Bryant Planning Commission Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

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

Date: August 12, 2024 - **Time:** 6:00 PM

Call to Order

Approval of Minutes

1. Planning Commission Meeting 6/10/2024 Minutes - Corrected

- 2024-06-10 Planning Commission Meeting Minutes - CORRECTED.pdf

2. Planning Commission Meeting7/8/2024 Minutes

- 2024-07-08 Planning Commission Minutes.pdf

Announcements

DRC Report

3. 19 Tanglewood Drive - Conditional Use Permit

Donald Whitfield - Requesting Recommendation for Approval of Conditional Use Permit to allow for additional Accessory Structure footage that exceeds 25% of the principal structure. - RECOMMEDED APPROVAL Based on Completed Application

- 0888-APP-01.pdf

4. Skye Blue Duplexes - Hurricane Lake Road - Conditional Use Permit and Subdivison Plat

Hope Consulting - Requesting Approval for Four Conditional Use Permits for the use of four duplexes in an R-M Zoning; Requesting Approval of subdivision plat; and Request for a waiver on portion of street specifications. - RECOMMENDED APPROVAL on CUP requests based on completed application and contingent upon Subdivision Plat Approval. RECOMMENDED APPROVAL on Subdivison Plat and Waiver

5. Andres Woods - Lot 22 and 23 - Replat

Hope Consulting - Requesting Recommendation for Approval of Replat - RECOMMENDED APPROVAL

6. Blessing Addition - Hwy 5 and Midland Road - Commercial Subdivison Plat

Zane Robbins - Requesting Recommendation for Final Plat Approval - RECOMMENDED APPROVAL, Contingent upon update plat showing the dedicated extension to the sewer easement.

7. Leslie Addition - One Lot Subdivison Plat

Zane Robbins - Requesting Recommendation for Final Plat Approval - RECOMMENDED APPROVAL, Contingent upon complete legal description being added to the plat as one parcel.

8. Senior Tequila - 2919 N Reynolds Road - Patio Roof Addition

Requesting Site Plan Approval - APPROVED

- 0891-PLN-03.jpg
- 0891-PLN-02.jpg
- 0891-PLN-01.jpg

9. Little Ceasar's - N Reynolds Rd and Brown Lane

Thomas Engineering Requesting Site Plan Approval - APPROVED, Contingent upon Revised Plans with trickle channel shown on plans, and Building elevations.

- 0886-PLN-02.pdf
- 0886-DRN-01.pdf
- 0886-PLT-02.pdf
- 0886-LTR-01.pdf

10. Hillfarm Elementary Greenhouse/ Hoophouse - Saline Co. Master Gardeners

Requesting Site Plan Approval - APPROVED

- 0900-PLN-01.pdf

11. Pathfinder Inc - 2107 Bishop Road - Sign Permit

Action Sign - Requesting Sign Permit Approval - APPROVED, Contingent upon utility locates and maintaining required distance from utilities

- 92605-SGNAPP-02 Pathfinder.jpg
- 92605-SGNAPP-01 Pathfinder.pdf

Public Hearing

12. 19 Tanglewood Drive - Conditional Use Permit

Donald Whitfield - Requesting Approval for Conditional Use Permit to allow for additional Accessory Structure footage that exceeds 25% of the principal structure.

- 0888-APP-01.pdf

13. Skye Blue Duplexes - Hurricane Lake Road - Conditional Use Permit

Hope Consulting - Requesting Approval for Four Conditional Use Permits for the use of four duplexes in an R-M Zoning.

- 0889-CUP-01.pdf
- 0889-PLN-01.pdf

Old Business

New Business

14. Skye Blue Duplexes - Hurricane Lake Road - Subdivison Plat

Hope Consulting - Requesting Approval of subdivision plat and Request for a waiver on portion of street specifications.

- 0889-WVR-01.pdf
- 0889-PLN-01.pdf
- 0889-DRN-01.pdf

15. Andres Woods - Lot 22 and 23 - Replat

Hope Consulting - Requesting Approval for Replat

- 0889-PLN-01.pdf
- 0889-PLN-02.pdf
- 0889-DRN-01.pdf

16. Blessing Addition - Hwy 5 and Midland Road - Commercial Subdivison Plat

Zane Robbins - Requesting Final Plat Approval

- 0898-PLN-02.pdf

17. Leslie Addition - One Lot Subdivison Plat

Zane Robbins - Requesting Final Plat Approval

- 0901-PLN-02.pdf

18. Planning Commission By-Law Revisions

Discussion and vote on the approval of revisions to by-laws

- Draft Planning Commission By-laws 8-6-24 Redlined.pdf

Adjournments

Bryant Planning Commission Meeting Minutes

Monday, June 10th, 2024
Boswell Municipal Complex – City Hall Courtroom
6:00 PM

Agenda

CALL TO ORDER

- Chairman Lance Penfield calls the meeting to order.
- Commissioners Present: Penfield, Hooten, Statton, Johnson, Burgess, Edwards, Erwin, Speed
- Commissioners Absent: None

ANNOUNCEMENTS

None

APPROVAL OF MINUTES

1. **Planning Commission Meeting Minutes 5/13/2024**

   Motion to Approve Minutes made by Commissioner Stratton, Seconded by Commissioner Burgess. Voice Vote, 8 Yays, 0 nays. 0 Absent.

Vice-Chairman Hooten read the DRC Report.

DRC REPORT

2. **A-1 Fireworks - 25612 I-30** - Temporary Business License
   Joan Rey - Requesting Approval for TBL for Firework Stand - APPROVED

3. **25631 I-30** - Fencing
   McDonald Fencing - Requesting Approval for New Fencing on Site - APPROVED

4. **2312 Bishop Road** - Site Plan Addition
   Giron Builders - Requesting Approval for New Building Addition - APPROVED with Granted Administrative Waiver on the one Facade of new addition. APPROVED fencing around site as proposed in meeting, contingent upon review of commercial fencing permit.

5. **Marketplace II Subdivision Phase 3** - Lots 17R, 18R, 22R Site Plans
   GarNat Engineering - Requesting Site Plan Approval, APPROVED, Contingent upon Replat Approval by Planning Commission and Facades Provided for Building Permits

6. **Creekside Addition Ph. 2** - Replat
   GarNat Engineering - Requesting Approval for a Replat to fix a wording error on Plat, APPROVED

7. **Seven Brew Coffee - 2202 Reynolds Road** - Sign Permit
   Springfield Signs - Requesting Sign Permit Approval - APPROVED

8. **Practical Wellness Clinic - 205 Progress Way Ste 100** - Sign Permit
   L Graphics - Requesting Sign Permit Approval - STAFF APPROVED

9. **Evie Brooks - 3507 Market Place Ste 100** - Sign Permit
   L Graphics - Requesting Sign Permit Approval - STAFF APPROVED

10. **Splash Carwash - 107 Bryant Ave** - Sign Permit
    Arkansas Sign and Neon - Requesting Sign Permit Approval - STAFF APPROVED

11. **Empire Vape and Tobacco - 319 Bryant Ave** - Sign Permit
    Doug Blanford - Requesting Sign Permit Approval - STAFF APPROVED

12. **Gassy's Fuel Station - 6101 HWY 5** - Sign Permit
    Drew Files - Requesting Sign Permit Approval - STAFF APPROVED

13. **Edward Jones - 2305 Springhill Road** - SIGN PERMIT
    Arkansas Sign & Neon - Requesting Sign Permit Approval - STAFF APPROVED

14. **Hill Valley Estates** - PUD
    Hope Consulting - Requesting Approval for PUD Zoning Plan. Project previously named "Legacy Woods - PUD" - RECOMMENDED APPROVAL, Based on Completed Application Requirements

15. **1710 Shoal Road** - Rezoning R-E to R-1
    William Kalkbrenner - Requesting Approval for Rezoning from R-E to R-1 - RECOMMENDED APPROVAL, Based on Completed Application Requirements

16. **3927 Springhill Road** - Rezoning R-2 to R-1.S
    Tim Lemons - Requesting Approval for Rezoning from R-2 to R-1.S - RECOMMENDED APPROVAL, Based on Completed Application Requirements

17. **307 SW 4th Street** - Conditional Use Permit
    Bill Gray - Requesting Approval of CUP for Additional Square Footage of Accessory Structure - RECOMMENDED APPROVAL, Based on Completed Application Requirements

18. **2806 Hurricane Lake Road** - Two Lot Subdivision
    Hope Consulting - Requesting Approval for Two Lot Subdivision - RECOMMENDED APPROVAL

19. **Springhill Retail - Commercial Center** - Springhill and HWY 5
    Phillip Lewis Engineering - Requesting Approval for Commercial Subdivision Plat, Waiver on Building Multi-Use Trail along the Springhill Road Frontage, and Site Plan. RECOMMENDED APPROVAL of Site Plan and Waiver. APPROVED Site Plan contingent upon updated plat and engineering review of drainage plan.

20. **Marketplace II Subdivision Phase 3** - Lots 17, 18, & 22
    GarNat Engineering - Requesting Approval for Replat - RECOMMENDED APPROVAL

PUBLIC HEARING

21. Hill Valley Estates - PUD

Hope Consulting - Requesting Approval for PUD Zoning Plan. Project listed as "Legacy Woods - PUD" in DRC report

After a brief discussion on the project, Chairman Penfield asked for anyone wishing to speak to come forward and talk at the podium. Three residents voiced comments and some concerns.

Joyce Koozer - 2805 Barbara Ct. - Stormwater and flooding concerns.
Tenia Marshal - 2800 Mary Kathryn Ct - Concerns over stormwater and wanted to know if any greenspace or trees would be left between the development and the neighboring subdivision.
Tonisha Farmer - 2800 Lynn Ct - Concerned about the loss of the trees and screening. Through discussion, it was found out that her property does not back up to this development, but to the existing building/lot just to the South.

Jonathan Hope addressed the concerns of those that spoke, and after brief discussions between him and the Commission, Chairman Penfield called for a roll call vote to approve. 8 Yays, 0 nays. 0 Absent.

22. **1710 Shoal Road** - Rezoning R-E to R-1

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

After a brief discussion on the project, Chairman Penfield asked for anyone wishing to speak to come forward and talk at the podium. None in attendance came forward to speak. Seeing and hearing none, Chairman Penfield called for a roll call vote to approve. 8 Yays, 0 nays. 0 Absent.

23. **3927 Springhill Road** - Rezoning R-2 to R-1.S
Tim Lemons - Requesting Approval for Rezoning from R-2 to R-1.S

After a brief discussion on the project, Chairman Penfield asked for anyone wishing to speak to come forward and talk at the podium. Three residents voiced concerns.

Jack Eoff - 2508 Hurricane Garden - Concerns over stormwater. Existing stormwater and flooding issues in the subdivision. Also concerned over the retaining wall between subdivision and this property.
Stacy Baker - 2527 Hurricane Garden - Concerns of Stormwater and Flooding. POA Board member. There are existing flooding issues in Hurricane and don't want more water to be put off into their subdivision.
Diane Williams - 5513-4 St Regis - Wanted to know where the road would be going on the proposed subdivision. Concerned about the traffic impact to Springhill Road.

There was discussion between Tim Lemons and the Commission on the lot sizes and being able to meet stormwater requirements that are necessary for the potential new development. Tim Lemons addressed the concerns regarding stormwater, stating that they would have to meet the very stringent stormwater guidelines the city has in place. After the discussions, Chairman Penfield called for a roll call vote to approve. 0 Yays, 8 Nays. 0 Absent. Rezoning was not approved, Chairman Penfield stated the reasoning is that they feel he will need the additional space in order to adequately take care of the stormwater for the site.

24. **307 SW 4th Street** - Conditional Use Permit
Bill Gray - Requesting Approval of CUP for Additional Square Footage of Accessory Structure

After a brief discussion on the conditional use permit, Chairman Penfield asked for anyone wishing to speak to come forward and talk at the podium. None in attendance came forward to speak. Seeing and hearing none, Chairman Penfield called for a roll call vote to approve. 7 Yays, 1 nay. 0 Absent.

NEW BUSINESS

25. **2806 Hurricane Lake Road** - Two Lot Subdivision
Hope Consulting - Requesting Approval for Two Lot Subdivision

After a brief discussion on the item, Chairman Penfield called for a roll call vote to approve. 8 Yays, 0 nays. 0 Absent.

26. **Springhill Retail - Commercial Center** - Springhill and HWY 5
Phillip Lewis Engineering - Requesting Approval for Commercial Subdivision Plat, Waiver on Building Multi-Use Trail along the Springhill Road Frontage, and Site Plan

Interim Planning Director Colton Leonard stated that the site plan was approved by the DRC. This approval is for the Commercial Plat to go along with the site plan and a waiver on the proposed multi-use trail that is shown along the East property line.

After a brief discussion on the item, Chairman Penfield called for a roll call vote to approve the plat. 8 Yays, 0 nays. 0 Absent.

Chairman Penfield then called for a roll call vote to approve the waiver on the trail and send it onto City Council for their approval. 8 Yays, 0 nays. 0 Absent.

27. **Marketplace II Subdivision Phase 3** - Lots 17, 18, & 22
GarNat Engineering - Requesting Approval for Replat

After a brief discussion on the item, Chairman Penfield called for a roll call vote to approve the plat. 8 Yays, 0 nays. 0 Absent.

28. **Planning Commission By-Law Revision**
Discussion on Revisions to Commission By-laws

After a brief discussion on the by-law changes, Interim Director Colton Leonard let the commissioners know to review the revisions and send any comments to him through email. The plan is to bring the By-law revisions back before the Planning Commission at the July meeting for a more detailed review and vote on the approval of the changes.

ADJOURNMENT

Motion to Adjourn made by Commissioner Edwards, Seconded by Commissioner Burgess. Voice Vote, 8 Yays, 0 nays. 0 Absent. Meeting was adjourned.

_____ _____

Chairman, Lance Penfield *Date*

_____ _____

Secretary, Tracy Picanco *Date*

Bryant Planning Commission Meeting Minutes

Monday, July 8, 2024
Boswell Municipal Complex – City Hall Courtroom
6:00 PM

Agenda

CALL TO ORDER

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

APPROVAL OF MINUTES

1. **Planning Commission Meeting 6/10/2024 Minutes**

   Motion to Approve Minutes made by Commissioner Erwin, Seconded by Commissioner Speed. Voice Vote, 5 Yays, 0 nays. 3 Absent.

ANNOUNCEMENTS

Director Ted Taylor asked the Commissioners to share and pass out fliers regarding the upcoming water services survey.

DIRECTORS REPORT

2. **Brief Update on Master Pedestrian/Trail Plan**

   Director Ted Taylor discussed the reworking of the Master Trail Plan and some of the upcoming ideas. He informed the Commission that we will have upcoming workshops on the matter.

Commissioner Hooten read the DRC Report

DRC REPORT

3. **Walgreens - 5500 HWY 5** - Site Plan Revisions
   Kimley-Horn - Requesting Approval for Site Plan Revisions - APPROVED

4. **Big Dog Gym** - 201 S Elm- Fencing
   Requesting Approval for Fencing - APPROVED

5. **Five Star Fireworks** - Temporary Business License
   Mark Bradford - Requesting Approval for Temporary Business License for Firework Sales at: 1.) 5407 HWY 5, 2.) 23395 I-30 APPROVED, contingent upon proof of insurance, copy of state police license, and site inspection at each location.

6. **Hurricane Lake Baptist Church** - 2516 Springhill Road- New Awning
   Requesting Site Plan Approval for New Awning - APPROVED

7. **Arnold's Fireworks** - Temporary Business License
   Terry Harper - Requesting Approval for Temporary Business License for Firework Sales at: 1.) 604 S Reynolds Road, 2.) 2625 Springhill Road - APPROVED, Contingent upon Site Inspections

8. **Miller and Hilltop Road** - Two Lot Subdivision Plat
   Hope Consulting - Requesting Final Plat Approval - RECOMMENDED APPROVAL, Contingent upon ROW Modification to plat, and BOA

9. **Little Caesars - N. Reynolds and Brown Ln** - Plat
   Thomas Engineering - Requesting Approval for One Lot Commercial Subdivision Plat - RECOMMENDED APPROVAL

10. **Alcoa 40 Park** - Lacrosse Concessions Container
    Adam Baker - Requesting Non-standard Building Approval for use of Modified Metal Shipping Container - RECOMMENDED APPROVAL

NEW BUSINESS

11. Miller and Hilltop Road- Two Lot Subdivision Plat

Hope Consulting - Requesting Final Plat Approval

Assistant Director Colton Leonard told the commission that this was a simple 2 lot subdivision. We will ask for half street improvements if there is any further division in the future.

After brief discussion on the item, Chairman Penfield Called for a roll call vote to approve. 5 yays, 0 nays, 3 Absent.

12. Little Caesars - N Reynold's and Brown Ln

Thomas Engineering - Requesting Approval for One Lot Commercial Plat

Assistant Director Colton Leonard stated that the site plan would be Approved by the Development and Review Committee. This approval tonight is just for the one lot commercial subdivision plat.

After brief discussion on the item, Chairman Penfield Called for a roll call vote to approve. 5 yays, 0 nays, 3 Absent.

13. Alcoa 40 Park - Lacrosse Concessions Container

Adam Baker - Requesting Non-standard Building Approval for use of Modified Metal Shipping Container.

It was noted that DRC approved the location. The applicant stated that the container will be 100% metal, but would be painted gray and decorated with decals for the Lacrosse team.

After brief discussion on the item, Chairman Penfield Called for a roll call vote to approve. 5 yays, 0 nays, 3 Absent.

14. Planning Commission By-Law Revisions

Discussion and vote on approval of revisions to by-laws

Discussion was pushed to next month's meeting. Assistant Director Colton Leonard went over some of the changes being made and was given a few comments for revisions to be made. It was noted that the Commissioners present wanted to have more than 5 members present to vote. Motion to table made by Johnson, seconded by Hooten. Voice Vote. 5 yays 0 nays, 3 Absent.

ADJOURNMENT

Motion to Adjourn made by Commissioner Hooten, Seconded by Commissioner Johnson. Voice Vote, 5 Yays, 0 nays. 3 Absent. Meeting was adjourned.

_____ _____

Chairman, Lance Penfield *Date*

_____ _____

Secretary, Tracy Picanco *Date*

#0888

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

Conditional Use Permit Application

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

Date: 7/11/24

Applicant or Designee:

Name Donald Whitfield
Address 19 Tanglewood Dr
Phone 501-993-6869
Email Address: dwcpa@att.net

Project Location:

Property Address 19 Tanglewood Dr
Bryant, AR 72022
Parcel Number 840-09527-000
Zoning Classification R-E

Property Owner (If different from Applicant):

Name Same
Phone _____
Address _____
Email Address _____

Additional Information:

Legal Description (Attach description if necessary)

Pt. Lot 19 Tanglewood Acres Sub.

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

Allow construction of a 26'x24' Building and allow existing storage building of 12'x16' + 12'x12' to Remain. See Attached Letter.

Proposed/Current Use of Property Residential

Application Checklist

Requirements for Submission

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

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

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

READ CAREFULLY BEFORE SIGNING

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

NOTICE OF PUBLIC HEARING

A public hearing will be held on Monday, August 12th, 2024 at 6:00 P.M. at the Bryant City Office Complex, 210 Southwest 3rd Street, City of Bryant, Saline County, for the purpose of public comment on a conditional use request at the site of 19 Tanglewood Drive, Bryant, AR 72022 (address).

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

Lance Penfield
Chairman of Planning Commission
City of Bryant

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

Donald Whitfield
19 Tanglewood Drive
Bryant, AR 72022

July 11, 2024

City of Bryant, Arkansas
Community Development
210 SW 3rd Street
Bryant, AR 72022

Re: Variance

The purpose of this letter is to ask for a variance to construct a 26' x 24' storage building at 19 Tanglewood Drive in Bryant, Arkansas and to allow the existing storage buildings of 12' x 16' and 12' x 12' to remain.

Based on the total square footage of my home which is 2,542, the maximum building of 25% of the total square footage would be 635. The new building would be 624 square feet. The square footage currently in the two existing buildings combined is 336 square feet. The total square footage after construction would be 960 square feet. The variance I am requesting would be to allow for an additional 325 square feet on my property which is .82 acres.

Le me know if you have any questions or need additional information.

Thank you,

Sincerely,

Donald Whitfield

City of Bryant, Arkansas
Community Development
210 SW 3rd Street Bryant, AR 72022
501-943-0488, Comdev@cityofbryant.com

General – Permit Application

Please complete both pages of this application and submit to the City of Bryant Permitting office, located at the address above.

Completed applications can also be scanned and emailed to Comdev@cityofbryant.com.

Date: 7-10-24

Permit Type:

_____ Electrical Permit	_____ Remodel Permit	_____ Burn Permit
_____ Plumbing Permit	_____ Demolition Permit	_____ Site Clearance Permit
_____ Mechanical Permit	✓ Accessory Building Permit	_____ Mobile Home Permit

Other if not listed above _____

Contractor Information:

Contractor/Owner Donald Whitfield

Physical Address of Business 19 Tangle Wood Dr.

City, State, Zip code Bryant, AR.

Mailing Address (If different from Above) Same

City, State, Zip code _____

Email Address dwcpa@att.net

Business Phone _____ Cell Phone 501-993-6869 Fax _____

Project Information:

Project Address/Location Same

Project Cost _____ Commercial or Residential? residential

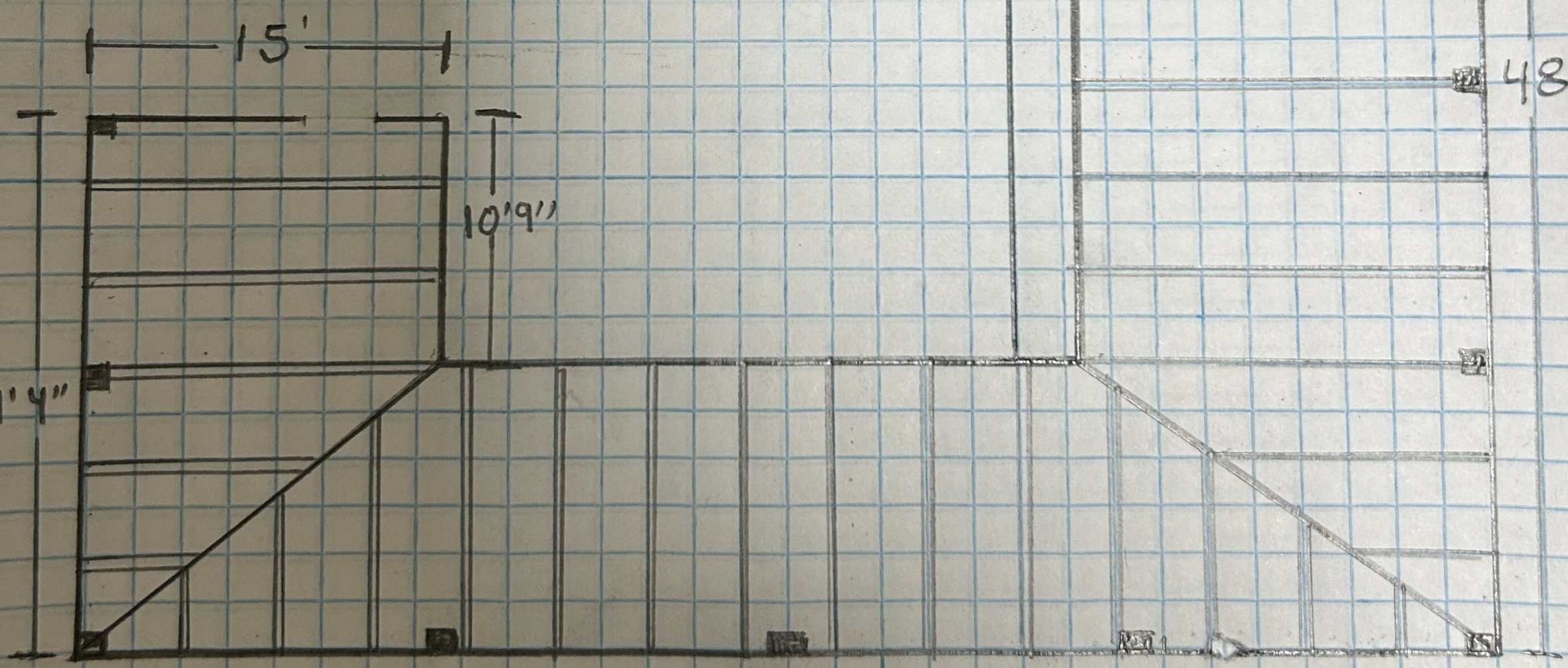
Square footage (If Applicable) _____

If new addition, will foam insulation be used? No ✓ Yes ____ If "Yes", provide technical evaluation report on foam insulation type, and a copy of installer's certification. (Attach to application when submitted)

Additional Project Information 26' wide X 24' deep accessory Building



SEÑOR TEQUILA
BRYANT



Scale 1:2


Don't Get Drunk
FABULOUS

CONSTRUCTION PLANS FOR
LITTLE CAESARS
REYNOLDS ROAD
BRYANT, ARKANSAS

UTILITY AND GOVERNING AGENCIES
CONTACT LIST

WATER COMPANY
CITY OF BRYANT PUBLIC WORKS
TIM FOURNIER
210 SW 3RD STREET
BRYANT, AR 72022
(501) 943-0469

SANITARY SEWER COMPANY
CITY OF BRYANT PUBLIC WORKS
TIM FOURNIER
210 SW 3RD STREET
BRYANT, AR 72022
(501) 943-0469

FIRE MARSHAL
CITY OF BRYANT FIRE DEPARTMENT
THOMAS HAMMOND
312 ROYA LANE
BRYANT, AR 72022
(501) 943-0397

EROSION CONTROL
CITY OF BRYANT ENGINEERING/CONSTRUCTION
SCOTT CHANDLER
210 SW 3RD STREET
BRYANT, AR
501 943-0469

POWER COMPANY
ENTERGY
(501) 368-3749

CABLE COMPANY
XFINITY
(800) 934-6489

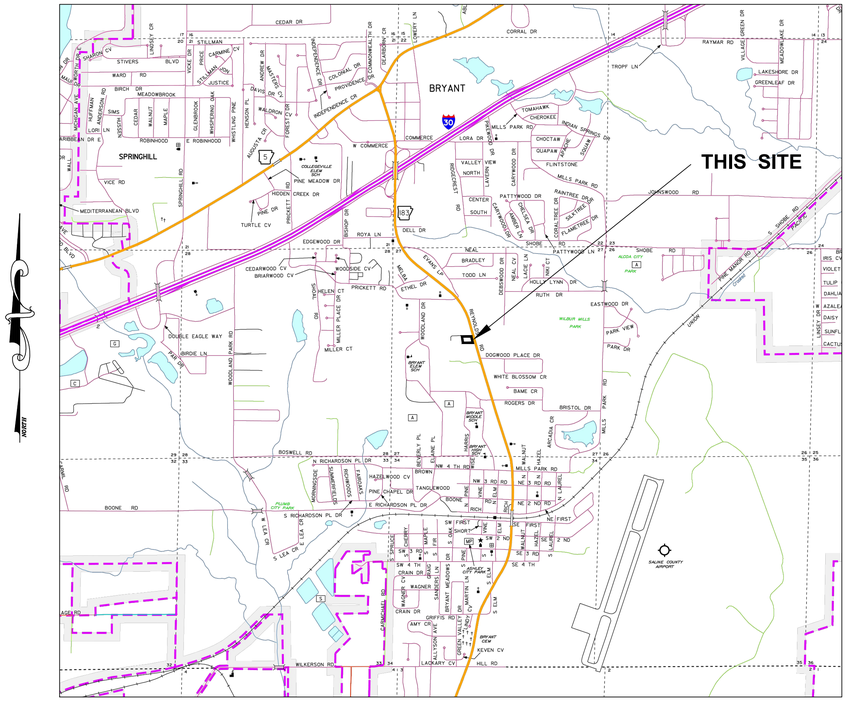
DEPARTMENT OF TRANSPORTATION
ARKANSAS DEPARTMENT OF TRANSPORTATION
(501) 569-2000

PLANNING DEPARTMENT
CITY OF BRYANT COMMUNITY DEVELOPMENT
COLTON LEONARD
210 SW 3RD STREET
BRYANT, AR 72022
(501) 943-0469

ZONING DEPARTMENT
CITY OF BRYANT COMMUNITY DEVELOPMENT
COLTON LEONARD
210 SW 3RD STREET
BRYANT, AR 72022
(501) 943-0469

PHONE COMPANY
AT & T
(800) 288-2020

GAS COMPANY
CENTERPOINT ENERGY
(800)992-7552



GENERAL SITE CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL CONTROL EROSION ON THE SITE. ALL SLOPES SHALL BE FERTILIZED, SEEDED AND MULCHED (OR LANDSCAPED) AS DIRECTED BY THE OWNER OR HIS REPRESENTATIVE. THE SITE SHALL BE GRADED TO MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION. THE WATER SHALL NOT BE ALLOWED TO POND.
2. THE CONTRACTOR SHALL COORDINATE WITH EACH UTILITY COMPANY PRIOR TO ANY EXCAVATION. ANY DAMAGE TO UTILITY LINES CAUSED BY THE CONTRACTOR OPERATIONS SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE. THE CONTRACTOR SHALL VERIFY THE HORIZONTAL AND VERTICAL ALIGNMENT OF EXISTING AND PROPOSED STORM SEWER, SANITARY SEWER AND WATER LINES TO ENSURE THAT THEY ARE INSTALLED WITH ADEQUATE COVER AND CLEARANCE.
3. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, CODES AND ORDINANCES GOVERNING WORK AT THIS TYPE.
4. THE CONTRACTORS ATTENTION IS SPECIFICALLY CALLED TO THE LOCATION OF THE EXISTING IMPROVEMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DAMAGING ANY EXISTING IMPROVEMENTS WHICH ARE TO REMAIN PRIOR TO SUBMITTING HIS BID. THE CONTRACTOR SHALL REVIEW THE PLANS AND SPECIFICATIONS. HE SHALL VISIT THE SITE AND INSPECT THE CONDITION OF THE SITE AND THE ADJACENT IMPROVEMENTS.
5. THE CONTRACTOR SHALL CALL "ONE-CALL" FOR LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF ANY EXCAVATION.
6. ANY EXCESS EXCAVATED MATERIAL SHALL BE STOCKPILED OR PLACED IN AREAS AS DIRECTED. ALL FILLS ON SITE IN AREAS OF FUTURE BUILDING CONSTRUCTION SHALL BE MADE IN 8" LIFTS AND COMPACTED TO 95% MODIFIED PROCTOR DENSITY.

INDEX OF SHEETS

TITLE SHEET C1
TOPOGRAPHIC SURVEY V1
SITE PLAN C2
GRADING PLAN C3
UTILITY PLAN C4
EROSION CONTROL PLAN C5
SITE DETAILS C6
WATER AND SEWER LINE DETAILS C7

A DEVELOPMENT OF
OBWAT HOLDINGS, LLC

OWNER & DEVELOPER:
OBWAT HOLDINGS, LLC
7500 LANDERS ROAD
SHERWOOD, AR. 72117

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 4685
JOHN R. POWNALL

CERTIFICATE OF AUTHORIZATION
THOMAS ENGINEERING CO.
No. 94
ARKANSAS

THOMAS ENGINEERING COMPANY
3810 LOOKOUT ROAD, N. LITTLE ROCK, AR. 72116
TEL: 501-753-4463 FAX: 501-753-6814

TITLE SHEET
LOT 1
LITTLE CAESARS ADDITION
BRYANT, ARK.

APPROVED	DRAWN BY	DATE	SHEET NO.
	JRP	6/20/24	C1
SCALE NTS			

LITTLE CAESARS-BRYANT-23-0165.dwg

PLOTTED: 7/10/2024



VICINITY MAP

ISSUING AGENT: FIRST NATIONAL TITLE COMPANY
ISSUING OFFICE: 216 W. SEVIER STREET, BENTON, AR 72015
ISSUING OFFICE'S ALTA® REGISTRY ID: 1010363
COMMITMENT NO.: 102-230785-MH-1
ISSUING OFFICE FILE NO.: 102-230785-MH
PROPERTY ADDRESS: REYNOLDS ROAD, BRYANT, AR 72022
COMMITMENT DATE: AUGUST 14, 2023 AT 07:00 AM

SCHEDULE B, PART II
EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN. THE POLICY WILL NOT INSURE AGAINST LOSS OR DAMAGE RESULTING FROM THE TERMS AND PROVISIONS OF ANY LEASE OR EASEMENT IDENTIFIED IN SCHEDULE A, AND WILL INCLUDE THE FOLLOWING EXCEPTIONS UNLESS CLEARED TO THE SATISFACTION OF THE COMPANY:

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
   NOT SURVEY RELATED.
2. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND.
   SURVEY SHOWS BOUNDARY LINES AND IMPROVEMENTS.
3. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
   NOT SURVEY RELATED.
4. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
   NONE TO SURVEYOR'S KNOWLEDGE.
5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
   NOT SURVEY RELATED.
6. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY PUBLIC RECORDS.
   NOT SURVEY RELATED.
7. ANY PRIOR RESERVATION OR CONVEYANCE, TOGETHER WITH RELEASE OF DAMAGES OF MINERALS, OF EVERY KIND AND CHARACTER, INCLUDING, BUT NOT LIMITED TO, OIL, GAS, SAND AND GRAVEL IN, ON AND UNDER SUBJECT PROPERTY.
   NOT SURVEY RELATED.
8. GENERAL TAXES FOR THE YEAR 2023, WHICH ARE NOT YET DUE AND PAYABLE, AND SUBSEQUENT YEARS, AND FUTURE INSTALMENTS OF THE FOLLOWING SPECIAL IMPROVEMENT DISTRICTS:
   SALINE WATERSHED REGIONAL WATER DISTRIBUTION DISTRICT;
   SALEM FIRE PROTECTION DISTRICT;
   BRYANT WATER & SEWER IMPROVEMENT DISTRICTS;
   NOT SURVEY RELATED.
9. SUBJECT TO THE RIGHT OF CONTROLLED ACCESS TO AND FROM HIGHWAY 183.
   NOT SURVEY RELATED.
10. UTILITY EASEMENTS AND BUILDING SET BACK LINES OVER AND ACROSS THE SUBJECT PROPERTY.
    EASEMENTS AND SETBACK LINES SHOWN ON THE SURVEY.
11. RIGHT OF WAY EASEMENT IN FAVOR OF THE CITY OF BRYANT ARKANSAS FILED MAY 25, 1999 AS SALINE COUNTY DOCUMENT NO. 1999 28587.
    SHOWN ON THE SURVEY.
12. RIGHT OF WAY EASEMENT IN FAVOR OF RELIANT ENERGY ARKANSAS FILED OCTOBER 4, 1999 AS SALINE COUNTY DOCUMENT NO. 1999 52869.
    SHOWN ON THE SURVEY.
13. RIGHT OF WAY EASEMENT IN FAVOR OF BRYANT SEWER IMPROVEMENT DISTRICT NO. 1, FILED JULY 7, 1979 IN SALINE COUNTY MISCELLANEOUS BOOK 53 AT PAGE 754.
    SHOWN ON THE SURVEY.
14. RIGHTS OF THE PUBLIC AND OTHERS ENTITLED THERETO IN AND TO USE OF THAT PORTION OF SUBJECT PROPERTY COMPRISING ANY ROAD, STREET, ALLEY, HIGHWAY, OR OTHER PUBLIC RIGHT OF WAY.
    NOT SURVEY RELATED.
15. ANY INACCURACY IN THE AREA, SQUARE FOOTAGE, OR ACREAGE OF LAND DESCRIBED IN SCHEDULE A OR ATTACHED PLAT, IF ANY. THE COMPANY DOES NOT INSURE THE AREA, SQUARE FOOTAGE, OR ACREAGE OF THE LAND.
    NOT SURVEY RELATED.
16. PLANNING AND/OR ZONING RULES, REGULATIONS AND/OR ORDINANCES ADOPTED BY THE SALINE COUNTY PLANNING BOARD, THE BRYANT PLANNING COMMISSION AND/OR THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS AND/OR VIOLATIONS THEREOF.
    NOT SURVEY RELATED.
17. MODIFIED EASEMENT BY AND BETWEEN ALCOA INC. TO BENTON PROPERTY INVESTMENTS, LLC DATED NOVEMBER 22, 2005 AND FILED NOVEMBER 23, 2005 AS SALINE COUNTY DOCUMENT NO. 2005 131400 AND SUBSEQUENT CONVEYANCES THEREOF.
    DOES NOT AFFECT PROPERTY.
18. EASEMENT BY AND BETWEEN BRYANT SCHOOL DISTRICT NO. 25, ALCOA INC. AND REYNOLDS METALS COMPANY DATED NOVEMBER 2, 2004 AND FILED APRIL 15, 2005 AS SALINE COUNTY DOCUMENT NO. 2005 037378 AND SUBSEQUENT CONVEYANCES THEREOF.
    DOES NOT AFFECT PROPERTY.
19. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION AND EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS, BOUNDARY LINE DISPUTES, OVERLAPS, ENCROACHMENTS, AND ANY MATTERS NOT OF RECORD WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE LAND.
    EASEMENTS, RIGHT OF WAY LINE AND SETBACK LINES SHOWN ON SURVEY.
20. LOSS ARISING FROM SECURITY INTEREST EVIDENCED BY FINANCING STATEMENTS FILED OF RECORD UNDER THE ARKANSAS UNIFORM COMMERCIAL CODE, JUDGMENT LIENS OR OTHER LIENS OF RECORD IN ANY UNITED STATES DISTRICT COURT OR BANKRUPTCY COURT, IN THE STATE OF ARKANSAS, AS OF THE EFFECTIVE DATE HEREOF.
    NOT SURVEY RELATED.

CERTIFICATE

TO CHICAGO TITLE INSURANCE COMPANY, OBWAT HOLDINGS, LLC, FIRST NATIONAL TITLE COMPANY AN ARKANSAS CORPORATION, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 12, 2023.

DATE OF PLAT OR MAP: OCTOBER 3, 2023

_____
JOHN R. POWNALL
ARKANSAS REGISTERED LAND SURVEYOR 1215

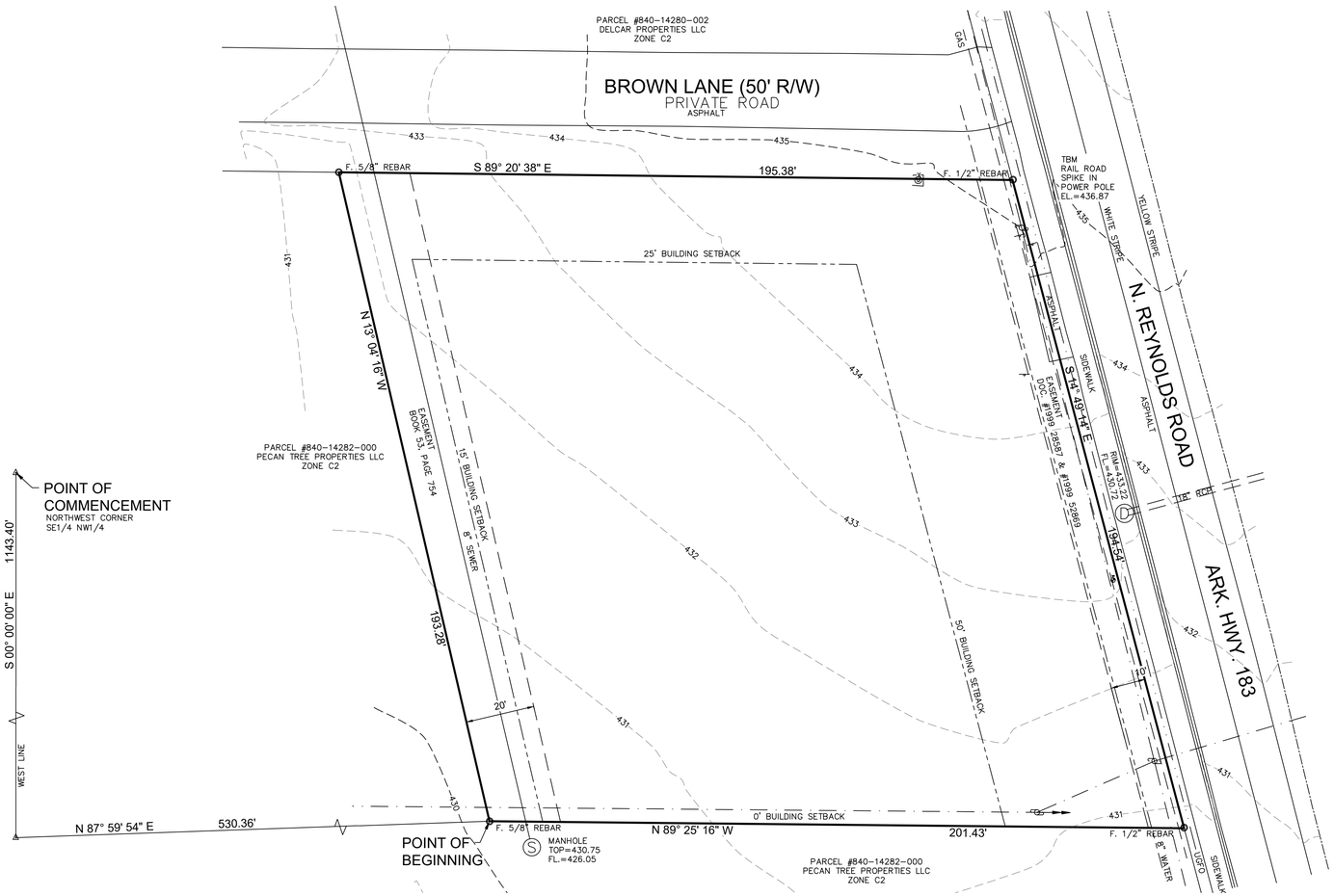
SURVEY LEGAL DESCRIPTION:

PART OF THE SE1/4 NW1/4 OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 14 WEST, IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SE1/4 NW1/4;
THENCE ALONG THE WEST LINE OF THE SAID SE1/4 NW1/4 S 00° 00' 00" E FOR 1143.40 FEET;
THENCE N 87° 59' 54" E FOR 530.36 FEET LEAVING THE WEST LINE OF SAID SE1/4 NW/4 TO A TO 5/8" REBAR AND THE POINT OF BEGINNING;
THENCE N 13° 04' 16" W FOR 193.28 FEET TO A 5/8" REBAR AND THE SOUTHERLY RIGHT OF WAY LINE OF BROWN LANE;
THENCE ALONG SAID RIGHT OF WAY LINE S 89° 20' 38" E FOR 195.38 FEET TO A 1/2" REBAR AND THE WESTERLY RIGHT OF WAY LINE OF NORTH REYNOLDS ROAD;
THENCE ALONG SAID RIGHT OF WAY LINE S 14° 49' 14" E FOR 194.54 FEET TO A 1/2" REBAR;
THENCE N 89° 25' 16" W FOR 201.43 FEET TO THE POINT OF BEGINNING;

LEGEND

- PROPERTY LINE
- EASEMENT
- SANITARY SEWER LINE
- OVERHEAD ELECTRIC LINE
- STORM DRAIN LINE
- EDGE OF ASPHALT
- CURB & GUTTER
- UTILITY POLE & GUY
- GAS METER
- TELEPHONE PEDESTAL
- SIGN
- CALCULATED POINT
- SHOWS FOUND SURVEY MARKER AS DESCRIBED



SURVEYOR'S NOTES

1. THE INFORMATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THIS SURVEY IS BASED ON RECORDS OF EXISTING UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS WERE TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS IN ADVANCE BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
2. BASIS OF BEARINGS: ARKANSAS STATE PLANE, NORTH ZONE (ARDOT).
3. PART OF THIS PROPERTY IS NOT SHOWN IN THE 100 YEAR FLOOD PLAIN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 050308 0380 E DATED JUNE 5, 2020.
4. THIS PROPERTY IS ZONED: C-2
5. THIS TRACT CONTAINS 37,231 SQ. FT. OR 0.855 ACRES, MORE OR LESS.
6. SETBACKS SHOWN ARE FOR C-2 ZONING.

GRAPHIC SCALE

20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

PROFESSIONAL LAND SURVEYOR — STATE OF ARKANSAS NO. 1215 — SIGNATURE — JOHN R. POWNALL — LICENSED

CERTIFICATE OF AUTHORIZATION — THOMAS ENGINEERING CO — No. 94 — ARKANSAS

REVISION: REVISED 1/26/24 UPDATED LEGAL.

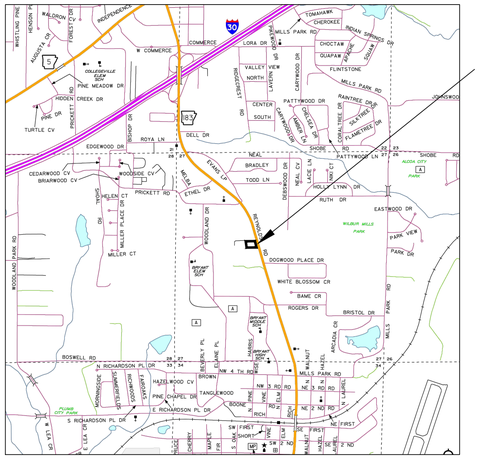
THOMAS ENGINEERING COMPANY
3810 LOOKOUT ROAD, N. LITTLE ROCK, AR. 72116
TEL: 501-753-4463 FAX: 501-753-6814

ALTA/NSPS SURVEY OF PART OF THE SE1/4 NW1/4, OF SECTION 27, T-1-S, R-14-W, SALINE COUNTY, ARKANSAS

APPROVED	DRAWN BY	DATE	SHEET NO.
	MJC	10/3/23	V1
SCALE 1" = 20'			

LITTLE CAESARS-BRYANT-23-0165.dwg

PLOTTED: 6/12/2024



VICINITY MAP

GENERAL NOTES:
1. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED. RADII ARE 5 FEET UNLESS OTHERWISE INDICATED.

2. SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

3. 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 UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

4. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH O.S.H.A. AND ANY OTHER APPLICABLE LOCAL, STATE OR FEDERAL SAFETY REGULATIONS, INCLUDING THE USE OF TRENCH SHORING, ETC.

5. REPAIR, REPLACE OR EXTEND EXISTING DAMAGED OR MISSING CURB AND GUTTER, SIDEWALK, RAMPS OR CONCRETE APRONS ON SITE & WITHIN THE PUBLIC RIGHT-OF-WAY ADJACENT TO THE SITE. REMOVE ABANDONED DRIVEWAYS. ALL WORK WITHIN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY STANDARDS AND ADA GUIDELINES.

6. CONTACT BRYANT STREET DEPARTMENT FOR INSPECTIONS OF ANY WORK IN PUBLIC RIGHT-OF-WAY PRIOR TO PLACEMENT OF CONCRETE OR ASPHALT OR FOR CLARIFICATION OF REQUIREMENTS PRIOR TO TO COMMENCING WORK. FAILURE TO DO SO CAN RESULT IN REMOVAL OF ANY IMPROPERLY PLACED CONCRETE OR ASPHALT AT THE EXPENSE OF THE CONTRACTOR.

7. CONTACT BRYANT FIRE DEPARTMENT FOR LOCATION AND REQUIREMENTS FOR FIRE LANE STRIPING ON SITE BEFORE APPLICATION. FIRE LANES WILL BE 4" WHITE LETTERS ON 6" RED TRAFFIC PAINT AT 15' INTERVALS.

SITE PLAN NOTES

1. SITE CONTAINS A PROPOSED DRIVE THRU RESTAURANT.
2. BASIS OF BEARINGS: GPS GRID NORTH.
3. THE PROPERTY IS NOT SHOWN IN THE 100 YEAR FLOOD PLAIN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 050308 0380E, DATED 6/05/20.
4. THIS PROPERTY IS ZONED C-2.
5. ALL ABUTTING PROPERTIES ARE ZONED C-2.
6. THIS TRACT CONTAINS 37,231 S.F. OR 0.855 ACRES, MORE OR LESS.
7. SETBACKS FOR C-2 ZONING ON HWY 183 ARE:
   - 50' FRONT
   - 0' SIDE OR 25' ALONG STREET OR RESIDENTIAL
   - 15' REAR OR 55' ABUTTING RESIDENTIAL
8. BUILDING TO LOT COVERAGE 5.0% (35% MAX.).
   IMPERVIOUS SURFACE AREA TO LOT COVERAGE 65%.

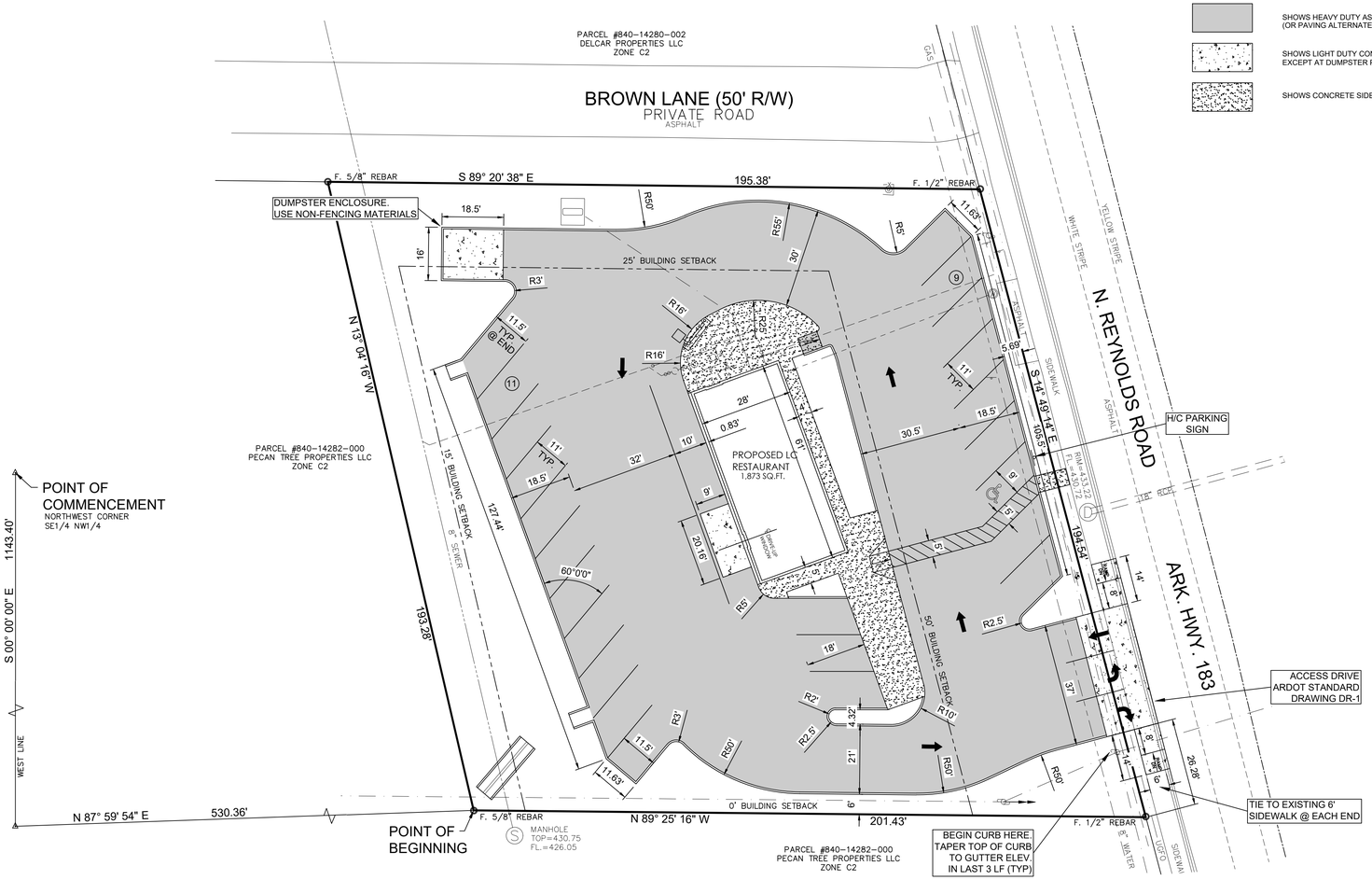
SURVEY LEGAL DESCRIPTION:

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- UTILITY POLE & GUY
- GAS METER
- TELEPHONE PEDESTAL
- SIGN
- CALCULATED POINT
- SHOWS FOUND SURVEY MARKER AS DESCRIBED
- SHOWS HEAVY DUTY ASPHALT PAVEMENT (OR PAVING ALTERNATE - LIGHT DUTY CONC. PAVEMENT)
- SHOWS LIGHT DUTY CONCRETE PAVEMENT EXCEPT AT DUMPSTER PAD
- SHOWS CONCRETE SIDEWALK



PARKING

REGULAR	19 SPACES
ACCESSIBLE	1 SPACES
TOTAL	20 SPACES
REQUIRED	7 SPACES (1 SPACE/300 SF OCCUPIED SPACE)

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 4685
JOHN R. POWELL

CERTIFICATE OF AUTHORIZATION
THOMAS ENGINEERING CO.
No. 94
ARKANSAS

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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

THOMAS ENGINEERING COMPANY
3810 LOOKOUT ROAD, N. LITTLE ROCK, AR. 72116
TEL: 501-753-4463 FAX: 501-753-6814

SITE PLAN
LITTLE CAESARS
BRYANT, ARKANSAS

APPROVED	DRAWN BY	DATE	SHEET NO.
	JRP	7/10/24	C2
SCALE 1" = 20'			

LITTLE CAESARS-BRYANT-23-0165.dwg

PLOTTED: 7/10/2024

GRADING PLAN
GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

2. WARRANTY/DISCLAIMER. THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED AT THIS TIME. HOWEVER, NEITHER THOMAS ENGINEERING COMPANY, INC., NOR ITS PERSONNEL CAN OR DO WARRANTY THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THOMAS ENGINEERING COMPANY PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

3. SAFETY NOTICE TO CONTRACTOR. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR OWNER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

4. ENGINEER'S NOTICE TO CONTRACTOR. 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 LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

5. SEE ARCHITECTURAL PLANS FOR DETAILS ON CONCRETE RAMPS AND SIDEWALKS ATTACHED TO BUILDINGS.

6. FINISHED GRADE CONTOURS ARE INDICATED ALONG TOP OF COMPLETED STRUCTURES, TOP OF PAVEMENT AND GUTTER LINE OF CURB, UNLESS OTHERWISE SHOWN. FOR ROUGH GRADING, CONTRACTOR SHALL ALLOW FOR DEPTHS OF TOPSOIL AND CONCRETE STRUCTURES. FOR FINISH GRADING, CONTRACTOR SHALL INSTALL TOPSOIL AND CONCRETE STRUCTURES TO FINISHED GRADE AS INDICATED ON THIS SHEET.

7. THE GENERAL CONTRACTOR SHALL FURNISH "AS-BUILT" DRAWINGS AT END OF PROJECT.

8. ALL STORM DRAIN LINES AND UTILITY LINES UNDER THE PAVEMENT SHALL BE BACK FILLED WITH CRUSHED STONE.

9. PLACE A 4" MINIMUM DEPTH OF TOPSOIL OVER ALL LAWN AND LANDSCAPE AREAS.

10. REFER TO LANDSCAPE PLAN FOR PERMANENT TURF SOD AND SEEDING AREAS.

11. PROVIDE TEMPORARY SEEDING AND EROSION CONTROL PER STATE AND LOCAL CODES.

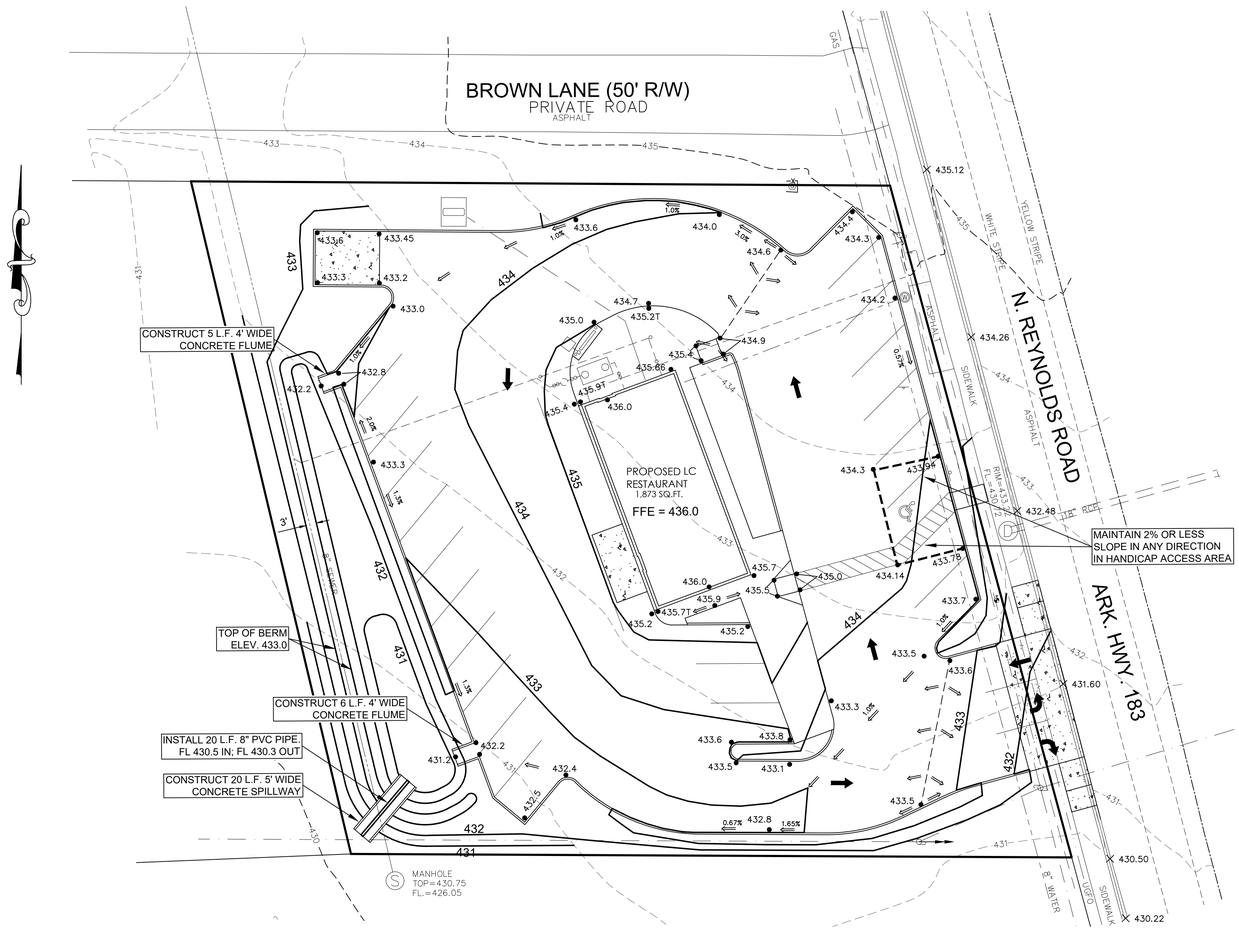
LEGEND

100 / 101	EXISTING CONTOURS
101	PROPOSED CONTOURS
400.0	PROPOSED SPOT ELEVATION GUTTER
400.0 T	PROPOSED SPOT ELEVATION TOP OF CURB
400.00	EXISTING SPOT ELEVATION
⟹	DRAINAGE ARROW

NOTE: SPOT ELEVATIONS FINISHED GRADE UNLESS OTHERWISE SHOWN.

LEGEND

	PROPERTY LINE
	EASEMENT
	SANITARY SEWER LINE
	OVERHEAD ELECTRIC LINE
	STORM DRAIN LINE
	EDGE OF ASPHALT
	CURB & GUTTER
	UTILITY POLE & GUY
G	GAS METER
T	TELEPHONE PEDESTAL
	SIGN
	CALCULATED POINT
	SHOWS FOUND SURVEY MARKER AS DESCRIBED



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Know what's below. Call before you dig.

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
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GRADING PLAN
LITTLE CAESARS
BRYANT, ARKANSAS

APPROVED	DRAWN BY	DATE	SHEET NO.
	JRP	7/10/24	C3
SCALE 1" = 20'			

LITTLE CAESARS-BRYANT-23-0165.dwg

PLOTTED: 7/10/2024

UTILITY NOTES:

1. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES IN ACCORDANCE WITH THE ARKANSAS UNDERGROUND FACILITIES DAMAGE PREVENTION ACT. THIS LAW REQUIRES THAT THE CONTRACTOR MAKE A TELEPHONE CALL TO THE ARKANSAS ONE-CALL SYSTEM AT 1-800-482-8998 AT LEAST TWO (2) WORKING DAYS PRIOR TO EXCAVATING TO ENSURE THAT ANY EXISTING UTILITIES CAN BE LOCATED.

2. CONTRACTOR TO UNCOVER AND MARK UTILITY LINES BEFORE CONSTRUCTION.

3. CONTRACTOR SHALL BEAR ALL RESPONSIBILITY AND COST OF REPAIR OR REPLACEMENT OF EXISTING UTILITIES DAMAGED OR INTERRUPTED AS A RESULT OF THIS CONSTRUCTION.

4. CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND THE OWNER OF ANY DAMAGED OR INTERRUPTED UTILITIES IMMEDIATELY.

5. ALL SEWER MAINS, SERVICES AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE TO THE BRYANT WATER WORKS SPECIFICATIONS, THE ARKANSAS DEPARTMENT OF HEALTH AND THE ARKANSAS STATE PLUMBING CODE.

6. ALL WATER LINES SERVICES AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE TO THE BRYANT WATER WORKS REQUIREMENTS AND THE ARKANSAS STATE PLUMBING CODE.

7. SEE PLUMBING PLANS FOR EXACT LOCATION OF UTILITY ENTRANCES TO THE BUILDING.

8. IN AREAS WHERE UTILITIES ARE INSTALLED UNDER NEW ASPHALT PAVEMENT, REFER TO DETAIL "PIPE TRENCH & BACKFILL SECTION DETAIL UNDER NEW PAVEMENT."

ELECTRIC UTILITY NOTES:

1. CONTRACTOR SHALL VERIFY THE SIZE AND LOCATION OF TRANSFORMER PAD AND PROVIDE THE MINIMUM SIZED PAD REQUIRED BY ENTERGY.
2. THE CONTRACTOR SHALL PAY ENTERGY FOR ALL SWITCHGEAR, CONNECTIONS, UNDERGROUND 3 PHASE PRIMARY WIRE, 3 PHASE PAD MOUNTED TRANSFORMER AND SECONDARY UNDERGROUND SERVICE WIRE.

SANITARY SEWER
GENERAL NOTES

1. 4" SERVICE LINES AND STUBS SHALL BE LAID ON MINIMUM 1% SLOPE.
2. MAINTAIN 10' MINIMUM CLEARANCE BETWEEN WATER AND SEWER LINES.
3. PVC PIPE SHALL HAVE ASTM C33 #7 STONE BEDDING 6" ON ALL SIDES.
4. SEWER SERVICE PIPE MATERIAL SHALL CONFORM TO ONE OF THE FOLLOWING STANDARDS: ASTM D 2665, SCHEDULE 40 DWV OR ASTM D3034, PVC SEWER PIPE, SDR-26

WATER NOTES:
1. ALL PIPES TO HAVE A MINIMUM OF 3' OF COVER.
2. ALL NON-METALLIC MAINS SHALL HAVE A 12 GA. COPPER TRACING WIRE.
3. ALL P.V.C. PIPE SHALL BE CLASS 250.
4. MAINTAIN 18" VERTICAL SERRATION BETWEEN WATER/SEWER CROSSINGS.
5. MAINTAIN 5' HORIZONTAL SEPARATION BETWEEN PARALLEL UTILITIES.
6. CONTRACTOR TO PAY FOR INSTALLATION OF DOMESTIC AND IRRIGATION METERS.

WATER LINE PIPE MATERIALS:
1. DUCTILE IRON PIPE SHALL CONFORM TO ANSI A21.51 (AWWA C151) AND SHALL HAVE A CEMENT MORTAR LINING AND SEAL COAT CONFORMING TO ANSI A21.4 (AWWA C104) AND NSF 61. JOINTS SHALL CONFORM TO ANSI A21.11 (AWWA C111) AND MAY BE MECHANICAL JOINT OR PUSH-ON JOINT UNLESS OTHERWISE SPECIFIED. GASKETS SHALL BE MANUFACTURED IN THE UNITED STATES AND/OR COSTA RICA. THE MINIMUM CLASS OF D.I. PIPE SHALL BE THICKNESS CLASS 50 UNLESS OTHERWISE SPECIFIED. ALL DUCTILE IRON SHALL BE ENCASED IN POLYETHYLENE (POLYWRAPPED) UPON INSTALLATION (SEE SECTION 21 OF THE CAW CONSTRUCTION SPECIFICATIONS FOR SPECIFICS). ALL DUCTILE IRON MAINS SHALL END WITH A FULL JOINT OF MECHANICAL JOINT PIPE WITH A MECHANICAL JOINT PLUG AND ANCHOR COLLAR.

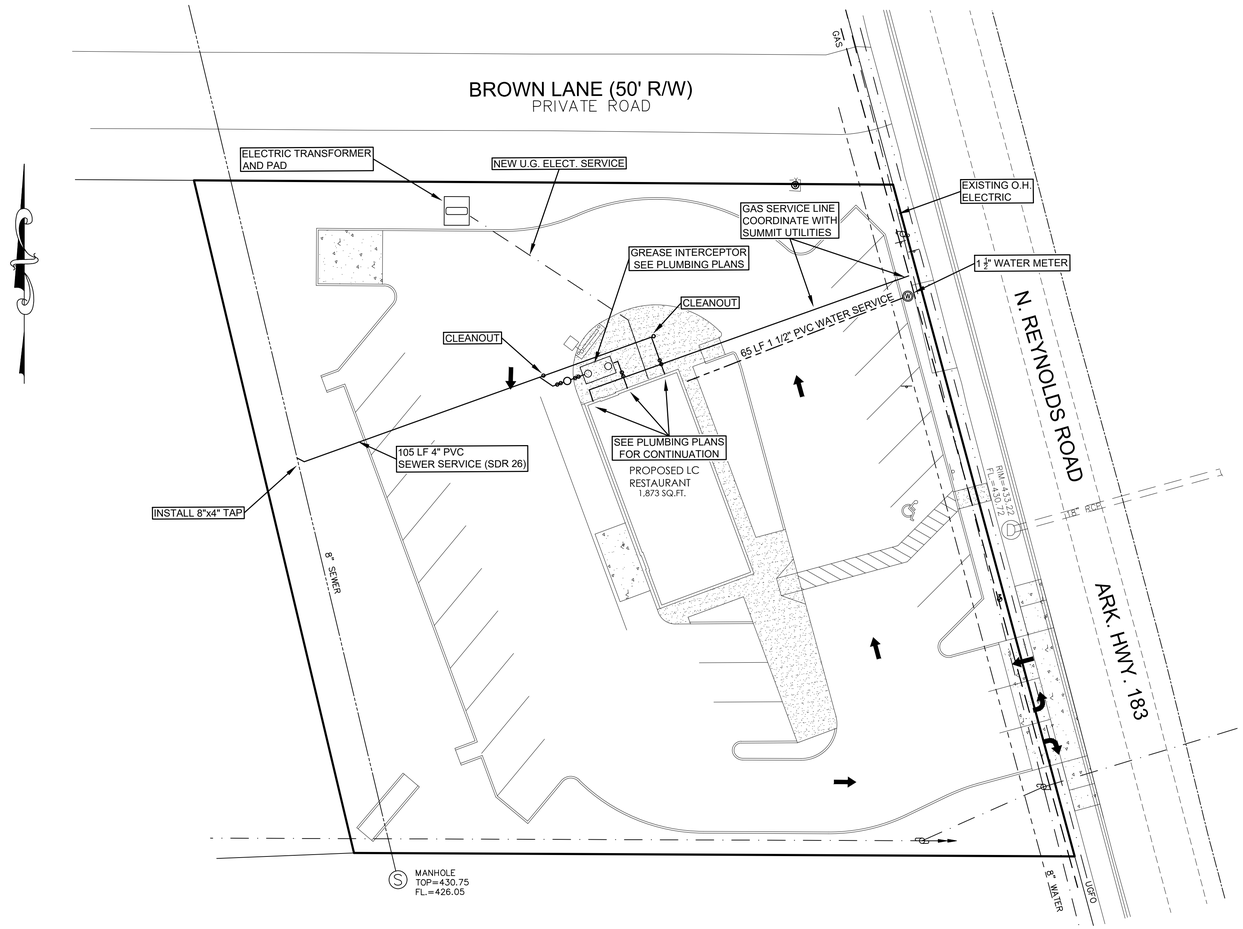
2. PVC WATER MAIN PIPE SHALL CONFORM TO AWWA C900, DR18, PVC PRESSURE PIPE AND FABRICATED FITTINGS 4" THROUGH 12". PVC WATER PIPE SHALL HAVE INTEGRAL BELL JOINTS WITH ELASTOMETRIC GASKETS THAT CONFORM TO ASTM 3212 AND ASTM F477.

3. WATER SERVICE PIPE SHALL CONFORM TO AWWA C904, DR9, CROSS-LINKED POLYETHYLENE (PEX), SDR9, MINIMUM PRESSURE CLASS 160, PRESSURE PIPE AND TUBING, ½ IN. THROUGH 3 IN, FOR WATER SERVICE.

Know what's below. Call before you dig.

LEGEND

- PROPERTY LINE
- EASEMENT
- SANITARY SEWER LINE
- OVERHEAD ELECTRIC LINE
- STORM DRAIN LINE
- EDGE OF ASPHALT
- CURB & GUTTER
- UTILITY POLE & GUY
- GAS METER
- TELEPHONE PEDESTAL
- SIGN
- CALCULATED POINT
- SHOWS FOUND SURVEY MARKER AS DESCRIBED



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 4685 JOHN R. POWELL

CERTIFICATE OF AUTHORIZATION THOMAS ENGINEERING CO No. 94 ARKANSAS

THOMAS ENGINEERING COMPANY
3810 LOOKOUT ROAD, N. LITTLE ROCK, AR. 72116
TEL: 501-753-4463 FAX: 501-753-6814

UTILITY PLAN
LITTLE CAESARS
BRYANT, ARKANSAS

APPROVED	DRAWN BY	DATE	SHEET NO.
	JRP	7/10/24	C4
SCALE 1" = 20'			

LITTLE CAESARS-BRYANT-23-0165.dwg

PLOTTED: 7/10/2024

SEQUENCE OF CONSTRUCTION

1. INSTALL CONSTRUCTION ENTRANCE AND PERIMETER SILT FENCE. CONTRACTOR SHALL INSTALL WHATEVER DIVERSIONS/SWALES ARE NECESSARY TO ROUTE ALL SEDIMENT LADEN WATER TO THE PROPOSED SILT FENCE LOCATIONS.

2. CLEAR SITE AND REMOVE ALL DEMOLITION DEBRIS.

3. BEGIN GRADING OPERATION FOR SITE.

4. BEGIN UTILITY CONSTRUCTION. MAINTAIN ANY DIVERSIONS TO ROUTE ALL UPSTREAM WATER AWAY FROM THE EXISTING STREETS THROUGHOUT CONSTRUCTION.

5. INSTALL CURB AND GUTTER AND SIDEWALKS.

6. FINE GRADE ENTIRE SITE, AND COMPLETE PAVING OPERATIONS.

7. INSTALL SEEDING, VEGETATION, AND PROCEED WITH FINAL SITE STABILIZATION. WATER ALL GRASSED AREAS.

8. INSPECT AND RESOD ALL DISTURBED AREAS AS NECESSARY. UPON FINAL SITE STABILIZATION, CLEAN SILT FROM BEHIND ALL SEDIMENT FENCES AND REMOVE ALL TEMPORARY EROSION CONTROL DEVICES.

EROSION CONTROL NOTES:

1. SEDIMENT CONTROL MEASURES MUST BE INSPECTED AND MAINTAINED REGULARLY IN ORDER TO INSURE THAT THE INTENDED PURPOSES ARE ACCOMPLISHED.

2. ALL DISTURBED AREAS NOT INTENDED FOR PAVING SHALL BE SEEDED OR SODDED AS PER SPECIFICATIONS.

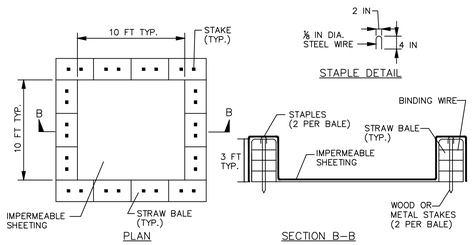
3. STABILIZATION REQUIREMENTS: (NOT NECESSARILY VEGETATION) ALL PERIMETER CONTROLS ARE TO BE STABILIZED WITHIN 7 DAYS OF INSTALLATION. ALL OTHER DISTURBED AREAS ARE TO BE STABILIZED WITHIN 14 DAYS.

4. TEMPORARY SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL ALL CONTRIBUTING AREAS ARE GRADED AND STABILIZED.

5. EXCAVATED EARTH SHALL BE PILED ON THE HIGH SIDE OF EXCAVATIONS.

6. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

7. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.



NOTE: CAN BE TWO STACKED BALES OR PARTIALLY EXCAVATED TO REACH 3 FT DEPTH

WASHOUT STRUCTURE WITH STRAW BALES

CONSTRUCTION SPECIFICATIONS

1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.

2. SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER AND SOLIDS AND MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10 FEET X 10 FEET X 3 FEET DEEP.

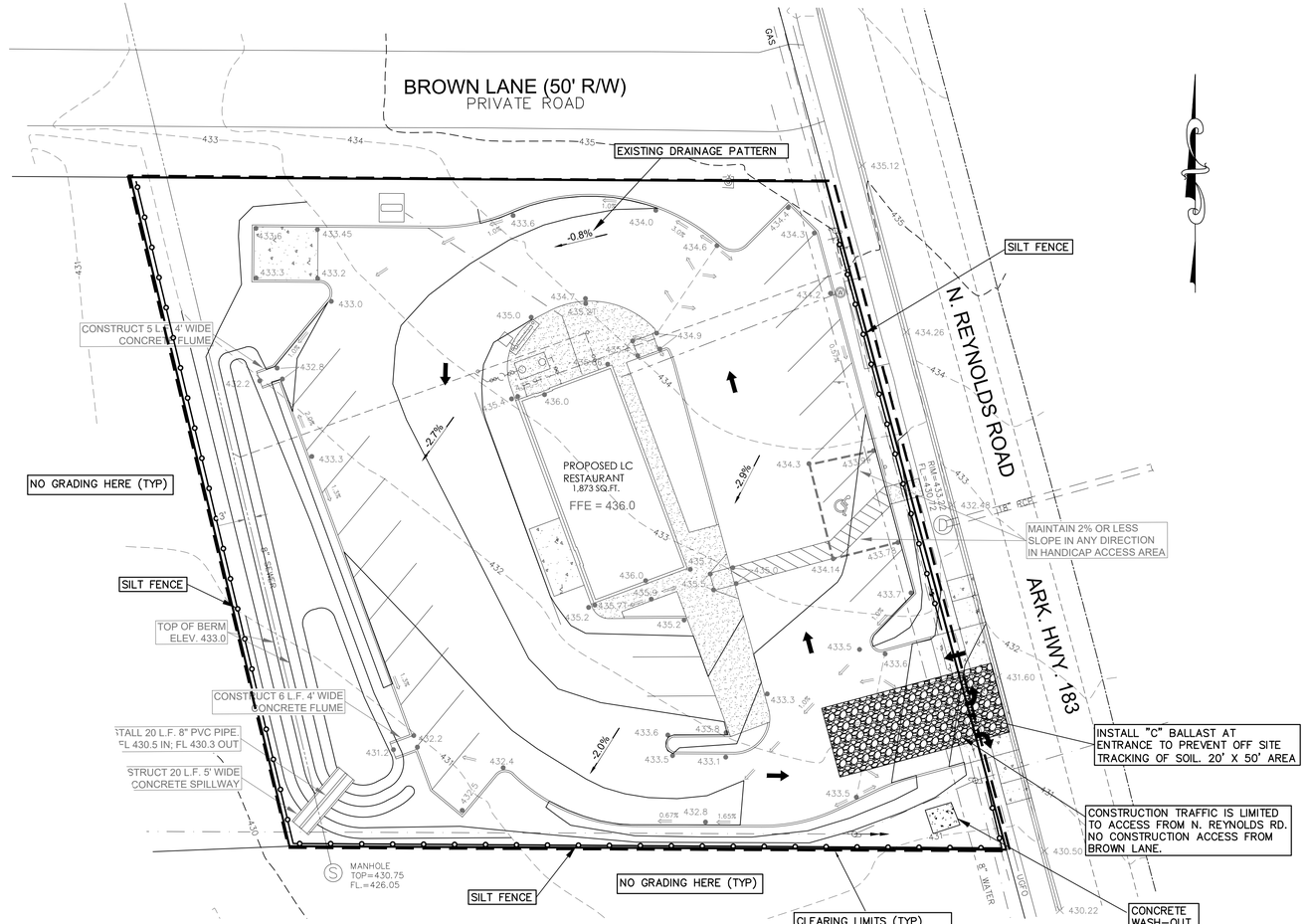
3. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.

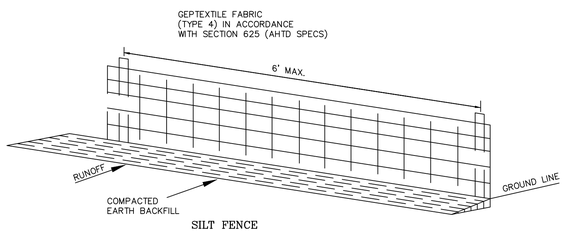
4. PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.

5. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. PRIOR TO FORECASTED RAINSTORMS, REMOVE LIQUIDS OR COVER STRUCTURE TO PREVENT OVERFLOWS. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.

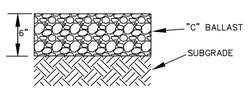
LEGEND

- PROPERTY LINE
- EASEMENT
- SANITARY SEWER LINE
- OVERHEAD ELECTRIC LINE
- STORM DRAIN LINE
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- CURB & GUTTER
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- SHOWS FOUND SURVEY MARKER AS DESCRIBED





SILT FENCE



CROSS SECTION
GRAVEL ENTRANCE DETAIL

LEGEND

SHOWS SILT FENCE

SHOWS GRAVEL ENTRANCE DRIVE

TOTAL SOIL DISTURBANCE ACREAGE= 0.9 AC.±
TOTAL PROJECT ACREAGE= 0.9 AC.±

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 4685 JOHN R. POWELL

CERTIFICATE OF AUTHORIZATION THOMAS ENGINEERING CO. No. 94 ARKANSAS

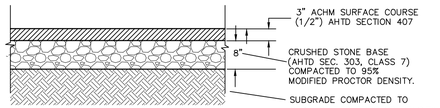
811 Know what's below. Call before you dig.

THOMAS ENGINEERING COMPANY
3810 LOOKOUT ROAD, N. LITTLE ROCK, AR. 72116
TEL: 501-753-4463 FAX: 501-753-6814

EROSION CONTROL PLAN
LITTLE CAESARS
BRYANT, ARKANSAS

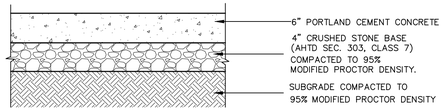
APPROVED	DRAWN BY	DATE	SHEET NO.
	JRP	7/10/24	C5
SCALE 1" = 20'			

PLOTTED: 7/10/2024 LITTLE CAESARS-BRYANT-23-0165.dwg

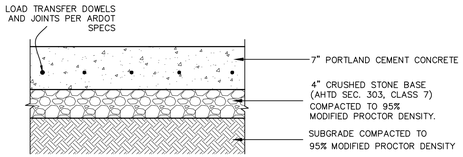


HEAVY DUTY ASPHALT PAVEMENT

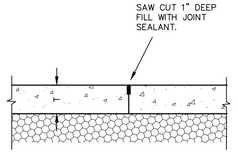
NOTE: ASPHALT PAVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ARKANSAS HIGHWAY AND TRANSPORTATION DEPARTMENT SPECIFICATIONS.



LIGHT DUTY CONCRETE PAVEMENT



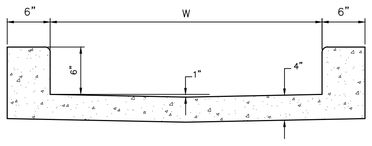
DUMPSTER PAD CONCRETE PAVEMENT



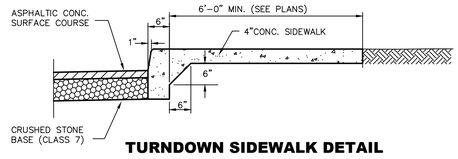
NOTES ON CONCRETE PAVEMENT:

1. CONCRETE SHALL HAVE MINIMUM 4000 PSI COMPRESSIVE STRENGTH.
2. CONCRETE SHALL HAVE 5% AIR ENTRAINED.

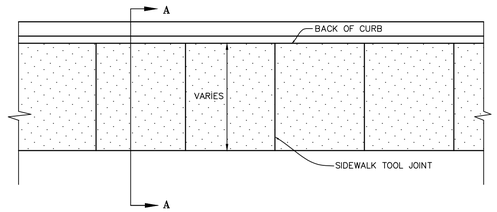
CONTRACTION JOINT DETAIL



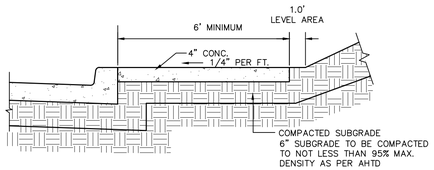
CONCRETE CURB OPENING FLUME SECTION



TURNDOWN SIDEWALK DETAIL

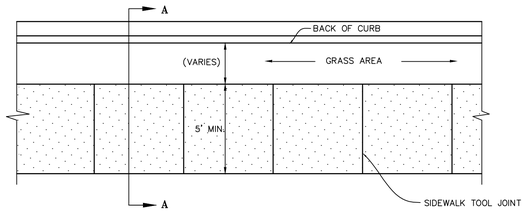


SIDEWALK DETAIL (ADJACENT TO CURB) PLAN VIEW

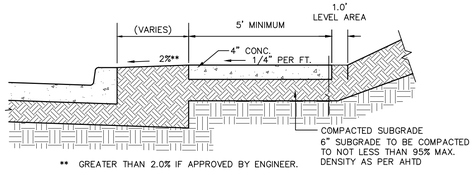


SIDEWALK SECTION A - A

1. 1/2" EXPANSION JOINT SPACING AT 60' AND AT STRUCTURES, DRIVES AND OTHER WALKS.
2. SIDEWALKS SHALL BE TOOLED AT LEAST 20% OF THE FULL DEPTH OF THE SIDEWALK AT 5' INTERVALS.
3. ALL CONCRETE SHALL HAVE 4000 PSI MINIMUM COMPRESSIVE STRENGTH
4. SIDEWALK AGAINST CURB GRANTED ONLY WITH ENGINEER'S PERMISSION



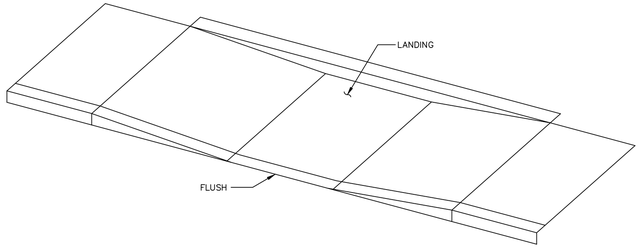
SIDEWALK DETAIL PLAN VIEW

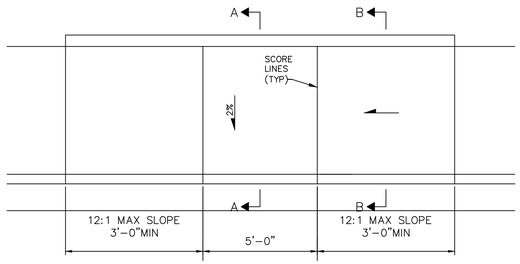


** GREATER THAN 2.0% IF APPROVED BY ENGINEER.

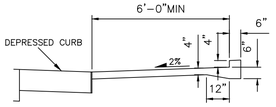
SIDEWALK SECTION A - A

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2. SIDEWALKS SHALL BE TOOLED AT LEAST 20% OF THE FULL DEPTH OF THE SIDEWALK AT 5' INTERVALS.
3. ALL CONCRETE SHALL HAVE 4000 PSI MINIMUM COMPRESSIVE STRENGTH

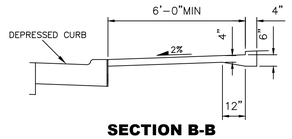




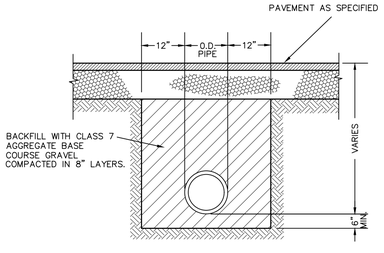
ACCESSIBLE RAMP DETAIL



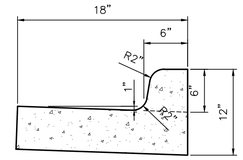
SECTION A-A



SECTION B-B



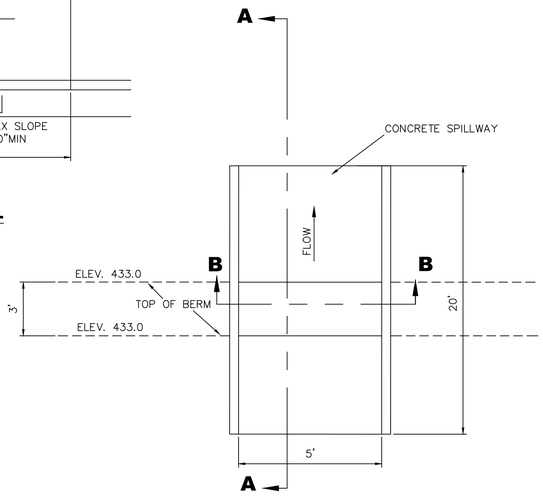
PIPE TRENCH & BACKFILL SECTION DETAIL UNDER NEW PAVEMENT



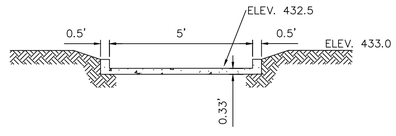
TYPE "A" CURB 6" VERTICAL CURB

NOTES ON CONCRETE CURB & GUTTER:

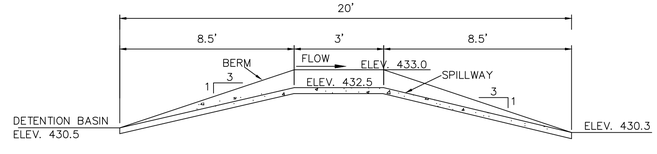
1. CONCRETE SHALL BE AHTD TYPE CLASS A OR CLASS S.
2. CONCRETE SHALL HAVE MINIMUM 4000 PSI COMPRESSIVE STRENGTH.
3. INSTALL 1/2" BITUMINOUS EXPANSION JOINT MATERIAL AT 100' MAXIMUM INTERVALS OR AT TIE INS TO BOXES, RADIUS RETURNS OR DRIVEWAY APRONS.
4. PROVIDE CONTROL JOINTS AT 15' MAXIMUM SPACING.
5. VERTICAL CURB ONLY BE USED WITH ENGINEER'S PERMISSION.
6. TYPE "B" CURB SHALL BE USED EXCEPT WHERE OTHER TYPES OF CURB ARE SPECIFIED ON THE PLANS.



CONCRETE SPILLWAY PLAN VIEW



CONCRETE SPILLWAY SECTION B-B



CONCRETE SPILLWAY SECTION A-A

CERTIFICATE OF AUTHORIZATION THOMAS ENGINEERING CO. No. 94 ARKANSAS

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 4685 JOHN R. POWNALL

THOMAS ENGINEERING COMPANY
3810 LOOKOUT ROAD, N. LITTLE ROCK, AR. 72116
TEL: 501-753-4463 FAX: 501-753-6814

SITE DETAILS
LITTLE CAESARS
BRYANT, ARKANSAS

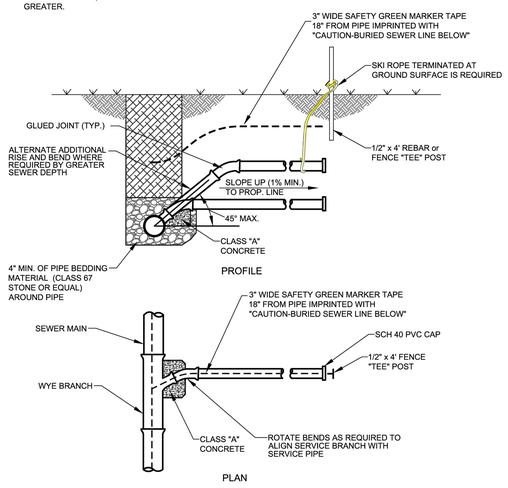
APPROVED	DRAWN BY	DATE	SHEET NO.
	JRP	7/10/24	C6
SCALE NTS	23-0165		

PLOTTED: 7/10/2024

LITTLE CAESARS DETAILS.dwg

NOTES:

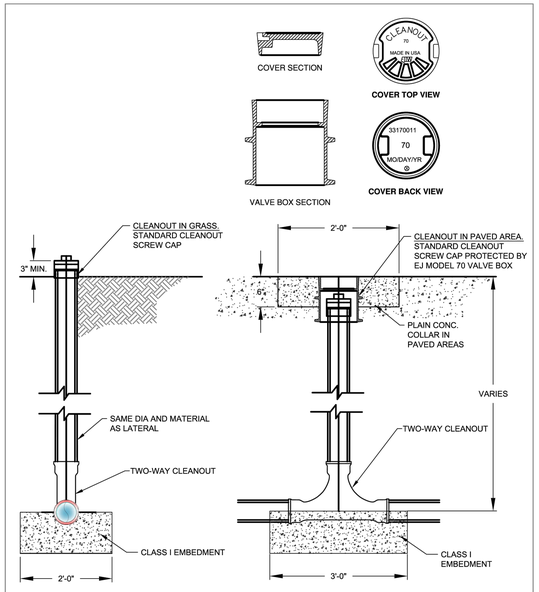
1. MODIFIED RISER LATERAL SHALL BE USED WHEN DEPTH OF COVER EXCEEDS 7'-0"
2. PLACE CLASS "A" CONCRETE UNDER EACH WYE BRANCH TO PREVENT CRACKING OR TWISTING UNDER EARTH LOADS.
3. SERVICE LATERAL STUBS SHALL TERMINATE AT LEAST 2 FEET INSIDE THE PROPERTY LINE BUT IN NO CASE SHALL THE SERVICE LATERAL STUB TERMINATE AT A DISTANCE LESS THAN 8 FEET FROM THE SANITARY SEWER MAIN.
4. BURY A 1/2" x 4' STEEL TEE FENCE POST AT END OF SERVICE LATERAL STUB AND BACKFILL TO FINISHED GRADE OF PROPERTY.
5. 4" DUCTILE IRON PIPE, LINED FOR SANITARY SEWER AND 4" DUCTILE IRON M.J. FITTINGS, LINED FOR SANITARY SEWER, SHALL BE INSTALLED FOR SERVICES BURIED AT DEPTHS OF 14 FEET AND GREATER.



SEWER SERVICE LATERAL

CITY OF BRYANT, AR WATER UTILITIES 210 S.W. 3rd. STREET BRYANT, AR PHONE: (501) 943-0488	TITLE: SEWER DETAILS	DATE: APRIL 2015 REVISED	SHEET: S15
	DESCRIPTION: SEWER SERVICE LATERAL		
	DRAWN BY: CHECKED BY: FILE: S15-Sewer Service Lateral.dwg		

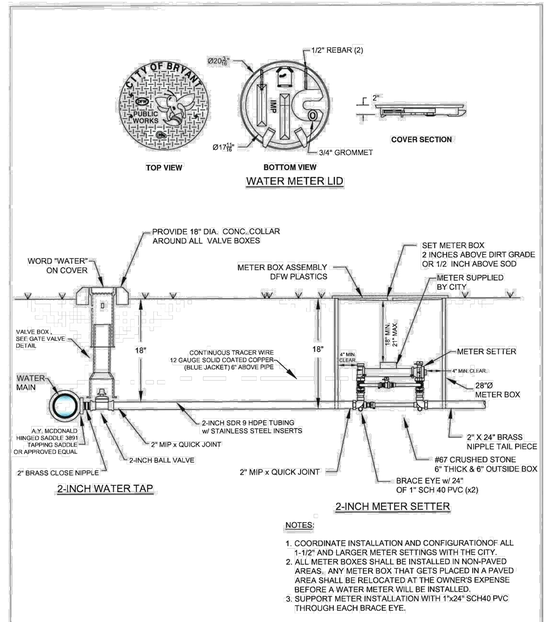
4/15/2015 3:59:56 AM



TYPICAL CLEANOUT

CITY OF BRYANT, AR WATER UTILITIES 210 S.W. 3rd. STREET BRYANT, AR PHONE: (501) 943-0488	TITLE: SEWER DETAILS	DATE: APRIL 2015 REVISED	SHEET: S16
	DESCRIPTION: SEWER SERVICE CLEANOUT		
	DRAWN BY: CHECKED BY: FILE: S16-Sewer Service Cleanout.dwg		

4/15/2015 3:58:13 AM



WATER METER LID

2-INCH WATER TAP

2-INCH METER SETTER

NOTES:

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

2" WATER SERVICE AND WATER METER

CITY OF BRYANT, AR WATER UTILITIES 210 S.W. 3rd. STREET BRYANT, AR PHONE: (501) 943-0488	TITLE: WATER DETAILS	DATE: APRIL 2015 REVISED	SHEET: W12
	DESCRIPTION: 2" WATER METER		
	DRAWN BY: CHECKED BY: FILE: W12-2 Inch Water Meter.dwg		

CERTIFICATE OF AUTHORIZATION
THOMAS ENGINEERING CO.
No. 94
ARKANSAS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 4685
JOHN R. POWNALL

THOMAS ENGINEERING COMPANY
3810 LOOKOUT ROAD, N. LITTLE ROCK, AR. 72116
TEL: 501-753-4463 FAX: 501-753-6814

WATER AND SEWER LINE DETAILS
LITTLE CAESARS
BRYANT, ARKANSAS

APPROVED	DRAWN BY	DATE	SHEET NO.
	JRP	7/10/24	C7
SCALE NTS	23-0165		

LITTLE CAESARS DETAILS.dwg

PLOTTED: 7/10/2024

LITTLE CAESARS
DRAINAGE REPORT

DATE 7/10/24
REVISED 7/11/24

PREPARED FOR:
CITY OF BRYANT, AR

PREPARED BY:

THOMAS ENGINEERING COMPANY
JOHN R POWNALL, P.E.
3810 LOOKOUT ROAD
NORTH LITTLE ROCK, AR 72116

CERTIFICATION

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

John R. Pownall, P.E.
President



Date: 07/10/24
REVISED: 07/11/24

PROJECT DESCRIPTION

The proposed project is for the construction of a Little Caesars Restaurant located at Reynolds Road and Brown Lane. The proposed development is for a 1,873 square foot building.

This drainage analysis is to evaluate the predevelopment & post development drainage for the 2YR, 5YR, 10YR, 25YR and 100YR storms. The existing site is grass covered. The developed condition will be covered in approximately 70% impermeable surfaces.

PROPOSED DRAINAGE SYSTEM

The developed site will drain by overland flow to a detention basin on the west side of the site. The detention basin will have a 8" diameter outlet pipe and a 5 foot wide overflow wier. The pre-development and post-development flows are summarized below:

STORM	PRE-DEVELOPMENT	POST-DEVELOPMENT
2	1.10	1.97
5	1.35	2.11
10	1.49	2.22
25	1.71	2.77
100	2.13	3.65

Due to the 8" minimum size of the outlet pipe, the post-development flows are more than the pre-development.

APPENDIX

Project Description

File Name	LITTLE CAESARS BRYANT POST DEV.SPF
Description	
	LITTLE CAESARS BRYANT

Project Options

Flow Units	CFS
Elevation Type	Elevation
Hydrology Method	Rational
Time of Concentration (TOC) Method	SCS TR-55
Link Routing Method	Kinematic Wave
Enable Overflow Ponding at Nodes	YES
Skip Steady State Analysis Time Periods	NO

Analysis Options

Start Analysis On	Jun 28, 2024	00:00:00
End Analysis On	Jun 28, 2024	03:00:00
Start Reporting On	Jun 28, 2024	00:00:00
Antecedent Dry Days	0	days
Runoff (Dry Weather) Time Step	0 01:00:00	days hh:mm:ss
Runoff (Wet Weather) Time Step	0 00:05:00	days hh:mm:ss
Reporting Time Step	0 00:05:00	days hh:mm:ss
Routing Time Step	30	seconds

Number of Elements

	Qty
Rain Gages	0
Subbasins	1
Nodes	2
Junctions	0
Outfalls	1
Flow Diversions	0
Inlets	0
Storage Nodes	1
Links	2
Channels	0
Pipes	0
Pumps	0
Orifices	1
Weirs	1
Outlets	0
Pollutants	0
Land Uses	0

Rainfall Details

Return Period	2 year(s)

Subbasin Summary

SN	Subbasin ID	Area (ac)	Weighted Runoff Coefficient	Total Rainfall (in)	Total Runoff (in)	Total Runoff Volume (ac-in)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
1	Sub-01	0.82	0.3400	0.48	0.16	0.13	1.62	0 00:05:00

Node Summary

SN	Element ID	Element Type	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Initial Water Elevation (ft)	Surcharge Elevation (ft)	Ponded Area (ft²)	Peak Inflow (cfs)	Max HGL Elevation Attained (ft)	Max Surcharge Depth Attained (ft)	F
1	Out-01	Outfall	430.30					1.21	430.30		
2	Stor-01	Storage Node	430.50	433.00	430.50		0.00	1.62	431.32		

Link Summary

SN	Element ID	Element Type	From (Inlet) Node	To (Outlet) Node	Length	Inlet Invert Elevation	Outlet Invert Elevation	Average Slope	Diameter or Height	Manning's Roughness	Peak Flow	Design Flow Capacity	Peak Flow/ Design Flow Ratio	Peak Flow Velocity
					(ft)	(ft)	(ft)	(%)	(in)		(cfs)	(cfs)		(ft/sec)
1	DETENTION-OUTLET	Orifice	Stor-01	Out-01		430.50	430.30		8.000		1.21			
2	DETENTION-SPILLWAY	Weir	Stor-01	Out-01		430.50	430.30				0.00			

Subbasin Hydrology

Subbasin : Sub-01

Input Data

Area (ac) 0.82
Weighted Runoff Coefficient 0.3400

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Pasture, less than 25 years	0.82	C (2-6%)	0.34
Composite Area & Weighted Runoff Coeff.	0.82		0.34

Time of Concentration

TOC Method : SCS TR-55

Sheet Flow Equation :

Tc = (0.007 * ((n * Lf)^0.8)) / ((P^0.5) * (Sf^0.4))

Where :

Tc = Time of Concentration (hr)
n = Manning's roughness
Lf = Flow Length (ft)
P = 2 yr, 24 hr Rainfall (inches)
Sf = Slope (ft/ft)

Shallow Concentrated Flow Equation :

V = 16.1345 * (Sf^0.5) (unpaved surface)
V = 20.3282 * (Sf^0.5) (paved surface)
V = 15.0 * (Sf^0.5) (grassed waterway surface)
V = 10.0 * (Sf^0.5) (nearly bare & untilled surface)
V = 9.0 * (Sf^0.5) (cultivated straight rows surface)
V = 7.0 * (Sf^0.5) (short grass pasture surface)
V = 5.0 * (Sf^0.5) (woodland surface)
V = 2.5 * (Sf^0.5) (forest w/heavy litter surface)
Tc = (Lf / V) / (3600 sec/hr)

Where:

Tc = Time of Concentration (hr)
Lf = Flow Length (ft)
V = Velocity (ft/sec)
Sf = Slope (ft/ft)

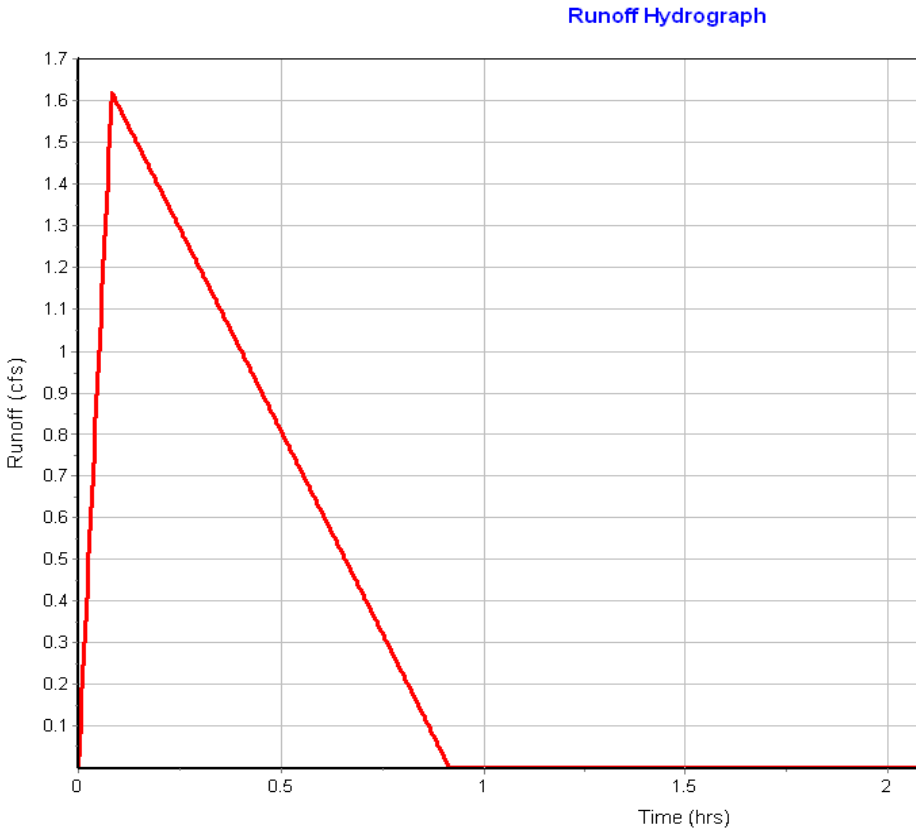
Channel Flow Equation :

V = (1.49 * (R^(2/3)) * (Sf^0.5)) / n
R = Aq / Wp
Tc = (Lf / V) / (3600 sec/hr)

Where :

Tc = Time of Concentration (hr)
Lf = Flow Length (ft)
R = Hydraulic Radius (ft)

Subbasin : Sub-01



Storage Nodes

Storage Node : Stor-01

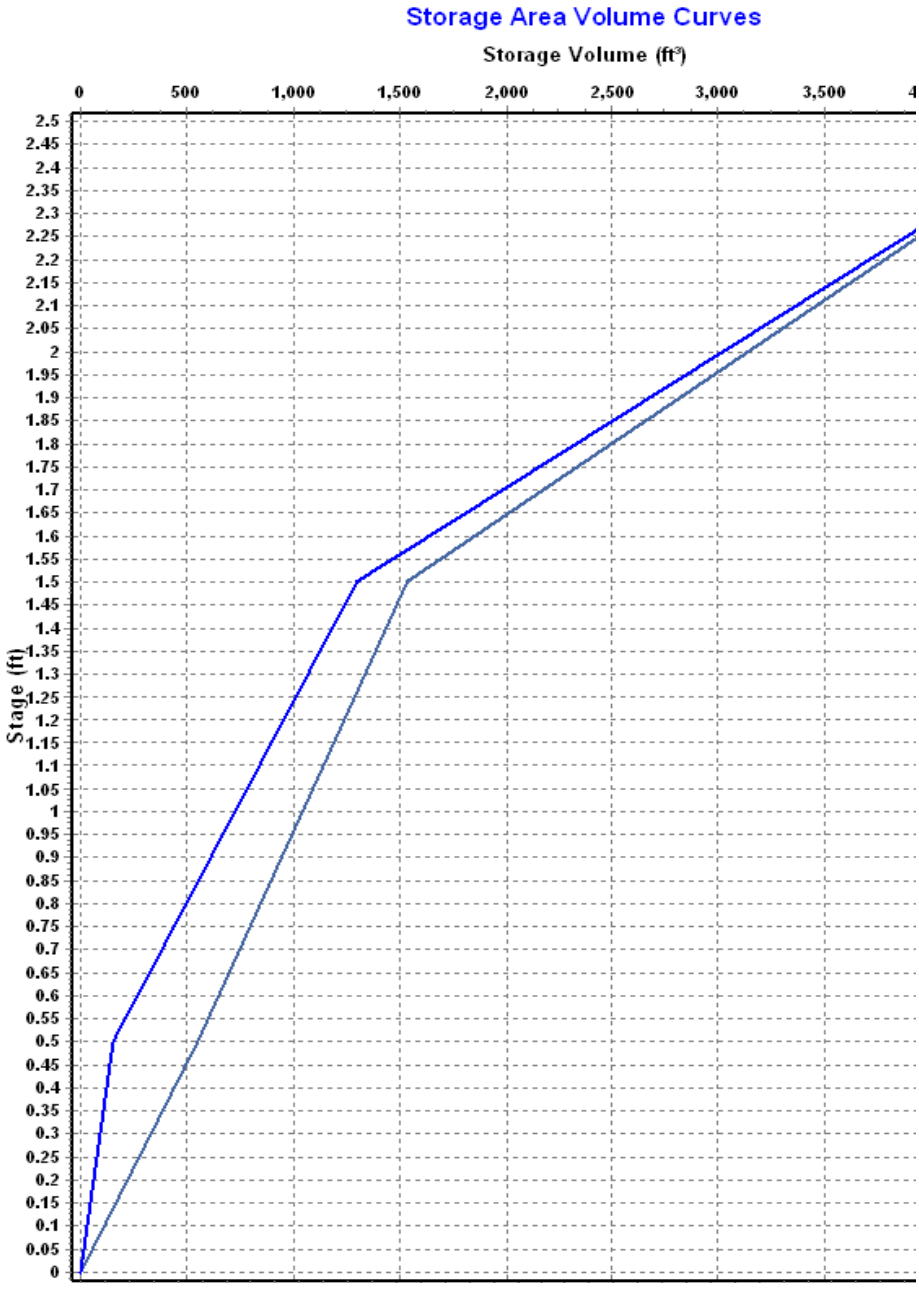
Input Data

Invert Elevation (ft)	430.50
Max (Rim) Elevation (ft)	433.00
Max (Rim) Offset (ft)	2.50
Initial Water Elevation (ft)	430.50
Initial Water Depth (ft)	0.00
Ponded Area (ft²)	0.00
Evaporation Loss	0.00

Storage Area Volume Curves

Storage Curve : Storage-01

Stage (ft)	Storage Area (ft²)	Storage Volume (ft³)
0	1	0.000
.5	608	152.25
1.5	1689	1300.75
2.5	5204	4747.25


Storage Area Volume Curves
Storage Volume (ft³)
0
500
1,000
1,500
2,000
2,500
3,000
3,500
Stage (ft)
2.5
2.45
2.4
2.35
2.3
2.25
2.2
2.15
2.1
2.05
2
1.95
1.9
1.85
1.8
1.75
1.7
1.65
1.6
1.55
1.5
1.45
1.4
1.35
1.3
1.25
1.2
1.15
1.1
1.05
1
0.95
0.9
0.85
0.8
0.75
0.7
0.65
0.6
0.55
0.5
0.45
0.4
0.35
0.3
0.25
0.2
0.15
0.1
0.05
0

Storage Node : Stor-01 (continued)

Outflow Weirs

SN	Element ID	Weir Type	Flap Gate	Crest Elevation (ft)	Crest Offset (ft)	Length (ft)
1	DETENTION-SPILLWAY	Rectangular	No	432.50	2.00	5.00

Outflow Orifices

SN	Element ID	Orifice Type	Orifice Shape	Flap Gate	Circular Orifice Diameter (in)	Rectangular Orifice Height (in)
1	DETENTION-OUTLET	Side	CIRCULAR	No	8.00	

Output Summary Results

Peak Inflow (cfs)	1.62
Peak Lateral Inflow (cfs)	1.62
Peak Outflow (cfs)	1.21
Peak Exfiltration Flow Rate (cfm)	0.00
Max HGL Elevation Attained (ft)	431.32
Max HGL Depth Attained (ft)	0.82
Average HGL Elevation Attained (ft)	430.68
Average HGL Depth Attained (ft)	0.18
Time of Max HGL Occurrence (days hh:mm)	0 00:17
Total Exfiltration Volume (1000-ft³)	0.000
Total Flooded Volume (ac-in)	0
Total Time Flooded (min)	0
Total Retention Time (sec)	0.00

Project Description

File Name	LITTLE CAESARS BRYANT POST DEV.SPF
Description	
	LITTLE CAESARS BRYANT

Project Options

Flow Units	CFS
Elevation Type	Elevation
Hydrology Method	Rational
Time of Concentration (TOC) Method	SCS TR-55
Link Routing Method	Kinematic Wave
Enable Overflow Ponding at Nodes	YES
Skip Steady State Analysis Time Periods	NO

Analysis Options

Start Analysis On	Jun 28, 2024	00:00:00
End Analysis On	Jun 28, 2024	03:00:00
Start Reporting On	Jun 28, 2024	00:00:00
Antecedent Dry Days	0	days
Runoff (Dry Weather) Time Step	0 01:00:00	days hh:mm:ss
Runoff (Wet Weather) Time Step	0 00:05:00	days hh:mm:ss
Reporting Time Step	0 00:05:00	days hh:mm:ss
Routing Time Step	30	seconds

Number of Elements

	Qty
Rain Gages	0
Subbasins	1
Nodes	2
Junctions	0
Outfalls	1
Flow Diversions	0
Inlets	0
Storage Nodes	1
Links	2
Channels	0
Pipes	0
Pumps	0
Orifices	1
Weirs	1
Outlets	0
Pollutants	0
Land Uses	0

Rainfall Details

Return Period	5 year(s)

Subbasin Summary

SN	Subbasin ID	Area (ac)	Weighted Runoff Coefficient	Total Rainfall (in)	Total Runoff (in)	Total Runoff Volume (ac-in)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
1	Sub-01	0.82	0.3400	0.56	0.19	0.16	1.87	0 00:05:00

Node Summary

SN	Element ID	Element Type	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Initial Water Elevation (ft)	Surcharge Elevation (ft)	Ponded Area (ft²)	Peak Inflow (cfs)	Max HGL Elevation Attained (ft)	Max Surcharge Depth Attained (ft)	F
1	Out-01	Outfall	430.30					1.34	430.30		
2	Stor-01	Storage Node	430.50	433.00	430.50		0.00	1.87	431.44		

Link Summary

SN	Element ID	Element Type	From (Inlet) Node	To (Outlet) Node	Length	Inlet Invert Elevation	Outlet Invert Elevation	Average Slope	Diameter or Height	Manning's Roughness	Peak Flow	Design Flow Capacity	Peak Flow/ Design Flow Ratio	Peak Flow Velocity
					(ft)	(ft)	(ft)	(%)	(in)		(cfs)	(cfs)		(ft/sec)
1	DETENTION-OUTLET	Orifice	Stor-01	Out-01		430.50	430.30		8.000		1.34			
2	DETENTION-SPILLWAY	Weir	Stor-01	Out-01		430.50	430.30				0.00			

Subbasin Hydrology

Subbasin : Sub-01

Input Data

Area (ac) 0.82
Weighted Runoff Coefficient 0.3400

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Pasture, less than 25 years	0.82	C (2-6%)	0.34
Composite Area & Weighted Runoff Coeff.	0.82		0.34

Time of Concentration

TOC Method : SCS TR-55

Sheet Flow Equation :

Tc = (0.007 * ((n * Lf)^0.8)) / ((P^0.5) * (Sf^0.4))

Where :

Tc = Time of Concentration (hr)
n = Manning's roughness
Lf = Flow Length (ft)
P = 2 yr, 24 hr Rainfall (inches)
Sf = Slope (ft/ft)

Shallow Concentrated Flow Equation :

V = 16.1345 * (Sf^0.5) (unpaved surface)
V = 20.3282 * (Sf^0.5) (paved surface)
V = 15.0 * (Sf^0.5) (grassed waterway surface)
V = 10.0 * (Sf^0.5) (nearly bare & untilled surface)
V = 9.0 * (Sf^0.5) (cultivated straight rows surface)
V = 7.0 * (Sf^0.5) (short grass pasture surface)
V = 5.0 * (Sf^0.5) (woodland surface)
V = 2.5 * (Sf^0.5) (forest w/heavy litter surface)
Tc = (Lf / V) / (3600 sec/hr)

Where:

Tc = Time of Concentration (hr)
Lf = Flow Length (ft)
V = Velocity (ft/sec)
Sf = Slope (ft/ft)

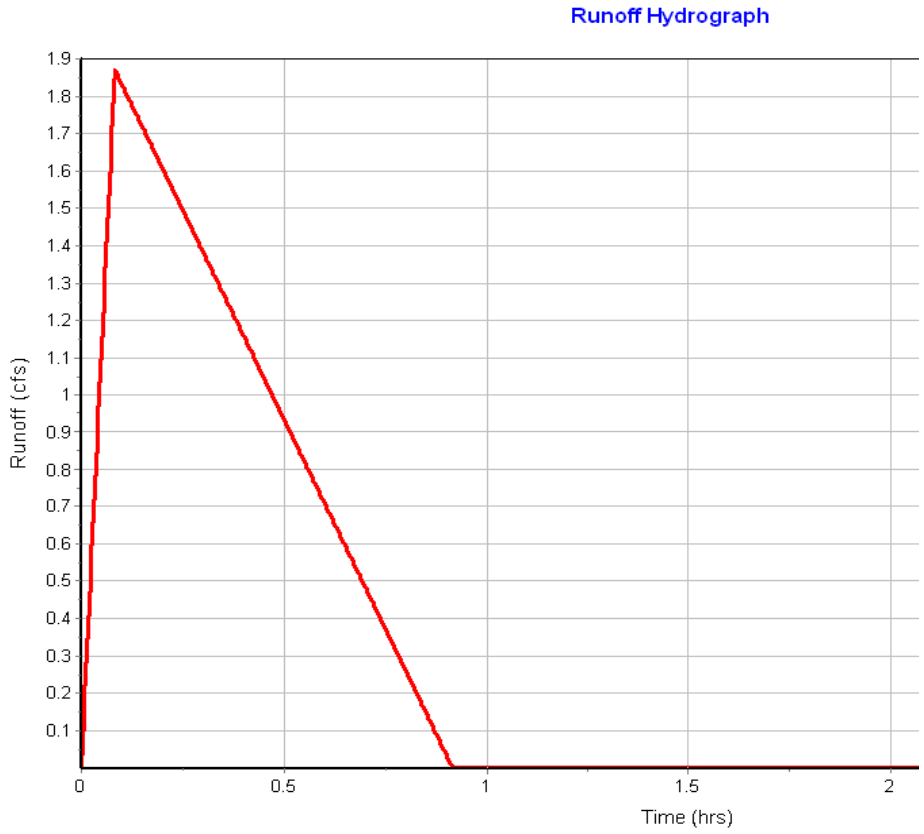
Channel Flow Equation :

V = (1.49 * (R^(2/3)) * (Sf^0.5)) / n
R = Aq / Wp
Tc = (Lf / V) / (3600 sec/hr)

Where :

Tc = Time of Concentration (hr)
Lf = Flow Length (ft)
R = Hydraulic Radius (ft)

Subbasin : Sub-01



Storage Nodes

Storage Node : Stor-01

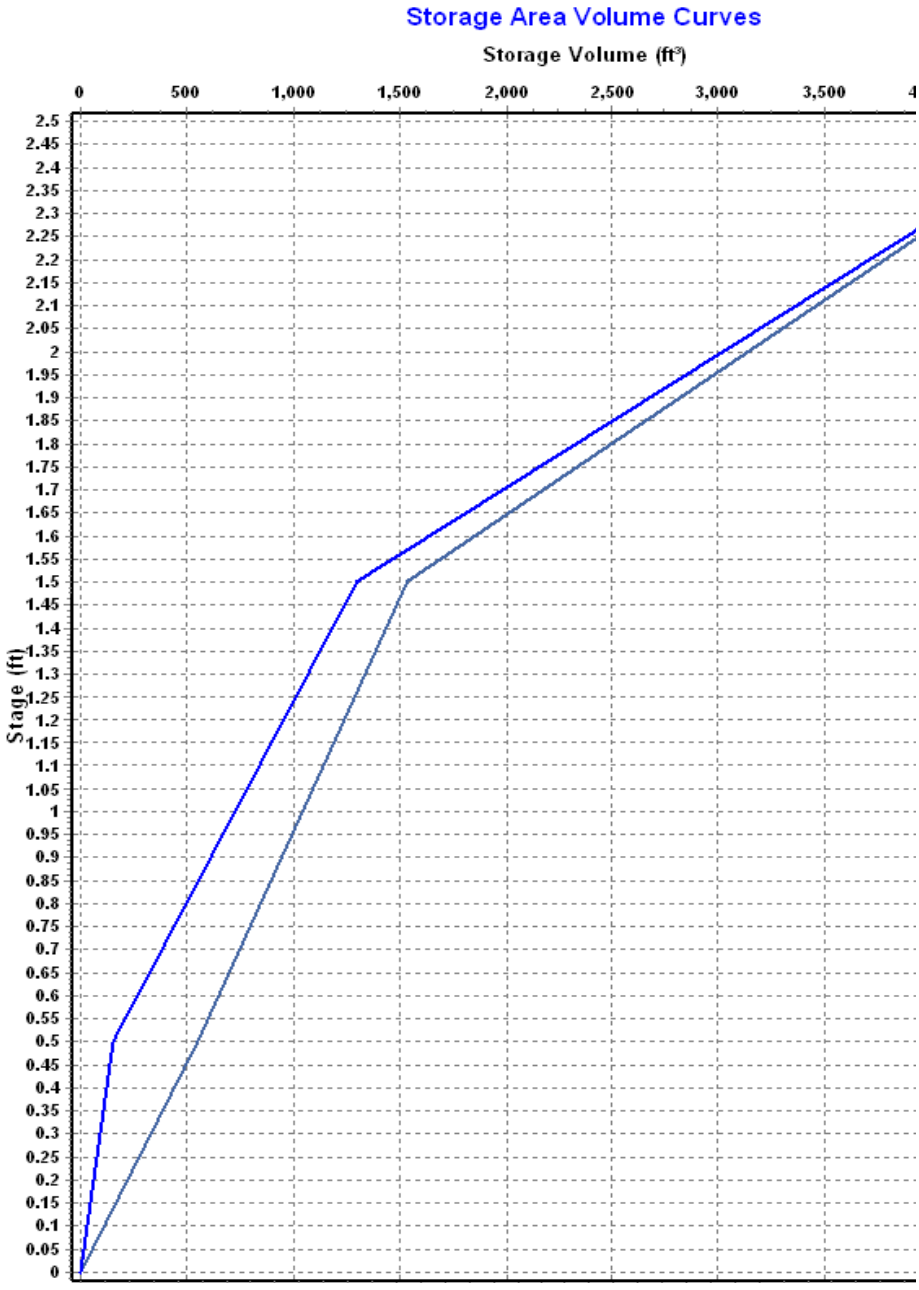
Input Data

Invert Elevation (ft)	430.50
Max (Rim) Elevation (ft)	433.00
Max (Rim) Offset (ft)	2.50
Initial Water Elevation (ft)	430.50
Initial Water Depth (ft)	0.00
Ponded Area (ft²)	0.00
Evaporation Loss	0.00

Storage Area Volume Curves

Storage Curve : Storage-01

Stage (ft)	Storage Area (ft²)	Storage Volume (ft³)
0	1	0.000
.5	608	152.25
1.5	1689	1300.75
2.5	5204	4747.25


Storage Area Volume Curves
Storage Volume (ft³)
0
500
1,000
1,500
2,000
2,500
3,000
3,500
Stage (ft)
2.5
2.45
2.4
2.35
2.3
2.25
2.2
2.15
2.1
2.05
2
1.95
1.9
1.85
1.8
1.75
1.7
1.65
1.6
1.55
1.5
1.45
1.4
1.35
1.3
1.25
1.2
1.15
1.1
1.05
1
0.95
0.9
0.85
0.8
0.75
0.7
0.65
0.6
0.55
0.5
0.45
0.4
0.35
0.3
0.25
0.2
0.15
0.1
0.05
0

Storage Node : Stor-01 (continued)

Outflow Weirs

SN	Element ID	Weir Type	Flap Gate	Crest Elevation (ft)	Crest Offset (ft)	Length (ft)
1	DETENTION-SPILLWAY	Rectangular	No	432.50	2.00	5.00

Outflow Orifices

SN	Element ID	Orifice Type	Orifice Shape	Flap Gate	Circular Orifice Diameter (in)	Rectangular Orifice Height (in)
1	DETENTION-OUTLET	Side	CIRCULAR	No	8.00	

Output Summary Results

Peak Inflow (cfs)	1.87
Peak Lateral Inflow (cfs)	1.87
Peak Outflow (cfs)	1.34
Peak Exfiltration Flow Rate (cfm)	0.00
Max HGL Elevation Attained (ft)	431.44
Max HGL Depth Attained (ft)	0.94
Average HGL Elevation Attained (ft)	430.71
Average HGL Depth Attained (ft)	0.21
Time of Max HGL Occurrence (days hh:mm)	0 00:19
Total Exfiltration Volume (1000-ft³)	0.000
Total Flooded Volume (ac-in)	0
Total Time Flooded (min)	0
Total Retention Time (sec)	0.00

Project Description

File Name	LITTLE CAESARS BRYANT POST DEV.SPF
Description	
	LITTLE CAESARS BRYANT

Project Options

Flow Units	CFS
Elevation Type	Elevation
Hydrology Method	Rational
Time of Concentration (TOC) Method	SCS TR-55
Link Routing Method	Kinematic Wave
Enable Overflow Ponding at Nodes	YES
Skip Steady State Analysis Time Periods	NO

Analysis Options

Start Analysis On	Jun 28, 2024	00:00:00
End Analysis On	Jun 28, 2024	03:00:00
Start Reporting On	Jun 28, 2024	00:00:00
Antecedent Dry Days	0	days
Runoff (Dry Weather) Time Step	0 01:00:00	days hh:mm:ss
Runoff (Wet Weather) Time Step	0 00:05:00	days hh:mm:ss
Reporting Time Step	0 00:05:00	days hh:mm:ss
Routing Time Step	30	seconds

Number of Elements

	Qty
Rain Gages	0
Subbasins	1
Nodes	2
Junctions	0
Outfalls	1
Flow Diversions	0
Inlets	0
Storage Nodes	1
Links	2
Channels	0
Pipes	0
Pumps	0
Orifices	1
Weirs	1
Outlets	0
Pollutants	0
Land Uses	0

Rainfall Details

Return Period	10 year(s)

Subbasin Summary

SN	Subbasin ID	Area (ac)	Weighted Runoff Coefficient	Total Rainfall (in)	Total Runoff (in)	Total Runoff Volume (ac-in)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
1	Sub-01	0.82	0.3400	0.63	0.22	0.18	2.12	0 00:05:00

Node Summary

SN	Element ID	Element Type	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Initial Water Elevation (ft)	Surcharge Elevation (ft)	Ponded Area (ft²)	Peak Inflow (cfs)	Max HGL Elevation Attained (ft)	Max Surcharge Depth Attained (ft)	F
1	Out-01	Outfall	430.30					1.46	430.30		
2	Stor-01	Storage Node	430.50	433.00	430.50		0.00	2.12	431.55		

Link Summary

SN	Element ID	Element Type	From (Inlet) Node	To (Outlet) Node	Length	Inlet Invert Elevation	Outlet Invert Elevation	Average Slope	Diameter or Height	Manning's Roughness	Peak Flow	Design Flow Capacity	Peak Flow/ Design Flow Ratio	Peak Flow Velocity
					(ft)	(ft)	(ft)	(%)	(in)		(cfs)	(cfs)		(ft/sec)
1	DETENTION-OUTLET	Orifice	Stor-01	Out-01		430.50	430.30		8.000		1.46			
2	DETENTION-SPILLWAY	Weir	Stor-01	Out-01		430.50	430.30				0.00			

Subbasin Hydrology

Subbasin : Sub-01

Input Data

Area (ac) 0.82
Weighted Runoff Coefficient 0.3400

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Pasture, less than 25 years	0.82	C (2-6%)	0.34
Composite Area & Weighted Runoff Coeff.	0.82		0.34

Time of Concentration

TOC Method : SCS TR-55

Sheet Flow Equation :

Tc = (0.007 * ((n * Lf)^0.8)) / ((P^0.5) * (Sf^0.4))

Where :

Tc = Time of Concentration (hr)
n = Manning's roughness
Lf = Flow Length (ft)
P = 2 yr, 24 hr Rainfall (inches)
Sf = Slope (ft/ft)

Shallow Concentrated Flow Equation :

V = 16.1345 * (Sf^0.5) (unpaved surface)
V = 20.3282 * (Sf^0.5) (paved surface)
V = 15.0 * (Sf^0.5) (grassed waterway surface)
V = 10.0 * (Sf^0.5) (nearly bare & untilled surface)
V = 9.0 * (Sf^0.5) (cultivated straight rows surface)
V = 7.0 * (Sf^0.5) (short grass pasture surface)
V = 5.0 * (Sf^0.5) (woodland surface)
V = 2.5 * (Sf^0.5) (forest w/heavy litter surface)
Tc = (Lf / V) / (3600 sec/hr)

Where:

Tc = Time of Concentration (hr)
Lf = Flow Length (ft)
V = Velocity (ft/sec)
Sf = Slope (ft/ft)

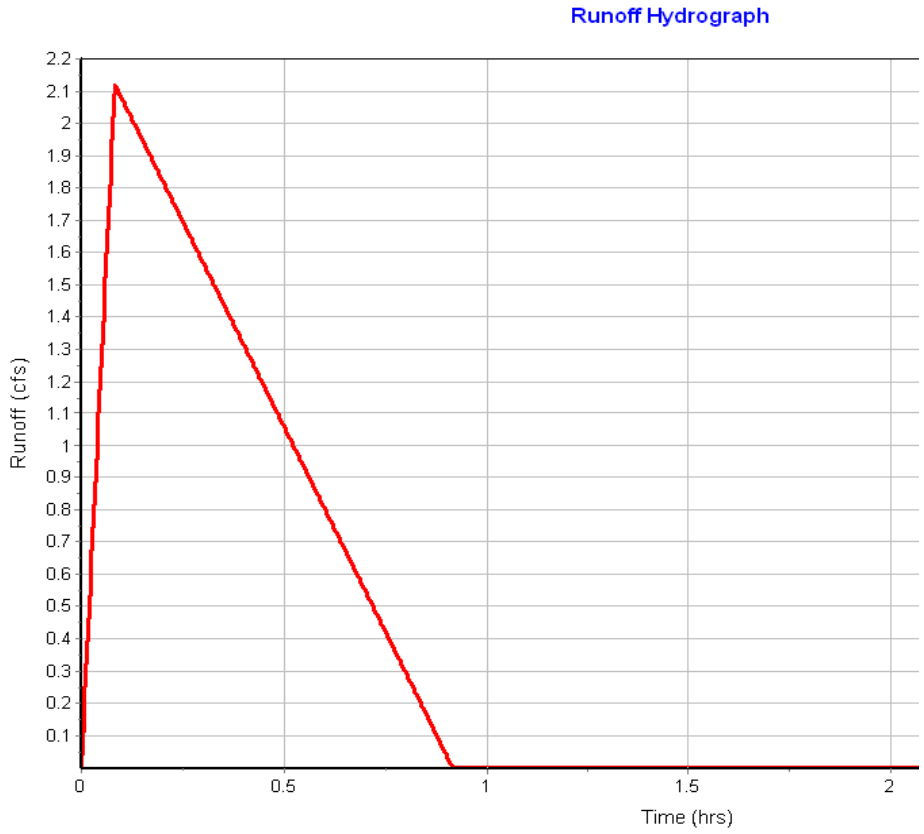
Channel Flow Equation :

V = (1.49 * (R^(2/3)) * (Sf^0.5)) / n
R = Aq / Wp
Tc = (Lf / V) / (3600 sec/hr)

Where :

Tc = Time of Concentration (hr)
Lf = Flow Length (ft)
R = Hydraulic Radius (ft)

Subbasin : Sub-01



Storage Nodes

Storage Node : Stor-01

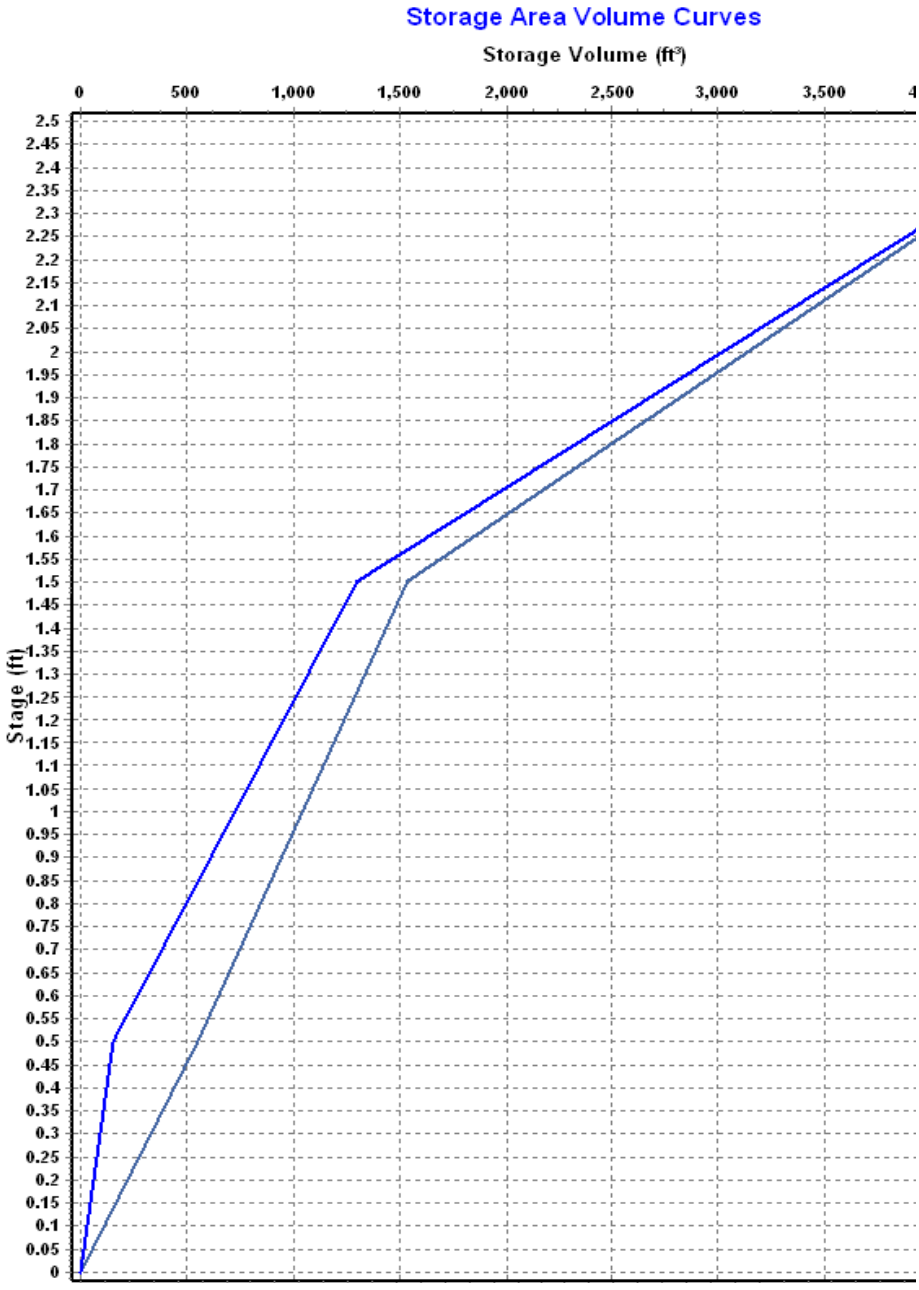
Input Data

Invert Elevation (ft)	430.50
Max (Rim) Elevation (ft)	433.00
Max (Rim) Offset (ft)	2.50
Initial Water Elevation (ft)	430.50
Initial Water Depth (ft)	0.00
Ponded Area (ft²)	0.00
Evaporation Loss	0.00

Storage Area Volume Curves

Storage Curve : Storage-01

Stage (ft)	Storage Area (ft²)	Storage Volume (ft³)
0	1	0.000
.5	608	152.25
1.5	1689	1300.75
2.5	5204	4747.25


Storage Area Volume Curves
Storage Volume (ft³)
0
500
1,000
1,500
2,000
2,500
3,000
3,500
Stage (ft)
2.5
2.45
2.4
2.35
2.3
2.25
2.2
2.15
2.1
2.05
2
1.95
1.9
1.85
1.8
1.75
1.7
1.65
1.6
1.55
1.5
1.45
1.4
1.35
1.3
1.25
1.2
1.15
1.1
1.05
1
0.95
0.9
0.85
0.8
0.75
0.7
0.65
0.6
0.55
0.5
0.45
0.4
0.35
0.3
0.25
0.2
0.15
0.1
0.05
0

Storage Node : Stor-01 (continued)

Outflow Weirs

SN	Element ID	Weir Type	Flap Gate	Crest Elevation (ft)	Crest Offset (ft)	Length (ft)
1	DETENTION-SPILLWAY	Rectangular	No	432.50	2.00	5.00

Outflow Orifices

SN	Element ID	Orifice Type	Orifice Shape	Flap Gate	Circular Orifice Diameter (in)	Rectangular Orifice Height (in)
1	DETENTION-OUTLET	Side	CIRCULAR	No	8.00	

Output Summary Results

Peak Inflow (cfs)	2.12
Peak Lateral Inflow (cfs)	2.12
Peak Outflow (cfs)	1.46
Peak Exfiltration Flow Rate (cfm)	0.00
Max HGL Elevation Attained (ft)	431.55
Max HGL Depth Attained (ft)	1.05
Average HGL Elevation Attained (ft)	430.74
Average HGL Depth Attained (ft)	0.24
Time of Max HGL Occurrence (days hh:mm)	0 00:20
Total Exfiltration Volume (1000-ft³)	0.000
Total Flooded Volume (ac-in)	0
Total Time Flooded (min)	0
Total Retention Time (sec)	0.00

Project Description

File Name	LITTLE CAESARS BRYANT POST DEV.SPF
Description	
	LITTLE CAESARS BRYANT

Project Options

Flow Units	CFS
Elevation Type	Elevation
Hydrology Method	Rational
Time of Concentration (TOC) Method	SCS TR-55
Link Routing Method	Kinematic Wave
Enable Overflow Ponding at Nodes	YES
Skip Steady State Analysis Time Periods	NO

Analysis Options

Start Analysis On	Jun 28, 2024	00:00:00
End Analysis On	Jun 28, 2024	03:00:00
Start Reporting On	Jun 28, 2024	00:00:00
Antecedent Dry Days	0	days
Runoff (Dry Weather) Time Step	0 01:00:00	days hh:mm:ss
Runoff (Wet Weather) Time Step	0 00:05:00	days hh:mm:ss
Reporting Time Step	0 00:05:00	days hh:mm:ss
Routing Time Step	30	seconds

Number of Elements

	Qty
Rain Gages	0
Subbasins	1
Nodes	2
Junctions	0
Outfalls	1
Flow Diversions	0
Inlets	0
Storage Nodes	1
Links	2
Channels	0
Pipes	0
Pumps	0
Orifices	1
Weirs	1
Outlets	0
Pollutants	0
Land Uses	0

Rainfall Details

Return Period	25 year(s)

Subbasin Summary

SN	Subbasin ID	Area (ac)	Weighted Runoff Coefficient	Total Rainfall (in)	Total Runoff (in)	Total Runoff Volume (ac-in)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
1	Sub-01	0.82	0.3400	0.71	0.24	0.20	2.37	0 00:05:00

Node Summary

SN	Element ID	Element Type	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Initial Water Elevation (ft)	Surcharge Elevation (ft)	Ponded Area (ft²)	Peak Inflow (cfs)	Max HGL Elevation Attained (ft)	Max Surcharge Depth Attained (ft)	F
1	Out-01	Outfall	430.30					1.57	430.30		
2	Stor-01	Storage Node	430.50	433.00	430.50		0.00	2.37	431.67		

Link Summary

SN	Element ID	Element Type	From (Inlet) Node	To (Outlet) Node	Length	Inlet Invert Elevation	Outlet Invert Elevation	Average Slope	Diameter or Height	Manning's Roughness	Peak Flow	Design Flow Capacity	Peak Flow/ Design Flow Ratio	Peak Flow Velocity
					(ft)	(ft)	(ft)	(%)	(in)		(cfs)	(cfs)		(ft/sec)
1	DETENTION-OUTLET	Orifice	Stor-01	Out-01		430.50	430.30		8.000		1.57			
2	DETENTION-SPILLWAY	Weir	Stor-01	Out-01		430.50	430.30				0.00			

Subbasin Hydrology

Subbasin : Sub-01

Input Data

Area (ac) 0.82
Weighted Runoff Coefficient 0.3400

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Pasture, less than 25 years	0.82	C (2-6%)	0.34
Composite Area & Weighted Runoff Coeff.	0.82		0.34

Time of Concentration

TOC Method : SCS TR-55

Sheet Flow Equation :

Tc = (0.007 * ((n * Lf)^0.8)) / ((P^0.5) * (Sf^0.4))

Where :

Tc = Time of Concentration (hr)
n = Manning's roughness
Lf = Flow Length (ft)
P = 2 yr, 24 hr Rainfall (inches)
Sf = Slope (ft/ft)

Shallow Concentrated Flow Equation :

V = 16.1345 * (Sf^0.5) (unpaved surface)
V = 20.3282 * (Sf^0.5) (paved surface)
V = 15.0 * (Sf^0.5) (grassed waterway surface)
V = 10.0 * (Sf^0.5) (nearly bare & untilled surface)
V = 9.0 * (Sf^0.5) (cultivated straight rows surface)
V = 7.0 * (Sf^0.5) (short grass pasture surface)
V = 5.0 * (Sf^0.5) (woodland surface)
V = 2.5 * (Sf^0.5) (forest w/heavy litter surface)
Tc = (Lf / V) / (3600 sec/hr)

Where:

Tc = Time of Concentration (hr)
Lf = Flow Length (ft)
V = Velocity (ft/sec)
Sf = Slope (ft/ft)

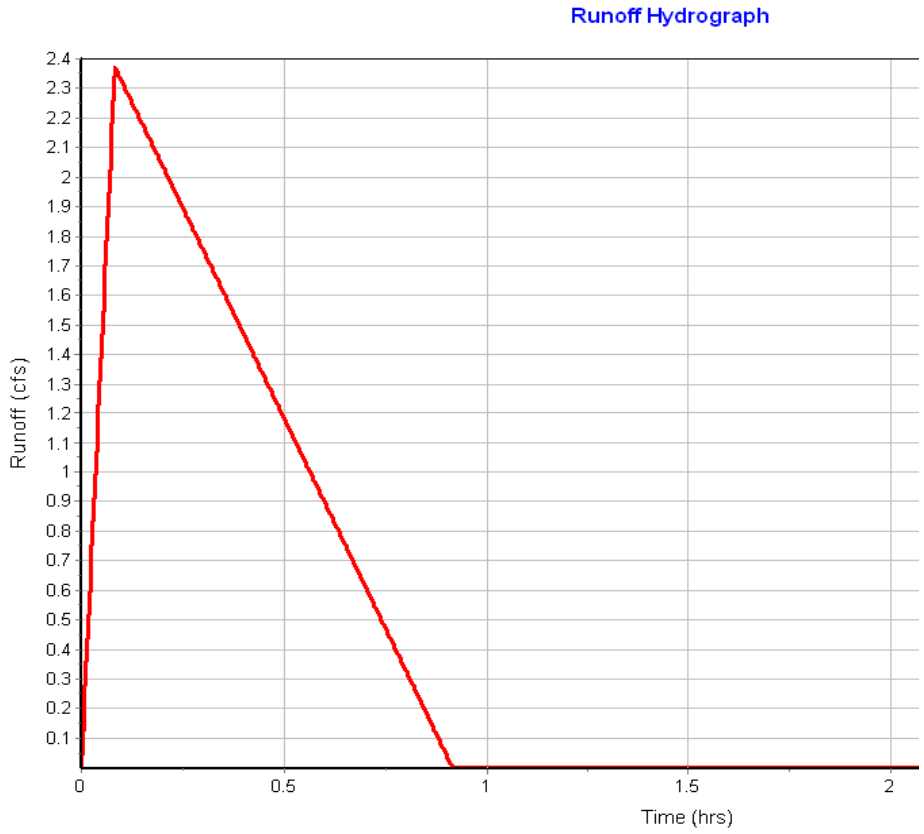
Channel Flow Equation :

V = (1.49 * (R^(2/3)) * (Sf^0.5)) / n
R = Aq / Wp
Tc = (Lf / V) / (3600 sec/hr)

Where :

Tc = Time of Concentration (hr)
Lf = Flow Length (ft)
R = Hydraulic Radius (ft)

Subbasin : Sub-01



Storage Nodes

Storage Node : Stor-01

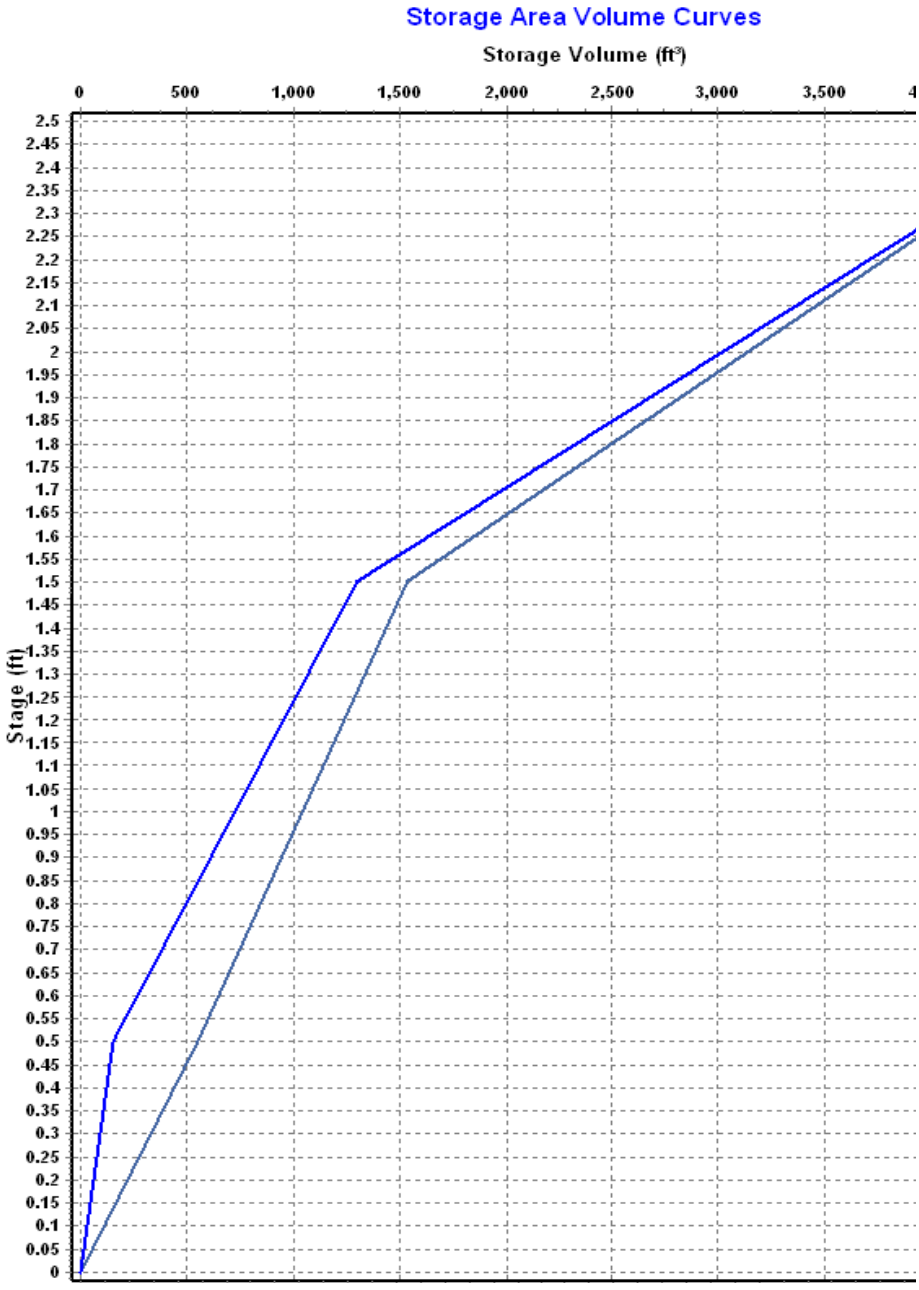
Input Data

Invert Elevation (ft)	430.50
Max (Rim) Elevation (ft)	433.00
Max (Rim) Offset (ft)	2.50
Initial Water Elevation (ft)	430.50
Initial Water Depth (ft)	0.00
Ponded Area (ft²)	0.00
Evaporation Loss	0.00

Storage Area Volume Curves

Storage Curve : Storage-01

Stage (ft)	Storage Area (ft²)	Storage Volume (ft³)
0	1	0.000
.5	608	152.25
1.5	1689	1300.75
2.5	5204	4747.25


Storage Area Volume Curves
Storage Volume (ft³)
0
500
1,000
1,500
2,000
2,500
3,000
3,500
Stage (ft)
2.5
2.45
2.4
2.35
2.3
2.25
2.2
2.15
2.1
2.05
2
1.95
1.9
1.85
1.8
1.75
1.7
1.65
1.6
1.55
1.5
1.45
1.4
1.35
1.3
1.25
1.2
1.15
1.1
1.05
1
0.95
0.9
0.85
0.8
0.75
0.7
0.65
0.6
0.55
0.5
0.45
0.4
0.35
0.3
0.25
0.2
0.15
0.1
0.05
0

Storage Node : Stor-01 (continued)

Outflow Weirs

SN	Element ID	Weir Type	Flap Gate	Crest Elevation (ft)	Crest Offset (ft)	Length (ft)
1	DETENTION-SPILLWAY	Rectangular	No	432.50	2.00	5.00

Outflow Orifices

SN	Element ID	Orifice Type	Orifice Shape	Flap Gate	Circular Orifice Diameter (in)	Rectangular Orifice Height (in)
1	DETENTION-OUTLET	Side	CIRCULAR	No	8.00	

Output Summary Results

Peak Inflow (cfs)	2.37
Peak Lateral Inflow (cfs)	2.37
Peak Outflow (cfs)	1.57
Peak Exfiltration Flow Rate (cfm)	0.00
Max HGL Elevation Attained (ft)	431.67
Max HGL Depth Attained (ft)	1.17
Average HGL Elevation Attained (ft)	430.77
Average HGL Depth Attained (ft)	0.27
Time of Max HGL Occurrence (days hh:mm)	0 00:22
Total Exfiltration Volume (1000-ft³)	0.000
Total Flooded Volume (ac-in)	0
Total Time Flooded (min)	0
Total Retention Time (sec)	0.00

Project Description

File Name	LITTLE CAESARS BRYANT POST DEV.SPF
Description	
	LITTLE CAESARS BRYANT

Project Options

Flow Units	CFS
Elevation Type	Elevation
Hydrology Method	Rational
Time of Concentration (TOC) Method	SCS TR-55
Link Routing Method	Kinematic Wave
Enable Overflow Ponding at Nodes	YES
Skip Steady State Analysis Time Periods	NO

Analysis Options

Start Analysis On	Jun 28, 2024	00:00:00
End Analysis On	Jun 28, 2024	03:00:00
Start Reporting On	Jun 28, 2024	00:00:00
Antecedent Dry Days	0	days
Runoff (Dry Weather) Time Step	0 01:00:00	days hh:mm:ss
Runoff (Wet Weather) Time Step	0 00:05:00	days hh:mm:ss
Reporting Time Step	0 00:05:00	days hh:mm:ss
Routing Time Step	30	seconds

Number of Elements

	Qty
Rain Gages	0
Subbasins	1
Nodes	2
Junctions	0
Outfalls	1
Flow Diversions	0
Inlets	0
Storage Nodes	1
Links	2
Channels	0
Pipes	0
Pumps	0
Orifices	1
Weirs	1
Outlets	0
Pollutants	0
Land Uses	0

Rainfall Details

Return Period	100 year(s)

Subbasin Summary

SN	Subbasin ID	Area (ac)	Weighted Runoff Coefficient	Total Rainfall (in)	Total Runoff (in)	Total Runoff Volume (ac-in)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
1	Sub-01	0.82	0.3400	0.83	0.28	0.23	2.79	0 00:05:00

Node Summary

SN	Element ID	Element Type	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Initial Water Elevation (ft)	Surcharge Elevation (ft)	Ponded Area (ft²)	Peak Inflow (cfs)	Max HGL Elevation Attained (ft)	Max Surcharge Depth Attained (ft)	F
1	Out-01	Outfall	430.30					1.74	430.30		
2	Stor-01	Storage Node	430.50	433.00	430.50		0.00	2.79	431.86		

Link Summary

SN	Element ID	Element Type	From (Inlet) Node	To (Outlet) Node	Length	Inlet Invert Elevation	Outlet Invert Elevation	Average Slope	Diameter or Height	Manning's Roughness	Peak Flow	Design Flow Capacity	Peak Flow/ Design Flow Ratio	Peak Flow Velocity
					(ft)	(ft)	(ft)	(%)	(in)		(cfs)	(cfs)		(ft/sec)
1	DETENTION-OUTLET	Orifice	Stor-01	Out-01		430.50	430.30		8.000		1.74			
2	DETENTION-SPILLWAY	Weir	Stor-01	Out-01		430.50	430.30				0.00			

Subbasin Hydrology

Subbasin : Sub-01

Input Data

Area (ac) 0.82
Weighted Runoff Coefficient 0.3400

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Pasture, less than 25 years	0.82	C (2-6%)	0.34
Composite Area & Weighted Runoff Coeff.	0.82		0.34

Time of Concentration

TOC Method : SCS TR-55

Sheet Flow Equation :

Tc = (0.007 * ((n * Lf)^0.8)) / ((P^0.5) * (Sf^0.4))

Where :

Tc = Time of Concentration (hr)
n = Manning's roughness
Lf = Flow Length (ft)
P = 2 yr, 24 hr Rainfall (inches)
Sf = Slope (ft/ft)

Shallow Concentrated Flow Equation :

V = 16.1345 * (Sf^0.5) (unpaved surface)
V = 20.3282 * (Sf^0.5) (paved surface)
V = 15.0 * (Sf^0.5) (grassed waterway surface)
V = 10.0 * (Sf^0.5) (nearly bare & untilled surface)
V = 9.0 * (Sf^0.5) (cultivated straight rows surface)
V = 7.0 * (Sf^0.5) (short grass pasture surface)
V = 5.0 * (Sf^0.5) (woodland surface)
V = 2.5 * (Sf^0.5) (forest w/heavy litter surface)
Tc = (Lf / V) / (3600 sec/hr)

Where:

Tc = Time of Concentration (hr)
Lf = Flow Length (ft)
V = Velocity (ft/sec)
Sf = Slope (ft/ft)

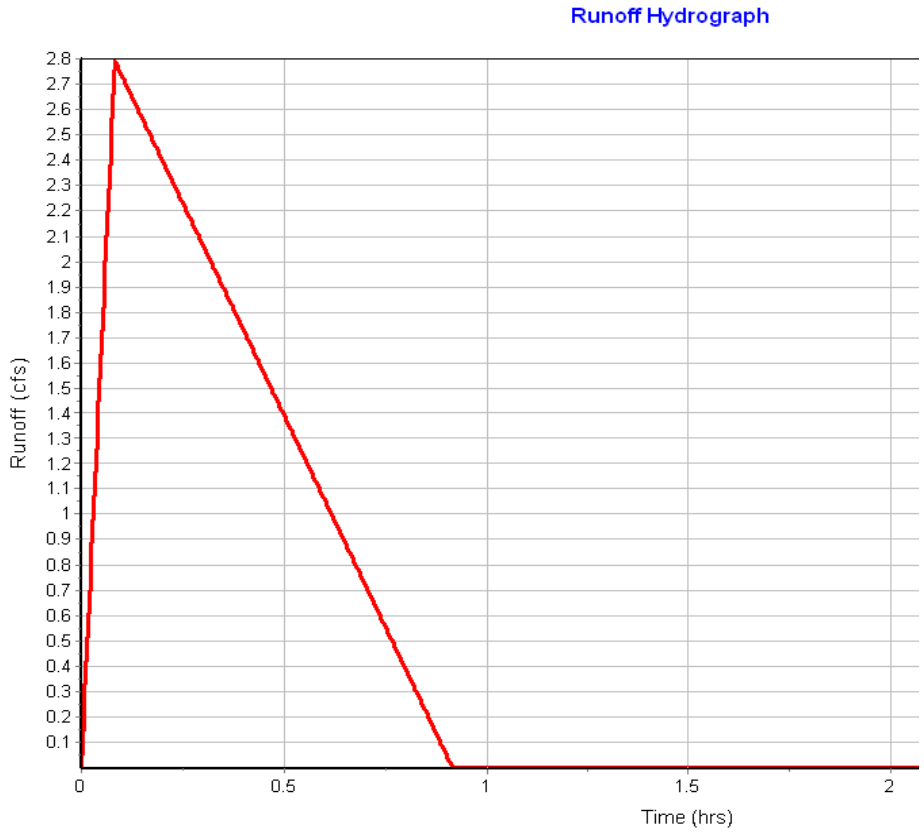
Channel Flow Equation :

V = (1.49 * (R^(2/3)) * (Sf^0.5)) / n
R = Aq / Wp
Tc = (Lf / V) / (3600 sec/hr)

Where :

Tc = Time of Concentration (hr)
Lf = Flow Length (ft)
R = Hydraulic Radius (ft)

Subbasin : Sub-01



Storage Nodes

Storage Node : Stor-01

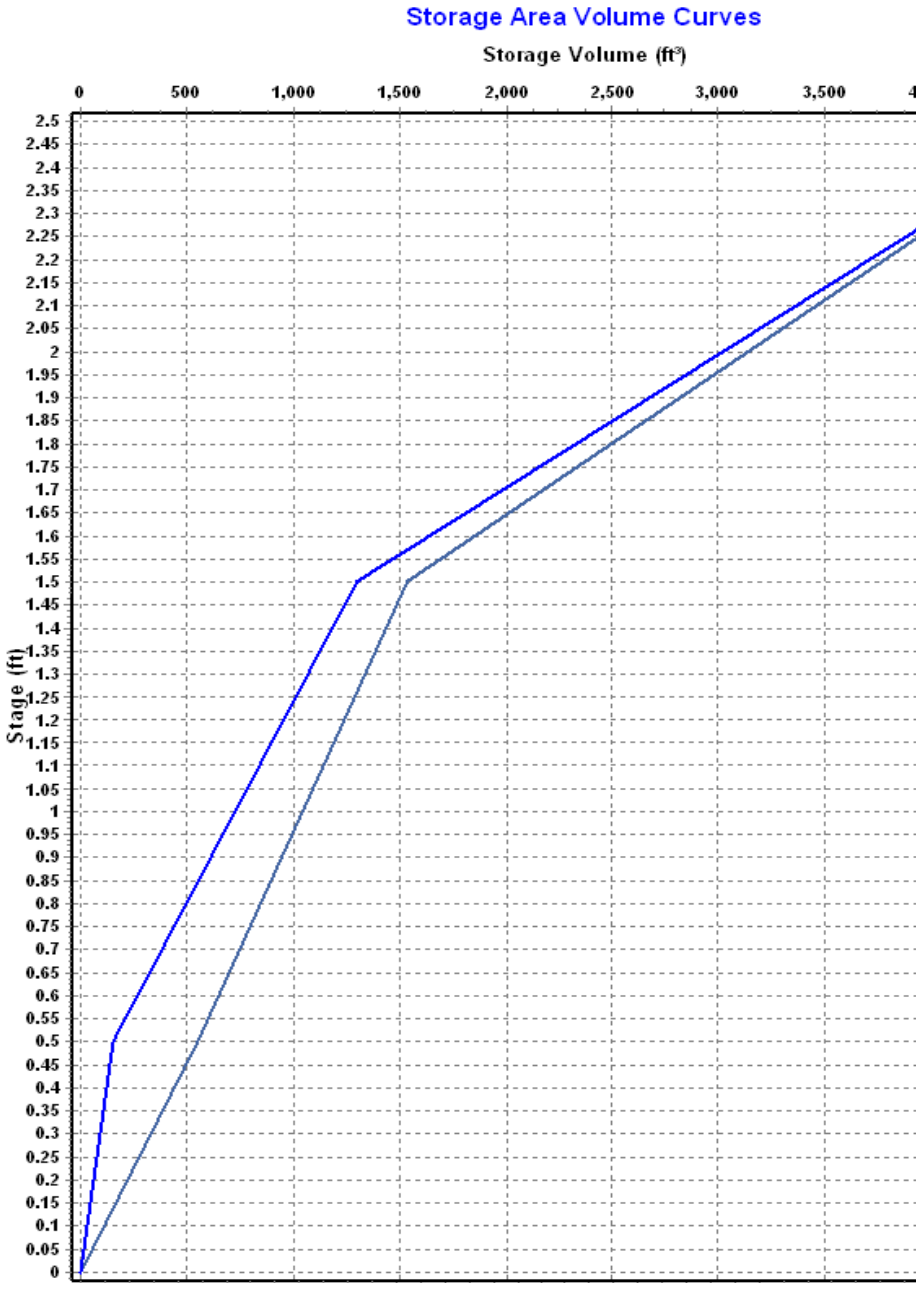
Input Data

Invert Elevation (ft)	430.50
Max (Rim) Elevation (ft)	433.00
Max (Rim) Offset (ft)	2.50
Initial Water Elevation (ft)	430.50
Initial Water Depth (ft)	0.00
Ponded Area (ft²)	0.00
Evaporation Loss	0.00

Storage Area Volume Curves

Storage Curve : Storage-01

Stage (ft)	Storage Area (ft²)	Storage Volume (ft³)
0	1	0.000
.5	608	152.25
1.5	1689	1300.75
2.5	5204	4747.25


Storage Area Volume Curves
Storage Volume (ft³)
0
500
1,000
1,500
2,000
2,500
3,000
3,500
Stage (ft)
2.5
2.45
2.4
2.35
2.3
2.25
2.2
2.15
2.1
2.05
2
1.95
1.9
1.85
1.8
1.75
1.7
1.65
1.6
1.55
1.5
1.45
1.4
1.35
1.3
1.25
1.2
1.15
1.1
1.05
1
0.95
0.9
0.85
0.8
0.75
0.7
0.65
0.6
0.55
0.5
0.45
0.4
0.35
0.3
0.25
0.2
0.15
0.1
0.05
0

Storage Node : Stor-01 (continued)

Outflow Weirs

SN	Element ID	Weir Type	Flap Gate	Crest Elevation (ft)	Crest Offset (ft)	Length (ft)
1	DETENTION-SPILLWAY	Rectangular	No	432.50	2.00	5.00

Outflow Orifices

SN	Element ID	Orifice Type	Orifice Shape	Flap Gate	Circular Orifice Diameter (in)	Rectangular Orifice Height (in)
1	DETENTION-OUTLET	Side	CIRCULAR	No	8.00	

Output Summary Results

Peak Inflow (cfs)	2.79
Peak Lateral Inflow (cfs)	2.79
Peak Outflow (cfs)	1.74
Peak Exfiltration Flow Rate (cfm)	0.00
Max HGL Elevation Attained (ft)	431.86
Max HGL Depth Attained (ft)	1.36
Average HGL Elevation Attained (ft)	430.82
Average HGL Depth Attained (ft)	0.32
Time of Max HGL Occurrence (days hh:mm)	0 00:23
Total Exfiltration Volume (1000-ft³)	0.000
Total Flooded Volume (ac-in)	0
Total Time Flooded (min)	0
Total Retention Time (sec)	0.00

Project Description

File Name	LITTLE CAESARS BRYANT PREDEV.SPF
Description	
	LITTLE CAESARS BRYANT

Project Options

Flow Units	CFS
Elevation Type	Elevation
Hydrology Method	Rational
Time of Concentration (TOC) Method	SCS TR-55
Link Routing Method	Kinematic Wave
Enable Overflow Ponding at Nodes	YES
Skip Steady State Analysis Time Periods	NO

Analysis Options

Start Analysis On	Jun 28, 2024	00:00:00
End Analysis On	Jun 28, 2024	03:00:00
Start Reporting On	Jun 28, 2024	00:00:00
Antecedent Dry Days	0	days
Runoff (Dry Weather) Time Step	0 01:00:00	days hh:mm:ss
Runoff (Wet Weather) Time Step	0 00:05:00	days hh:mm:ss
Reporting Time Step	0 00:05:00	days hh:mm:ss
Routing Time Step	30	seconds

Number of Elements

	Qty
Rain Gages	0
Subbasins	1
Nodes	1
Junctions	0
Outfalls	1
Flow Diversions	0
Inlets	0
Storage Nodes	0
Links	0
Channels	0
Pipes	0
Pumps	0
Orifices	0
Weirs	0
Outlets	0
Pollutants	0
Land Uses	0

Rainfall Details

Return Period	2 year(s)

Subbasin Summary

SN	Subbasin ID	Area (ac)	Weighted Runoff Coefficient	Total Rainfall (in)	Total Runoff (in)	Total Runoff Volume (ac-in)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
1	Sub-01	0.82	0.3400	1.01	0.34	0.28	1.10	0 00:15:17

Node Summary

SN	Element ID	Element Type	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Initial Water Elevation (ft)	Surcharge Elevation (ft)	Ponded Area (ft^2)	Peak Inflow (cfs)	Max HGL Elevation Attained (ft)	Max Surcharge Depth Attained (ft)	Freebo Attai
1	Out-01	Outfall	430.20					0.00	0.00		

Subbasin Hydrology

Subbasin : Sub-01

Input Data

Area (ac) 0.82
Weighted Runoff Coefficient 0.3400

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Pasture, less than 25 years	0.82	C (2-6%)	0.34
Composite Area & Weighted Runoff Coeff.	0.82		0.34

Time of Concentration

TOC Method : SCS TR-55

Sheet Flow Equation :

Tc = (0.007 * ((n * Lf)^0.8)) / ((P^0.5) * (Sf^0.4))

Where :

Tc = Time of Concentration (hr)
n = Manning's roughness
Lf = Flow Length (ft)
P = 2 yr, 24 hr Rainfall (inches)
Sf = Slope (ft/ft)

Shallow Concentrated Flow Equation :

V = 16.1345 * (Sf^0.5) (unpaved surface)
V = 20.3282 * (Sf^0.5) (paved surface)
V = 15.0 * (Sf^0.5) (grassed waterway surface)
V = 10.0 * (Sf^0.5) (nearly bare & untilled surface)
V = 9.0 * (Sf^0.5) (cultivated straight rows surface)
V = 7.0 * (Sf^0.5) (short grass pasture surface)
V = 5.0 * (Sf^0.5) (woodland surface)
V = 2.5 * (Sf^0.5) (forest w/heavy litter surface)
Tc = (Lf / V) / (3600 sec/hr)

Where:

Tc = Time of Concentration (hr)
Lf = Flow Length (ft)
V = Velocity (ft/sec)
Sf = Slope (ft/ft)

Channel Flow Equation :

V = (1.49 * (R^(2/3)) * (Sf^0.5)) / n
R = Aq / Wp
Tc = (Lf / V) / (3600 sec/hr)

Where :

Tc = Time of Concentration (hr)
Lf = Flow Length (ft)
R = Hydraulic Radius (ft)

Sheet Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	.3	0.00	0.00
Flow Length (ft) :	100	0.00	0.00
Slope (%) :	2.2	0.00	0.00
2 yr, 24 hr Rainfall (in) :	4.13	0.00	0.00
Velocity (ft/sec) :	0.12	0.00	0.00
Computed Flow Time (min) :	14.45	0.00	0.00

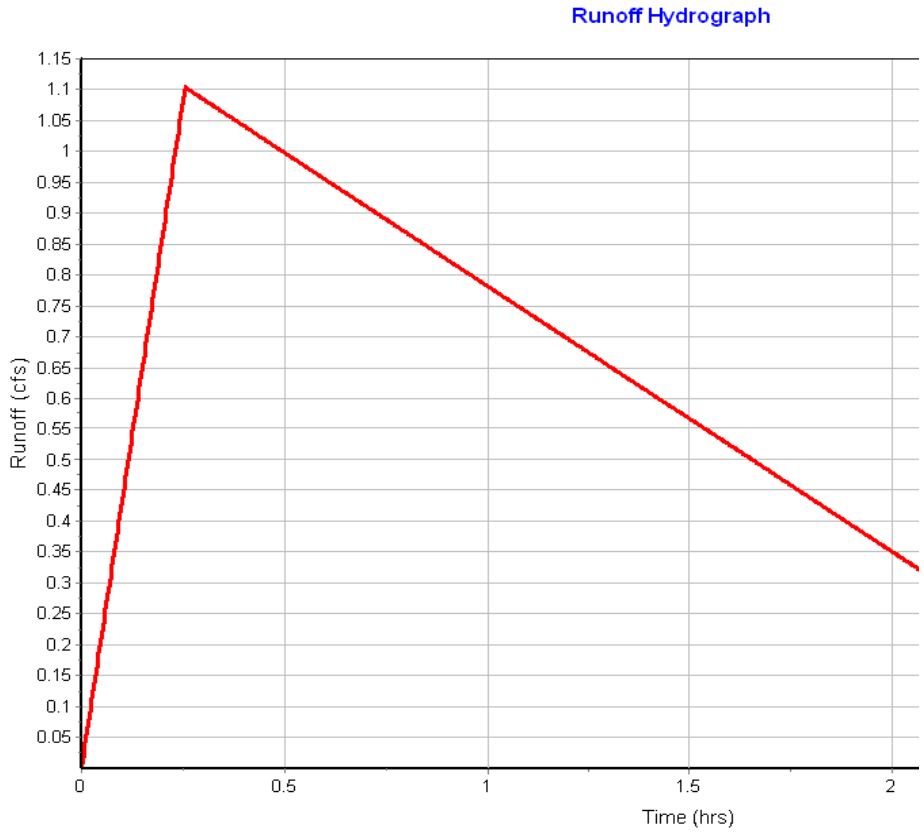
Shallow Concentrated Flow Computations	Subarea A	Subarea B	Subarea C
Flow Length (ft) :	120	0.00	0.00
Slope (%) :	2.2	0.00	0.00
Surface Type :	Unpaved	Unpaved	Unpaved
Velocity (ft/sec) :	2.39	0.00	0.00
Computed Flow Time (min) :	0.84	0.00	0.00

Total TOC (min) 15.29

Subbasin Runoff Results

Total Rainfall (in)	1.01
Total Runoff (in)	0.34
Peak Runoff (cfs)	1.10
Rainfall Intensity	3.961
Weighted Runoff Coefficient	0.3400
Time of Concentration (days hh:mm:ss)	0 00:15:17

Subbasin : Sub-01



Project Description

File Name	LITTLE CAESARS BRYANT PREDEV.SPF
Description	
	LITTLE CAESARS BRYANT

Project Options

Flow Units	CFS
Elevation Type	Elevation
Hydrology Method	Rational
Time of Concentration (TOC) Method	SCS TR-55
Link Routing Method	Kinematic Wave
Enable Overflow Ponding at Nodes	YES
Skip Steady State Analysis Time Periods	NO

Analysis Options

Start Analysis On	Jun 28, 2024	00:00:00
End Analysis On	Jun 28, 2024	03:00:00
Start Reporting On	Jun 28, 2024	00:00:00
Antecedent Dry Days	0	days
Runoff (Dry Weather) Time Step	0 01:00:00	days hh:mm:ss
Runoff (Wet Weather) Time Step	0 00:05:00	days hh:mm:ss
Reporting Time Step	0 00:05:00	days hh:mm:ss
Routing Time Step	30	seconds

Number of Elements

	Qty
Rain Gages	0
Subbasins	1
Nodes	1
Junctions	0
Outfalls	1
Flow Diversions	0
Inlets	0
Storage Nodes	0
Links	0
Channels	0
Pipes	0
Pumps	0
Orifices	0
Weirs	0
Outlets	0
Pollutants	0
Land Uses	0

Rainfall Details

Return Period	5 year(s)

Subbasin Summary

SN	Subbasin ID	Area (ac)	Weighted Runoff Coefficient	Total Rainfall (in)	Total Runoff (in)	Total Runoff Volume (ac-in)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
1	Sub-01	0.82	0.3400	1.24	0.42	0.35	1.35	0 00:15:17

Node Summary

SN	Element ID	Element Type	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Initial Water Elevation (ft)	Surcharge Elevation (ft)	Ponded Area (ft^2)	Peak Inflow (cfs)	Max HGL Elevation Attained (ft)	Max Surcharge Depth Attained (ft)	Freebo Attai
1	Out-01	Outfall	430.20					0.00	0.00		

Subbasin Hydrology

Subbasin : Sub-01

Input Data

Area (ac) 0.82
Weighted Runoff Coefficient 0.3400

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Pasture, less than 25 years	0.82	C (2-6%)	0.34
Composite Area & Weighted Runoff Coeff.	0.82		0.34

Time of Concentration

TOC Method : SCS TR-55

Sheet Flow Equation :

Tc = (0.007 * ((n * Lf)^0.8)) / ((P^0.5) * (Sf^0.4))

Where :

Tc = Time of Concentration (hr)
n = Manning's roughness
Lf = Flow Length (ft)
P = 2 yr, 24 hr Rainfall (inches)
Sf = Slope (ft/ft)

Shallow Concentrated Flow Equation :

V = 16.1345 * (Sf^0.5) (unpaved surface)
V = 20.3282 * (Sf^0.5) (paved surface)
V = 15.0 * (Sf^0.5) (grassed waterway surface)
V = 10.0 * (Sf^0.5) (nearly bare & untilled surface)
V = 9.0 * (Sf^0.5) (cultivated straight rows surface)
V = 7.0 * (Sf^0.5) (short grass pasture surface)
V = 5.0 * (Sf^0.5) (woodland surface)
V = 2.5 * (Sf^0.5) (forest w/heavy litter surface)
Tc = (Lf / V) / (3600 sec/hr)

Where:

Tc = Time of Concentration (hr)
Lf = Flow Length (ft)
V = Velocity (ft/sec)
Sf = Slope (ft/ft)

Channel Flow Equation :

V = (1.49 * (R^(2/3)) * (Sf^0.5)) / n
R = Aq / Wp
Tc = (Lf / V) / (3600 sec/hr)

Where :

Tc = Time of Concentration (hr)
Lf = Flow Length (ft)
R = Hydraulic Radius (ft)

Sheet Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	.3	0.00	0.00
Flow Length (ft) :	100	0.00	0.00
Slope (%) :	2.2	0.00	0.00
2 yr, 24 hr Rainfall (in) :	4.13	0.00	0.00
Velocity (ft/sec) :	0.12	0.00	0.00
Computed Flow Time (min) :	14.45	0.00	0.00

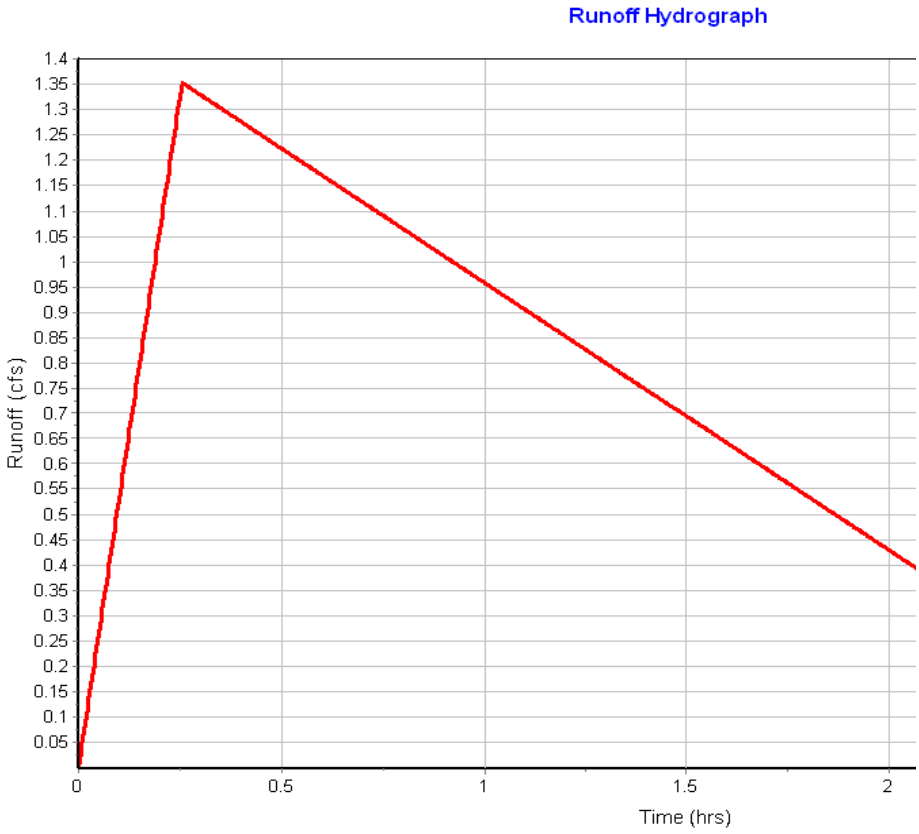
Shallow Concentrated Flow Computations	Subarea A	Subarea B	Subarea C
Flow Length (ft) :	120	0.00	0.00
Slope (%) :	2.2	0.00	0.00
Surface Type :	Unpaved	Unpaved	Unpaved
Velocity (ft/sec) :	2.39	0.00	0.00
Computed Flow Time (min) :	0.84	0.00	0.00

Total TOC (min) 15.29

Subbasin Runoff Results

Total Rainfall (in)	1.24
Total Runoff (in)	0.42
Peak Runoff (cfs)	1.35
Rainfall Intensity	4.855
Weighted Runoff Coefficient	0.3400
Time of Concentration (days hh:mm:ss)	0 00:15:17

Subbasin : Sub-01



Project Description

File Name	LITTLE CAESARS BRYANT PREDEV.SPF
Description	
	LITTLE CAESARS BRYANT

Project Options

Flow Units	CFS
Elevation Type	Elevation
Hydrology Method	Rational
Time of Concentration (TOC) Method	SCS TR-55
Link Routing Method	Kinematic Wave
Enable Overflow Ponding at Nodes	YES
Skip Steady State Analysis Time Periods	NO

Analysis Options

Start Analysis On	Jun 28, 2024	00:00:00
End Analysis On	Jun 28, 2024	03:00:00
Start Reporting On	Jun 28, 2024	00:00:00
Antecedent Dry Days	0	days
Runoff (Dry Weather) Time Step	0 01:00:00	days hh:mm:ss
Runoff (Wet Weather) Time Step	0 00:05:00	days hh:mm:ss
Reporting Time Step	0 00:05:00	days hh:mm:ss
Routing Time Step	30	seconds

Number of Elements

	Qty
Rain Gages	0
Subbasins	1
Nodes	1
Junctions	0
Outfalls	1
Flow Diversions	0
Inlets	0
Storage Nodes	0
Links	0
Channels	0
Pipes	0
Pumps	0
Orifices	0
Weirs	0
Outlets	0
Pollutants	0
Land Uses	0

Rainfall Details

Return Period	10 year(s)

Subbasin Summary

SN	Subbasin ID	Area (ac)	Weighted Runoff Coefficient	Total Rainfall (in)	Total Runoff (in)	Total Runoff Volume (ac-in)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
1	Sub-01	0.82	0.3400	1.37	0.47	0.38	1.49	0 00:15:17

Node Summary

SN	Element ID	Element Type	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Initial Water Elevation (ft)	Surcharge Elevation (ft)	Ponded Area (ft^2)	Peak Inflow (cfs)	Max HGL Elevation Attained (ft)	Max Surcharge Depth Attained (ft)	Freebo Attai
1	Out-01	Outfall	430.20					0.00	0.00		

Subbasin Hydrology

Subbasin : Sub-01

Input Data

Area (ac) 0.82
Weighted Runoff Coefficient 0.3400

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Pasture, less than 25 years	0.82	C (2-6%)	0.34
Composite Area & Weighted Runoff Coeff.	0.82		0.34

Time of Concentration

TOC Method : SCS TR-55

Sheet Flow Equation :

Tc = (0.007 * ((n * Lf)^0.8)) / ((P^0.5) * (Sf^0.4))

Where :

Tc = Time of Concentration (hr)
n = Manning's roughness
Lf = Flow Length (ft)
P = 2 yr, 24 hr Rainfall (inches)
Sf = Slope (ft/ft)

Shallow Concentrated Flow Equation :

V = 16.1345 * (Sf^0.5) (unpaved surface)
V = 20.3282 * (Sf^0.5) (paved surface)
V = 15.0 * (Sf^0.5) (grassed waterway surface)
V = 10.0 * (Sf^0.5) (nearly bare & untilled surface)
V = 9.0 * (Sf^0.5) (cultivated straight rows surface)
V = 7.0 * (Sf^0.5) (short grass pasture surface)
V = 5.0 * (Sf^0.5) (woodland surface)
V = 2.5 * (Sf^0.5) (forest w/heavy litter surface)
Tc = (Lf / V) / (3600 sec/hr)

Where:

Tc = Time of Concentration (hr)
Lf = Flow Length (ft)
V = Velocity (ft/sec)
Sf = Slope (ft/ft)

Channel Flow Equation :

V = (1.49 * (R^(2/3)) * (Sf^0.5)) / n
R = Aq / Wp
Tc = (Lf / V) / (3600 sec/hr)

Where :

Tc = Time of Concentration (hr)
Lf = Flow Length (ft)
R = Hydraulic Radius (ft)

Sheet Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	.3	0.00	0.00
Flow Length (ft) :	100	0.00	0.00
Slope (%) :	2.2	0.00	0.00
2 yr, 24 hr Rainfall (in) :	4.13	0.00	0.00
Velocity (ft/sec) :	0.12	0.00	0.00
Computed Flow Time (min) :	14.45	0.00	0.00

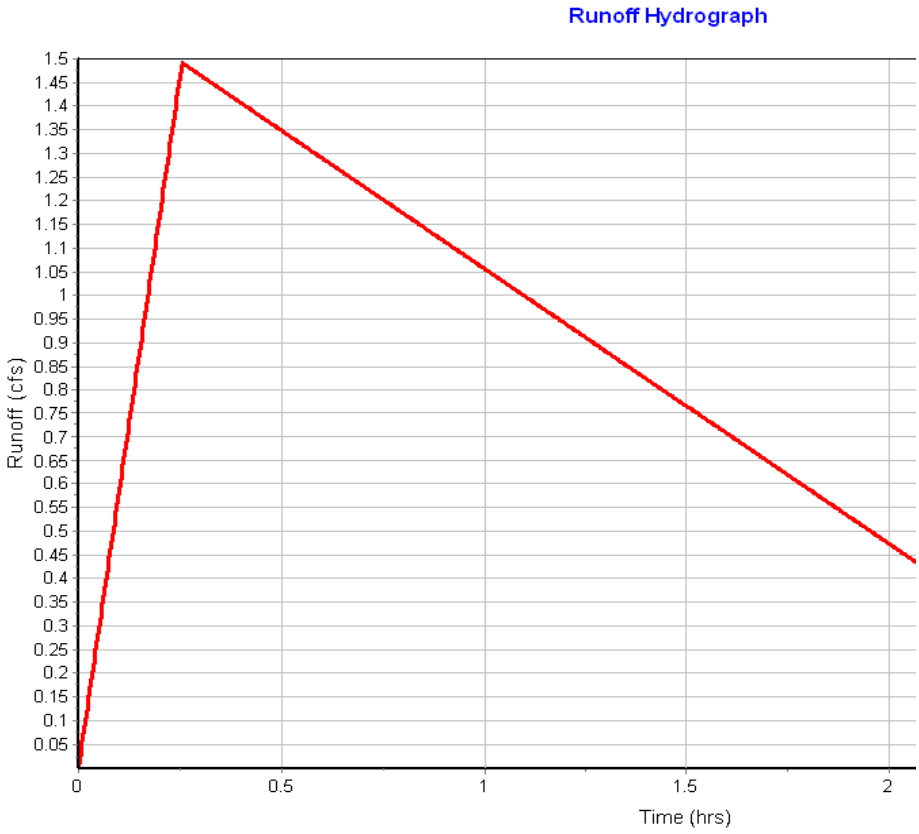
Shallow Concentrated Flow Computations	Subarea A	Subarea B	Subarea C
Flow Length (ft) :	120	0.00	0.00
Slope (%) :	2.2	0.00	0.00
Surface Type :	Unpaved	Unpaved	Unpaved
Velocity (ft/sec) :	2.39	0.00	0.00
Computed Flow Time (min) :	0.84	0.00	0.00

Total TOC (min) 15.29

Subbasin Runoff Results

Total Rainfall (in)	1.37
Total Runoff (in)	0.47
Peak Runoff (cfs)	1.49
Rainfall Intensity	5.352
Weighted Runoff Coefficient	0.3400
Time of Concentration (days hh:mm:ss)	0 00:15:17

Subbasin : Sub-01



Project Description

File Name	LITTLE CAESARS BRYANT PREDEV.SPF
Description	
	LITTLE CAESARS BRYANT

Project Options

Flow Units	CFS
Elevation Type	Elevation
Hydrology Method	Rational
Time of Concentration (TOC) Method	SCS TR-55
Link Routing Method	Kinematic Wave
Enable Overflow Ponding at Nodes	YES
Skip Steady State Analysis Time Periods	NO

Analysis Options

Start Analysis On	Jun 28, 2024	00:00:00
End Analysis On	Jun 28, 2024	03:00:00
Start Reporting On	Jun 28, 2024	00:00:00
Antecedent Dry Days	0	days
Runoff (Dry Weather) Time Step	0 01:00:00	days hh:mm:ss
Runoff (Wet Weather) Time Step	0 00:05:00	days hh:mm:ss
Reporting Time Step	0 00:05:00	days hh:mm:ss
Routing Time Step	30	seconds

Number of Elements

	Qty
Rain Gages	0
Subbasins	1
Nodes	1
Junctions	0
Outfalls	1
Flow Diversions	0
Inlets	0
Storage Nodes	0
Links	0
Channels	0
Pipes	0
Pumps	0
Orifices	0
Weirs	0
Outlets	0
Pollutants	0
Land Uses	0

Rainfall Details

Return Period	25 year(s)

Subbasin Summary

SN	Subbasin ID	Area (ac)	Weighted Runoff Coefficient	Total Rainfall (in)	Total Runoff (in)	Total Runoff Volume (ac-in)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
1	Sub-01	0.82	0.3400	1.57	0.53	0.44	1.71	0 00:15:17

Node Summary

SN	Element ID	Element Type	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Initial Water Elevation (ft)	Surcharge Elevation (ft)	Ponded Area (ft^2)	Peak Inflow (cfs)	Max HGL Elevation Attained (ft)	Max Surcharge Depth Attained (ft)	Freebo Attai
1	Out-01	Outfall	430.20					0.00	0.00		

Subbasin Hydrology

Subbasin : Sub-01

Input Data

Area (ac) 0.82
Weighted Runoff Coefficient 0.3400

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Pasture, less than 25 years	0.82	C (2-6%)	0.34
Composite Area & Weighted Runoff Coeff.	0.82		0.34

Time of Concentration

TOC Method : SCS TR-55

Sheet Flow Equation :

Tc = (0.007 * ((n * Lf)^0.8)) / ((P^0.5) * (Sf^0.4))

Where :

Tc = Time of Concentration (hr)
n = Manning's roughness
Lf = Flow Length (ft)
P = 2 yr, 24 hr Rainfall (inches)
Sf = Slope (ft/ft)

Shallow Concentrated Flow Equation :

V = 16.1345 * (Sf^0.5) (unpaved surface)
V = 20.3282 * (Sf^0.5) (paved surface)
V = 15.0 * (Sf^0.5) (grassed waterway surface)
V = 10.0 * (Sf^0.5) (nearly bare & untilled surface)
V = 9.0 * (Sf^0.5) (cultivated straight rows surface)
V = 7.0 * (Sf^0.5) (short grass pasture surface)
V = 5.0 * (Sf^0.5) (woodland surface)
V = 2.5 * (Sf^0.5) (forest w/heavy litter surface)
Tc = (Lf / V) / (3600 sec/hr)

Where:

Tc = Time of Concentration (hr)
Lf = Flow Length (ft)
V = Velocity (ft/sec)
Sf = Slope (ft/ft)

Channel Flow Equation :

V = (1.49 * (R^(2/3)) * (Sf^0.5)) / n
R = Aq / Wp
Tc = (Lf / V) / (3600 sec/hr)

Where :

Tc = Time of Concentration (hr)
Lf = Flow Length (ft)
R = Hydraulic Radius (ft)

Sheet Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	.3	0.00	0.00
Flow Length (ft) :	100	0.00	0.00
Slope (%) :	2.2	0.00	0.00
2 yr, 24 hr Rainfall (in) :	4.13	0.00	0.00
Velocity (ft/sec) :	0.12	0.00	0.00
Computed Flow Time (min) :	14.45	0.00	0.00

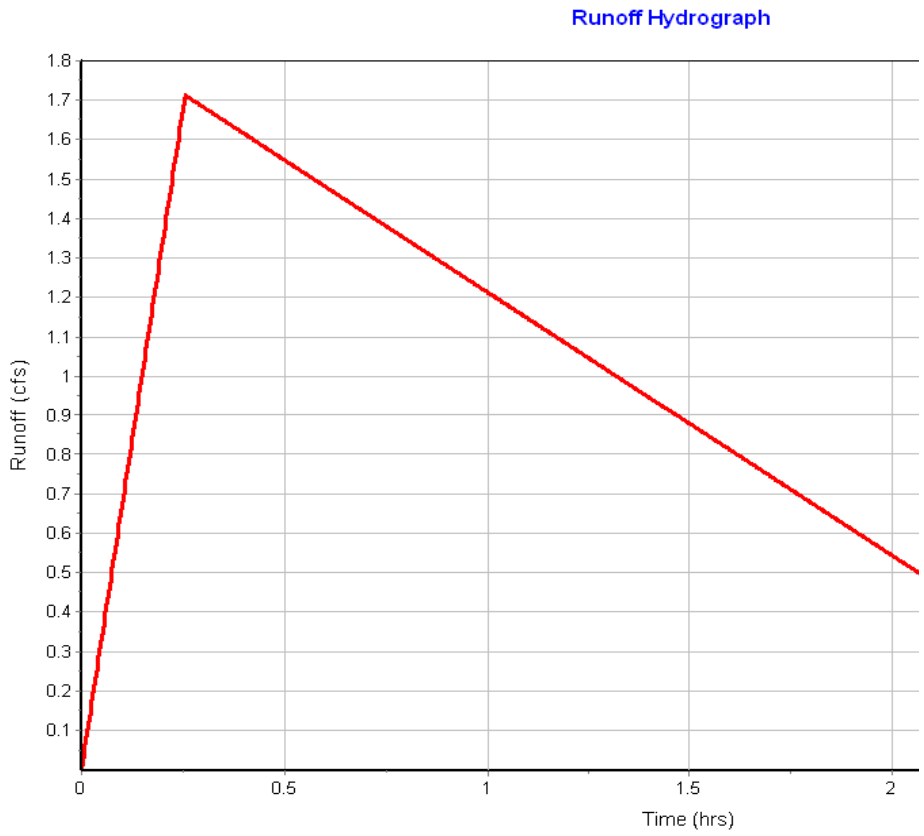
Shallow Concentrated Flow Computations	Subarea A	Subarea B	Subarea C
Flow Length (ft) :	120	0.00	0.00
Slope (%) :	2.2	0.00	0.00
Surface Type :	Unpaved	Unpaved	Unpaved
Velocity (ft/sec) :	2.39	0.00	0.00
Computed Flow Time (min) :	0.84	0.00	0.00

Total TOC (min) 15.29

Subbasin Runoff Results

Total Rainfall (in)	1.57
Total Runoff (in)	0.53
Peak Runoff (cfs)	1.71
Rainfall Intensity	6.145
Weighted Runoff Coefficient	0.3400
Time of Concentration (days hh:mm:ss)	0 00:15:17

Subbasin : Sub-01



Project Description

File Name	LITTLE CAESARS BRYANT PREDEV.SPF
Description	
	LITTLE CAESARS BRYANT

Project Options

Flow Units	CFS
Elevation Type	Elevation
Hydrology Method	Rational
Time of Concentration (TOC) Method	SCS TR-55
Link Routing Method	Kinematic Wave
Enable Overflow Ponding at Nodes	YES
Skip Steady State Analysis Time Periods	NO

Analysis Options

Start Analysis On	Jun 28, 2024	00:00:00
End Analysis On	Jun 28, 2024	03:00:00
Start Reporting On	Jun 28, 2024	00:00:00
Antecedent Dry Days	0	days
Runoff (Dry Weather) Time Step	0 01:00:00	days hh:mm:ss
Runoff (Wet Weather) Time Step	0 00:05:00	days hh:mm:ss
Reporting Time Step	0 00:05:00	days hh:mm:ss
Routing Time Step	30	seconds

Number of Elements

	Qty
Rain Gages	0
Subbasins	1
Nodes	1
Junctions	0
Outfalls	1
Flow Diversions	0
Inlets	0
Storage Nodes	0
Links	0
Channels	0
Pipes	0
Pumps	0
Orifices	0
Weirs	0
Outlets	0
Pollutants	0
Land Uses	0

Rainfall Details

Return Period	100 year(s)

Subbasin Summary

SN	Subbasin ID	Area (ac)	Weighted Runoff Coefficient	Total Rainfall (in)	Total Runoff (in)	Total Runoff Volume (ac-in)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
1	Sub-01	0.82	0.3400	1.95	0.66	0.54	2.13	0 00:15:17

Node Summary

SN	Element ID	Element Type	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Initial Water Elevation (ft)	Surcharge Elevation (ft)	Ponded Area (ft^2)	Peak Inflow (cfs)	Max HGL Elevation Attained (ft)	Max Surcharge Depth Attained (ft)	Freebo Attai
1	Out-01	Outfall	430.20					0.00	0.00		

Subbasin Hydrology

Subbasin : Sub-01

Input Data

Area (ac) 0.82
Weighted Runoff Coefficient 0.3400

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Pasture, less than 25 years	0.82	C (2-6%)	0.34
Composite Area & Weighted Runoff Coeff.	0.82		0.34

Time of Concentration

TOC Method : SCS TR-55

Sheet Flow Equation :

Tc = (0.007 * ((n * Lf)^0.8)) / ((P^0.5) * (Sf^0.4))

Where :

Tc = Time of Concentration (hr)
n = Manning's roughness
Lf = Flow Length (ft)
P = 2 yr, 24 hr Rainfall (inches)
Sf = Slope (ft/ft)

Shallow Concentrated Flow Equation :

V = 16.1345 * (Sf^0.5) (unpaved surface)
V = 20.3282 * (Sf^0.5) (paved surface)
V = 15.0 * (Sf^0.5) (grassed waterway surface)
V = 10.0 * (Sf^0.5) (nearly bare & untilled surface)
V = 9.0 * (Sf^0.5) (cultivated straight rows surface)
V = 7.0 * (Sf^0.5) (short grass pasture surface)
V = 5.0 * (Sf^0.5) (woodland surface)
V = 2.5 * (Sf^0.5) (forest w/heavy litter surface)
Tc = (Lf / V) / (3600 sec/hr)

Where:

Tc = Time of Concentration (hr)
Lf = Flow Length (ft)
V = Velocity (ft/sec)
Sf = Slope (ft/ft)

Channel Flow Equation :

V = (1.49 * (R^(2/3)) * (Sf^0.5)) / n
R = Aq / Wp
Tc = (Lf / V) / (3600 sec/hr)

Where :

Tc = Time of Concentration (hr)
Lf = Flow Length (ft)
R = Hydraulic Radius (ft)

Sheet Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	.3	0.00	0.00
Flow Length (ft) :	100	0.00	0.00
Slope (%) :	2.2	0.00	0.00
2 yr, 24 hr Rainfall (in) :	4.13	0.00	0.00
Velocity (ft/sec) :	0.12	0.00	0.00
Computed Flow Time (min) :	14.45	0.00	0.00

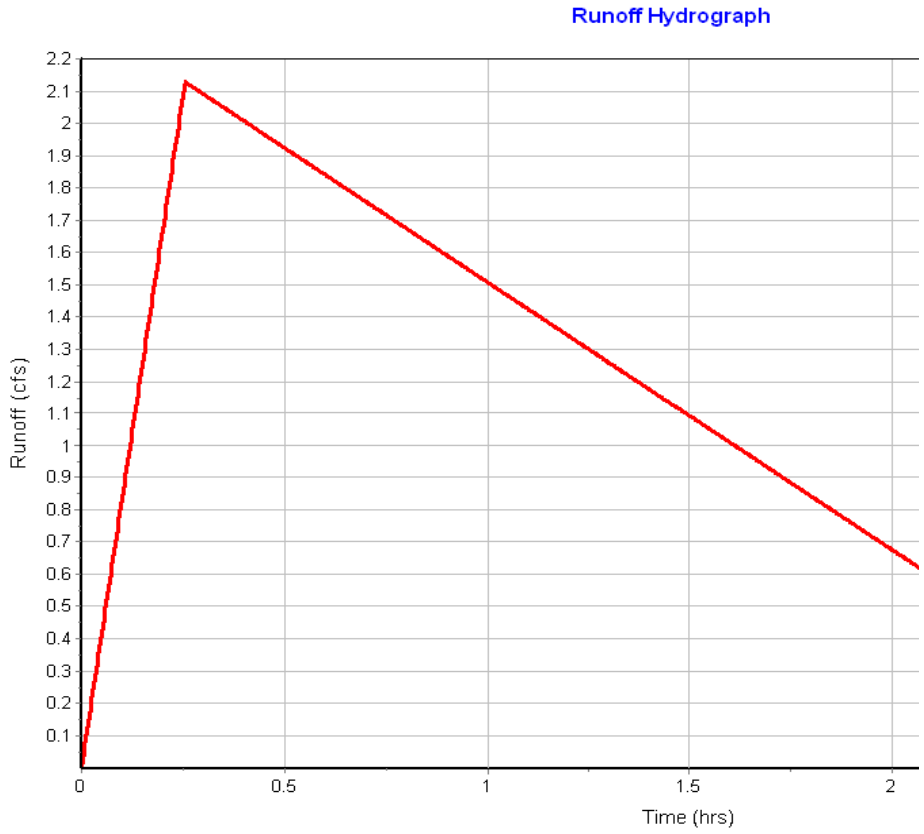
Shallow Concentrated Flow Computations	Subarea A	Subarea B	Subarea C
Flow Length (ft) :	120	0.00	0.00
Slope (%) :	2.2	0.00	0.00
Surface Type :	Unpaved	Unpaved	Unpaved
Velocity (ft/sec) :	2.39	0.00	0.00
Computed Flow Time (min) :	0.84	0.00	0.00

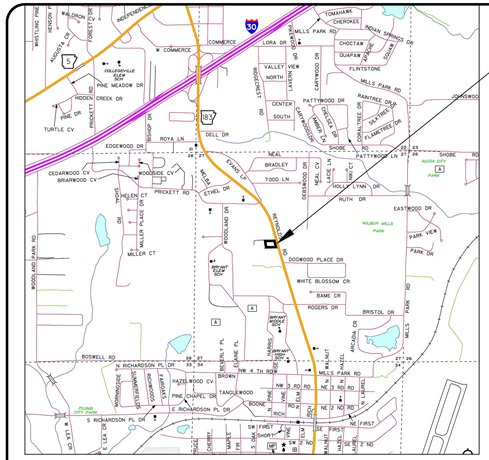
Total TOC (min) 15.29

Subbasin Runoff Results

Total Rainfall (in)	1.95
Total Runoff (in)	0.66
Peak Runoff (cfs)	2.13
Rainfall Intensity	7.636
Weighted Runoff Coefficient	0.3400
Time of Concentration (days hh:mm:ss)	0 00:15:17

Subbasin : Sub-01





VICINITY MAP

SURVEY LEGAL DESCRIPTION:

PART OF THE SE1/4 NW1/4 OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 14 WEST, IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SE1/4 NW1/4;
THENCE ALONG THE WEST LINE OF THE SAID SE1/4 NW1/4 S 00° 00' 00" E FOR 1143.40 FEET;
THENCE N 87° 59' 54" E FOR 530.36 FEET LEAVING THE WEST LINE OF SAID SE1/4 NW/4 TO A TO 5/8" REBAR AND THE POINT OF BEGINNING;
THENCE N 13° 04' 16" W FOR 193.28 FEET TO A 5/8" REBAR AND THE SOUTHERLY RIGHT OF WAY LINE OF BROWN LANE;
THENCE ALONG SAID RIGHT OF WAY LINE S 89° 20' 38" E FOR 195.38 FEET TO A 1/2" REBAR AND THE WESTERLY RIGHT OF WAY LINE OF NORTH REYNOLDS ROAD;
THENCE ALONG SAID RIGHT OF WAY LINE S 14° 49' 14" E FOR 194.54 FEET TO A 1/2" REBAR;
THENCE N 89° 25' 16" W FOR 201.43 FEET TO THE POINT OF BEGINNING;

LEGEND

- SHOWS EXISTING STREETS.
- SHOWS SEWER, UTILITY AND DRAINAGE EASEMENT.
- SHOWS BUILDING SETBACK LINE
- SHOWS SURVEY MONUMENT AS DESCRIBED

PARCEL #840-14280-002
DELCAR PROPERTIES LLC
ZONE C2

BROWN LANE (50' R/W)
PRIVATE ROAD

F. 5/8" REBAR — S 89° 20' 38" E — 195.38' — F. 1/2" REBAR

15' BUILDING SETBACK

N 13° 04' 16" W — 193.28'

EASEMENT BOOK 53, PAGE 754

25' BUILDING SETBACK

PARCEL #840-14282-000
PECAN TREE PROPERTIES LLC
ZONE C2

S 14° 49' 14" E — 194.54'

EASEMENT DOC. #1999 2887 & #1999 52869

15' BUILDING SETBACK

N. REYNOLDS ROAD

ARK. HWY. 183

POINT OF COMMENCEMENT
NORTHWEST CORNER
SE1/4 NW1/4

S 00° 00' 00" E — 1143.40'

WEST LINE

N 87° 59' 54" E — 530.36'

POINT OF BEGINNING

F. 5/8" REBAR

N 89° 25' 16" W — 201.43'

F. 1/2" REBAR

20'

10'

15' BUILDING SETBACK

10'

27'

65'

PARCEL #840-14282-000
PECAN TREE PROPERTIES LLC
ZONE C2

OWNER & DEVELOPER:
OBWAT HOLDINGS, LLC
7500 LANDERS ROAD
SHERWOOD, AR. 72117

CERTIFICATE OF SURVEYING ACCURACY

I, JOHN R. POWNALL, HEREBY CERTIFY THAT THIS PLAT REPRESENTS A BOUNDARY SURVEY MADE BY ME AND THAT BOUNDARY MARKERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

DATE _____ JOHN R. POWNALL RLS 1215

CERTIFICATE OF ENGINEERING ACCURACY

I, JOHN R. POWNALL, HEREBY CERTIFY THAT THIS PLAT REPRESENTS A PLAN MADE BY ME, AND THAT IT MEETS ALL THE ENGINEERING REQUIREMENTS OF THE BRYANT

THOMAS ENGINEERING COMPANY
civil engineers land surveyors
3810 LOOKOUT RD NORTH LITTLE ROCK, AR 72116 (501)753-4463
NATIONAL SOCIETY OF PROFESSIONAL ENGINEERS

June 19, 2024

Mr. Colton Leonard
City of Community Development
210 SW 3rd Street
Bryant, AR 72022

RE: Civil Site Plans and Preliminary Plat
Little Caesars

Dear Mr. Leonard:

Please accept this letter as our application for the above referenced submittal.

The owner is requesting a site plan review and preliminary final plat of Lot 1, Little Caesars Addition to the City of Bryant to allow the construction of a Little Caesars Restaurant and associated parking.

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

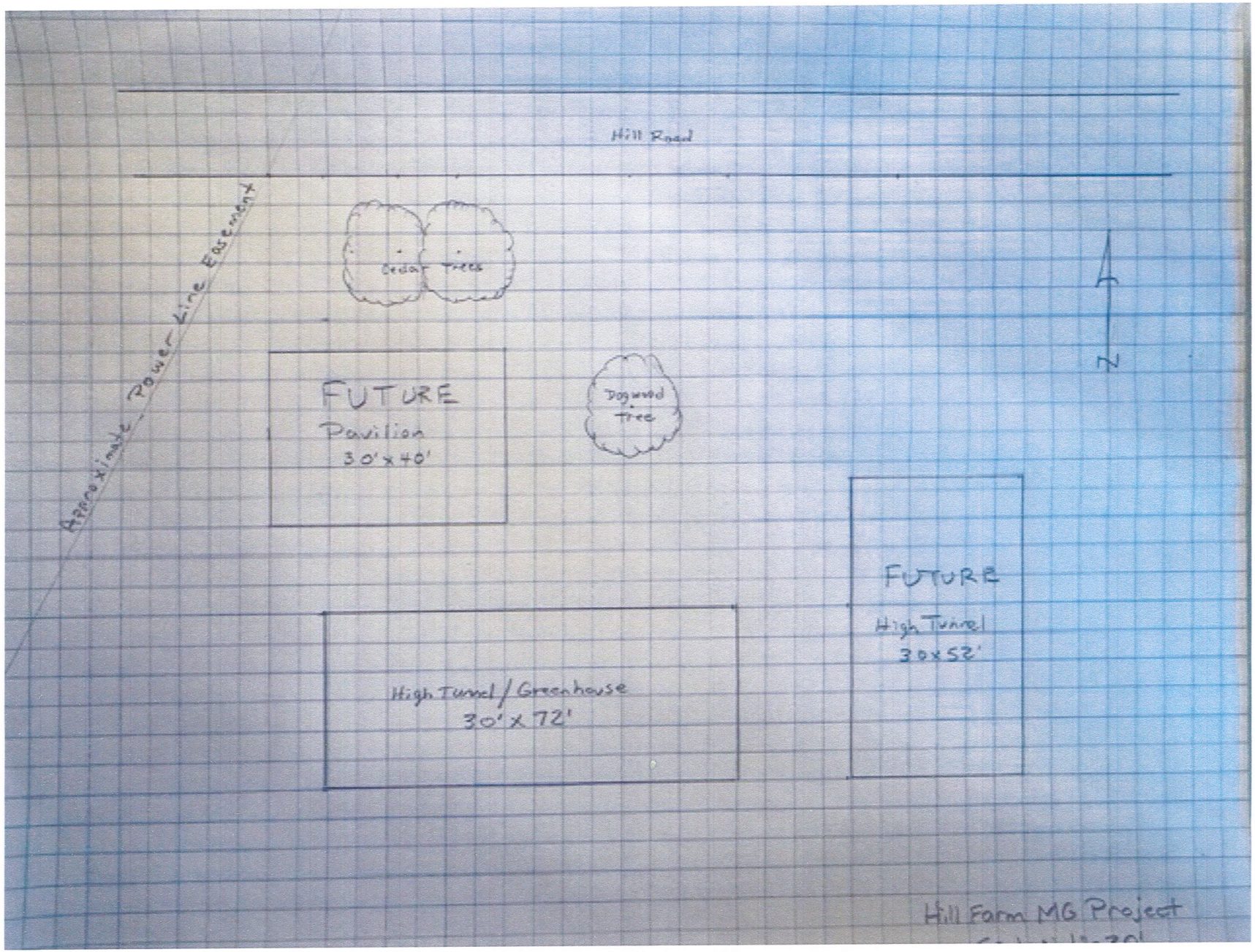
Sincerely,

John R. Pownall, P.E.
President

JRP/ab

cc: Mike Fritz
Chris Smith


Rd
Hill Rd
Hill Rd
Hill Rd
Hill Rd
High Tunnel
Greenhouse


Hill Road
Approximate Power Line Easement
Cedar Trees
FUTURE
Pavilion
30'x40'
Dogwood Tree
N
FUTURE
High Tunnel
30x52'
High Tunnel / Greenhouse
30' x 72'
Hill Farm MG Project




CONLEY'S





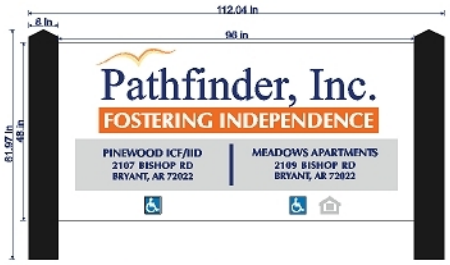
Folder Name
K:\Art Department\2024\Pathfinder

Designer
Courtney

File Name
Pathfinder, Inc..fs

Job Number
30734

QTY: 1 SS Sign w/Acrylic Letters and Brushed Aluminum Mounted between 2 Metal Posts (See Briarwood Photo for Post Reference





Posts like the below image something that will not rust



Description
QTY: IN FILE

ARTWORK IS PROPERTY OF ACTION SIGN & NEON AND SHALL NOT BE DUPLICATED OR COPIED IN ANY MANNER.

ACTION SIGN
SIGNS WITH DIRECTION

P. O. Box 188
Jacksonville, AR 72076
2700 John Harden Dr.
Jacksonville, AR 72076

Ph 501-457-7391
Ph/Text 501-712-0012
Fax 501-457-7393

ARTWORK APPROVAL **MUST** BE MADE IN WRITING.
THIS CAN BE DONE BY A SIMPLE EMAIL, TEXT, OR FAX
WITH THE APPROVED ARTWORK ATTACHED.
PRODUCTION WILL NOT START OTHERWISE.

Customer	Name	Design Time
Pathfinder, Inc.	Collin	
Phone	**Email**	**Date**
501.596.2090		7/8/2024

Minutes

Design Time Pricing
Design time is at a rate of $60 per hour, in 15 minute increments. Your first 15 minutes is *FREE*.

COLORS SHOWN ARE FOR REFERENCE ONLY. COLORS MAY VARY.

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

SIGN PERMIT APPLICATION

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

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

Date: 7.12.24

Sign Co. or Sign Owner

Name Action Sign
Address 2700 John Harden Driv
City, State, Zip Jacksonville, AR 7207
Phone 501.457.739
Email Address tim@actionsignandneon.co

Property Owner

Name Chris Eubanks
Address 2107 Bishop Roa
City, State, Zip Bryant, AR 7202
Phone 501.412.086
Email Address chris.eubanks@pathfinderinc.o

GENERAL INFORMATION

Name of Business Pathfinder, Inc

Address/Location of sign 2107 Bishop Road Bryant, AR 720

Zoning Classification _____

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

READ CAREFULLY BEFORE SIGNING

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

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

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

SIGN	**Type** (Façade, Pole, Monument, other)	**Dimensions** (Height, Length, Width)	**Sqft** (Measured in whole as rectangle)	**Height of Sign** (Measured from lot surface)		Column for Admin Certifying Approval
				Top of Sign	Bottom of Sign	
A	Pole Sigr	4'x8'	32 SQ FT	5'	10"	
B						
C						
E						
F						
G						

#0888

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

Conditional Use Permit Application

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

Date: 7/11/24

Applicant or Designee:

Name Donald Whitfield
Address 19 Tanglewood Dr
Phone 501-993-6869
Email Address: dwcpa@att.net

Project Location:

Property Address 19 Tanglewood Dr
Bryant, AR 72022
Parcel Number 840-09527-000
Zoning Classification R-E

Property Owner (If different from Applicant):

Name Same
Phone _____
Address _____
Email Address _____

Additional Information:

Legal Description (Attach description if necessary)

Pt. Lot 19 Tanglewood Acres Sub.

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

Allow construction of a 26'x24' Building and allow existing storage building of 12'x16' + 12'x12' to Remain. See Attached Letter.

Proposed/Current Use of Property Residential

Application Checklist

Requirements for Submission

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

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

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

READ CAREFULLY BEFORE SIGNING

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

NOTICE OF PUBLIC HEARING

A public hearing will be held on Monday, August 12th, 2024 at 6:00 P.M. at the Bryant City Office Complex, 210 Southwest 3rd Street, City of Bryant, Saline County, for the purpose of public comment on a conditional use request at the site of 19 Tanglewood Drive, Bryant, AR 72022 (address).

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

Lance Penfield
Chairman of Planning Commission
City of Bryant

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

Donald Whitfield
19 Tanglewood Drive
Bryant, AR 72022

July 11, 2024

City of Bryant, Arkansas
Community Development
210 SW 3rd Street
Bryant, AR 72022

Re: Variance

The purpose of this letter is to ask for a variance to construct a 26' x 24' storage building at 19 Tanglewood Drive in Bryant, Arkansas and to allow the existing storage buildings of 12' x 16' and 12' x 12' to remain.

Based on the total square footage of my home which is 2,542, the maximum building of 25% of the total square footage would be 635. The new building would be 624 square feet. The square footage currently in the two existing buildings combined is 336 square feet. The total square footage after construction would be 960 square feet. The variance I am requesting would be to allow for an additional 325 square feet on my property which is .82 acres.

Le me know if you have any questions or need additional information.

Thank you,

Sincerely,

Donald Whitfield

City of Bryant, Arkansas
Community Development
210 SW 3rd Street Bryant, AR 72022
501-943-0488, Comdev@cityofbryant.com

General – Permit Application

Please complete both pages of this application and submit to the City of Bryant Permitting office, located at the address above.

Completed applications can also be scanned and emailed to Comdev@cityofbryant.com.

Date: 7-10-24

Permit Type:

_____ Electrical Permit	_____ Remodel Permit	_____ Burn Permit
_____ Plumbing Permit	_____ Demolition Permit	_____ Site Clearance Permit
_____ Mechanical Permit	✓ Accessory Building Permit	_____ Mobile Home Permit

Other if not listed above _____

Contractor Information:

Contractor/Owner Donald Whitfield

Physical Address of Business 19 Tangle Wood Dr.

City, State, Zip code Bryant, AR.

Mailing Address (If different from Above) Same

City, State, Zip code _____

Email Address dwcpa@att.net

Business Phone _____ Cell Phone 501-993-6869 Fax _____

Project Information:

Project Address/Location Same

Project Cost _____ Commercial or Residential? residential

Square footage (If Applicable) _____

If new addition, will foam insulation be used? No ✓ Yes ____ If "Yes", provide technical evaluation report on foam insulation type, and a copy of installer's certification. (Attach to application when submitted)

Additional Project Information 26' wide X 24' deep accessory Building

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

Conditional Use Permit Application

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

Date: 7-24-24

Applicant or Designee:

Name Jonathan Hope
Address 129 N. Main St. Benton, AR
Phone 501-860-0467
Email Address: jonathan@hopeconsultings.com

Project Location:

Property Address Hurricane Lake Rd.
Parcel Number 840-12022-000
Zoning Classification R-X

Property Owner (If different from Applicant):

Name Sky Blue, LLC.
Phone 501-912-2752
Address 3621 Independence Dr. Bryant, AR 72022
Email Address tj bessent@sbcglobal.net

Additional Information:

Legal Description (Attach description if necessary)

Attached

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

Requesting approval of construction of Duplexes as allowed in zoning R-X

Proposed/Current Use of Property Duplexes

Application Checklist

Requirements for Submission

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

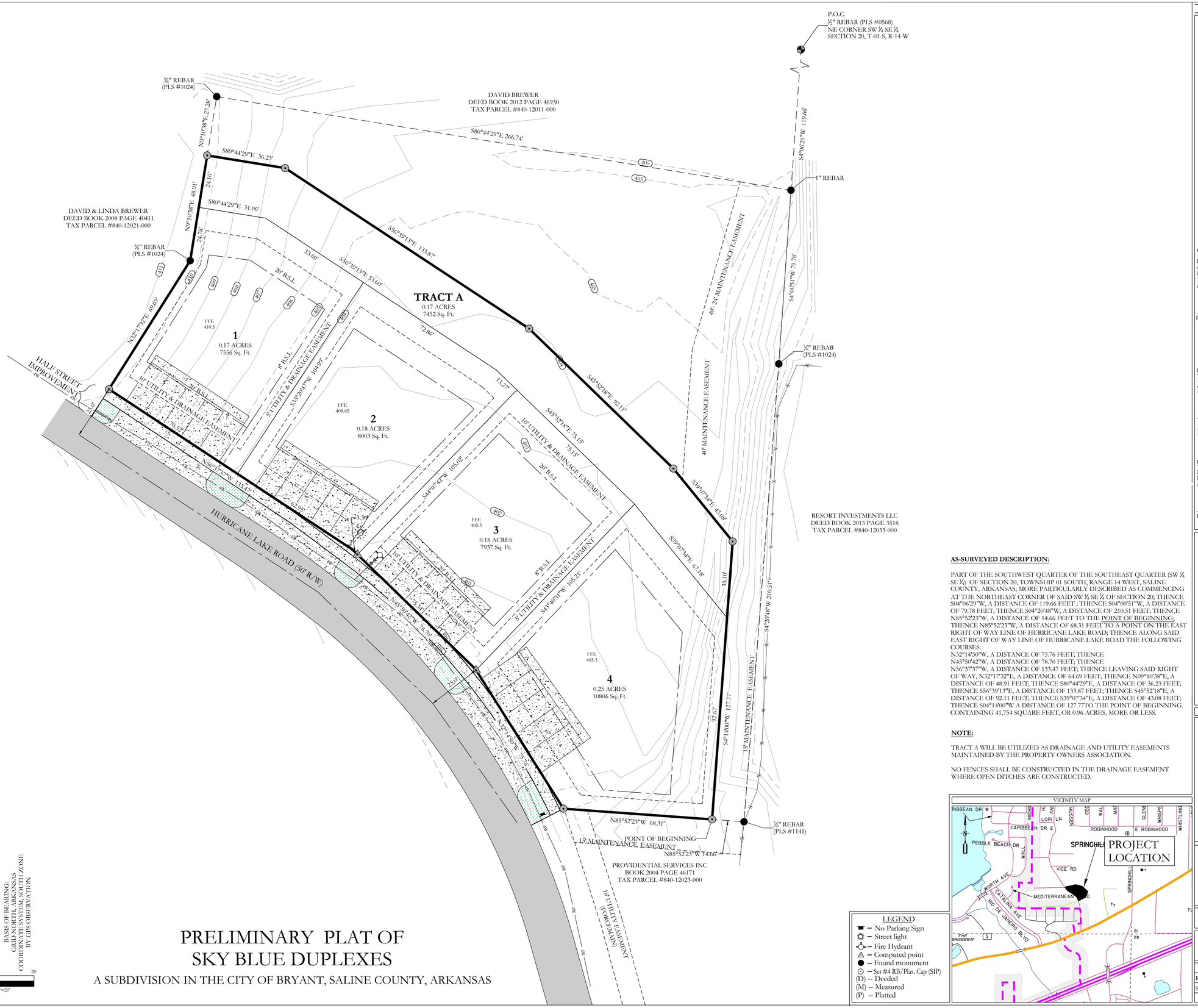
Once the application is received, the material will be reviewed to make sure all the required information is provided. The applicant will be notified if additional information is required. The application will then go before the Development and Review Committee (DRC) for a recommendation to the Planning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

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

READ CAREFULLY BEFORE SIGNING

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

AS SURVEYED DESCRIPTION FOR PARCEL #840-12022-000
PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW 1/4 SE 1/4) OF SECTION 20, TOWNSHIP 01 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SAID SW 1/4 SE 1/4 OF SECTION 20; THENCE S04°06'29"W, A DISTANCE OF 119.66 FEET ; THENCE S04°00'51"W, A DISTANCE OF 79.78 FEET; THENCE S04°20'48"W, A DISTANCE OF 210.51 FEET; THENCE N85°52'23"W, A DISTANCE OF 14.66 FEET TO THE POINT OF BEGINNING; THENCE N85°52'23"W, A DISTANCE OF 68.31 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF HURRICANE LAKE ROAD; THENCE ALONG SAID EAST RIGHT OF WAY LINE OF HURRICANE LAKE ROAD THE FOLLOWING COURSES:
N32°14'50"W, A DISTANCE OF 75.76 FEET; THENCE
N45°50'42"W, A DISTANCE OF 78.70 FEET; THENCE
N56°37'37"W, A DISTANCE OF 133.47 FEET; THENCE LEAVING SAID RIGHT OF WAY, N32°17'32"E, A DISTANCE OF 64.69 FEET; THENCE N09°10'38"E, A DISTANCE OF 48.91 FEET; THENCE S80°44'29"E, A DISTANCE OF 36.23 FEET;
THENCE S56°39'13"E, A DISTANCE OF 133.87 FEET; THENCE S45°52'18"E, A DISTANCE OF 92.11 FEET; THENCE S39°07'34"E, A DISTANCE OF 43.08 FEET; THENCE S04°14'00"W A DISTANCE OF 127.77TO THE POINT OF BEGINNING. CONTAINING 41,754 SQUARE FEET, OR 0.96 ACRES, MORE OR LESS.



PRELIMINARY PLAT OF SKY BLUE DUPLEXES

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

AS-SURVEYED DESCRIPTION:

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW ¼ SE ¼) OF SECTION 20, TOWNSHIP 01 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SAID SW ¼ SE ¼ OF SECTION 20; THENCE S04°06'29"W, A DISTANCE OF 119.66 FEET ; THENCE S04°00'51"W, A DISTANCE OF 79.78 FEET; THENCE S04°20'48"W, A DISTANCE OF 210.51 FEET; THENCE N85°52'23"W, A DISTANCE OF 14.66 FEET TO THE POINT OF BEGINNING; THENCE N85°52'23"W, A DISTANCE OF 68.31 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF HURRICANE LAKE ROAD; THENCE ALONG SAID EAST RIGHT OF WAY LINE OF HURRICANE LAKE ROAD THE FOLLOWING COURSES:
N32°14'50"W, A DISTANCE OF 75.76 FEET; THENCE
N45°50'42"W, A DISTANCE OF 78.70 FEET; THENCE
N56°37'37"W, A DISTANCE OF 133.47 FEET; THENCE LEAVING SAID RIGHT OF WAY, N32°17'32"E, A DISTANCE OF 64.69 FEET; THENCE N09°10'38"E, A DISTANCE OF 48.91 FEET; THENCE S80°44'29"E, A DISTANCE OF 36.23 FEET; THENCE S56°39'13"E, A DISTANCE OF 133.87 FEET; THENCE S45°52'18"E, A DISTANCE OF 92.11 FEET; THENCE S39°07'34"E, A DISTANCE OF 43.08 FEET; THENCE S04°14'00"W A DISTANCE OF 127.77TO THE POINT OF BEGINNING. CONTAINING 41,754 SQUARE FEET, OR 0.96 ACRES, MORE OR LESS.

NOTE:

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

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

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

VICINITY MAP

CERTIFICATIONS:

OWNER:
Name: SKY BLUE, LLC
Address: 3621 INDEPEDENCE DRIVE
BRYANT, AR 72022

DEVELOPER:
Name: SKY BLUE, LLC
Address: 3621 INDEPEDENCE DRIVE
BRYANT, AR 72022

CERTIFICATE OF OWNER:

We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have 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 2015 PAGE 7766

CERTIFICATE OF PROPERTY OWNERSHIP:

I, _____, hereby certify that the deed records in the office of Circuit Clerk and Ex-Officio recorder of Saline County, Arkansas, reflect that _____ is the record title owner of real property more particularly described herein on plat.

Dated: _____ _____
Certified Title Insurance Agent or Abstractor

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY:

I, William Corbitt R. Shoffner, hereby certify that this proposed preliminary plat correctly represents a survey completed by me or under my supervision on _____, 20_____; that the boundary lines show hereon correspond with the description in the deeds cited in the above Source of Title; and that all monuments which were found or placed on the property are correctly described and located.

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

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:

I, Kazi Islam, hereby certify that this plat correctly represents a plan 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 Islam
Registered Professional
Engineer, No. 20876 Arkansas

CERTIFICATE OF PRELIMINARY 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
NAME, CHAIRMAN
BRYANT PLANNING COMMISSION

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

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

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

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

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

PROPERTY SPECIFICATIONS:

OWNER: SKY BLUE, LLC
3263 INDEPEDENCE DRIVE
BRYANT, AR 72022

DEVELOPER/ SUBDIVIDER: SKY BLUE, LLC
3621 INDEPEDENCE DRIVE
BRYANT, AR 72022

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

NAME OF SUBDIVISION: SKY BLUE DUPLEXES

INSTRUMENT # 2015-7766

ZONING: R-X

AVERAGE LOT SIZE: 0.19 ACRES (8,437 SQ. FT.)
MINIMUM LOT SIZE: (7,205SQ. FT)
NUMBER OF LOTS: 4

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

BUILDING SETBACKS:
FRONT-20' OR AS SHOWN
REAR-20' OR AS SHOWN
SIDE-6' 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

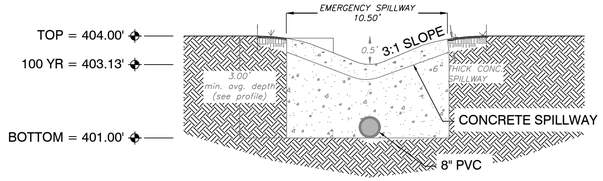
FOR USE AND BENEFIT OF:
SKY BLUE, LLC

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

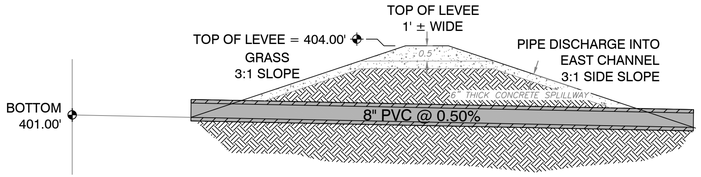
DATE:	03/18/2019	C.A.D. BY: B.JOHNSON	DRAWING NUMBER: 19-0066
REVISED:	06/26/2024	CHECKED BY:	
SHEET:	C-1.0	SCALE: 1"=20'	

500	01S	14W	0	20	230	62	1807

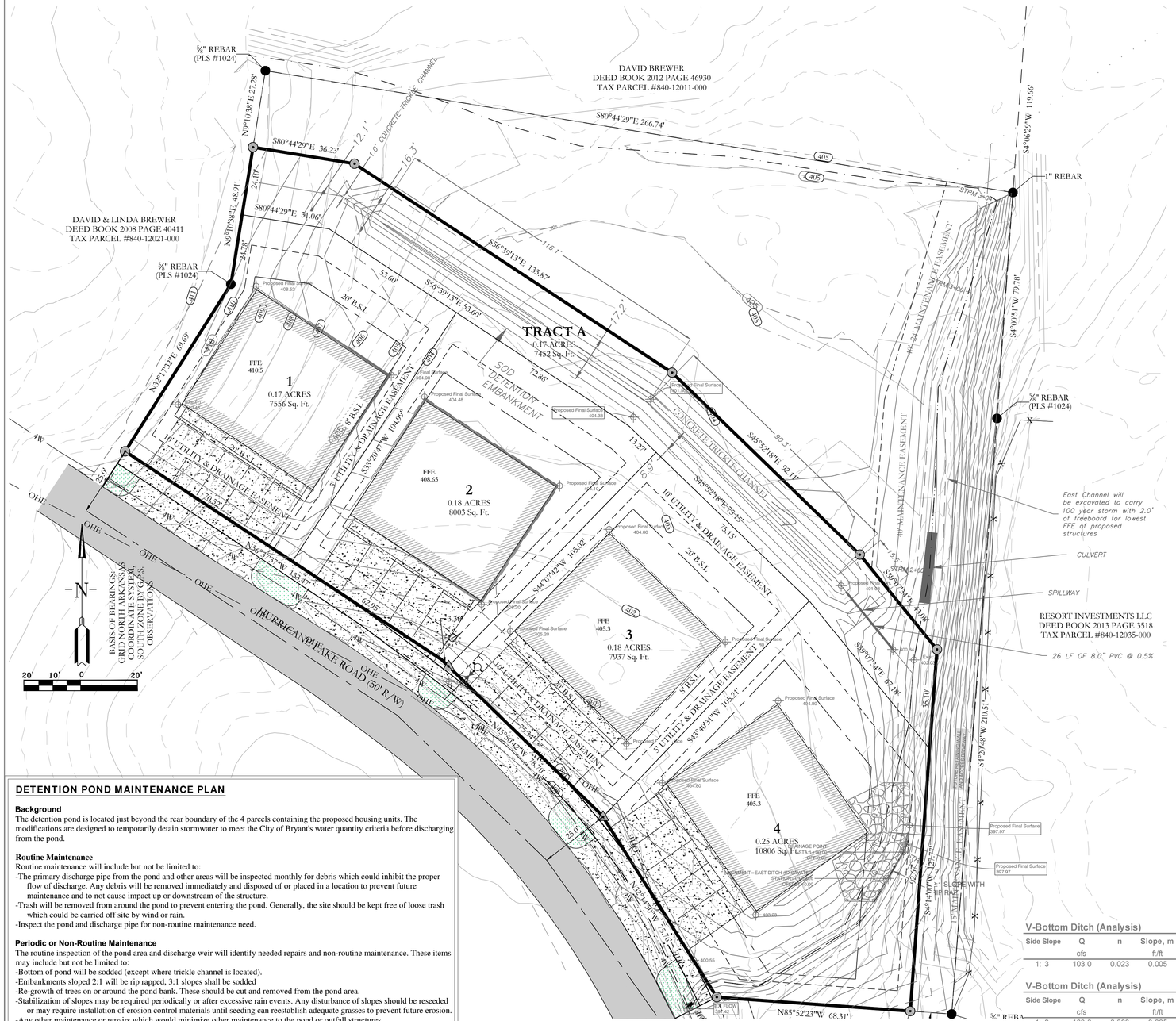
© 2024 HOPE CONSULTING ENGINEERS - SURVEYORS

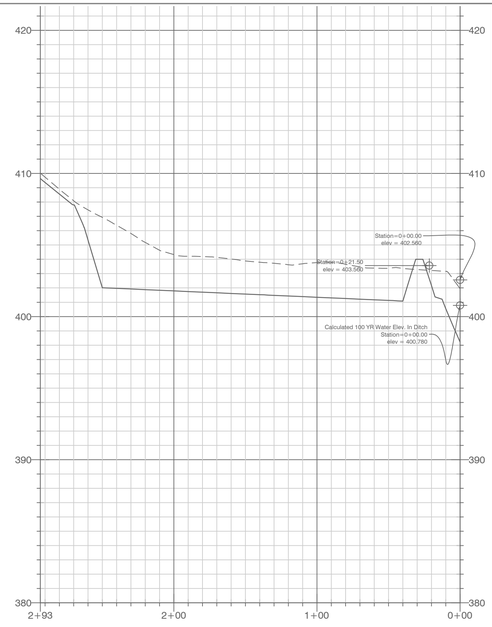


SPILLWAY END VIEW



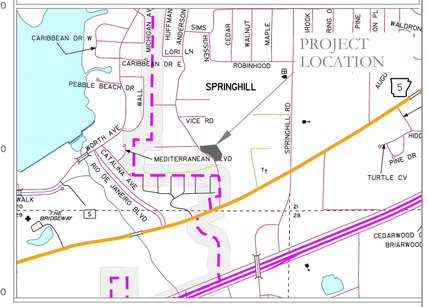
OUTLET SECTION
NTS

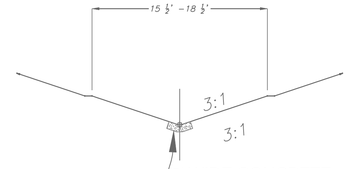




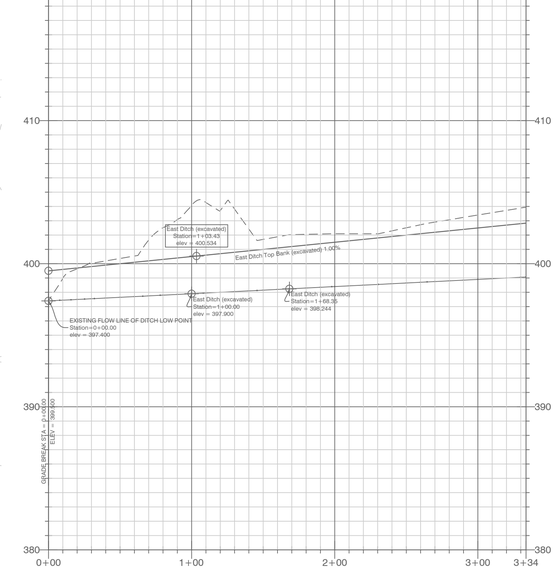
PROFILE
Pond Centerline
HORIZONTAL SCALE 1" = 50'
VERTICAL SCALE 1" = 5'

VICINITY MAP:

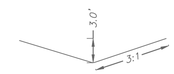




3' WIDE CONCRETE
TRICKLE CHANNEL
DETENTION POND PROPOSED SECTION



PROFILE
East Ditch (excavated)
HORIZONTAL SCALE 1" = 50'
VERTICAL SCALE 1" = 5'



EAST DITCH PROPOSED TYP
SECTION FOR EXCAVATION

CONTOUR INTERVAL:

EXISTING: 1' AND 5'
PROPOSED: 1' AND 5'

NOTE:
1. ALL ROOF DRAINS WILL BE ROUTED TO DETENTION BY SURFACE GRADING.
2. DETENTION EMBANKMENT AS WELL AS SLOPED EMBANKMENTS ADJACENT TO THE BUILDINGS SHALL BE A MAXIMUM SLOPE OF 3:1 AND BE SODDED FOR ADEQUATE VEGETATION.
3. IN AREAS WHERE STEEP EMBANKMENT SLOPES ARE REQUIRED, A MAXIMUM SLOPE OF 2:1 MAY BE USED IN CONJUNCTION WITH RIP RAP EMBANKMENTS.

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

DETENTION POND MAINTENANCE PLAN

Background
The detention pond is located just beyond the rear boundary of the 4 parcels containing the proposed housing units. The modifications are designed to temporarily detain stormwater to meet the City of Bryant's water quantity criteria before discharging from the pond.

Routine Maintenance
Routine maintenance will include but not be limited to:
-The primary discharge pipe from the pond and other areas will be inspected monthly for debris which could inhibit the proper flow of discharge. Any debris will be removed immediately and disposed of or placed in a location to prevent future maintenance and to not cause impact up or downstream of the structure.
-Trash will be removed from around the pond to prevent entering the pond. Generally, the site should be kept free of loose trash which could be carried off site by wind or rain.
-Inspect the pond and discharge pipe for non-routine maintenance need.

Periodic or Non-Routine Maintenance
The routine inspection of the pond area and discharge weir will identify needed repairs and non-routine maintenance. These items may include but not be limited to:
-Bottom of pond will be sodded (except where trickle channel is located).
-Embankments sloped 2:1 will be rip rapped, 3:1 slopes shall be sodded
-Re-growth of trees on or around the pond bank. These should be cut and removed from the pond area.
-Stabilization of slopes may be required periodically or after excessive rain events. Any disturbance of slopes should be reseeded or may require installation of erosion control materials until seeding can reestablish adequate grasses to prevent future erosion.
-Any other maintenance or repairs which would minimize other maintenance to the pond or outfall structures.

For questions or concerns about the pond, contact ___ at 501-315-2626.

V-Bottom Ditch (Analysis)

Side Slope	Q	n	Slope, m	Depth	Depth	Area	Velocity	Width	Elev. + 2.0'	Y + depth	Dist to outlet	El. @ Outlet	Low Point
	cfs		ft/ft	ft	in	ft²	ft/sec	ft	freeboard		x	y=mx+b	b
1: 3	103.0	0.023	0.005	2.53	30.4	19.26	5.35	15.20	403.31	400.78	168.4	398.242	397.4

V-Bottom Ditch (Analysis)

Side Slope	Q	n	Slope, m	Depth	Depth	Area	Velocity	Width	El. + 2.0	Y + depth Re-grade Dist		El. @ x	Low Point
	cfs		ft/ft	ft	in	ft²	ft/sec	ft	freeboard		x	y=mx+b	b
1: 2	103.0	0.023	0.005	2.95	35.4	17.40	5.92	11.80	403.80	400.85	100	397.9	397.4

DEPTH CALCULATION BASED ON DITCH SECTION, NEEDED CAPACITY, & RE-GRADING OF EXISTING EAST DITCH (3:1 AND 2:1 V-SECTION)

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

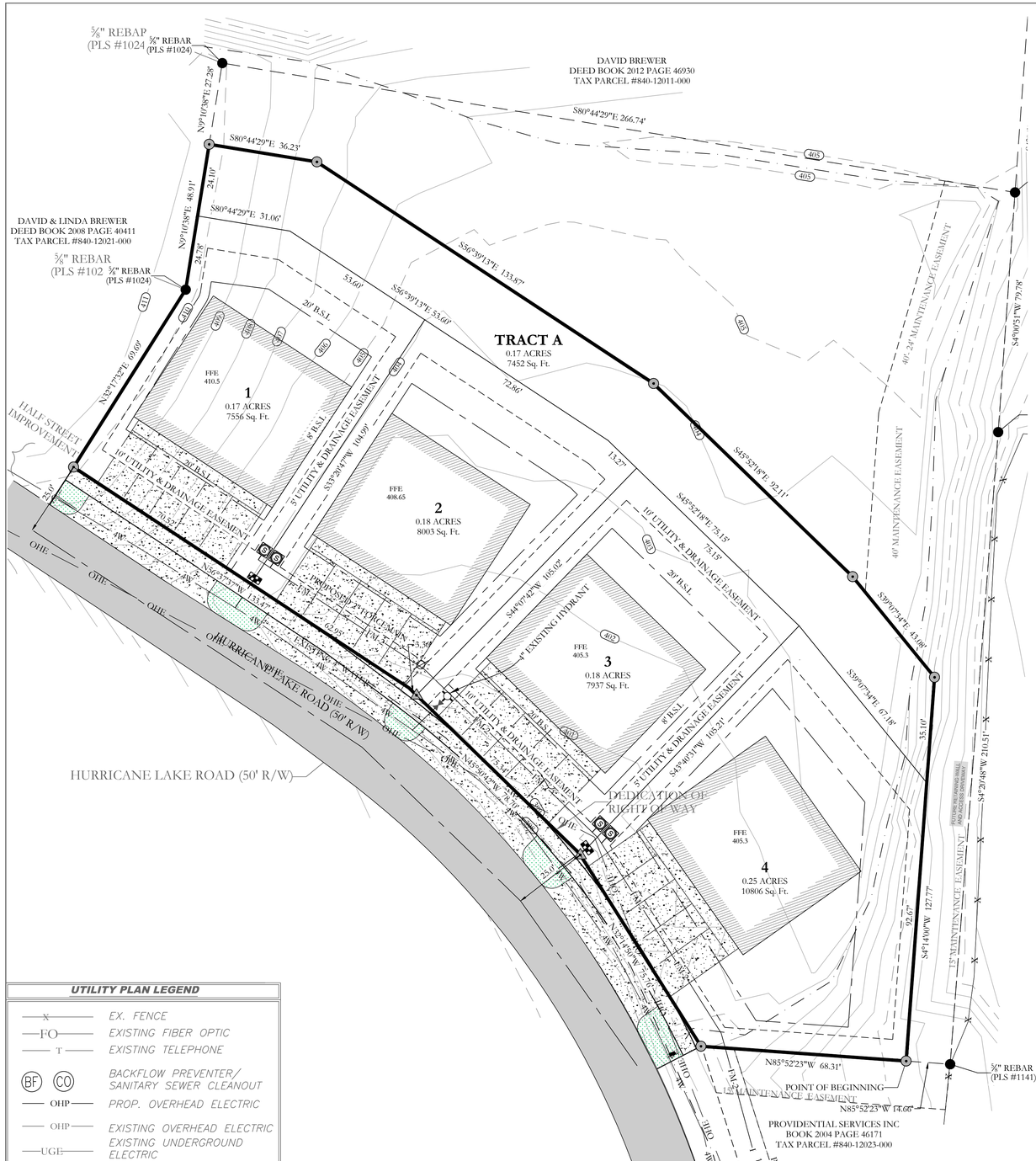
FOR USE AND BENEFIT OF:
SKY BLUE, LLC.

GRADING AND DETENTION PLAN
SKY BLUE DUPLEXES
CITY OF BRYANT, SALINE COUNTY, ARKANSAS

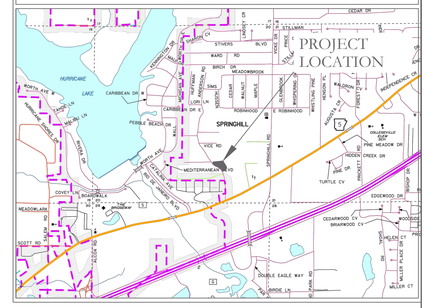
DATE:	4/4/2019	C.A.D. BY:	DRAWING NUMBER:
REVISED:	06/26/2024	CHECKED BY:	19-0066
SHEET:	C-2.0	SCALE:	

500	01S	14W	0	19	440	62	1802

K:\LAND PROJECTS 2\0SUBDIVISIONS\2019\19-0066 DESIGN\DUPLEXES\19-0066 - SKY BLUE DUPLEXES BS_BASE DRAWING_06-24-2024.DWG



VICINITY MAP:



UTILITY PLAN LEGEND

- EX. FENCE
- EXISTING FIBER OPTIC
- EXISTING TELEPHONE
- BACKFLOW PREVENTER/ SANITARY SEWER CLEANOUT
- PROP. OVERHEAD ELECTRIC
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING WATERLINE
- PROPOSED 6" WATERLINE
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER

PROPERTY UTILITY SPECIFICATION

WATER:	CITY OF BRYANT
SEWER:	CITY OF BRYANT
ELECTRIC:	ENTERGY
GAS:	CENTERPOINTE
TELEPHONE:	AT&T

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

NOTE:

1. ALL WATER AND SEWER INFRASTRUCTURE MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BRYANT'S "STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATERLINES AND SEWER LINES, 2015 EDITION"
2. INSTALL SEWER ID TAPE PER CITY OF BRYANT'S "STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATERLINES AND SEWER LINES, 2015 EDITION"

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

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

FOR USE AND BENEFIT OF:
SKY BLUE, LLC.

UTILITY PLAN
SKY BLUE DUPLEXES
CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	01/06/2020	C.A.D. BY:	DRAWING NUMBER:
REVISED:	06/26/2024	CHECKED BY:	19-0066
SHEET:	C-3.0	SCALE:	

500	01S	14W	0	27	430	62	1807

K:\LAND PROJECTS\2004\SUBDIVISIONS\2019\19-0066 BUSSENT DUPLEXES\19-0066 - SKY BLUE DUPLEXES RS_(BASE DRAWING)_06-24-2024.DWG

HOPE
CONSULTING
ENGINEERS • SURVEYORS

July 26, 2024

Colton Leonard
City of Bryant
210 Southwest Third St.,
Bryant, AR 72022

RE: Request for Modification from Code and Request for CUP (Parcel #:840-12022-000)

Dear Mr. Leonard,

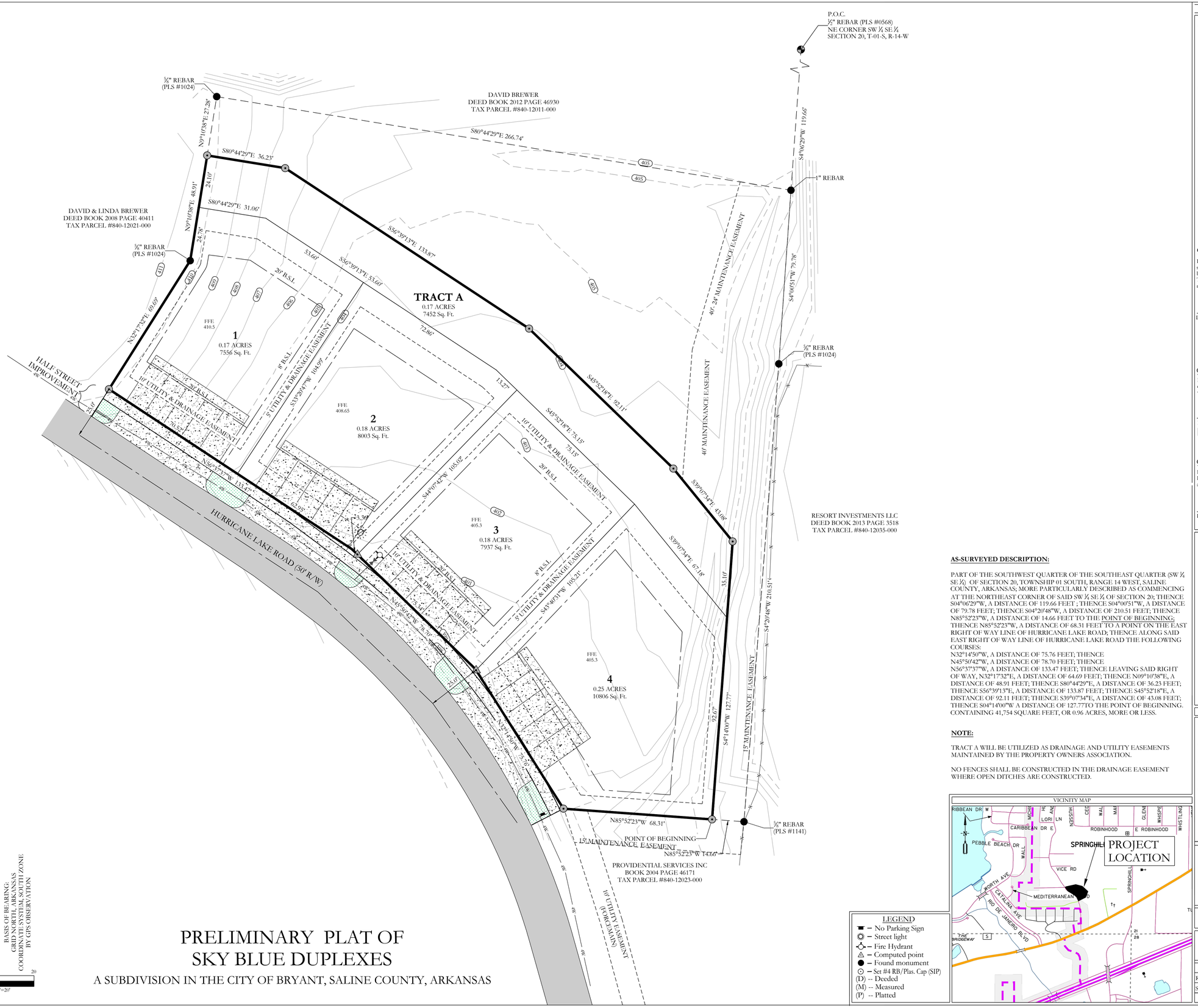
I am requesting a modification from the Walk Bike Drive Code for no curb improvements on this proposed development. We are proposing duplexes on this property and the majority of the property will be driveways. Adding curb to this development would be only in between driveways which would be minimal on this project.

It is our goal to be included on the August 12, 2024 Planning Commission agenda.

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

Jonathan Hope
Hope Consulting, Inc.

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



PRELIMINARY PLAT OF SKY BLUE DUPLEXES

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

AS-SURVEYED DESCRIPTION:

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW ¼ SE ¼) OF SECTION 20, TOWNSHIP 01 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SAID SW ¼ SE ¼ OF SECTION 20; THENCE S04°06'29"W, A DISTANCE OF 119.66 FEET ; THENCE S04°00'51"W, A DISTANCE OF 79.78 FEET; THENCE S04°20'48"W, A DISTANCE OF 210.51 FEET; THENCE N85°52'23"W, A DISTANCE OF 14.66 FEET TO THE POINT OF BEGINNING; THENCE N85°52'23"W, A DISTANCE OF 68.31 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF HURRICANE LAKE ROAD; THENCE ALONG SAID EAST RIGHT OF WAY LINE OF HURRICANE LAKE ROAD THE FOLLOWING COURSES:
N32°14'50"W, A DISTANCE OF 75.76 FEET; THENCE
N45°50'42"W, A DISTANCE OF 78.70 FEET; THENCE
N56°37'37"W, A DISTANCE OF 133.47 FEET; THENCE LEAVING SAID RIGHT OF WAY, N32°17'32"E, A DISTANCE OF 64.69 FEET; THENCE N09°10'38"E, A DISTANCE OF 48.91 FEET; THENCE S80°44'29"E, A DISTANCE OF 36.23 FEET; THENCE S56°39'13"E, A DISTANCE OF 133.87 FEET; THENCE S45°52'18"E, A DISTANCE OF 92.11 FEET; THENCE S39°07'34"E, A DISTANCE OF 43.08 FEET; THENCE S04°14'00"W A DISTANCE OF 127.77TO THE POINT OF BEGINNING. CONTAINING 41,754 SQUARE FEET, OR 0.96 ACRES, MORE OR LESS.

NOTE:

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

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

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

VICINITY MAP

CERTIFICATIONS:

OWNER:
Name: SKY BLUE, LLC
Address: 3621 INDEPEDENCE DRIVE
BRYANT, AR 72022

DEVELOPER:
Name: SKY BLUE, LLC
Address: 3621 INDEPEDENCE DRIVE
BRYANT, AR 72022

CERTIFICATE OF OWNER:

We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have 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 2015 PAGE 7766

CERTIFICATE OF PROPERTY OWNERSHIP:

I, _____, hereby certify that the deed records in the office of Circuit Clerk and Ex-Officio recorder of Saline County, Arkansas, reflect that _____ is the record title owner of real property more particularly described herein on plat.

Dated: _____ _____
Certified Title Insurance Agent or Abstractor

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY:

I, William Corbitt R. Shoffner, hereby certify that this proposed preliminary plat correctly represents a survey completed by me or under my supervision on _____, 20_____; that the boundary lines show hereon correspond with the description in the deeds cited in the above Source of Title; and that all monuments which were found or placed on the property are correctly described and located.

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

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:

I, Kazi Islam, hereby certify that this plat correctly represents a plan 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 Islam
Registered Professional
Engineer, No. 20876 Arkansas

CERTIFICATE OF PRELIMINARY 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
NAME, CHAIRMAN
BRYANT PLANNING COMMISSION

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

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

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

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

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

PROPERTY SPECIFICATIONS:

OWNER: SKY BLUE, LLC
3263 INDEPEDENCE DRIVE
BRYANT, AR 72022

DEVELOPER/ SUBDIVIDER: SKY BLUE, LLC
3621 INDEPEDENCE DRIVE
BRYANT, AR 72022

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

NAME OF SUBDIVISION: SKY BLUE DUPLEXES

INSTRUMENT # 2015-7766

ZONING: R-X

AVERAGE LOT SIZE: 0.19 ACRES (8,437 SQ. FT.)
MINIMUM LOT SIZE: (7,205SQ. FT)
NUMBER OF LOTS: 4

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

BUILDING SETBACKS:
FRONT-20' OR AS SHOWN
REAR-20' OR AS SHOWN
SIDE-6' OR AS SHOWN

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

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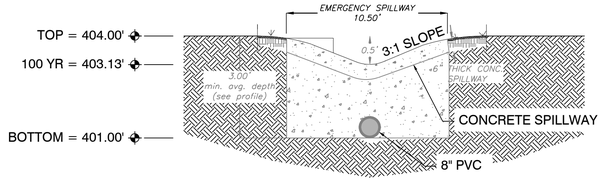
FOR USE AND BENEFIT OF:
SKY BLUE, LLC

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

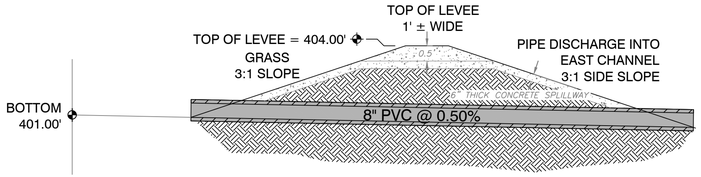
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REVISED:	06/26/2024	CHECKED BY:	
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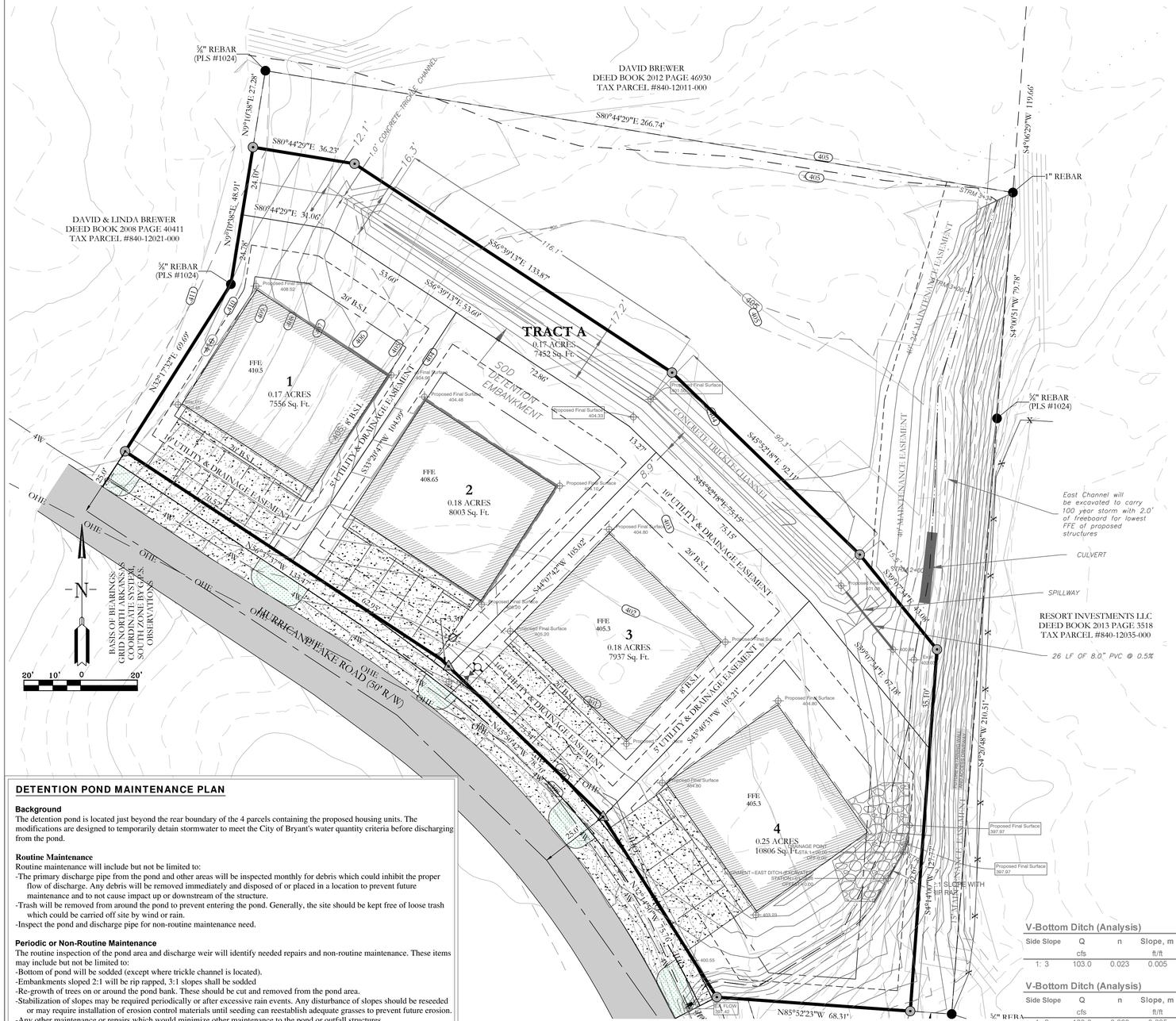
© 2024 HOPE CONSULTING ENGINEERS - SURVEYORS

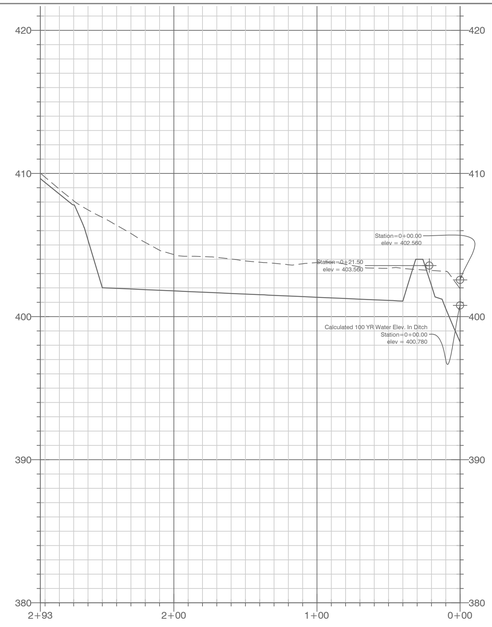


SPILLWAY END VIEW



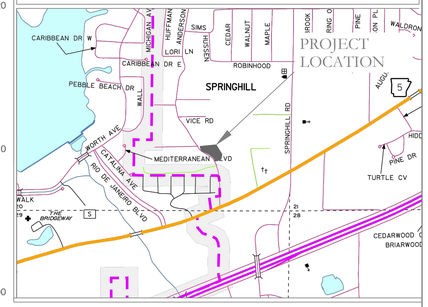
OUTLET SECTION
NTS

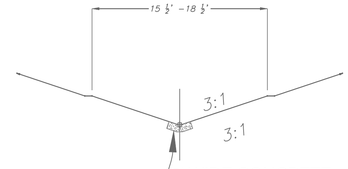




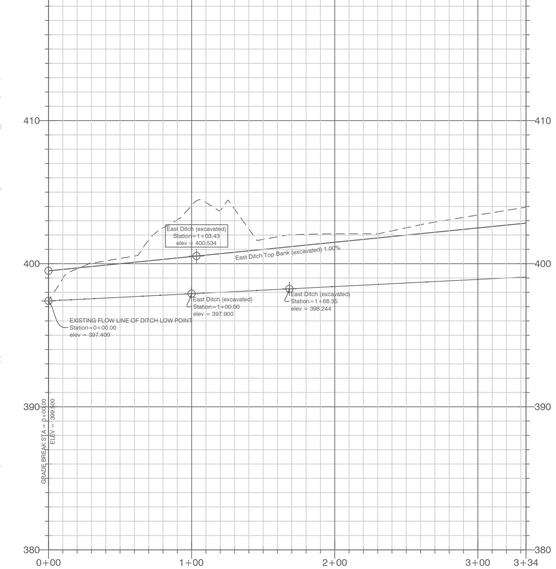
PROFILE
Pond Centerline
HORIZONTAL SCALE 1" = 50'
VERTICAL SCALE 1" = 5'

VICINITY MAP:

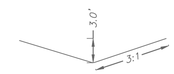




3' WIDE CONCRETE
TRICKLE CHANNEL
DETENTION POND PROPOSED SECTION



PROFILE
East Ditch (excavated)
HORIZONTAL SCALE 1" = 50'
VERTICAL SCALE 1" = 5'



EAST DITCH PROPOSED TYP
SECTION FOR EXCAVATION

CONTOUR INTERVAL:

EXISTING: 1' AND 5'
PROPOSED: 1' AND 5'

NOTE:
1. ALL ROOF DRAINS WILL BE ROUTED TO DETENTION BY SURFACE GRADING.
2. DETENTION EMBANKMENT AS WELL AS SLOPED EMBANKMENTS ADJACENT TO THE BUILDINGS SHALL BE A MAXIMUM SLOPE OF 3:1 AND BE SODDED FOR ADEQUATE VEGETATION.
3. IN AREAS WHERE STEEP EMBANKMENT SLOPES ARE REQUIRED, A MAXIMUM SLOPE OF 2:1 MAY BE USED IN CONJUNCTION WITH RIP RAP EMBANKMENTS.

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

DETENTION POND MAINTENANCE PLAN

Background
The detention pond is located just beyond the rear boundary of the 4 parcels containing the proposed housing units. The modifications are designed to temporarily detain stormwater to meet the City of Bryant's water quantity criteria before discharging from the pond.

Routine Maintenance
Routine maintenance will include but not be limited to:
-The primary discharge pipe from the pond and other areas will be inspected monthly for debris which could inhibit the proper flow of discharge. Any debris will be removed immediately and disposed of or placed in a location to prevent future maintenance and to not cause impact up or downstream of the structure.
-Trash will be removed from around the pond to prevent entering the pond. Generally, the site should be kept free of loose trash which could be carried off site by wind or rain.
-Inspect the pond and discharge pipe for non-routine maintenance need.

Periodic or Non-Routine Maintenance
The routine inspection of the pond area and discharge weir will identify needed repairs and non-routine maintenance. These items may include but not be limited to:
-Bottom of pond will be sodded (except where trickle channel is located).
-Embankments sloped 2:1 will be rip rapped, 3:1 slopes shall be sodded
-Re-growth of trees on or around the pond bank. These should be cut and removed from the pond area.
-Stabilization of slopes may be required periodically or after excessive rain events. Any disturbance of slopes should be reseeded or may require installation of erosion control materials until seeding can reestablish adequate grasses to prevent future erosion.
-Any other maintenance or repairs which would minimize other maintenance to the pond or outfall structures.

For questions or concerns about the pond, contact ___ at 501-315-2626.

V-Bottom Ditch (Analysis)

Side Slope	Q	n	Slope, m	Depth	Depth	Area	Velocity	Width	Elev. + 2.0'	Y + depth	Dist to outlet	El. @ Outlet	Low Point
	cfs		ft/ft	ft	in	ft²	ft/sec	ft	freeboard		x	y=mx+b	b
1: 3	103.0	0.023	0.005	2.53	30.4	19.26	5.35	15.20	403.31	400.78	168.4	398.242	397.4

V-Bottom Ditch (Analysis)

Side Slope	Q	n	Slope, m	Depth	Depth	Area	Velocity	Width	El. + 2.0	Y + depth Re-grade Dist		El. @ x	Low Point
	cfs		ft/ft	ft	in	ft²	ft/sec	ft	freeboard		x	y=mx+b	b
1: 2	103.0	0.023	0.005	2.95	35.4	17.40	5.92	11.80	403.80	400.85	100	397.9	397.4

DEPTH CALCULATION BASED ON DITCH SECTION, NEEDED CAPACITY, & RE-GRADING OF EXISTING EAST DITCH (3:1 AND 2:1 V-SECTION)

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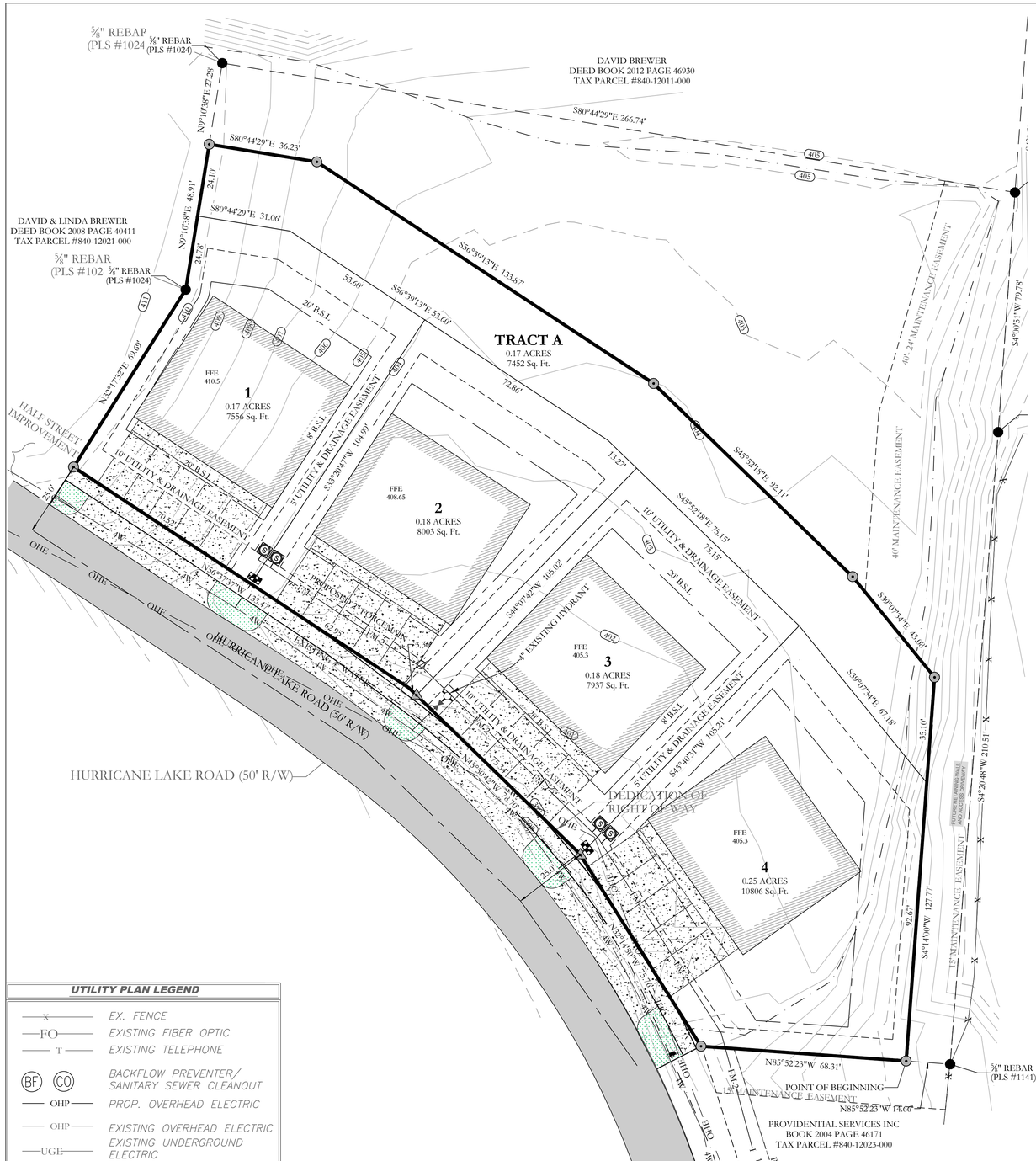
FOR USE AND BENEFIT OF:
SKY BLUE, LLC.

GRADING AND DETENTION PLAN
SKY BLUE DUPLEXES
CITY OF BRYANT, SALINE COUNTY, ARKANSAS

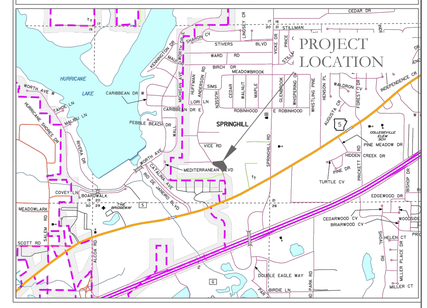
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SHEET:	C-2.0	SCALE:	

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VICINITY MAP:



UTILITY PLAN LEGEND

- EX. FENCE
- EXISTING FIBER OPTIC
- EXISTING TELEPHONE
- BACKFLOW PREVENTER/ SANITARY SEWER CLEANOUT
- PROP. OVERHEAD ELECTRIC
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING WATERLINE
- PROPOSED 6" WATERLINE
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER

PROPERTY UTILITY SPECIFICATION

WATER:	CITY OF BRYANT
SEWER:	CITY OF BRYANT
ELECTRIC:	ENTERGY
GAS:	CENTERPOINTE
TELEPHONE:	AT&T

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

NOTE:

1. ALL WATER AND SEWER INFRASTRUCTURE MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BRYANT'S "STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATERLINES AND SEWER LINES, 2015 EDITION"
2. INSTALL SEWER ID TAPE PER CITY OF BRYANT'S "STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATERLINES AND SEWER LINES, 2015 EDITION"

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FOR USE AND BENEFIT OF:
SKY BLUE, LLC.

UTILITY PLAN
SKY BLUE DUPLEXES
CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	01/06/2020	C.A.D. BY:	DRAWING NUMBER:
REVISED:	06/26/2024	CHECKED BY:	19-0066
SHEET:	C-3.0	SCALE:	

500	01S	14W	0	27	430	62	1807

K:\LAND PROJECTS\2004\SUBDIVISIONS\2019\19-0066 BUSSENT DUPLEXES\19-0066 - SKY BLUE DUPLEXES RS_(BASE DRAWING)_06-24-2024.DWG

SKY BLUE DUPLEXES

PROPOSED MULTI-FAMILY UNITS

DRAINAGE REPORT

FOR

City of Bryant, AR

DATE

Hurricane Lake Road, Saline County, AR

By:

HOPE
CONSULTING
ENGINEERS • SURVEYORS

APPENDIX

Project Description/Summary

Detention Discharge Summary, Composite C Values, & time of concentration

Street Drainage Calculation

East Ditch Calculations

Time of Concentration Calculation

Pond Report

Hydrographs

East Ditch Exhibit

Summary

The following calculations pertain to the detention design for the proposed multi family development Located off Hurricane Lake Road in Bryant, AR.

Proposed Development area = 0.92 Acres

	C	*tc (min)*
Pre-development:	0.49	23
Post-development:	0.69	23

Detention Pre & Post Development Comparisons

Prior to detention routing:

Event (yrs)	Pre-developed Flow Q (cfs)	Post-developed Flow (no pond) Q (cfs)
2	1.40	1.98
10	1.95	2.75
25	2.26	3.18
50	2.57	3.61
100	2.75	3.87

After routing to detention:

Event (yrs)	Pre-developed Q (cfs)	Post-developed (with pond) Q (cfs)	Water El. (ft)
2	1.40	1.39	402.25
10	1.95	1.72	402.62
25	2.26	1.89	402.85
50	2.57	2.03	403.05
100	2.75	2.16	403.13

Therefore the development will not create any additional flow in the downstream area.

East Channel

The following calculations pertain to the existing east ditch, and are based on proposed re-design and excavation of the existing channel in order to have the needed vertical room necessary for detention and 2.0 feet of freeboard for the finished floor elevations of proposed structures.

time of concentration, tc (min) Pre	REGION 3 IDF			
Channel Dimensions and Time of Concentration, tc				
Area (ft2)	1998592.29			
Area (Acre)	46			
Length, L (ft)	2217.0			
Change in Elevation (ft)	60.27			
Slope, S (ft/ft)	0.027			
N (asphalt,grass,etc)	0.400		**h (ft)**	**S**
L(overland, ft)	200		4	0.020
L(channel 1, ft)	2017		56.27	0.028
L(channel 2, ft)	0.0		0	0.000
t_i	45.4	**v**		
t_{t1}	5.6	6.007023		
t_{t2}	0.0	0		
time of concentration, tc (min)	51.0	*use 50 min*		

	Design Peak Runoff Rates, Qp (cfs)		
	Intensity, I (in/hr)	Runoff Coeff	Flow (cfs)
	I	C	Q
100year	4.19	0.53	101.89
	Qp,max (max flow) cfs		102

V-Bottom Ditch (Analysis)

Side Slope	Q	n	Slope, m	Depth	Depth	Area	Velocity	Width
	cfs		ft/ft	ft	in	ft^2	ft/sec	ft
1: 3	103.0	0.023	0.005	2.53	30.4	19.26	5.35	15.20

STATION 1+68

Elev. + 2.0' freeboard	Y + depth	Dist to outlet	El. @ Outlet	Low Point
		x	y=mx+b	b
403.31	400.78	168.4	398.242	397.4

V-Bottom Ditch (Analysis)

Side Slope	Q	n	Slope, m	Depth	Depth	Area	Velocity	Width
	cfs		ft/ft	ft	in	ft^2	ft/sec	ft
1: 2	103.0	0.023	0.005	2.95	35.4	17.40	5.92	11.80

STATION 1+00

El. + 2.0 freeboard	Y + depth	Re-grade Dist	El. @ x	Low Point
		x	y=mx+b	b
403.80	400.85	100	397.9	397.4

PRE DEVELOPMENT TOC:

Time of Concentration, tc (min)	Bryant IDF			
Channel Dimensions and Time of Concentration, tc				
Area (ft2)	40262.9			
Area (Acre)	0.92			
Length, L (ft)	837.0			
Change in Elevation (ft)	32			
Slope, S (ft/ft)	0.038			
N (Coeff. Of roughness, Table 400-3)	0.100		**h (ft)**	**S**
L(overland/sheet flow, ft)	75		1	0.013
L(channel 1, ft)	601		25.00	0.04
L(channel 2, ft)	161.0		1	0.006
t_i	18.4	**v**		
t_{t1}	3.3	3.0241		
t_{t2}	0.9	2.909438		
time of concentration, tc (min)	**22.7**			**use 23**

POST DEVELOPMENT TOC:

time of concentration, tc (min)	Bryant IDF			
Channel Dimensions and Time of Concentration, tc				
Area (ft2)	40262.9			
Area (Acre)	0.92			
Length, L (ft)	888.0			
Change in Elevation (ft)	32			
Slope, S (ft/ft)	0.036			
N (Coeff. Of roughness, Table 400-3)	0.100		**h (ft)**	**S**
L(overland/sheet flow, ft)	75		1	0.013
L(channel 1, ft)	659		25.00	0.04
L(channel 2, ft)	154.0		3	0.017
t_i	18.4	**v**		
t_{t1}	3.8	2.887956		
t_{t2}	0.5	4.77828		
time of concentration, tc (min)	**22.8**			**use 23**

Watershed Model Schematic

Legend

Hyd.	Origin	Description
1	Rational	PRE DEV FLOW
2	Rational	DEVELOPMENT CREATED FLOW
3	Reservoir	POST DEV. FLOW

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

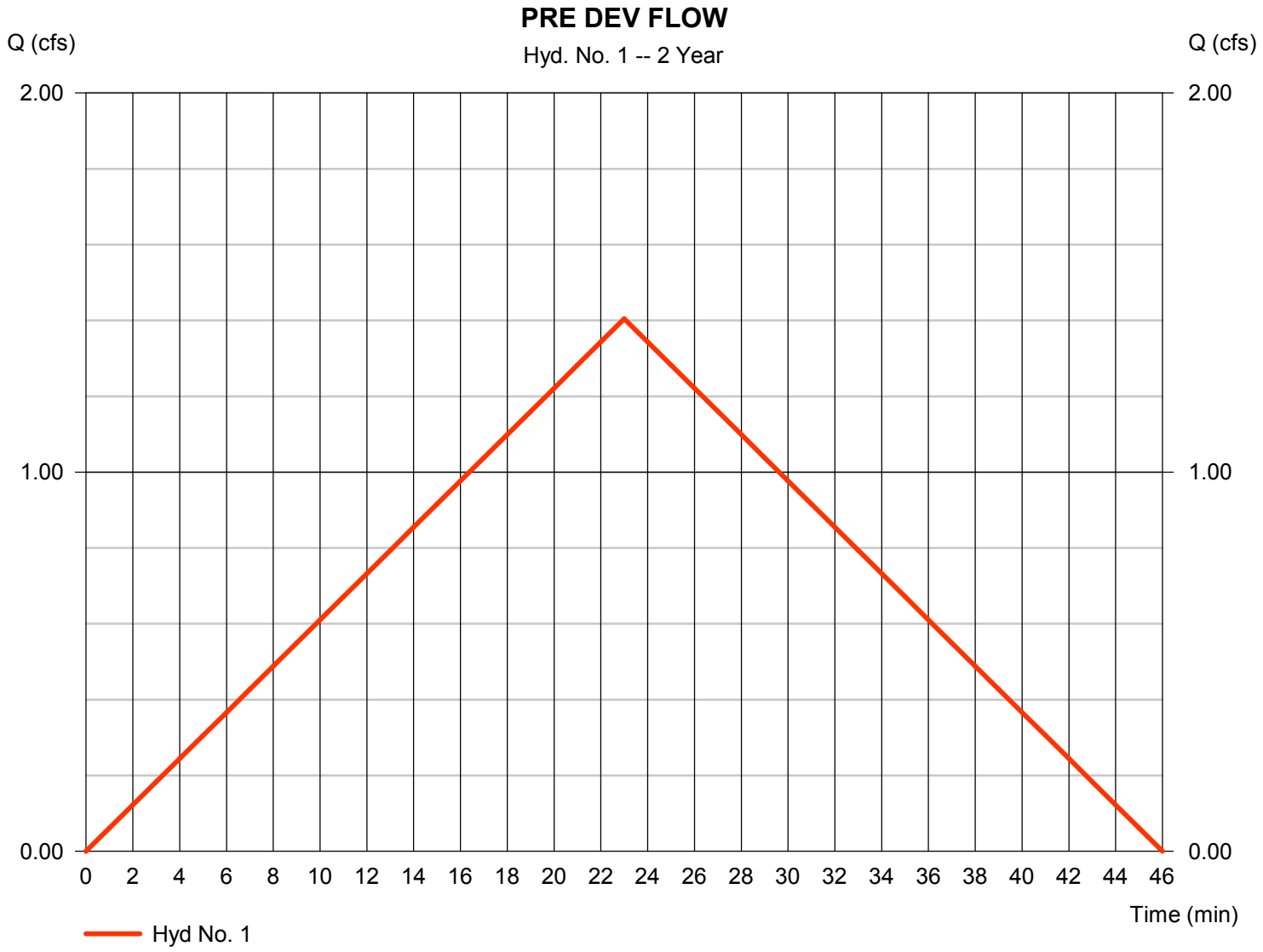
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	1.404	1	23	1,938	------	------	------	PRE DEV FLOW
2	Rational	1.977	1	23	2,729	------	------	------	DEVELOPMENT CREATED FLOW
3	Reservoir	1.391	1	30	2,728	2	402.25	649	POST DEV. FLOW

Hydrograph Report

Hyd. No. 1

PRE DEV FLOW

Hydrograph type	=	Rational	Peak discharge	=	1.404 cfs
Storm frequency	=	2 yrs	Time to peak	=	23 min
Time interval	=	1 min	Hyd. volume	=	1,938 cuft
Drainage area	=	0.920 ac	Runoff coeff.	=	0.49
Intensity	=	3.115 in/hr	Tc by User	=	23.00 min
IDF Curve	=	Bryant 50.IDF	Asc/Rec limb fact	=	1/1

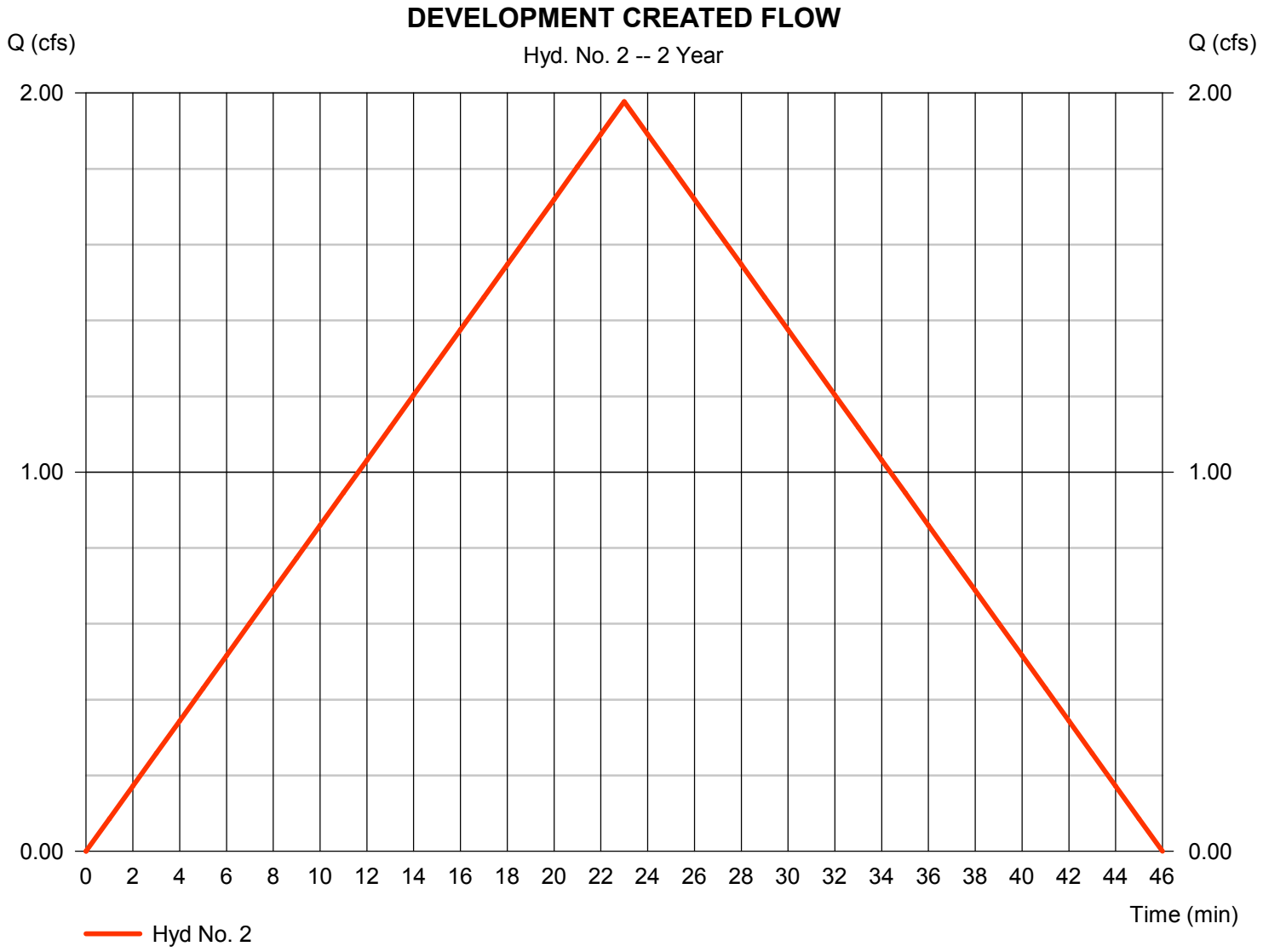


Hydrograph Report

Hyd. No. 2

DEVELOPMENT CREATED FLOW

Hydrograph type	=	Rational	Peak discharge	=	1.977 cfs
Storm frequency	=	2 yrs	Time to peak	=	23 min
Time interval	=	1 min	Hyd. volume	=	2,729 cuft
Drainage area	=	0.920 ac	Runoff coeff.	=	0.69
Intensity	=	3.115 in/hr	Tc by User	=	23.00 min
IDF Curve	=	Bryant 50.IDF	Asc/Rec limb fact	=	1/1



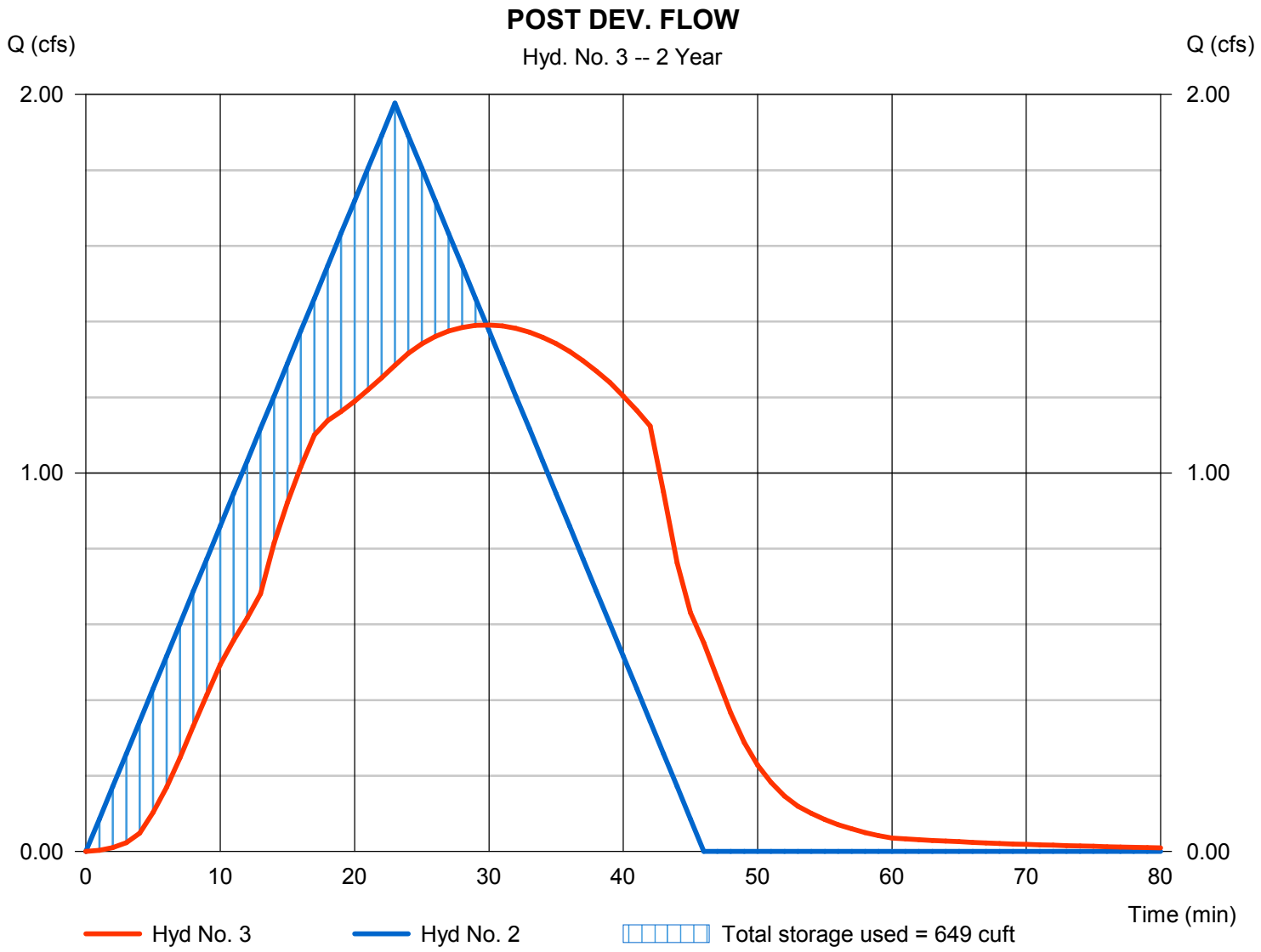
Hydrograph Report

Hyd. No. 3

POST DEV. FLOW

Hydrograph type	=	Reservoir	Peak discharge	=	1.391 cfs
Storm frequency	=	2 yrs	Time to peak	=	30 min
Time interval	=	1 min	Hyd. volume	=	2,728 cuft
Inflow hyd. No.	=	2 - DEVELOPMENT CREATED FLOW	Max. Elevation	=	402.25 ft
Reservoir name	=	DETENTION	Max. Storage	=	649 cuft

Storage Indication method used.



Pond Report

Pond No. 1 - DETENTION

Pond Data

Contours -User-defined contour areas. Conic method used for volume calculation. Begining Elevation = 401.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	401.00	80	0	0
1.00	402.00	680	331	331
2.00	403.00	1,994	1,279	1,610
3.00	404.00	3,353	2,644	4,254

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 8.00	Inactive	Inactive	0.00
Span (in)	= 8.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 401.00	0.00	0.00	0.00
Length (ft)	= 26.00	0.00	0.00	0.00
Slope (%)	= 0.50	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

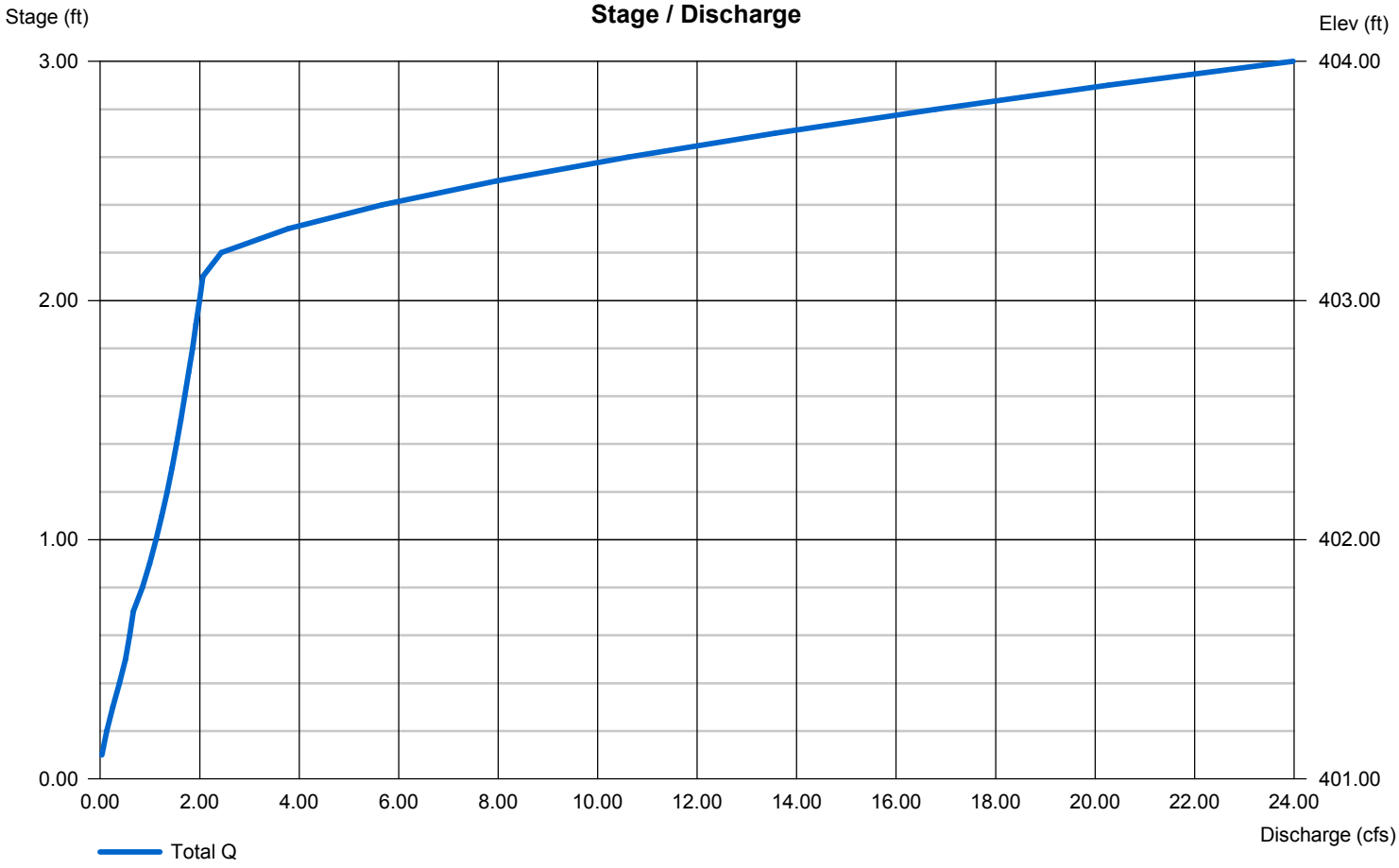
Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 10.50	0.00	0.00	0.00
Crest El. (ft)	= 403.15	0.00	0.00	0.00
Weir Coeff.	= 2.60	3.33	3.33	3.33
Weir Type	= Broad	---	---	---
Multi-Stage	= No	No	No	No

Exfil.(in/hr) = 0.000 (by Wet area)

TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

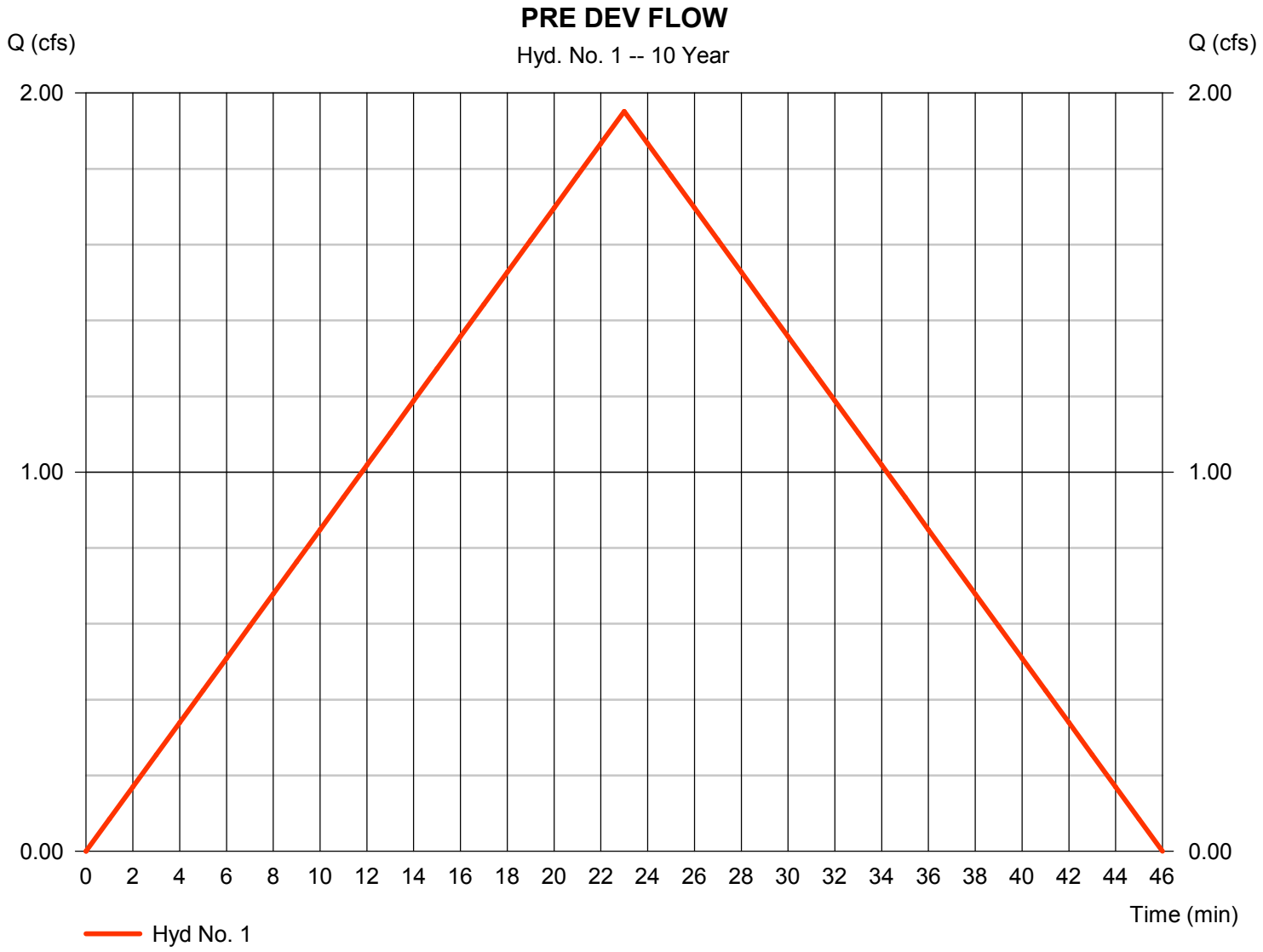
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	1.952	1	23	2,693	------	------	------	PRE DEV FLOW
2	Rational	2.748	1	23	3,793	------	------	------	DEVELOPMENT CREATED FLOW
3	Reservoir	1.719	1	32	3,792	2	402.62	1,127	POST DEV. FLOW

Hydrograph Report

Hyd. No. 1

PRE DEV FLOW

Hydrograph type	=	Rational	Peak discharge	=	1.952 cfs
Storm frequency	=	10 yrs	Time to peak	=	23 min
Time interval	=	1 min	Hyd. volume	=	2,693 cuft
Drainage area	=	0.920 ac	Runoff coeff.	=	0.49
Intensity	=	4.330 in/hr	Tc by User	=	23.00 min
IDF Curve	=	Bryant 50.IDF	Asc/Rec limb fact	=	1/1

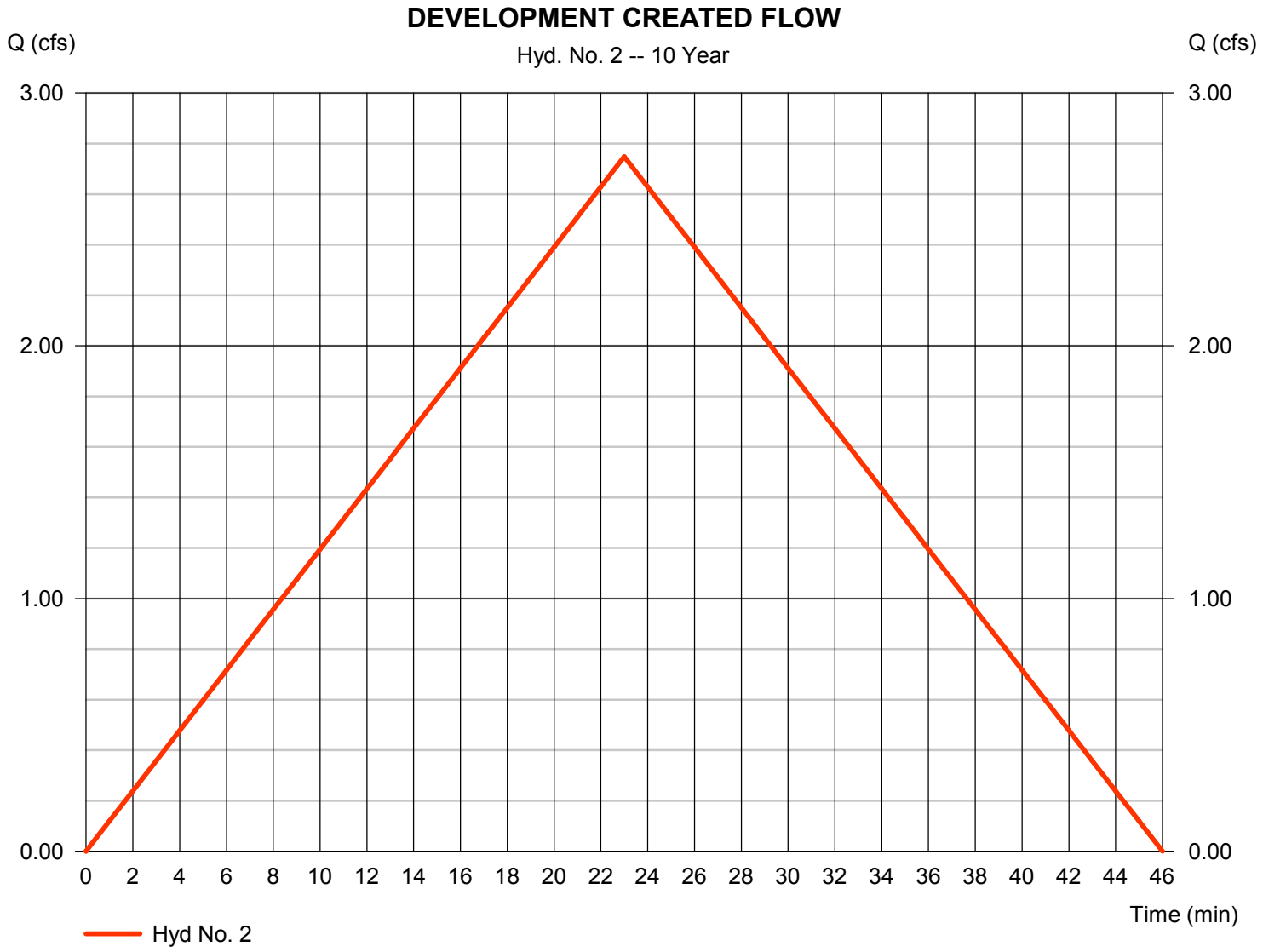


Hydrograph Report

Hyd. No. 2

DEVELOPMENT CREATED FLOW

Hydrograph type	=	Rational	Peak discharge	=	2.748 cfs
Storm frequency	=	10 yrs	Time to peak	=	23 min
Time interval	=	1 min	Hyd. volume	=	3,793 cuft
Drainage area	=	0.920 ac	Runoff coeff.	=	0.69
Intensity	=	4.330 in/hr	Tc by User	=	23.00 min
IDF Curve	=	Bryant 50.IDF	Asc/Rec limb fact	=	1/1



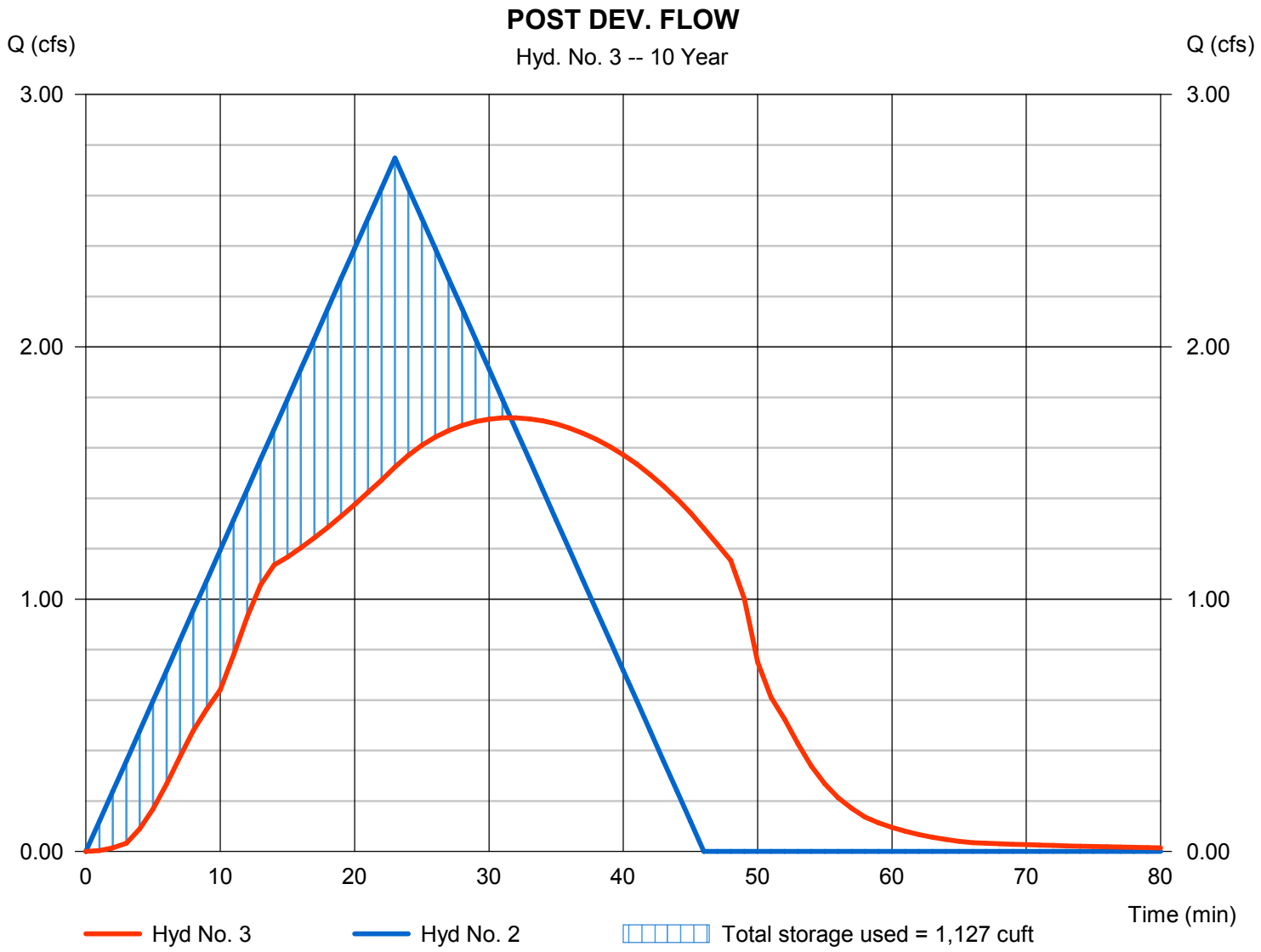
Hydrograph Report

Hyd. No. 3

POST DEV. FLOW

Hydrograph type	=	Reservoir	Peak discharge	=	1.719 cfs
Storm frequency	=	10 yrs	Time to peak	=	32 min
Time interval	=	1 min	Hyd. volume	=	3,792 cuft
Inflow hyd. No.	=	2 - DEVELOPMENT CREATED FLOW	Max. Elevation	=	402.62 ft
Reservoir name	=	DETENTION	Max. Storage	=	1,127 cuft

Storage Indication method used.



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

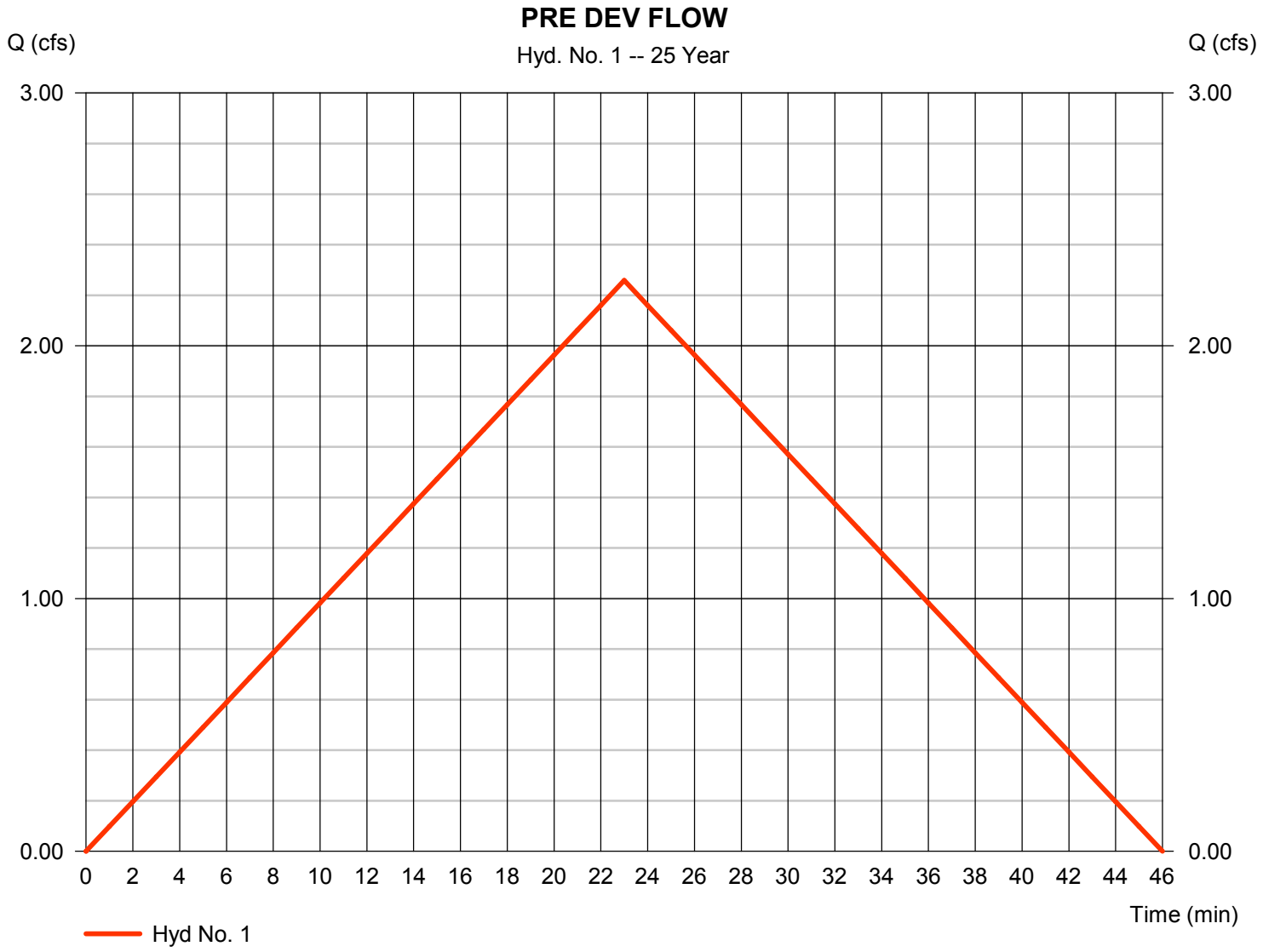
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	2.258	1	23	3,116	------	------	------	PRE DEV FLOW
2	Rational	3.180	1	23	4,389	------	------	------	DEVELOPMENT CREATED FLOW
3	Reservoir	1.894	1	32	4,388	2	402.85	1,424	POST DEV. FLOW

Hydrograph Report

Hyd. No. 1

PRE DEV FLOW

Hydrograph type	=	Rational	Peak discharge	=	2.258 cfs
Storm frequency	=	25 yrs	Time to peak	=	23 min
Time interval	=	1 min	Hyd. volume	=	3,116 cuft
Drainage area	=	0.920 ac	Runoff coeff.	=	0.49
Intensity	=	5.010 in/hr	Tc by User	=	23.00 min
IDF Curve	=	Bryant 50.IDF	Asc/Rec limb fact	=	1/1

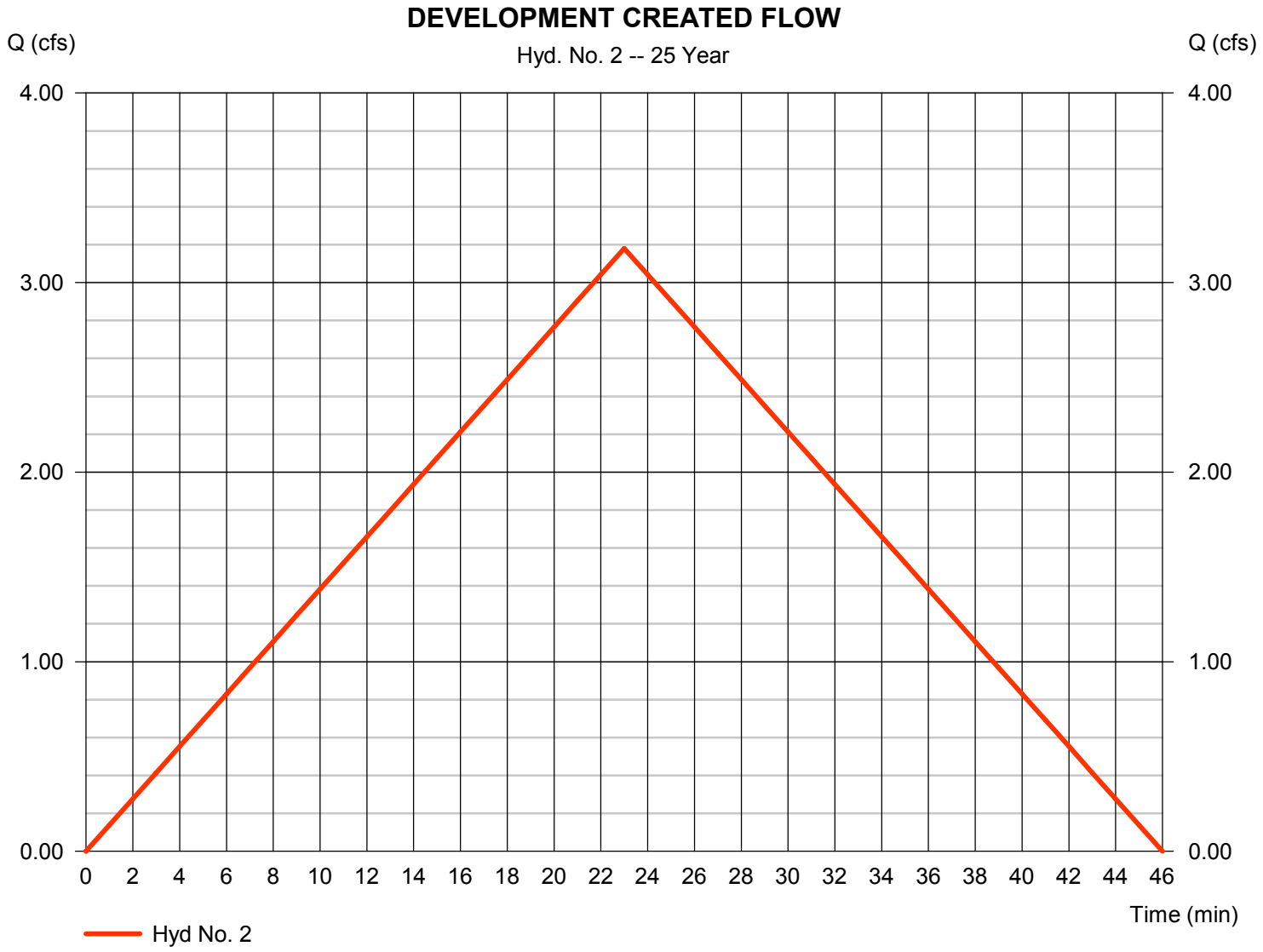


Hydrograph Report

Hyd. No. 2

DEVELOPMENT CREATED FLOW

Hydrograph type	=	Rational	Peak discharge	=	3.180 cfs
Storm frequency	=	25 yrs	Time to peak	=	23 min
Time interval	=	1 min	Hyd. volume	=	4,389 cuft
Drainage area	=	0.920 ac	Runoff coeff.	=	0.69
Intensity	=	5.010 in/hr	Tc by User	=	23.00 min
IDF Curve	=	Bryant 50.IDF	Asc/Rec limb fact	=	1/1



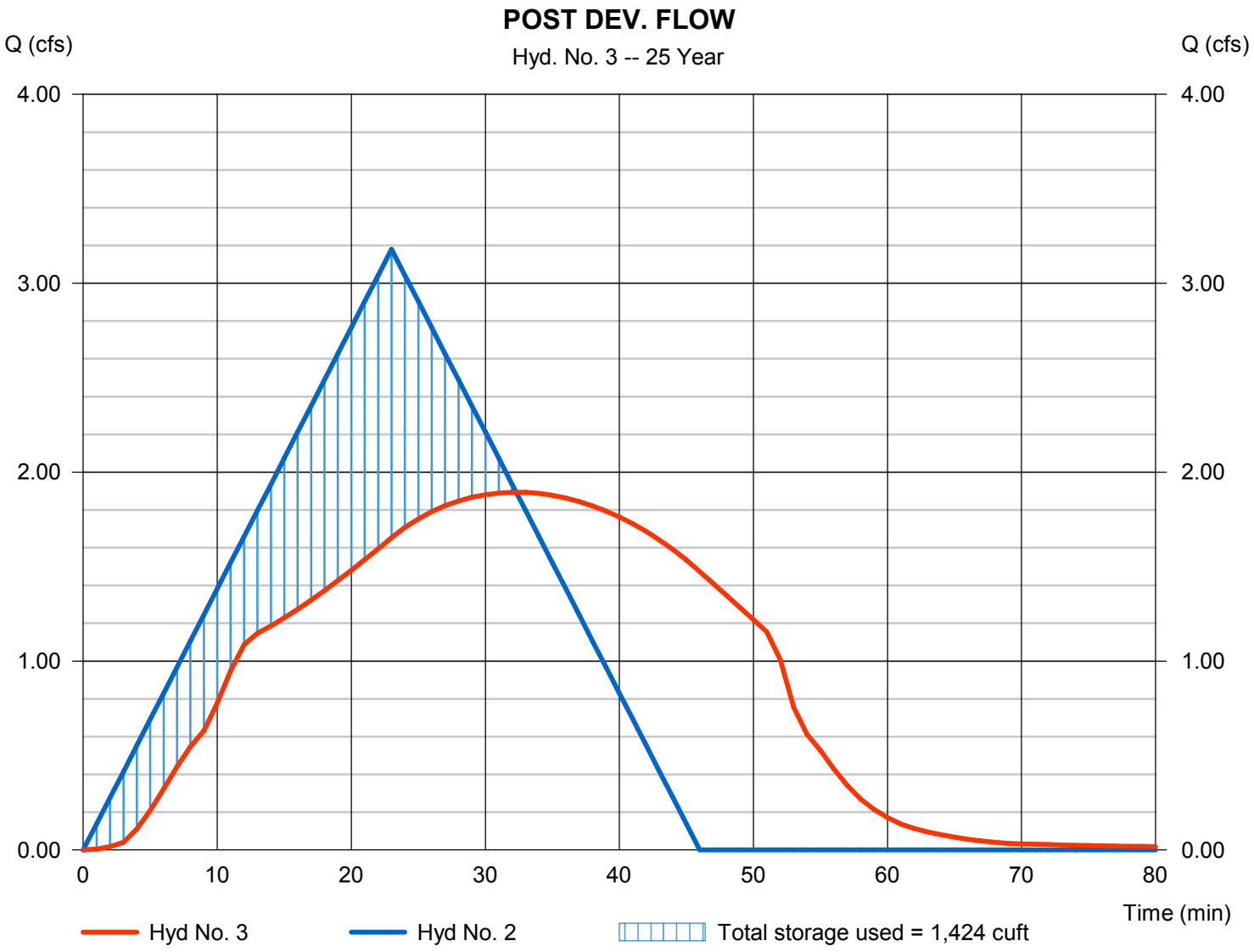
Hydrograph Report

Hyd. No. 3

POST DEV. FLOW

Hydrograph type	=	Reservoir	Peak discharge	=	1.894 cfs
Storm frequency	=	25 yrs	Time to peak	=	32 min
Time interval	=	1 min	Hyd. volume	=	4,388 cuft
Inflow hyd. No.	=	2 - DEVELOPMENT CREATED FLOW	Max. Elevation	=	402.85 ft
Reservoir name	=	DETENTION	Max. Storage	=	1,424 cuft

Storage Indication method used.



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

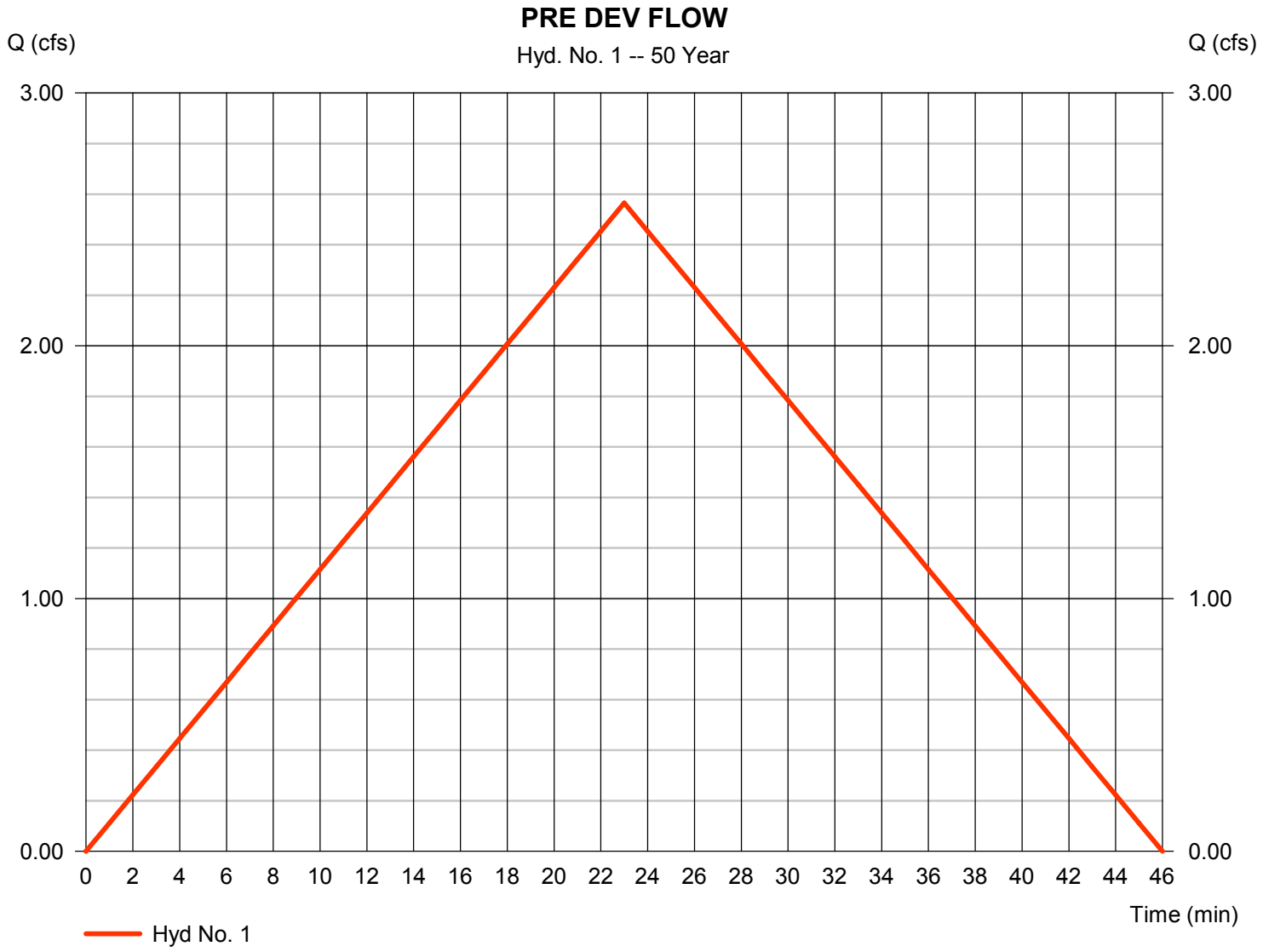
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	2.565	1	23	3,539	------	------	------	PRE DEV FLOW
2	Rational	3.612	1	23	4,984	------	------	------	DEVELOPMENT CREATED FLOW
3	Reservoir	2.030	1	33	4,983	2	403.05	1,743	POST DEV. FLOW

Hydrograph Report

Hyd. No. 1

PRE DEV FLOW

Hydrograph type	=	Rational	Peak discharge	=	2.565 cfs
Storm frequency	=	50 yrs	Time to peak	=	23 min
Time interval	=	1 min	Hyd. volume	=	3,539 cuft
Drainage area	=	0.920 ac	Runoff coeff.	=	0.49
Intensity	=	5.690 in/hr	Tc by User	=	23.00 min
IDF Curve	=	Bryant 50.IDF	Asc/Rec limb fact	=	1/1

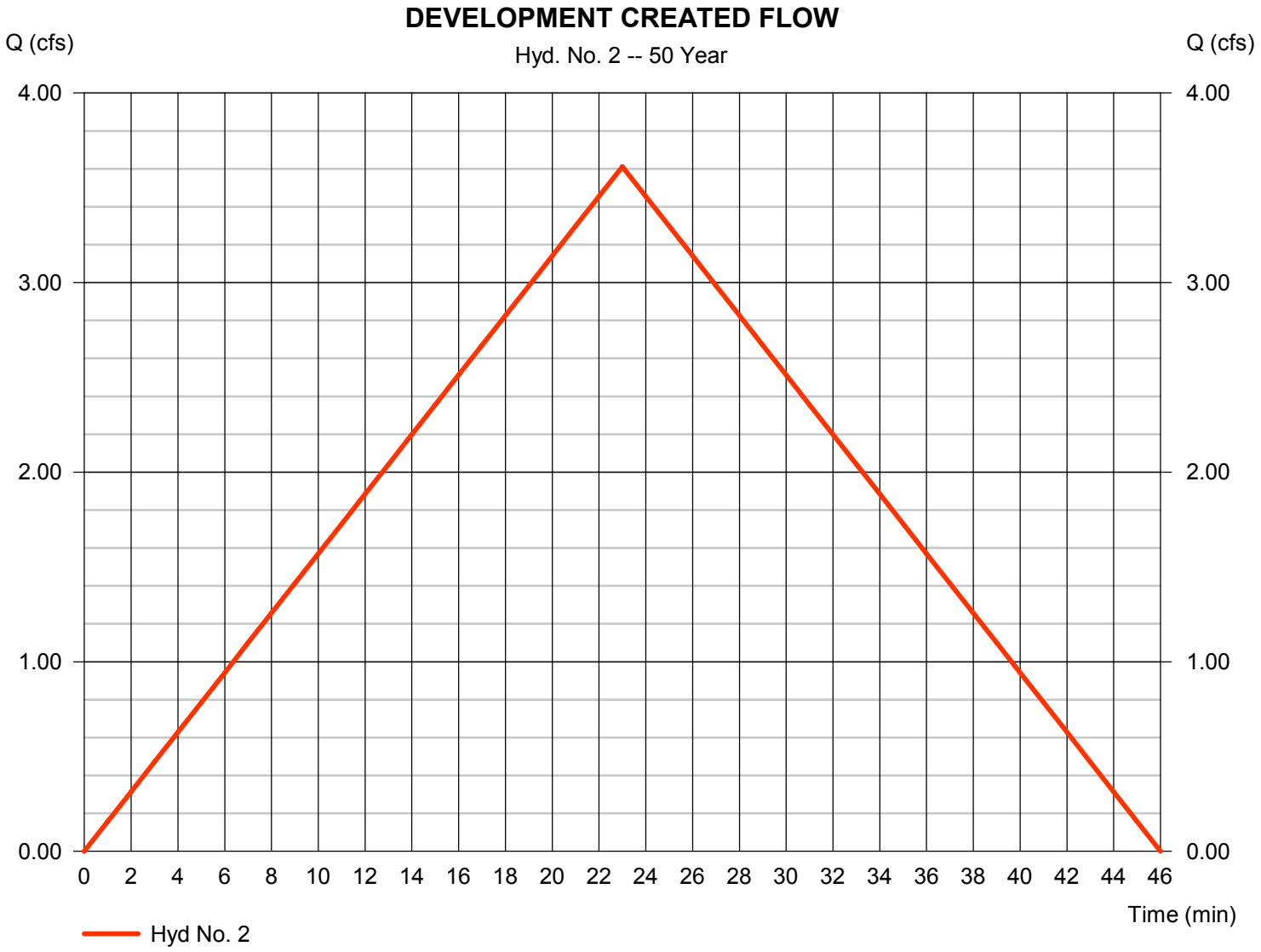


Hydrograph Report

Hyd. No. 2

DEVELOPMENT CREATED FLOW

Hydrograph type	=	Rational	Peak discharge	=	3.612 cfs
Storm frequency	=	50 yrs	Time to peak	=	23 min
Time interval	=	1 min	Hyd. volume	=	4,984 cuft
Drainage area	=	0.920 ac	Runoff coeff.	=	0.69
Intensity	=	5.690 in/hr	Tc by User	=	23.00 min
IDF Curve	=	Bryant 50.IDF	Asc/Rec limb fact	=	1/1



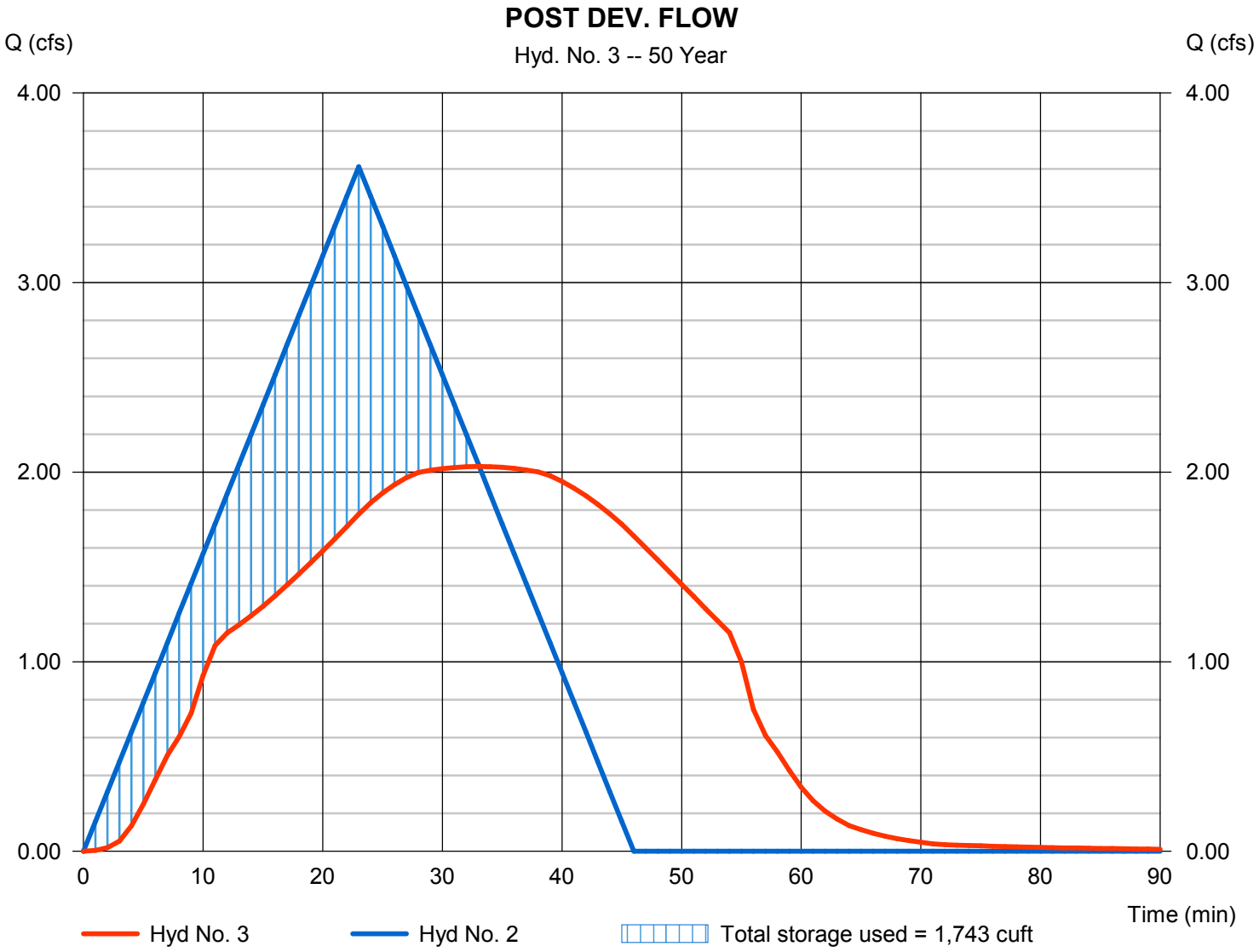
Hydrograph Report

Hyd. No. 3

POST DEV. FLOW

Hydrograph type	=	Reservoir	Peak discharge	=	2.030 cfs
Storm frequency	=	50 yrs	Time to peak	=	33 min
Time interval	=	1 min	Hyd. volume	=	4,983 cuft
Inflow hyd. No.	=	2 - DEVELOPMENT CREATED FLOW	Max. Elevation	=	403.05 ft
Reservoir name	=	DETENTION	Max. Storage	=	1,743 cuft

Storage Indication method used.



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

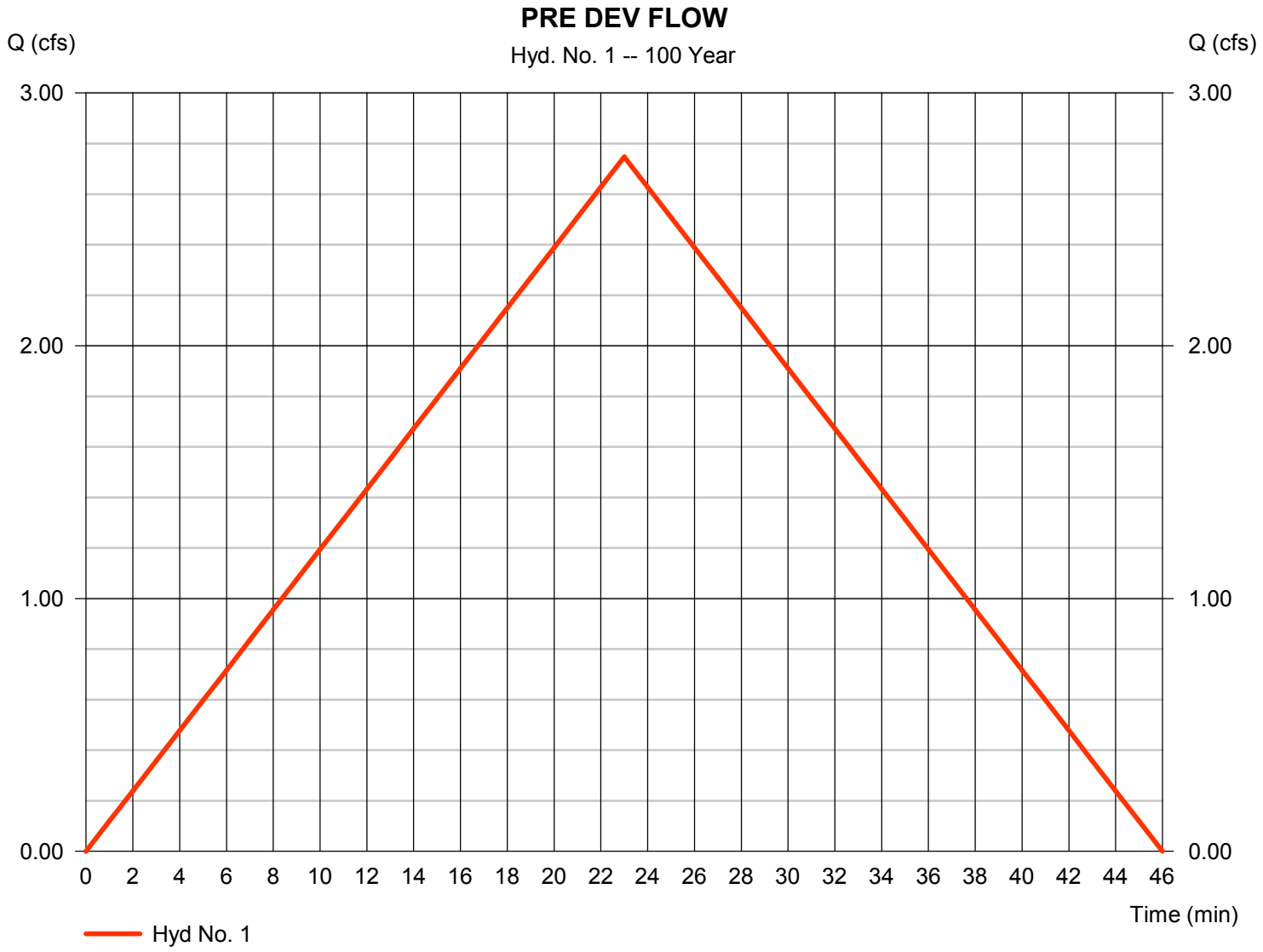
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	2.747	1	23	3,791	------	------	------	PRE DEV FLOW
2	Rational	3.868	1	23	5,338	------	------	------	DEVELOPMENT CREATED FLOW
3	Reservoir	2.156	1	33	5,337	2	403.13	1,941	POST DEV. FLOW

Hydrograph Report

Hyd. No. 1

PRE DEV FLOW

Hydrograph type	=	Rational	Peak discharge	=	2.747 cfs
Storm frequency	=	100 yrs	Time to peak	=	23 min
Time interval	=	1 min	Hyd. volume	=	3,791 cuft
Drainage area	=	0.920 ac	Runoff coeff.	=	0.49
Intensity	=	6.093 in/hr	Tc by User	=	23.00 min
IDF Curve	=	Bryant 50.IDF	Asc/Rec limb fact	=	1/1

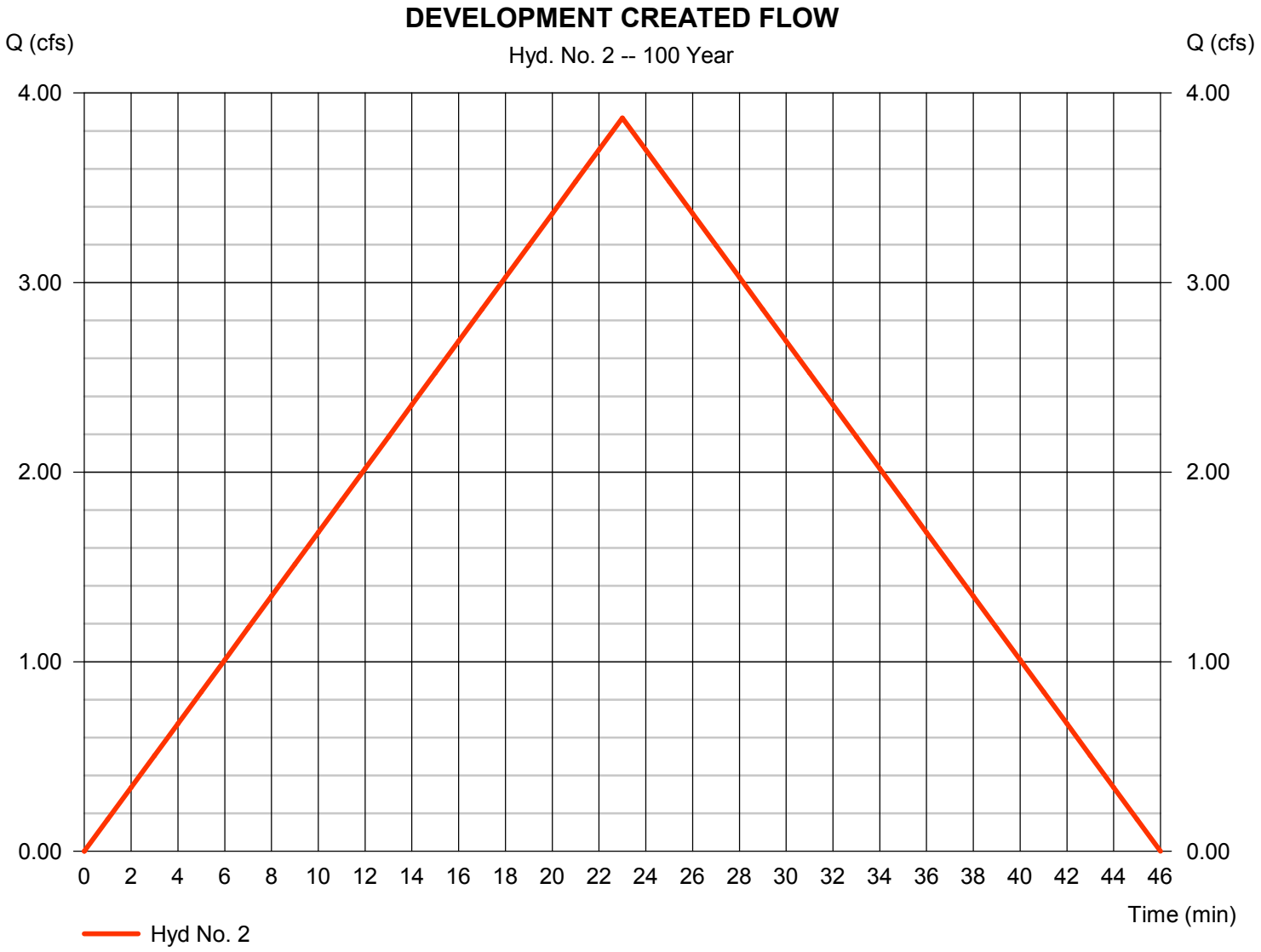


Hydrograph Report

Hyd. No. 2

DEVELOPMENT CREATED FLOW

Hydrograph type	=	Rational	Peak discharge	=	3.868 cfs
Storm frequency	=	100 yrs	Time to peak	=	23 min
Time interval	=	1 min	Hyd. volume	=	5,338 cuft
Drainage area	=	0.920 ac	Runoff coeff.	=	0.69
Intensity	=	6.093 in/hr	Tc by User	=	23.00 min
IDF Curve	=	Bryant 50.IDF	Asc/Rec limb fact	=	1/1



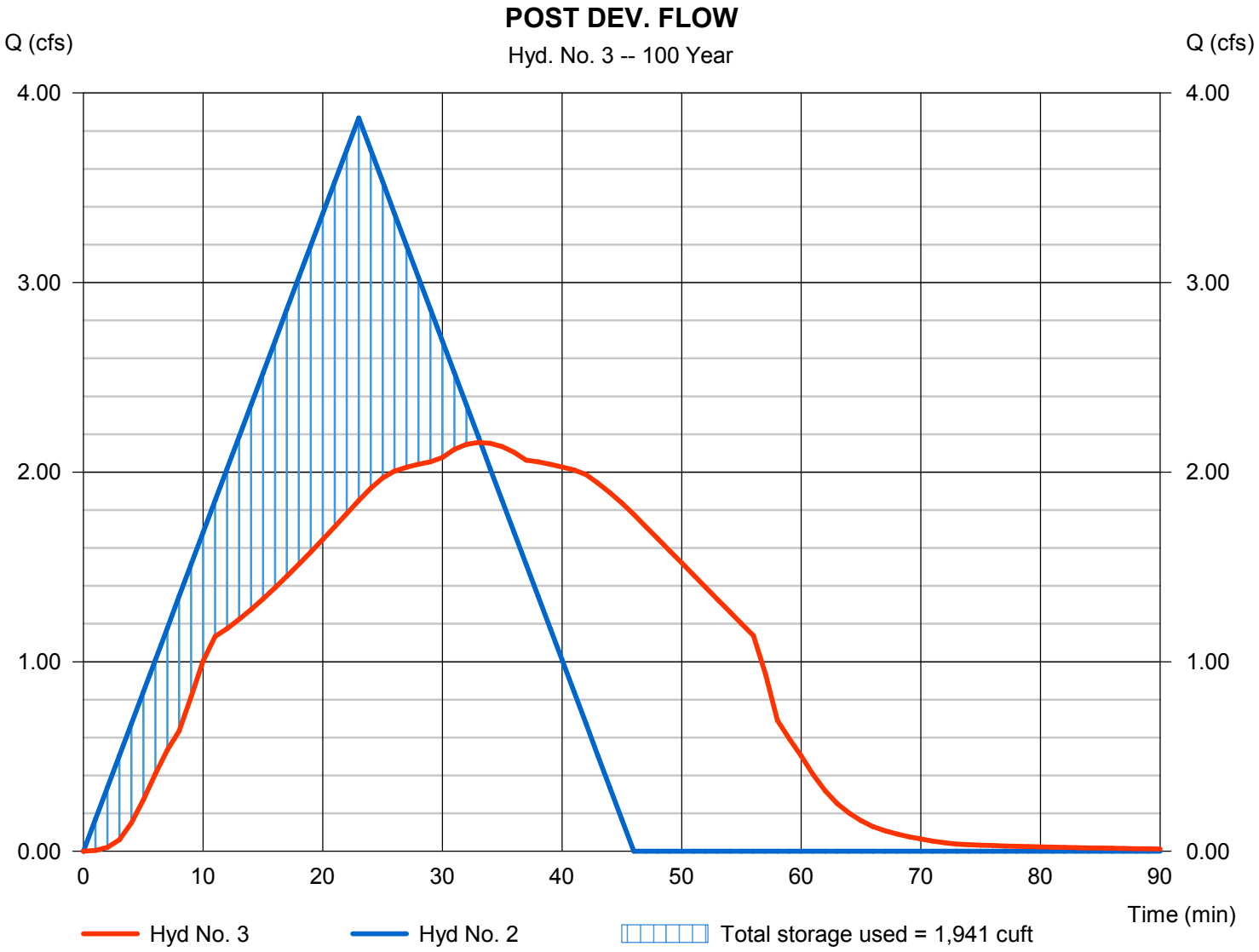
Hydrograph Report

Hyd. No. 3

POST DEV. FLOW

Hydrograph type	=	Reservoir	Peak discharge	=	2.156 cfs
Storm frequency	=	100 yrs	Time to peak	=	33 min
Time interval	=	1 min	Hyd. volume	=	5,337 cuft
Inflow hyd. No.	=	2 - DEVELOPMENT CREATED FLOW	Max. Elevation	=	403.13 ft
Reservoir name	=	DETENTION	Max. Storage	=	1,941 cuft

Storage Indication method used.



Hydraflow Rainfall Report

Return Period (Yrs)	Intensity-Duration-Frequency Equation Coefficients (FHA)			
	B	D	E	(N/A)
1	0.0000	0.0000	0.0000	--------
2	32.2253	7.2000	0.6856	--------
3	0.0000	0.0000	0.0000	--------
5	0.0000	0.0000	0.0000	--------
10	46.3641	10.0000	0.6781	--------
25	61.8249	11.8000	0.7079	--------
50	79.0516	13.3000	0.7326	--------
100	54.7483	10.0000	0.6279	--------

File name: Bryant 50.IDF

Intensity = B / (Tc + D)^E

Return Period (Yrs)	Intensity Values (in/hr)											
	5 min	10	15	20	25	30	35	40	45	50	55	60
1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2	5.80	4.58	3.85	3.35	2.98	2.70	2.48	2.29	2.14	2.01	1.90	1.80
3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10	7.39	6.08	5.23	4.62	4.16	3.80	3.51	3.27	3.06	2.89	2.73	2.60
25	8.39	6.98	6.03	5.34	4.82	4.40	4.06	3.78	3.54	3.34	3.16	3.00
50	9.40	7.87	6.83	6.06	5.47	5.00	4.62	4.29	4.02	3.79	3.58	3.40
100	10.00	8.34	7.25	6.47	5.87	5.40	5.02	4.69	4.42	4.19	3.98	3.80

Tc = time in minutes. Values may exceed 60.

Precip. file name: C:\Documents and Settings\Will\Desktop\Fleming\fleming.pcp

Storm Distribution	Rainfall Precipitation Table (in)							
	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
SCS 24-hour	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SCS 6-Hr	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-1st	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-2nd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-3rd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-4th	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-Indy	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Custom	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Multi-Hydrograph Plot

Hyd. No. 1

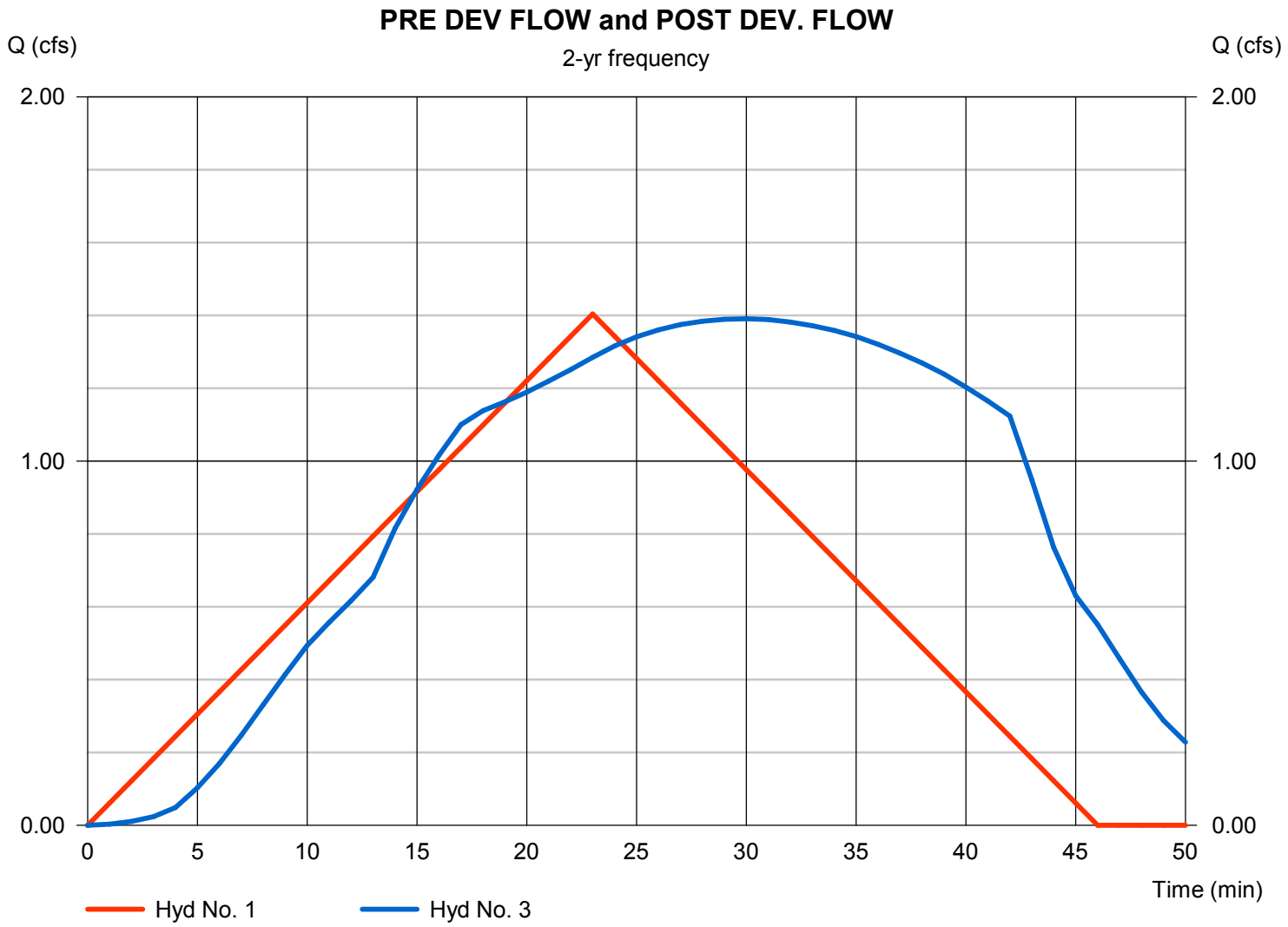
PRE DEV FLOW

Hydrograph type	=	Rational
Peak discharge	=	1.404 cfs
Time to peak	=	23 min
Hyd. Volume	=	1,938 cuft

Hyd. No. 3

POST DEV. FLOW

Hydrograph type	=	Reservoir
Peak discharge	=	1.39 cfs
Time to peak	=	30 min
Hyd. Volume	=	2,728 cuft



Multi-Hydrograph Plot

Hyd. No. 1

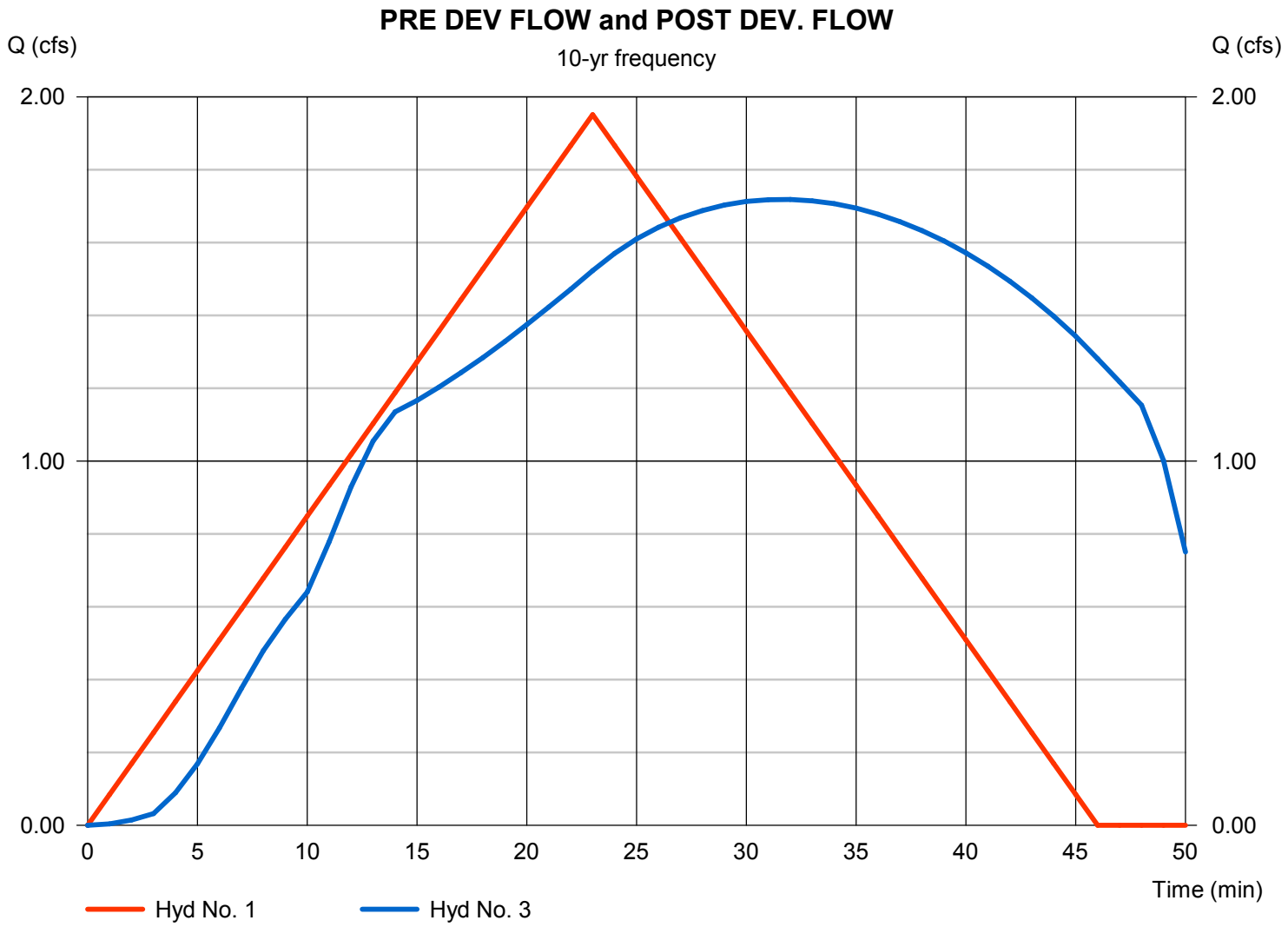
PRE DEV FLOW

Hydrograph type	=	Rational
Peak discharge	=	1.952 cfs
Time to peak	=	23 min
Hyd. Volume	=	2,693 cuft

Hyd. No. 3

POST DEV. FLOW

Hydrograph type	=	Reservoir
Peak discharge	=	1.72 cfs
Time to peak	=	32 min
Hyd. Volume	=	3,792 cuft



Multi-Hydrograph Plot

Hyd. No. 1

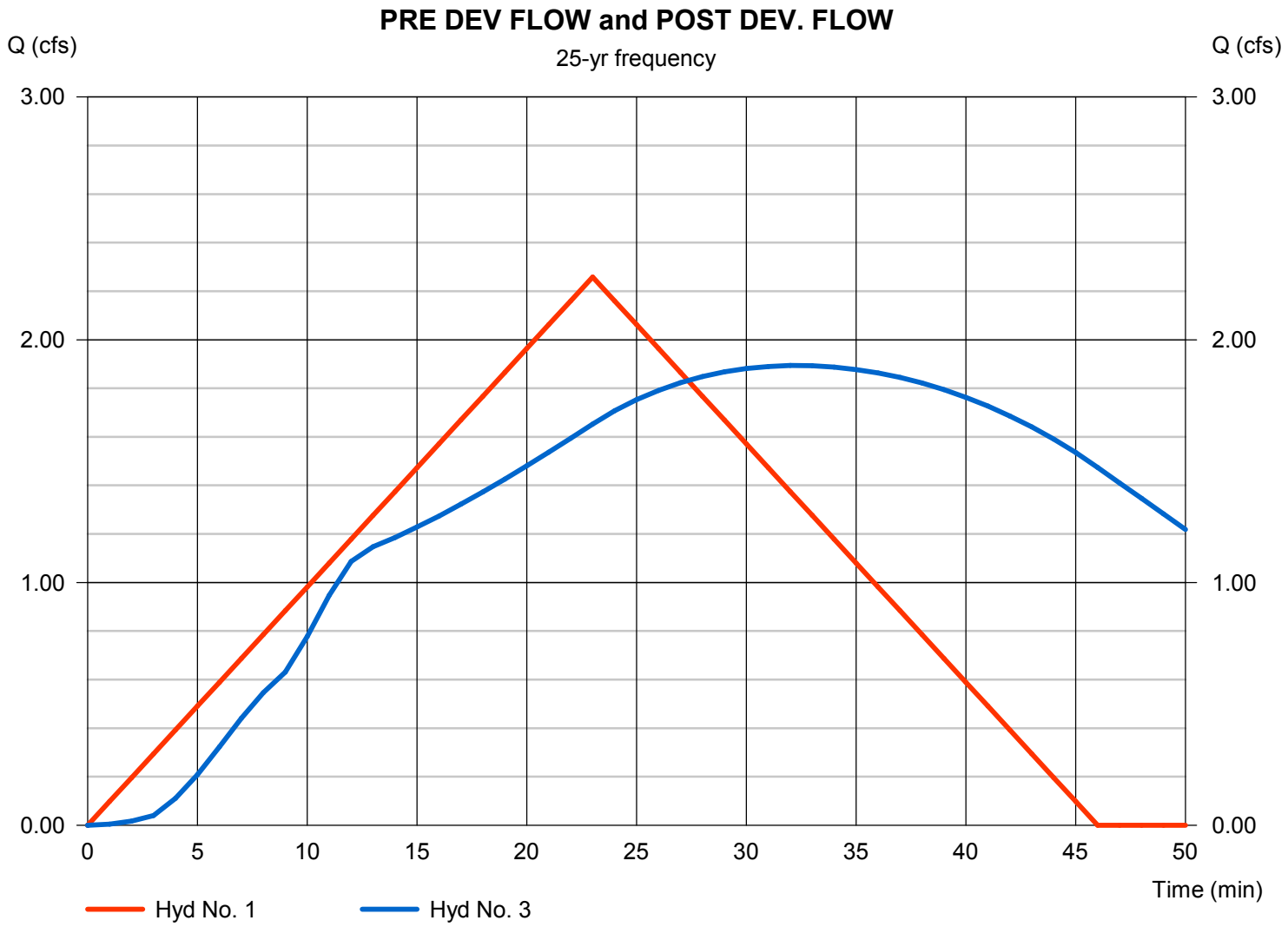
PRE DEV FLOW

Hydrograph type	=	Rational
Peak discharge	=	2.258 cfs
Time to peak	=	23 min
Hyd. Volume	=	3,116 cuft

Hyd. No. 3

POST DEV. FLOW

Hydrograph type	=	Reservoir
Peak discharge	=	1.89 cfs
Time to peak	=	32 min
Hyd. Volume	=	4,388 cuft



Multi-Hydrograph Plot

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

Hyd. No. 1

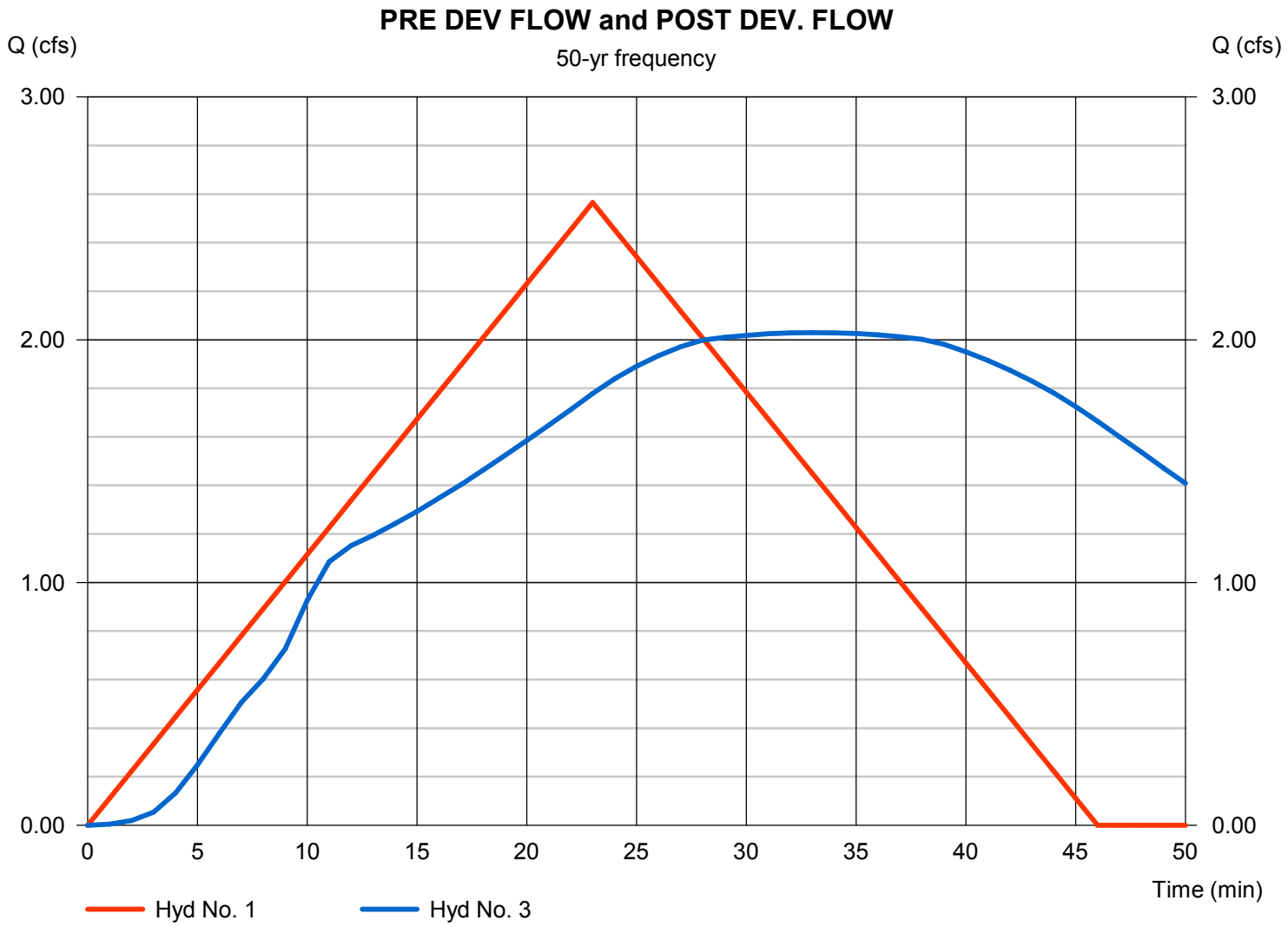
PRE DEV FLOW

Hydrograph type	=	Rational
Peak discharge	=	2.565 cfs
Time to peak	=	23 min
Hyd. Volume	=	3,539 cuft

Hyd. No. 3

POST DEV. FLOW

Hydrograph type	=	Reservoir
Peak discharge	=	2.03 cfs
Time to peak	=	33 min
Hyd. Volume	=	4,983 cuft



Multi-Hydrograph Plot

Hyd. No. 1

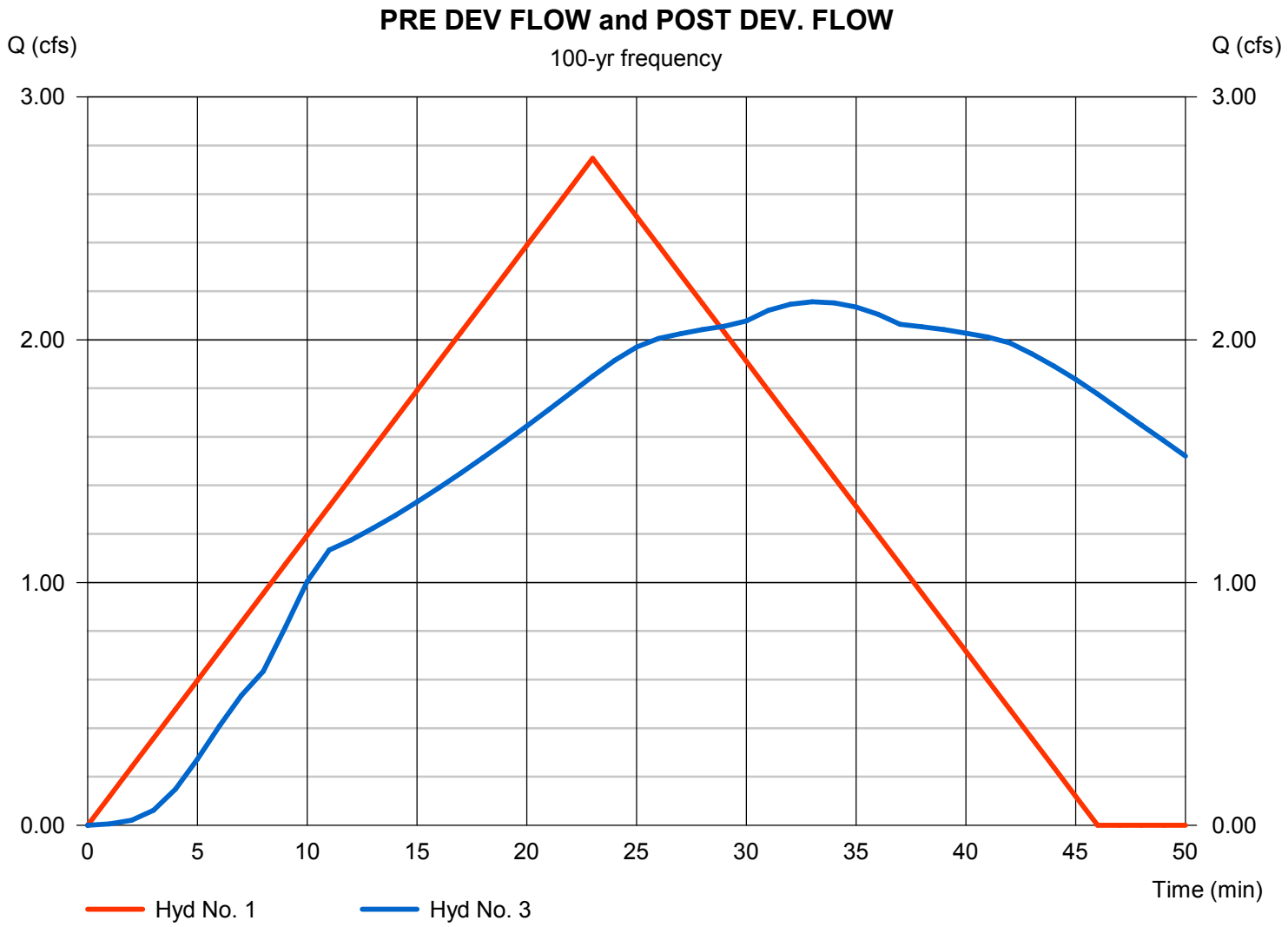
PRE DEV FLOW

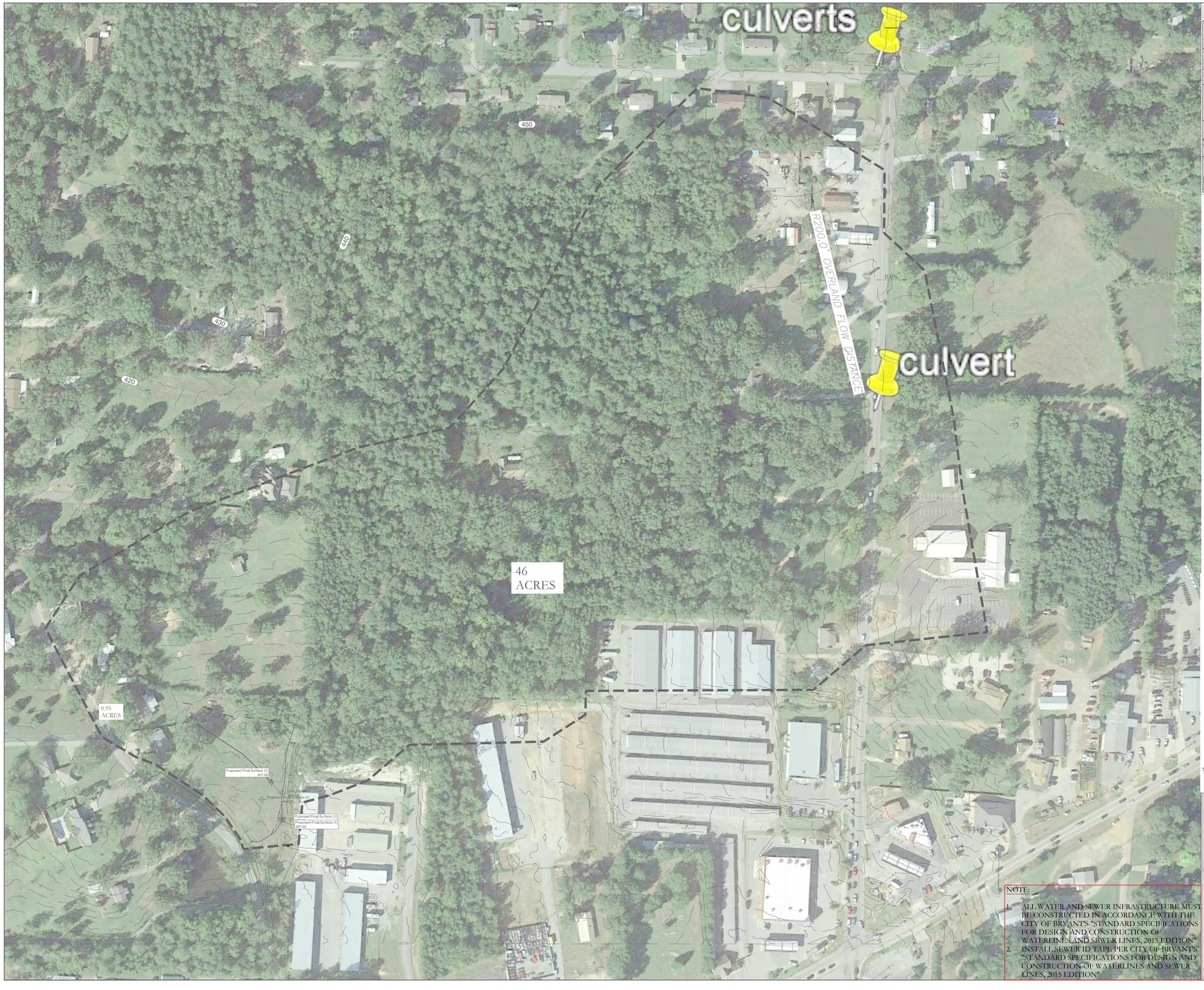
Hydrograph type	=	Rational
Peak discharge	=	2.747 cfs
Time to peak	=	23 min
Hyd. Volume	=	3,791 cuft

Hyd. No. 3

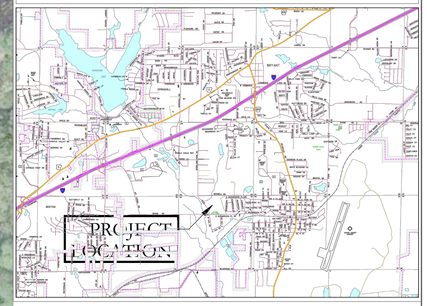
POST DEV. FLOW

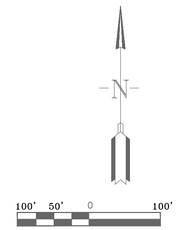
Hydrograph type	=	Reservoir
Peak discharge	=	2.16 cfs
Time to peak	=	33 min
Hyd. Volume	=	5,337 cuft





VICINITY MAP:





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

time of concentration, tc (min)	REGION 3 IDF		
Pre			
Channel Dimensions and Time of Concentration, tc			
Area (ft2)	1998592.29		
Area (Acre)	46		
Length, L (ft)	2217.0		
Change in Elevation (ft)	60.27		
Slope, S (ft/ft)	0.027		
N (asphalt,grass,etc)	0.400	h (ft)	S
L(overland, ft)	200	4	0.020
L(channel 1, ft)	2017	56.27	0.028
L(channel 2, ft)	0.0	0	0.000
t_c	45.4	v	
t_{c1}	5.6	6.007023	
t_{c2}	0.0	0	
time of concentration, tc (min)	51.0	*use 50 min*	

Design Peak Runoff Rates, Qp (cfs)			
	Intensity, I (in/hr)	Runoff Coeff	Flow (cfs)
	I	C	Q
100year	4.19	0.53	101.89
	Qp,max (max flow) cfs		102
	Qp,min (min flow)		102

NOTE:

1. ALL WATER AND SEWER INFRASTRUCTURE MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BRYANT'S "STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATERLINES AND SEWER LINES, 2015 EDITION"
2. INSTALL SEWER ID TAPE PER CITY OF BRYANT'S "STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATERLINES AND SEWER LINES, 2015 EDITION"

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:
SKY BLUE, LLC

SEWER EXTENSION PLAN PROFILE

SKY BLUE DUPLEXES

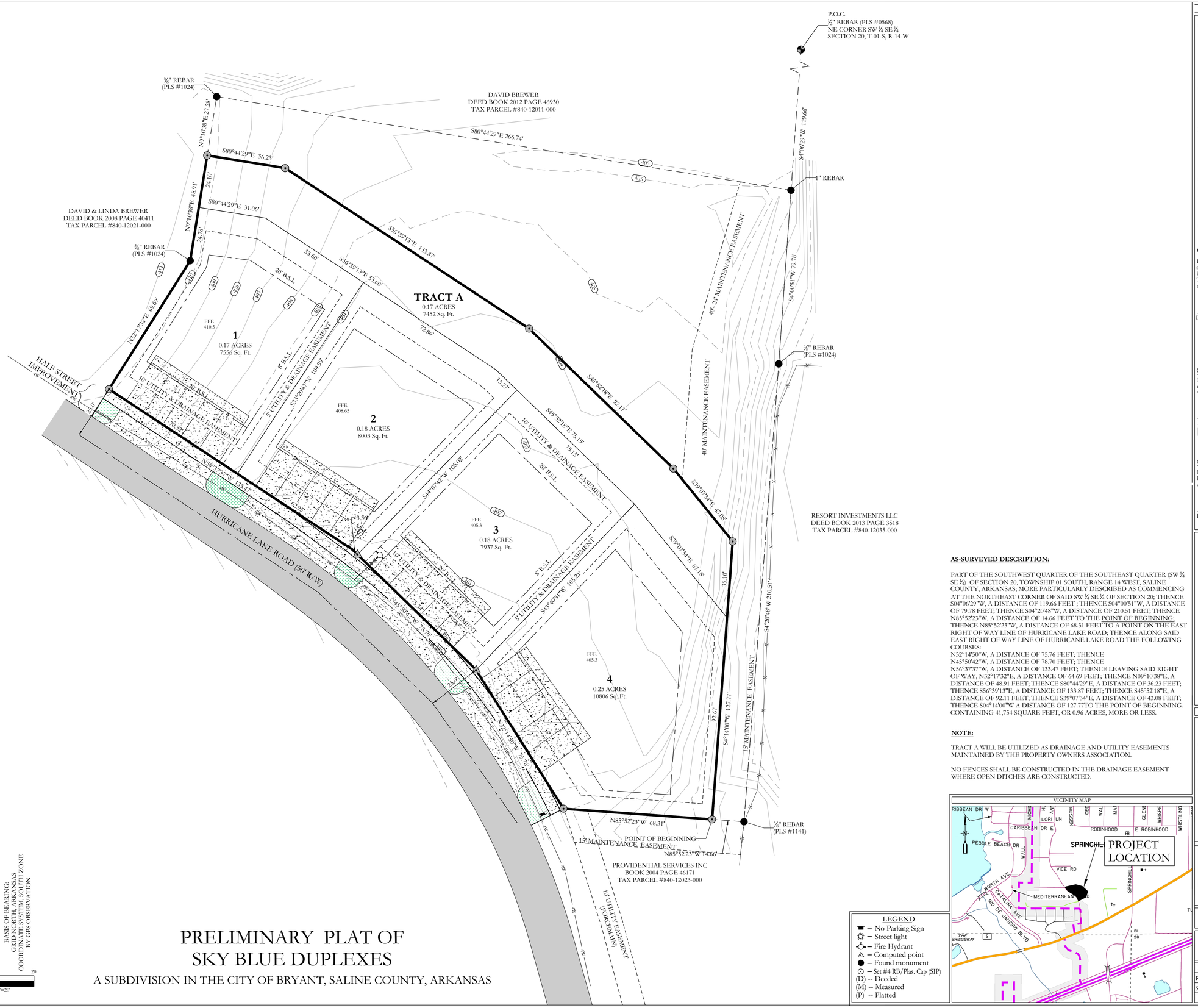
CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	4-1-19	C.A.D. BY:		DRAWING NUMBER:
REVISED:		CHECKED BY:		17-0532
SHEET:	C-3.0	SCALE:		

500	01S	14W	0	27	430	62	1807

K:\LAND PROJECTS 2000\SUBDIVISIONS\2019\19-0006 BISSENT DUPLEXES\DELINEATION & EXTRA LIDAR.DWG


overland flow
Channel Flow-1
PRE DEVELOPMENT TOC
0.47 ACRES
7556 Sq. Ft.
TRACT A
1.47 ACRES
64,256 SQ. FT.
2
0.18 ACRES
8003 Sq.Ft.
DEVELOPMENT DRAINAGE AREA= 0.92 ACRES
7937 Sq. Ft.
POST DEVELOPMENT TOC
4
DRAINAGE POINT
0.25 ACRES
11806 SQ. FT.
STUDY POINT
POINT OF BEGINNING
HURRICANE LAKE ROAD (50' R/W)
S80°44'29"E 266.74'
S80°44'29"E 36.23'
S54°39'13"E 133.87'
S45°52'18"E 92.14'
S44°07'42"W 105.02'
S45°52'18"E 33.15'
S44°07'42"W 105.21'
N85°52'23"W 68.21'
N85°52'23"W 74.06'
S8°04'50"W 119.69'
S8°04'50"W 88.74'
S8°04'50"W 15.00'
S8°04'50"W 15.00'
N12°10'38"E 27.28'
N9°10'38"E 88.30'
N9°10'38"E 24.10'
N12°10'38"E 24.78'
N12°10'38"E 31.06'
N12°10'38"E 70.00'
N12°10'38"E 73.58'
N12°10'38"E 73.58'
N12°10'38"E 73.58



PRELIMINARY PLAT OF SKY BLUE DUPLEXES

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

AS-SURVEYED DESCRIPTION:

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW ¼ SE ¼) OF SECTION 20, TOWNSHIP 01 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SAID SW ¼ SE ¼ OF SECTION 20; THENCE S04°06'29"W, A DISTANCE OF 119.66 FEET ; THENCE S04°00'51"W, A DISTANCE OF 79.78 FEET; THENCE S04°20'48"W, A DISTANCE OF 210.51 FEET; THENCE N85°52'23"W, A DISTANCE OF 14.66 FEET TO THE POINT OF BEGINNING; THENCE N85°52'23"W, A DISTANCE OF 68.31 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF HURRICANE LAKE ROAD; THENCE ALONG SAID EAST RIGHT OF WAY LINE OF HURRICANE LAKE ROAD THE FOLLOWING COURSES:
N32°14'50"W, A DISTANCE OF 75.76 FEET; THENCE
N45°50'42"W, A DISTANCE OF 78.70 FEET; THENCE
N56°37'37"W, A DISTANCE OF 133.47 FEET; THENCE LEAVING SAID RIGHT OF WAY, N32°17'32"E, A DISTANCE OF 64.69 FEET; THENCE N09°10'38"E, A DISTANCE OF 48.91 FEET; THENCE S80°44'29"E, A DISTANCE OF 36.23 FEET; THENCE S56°39'13"E, A DISTANCE OF 133.87 FEET; THENCE S45°52'18"E, A DISTANCE OF 92.11 FEET; THENCE S39°07'34"E, A DISTANCE OF 43.08 FEET; THENCE S04°14'00"W A DISTANCE OF 127.77TO THE POINT OF BEGINNING. CONTAINING 41,754 SQUARE FEET, OR 0.96 ACRES, MORE OR LESS.

NOTE:

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

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

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

VICINITY MAP

CERTIFICATIONS:

OWNER:
Name: SKY BLUE, LLC
Address: 3621 INDEPEDENCE DRIVE
BRYANT, AR 72022

DEVELOPER:
Name: SKY BLUE, LLC
Address: 3621 INDEPEDENCE DRIVE
BRYANT, AR 72022

CERTIFICATE OF OWNER:

We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have 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 2015 PAGE 7766

CERTIFICATE OF PROPERTY OWNERSHIP:

I, _____, hereby certify that the deed records in the office of Circuit Clerk and Ex-Officio recorder of Saline County, Arkansas, reflect that _____ is the record title owner of real property more particularly described herein on plat.

Dated: _____ _____
Certified Title Insurance Agent or Abstractor

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY:

I, William Corbitt R. Shoffner, hereby certify that this proposed preliminary plat correctly represents a survey completed by me or under my supervision on _____, 20_____; that the boundary lines show hereon correspond with the description in the deeds cited in the above Source of Title; and that all monuments which were found or placed on the property are correctly described and located.

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

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:

I, Kazi Islam, hereby certify that this plat correctly represents a plan 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 Islam
Registered Professional
Engineer, No. 20876 Arkansas

CERTIFICATE OF PRELIMINARY 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
NAME, CHAIRMAN
BRYANT PLANNING COMMISSION

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

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

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

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

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

PROPERTY SPECIFICATIONS:

OWNER: SKY BLUE, LLC
3263 INDEPEDENCE DRIVE
BRYANT, AR 72022

DEVELOPER/ SUBDIVIDER: SKY BLUE, LLC
3621 INDEPEDENCE DRIVE
BRYANT, AR 72022

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

NAME OF SUBDIVISION: SKY BLUE DUPLEXES

INSTRUMENT # 2015-7766

ZONING: R-X

AVERAGE LOT SIZE: 0.19 ACRES (8,437 SQ. FT.)
MINIMUM LOT SIZE: (7,205SQ. FT)
NUMBER OF LOTS: 4

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

BUILDING SETBACKS:
FRONT-20' OR AS SHOWN
REAR-20' OR AS SHOWN
SIDE-6' OR AS SHOWN

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

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129 N. Main Street,
Benton, Arkansas 72015
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FAX (501) 315-0024
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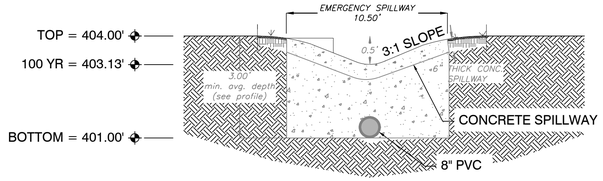
FOR USE AND BENEFIT OF:
SKY BLUE, LLC

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

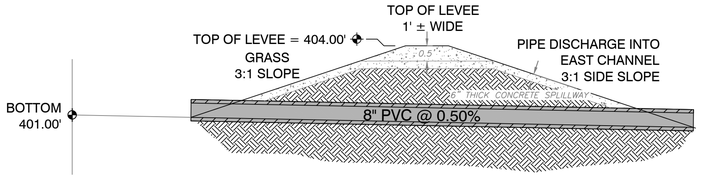
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REVISED:	06/26/2024	CHECKED BY:	
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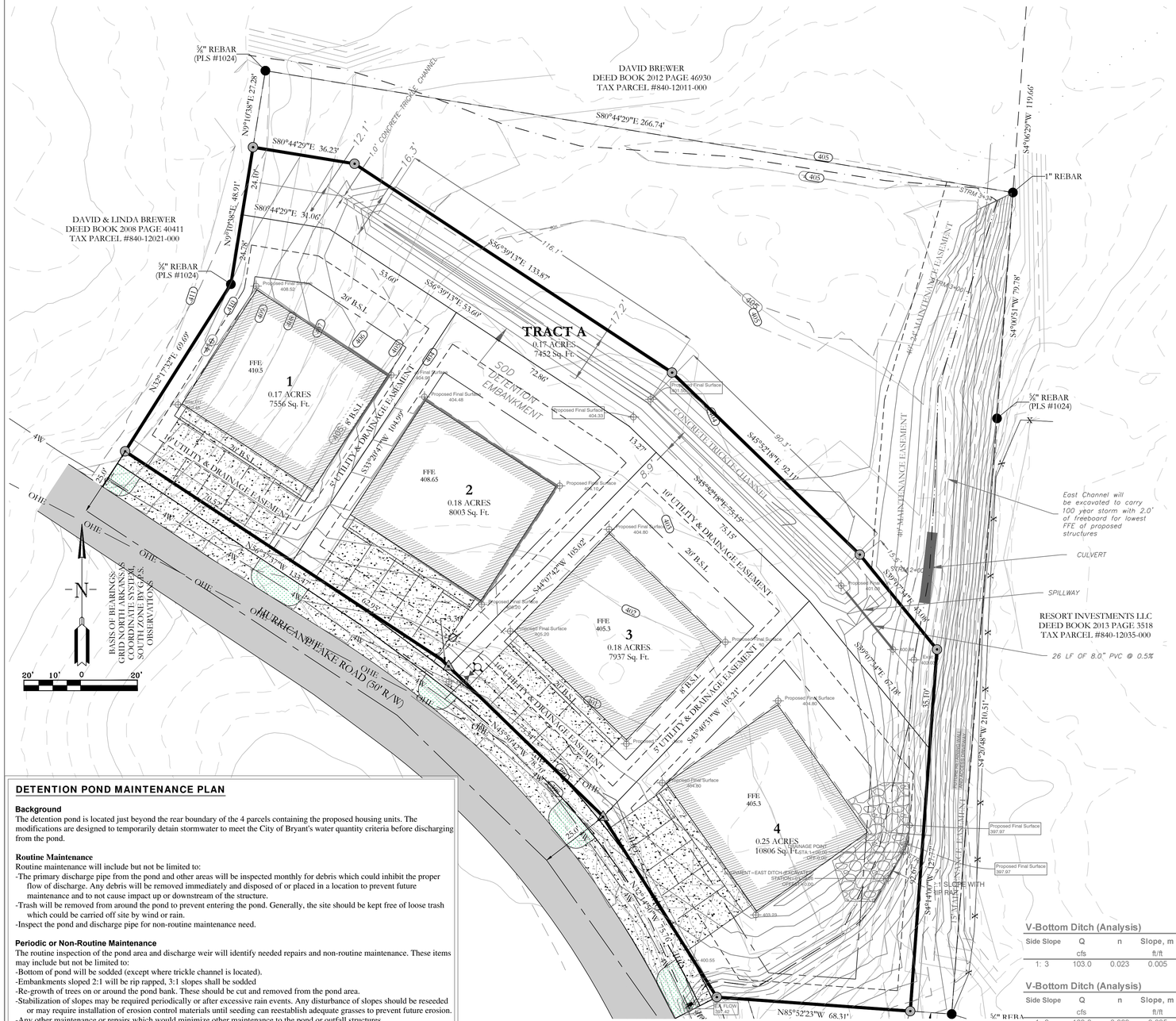
© 2024 HOPE CONSULTING ENGINEERS - SURVEYORS

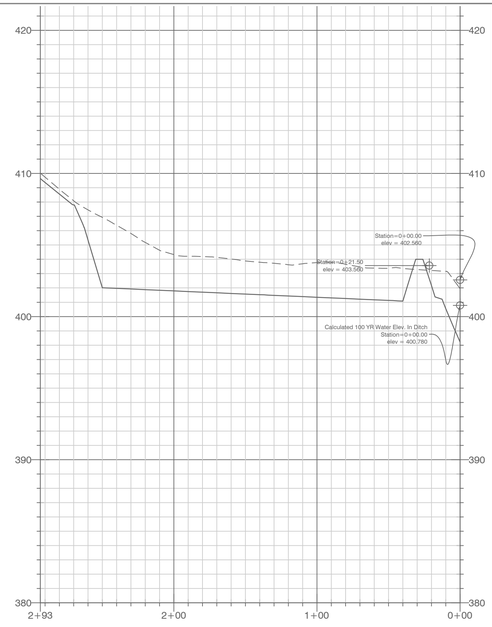


SPILLWAY END VIEW



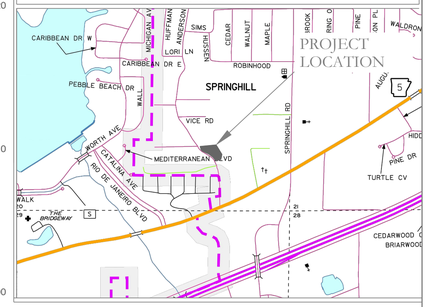
OUTLET SECTION
NTS

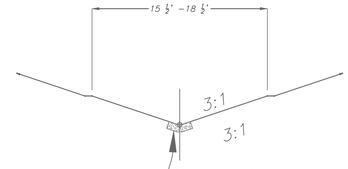




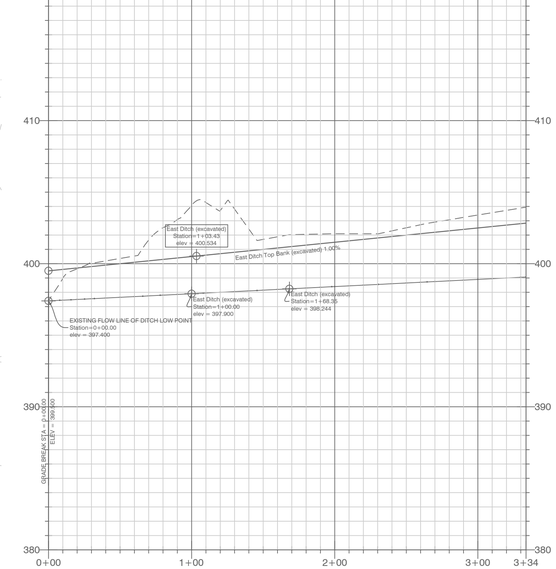
PROFILE
Pond Centerline
HORIZONTAL SCALE 1" = 50'
VERTICAL SCALE 1" = 5'

VICINITY MAP:

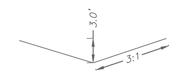




3' WIDE CONCRETE
TRICKLE CHANNEL
DETENTION POND PROPOSED SECTION



PROFILE
East Ditch (excavated)
HORIZONTAL SCALE 1" = 50'
VERTICAL SCALE 1" = 5'



EAST DITCH PROPOSED TYP
SECTION FOR EXCAVATION

CONTOUR INTERVAL:

EXISTING: 1' AND 5'
PROPOSED: 1' AND 5'

NOTE:
1. ALL ROOF DRAINS WILL BE ROUTED TO DETENTION BY SURFACE GRADING.
2. DETENTION EMBANKMENT AS WELL AS SLOPED EMBANKMENTS ADJACENT TO THE BUILDINGS SHALL BE A MAXIMUM SLOPE OF 3:1 AND BE SODDED FOR ADEQUATE VEGETATION.
3. IN AREAS WHERE STEEP EMBANKMENT SLOPES ARE REQUIRED, A MAXIMUM SLOPE OF 2:1 MAY BE USED IN CONJUNCTION WITH RIP RAP EMBANKMENTS.

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

DETENTION POND MAINTENANCE PLAN

Background
The detention pond is located just beyond the rear boundary of the 4 parcels containing the proposed housing units. The modifications are designed to temporarily detain stormwater to meet the City of Bryant's water quantity criteria before discharging from the pond.

Routine Maintenance
Routine maintenance will include but not be limited to:
-The primary discharge pipe from the pond and other areas will be inspected monthly for debris which could inhibit the proper flow of discharge. Any debris will be removed immediately and disposed of or placed in a location to prevent future maintenance and to not cause impact up or downstream of the structure.
-Trash will be removed from around the pond to prevent entering the pond. Generally, the site should be kept free of loose trash which could be carried off site by wind or rain.
-Inspect the pond and discharge pipe for non-routine maintenance need.

Periodic or Non-Routine Maintenance
The routine inspection of the pond area and discharge weir will identify needed repairs and non-routine maintenance. These items may include but not be limited to:
-Bottom of pond will be sodded (except where trickle channel is located).
-Embankments sloped 2:1 will be rip rapped, 3:1 slopes shall be sodded
-Re-growth of trees on or around the pond bank. These should be cut and removed from the pond area.
-Stabilization of slopes may be required periodically or after excessive rain events. Any disturbance of slopes should be reseeded or may require installation of erosion control materials until seeding can reestablish adequate grasses to prevent future erosion.
-Any other maintenance or repairs which would minimize other maintenance to the pond or outfall structures.

For questions or concerns about the pond, contact ___ at 501-315-2626.

V-Bottom Ditch (Analysis)

Side Slope	Q	n	Slope, m	Depth	Depth	Area	Velocity	Width	Elev. + 2.0'	Y + depth	Dist to outlet	El. @ Outlet	Low Point
	cfs		ft/ft	ft	in	ft²	ft/sec	ft	freeboard		x	y=mx+b	b
1: 3	103.0	0.023	0.005	2.53	30.4	19.26	5.35	15.20	403.31	400.78	168.4	398.242	397.4

V-Bottom Ditch (Analysis)

Side Slope	Q	n	Slope, m	Depth	Depth	Area	Velocity	Width	El. + 2.0	Y + depth Re-grade Dist		El. @ x	Low Point
	cfs		ft/ft	ft	in	ft²	ft/sec	ft	freeboard		x	y=mx+b	b
1: 2	103.0	0.023	0.005	2.95	35.4	17.40	5.92	11.80	403.80	400.85	100	397.9	397.4

DEPTH CALCULATION BASED ON DITCH SECTION, NEEDED CAPACITY, & RE-GRADING OF EXISTING EAST DITCH (3:1 AND 2:1 V-SECTION)

HOPE CONSULTING
ENGINEERS - SURVEYORS
129 N. Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
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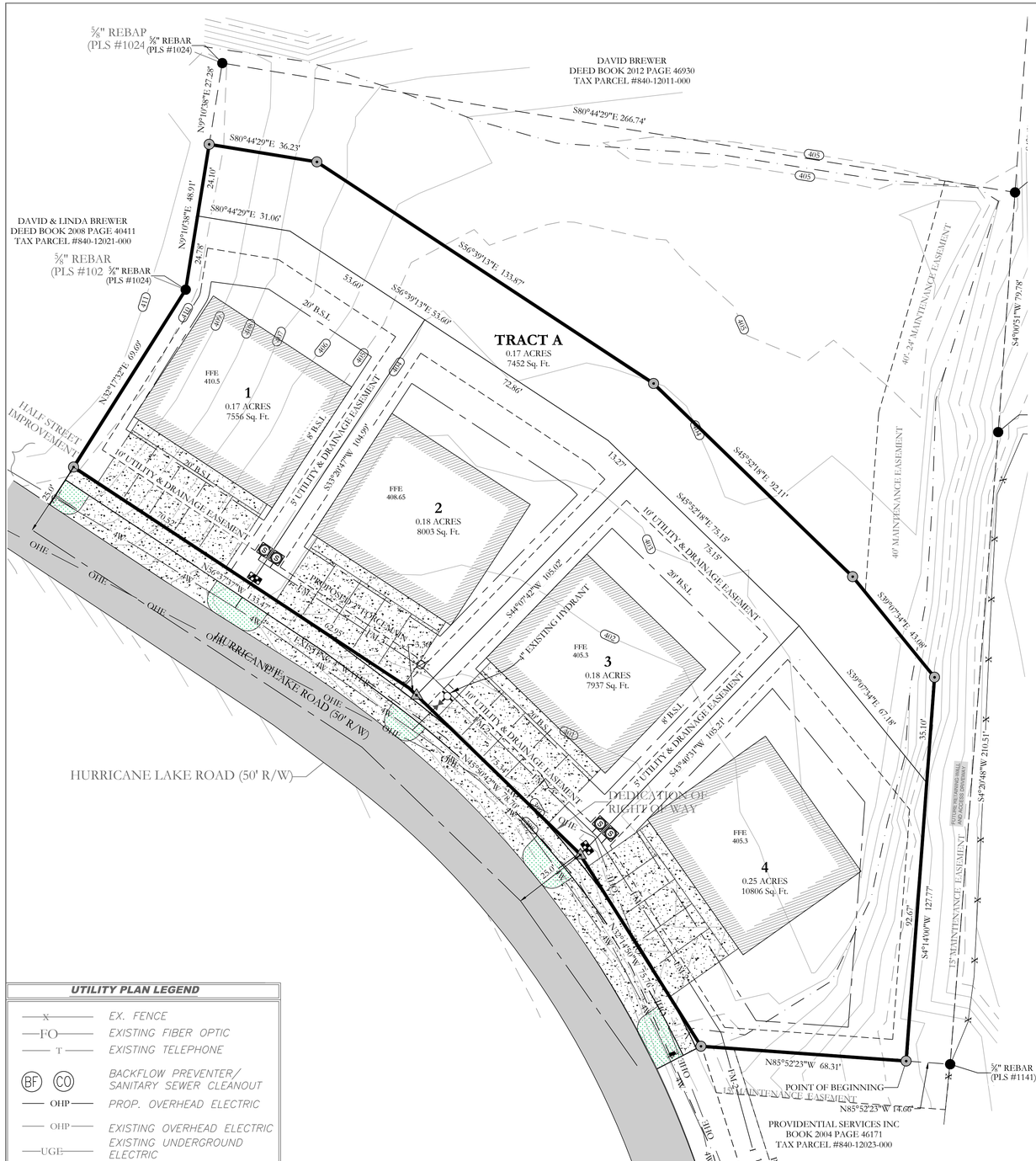
FOR USE AND BENEFIT OF:
SKY BLUE, LLC.

GRADING AND DETENTION PLAN
SKY BLUE DUPLEXES
CITY OF BRYANT, SALINE COUNTY, ARKANSAS

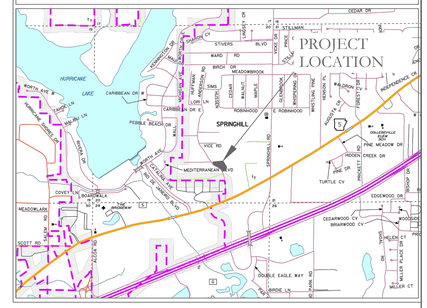
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REVISED:	06/26/2024	CHECKED BY:	19-0066
SHEET:	C-2.0	SCALE:	

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K:\LAND PROJECTS 2\0SUBDIVISIONS\2019\19-0066 DESIGN\DUPLEXES\19-0066 - SKY BLUE DUPLEXES BS_BASE DRAWING_06-24-2024.DWG



VICINITY MAP:



UTILITY PLAN LEGEND

- EX. FENCE
- EXISTING FIBER OPTIC
- EXISTING TELEPHONE
- BACKFLOW PREVENTER/ SANITARY SEWER CLEANOUT
- PROP. OVERHEAD ELECTRIC
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING WATERLINE
- PROPOSED 6" WATERLINE
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER

PROPERTY UTILITY SPECIFICATION

WATER:	CITY OF BRYANT
SEWER:	CITY OF BRYANT
ELECTRIC:	ENTERGY
GAS:	CENTERPOINTE
TELEPHONE:	AT&T

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

NOTE:

1. ALL WATER AND SEWER INFRASTRUCTURE MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BRYANT'S "STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATERLINES AND SEWER LINES, 2015 EDITION"
2. INSTALL SEWER ID TAPE PER CITY OF BRYANT'S "STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATERLINES AND SEWER LINES, 2015 EDITION"

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

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

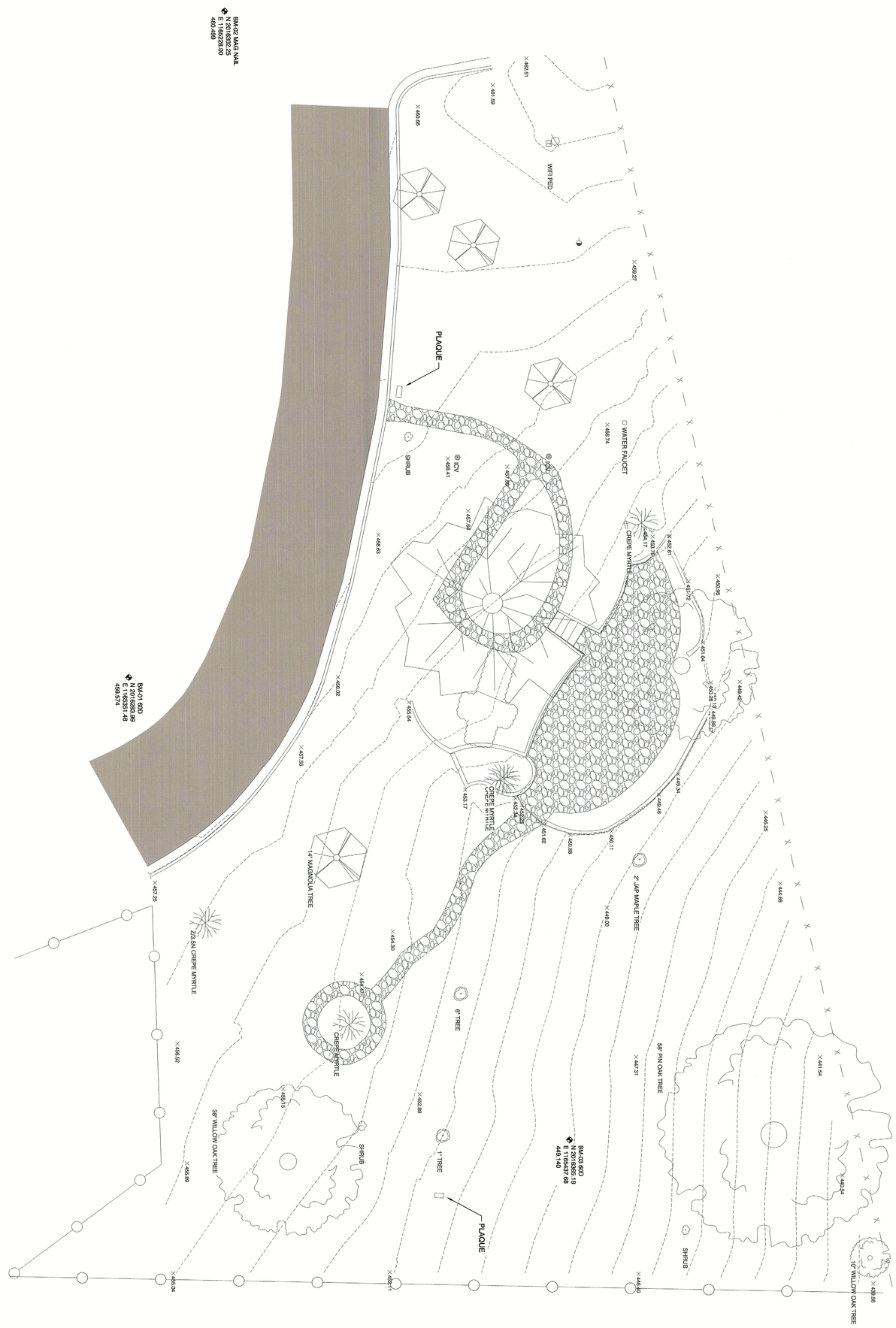
FOR USE AND BENEFIT OF:
SKY BLUE, LLC.

UTILITY PLAN
SKY BLUE DUPLEXES
CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	01/06/2020	C.A.D. BY:	DRAWING NUMBER:
REVISED:	06/26/2024	CHECKED BY:	19-0066
SHEET:	C-3.0	SCALE:	

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10' 5' 0 10'

N

BRYANT FIRST UNITED METHODIST CHURCH
COLUMBARIUM
CITY OF BRYANT, ARKANSAS

GNE Designing our client's success

GarNat Engineering, LLC
P.O. Box 116
Benton, AR 72018
Ph (501) 408-4650
3825 Mt Carmel Rd
Bryant, AR 72022
garnatengineering@gmail.com

DATE	REVISION	BY

CONTENTS: TOPOGRAPHICAL SURVEY

PROJECT NO: 23108

DATE: AUGUST 2023

SHEET NO: C1.0

J:\Projects\2023 Projects\23108 Bryant First United Methodist Church Topo\Drawings\MSA\Survey\23108 – Bryant First United Methodist Church Topo – 072823.dwg

SKY BLUE DUPLEXES

PROPOSED MULTI-FAMILY UNITS

DRAINAGE REPORT

FOR

City of Bryant, AR

DATE

Hurricane Lake Road, Saline County, AR

By:

HOPE
CONSULTING
ENGINEERS • SURVEYORS

APPENDIX

Project Description/Summary

Detention Discharge Summary, Composite C Values, & time of concentration

Street Drainage Calculation

East Ditch Calculations

Time of Concentration Calculation

Pond Report

Hydrographs

East Ditch Exhibit

Summary

The following calculations pertain to the detention design for the proposed multi family development Located off Hurricane Lake Road in Bryant, AR.

Proposed Development area = 0.92 Acres

	C	*tc (min)*
Pre-development:	0.49	23
Post-development:	0.69	23

Detention Pre & Post Development Comparisons

Prior to detention routing:

Event (yrs)	Pre-developed Flow Q (cfs)	Post-developed Flow (no pond) Q (cfs)
2	1.40	1.98
10	1.95	2.75
25	2.26	3.18
50	2.57	3.61
100	2.75	3.87

After routing to detention:

Event (yrs)	Pre-developed Q (cfs)	Post-developed (with pond) Q (cfs)	Water El. (ft)
2	1.40	1.39	402.25
10	1.95	1.72	402.62
25	2.26	1.89	402.85
50	2.57	2.03	403.05
100	2.75	2.16	403.13

Therefore the development will not create any additional flow in the downstream area.

East Channel

The following calculations pertain to the existing east ditch, and are based on proposed re-design and excavation of the existing channel in order to have the needed vertical room necessary for detention and 2.0 feet of freeboard for the finished floor elevations of proposed structures.

time of concentration, tc (min) Pre	REGION 3 IDF			
Channel Dimensions and Time of Concentration, tc				
Area (ft2)	1998592.29			
Area (Acre)	46			
Length, L (ft)	2217.0			
Change in Elevation (ft)	60.27			
Slope, S (ft/ft)	0.027			
N (asphalt,grass,etc)	0.400		**h (ft)**	**S**
L(overland, ft)	200		4	0.020
L(channel 1, ft)	2017		56.27	0.028
L(channel 2, ft)	0.0		0	0.000
t_i	45.4	**v**		
t_{t1}	5.6	6.007023		
t_{t2}	0.0	0		
time of concentration, tc (min)	51.0	*use 50 min*		

	Design Peak Runoff Rates, Qp (cfs)		
	Intensity, I (in/hr)	Runoff Coeff	Flow (cfs)
	I	C	Q
100year	4.19	0.53	101.89
	Qp,max (max flow) cfs		102

V-Bottom Ditch (Analysis)

Side Slope	Q	n	Slope, m	Depth	Depth	Area	Velocity	Width
	cfs		ft/ft	ft	in	ft^2	ft/sec	ft
1: 3	103.0	0.023	0.005	2.53	30.4	19.26	5.35	15.20

STATION 1+68

Elev. + 2.0' freeboard	Y + depth	Dist to outlet	El. @ Outlet	Low Point
		x	y=mx+b	b
403.31	400.78	168.4	398.242	397.4

V-Bottom Ditch (Analysis)

Side Slope	Q	n	Slope, m	Depth	Depth	Area	Velocity	Width
	cfs		ft/ft	ft	in	ft^2	ft/sec	ft
1: 2	103.0	0.023	0.005	2.95	35.4	17.40	5.92	11.80

STATION 1+00

El. + 2.0 freeboard	Y + depth	Re-grade Dist	El. @ x	Low Point
		x	y=mx+b	b
403.80	400.85	100	397.9	397.4

PRE DEVELOPMENT TOC:

Time of Concentration, tc (min)	Bryant IDF			
Channel Dimensions and Time of Concentration, tc				
Area (ft2)	40262.9			
Area (Acre)	0.92			
Length, L (ft)	837.0			
Change in Elevation (ft)	32			
Slope, S (ft/ft)	0.038			
N (Coeff. Of roughness, Table 400-3)	0.100		**h (ft)**	**S**
L(overland/sheet flow, ft)	75		1	0.013
L(channel 1, ft)	601		25.00	0.04
L(channel 2, ft)	161.0		1	0.006
t_i	18.4	**v**		
t_{t1}	3.3	3.0241		
t_{t2}	0.9	2.909438		
time of concentration, tc (min)	**22.7**			**use 23**

POST DEVELOPMENT TOC:

time of concentration, tc (min)	Bryant IDF			
Channel Dimensions and Time of Concentration, tc				
Area (ft2)	40262.9			
Area (Acre)	0.92			
Length, L (ft)	888.0			
Change in Elevation (ft)	32			
Slope, S (ft/ft)	0.036			
N (Coeff. Of roughness, Table 400-3)	0.100		**h (ft)**	**S**
L(overland/sheet flow, ft)	75		1	0.013
L(channel 1, ft)	659		25.00	0.04
L(channel 2, ft)	154.0		3	0.017
t_i	18.4	**v**		
t_{t1}	3.8	2.887956		
t_{t2}	0.5	4.77828		
time of concentration, tc (min)	**22.8**			**use 23**

Watershed Model Schematic

Legend

Hyd.	Origin	Description
1	Rational	PRE DEV FLOW
2	Rational	DEVELOPMENT CREATED FLOW
3	Reservoir	POST DEV. FLOW

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

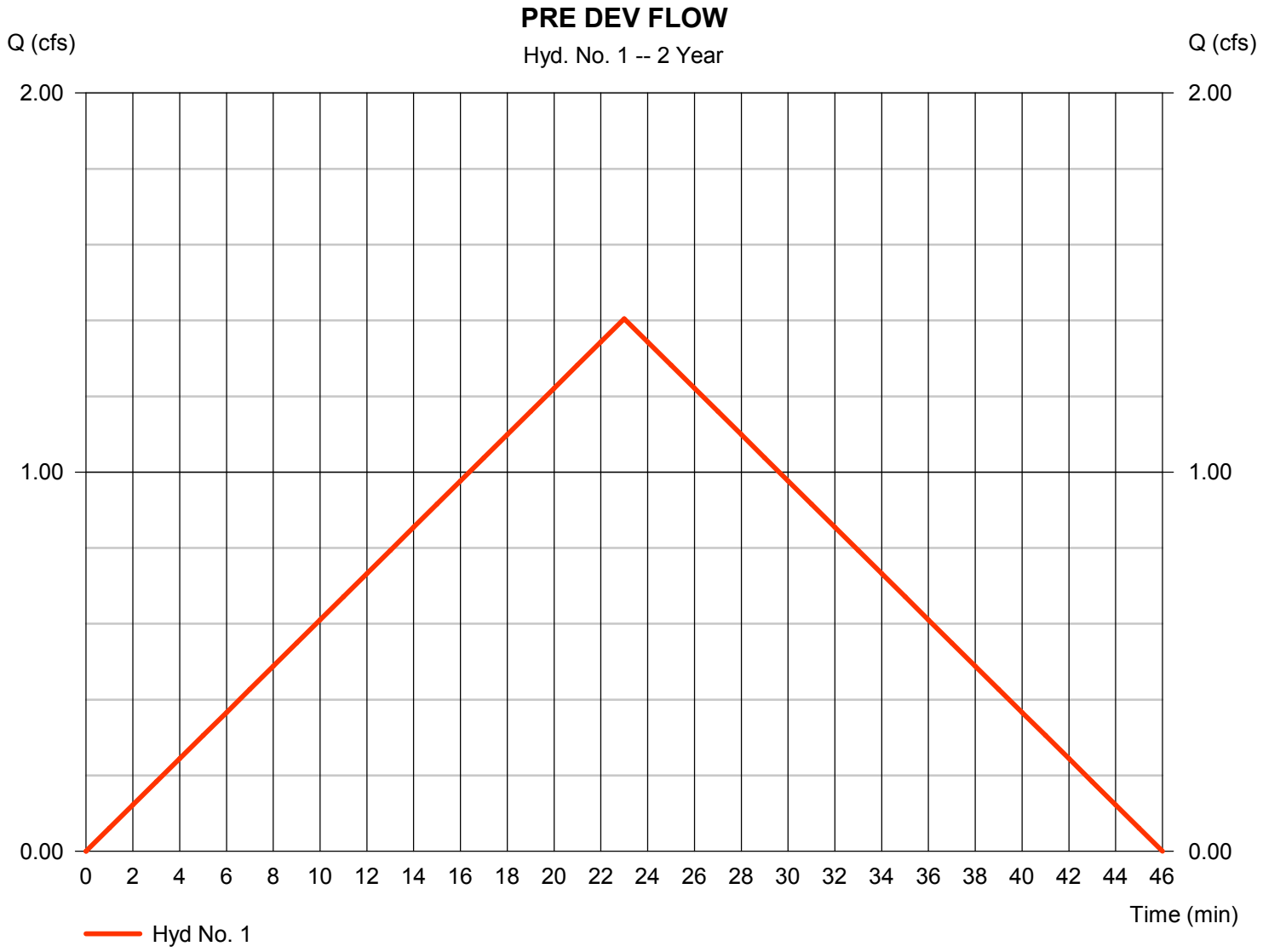
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	1.404	1	23	1,938	------	------	------	PRE DEV FLOW
2	Rational	1.977	1	23	2,729	------	------	------	DEVELOPMENT CREATED FLOW
3	Reservoir	1.391	1	30	2,728	2	402.25	649	POST DEV. FLOW

Hydrograph Report

Hyd. No. 1

PRE DEV FLOW

Hydrograph type	=	Rational	Peak discharge	=	1.404 cfs
Storm frequency	=	2 yrs	Time to peak	=	23 min
Time interval	=	1 min	Hyd. volume	=	1,938 cuft
Drainage area	=	0.920 ac	Runoff coeff.	=	0.49
Intensity	=	3.115 in/hr	Tc by User	=	23.00 min
IDF Curve	=	Bryant 50.IDF	Asc/Rec limb fact	=	1/1

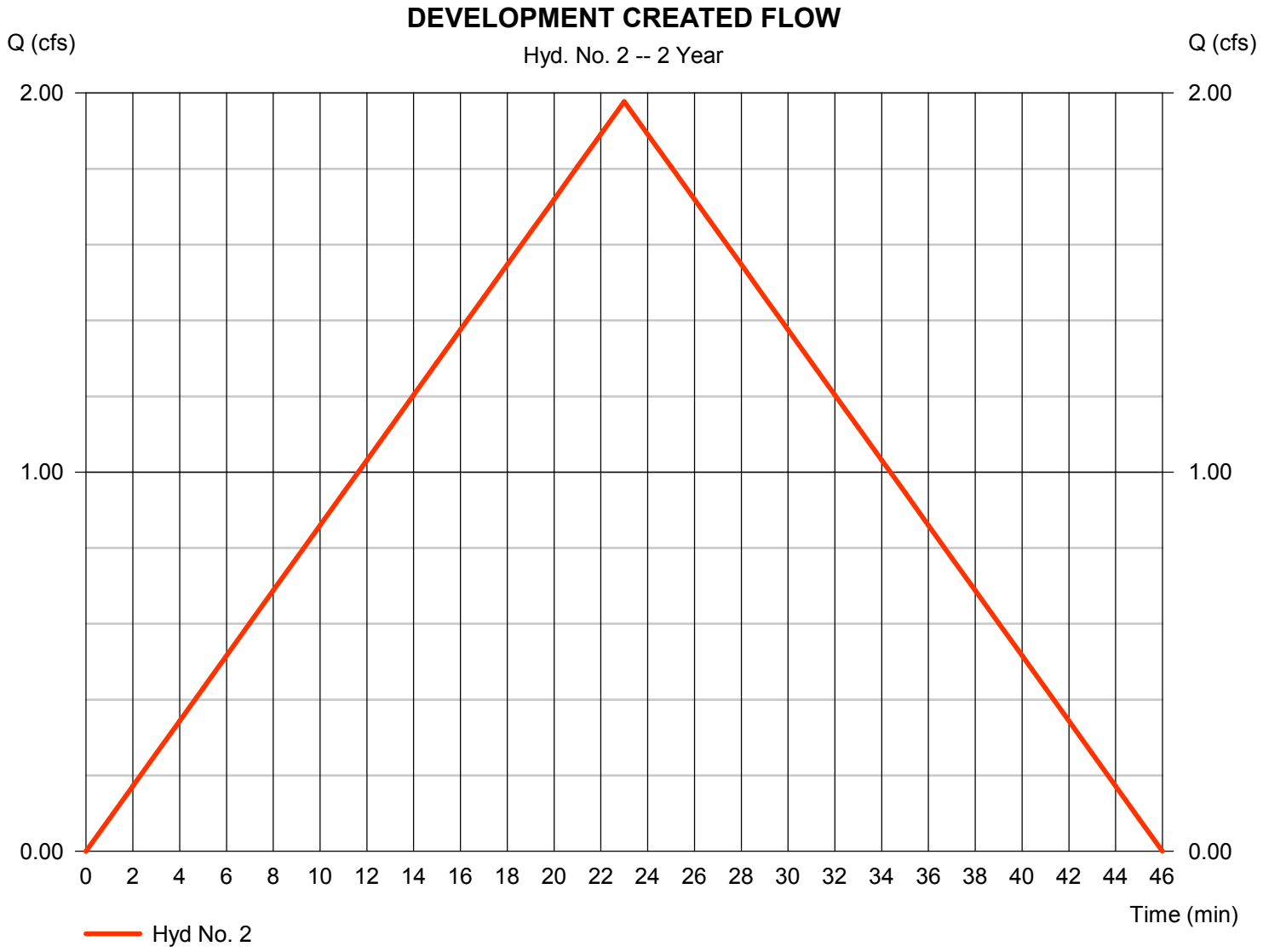


Hydrograph Report

Hyd. No. 2

DEVELOPMENT CREATED FLOW

Hydrograph type	=	Rational	Peak discharge	=	1.977 cfs
Storm frequency	=	2 yrs	Time to peak	=	23 min
Time interval	=	1 min	Hyd. volume	=	2,729 cuft
Drainage area	=	0.920 ac	Runoff coeff.	=	0.69
Intensity	=	3.115 in/hr	Tc by User	=	23.00 min
IDF Curve	=	Bryant 50.IDF	Asc/Rec limb fact	=	1/1



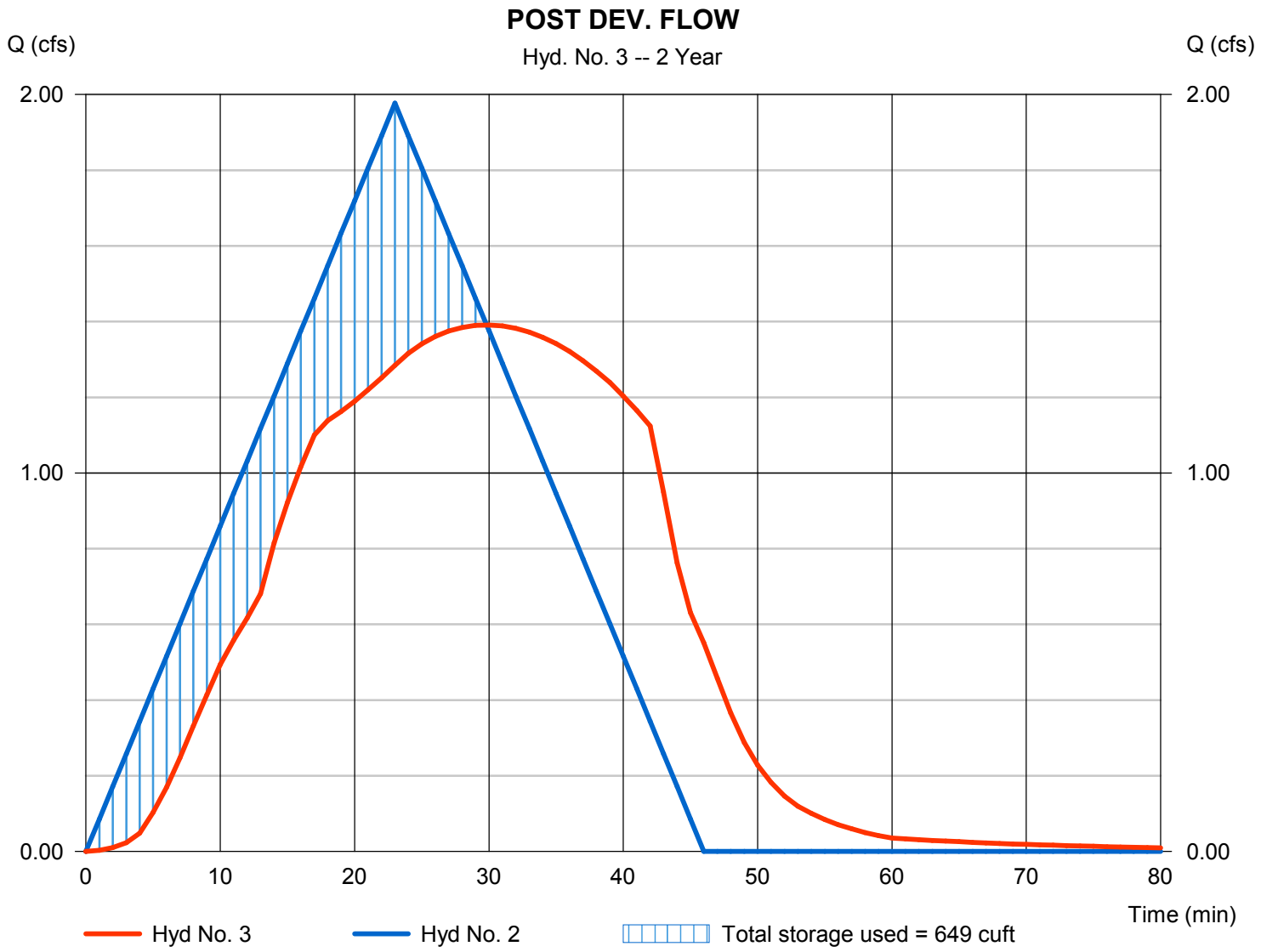
Hydrograph Report

Hyd. No. 3

POST DEV. FLOW

Hydrograph type	=	Reservoir	Peak discharge	=	1.391 cfs
Storm frequency	=	2 yrs	Time to peak	=	30 min
Time interval	=	1 min	Hyd. volume	=	2,728 cuft
Inflow hyd. No.	=	2 - DEVELOPMENT CREATED FLOW	Max. Elevation	=	402.25 ft
Reservoir name	=	DETENTION	Max. Storage	=	649 cuft

Storage Indication method used.



Pond Report

Pond No. 1 - DETENTION

Pond Data

Contours -User-defined contour areas. Conic method used for volume calculation. Begining Elevation = 401.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	401.00	80	0	0
1.00	402.00	680	331	331
2.00	403.00	1,994	1,279	1,610
3.00	404.00	3,353	2,644	4,254

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 8.00	Inactive	Inactive	0.00
Span (in)	= 8.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 401.00	0.00	0.00	0.00
Length (ft)	= 26.00	0.00	0.00	0.00
Slope (%)	= 0.50	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

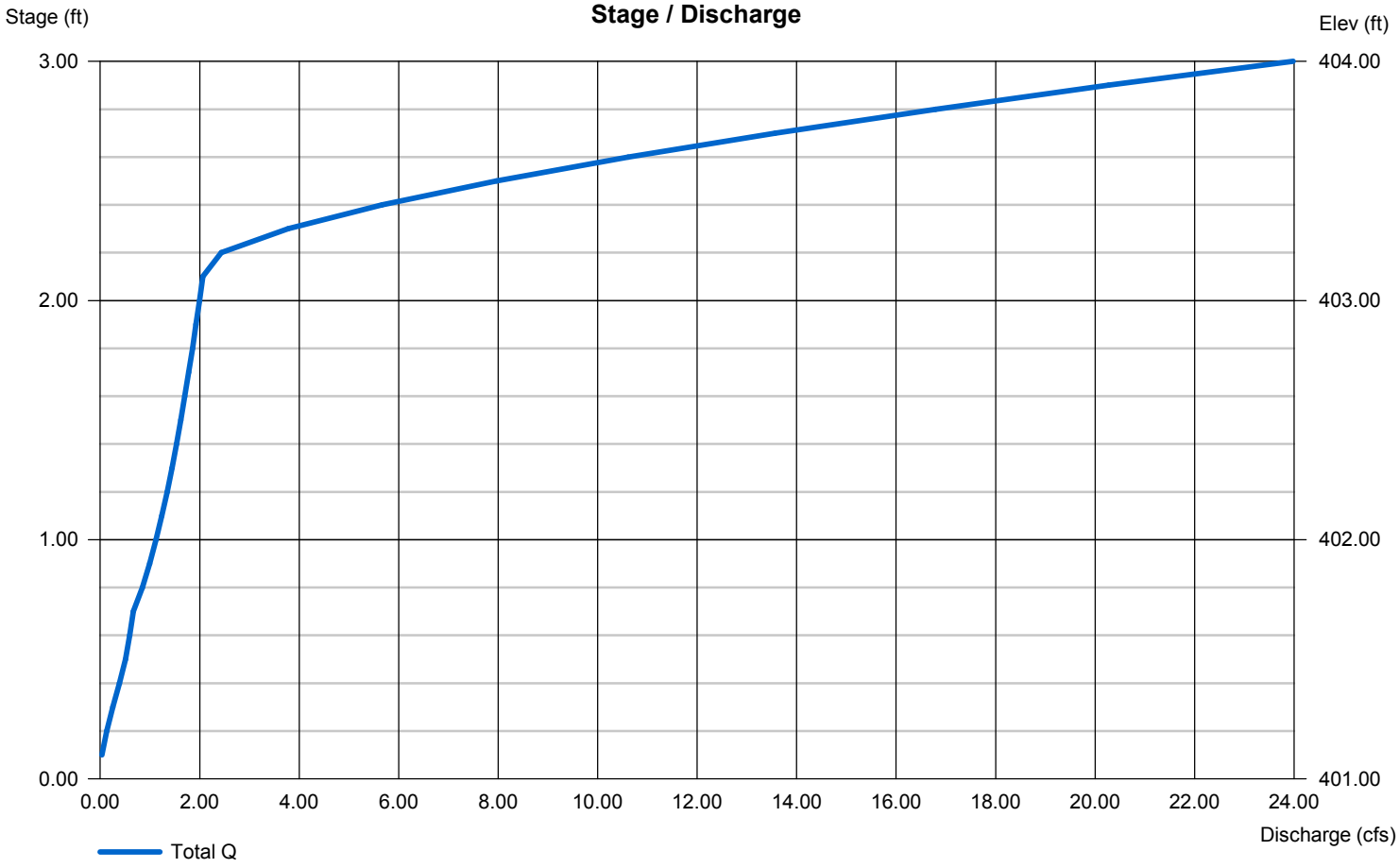
Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 10.50	0.00	0.00	0.00
Crest El. (ft)	= 403.15	0.00	0.00	0.00
Weir Coeff.	= 2.60	3.33	3.33	3.33
Weir Type	= Broad	---	---	---
Multi-Stage	= No	No	No	No

Exfil.(in/hr) = 0.000 (by Wet area)

TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

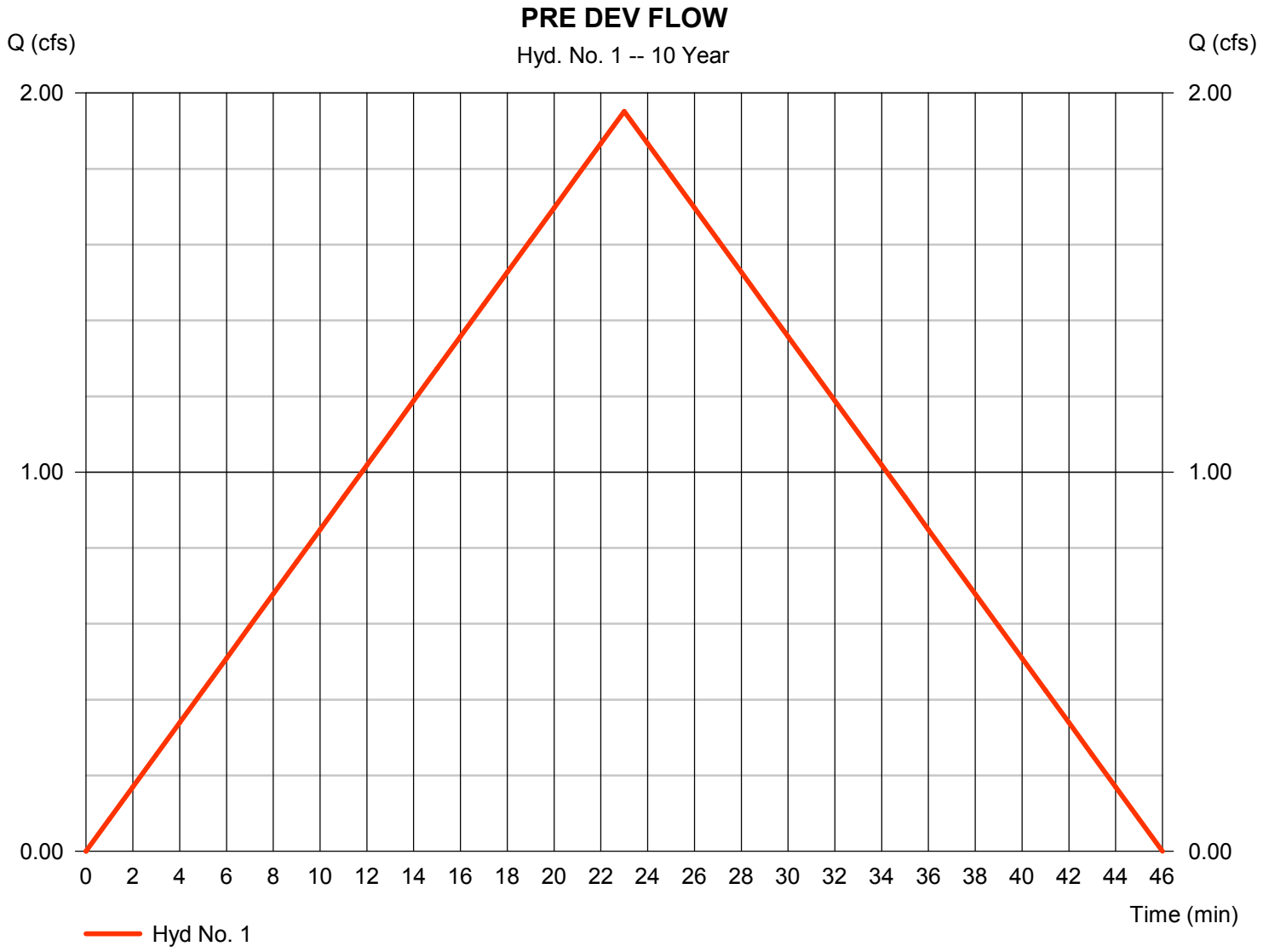
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	1.952	1	23	2,693	------	------	------	PRE DEV FLOW
2	Rational	2.748	1	23	3,793	------	------	------	DEVELOPMENT CREATED FLOW
3	Reservoir	1.719	1	32	3,792	2	402.62	1,127	POST DEV. FLOW

Hydrograph Report

Hyd. No. 1

PRE DEV FLOW

Hydrograph type	=	Rational	Peak discharge	=	1.952 cfs
Storm frequency	=	10 yrs	Time to peak	=	23 min
Time interval	=	1 min	Hyd. volume	=	2,693 cuft
Drainage area	=	0.920 ac	Runoff coeff.	=	0.49
Intensity	=	4.330 in/hr	Tc by User	=	23.00 min
IDF Curve	=	Bryant 50.IDF	Asc/Rec limb fact	=	1/1

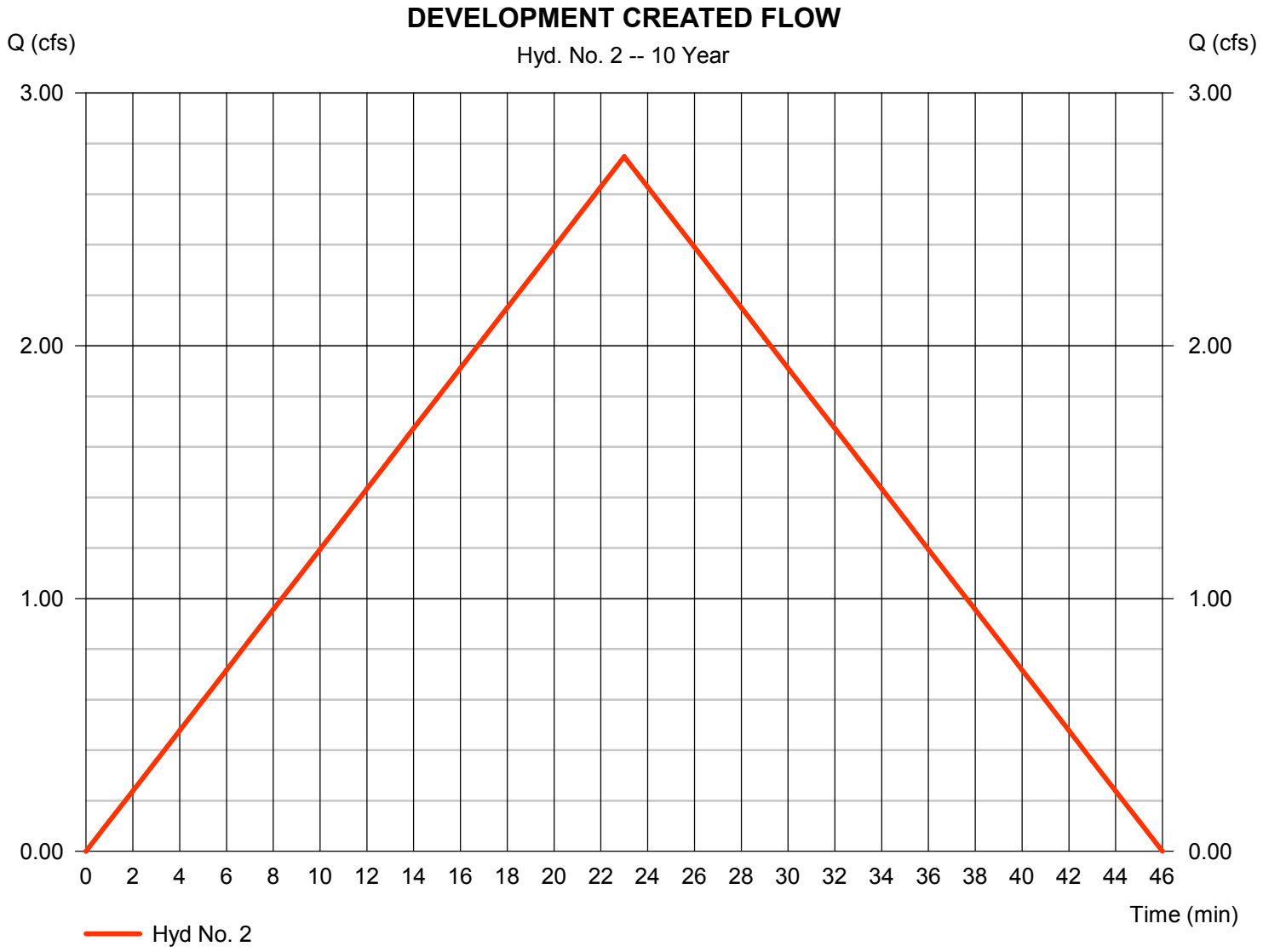


Hydrograph Report

Hyd. No. 2

DEVELOPMENT CREATED FLOW

Hydrograph type	=	Rational	Peak discharge	=	2.748 cfs
Storm frequency	=	10 yrs	Time to peak	=	23 min
Time interval	=	1 min	Hyd. volume	=	3,793 cuft
Drainage area	=	0.920 ac	Runoff coeff.	=	0.69
Intensity	=	4.330 in/hr	Tc by User	=	23.00 min
IDF Curve	=	Bryant 50.IDF	Asc/Rec limb fact	=	1/1



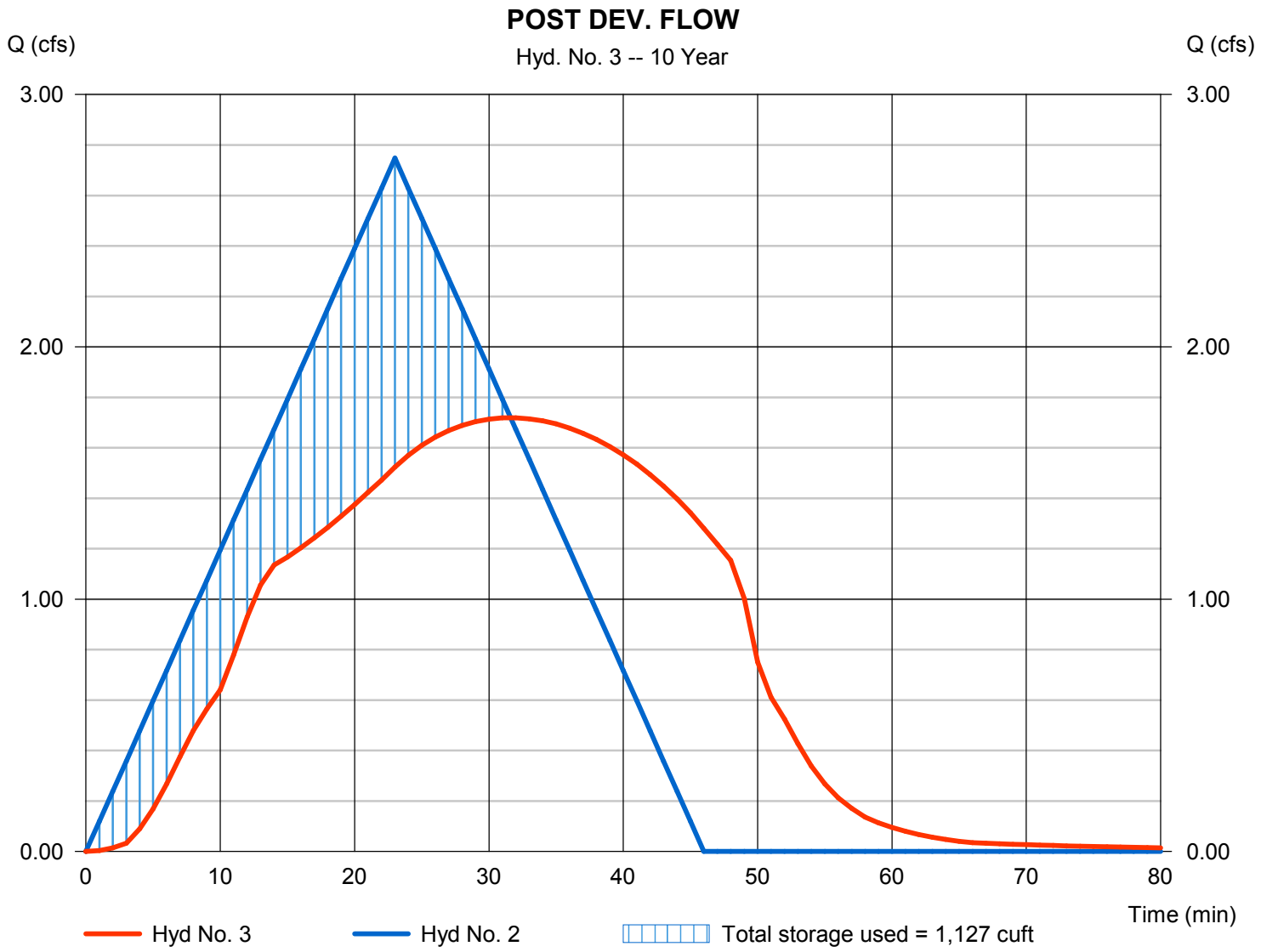
Hydrograph Report

Hyd. No. 3

POST DEV. FLOW

Hydrograph type	=	Reservoir	Peak discharge	=	1.719 cfs
Storm frequency	=	10 yrs	Time to peak	=	32 min
Time interval	=	1 min	Hyd. volume	=	3,792 cuft
Inflow hyd. No.	=	2 - DEVELOPMENT CREATED FLOW	Max. Elevation	=	402.62 ft
Reservoir name	=	DETENTION	Max. Storage	=	1,127 cuft

Storage Indication method used.



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

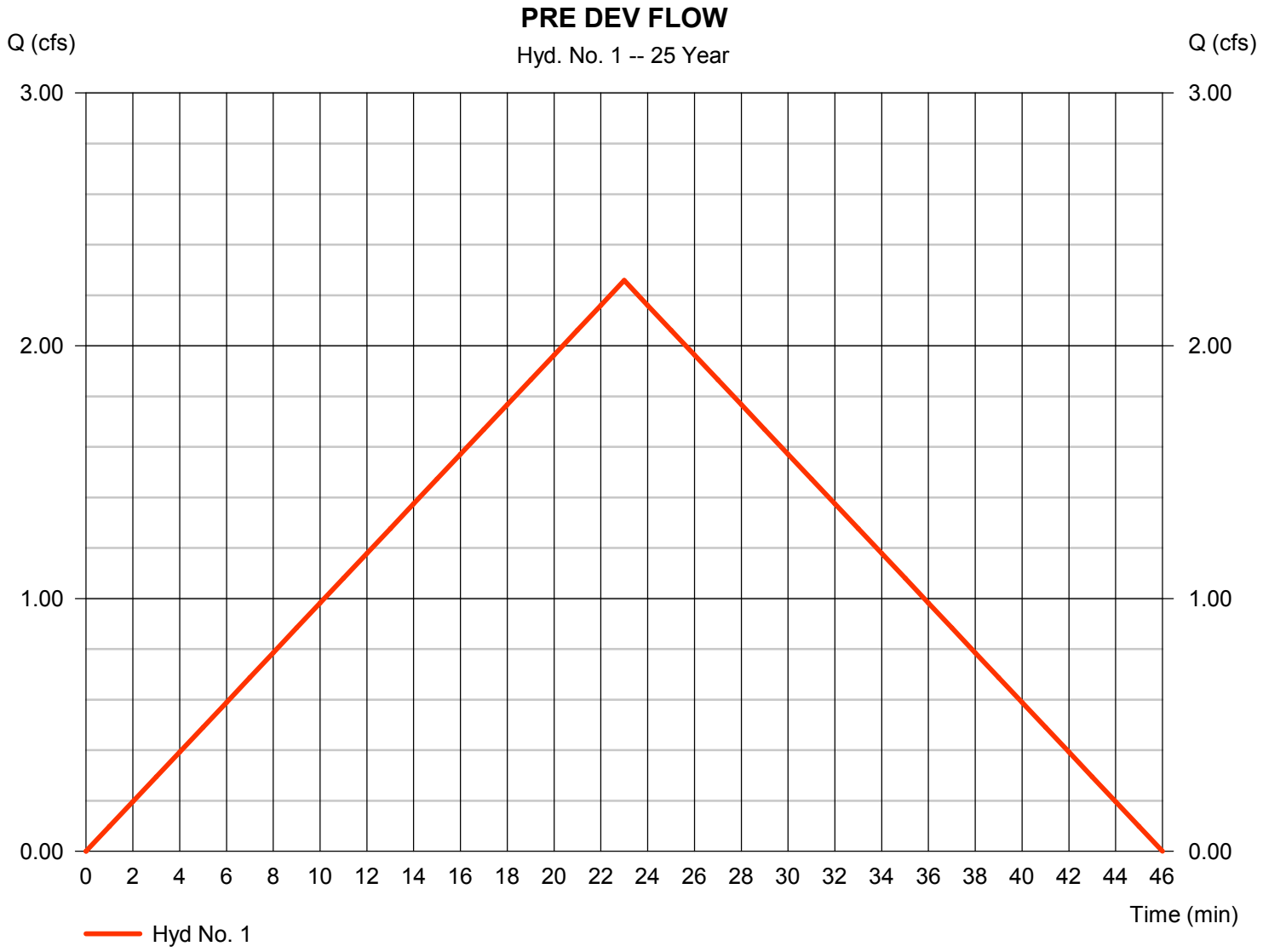
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	2.258	1	23	3,116	------	------	------	PRE DEV FLOW
2	Rational	3.180	1	23	4,389	------	------	------	DEVELOPMENT CREATED FLOW
3	Reservoir	1.894	1	32	4,388	2	402.85	1,424	POST DEV. FLOW

Hydrograph Report

Hyd. No. 1

PRE DEV FLOW

Hydrograph type	=	Rational	Peak discharge	=	2.258 cfs
Storm frequency	=	25 yrs	Time to peak	=	23 min
Time interval	=	1 min	Hyd. volume	=	3,116 cuft
Drainage area	=	0.920 ac	Runoff coeff.	=	0.49
Intensity	=	5.010 in/hr	Tc by User	=	23.00 min
IDF Curve	=	Bryant 50.IDF	Asc/Rec limb fact	=	1/1

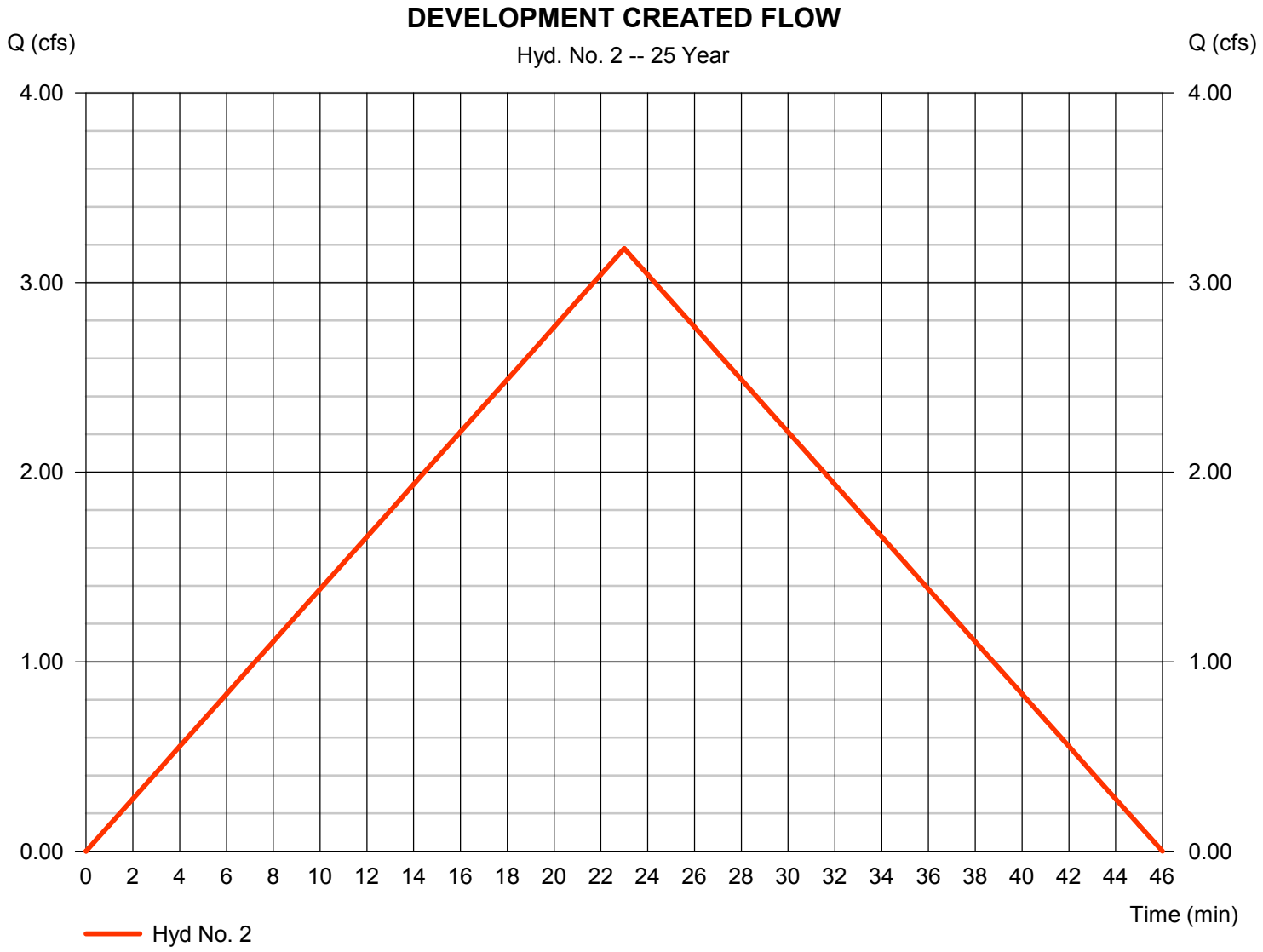


Hydrograph Report

Hyd. No. 2

DEVELOPMENT CREATED FLOW

Hydrograph type	=	Rational	Peak discharge	=	3.180 cfs
Storm frequency	=	25 yrs	Time to peak	=	23 min
Time interval	=	1 min	Hyd. volume	=	4,389 cuft
Drainage area	=	0.920 ac	Runoff coeff.	=	0.69
Intensity	=	5.010 in/hr	Tc by User	=	23.00 min
IDF Curve	=	Bryant 50.IDF	Asc/Rec limb fact	=	1/1



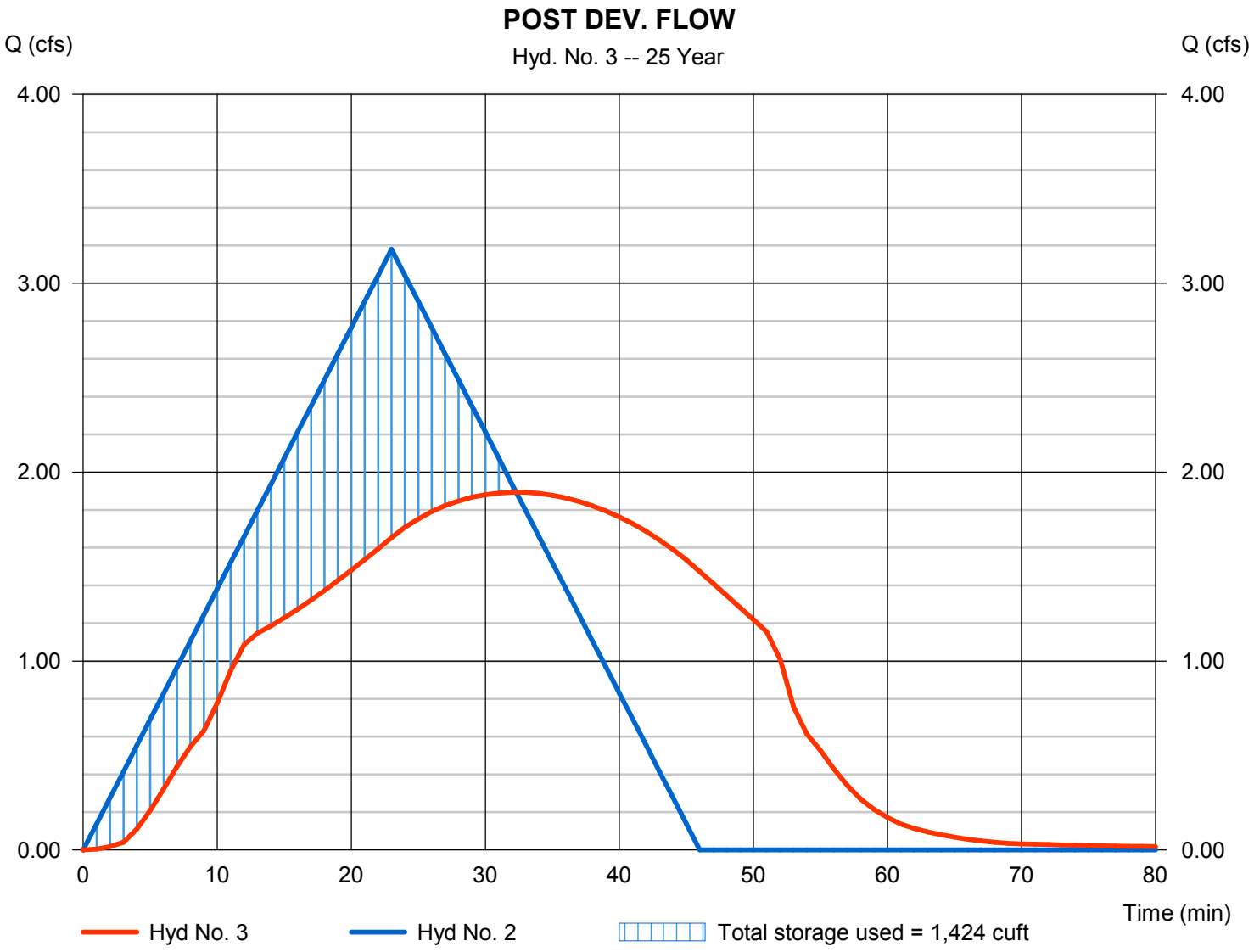
Hydrograph Report

Hyd. No. 3

POST DEV. FLOW

Hydrograph type	=	Reservoir	Peak discharge	=	1.894 cfs
Storm frequency	=	25 yrs	Time to peak	=	32 min
Time interval	=	1 min	Hyd. volume	=	4,388 cuft
Inflow hyd. No.	=	2 - DEVELOPMENT CREATED FLOW	Max. Elevation	=	402.85 ft
Reservoir name	=	DETENTION	Max. Storage	=	1,424 cuft

Storage Indication method used.



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

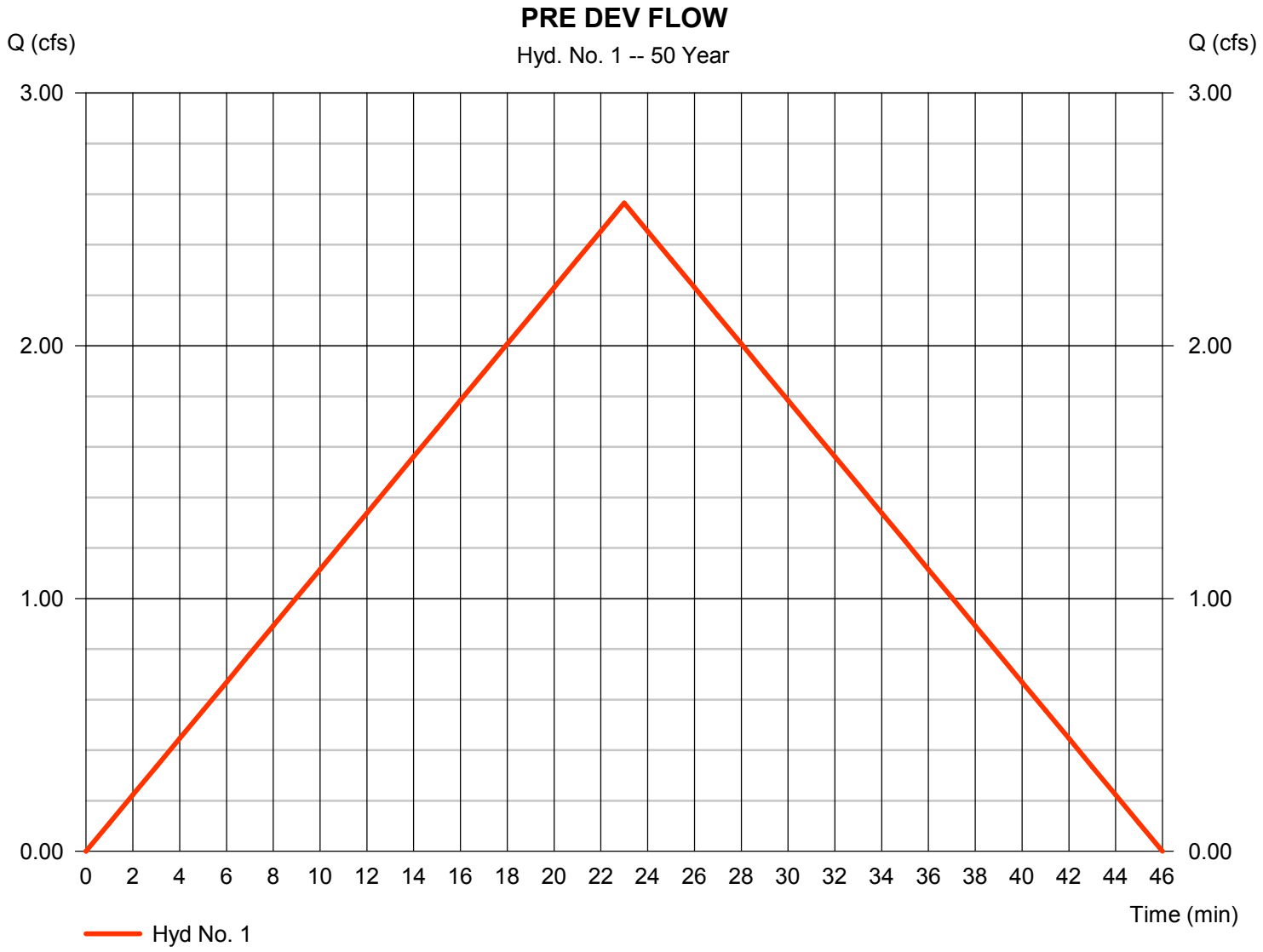
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	2.565	1	23	3,539	------	------	------	PRE DEV FLOW
2	Rational	3.612	1	23	4,984	------	------	------	DEVELOPMENT CREATED FLOW
3	Reservoir	2.030	1	33	4,983	2	403.05	1,743	POST DEV. FLOW

Hydrograph Report

Hyd. No. 1

PRE DEV FLOW

Hydrograph type	=	Rational	Peak discharge	=	2.565 cfs
Storm frequency	=	50 yrs	Time to peak	=	23 min
Time interval	=	1 min	Hyd. volume	=	3,539 cuft
Drainage area	=	0.920 ac	Runoff coeff.	=	0.49
Intensity	=	5.690 in/hr	Tc by User	=	23.00 min
IDF Curve	=	Bryant 50.IDF	Asc/Rec limb fact	=	1/1

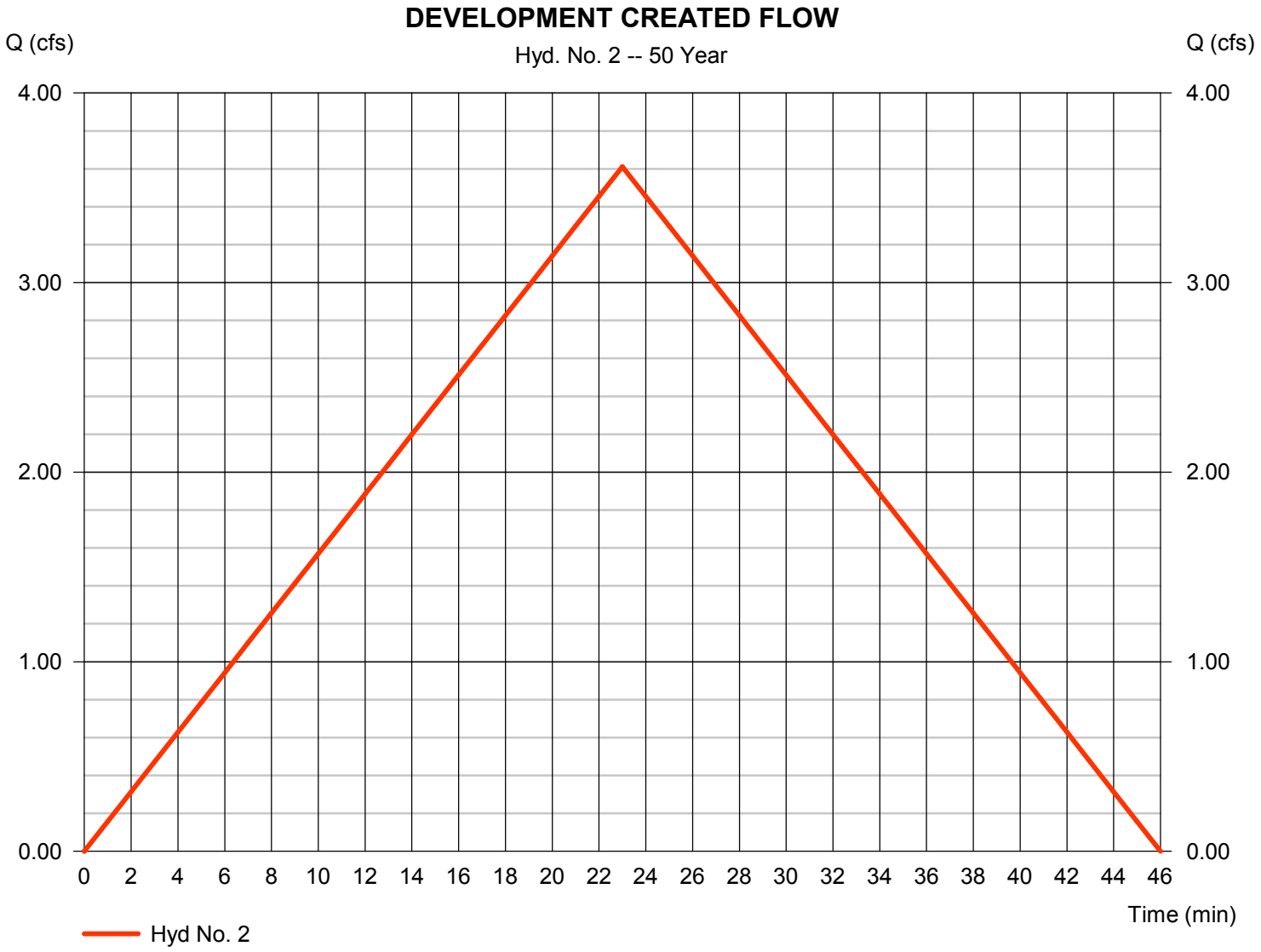


Hydrograph Report

Hyd. No. 2

DEVELOPMENT CREATED FLOW

Hydrograph type	=	Rational	Peak discharge	=	3.612 cfs
Storm frequency	=	50 yrs	Time to peak	=	23 min
Time interval	=	1 min	Hyd. volume	=	4,984 cuft
Drainage area	=	0.920 ac	Runoff coeff.	=	0.69
Intensity	=	5.690 in/hr	Tc by User	=	23.00 min
IDF Curve	=	Bryant 50.IDF	Asc/Rec limb fact	=	1/1



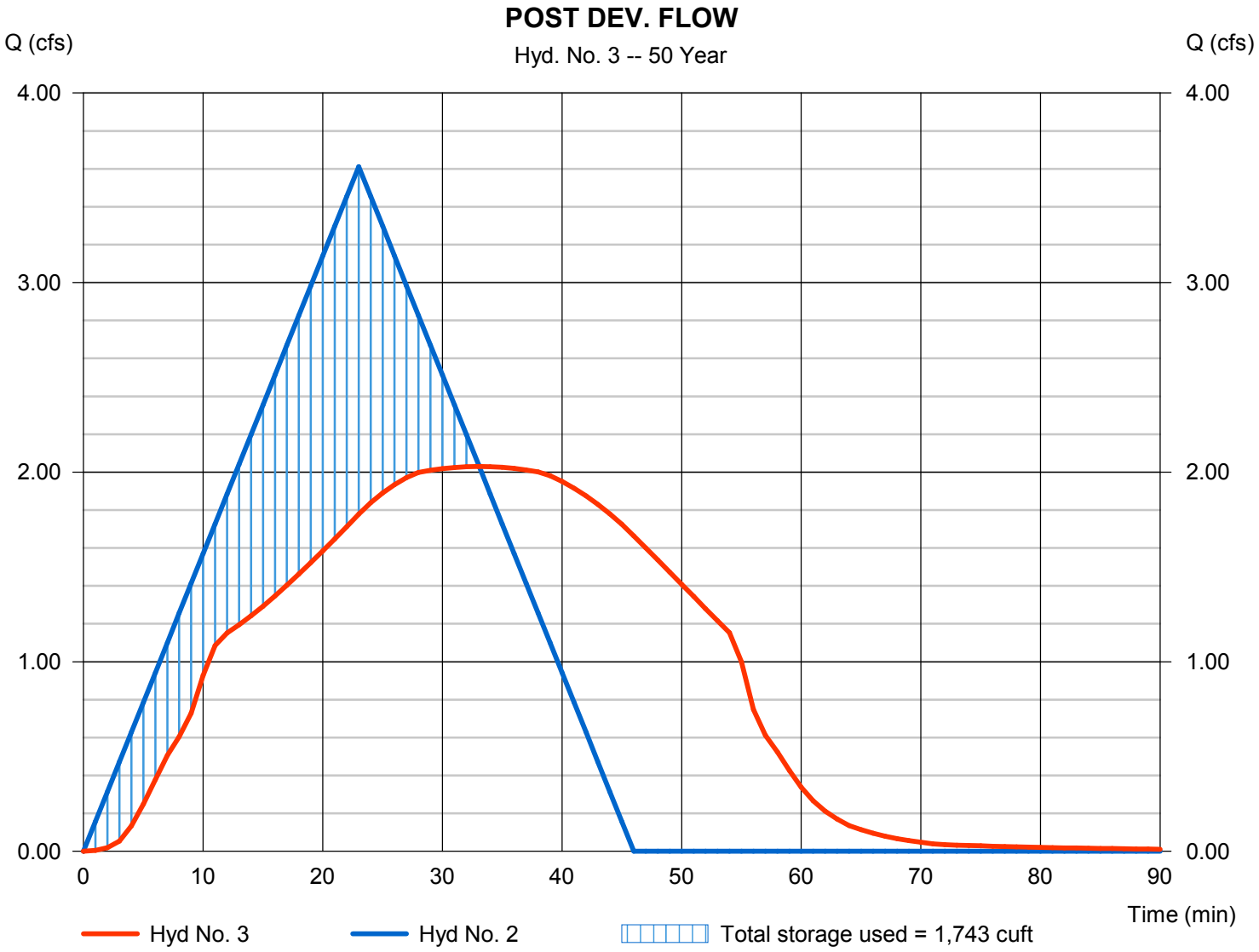
Hydrograph Report

Hyd. No. 3

POST DEV. FLOW

Hydrograph type	=	Reservoir	Peak discharge	=	2.030 cfs
Storm frequency	=	50 yrs	Time to peak	=	33 min
Time interval	=	1 min	Hyd. volume	=	4,983 cuft
Inflow hyd. No.	=	2 - DEVELOPMENT CREATED FLOW	Max. Elevation	=	403.05 ft
Reservoir name	=	DETENTION	Max. Storage	=	1,743 cuft

Storage Indication method used.



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

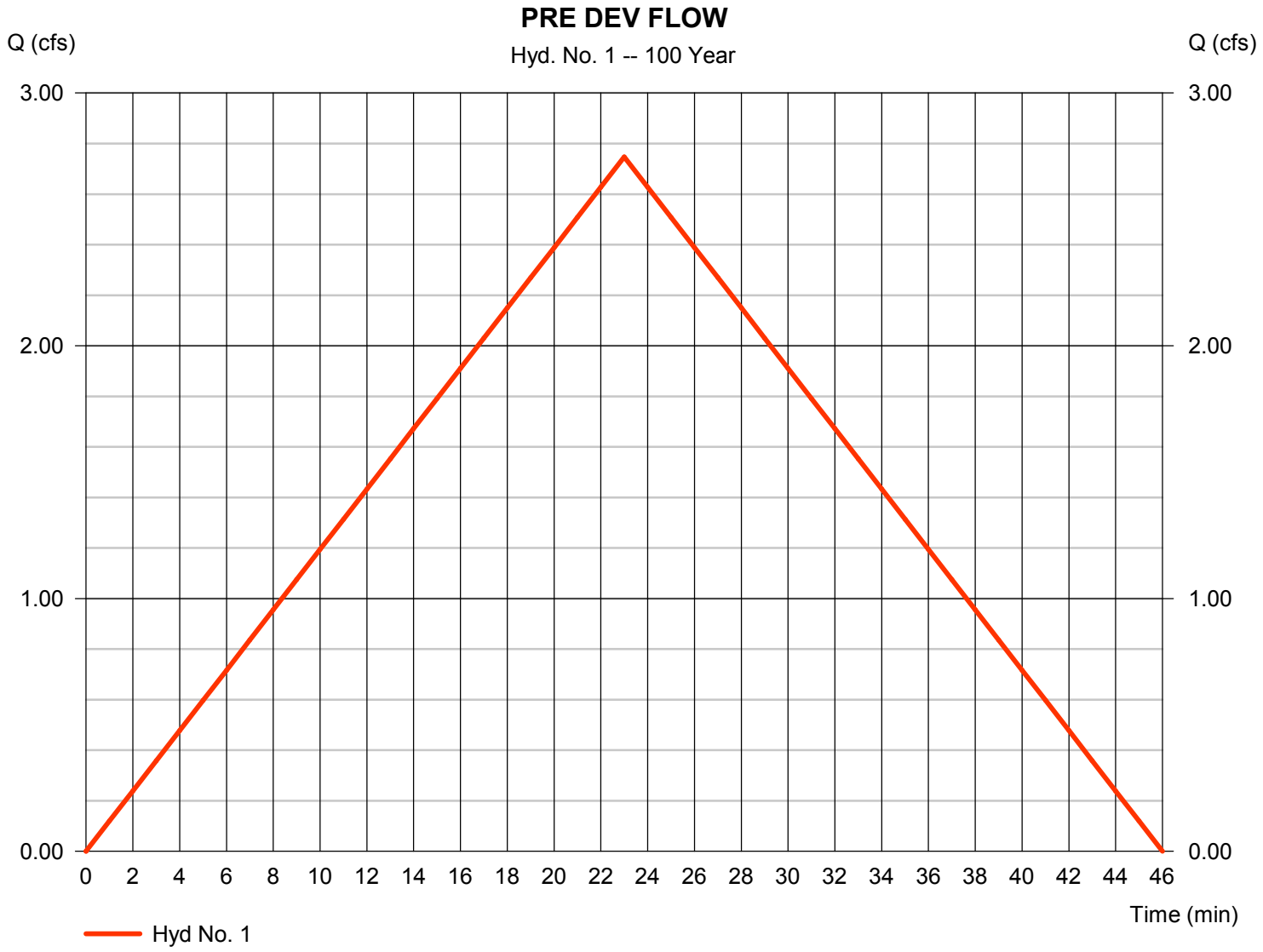
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	2.747	1	23	3,791	------	------	------	PRE DEV FLOW
2	Rational	3.868	1	23	5,338	------	------	------	DEVELOPMENT CREATED FLOW
3	Reservoir	2.156	1	33	5,337	2	403.13	1,941	POST DEV. FLOW

Hydrograph Report

Hyd. No. 1

PRE DEV FLOW

Hydrograph type	=	Rational	Peak discharge	=	2.747 cfs
Storm frequency	=	100 yrs	Time to peak	=	23 min
Time interval	=	1 min	Hyd. volume	=	3,791 cuft
Drainage area	=	0.920 ac	Runoff coeff.	=	0.49
Intensity	=	6.093 in/hr	Tc by User	=	23.00 min
IDF Curve	=	Bryant 50.IDF	Asc/Rec limb fact	=	1/1

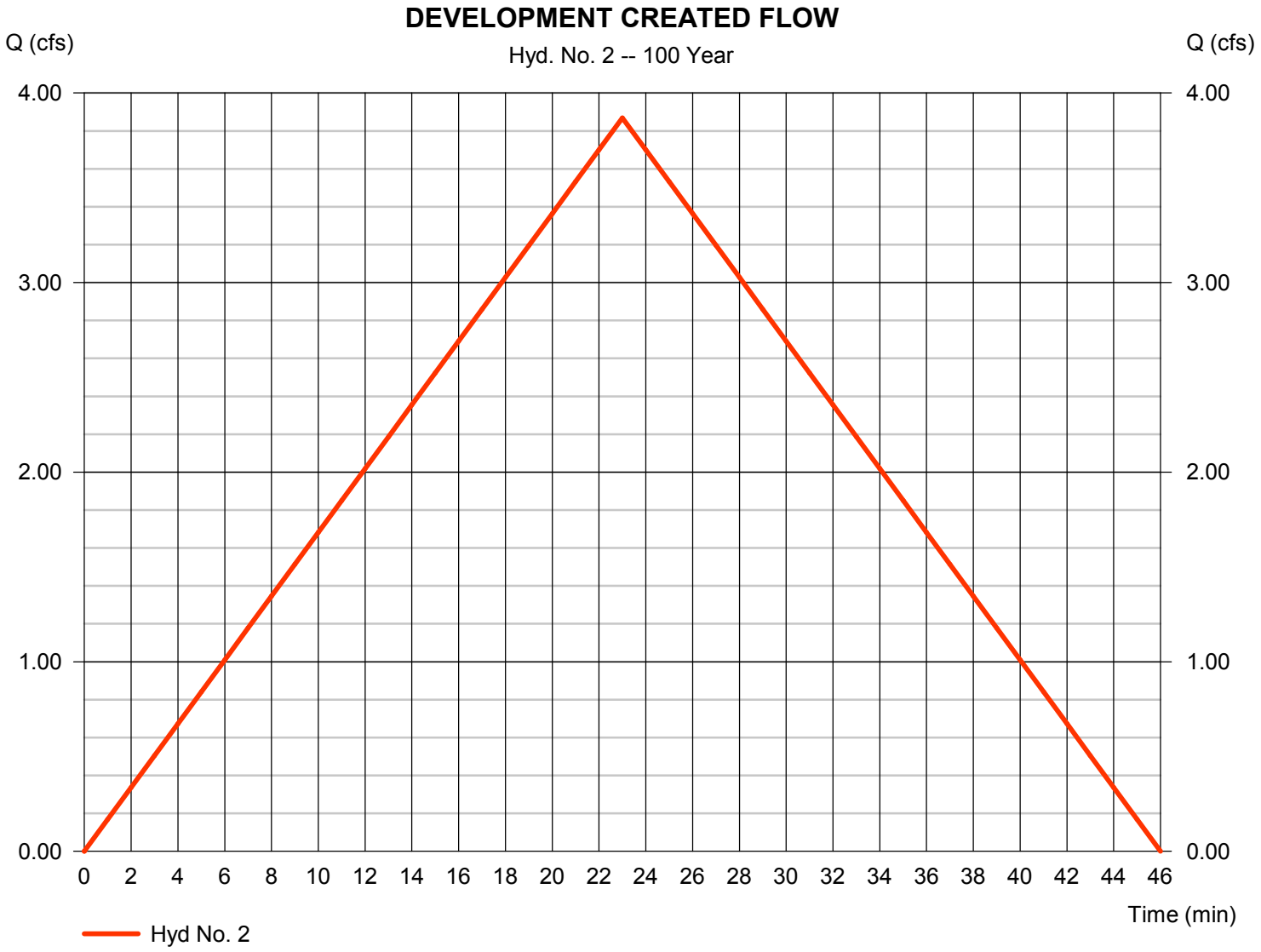


Hydrograph Report

Hyd. No. 2

DEVELOPMENT CREATED FLOW

Hydrograph type	=	Rational	Peak discharge	=	3.868 cfs
Storm frequency	=	100 yrs	Time to peak	=	23 min
Time interval	=	1 min	Hyd. volume	=	5,338 cuft
Drainage area	=	0.920 ac	Runoff coeff.	=	0.69
Intensity	=	6.093 in/hr	Tc by User	=	23.00 min
IDF Curve	=	Bryant 50.IDF	Asc/Rec limb fact	=	1/1



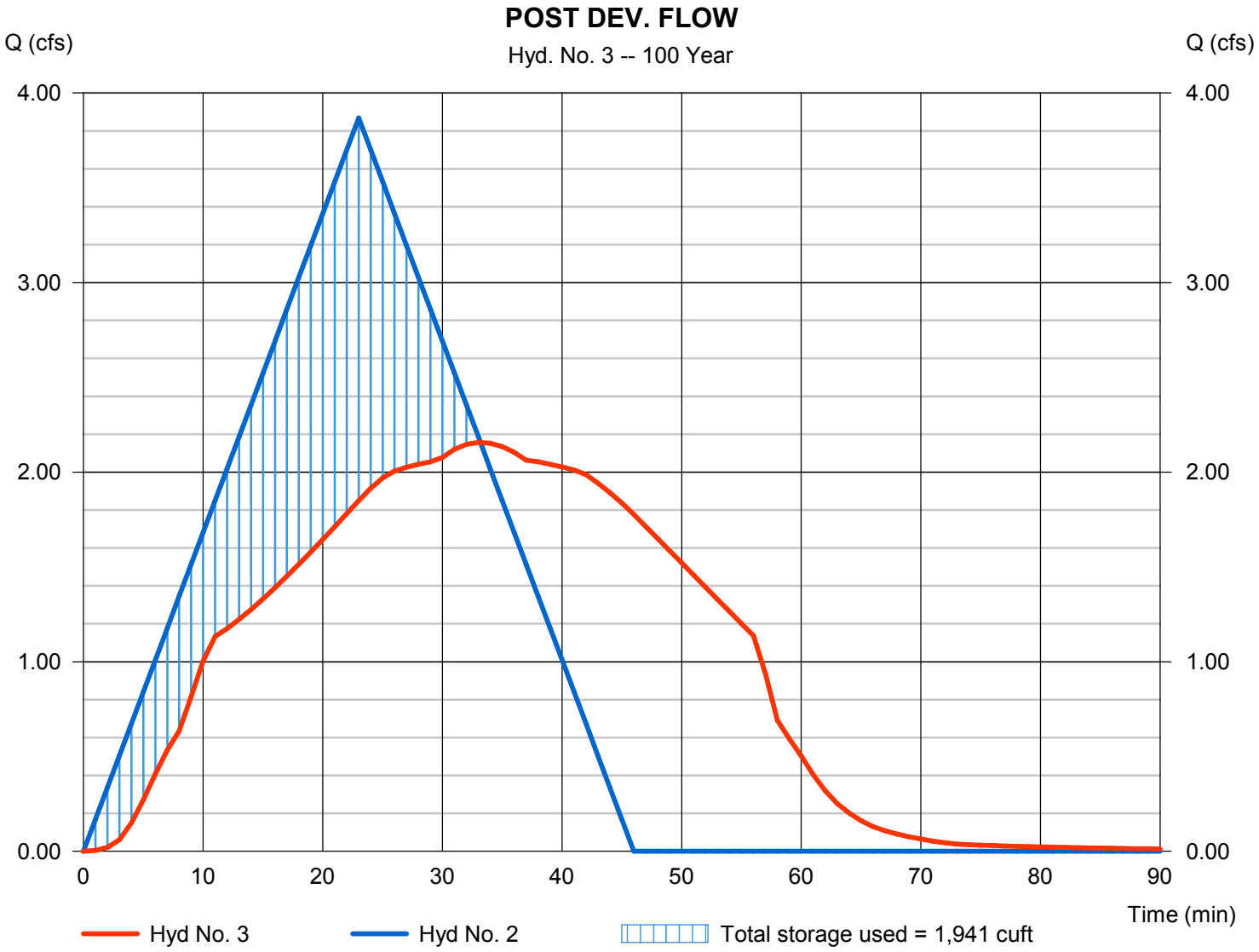
Hydrograph Report

Hyd. No. 3

POST DEV. FLOW

Hydrograph type	=	Reservoir	Peak discharge	=	2.156 cfs
Storm frequency	=	100 yrs	Time to peak	=	33 min
Time interval	=	1 min	Hyd. volume	=	5,337 cuft
Inflow hyd. No.	=	2 - DEVELOPMENT CREATED FLOW	Max. Elevation	=	403.13 ft
Reservoir name	=	DETENTION	Max. Storage	=	1,941 cuft

Storage Indication method used.



Hydraflow Rainfall Report

Return Period (Yrs)	Intensity-Duration-Frequency Equation Coefficients (FHA)			
	B	D	E	(N/A)
1	0.0000	0.0000	0.0000	--------
2	32.2253	7.2000	0.6856	--------
3	0.0000	0.0000	0.0000	--------
5	0.0000	0.0000	0.0000	--------
10	46.3641	10.0000	0.6781	--------
25	61.8249	11.8000	0.7079	--------
50	79.0516	13.3000	0.7326	--------
100	54.7483	10.0000	0.6279	--------

File name: Bryant 50.IDF

Intensity = B / (Tc + D)^E

Return Period (Yrs)	Intensity Values (in/hr)											
	5 min	10	15	20	25	30	35	40	45	50	55	60
1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2	5.80	4.58	3.85	3.35	2.98	2.70	2.48	2.29	2.14	2.01	1.90	1.80
3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10	7.39	6.08	5.23	4.62	4.16	3.80	3.51	3.27	3.06	2.89	2.73	2.60
25	8.39	6.98	6.03	5.34	4.82	4.40	4.06	3.78	3.54	3.34	3.16	3.00
50	9.40	7.87	6.83	6.06	5.47	5.00	4.62	4.29	4.02	3.79	3.58	3.40
100	10.00	8.34	7.25	6.47	5.87	5.40	5.02	4.69	4.42	4.19	3.98	3.80

Tc = time in minutes. Values may exceed 60.

Precip. file name: C:\Documents and Settings\Will\Desktop\Fleming\fleming.pcp

Storm Distribution	Rainfall Precipitation Table (in)							
	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
SCS 24-hour	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SCS 6-Hr	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-1st	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-2nd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-3rd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-4th	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-Indy	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Custom	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Multi-Hydrograph Plot

Hyd. No. 1

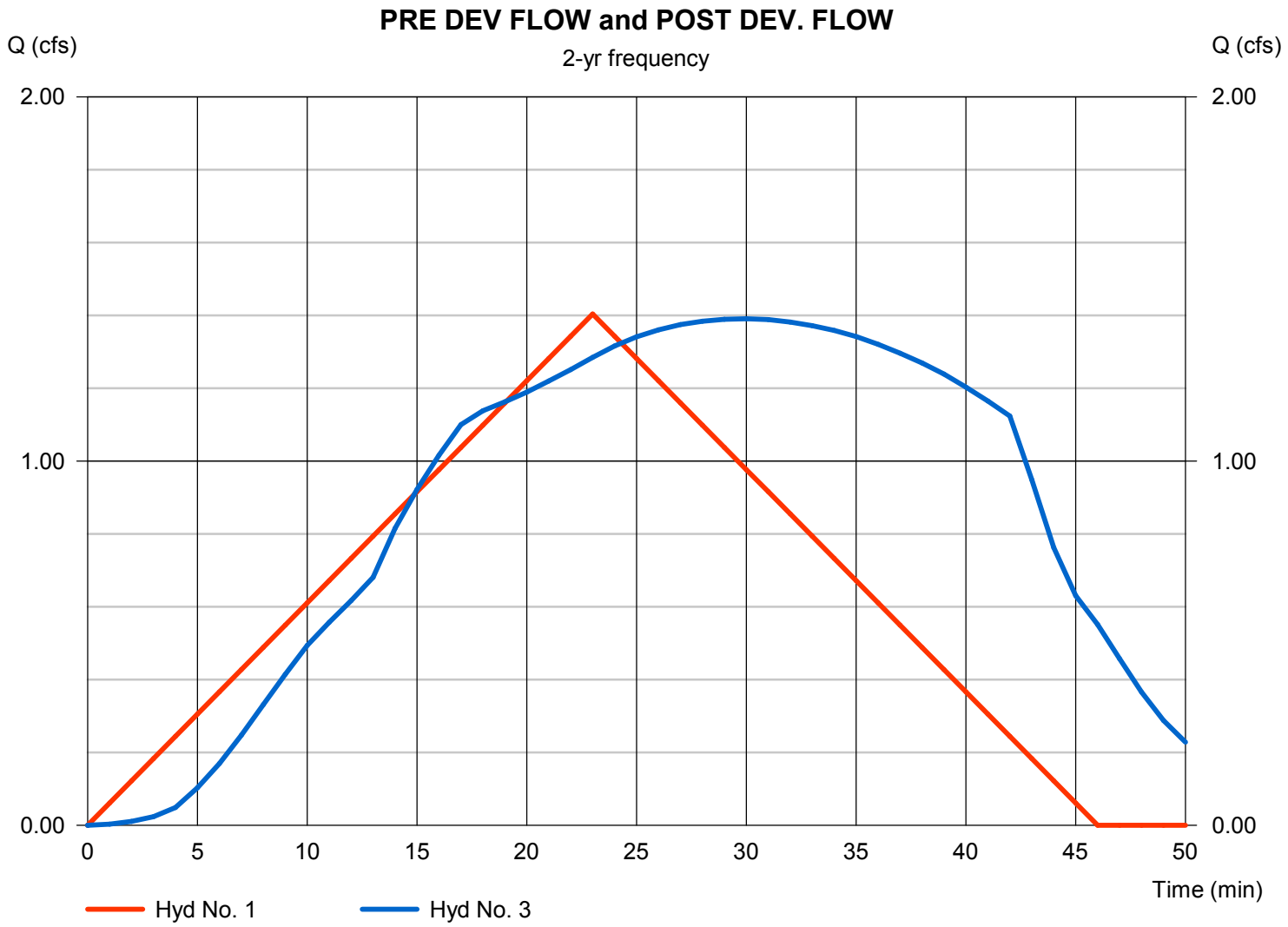
PRE DEV FLOW

Hydrograph type	=	Rational
Peak discharge	=	1.404 cfs
Time to peak	=	23 min
Hyd. Volume	=	1,938 cuft

Hyd. No. 3

POST DEV. FLOW

Hydrograph type	=	Reservoir
Peak discharge	=	1.39 cfs
Time to peak	=	30 min
Hyd. Volume	=	2,728 cuft



Multi-Hydrograph Plot

Hyd. No. 1

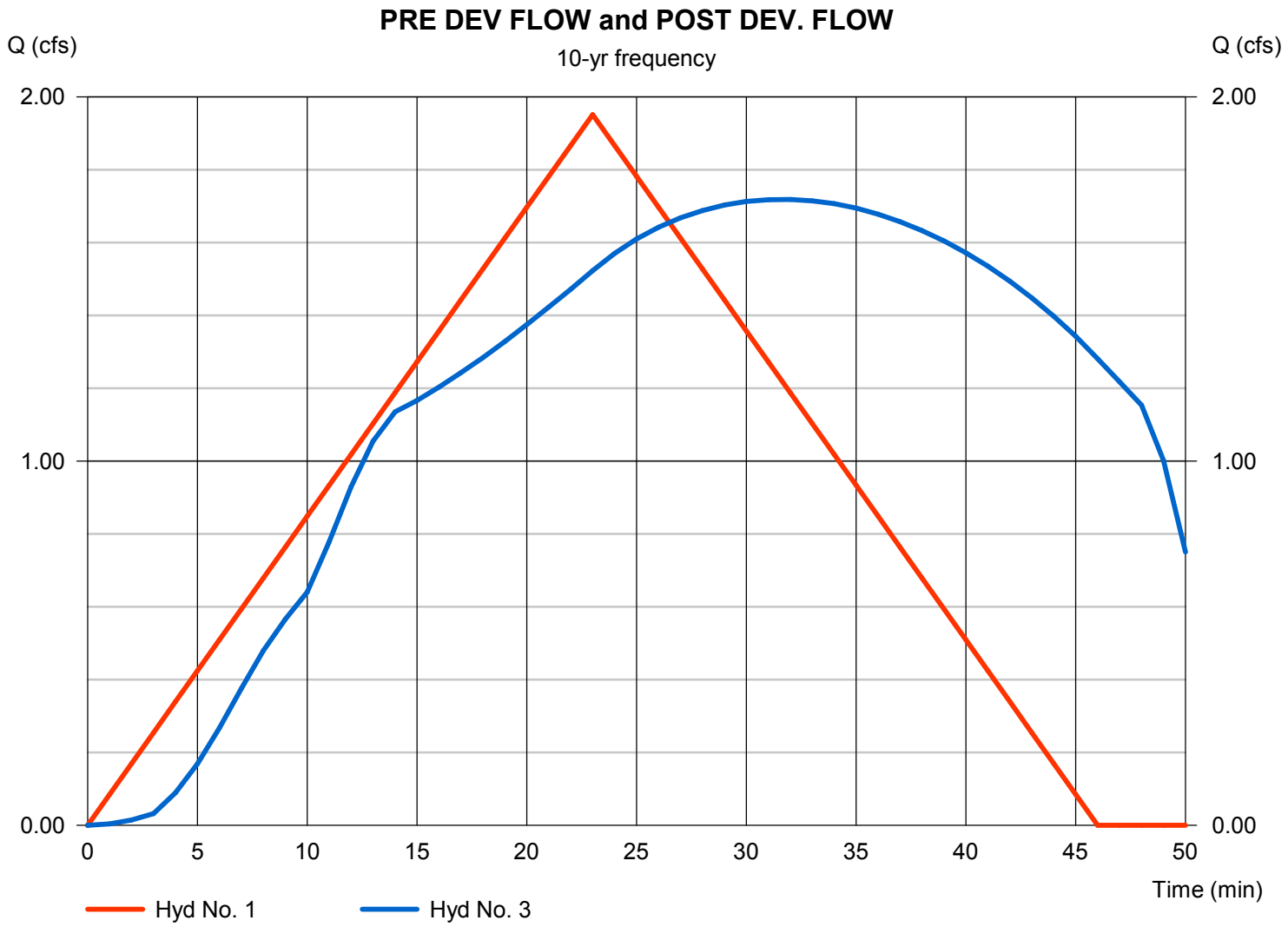
PRE DEV FLOW

Hydrograph type	=	Rational
Peak discharge	=	1.952 cfs
Time to peak	=	23 min
Hyd. Volume	=	2,693 cuft

Hyd. No. 3

POST DEV. FLOW

Hydrograph type	=	Reservoir
Peak discharge	=	1.72 cfs
Time to peak	=	32 min
Hyd. Volume	=	3,792 cuft



Multi-Hydrograph Plot

Hyd. No. 1

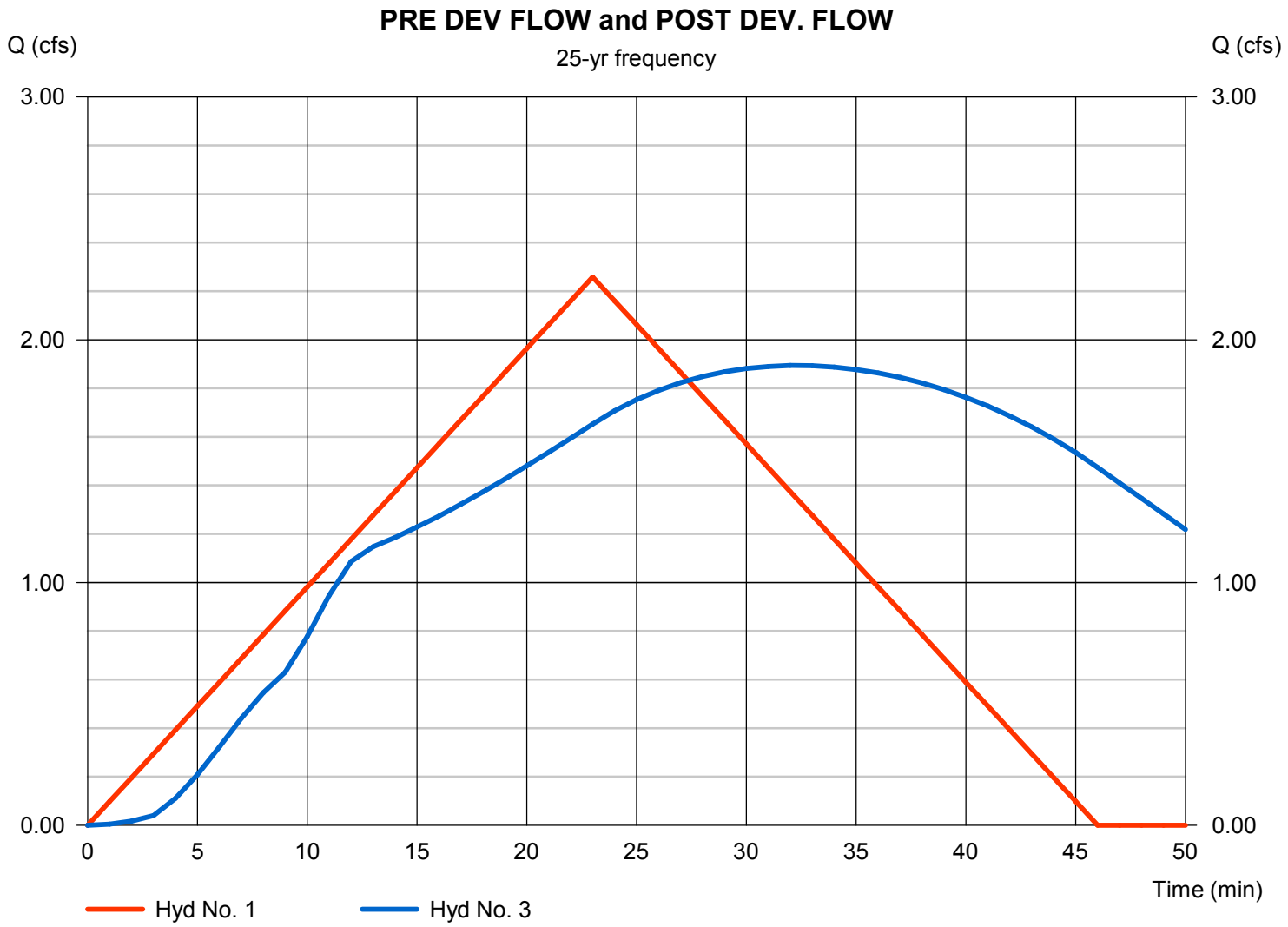
PRE DEV FLOW

Hydrograph type	=	Rational
Peak discharge	=	2.258 cfs
Time to peak	=	23 min
Hyd. Volume	=	3,116 cuft

Hyd. No. 3

POST DEV. FLOW

Hydrograph type	=	Reservoir
Peak discharge	=	1.89 cfs
Time to peak	=	32 min
Hyd. Volume	=	4,388 cuft



Multi-Hydrograph Plot

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

Hyd. No. 1

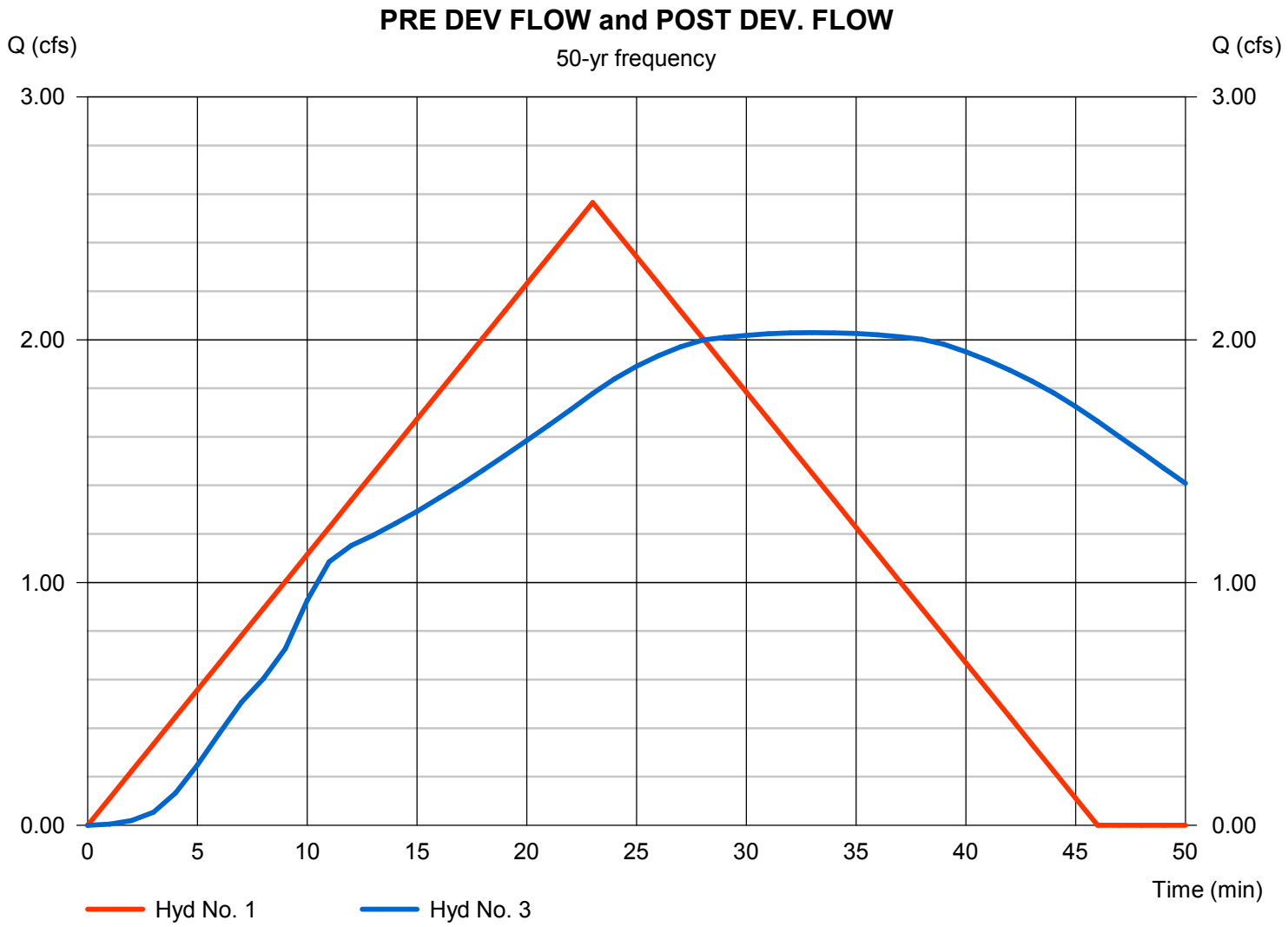
PRE DEV FLOW

Hydrograph type	=	Rational
Peak discharge	=	2.565 cfs
Time to peak	=	23 min
Hyd. Volume	=	3,539 cuft

Hyd. No. 3

POST DEV. FLOW

Hydrograph type	=	Reservoir
Peak discharge	=	2.03 cfs
Time to peak	=	33 min
Hyd. Volume	=	4,983 cuft



Multi-Hydrograph Plot

Hyd. No. 1

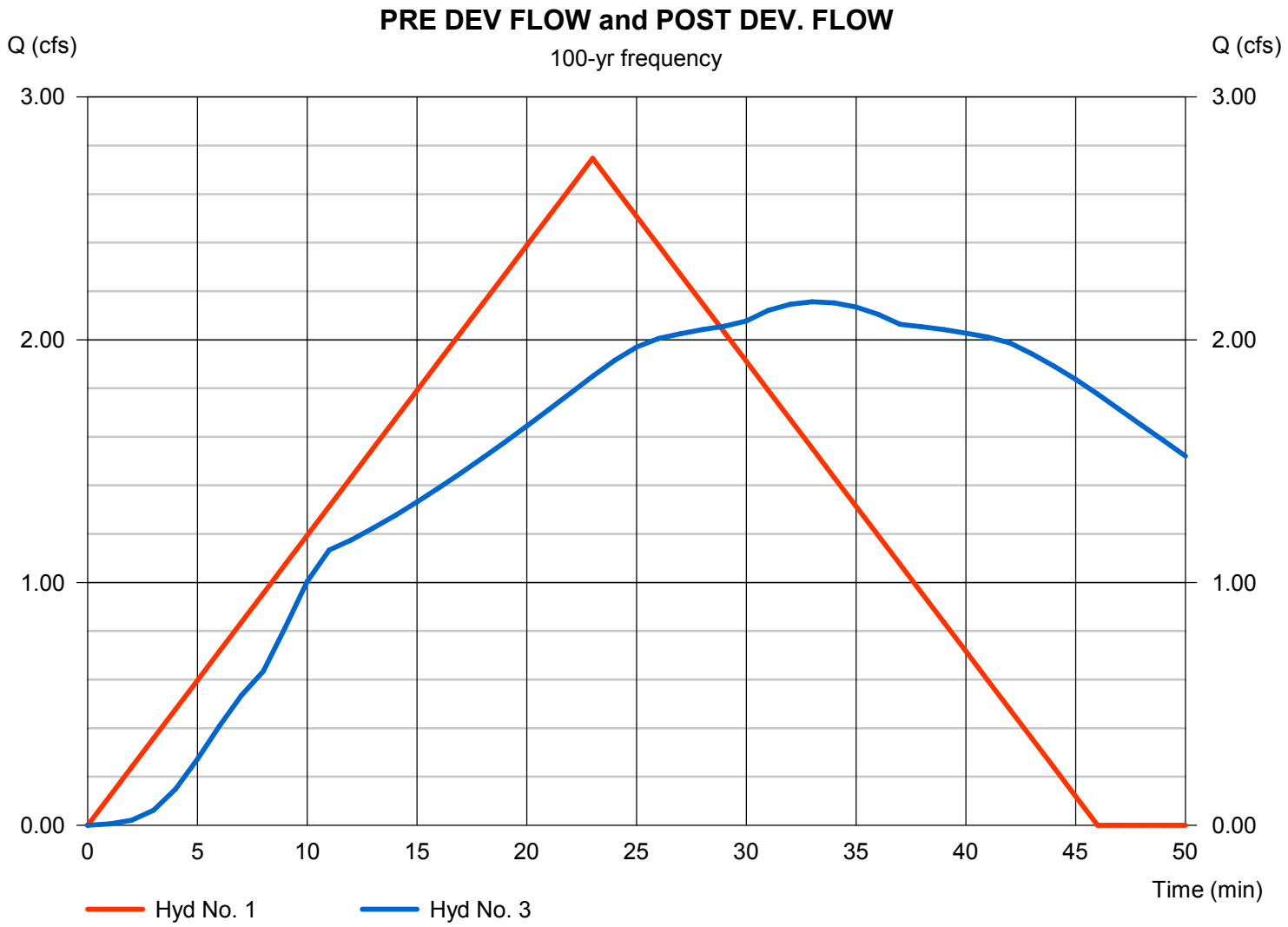
PRE DEV FLOW

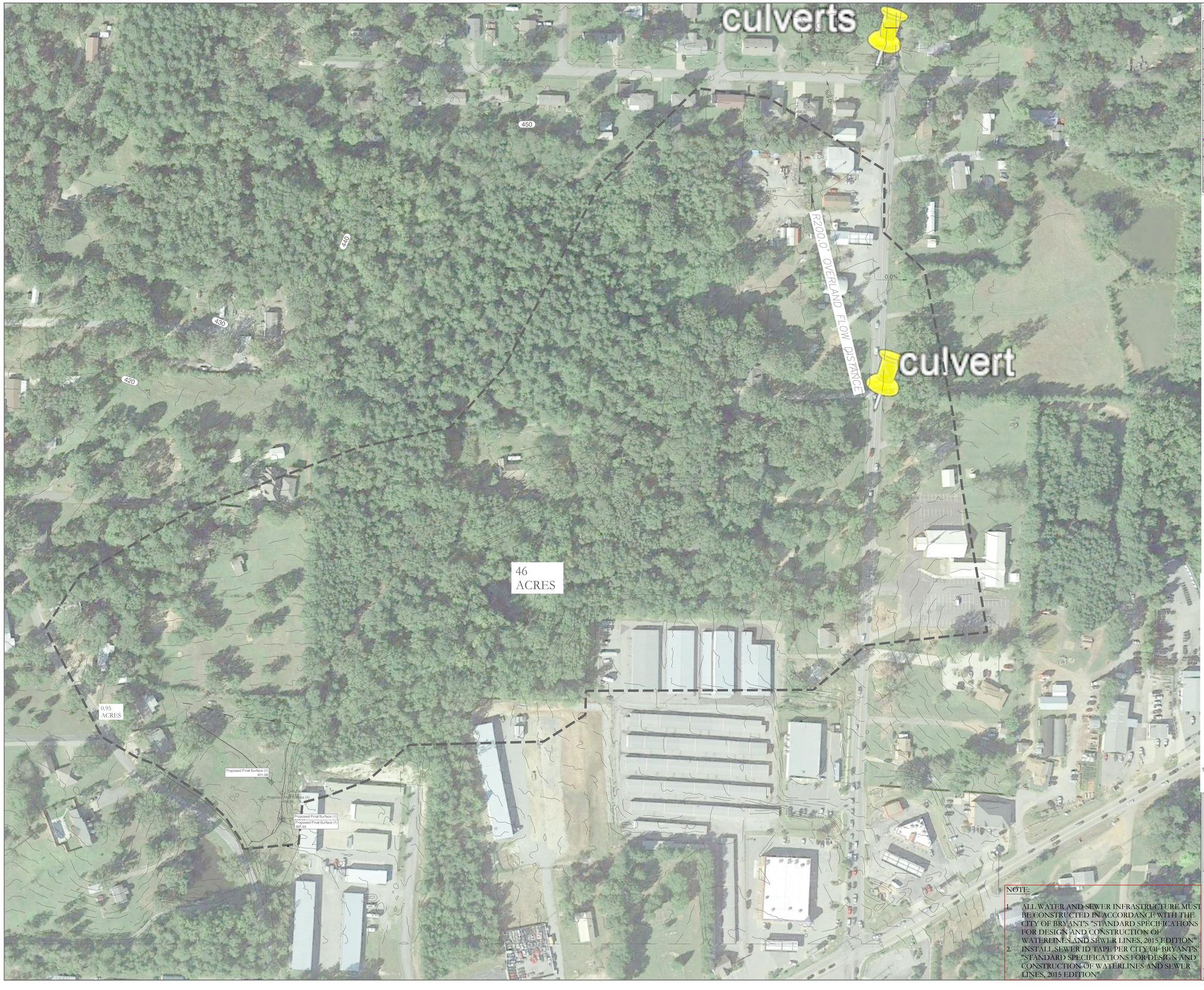
Hydrograph type	=	Rational
Peak discharge	=	2.747 cfs
Time to peak	=	23 min
Hyd. Volume	=	3,791 cuft

Hyd. No. 3

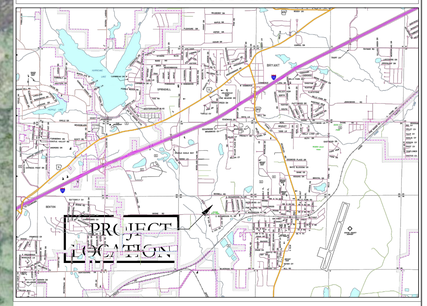
POST DEV. FLOW

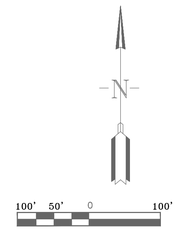
Hydrograph type	=	Reservoir
Peak discharge	=	2.16 cfs
Time to peak	=	33 min
Hyd. Volume	=	5,337 cuft





VICINITY MAP:





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

time of concentration, tc (min)	REGION 3 IDF		
Pre			
Channel Dimensions and Time of Concentration, tc			
Area (ft2)	1998592.29		
Area (Acre)	46		
Length, L (ft)	2217.0		
Change in Elevation (ft)	60.27		
Slope, S (ft/ft)	0.027		
N (asphalt,grass,etc)	0.400	h (ft)	S
L(overland, ft)	200	4	0.020
L(channel 1, ft)	2017	56.27	0.028
L(channel 2, ft)	0.0	0	0.000
t_c	45.4	v	
t_{c1}	5.6	6.007023	
t_{c2}	0.0	0	
time of concentration, tc (min)	51.0	*use 50 min*	

Design Peak Runoff Rates, Qp (cfs)			
	Intensity, I (in/hr)	Runoff Coeff	Flow (cfs)
	I	C	Q
100year	4.19	0.53	101.89
	Qp,max (max flow) cfs		102
	Qp,min (min flow)		102

NOTE:

1. ALL WATER AND SEWER INFRASTRUCTURE MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BRYANT'S "STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATERLINES AND SEWER LINES, 2015 EDITION"
2. INSTALL SEWER ID TAPE PER CITY OF BRYANT'S "STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATERLINES AND SEWER LINES, 2015 EDITION"

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:
SKY BLUE, LLC

SEWER EXTENSION PLAN PROFILE

SKY BLUE DUPLEXES

CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	4-1-19	C.A.D. BY:		DRAWING NUMBER:
REVISED:		CHECKED BY:		17-0532
SHEET:	C-3.0	SCALE:		

500	01S	14W	0	27	430	62	1807

K:\LAND PROJECTS 2000\SUBDIVISIONS\2019\19-0006 BISSENT DUPLEXES\DELINEATION & EXTRA LIDAR.DWG


overland flow
Channel Flow-1
PRE DEVELOPMENT TOC
0.47 ACRES
7556 Sq. Ft.
TRACT A
1.47 ACRES
64,256 SQ. FT.
2
0.18 ACRES
8003 Sq.Ft.
DEVELOPMENT DRAINAGE AREA= 0.92 ACRES
7937 Sq. Ft.
POST DEVELOPMENT TOC
4
DRAINAGE POINT
0.25 ACRES
11806 SQ. FT.
STUDY POINT
POINT OF BEGINNING
HURRICANE LAKE ROAD (50' R/W)
S80°44'29"E 266.74'
S80°44'29"E 36.23'
S54°39'13"E 133.87'
S45°52'18"E 92.14'
S44°07'42"W 105.02'
S45°52'18"E 33.15'
S44°07'42"W 105.21'
N85°52'23"W 68.21'
N85°52'23"W 74.06'
S8°04'50"W 119.69'
S8°04'50"W 88.74'
S8°04'50"W 15.00'
S8°04'50"W 15.00'
N12°10'38"E 27.28'
N9°10'38"E 88.30'
N9°10'38"E 24.10'
N12°10'38"E 24.78'
N12°10'38"E 31.06'
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N12°10'38"E 73.58'
N12°10'38"E 73.58'
N12°10'38"E 73.58

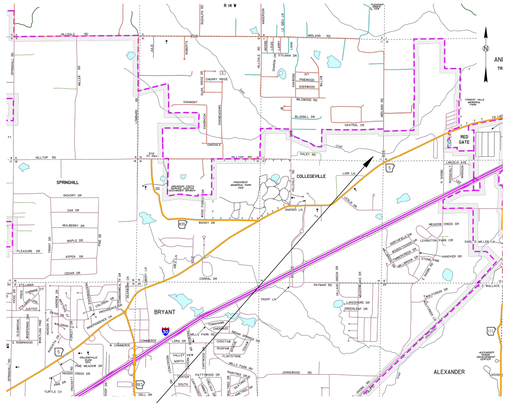
LEGEND OF SYMBOLS & ABBREVIATIONS

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

GRID NORTH

0 30' 60' 120'

SCALE: 1" = 60'



SITE LOCATION

VICINITY MAP (NTS)

BRYANT, AR

LAND DESCRIPTION PROVIDED

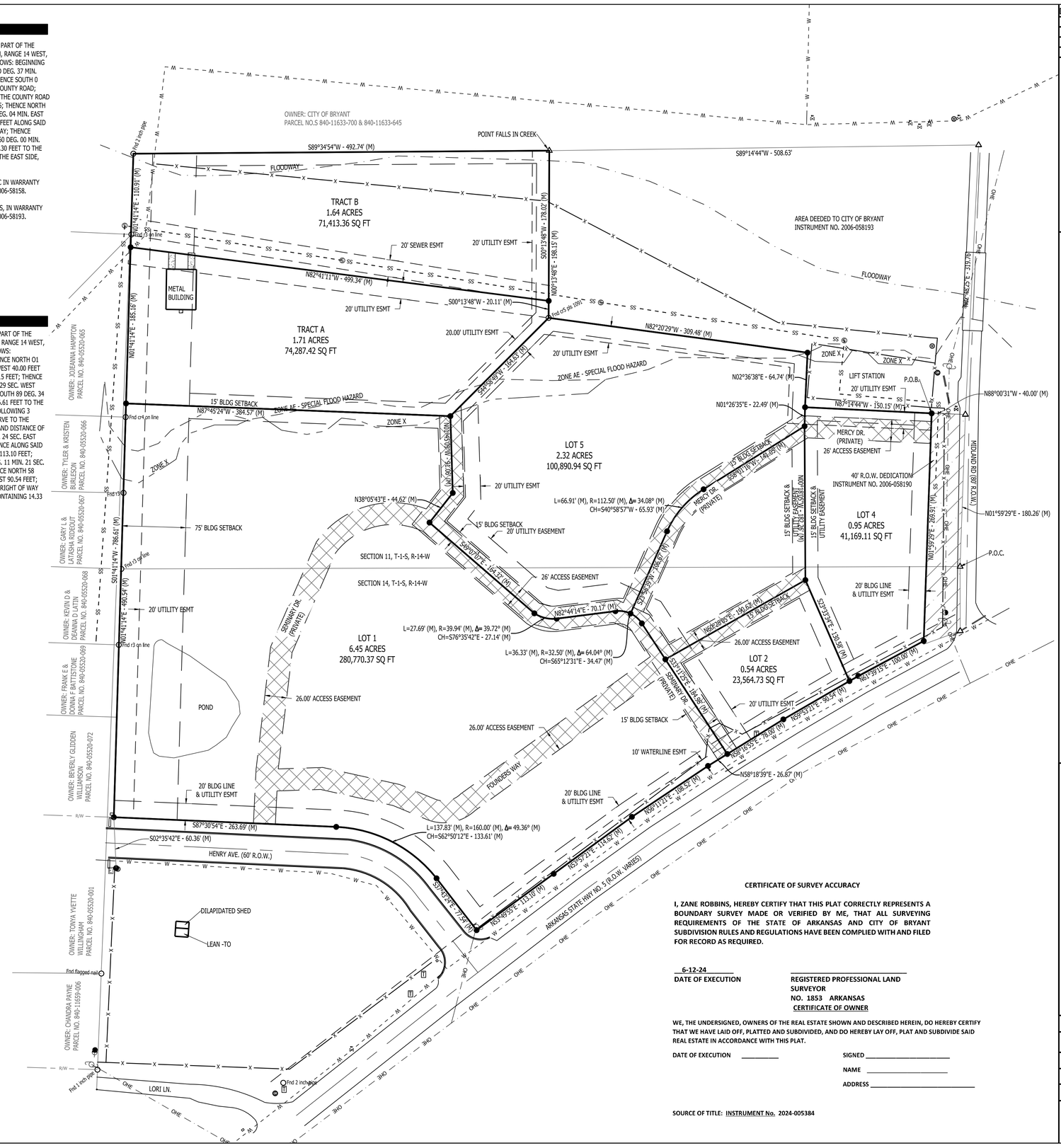
PART OF THE SOUTHEAST QUARTER OF SOUTHEAST QUARTER, SECTION 11, AND A PART OF THE NORTHEAST QUARTER OF NORTHEAST QUARTER, SECTION 14, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SE 1/4 SE 1/4 SECTION 11; THENCE NORTH O DEG. 37 MIN. EAST 496.97 FEET; THENCE SOUTH 87 DEG. 49 MIN. 40 SEC. WEST 999.96 FEET; THENCE SOUTH 0 DEG. 29 MIN. 35 SEC. WEST 1089.06 FEET TO THE NORTH RIGHT OF WAY OF THE COUNTY ROAD; THENCE SOUTH 87 DEG. 50 MIN. EAST 220.42 FEET ALONG SAID RIGHT OF WAY OF THE COUNTY ROAD TO A POINT ON THE NORTHERLY RIGHT OF WAY OF ARKANSAS STATE HIGHWAY #5; THENCE NORTH 50 DEG. 24 MIN. EAST 404.9 FEET ALONG SAID HIGHWAY #5; THENCE NORTH 52 DEG. 04 MIN. EAST 114.62 FEET ALONG SAID HIGHWAY; THENCE NORTH 54 DEG. 18 MIN. EAST 108.52 FEET ALONG SAID HIGHWAY; THENCE NORTH 56 DEG. 24 MIN. EAST 104.87 FEET ALONG SAID HIGHWAY; THENCE NORTH 58 DEG. 00 MIN. EAST 102.6 FEET ALONG SAID HIGHWAY; THENCE NORTH 60 DEG. 00 MIN. EAST 135.60 FEET ALONG SAID HIGHWAY; THENCE NORTH 0 DEG. 37 MIN. EAST 66.30 FEET TO THE POINT OF BEGINNING. SUBJECT TO A 30 FOOT WIDE ROAD RIGHT OF WAY ALONG THE EAST SIDE, THEREOF.

LESS AND EXCEPT THAT PART CONVEYED TO CENTRAL ARKANSAS DEVELOPERS, LLC IN WARRANTY DEED FILED FOR RECORD MAY 26, 2006 AS SALINE COUNTY DOCUMENT NUMBER 2006-58158.

ALSO LESS AND EXCEPT THAT PART CONVEYED TO THE CITY OF BRYANT, ARKANSAS, IN WARRANTY DEED FILED FOR RECORD MAY 26, 2006 AS SALINE COUNTY DOCUMENT NUMBER 2006-58193.

LAND DESCRIPTION AS SURVEYED

PART OF THE SOUTHEAST QUARTER OF SOUTHEAST QUARTER, SECTION 11, AND A PART OF THE NORTHEAST QUARTER OF NORTHEAST QUARTER, SECTION 14, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SE 1/4 SE 1/4 SECTION 11; THENCE NORTH O1 DEG. 59 MIN. 29 SEC. EAST 180.26 FEET; THENCE NORTH 88 DEG. 00 MIN. 31 SEC. WEST 40.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 87 DEG. 14 MIN. 28 SEC. WEST 150.15 FEET; THENCE NORTH 02 DEG. 36 MIN. 38 SEC. EAST 64.74 FEET; THENCE NORTH 82 DEG. 20 MIN. 29 SEC. WEST 309.48 FEET; THENCE NORTH 00 DEG. 13 MIN. 48 SEC. EAST 198.15 FEET; THENCE SOUTH 89 DEG. 34 MIN. 54 SEC. WEST 492.74 FEET; THENCE SOUTH 01 DEG. 41 MIN. 14 SEC. WEST 786.61 FEET TO THE NORTH RIGHT OF WAY OF HENRY AVE.; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING 3 COURSES: SOUTH 87 DEG. 30 MIN. 54 SEC. EAST 263.69 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A LENGTH OF 137.83 FEET, RADIUS OF 160.00 FEET; CHORD BEARING AND DISTANCE OF SOUTH 62 DEG. 50 MIN. 12 SEC. EAST 133.61 FEET; THENCE SOUTH 37 DEG. 43 MIN. 24 SEC. EAST 77.54 FEET TO THE NORTH RIGHT OF WAY OF ARKANSAS STATE HIGHWAY #5; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING 6 COURSES; NORTH 53 DEG. 49 MIN. 55 SEC. EAST 113.10 FEET; THENCE NORTH 53 DEG. 57 MIN. 21 SEC. EAST 114.62 FEET; THENCE NORTH 56 DEG. 11 MIN. 21 SEC. EAST 108.52 FEET; THENCE NORTH 58 DEG. 18 MIN. 39 SEC. EAST 26.87 FEET; THENCE NORTH 58 DEG. 16 MIN. 55 SEC. EAST 78.00 FEET; THENCE NORTH 59 DEG. 53 MIN. 21 SEC. EAST 90.54 FEET; THENCE NORTH 61 DEG. 39 MIN. 15 SEC. EAST 100.00 FEET; THENCE LEAVING SAID RIGHT OF WAY NORTH 01 DEG. 59 MIN. 29 SEC. EAST 269.91 FEET TO THE POINT OF BEGINNING CONTAINING 14.33 ACRES (624,101.15 S.F.) MORE OR LESS.



PLAT NOTES

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

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

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

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

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

CURRENT OWNERSHIP INFORMATION

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

SOURCE:
SALINE COUNTY ASSESSOR

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1853
SIGNATURE
07/24/2024
ZANE ROBBINS
ARKANSAS

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

UTILITY NOTES

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

CERTIFICATE OF FINAL PLAT APPROVAL

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

SIGNED,

_____
DATE OF EXECUTION

_____
BRYANT PLANNING COMMISSION

FLOOD STATEMENT

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

CERTIFICATE OF SURVEY ACCURACY

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

6-12-24
DATE OF EXECUTION

REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 1853 ARKANSAS
CERTIFICATE OF OWNER

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

DATE OF EXECUTION _____

SIGNED _____
NAME _____
ADDRESS _____

SOURCE OF TITLE: INSTRUMENT No. 2024-005384

DATE	REVISIONS

PROPERTY ADDRESS:

AR. STATE HWY NO. 5
BRYANT, AR. 72022

LOTS 1-5, BLESSINGS ADDITION CITY OF BRYANT SALINE COUNTY, ARKANSAS

FINAL PLAT

ROBBINS PROFESSIONAL LAND SERVICES
INCORPORATED
SURVEYING | GIS | CONSTRUCTION STAKING
P.O. BOX 339 | BRYANT, ARKANSAS 72089
OFFICE: 501.425.8300 | EMAIL: ZANE@ROBBINSSURVEY.COM

DRAWN BY	ZR
CHECKED BY	ZR
DATE	7-24-24
SCALE	1"=60'
PROJECT No.	2024105
SHEET	--
PAGE	1 of 1

C:\DRAWINGS\R-P PAPERS (BRYANT)\2024\2105 FINAL PLAT.dwg | ACTIVE R+P_SAVE_PLOT STYLE: ROBBINS PROFESSIONAL LAND SERVICES (INCORPORATED).ctb | 7/24/2024 8:36:48 AM | ©2024 ROBBINS PROFESSIONAL LAND SERVICES INCORPORATED

CERTIFICATE OF SURVEY ACCURACY

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

7-24-24
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 STEVE LITTLETON

ADDRESS 2620 LESLIE LANE,
ALEXANDER, AR 72002

SOURCE OF TITLE: INSTRUMENT No. 2024-004102

TRACT 1:
All that part of the Northeast Quarter, Section 14, Township 1 South, Range 14 West, Saline County, Arkansas, more particularly described as follows: Commencing at the Southeast corner of said NE 1/4, Section 14, thence North along the East line thereof 536.86 feet, thence North 86 deg. 36 min. West 365.0 feet; thence South 89 deg. 29 min. 58 sec. West 63.0 feet to a rebar; thence South 89 deg. 29 min. 58 sec. West along the North right-of-way line of Leslie Drive 191.913 feet to a rebar and the point of beginning; thence continue South 89 deg. 29 min. 58 sec. West along said Road right-of-way line 191.913 feet to a rebar; thence North 01 deg. 20 min. 00 sec. West leaving said Road 293.43 feet to a 3/4 inch iron pin; thence North 00 deg. 20 min. 00 sec. West along a line common with the land of Central Arkansas Church of Christ 158.416 feet to a rebar; thence North 88 deg. 40 min. 00 sec. East 189.129 feet to a rebar; thence South 01 deg. 20 min. 00 sec. East 454.611 feet to the point of beginning, containing 1.9915 acres of land, more or less.

AND

TRACT 2:
All that part of the Northeast Quarter, Section 14, Township 1 South, Range 14 West, Saline County, Arkansas, more particularly described as follows: Commencing at the Southeast corner of said NE 1/4, Section 14, thence North along the East line thereof 536.86 feet; thence North 86 deg. 36 min. West 365.0 feet; thence South 89 deg. 29 min. 58 sec. West 63.0 feet to a rebar and the point of beginning; thence continue, South 89 deg. 29 min. 58 sec. West along the North right-of-way line of Leslie Drive 191.913 feet to a rebar; thence North 01 deg. 20 min. 00 sec. West leaving said Road 454.611 feet to a rebar; thence North 88 deg. 40 min. 00 sec. East 191.892 feet to a rebar; thence South 01 deg. 20 min. 00 sec. East 457.40 feet to the point of beginning, containing 2.0088 acres of land, more or Less.

GENERAL NOTES

1. BASIS OF BEARING FOR THIS SURVEY IS ARKANSAS GRID SOUTH. DISTANCES SHOWN ARE GROUND DISTANCES.
2. REFERENCES:
   A. DEED IN SALINE COUNTY DEED BOOK 368, PAGE 519.
   B. SURVEY BY HOPE CONSULTING FOR LANCE PENFIELD DATED 7-3-2018.
   C. SURVEY BY KERRY LANE FOR WILLIAM AND SHIRLEY HARTWICK DATED 9-29-10.
   D. SURVEY BY BEN KITTLER JR. FOR LENDERS TITLE COMPANY DATED 2-3-94.
3. ZONING CLASSIFCATION: R-E

CURRENT OWNER OF RECORD
STEVEN G & KAREN A LITTLETON
2620 LESLIE LANE
ALEXANDER AR 72002

PROPERTY ADDRESS
2620 LESLIE LANE
BRYANT, AR 72022

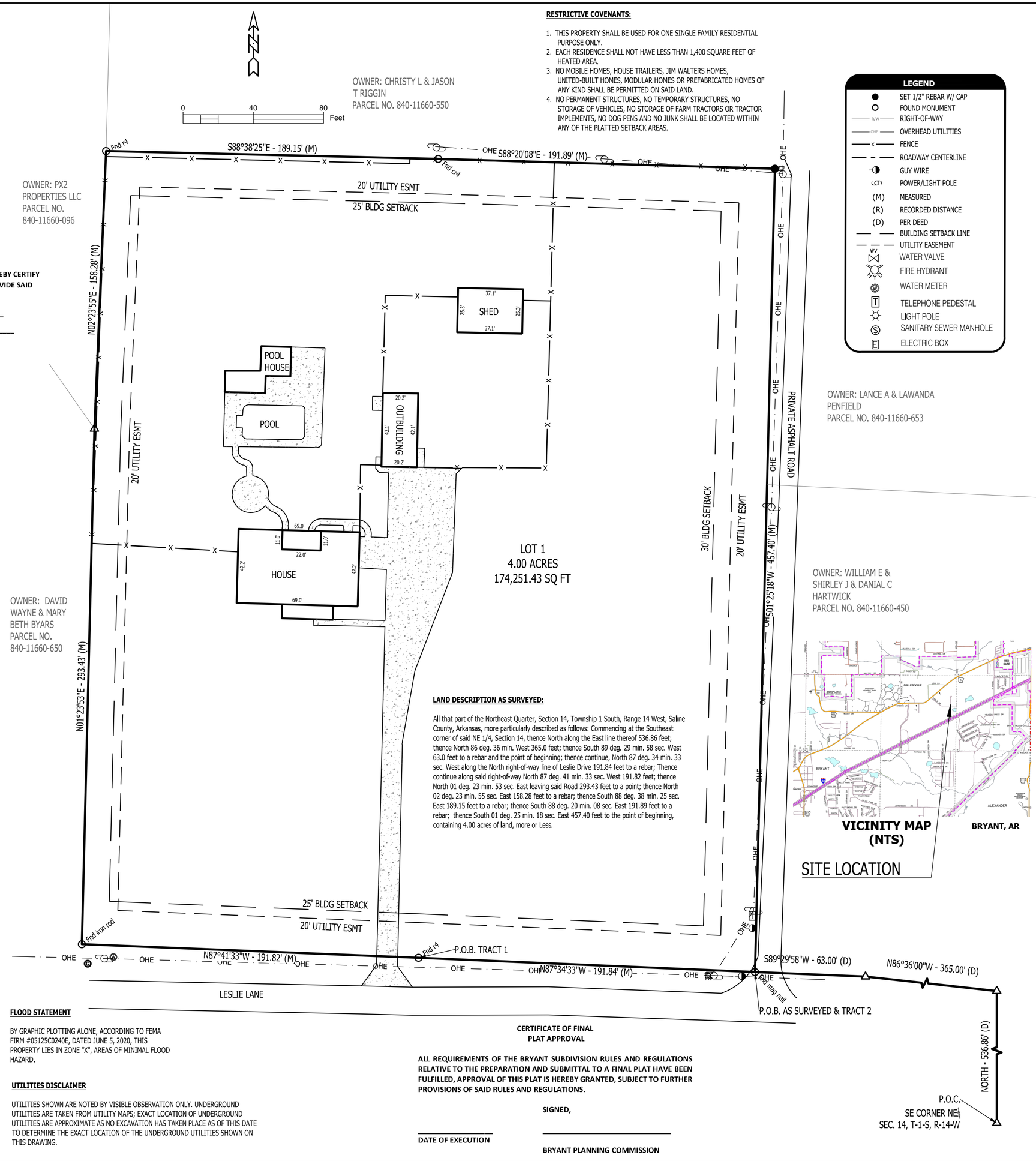
CERTIFICATE OF AUTHORIZATION
ROBBINS PROFESSIONAL LAND SERVICES
#4151
ARKANSAS - SURVEYOR

REGISTERED
STATE OF ARKANSAS
NO. 1853
SIGNATURE
7/24/2024
PROFESSIONAL LAND SURVEYOR
ZANE ROBBINS

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



RESTRICTIVE COVENANTS:

1. THIS PROPERTY SHALL BE USED FOR ONE SINGLE FAMILY RESIDENTIAL PURPOSE ONLY.
2. EACH RESIDENCE SHALL NOT HAVE LESS THAN 1,400 SQUARE FEET OF HEATED AREA.
3. NO MOBILE HOMES, HOUSE TRAILERS, JIM WALTERS HOMES, UNITED-BUILT HOMES, MODULAR HOMES OR PREFABRICATED HOMES OF ANY KIND SHALL BE PERMITTED ON SAID LAND.
4. NO PERMANENT STRUCTURES, NO TEMPORARY STRUCTURES, NO STORAGE OF VEHICLES, NO STORAGE OF FARM TRACTORS OR TRACTOR IMPLEMENTS, NO DOG PENS AND NO JUNK SHALL BE LOCATED WITHIN ANY OF THE PLATTED SETBACK AREAS.

LEGEND

- SET 1/2" REBAR W/ CAP
- FOUND MONUMENT
- R/W — RIGHT-OF-WAY
- OHE — OVERHEAD UTILITIES
- x — FENCE
- ROADWAY CENTERLINE
- GUY WIRE
- POWER/LIGHT POLE
- (M) MEASURED
- (R) RECORDED DISTANCE
- (D) PER DEED
- BUILDING SETBACK LINE
- UTILITY EASEMENT
- WV — WATER VALVE
- FIRE HYDRANT
- W — WATER METER
- T — TELEPHONE PEDESTAL
- LIGHT POLE
- S — SANITARY SEWER MANHOLE
- E — ELECTRIC BOX

LAND DESCRIPTION AS SURVEYED:

All that part of the Northeast Quarter, Section 14, Township 1 South, Range 14 West, Saline County, Arkansas, more particularly described as follows: Commencing at the Southeast corner of said NE 1/4, Section 14, thence North along the East line thereof 536.86 feet; thence North 86 deg. 36 min. West 365.0 feet; thence South 89 deg. 29 min. 58 sec. West 63.0 feet to a rebar and the point of beginning; thence continue, North 87 deg. 34 min. 33 sec. West along the North right-of-way line of Leslie Drive 191.84 feet to a rebar; Thence continue along said right-of-way North 87 deg. 41 min. 33 sec. West 191.82 feet; thence North 01 deg. 23 min. 53 sec. East leaving said Road 293.43 feet to a point; thence North 02 deg. 23 min. 55 sec. East 158.28 feet to a rebar; thence South 88 deg. 38 min. 25 sec. East 189.15 feet to a rebar; thence South 88 deg. 20 min. 08 sec. East 191.89 feet to a rebar; thence South 01 deg. 25 min. 18 sec. East 457.40 feet to the point of beginning, containing 4.00 acres of land, more or Less.

VICINITY MAP (NTS) BRYANT, AR

SITE LOCATION

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.

UTILITIES DISCLAIMER

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

CERTIFICATE OF FINAL PLAT APPROVAL

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

SIGNED,

_____
DATE OF EXECUTION

_____
BRYANT PLANNING COMMISSION

DATE	REVISIONS

LOT 1, LESLIE ADDITION
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

FINAL PLAT

ROBBINS PROFESSIONAL LAND SERVICES
INCORPORATED
SURVEYING | GIS | CONSTRUCTION STAKING
P.O. BOX 939 | BRYANT, ARKANSAS 72089
OFFICE: 501.425.6380 | EMAIL: ZANEROBBINS6@GMAIL.COM

DRAWN BY	ZR
CHECKED BY	ZR
DATE	07/24/2024
SCALE	1"=40'
PROJECT No.	2024400
PAGE	1 of 1

Y:\2024\2024400 PENFIELD NEIGHBOR\2024400 FINAL PLAT.dwg | PLOTTED BY: Ray | PLOT DATE: 8/5/2024 9:50:22 AM | ©2024 ROBBINS PROFESSIONAL LAND SERVICES INCORPORATED

DRAFT CHANGES 6/10/2024

Planning Commission Bylaws

Adopted 07/09/2007

Section I - Purpose of the Bylaws

It is the intent of these Bylaws to prescribe the organization of the City of Bryant City Planning Commission and to establish orderly, equitable, and expeditious procedures for the conduct of its affairs to the end that all may be in-formed and the public well served.

Section II - The Commission

A. Members and Terms

1. The membership of the Commission, established May 12, 2007, and the terms of service are stipulated by the City of Bryant Arkansas Ordinance 2007-14. During the general election of 2001 the City of Bryant was redistricted into four (4) equally represented wards, numbered Wards 1, 2, 3, and 4. Therefore, the Planning Commission will consist of eight members who will serve with compensation. The eight positions on the Planning Commission shall be known as: Ward 1 - Commissioner Positions 1 and 2; Ward 2 - Commissioner Positions 1 and 2; Ward 3 - Commissioner Positions 1 and 2; Ward 4 - Commissioner Positions 1 and 2.

2. Members of the City Planning Commission shall be named and appointed by the Mayor and confirmed by the City Council. Members who are appointed to fill vacancies for unexpired terms shall join the Commission at the next meeting following their appointment and confirmation. All members of the Commission whose terms may expire shall serve until their successors in office have been appointed and confirmed.

3. ~~When a member of the Commission has missed more than 25% of all regular meetings of that calendar year, except in case of excused illness or absence, such person shall tender his/her resignation; unless, prior to the next scheduled meeting of the City Council, the member submits in writing his/her desire to remain on the Commission; then the City Council, by a majority vote, shall allow the member to continue to serve.~~

   Commissioners who miss three (3) or more meetings during any one calendar year, except for excused illnesses or absences, shall tender his/her resignation and be replaced. The City Council may consider excessive absenteeism as cause for removal.

4. Terms of the members of the City Planning Commission shall be six (6) years.

5. A Commissioner may be removed for cause by a two-thirds majority vote of the City Council.

B. Officers

1. Election of Officers

a. The election of officers, Chairman and Vice-Chairman, shall be held at the December planning commission meeting of each calendar year, with officers taking office on January 1st of each year.

b. Nomination for Chairman and Vice-Chairman shall come from ~~the floor~~ a nominating committee composed of three Commissioners and shall be ~~elected~~ confirmed to office by a simple majority of Commissioners.

c. Voting on election of officers in which there is a contest shall be by secret, written ballot.

d. ~~The office of Secretary shall be filled by appointment of the Mayor of an individual who is an employee of the City.~~
The position of Secretary shall be performed by the appointed City staff liaison to the Planning Commission or his/her designee.

2. The Chairman and Vice-Chairman Duties

a. The offices of Chairman and Vice-Chairman shall be filled for terms of one year each. The Chairman, and the Vice-Chairman, may be re-elected up to three consecutive one-year terms.

b. The Chairman shall preside at all meetings and hearings of the Commission. In the event of the absence or disability of the Chairman, the Vice-Chairman shall preside. In the absence or disability of both the Chairman and the Vice-Chairman at any meeting, a member of the Planning Commission will be elected, by simple majority of Commissioners present, to act as Chairman during such meeting.

c. The Chairman shall present to the Commission for its approval the names of all persons appointed to committees established by the Commission. The Chairman shall designate one member of such Committee to serve as the Committee Chairman.

d. The Chairman shall sign all approved minutes, and when authorized, other documents on behalf of the Commission.

~~**3.** Secretary Duties~~

~~a. The Secretary City staff liaison shall attend all meetings of the Commission and shall be responsible for:~~

i. Preparing the agendas of items to be considered at a meeting.
ii. Carrying on routine correspondence.
iii. Maintaining the files of the Commission.
iv. Maintaining a record of the rules and regulations of the Commission.
v. Current membership of the Commission with their terms of office.
vi. Maintaining a record of the organization of the Commission and its staff.
vii. Keeping the minutes of each meeting.
viii. Attesting documents of the Commission.

b. The Secretary City staff liaison shall attend all Commission meetings and shall serve as the Secretary of all standing and technical advisory committees and, at the discretion of the Chairman of all special committees. The Secretary City staff liaison shall advise the Commission on request.

4. Advisory Members

The City Mayor shall assign an advisor and such other staff assistance from the City as deemed necessary for the Commissions work. The staff's appointment, promotion, demotion, or removal shall be subject to the same provisions of law as govern other employees of the City. The City Council may, in the manner provided by law, contract for services necessary to carry out the functions of the Planning Commission. With respect to the operations of the Commission the duties of the Advisor (or his designate) shall include, but not be limited to, the following:

a. Furnish information to the public and other agencies.
b. Make field examinations of items presented to the Commission.
c. Advise the Commission on whether or not submissions comply with Commission regulations, standards, and policies.
d. Advise the Commission on the effect of such items on adjacent property.
e. Make regular inspections to confirm that no violations of City regulations, standards, and policies have taken place.
f. Prepare data for court action on regulations and policy violations.
g. Attend all hearings conducted under the auspices of the Commission.
h. Keep subdivision maps and all other maps of record up to date.

5. Ex-Officio

The Mayor shall assign an advisor/liaison from the City Council and such other staff assistance from the City staff as deemed necessary for the proper function of the Commission. The staff's appointment, promotion, demotion or removal shall be subject to the same provisions of law as governed by other employees of the

City.

a. Executive Secretary: The Assistant Director of Planning and Development shall perform the duties of executive secretary to the Commission and shall attend all meetings of the Planning Commission. The Executive Secretary shall be responsible for:
   i. Providing updated status reports on City projects.
   ii. The agendas of items to be considered at meetings as prescribed by the Chairperson
   iii. Carrying on routine correspondence
   iv. Maintaining files of the Commission
   v. Maintaining a record of the Bylaws of the Commission and Current membership of the Commission with their terms of office
   vi. Maintaining a record of organization of the Commission and its staff
   vii. Serves as Secretary of all sub-committees and provides minutes of each meeting
   viii. Preparing the minutes of each meeting and publishing the minutes to the City website attached to the following month's Planning Commission meeting agenda.

b. City Council Liaison: With respect to the operations of the Commission, the duties of the Liaison shall include, but not be limited to the following:
   i. Advise the commission on furnishing information to the public and other agencies.
   ii. Advise and advocate with the City Council concerning the intent and desire of the commission.
   iii. Advise commission of any possible conflicts with the community concerning the plans or recommendations of the commission.
   iv. Attend all meetings and gatherings conducted under the auspices of the commission.

Section III - Committees

~~Standing Committees~~

1. ~~Standing Committees may be created by the Planning Commission and charged with such duties as the Commission deems necessary or desirable.~~
2. ~~Such Committees shall be composed of two or more Commission members, but less than a quorum of the full Commission, and shall hold membership for one year or until succeeded.~~

A. Development Review Committee (DRC)

1. The DRC is a standing committee created by the Planning Commission and is comprised of city staff members and Commissioners.
2. Members: The Development Review Committee voting members shall consist of the planning director, a planning department designee, public works director, a public works department designee, city engineer, building code officer or his/her designee, fire chief or his/her designee, Planning Commission chair or designee,

and a Planning Commission liaison. The Planning Commission chair may appoint a designee to serve in his/her place and shall appoint a Planning Commission liaison. The Mayor shall appoint a City Council liaison to serve as a non-voting member and shall be provide input to the committee. Representatives from private utility providers shall also be invited as non-voting members of the committee to provide input to the committee.

3. Purpose and Authority: The purpose of the Development Review Committee shall be to review all applications related to the Zoning Code, Subdivision Code, or other applicable code; and handle approvals as designated by this Code and other applicable city codes. All decisions made by the Development Review Committee may be appealed to the Planning Commission upon written request of appeal submitted to the Administrative Official.
4. Meetings: The Development Review Committee shall officially meet bi- weekly according to a schedule maintained by the Planning and Development Department. Such meetings shall be public and open to public attendance.
5. Duties: The duties of the Development Review Committee members shall be to attend all meetings, review and provide comments on applications submitted for review prior to meetings, and assist applicants through the review process.
6. Report: The Development Review Committee shall provide reports to the Planning Commission and Board of Adjustment regarding each application reviewed by the Committee and/or any matters requiring the attention or action of the Planning Commission.
7. Records: The Development Review Committee shall keep permanent records of all actions taken by the committee.

B. Special Committees
    1. Special Committees may be created in the same and under the same conditions as Standing Committees, except that the Chairman shall also designate a date for the submission of the Committee's final report. Special Committees shall be dissolved when their particular function or task has been completed. No Special Committees shall exist for a term of more than twelve (12) consecutive months, except by the direction of the Commission.

C. Advisory Committees
    1. The Commission may create such Advisory Committees as it deems necessary or desirable. Each Advisory Committee shall be composed of at least one Commission member and other officials and private citizens in a number determined by the Commission. Generally, members shall be private, professional or technical representatives, public officials working on the problems with which

the committee is concerned, and individuals who have special interest or experience with such problems.

Section IV - Meetings

A. Regular Meetings

1. Date - ~~The Commission shall, at the last regular meeting of each year,~~ At the last regular meeting of the year, the Commission shall adopt a calendar of regular meeting dates for the ~~forthcoming~~ upcoming year. Normal meeting dates shall be the second Monday of each month.
2. Time - The Commission shall meet regularly at 6:00 p.m. as indicated by the adopted calendar.
3. Place - The Commission shall meet regularly in the Bryant City Hall or such other places as directed by the Chairman.
4. Notice -
    a. To the Commission Members
    The ~~mailing~~ emailing of a copy of the agenda to each Commission member one week prior to the date set for a meeting shall constitute notice of such meeting. On the morning of the day of a meeting, it shall be the responsibility of each Commission member to notify the Secretary that they will be present at the meeting.
    b. To the Affected Parties
    Notice to affected parties shall be provided as specified in paragraphs 1 through 3 below.
        1. Legal Notice - Notice of Public Hearing on plans, regulations, ordinances or amendments thereto shall be published in a local newspaper of general circulation one time at least fifteen (15) days prior to said hearing as required by law.
        2. All issues submitted for public hearing as directed by the Zoning Ordinance shall comply with notice provisions as per the Zoning Ordinance.
        3. Notification to the local press (more than one organization) of all meetings (regular or called) shall be made at least ~~two (2)~~ four (4) hours before the meeting takes place in order that the public shall have representatives at the meeting.

B. Called Meetings

1. Special meetings shall be called by the Chairman, or by a quorum of the Commission members, or by a majority of those present at a regular or called meeting. Notice of such meeting shall be given as prescribed for a regular meeting, unless such called meeting is to be held within less than three (3) days, in which case, notice by telephone call, text message, or email shall suffice.

Announcement of a special meeting at any meeting at which all members are present shall be sufficient notice of such meeting.

2. Under extraordinary conditions, an emergency meeting may be called at the direction of the Chairman by telephone and without other notice. However, notification to the local press may not be omitted.

C. Adjourned Meetings

Where all applications cannot be disposed of on the day set, the Commission may adjourn from day-to-day of as necessary to complete the hearing of all items docketed. A majority vote of those present shall be required to adjourn.

Section V - Conduct of Business

A. Order of Agenda:

All meetings shall be conducted in accordance with the agenda which shall enumerate the topics and cases in the following:

1. Call to Order and Roll Call
2. Finding of a quorum
3. Approval of previous minutes as mailed
4. Announcements
5. Development Review Committee (DRC) Report
6. Business
7. Public Comments
8. Commissioners Comments
9. Adjournment

B. Order of Public Hearing:

At a Hearing, the order shall be as follows:

1. Announcement of the subject by the Chairman and setting of procedures for the hearing.
2. ~~Committee Chairman~~ Executive Secretary presents Development Review Committee recommendation.
3. Petitioner's or applicant's presentation.
4. Objector's or interested property owner's presentation.
5. Petitioner's rebuttal
6. Commission vote on the request as filed or as amended.
7. Additional motion of Commission as may be required to dispose of an issue (such motion shall be placed in the positive)

C. Standard Rules of Procedure

Except as may otherwise be set forth in these By-laws, parliamentary procedure shall be as prescribed in the latest edition of Robert's Rules of Order, Revised. Procedural provisions of these By-laws may be suspended with the consent of three-fourths (3/4) of those Commission members present.

D. Special Rules of Procedure

1. Quorum - A quorum for the transaction of business shall be five (5) members except when a reduction in force caused by a member(s) resignation(s) makes this impossible. A quorum shall be considered the majority of the remaining members of the Commission.
2. Vote and Proxy - Each Commission member, including the Chairman, shall be entitled to one (1) vote. No Commission member shall cast a vote for another Commission member by proxy. Any member of the Commission who shall have an economic interest in any property or decision relating to such property, which shall be the subject matter of, or affected by, a decision of the commission shall be disqualified from participating in the public discussion or proceedings in connection therewith. In the event that any member of the Commission is uncertain as to whether or not a conflict of interest exists, that member should obtain an opinion from ~~a designated~~ the city attorney before either participating in the discussion or voting on the matter in question.
3. Motion and Voting - Any matter of business requiring action by the Commission may be presented by oral motion, and the members present may vote there on by simple voice vote. In case of split vote, the Chair may ask for a show of hands. The minutes shall indicate voting to be "denied" or "passed" and the name of any abstained. ~~Voting on election of officers in which there is a contest shall be by secret, written ballot.~~
4. Majority Vote
    a. Simple majority of those members present at a meeting shall be sufficient to approve any administrative or procedural action.
    b. ~~An approval or a denial of an issue shall constitute final action.~~ A majority vote of the full Commission shall be required in order to take final action on any issue requiring Planning Commission approval at a Public Hearing.
    c. In those instances where a majority vote of the full Commission can not be obtained to take final action, the matter before the Commission shall be automatically deferred until the next scheduled meeting.
    d. Abstaining or Absence, including recusing one-self, from a vote shall be considered a no vote.
    e. An approval or denial of an issue shall constitute final action.

5. Conduct of Hearing
   Public Hearings shall be conducted informally, and the Chairman shall make all rulings and determinations regarding the admissibility of the evidence, the scope of the inquiry, the order in which evidence, objections and arguments shall be heard, and other like matters, except that any member shall be privileged to make inquiries personally and to call for a vote on any ruling of the Chairman with which he does not agree, whereupon the vote shall determine the effective ruling. It shall be the purpose of the Chairman to expedite all hearings, confining them to the presentation of only essential matters in the interest of saving time, but entertaining the presentation of sufficient matter to do substantial justice to all concerned.

E. General Policies
   1. Formal Action - No request for advice, or moot question may be acted upon formally by the Commission.
   2. Closing of Docket - No application for an agenda item shall be submitted to the Commission, or prepared by the Secretary for submission, unless the same has been filed, with supporting documentation, at least two weeks prior to the regular scheduled meeting of the Commission.
   3. Open Meetings - All meetings of the Commission shall be open to the Public as required by law.
   4. Public Hearings - All items for which Commission action is required by law or ordinance shall be made the subjects of open meetings prescribed by law or ordinance.
   5. Public Records - All minutes of Commission meetings and all petitions, applications, reports and other documents on which action has been taken by the Commission shall be open to the public and available for inspection at reasonable times.
   6. Reconsideration of Applications
      a. Expunging Action - The Commission may, when it deems necessary and for cause, expunge any motion and subsequent action in order to introduce a substitute motion for other action. The motion to accomplish such shall be made immediately and preceding the introduction of the next item of business on that agenda. When an item has been voted on and passed over for the next item of business, it shall not be recalled at the meeting for further action.
      b. Reconsideration - Except for cause and with the unanimous consent of all members present at a meeting, no matter on which final action has previously been taken shall be reopened for further consideration unless reconsideration is granted by the Commission, the case will be

rescheduled for the next regular meeting, a new application will be made (~~new feels~~ re-posting signage, legal ad, and adjacent property owners re-notified so that they may have an opportunity to hear any new evidence and to be heard).

c. Reapplication - No identical or substantially identical application for the ~~redistricting~~ rezoning of a specific parcel or parcels of land which has been denied by the Planning Commission or City Council ~~may be made for a period of one (1) year.~~, nor application for a Variance that has been wholly or partly denied by the Board of Adjustment, shall be resubmitted within a period of one (1) year from date of said denial.

7. Withdrawals - No application which has been docketed for Public Hearing and advertised for such hearing shall be withdrawn, except as follows:
    a. Except for cause and with a written request, five working days prior from the applicant of record no case shall be withdrawn.
    b. When the Public Hearing has already been advertised, the Commission must authorize the withdrawal by motion in the Public Hearing.
    c. In the event the case is withdrawn after the Public Hearing has been advertised, that same case shall not be resubmitted for a period of one (1) year.
8. Deferrals - No application which has been docketed for Public Hearing and advertised for such hearing shall be deferred, except as follows:
    a. Except for cause, with a written request five working days prior from the applicant of record, no case shall be deferred.
    b. In the event a case may require an additional deferral, a re-notification of property owners shall be required.
    c. No single request for deferral shall be granted for more than ninety (90) consecutive days, except by unanimous vote of all members present.
    d. In no case shall more than two requests for deferral from an application be granted.
    e. In the Public Hearing, the Planning Commission may, for cause, defer an application on its own motion. The length of deferral shall be specified by the Commission in the motion.
9. Applicant Attendance at Meeting - The applicant, on each item docketed, shall be present or represented at the meeting and prepared to discuss the request.
10. Precedents - No action of the Commission shall be deemed to set a precedent. Each item docketed shall be decided upon its own merit and circumstances attendant thereto.

11. Dissent - If a member of the City Planning Commission wishes to dissent from a majority opinion of the Commission, he or she shall communicate a written minority opinion to the following:
    a. All members of the Planning Commission
    b. The Secretary of the Planning Commission
    c. The City Mayor
    d. All members of the City Council

Section VI - Amendments

These By-laws may be amended or repealed by an affirmative vote of no less than a majority of the full membership of the Commission. A proposed amendment or a motion to repeal shall first be presented in writing at a regular meeting and placed on the agenda of subsequent regular meetings for action, unless ten days written notice has been given to all Commission members, in which case action may be taken at any regular or called meeting.