Stormwater Management Plan (SWMP)
For
Construction Activity

Prepared for

AF Partners, LLC

Date: MARCH 2026

Prepared by

Phillip Lewis Engineering

CITY OF BRYANT, ARKANSAS
STORMWATER DIVISION

STORMWATER MANAGEMENT PLAN

General Information:

Construction of approximately a 8,800 Sq. Ft. building that will serve as an early childhood educational facility as well as a 8,500 Sq. Ft. outdoor play area. Additionally, approximately 31,800 square feet of associated parking, driveways, sidewalks, and sidewalks.

Project Name:

Goddard School

Physical Address of Site:

Christy Ln Alexander AR, 72002

Latitude:

34.640044

Longitude:

-92.471555

Owner / Operator Name, Address, Phone and Email:

AF Partners, LLC
Attn: Doug Hendrix
1500 Christy Lane Alexander, Arkansas 72002
(602)-263-6555
stephany_sheekey@uhaul.com

Contractor Name, Address, Phone and Email:

Delk Construction Company
111 W Booth Rd
Searcy, AR 72143
501-847-7964
mdjr@delkconstruction.com

A. Identification and Description

1. **Project Name**: Goddard School

2. **Project Type**: Commercial

3. **Project location**: Christy Ln Alexander Arkansas, 72002

4. **Legal Description**: Not Available at this time.

5. **Responsible Parties**

Owner / Operator Name, Address, Phone and Email:
AF Partners, LLC
Attn: Doug Hendrix
1500 Christy Lane Alexander, Arkansas 72002
501-847-7964
doug.hendrix@summerwoodpartners.com

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Contractor Name, Address, Phone and Email:
Delk Construction Company
111 W Booth Rd
Searcy, AR 72143
501-281-4404
mdjr@delkconstruction.com

Land Surveyor Name, Address, Phone and Email:
Robbins Professional Land Services
3381 Garden Club Dr
Bryant, AR 72022
501-425-6380
zanerobbins3@gmail.com

Engineer Name, Address, Phone and Email:
Phillip Lewis Engineering
23620 I-30 W
Bryant, AR 72022
501-326-0662
dylan@phillplewisengineering.com

6. **Long Term Maintenance**
   The GC, Delk Construction Company, will install and maintain all stormwater controls. Delk Construction shall be responsible for the short term maintenance of this project during construction. Inspections shall be done at least once per 7 days or within 24 hours of any storm event of ½ inch or greater. Once a Certificate of Occupancy is received, the site will then be subject to the long term maintenance plan. The owner/operator shall be responsible for long term maintenance. Post construction storage shall be accomplished by utilizing regional detention. Water quality will be achieved by stabilizing all areas that were disturbed during construction with vegetative cover of the proper density thus preventing sediment exposure and erosion.

7. **The Nature of the Construction Activity**
   Construction of approximately 31,500 Sq. Ft. multi story indoor storage facility as well as a 10,500 Sq. Ft. U-Box facility equipped with a recessed truck dock. Approximately 95,992 Sq. Ft. of associated parking, driveways, sidewalks, and swale. Without proper erosion control devices and BMPs, sediment could run off or be tracked off site. There will not be hazardous materials or wastes stored onsite.

8. **Phasing of Construction**
   04-27-26 Mobilize equipment on site and construct stabilized construction entrance.
   04-28-26 Construct silt fences and BMP controls on site
   05-04-26 Clear and grub site
   05-18-26 Begin grading site

06-15-26 Install stormwater structures
07-06-26 Install underground utilities
07-27-26 Start construction of building pad and structures
07-29-26 Temporarily seed denuded areas
08-24-26 Install curb & gutter- sediment barriers shall be utilized as required to bound the down slope side of utility trenching and construction.
10-12-26 Prepare site for paving
10-19-26 Pave site.
12-07-26 Complete grading and install permanent sodding and landscaping
12-18-26 Remove all temporary erosion and sediment control devises (once site is stabilized)

*** The actual schedule for implementing pollutant control measures will be determined by project construction progress. Down slope protective measures must always be in place before soil is disturbed.

9. **Other permits**: N/A

B. Existing Conditions

See appendix A for a complete predevelopment site plan and hydrographs satisfying the requirements outlined in section 200 of the City of Bryant Stormwater Management Manual.

C. Proposed Conditions

See appendix B for a complete post development site plan and hydrographs satisfying the requirements outlined in section 200 of the City of Hot Springs Stormwater Management Manual.

APPENDIX A: PRE-DEVELOPMENT SITE MAP & HYDROGRAPHS



NOTES (GENERAL):

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

SWPPP PH 1

SCALE 1" = 20'

LEGEND

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

CONSTRUCTION SCHEDULE

04-27-26 MOBILIZE EQUIPMENT ON SITE AND CONSTRUCT STABILIZED ENTRANCE.
04-28-26 CONSTRUCT SILT FENCES AND BMP CONTROLS ON SITE
05-04-26 CLEAR AND GRUB SITE
05-18-26 BEGIN GRADING SITE
06-15-26 INSTALL STORMWATER STRUCTURES
07-06-26 INSTALL UNDERGROUND UTILITIES
07-27-26 START CONSTRUCTION OF BUILDING PAD AND STRUCTURES
08-24-26 INSTALL CURB & GUTTER - SEDIMENT BARRIERS SHALL BE UTILIZED AS REQUIRED TO BOUND THE DOWN SLOPE SIDE OF UTILITY TRENCHING AND CONSTRUCTION
10-12-26 PREPARE SITE FOR PAVING
10-19-26 PAVE SITE
12-07-26 COMPLETE GRADING AND INSTALL PERMANENT SODDING AND LANDSCAPING
12-18-26 REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVISES (ONCE SITE IS STABILIZED)

SOIL LOSS CALCS:

UNIVERSAL SOIL LOSS EQUATION: E=(R)(K)(LS)(C)(P)

DEFINITION OF VARIABLES:

A: SEDIMENT YIELD, IN TONS PER ACRE PER YEAR
R: RAINFALL FACTOR
K: SOIL ERODIBILITY FACTOR
LS: SLOPE LENGTH GRADIENT FACTOR
C: CROPPING MANAGEMENT FACTOR
P: EROSION CONTROL PRACTICE FACTOR

CALCULATION WITH EROSION CONTROL: A = (300)(0.32)(0.9885)(0.06)(0.50) = 2.85 TONS PER ACRE PER YEAR

CALCULATION WITHOUT EROSION CONTROL: A = (300)(0.32)(0.9885)(1.0)(1.0) = 94.896 TONS PER ACRE PER YEAR

N

0 20'

1" = 20'-0"

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

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

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

REVISION:

THE GODDARD SCHOOL OF BRYANT
ALEXANDER, ARKANSAS

PROJECT NUMBER:

SHEET ISSUE DATE: 03-25-2026

PAGE TITLE: SWPPP PH 1

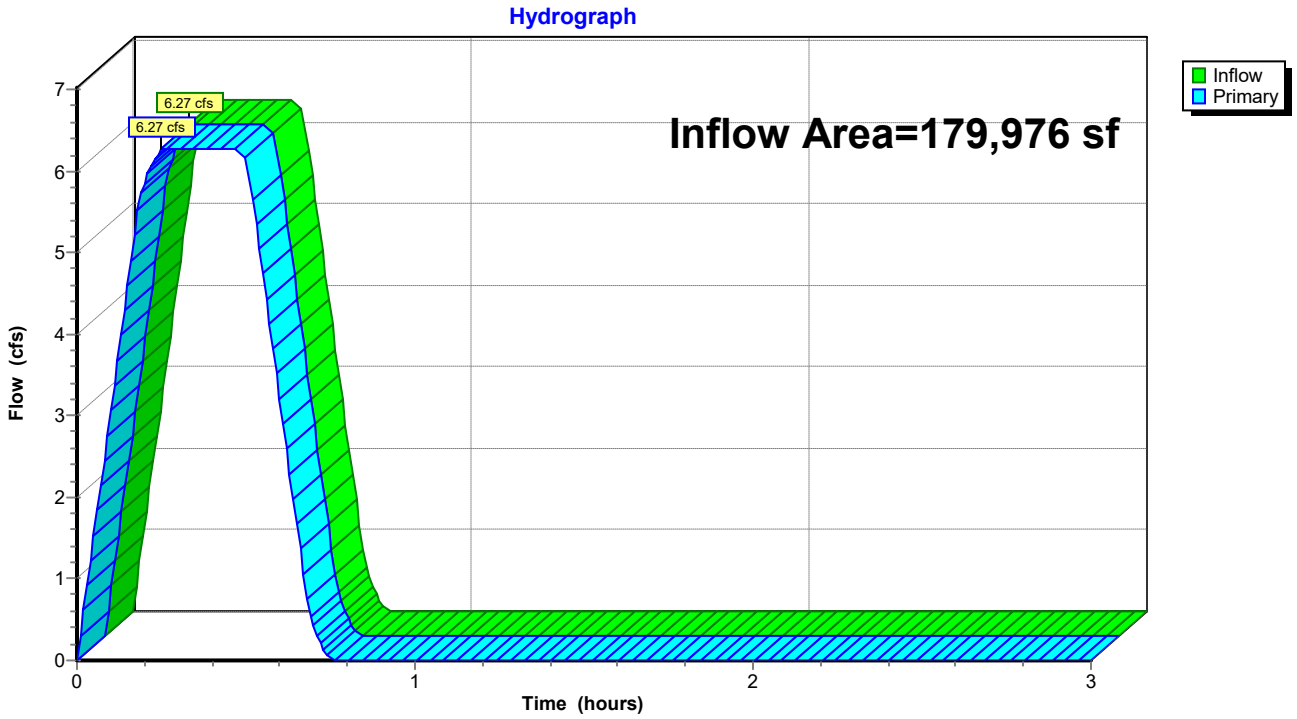
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Summary for Link PRE: Pre Dev Runoff

Inflow Area = 179,976 sf, 0.00% Impervious, Inflow Depth = 0.75" for 2-yr event
Inflow = 6.27 cfs @ 0.25 hrs, Volume= 11,282 cf
Primary = 6.27 cfs @ 0.25 hrs, Volume= 11,282 cf, Atten= 0%, Lag= 0.0 min

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

Link PRE: Pre Dev Runoff

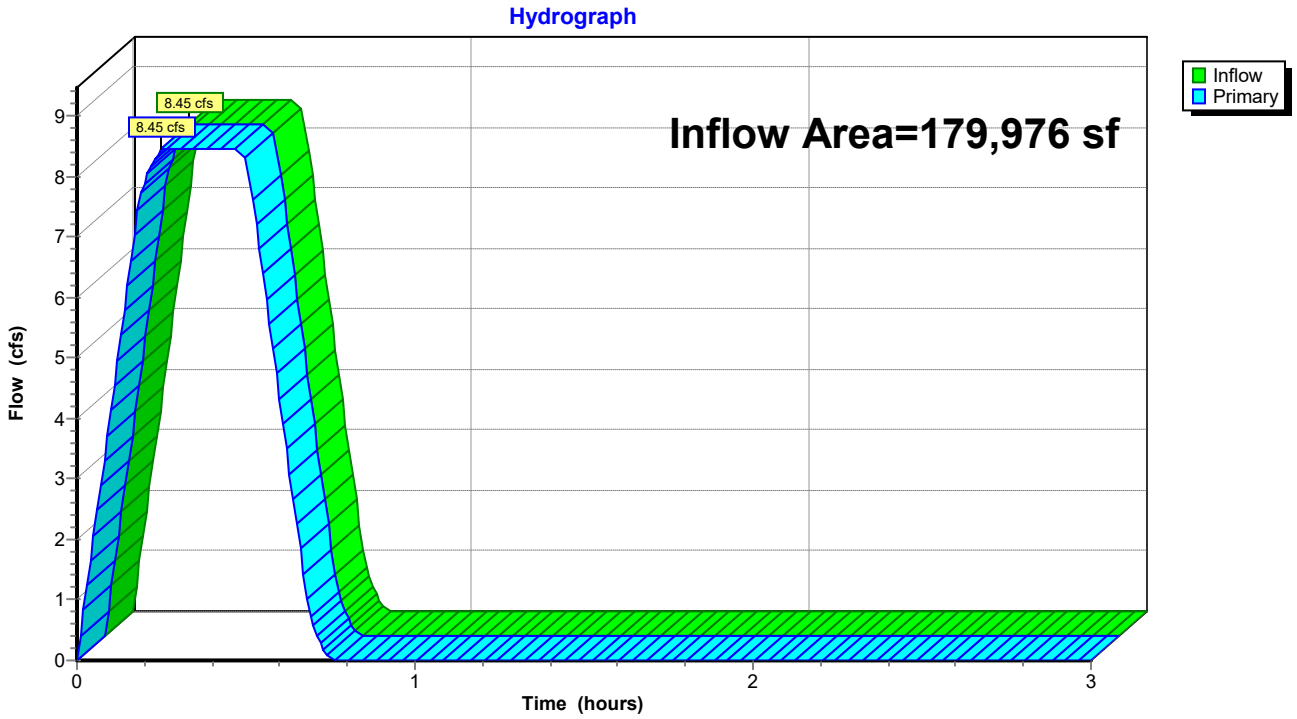


Summary for Link PRE: Pre Dev Runoff

Inflow Area = 179,976 sf, 0.00% Impervious, Inflow Depth = 1.01" for 10-yr event
Inflow = 8.45 cfs @ 0.25 hrs, Volume= 15,214 cf
Primary = 8.45 cfs @ 0.25 hrs, Volume= 15,214 cf, Atten= 0%, Lag= 0.0 min

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

Link PRE: Pre Dev Runoff

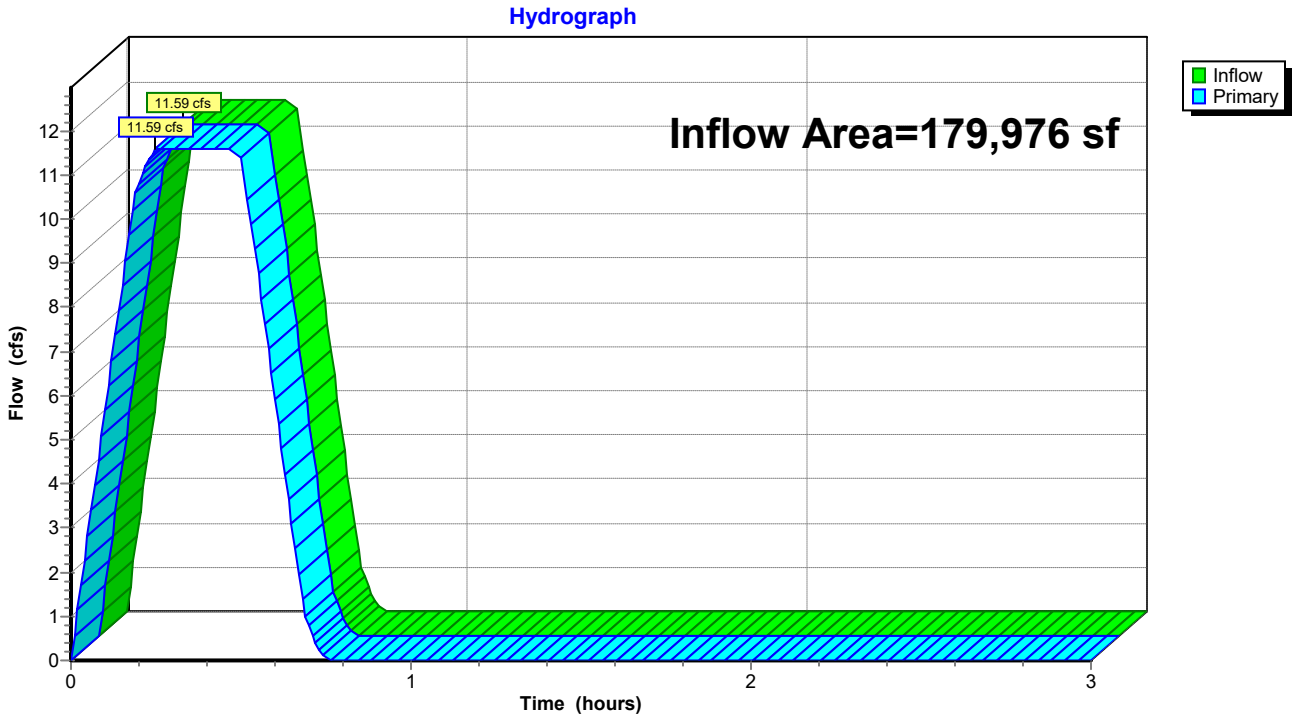


Summary for Link PRE: Pre Dev Runoff

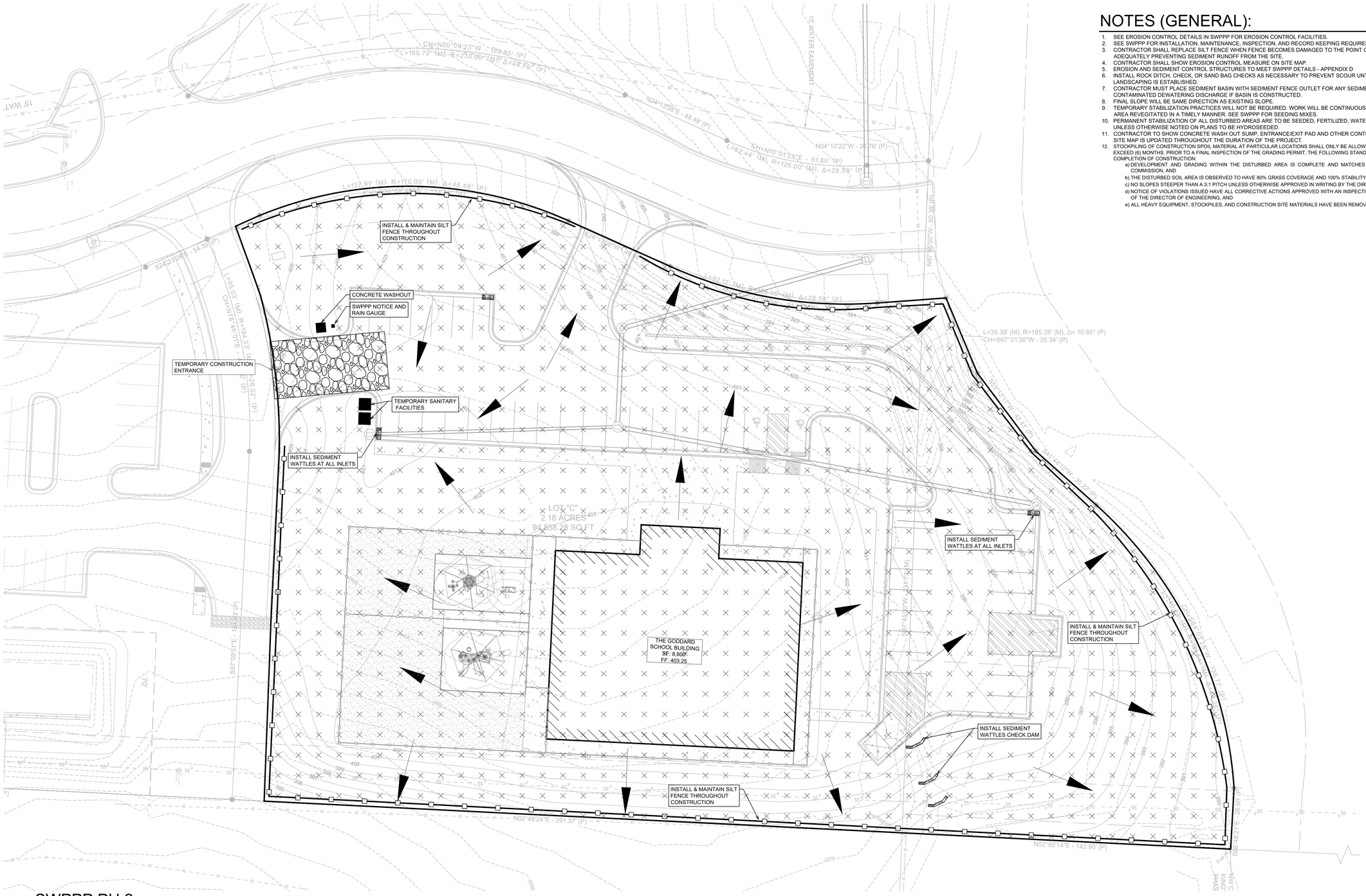
Inflow Area = 179,976 sf, 0.00% Impervious, Inflow Depth = 1.39" for 100-yr event
Inflow = 11.59 cfs @ 0.25 hrs, Volume= 20,855 cf
Primary = 11.59 cfs @ 0.25 hrs, Volume= 20,855 cf, Atten= 0%, Lag= 0.0 min

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

Link PRE: Pre Dev Runoff



APPENDIX B: POST-DEVELOPMENT SITE MAP & HYDROGRAPHS



SWPPP PH 2

SCALE 1" = 20'

LEGEND

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

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SWPPP PH 2

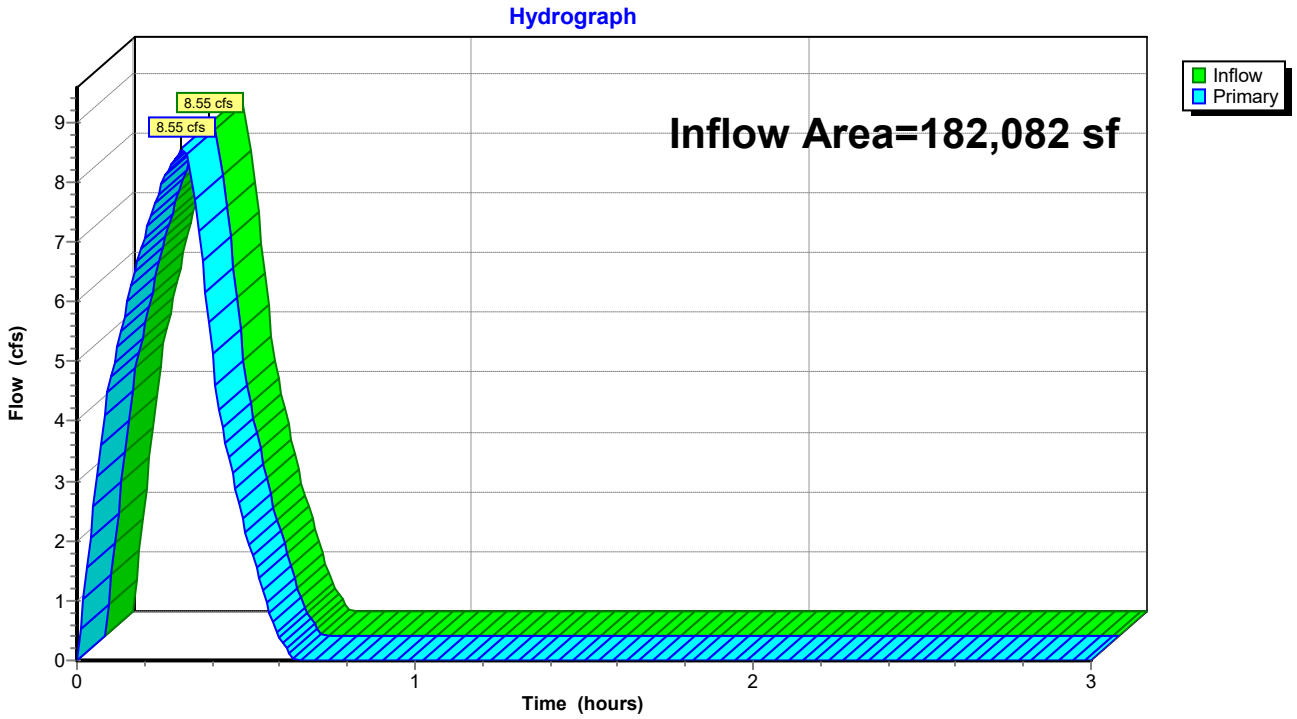
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C1.14

Summary for Link GODDARD PRE: post without detention

Inflow Area = 182,082 sf, 29.72% Impervious, Inflow Depth = 0.68" for 2-yr event
Inflow = 8.55 cfs @ 0.31 hrs, Volume= 10,259 cf
Primary = 8.55 cfs @ 0.31 hrs, Volume= 10,259 cf, Atten= 0%, Lag= 0.0 min

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

Link GODDARD PRE: post without detention

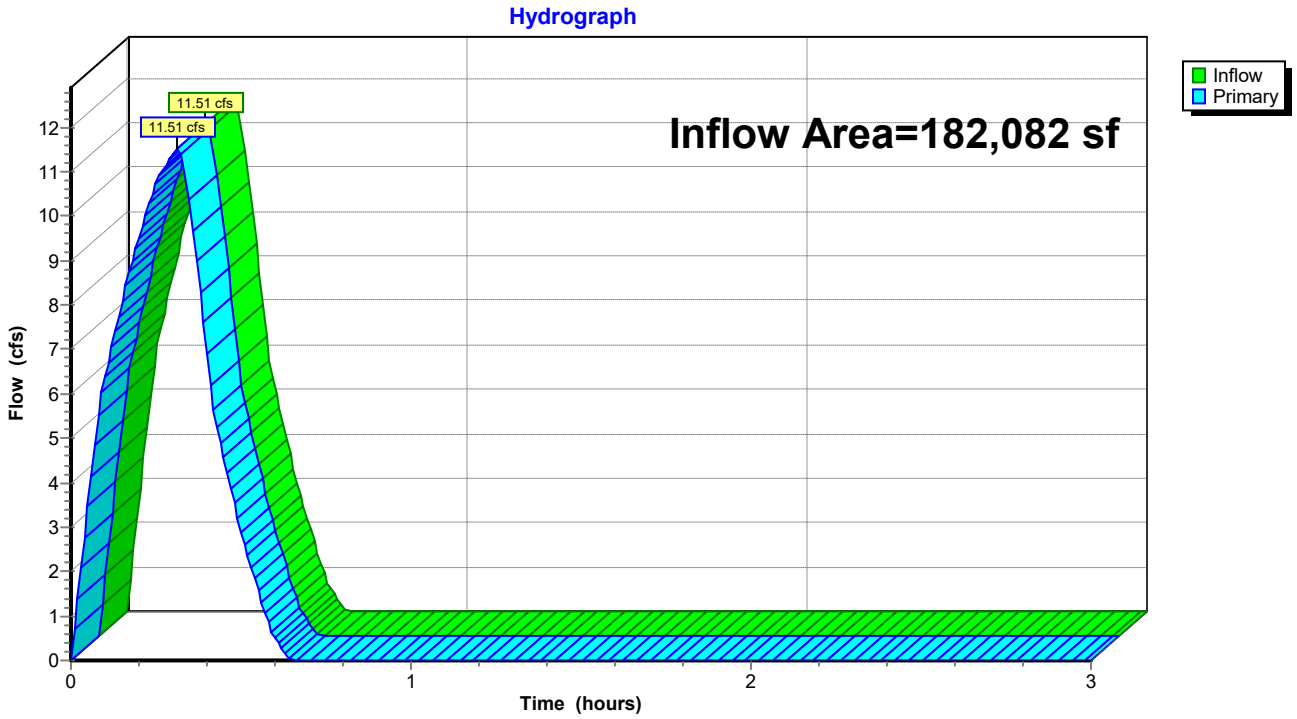


Summary for Link GODDARD PRE: post without detention

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Inflow = 11.51 cfs @ 0.31 hrs, Volume= 13,811 cf
Primary = 11.51 cfs @ 0.31 hrs, Volume= 13,811 cf, Atten= 0%, Lag= 0.0 min

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

Link GODDARD PRE: post without detention



Summary for Link GODDARD PRE: post without detention

Inflow Area = 182,082 sf, 29.72% Impervious, Inflow Depth = 1.25" for 100-yr event
Inflow = 15.77 cfs @ 0.31 hrs, Volume= 18,923 cf
Primary = 15.77 cfs @ 0.31 hrs, Volume= 18,923 cf, Atten= 0%, Lag= 0.0 min

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

Link GODDARD PRE: post without detention

