

CERTIFICATIONS:

OWNER: _____ DEVELOPER: _____
 Name: _____ Name: _____
 Address: _____ Address: _____

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: _____
 Address: _____

Source of Title: D.R. BOOK _____ PAGE _____

CERTIFICATE OF SURVEYING ACCURACY:

I, Jonathan L. Hope, hereby certify that this plat correctly represents a boundary survey made by me or under my supervision; that all monuments shown hereon actually exist and their location, size, type and material are correctly shown; and that all interior lot lines are accurately described in terms of length and direction of the property sides.

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

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:

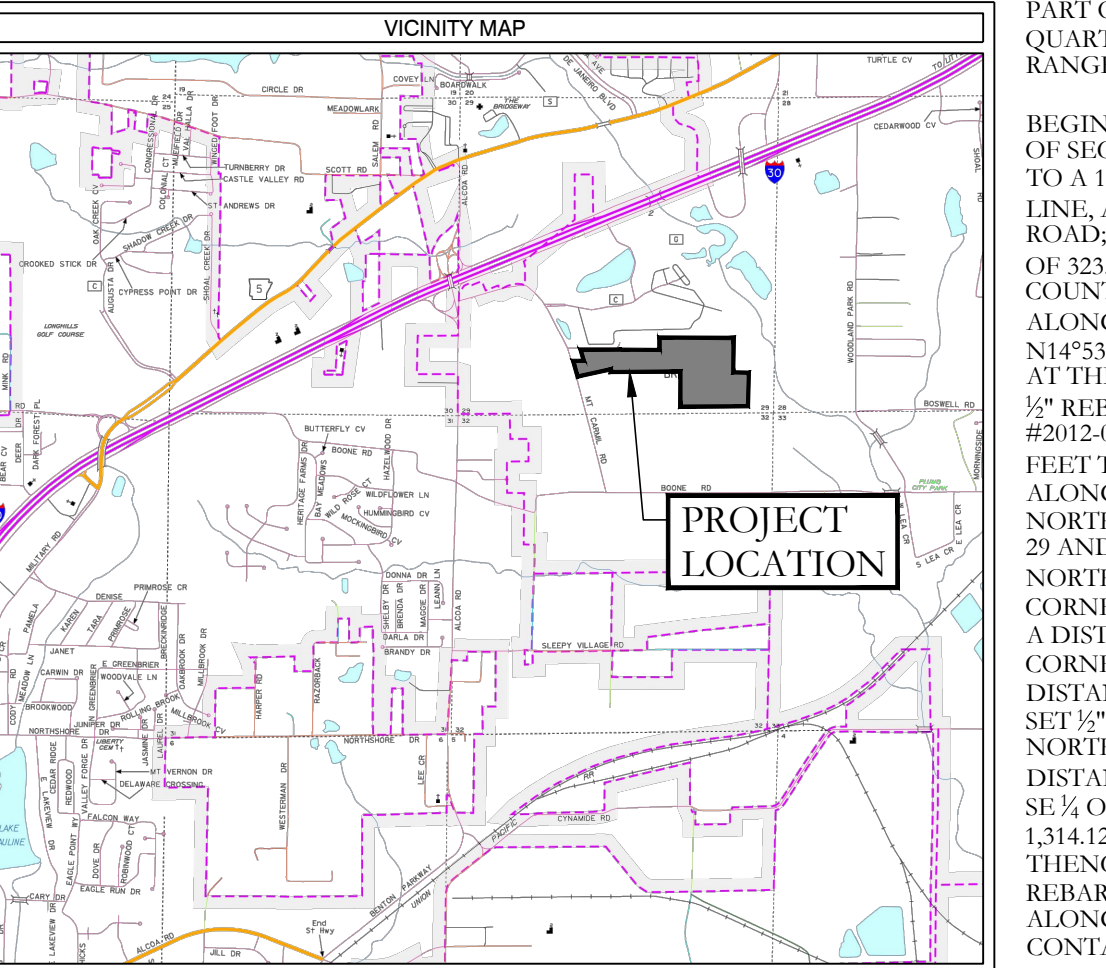
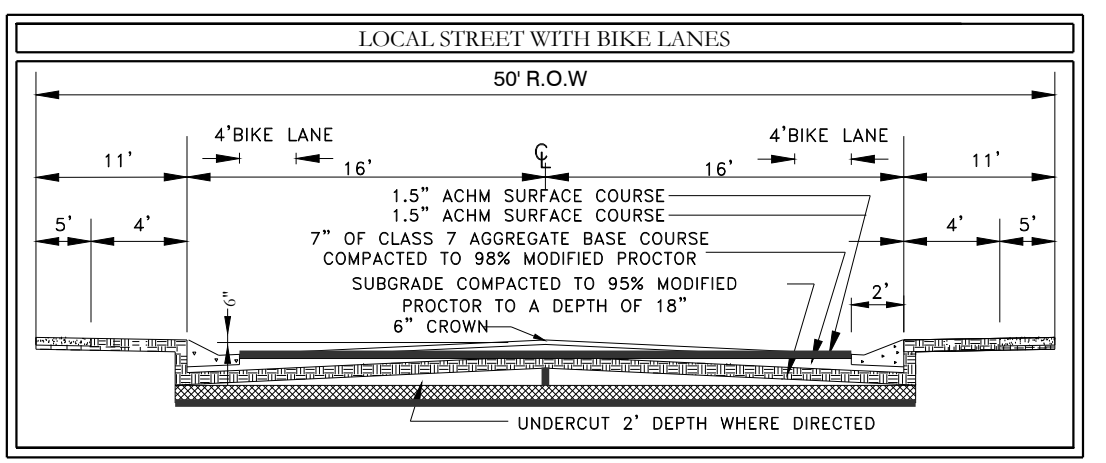
I, William W. McFadden, hereby certify that this plat correctly represents a plan made by me, and that the engineering requirements of the City of Bryant Subdivision Rules and Regulations have been complied with.

Date of Execution _____ William W. McFadden
 Registered Professional
 Engineer, No. 14048 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



Curve Table

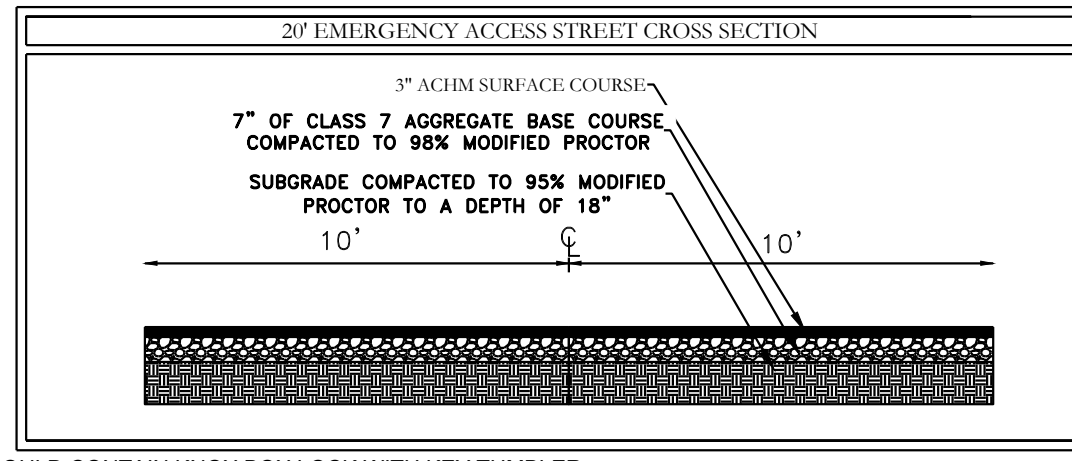
Curve #	Length	Radius	Delta	Chord Direction	Ch. Length
C5	5.83	525.00	0°38'10"	N89° 05' 23"W	5.83
C6	5.83	525.00	0°38'10"	N89° 05' 23"W	5.83
C11	16.57	525.00	1°48'30"	S77° 48' 56"W	16.57
C12	60.27	525.00	6°54'40"	S73° 37' 21"W	60.24
C13	56.08	525.00	6°07'12"	S67° 16' 25"W	56.05
C17	35.26	225.00	8°58'40"	N41° 20' 55"E	35.22
C18	11.96	225.00	3°02'48"	S68° 19' 32"E	11.96
C19	42.12	25.00	96°32'14"	S49° 13' 45"W	37.31
C20	32.52	475.00	3°58'20"	N80° 32' 28"W	32.51
C21	61.93	475.00	7°28'14"	N74° 50' 41"W	61.89
C22	35.71	475.00	4°18'26"	N68° 57' 21"W	35.70
C23	28.06	275.00	3°50'48"	N69° 43' 32"W	28.05
C24	61.06	275.00	12°43'16"	N79° 07' 34"W	60.93
C25	60.18	275.00	12°32'20"	S88° 21' 39"W	60.06
C26	46.54	275.00	9°41'47"	S77° 14' 35"W	46.48
C27	51.38	275.00	10°42'16"	S67° 02' 34"W	51.30
C28	47.21	275.00	9°50'11"	S56° 40' 20"W	47.15
C29	71.97	275.00	14°59'40"	S44° 21' 25"W	71.76
C30	50.09	225.00	12°45'20"	S43° 14' 15"W	49.99
C31	99.29	225.00	25°17'00"	S62° 15' 25"W	98.48
C32	65.78	225.00	16°45'03"	S83° 16' 27"W	65.55
C34	117.26	75.00	89°34'39"	N43° 33' 37"W	105.67
C35	21.56	525.00	2°21'12"	N00° 03' 06"E	21.56
C36	60.26	525.00	6°54'37"	N4° 24' 48"W	60.23
C37	55.71	525.00	6°04'47"	N10° 44' 30"W	55.68
C38	7.84	25.00	1°57'54"	S4° 47' 57"E	7.81
C39	13.19	25.00	30°13'29"	S10° 17' 44"W	13.04
C40	53.98	50.00	61°51'04"	N3° 28' 57"E	51.39
C41	17.34	50.00	19°52'30"	N37° 22' 50"W	17.26
C42	21.03	25.00	48°11'23"	N23° 13' 23"W	20.41
C43	72.97	50.00	83°37'14"	N89° 07' 42"W	66.67
C44	21.03	25.00	48°11'23"	S24° 57' 59"W	20.41
C45	35.88	50.00	41°06'37"	S28° 30' 22"W	35.11
C46	61.02	50.00	69°55'21"	S27° 00' 36"E	57.30
C47	11.04	25.00	25°18'00"	S49° 19' 17"E	10.95

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Ch. Length
C48	9.99	25.00	22°53'22"	S25° 13' 35"E	9.92
C49	59.28	475.00	7°09'02"	S10° 12' 23"E	59.24
C50	63.47	475.00	7°59'23"	S2° 48' 11"E	63.43
C51	1.68	475.00	0°12'11"	S1° 07' 37"W	1.68
C56	50.65	275.00	10°33'08"	N86° 22' 24"E	50.57
C57	50.87	275.00	10°35'59"	N75° 47' 51"E	50.80
C59	88.06	275.00	18°29'47"	S46° 01' 58"W	87.68
C60	35.26	225.00	8°58'40"	N41° 20' 55"E	35.22
C61	130.87	225.00	33°19'30"	N62° 30' 06"E	129.03
C62	60.36	225.00	15°22'11"	N86° 50' 50"E	60.18
C63	61.34	225.00	15°37'09"	S77° 39' 30"E	61.15
C64	11.96	225.00	3°02'48"	S68° 19' 32"E	11.96
C65	51.67	525.00	8°58'20"	S89° 19' 18"E	51.65
C66	61.61	525.00	6°43'24"	S73° 48' 10"E	61.57
C67	60.40	525.00	6°35'30"	S82° 27' 37"E	60.37
C68	60.05	525.00	6°35'30"	S89° 01' 55"E	60.00
C69	60.46	525.00	6°35'55"	N84° 25' 34"E	60.43
C70	61.74	525.00	6°44'17"	N77° 43' 28"E	61.71
C71	24.97	525.00	2°43'29"	N72° 59' 35"E	24.96
C72	38.02	475.00	4°35'10"	N73° 55' 25"E	38.01
C73	61.23	475.00	7°23'10"	N79° 54' 35"E	61.19
C75	63.22	475.00	7°57'32"	N87° 24' 56"E	63.17
C77	9.77	275.00	2°02'07"	S89° 47' 21"E	9.77
C78	49.55	275.00	10°19'23"	N84° 01' 54"E	49.48
C79	54.10	275.00	11°16'22"	N73° 14' 02"E	54.02
C80	16.24	275.00	3°23'02"	N65° 54' 20"E	16.24
C81	43.36	475.00	5°13'47"	N66° 49' 43"E	43.34
C82	60.33	475.00	7°16'39"	N73° 04' 56"E	60.29
C83	16.57	475.00	1°59'56"	N77° 43' 13"E	16.57
C84	37.87	25.00	86°47'30"	S57° 55' 04"E	34.35
C85	53.38	275.00	11°07'14"	S69° 45' 59"W	53.29
C95	39.60	25.00	90°45'14"	N46° 14' 53"E	35.59
C96	5.83	525.00	0°38'10"	N89° 05' 23"W	5.83
C97	38.94	25.00	89°14'40"	S43° 45' 05"E	35.12

Parcel Line Table

Line #	Length	Direction
L1	60.44	S64° 12' 48.97"W
L2	28.52	S36° 51' 34.95"W
L3	25.00	S89° 23' 56.69"E
L4	25.00	S89° 23' 56.69"E
L5	24.09	S78° 15' 58.61"W
L6	28.62	S89° 23' 11.69"E
L7	35.01	N2° 39' 14.31"E
L8	35.01	S2° 58' 07.25"W
L9	36.74	N19° 23' 16.00"W
L10	41.22	N19° 23' 16.00"W



AS-SURVEYED DESCRIPTION:

PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER (S ½ SE ¼) AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (S ½ SW ¼), ALL IN SECTION 29, TOWNSHIP 10 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

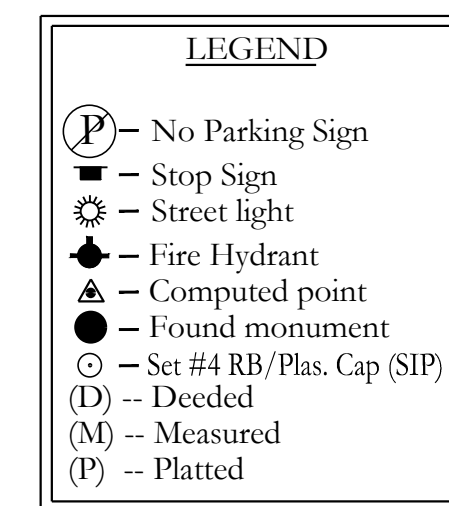
BEGINNING AT A 4" ANGLE IRON, ACCEPTED AS THE SOUTHEAST CORNER OF THE N ½ SE ¼ SW ¼ OF SECTION 29; THENCE S01°52'05"E, ALONG THE EAST LINE THEREOF, A DISTANCE OF 77.09 FEET TO A 1" PIPE AT A FENCE CORNER, THENCE LEAVING SAID EAST LINE, S78°15'59"W, ALONG A FENCE LINE, A DISTANCE OF 651.02 FEET TO A SET ½" REBAR ON THE EAST RIGHT-OF-WAY OF MT. CARMEL ROAD; THENCE N14°29'19"W, ALONG THE EAST RIGHT-OF-WAY OF MT. CARMEL ROAD, A DISTANCE OF 32.22 FEET TO A SET ½" REBAR ON THE SOUTH LINE OF A TRACT DESCRIBED IN SALINE COUNTY DEED BOOK 385 AT PAGE 216; THENCE LEAVING SAID EAST RIGHT-OF-WAY, S89°23'11"E, ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 195.39 FEET TO A SET ½" REBAR; THENCE N14°53'33"W, ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 210.00 FEET TO A SET ½" REBAR AT THE NORTHEAST CORNER OF SAID TRACT; THENCE S89°23'11"E, A DISTANCE OF 584.40 FEET TO A ½" REBAR AT THE SOUTHWEST CORNER OF A TRACT DESCRIBED IN SALINE COUNTY INSTRUMENT #2012-06647; THENCE S88°17'24"E, ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 940.00 FEET TO A SET ½" REBAR AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE N01°36'22"E, ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 231.30 FEET TO A SET ½" REBAR AT THE NORTHEAST CORNER OF SAID TRACT, BEING ON THE NORTH LINE OF THE SW ½ SE ¼ OF SECTION 29 AND 940.00 FEET FROM THE NORTHWEST CORNER THEREOF; THENCE S88°17'40"E, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 381.26 FEET TO A SET ½" REBAR AT THE NORTHWEST CORNER OF THE SE ½ SE ¼ OF SECTION 29; THENCE S88°17'40"E, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 1,006.26 FEET TO A SET ½" REBAR, BEING 315.00 FEET FROM THE NORTHEAST CORNER OF SAID SE ½ SE ¼ OF SECTION 29; THENCE LEAVING SAID NORTH LINE, S02°58'26"W, A DISTANCE OF 728.61 FEET TO A SET ½" REBAR; THENCE S87°01'57"E, A DISTANCE OF 515.00 FEET FROM THE SET ½" REBAR ON THE EAST LINE OF THE SE ½ SE ¼ OF SECTION 29, BEING 75.00 FEET FROM THE NORTHEAST CORNER THEREOF; THENCE S02°58'07"W, ALONG THE EAST LINE THEREOF, A DISTANCE OF 576.50 FEET TO A 1" PLAT IRON, ACCEPTED AS THE SOUTHEAST CORNER OF THE SE ½ SE ¼ OF SECTION 29; THENCE N88°22'28"W, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 1,114.12 FEET TO A SET ½" REBAR AT THE SOUTHWEST CORNER OF THE SE ½ SE ¼ OF SECTION 29; THENCE N02°39'14"E, ALONG THE WEST LINE THEREOF, A DISTANCE OF 657.75 FEET TO A SET ½" REBAR AT THE SOUTHEAST CORNER OF THE N ½ SW ¼ OF SECTION 29; THENCE N89°23'57"W, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 1,306.74 FEET TO THE POINT OF BEGINNING; CONTAINING 2,443,901.8 SQUARE FEET, OR 56.104 ACRES, MORE OR LESS.

GENERAL NOTES:

SECONDARY ACCESS GATE SHOULD CONTAIN KNOX BOX LOCK WITH KEY TUMBLER.
 FENCES ARE PROHIBITED IN THE DRAINAGE EASEMENT AREA.
 ALL DRAINAGE (TRACT B & G) AND UTILITY EASEMENTS WILL BE MAINTAINED BY THE IMPROVEMENT DISTRICT.
 DEVELOPER TO NOTIFY STREET DEPARTMENT WHEN CUTTING MT. CARMEL FOR INSPECTION AND DETERMINATION OF EXISTING SUBGRADE.
 MAINTENANCE OF RETENTION PONDS WILL BE CONDUCTED BY THE IMPROVEMENT DISTRICT.

GENERAL SURVEYER'S NOTES:

THIS PLAT REPRESENTS A BOUNDARY SURVEY OF A TRACT DESCRIBED IN SALINE COUNTY INSTRUMENT #2011-06648 (DEED OF RECORD).
 ALL LISTED MEASUREMENTS ARE AS MEASURED IN THE FIELD. FOR RECORD MEASUREMENTS, SEE DEEDS OF RECORD.
 ADJACENT OWNERSHIP IS LISTED AS FILED IN THE SALINE COUNTY TAX ASSESSOR'S OFFICE AND IS SHOWN FOR REFERENCE ONLY.
 THIS SURVEY IS FOR THE EXCLUSIVE USE AND BENEFIT OF PARTIES SHOWN HEREIN. USE OR DUPLICATION OF THIS DOCUMENT BY ANY OTHER PARTIES IS PROHIBITED AND VOIDS SAID DOCUMENT.
 NOTE: THIS SURVEY IS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHERS. NO INVESTIGATION OR INDEPENDENT SEARCH HAS BEEN MADE FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. ANY LISTED EASEMENTS OR RIGHTS-OF-WAY WERE DETERMINED FROM LISTED REFERENCE DOCUMENTS AND HAVE NOT BEEN CHECKED FOR ACCURACY OR CORRECTNESS.
 A PORTION OF THE PROPERTY DESCRIBED HEREON IS CONTAINED WITHIN THE 100-YEAR FLOOD PLANE, AS SHOWN, SCALED FROM FLOOD INSURANCE RATE MAP, PANEL #051250360D, DATED JUNE 19, 2012.



PROPERTY SPECIFICATIONS:

OWNER: TITAN GENERAL CONTRACTORS 204 WOODLAND DR. BENTON, AR 72019	AVERAGE LOT SIZE: 60 x 100 (6,000 SF) NUMBER OF LOTS: 10 SOURCE OF WATER: BRYANT SOURCE OF SEWER: BRYANT SOURCE OF ELECTRIC: FIRST ELECTRIC
DEVELOPER/SUBDIVIDER: TITAN GENERAL CONTRACTORS 204 WOODLAND DR. BENTON, AR 72019	BUILDING SETBACKS: FRONT-20' OR AS SHOWN REAR-20' OR AS SHOWN SIDE-5' OR AS SHOWN
ENGINEERS: HOPE CONSULTING INC. 117 S. MARKET STREET BENTON, AR 72015	UTILITY & DRAINAGE EASEMENTS: FRONT-10' OR AS SHOWN REAR-5' OR AS SHOWN SIDE-5' OR AS SHOWN
NAME OF SUBDIVISION: STARLIGHT VILLAGE	
INSTRUMENT #	
ZONING DISTRICT: R-1.5	

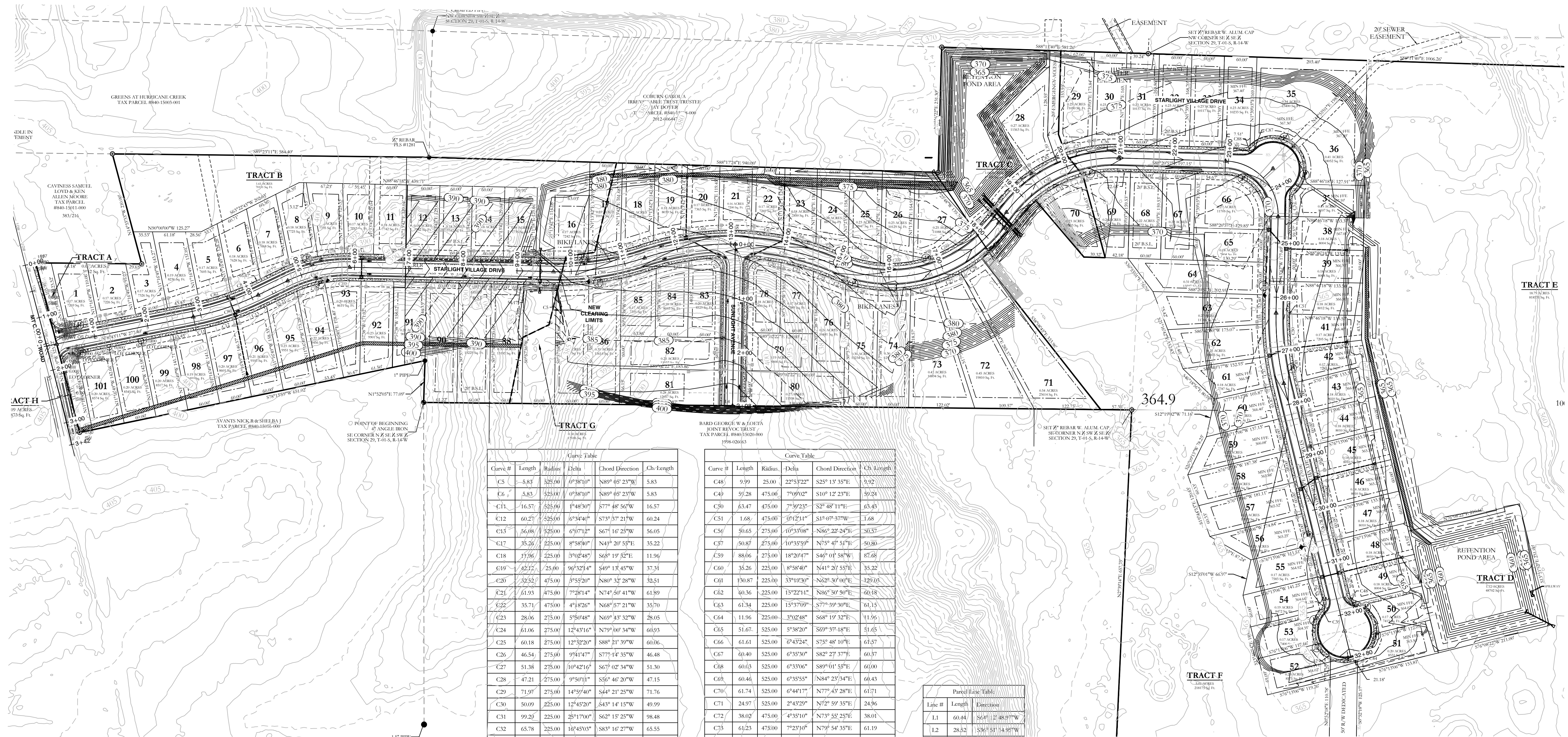
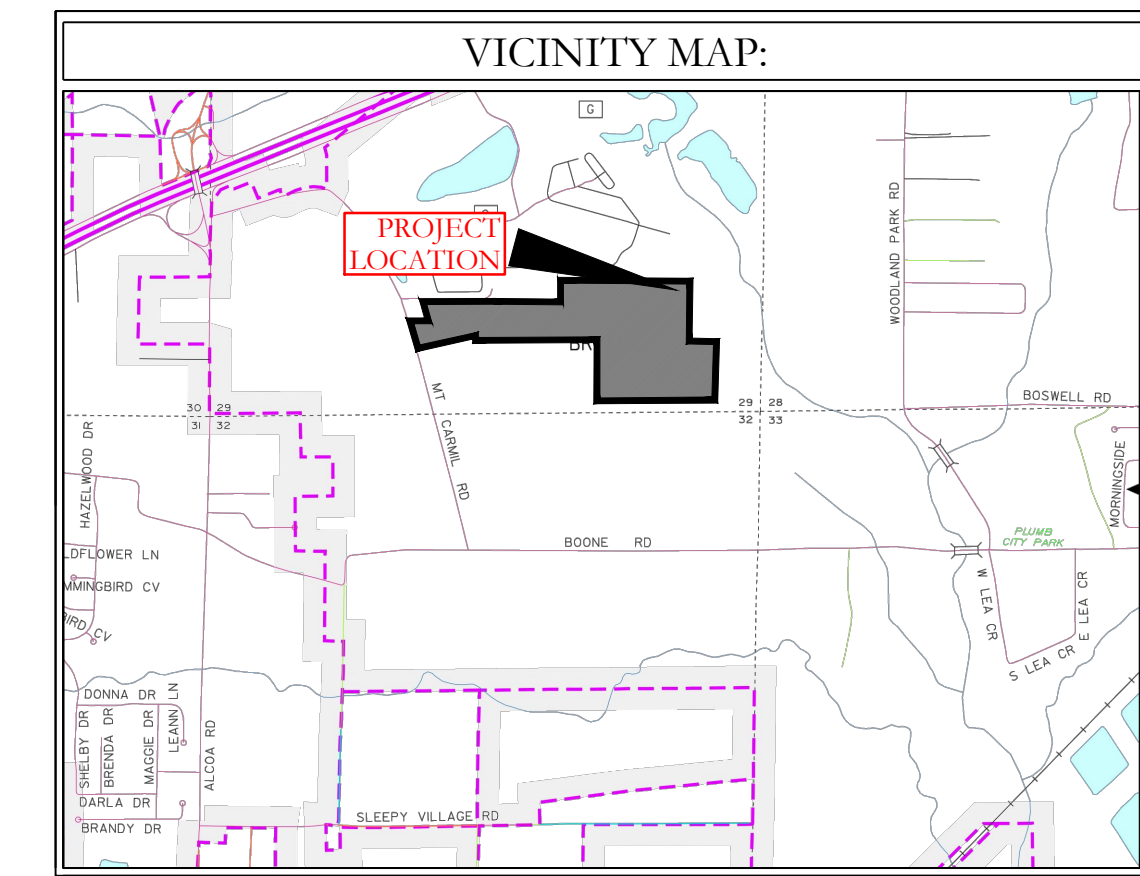
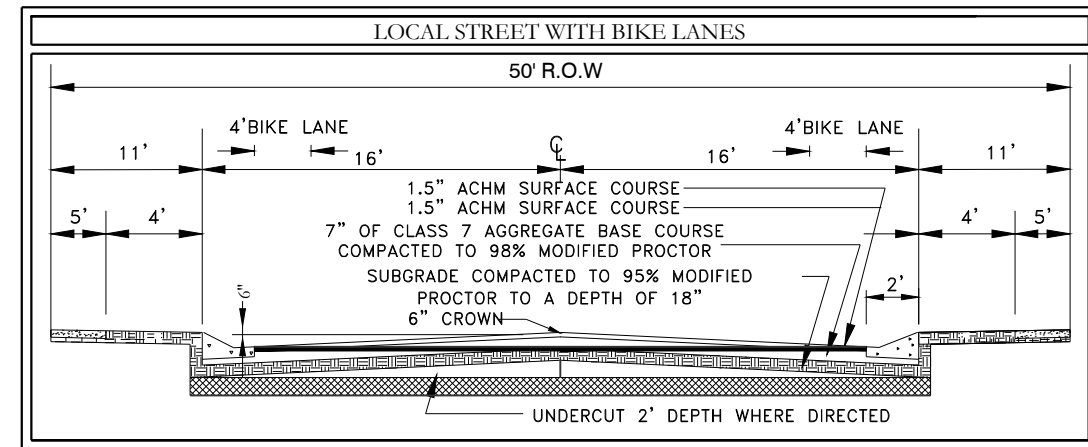
FOR USE AND BENEFIT OF:
TITAN GENERAL CONTRACTORS, LLC

PRELIMINARY PLAT
STARLIGHT VILLAGE
 A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 01/11/2021	C.A.D. BY: BJOHNSON	DRAWING NUMBER:
REVISION:	CHECKED BY:	19-0238
500	01S 14W 0 29	200/360 62 1762

SCALE: 1"=100'

ALL LOTS AND EASEMENTS SHOWN ON THIS PLAT ARE SUBJECT TO THE RECORDS OF THE CLERK OF THE COUNTY CLERK OF SALINE COUNTY, ARKANSAS.



Curve Table

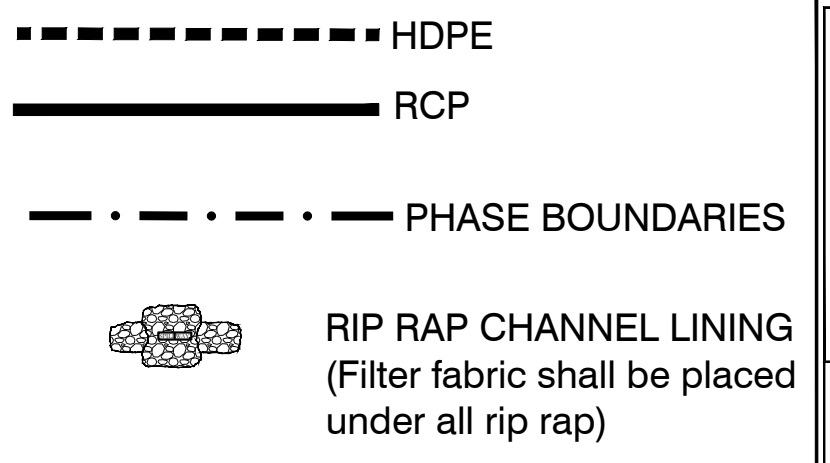
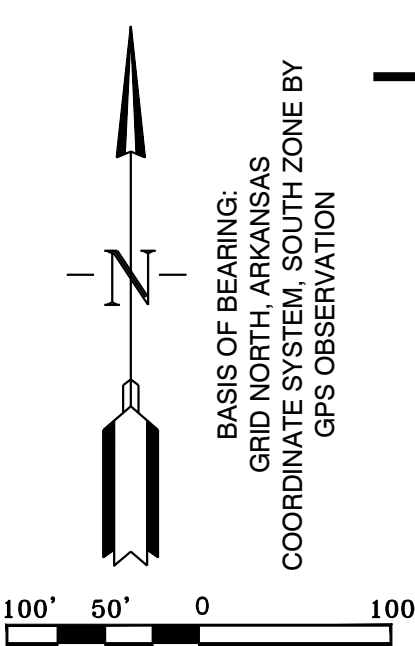
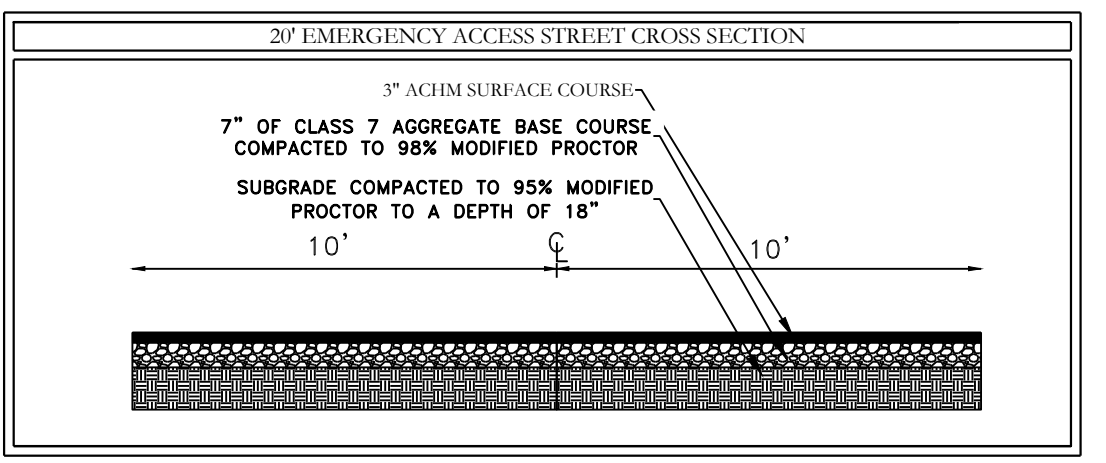
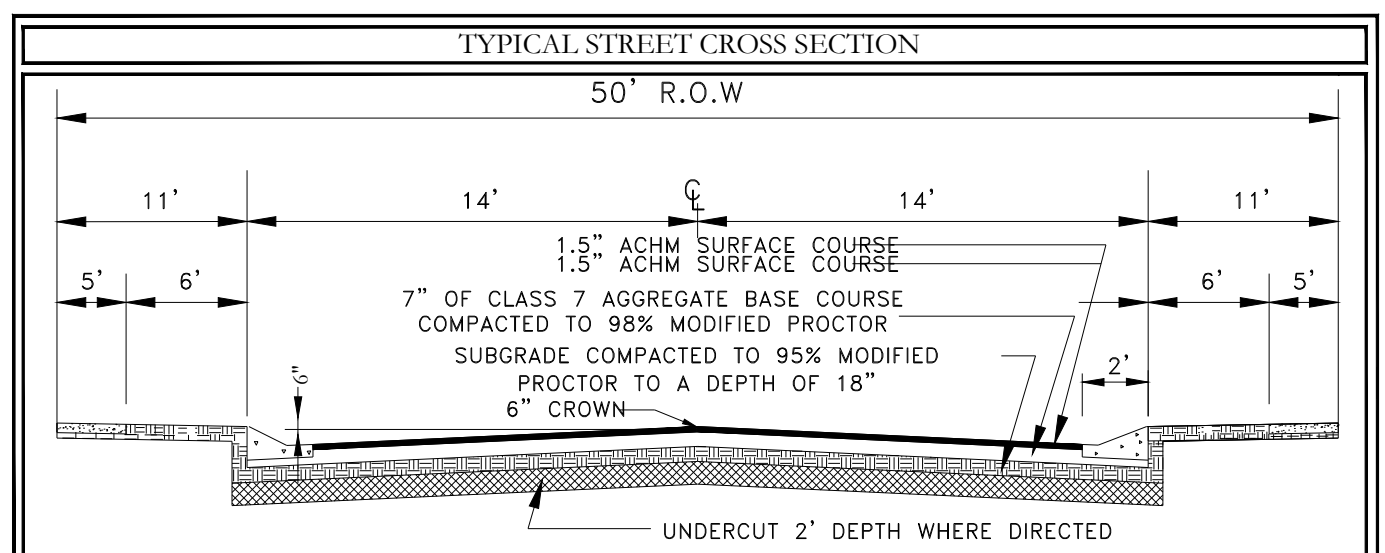
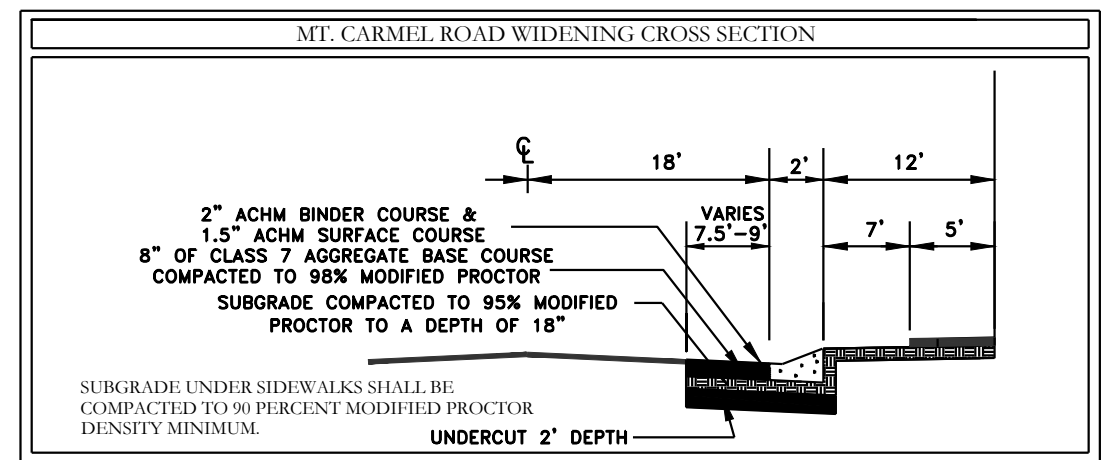
Curve #	Length	Radius	Delta	Chord Direction	Ch. Length
C5	5.83	325.00	0°38'10"	N89°09'23"W	5.83
E6	5.83	325.00	0°38'10"	N89°09'23"W	5.83
C11	16.57	325.00	1°48'30"	S77°48'56"W	16.57
C12	60.27	325.00	6°34'00"	S73°57'21"W	60.24
C13	36.08	325.00	6°07'12"	S67°16'23"W	36.05
C17	35.26	325.00	8°58'00"	N43°29'53"E	35.22
C18	37.96	325.00	3°02'48"	S68°19'32"E	11.96
C19	62.22	25.00	96°32'14"	S49°13'45"W	37.31
C20	52.52	475.00	3°53'20"	N80°32'28"W	32.51
C21	61.93	475.00	7°28'14"	N74°50'41"W	61.89
C22	35.71	475.00	4°18'20"	N68°57'21"W	35.70
C23	28.06	275.00	5°50'48"	N69°33'32"W	28.05
C24	61.06	275.00	12°43'16"	N79°16'34"W	60.93
C25	60.18	275.00	12°32'20"	S88°21'30"W	60.06
C26	46.54	275.00	9°41'47"	S77°14'33"W	46.48
C27	51.38	275.00	10°42'16"	S67°02'34"W	51.30
C28	47.21	275.00	9°50'13"	S56°46'20"W	47.15
C29	71.97	275.00	14°59'40"	S44°21'25"W	71.76
C30	50.09	225.00	12°45'20"	S43°14'13"W	49.99
C31	99.20	225.00	25°17'00"	S62°15'25"W	98.48
C32	65.78	225.00	10°45'03"	S83°16'27"W	65.55

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Ch. Length
C48	9.99	25.00	22°53'22"	S25°13'35"E	9.92
C49	59.28	475.00	7°09'02"	S10°12'23"E	59.24
C50	63.47	475.00	7°39'23"	S2°48'11"E	63.43
C51	1.68	475.00	0°12'11"	S18°07'37"W	1.68
C56	50.65	275.00	10°33'08"	N86°22'24"E	50.57
C57	50.87	275.00	10°33'59"	N75°47'51"E	50.80
C59	88.06	275.00	18°20'47"	S46°01'58"W	87.68
C60	35.26	225.00	8°58'40"	N41°20'35"E	35.22
C61	130.87	225.00	33°19'30"	N26°30'00"E	129.03
C62	60.36	225.00	13°22'11"	N86°30'50"E	60.18
C63	61.34	225.00	13°37'09"	S77°39'50"E	61.15
C64	11.96	225.00	3°02'48"	S68°19'32"E	11.96
C65	51.67	525.00	5°58'20"	S09°57'48"E	51.65
C66	61.61	525.00	6°43'24"	S75°48'10"E	61.57
C67	60.40	525.00	6°33'30"	S82°27'37"E	60.37
C68	60.63	525.00	6°33'06"	S89°01'53"E	60.00
C69	60.44	525.00	6°35'55"	N84°23'54"E	60.43
C70	61.74	525.00	6°44'17"	N77°43'28"E	61.71
C71	24.97	525.00	2°43'29"	N72°59'35"E	24.96
C72	38.02	475.00	4°35'10"	N73°55'25"E	38.01
C73	61.23	475.00	7°23'10"	N79°54'35"E	61.19

Parcel Lane Table

Lane #	Length	Direction
L1	60.44	S64°12'48.97"W
L2	28.82	S86°58'14.97"W



HOPE CONSULTING
ENGINEERS - SURVEYORS

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

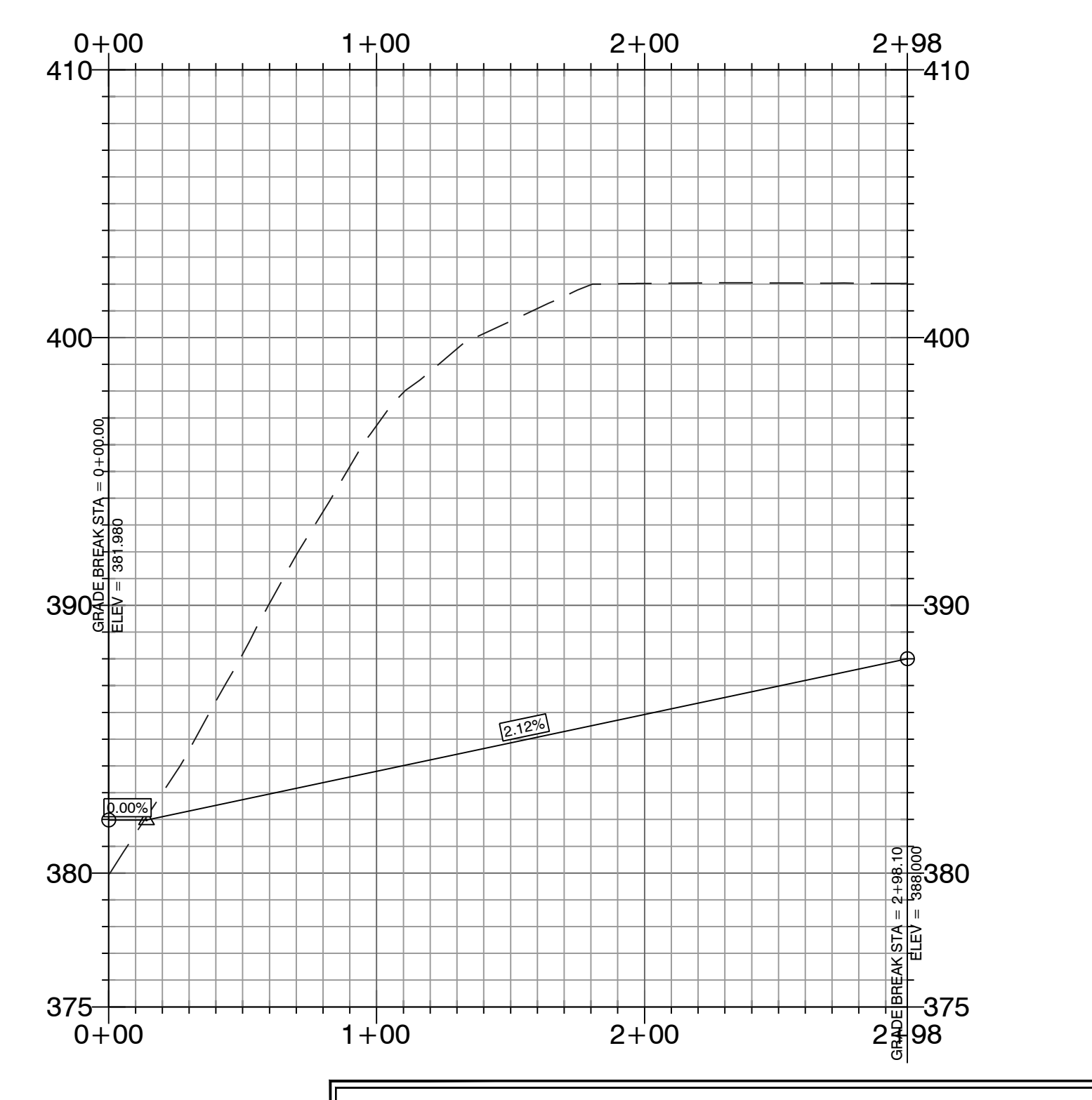
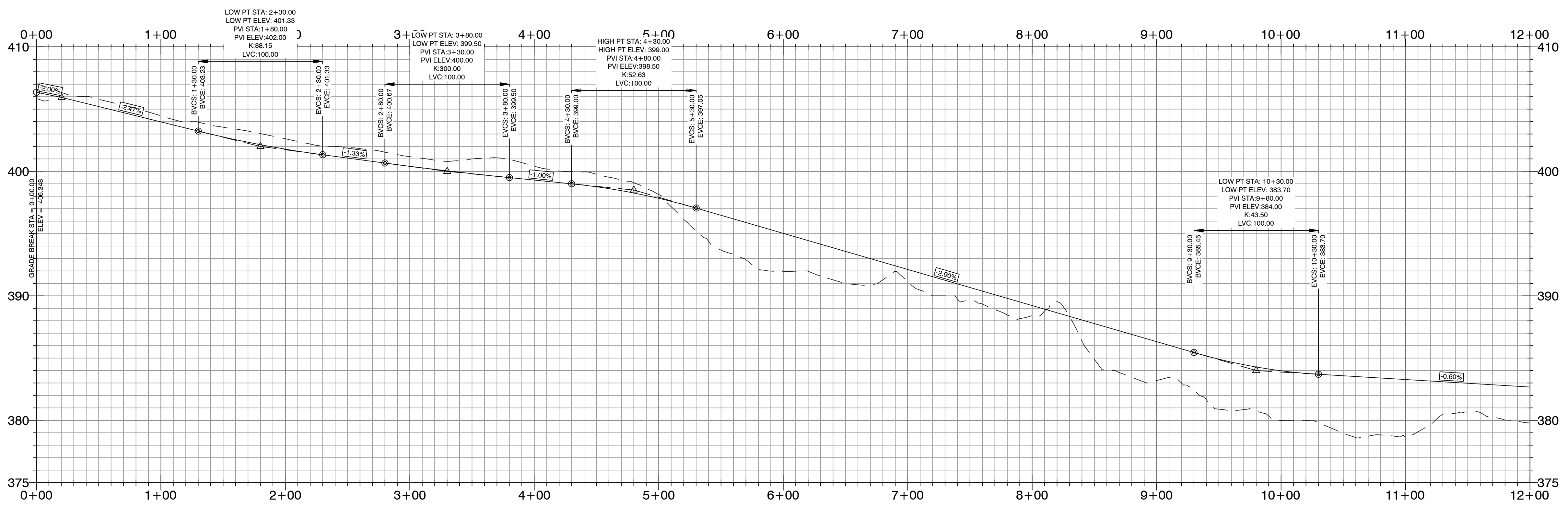
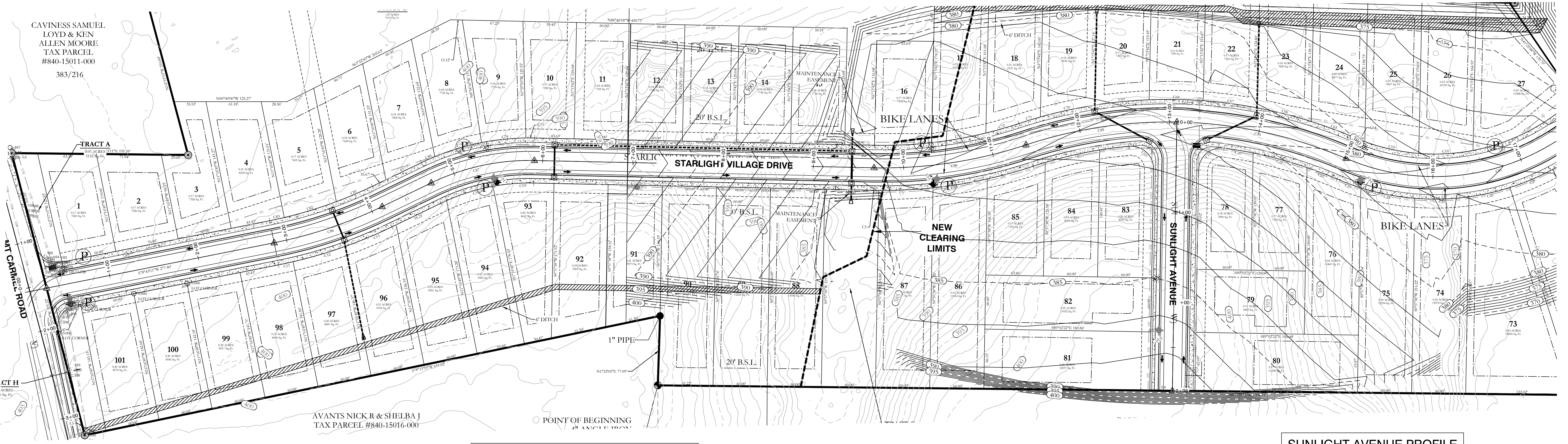
FOR USE AND BENEFIT OF:
WIGGINS FAMILY REAL ESTATE HOLDINGS, LLC

STARLIGHT VILLAGE SUBDIVISION
STREET LAYOUT
A SUBDIVISION IN CITY OF BRYANT, SALINE COUNTY, ARKANSAS

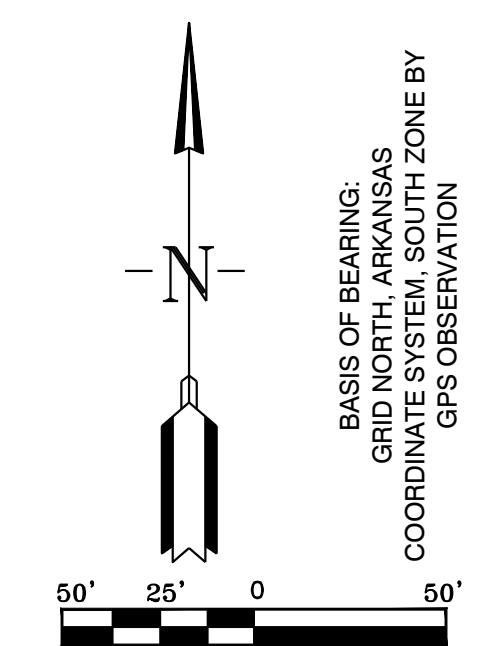
DATE: 9/26/2022	C.A.D. BY:	DRAWING NUMBER:
REVISED:	CHECKED BY:	19-0238
SHEET: C-1.0	SCALE:	

K:\LAND PROJECTS\2004\SUBDIVISIONS\2019\19-0238\STARLIGHT VILLAGE SUBDIVISION CONSTRUCTION PLANS\19-0238-02.DWG

CAVINNESS SAMUEL,
LOYD & KEN
ALLEN MOORE
TAX PARCEL
#840-15011-000
383/216



HDPE
RCP



HOPE CONSULTING
ENGINEERS - SURVEYORS

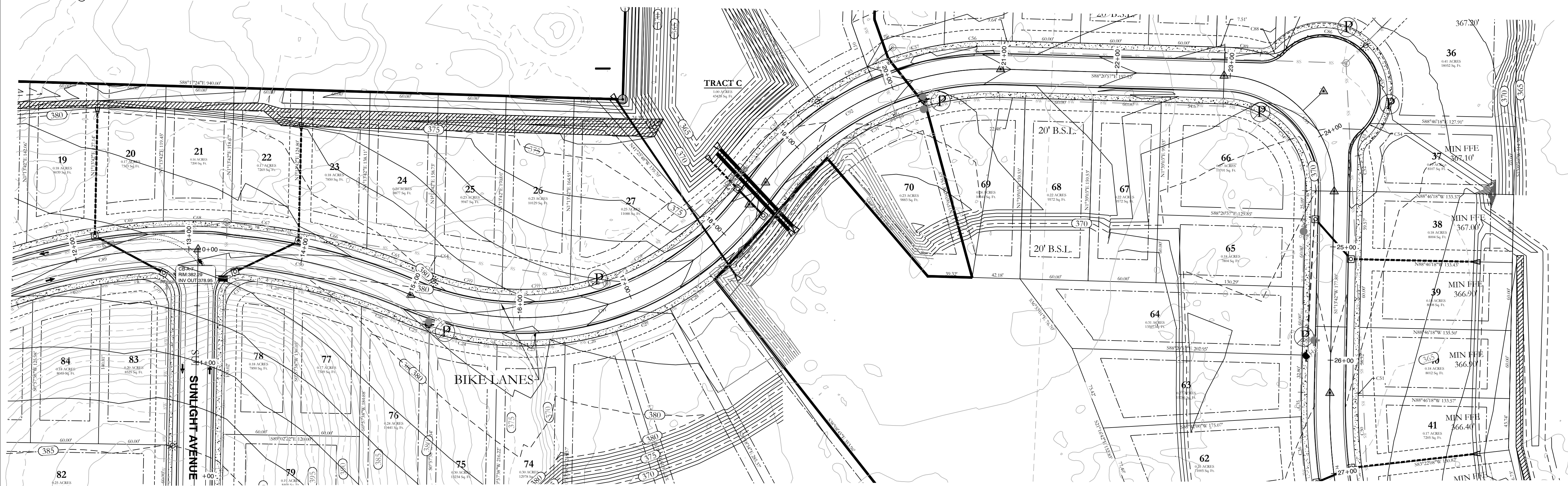
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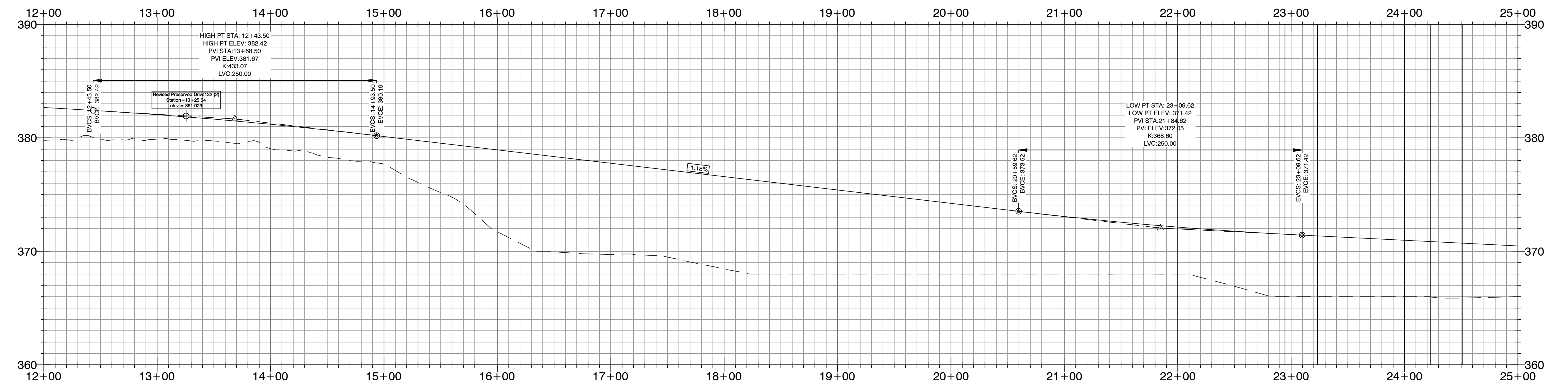
STARLIGHT VILLAGE SUBDIVISION
STREET PLAN AND PROFILES
A SUBDIVISION IN CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 9/26/2022	C.A.D. BY:	DRAWING NUMBER:
REVISION:	CHECKED BY:	19-0238
SHEET: C-1.1	SCALE:	

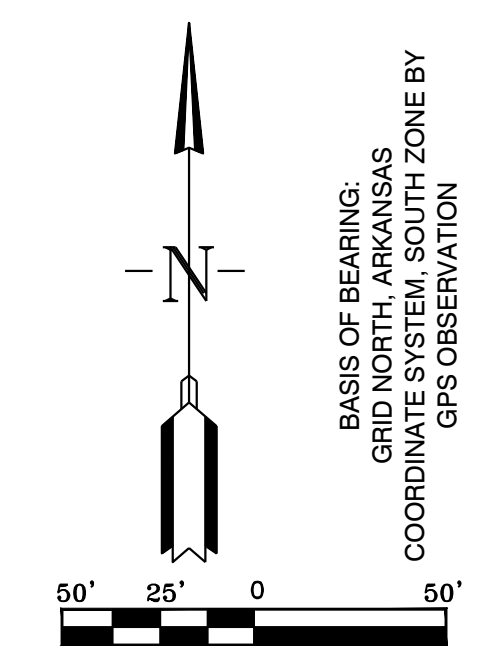
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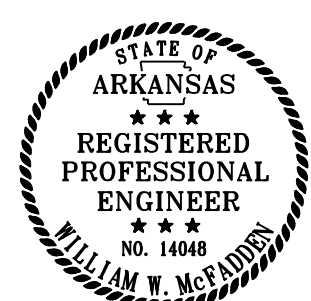
STARLIGHT VILLAGE DRIVE PROFILE



----- HDPE
 _____ RCP



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



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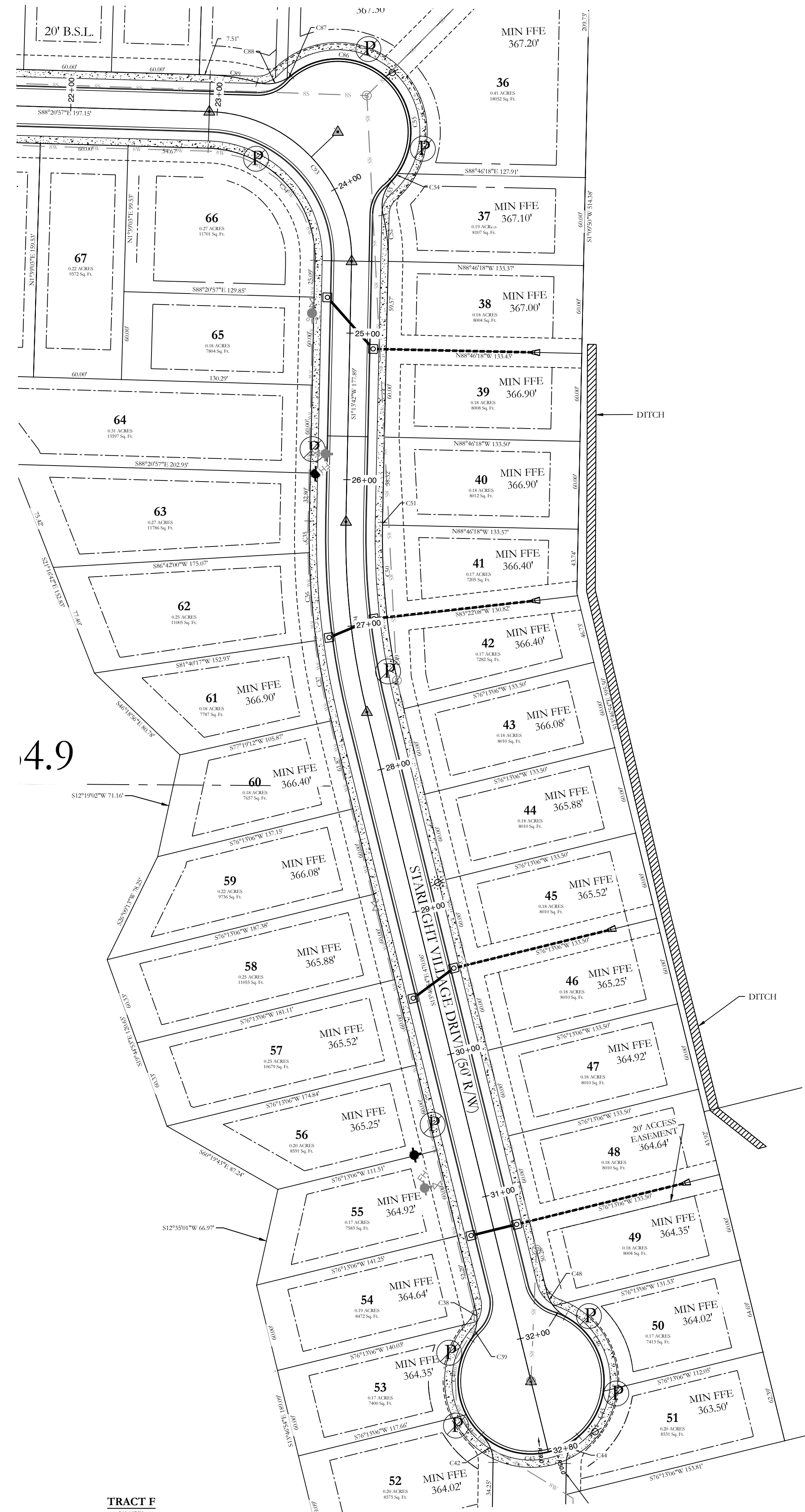
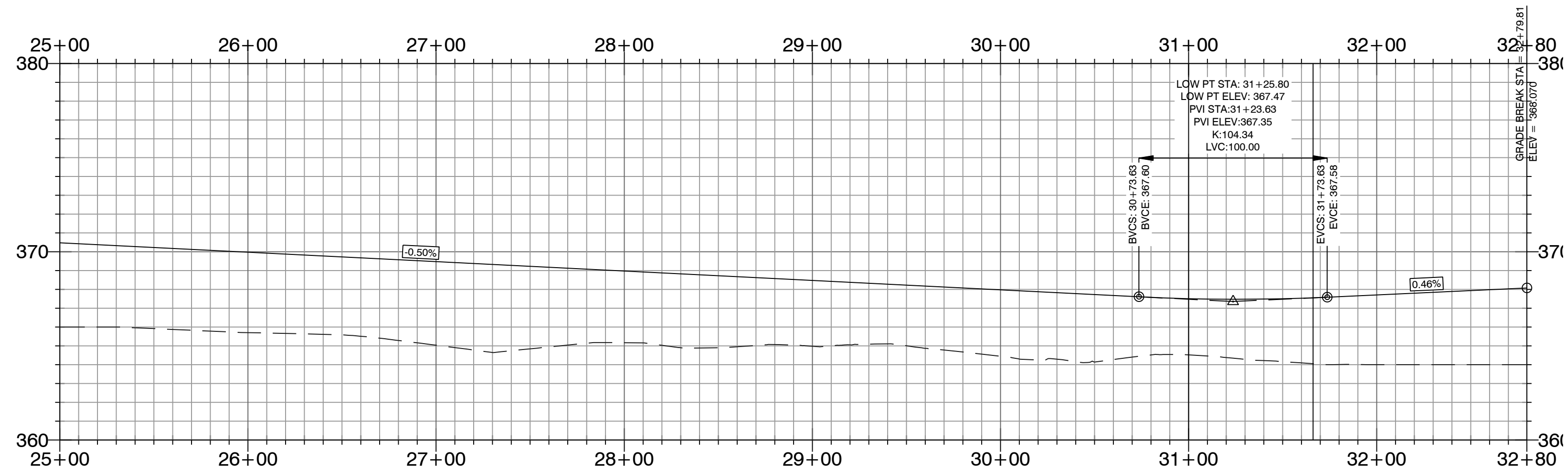
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STARLIGHT VILLAGE SUBDIVISION
 STREET PLAN AND PROFILE
 A SUBDIVISION IN CITY OF BRYANT, SALINE COUNTY, ARKANSAS

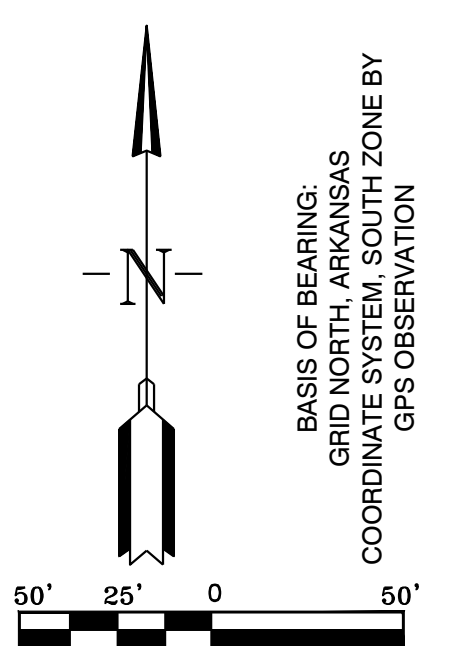
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REVISION:	CHECKED BY:	19-0238
SHEET: C-1.2	SCALE:	

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STARLIGHT VILLAGE DRIVE PROFILE



4.9



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

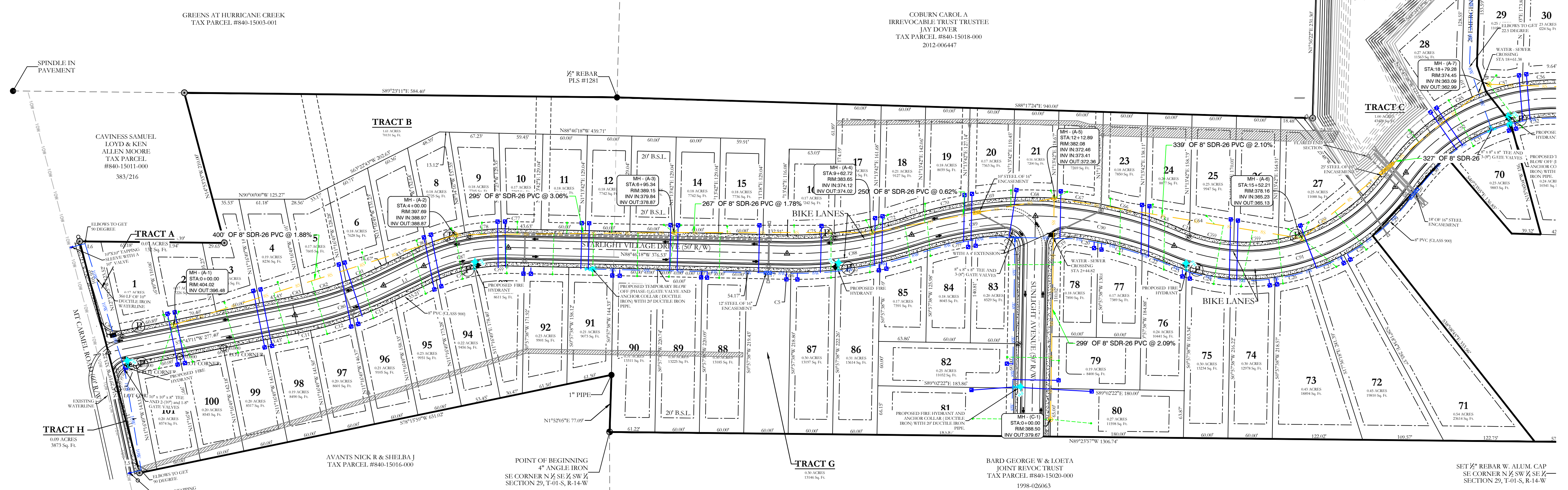
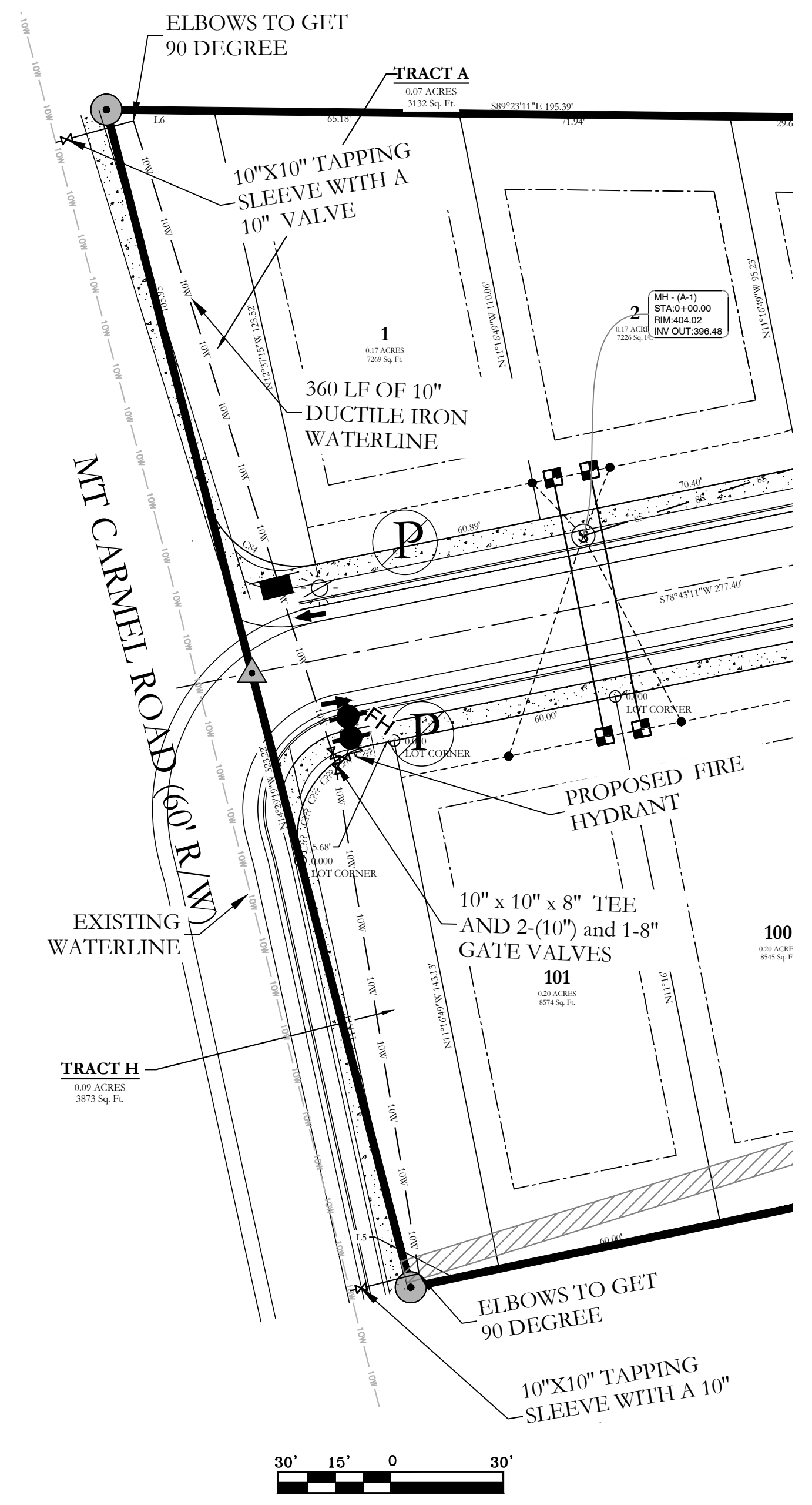
- - - - - HDPE
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STARLIGHT VILLAGE SUBDIVISION STREET PLAN AND PROFILE A SUBDIVISION IN CITY OF BRYANT, SALINE COUNTY, ARKANSAS		
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REVISIONS:	CHECKED BY:	19-0238
SHEET: C-1.3	SCALE:	



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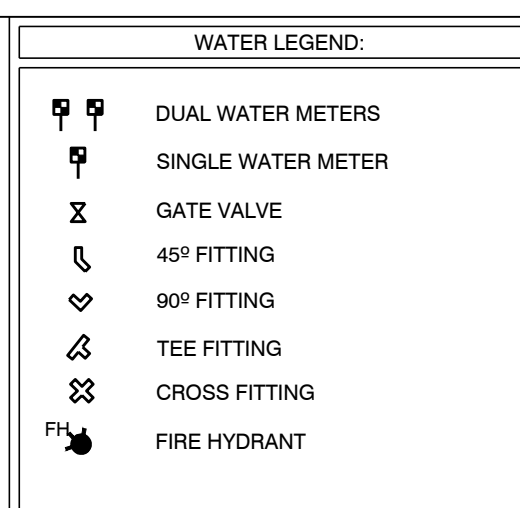
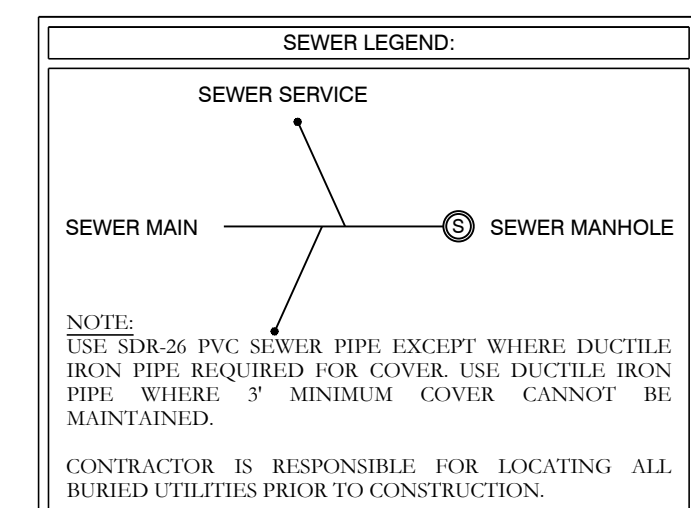
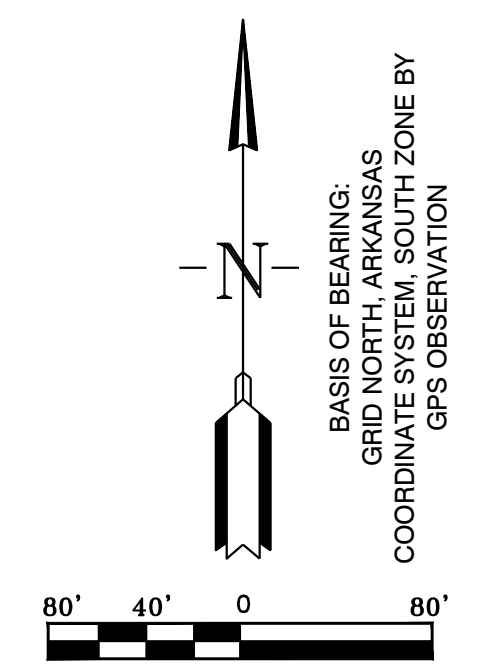
Curve Table				
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2	100.00	100.00	90.00	S 0° 0' 0" E
3	100.00	100.00	90.00	E 0° 0' 0" N
4	100.00	100.00	90.00	W 0° 0' 0" N



- WATER & SEWER UTILITY NOTES:**
- ALL NEW 8-INCH WATER MAINS TO BE CLASS 900.
 - ALL WATER MAINS LARGER THAN 8" DIAMETER SHALL BE DUCTILE IRON (250 PSI PRESSURE CLASS).
 - ALL WATER AND SEWER INSTALLATION TO BE IN ACCORDANCE WITH THE CITY OF BRYANT STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER LINES AND SEWER LINES, 2015 EDITION.
 - WATER LINES UNDER CULVERTS, CREEKS, CONCRETE CHANNELS, RETAINING WALLS, OR OTHER DIFFICULT AND/OR DANGEROUS TO MAINTAIN AREAS SHALL BE ENCASED IN A SMOOTH STEEL ENCASUREMENT PIPE. THE STEEL ENCASUREMENT SHALL EXTEND FIVE FEET EITHER SIDE OF THE AREA.
 - EACH WATER SERVICE METER MUST HAVE ITS OWN SERVICE LINE CONNECTION TO THE MAIN (INCLUDES DOUBLE METERS DISPLAYED AS ONE SERVICE LINE ON THE PLAN).
 - WATER MAIN CONNECTION TO THE NORTH WILL BE CONSTRUCTED IN PHASE 2. CONNECTION TO THE SOUTH WILL BE IN THE FINAL PHASE.
- SEWER CONSTRUCTION NOTES:**
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VERTICAL SEPARATION OF WATER AND SANITARY SEWER NOTE:

WATER MAINS AND SANITARY SEWERS SHALL BE CONSTRUCTED AS FAR APART AS PRACTICABLE AND SHALL BE SEPARATED BY UNDISTURBED AND COMPACT EARTH. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHOULD BE MAINTAINED BETWEEN WATER LINES AND SEWER LINES OR OTHER SOURCES OF CONTAMINATION. WATER MAINS NECESSARILY IN CLOSE PROXIMITY TO SEWER MUST BE PLACED SO THAT THE BOTTOM OF THE WATER LINE WILL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE. IF THIS DISTANCE MUST UNAVOIDABLY PASS BENEATH THE SEWER LINE, AT LEAST 18-INCHES SEPARATION MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE TWO PIPES IN ADDITION TO THE PRECEDING ENCASUREMENT REQUIREMENT.



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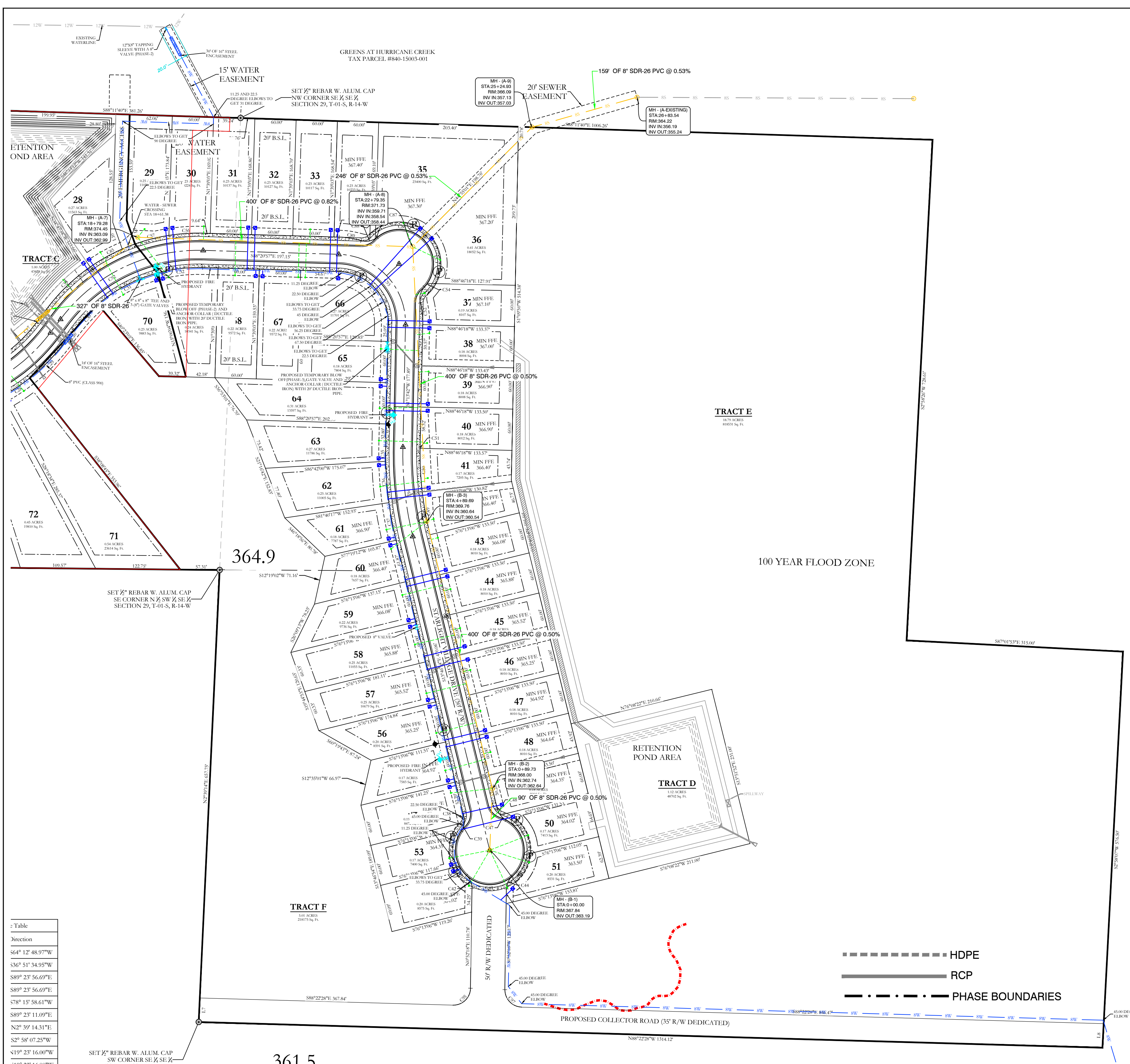
STARLIGHT VILLAGE SUBDIVISION
UTILITY PLAN

A SUBDIVISION IN CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 9/26/2022	C.A.D. BY:	DRAWING NUMBER:	
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SHEET: C-20	SCALE:		

500	1S	15W	0	34	230	62	1807
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Table

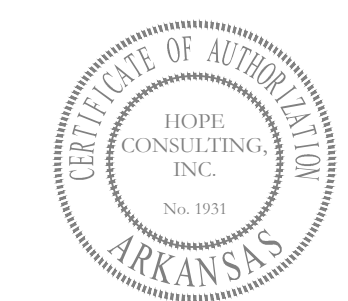
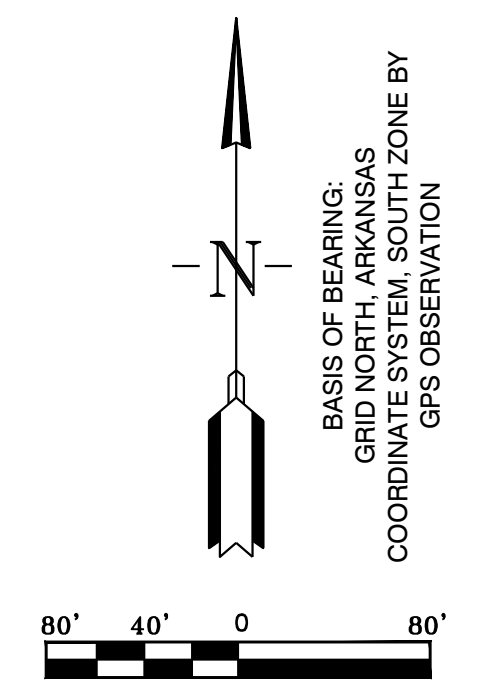
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S36° 51' 34.95" W		361.5
S89° 23' 56.60" E		
S89° 23' 56.60" E		
S78° 15' 58.61" W		
S89° 23' 11.09" E		
N2° 39' 14.31" E		
S2° 58' 07.25" W		
S19° 23' 16.00" W		
S19° 23' 16.00" W		

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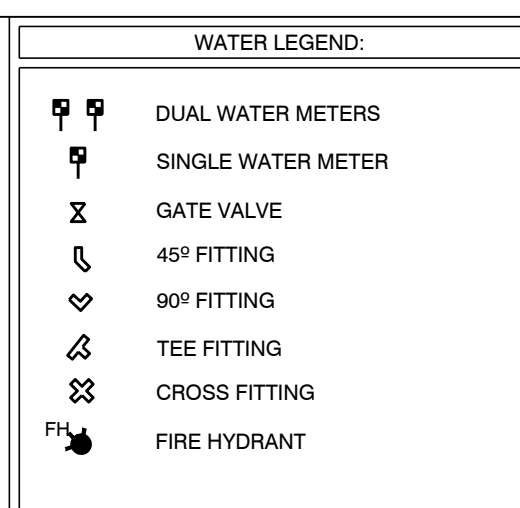
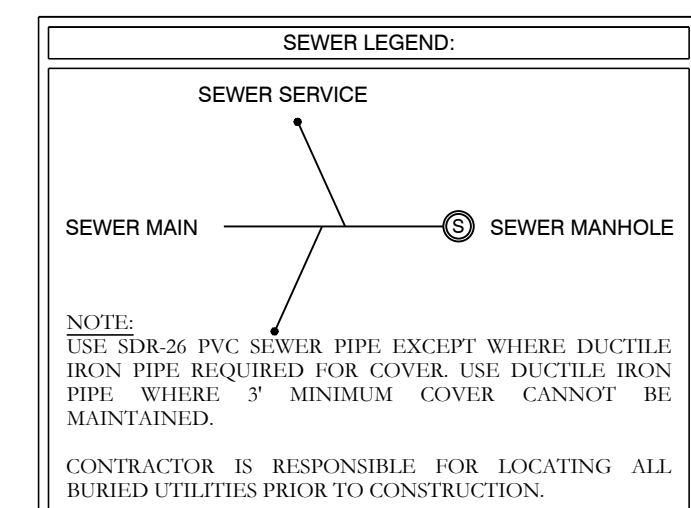
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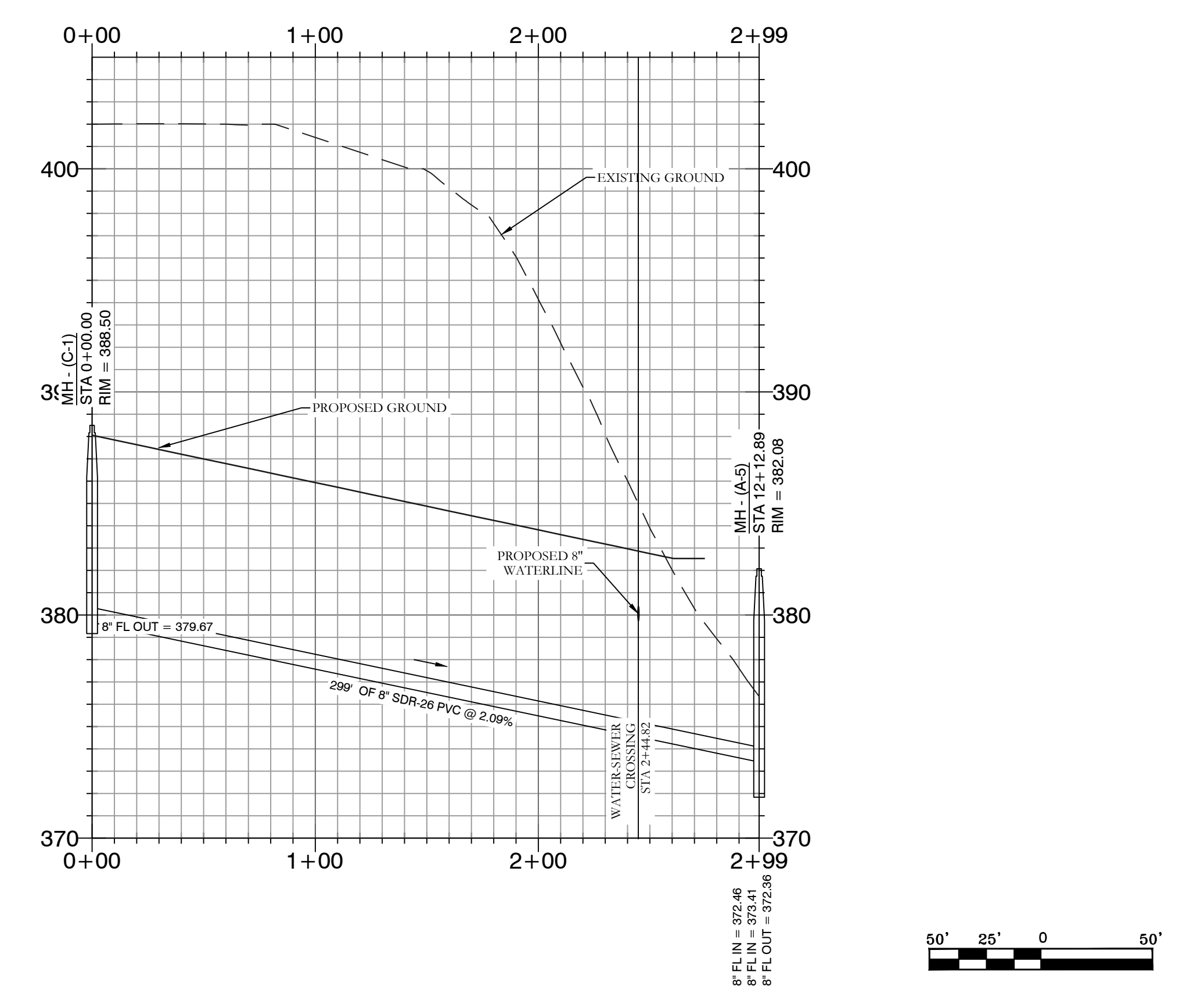
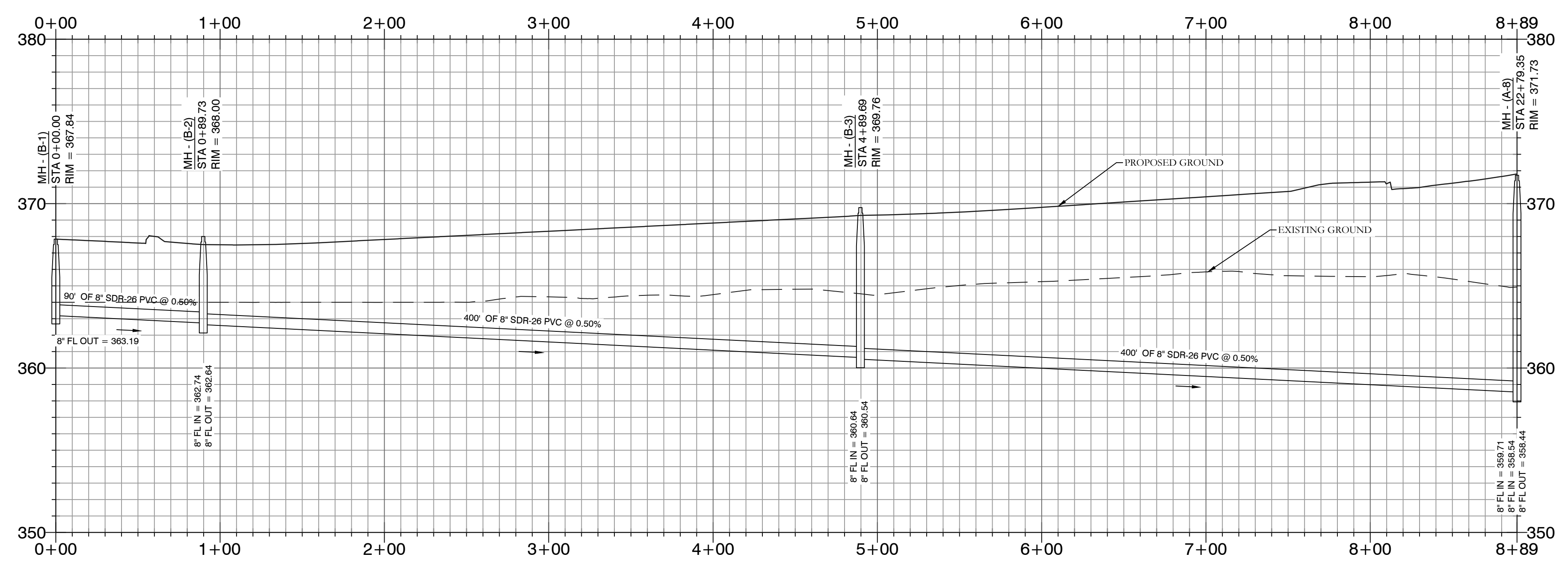
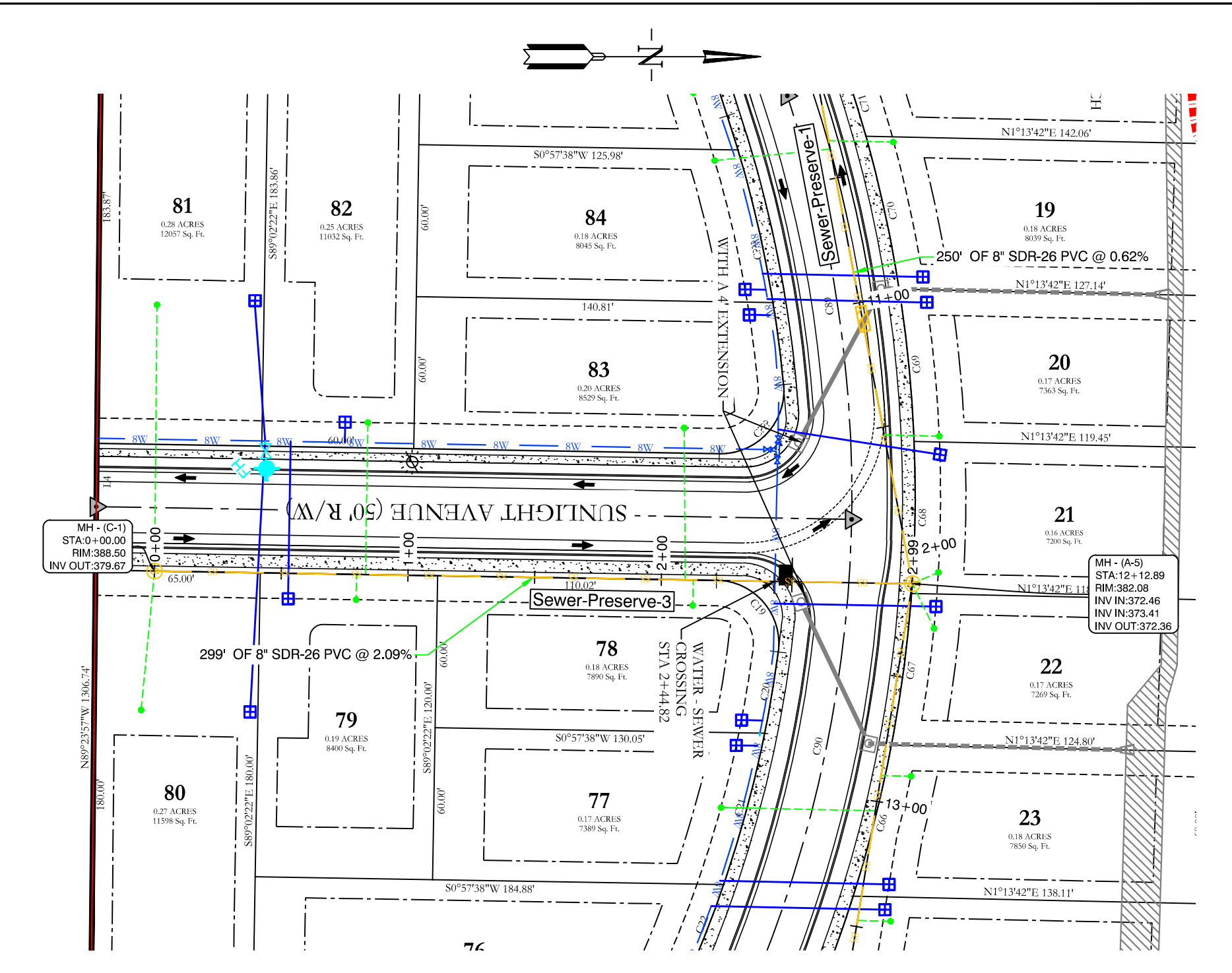
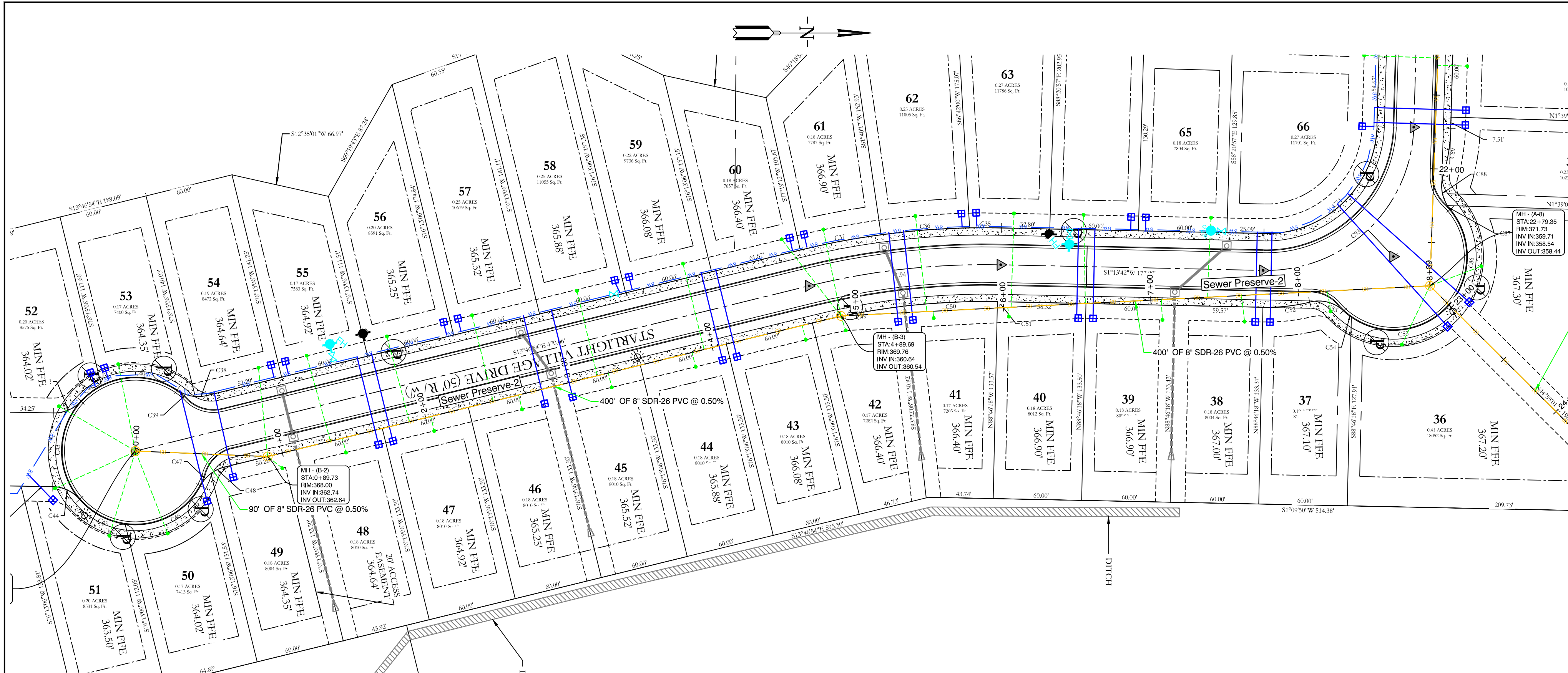


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STARLIGHT VILLAGE SUBDIVISION
UTILITY PLAN
A SUBDIVISION IN CITY OF BRYANT, SALINE COUNTY, ARKANSAS

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STARLIGHT VILLAGE SUBDIVISION
 SEWER PLAN AND PROFILES
 A SUBDIVISION IN CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 9/26/2022	C.A.D. BY:	DRAWING NUMBER:
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SHEET: C-24	SCALE:	



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CAVINNESS SAMUEL
LOYD & KEN
ALLEN MOORE
TAX PARCEL
#840-15011-000
383/216

TRACT B

TRACT A

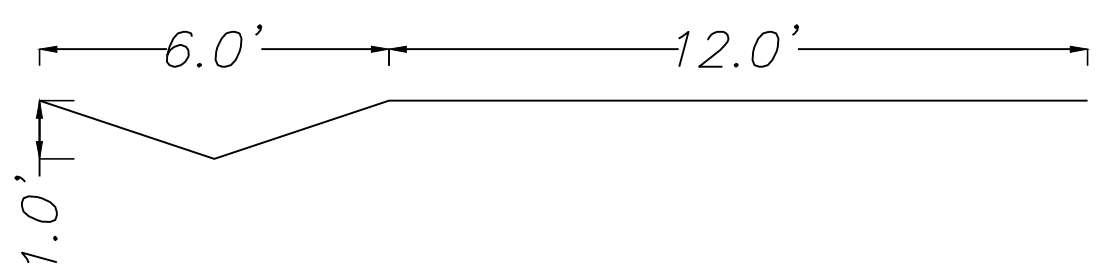
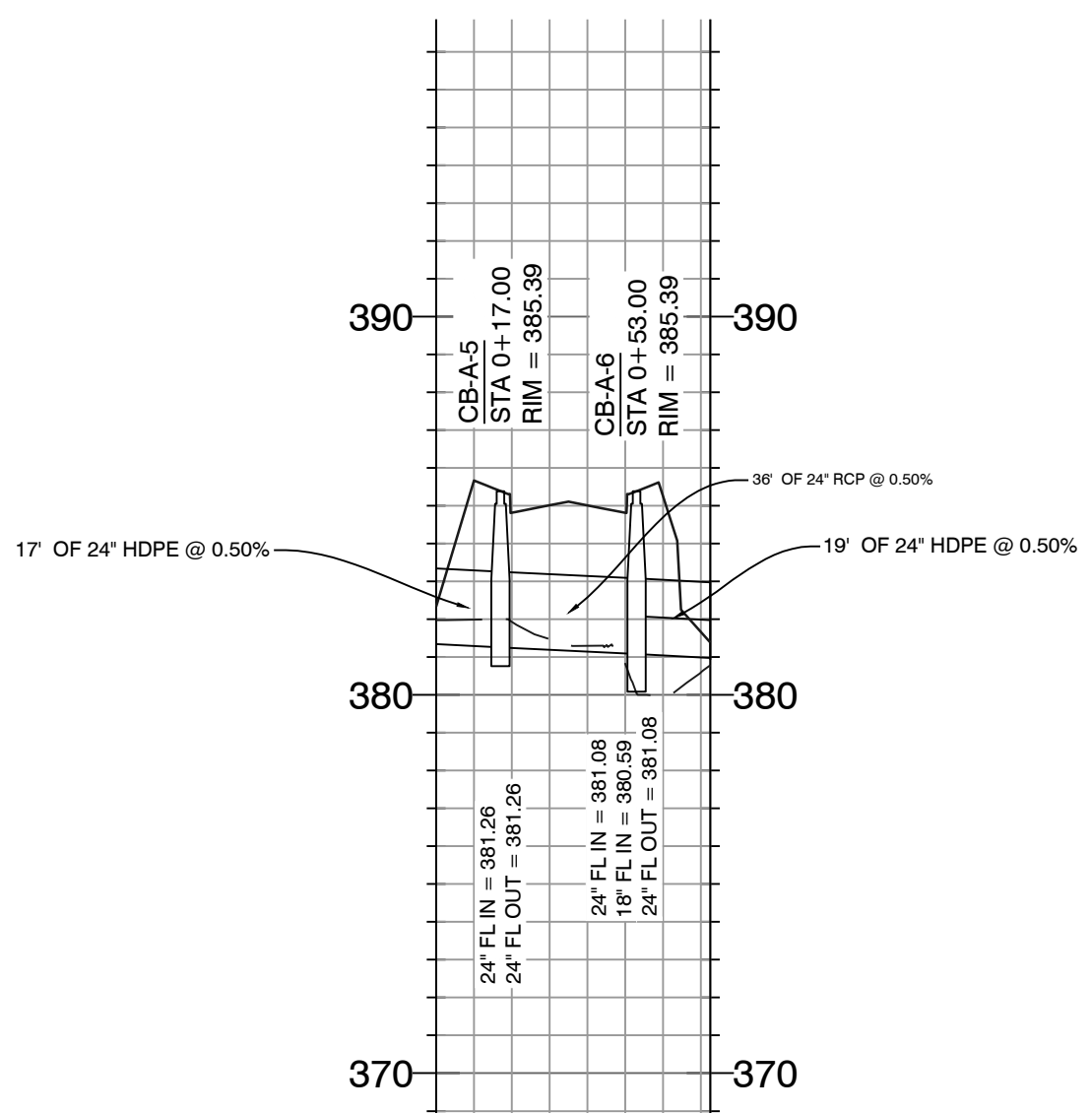
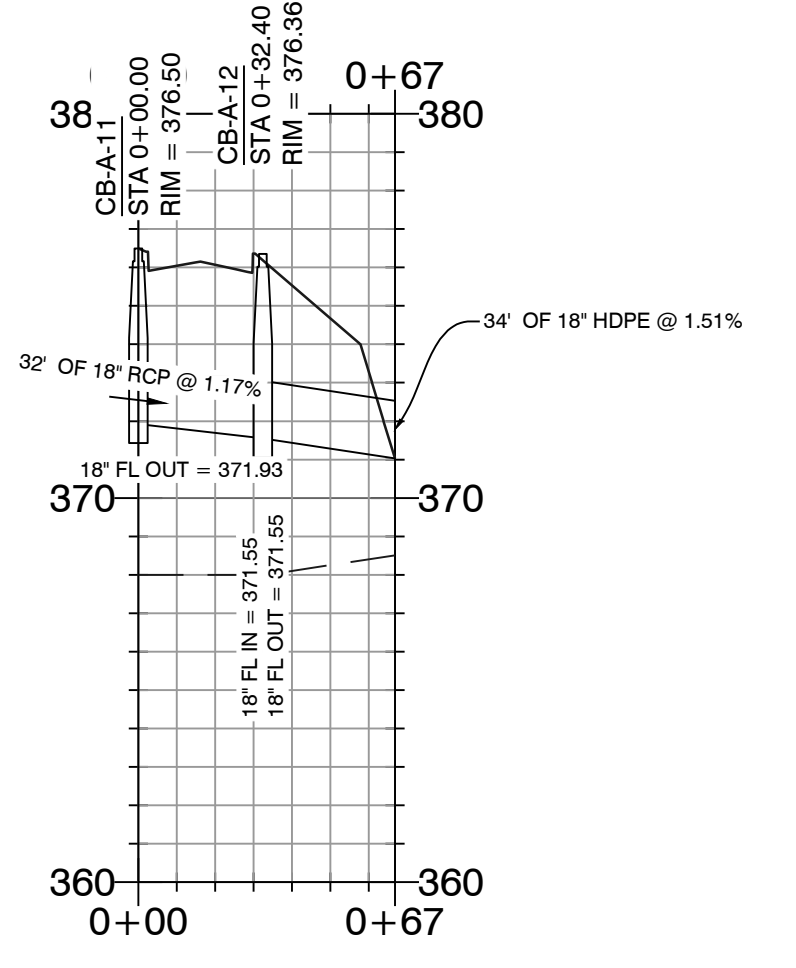
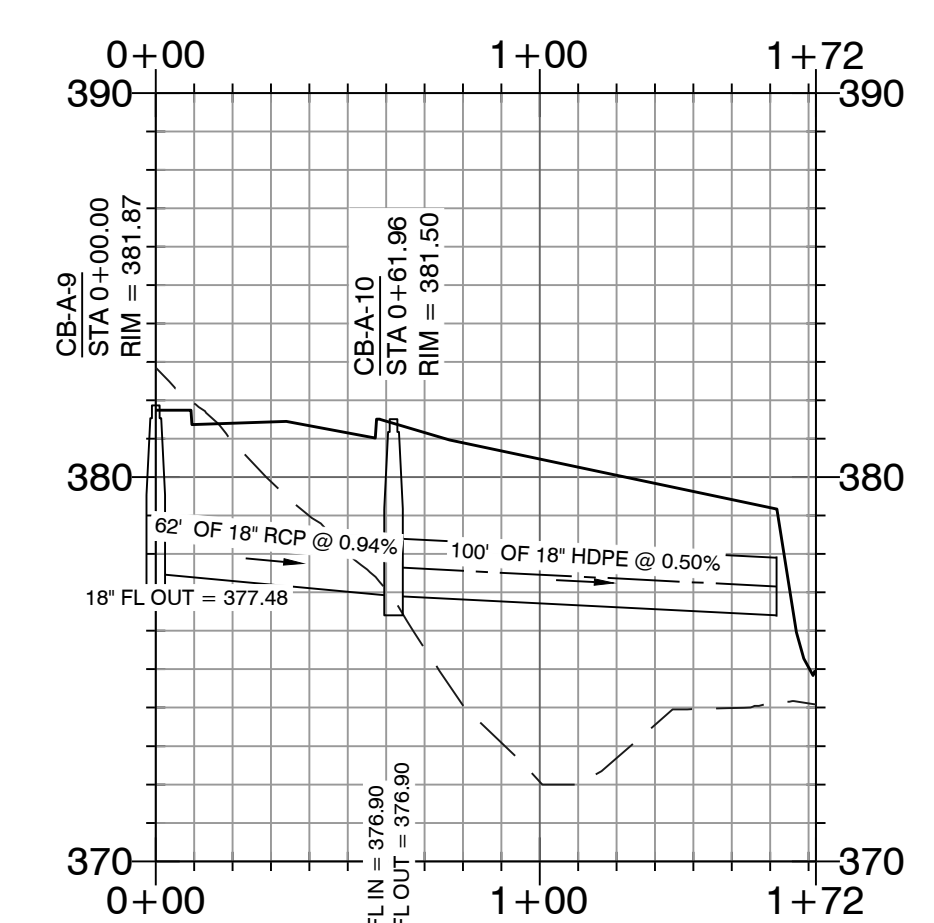
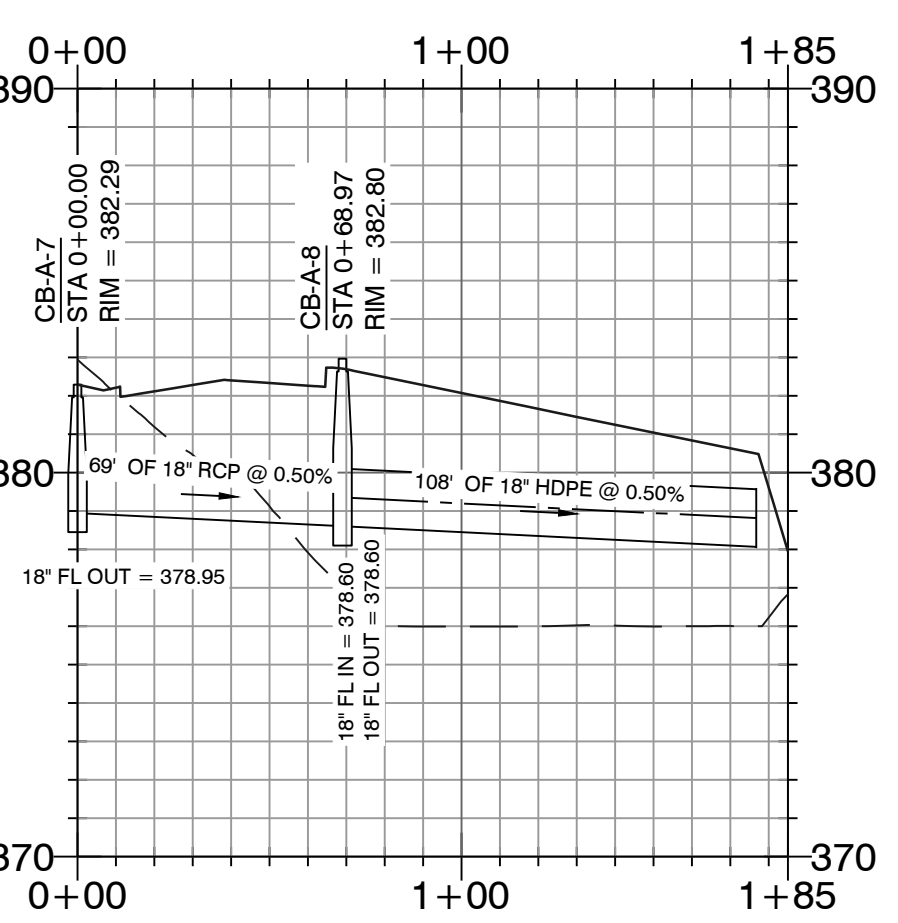
TRACT H

AVANTS NICK R & SHELBA J
TAX PARCEL #840-15016-000

POINT OF BEGINNING
4" ANGLE IRON
SE CORNER N 1/2 SE 1/4 SW 1/4
SECTION 29, T-01-S, R-14-W

TRACT G

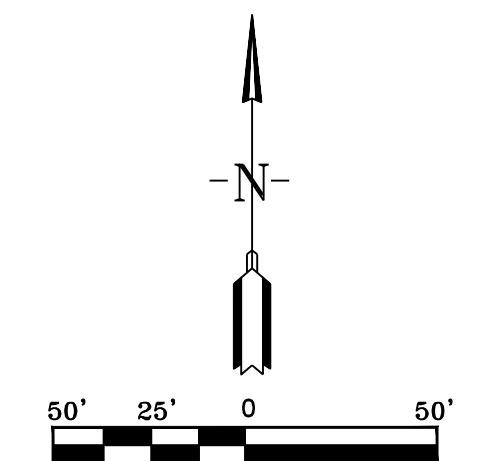
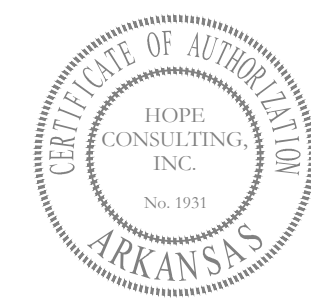
BARD GEORGE W & LOETA
JOINT REVOC TRUST
TAX PARCEL #840-15020-000
1998-026063



6' DITCH

GENERAL NOTES

- 6' ditches will have a 3:1 slope ratio
- 6' ditches will have solid sod stabilization

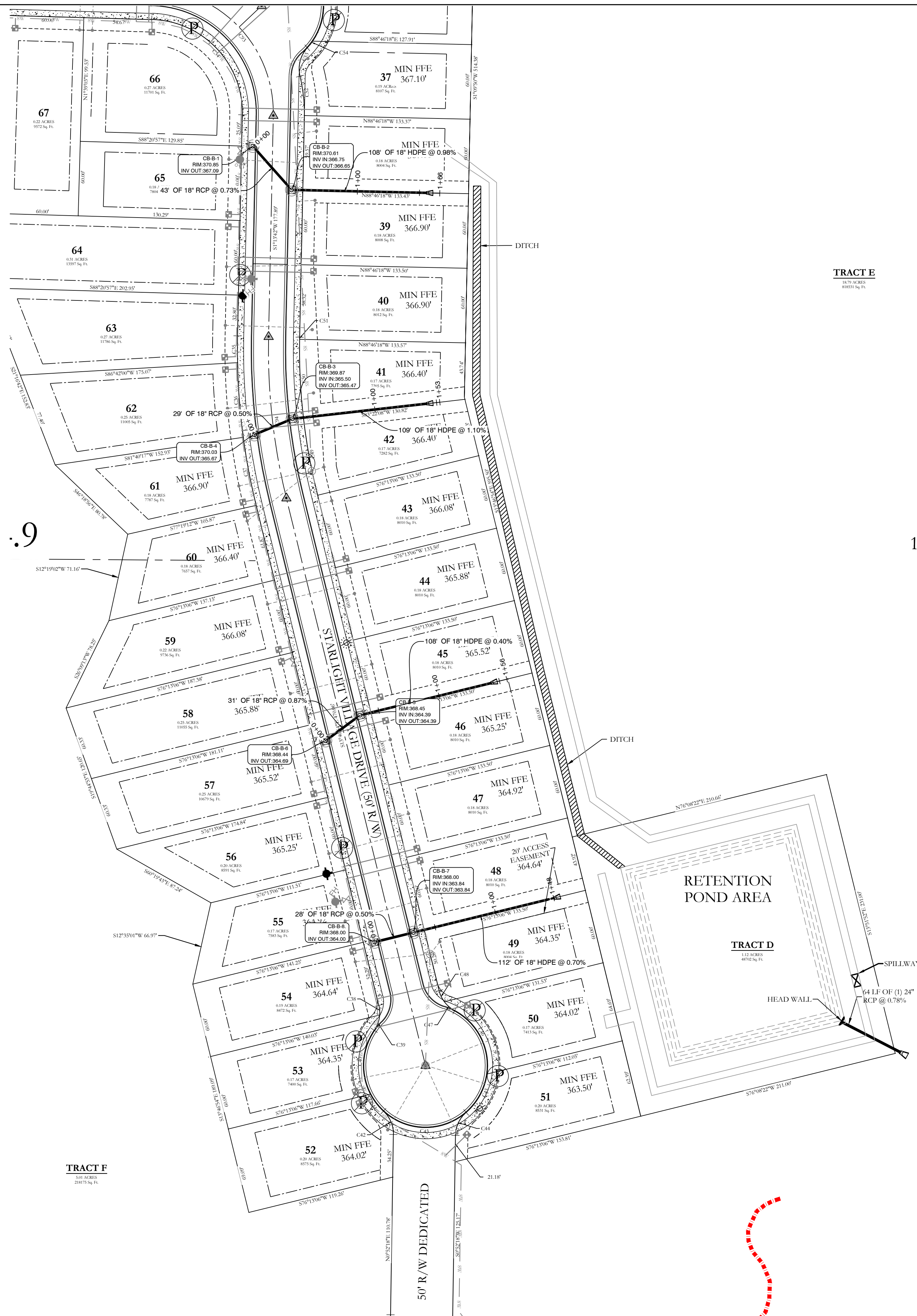


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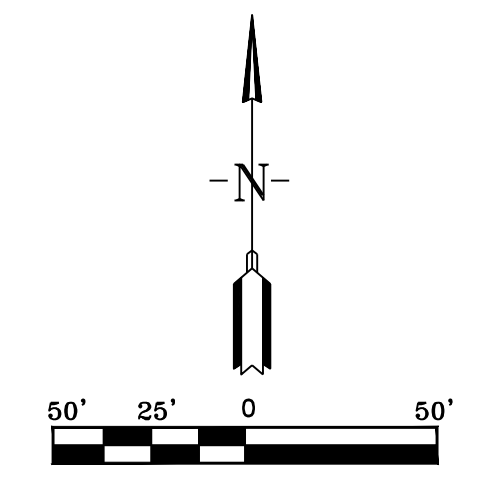
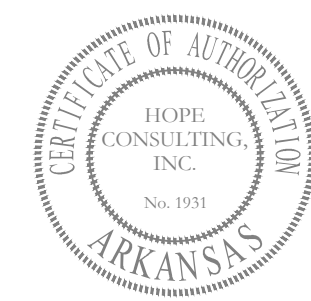
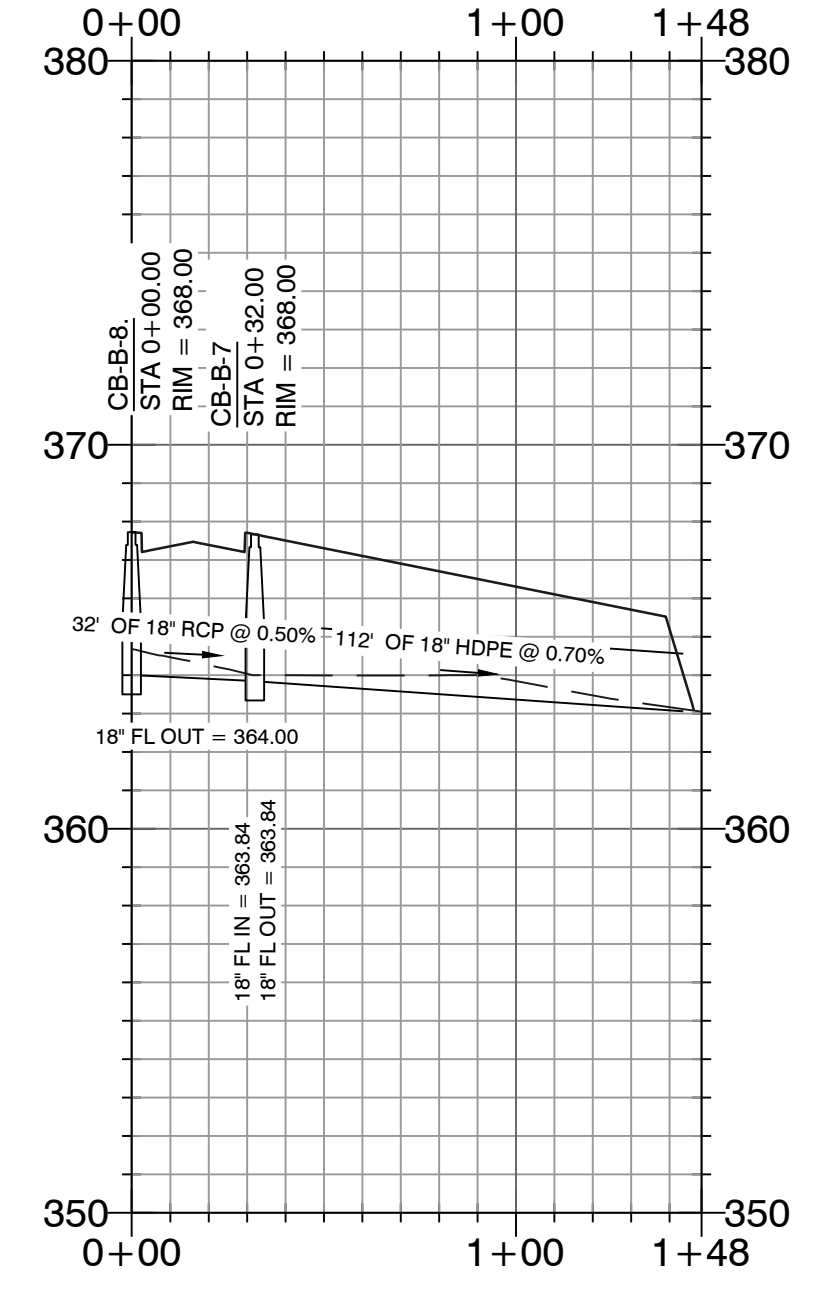
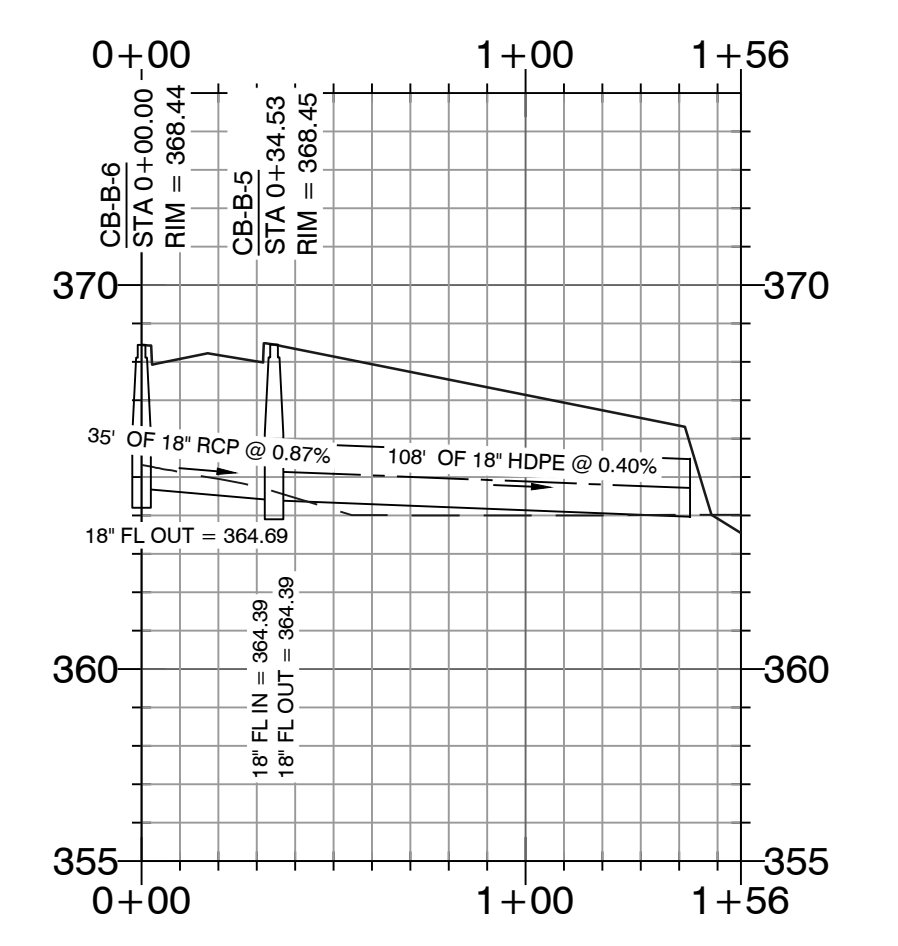
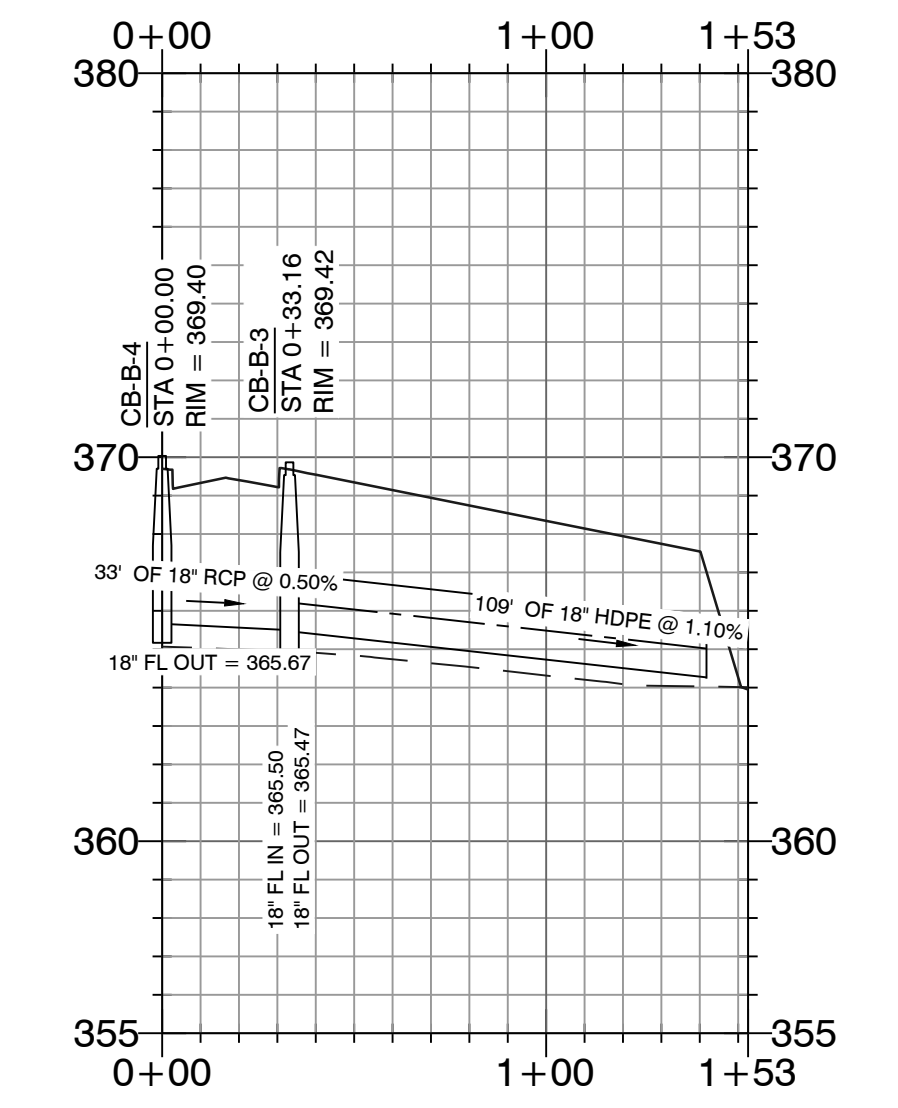
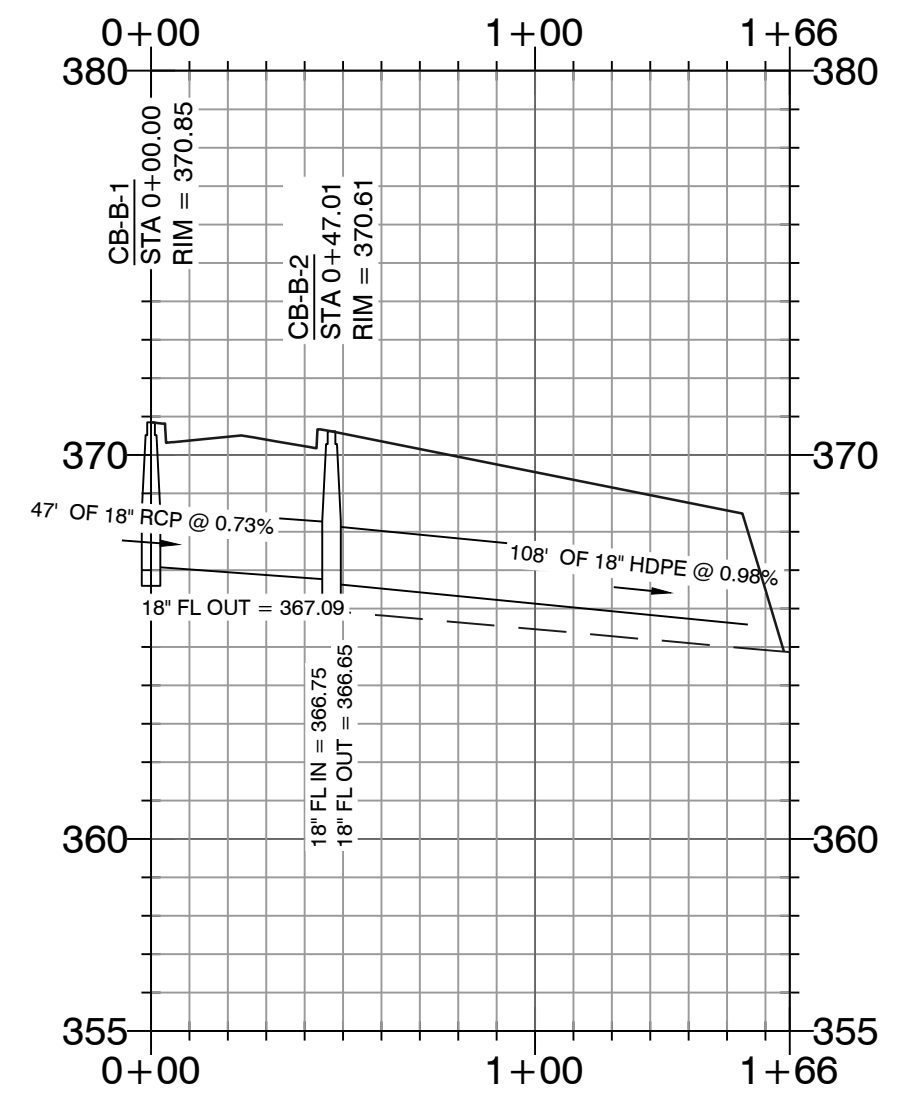
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DATE: 9/26/2022	C.A.D. BY:	DRAWING NUMBER:	
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100 YEAR FLOOD ZONE



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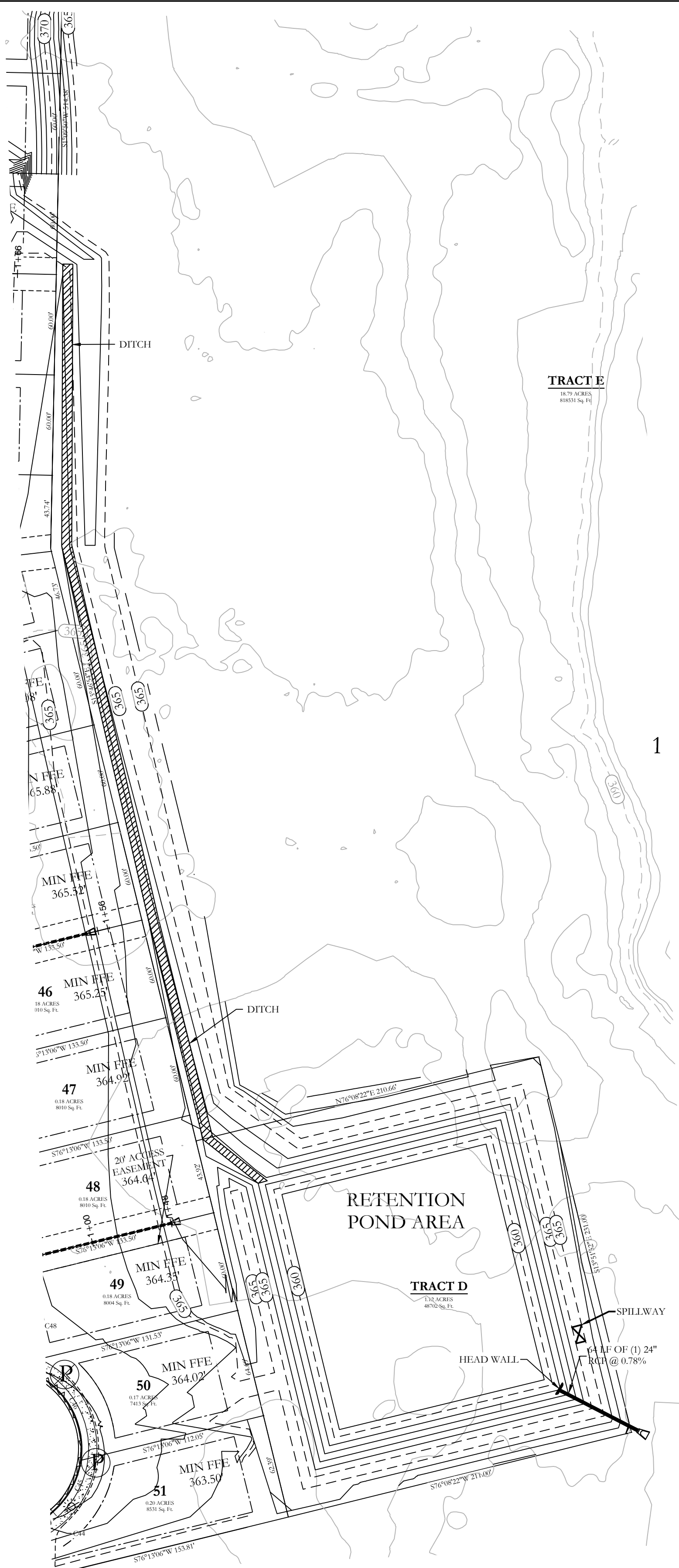
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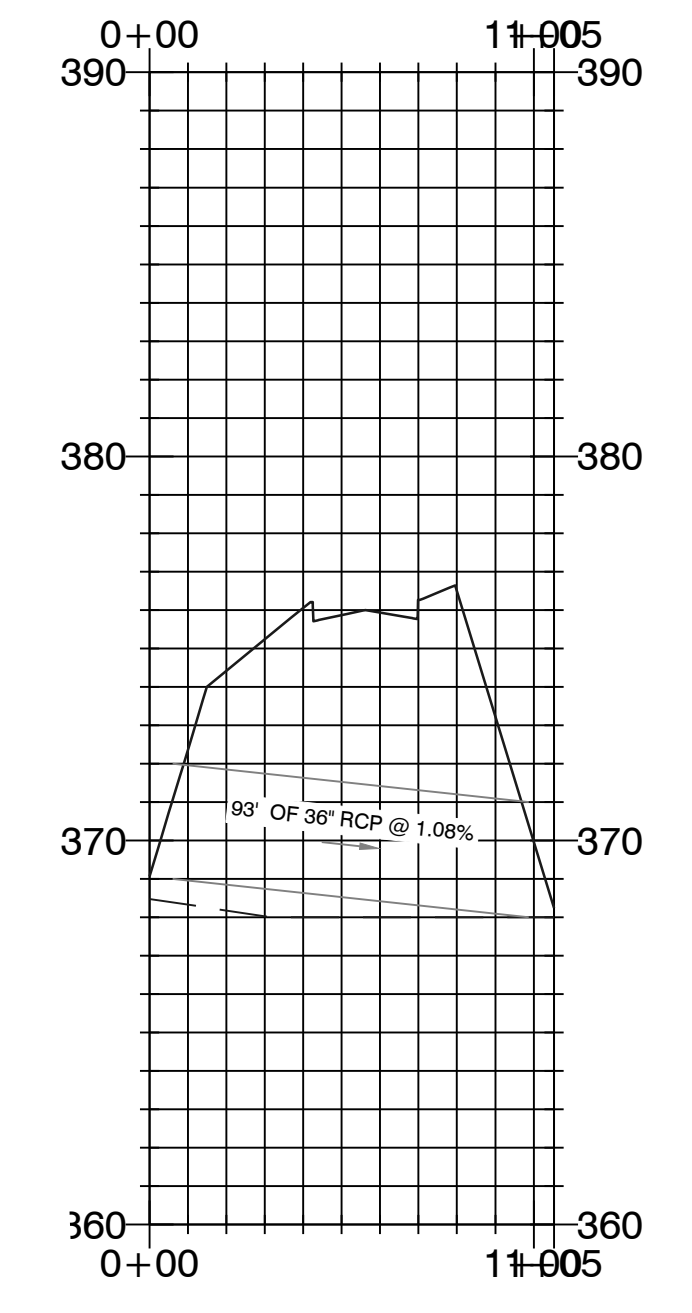
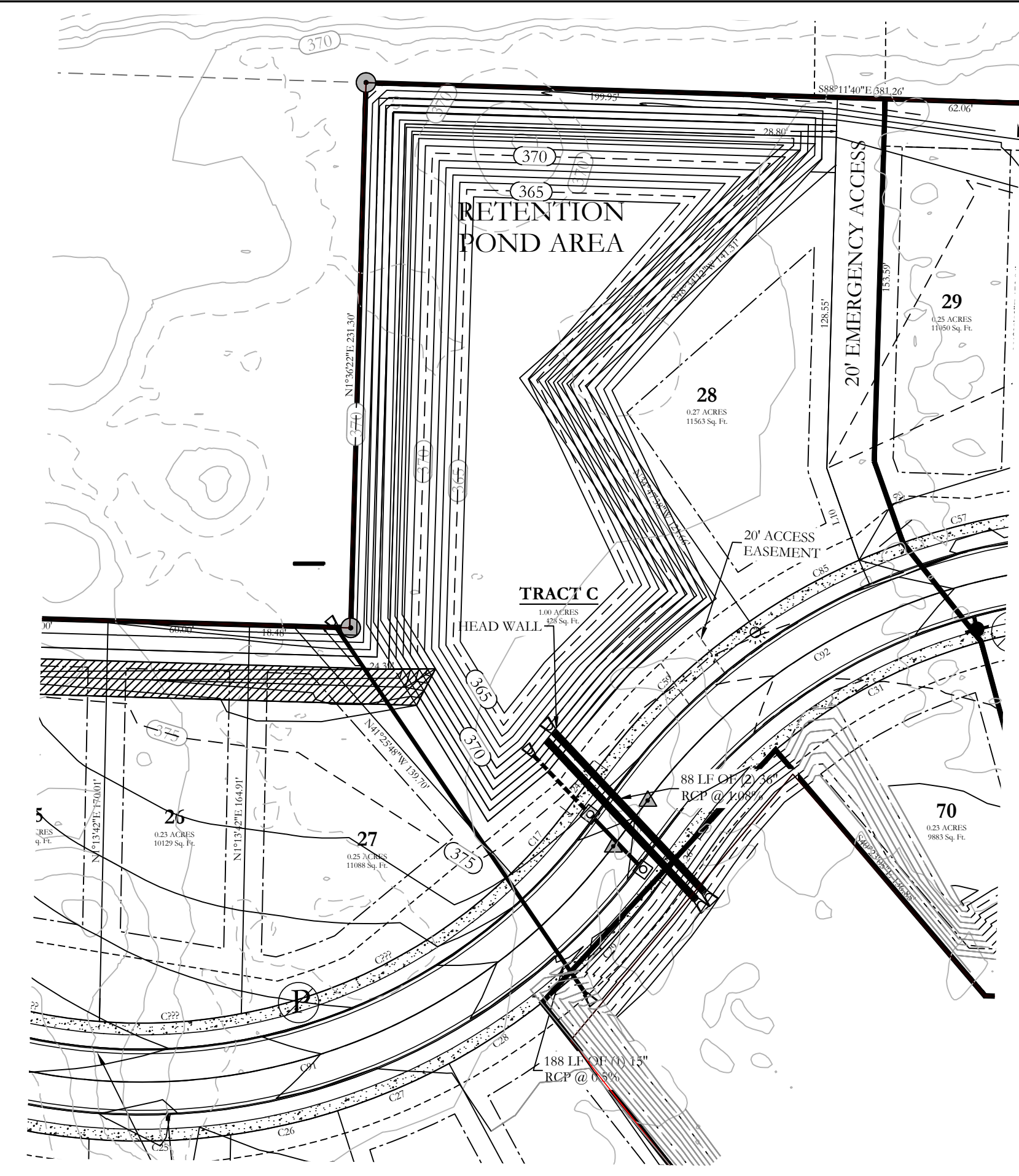
STARLIGHT VILLAGE SUBDIVISION
STORM DRAINAGE PROFILES
A SUBDIVISION IN CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	9/26/2022	C.A.D. BY:	DRAWING NUMBER:
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SHEET:	C-3.1	SCALE:	
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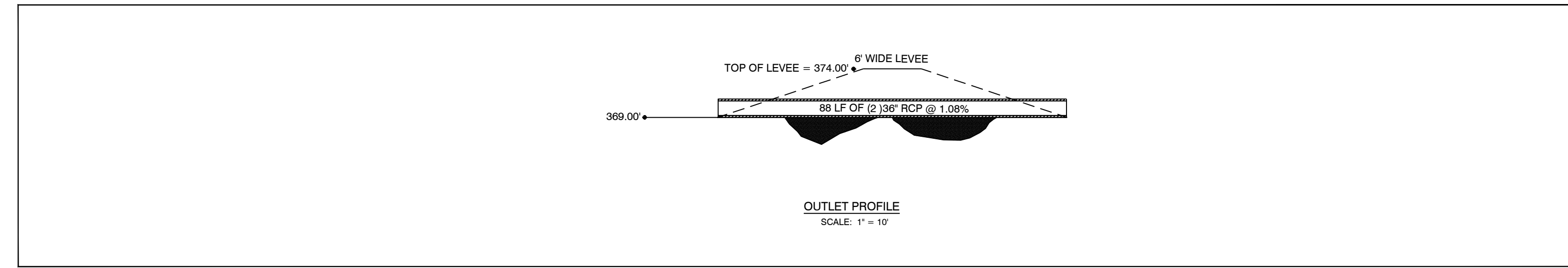
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1



RETENTION POND - PLAN VIEW



RETENTION POND - OUTLET CROSS-SECTIONS & DETAILS
SCALE: VARIES

RETENTION POND MAINTENANCE PLAN

Background
The retention ponds (Tract C and D) are located at the North and South side of the subject property. Detention ponds are designed to temporarily detain storm water to meet water quantity criteria before discharging off the property.

Stabilization of Retention Basin provided with 3-1 slopes with required Sodding.
6" Swales with required sodding.
Fences are prohibited in the drainage easement area.
Maintenance of retention ponds will be conducted by the improvement district.
Retention Pond Tract C will be constructed in Phase-2.

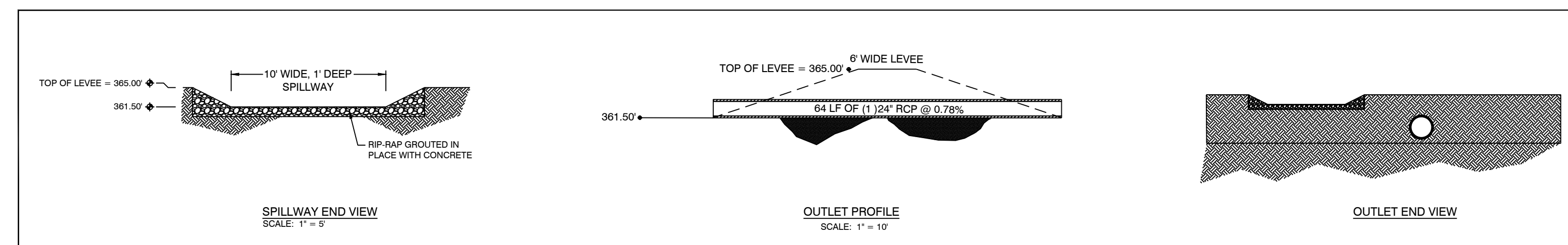
Routine Maintenance
Routine maintenance will include but not be limited to:
-Mowing of the bank slopes and area around the pond on a monthly basis during the growing season and as needed during the cooler months.

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

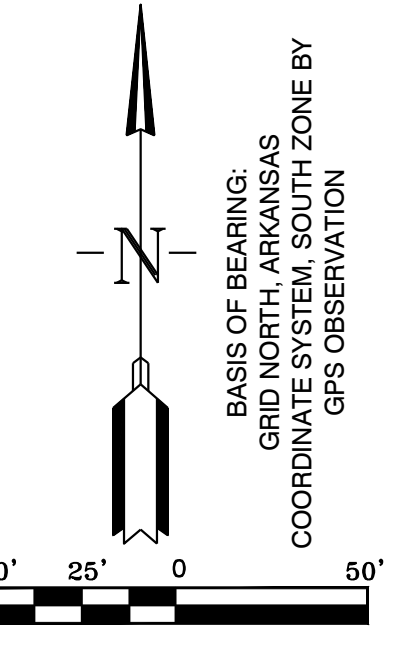
-Trash will be removed from around the pond to prevent entering the pond. Generally, the site should be kept free of loose trash which could be carried off site by wind or rain.

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

Periodic or Non-Routine Maintenance
The routine inspection of the pond area and discharge pipe will identify needed repairs and non-routine maintenance. These items may include but not be limited to:
-Re-growth of trees on or around the pond bank. These should be cut and removed from the pond area.
-Sediment from the site may accumulate in the pond bottom and reduce the pond to below design volume requirements. The pond should be excavated if the pond bottom elevation reached a level that allows excessive aquatic growth or reduces the pond efficiency such, that the sediments are passing the discharge structure and release off site.
-Stabilization or re-grading of side slopes may be required periodically or after excessive rain events. Any disturbance of slopes should be reseeded or may require installation of erosion control materials until seeding can reestablish adequate grasses to prevent future erosion.
-Any other maintenance or repairs which would minimize other maintenance to the pond or outfall structures.

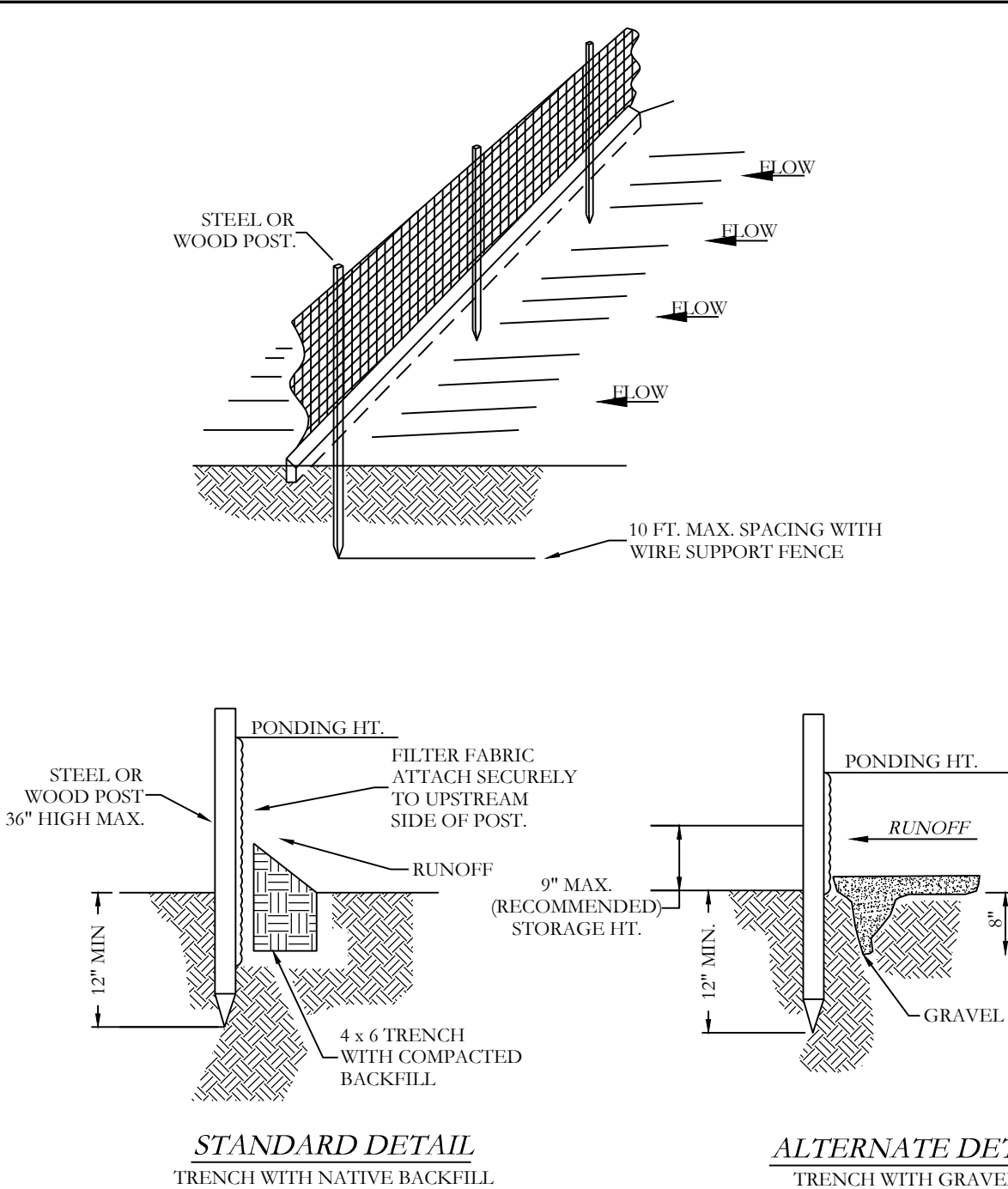


RETENTION POND - OUTLET CROSS-SECTIONS & DETAILS
SCALE: VARIES

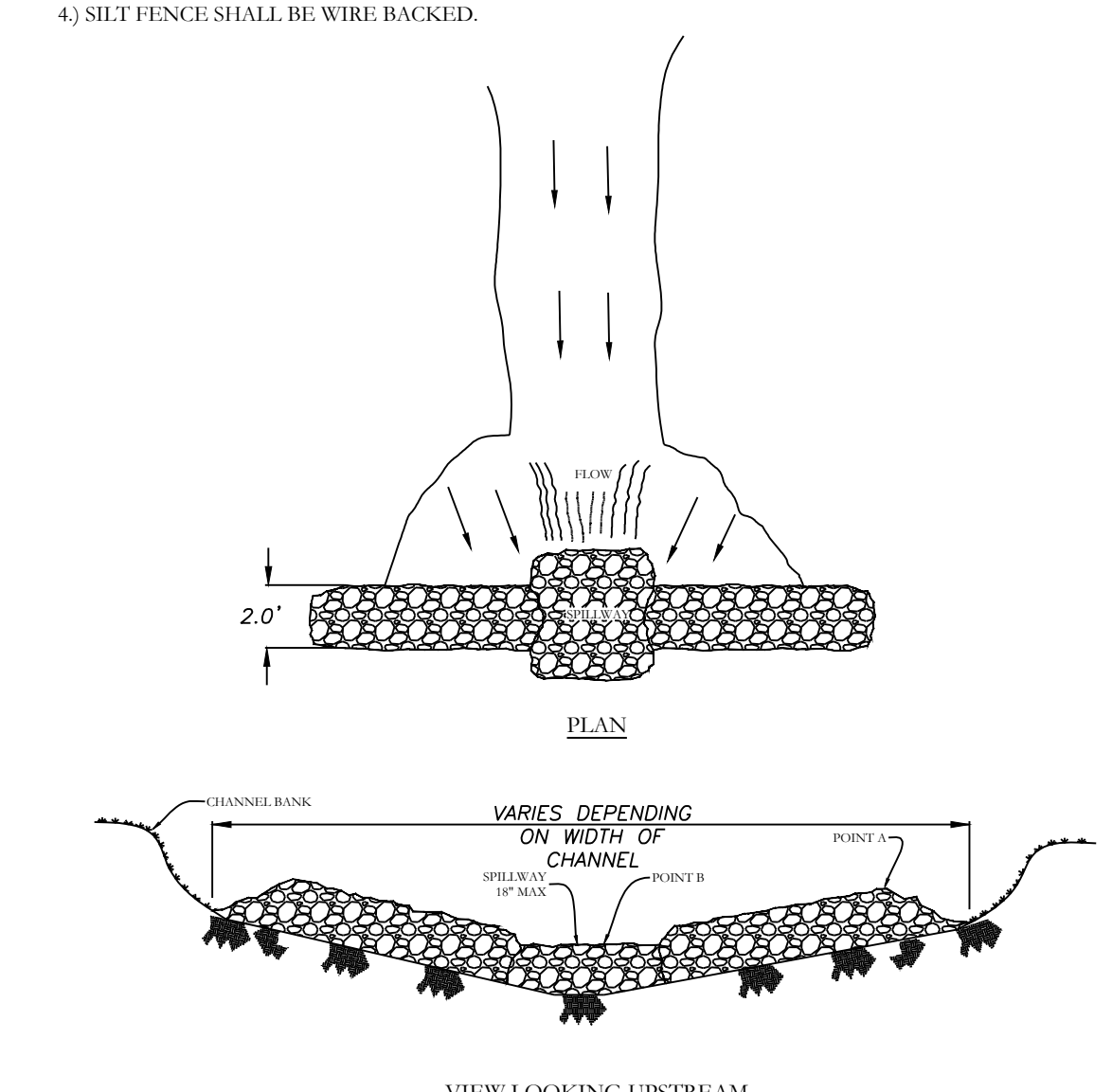


HOPE CONSULTING ENGINEERS - SURVEYORS		117 S. Market Street, Benton, Arkansas 72015 PH. (501)315-2626 FAX (501) 315-0024 www.hopeconsulting.com	
FOR USE AND BENEFIT OF: WIGGINS FAMILY REAL ESTATE HOLDINGS, LLC			
STARLIGHT VILLAGE SUBDIVISION DETENTION POND			
A SUBDIVISION IN CITY OF BRYANT, SALINE COUNTY, ARKANSAS			
DATE: 9/26/2022	C.A.D. BY:	DRAWING NUMBER:	
REVISIED:	CHECKED BY:	19-0238	
SHEET: C-5.0	SCALE:		

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SILT FENCE



RIP-RAP CHECK DAM

EROSION CONTROL NOTES

RETENTION POND AREAS ARE REQUIRED TO BE SOLID SOD STABILIZATION ONLY.

MAXIMUM SLOPE OF 3H:1V ON DETENTION POND LEVEES

CONTRACTOR MUST HAVE INLET PROTECTION MEASURES INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF DRAINAGE INLETS/STRUCTURES IS COMPLETE. SEDIMENT BARRIERS SHALL BE MAINTAINED THROUGHOUT AND INSPECTED THROUGHOUT CONSTRUCTION PROCESS UNTIL PROJECT IS COMPLETE

RIP RAP SEDIMENT BARRIERS SHALL BE USED AT ALL STORMWATER DISCHARGE POINTS SHOWN ON PLANS ASAP

CONTRACTOR SHOULD WORK WITH ENGINEER TO ESTABLISH EFFECTIVE AND EFFICIENT PLAN TO PREVENT SEDIMENT RUNOFF BY DETERMINING WHERE SILT FENCING OR OTHER TYPES OF CONTROLS ARE NECESSARY

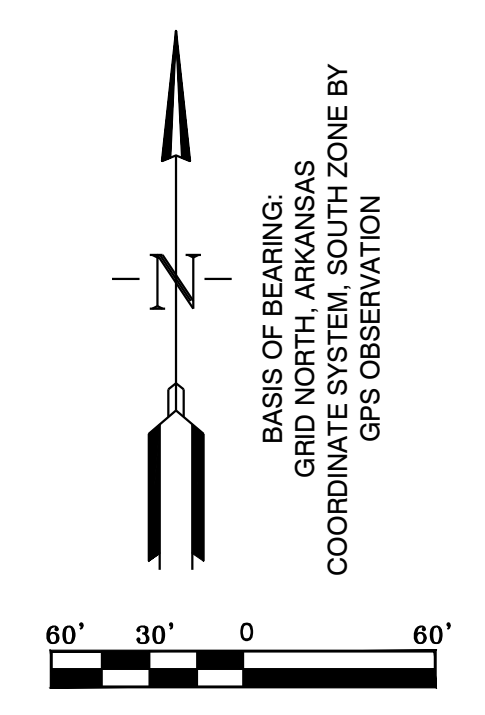
SOME EROSION CONTROL MEASURES, SILT FENCING, OR CHECK DAMS MAY NOT BE NECESSARY DURING INITIAL ROW CLEARING BUT MAY BE NEEDED ONCE LOT CLEARING AND HOME BUILDING BEGINS

EXISTING VEGETATION WILL ONLY BE REMOVED INSIDE ROW AND WITHIN HOUSE FOOTPRINTS AS THEY ARE CONSTRUCTED. ADDITIONAL SILT FENCING WILL BE ADDED TO INDIVIDUAL LOTS AS HOME CONSTRUCTION TAKES PLACE.

DEADLINES FOR STABILIZATION AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASES.

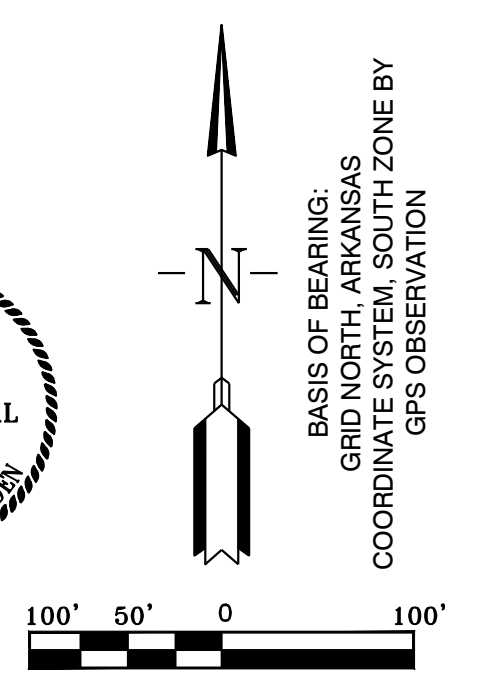
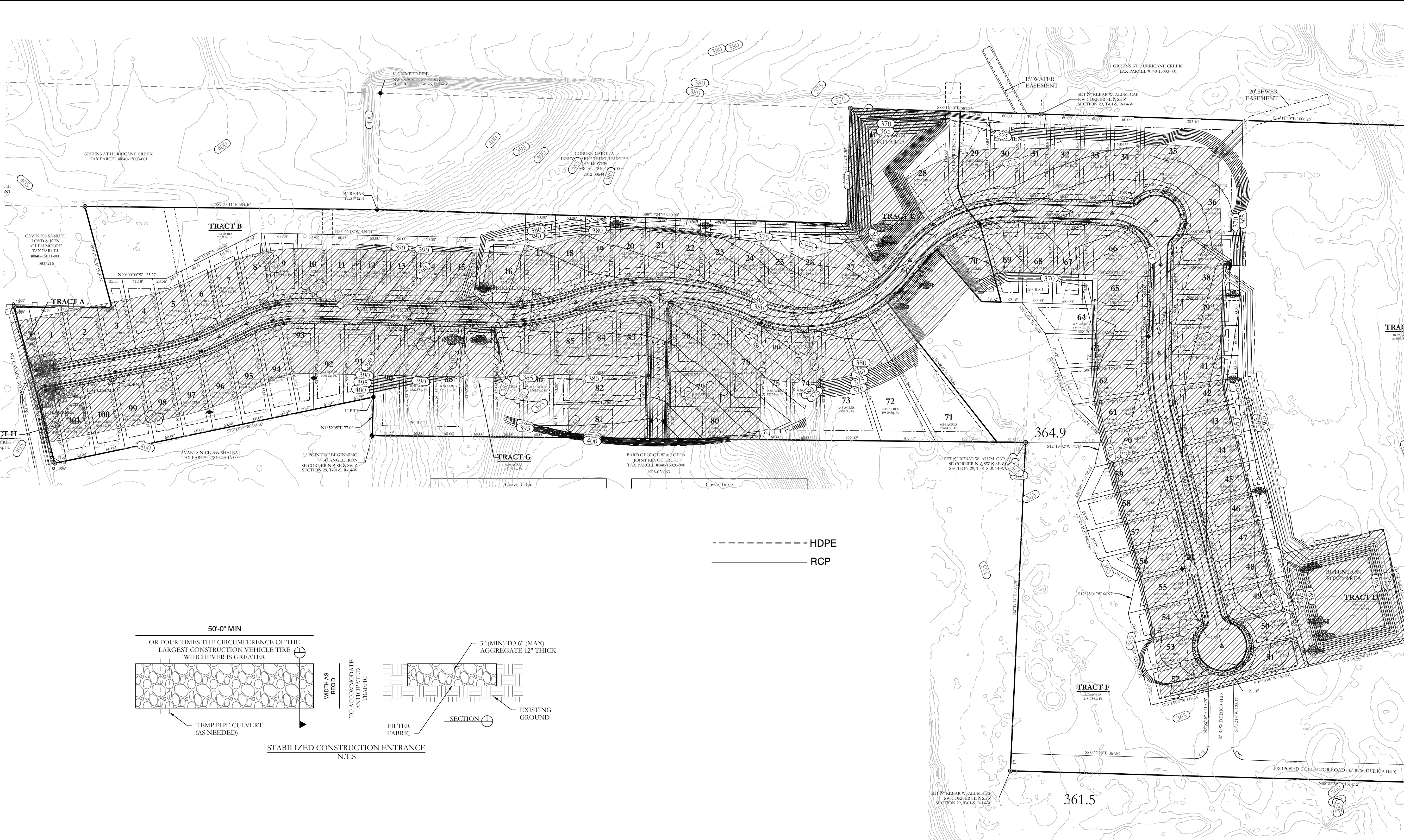
STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY CEASED.

STABILIZATION MEASURES SHALL BE INITIATED IMMEDIATELY IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED



ERC LEGEND

- SITE POSTING
- CONC. WASHOUT DETENTION AREA
- SILT FENCE
- ROCK CHECK DAM
- CONSTRUCTION ENTRANCE



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

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