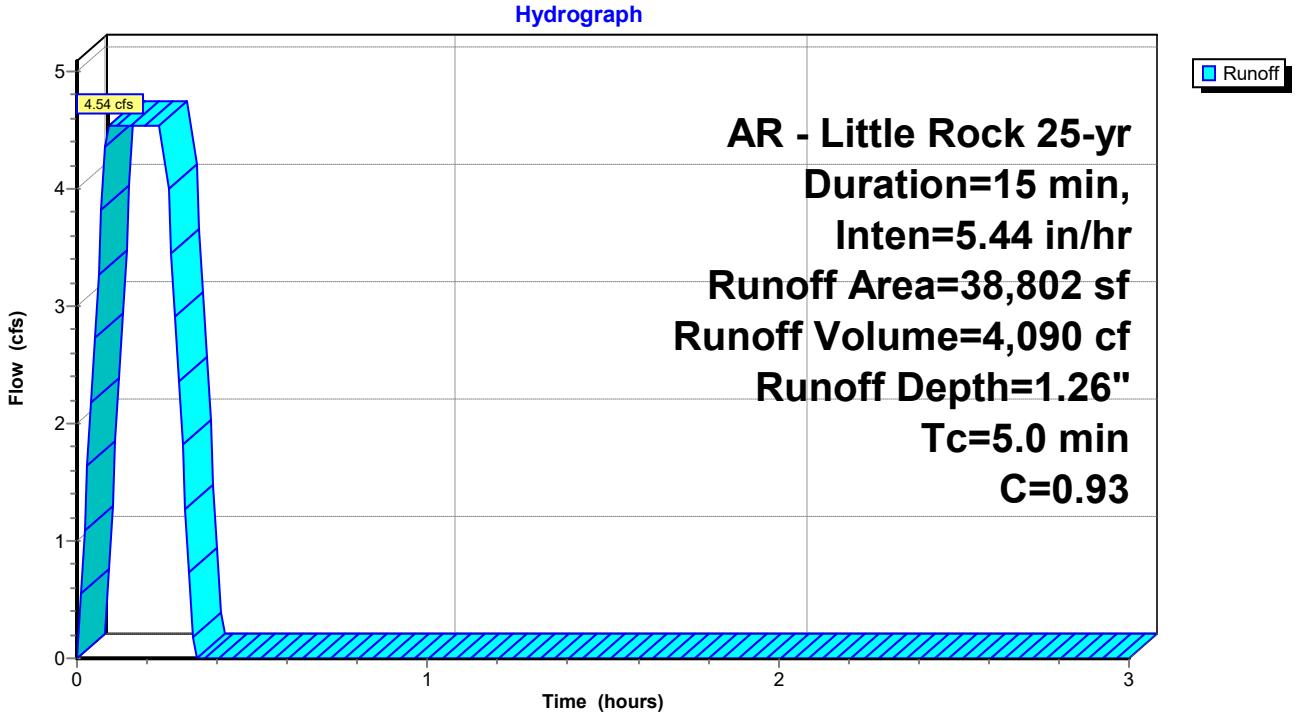
Runoff = 4.54 cfs @ 0.09 hrs, Volume= 4,090 cf, Depth= 1.26"
Routed to Link Post : Post Development

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

Area (sf)	C	Description
31,042	0.98	
7,760	0.74	
38,802	0.93	Weighted Average
7,760		20.00% Pervious Area
31,042		80.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, 15**

Subcatchment DB-B4: Drainage Basin B4



Summary for Pond 1P: Regional Detention Basin

Inflow Area = 794,755 sf, 83.30% Impervious, Inflow Depth = 1.28" for 25-yr event
Inflow = 94.07 cfs @ 0.25 hrs, Volume= 84,509 cf
Outflow = 28.71 cfs @ 0.39 hrs, Volume= 80,236 cf, Atten= 69%, Lag= 8.5 min
Primary = 28.41 cfs @ 0.39 hrs, Volume= 80,184 cf
Routed to Link Post : Post Development
Secondary = 0.30 cfs @ 0.39 hrs, Volume= 52 cf
Routed to Link Post : Post Development

Routing by Stor-Ind method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
Peak Elev= 386.53' @ 0.39 hrs Storage= 54,689 cf

Plug-Flow detention time= 26.8 min calculated for 79,969 cf (95% of inflow)
Center-of-Mass det. time= 26.6 min (40.0 - 13.5)

Volume	Invert	Avail.Storage	Storage Description
#1	382.00'	64,645 cf	**Custom Stage Data** Listed below

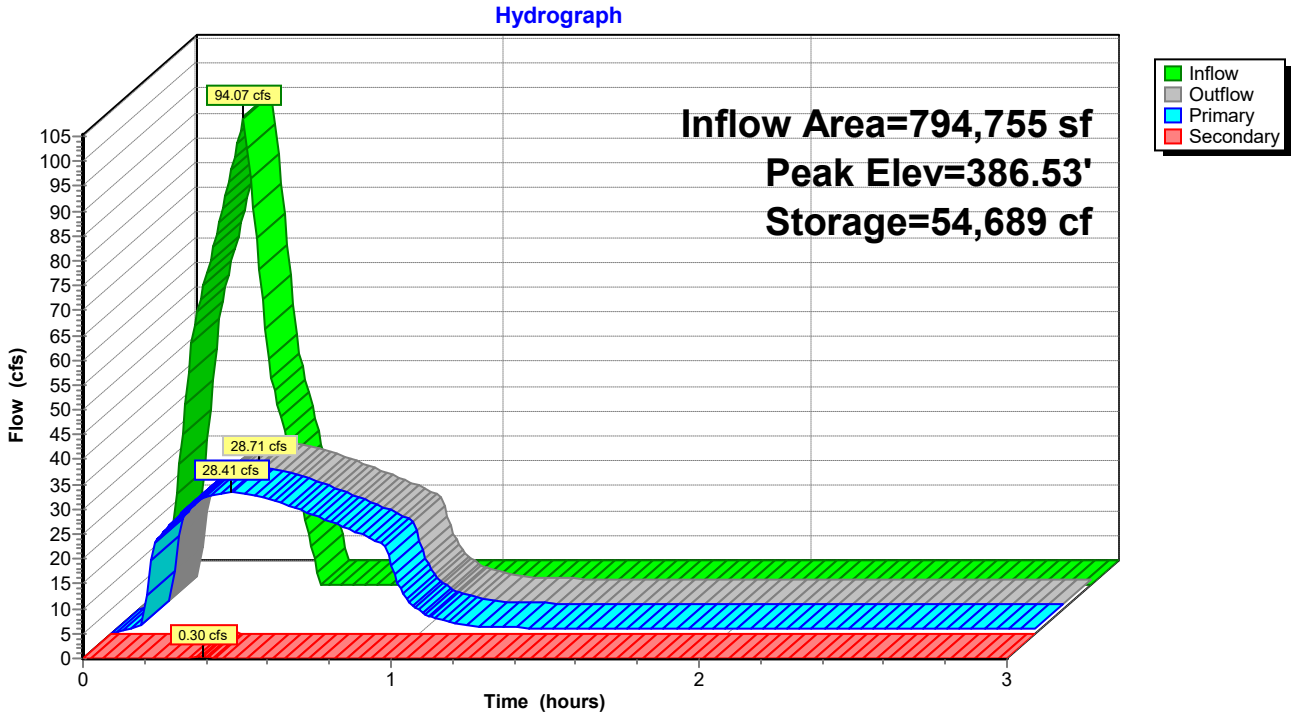
Elevation (feet)	Cum.Store (cubic-feet)
382.00	0
383.00	1,712
384.00	11,261
385.00	25,991
386.00	43,572
387.00	64,645

Device	Routing	Invert	Outlet Devices
#1	Primary	382.00'	**24.0" Round RCP_Round 24"** L= 20.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 382.00' / 381.00' S= 0.0500 '/' Cc= 0.900 n= 0.013 Concrete pipe, bends & connections, Flow Area= 3.14 sf
#2	Secondary	386.50'	**15.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)
#3	Device 1	384.00'	**20.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s) 0.7' Crest Height
#4	Device 1	382.00'	**6.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

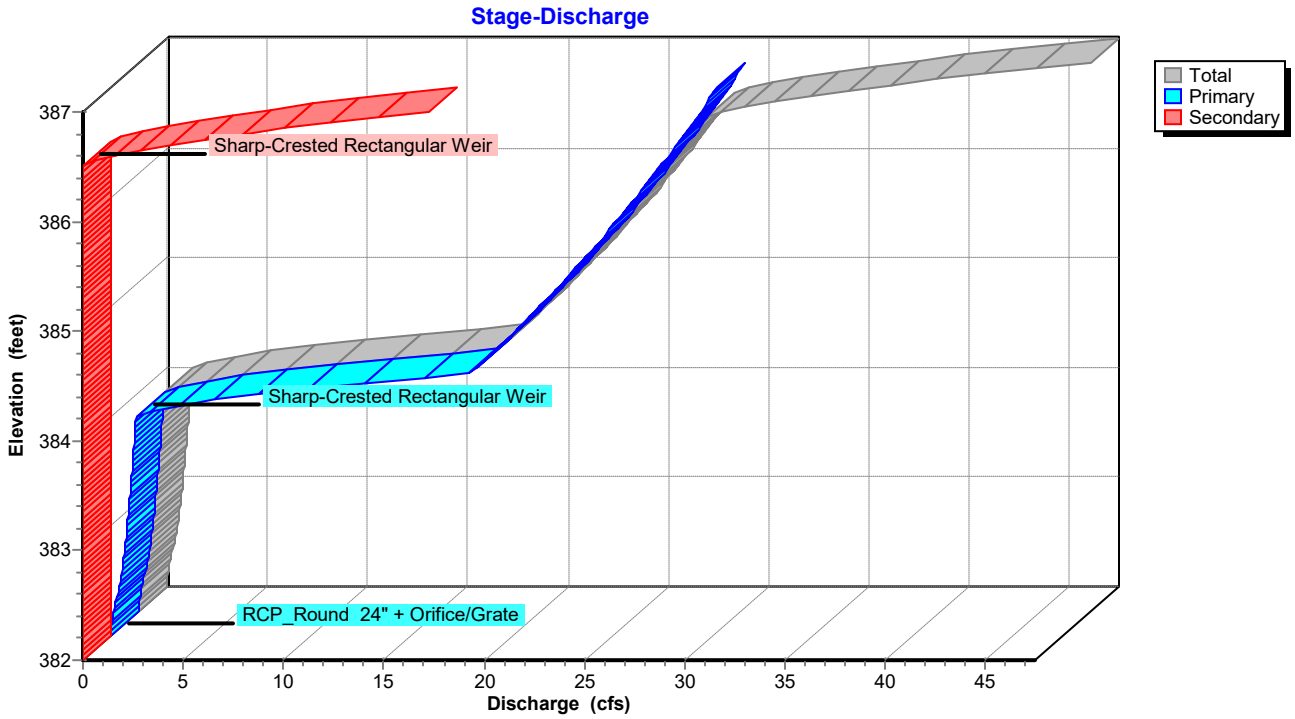
Primary OutFlow Max=28.41 cfs @ 0.39 hrs HW=386.53' (Free Discharge)
└**1=RCP_Round 24"** (Inlet Controls 28.41 cfs @ 9.04 fps)
├**3=Sharp-Crested Rectangular Weir** (Passes < 369.27 cfs potential flow)
└**4=Orifice/Grate** (Passes < 1.96 cfs potential flow)

Secondary OutFlow Max=0.22 cfs @ 0.39 hrs HW=386.53' (Free Discharge)
└**2=Sharp-Crested Rectangular Weir** (Weir Controls 0.22 cfs @ 0.54 fps)

Pond 1P: Regional Detention Basin



Pond 1P: Regional Detention Basin



Stage-Area-Storage for Pond 1P: Regional Detention Basin

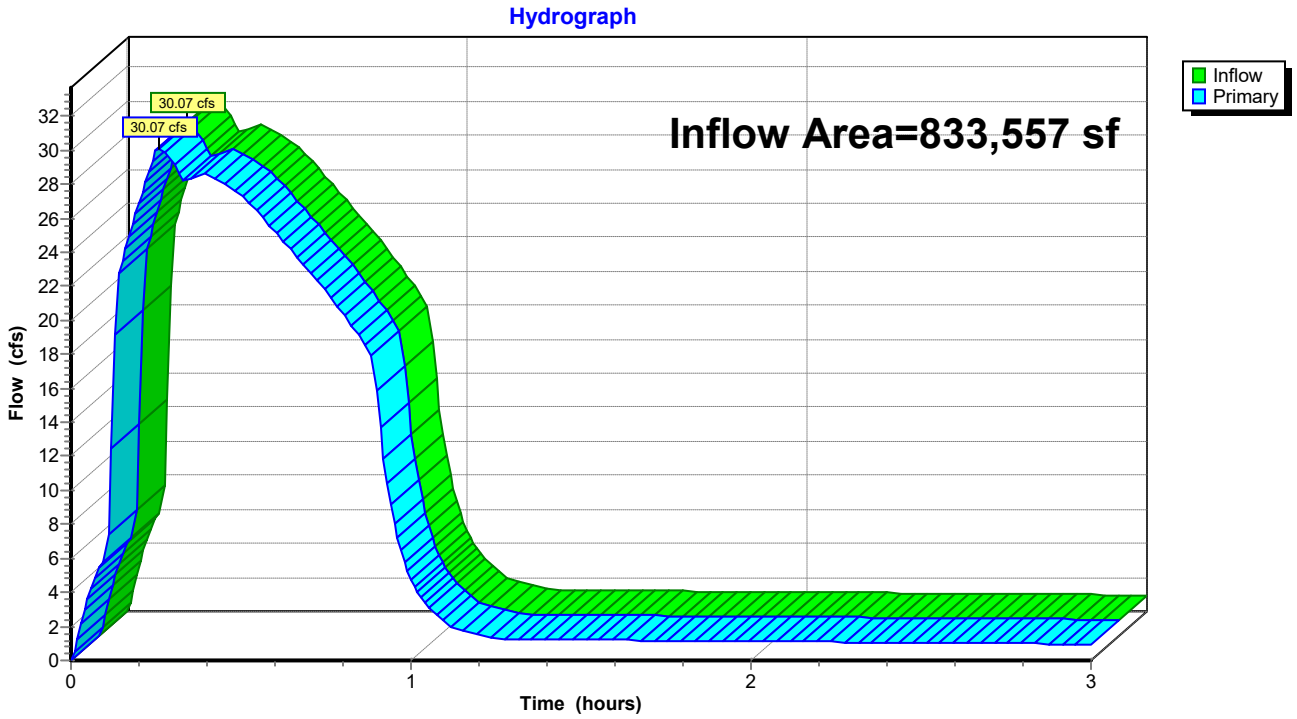
Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)
382.00	0	384.60	20,099
382.05	86	384.65	20,835
382.10	171	384.70	21,572
382.15	257	384.75	22,309
382.20	342	384.80	23,045
382.25	428	384.85	23,782
382.30	514	384.90	24,518
382.35	599	384.95	25,254
382.40	685	385.00	25,991
382.45	770	385.05	26,870
382.50	856	385.10	27,749
382.55	942	385.15	28,628
382.60	1,027	385.20	29,507
382.65	1,113	385.25	30,386
382.70	1,198	385.30	31,265
382.75	1,284	385.35	32,144
382.80	1,370	385.40	33,023
382.85	1,455	385.45	33,902
382.90	1,541	385.50	34,782
382.95	1,626	385.55	35,661
383.00	1,712	385.60	36,540
383.05	2,189	385.65	37,419
383.10	2,667	385.70	38,298
383.15	3,144	385.75	39,177
383.20	3,622	385.80	40,056
383.25	4,099	385.85	40,935
383.30	4,577	385.90	41,814
383.35	5,054	385.95	42,693
383.40	5,532	386.00	43,572
383.45	6,009	386.05	44,626
383.50	6,487	386.10	45,679
383.55	6,964	386.15	46,733
383.60	7,441	386.20	47,787
383.65	7,919	386.25	48,840
383.70	8,396	386.30	49,894
383.75	8,874	386.35	50,948
383.80	9,351	386.40	52,001
383.85	9,829	386.45	53,055
383.90	10,306	386.50	54,109
383.95	10,784	386.55	55,162
384.00	11,261	386.60	56,216
384.05	11,998	386.65	57,269
384.10	12,734	386.70	58,323
384.15	13,470	386.75	59,377
384.20	14,207	386.80	60,430
384.25	14,944	386.85	61,484
384.30	15,680	386.90	62,538
384.35	16,417	386.95	63,591
384.40	17,153	387.00	**64,645**
384.45	17,889		
384.50	18,626		
384.55	19,363		

Summary for Link Post: Post Development

Inflow Area = 833,557 sf, 83.14% Impervious, Inflow Depth > 1.21" for 25-yr event
Inflow = 30.07 cfs @ 0.26 hrs, Volume= 84,325 cf
Primary = 30.07 cfs @ 0.26 hrs, Volume= 84,325 cf, Atten= 0%, Lag= 0.0 min

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

Link Post: Post Development



Summary for Subcatchment DB-B1: Drainage Basin B1

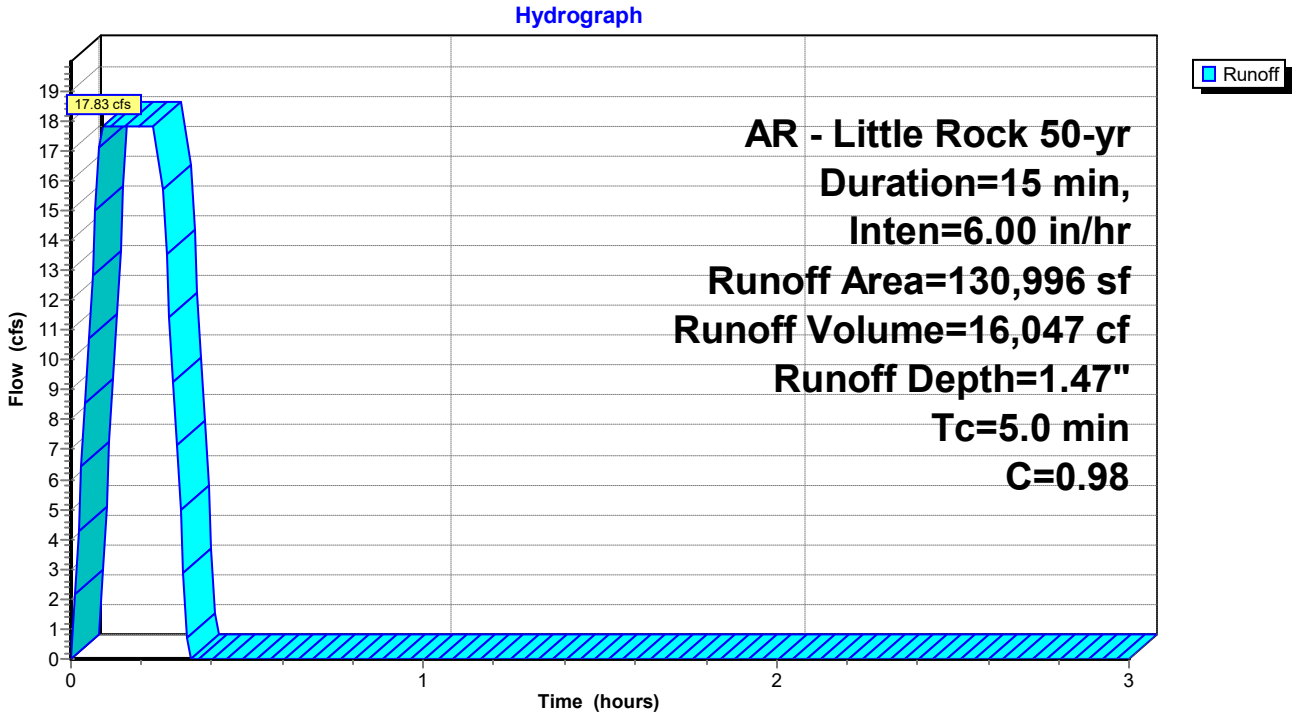
Runoff = 17.83 cfs @ 0.09 hrs, Volume= 16,047 cf, Depth= 1.47"
Routed to Pond 1P : Regional Detention Basin

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 50-yr Duration=15 min, Inten=6.00 in/hr

Area (sf)	C	Description
130,996	0.98	
130,996		100.00% Impervious Area

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

Subcatchment DB-B1: Drainage Basin B1



Summary for Subcatchment DB-B2: Drainage Basin B2

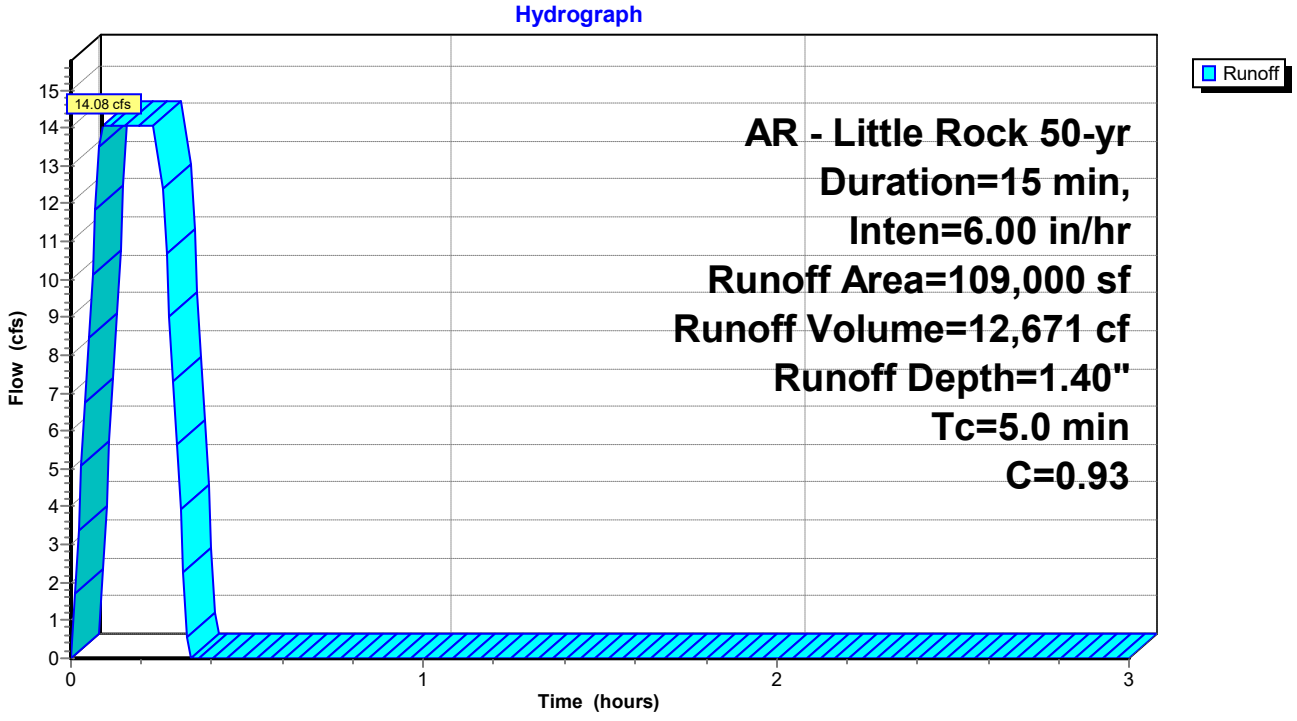
Runoff = 14.08 cfs @ 0.09 hrs, Volume= 12,671 cf, Depth= 1.40"
Routed to Pond 1P : Regional Detention Basin

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 50-yr Duration=15 min, Inten=6.00 in/hr

Area (sf)	C	Description
87,200	0.98	
21,800	0.74	
109,000	0.93	Weighted Average
21,800		20.00% Pervious Area
87,200		80.00% Impervious Area

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

Subcatchment DB-B2: Drainage Basin B2



Summary for Subcatchment DB-B3: Drainage Basin B3

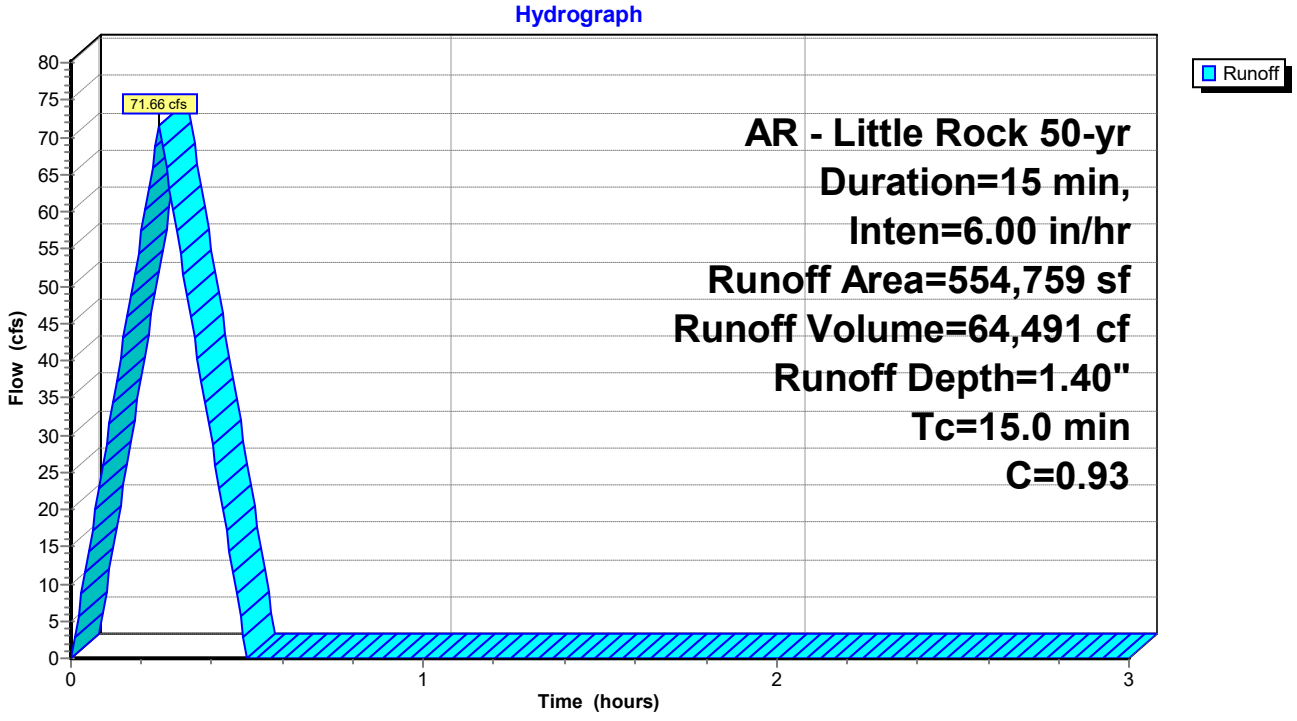
Runoff = 71.66 cfs @ 0.25 hrs, Volume= 64,491 cf, Depth= 1.40"
Routed to Pond 1P : Regional Detention Basin

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 50-yr Duration=15 min, Inten=6.00 in/hr

Area (sf)	C	Description
443,807	0.98	
110,952	0.74	
554,759	0.93	Weighted Average
110,952		20.00% Pervious Area
443,807		80.00% Impervious Area

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

Subcatchment DB-B3: Drainage Basin B3



Summary for Subcatchment DB-B4: Drainage Basin B4

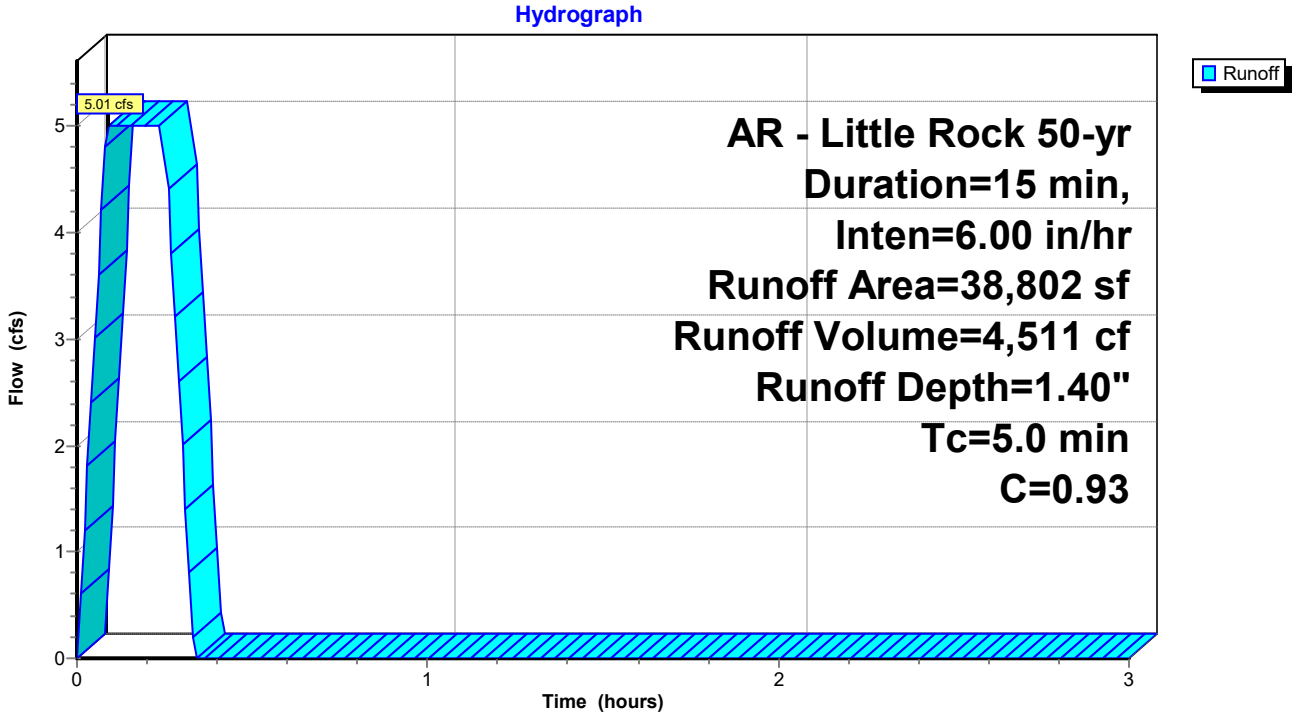
Runoff = 5.01 cfs @ 0.09 hrs, Volume= 4,511 cf, Depth= 1.40"
Routed to Link Post : Post Development

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
AR - Little Rock 50-yr Duration=15 min, Inten=6.00 in/hr

Area (sf)	C	Description
31,042	0.98	
7,760	0.74	
38,802	0.93	Weighted Average
7,760		20.00% Pervious Area
31,042		80.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, 15**

Subcatchment DB-B4: Drainage Basin B4



Summary for Pond 1P: Regional Detention Basin

Inflow Area = 794,755 sf, 83.30% Impervious, Inflow Depth = 1.41" for 50-yr event
Inflow = 103.76 cfs @ 0.25 hrs, Volume= 93,209 cf
Outflow = 36.41 cfs @ 0.37 hrs, Volume= 88,796 cf, Atten= 65%, Lag= 7.5 min
Primary = 29.39 cfs @ 0.37 hrs, Volume= 85,720 cf
Routed to Link Post : Post Development
Secondary = 7.02 cfs @ 0.37 hrs, Volume= 3,076 cf
Routed to Link Post : Post Development

Routing by Stor-Ind method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
Peak Elev= 386.77' @ 0.37 hrs Storage= 59,877 cf

Plug-Flow detention time= 26.8 min calculated for 88,796 cf (95% of inflow)
Center-of-Mass det. time= 26.2 min (39.6 - 13.5)

Volume	Invert	Avail.Storage	Storage Description
#1	382.00'	64,645 cf	**Custom Stage Data** Listed below

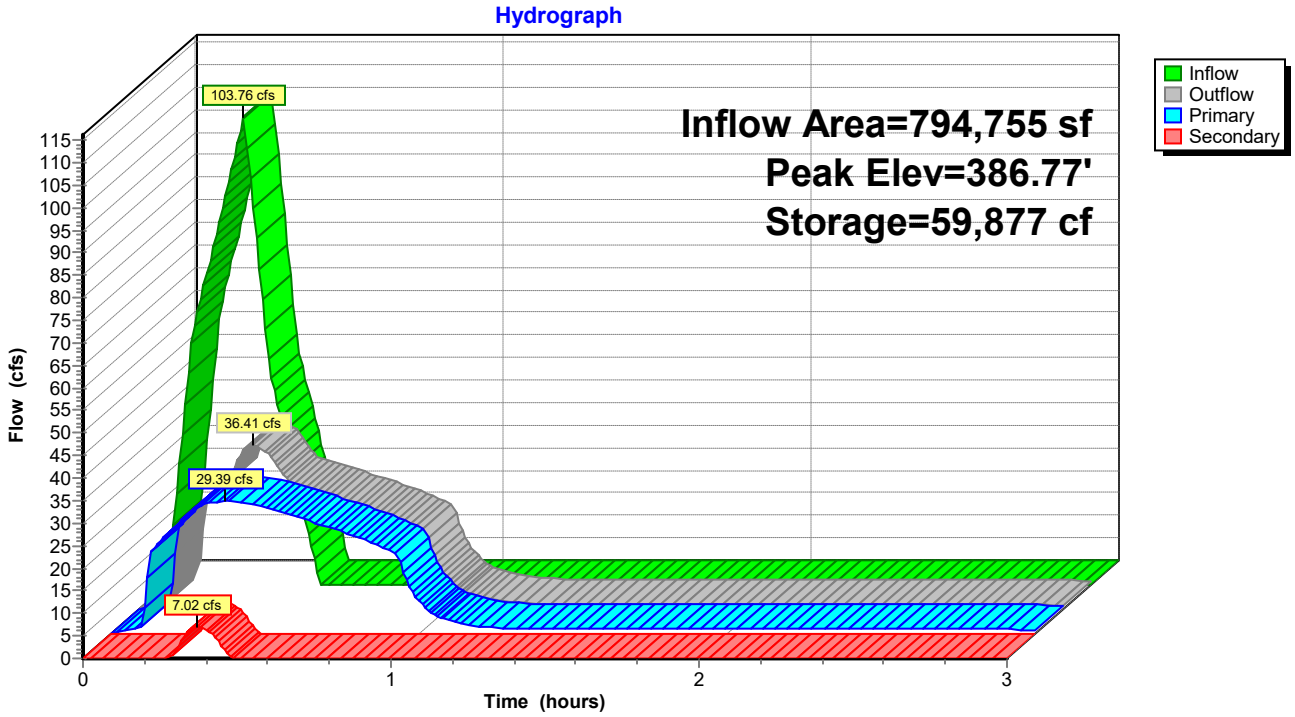
Elevation (feet)	Cum.Store (cubic-feet)
382.00	0
383.00	1,712
384.00	11,261
385.00	25,991
386.00	43,572
387.00	64,645

Device	Routing	Invert	Outlet Devices
#1	Primary	382.00'	**24.0" Round RCP_Round 24"** L= 20.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 382.00' / 381.00' S= 0.0500 '/' Cc= 0.900 n= 0.013 Concrete pipe, bends & connections, Flow Area= 3.14 sf
#2	Secondary	386.50'	**15.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)
#3	Device 1	384.00'	**20.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s) 0.7' Crest Height
#4	Device 1	382.00'	**6.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

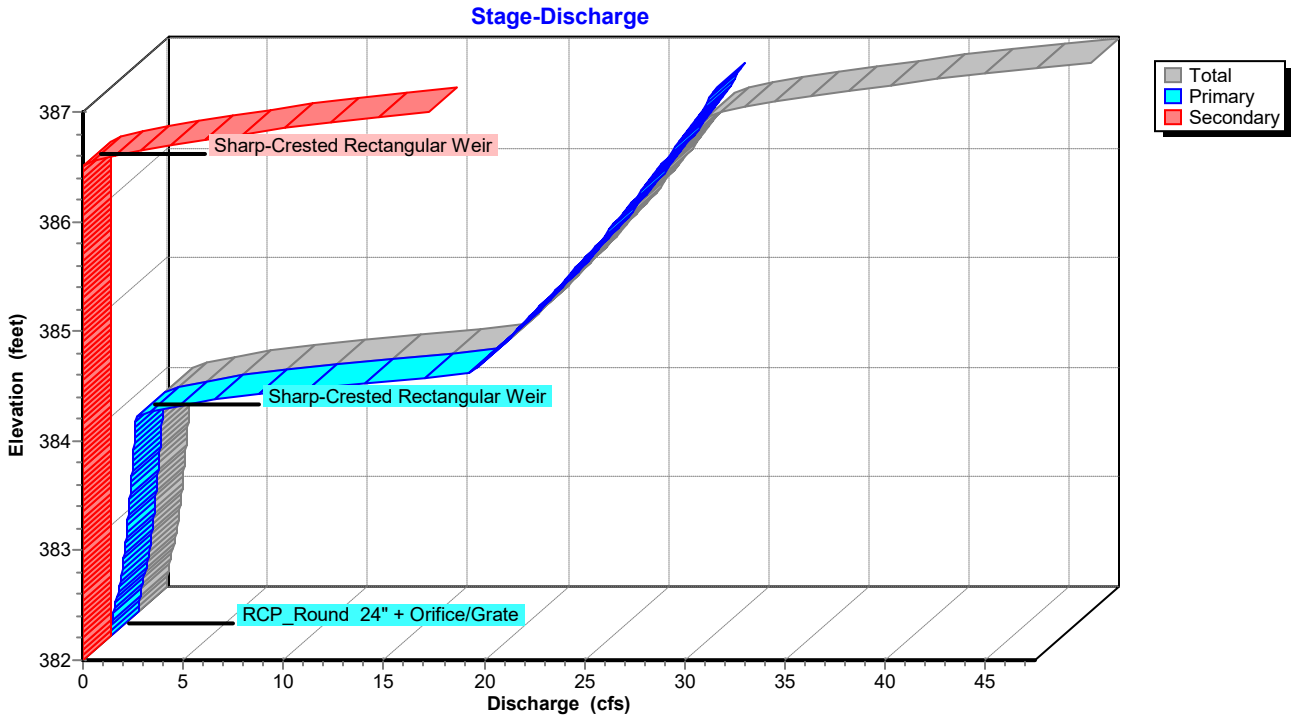
Primary OutFlow Max=29.38 cfs @ 0.37 hrs HW=386.77' (Free Discharge)
└**1=RCP_Round 24"** (Inlet Controls 29.38 cfs @ 9.35 fps)
├**3=Sharp-Crested Rectangular Weir** (Passes < 435.96 cfs potential flow)
└**4=Orifice/Grate** (Passes < 2.01 cfs potential flow)

Secondary OutFlow Max=6.98 cfs @ 0.37 hrs HW=386.77' (Free Discharge)
└**2=Sharp-Crested Rectangular Weir** (Weir Controls 6.98 cfs @ 1.71 fps)

Pond 1P: Regional Detention Basin



Pond 1P: Regional Detention Basin



Stage-Area-Storage for Pond 1P: Regional Detention Basin

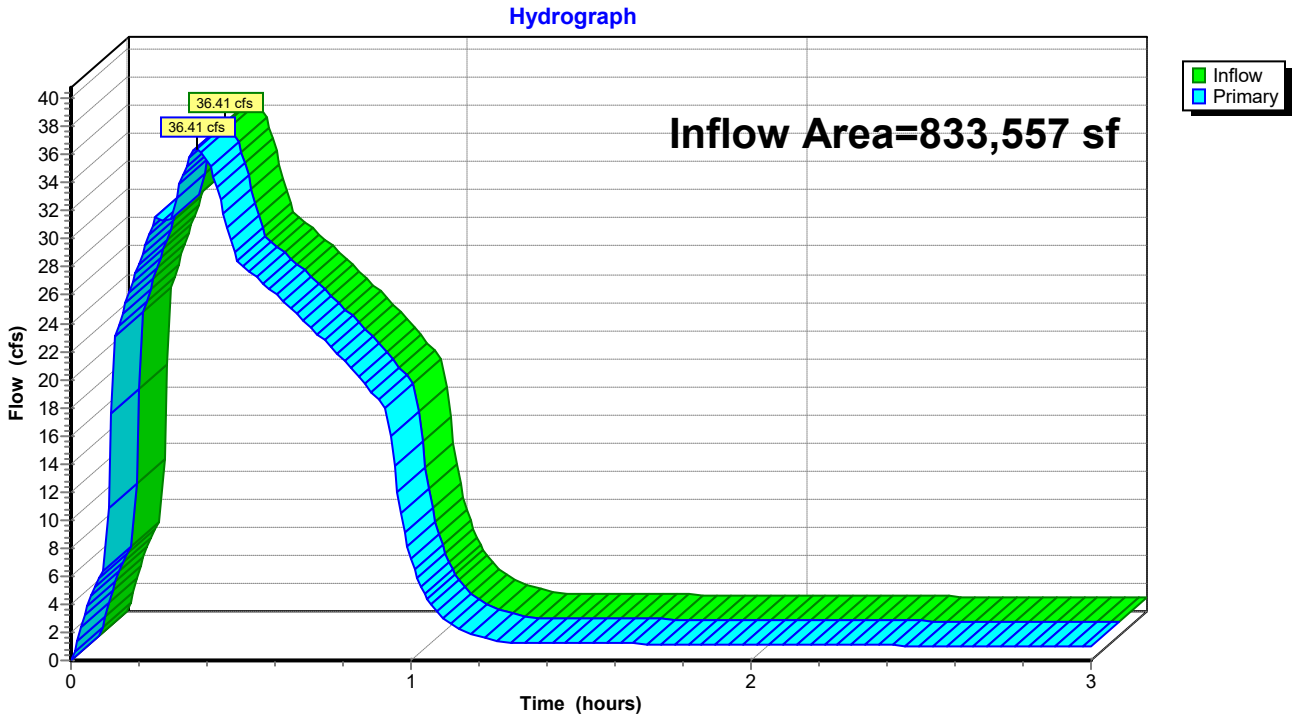
Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)
382.00	0	384.60	20,099
382.05	86	384.65	20,835
382.10	171	384.70	21,572
382.15	257	384.75	22,309
382.20	342	384.80	23,045
382.25	428	384.85	23,782
382.30	514	384.90	24,518
382.35	599	384.95	25,254
382.40	685	385.00	25,991
382.45	770	385.05	26,870
382.50	856	385.10	27,749
382.55	942	385.15	28,628
382.60	1,027	385.20	29,507
382.65	1,113	385.25	30,386
382.70	1,198	385.30	31,265
382.75	1,284	385.35	32,144
382.80	1,370	385.40	33,023
382.85	1,455	385.45	33,902
382.90	1,541	385.50	34,782
382.95	1,626	385.55	35,661
383.00	1,712	385.60	36,540
383.05	2,189	385.65	37,419
383.10	2,667	385.70	38,298
383.15	3,144	385.75	39,177
383.20	3,622	385.80	40,056
383.25	4,099	385.85	40,935
383.30	4,577	385.90	41,814
383.35	5,054	385.95	42,693
383.40	5,532	386.00	43,572
383.45	6,009	386.05	44,626
383.50	6,487	386.10	45,679
383.55	6,964	386.15	46,733
383.60	7,441	386.20	47,787
383.65	7,919	386.25	48,840
383.70	8,396	386.30	49,894
383.75	8,874	386.35	50,948
383.80	9,351	386.40	52,001
383.85	9,829	386.45	53,055
383.90	10,306	386.50	54,109
383.95	10,784	386.55	55,162
384.00	11,261	386.60	56,216
384.05	11,998	386.65	57,269
384.10	12,734	386.70	58,323
384.15	13,470	386.75	59,377
384.20	14,207	386.80	60,430
384.25	14,944	386.85	61,484
384.30	15,680	386.90	62,538
384.35	16,417	386.95	63,591
384.40	17,153	387.00	**64,645**
384.45	17,889		
384.50	18,626		
384.55	19,363		

Summary for Link Post: Post Development

Inflow Area = 833,557 sf, 83.14% Impervious, Inflow Depth > 1.34" for 50-yr event
Inflow = 36.41 cfs @ 0.37 hrs, Volume= 93,307 cf
Primary = 36.41 cfs @ 0.37 hrs, Volume= 93,307 cf, Atten= 0%, Lag= 0.0 min

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

Link Post: Post Development



Summary for Subcatchment DB-B1: Drainage Basin B1

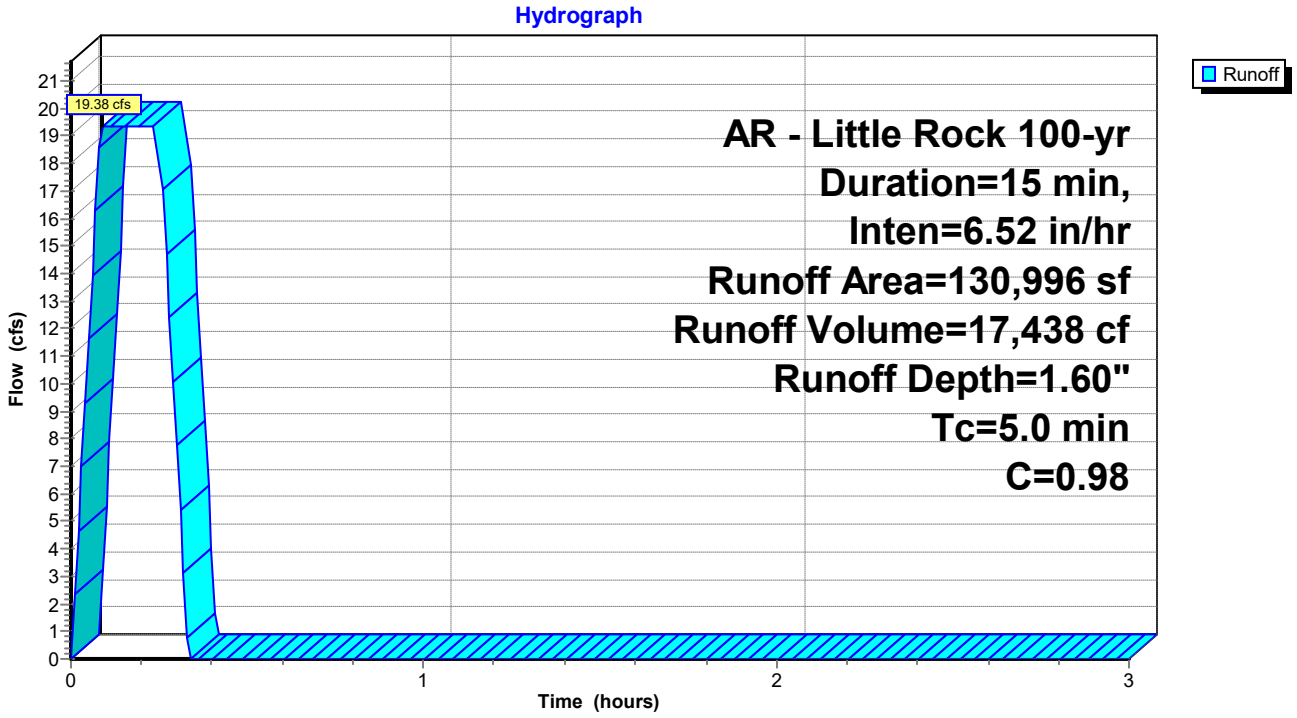
Runoff = 19.38 cfs @ 0.09 hrs, Volume= 17,438 cf, Depth= 1.60"
Routed to Pond 1P : Regional Detention Basin

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
130,996	0.98	
130,996		100.00% Impervious Area

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

Subcatchment DB-B1: Drainage Basin B1



Summary for Subcatchment DB-B2: Drainage Basin B2

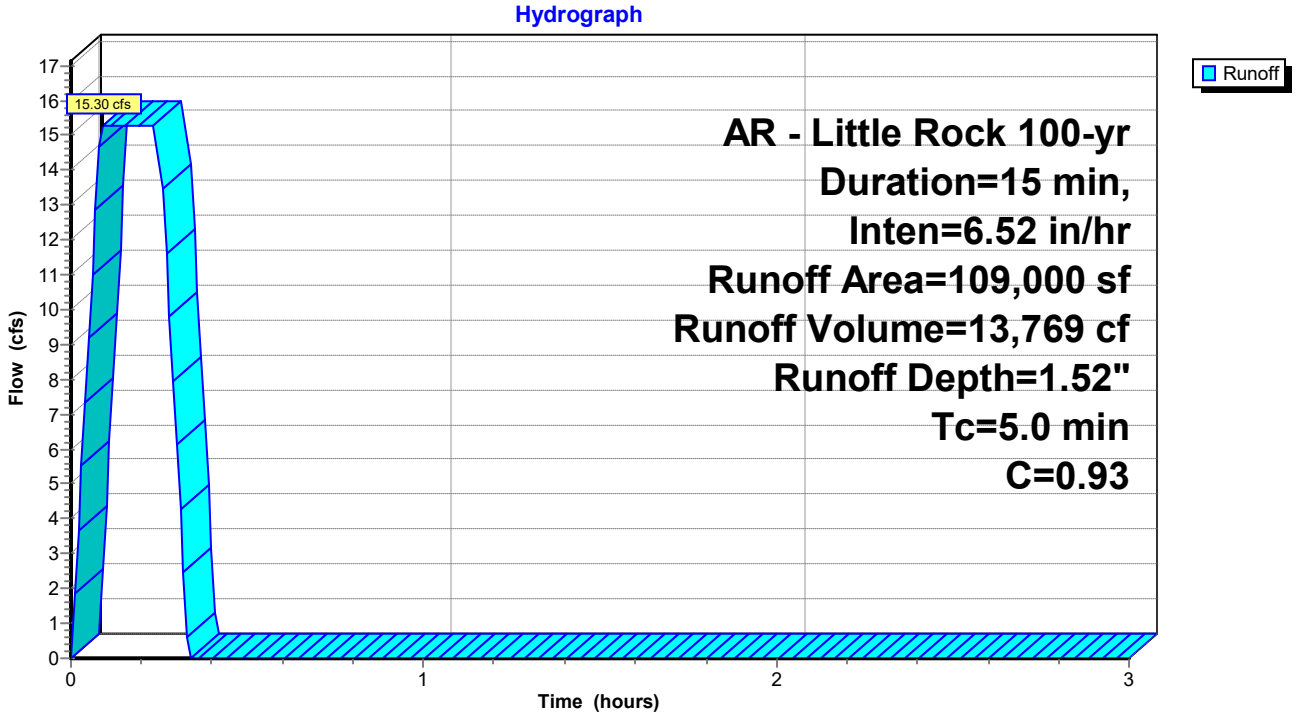
Runoff = 15.30 cfs @ 0.09 hrs, Volume= 13,769 cf, Depth= 1.52"
Routed to Pond 1P : Regional Detention Basin

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
87,200	0.98	
21,800	0.74	
109,000	0.93	Weighted Average
21,800		20.00% Pervious Area
87,200		80.00% Impervious Area

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

Subcatchment DB-B2: Drainage Basin B2



Summary for Subcatchment DB-B3: Drainage Basin B3

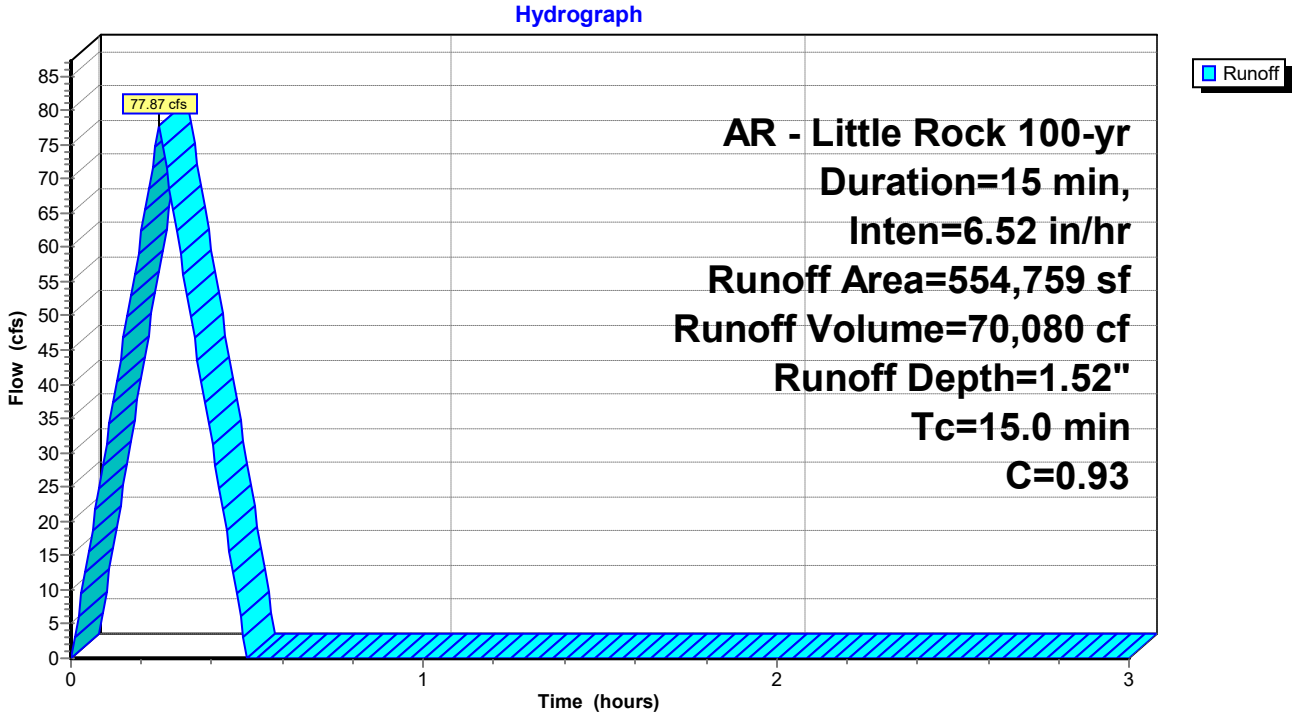
Runoff = 77.87 cfs @ 0.25 hrs, Volume= 70,080 cf, Depth= 1.52"
Routed to Pond 1P : Regional Detention Basin

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
443,807	0.98	
110,952	0.74	
554,759	0.93	Weighted Average
110,952		20.00% Pervious Area
443,807		80.00% Impervious Area

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

Subcatchment DB-B3: Drainage Basin B3



Summary for Subcatchment DB-B4: Drainage Basin B4

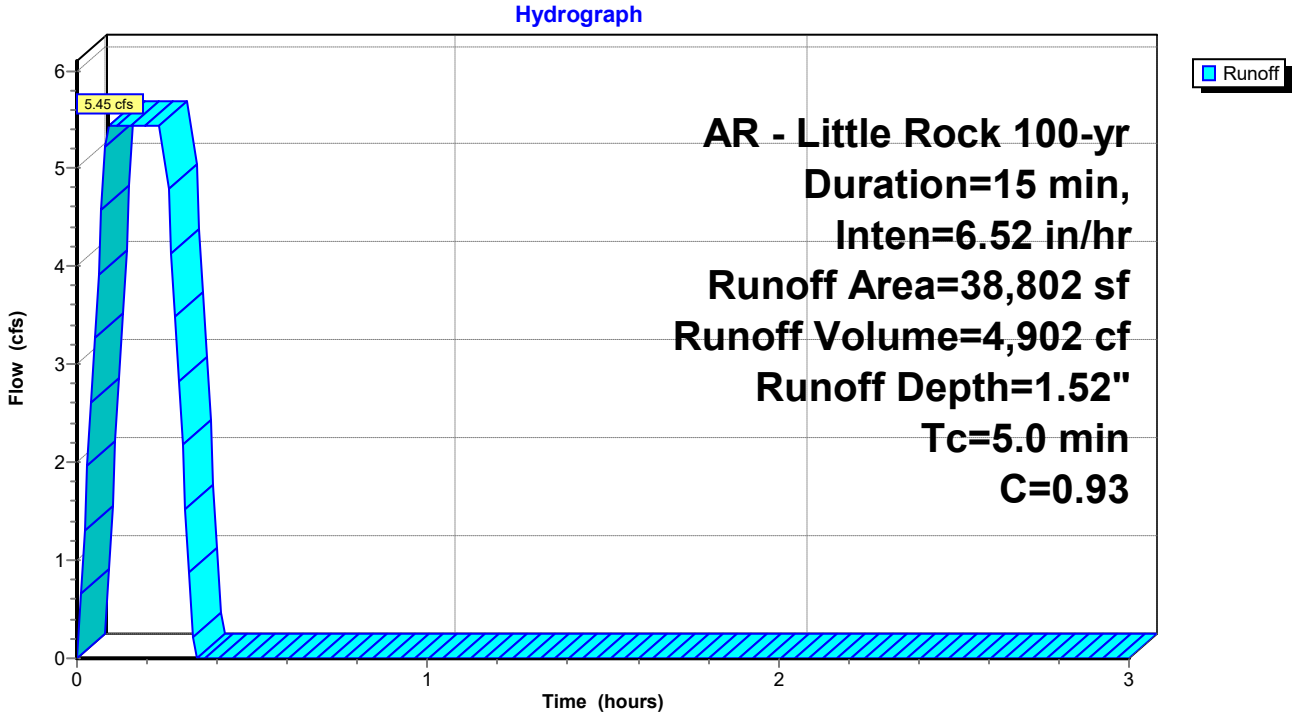
Runoff = 5.45 cfs @ 0.09 hrs, Volume= 4,902 cf, Depth= 1.52"
Routed to Link Post : Post Development

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

Area (sf)	C	Description
31,042	0.98	
7,760	0.74	
38,802	0.93	Weighted Average
7,760		20.00% Pervious Area
31,042		80.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, 15**

Subcatchment DB-B4: Drainage Basin B4



Summary for Pond 1P: Regional Detention Basin

Inflow Area = 794,755 sf, 83.30% Impervious, Inflow Depth = 1.53" for 100-yr event
Inflow = 112.75 cfs @ 0.25 hrs, Volume= 101,287 cf
Outflow = 45.04 cfs @ 0.36 hrs, Volume= 96,804 cf, Atten= 60%, Lag= 6.5 min
Primary = 30.08 cfs @ 0.36 hrs, Volume= 88,991 cf
Routed to Link Post : Post Development
Secondary = 14.96 cfs @ 0.36 hrs, Volume= 7,813 cf
Routed to Link Post : Post Development

Routing by Stor-Ind method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
Peak Elev= 386.95' @ 0.36 hrs Storage= 63,693 cf

Plug-Flow detention time= 25.5 min calculated for 96,482 cf (95% of inflow)
Center-of-Mass det. time= 25.3 min (38.8 - 13.5)

Volume	Invert	Avail.Storage	Storage Description
#1	382.00'	64,645 cf	**Custom Stage Data** Listed below

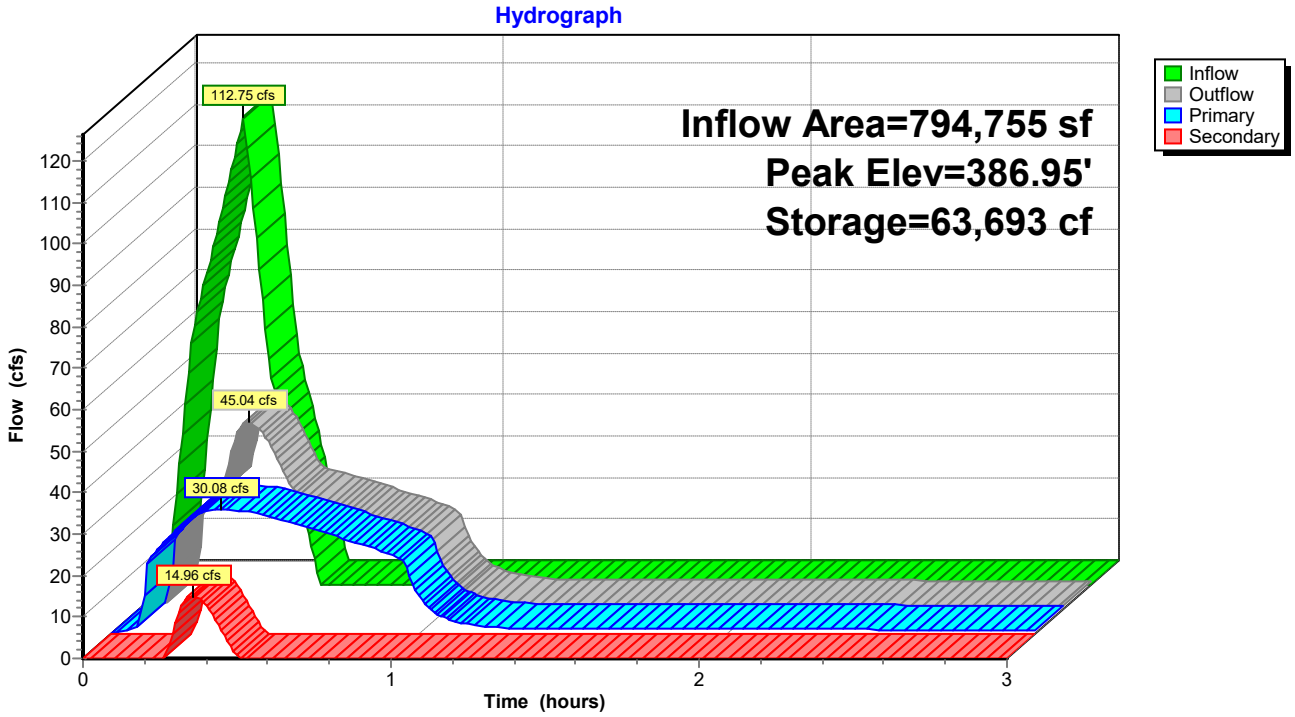
Elevation (feet)	Cum.Store (cubic-feet)
382.00	0
383.00	1,712
384.00	11,261
385.00	25,991
386.00	43,572
387.00	64,645

Device	Routing	Invert	Outlet Devices
#1	Primary	382.00'	**24.0" Round RCP_Round 24"** L= 20.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 382.00' / 381.00' S= 0.0500 '/' Cc= 0.900 n= 0.013 Concrete pipe, bends & connections, Flow Area= 3.14 sf
#2	Secondary	386.50'	**15.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)
#3	Device 1	384.00'	**20.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s) 0.7' Crest Height
#4	Device 1	382.00'	**6.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

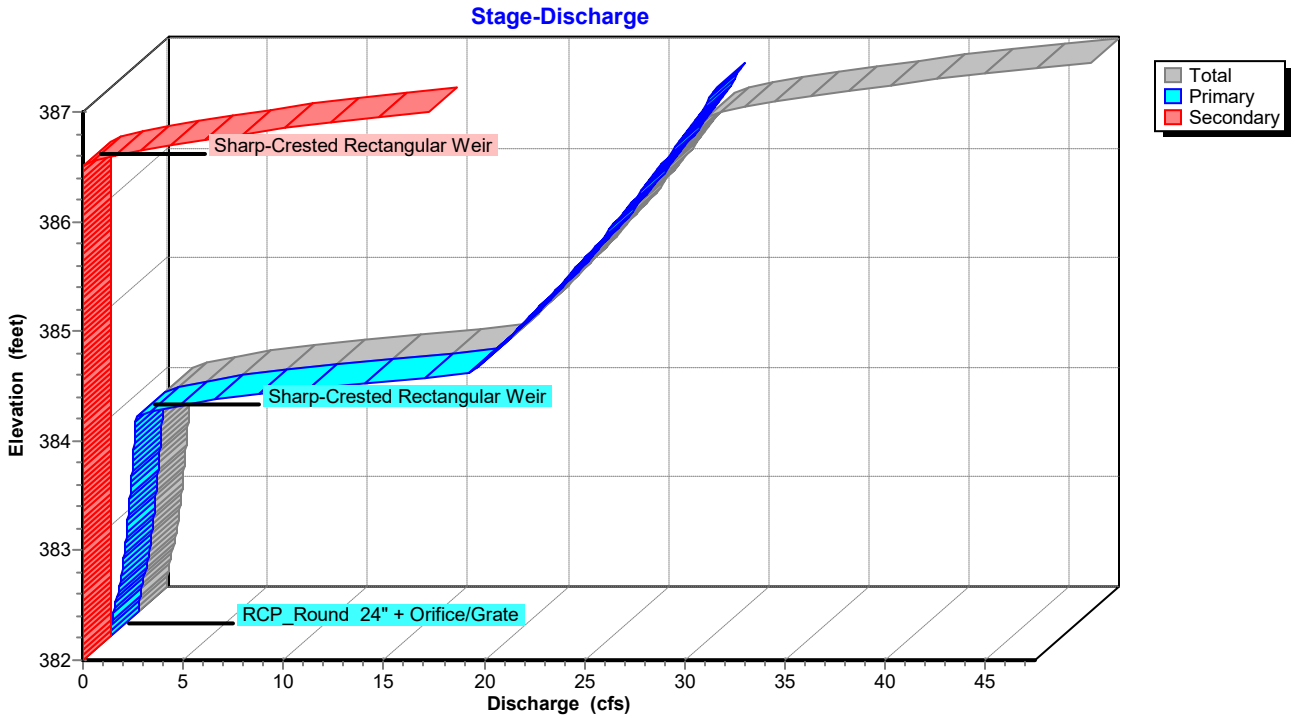
Primary OutFlow Max=30.08 cfs @ 0.36 hrs HW=386.95' (Free Discharge)
└**1=RCP_Round 24"** (Inlet Controls 30.08 cfs @ 9.57 fps)
├**3=Sharp-Crested Rectangular Weir** (Passes < 488.63 cfs potential flow)
└**4=Orifice/Grate** (Passes < 2.05 cfs potential flow)

Secondary OutFlow Max=14.92 cfs @ 0.36 hrs HW=386.95' (Free Discharge)
└**2=Sharp-Crested Rectangular Weir** (Weir Controls 14.92 cfs @ 2.20 fps)

Pond 1P: Regional Detention Basin



Pond 1P: Regional Detention Basin



Stage-Area-Storage for Pond 1P: Regional Detention Basin

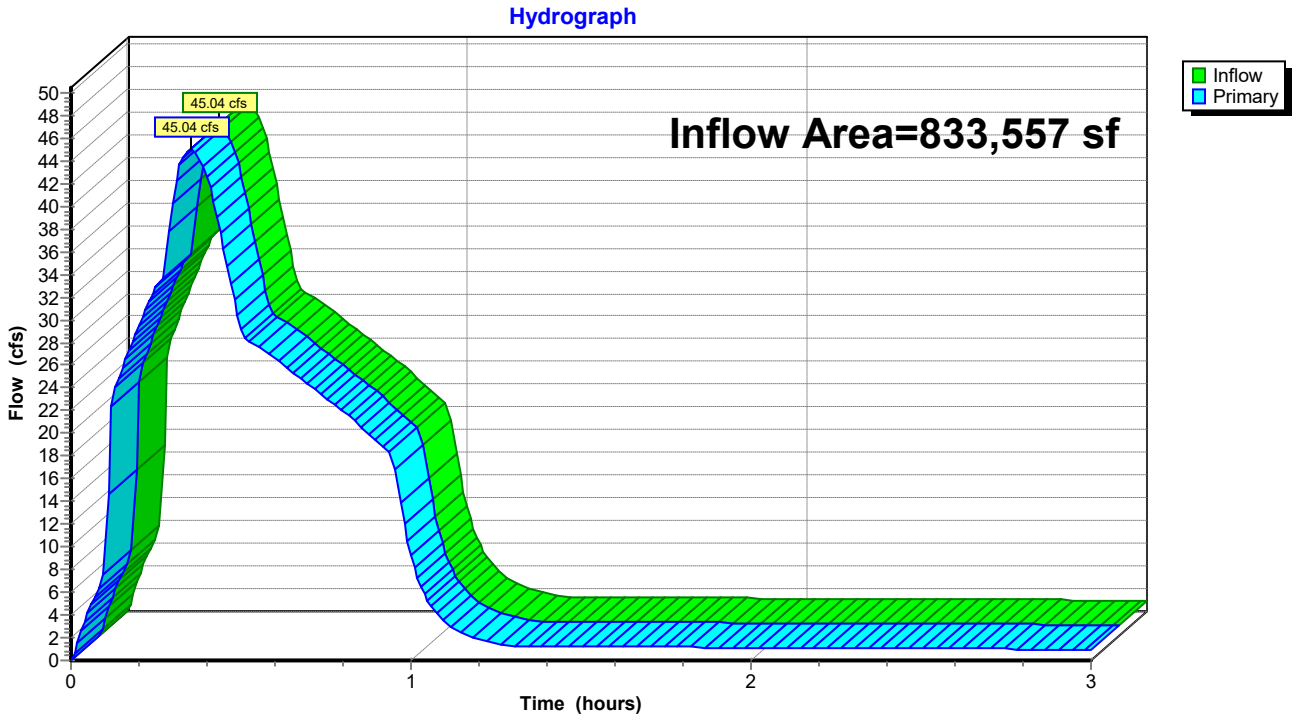
Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)
382.00	0	384.60	20,099
382.05	86	384.65	20,835
382.10	171	384.70	21,572
382.15	257	384.75	22,309
382.20	342	384.80	23,045
382.25	428	384.85	23,782
382.30	514	384.90	24,518
382.35	599	384.95	25,254
382.40	685	385.00	25,991
382.45	770	385.05	26,870
382.50	856	385.10	27,749
382.55	942	385.15	28,628
382.60	1,027	385.20	29,507
382.65	1,113	385.25	30,386
382.70	1,198	385.30	31,265
382.75	1,284	385.35	32,144
382.80	1,370	385.40	33,023
382.85	1,455	385.45	33,902
382.90	1,541	385.50	34,782
382.95	1,626	385.55	35,661
383.00	1,712	385.60	36,540
383.05	2,189	385.65	37,419
383.10	2,667	385.70	38,298
383.15	3,144	385.75	39,177
383.20	3,622	385.80	40,056
383.25	4,099	385.85	40,935
383.30	4,577	385.90	41,814
383.35	5,054	385.95	42,693
383.40	5,532	386.00	43,572
383.45	6,009	386.05	44,626
383.50	6,487	386.10	45,679
383.55	6,964	386.15	46,733
383.60	7,441	386.20	47,787
383.65	7,919	386.25	48,840
383.70	8,396	386.30	49,894
383.75	8,874	386.35	50,948
383.80	9,351	386.40	52,001
383.85	9,829	386.45	53,055
383.90	10,306	386.50	54,109
383.95	10,784	386.55	55,162
384.00	11,261	386.60	56,216
384.05	11,998	386.65	57,269
384.10	12,734	386.70	58,323
384.15	13,470	386.75	59,377
384.20	14,207	386.80	60,430
384.25	14,944	386.85	61,484
384.30	15,680	386.90	62,538
384.35	16,417	386.95	63,591
384.40	17,153	387.00	**64,645**
384.45	17,889		
384.50	18,626		
384.55	19,363		

Summary for Link Post: Post Development

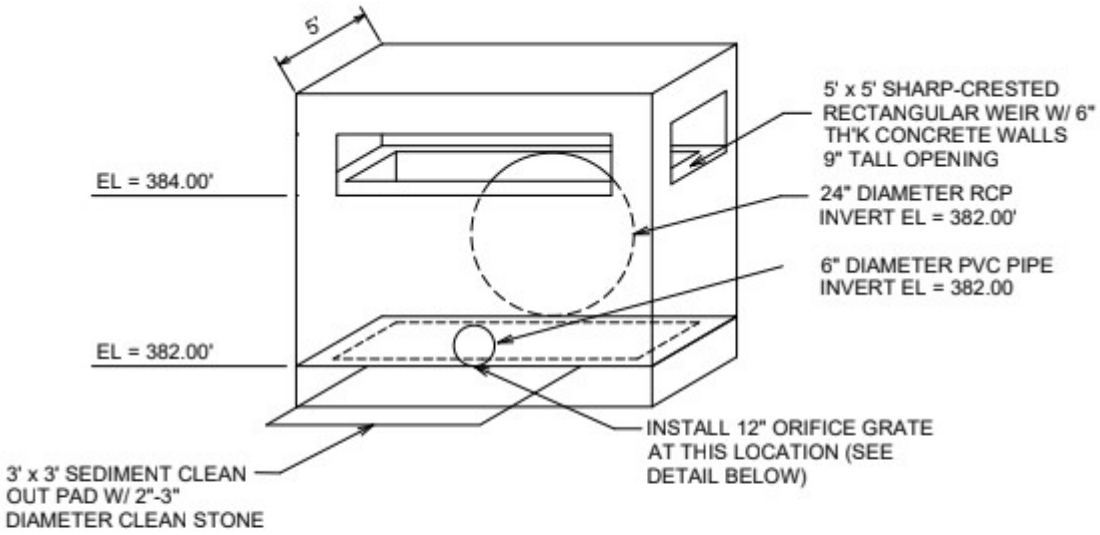
Inflow Area = 833,557 sf, 83.14% Impervious, Inflow Depth > 1.46" for 100-yr event
Inflow = 45.04 cfs @ 0.36 hrs, Volume= 101,706 cf
Primary = 45.04 cfs @ 0.36 hrs, Volume= 101,706 cf, Atten= 0%, Lag= 0.0 min

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

Link Post: Post Development



OUTLET STRUCTURE



DETENTION POND OUTLET STRUCTURE DETAIL NOT TO SCALE

USDA Soil Map

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

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

Custom Soil Resource Report for Saline County, Arkansas

May 22, 2023

Preface

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

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

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

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

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

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

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Contents

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

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

Custom Soil Resource Report
Soil Map

Map Scale: 1:2,250 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 30 60 120 180

Feet: 0 100 200 400 600

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

MAP LEGEND

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

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

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

Water Features
- Streams and Canals

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

Background
- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Saline County, Arkansas
Survey Area Data: Version 19, Sep 12, 2022

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

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

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
29	Tiak silt loam, 3 to 8 percent slopes	9.4	100.0%
Totals for Area of Interest		**9.4**	**100.0%**

Map Unit Descriptions

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

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

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

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

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

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

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

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

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

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

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

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

Saline County, Arkansas

29—Tiak silt loam, 3 to 8 percent slopes

Map Unit Setting

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

Map Unit Composition

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

Description of Tiak

Setting

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

Typical profile

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

Properties and qualities

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

Interpretive groups

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

References

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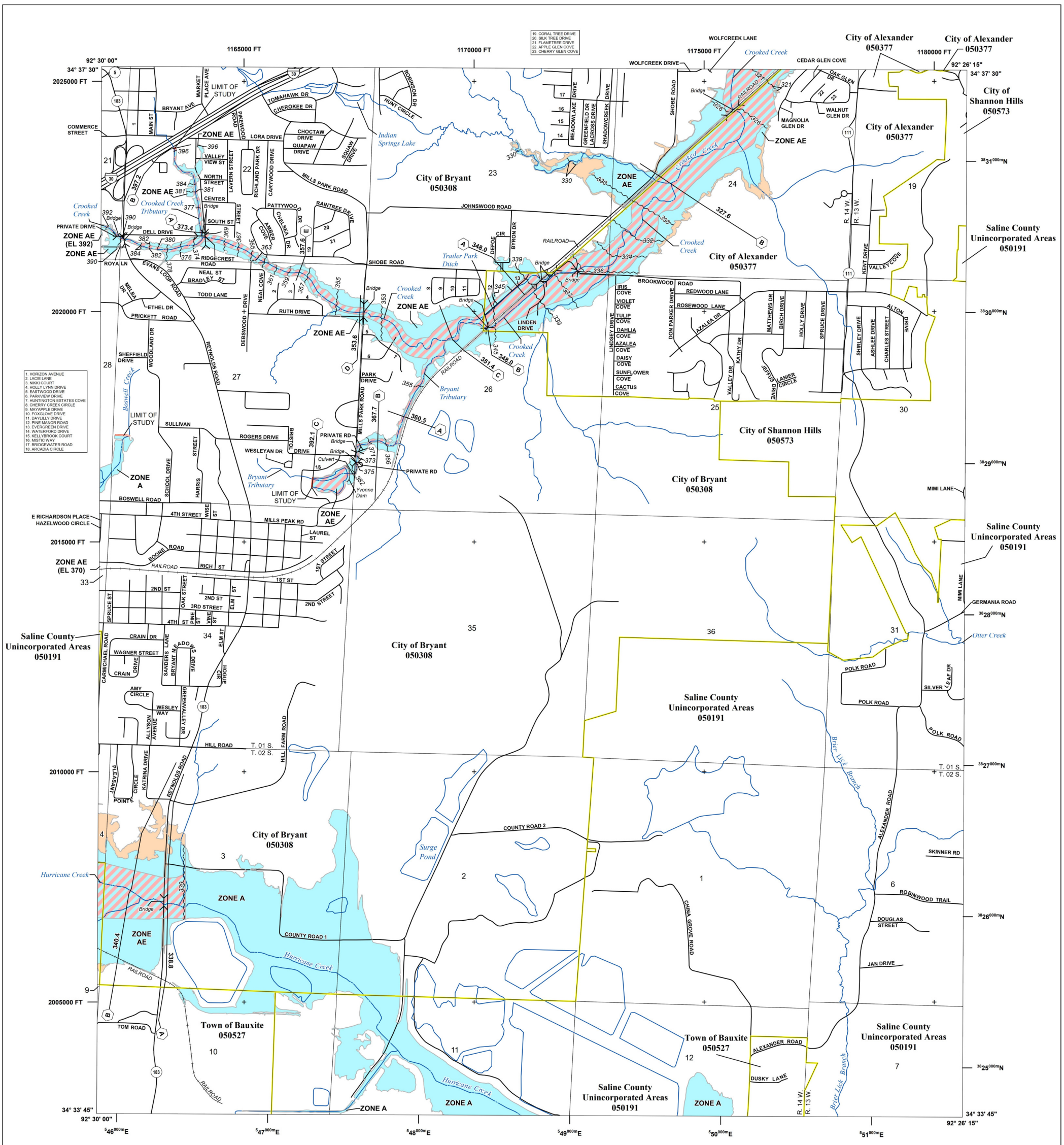
FEMA FIRMETTE



1. HORIZON AVENUE
2. LACIE LANE
3. NIKKI COURT
4. HOLLY LYNN DRIVE
5. EASTWOOD DRIVE
6. PARKVIEW DRIVE
7. HUNTINGTON ESTATES COVE
8. CHERRY CREEK CIRCLE
9. MAYAPPLE DRIVE
10. FOXGLOVE DRIVE
11. DAYLILLY DRIVE
12. PINE MANOR ROAD
13. EVERGREEN DRIVE
14. WATERFORD DRIVE
15. KELLYBROOK COURT
16. MISTIC WAY
17. BRIDGEWATER ROAD
18. ARCADIA CIRCLE

19. CORAL TREE DRIVE
20. SILK TREE DRIVE
21. FLAMETREE DRIVE
22. APPLE GLEN COVE
23. CHERRY GLEN COVE

FLOOD HAZARD INFORMATION

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

THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT

HTTPS://MSC.FEMA.GOV

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) *Zone A,V, A99*
	With BFE or Depth *Zone AE, AO, AH, VE, AR*
	Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
	Future Conditions 1% Annual Chance Flood Hazard *Zone X*
	Area with Reduced Flood Risk due to Levee See Notes. *Zone X*
	Area with Flood Risk due to Levee *Zone D*
OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard *Zone X*
	Area of Undetermined Flood Hazard *Zone D*
GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
	E 18.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
	8 Coastal Transect
	Coastal Transect Baseline
OTHER FEATURES	Profile Baseline
	Hydrographic Feature
	513 Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary

NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Flood Map Service Center website at https://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in the community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Base map information shown on this FIRM was derived from U.S. Census Bureau TIGER files, dated 2015, and digital data provided by the Arkansas Geographic Information Office, dated 2015.

SCALE

N

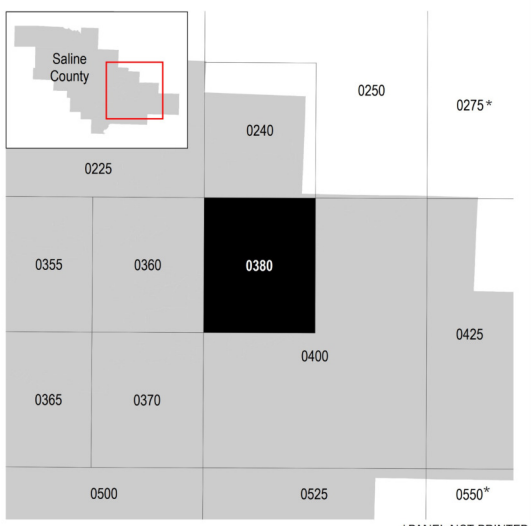
Map Projection:
State Plane Lambert Conformal Conic Arkansas South FIPS Zone 0302;
North American Datum 1983; Western Hemisphere; Vertical Datum: NAVD 88

1 inch = 1,000 feet 1:12,000

0 1,000 2,000 4,000 Feet

0 250 500 1,000 Meters

PANEL LOCATOR



*PANEL NOT PRINTED

FEMA National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

SALINE COUNTY, ARKANSAS
and Incorporated Areas

PANEL **380** OF **575**

FEMA

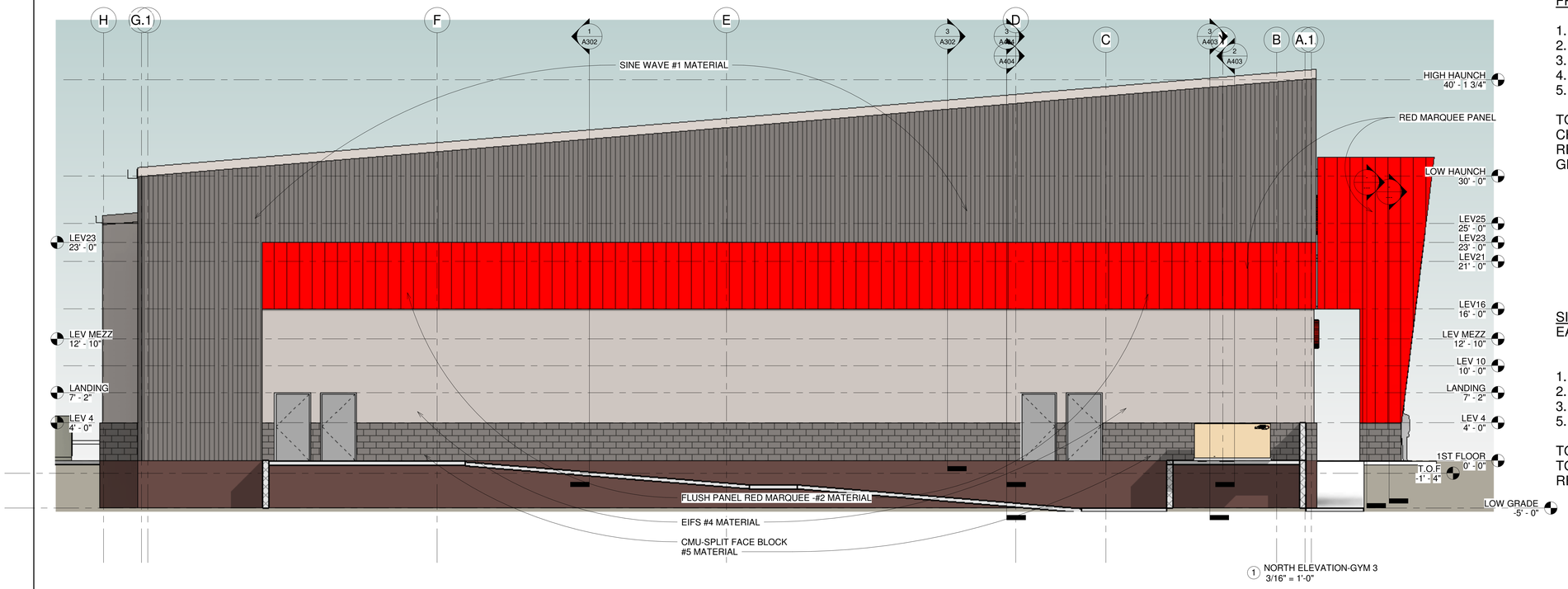
Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
ALEXANDER, CITY OF	050377	0380	E
BAUXITE, TOWN OF	050527	0380	E
BRYANT, CITY OF	050308	0380	E
SALINE COUNTY	050191	0380	E
SHANNON HILLS, CITY OF	050573	0380	E

VERSION NUMBER
2.3.3.2

MAP NUMBER
05125C0380E

MAP REVISED
JUNE 5, 2020



1 NORTH ELEVATION-GYM 3
3/16" = 1'-0"

FRONT ELEVATION-% OF AREA MATERIALS LISTED

1. TOP-CHARCOAL COLOR -METAL PANELS WITH SINE WAVE=4,683 SF
2. RED COLOR -FLUSH METAL PANELS =2,941 SF
3. BLUE COLOR- GLASS AND DOORS=620 SF
4. DARK GRAY COLOR - EIFS TYPE STUCCO=2,964 SF
5. BASE-CHARCOAL COLOR -SPLIT FACE BLOCK=990 SF

TOTAL SF FRONT ELEVATION=12,198 SF
CHARCOAL COLOR SINE WAVE METAL =38% OF AREA
RED COLOR FLUSH METAL PANEL= 24% OF AREA
GLASS= 6.0% OF AREA

SIDE ELEVATIONS -% OF AREA MATERIALS LISTED
EAST AND WEST ELEVATIONS ARE IDENTICAL BUT MIRRORED

1. TOP-CHARCOAL COLOR -METAL PANELS WITH SINE WAVE=1,772 SF
2. RED COLOR -FLUSH METAL PANELS = 778 SF
3. LIGHT GRAY COLOR - EIFS TYPE STUCCO-=1328 SF
5. BASE-CHARCOAL COLOR -SPLIT FACE BLOCK=443 SF

TOTAL SF SIDE ELEVATION=4,321 SF
TOP-CHARCOAL SINE WAVE METAL =41% OF AREA
RED COLOR FLUSH METAL PANEL = 18.0% OF AREA

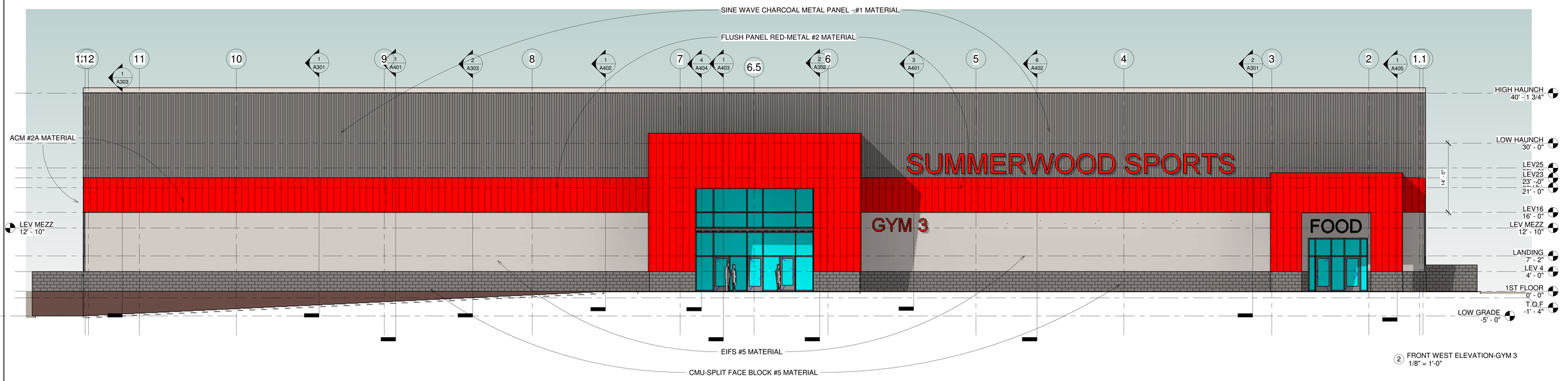
EXTERIOR MATERIALS LISTED FROM TOP OF BUILDING TO FLOOR-ALL METAL SIDING HAS CONCEALED FASTENERS

1. TOP-CHARCOAL COLOR -METAL PANELS WITH SINE WAVE AND W/CONCEALED FASTENERS AT TOP OF WALL
2. RED COLOR WALL STRIPE -FLUSH METAL PANELS W/CONCEALED FASTENERS AT 16' TO 23' ABOVE FLR.
3. RED COLOR AT COVERED ENTRY FEATURES-FLUSH METAL PANELS W/CONCEALED FASTENERS
4. BLUE COLOR=INSULATED GLASS AND STOREFRONT TYPE DOORS
5. LIGHT GRAY COLOR - EIFS TYPE STUCCO-FROM 4'-0" TO 16' ABOVE FLR.
6. BASE-CHARCOAL COLOR -SPLIT FACE BLOCK AT BASE OF WALL TO 4'-0" ABOVE FLR.
7. LIGHT GRAY COLOR-PAINTED METAL EXIT DOORS

REAR ELEVATION -% OF AREA MATERIALS LISTED
RECESSED MATERIALS ARE COUNTED AS SF

1. TOP-CHARCOAL COLOR -METAL PANELS WITH SINE WAVE=1070 SF
4. DARK GRAY COLOR - EIFS TYPE STUCCO-=2128 SF
5. BASE-CHARCOAL COLOR -SPLIT FACE BLOCK=418 SF

TOTAL SF REAR ELEVATION=3616 SF
TOP-CHARCOAL SINE WAVE METAL =29.5% OF AREA



2 FRONT WEST ELEVATION-GYM 3
1/8" = 1'-0"

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

andrew hicks | architect
AHA
333 W. Poplar
Fayetteville, Arkansas 72703
O - 479.332.5050
M - 501.680.0789
www.andrewhicksarchitect.com

8/29/2023

GYM #3
AND RELATED SITE WORK
FOR
SUMMERWOOD PARTNERS

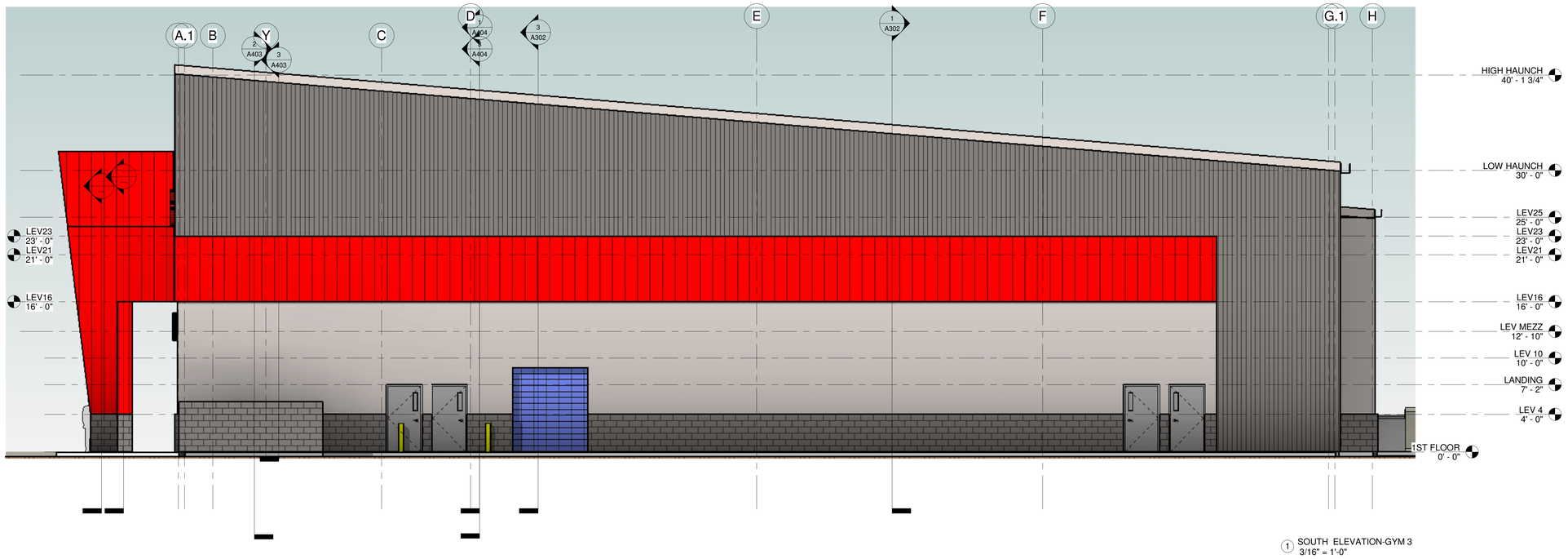
VERNIA OFFICE PARK, BRYANT PARKWAY
BRYANT, ARKANSAS

ELEVATIONS-GYM 3

ARCHITECT OF RECORD
ANDREW HICKS, ARCHITECT INC

ISSUE DATE: 8/29/2023

A200



1 SOUTH ELEVATION-GYM 3
3/16" = 1'-0"

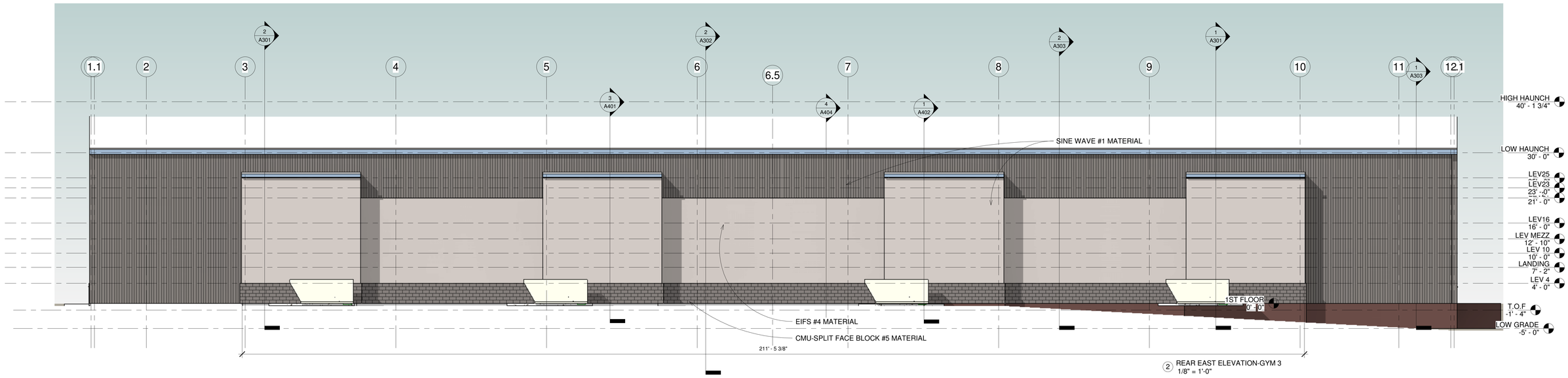
EXTERIOR MATERIALS LISTED FROM TOP OF BUILDING TO FLOOR-ALL METAL SIDING HAS CONCEALED FASTENERS

1. TOP-CHARCOAL COLOR -METAL PANELS WITH SINE WAVE AND W/CONCEALED FASTENERS AT TOP OF WALL
2. RED COLOR WALL STRIPE -FLUSH METAL PANELS W/CONCEALED FASTENERS AT 16' TO 23' ABOVE FLR.
3. RED COLOR AT COVERED ENTRY FEATURES-FLUSH METAL PANELS W/CONCEALED FASTENERS
4. BLUE COLOR=INSULATED GLASS AND STOREFRONT TYPE DOORS
5. LIGHT GRAY COLOR - EIFS TYPE STUCCO-FROM 4'-0" TO 16' ABOVE FLR.
6. BASE-CHARCOAL COLOR -SPLIT FACE BLOCK AT BASE OF WALL TO 4'-0" ABOVE FLR.
7. LIGHT GRAY COLOR-PAINTED METAL EXIT DOORS

REAR ELEVATION -% OF AREA MATERIALS LISTED
RECESSED MATERIALS ARE COUNTED AS SF

1. TOP-CHARCOAL COLOR -METAL PANELS WITH SINE WAVE=3,690 SF
2. DARK GRAY COLOR - EIFS TYPE STUCCO-=3,189 SF
3. BASE-CHARCOAL COLOR -SPLIT FACE BLOCK=848 SF

TOTAL SF REAR ELEVATION=7,727 SF
TOP-CHARCOAL SINE WAVE METAL =47.7% OF WALL AREA



2 REAR EAST ELEVATION-GYM 3
1/8" = 1'-0"

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

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8/29/2023

GYM #3
AND RELATED SITE WORK
FOR
SUMMERWOOD PARTNERS

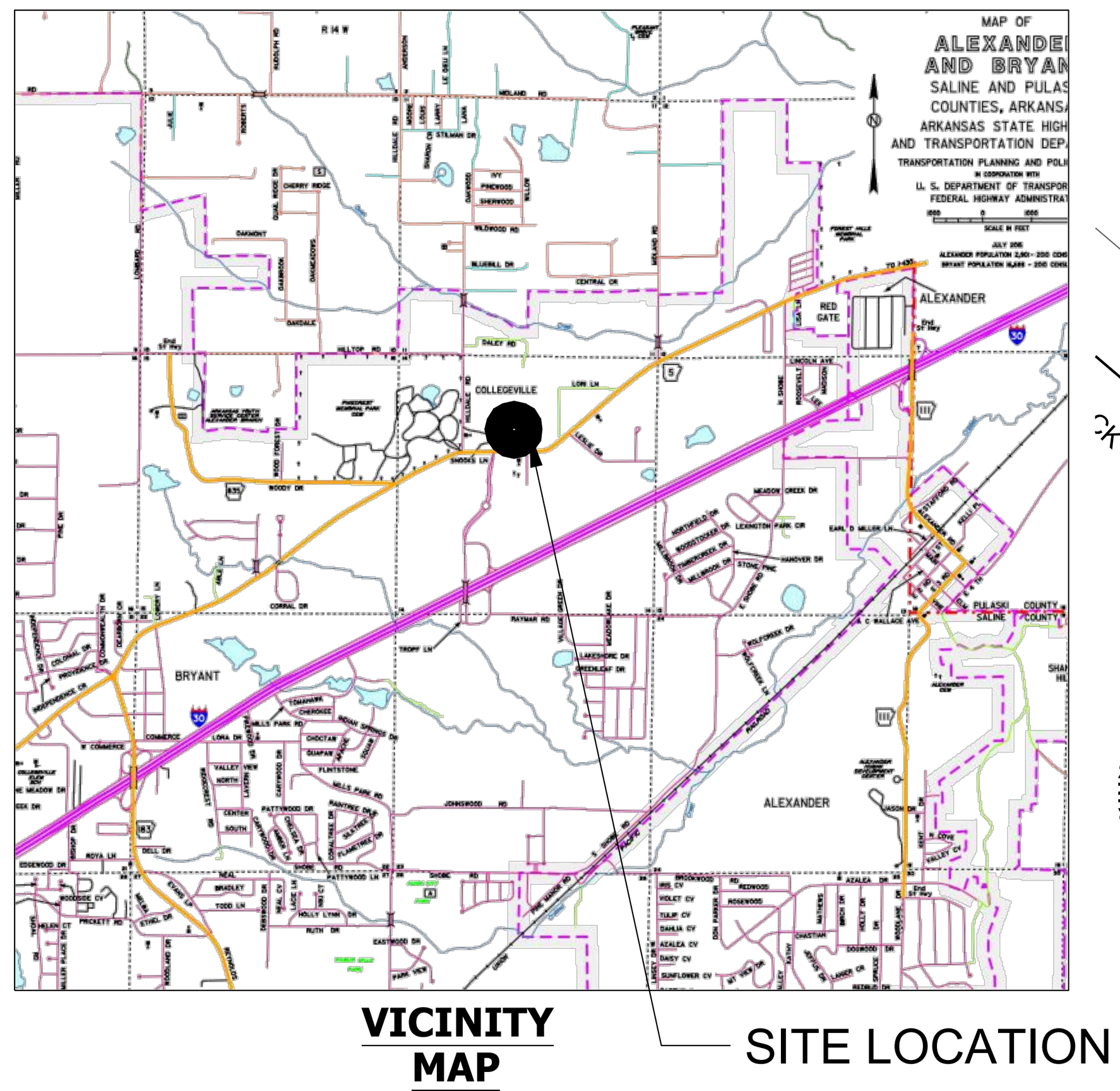
VERNIA OFFICE PARK, BRYANT PARKWAY
BRYANT, ARKANSAS

ELEVATIONS-GYM 3

ARCHITECT OF RECORD
ANDREW HICKS, ARCHITECT INC

ISSUE DATE: 8/29/2023

A201



VICINITY MAP
NTS

STATE OF ARKANSAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1853 SIGNATURE Zane Robbins 09/20/2023 ZANE ROBBINS

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

CERTIFICATE OF SURVEY ACCURACY

I, ZANE ROBBINS, HEREBY CERTIFY THAT THIS REPLAT 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.

9-20-23 — DATE OF EXECUTION

Zane Robbins — 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 REPLAT 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 ______ NAME, BRYANT BUILDING OFFICIAL

OWNER OF RECORD:

AF PARTNERS LLC
1500 Christy Lane,
Alexander, AR,
72002

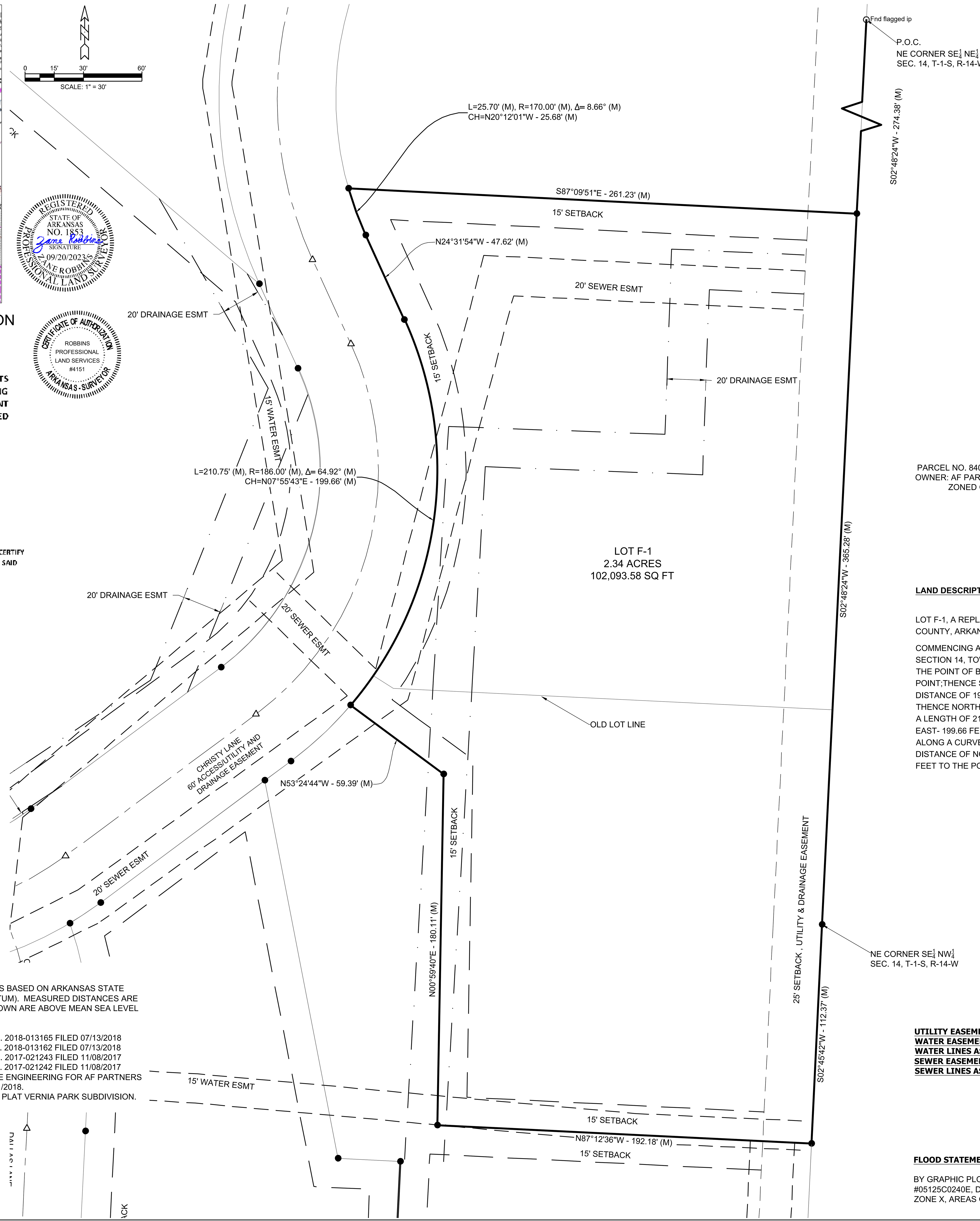
GENERAL NOTES

1. BASIS OF BEARING FOR THIS SURVEY IS BASED ON ARKANSAS STATE PLANE GRID COORDINATES (NAD83 DATUM). MEASURED DISTANCES ARE GROUND DISTANCES. ELEVATIONS SHOWN ARE ABOVE MEAN SEA LEVEL (NAVD88 DATUM).
2. REFERENCES:
   A. INSTRUMENT NO. 2018-013165 FILED 07/13/2018
   B. INSTRUMENT NO. 2018-013162 FILED 07/13/2018
   C. INSTRUMENT NO. 2017-021243 FILED 11/08/2017
   D. INSTRUMENT NO. 2017-021242 FILED 11/08/2017
   E. SURVEY BY HOPE ENGINEERING FOR AF PARTNERS LLC DATED 06/21/2018.
   F. AMENDED FINAL PLAT VERNIA PARK SUBDIVISION.

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
ZANE ROBBINS, AR PLS #1853



LEGEND OF SYMBOLS & ABBREVIATIONS

Symbol	Meaning	Abbrev.	Meaning
	GAS METER	N	NORTH
	WATER METER	S	SOUTH
	GUY WIRE	E	EAST
	POWER/UTILITY POLE	W	WEST
	TELEPHONE PEDESTAL	(M)	AS MEASURED
	SEWER MANHOLE	(D)	PER DEED
	WATER VALVE	R/W	RIGHT-OF-WAY
	FIRE HYDRANT	L.A.	LANDSCAPED AREA
	SIGNS	CR4	CAPPED 1/2" REBAR
	LIGHT POLE	CONC.	CONCRETE
	TELEPHONE MANHOLE	P.O.C.	POINT OF COMMENCEMENT
SS	SANITARY SEWER LINE	P.O.B.	POINT OF BEGINNING
W	WATER LINE	CMP	CORRUGATED METAL PIPE
	STORM SEWER PIPE	RCP	REINFORCED CONCRETE PIPE
	ROADWAY CENTERLINE	ESMT	EASEMENT
	WATER & SEWER EASEMENT	SUBD	SUBDIVISION
	BUILDING SETBACK LINE	HDPE	HIGH DENSITY POLYETHYLENE
R/W	ROADWAY RIGHT-OF-WAY	FDC	FIRE DEPARTMENT CONNECTION
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		

ASPHALT
CONCRETE

SET 1/2" REBAR w/ CAP #1853
SET COTTON-PICKER SPINDLE
FOUND MONUMENT (DESC. NOTED)
COMPUTED CORNER (NOT SET)

PARCEL NO. 840-11660-101
OWNER: AF PARTNERS LLC
ZONED C-2

LAND DESCRIPTION

LOT F-1, A REPLAT OF LOT F, VERNIA PARK SUBDIVISION PHASE 1, AN ADDITION TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A ⅝" REBAR AS THE NORTHEAST CORNER OF THE SOUTHEAST ¼ NORTHEAST ¼ NORTHWEST ¼ OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE14 WEST; THENCE SOUTH 02°48' 24" WEST A DISTANCE OF 274.38 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 02° 48' 24" WEST A DISTANCE OF 365.28 FEET TO A POINT;THENCE SOUTH 02° 45' 42" WEST A DISTANCE OF 112.37 FEET TO A POINT; THENCE NORTH 87° 12' 36" WEST A DISTANCE OF 192.18 FEET TO A POINT; THENCE NORTH 00° 59' 40" EAST A DISTANCE OF 180.11 FEET TO A POINT; THENCE NORTH 53° 24' 44" WEST A DISTANCE OF 59.39 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT WITH A LENGTH OF 210.75 FEET, RADIUS OF 186.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 07° 55' 43" EAST- 199.66 FEET TO A POINT; THENCE NORTH 24°31'54" WEST A DISTANCE OF 47.62 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WITH A LENGTH OF 25.70 FEET, RADIUS OF 170.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 20° 12' 01" WEST - 25.68 FEET TO A POINT; THENCE SOUTH 87° 09' 51" EAST A DISTANCE OF 261.23 FEET TO THE POINT OF BEGINNING , CONTAINING 2.34 ACRES MORE OR LESS.

UTILITY EASEMENTS:
WATER EASEMENTS TO BE 15' IN WIDTH CENTERED OVER CENTERLINE OF WATER LINES AS CONSTRUCTED.
SEWER EASEMENTS TO BE 20' IN WIDTH CENTERED OVER CENTER LINE OF SEWER LINES AS CONSTRUCTED

FLOOD STATEMENT

BY GRAPHIC PLOTTING ALONE, ACCORDING TO FEMA FIRM #05125C0240E, DATED JUNE 5, 2020, THIS PROPERTY LIES IN ZONE X, AREAS OF MINIMAL FLOOD HAZARD.

REVISIONS	DATE

LOT F-1, A REPLAT OF LOT "F" VERNIA PARK SUBDIVISION PHASE 1, AN ADDITION TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

REPLAT

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

DRAWN BY	ZR
DESIGNED	
CHECKED	ZR
DATE	9-20-23
SCALE	1" = 30'
PROJECT NO.	2023225
SHEET NO.	

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

September 06, 2023

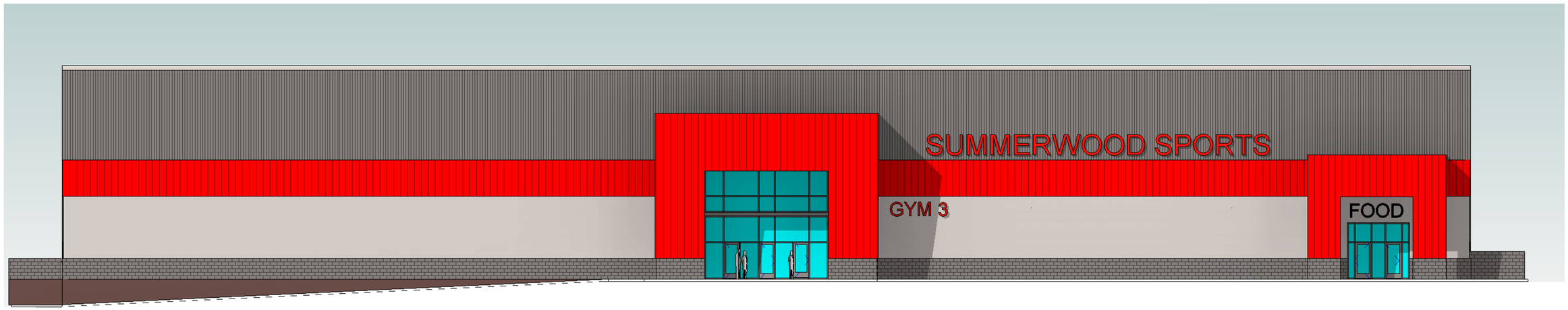
Colton Leonard
City Planner
City of Bryant
210 SW 3rd St.
Bryant, AR 72022

To whom it may concern,

This is a formal request to be placed on the upcoming Design Review Committee agenda for a Large Scale Development application pertaining the Summerwood Sports Gymnasium #3 project. The is the third gym installment of the Summerwood Sports complex located along Hwy 5 and Bryant Parkway. The preliminary civil and architectural plans accompany this letter.

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

Sincerely,
Phillip Lewis, P.E.
501-350-9840



1 FRONT WEST ELEVATION-GYM 3-TITLE
1/8" = 1'-0"

APPROXIMATE PROJECT LOCATION

SITE AREA MAP

STATE MAP

GYM #3
SUMMERWOOD PARTNERS

VERNIA OFFICE PARK, BRYANT PARKWAY
BRYANT, ARKANSAS

NOT FOR CONSTRUCTION

ISSUED 8/29/2023

andrew hicks | architect

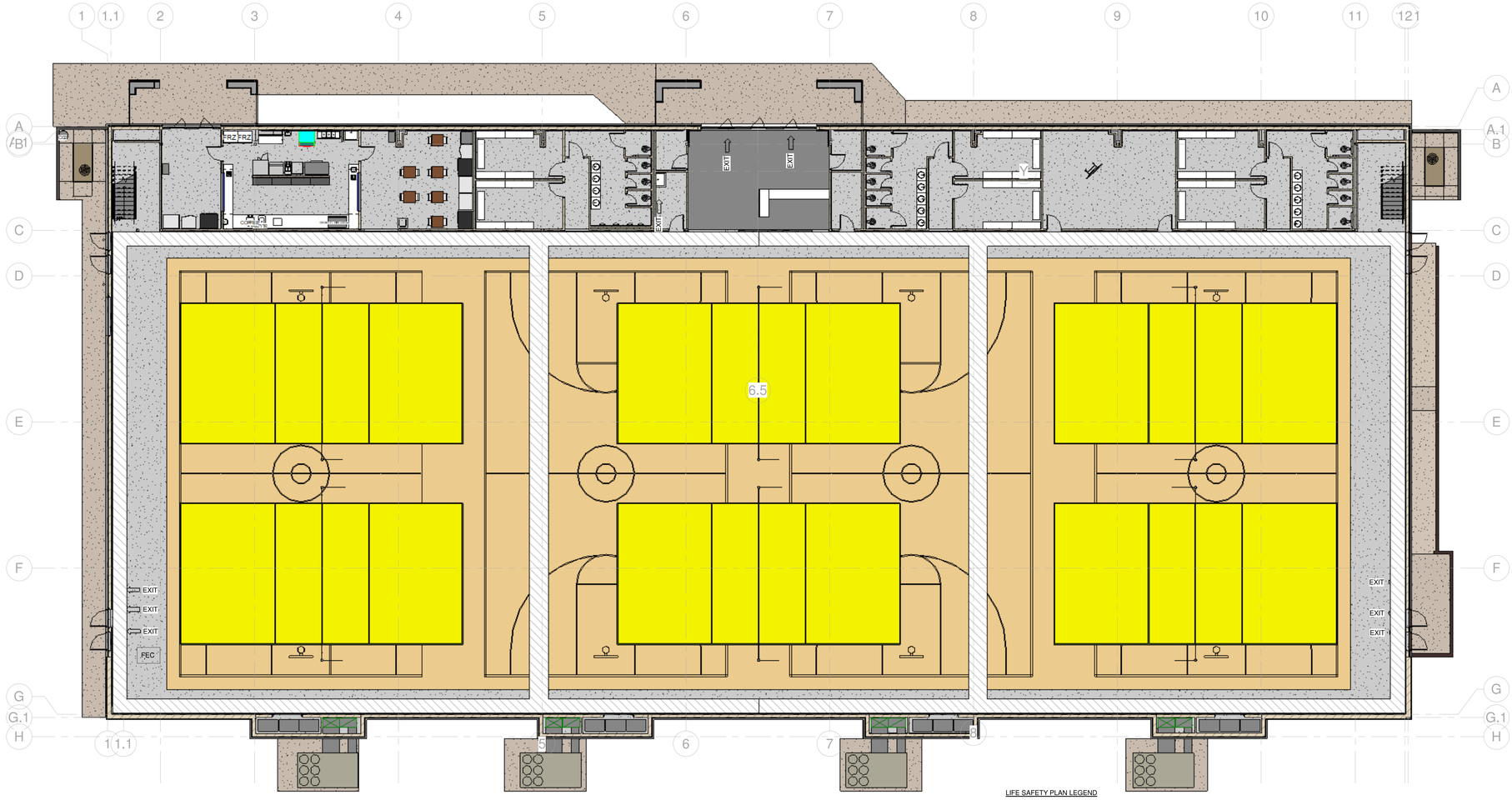
600 N Mission Blvd.
Fayetteville, Arkansas 72701

voice - 479.332.5050
mob - 501.680.0789
www.andrewhicksarchitect.com

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

8/29/2023

ANDREW F. HICKS, ARCHITECT INC
ARKANSAS REGISTRATION NO. C-250



LIFE SAFETY PLAN LEGEND

AREA AROUND VOLLEYBALL AND BASKETBALL COURTS FOR VIEWING=1,467 SF X 2=2,934 SF
2,934 SF/5 SF PER =587 PERSONS

FEC FIRE EXTINGUISHER CABINET — FEC

1 FLOOR PLAN-LIFE SAFETY
3/32" = 1'-0"

TOTAL FIRST FLOOR BUILDING FLOOR AREA =33,860 SF

TOTAL MEZZANINE BUILDING FLOOR AREA = 5,308 SF

TOTAL BUILDING FLOOR AREA =39,168 SF

CODE DATA

SUMMERWOOD SPORTS-GYM #3
PRACTICE AND TOURNAMENT GYMNASIUM
CHRISTY DRIVE, BRYANT, AR

DESIGN DATA
BUILDING CODES
INTERNATIONAL BUILDING CODE (IBC) 2021
ARKANSAS FIRE PREVENTION CODE (AFPC) 2021 EDITION

GENERAL CODES
SEISMIC USE GROUP 2 2021 IBC
SEISMIC DESIGN CATEGORY "C" AFPC REVISIONS

SALINE COUNTY - BUILDING LOCATION

HANDICAPPED GUIDELINES AND CODES
AMERICAN DISABILITIES ACT (ADA) 2010 EDITION
ARKANSAS ARCHITECTURAL BARRIERS ACT ACT 122-1967
ARKANSAS STATE BUILDING AUTHORITY SECTION 3-600
1979 HANDICAPPED ACCESSIBILITY STANDARDS

BUILDING CRITERIA / OCCUPANCY CLASSIFICATION

GYMNASIUM-GROUP "A-4" ASSEMBLY 39,168 SQUARE FEET TOTAL

BUILDING HAS A NON ACCESSIBLE MEZZANINE-
ALL BUILDING SERVICES ARE AVAILABLE ON THE MAIN FLOOR.

ALLOWABLE OCCUPANCY
FIRST FLOOR - AREA- 33,860 SF
1. OCCUPANCY LOAD (NORMAL)
PLAYING COURTS SHALL BE LIMITED TO 15 PERSONS EACH
FOR PRACTICE AND TOURNAMENTS-
PLAYING COURTS ARE 30' X 60' WITH A 12' DEEP "RUN-OFF" AREA AROUND ALL COURTS-
NO VIEWING ALLOWED IN RUN-OFF AREAS
A 3' WIDE CONTINUOUS VIEWING AREA IS PROVIDED OUTSIDE THE "RUN-OFF" AREA

2. VOLLEYBALL PLAYING COURTS-6 PROVIDED-15 PERSONS EACH- OCCUPANCY = 90 PERSONS
3. VIEWING AREA AROUND ALL COURTS- 2,934 SF-5 SF/PER OCCUPANCY= 587 PERSONS
4. FOYER- 607 SF-15 SF/PER OCCUPANCY = 40 PERSONS
5. MENS REST RM AND DRESSING-630 SF - 50 SF/PER OCCUPANCY = 13 PERSONS
6. WOMENS REST RM AND DRESSING- 1276 SF-50 SF/PER OCCUPANCY = 18 PERSONS
7. CONCESSION SALES-KITCHEN-574 SF-200 SF/PER OCCUPANCY = 3 PERSONS
8. CONCESSION BREAKROOMS/TABLES -479 SF-15 SF/PER OCCUPANCY = 32 PERSONS
9. OUTSIDE CONCESSION -261 SF- 7 SF/PER OCCUPANCY = 37 PERSONS
10. STORAGE/MECH/UTIL -814 SF-300 SF/PER OCCUPANCY = 3 PERSONS

MEZZANINE FLOOR- AREA- 5,169 SF
11. MENS REST RM AND DRESSING-630 SF - 50 SF/PER OCCUPANCY = 13 PERSONS
12. WOMENS REST RM AND DRESSING-934 SF - 50 SF/PER OCCUPANCY = 19 PERSONS
13. BLEACHER VIEWING -18" PER SEATING OCCUPANCY = 192 PERSONS
14. LOUNGE AREAS WITH SEATS 1346 SF- 15 SF/PER OCCUPANCY = 90 PERSONS
11. OFFICE - 386 SF- 150 SF/PER OCCUPANCY = 3 PERSONS
10. STORAGE/MECH/UTIL -200 SF-300 SF/PER OCCUPANCY = 1 PERSONS

OCCUPANCY ON MAIN FLOOR =823
OCCUPANCY ON MEZZANINE=318

TOTAL A-4 ASSEMBLY SF=31,100 SF **TOTAL OCCUPANCY = 1,141 PERSONS**

A-4 ASSEMBLY-EGRESS REQUIREMENTS
GYMNASIUM OCCUPANCY LIMITED BY CODE TO 1,141 PERSONS
GYMNASIUM SHALL BE FIRE SPRINKLERED.

GYMS SHALL HAVE TOTAL MAXIMUM OCCUPANCY 1,141 PERSONS
MAXIMUM SHALL BE POSTED ON ENTRY DOORS

1. CONSTRUCTION TYPE CLASSIFICATION
TYPE 2-B CONSTRUCTION IBC TABLE 601
ALLOWABLE BUILDING HEIGHT - 55' IBC TABLE 503
ALLOWABLE SQUARE FOOTAGE - UNLIMITED IBC TABLE 503

2. BUILDING HEIGHT
ACTUAL - 40'-0"
ALLOWED - 55'-0"

3. NUMBER OF STORIES
ACTUAL (2) 2ND FLOOR IS A PARTIAL MEZZANINE FOR VIEWING AND STORAGE
ALLOWED (2) TWO

4. HORIZONTAL SEPARATION - OPEN SPACE DISTANCE TO PROPERTY LINE OR ADJACENT BUILDING
NORTH - VARIES -40' MINIMUM
WEST - VARIES -40' MINIMUM
SOUTH - VARIES -40' MINIMUM
EAST - VARIES -40' MINIMUM

5. ALLOWABLE FLOOR AREA
GROUP A-4 - ALLOWED = UNLIMITED BY FULLY SPRINKLED BUILDING

6. ACTUAL BUILDING AREA 39,168 SF

7. EXIT DOORS- ASSUME MAX OCCUPANCY OF 1,141 PERSONS /4 = 286 PERSONS PER EXIT
286 PERSONS X .2 INCHES = 57.2 INCHES= REQUIRED EACH EXIT
(2) QTY 36" DOORS MINIMUM PROVIDED AT EACH EXIT = 72" WIDTH PROVIDED
(4) EXIT LOCATIONS PROVIDED

8. EXIT STAIRS FROM MEZZANINE- (2) EXIT STAIRS PROVIDED -318 PERSONS MEZZANINE OCCUPANCY
318/2 = 159 PERSONS EACH STAIR X .2 INCHES PER PERSON=32 " REQUIRED/ 3'-8" MINIMUM WIDTH REQUIRED.
MINIMUM 48" WIDE STAIRS PROVIDED AT 2 LOCATIONS

MEANS OF EGRESS *	CODE REQUIREMENT	PROVIDED
NUMBER OF EXITS	4 EXIT AREAS MIN.	4 LOCATIONS;2 DOORS AT EACH LOCATION - FRONT GLASS DOORS ARE NOT REQUIRED AND ARE NOT INCLUDED IN EXIT DOOR COUNT.
TRAVEL DISTANCE	250 FEET MAXIMUM	135 +30 +20 FEET= 185 MAXIMUM FROM MEZZ.
DEAD END CORRIDOR	20 FEET MAXIMUM	15' OR SHORTER INCLUDED
CORRIDOR WIDTH	44 INCH WIDE MINIMUM	48" PROVIDED
STAIR WIDTH	44 INCH WIDE MINIMUM	48 PROVIDED

(2) 48" STAIRS PROVIDED TO MEZZANINE

FIRE PROTECTION -AUTOMATIC SPRINKLER SYSTEM AND PORTABLE FIRE EXTINGUISHERS

BUILDING DESCRIPTION
1. A 1 STORY METAL RIGID FRAME ROOF STRUCTURE WITH NON-COMBUSTIBLE METAL STUD WALLS
2.THE BUILDING SHALL NOT BE FIRE PROTECTED.
3.THE BUILDING SHALL BE FIRE SPRINKLED WITH AN AUTOMATIC SYSTEM.
4. THE BUILDING SHALL BE USED AS GYMNASIUM WITH PLAYING COURTS FOR VOLLEYBALL AND BASKETBALL TYPE SPORTS ACTIVITIES.
5. BUILDING TO BE CONSTRUCTED BY A GENERAL CONTRACTOR

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

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8/29/2023

GYM #3
AND RELATED SITE WORK
FOR
SUMMERWOOD PARTNERS

VERNIA OFFICE PARK, BRYANT PARKWAY
BRYANT, ARKANSAS

CODE DATA AND LEGENDS

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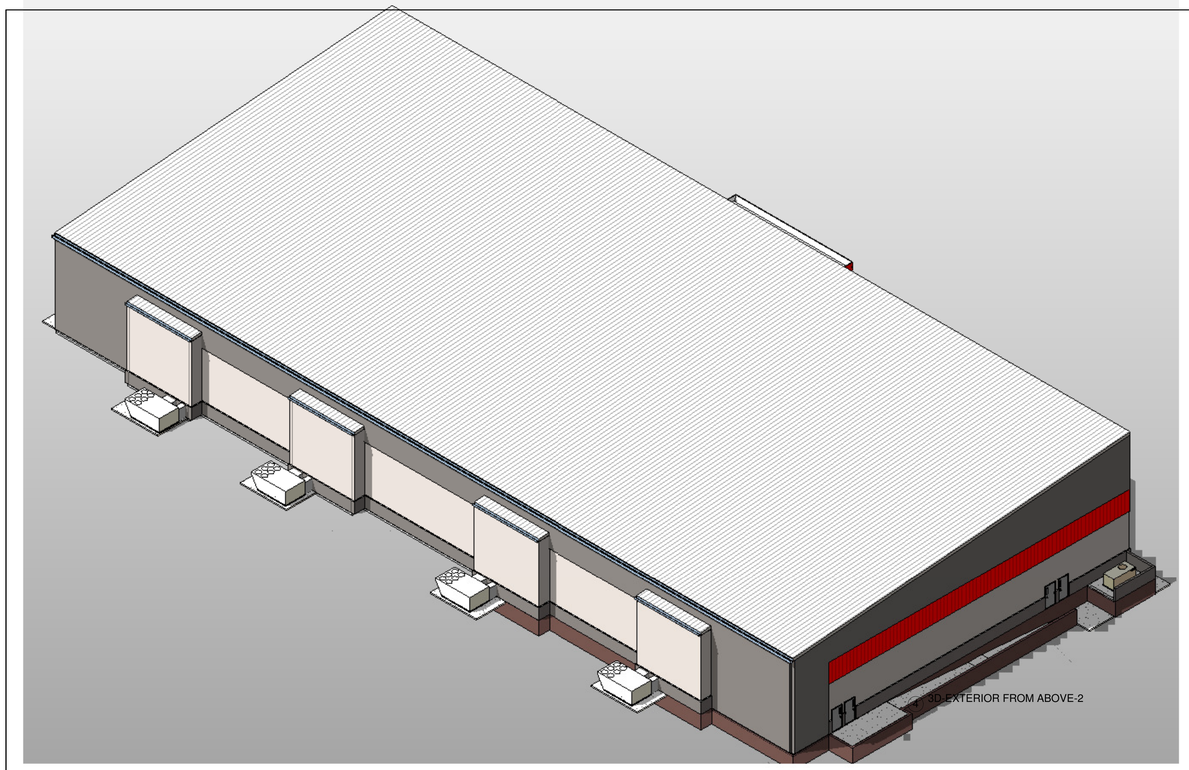
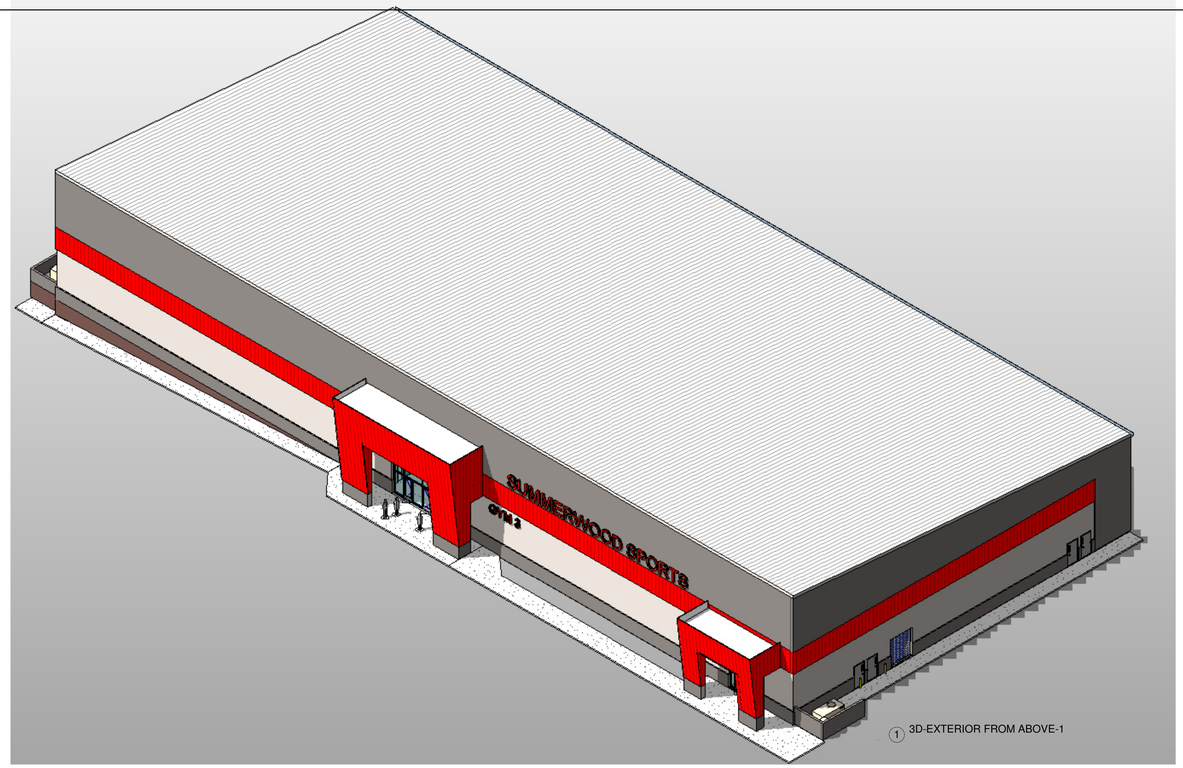
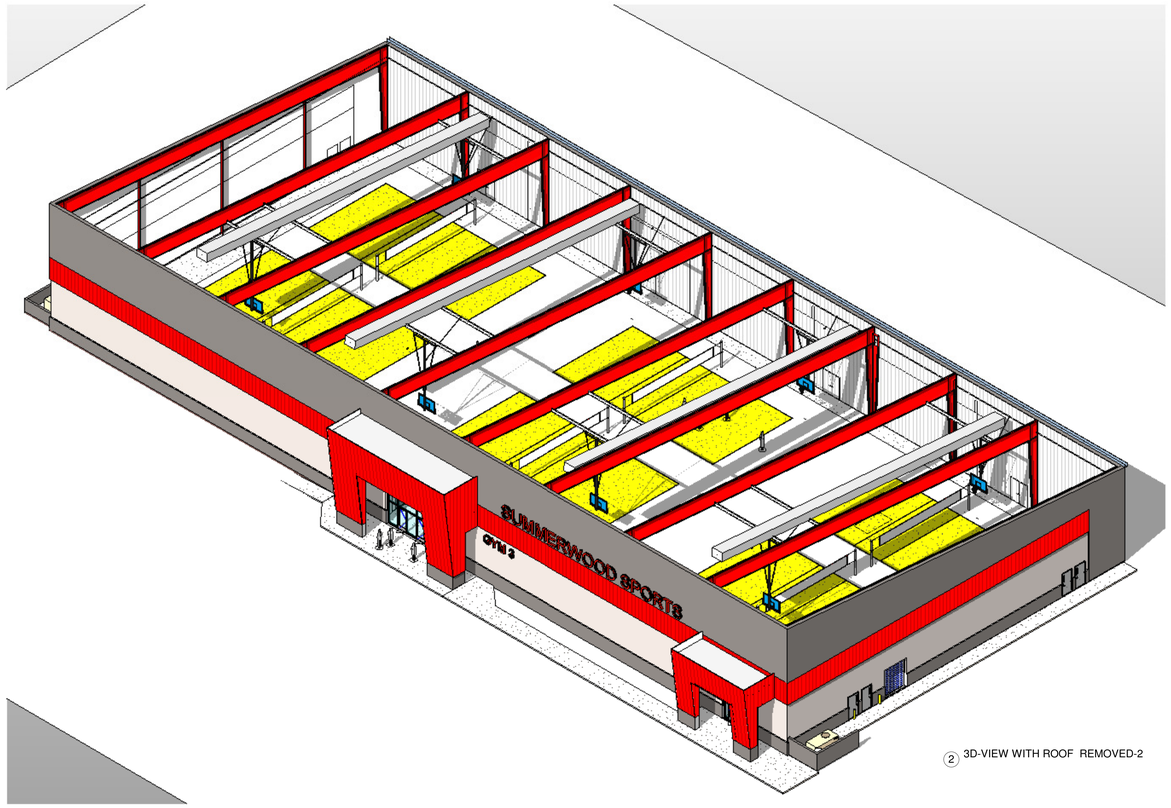


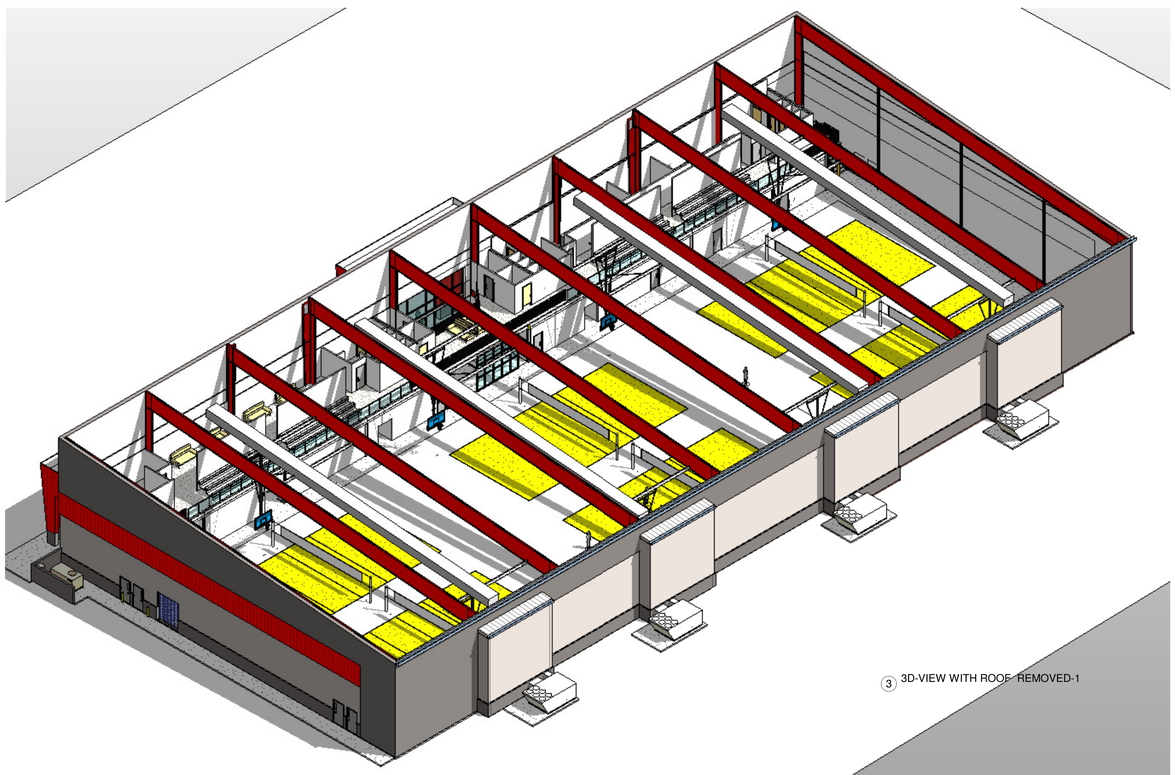
3D-EXTERIOR FROM ABOVE-2



1 3D-EXTERIOR FROM ABOVE-1



2 3D-VIEW WITH ROOF REMOVED-2



3 3D-VIEW WITH ROOF REMOVED-1

REVISIONS

NO.	DATE
NO.	
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3D ISOMETRIC VIEWS

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2 EXTERIOR-ENTRY-1

1 EXTERIOR- SIDE VIEW

3 EXTERIOR-ENTRY-2

4 EXTERIOR-ENTRY-3

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3D EXTERIOR VIEWS

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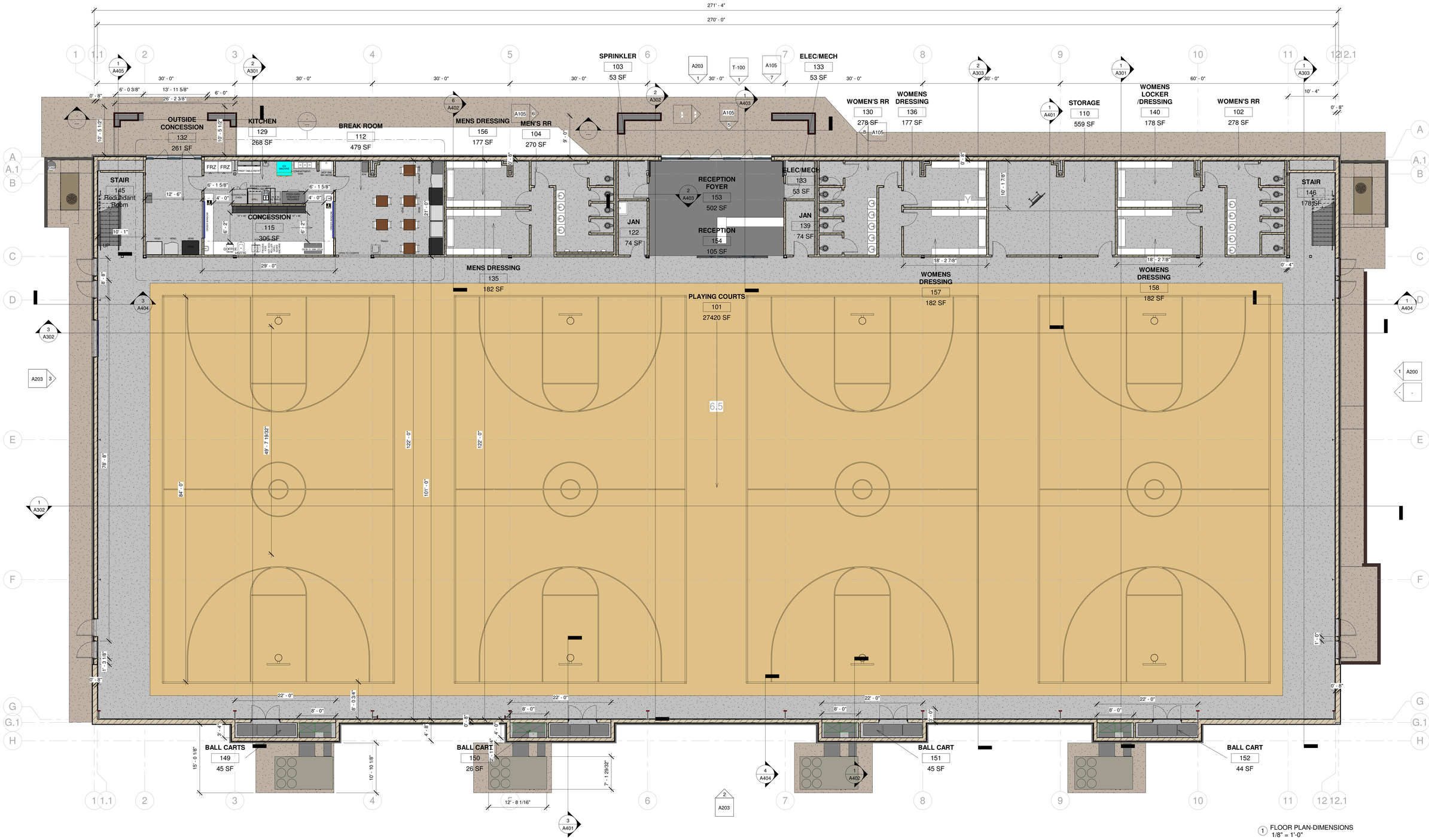

1 FLOOR PLAN-DIMENSIONS
1/8" = 1'-0"

TOTAL FIRST FLOOR BUILDING FLOOR AREA =33,736 SF

TOTAL MEZZANINE BUILDING FLOOR AREA = 5,169 SF

TOTAL BUILDING FLOOR AREA =38,905 SF

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

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FLOOR PLAN- DIMENSIONED

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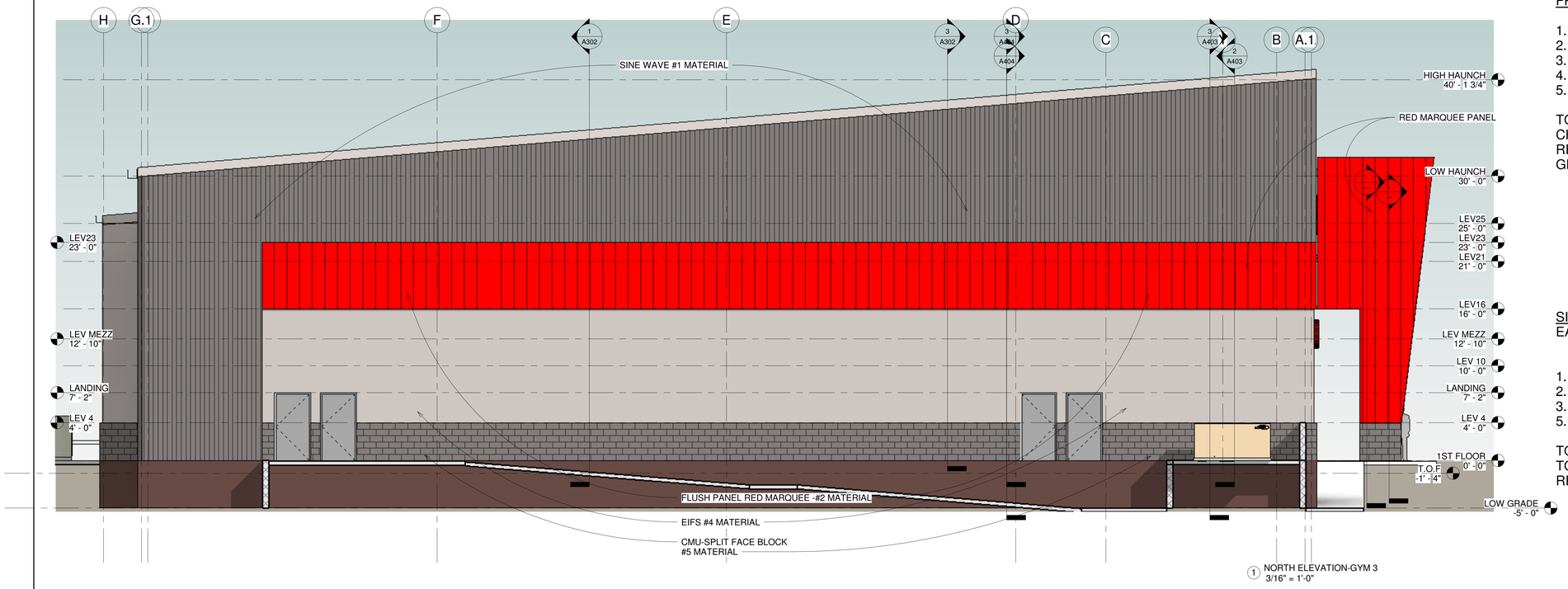


1 NORTH ELEVATION-GYM 3
3/16" = 1'-0"

FRONT ELEVATION-% OF AREA MATERIALS LISTED

1. TOP-CHARCOAL COLOR -METAL PANELS WITH SINE WAVE=4,683 SF
2. RED COLOR -FLUSH METAL PANELS =2,941 SF
3. BLUE COLOR- GLASS AND DOORS=620 SF
4. DARK GRAY COLOR - EIFS TYPE STUCCO=2,964 SF
5. BASE-CHARCOAL COLOR -SPLIT FACE BLOCK=990 SF

TOTAL SF FRONT ELEVATION=12,198 SF
CHARCOAL COLOR SINE WAVE METAL =38% OF AREA
RED COLOR FLUSH METAL PANEL= 24% OF AREA
GLASS= 6.0% OF AREA

SIDE ELEVATIONS -% OF AREA MATERIALS LISTED
EAST AND WEST ELEVATIONS ARE IDENTICAL BUT MIRRORED

1. TOP-CHARCOAL COLOR -METAL PANELS WITH SINE WAVE=1,772 SF
2. RED COLOR -FLUSH METAL PANELS = 778 SF
3. LIGHT GRAY COLOR - EIFS TYPE STUCCO-=1328 SF
5. BASE-CHARCOAL COLOR -SPLIT FACE BLOCK=443 SF

TOTAL SF SIDE ELEVATION=4,321 SF
TOP-CHARCOAL SINE WAVE METAL =41% OF AREA
RED COLOR FLUSH METAL PANEL = 18.0% OF AREA

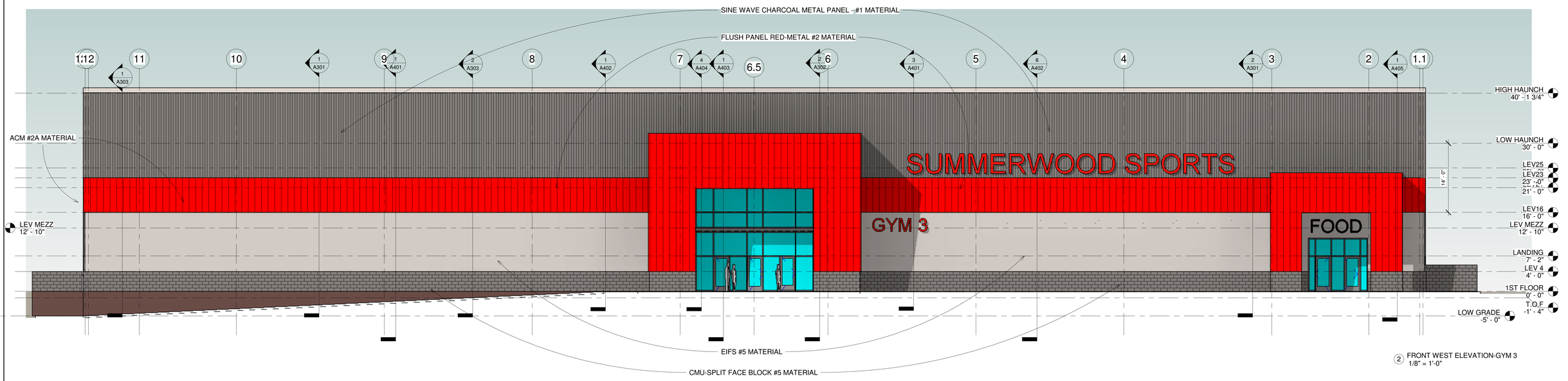
EXTERIOR MATERIALS LISTED FROM TOP OF BUILDING TO FLOOR-ALL METAL SIDING HAS CONCEALED FASTENERS

1. TOP-CHARCOAL COLOR -METAL PANELS WITH SINE WAVE AND W/CONCEALED FASTENERS AT TOP OF WALL
2. RED COLOR WALL STRIPE -FLUSH METAL PANELS W/CONCEALED FASTENERS AT 16' TO 23' ABOVE FLR.
3. RED COLOR AT COVERED ENTRY FEATURES-FLUSH METAL PANELS W/CONCEALED FASTENERS
4. BLUE COLOR=INSULATED GLASS AND STOREFRONT TYPE DOORS
5. LIGHT GRAY COLOR - EIFS TYPE STUCCO-FROM 4'-0" TO 16' ABOVE FLR.
6. BASE-CHARCOAL COLOR -SPLIT FACE BLOCK AT BASE OF WALL TO 4'-0" ABOVE FLR.
7. LIGHT GRAY COLOR-PAINTED METAL EXIT DOORS

REAR ELEVATION -% OF AREA MATERIALS LISTED
RECESSED MATERIALS ARE COUNTED AS SF

1. TOP-CHARCOAL COLOR -METAL PANELS WITH SINE WAVE=1070 SF
4. DARK GRAY COLOR - EIFS TYPE STUCCO-=2128 SF
5. BASE-CHARCOAL COLOR -SPLIT FACE BLOCK=418 SF

TOTAL SF REAR ELEVATION=3616 SF
TOP-CHARCOAL SINE WAVE METAL =29.5% OF AREA



2 FRONT WEST ELEVATION-GYM 3
1/8" = 1'-0"

REVISIONS
NO. DATE
NO.
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NO.
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ELEVATIONS-GYM 3

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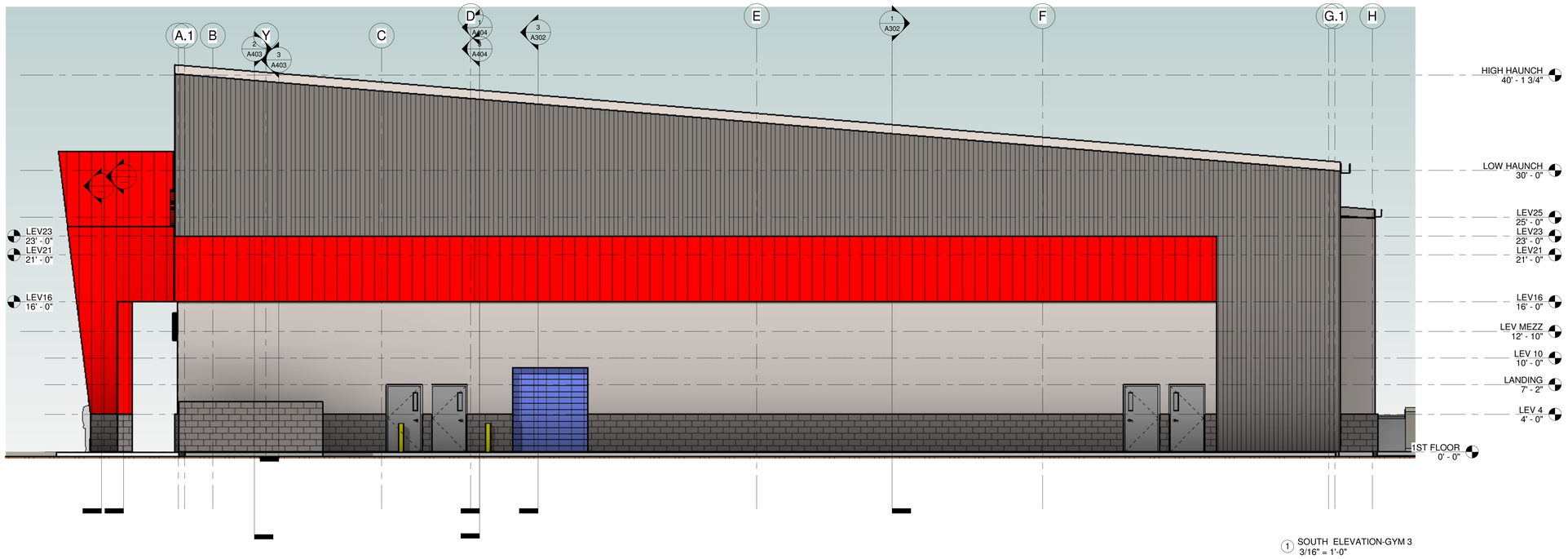


1 SOUTH ELEVATION-GYM 3
3/16" = 1'-0"

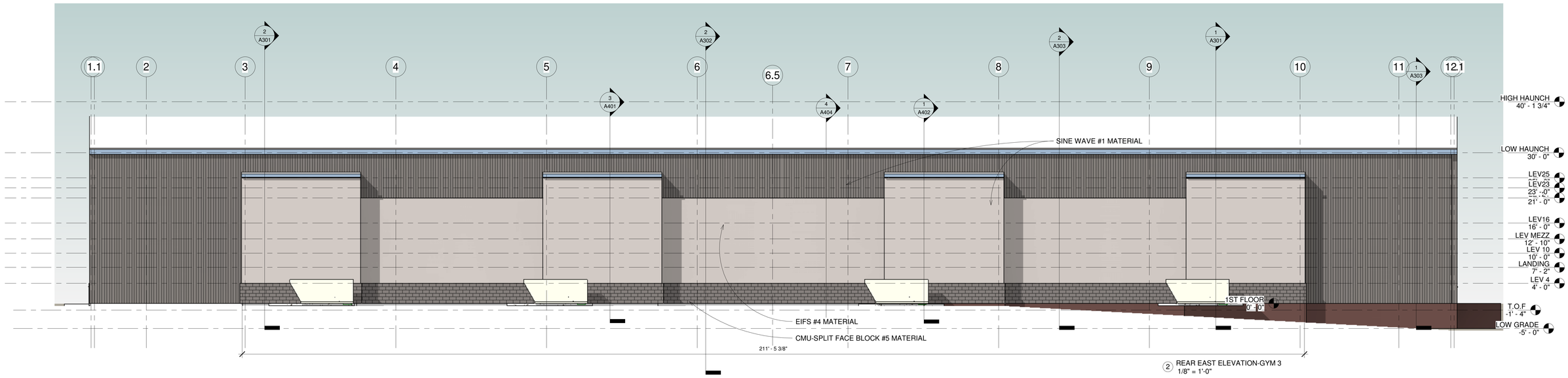
EXTERIOR MATERIALS LISTED FROM TOP OF BUILDING TO FLOOR-ALL METAL SIDING HAS CONCEALED FASTENERS

1. TOP-CHARCOAL COLOR -METAL PANELS WITH SINE WAVE AND W/CONCEALED FASTENERS AT TOP OF WALL
2. RED COLOR WALL STRIPE -FLUSH METAL PANELS W/CONCEALED FASTENERS AT 16' TO 23' ABOVE FLR.
3. RED COLOR AT COVERED ENTRY FEATURES-FLUSH METAL PANELS W/CONCEALED FASTENERS
4. BLUE COLOR=INSULATED GLASS AND STOREFRONT TYPE DOORS
5. LIGHT GRAY COLOR - EIFS TYPE STUCCO-FROM 4'-0" TO 16' ABOVE FLR.
6. BASE-CHARCOAL COLOR -SPLIT FACE BLOCK AT BASE OF WALL TO 4'-0" ABOVE FLR.
7. LIGHT GRAY COLOR-PAINTED METAL EXIT DOORS

REAR ELEVATION -% OF AREA MATERIALS LISTED
RECESSED MATERIALS ARE COUNTED AS SF

1. TOP-CHARCOAL COLOR -METAL PANELS WITH SINE WAVE=3,690 SF
2. DARK GRAY COLOR - EIFS TYPE STUCCO-=3,189 SF
3. BASE-CHARCOAL COLOR -SPLIT FACE BLOCK=848 SF

TOTAL SF REAR ELEVATION=7,727 SF
TOP-CHARCOAL SINE WAVE METAL =47.7% OF WALL AREA



2 REAR EAST ELEVATION-GYM 3
1/8" = 1'-0"

REVISIONS
NO. DATE
NO.
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ELEVATIONS-GYM 3

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