



Bryant Planning Commission Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

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

Date: September 12, 2022 - **Time:** 6:00 PM

Call to Order

Approval of Minutes

1. Bryant Planning Commission Meeting Minutes 08/08/2022

- [2022-8-08 Planning Commission Meeting Minutes.pdf](#)

Announcements

Director's Report

DRC Report

2. HE&L Subdivision Replat - Lot 14

Hope Consulting - Requesting Approval for Replat - RECOMMENDED APPROVAL

3. Lombard Heights Phase 1 - Final Plat

Hope Consulting - Requesting Approval for Final Plat - RECOMMENDED APPROVAL Contingent upon Completion of Remaining DRC Comments

4. Grace Village Phase 3 - Final Plat

GarNat Engineering - Requesting Final Plat Approval - RECOMMENDED APPROVAL Contingent upon installation of Street Signs by September 12th.

5. Creekside Addition Phase 2 - Preliminary Plat

GarNat Engineering - Requesting the following: 1) Preliminary Plat Approval - RECOMMENDED APPROVAL Contingent upon Stormwater Comments being Addressed 2) Approval for Modification from Code on Master Transportation Plan for street - RECOMMENDED APPROVAL 3) Modification from code for waiver on sidewalk requirement - RECOMMENDED APPROVAL

6. Walmart - 400 Bryant Ave - Special Sign Permit

Harrison French and Associates - Requesting Approval for Special Sign Permit - RECOMMENDED APPROVAL

7. Custom Advertising - 23738 I-30 - Sign Variance

Custom Advertising - Requesting Approval for Sign Variance - RECOMMENDED APPROVAL

8. Springhill Tavern - 2224 Brandon Loop - New Addition

Michael Bolin and Associates - Requesting Approval for New Building Addition - APPROVED

- [0583-PLN-01.pdf](#)
- [0583-APP-01.pdf](#)

9. Domino's - 3415 HWY 5 - Sign Permit

Arkansas Sign and Neon - Requesting Sign Permit Approval - APPROVED

- [0589-APP-01.pdf](#)

Old Business

New Business

10. HE&L Subdivison Replat - Lot 14

Hope Consulting - Requesting Approval for Replat

- [0585-PLN-02.pdf](#)

11. Lombard Heights Phase 1 - Final Plat

Hope Consulting - Requesting Approval for Final Plat

- [0578-BOA-01.pdf](#)
- [0578-ASB-02.pdf](#)
- [0578-PLN-02.pdf](#)
- [0578-APP-01.pdf](#)
- [0578-LTR-01.pdf](#)

12. Grace Village Phase 3 - Final Plat

GarNat Engineering - Requesting Final Plat Approval

- [0570-PLT-02.pdf](#)
- [0570-ASB-02.pdf](#)
- [0570-ELF-01.pdf](#)
- [0570-MTN-01.pdf](#)
- [0570-ASB-01.pdf](#)
- [0570-LTR-02.pdf](#)
- [0570-LTR-01.pdf](#)
- [0570-APP-01.pdf](#)

13. Creekside Addition Phase 2 - Preliminary Plat

GarNat Engineering - Requesting the following: 1) Preliminary Plat Approval 2) Approval for Modification from Code on Master Transportation Plan for street 3) Modification from code for waiver on sidewalk requirement

- [0586-LTR-02.jpg](#)
- [0586-PLN-03.pdf](#)
- [0586-BND-01.pdf](#)
- [0586-LTR-01.pdf](#)
- [0586-DRN-01.pdf](#)
- [0586-APP-01.pdf](#)

14. Walmart - 400 Bryant Ave - Special Sign Permit

Harrison French and Associates - Requesting Approval for Special Sign Permit

- [0538-APP-02.pdf](#)

15. Custom Advertising - 23738 I-30 - Sign Variance

Custom Advertising - Requesting Sign Variance

- [0588-APP-01.pdf](#)

Adjournments



Bryant Planning Commission Meeting Minutes

Monday, August 8, 2022

Boswell Municipal Complex – City Hall Courtroom

6:00 PM

Agenda

CALL TO ORDER

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

ANNOUNCEMENTS

No Announcements.

APPROVAL OF MINUTES

1. Planning Commission Meeting Minutes *July 11, 2022*

Motion to Approve Minutes made by Commissioner Statton, Seconded by Commissioner Hooten. Voice Vote, 7 Yays, 0 nays. 1 Absent.

Vice-Chairman Burgess read the DRC Report.

DRC REPORT

2. Bryant Public Safety - New Training Range Addition

*Ted Taylor - Requesting Approval for New Shooting Range Addition at Bryant Public Safety -
APPROVED*

3. Take 5 Carwash - 3017 Marketplace Ave - Signage

Arkansas Sign and Neon - Requesting Sign Permit Approval - STAFF APPROVED Facade Signs "A" and "B"

- Requesting Approval for Pole Sign - APPROVED,
- Requesting Approval for Sign Variance on Facade Sign "C" - Recommended Approval

4. Alcoa 40 Park - New Pavillion

Ted Taylor - Requesting Approval for New Pavillion - APPROVED

5. Mills Park - Tennis Courts

Ted Taylor - Requesting Approval for New Tennis Courts - APPROVED

6. Road Runner - 23190 I-30 - Sign Variance

Fennel Purifoy Architects - Requesting Sign Variance for Two facade signs on one building facade
- RECOMMENDED APPROVAL

7. Stone Luxury Living - PUD - 9318 HWY 5

GarNat Engineering - Requesting PUD Plan Approval

- Requesting Approval for Rezoning from R-M to PUD - RECOMMENDED APPROVAL

8. Grace Village Ph 3 - Final Plat

GarNat Engineering - Requesting Final Plat Approval - RECOMMENDED APPROVAL, Contingent upon New Plat showing Sewer easement moved, Detention Pond Completion, Street Signage

PUBLIC HEARING

9. Stone Luxury Living - PUD - 9318 HWY 5

GarNat Engineering - Requesting Approval for Rezoning from R-M to PUD

After Discussion on the purpose for the Rezoning, Chairman Johnson opened the public hearing and asked for people here to speak on the rezoning to come forward.

Before discussion began Truett Smith explained a PUD Development plan. After the public hearing and approval by the Planning Commission, the zoning plan goes before the council for approval, and whatever is on the zoning plan is what has to be developed. Vernon Williams with GarNat Engineering told the commission that the entire water and sewer infrastructure would be rebuilt. The road will also be rebuilt and widened therefore the sidewalks would be on the curb. This is so vehicles can be parked in the driveways and not block the sidewalk. There will also be parking pads distributed around the area for overflow parking. The roads and the lift station would be private but the water would remain public.

Marilyn Scott stated concerns about the additional traffic to the area. Truett Smith made it known that the area sees about 12,000 vehicles per day. The additional 50 or so vehicles would not make a huge difference to traffic flow.

After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve. 7 yays, 0 nays, Erwin Absent.

Motion to Close Public Hearing made by Commissioner Penfield , Seconded by Commissioner Burgess. Voice Vote, 7 Yays, 0 nays. Erwin Absent.

NEW BUSINESS

10. Take 5 Carwash - 3017 Marketplace Ave - Sign Variance

Arkansas Sign and Neon - Requesting Approval for Sign Variance on Facade sign "C"

After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve. 6 yays, 1 nays, Erwin Absent.

11. Road Runner - 23190 I-30 N - Sign Variance

Fennel Purifoy Architects - Requesting Approval for Sign Variance

After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve. 7 yays, 0 nays, Erwin Absent.

12. Stone Luxury Living - PUD - 9318 HWY 5

GarNat Engineering - Requesting Approval for PUD Plan

Contingent on City Council Approval

After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve. 7 yays, 0 nays, Erwin Absent.

13. Grace Village Ph 3 - Final Plat

GarNat Engineering - Requesting Final Plat Approval

After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve. 7 yays, 0 nays, Erwin Absent.

ADJOURNMENT

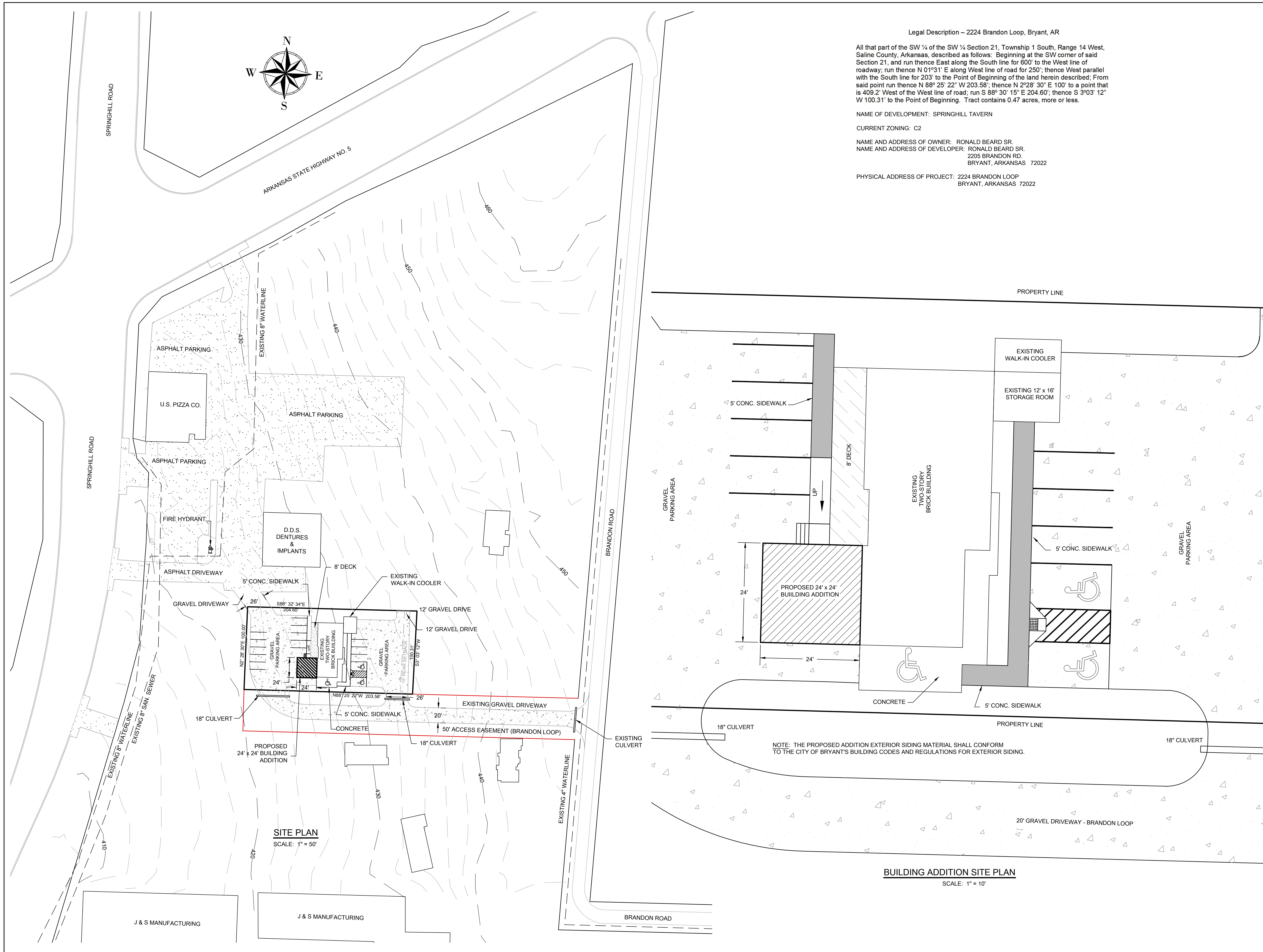
Motion to Adjourn made by Commissioner Burgess, Seconded by Commissioner Penfield. Voice Vote, 7 Yays, 0 nays. 1 Absent. Meeting was adjourned.

Chairman, Rick Johnson

Date

Secretary, Tracy Picanco

Date

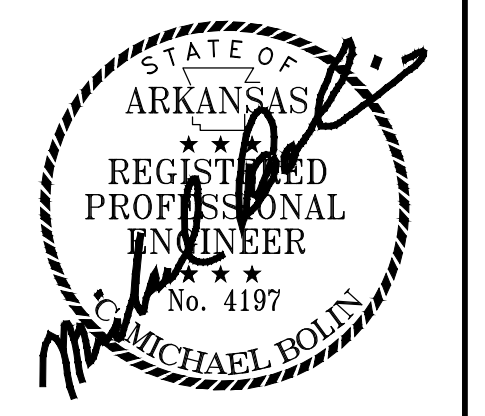


Legal Description – 2224 Brandon Loop, Bryant, AR
 All that part of the SW ¼ of the SW ¼ Section 21, Township 1 South, Range 14 West, Saline County, Arkansas, described as follows: Beginning at the SW corner of said Section 21, and run thence East along the South line for 600' to the West line of roadway; run thence N 01°31' E along West line of road for 250'; thence West parallel with the South line for 203' to the Point of Beginning of the land herein described; From said point run thence N 88° 25' 22" W 203.58'; thence N 2°28' 30" E 100' to a point that is 409.2' West of the West line of road; run S 88° 30' 15" E 204.60'; thence S 3°03' 12" W 100.31' to the Point of Beginning. Tract contains 0.47 acres, more or less.

NAME OF DEVELOPMENT: SPRINGHILL TAVERN
 CURRENT ZONING: C2
 NAME AND ADDRESS OF OWNER: RONALD BEARD SR.
 NAME AND ADDRESS OF DEVELOPER: RONALD BEARD SR.
 2205 BRANDON RD.
 BRYANT, ARKANSAS 72022
 PHYSICAL ADDRESS OF PROJECT: 2224 BRANDON LOOP
 BRYANT, ARKANSAS 72022

MICHAEL BOLIN & ASSOCIATES, INC.
CONSULTING ENGINEERS
 P.O. BOX 605, BENTON, AR 72018, (501) 776-2692
 FAX (501) 776-2619 EMAIL: cmbolin@sbcglobal.net

BRYANT, ARKANSAS
SPRINGHILL TAVERN
 2224 BRANDON LOOP
BUILDING ADDITION SITE PLAN



AS-BUILT DATE:
 CONTACT PERSON:
 M. BOLIN
 SCALE:
 AS SHOWN
 DATE: AUGUST 2022

BUILDING ADDITION SITE PLAN
 SHEET NO.
 JOB NO. 1 OF 1

NOTE: THE PROPOSED ADDITION EXTERIOR SIDING MATERIAL SHALL CONFORM TO THE CITY OF BRYANT'S BUILDING CODES AND REGULATIONS FOR EXTERIOR SIDING.

BUILDING ADDITION SITE PLAN
 SCALE: 1" = 10'

SITE PLAN
 SCALE: 1" = 50'

Bryant Planning Commission

SMALL SCALE DEVELOPMENT COMMERCIAL BUILDING CHECKLIST

CITY OF BRYANT
210 SW 3RD STREET
BRYANT, AR 72022
501-943-0309

PC MEETING DATE: THURSDAY OF EACH WEEK
TIME: 9:00 A.M.
PLACE: ADMINISTRATION CONFERENCE ROOM-BRYANT OFFICE
COMPLEX
AGENDA DEADLINE: 5:00 P.M. FRIDAY PRIOR TO SCHEDULED MEETING DATE


REQUIREMENTS FOR SUBMISSION

1. COMPLETED CHECKLIST (SUBDIVISION OR BUILDING)
2. ADA/ABA FORM COMPLETED
3. TWO FULL SETS OF BUILDING PLANS
4. 12 FOLDED COPIES OF SITE PLAN (MINIMUM SIZE 17" X 34") THAT INCLUDES THE FOLLOWING:
 - A. VICINITY MAP
 - B. LEGAL DESCRIPTION
 - C. LANDSCAPING PLAN
5. 12 FOLDED COPIES OF FLOOR PLAN
6. 12 COPIES OF FRONT AND REAR BUILDING ELEVATIONS
7. A CD IN .PDF FORMAT
8. COPY OF ADEQ STORMWATER POLLUTION PREVENTION PLAN FOR PROPERTY PARCEL CONTAINING ONE ACRE OR LARGER.
9. 2 COPIES OF STORMWATER DETENTION PLAN
10. \$250.00 FOR STORMWATER DETENTION AND DRAINAGE PLAN REVIEW

ALL REQUIREMENTS LISTED ABOVE MUST BE COMPLETED AND ATTACHED BEFORE SUBMITTING APPLICATION TO BE PLACED ON THE PLANNING COMMISSION AGENDA.

NOTE: WHEN MAKING CHANGES TO AN APPROVED SITE PLAN, A REVISED SITE PLAN MUST BE SUBMITTED TO THE BRYANT PLANNING COMMISSION FOR APPROVAL. THIS MUST BE DONE PRIOR TO IMPLEMENTATION. FAILURE TO COMPLY WILL RESULT IN PENALTIES/FINES BEING IMPOSED IN ACCORDANCE WITH CITY ORDINANCES.

I HAVE COMPLIED WITH THE REQUIREMENTS LISTED ABOVE AND HAVE CHECKED ALL OF THE BOXES ON THE CHECKLIST WHICH APPLY TO THIS PROJECT SUBMITTAL.


SIGNATURE


DATE

City of Bryant Commercial Building Checklist

Name of Development SPRINGHILL TAVERN
Site Location 2224 BRANDON LOOP Current zoning C 2
Owner RONALD BEARD Phone 501-231-6558

I. BASIC INFORMATION NEEDED ON THE SITE PLAN

- ✓ 1. Name of Development
- ✓ 2. Current zoning
- ✓ 3. Name and Address of owner of Record
- ✓ 4. Name and address of the architect, landscape architect, engineer, surveyor, or other person involved in the preparation of the plan
- ✓ 5. Date of preparation of the plan
- ✓ 6. Vicinity map locating streets, highways, section lines, railroad, schools, & parks within ½ mile
- ✓ 7. Legal description of the property with exact boundary lines
- ✓ 8. North arrow & Scale
- ✓ 9. Identification of any land areas within the 100 year floodplain and within the 100 year floodway
- ✓ 10. Lot area in square feet
- ✓ 11. Show scale (not less than 1" = 100') (paper size minimum 17" X 34")
- ✓ 12. Existing streams, drainage channels, and other bodies of water
- ✓ 13. Drainage easements for stormwater run-off and detention shown & labeled
- ✓ 14. Location and name of existing streets
- ✓ 15. Show source of water supply
- ✓ 16. Show location of waste water connection to municipal system & sanitary sewer layout
- ✓ 17. Fire Hydrant placement
- ✓ 18. Proposed location of buildings and other structures, parking areas, drives, loading areas, service areas, alleys, walks, screening, and public streets
- ✓ 19. Sufficient dimensions to indicate relationship between buildings, property lines, parking areas and other elements of the plan
- ✓ 20. Extent and character of proposed landscaping. Common and/or Botanical plant names and sizes of new vegetation must be clearly indicated.
- ✓ 21. Location, massing and pattern of existing vegetation to be retained
- ✓ 22. Existing structures on the site
- ✓ 23. Pedestrian and vehicular access points, sidewalks, crosswalks, etc.
- N/A
EXIST. BLDG. ✓ 24. Typical building elevations depicting the style, size and exterior construction materials of the buildings proposed. Where several building types are proposed on the plan, such as apartments and commercial buildings, a separate sketch shall be prepared for each type. The elevations shall be drawn at a minimum scale of 1/16" to a foot and must show adjoining context.
- N/A ✓ 25. Any variance approvals

II ADDITIONAL INFORMATION NEEDED, BUT NOT ON THE SITE PLAN

COMMERCIAL BUILDING WORKSHEET

	Yes	No
Site is compatible with Master Street Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Proposed improvement is within building line setbacks Front <u>0</u> ft. Side <u>0</u> ft. CNR Side <u>0</u> ft. Back <u>15</u> ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parking requirements can be satisfied Floor Space <u>3351</u> sq.ft. divided by 300 = <u>11.17</u> (no. of parking spaces required)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Improvement is outside 100 year flood plain (if answer is no - Provide 404 Permit for site)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lowest building floor level and all mechanical equipment are above FEMA 100 year flood elevation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Will there be a dumpster located on the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Will there be a construction site office?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Have you made "One Call"?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Structure and site complies with ADA (Americans with Disability Act) and ABA (Architectural Barriers Act) Accessibility Guidelines	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Design complies with Arkansas Plumbing Code and National Electric Code requirements	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Foundation and structure meet earthquake requirements for Zone 1.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Structure meets Arkansas Energy Code for specified use.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with Arkansas Fire Prevention Code	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with International Code Council regulations	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Will a Site Clearance Permit be required? (City Ordinance 2002-03)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are you granted any variances by the Board of Adjustment? If you have been granted a variance please explain in detail:	<input type="checkbox"/>	<input checked="" type="checkbox"/>

III. LANDSCAPING COMPLIANCE WITH REQUIREMENTS

	YES	NO
No planting within 5 feet of a fire hydrant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Spacing will be 40' between trees	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tree must be a minimum 3" in diameter at the base and 12' + tall	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Existing trees meeting the minimum size can be counted to meet above criteria	<input checked="" type="checkbox"/>	<input type="checkbox"/>
No trees can be planted within 30 feet of a property corner or driveway	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Shrubs along street right-of-way lines cannot exceed 30 inches in height	<input checked="" type="checkbox"/>	<input type="checkbox"/>

IV. SITE COVERAGE COMPLIANCE WITH REQUIREMENTS

(FOR YOUR CONVENIENCE WE HAVE LISTED THE THREE COMMERCIAL ZONING SITE COVERAGE REQUIREMENTS - CHOOSE THE ZONING FOR THIS PROJECT AND COMPLETE ONLY THAT SECTION)

	<u>YES</u>	<u>NO</u>
1. C-1 Zoning - Neighborhood Commercial		
Lot area: minimum of 2,500 square feet; maximum 16,000 square feet	_____	_____
Front Yard: none required	_____	_____
Side Yard: minimum of 5 feet each side	_____	_____
Rear Yard: minimum of 55 feet	_____	_____
Maximum lot coverage of 70% of the total area of the site for all principal, accessory buildings, parking lots, sidewalks, private streets, or drives.	_____	_____
Parking: one space per each 200 sq. ft. of commercial use	_____	_____
Loading areas: physically separated from all streets with 10 ft grassy area	_____	_____
When abuts a residential district, a minimum 6' high wood, rock, or masonry fence is required with a landscape screen	_____	_____
2. C-2 Zoning - Lots fronting along roadways designated as Interstate 30 and frontage roads, State Highway 5 and 183		
Front Yard: not less than 50 feet from front property line	_____	_____
Side Yard: not required, except where they abut a street or a residential lot line then a minimum of 25 feet is required	_____	_____
Rear Yard: minimum of 15 feet, except where they abut residential area then a minimum of 55 feet is required	_____	_____
A maximum lot coverage of 35% of the total area of the site for all principal and accessory buildings	_____	_____
Parking: one space per each 300 sq. ft. of occupied space	_____	_____
When abuts a residential district, a minimum 6' high wood, rock, or masonry fence is required with a landscape screen	_____	_____
3. C-2 Zoning - Lots fronting along roadways designated as interior local.		
Front Yard: none required	✓	_____
Side Yard: not required, except where they abut a street or a residential lot line then a minimum of 25 percent of lot dimension	✓	_____
Rear Yard: minimum of 15 feet, except where they abut residential area then a minimum of 55 feet is required	✓	_____
A maximum lot coverage of 85% of the total area of the site for all principal, accessory buildings and parking	✓	_____
Parking: one space per each 300 sq. ft. of occupied space	✓	_____
When abuts a residential district, a minimum 6' high wood, rock, or masonry fence is required with a landscape screen	N/A	_____

V. SITE PLAN ATTACHMENTS

(APPLICATION WILL NOT BE ACCEPTED UNTIL ALL ATTACHMENT REQUIREMENTS ARE MET)

- 26. Letter to Planning Commission stating your request
- 27. Completed Checklist
- 28. Completed ADA/ABA Form
- 29. Two full sets of Building Plans
- 30. 20¹² copies of Site Plan (folded to no larger than 8 1/2 X 14 size) that includes vicinity map and landscaping plan (minimum size 17" X 34" paper)
- 31. 20¹² copies of Landscaping Plan (folded to no larger than 8 1/2 X 14 size)
- 32. 20¹² copies of building floor plan (folded to no larger than 8 1/2 X 14 size)
- 33. Copy of Stormwater Detention approval
- 34. Copy of ADEQ Stormwater Pollution Prevention Plan for property containing one acre or larger.
- 35. IBM compatible diskette or CD with data in PDF format.
- 36. Receipt for \$250.00 for Stormwater Detention and Drainage Plan review

N/A
N/A

I CERTIFY that the design of SPRINGHILL TAVERN in the City of Bryant, Arkansas complies with the above regulations, laws and codes.

Ronnie Beard
 Owner
2205 BRANDON Rd.
 Mailing Address
Bryant, AR 72022
 City

Michael Bol
 Engineer/Architect
501-231-6558
 Phone #
8/8/2022
 Date

CITY USE

Action Taken:

Special Conditions:

Permit Issued:	Date _____	Sq.Ft. _____	Amount \$ _____
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Construction Completed Certified For Occupancy:	Date: _____
	Inspector: _____

Permit No. _____

BUILDING PERMIT

ADA/ABA ACCESSIBILITY STANDARDS

The *Americans with Disability Act* and *Architectural Barriers Act* Accessibility Guidelines were prepared by the U.S. Access Board and mandated by the U. S. Department of Justice regulations implementing Title III as the official ADA/ABA accessibility guidelines. **All new construction, remodeling, and modifications must conform to these building standards** for places of public accommodation and commercial facilities. Residential is exempt.

The ADA/ABA accessibility guidelines contain general design standards for building and site elements, such as accessible entrances and routes, ramps, parking spaces, stairs, elevators, restrooms, signage, etc. Also included are specific standards for restaurants, medical care facilities, libraries and transportation facilities and vehicles, and places of lodging.

The guidelines also include "scoping" requirements that outline the necessary features or appropriate quantity for achieving ready access. For example, at least 50 percent of all public entrances to buildings must be accessible with an accessible path of travel. In public restrooms, at least one bathroom stall must be accessible unless there are more than six stalls, in which case the number increases.

I hereby certify that I have read and examined the above notice and will comply with all guidelines of the ADA Accessibility Guidelines. I further understand that a copy of the ADA/ABA Regulations are available for inspection during business hours of City Hall or I may obtain a copy by writing:

The Access Board
1331 F Street, NW, Suite 1000
Washington, DC 20004-1111
(202) 272-0080 (v) (202) 272-0082 (TTY) (202) 272-0081 (fax)
(800) 872-2253 (v) (800) 993-2822 (TTY)
email: info@access-board.gov

Signature of Contractor
or Authorized Agent _____ Date _____

Signature of Owner
(if owner-builder) Ronnie Beard _____ Date 8/8/22

Application of Permit Approved: _____ Date _____
Commission - Chairman

Bryant Water & Sewer Department

GREASE TRAP STANDARDS

The City of Bryant requires all commercial buildings comply with plumbing codes found in the Arkansas State Plumbing Code, Latest Edition. All new construction, remodeling, and modifications must conform to these plumbing standards for places of public accommodation and commercial facilities. These guidelines contain general design standards for construction and site elements relating to plumbing.

As of 7/27/04, the Bryant Sewer & Water Commission requires stringent specification standards for commercial or public businesses that involve any food preparation on the premise. The new standard requires calculations, and associated data to be submitted to the Bryant Water Utilities General Manager concurrent with the proposed building plumbing plans along with a grease trap calculation form. Building Permits will not be issued until this form has been received and approved by the Bryant Water Utilities General Manager.

All new buildings or strip centers containing sections designated for commercial enterprise are encouraged to provide a stub-out for a separate waste line for future grease interceptor installation. The owner of a new strip center shall consider suitable physical property space and sewer gradient that will be conducive for the installation of an exterior, in-ground grease interceptor(s) for any flex space contained within the strip center. Physical Property Restrictions and sewer gradient shall not be a defense for failure to install an exterior, in-ground grease interceptor.

I hereby certify that I have read and examined the above notice and will comply with all guidelines of the City of Bryant Water & Sewer Department. I further understand that copies of the Grease Interceptor Design and Structural Criteria regulations will be available from the Bryant Water/Wastewater Plant (501-847-8083) during business hours.

Project Name _____

Signature of Contractor
or Authorized Agent _____ Date _____

Signature of Owner
(if owner-builder) Ronnie Beard Date 8-8-22

Calculations
Approved: _____ Date _____
Bryant Water Utilities General Manager



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

Approved 3 Signs
 Pole sign to DRC on 9/1/22 for
 Approval.
 -CL 8/19/22

SIGN PERMIT APPLICATION

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

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

Date: 08/03/2022

Sign Co. or Sign Owner

Name ARKANSAS SIGN & NEON
 Address 8525 DISTRIBUTION DR
 City, State, Zip LITTLE ROCK AR 72209
 Phone 501.562.3942
 Email Address lora@arkansassign.com

Property Owner

Name DOMINO'S - BRETT MEDDERS
 Address 3415 HWY 5
 City, State, Zip BRYANT AR 72019
 Phone 501-944-3209
 Email Address TOM.WHITEHEAD@MANDGPIZZA.COM

GENERAL INFORMATION

Name of Business DOMINOS
 Address/Location of sign 3415 HWY 5 BRYANT, AR 72019
 Zoning Classification _____ **JOB COSTS \$11300.00**

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

NR
ARKANSAS
 SIGN & NEON

8525 DISTRIBUTION DR.
 LITTLE ROCK, AR 72209
 501-562-3942 P
 501-562-6651 F

ALL TRADES, DESIGNS AND ARRANGEMENTS INDICATED OR REPRESENTED BY THIS DRAWING
 EXCEPT FOR REGISTERED TRADEMARKS ARE OWNED BY THE MANUFACTURER AND ARE REPRODUCED WITHOUT
 WRITTEN AUTHORIZATION IS OFFENSES GIVEN.
 CUSTOMER IS RESPONSIBLE TO OBTAIN ANY ALL NECESSARY APPROVALS IF APPLICABLE
 OUR LIABILITY IS LIMITED TO THE COST OF MATERIALS AND LABOR. SPECIAL DELIVERY TIME FROM ACCEPTANCE
 AND PERMITTING ARE 4-6 WEEKS. OUR GOALS IS TO DELIVER IN A TIMELY MANNER
 BARRING UNFORESEEN CIRCUMSTANCES

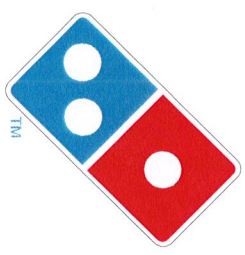
REPRESENTATIVE: DAVID ASHLEY
 DATE/DWG: 08/02/2022 - DWG1
 DESIGNER: LORA RAND REV/2
 CLIENT: DOMINO'S
 LOCATION: 3415 AR-5, Bryant, AR 72019
 SIGNATURE OF APPROVAL REQUIRED FOR PRODUCTION

Sign A

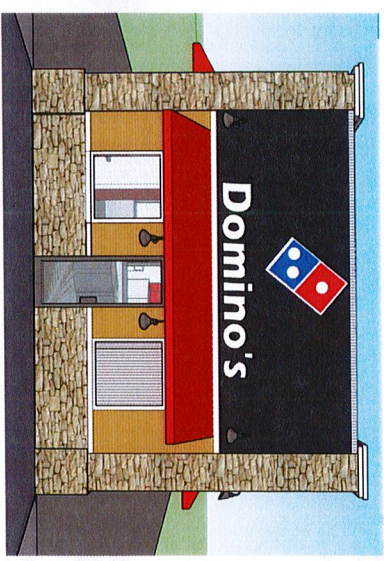
* Revised Sign to
 Meet SF Requirement.

49.19SF

SOUTH ELEVATION=19' X 26'



Domino's



STACKED



DOMINO'S BLUE-FACED IN-LINE RACEWAY CHANNEL LETTER SIZE SPECIFICATIONS

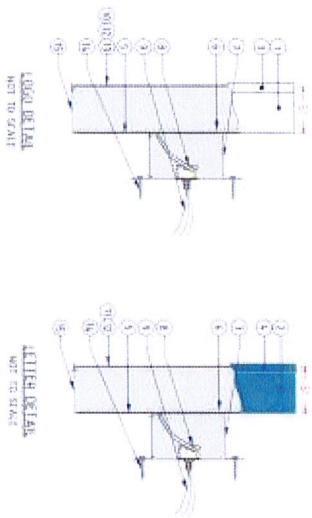
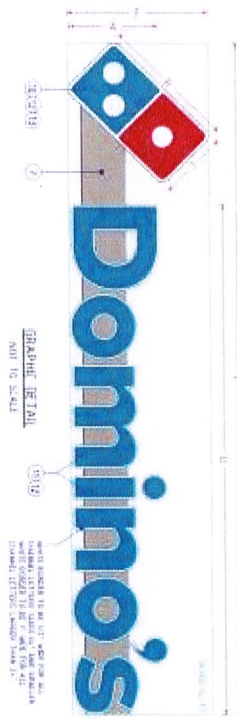
LETTER "D" HEIGHT	LOGO HEIGHT	LOGO LENGTH	COPY LENGTH	OVERALL HEIGHT	OVERALL LENGTH	AMP LOAD	BOXED SQUARE FOOTAGE	ACTUAL SQUARE FOOTAGE
A	B	C	D	E	F			
16"	2'-1 1/16"	1'-0 7/8"	7'-9 9/16"	2'-1 9/16"	10'-3 1/4"	0.65	21.86	8.16
18"	2'-4 3/16"	1'-2 1/2"	8'-9 5/16"	2'-4 3/4"	11'-6 11/16"	0.65	27.67	10.33
20"	2'-7 3/8"	1'-4 1/8"	9'-9"	2'-7 15/16"	12'-10 1/16"	0.65	34.16	12.75
24"	3'-1 5/8"	1'-7 3/8"	11'-8 3/8"	3'-2 5/16"	15'-4 7/8"	0.65	49.19	18.36
30"	3'-11"	2'-0 3/16"	14'-1 1/2"	3'-11 1/8"	19'-3 1/8"	0.55	76.86	28.69
36"	4'-8 7/16"	2'-5"	17'-6 9/16"	4'-9 7/16"	23'-1 3/8"	1.10	110.68	41.32



Sign B

3'11" X 19'3.125" = 28.69 ACTUAL SF/BOXED IS 76.86

WEST ELEVATION 19' X 84'



DOMINO'S BLUE-FACED IN-LINE RACEWAY CHANNEL LETTER SIZE SPECIFICATIONS

LETTER "D" HEIGHT	LOGO HEIGHT	LOGO LENGTH	COPY LENGTH	OVERALL HEIGHT	OVERALL LENGTH	AMP LOAD	BOXED SQUARE FOOTAGE	ACTUAL SQUARE FOOTAGE
A	B	C	D	E	F			
16"	2'-1 1/16"	1'-0 7/8"	7'-9 9/16"	2'-1 9/16"	10'-3 1/4"	0.65	21.86	8.16
18"	2'-4 3/16"	1'-2 1/2"	8'-9 5/16"	2'-4 3/4"	11'-6 11/16"	0.65	27.67	10.33
20"	2'-7 3/8"	1'-4 1/8"	9'-9"	2'-7 15/16"	12'-10 1/16"	0.65	34.16	12.75
24"	3'-1 5/8"	1'-7 3/8"	11'-8 3/8"	3'-2 5/16"	15'-4 7/8"	0.65	49.19	18.26
30"	3'-11"	2'-0 3/16"	14'-7 1/2"	3'-11 7/8"	19'-3 1/8"	0.65	76.86	28.69
36"	4'-8 7/16"	2'-5"	17'-6 9/16"	4'-9 7/16"	23'-1 3/8"	1.10	110.68	41.32

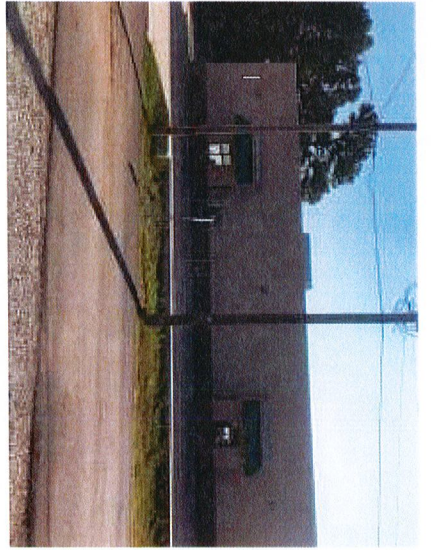




ALL WORKS, DESIGNS AND ARRANGEMENTS INDICATED OR REPRESENTED BY THIS DRAWING EXCEPT FOR REGISTERED TRADEMARKS ARE OWNED BY AND ARE THE PROPERTY OF ARKANSAS SIGN & NEON. VISIT US AT WWW.ARKANSASIGN.COM. CUSTOMERS ARE RESPONSIBLE TO OBTAIN ANY/ALL NECESSARY APPROVALS IF APPLICABLE. DELIVERY TIMES VARY PER AREA OF THE STATE. OUR GOALS IS TO DELIVER IN A TIMELY MANNER AND BE RESPONSIVE TO OUR CUSTOMERS. OUR GOALS IS TO DELIVER IN A TIMELY MANNER DURING UNUSUAL CIRCUMSTANCES.

Sign C

INSTALLED FLAG-MOUNTED ON WEST ELEVATION



REPRESENTATIVE: DAVID ASHLEY
 DATE/DWG: 08/02/2022 - DWG1
 DESIGNER: LORA RAND

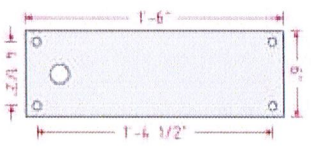
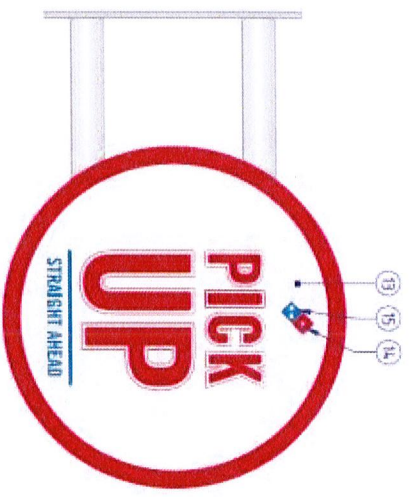
CLIENT: DOMINO'S
 LOCATION: 3415 AR-5, Bryant, AR 72019

SIGNATURE OF APPROVAL REQUIRED FOR PRODUCTION

NO.	PART DESCRIPTION
1	DOMINO'S PIZZA 2' X 2' PICK-UP FLAG MOUNT CONSTRUCTION SPECIFICATIONS
2	0.63" ALUMINUM SKIN
3	0.63" ALUMINUM BACK
4	1.25" X 1" ALUMINUM STANDING LEG
5	1 1/2" ALUMINUM RETAINER
6	2" X 1.56" PIPE
7	1" X 1/8" ALUMINUM STRAP
8	1" X 1/8" STEEL STRAP
9	1/2" X 1/8" STEEL STRAP
10	1/2" X 1/8" STEEL STRAP
11	1/2" X 1/8" STEEL STRAP
12	ELECTRICAL OUT - THRU BOTTOM POLE
13	1/2" X 1/8" STEEL STRAP
14	1/2" X 1/8" STEEL STRAP
15	1/2" X 1/8" STEEL STRAP

NOTES:

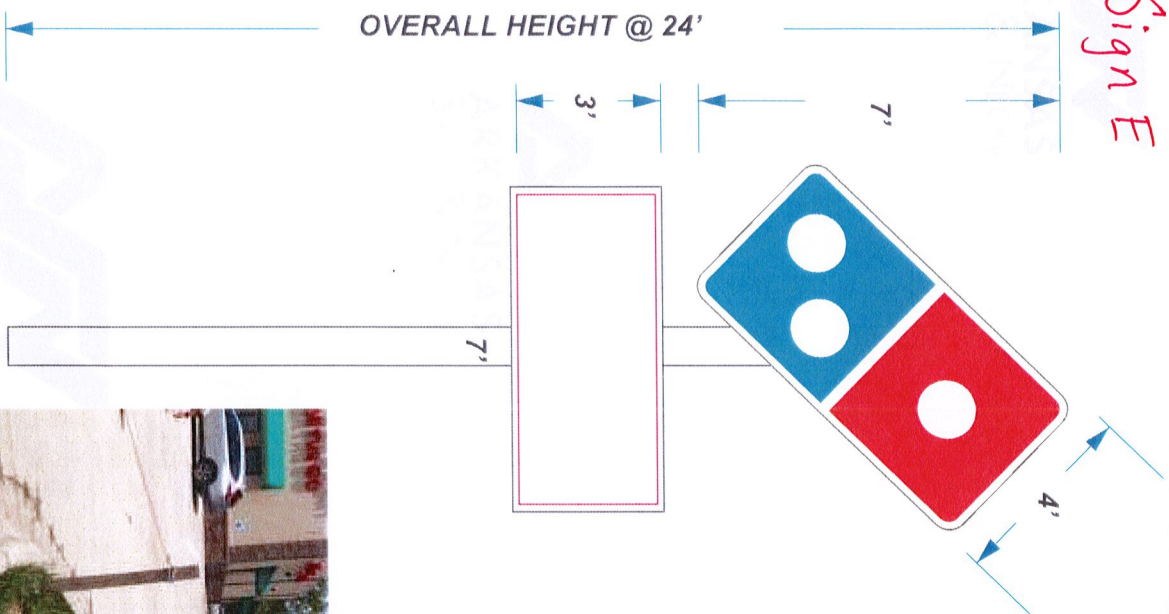
- DESIGN FACTOR: TO BE DETERMINED
- ALUMINUM CHANNEL LETTER CONSTRUCTION
- 2" ALUMINUM RETAINER
- EXTERIOR FINISH: PAINT TO MATCH PMS 186 RED
 CABINET - PAINT TO MATCH PMS 186 RED
 MOUNTING PLATE & POLES - PAINT MP CLOUD SILVER METALLIC METALLIC 18103
- INTERIOR FINISH: PAINT REFLECTIVE WHITE
- RETAINERS REMOVABLE FOR SERVICE ACCESS
- UL LISTED
- ELECTRICAL: 0.32 AMP/5/120 VOLTS
- SQUARE FOOTAGE:
 BOXED = 4.00
 ACTUAL = 3.14



GRAPHIC DETAIL
 SCALE: 1" = 1'-0"

PLATE DETAIL
 SCALE: 1" = 1'-0"

Sign E



REPRESENTATIVE: DAVID ASHLEY

DATE/DWG: 08/02/2022 - DWG1

DESIGNER: LORA RAND

CLIENT: DOMINO'S
 LOCATION: 3415 AR-5, Bryant, AR 72019

SIGNATURE OF APPROVAL REQUIRED FOR PRODUCTION

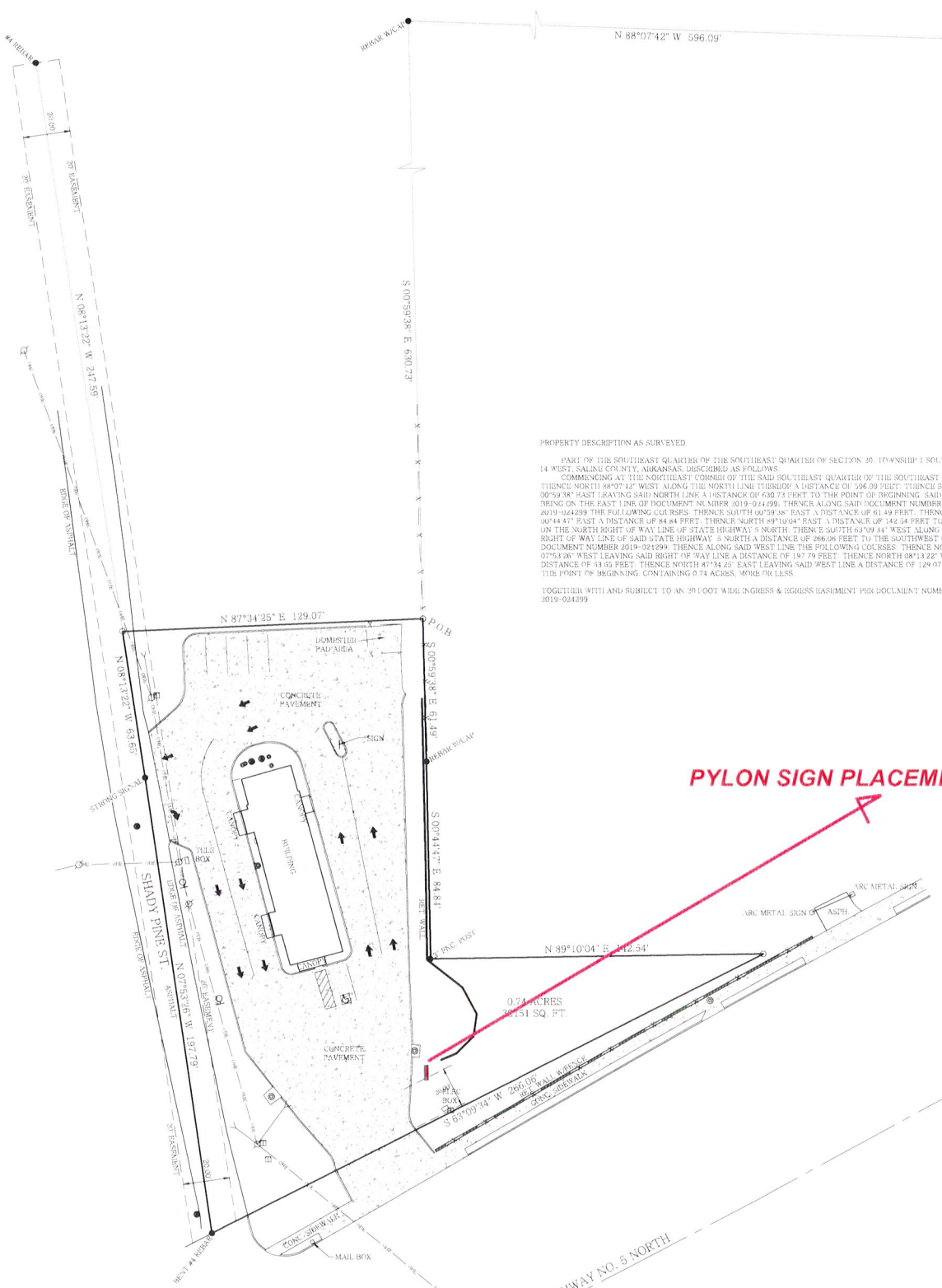
NE CORNER
 BR. 1/4 - SR. 1/4
 SECTION 20
 T. 15 - S. R. 14 - W.



PROPERTY DESCRIPTION AS SURVEYED

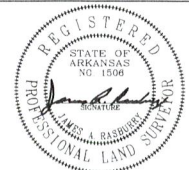
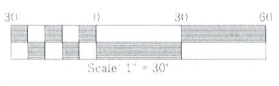
PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHEAST CORNER OF THE SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, THENCE NORTH 89°07'42" WEST ALONG THE NORTH LINE THEREOF A DISTANCE OF 596.09 FEET, THENCE SOUTH 00°52'58" EAST LEAVING SAID NORTH LINE A DISTANCE OF 630.73 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EAST LINE OF DOCUMENT NUMBER 2019-044299, THENCE ALONG SAID DOCUMENT NUMBER 2019-044299 THE FOLLOWING COURSES: THENCE SOUTH 00°59'38" EAST A DISTANCE OF 61.49 FEET, THENCE SOUTH 0°44'47" EAST A DISTANCE OF 84.84 FEET, THENCE NORTH 89°10'04" EAST A DISTANCE OF 142.54 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY 5 NORTH, THENCE SOUTH 63°09'41" WEST ALONG THE NORTH RIGHT OF WAY LINE OF SAID STATE HIGHWAY 5 NORTH A DISTANCE OF 266.06 FEET TO THE SOUTHWEST CORNER OF DOCUMENT NUMBER 2019-044299, THENCE ALONG SAID WEST LINE THE FOLLOWING COURSES: THENCE NORTH 07°54'26" WEST LEAVING SAID RIGHT OF WAY LINE A DISTANCE OF 197.79 FEET, THENCE NORTH 08°13'22" WEST A DISTANCE OF 43.65 FEET, THENCE NORTH 87°34'25" EAST LEAVING SAID WEST LINE A DISTANCE OF 129.07 FEET TO THE POINT OF BEGINNING, CONTAINING 0.74 ACRES, MORE OR LESS.

TOGETHER WITH AND SUBJECT TO AN 20 FOOT WIDE INGRESS & EGRESS BASEMENT PER DOCUMENT NUMBER 2019-044299.



PYLON SIGN PLACEMENT

- LEGEND
- FOUND MONUMENT
 - SET #5 REBAR/CAP #1506
 - ▲ COMPUTED POINT
 - ⊕ CONTROLLING CORNER
 - FENCE
 - BOLLARD
 - ⊙ GAS METER
 - ⊙ TELEPHONE PEDESTAL
 - ⊙ SEWER MANHOLE
 - ⊙ SIGN
 - ⊙ STORM WATER MANHOLE
 - ⊙ SEWER CLEANOUT
 - ⊙ POWER POLE
 - ⊙ GUY WIRE
 - OVERHEAD POWER LINE CENTERLINE



RASBERRY SURVEYING
 308 W. South Street
 Benton, AR 72015
 Office/Fax: (501) 860-6893
 E-Mail: aaron@razsurvey.com

I hereby certify that the above plat represents a survey made by me or under my supervision on this day. No independent search for encumbrances, covenants, encumbrances, or any other facts which an accurate title search may disclose was performed.

FOR USE AND BENEFIT OF:
 BDP HOLDINGS, LLC
 AND
 AMERICAN ABSTRACT & TITLE CO
 PROPERTY ADDRESS:
 31415 HIGHWAY 5 NORTH
 BRYANT, AR 72019

FILE: C:\DRAWINGS\15-14WS 20\BDP HOLDINGS	FIELDWORK DATE: 7-21-22	DRAWN BY: DCR
STATE CODE: 500-015-14W-0-20-220-02-1506	PLAT DATE: 7-26-22	CHECKED BY: JAR
	JOB# 22-210	

To whom it may concern:

I, Brent Meddles, Property owner/Landlord of the property located at 3415 Hwy 5, Bryant AR 72019,

Do hereby give authorization to ARKANSAS SIGN & NEON, 8525 DISTRIBUTION DR., LITTLE ROCK, AR 72209 to apply for permits and erect signage for the above location.

I fully understand the current Construction Lien Law and authorize said contractor or authorized agents to sign for and authorize permits. Said contractors will meet or exceed Code requirements and meet NEC standards.

BY: 
LANDLORD/PROPERTY OWNER SIGNATURE

DATE: 8/3/2022

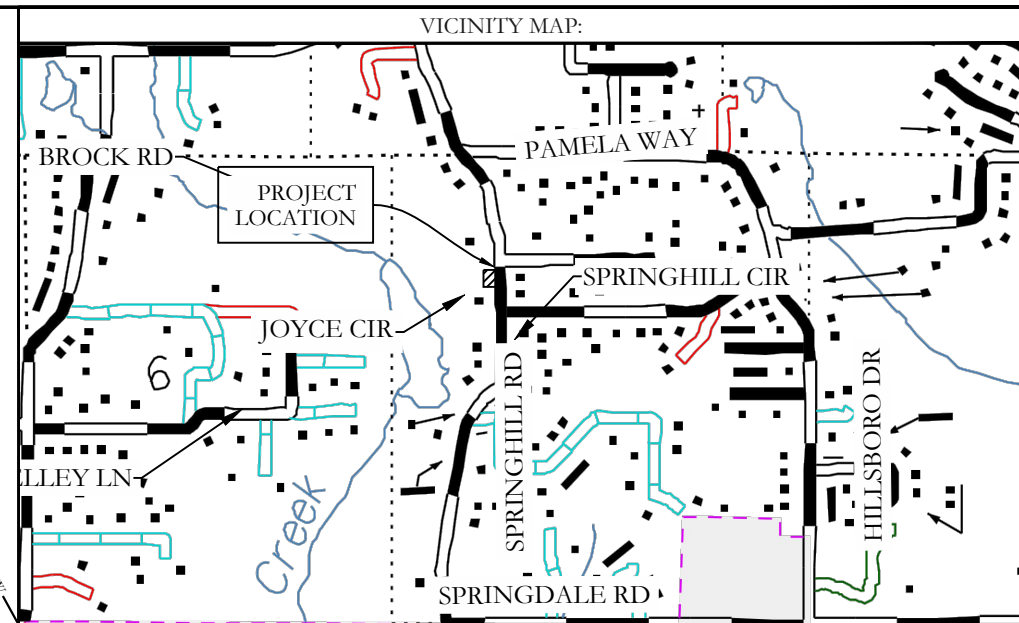
PRINTED NAME: Brent Meddles

ADDRESS: 9911 West Markham
Little Rock, AR 72205



130-00013-000
SWADLEY BLAKE, A & BLANCHE CHARLENE
7905 SPRINGHILL RD

130-00015-001
SYENABELE, BRUCE W & RTA L
2520 JOYCE CIR



OWNER: NAME: Tony Bessent
DEVELOPER: Tony Bessent
Address: 3621 Independence Drive
Bryant, Arkansas 72022

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

Date of Execution Name:
Source of Title: Saline County Document # 2013-91073

CERTIFICATE OF FINAL SURVEYING ACCURACY:
I, Corbitt R. Shoffner, hereby certify that this plat correctly represents a survey completed by me, or under my supervision, that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source of Titles; and that all monuments which were found or placed on the property are correctly described and located.

Date of Execution Name: W. Corbitt R. Shoffner,
Registered Professional
Land Surveyor, No. 1664
Arkansas

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 _____ are the record title owners of real property more particularly described Herein on plat, dated this _____ day of _____, 20____.

Licensed Abstractor No. _____

CERTIFICATE OF FINAL APPROVAL:
Pursuant to the Saline County Subdivision Rules and Regulations, this document was given approval by the Saline County Director. All of the conditions of approval having been completed, this document is hereby accepted, and this certificate executed under the authority of said rules and regulations.

Date of Execution Layne Penfield
Saline County Planning Chairman



By affixing my seal and signature, I, Corbitt Shoffner, Arkansas PS No. 1664, hereby certify that this drawing correctly depicts a survey compiled by me or under my direct supervision.

FLOOD STATEMENT

NO PORTION OF THE PROPERTY DESCRIBED HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA, ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL # 05125C0225D, DATED: 06/19/2012

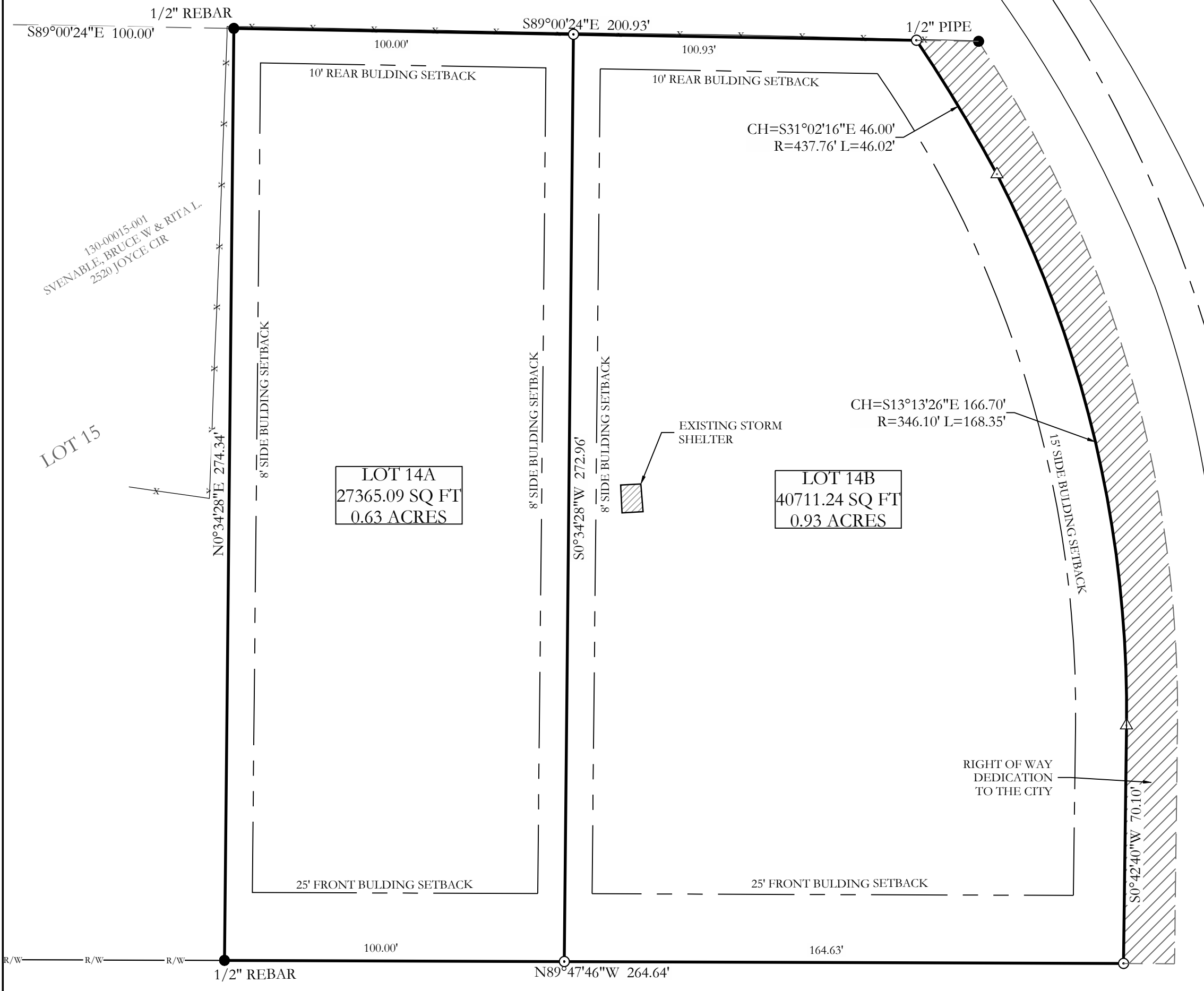


117 S. Market Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
BESSENT CONSTRUCTION, LLC

LOT 14A & 14B
A REPLAT OF LOT 14,
H. E. & L. SUBDIVISION,
A SUBDIVISION IN SALINE COUNTY, ARKANSAS

DATE: 05/24/2022	C.A.D. BY: MD	DRAWING NUMBER:
REVISED: 08/24/2022	CHECKED BY:	22-0534
SHEET: 500	SCALE: 1" = 30'	
01N	14W	0 05 130 62 1664



JOYCE CIRCLE (PLATTED SCHNIDER LANE)
(50' R/W)

GENERAL SURVEY NOTES:

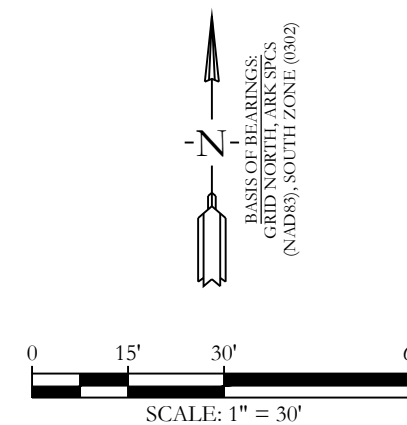
CURRENT OWNER: TONY T. BESSENT
PHYSICAL ADDRESS: 2512 JOYCE CIRCLE, ALEXANDER, AR
COUNTY PARCEL ID: 130-00014-000

THIS PLAT REPRESENTS A BOUNDARY SURVEY AND REPLAT OF LOT 14, H, E. & L. SUBDIVISION INTO TWO NEW LOTS BEING LOT 14A AND LOT 14B.

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.



LEGEND

●	- Found Aliquot Corner
●	- Found monument
○	- Set 1/2" Rebar
△	- Computed point
(M)	- Measured
(P)	- Plat/Deed
- - -	- Fence

KS Land Surveyors 2022/05/24 15:05:48 PLS LOT 14 H, E. & L. SUBDIVISION Survey DWG 214634 PLS LOT 14 H, E. & L. SUBDIVISION.dwg | PLOTTED: 8/24/2022 3:17 PM

**BILL OF ASSURANCE
LOMBARD HEIGHTS SUBDIVISION
PHASE I**

PART A. PREAMBLE

WHEREAS, SOUTHERN GENERAL CONTRACTORS LLC. is the Owner, by virtue of Property listed below in Saline County, Arkansas

A PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" REBAR AND CAP MARKING THE SOUTHEAST CORNER OF SAID NE1/4, SE1/4 OF SECTION 9; THENCE N89°29'36"W A DISTANCE OF 40.65 FEET TO THE POINT OF BEGINNING ON THE WESTERLY RIGHT-OF-WAY OF LOMBARD ROAD; SAID POINT BEING APPROXIMATELY 30 FEET FROM THE CENTERLINE THEREOF; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY S89°26'36"W A DISTANCE OF 251.45 FEET; THENCE N00°30'24"E A DISTANCE OF 152.28 FEET; THENCE N89°29'06"W A DISTANCE OF 196.51 FEET; THENCE N88°19'27"W A DISTANCE OF 593.43 FEET; THENCE S01°40'33"W A DISTANCE OF 125.00 FEET; THENCE N88°19'27"W A DISTANCE OF 20.00 FEET; THENCE N01°40'33"E A DISTANCE OF 300.01 FEET; THENCE N13°18'33"E A DISTANCE OF 51.05 FEET; THENCE N02°32'03"E A DISTANCE OF 80.00 FEET; THENCE S88°19'27"W A DISTANCE OF 410.05 FEET; THENCE N70°39'30"E A DISTANCE OF 53.88 FEET; THENCE S87°27'57"E A DISTANCE OF 169.40 FEET; THENCE S64°38'17"E A DISTANCE OF 228.48 FEET; THENCE S88°19'27"E A DISTANCE OF 210.44 FEET TO SAID WESTERLY RIGHT-OF-WAY OF LOMBARD ROAD, BEING APPROXIMATELY 30 FEET FROM THE CENTERLINE THEREOF; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY S01°12'23"W A DISTANCE OF 178.18 FEET; THENCE S02°46'04"W A DISTANCE OF 71.20 FEET; THENCE S04°06'35"W A DISTANCE OF 110.40 FEET; THENCE S05°06'02"W A DISTANCE OF 55.48 FEET; THENCE S03°10'56"W A DISTANCE OF 203.50 FEET TO THE POINT OF BEGINNING; CONTAINING 372,882 SQUARE FEET, OR 8.56 ACRES, MORE OR LESS.

WHEREAS, Owner has caused said land to be surveyed and a plat thereof made, dividing said land into lots as shown on said plat and showing the dimensions of each lot and the width of the streets as known as LOMBARD HEIGHTS SUBDIVISION, PHASE I, Saline County, Arkansas.

WHEREAS, the Saline County Real Estate Assessor and Office of Emergency Services have approved said Subdivision and road names.

NOW THEREFORE, SOUTHERN GENERAL CONTRACTORS., in consideration of the purposes herein stated, does hereby designate said land and make part hereof to be known as LOMBARD HEIGHTS , PHASE I, to the City of Bryant, Saline County, Arkansas, and that hereafter any conveyance by the Owners of said land by lot number shall forever be held to be good and legal description and the streets shown on said plat in said Subdivision are hereby and will become a public road to be accepted by Saline County for maintenance. The property owners of LOMBARD HEIGHTS are subject to and are joined as members of the LOMBARD HEIGHTS Property Owner's Association for the purpose of maintaining and ownership of common areas and appurtenants belonging thereto. The use of the land in said Subdivision being subject to the following Protective and Restrictive Covenants:

PART B. AREA OF APPLICATION

B-1 FULLY PROTECTED RESIDENTIAL AREA. The residential area covenants in Part C in their entirety shall apply to the entire Subdivision.

PART C: RESIDENTIAL AREA COVENANTS:

C-1 LAND USE AND BUILDING TYPE. No lot shall be used except for residential purposes. Not business of any nature or kind shall at any time be conducted in any building located on any of the lots. No building shall be erected, altered, placed or allowed to remain on any lot other than one detached, single-family dwelling not to exceed two stories in height, excluding basement area. No lot can be subdivided for any purpose without the prior approval from the Saline County Planning Board and the consent of 51 % of the voting members of the Property owners associations.

C-2 ARCHITECTURAL CONTROL. No dwelling or structure shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure, including landscaping, have been approved by the architectural control committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation, and intended objectives of the Architectural Control Committee to achieve a subdivision that accomplishes the desired architectural design in the structure and subdivision ascetics. No fence or wall shall be erected, placed or altered on any lot nearer than the setbacks as shown on the Plat. The term structure is defined to include any and all types of fences, antennas, decks, basketball goals, swimming pools and television satellite dishes, which in no event shall be placed in front of dwellings. Each property owner requesting approval shall submit to the Architectural Control Committee at least two weeks prior to the time approval is needed, a complete set of house plans and completed material and specifications list. Approval shall be provided in Part D.

C-3 DWELLING COST, QUALITY AND SIZE. No dwelling shall be permitted on any lot unless the dwelling has at least 1,600 square feet, it being the intention and purpose of the covenants to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that for the minimum permitted dwelling size. Each dwelling shall have a minimum of a two car garage. No open carports are allowed. No manufactured houses are allowed, site built homes only.

C-4 BUILDING LOCATION. No building shall be located on any lot, nearer to the side street line, than the minimum building set back lines as shown on the recorded plat. For the purposes of this covenant, eaves and steps shall not be considered as part of the building. No lot shall be subdivided and no more than one dwelling shall be permitted on any one lot.

C-5 BUILDING REQUIRMENTS. All buildings shall have roof pitch of no less than 6/12. A 2 car enclosed garage, No chain link fences shall be allowed, and all fences shall be of a wood type approved by the Architectural control committee.

C-6 EASEMENTS. Easements for installation and maintenance of utilities and drainage facilities, and construction, repair and maintenance of adequate walls, roofs and eaves are reserved as shown on recorded plat.

C-7 NUISANCES. No noxious or offensive trade or activities shall be carried on, nor shall anything be done thereon which may be or become a nuisance to the neighborhood.

C-8 TEMPORARY STRUCTURES. No structure of a temporary character, basement, tent, shack, garage, barn or other out building shall be used on any tract at any time as a residence either temporarily or permanently; except that the developer may have a temporary construction and/or sales office.

C-9 OUT BUILDINGS. One outbuilding for storage shall be permitted, if approved by the Architectural Control Committee and shall conform to the same architectural design and construction of the dwelling. Above ground swimming pools are prohibited.

C-10 SIGNS. No sign of any kind shall be displayed to the public view on any lot, except, one professional sign of not more than one square foot; one sign of not more than five square feet advertising the property for sale or rent or any signs used by a builder to advertise the property during the construction and sales period.

C-11 OWNER RESPONSIBILITY. Any property owner shall insure that any contractor performing services for the property owner shall comply with the provisions of this Bill of Assurance.

C-12 CONTRACTOR RESPONSIBILITY. No contractor shall damage in any way the utilities or streets in any manor.

C-13 OIL AND MINING OPERATIONS. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or structures designated for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

C-14 LIVESTOCK AND POULTRY. No animals, livestock or poultry of any kind may be raised, bred or kept on any tract, except that dogs or cats may be kept, on any lot provided that they are not kept, bred or maintained for any commercial purpose and provided that facilities for maintenance of same are approved by the Architectural Control Committee and that the keeping of same does not constitute a nuisance.

C-15 GARBAGE AND REFUSE DISPOSAL. No lot or easement shall be used or maintained as a dumping ground for rubbish. Trash, garbage and other waste shall not be kept except in sanitary containers. There shall be no burning of trash, rubbish, leaves or yard waste.

C-16 SIGHT DISTANCE AT INTERSECTIONS. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any lot corner which the triangular area formed by the street property lines and the line connecting them at points 15 feet from the intersection of street right of way lines, or in the case of a rounded property corner, from the intersection of the street property line extended. The same sight line limitations shall apply on any lot within 10 feet from the intersection of the street property line with the edge of a driveway pavement. No tree shall be permitted to remain within such distances or such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

C-17 LOT, YARD AND HOME MAINTENANCE. All property owners, after acquisition of any lot, shall keep all grounds and yards mowed, trimmed and clean. All houses shall be painted and stained. No deviation from the original plans shall be permitted without approval of the Architectural Control Committee.

C-18 COMMENCEMENT OF CONSTRUCTION. A property owner must start construction of an approved dwelling within a period of one (1) year from date of purchase. The developer

reserves the option to repurchase any lot for the amount of the original purchase price if construction is not commenced within such period of time. This option shall be exercised in writing within a period of thirty (30) days after the one (1) year period.

C-19 COMPLETION OF CONSTRUCTION. Any dwelling must be completed in its entirety within a period of one year from date such construction is commenced.

C-20 MOTOR VEHICLE PARKING. Abandoned or unused motor vehicles shall not be parked or permitted to remain on any lot or within the dedicated street. Boats, recreational vehicles and trailers cannot be parked at the front or side of any dwelling or in the dedicated street and must be parked in back of the dwelling. Owners or permanent residents are prohibited from parking in the street. There shall be no non-functioning vehicles kept on the lot or in view of the public. There shall be no repair work done outside of the garage.

C-21 MINIMUM FLOOR LEVEL ELEVATIONS. The Architectural Control Committee reserves the right to prescribe the minimum floor elevations for lots. All homes shall have a minimum floor elevation of one foot above the back of the curb unless waived in writing by the Architectural Control Committee.

C-22 SEWER SERVICE. No Septic systems shall be allowed on individual lots.

PART D. ARCHITECTURAL CONTROL COMMITTEE:

D-1 MEMBERSHIP. The Architectural Control Committee shall be composed of Jody Petty, Chris King, Kelsey Tripp. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee nor its designated representative shall be entitled to any compensation for thence services performed pursuant to this covenant.

D-2 PROCEDURE. The committee's approval or disapproval as required in these covenants shall be in writing and in the form hereto attached marked Exhibit "A" which, when executed, should be retained by the owner/builder as proof of the Committee's approval. In the event the committee or its designated representative fails to approve or disapprove within 30 days after plans and specification have been submitted to it or in the event no suit to enjoin the construction or compliance with these covenants has been commenced within 180 days after the completion thereof will not be required and the related covenants shall be deemed to have been fully complied with. The Committee will with Buyer's will with Buyer's permission and at the expense of the Buyer refer Buyer's plan to an architect for revisions and changes to comply with the Bill of Assurance.

PART E. PROPERTY OWNERS ASSOCIATION

E-1 OWNERS EASEMENTS OF ENJOYMENT. Every owner shall have a right and easement of enjoyment in and to the common area which shall be appurtenant to and shall pass with the title to every tract. Subject to the following provision:

- (a) The right of the Association to charge reasonable fees for maintenance of the common area;

E-2 MEMBERSHIP AND VOTING RIGHTS

SECTION 1: Every owner of a tract which is subject of assessment shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any tract which is subject to assessment.

SECTION 2: The Association shall have two classes of voting membership:

Class A: Class A members shall be all owners, with the exception of the Declarant, and shall be entitled to one vote for each tract owned, which may be voted at such time as all tracts are sold by the Declarant. When more than one person holds an interest in any tract, all such persons shall be members. The vote for such tract shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Tract.

Class B: The Class B member(s) shall be the Declarant and shall be entitled to ten votes per tract owned. The Class B membership shall cease on the happening of the following events.

- (a) when all tracts are sold by declarant.

E-3 COVENANT FOR MAINTENANCE ASSESSMENTS

SECTION 1: Creation of the Lien and Personal Obligation of Assessments: The Declarant, for each tract owned within the properties, hereby covenants, and each owner of any tract by acceptance of a deed therefore, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association annual assessment or charges, such assessments to be established and collected as hereinafter provided. The annual assessments, together with interest, costs and reasonable attorneys' fees, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with interest, costs, and reasonable attorneys' fees, shall also be the personal obligation of the person who is the owner of such property at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to his successors in title unless expressly assumed by them.

SECTION 2: Purpose of Assessment: The assessments levied by the Association shall be used as follows:

- (a) For the maintenance and upkeep of all common areas
- (b) For any other purposes deemed in the best interest of the property owners by the Association

SECTION 3: Annual Assessment: Commencing on the date of filing of this Bill of Assurance, the property owners association will assume total responsibility for operation and maintenance of amenities and common areas and assess each property owner and **annual** assessment of **\$300.00**, which shall commence as to all Lots on the first day of January following the date of recordation of this instrument and then effective per annually thereafter. The fees may be adjusted after January 1 of the year immediately following the conveyance of the Lot to an Owner. The sole intent and purpose of these fees are for operation, maintenance, and improvements of the green space, street lights and other amenities in a manner determined by the association membership.

SECTION 4: Notice and Quorum for Any Action Authorized Under Section 3: Written Notice of any meeting called for the purpose of taking any action authorized under Section 3 shall be sent to all members not less than 10 days in advance of the meeting. At the first such meeting called, the presence of member or proxies entitled to cast 60% of all votes shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the preceding meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than 60 days following the preceding meeting. Each tract as conveyed by Declarant shall have one vote.

SECTION 5: Uniform Rate of Assessment: Both annual and special assessments must be fixed at a uniform rate and may be collect on a semi-annual or annual basis.

SECTION 6: Date of Commencement of Annual Assessments: Due Dates: The annual assessments provided for herein shall commence as to all Lots on the first day of January following the date of recordation of this instrument. The Board of Directors shall fix the amount of the annual assessment against each Lot at least thirty (30) day in advance of each annual assessment period. Written notice of the annual assessment shall be sent to every Owner subject thereto. The due date shall be established by the Board of Directors. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether the assessments on a specified Lot have been paid. A properly executed certificate of the Association as to the status of assessments on a Lot is binding upon the Association as of the date of its issuance.

SECTION 7: Effect of Nonpayment of Assessments: Remedies of the Association: Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the rate of ten percent per annum. The Association may bring an action at law against the owner personally obligated to pay the same, or foreclose the lien against the property. No owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the common area or abandonment of the property.

SECTION 8: Subordination of the Lien to Mortgages: The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any tract shall not affect the assessment lien. However, the sale or transfer of any tract pursuant to mortgage foreclosure or any proceeding in lieu thereof, shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such tract from liability for any assessments thereafter becoming due or from the lien thereon.

PART F. GENERAL PROVISIONS:

F-1 TERM. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five years from the date these covenants are recorded after which time, said covenants shall be automatically extended for successive period of ten years, subject to the express provision that these covenants may be amended at any time after the date of execution hereby by an instrument signed by the members of the Architectural Control Committee and the owner or owners of a majority of the lots herein platted

are recorded after which time, said covenants shall be automatically extended for successive period of ten years, subject to the express provision that these covenants may be amended at any time after the date of execution hereby by an instrument signed by the members of the Architectural Control Committee and the owner or owners of a majority of the lots herein platted.

F-2 ENFORCEMENT. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violations or to recover damages.

F-3 SEVERABILITY Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, the name of Owner is hereby affixed by its Members this ____ day of _____, 2022.

SOUTHERN GENERAL CONTRACTORS

BY: _____
Jody Petty

ACKNOWLEDGEMENT

STATE OF ARKANSAS)
)ss
COUNTY OF SALINE)

WITNESS our hands the ____ day of _____, 2022.

Southern General Contractors, LLC

BY: _____
 Jody R. Petty, Member

Acknowledgment

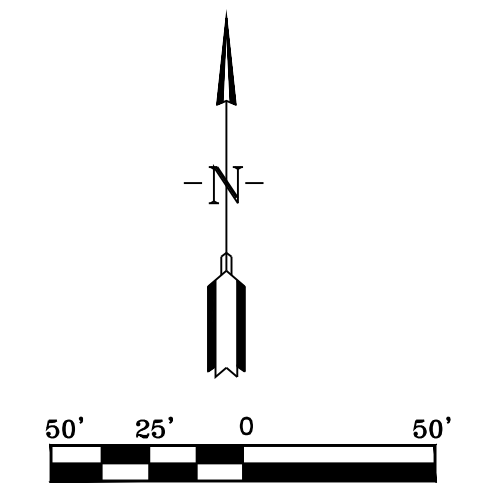
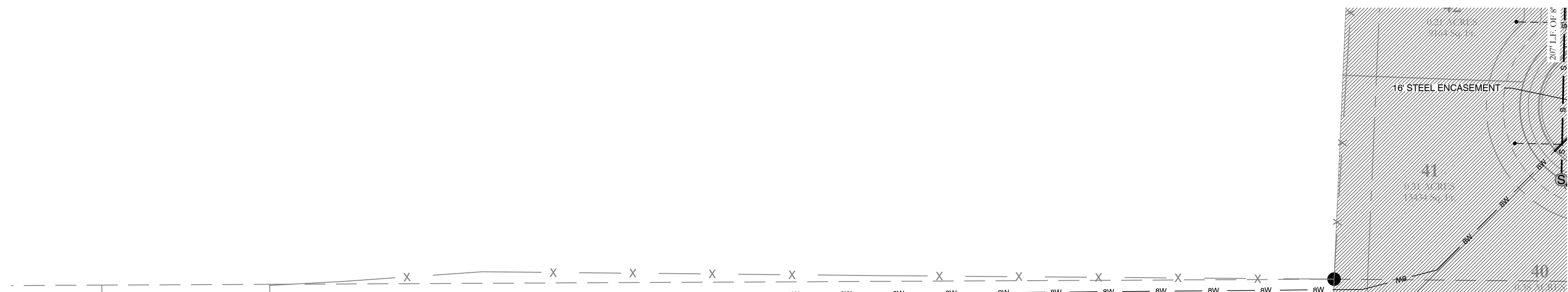
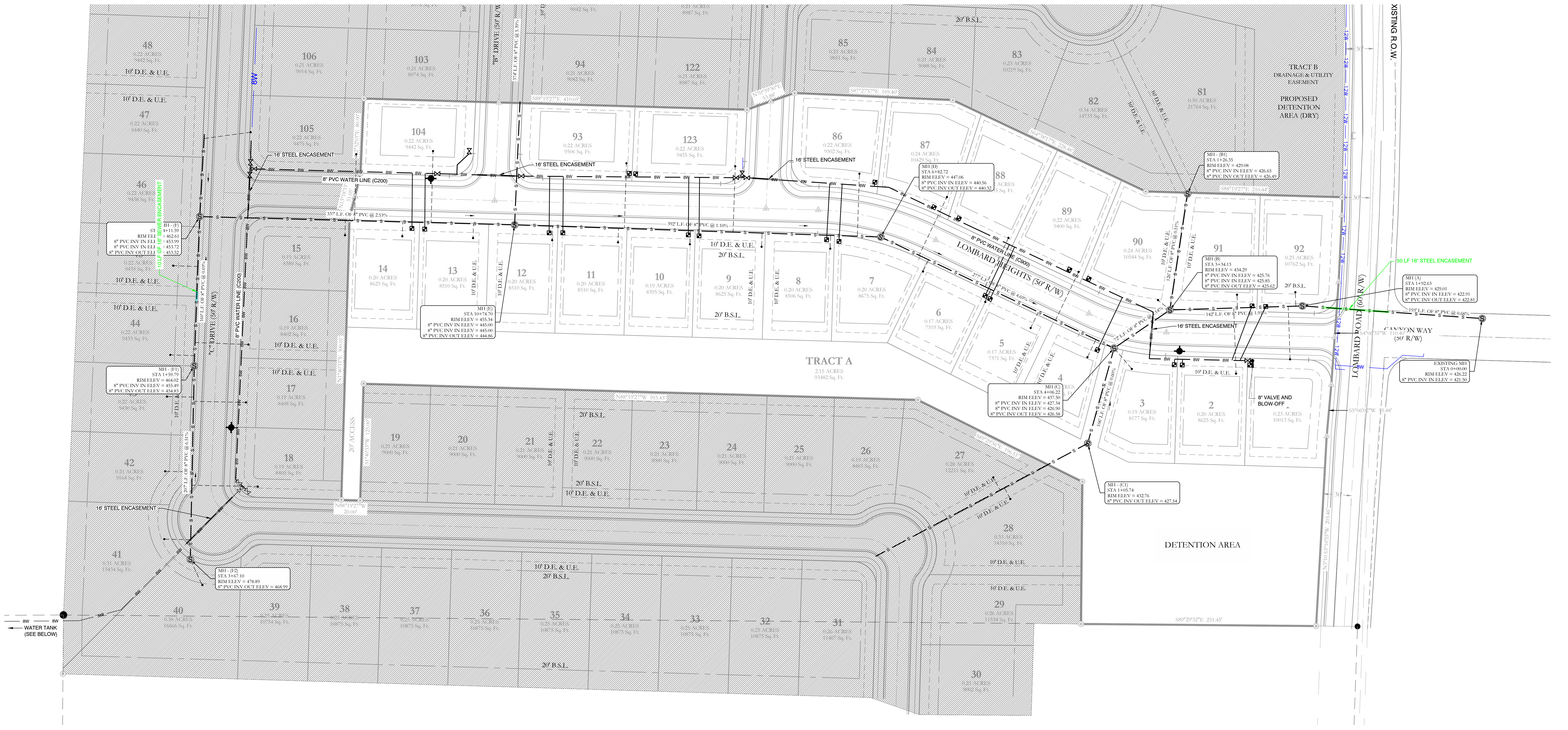
State of Arkansas

County of Saline

On this ____ day of _____, 2022, before me, the undersigned officer, personally appeared Jody R. Petty, who acknowledged himself to be the Member of Southern General Contractors, LLC, a limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the consideration and purposes therein contained, by signing the name of the Southern General Contractors, LLC, as Member.

In witness whereof, I hereunto set my hand and official seal.

Notary Public
My Commission expires:



WATER LEGEND:	TYPICAL FIRE HYDRANT:	SEWER LEGEND:
2" BLOW OFF WATER MAIN GATE VALVE REDUCER FIRE HYDRANT DOUBLE WATER SERVICE SINGLE WATER SERVICE	2" BLOW OFF REDUCER GATE VALVE FIRE HYDRANT (2 TO 6 FEET FROM EDGE OF PAVEMENT)	SEWER SERVICE SEWER MAIN SEWER MANHOLE
NOTE: ALL FIRE HYDRANT LEADERS HAVE A GATE VALVE BETWEEN MAIN AND FIRE HYDRANT.		NOTE: USE SDR-26 PVC SEWER PIPE EXCEPT WHERE DUCTILE IRON PIPE REQUIRED FOR COVER. USE DUCTILE IRON PIPE WHERE 3' MINIMUM COVE CANNOT BE MAINTAINED. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL BURIED UTILITIES PRIOR TO CONSTRUCTION.

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:
LOMBARD HEIGHTS

WATER & SEWER ASBUILTS
LOMBARD HEIGHTS, PHASE 1
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 08/10/2022 C.A.D. BY: B.JOHNSON DRAWING NUMBER:
 REVISIONS: CHECKED BY: SHEET: 20-1388
 SCALE: AS SHOWN

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HOPE CONSULTING
ENGINEERS - SURVEYORS

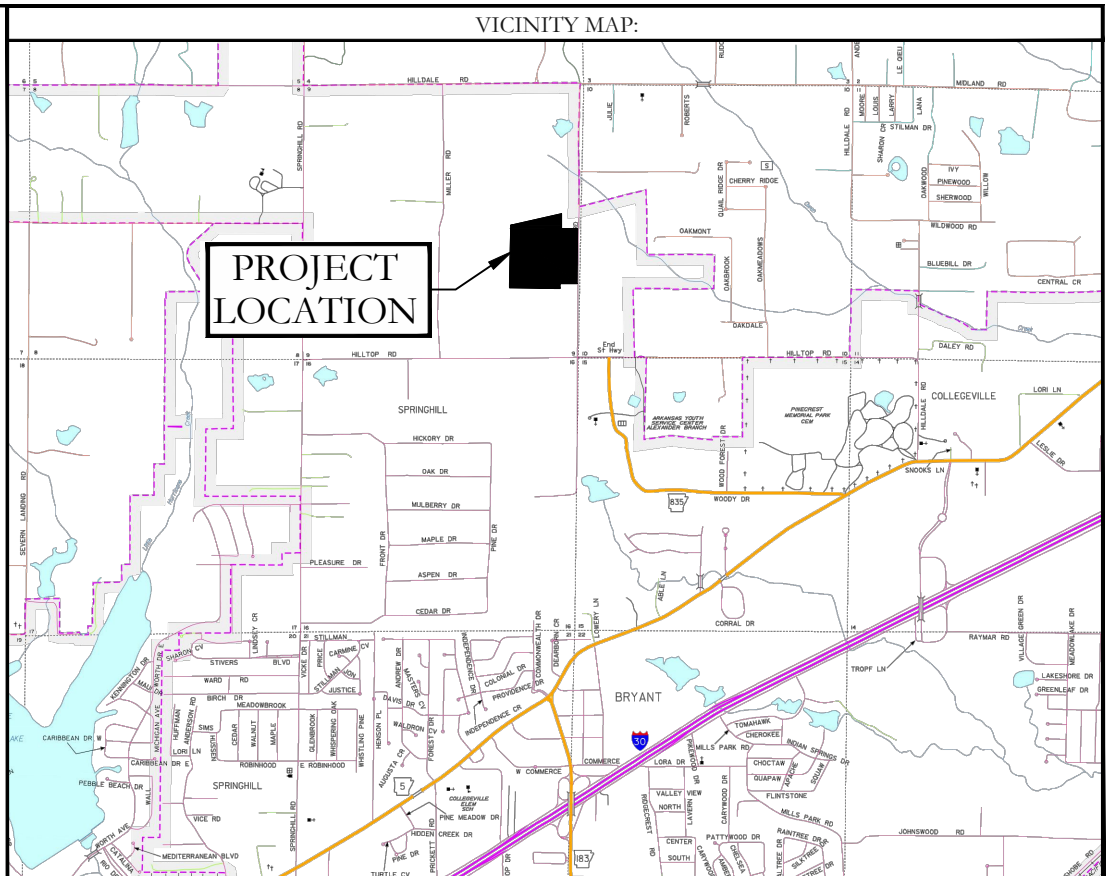
117 S. Market Street,
Benton, Arkansas 72015
PH. (501)315-2826
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
LOMBARD HEIGHTS

DRAINAGE ASBUILTS
LOMBARD HEIGHTS, PHASE 1
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 08/10/2022	C.A.D. BY: B. JOHNSON	DRAWING NUMBER:
REVISION:	CHECKED BY: =	20-1388
SHEET:	SCALE: AS SHOWN	

500	01S	14W	16	201	62	128
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CERTIFICATIONS:

OWNER: SOUTHERN GENERAL CONTRACTORS
 Name: SOUTHERN GENERAL CONTRACTORS
 Address: BOX 242146
 LITTLE ROCK, AR 72223

DEVELOPER: SOUTHERN GENERAL CONTRACTORS
 Name: SOUTHERN GENERAL CONTRACTORS
 Address: BOX 242146
 LITTLE ROCK, AR 72223

CERTIFICATE OF OWNER:

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

CERTIFICATE OF SURVEYING ACCURACY:

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

CERTIFICATE OF FINAL 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 followed.

CERTIFICATE OF FINAL APPROVAL:

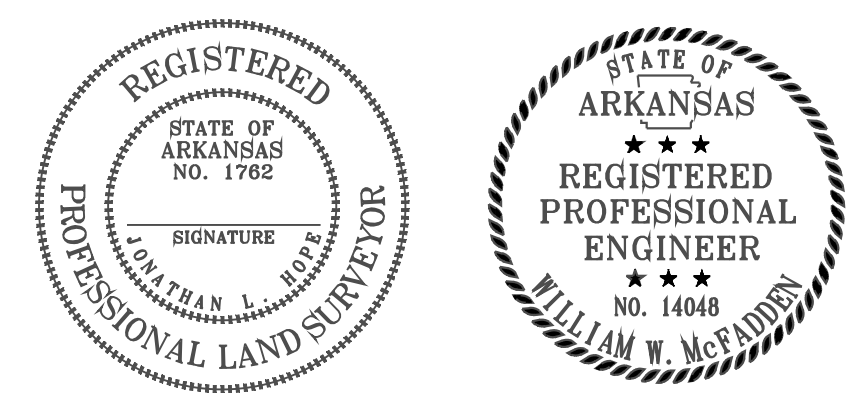
Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission at a meeting held on 08/10/2022. All of the documents is hereby accepted, and this certificate executed under the authority of said rules and regulations.

Date of Execution: _____
 Signature: Rick Johnson, Bryant Planning Commission

PROPERTY SPECIFICATIONS:

OWNER: SOUTHERN GENERAL CONTRACTORS P.O. BOX 242146 LITTLE ROCK, AR 72223	MIN. LOT SIZE: 6000 S.F. NUMBER OF LOTS: 24
DEVELOPER: SOUTHERN GENERAL CONTRACTORS P.O. BOX 242146 LITTLE ROCK, AR 72223	SOURCE OF WATER: SALINE WATER USERS
ENGINEERS: HOPE CONSULTING INC. 117 S MARKET STREET BENTON, AR 72015	SOURCE OF SEWER: CITY OF BRYANT
NAME OF SUBDIVISION: LOMBARD HEIGHTS SUBDIVISION	SOURCE OF ELECTRIC: FIRST ELECTRIC COOP
ZONING CLASSIFICATION: R-1.5	SOURCE OF GAS: CUSTOMER POINT ENERGY
SOURCE OF TITLE: 2017-11245	BUILDING SETBACKS: FRONT - 20' OR AS SHOWN REAR - 20' OR AS SHOWN SIDE - 10' OR AS SHOWN
	EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.) FRONT - 10' OR AS SHOWN REAR - 10' OR AS SHOWN SIDE - 5' OR AS SHOWN
	STREET RIGHT OF WAYS: 50' OR AS SHOWN STREET WIDTH: 25' TO 30' LOT CORNERS: SET 1/2" REBAR WITH CAP

FINAL PLAT
LOMBARD HEIGHTS SUBDIVISION, PHASE 1
 A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS



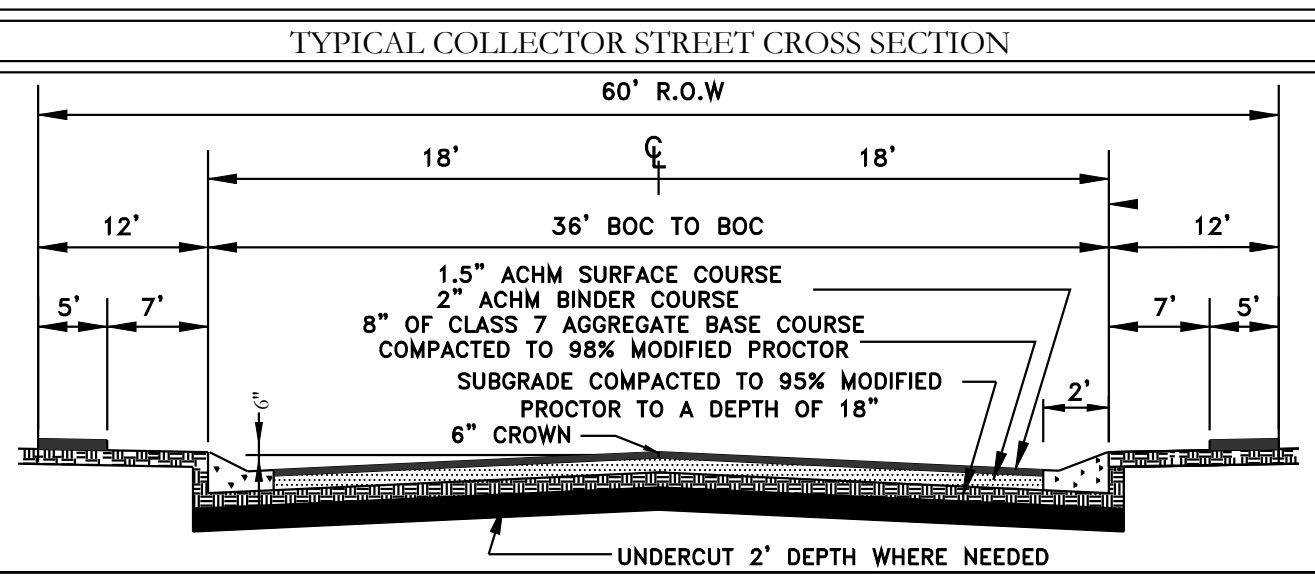
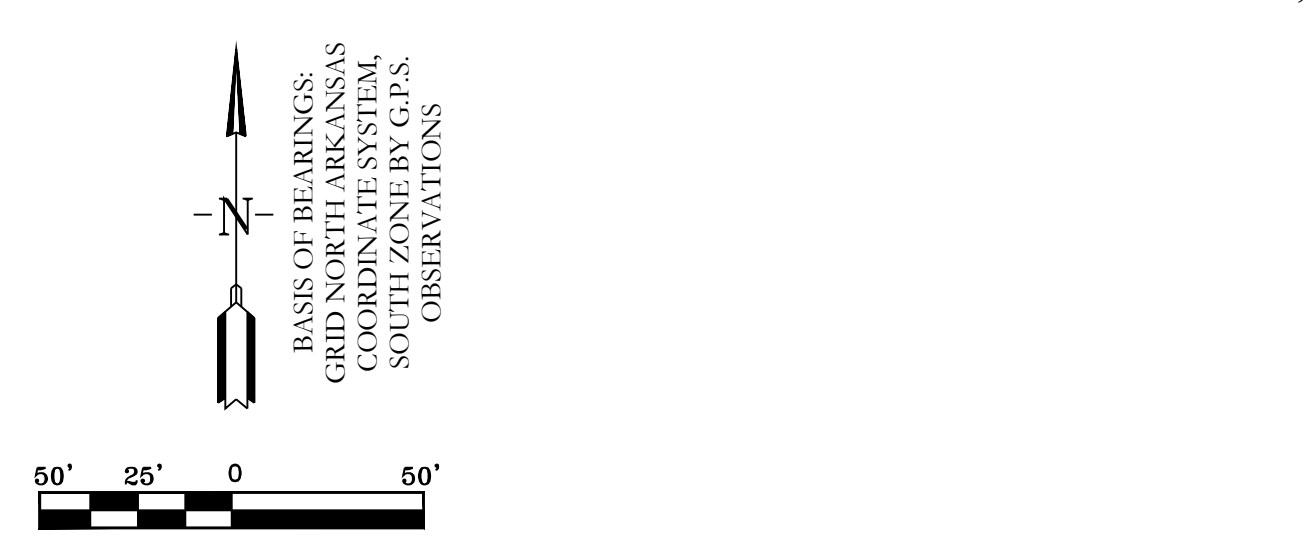
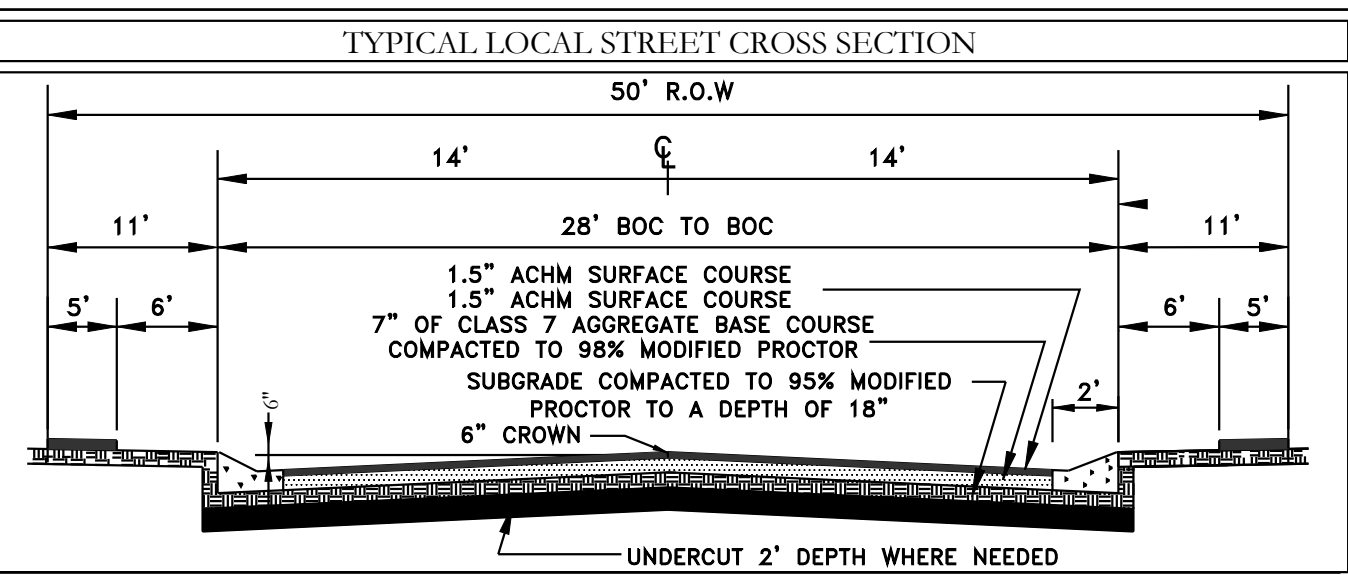
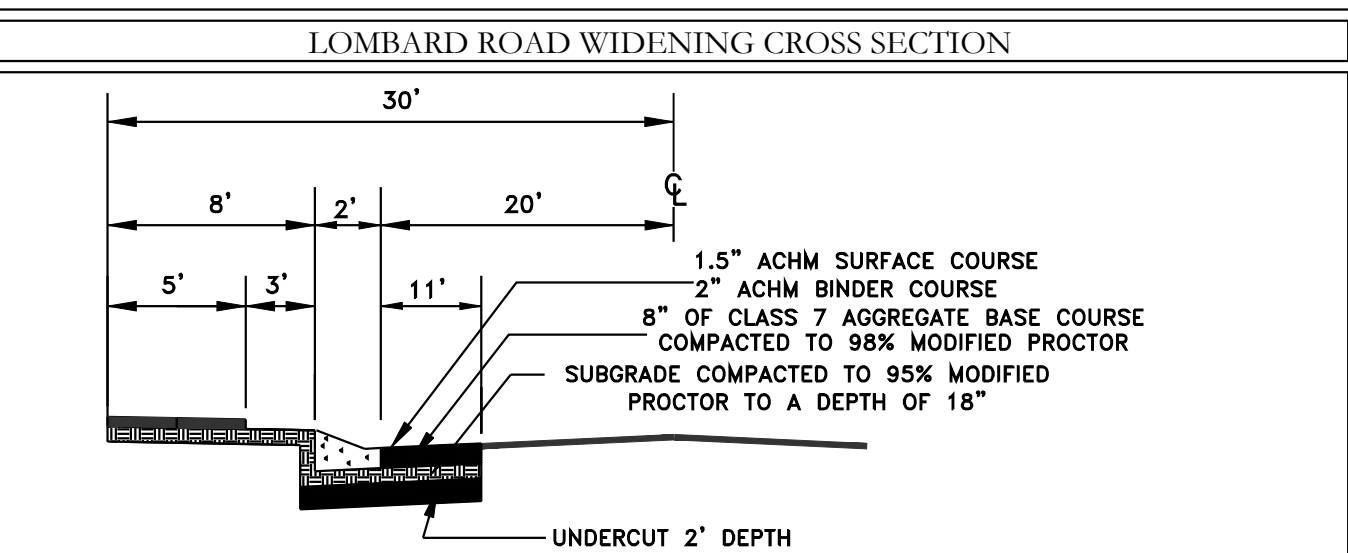
PROPERTY DESCRIPTION:

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE/4 SE/4), PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/4 SE/4), ALL IN SECTION 9, TOWNSHIP 1 SOUTH, RANGE 14 WEST OF THE FIFTH PRINCIPAL MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF SAID SE 1/4 OF THE SE 1/4, SAID POINT BEING A FOUND 1/2" REBAR WITH A CAP, THENCE, ALONG THE NORTH LINE OF SAID SE 1/4, SE 1/4 S 89°29'56" W A DISTANCE OF 40.65 FEET TO THE POINT OF BEGINNING; THENCE, S 0°09'30"26" E A DISTANCE OF 152.28 FEET; THENCE, N 63°32'07" W A DISTANCE OF 106.51 FEET; THENCE, N88°19'27" W A DISTANCE OF 613.43 FEET; THENCE, N 01°50'33" E A DISTANCE OF 175.01 FEET; THENCE, N13°18'33" E A DISTANCE OF 51.05 FEET; THENCE, N 02°32'03" E A DISTANCE OF 8000 FEET; THENCE, S 88°19'27" E A DISTANCE OF 410.05 FEET; THENCE, N 70°39'30" E A DISTANCE OF 53.88 FEET; THENCE, S 87°27'57" E A DISTANCE OF 169.40 FEET; THENCE, S 64°38'17" E A DISTANCE OF 228.48 FEET; THENCE, S 88°19'27" E A DISTANCE OF 210.44 FEET TO A POINT THE WEST RIGHT OF WAY OF LOMBARD HEIGHTS ROAD; THENCE, ALONG SAID RIGHT OF WAY S01°13'12" W A DISTANCE OF 19.44 FEET; THENCE, S02°49'00" W A DISTANCE OF 71.03 FEET; THENCE, S04°06'35" W A DISTANCE OF 110.40 FEET; THENCE, S05°06'02" W A DISTANCE OF 55.48 FEET; THENCE, S03°10'56" W A DISTANCE OF 205.50 FEET TO THE POINT OF BEGINNING AND HAVING AN AREA OF 8.50 ACRES (370,381 SQUARE FEET).

Curve Table

Curve #	Delta	Chord B & D	Arc Length	Arc Radius
C1	91°41'52"	S42°28'31"E 35.88	40.01	25.00
C2	11°27'21"	S82°35'47"E 45.91	45.99	230.00
C3	4°59'05"	S74°22'34"E 20.00	20.01	230.00
C4	73°15'55"	S68°07'04"E 30.21	30.24	230.00
C5	20°07'22"	S74°24'47"E 94.34	94.83	270.00
C6	3°58'59"	S86°23'38"E 18.14	18.14	270.00
C7	89°08'29"	N47°06'23"E 35.09	38.89	25.00
C8	90°51'40"	S42°53'37"E 35.62	39.65	25.00
C9	80°08'29"	N47°06'18"E 35.09	38.90	25.00
C10	90°51'31"	S42°53'42"E 35.62	39.64	25.00
C11	11°17'16"	S82°43'59"E 62.38	62.48	320.00
C12	12°47'06"	S70°44'39"E 71.26	71.40	320.00
C13	23°58'21"	S76°20'17"E 74.76	75.31	180.00
C14	85°57'35"	N48°44'47"E 34.09	37.51	25.00
C15	23°58'21"	S76°20'17"E 74.76	75.31	205.00
C16	23°58'21"	N76°20'17"W 122.53	123.43	295.00



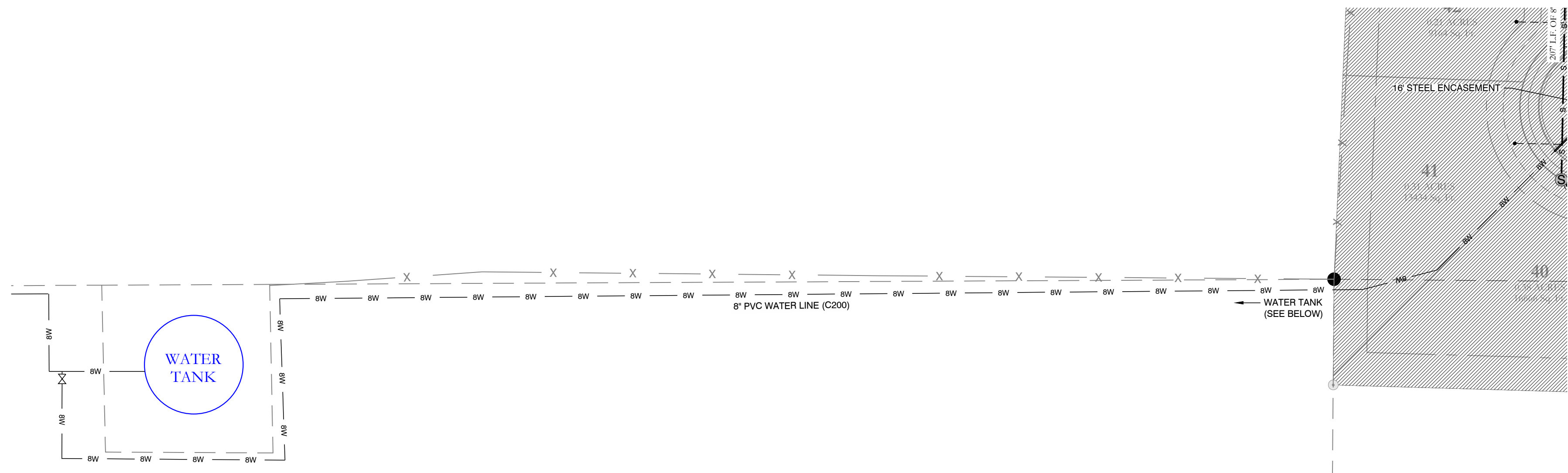
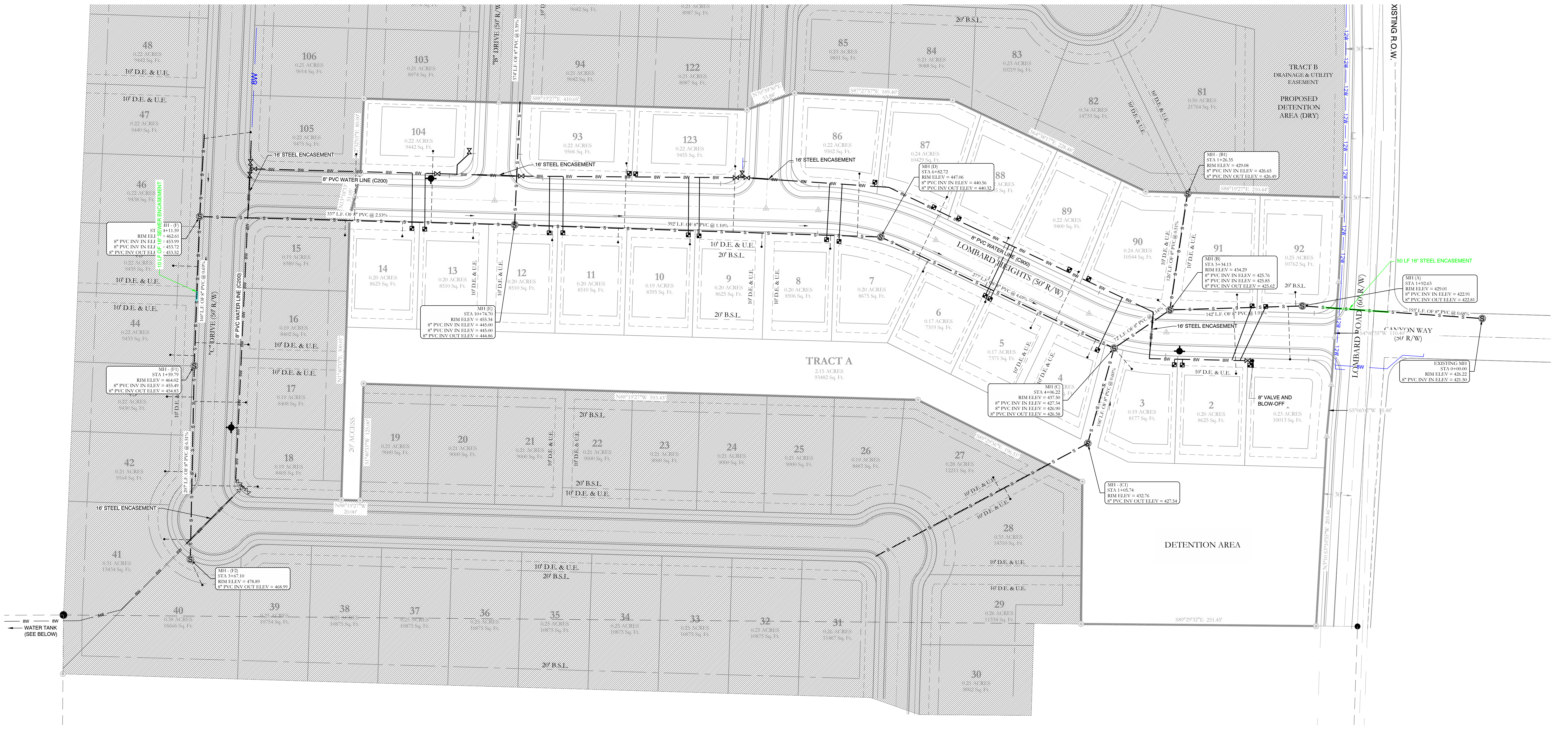
- LEGEND**
- (P) - No Parking Sign
 - - Stop Sign
 - - Street Light
 - - Fire Hydrant
 - ▲ - Computed Point
 - - Found monument
 - (D) - Set #4 RB/Plas. Cap (SIP)
 - (M) - Measured
 - (P) - Platted

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

FOR USE AND BENEFIT OF:
SOUTHERN GENERAL CONTRACTORS

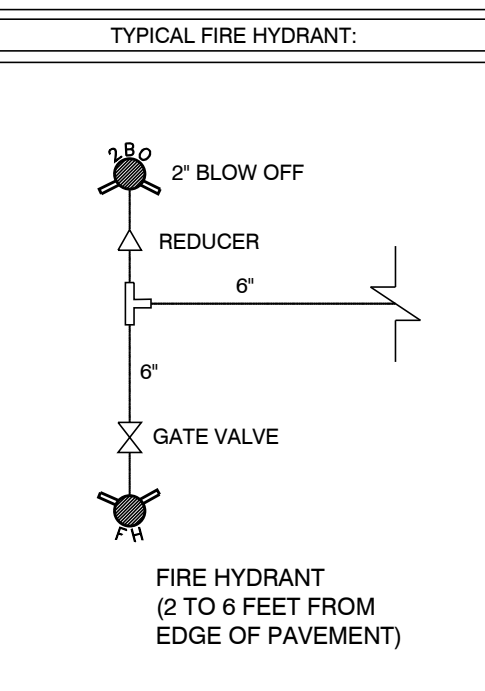
FINAL PLAT
LOMBARD HEIGHTS, PHASE 1
 A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 08/10/2022	C.A.D. BY: RJOHNSON	DRAWING NUMBER: 19-0238
REVISION: 500	CHECKED BY: 01S	SCALE: 1"=100'
		500 01S 14W 0 29 300 62 1762



WATER LEGEND:	
	2" BLOW OFF
	WATER MAIN
	GATE VALVE
	REDUCER
	FIRE HYDRANT
	DOUBLE WATER SERVICE
	SINGLE WATER SERVICE

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



SEWER LEGEND:	
	SEWER SERVICE
	SEWER MAIN
	SEWER MANHOLE

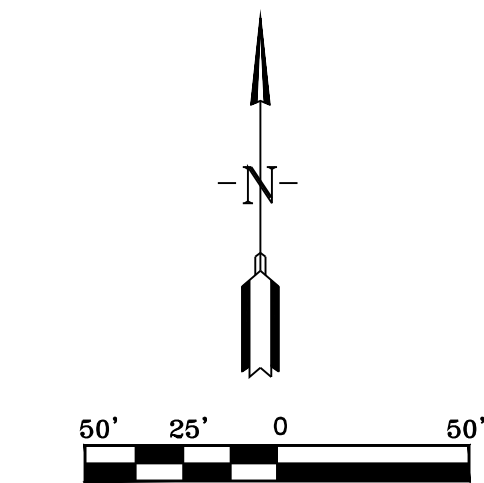
NOTE:
USE SDR-26 PVC SEWER PIPE EXCEPT WHERE DUCTILE IRON PIPE REQUIRED FOR COVER. USE DUCTILE IRON PIPE WHERE 3" MINIMUM COVER CANNOT BE MAINTAINED.
CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL BURIED UTILITIES PRIOR TO CONSTRUCTION.

HOPE CONSULTING ENGINEERS - SURVEYORS		
FOR USE AND BENEFIT OF: LOMBARD HEIGHTS		
WATER & SEWER ASBUILTS LOMBARD HEIGHTS, PHASE 1 A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS		
DATE: 08/10/2022	C.A.D. BY: B. JOHNSON	DRAWING NUMBER:
REVISIONS:	CHECKED BY: =	20-1388
SHEET:	SCALE: AS SHOWN	
500	01S	14W 16 201 62 128

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



XISTING R.O.W.
 12W 12W 12W 12W 12W 12W
 CANYON WAY (50' R/W)
 LOMBARD ROAD (60' R/W)
 TRACT B DRAINAGE & UTILITY EASEMENT
 PROPOSED DETENTION AREA (DRY)



HOPE CONSULTING
 ENGINEERS - SURVEYORS
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 Benton, Arkansas 72015
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 FAX (501) 315-0024
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FOR USE AND BENEFIT OF:
LOMBARD HEIGHTS
 DRAINAGE ASBUILTS
LOMBARD HEIGHTS, PHASE 1
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DATE: 08/10/2022	C.A.D. BY: B.JOHNSON	DRAWING NUMBER:
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SHEET:	SCALE: AS SHOWN	

500	01S	14W	16	201	62	128
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Bryant Planning Commission

Subdivision Checklist

Approved by
Bryant Planning Commission
07/14/2003 Revised 6/18/2007

Instructions

The attached checklist must be completed by the owner and subdivision engineer and must be submitted along with the Preliminary Plat Plan and other specified documentation for review and approval by the Planning Commission. The owner may not begin developing the subdivision until the review of the Preliminary Plat plan is approved.

No changes or alterations can be made to the approved Preliminary Plat Plan without Planning Commission approval.

When all lots have been surveyed, the utilities and drainage measures are in place, and roads have been constructed, the owner and engineer will submit a Final Plat Plan for approval by the Commission. This Final Plat Plan will incorporate all approved changes and will be verified by the City Engineer. No lots will be sold or rights-of-way and easements conveyed until the Final Plat has been submitted and approved.

Fees due to City of Bryant upon submission of Preliminary Plat application

- \$300.00 + \$3.00 per lot - for Subdivision preliminary plat review
- \$250.00 or \$25.00 per lot (**whichever is greater**) - Stormwater Detention and Drainage Plan Engineering Fee
- A Surety Bond or Cashier's check in the amount of 10% of the estimated development cost must be furnished within 10 days after Preliminary Plat approval.

Fees due to Bryant Water and Sewer Department upon submission of Final Plat application

- \$100 per lot - Water/Sewer Impact Fee
- \$100 per Subdivision Phase - Water/Sewer Flushing Fee

Fees due to City of Bryant upon submission of Final Plat application

- \$25.00 + \$1.00 per lot - for Subdivision Final Plat review

$\$2400 + \$100 = \$2,500$

$\$25 + \$24 = \$49$

Total Fee Required= \$2,549

City of Bryant Subdivision Checklist

Subdivision/Project Name Lombard Heights

Contact Person Jonathan Hope Phone 501-860-0467

Mailing Address 117 South Market Street Benton, Arkansas

I. BASIC INFORMATION NEEDED ON THE PLAT

- √ ▲ 1. Name of Subdivision/Project
- √ ▲ 2. Current zoning R-1.S
- √ ▲ 3. Name and Address of owner of Record
- √ ▲ 4. Illustrate Source of Title giving deed record book and page number
- √ ▲ 5. Name & address of the sub-divider
- √ ▲ 6. Date of Survey
- √ ▲ 7. Vicinity map locating streets, highways, section lines, railroad, schools, & parks within ½ mile
- √ ▲ 8. Legal description of the property with exact boundary lines
- √ ▲ 9. Acreage of property
- √ ▲ 10. Number of Lots
- √ ▲ 11. Lot area in square feet
- √ ▲ 12. Lot lines with appropriate dimensions
- √ ▲ 13. Building setback lines
- √ ▲ 14. Preliminary Engineering certificate seal and signature on each page
- √ ▲ 15. Certificate of Engineering Accuracy
- √ ▲ 16. Certificate of Owner
- √ ▲ 17. Certificate of Final Plat Approval
- √ ▲ 18. Certificate of Recording
- √ ▲ 19. Show scale (not less than 1" = 100')
- √ ▲ 20. North Arrow
- √ ▲ 21. Show Title block
- √ ▲ 22. Show adjoining property owners
- √ ▲ 23. Layout of all proposed streets including traffic control devices (stop signs, speed limit, etc.)
- √ ▲ 24. Layout of all subdivision entrance street upgrades
- √ ▲ 25. Layout of all proposed alleys
- √ ▲ 26. Layout of all proposed sidewalk systems
- √ ▲ 27. Layout identifies any FEMA flood plain and flood way property within the 100-year flood elevation. (Provide Corp of Engineers 404 Permit if required)
- √ ▲ 28. Drainage easements for stormwater run-off and detention giving dimensions, locations, and purpose
- √ ▲ 29. Layout accommodates Master Street Plan segments within the boundaries
- √ ▲ 30. Street layout ties to existing adjoining subdivision stub-out streets and provides stub-out streets for future adjoining subdivisions.
- √ ▲ 31. Street width and right-of-way properly shown for each functional classification
- √ ▲ 32. Street centerlines showing angles of deflection, intersection, radii, length oftangents and arcs, and degree of curvature with basis of curve data
- √ ▲ 33. Typical cross section of streets
- √ ▲ 34. Location and name of existing streets
- √ ▲ 35. New street names that are not similar to existing street names
- √ ▲ 36. Show street lights
- √ ▲ 37. Show Fire Hydrant placement

- √ ▲ 38. Show and label all permanent & proposed easements
- √ ▲ 39. Any proposed open space must be shown
- √ ▲ 40. Show the direction and flow of all water courses entering the tract
- √ ▲ 41. Show the direction and flow of all water courses leaving the tract
- √ ▲ 42. The drainage area of all water courses above the points of entry.
- √ ▲ 43. The downstream drainage channel and drainage structures substantially impacted by the subdivision/project.
- √ ▲ 44. Show source of water supply
- √ ▲ 45. Show location of waste water connection to municipal main & sanitary sewer layout
- √ ▲ 46. A phasing plan outlining the boundaries for each phase

II. ADDITIONAL INFORMATION NEEDED, BUT NOT NECESSARILY ON THE PLAT

- √ ▲ 47. Natural features within the proposed subdivision including drainage channels, bodies of water, wooded areas, and other significant features
- √ ▲ 48. Existing streets, buildings, water courses, railroads. Culverts, utilities and easement on and adjacent to the tract.
- √ ▲ 49. Where method of disposal of wastewater is other than connection to a public waste water system, detailed information shall accompany the plat.
- √ ▲ 50. Calculations and field notes, including drainage calculations along with support drawing
- 51. Stormwater detention plan approval from City Engineer (attach copy of approval)
- √ ▲ 52. The Certificate of Preliminary Engineering Accuracy on each set of street and drainage plans.
- √ ▲ 53. ADA Accessibility Standard Form completed (and attached)
- √ ▲ 54. A Bill of Assurance has been prepared for this subdivision (and attached)
- √ ▲ 55. All lots comply with minimum square footage area and minimum lot width at the front building line
- √ ▲ 56. Street pavement design will be as specified by City or AHTD design procedures, approved by the City Engineer.
- √ ▲ 57. Made the "One Call" prior to site clearance or other excavation activity

III. PRELIMINARY PLAT ATTACHMENTS

(APPLICATION WILL NOT BE ACCEPTED UNTIL ALL ATTACHMENT REQUIREMENTS ARE MET)

- ▲ 58. Letter to Planning Commission stating your request
- ▲ 59. Completed Checklist
- ▲ 60. Completed agreement to provide performance assurance
- ▲ 61. Subdivider Performance Bond or Cashier's Check for infrastructure installation
- ▲ 62. Landscaping plan of any proposed common open space
- ▲ 63. Draft of Bill of Assurance proposed for the subdivision (if applicable)
- ▲ 64. 20 copies of Preliminary Plat Plan (folded) that includes vicinity map (minimum size 17" X 34" paper)
- ▲ 65. Two (2) IBM compatible diskettes or CDR's with pertinent data and Plat in CAD compatible .DXF electronic file format
- ▲ 66. Copy of Stormwater Detention approval
- ▲ 67. 2 copies Plan and profile of all streets
- ▲ 68. Receipt for \$300.00 + \$3.00 per lot for preliminary Subdivision fee
- ▲ 69. Receipt for \$250.00 or \$25.00 per lot (whichever is greater) for Stormwater Detention and Drainage Plan review
- ▲ 70. Copy of ADEQ Stormwater Pollution Prevention Plan for property parcel containing one acre or larger.

III. FINAL PLAT ATTACHMENTS

(APPLICATION WILL NOT BE ACCEPTED UNTIL ALL ATTACHMENT REQUIREMENTS ARE MET)

- ▲ 71. Letter to Planning Commission stating your request
- ▲ 72. Completed Checklist
- ▲ 73. 20 copies of Final Plat Plan (folded) that includes vicinity map (minimum size 17" X 34" paper)
- ▲ 74. Two (2) IBM compatible diskettes or CDR's with pertinent data and Plat in CAD compatible .DXF electronic file format
- ▲ 75. Bill of Assurance including provisions set out in Title 15 Subdivision Regulations 15.16.01
- ▲ 76. Copy of Water & Sewer Commission approval or....
- ▲ 77. State Health Department approval of any new water supply and/or sewage system.
- ▲ 78. Letter submitted by a Registered Professional Engineer, certifying that all infrastructure improvements and installations have been installed in accordance with the submitted construction plans and drawings and the standards established by the City of Bryant and are functioning properly.
- ▲ 79. Infrastructure Maintenance Bond or Cashier's check.
- ▲ 80. Check for \$25.00 + \$1.00 per lot for final Subdivision fee
- ▲ 81. Check for Water Sewer impact fees (\$100.00 Flushing Fee and \$100.00 impact fee per lot)

Lombard Heights

Jonathan Hope

Name of Subdivision

Surveyor

I HAVE COMPLIED WITH THE REQUIREMENTS LISTED ABOVE AND HAVE CHECKED ALL OF THE BOXES ON THE CHECKLIST WHICH APPLY TO THIS PROJECT SUBMITTAL.

William McFadden

Owner Signature

Engineer Signature

CITY USE

Preliminary Plat Approved _____

Planning Commission Date _____

Final Plat Approved _____

Planning Commission Date _____

Proof of Recording - County _____

County Clerk _____

Date _____

**AGREEMENT
BY
SUBDIVISION DEVELOPER
TO PROVIDE ASSURANCE TO
THE CITY OF BRYANT
ARKANSAS
PER ORDINANCE #98-35**

I _____, developer for the
_____ subdivision located in
the City of Bryant city limits or planning jurisdiction agree to provide a surety
bond or cashier's check in the amount of 10% of the development cost estimated
to be \$_____ but not less than \$10,000 or more than \$50,000 within
10 calendar days after preliminary plat approval by the Bryant Planning
Commission in accordance with the terms of Ordinance Number 98-35.

Date

Developer Signature

Witness

Printed Name

Address

Phone Number

ASSURANCES FOR COMPLIANCE, INSTALLATION, ETC.

- a.) Upon preliminary approval of subdivision construction plans and specifications for improvements, the Developer shall enter into an agreement with the City of Bryant to install or ensure the completion of the improvements as designed and to (repair or replace), (pay the cost to the city of repairing or replacing) all city property damaged or destroyed in connection therewith. The city will accept the subdivision and issue the certificate of final plat approval subject to the assurance of performance of the obligations of the Developer under the agreement.
- b.) One of the following assurances assigned to the city shall be utilized by the Developer to assure performance of the Developer's obligations under the agreement:
 - 1. Surety Bond in the amount of ten percent (10%) of the estimated development cost and recorded at the Saline County Courthouse.
 - 2. Cashier's check(s) in the amount of ten percent (10%) of the estimated development cost on which no interest will be paid by the city.

Any cashier's check or certificate of deposit allowed by this section shall be insured by a financial institution insured by the Federal Deposit Insurance Corporation and licensed to business in Arkansas. Further, each instrument of assurance shall be payable to the City of Bryant, and shall be in principal amount no less than \$10,000 or no greater than \$50,000. All instruments of assurance or the city's check in the amount equal to the principal amount of the instrument less any deductions for failure to perform by the Developer shall be returned to the Developer one-year after completion of the Developers performance under the agreement.

Forfeiture of the assurance for compliance does not relieve the Developer of his responsibility to complete the subdivisions improvements to the satisfaction of the City.

Developer's of large projects that could have an adverse impact on the City's infrastructure may be required to have an assurance for compliance if so directed by the Planning Commission.

All Ordinances and parts of Ordinances in conflict with this Ordinance are hereby repealed.

Should any portion of this ordinance be unconstitutional or invalid and so declared by a court of competent jurisdiction, then the remainder of this Ordinance, and any remaining applications of the Ordinance, shall not be affected by such partial unconstitutionality or invalidity.

This Ordinance shall be in full force and effect from and after its passage, approval, and publication.

PASSED AND APPROVED THIS 28th DAY OF September, 1998.


APPROVED


ATTEST

No Emergency Clause

HOPE
CONSULTING
ENGINEERS - SURVEYORS

July 13, 2022

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

RE: Lombard Heights Final Plat (Hope Job# #20-1388)

Dear Truett:

On behalf of the property owner, we are formally requesting that Bryant and Community Development review and forward the Final Plat of Lombard Heights Subdivision to the Bryant Planning Commission for Final Plat Approval.

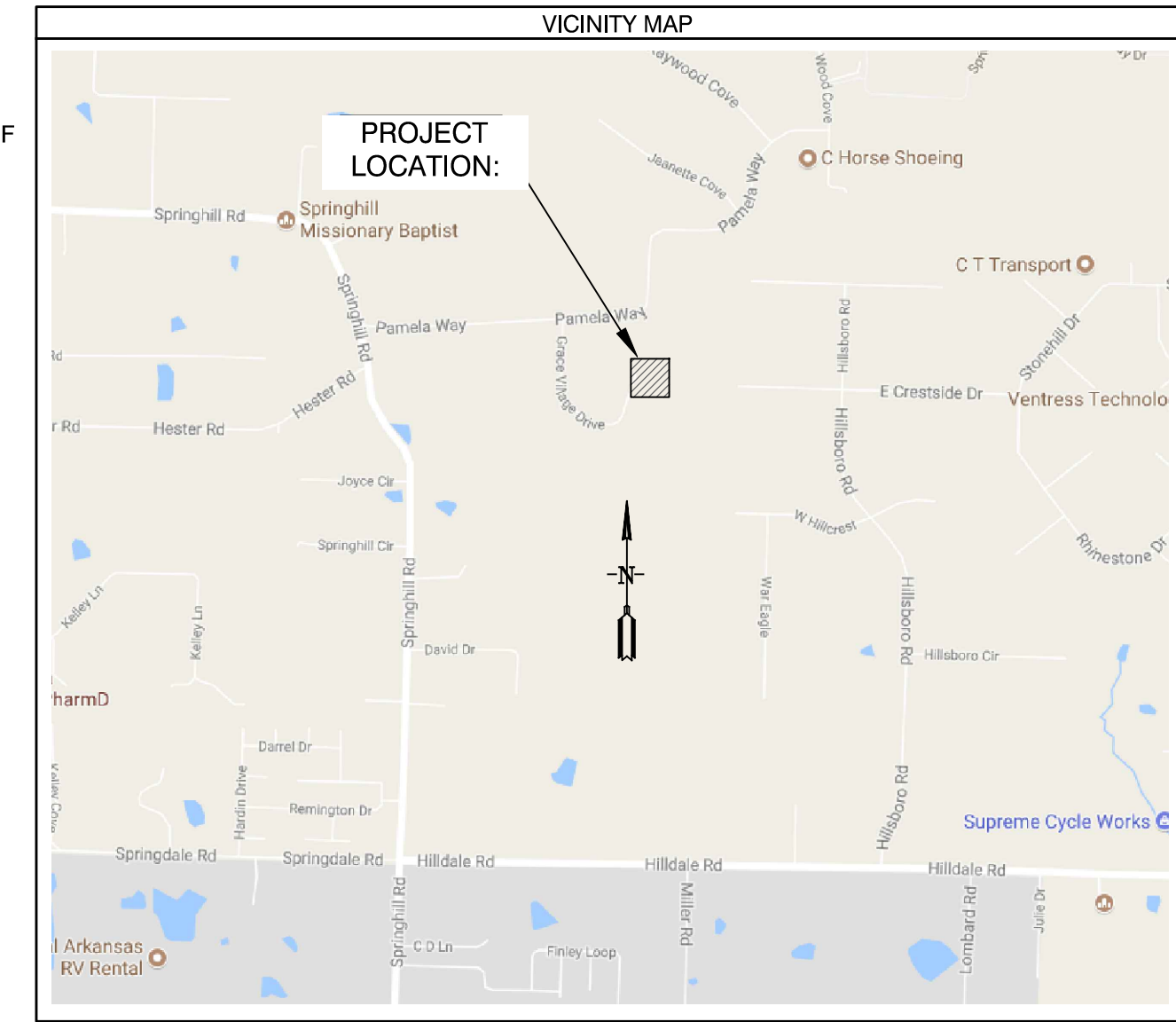
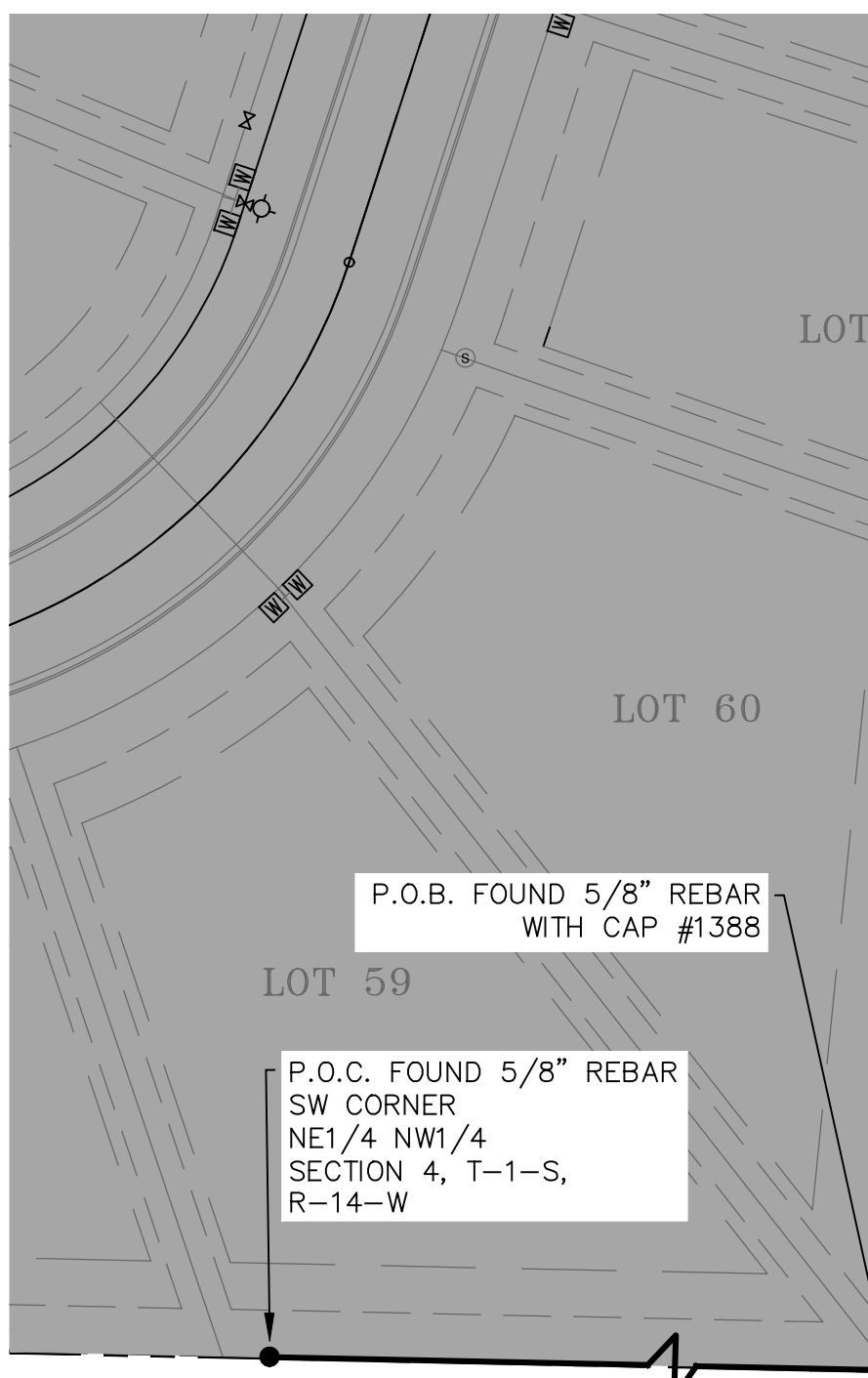
Please feel free to contact me with any questions or concerns or if I can be of any further assistance.

Sincerely,


Jonathan Hope

117 SOUTH MARKET ST. BENTON, ARKANSAS 72015
501-315-2626
WWW.HOPECONSULTING.COM

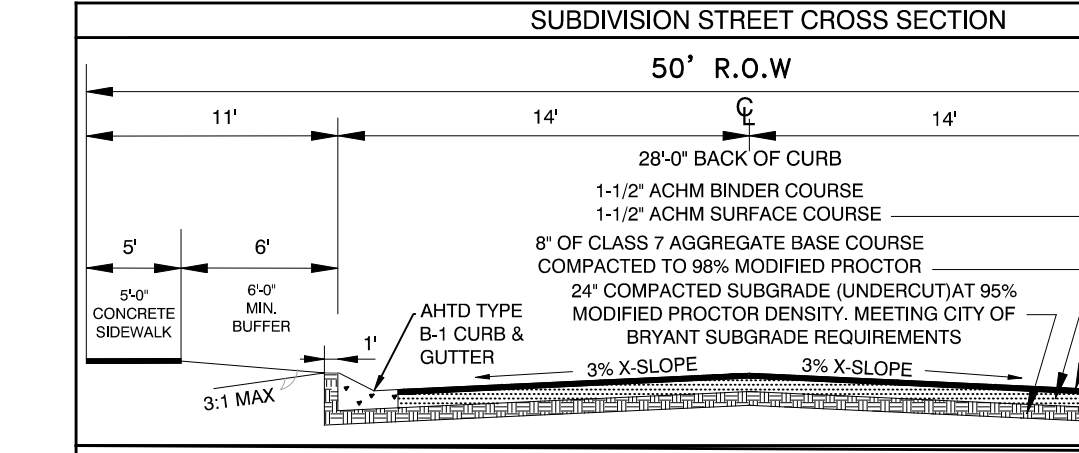
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C20	39.72	25.00	91°02'15"	S43°15'59"E	35.67
C21	93.21	50.00	106°48'37"	S35°22'48"E	80.29



BASIS OF BEARINGS:	
NAD 83 ARKANSAS GRID SOUTH ZONE (GPS)	
CERTIFICATIONS:	
By affixing my seal and signature, I George P. Wooden, PLS No. 1573, hereby certify that this drawing correctly depicts a survey compiled under my supervision dated January 15, 2021.	
According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Saline County unincorporated areas, panel # 05125C0222E dated 6/5/2020, no portion of the property described hereon does lie within the 100 year flood hazard boundary.	

SURVEY PLAT CODE:
500-01S-14W-0-04-410-62-1573

- | GENERAL NOTES: | |
|----------------|--|
| 1. | ALL STREETS & DRAINAGE TO MEET CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS. |
| 2. | ALL TRAFFIC CONTROL DEVICES SHALL MEET THE REQUIREMENTS OF CITY OF BRYANT STANDARD SPECIFICATIONS PER PART 4.9 |
| 3. | NO FENCES CAN BE CONSTRUCTED IN DRAINAGE EASEMENTS WHERE OPEN DITCHES EXIST. |
| 4. | ROADS WILL BE MAINTAINED, INSPECTED, & ACCEPTED BY SALINE COUNTY. |
| 5. | NO FENCES SHALL BE BUILT WITHIN DRAINAGE EASEMENTS. |
| 6. | NO POOLS OR PERMANENT STRUCTURES SHALL BE BUILT IN EASEMENTS. |
| 7. | NO FENCES SHALL BE BUILT IN ROAD RIGHT-OF-WAY OR ACCESS EASEMENTS. |



PROPERTY DESCRIPTION:
GRACE VILLAGE PHASE 3 LEGAL DESCRIPTION:
PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4 NW1/4) OF SECTION 4, TOWNSHIP 01 SOUTH, RANGE 14 WEST, IN SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, BEING A FOUND 5/8" REBAR; THENCE S88°46'03"E A DISTANCE OF 733.58 FEET TO A FOUND 5/8" REBAR WITH CAP #1388 FOR THE POINT OF BEGINNING; THENCE N5°44'43"E A DISTANCE OF 178.51 FEET TO A FOUND 5/8" REBAR WITH CAP #1388; THENCE N18°01'30"E A DISTANCE OF 307.92 FEET TO A FOUND 5/8" REBAR WITH CAP #1388 AT THE SOUTHWEST CORNER OF LOT 65 OF GRACE VILLAGE PHASE 2; THENCE N13°36'45"E, ALONG SAID EAST LINE OF GRACE VILLAGE PHASE 2, A DISTANCE OF 48.27 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 AT THE NORTHEAST CORNER OF LOT 65 AND THE SOUTHWEST CORNER OF LOT 66 OF GRACE VILLAGE SUBDIVISION PHASE 2B; THENCE S87°52'37"E, ALONG THE SOUTH LINE OF SAID PHASE 2B, 331.54 FEET TO A FOUND 1/2" REBAR WITH CAP #1573; THENCE S87°44'51"E, CONTINUING ALONG SOUTH LINE OF SAID PHASE 2B, 170.04 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 LOCATED ON THE WEST LINE OF LOT 39 OF THE HILLS PHASE 5; A DISTANCE OF 511.61 FEET TO A FOUND DRILL STEM IN A STONE COLLAR AT THE SOUTHWEST CORNER OF THE SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4; THENCE N88°47'06"W, ALONG THE SOUTH LINE OF THE SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 605.76 FEET TO THE POINT OF BEGINNING; CONTAINING 291,688 SQUARE FEET (6.70 ACRES), MORE OR LESS.

PROPERTY SPECIFICATIONS:
ZONING CLASSIFICATION: R-1.5
MIN. LOT SIZE: 8,630 S.F.
NUMBER OF LOTS: 22
SOURCE OF WATER: SALEM WATER
SOURCE OF SEWER: CITY OF BRYANT
BUILDING SETBACKS:
FRONT - 20' OR AS SHOWN
REAR - 20' OR AS SHOWN
SIDE - 8' OR AS SHOWN
EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
FRONT - 10' OR AS SHOWN
REAR - 10' OR AS SHOWN
SIDE - 9' OR AS SHOWN
STREET RIGHT OF WAY: 50' OR AS SHOWN
STREET WIDTH: 50' BOC TO BOC
LOT CORNERS: SET #4 REBAR WITH CAP

SURVEY LEGEND

△	Computed point
●	Found monument
○	Set #4 RB/Plas. Cap
M	Measured
R	Record
P	Platted

PLAT CERTIFICATES:

OWNER:
Name: James H. Brown
Address: Broken Bow Development, Inc., #9 Mountain View Court, Little Rock, Arkansas 72212

DEVELOPER:
Name: James H. Brown
Address: Broken Bow Development, Inc., #9 Mountain View Court, Little Rock, Arkansas 72212

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

Date: _____ Signed: _____
Name: James H. Brown
Address: #9 Mountain View Court Little Rock, Arkansas 72212

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

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

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

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

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

Date: _____ Signed: _____
Rick Johnson, Chairman
Bryant Planning Commission

**FINAL PLAT
GRACE VILLAGE SUBDIVISION
PHASE 3
SALINE COUNTY, ARKANSAS**

BY	REVISION	DATE	DESCRIPTION
ATV	1.	2/11/21	REVISED PER CITY OF BRYANT.
GPW	2.	2/25/21	REVISED PER CITY OF BRYANT.

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

GRACE VILLAGE SUBDIVISION
PHASE 3
CITY OF BRYANT,
SALINE COUNTY, ARKANSAS

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

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

CERTIFICATE OF AUTHORIZATION
GarNat Engineering, LLC
No. 2174
ARKANSAS

FINAL PLAT

PROJECT NO:
16072
DATE:
MAY 18, 2022
SHEET NO:
1

CONSTRUCTION PLANS FOR

GRACE VILLAGE SUBDIVISION - PHASE 3

CITY OF BRYANT, SALINE COUNTY, ARKANSAS

REVISED AS CONSTRUCTED 7/20/22

Prepared by:
GarNat Engineering, LLC

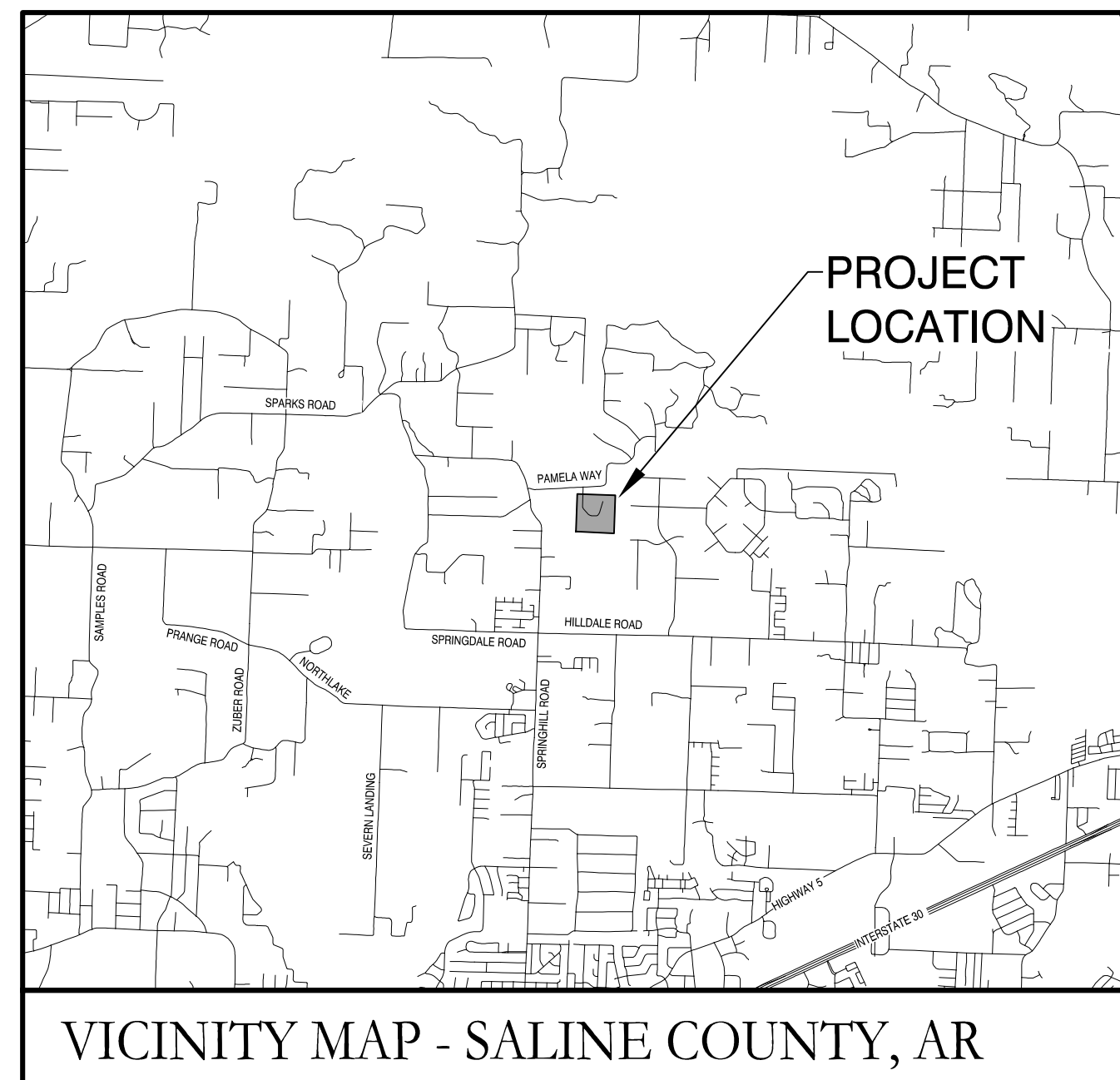
Designing our client's success

www.garnatengineering.com

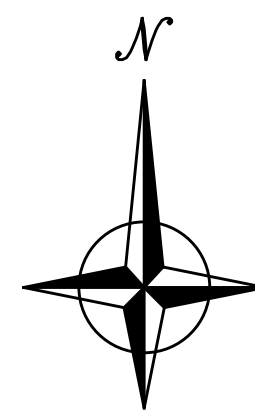
P.O. Box 116
Benton, AR 72018
Ph (501) 408-4650

**RECORD
DRAWING**

3825 Mt Carmel Road
Bryant, AR 72022
Fx (888) 900-3068



VICINITY MAP - SALINE COUNTY, AR



ARKANSAS

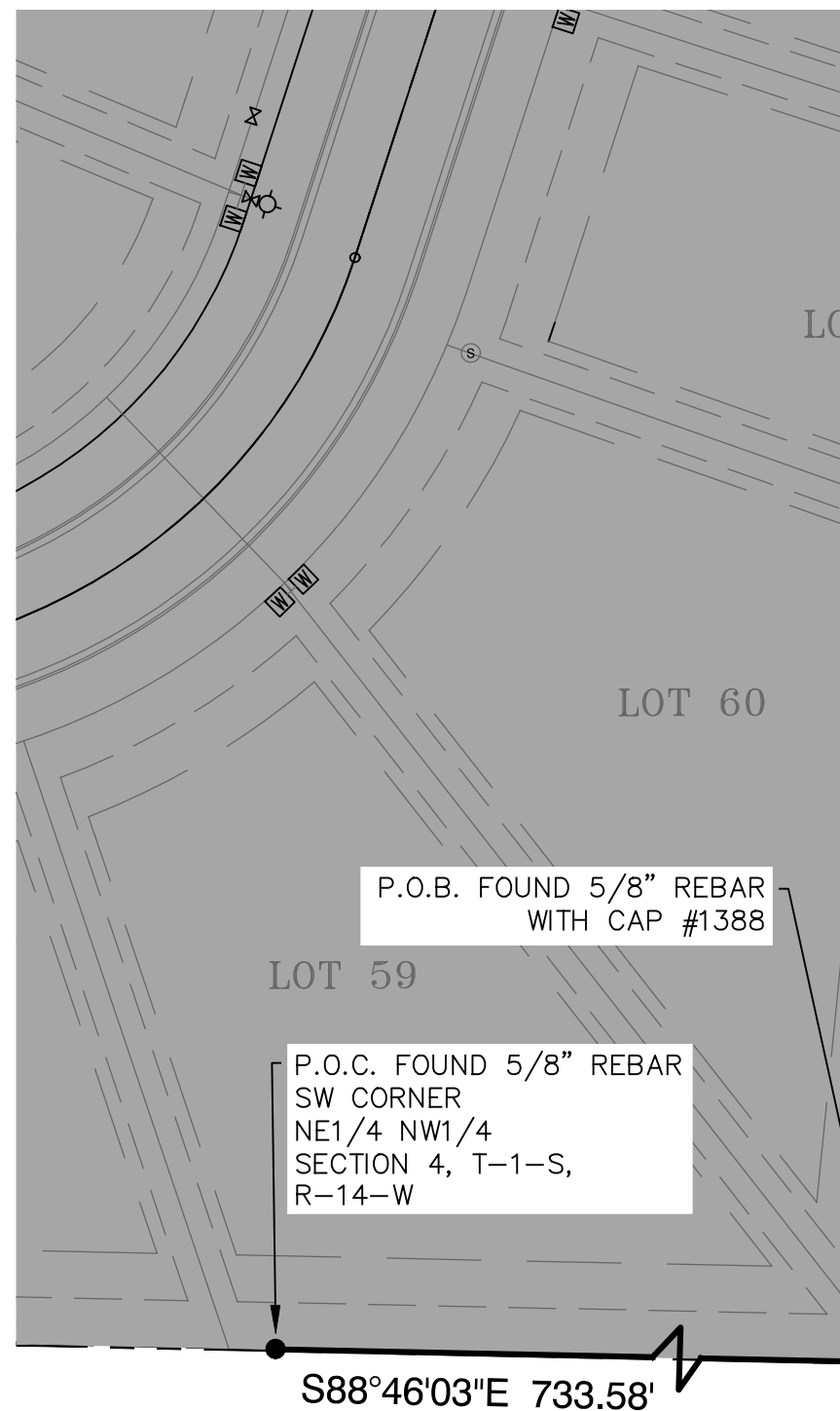
DRAWING INDEX:

- 1 FINAL PLAT
- 2 OVERALL WATER & SEWER PLAN
- 3 STREET & DRAINAGE PLAN
- 4 PEACE LANE PROFILE
- 5 KINDNESS COURT PROFILE
- 6 SANITARY SEWER PROFILE SSMH-1 TO SSMH-2
- 7 DRAINAGE PROFILES
- 8 SPILLWAY DETAILS

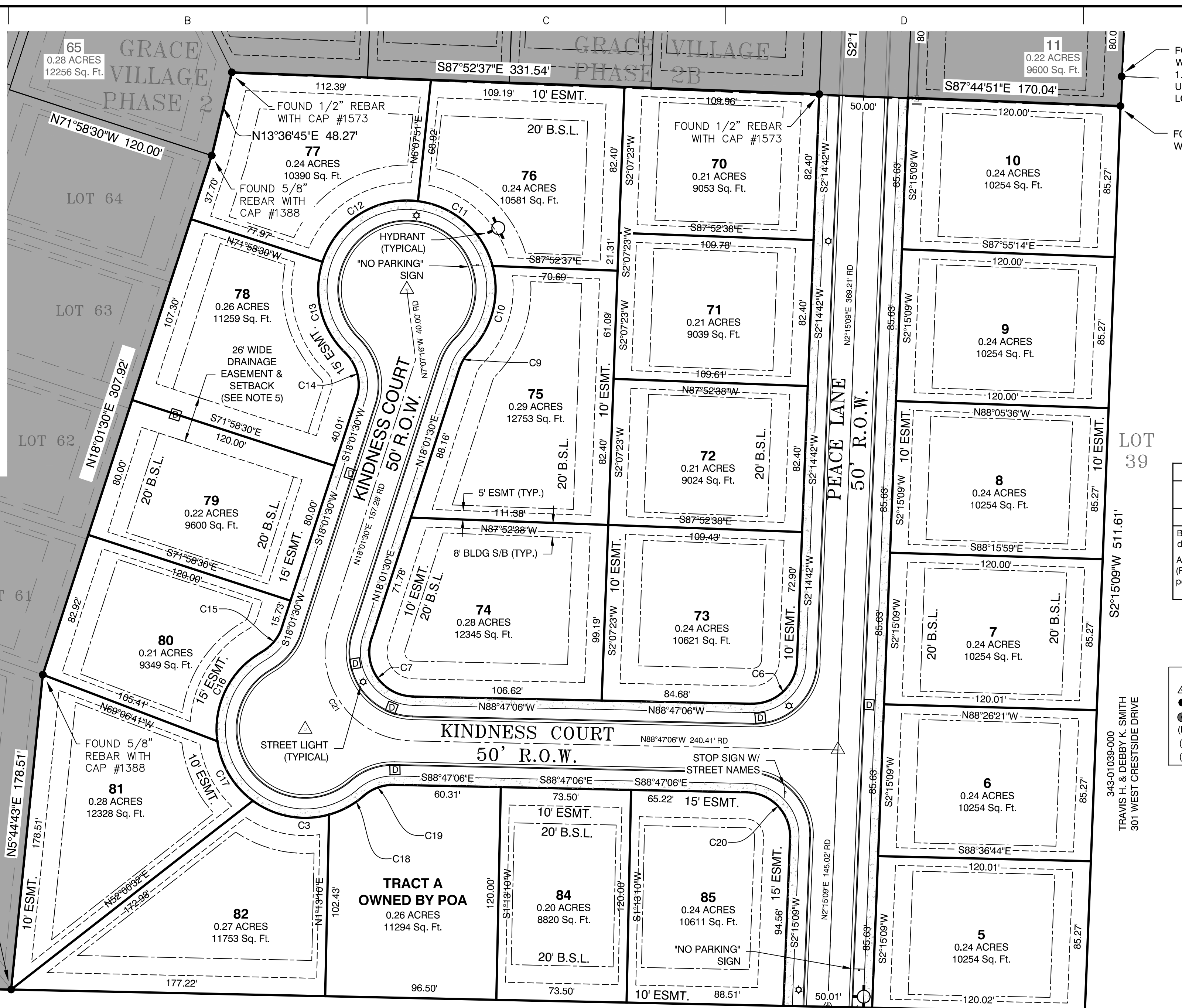


1-20-2021

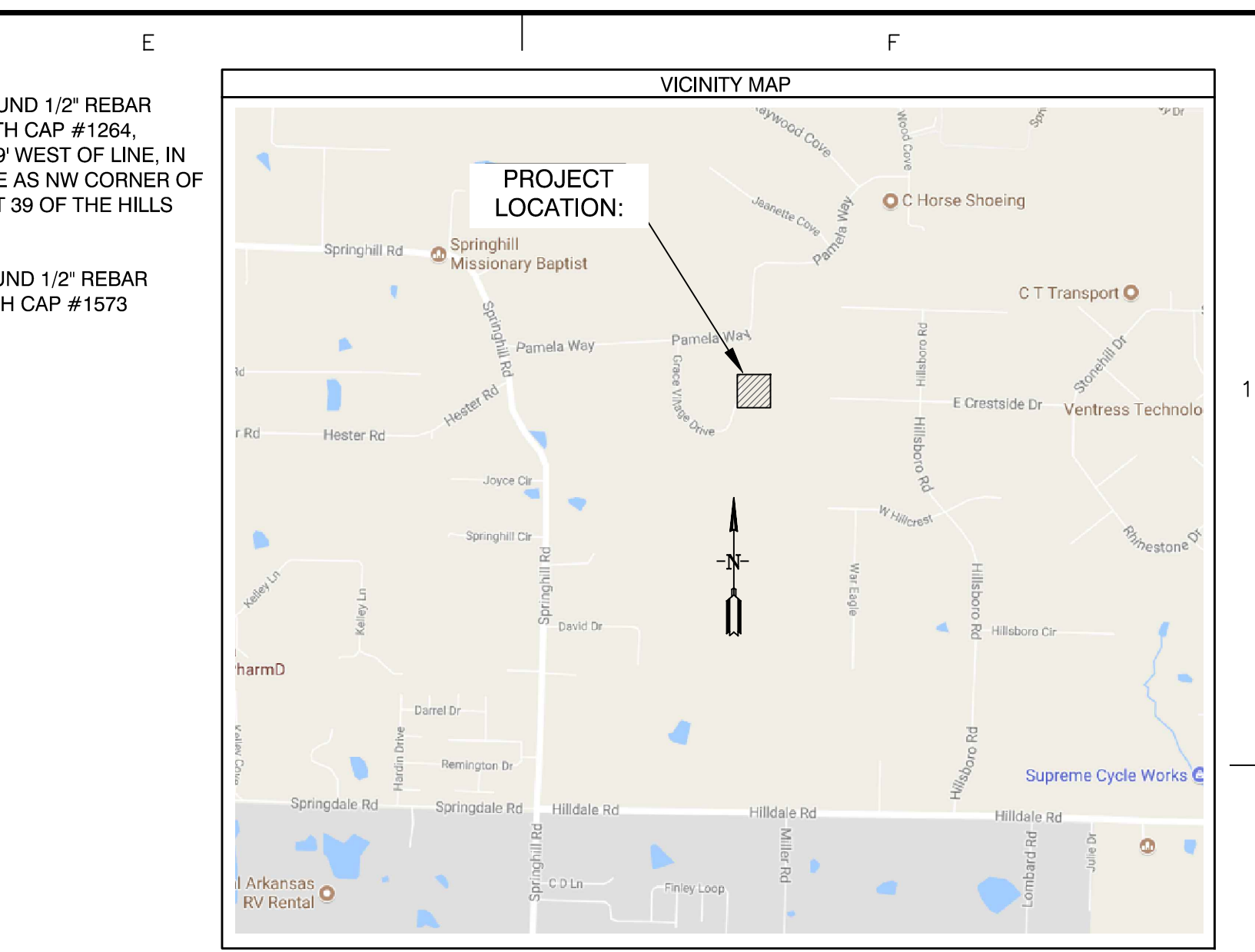
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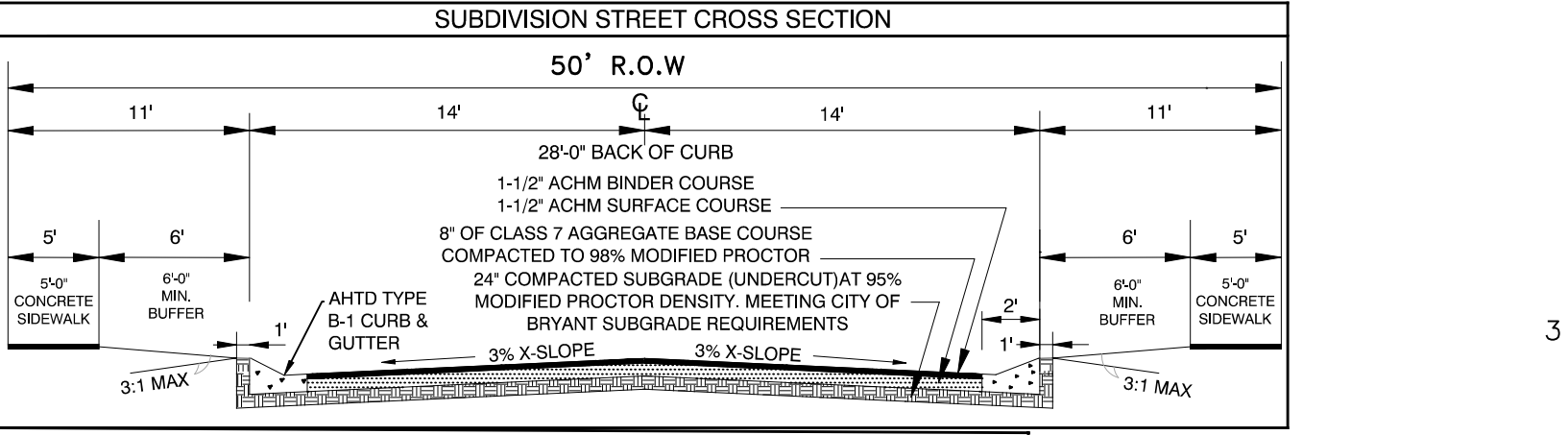


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BASIS OF BEARINGS: NAD 83 ARKANSAS GRID SOUTH ZONE (GPS)	SURVEY PLAT CODE: 500-01S-14W-0-04-410-62-1573
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GENERAL NOTES: 1. ALL STREETS & DRAINAGE TO MEET CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS. 2. ALL TRAFFIC CONTROL DEVICES SHALL MEET THE REQUIREMENTS OF CITY OF BRYANT STANDARD SPECIFICATIONS PER PART 4.9 3. NO FENCES CAN BE CONSTRUCTED IN DRAINAGE EASEMENTS WHERE OPEN DITCHES EXIST. 4. ROADS WILL BE MAINTAINED, INSPECTED, & ACCEPTED BY SALINE COUNTY. 5. NO FENCES SHALL BE BUILT WITHIN DRAINAGE EASEMENTS. 6. NO POOLS OR PERMANENT STRUCTURES SHALL BE BUILT IN EASEMENTS. 7. NO FENCES SHALL BE BUILT IN ROAD RIGHT-OF-WAY OR ACCESS EASEMENTS.	PROPERTY SPECIFICATIONS: ZONING CLASSIFICATION: R-1.5 MIN. LOT SIZE: 8,630 S.F. NUMBER OF LOTS: 22 SOURCE OF WATER: SALEM WATER SOURCE OF SEWER: CITY OF BRYANT BUILDING SETBACKS: FRONT - 20' OR AS SHOWN REAR - 20' OR AS SHOWN SIDE - 8' OR AS SHOWN EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.) FRONT - 10' OR AS SHOWN REAR - 10' OR AS SHOWN SIDE - 9' OR AS SHOWN STREET RIGHT OF WAY: 50' OR AS SHOWN STREET WIDTH: 30' BOC TO BOC LOT CORNERS: SET #4 REBAR WITH CAP
---	--



PROPERTY DESCRIPTION: GRACE VILLAGE PHASE 3 LEGAL DESCRIPTION: PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4 NW1/4) OF SECTION 4, TOWNSHIP 01 SOUTH, RANGE 14 WEST, IN SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, BEING A FOUND 5/8" REBAR; THENCE S88°46'03"E A DISTANCE OF 733.58 FEET TO A FOUND 5/8" REBAR WITH CAP #1388 FOR THE POINT OF BEGINNING; THENCE N5°44'43"E A DISTANCE OF 178.51 FEET TO A FOUND 5/8" REBAR WITH CAP #1388; THENCE N18°01'30"E A DISTANCE OF 307.92 FEET TO A FOUND 5/8" REBAR WITH CAP #1388 AT THE SOUTHWEST CORNER OF LOT 65 OF GRACE VILLAGE PHASE 2; THENCE N13°36'45"E, ALONG SAID EAST LINE OF GRACE VILLAGE PHASE 2, A DISTANCE OF 48.27 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 AT THE NORTHEAST CORNER OF LOT 65 AND THE SOUTHWEST CORNER OF LOT 66 OF GRACE VILLAGE SUBDIVISION PHASE 2B; THENCE S87°52'37"E, ALONG THE SOUTH LINE OF SAID PHASE 2B, 331.54 FEET TO A FOUND 1/2" REBAR WITH CAP #1573; THENCE S87°44'51"E, CONTINUING ALONG SOUTH LINE OF SAID PHASE 2B, 170.04 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 LOCATED ON THE WEST LINE OF LOT 39 OF THE HILLS PHASE 5; THENCE S2°15'09"W, ALONG SAID WEST LINE OF THE HILLS PHASE 5, A DISTANCE OF 511.61 FEET TO A FOUND DRILL STEM IN A STONE COLLAR AT THE SOUTHWEST CORNER OF THE SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4; THENCE N88°47'06"W, ALONG THE SOUTH LINE OF THE SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 605.76 FEET TO THE POINT OF BEGINNING; CONTAINING 291,688 SQUARE FEET (6.70 ACRES), MORE OR LESS.

BY	REVISION	DATE	DESCRIPTION
ATV	1.	2/11/21	REVISED PER CITY OF BRYANT.
GPW	2.	2/25/21	REVISED PER CITY OF BRYANT.

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

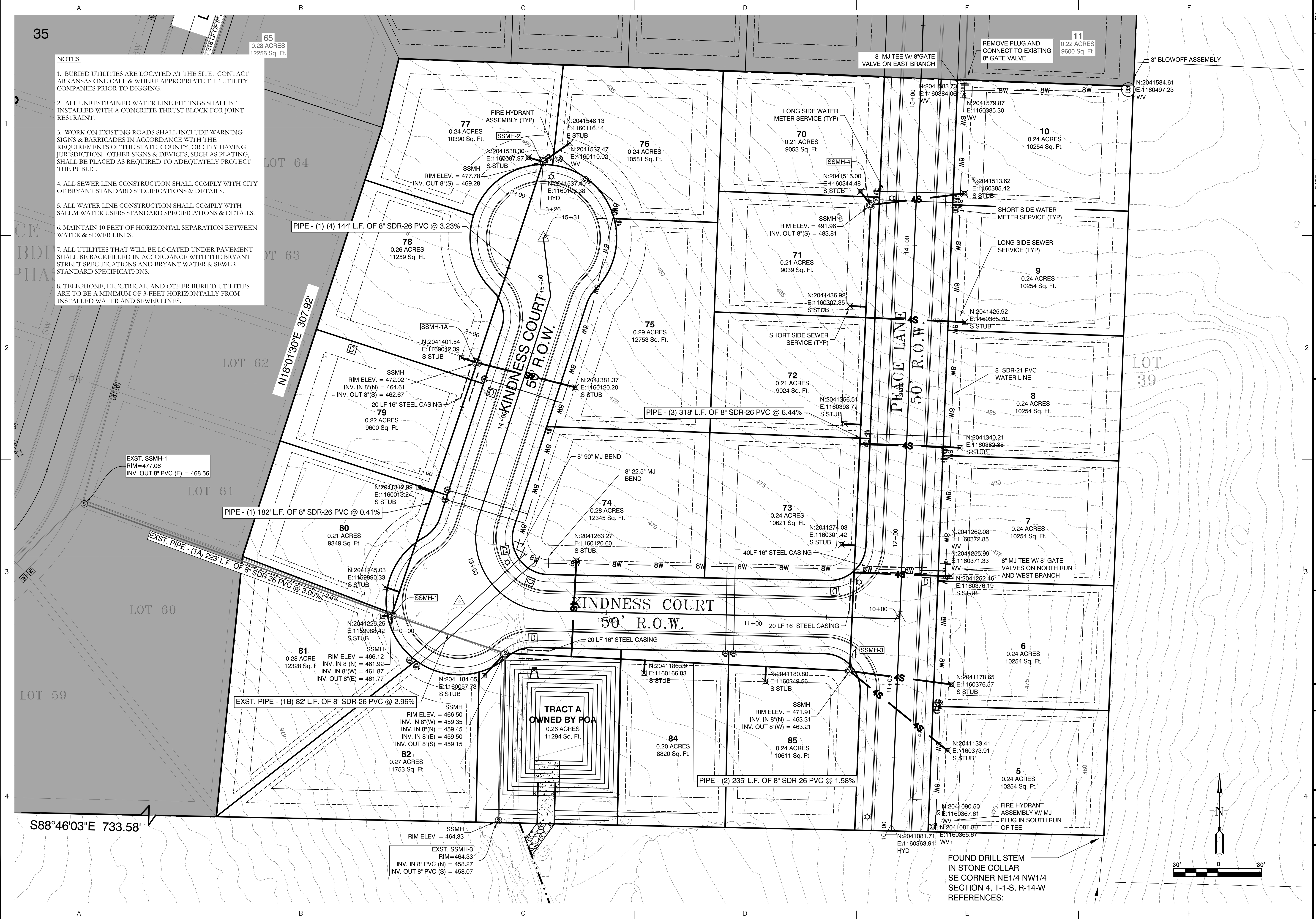
GRACE VILLAGE SUBDIVISION
 PHASE 3
 CITY OF BRYANT,
 SALINE COUNTY, ARKANSAS

FINAL PLAT

PROJECT NO:
16072
 DATE:
MAY 18, 2022
 SHEET NO:
1

3:\Projects\GNE Projects\16072 Grace Village Phase 3\Drawings\Drawings\Phase 3 Final Plat.dwg

- NOTES:
- BURIED UTILITIES ARE LOCATED AT THE SITE. CONTACT ARKANSAS ONE CALL & WHERE APPROPRIATE THE UTILITY COMPANIES PRIOR TO DIGGING.
 - ALL UNRESTRAINED WATER LINE FITTINGS SHALL BE INSTALLED WITH A CONCRETE THRUST BLOCK FOR JOINT RESTRAINT.
 - WORK ON EXISTING ROADS SHALL INCLUDE WARNING SIGNS & BARRICADES IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE, COUNTY, OR CITY HAVING JURISDICTION. OTHER SIGNS & DEVICES, SUCH AS PLATING, SHALL BE PLACED AS REQUIRED TO ADEQUATELY PROTECT THE PUBLIC.
 - ALL SEWER LINE CONSTRUCTION SHALL COMPLY WITH CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS.
 - ALL WATER LINE CONSTRUCTION SHALL COMPLY WITH SALEM WATER USERS STANDARD SPECIFICATIONS & DETAILS.
 - MAINTAIN 10 FEET OF HORIZONTAL SEPARATION BETWEEN WATER & SEWER LINES.
 - ALL UTILITIES THAT WILL BE LOCATED UNDER PAVEMENT SHALL BE BACKFILLED IN ACCORDANCE WITH THE BRYANT STREET SPECIFICATIONS AND BRYANT WATER & SEWER STANDARD SPECIFICATIONS.
 - TELEPHONE, ELECTRICAL, AND OTHER BURIED UTILITIES ARE TO BE A MINIMUM OF 3-FEET HORIZONTALLY FROM INSTALLED WATER AND SEWER LINES.



BY	REVISION	DATE
GPW	2. REVISED PER CITY OF BRYANT.	2/25/21

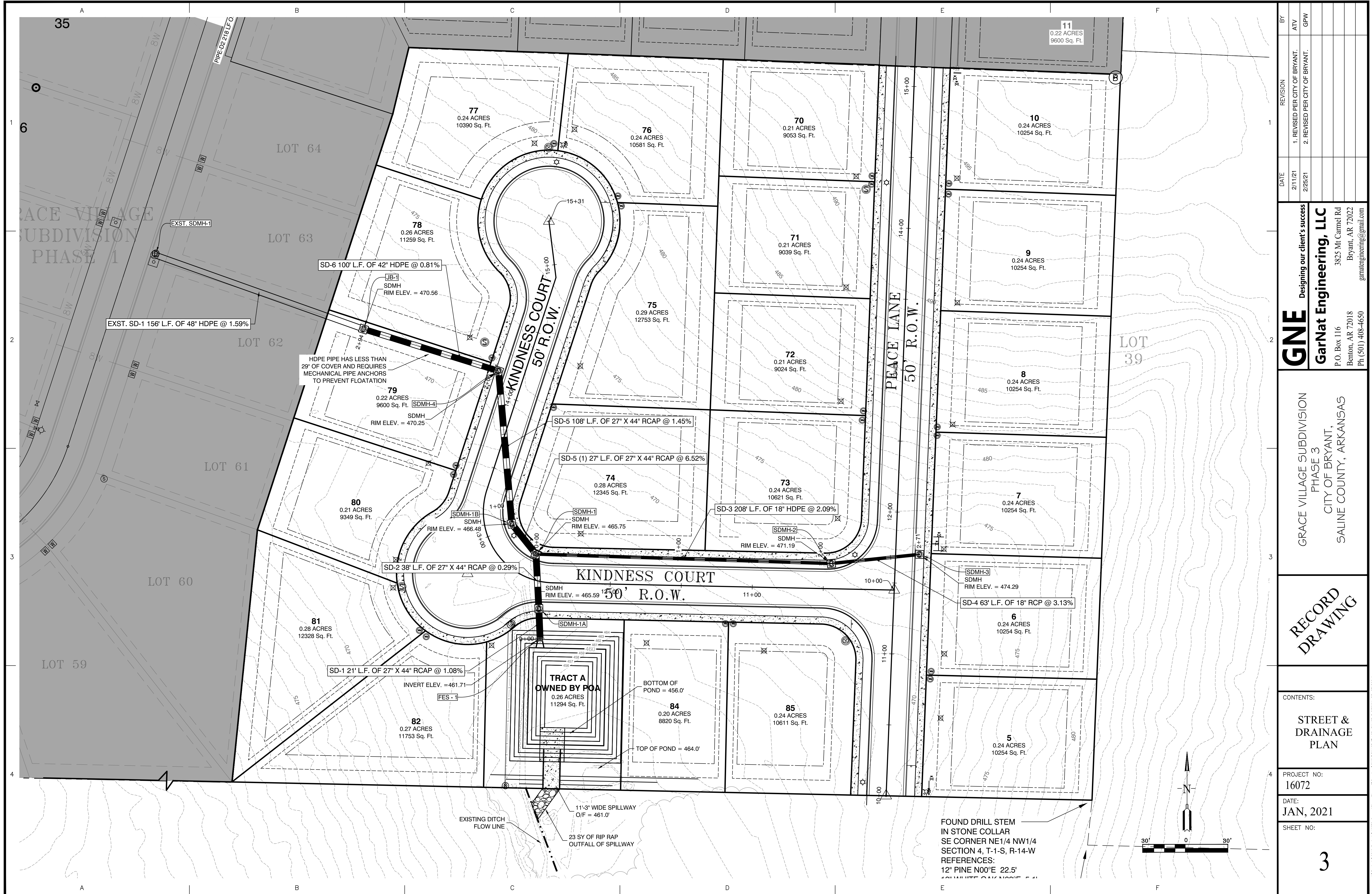
GN Designing our client's success
GarNat Engineering, LLC
 3825 Mt. Carmel Rd
 Bryant, AR 72018
 Phone: (501) 408-4650
 Email: gnatengineering@gmail.com

GRACE VILLAGE SUBDIVISION
 PHASE 3
 CITY OF BRYANT,
 SALINE COUNTY, ARKANSAS

**RECORD
 DRAWING**

CONTENTS:
 OVERALL
 WATER &
 SEWER PLAN

PROJECT NO:
 16072
 DATE:
 JAN, 2021
 SHEET NO.:



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 garnatengineering@gmail.com

GRACE VILLAGE SUBDIVISION
 PHASE 3
 CITY OF BRYANT,
 SALINE COUNTY, ARKANSAS

**RECORD
 DRAWING**

CONTENTS:
**STREET &
 DRAINAGE
 PLAN**

PROJECT NO:
 16072

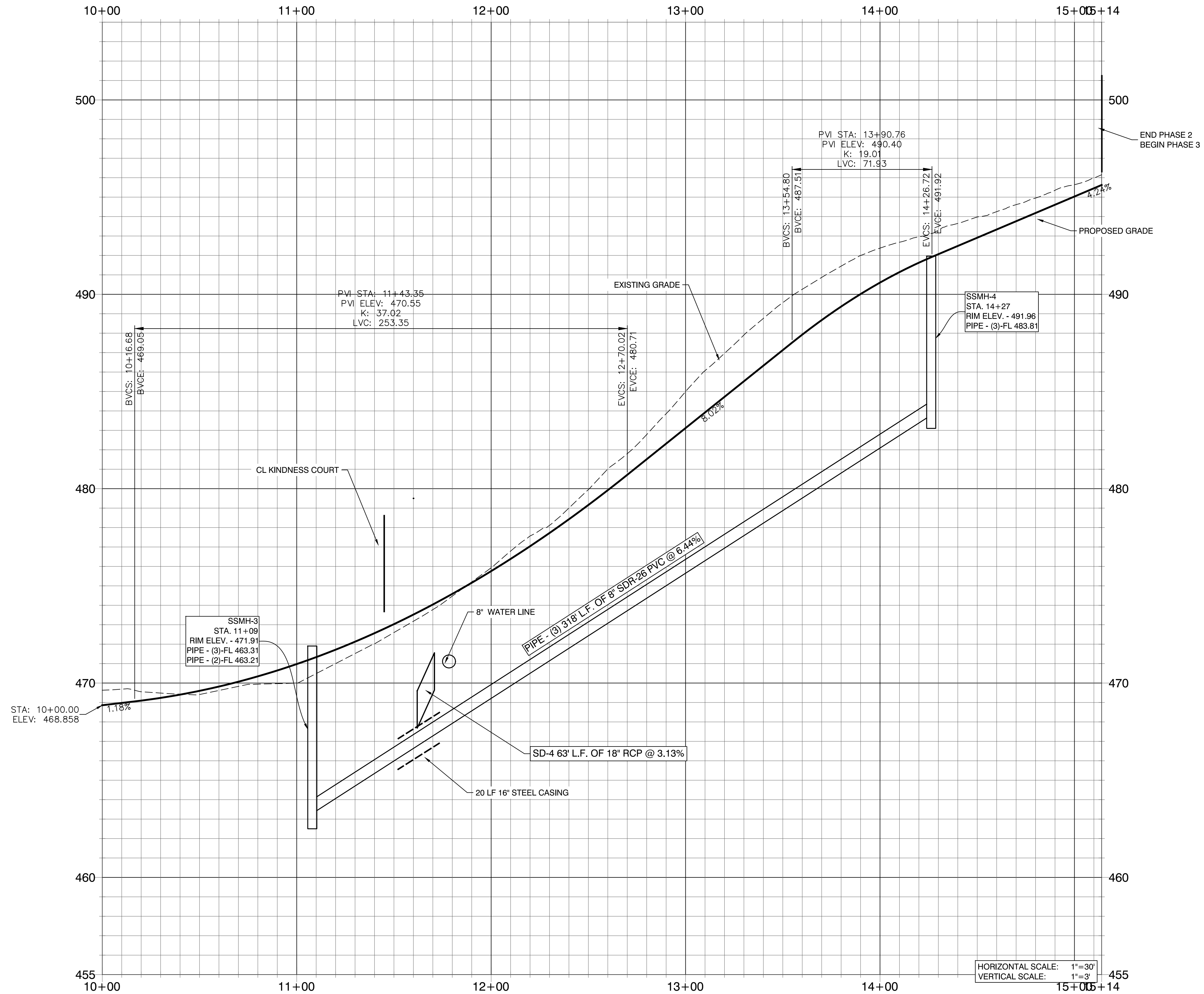
DATE:
 JAN, 2021

SHEET NO:
 3

BY	REVISION	DATE
ATV	1. REVISED PER CITY OF BRYANT.	2/11/21
GPW	2. REVISED PER CITY OF BRYANT.	2/25/21

\\projects\2018 Projects\Phase 3\Grace Village Phase 3\ASB-Phase 3\ASB-Phase 3\RECORD-DRAWING-3.dwg

PEACE LANE PROFILE



REVISION	DATE	BY

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GarNat Engineering, LLC
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GRACE VILLAGE SUBDIVISION
 PHASE 3
 CITY OF BRYANT,
 SALINE COUNTY, ARKANSAS

**RECORD
 DRAWING**

CONTENTS:
 PEACE LANE
 PROFILE

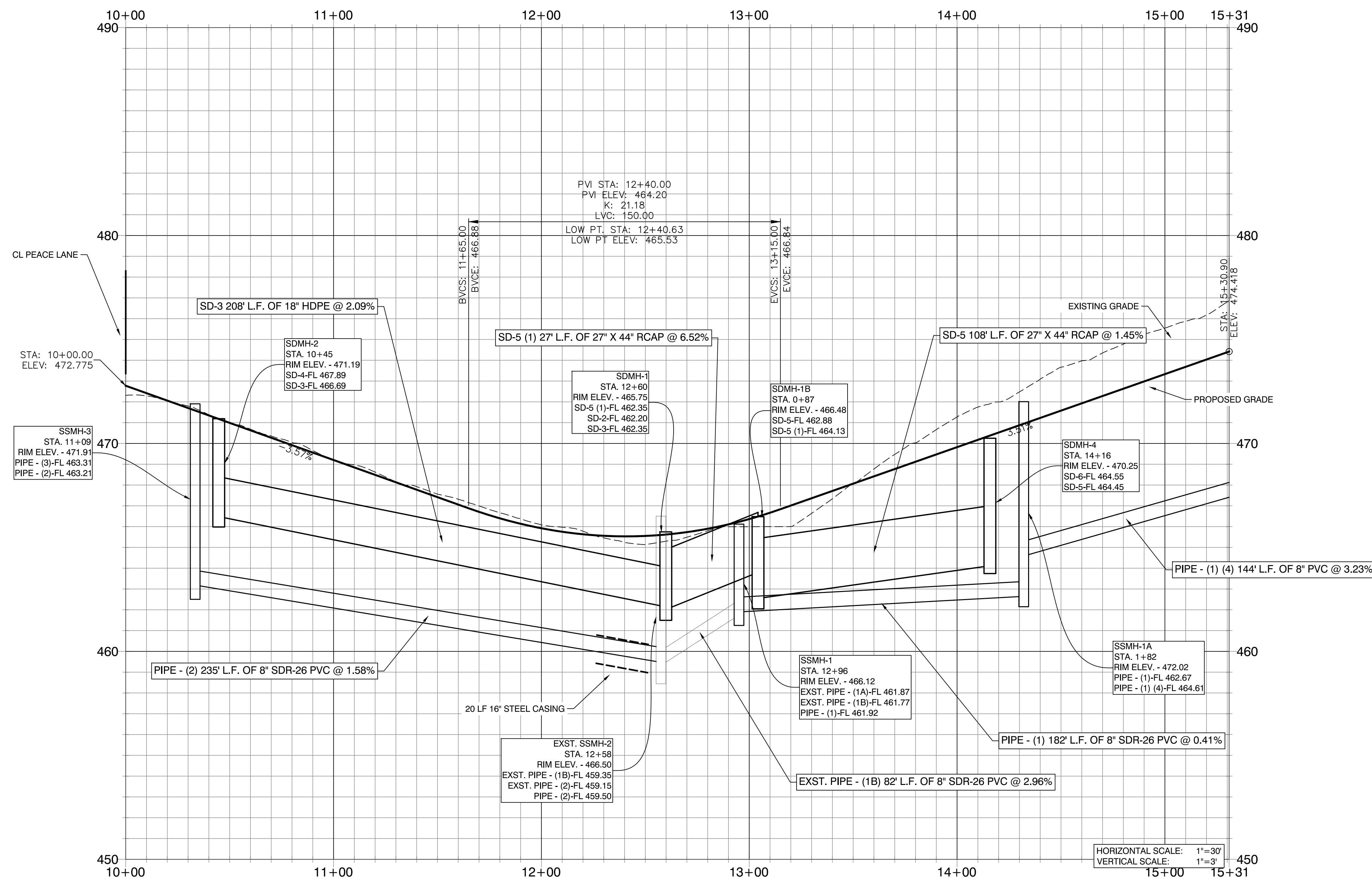
PROJECT NO:
 16072

DATE:
 JAN, 2021

SHEET NO:
 4

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KINDNESS COURT PROFILE



REVISION	DATE	BY
2. REVISED PER CITY OF BRYANT.	2/25/21	GPW

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 gnatengineering@gmail.com

GRACE VILLAGE SUBDIVISION
 PHASE 3
 CITY OF BRYANT,
 SALINE COUNTY, ARKANSAS

**RECORD
 DRAWING**

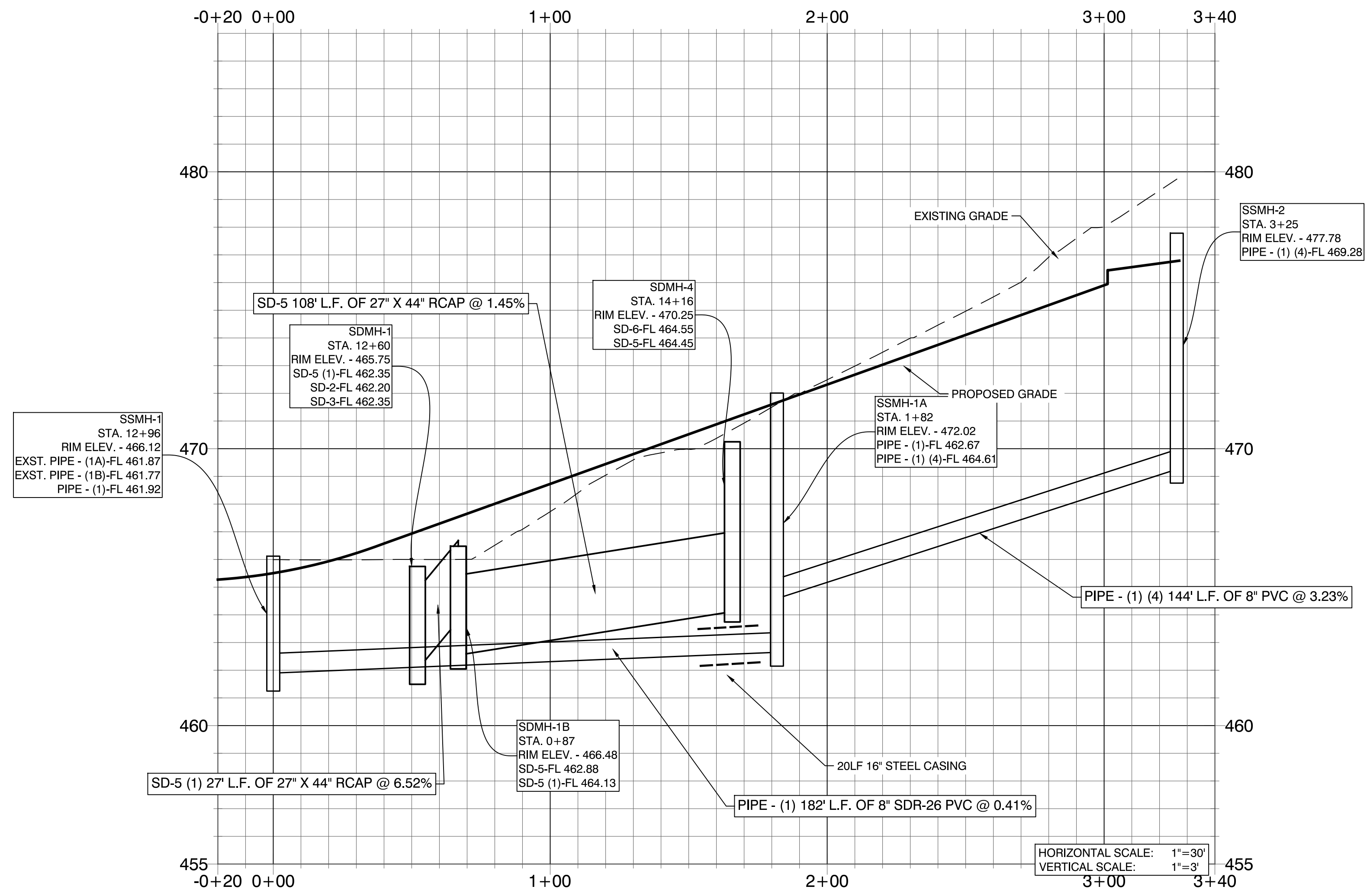
CONTENTS:
 KINDNESS
 COURT PROFILE

PROJECT NO:
 16072

DATE:
 JAN, 2021

SHEET NO:

SANITARY SEWER SSMH-1 TO SSMH-2 PROFILE



HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=3'



DATE	REVISION	BY
2/25/21	2. REVISED PER CITY OF BRYANT.	GPW

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GRACE VILLAGE SUBDIVISION
 PHASE 3
 CITY OF BRYANT,
 SALINE COUNTY, ARKANSAS

**RECORD
 DRAWING**

CONTENTS:
 SANITARY SEWER PROFILE SSMH-1 TO SSMH-2

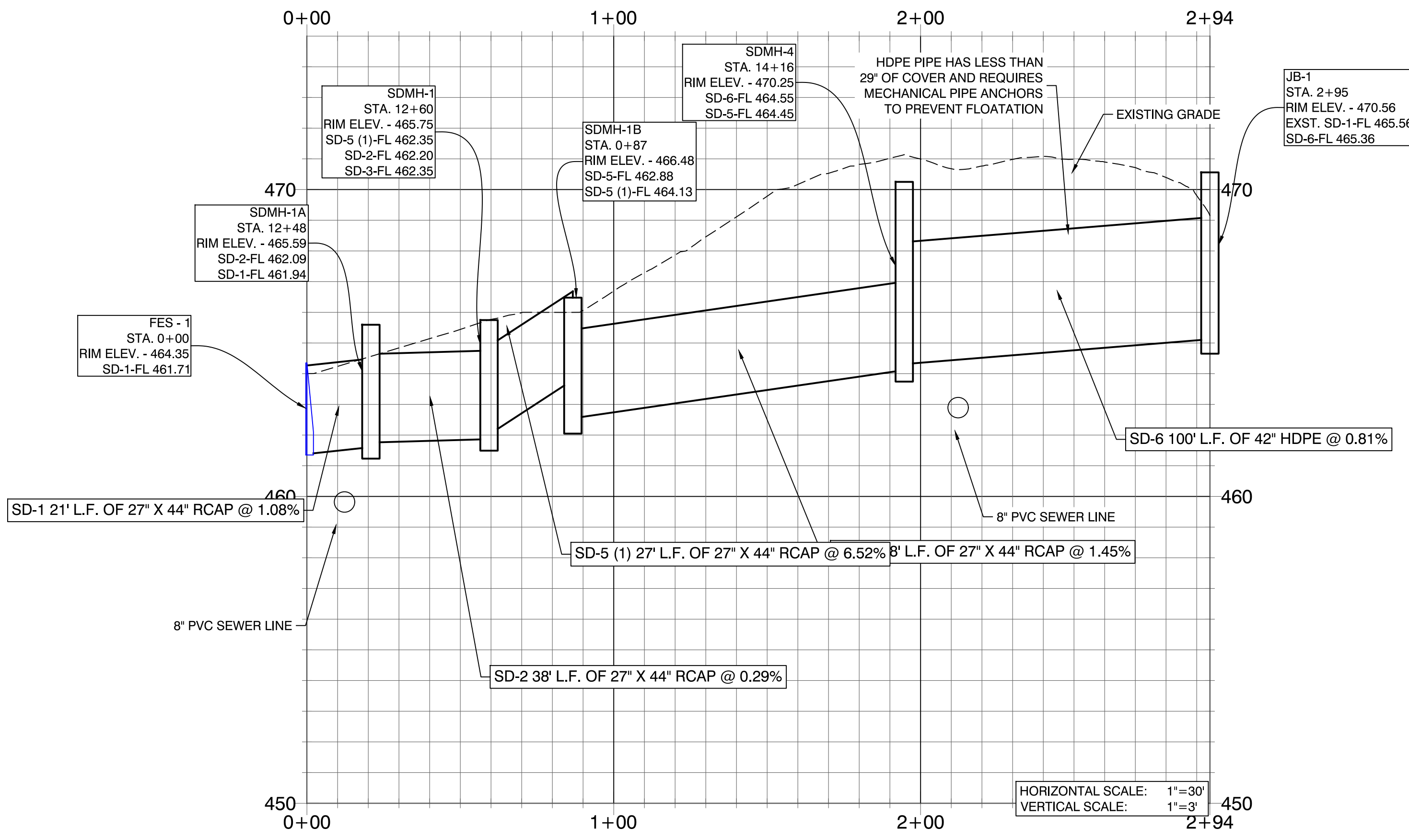
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DATE:
 JAN, 2021

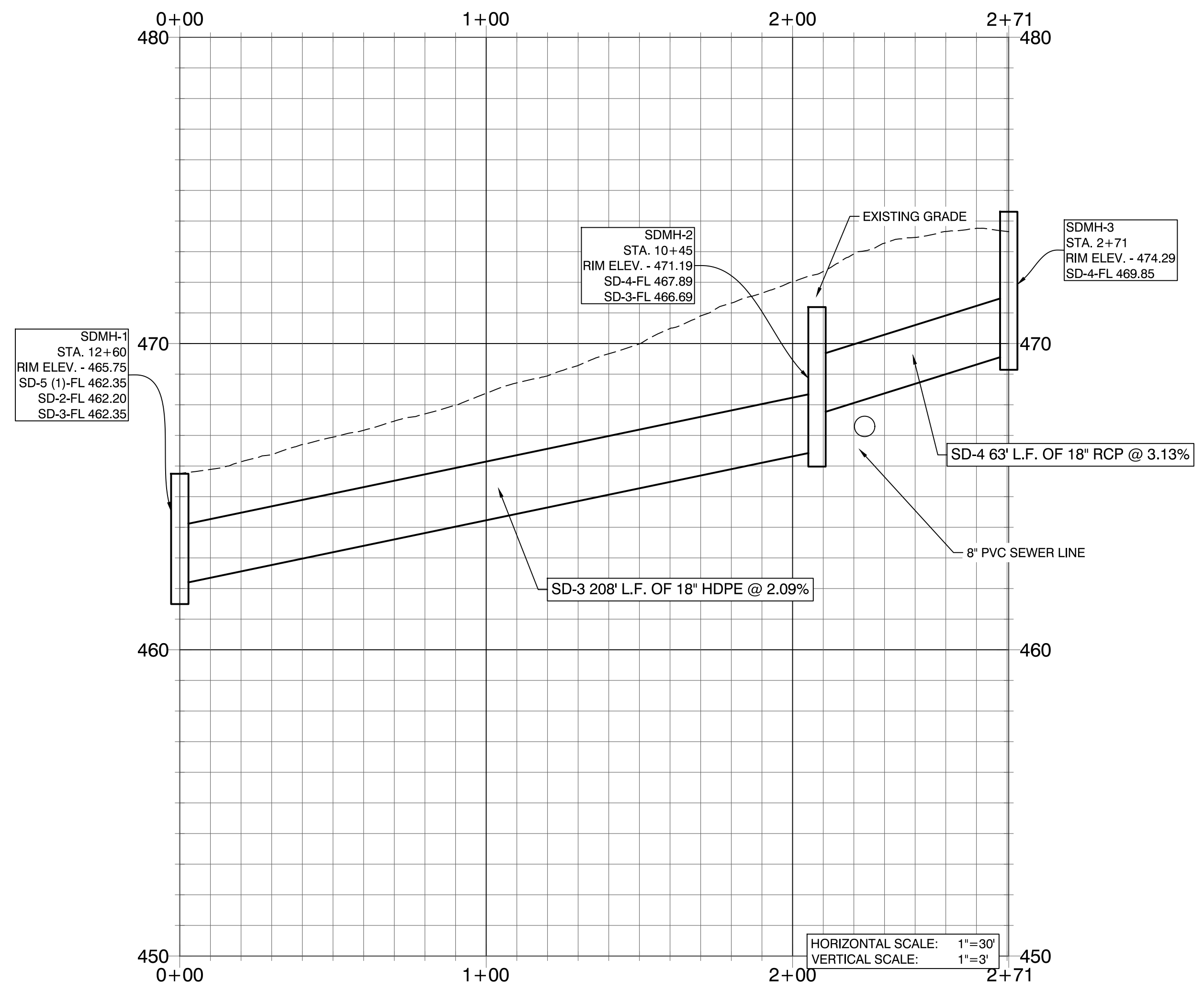
SHEET NO:
 6

A:\Projects\2018 Projects\16072 Grace Village Phase 3\Drawings\DWG\PHASE 3 SANITARY SEWER PROFILE SSMH-1 TO SSMH-2.dwg

OUTLET STRUCTURE - JB-1 PROFILE



SDMH-1 - SDMH-3 PROFILE



DATE	REVISION	BY
2/11/21	1. REVISED PER CITY OF BRYANT.	ATV
2/25/21	2. REVISED PER CITY OF BRYANT.	GPW

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GRACE VILLAGE SUBDIVISION
 PHASE 3
 CITY OF BRYANT,
 SALINE COUNTY, ARKANSAS

**RECORD
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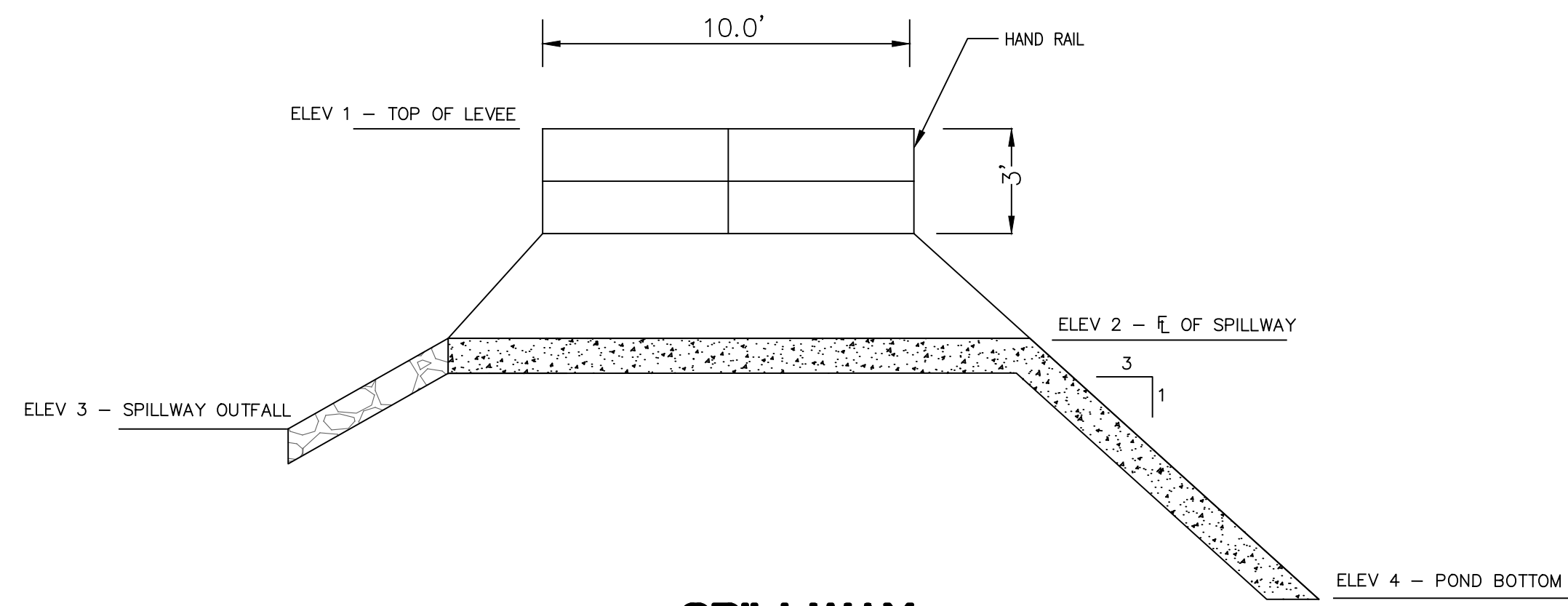
CONTENTS:
 DRAINAGE
 PROFILES

PROJECT NO:
 16072

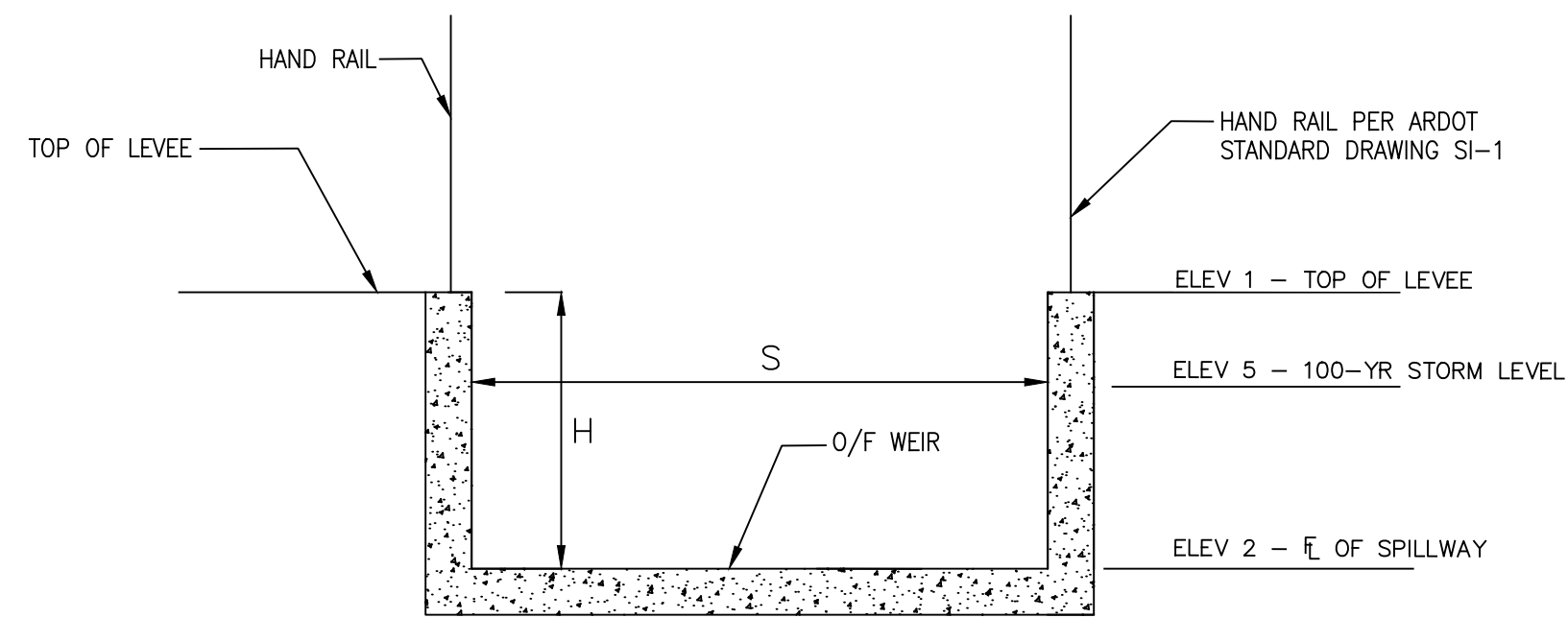
DATE:
 JAN, 2021

SHEET NO:
 7

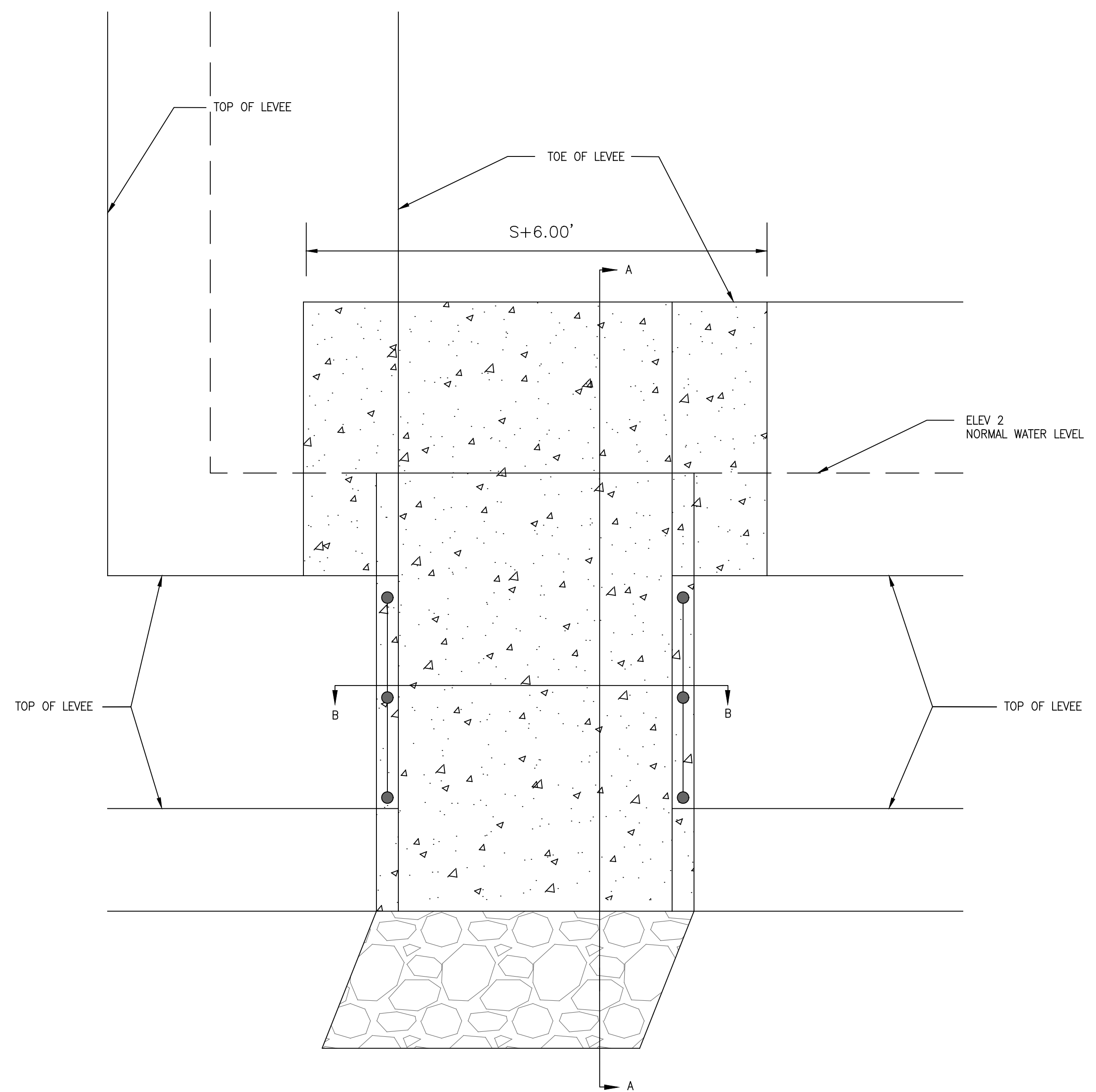
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**SPILLWAY
SECTION A-A**
NOT TO SCALE



**SPILLWAY
SECTION B-B**
NOT TO SCALE



**SPILLWAY
PLAN VIEW**
NOT TO SCALE

CONTROL STRUCTURE							
SPILLWAY	H	ELEV 1	ELEV 2	ELEV 3	ELEV 4	ELEV 5	S
1	3'-0"	464.00	461.00	460.95	456.00	463.00	11'-3"

DETENTION OUTLET NOTES:

1. ALL CONCRETE WALLS SHALL BE A MINIMUM OF 6" THICK & REINFORCED WITH #4'S @ 12" O.C. BOTH WAYS.

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 gnatengineering@gmail.com

GRACE VILLAGE SUBDIVISION
 PHASE 3
 CITY OF BRYANT,
 SALINE COUNTY, ARKANSAS

**RECORD
DRAWING**

CONTENTS:
**SPILLWAY
DETAILS**

PROJECT NO:
16072

DATE:
JAN, 2021

SHEET NO:

8



First Electric Cooperative Corporation

P.O. Box 5018
Jacksonville, Arkansas 72078-5018
(501) 982-4545 • (800) 489-7405

July 19, 2022

Mr. Truett-Smith
Planning Director
City of Bryant Planning and Development
210 S.W. Third Street
Bryant, Arkansas 72022

RE: Electrical facilities for Grace Village Subdivision Phase Four

Dear Mr. Smith

This letter is to inform you that the developer for the above referenced subdivision has paid First Electric Cooperative all fees associated with the installation of electric facilities for the above referenced development. The underground conduits have been installed. The installation of the conductors, transformers, and street lighting will be completed as soon as contract crews become available. First Electric has requested that our contractor provide additional crews. The electric utility industry is currently experiencing a severe labor shortage.

We anticipate that the installation of the remaining equipment will take two to three weeks to complete.

If you need additional information, please let me know.

Sincerely

Randy Jones
Field Engineer



SALINE COUNTY PLANNING BOARD
SALINE COUNTY COURTHOUSE
200 N. MAIN, ROOM 112
BENTON, AR 72015
(501) 303-5701 PHONE
(501) 315-1338 FAX
EMAIL: John.Wofford@salinecounty.org

July 19, 2022

Barker Excavating
Mr. Roger Barker
10085 Old Congo Road
Benton, AR 72019

Ref: Maintenance Bond to Cover Grace Village Phase 3

Dear Mr. Barker,

After our inspections of the newly constructed roads and drainage facilities and satisfactory results of a representative measurements to determine final in place base gravel (minimum of 8") and observing the laying of asphalt (minimum of 3") thick and satisfactory results of a roll test of the sub-grade and base gravel density test (minimum 98% modified), the roads are deemed to be complete and constructed to County standards.

At this time, a maintenance bond to ensure Barker Excavating either will correct any defects that arise or Saline County is compensated for costs resulting from repairs of any defects identified for a period of one year is required. The amount of bond is calculated as \$25.00 per constructed feet of road. Based on the preliminary Plat, the total footage of constructed road is 1152 feet.

Required Maintenance Bond is $1152 \times \$25.00 = \$28,800.0$

The date of expiration of this bond will be one year from the date the bond is issued.

Thanks,

John Wofford
Saline County Engineer

CONSTRUCTION PLANS FOR

GRACE VILLAGE SUBDIVISION - PHASE 3

CITY OF BRYANT, SALINE COUNTY, ARKANSAS

REVISED AS CONSTRUCTED 7/20/22

Prepared by:
GarNat Engineering, LLC

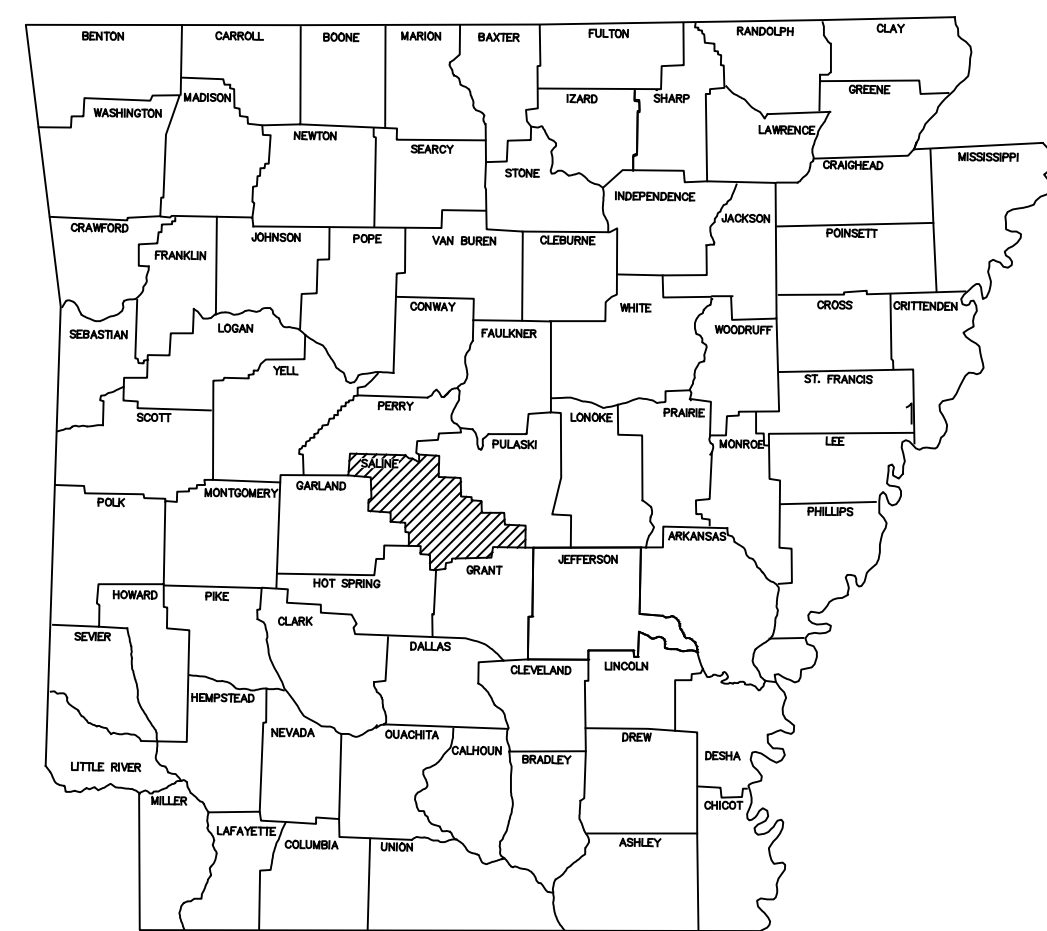
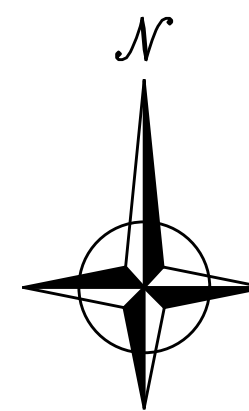
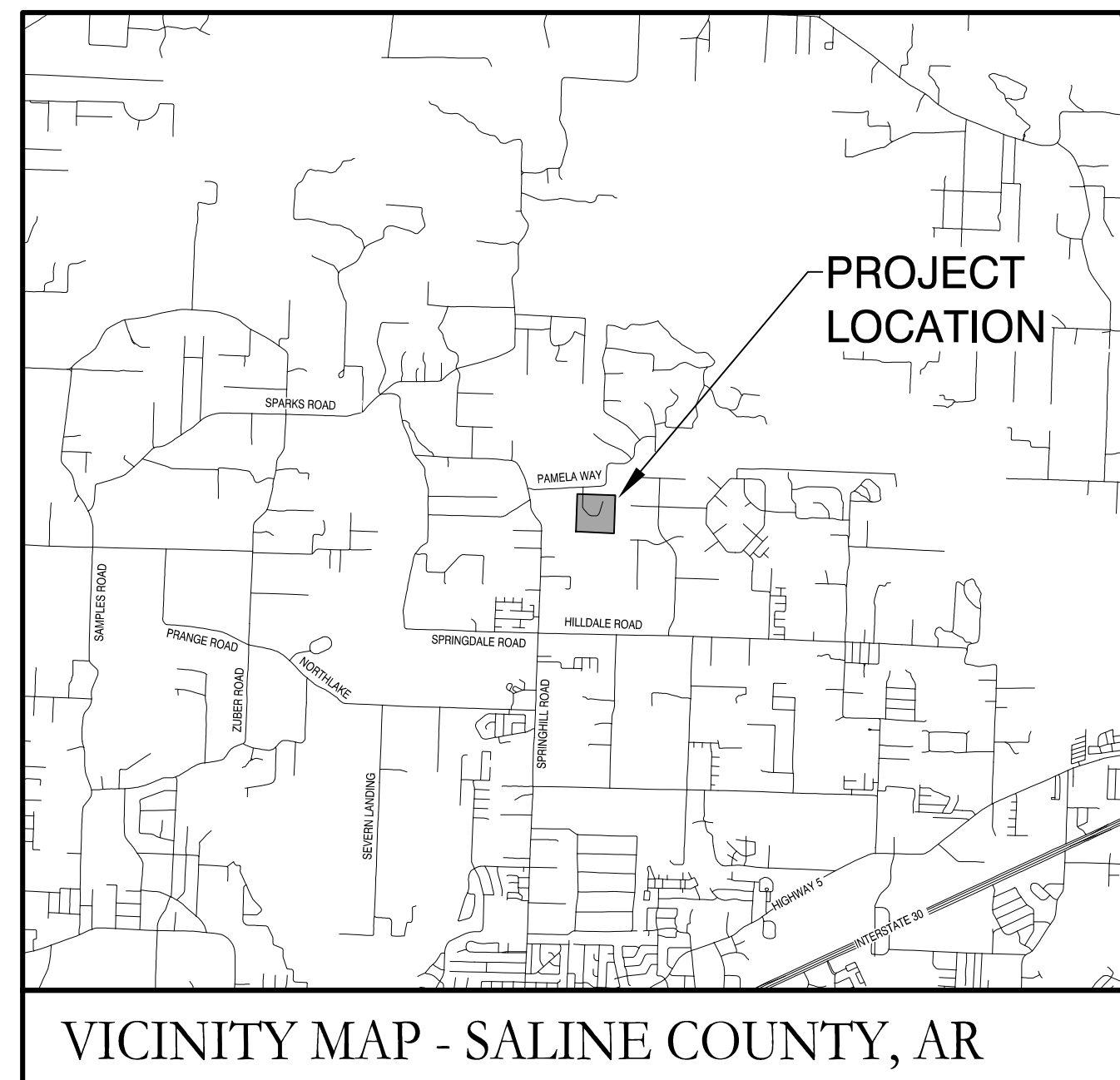
Designing our client's success

www.garnatengineering.com

P.O. Box 116
Benton, AR 72018
Ph (501) 408-4650

**RECORD
DRAWING**

3825 Mt Carmel Road
Bryant, AR 72022
Fx (888) 900-3068



ARKANSAS

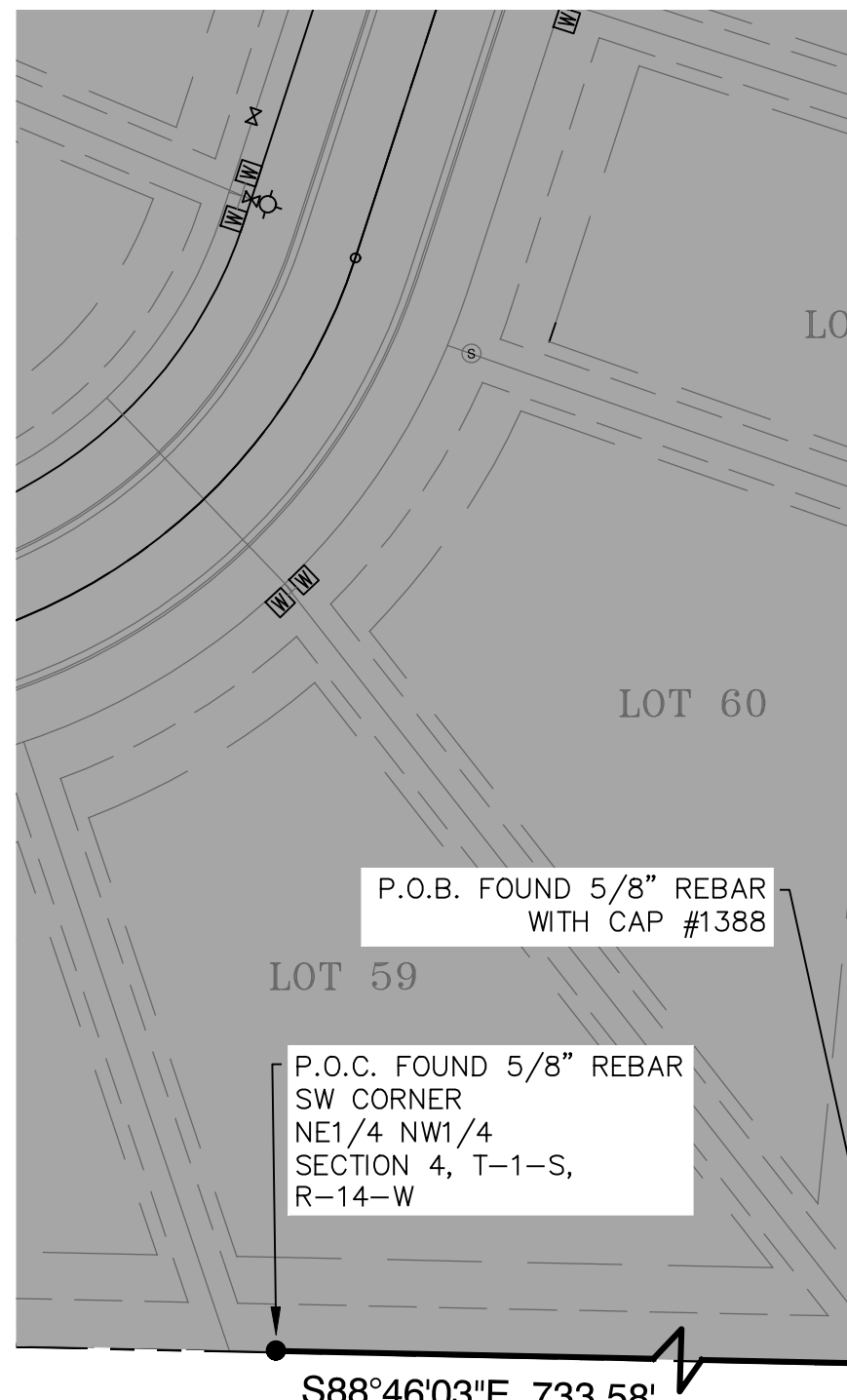
DRAWING INDEX:

- 1 FINAL PLAT
- 2 OVERALL WATER & SEWER PLAN
- 3 STREET & DRAINAGE PLAN
- 4 PEACE LANE PROFILE
- 5 KINDNESS COURT PROFILE
- 6 SANITARY SEWER PROFILE SSMH-1 TO SSMH-2
- 7 DRAINAGE PROFILES
- 8 SPILLWAY DETAILS



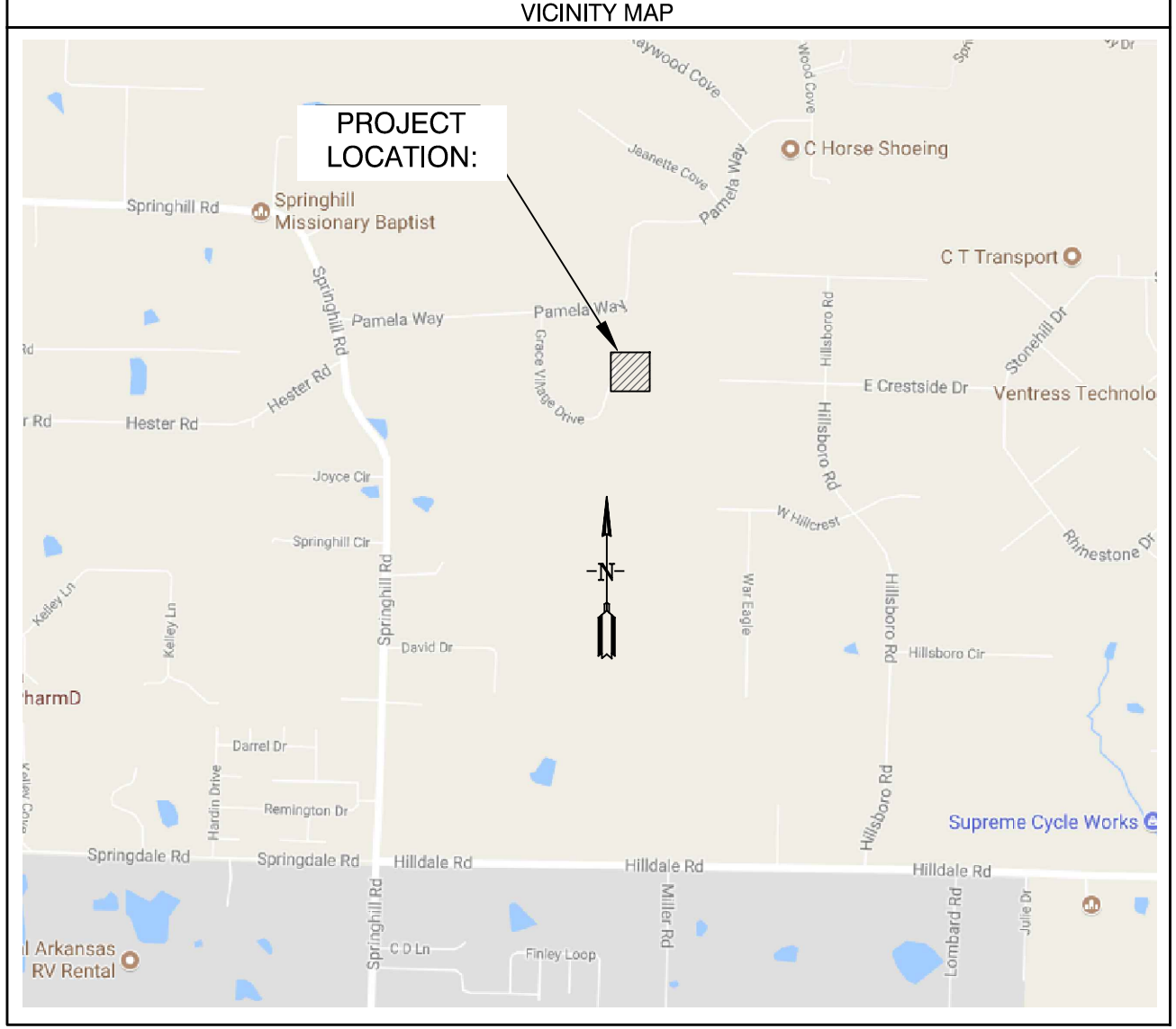
1-20-2021

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C3	45.27	50.00	51°52'21"	S79°41'37"E	43.74
C6	38.82	25.00	88°58'11"	S46°43'48"W	35.04
C7	46.60	25.00	106°48'37"	N35°22'48"W	40.14
C9	11.63	25.00	26°38'52"	N31°20'56"E	11.52
C10	52.20	50.00	59°49'00"	N14°45'52"E	49.86
C11	59.04	50.00	67°39'07"	N48°58'12"W	55.67
C12	69.17	50.00	79°16'01"	S57°34'14"W	63.79
C13	55.71	50.00	63°50'12"	S13°58'53"E	52.87
C14	27.89	25.00	63°55'29"	S13°56'14"E	26.47
C15	18.55	25.00	42°30'30"	S39°16'45"W	18.13
C16	59.62	50.00	68°19'24"	S26°22'19"W	56.15
C17	40.11	50.00	45°58'04"	S30°46'25"E	39.05
C18	22.40	50.00	25°39'48"	N61°32'18"E	22.21
C19	18.55	25.00	42°30'30"	N69°57'39"E	18.13
C20	39.72	25.00	91°02'15"	S43°15'59"E	35.67
C21	93.21	50.00	106°48'37"	S35°22'48"E	80.29



FOUND 1/2" REBAR WITH CAP #1264, 1.39' WEST OF LINE, IN USE AS NW CORNER OF LOT 39 OF THE HILLS

FOUND 1/2" REBAR WITH CAP #1573



BASIS OF BEARINGS:
NAD 83 ARKANSAS GRID SOUTH ZONE (GPS)

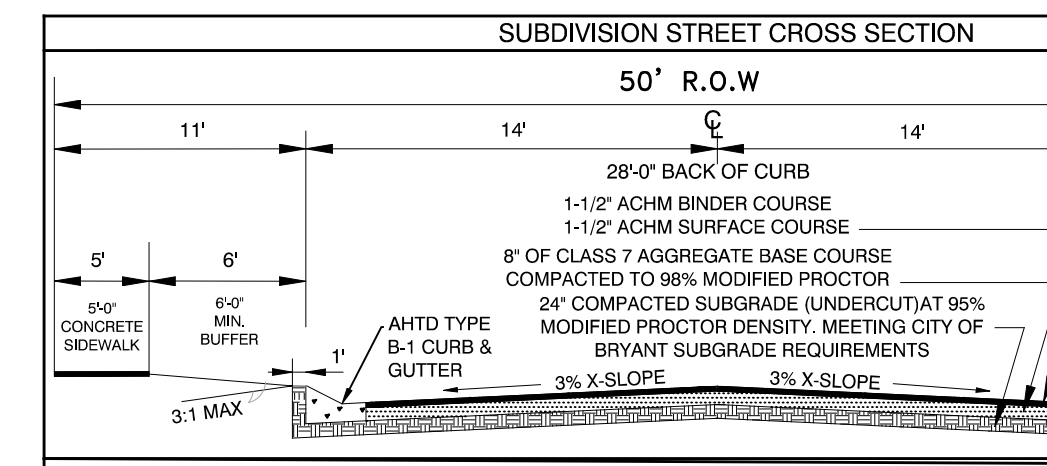
CERTIFICATIONS:
By affixing my seal and signature, I George P. Wooden, PLS No. 1573, hereby certify that this drawing correctly depicts a survey compiled under my supervision dated January 15, 2021.

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Saline County unincorporated areas, panel # 05125C0225E dated 6/5/2020, no portion of the property described hereon does lie within the 100 year flood hazard boundary.

PROPERTY SPECIFICATIONS:
ZONING CLASSIFICATION: R-1.5
MIN. LOT SIZE: 8,630 S.F.
NUMBER OF LOTS: 22
SOURCE OF WATER: SALEM WATER
SOURCE OF SEWER: CITY OF BRYANT
BUILDING SETBACKS:
FRONT - 20' OR AS SHOWN
REAR - 20' OR AS SHOWN
SIDE - 8' OR AS SHOWN
EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
FRONT - 10' OR AS SHOWN
REAR - 10' OR AS SHOWN
SIDE - 9' OR AS SHOWN
STREET RIGHT OF WAY: 50' OR AS SHOWN
STREET WIDTH: 50' BOC TO BOC
LOT CORNERS: SET #4 REBAR WITH CAP

GENERAL NOTES:

- ALL STREETS & DRAINAGE TO MEET CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS.
- ALL TRAFFIC CONTROL DEVICES SHALL MEET THE REQUIREMENTS OF CITY OF BRYANT STANDARD SPECIFICATIONS PER PART 4.9
- NO FENCES CAN BE CONSTRUCTED IN DRAINAGE EASEMENTS WHERE OPEN DITCHES EXIST.
- ROADS WILL BE MAINTAINED, INSPECTED, & ACCEPTED BY SALINE COUNTY.
- NO FENCES SHALL BE BUILT WITHIN DRAINAGE EASEMENTS.
- NO POOLS OR PERMANENT STRUCTURES SHALL BE BUILT IN EASEMENTS.
- NO FENCES SHALL BE BUILT IN ROAD RIGHT-OF-WAY OR ACCESS EASEMENTS.



PROPERTY DESCRIPTION:
GRACE VILLAGE PHASE 3 LEGAL DESCRIPTION:
PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4 NW1/4) OF SECTION 4, TOWNSHIP 01 SOUTH, RANGE 14 WEST, IN SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, BEING A FOUND 5/8" REBAR; THENCE S88°46'03"E A DISTANCE OF 733.58 FEET TO A FOUND 5/8" REBAR WITH CAP #1388 FOR THE POINT OF BEGINNING; THENCE N5°44'43"E A DISTANCE OF 178.51 FEET TO A FOUND 5/8" REBAR WITH CAP #1388; THENCE N18°01'30"E A DISTANCE OF 307.92 FEET TO A FOUND 5/8" REBAR WITH CAP #1388 AT THE SOUTHWEST CORNER OF LOT 65 OF GRACE VILLAGE PHASE 2; THENCE N13°36'45"E, ALONG SAID EAST LINE OF GRACE VILLAGE PHASE 2, A DISTANCE OF 48.27 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 AT THE NORTHEAST CORNER OF LOT 65 AND THE SOUTHWEST CORNER OF LOT 66 OF GRACE VILLAGE PHASE 2B; THENCE S87°52'37"E, ALONG THE SOUTH LINE OF SAID PHASE 2B, 331.54 FEET TO A FOUND 1/2" REBAR WITH CAP #1573; THENCE S87°44'51"E, CONTINUING ALONG SOUTH LINE OF SAID PHASE 2B, 170.04 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 LOCATED ON THE WEST LINE OF LOT 39 OF THE HILLS PHASE 5; A DISTANCE OF 511.61 FEET TO A FOUND DRILL STEM IN A STONE COLLAR AT THE SOUTHWEST CORNER OF THE SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4; THENCE N88°47'06"W, ALONG THE SOUTH LINE OF THE SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 605.76 FEET TO THE POINT OF BEGINNING; CONTAINING 291,688 SQUARE FEET (6.70 ACRES), MORE OR LESS.

PLAT CERTIFICATES:

OWNER:
Name: James H. Brown
Address: #9 Mountain View Court, Little Rock, Arkansas 72212

DEVELOPER:
Name: James H. Brown
Address: #9 Mountain View Court, Little Rock, Arkansas 72212

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

Date: _____ Signed: _____
Name: James H. Brown
Address: #9 Mountain View Court, Little Rock, Arkansas 72212

Source of Title Saline County: Deed Book 2009, Page 101708

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

Date: _____ Signed: _____
Name: Vernon J. Williams
Address: _____

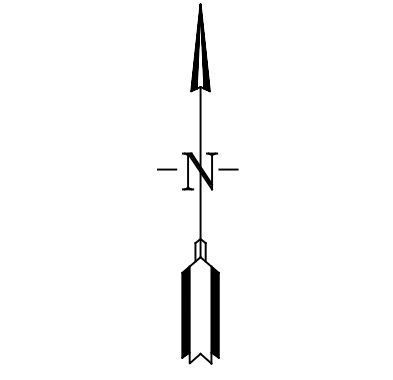
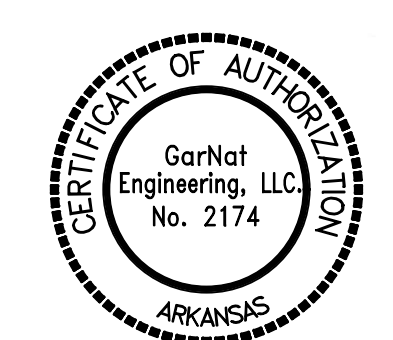
CERTIFICATE OF SURVEYING ACCURACY:
I, George P. Wooden, hereby certify that this final plat correctly represents a boundary survey made by me or under my supervision; that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source of Title; and that all monuments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

Date: _____ Signed: _____
Name: George P. Wooden
Address: _____

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

Date: _____ Signed: _____
Name: Rick Johnson, Chairman
Address: _____

FINAL PLAT
GRACE VILLAGE SUBDIVISION
PHASE 3
SALINE COUNTY, ARKANSAS



BY	REVISION	DATE	1. REVISED PER CITY OF BRYANT.
ATV	2.	2/11/21	2. REVISED PER CITY OF BRYANT.
GPW		2/25/21	

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

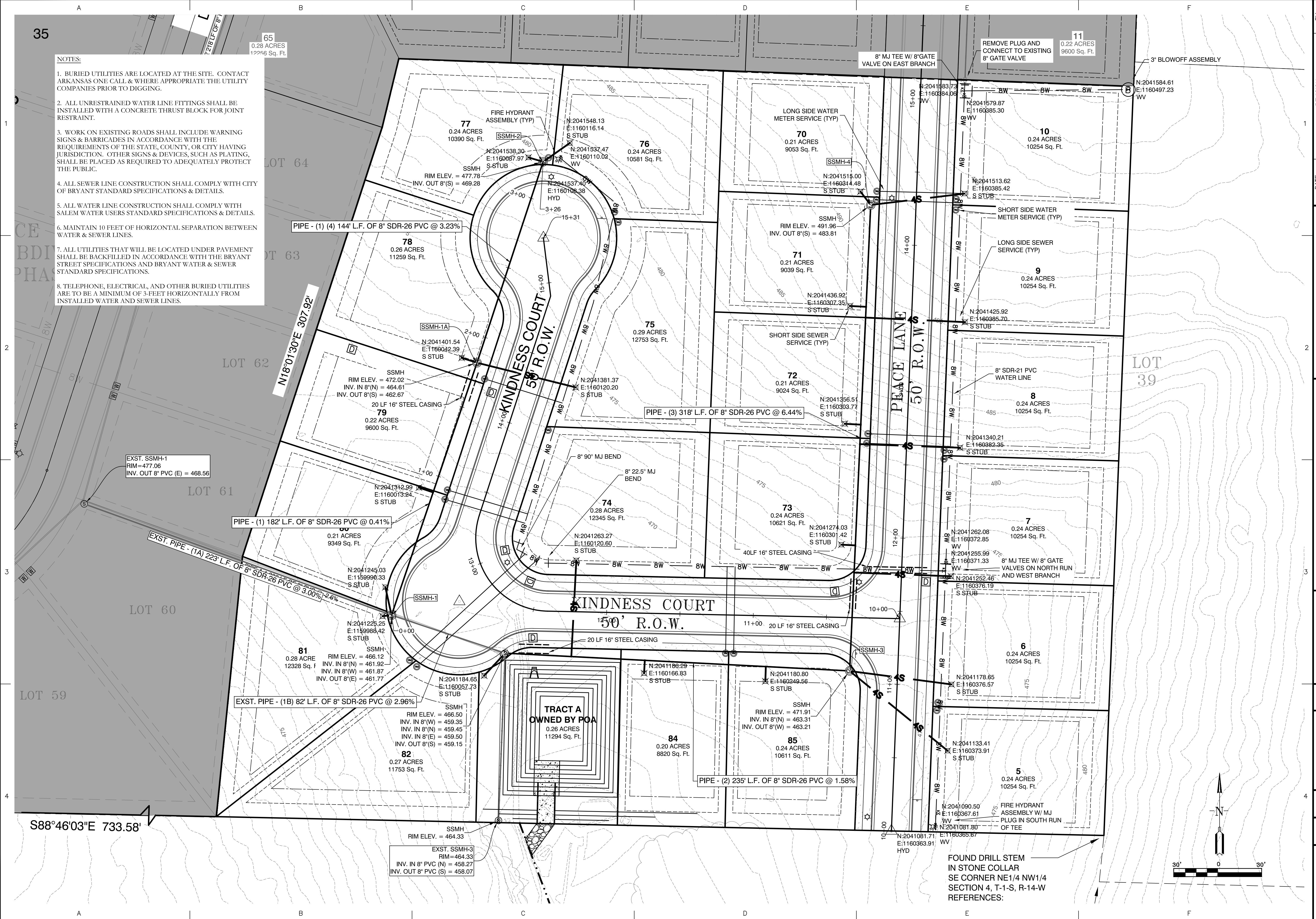
GRACE VILLAGE SUBDIVISION
PHASE 3
CITY OF BRYANT,
SALINE COUNTY, ARKANSAS

CONTENTS:
FINAL PLAT

PROJECT NO:
16072
DATE:
MAY 18, 2022
SHEET NO:
1

J:\Projects\GNE Projects\16072 Grace Village Phase 3\Drawings\Drawings\Phase 3 Final Plat.dwg

- NOTES:
- BURIED UTILITIES ARE LOCATED AT THE SITE. CONTACT ARKANSAS ONE CALL & WHERE APPROPRIATE THE UTILITY COMPANIES PRIOR TO DIGGING.
 - ALL UNRESTRAINED WATER LINE FITTINGS SHALL BE INSTALLED WITH A CONCRETE THRUST BLOCK FOR JOINT RESTRAINT.
 - WORK ON EXISTING ROADS SHALL INCLUDE WARNING SIGNS & BARRICADES IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE, COUNTY, OR CITY HAVING JURISDICTION. OTHER SIGNS & DEVICES, SUCH AS PLATING, SHALL BE PLACED AS REQUIRED TO ADEQUATELY PROTECT THE PUBLIC.
 - ALL SEWER LINE CONSTRUCTION SHALL COMPLY WITH CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS.
 - ALL WATER LINE CONSTRUCTION SHALL COMPLY WITH SALEM WATER USERS STANDARD SPECIFICATIONS & DETAILS.
 - MAINTAIN 10 FEET OF HORIZONTAL SEPARATION BETWEEN WATER & SEWER LINES.
 - ALL UTILITIES THAT WILL BE LOCATED UNDER PAVEMENT SHALL BE BACKFILLED IN ACCORDANCE WITH THE BRYANT STREET SPECIFICATIONS AND BRYANT WATER & SEWER STANDARD SPECIFICATIONS.
 - TELEPHONE, ELECTRICAL, AND OTHER BURIED UTILITIES ARE TO BE A MINIMUM OF 3-FEET HORIZONTALLY FROM INSTALLED WATER AND SEWER LINES.



BY	REVISION	DATE
GPW	2. REVISED PER CITY OF BRYANT.	2/25/21

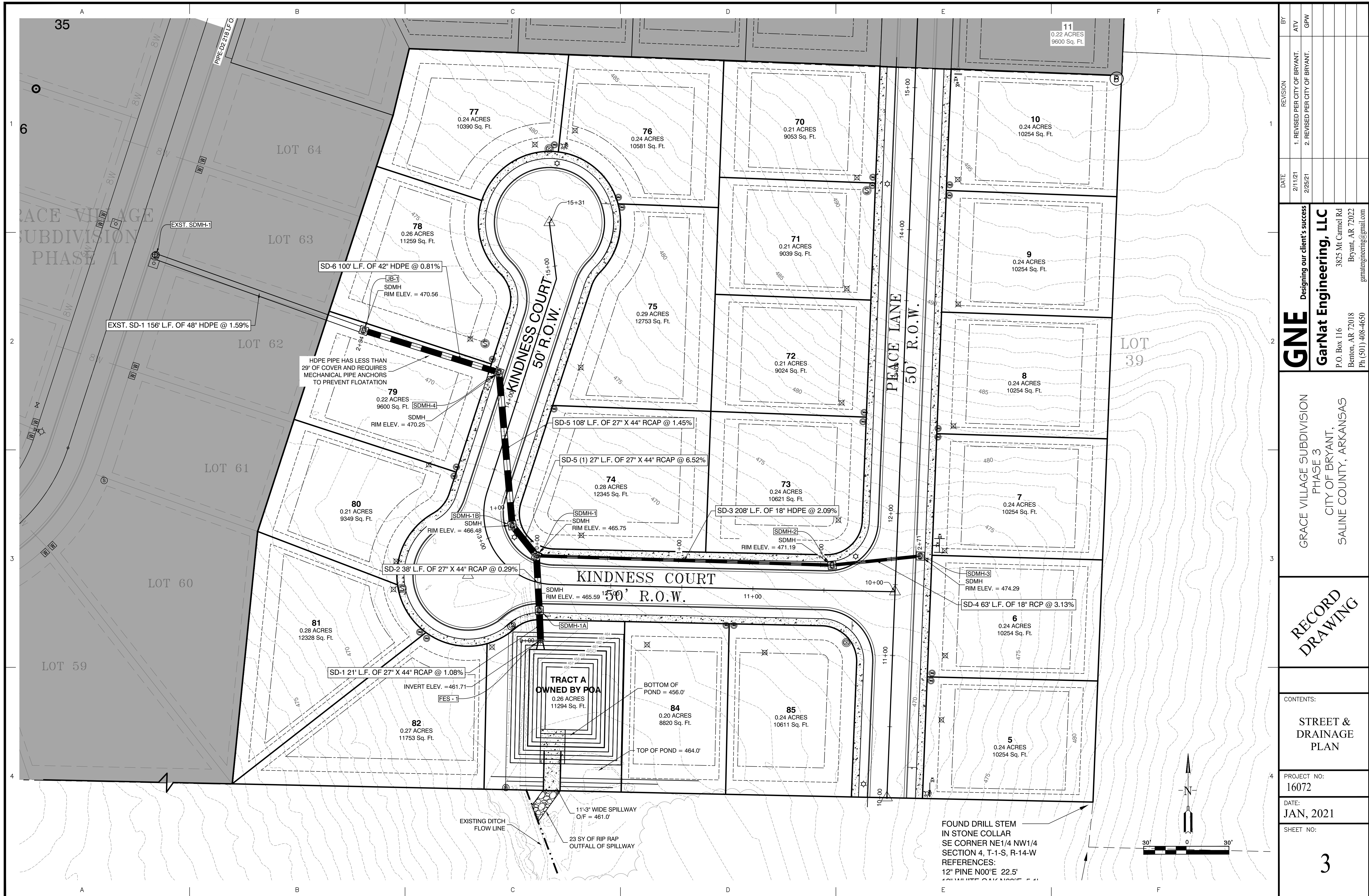
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GRACE VILLAGE SUBDIVISION
 PHASE 3
 CITY OF BRYANT,
 SALINE COUNTY, ARKANSAS

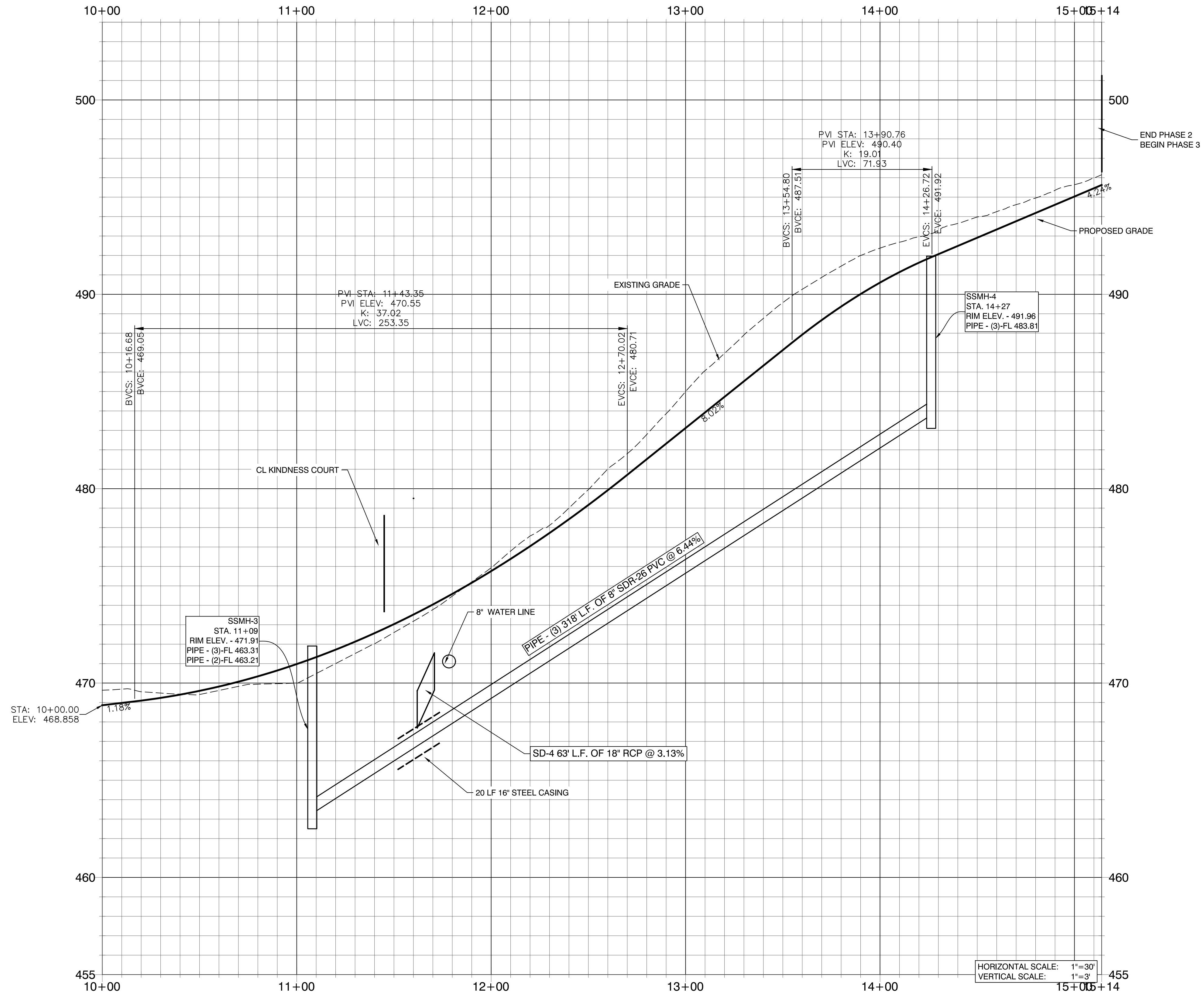
**RECORD
 DRAWING**

CONTENTS:
 OVERALL
 WATER &
 SEWER PLAN

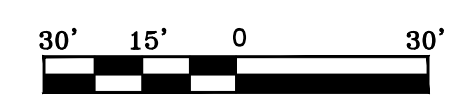
PROJECT NO:
 16072
 DATE:
 JAN, 2021
 SHEET NO.:



PEACE LANE PROFILE



HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=3'



REVISION	DATE	BY

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GRACE VILLAGE SUBDIVISION
 PHASE 3
 CITY OF BRYANT,
 SALINE COUNTY, ARKANSAS

**RECORD
 DRAWING**

CONTENTS:
 PEACE LANE
 PROFILE

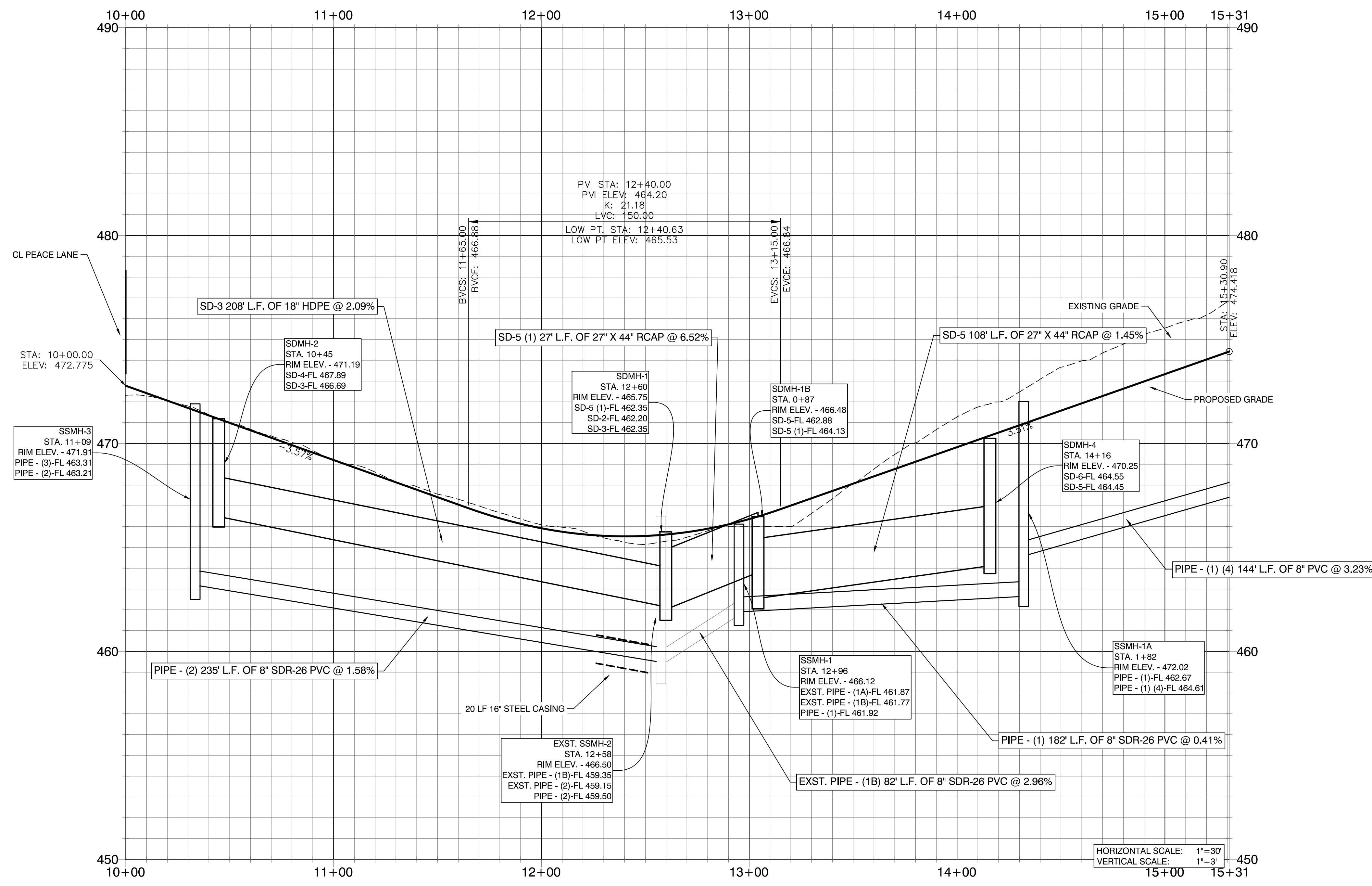
PROJECT NO:
 16072

DATE:
 JAN, 2021

SHEET NO:
4

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KINDNESS COURT PROFILE



BY	REVISION
GPW	2. REVISED PER CITY OF BRYANT.
DATE	2/25/21

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 Bryant, AR 72022
 gamatengineering@gmail.com

P.O. Box 116
 Benton, AR 72018
 PH (501) 408-4650

GRACE VILLAGE SUBDIVISION
 PHASE 3
 CITY OF BRYANT,
 SALINE COUNTY, ARKANSAS

**RECORD
 DRAWING**

CONTENTS:
 KINDNESS
 COURT PROFILE

PROJECT NO:
 16072

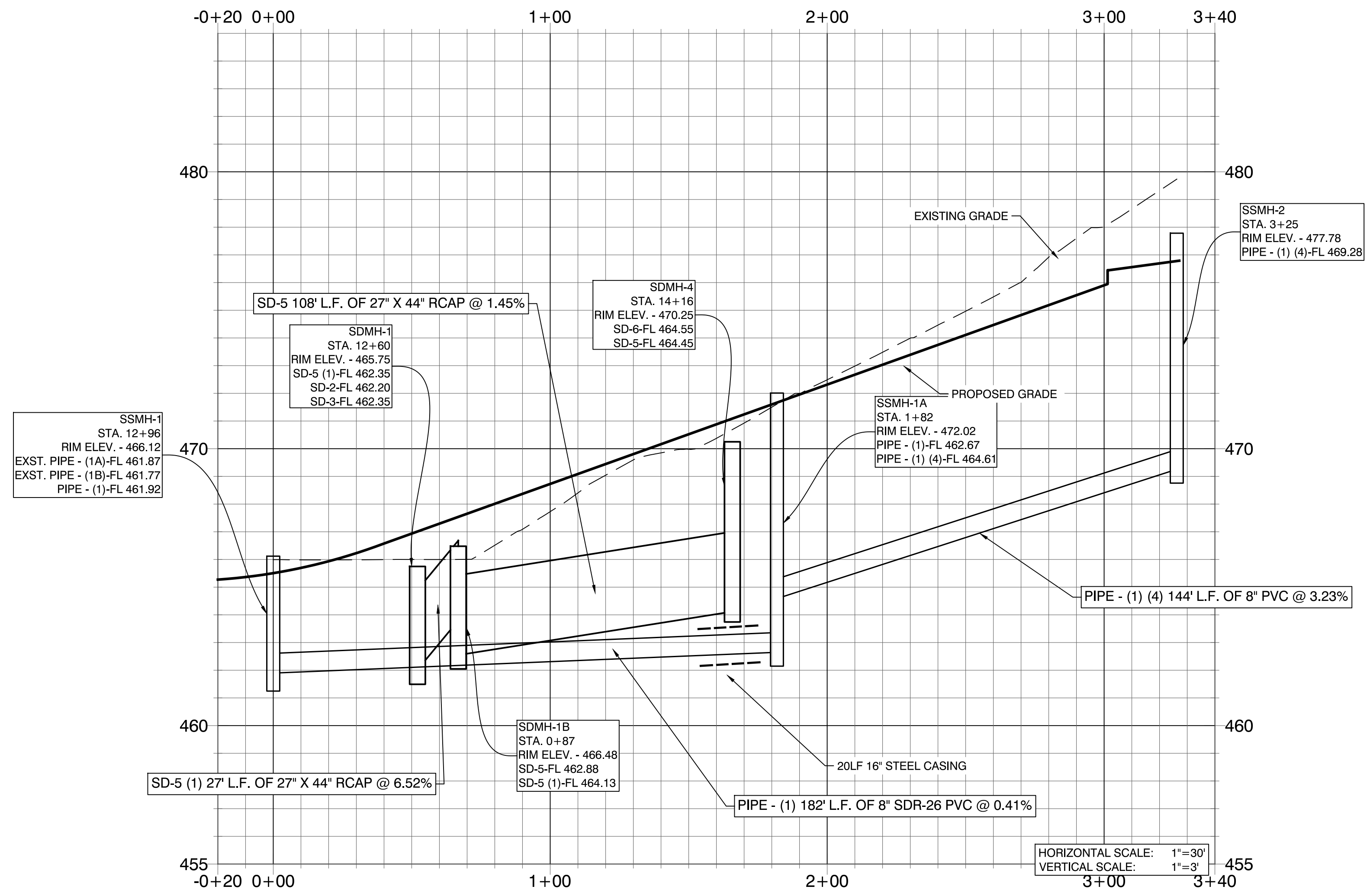
DATE:
 JAN, 2021

SHEET NO:

5

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SANITARY SEWER SSMH-1 TO SSMH-2 PROFILE



DATE	REVISION	BY
2/25/21	2. REVISED PER CITY OF BRYANT.	GPW

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GRACE VILLAGE SUBDIVISION
 PHASE 3
 CITY OF BRYANT,
 SALINE COUNTY, ARKANSAS

**RECORD
 DRAWING**

CONTENTS:
 SANITARY SEWER PROFILE SSMH-1 TO SSMH-2

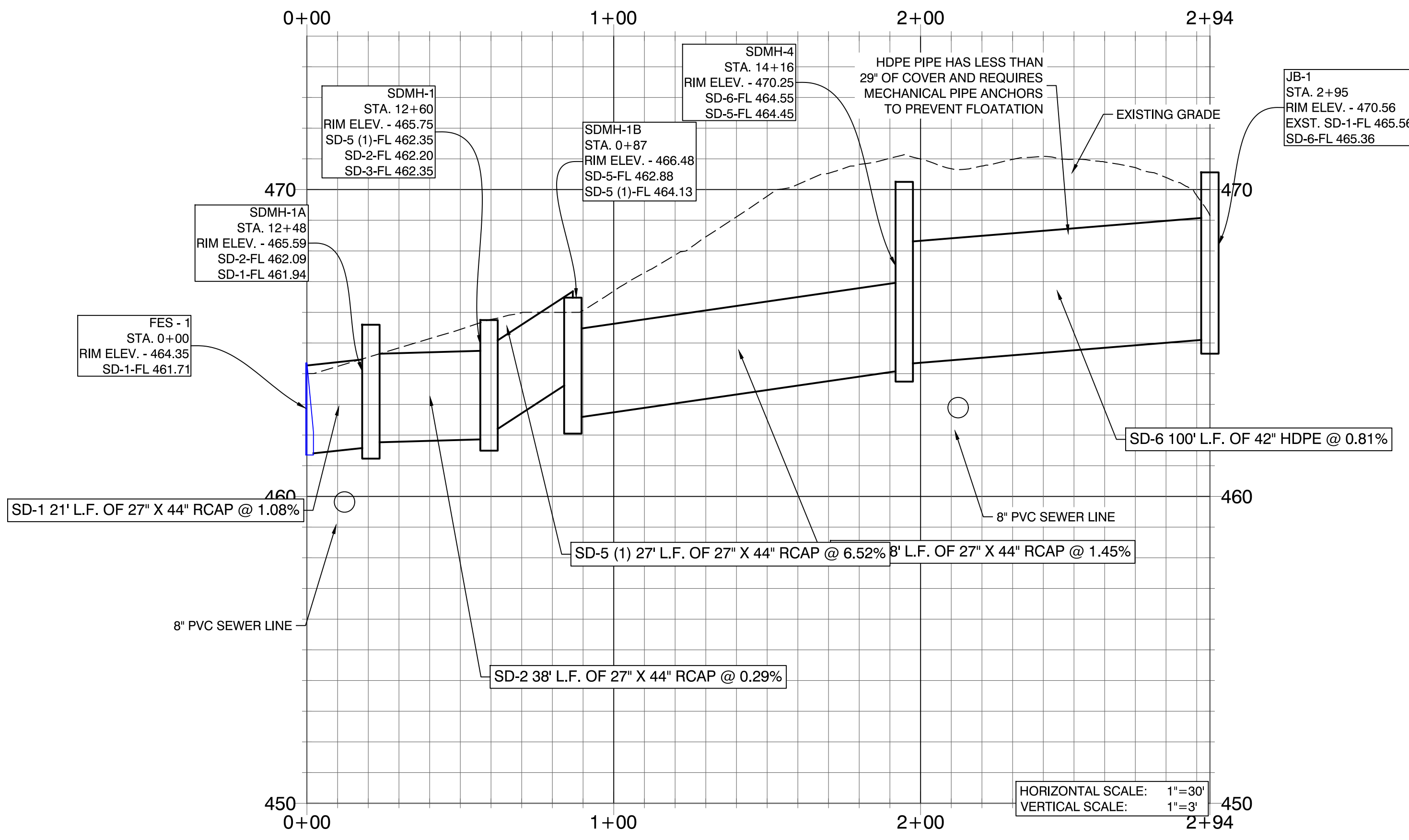
PROJECT NO:
 16072

DATE:
 JAN, 2021

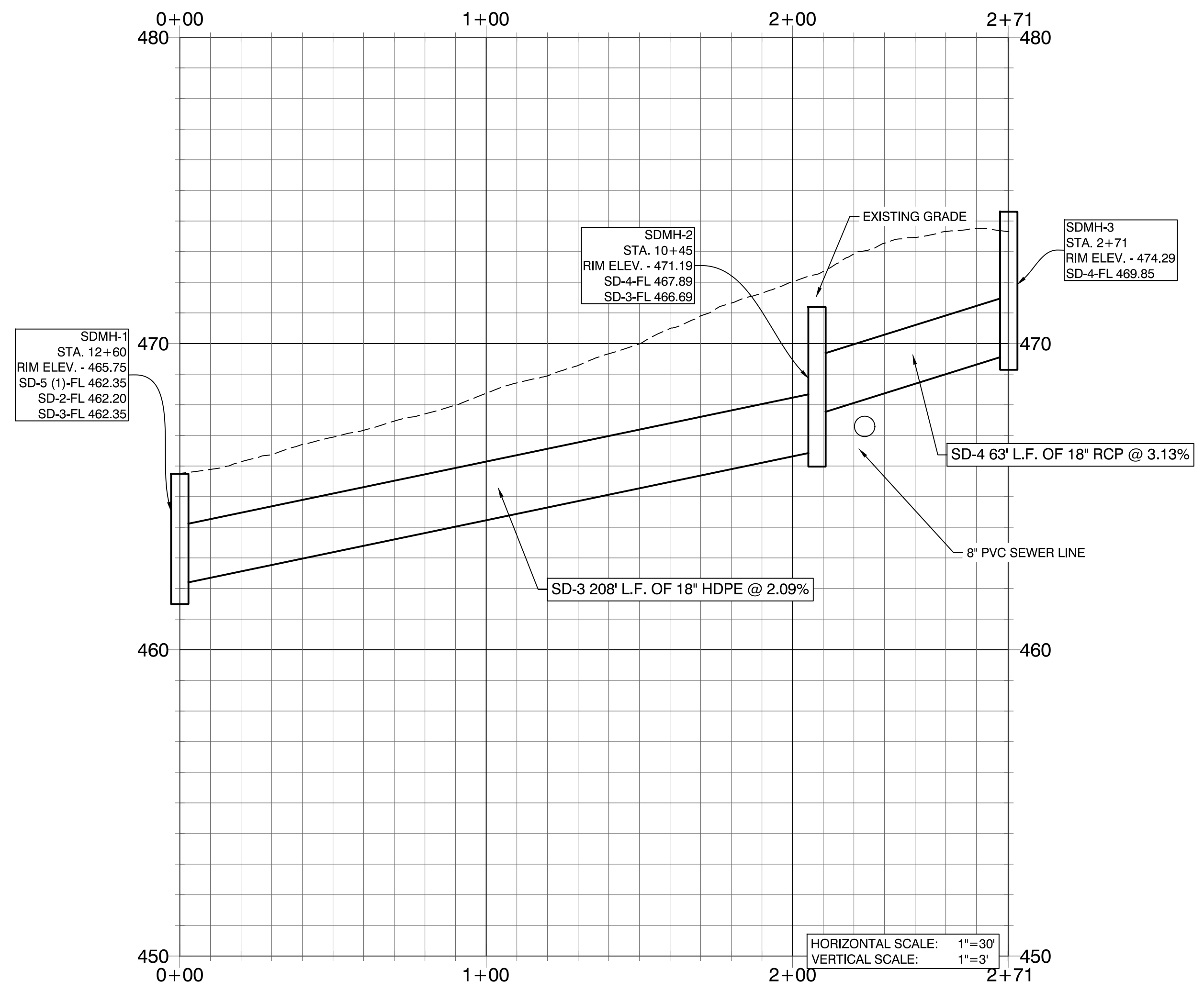
SHEET NO:
 6

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OUTLET STRUCTURE - JB-1 PROFILE



SDMH-1 - SDMH-3 PROFILE



DATE	REVISION	BY
2/11/21	1. REVISED PER CITY OF BRYANT.	ATV
2/25/21	2. REVISED PER CITY OF BRYANT.	GPW

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 PHASE 3
 CITY OF BRYANT,
 SALINE COUNTY, ARKANSAS

**RECORD
 DRAWING**

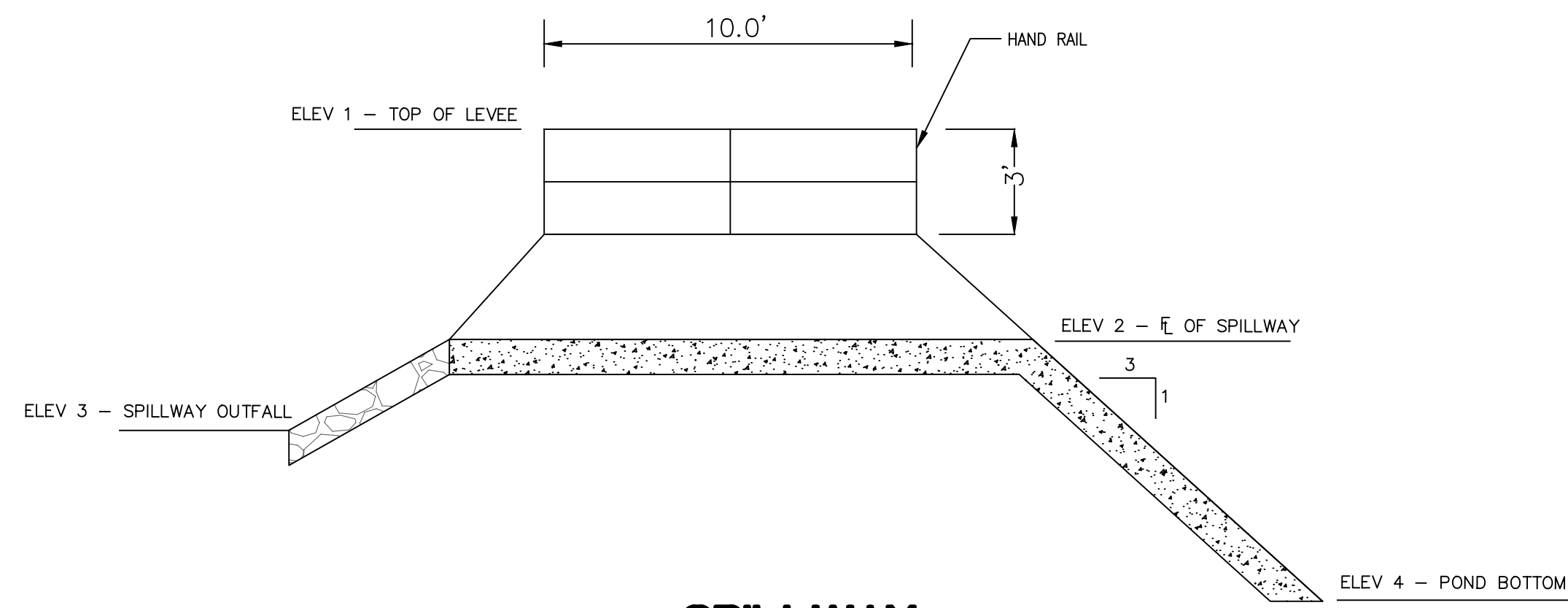
CONTENTS:
 DRAINAGE
 PROFILES

PROJECT NO:
 16072
 DATE:
 JAN, 2021
 SHEET NO:

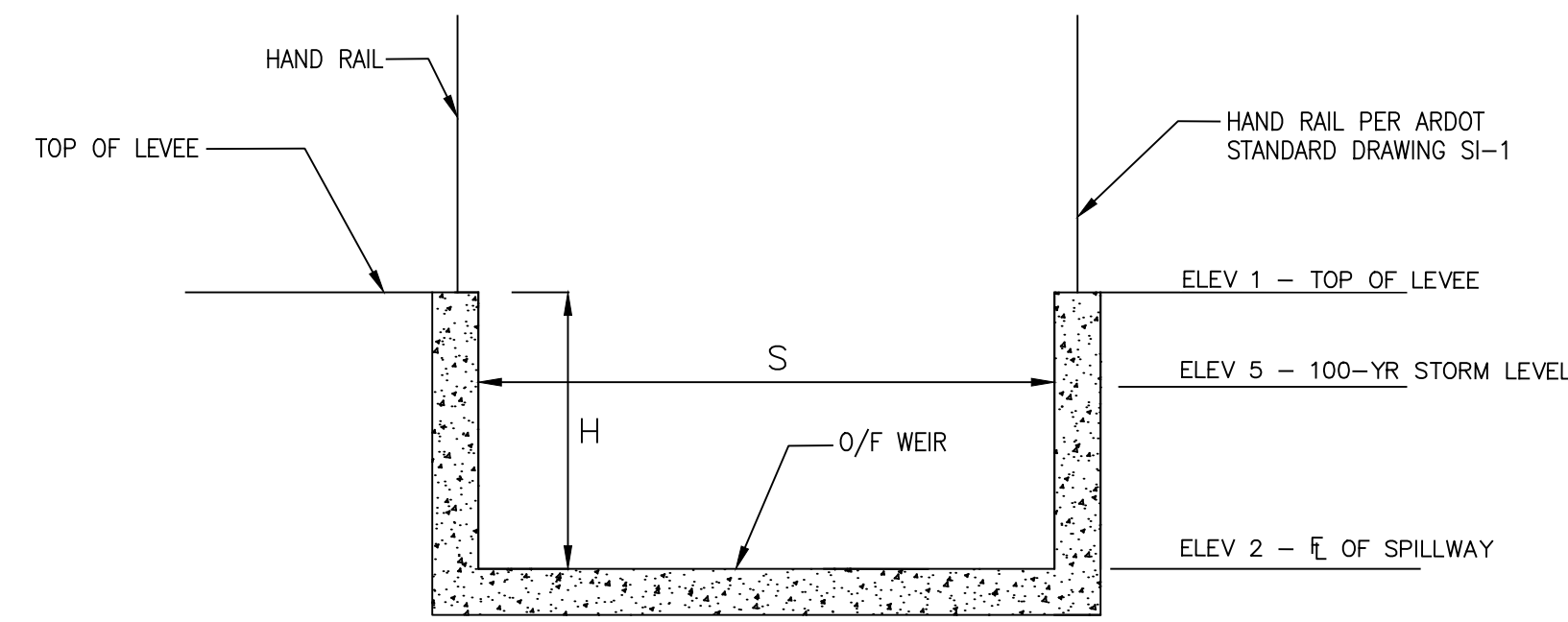
7



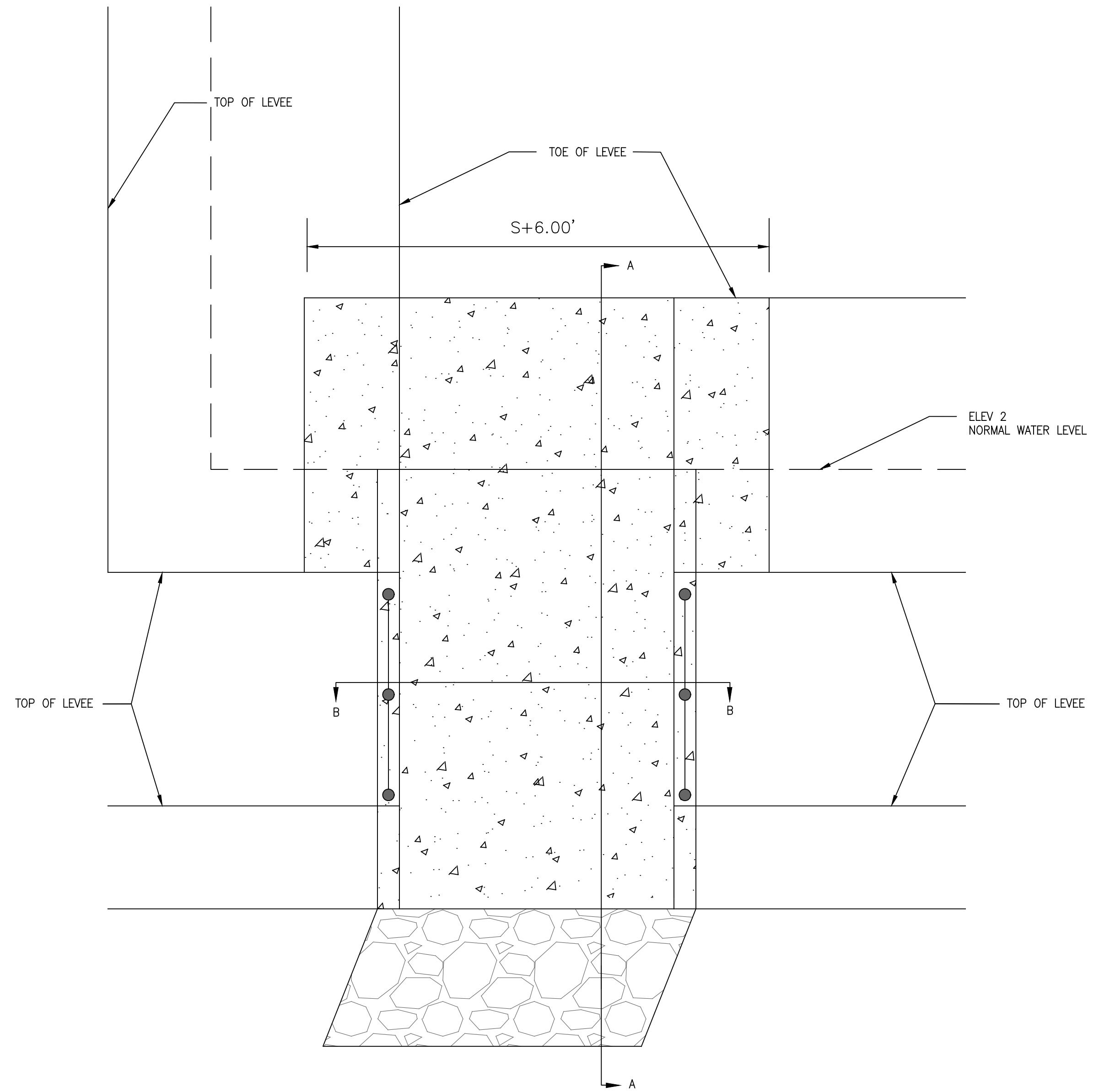
J:\Projects\2018 Projects\16072 Grace Village Phase 3\Drawings\DWG\PHASE 3\ASB-PHASE 3 DRAINAGE-RS-071822.dwg



SPILLWAY SECTION A-A
NOT TO SCALE



SPILLWAY SECTION B-B
NOT TO SCALE



SPILLWAY PLAN VIEW
NOT TO SCALE

CONTROL STRUCTURE							
SPILLWAY	H	ELEV 1	ELEV 2	ELEV 3	ELEV 4	ELEV 5	S
1	3'-0"	464.00	461.00	460.95	456.00	463.00	11'-3"

DETENTION OUTLET NOTES:

- ALL CONCRETE WALLS SHALL BE A MINIMUM OF 6" THICK & REINFORCED WITH #4'S @ 12" O.C. BOTH WAYS.

BY	REVISION	DATE

GNE Designing our client's success
GarNat Engineering, LLC
 3825 Mt. Camel Rd
 Bryant, AR 72022
 P.O. Box 116
 Benton, AR 72018
 Ph (501) 408-4650
 gnatengineering@gmail.com

GRACE VILLAGE SUBDIVISION
 PHASE 3
 CITY OF BRYANT,
 SALINE COUNTY, ARKANSAS

RECORD DRAWING

CONTENTS:
SPILLWAY DETAILS

PROJECT NO:
16072

DATE:
JAN, 2021

SHEET NO:
8

GNE

3825 Mt Carmel Rd.
Bryant, AR 72022

GarNat Engineering, LLC

P.O. Box 116
Benton, AR 72018

May 31, 2022

Truett Smith
Bryant Planning Coordinator / Planning Commission Secretary
210 S.W. 3rd Street
Bryant, AR 72022

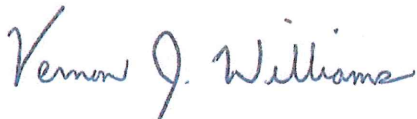
Re: Final Plat Certification
Grace Village Subdivision Phase 3

Dear Mr. Smith:

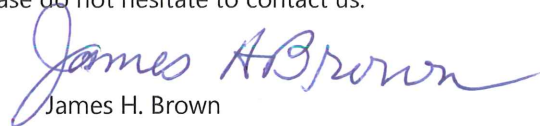
Please allow this letter to serve as the certification for the referenced project required by Paragraph 15.12.05.a of the City of Bryant Subdivision Regulations. To that end, we certify that all improvements and installation to the subdivision required for its approval under the terms of the City of Bryant Subdivision Rules and Regulations have been made, added, or installed. Furthermore, these improvements were constructed in accordance with the approved plans and specifications.

If you have questions or need any additional information, please do not hesitate to contact us.

Sincerely,
GarNat Engineering, LLC



Vernon J. Williams, P.E., President



James H. Brown

GNE

3825 Mt Carmel Rd.
Bryant, AR 72022

GarNat Engineering, LLC

P.O. Box 116
Benton, AR 72018

May 31, 2022

Mr. Truett Smith
Bryant Planning Coordinator/Planning Commission Secretary
210 SW 3rd Street
Bryant, AR 72022

Re: Final Plat – Grace Village Subdivision – Phase 3

Dear Mr. Smith:

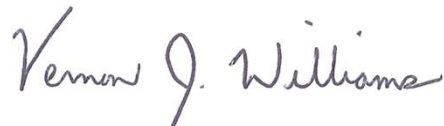
Please allow this letter and following list of enclosures to serve as my application for approval of the referenced final plat. It is my desire that this matter be included on the agenda for your July 11, 2022 City of Bryant Planning Commission meeting. The developer for the project is Broken Bow Development, Inc., 9 Mountain View Court, Little Rock, Arkansas, 72201 brokenbowdevelopment@yahoo.com (501) 240-5670.

List of Enclosures

- 8 Copies of the Final Plat
- Bryant Subdivision Checklist
- Digital copy of documents- transmitted by email
- Certification letter signed by developer and professional engineer
- Final Plat review fees of \$47.00

If you have questions or need any additional information, please do not hesitate to contact me.

Sincerely,
GarNat Engineering, LLC



Vernon J. Williams, P.E., President

City of Bryant Subdivision Checklist

Subdivision/Project Name GRACE VILLAGE SUBDIVISION PHASE 3

Contact Person VERNON WILLIAMS Phone (501) 408-4650

Mailing Address 3825 MT CARMEL ROAD, BRYANT, AR
72022

I. BASIC INFORMATION NEEDED ON THE PLAT

- ▲ 1. Name of Subdivision/Project
- ▲ 2. Current zoning R-1.5
- ▲ 3. Name and Address of owner of Record
- ▲ 4. Illustrate Source of Title giving deed record book and page number
- ▲ 5. Name & address of the sub-divider
- ▲ 6. Date of Survey
- ▲ 7. Vicinity map locating streets, highways, section lines, railroad, schools, & parks within ½ mile
- ▲ 8. Legal description of the property with exact boundary lines
- ▲ 9. Acreage of property
- ▲ 10. Number of Lots
- ▲ 11. Lot area in square feet
- ▲ 12. Lot lines with appropriate dimensions
- ▲ 13. Building setback lines
- ▲ 14. Preliminary Engineering certificate seal and signature on each page
- ▲ 15. Certificate of Engineering Accuracy
- ▲ 16. Certificate of Owner
- ▲ 17. Certificate of Final Plat Approval
- ▲ 18. Certificate of Recording
- ▲ 19. Show scale (not less than 1" = 100')
- ▲ 20. North Arrow
- ▲ 21. Show Title block
- ▲ 22. Show adjoining property owners
- ▲ 23. Layout of all proposed streets including traffic control devices (stop signs, speed limit, etc.)
- ▲ 24. Layout of all subdivision entrance street upgrades
- ▲ 25. Layout of all proposed alleys
- ▲ 26. Layout of all proposed sidewalk systems
- ▲ 27. Layout identifies any FEMA flood plain and flood way property within the 100-year flood elevation. (Provide Corp of Engineers 404 Permit if required)
- ▲ 28. Drainage easements for stormwater run-off and detention giving dimensions, locations, and purpose
- ▲ 29. Layout accommodates Master Street Plan segments within the boundaries
- ▲ 30. Street layout ties to existing adjoining subdivision stub-out streets and provides stub-out streets for future adjoining subdivisions.
- ▲ 31. Street width and right-of-way properly shown for each functional classification
- ▲ 32. Street centerlines showing angles of deflection, intersection, radii, length of tangents and arcs, and degree of curvature with basis of curve data
- ▲ 33. Typical cross section of streets
- ▲ 34. Location and name of existing streets
- ▲ 35. New street names that are not similar to existing street names
- ▲ 36. Show street lights
- ▲ 37. Show Fire Hydrant placement

- ▲ 38. Show and label all permanent & proposed easements
- ▲ 39. Any proposed open space must be shown
- ▲ 40. Show the direction and flow of all water courses entering the tract
- ▲ 41. Show the direction and flow of all water courses leaving the tract
- ▲ 42. The drainage area of all water courses above the points of entry.
- ▲ 43. The downstream drainage channel and drainage structures substantially impacted by the subdivision/project.
- ▲ 44. Show source of water supply
- ▲ 45. Show location of waste water connection to municipal main & sanitary sewer layout
- ▲ 46. A phasing plan outlining the boundaries for each phase

II. ADDITIONAL INFORMATION NEEDED, BUT NOT NECESSARILY ON THE PLAT

- ▲ 47. Natural features within the proposed subdivision including drainage channels, bodies of water, wooded areas, and other significant features
- ▲ 48. Existing streets, buildings, water courses, railroads. Culverts, utilities and easement on and adjacent to the tract.
- ▲ 49. Where method of disposal of wastewater is other than connection to a public waste water system, detailed information shall accompany the plat.
- ▲ 50. Calculations and field notes, including drainage calculations along with support drawing
- ▲ 51. Stormwater detention plan approval from City Engineer (attach copy of approval)
- ▲ 52. The Certificate of Preliminary Engineering Accuracy on each set of street and drainage plans.
- ▲ 53. ADA Accessibility Standard Form completed (and attached)
- ▲ 54. A Bill of Assurance has been prepared for this subdivision (and attached)
- ▲ 55. All lots comply with minimum square footage area and minimum lot width at the front building line
- ▲ 56. Street pavement design will be as specified by City or AHTD design procedures, approved by the City Engineer.
- ▲ 57. Made the "One Call" prior to site clearance or other excavation activity

III. PRELIMINARY PLAT ATTACHMENTS

(APPLICATION WILL NOT BE ACCEPTED UNTIL ALL ATTACHMENT REQUIREMENTS ARE MET)

- ▲ 58. Letter to Planning Commission stating your request
- ▲ 59. Completed Checklist
- ▲ 60. Completed agreement to provide performance assurance
- ▲ 61. Subdivider Performance Bond or Cashier's Check for infrastructure installation
- ▲ 62. Landscaping plan of any proposed common open space
- ▲ 63. Draft of Bill of Assurance proposed for the subdivision (if applicable)
- ▲ 64. 20 copies of Preliminary Plat Plan (folded) that includes vicinity map (minimum size 17" X 34" paper)
- ▲ 65. **Two (2) IBM compatible diskettes or CDR's** with pertinent data and Plat in CAD compatible .DXF electronic file format
- ▲ 66. Copy of Stormwater Detention approval
- ▲ 67. 2 copies Plan and profile of all streets
- ▲ 68. Receipt for \$300.00 + \$3.00 per lot for preliminary Subdivision fee
- ▲ 69. Receipt for \$250.00 or \$25.00 per lot (whichever is greater) for Stormwater Detention and Drainage Plan review
- ▲ 70. Copy of ADEQ Stormwater Pollution Prevention Plan for property parcel containing one acre or larger.

III. FINAL PLAT ATTACHMENTS

(APPLICATION WILL NOT BE ACCEPTED UNTIL ALL ATTACHMENT REQUIREMENTS ARE MET)

- ▲ 71. Letter to Planning Commission stating your request
- ▲ 72. Completed Checklist
- ▲ 73. 20 copies of Final Plat Plan (folded) that includes vicinity map (minimum size 17" X 34" paper)
- ▲ 74. Two (2) IBM compatible diskettes or CDR's with pertinent data and Plat in CAD compatible .DXF electronic file format
- ▲ 75. Bill of Assurance including provisions set out in Title 15 Subdivision Regulations 15.16.01
- ▲ 76. Copy of Water & Sewer Commission approval or....
- ▲ 77. State Health Department approval of any new water supply and/or sewage system.
- ▲ 78. Letter submitted by a Registered Professional Engineer, certifying that all infrastructure improvements and installations have been installed in accordance with the submitted construction plans and drawings and the standards established by the City of Bryant and are functioning properly.
- ▲ 79. Infrastructure Maintenance Bond or Cashier's check.
- ▲ 80. Check for \$25.00 + \$1.00 per lot for final Subdivision fee
- ▲ 81. Check for Water Sewer impact fees (\$100.00 Flushing Fee and \$100.00 impact fee per lot)

GRACE VILLAGE
SUBDIVISION PHASE 3
Name of Subdivision

George Wood
Surveyor

I HAVE COMPLIED WITH THE REQUIREMENTS LISTED ABOVE AND HAVE CHECKED ALL OF THE BOXES ON THE CHECKLIST WHICH APPLY TO THIS PROJECT SUBMITTAL.

James H. Brown
Owner Signature

Vernon J. Williams
Engineer Signature

CITY USE

Preliminary Plat Approved _____

Planning Commission Date _____

Final Plat Approved _____

Planning Commission Date _____

Proof of Recording - County _____

County Clerk _____

Date _____

Creekside Phase 2 - Preliminary Plat

External

Inbox x



Vernon Williams

to Truett, me ▾

1:58 PM (2 hours ago)



Truett,

Please allow this email to serve as my formal request for the following waivers for the referenced project:

1. Modification from the code to allow us not to construct a sidewalk at one location where we have no houses on that side of the street. Sidewalks will be built on the other side of the street, even though there is a section with no houses.
2. Modification from the master street plan to allow us not to construct our streets to the collector standard indicated on the master street plan. We are making this request because of the large amount of wetlands/floodplain/floodway along the route indicated on the master street plan that make it unlikely that other sections of this road will be constructed. Furthermore, those conditions make it unlikely that this collector would be allowed to connect to any other undeveloped property east of our site.

Thank you for your attention to this matter. Please let me know if you require any additional information for these items to receive consideration from the Planning Commission or the City Council.

Sincerely,

Vernon J. Williams, P.E.

GarNat Engineering, LLC

Mailing Address:

P.O. Box 116

Benton, AR 72018

Ph: (501) 408-4650

Fax: (888) 900-3068

Physical Address:

3825 Mt Carmel Road

Bryant, AR 72022

Cell: (501) 425-2771

www.garnatengineering.com

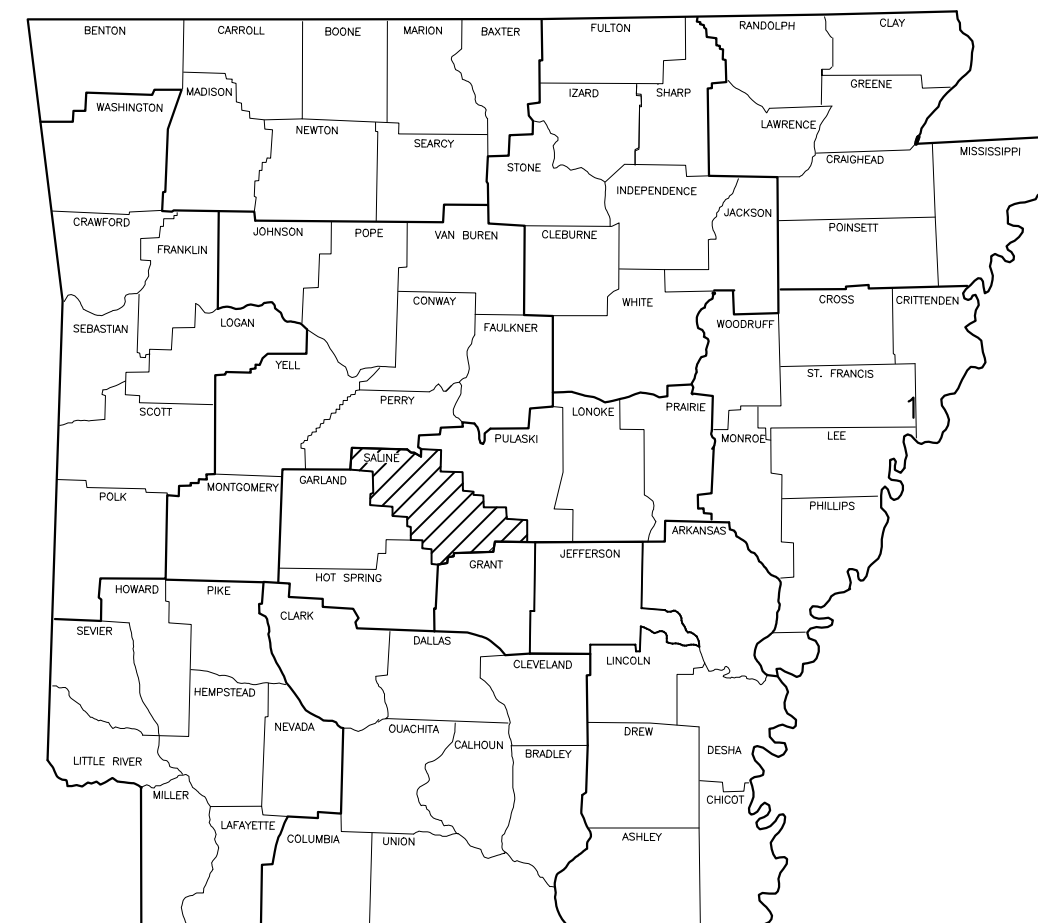
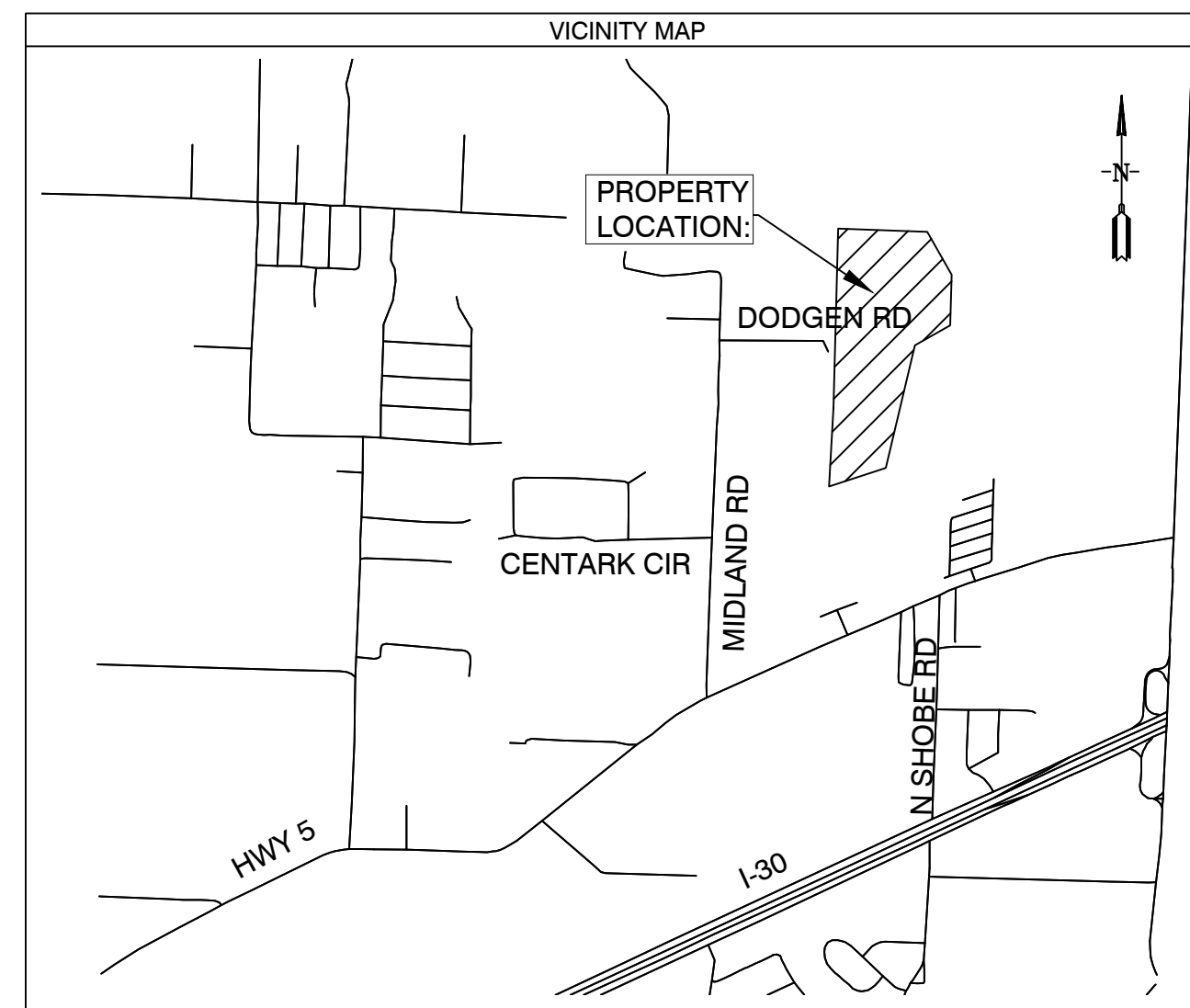
CREEKSIDE SUBDIVISION PHASE 2 BRYANT, ARKANSAS

Prepared by:
GarNat Engineering, LLC

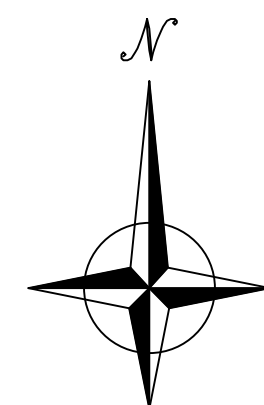
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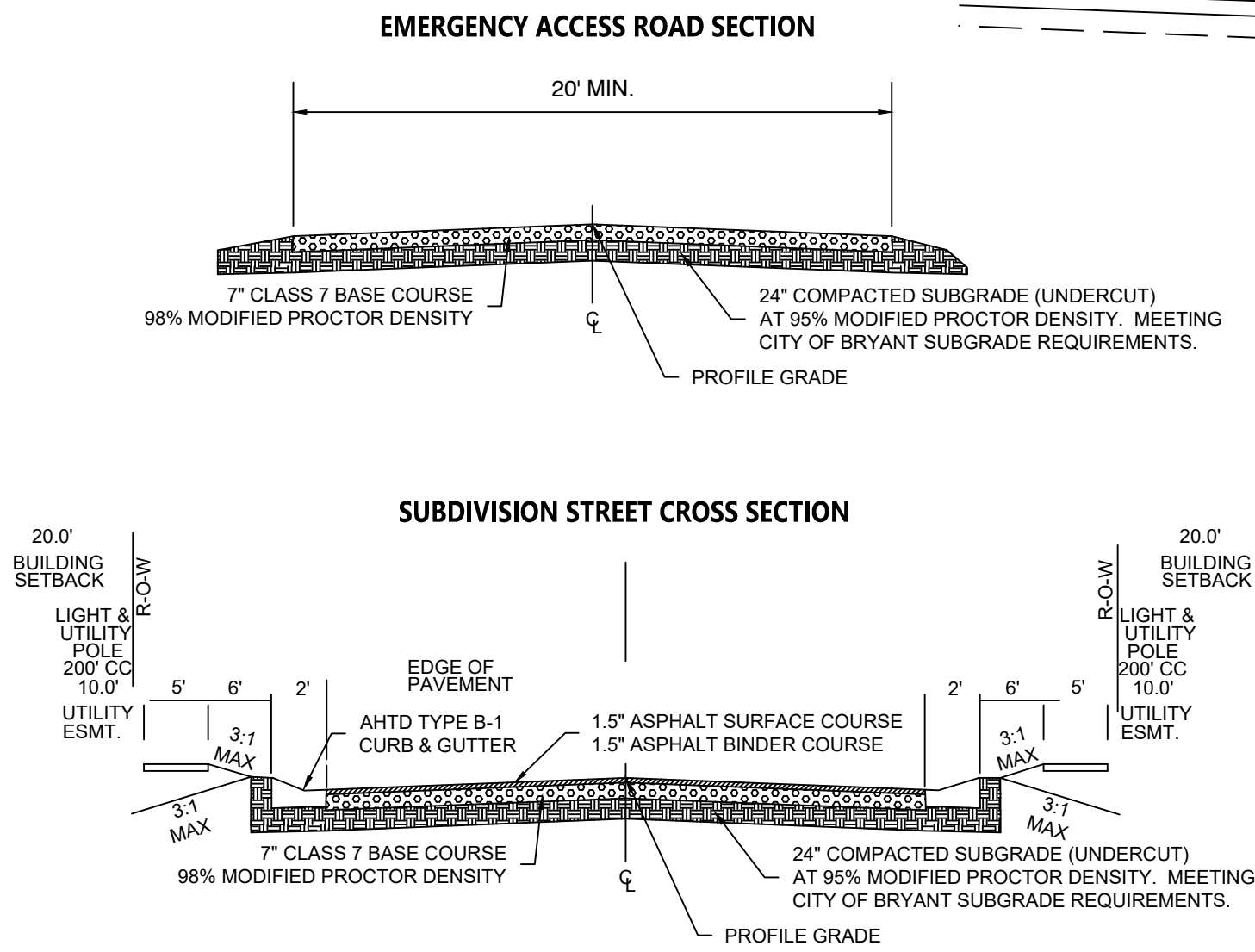
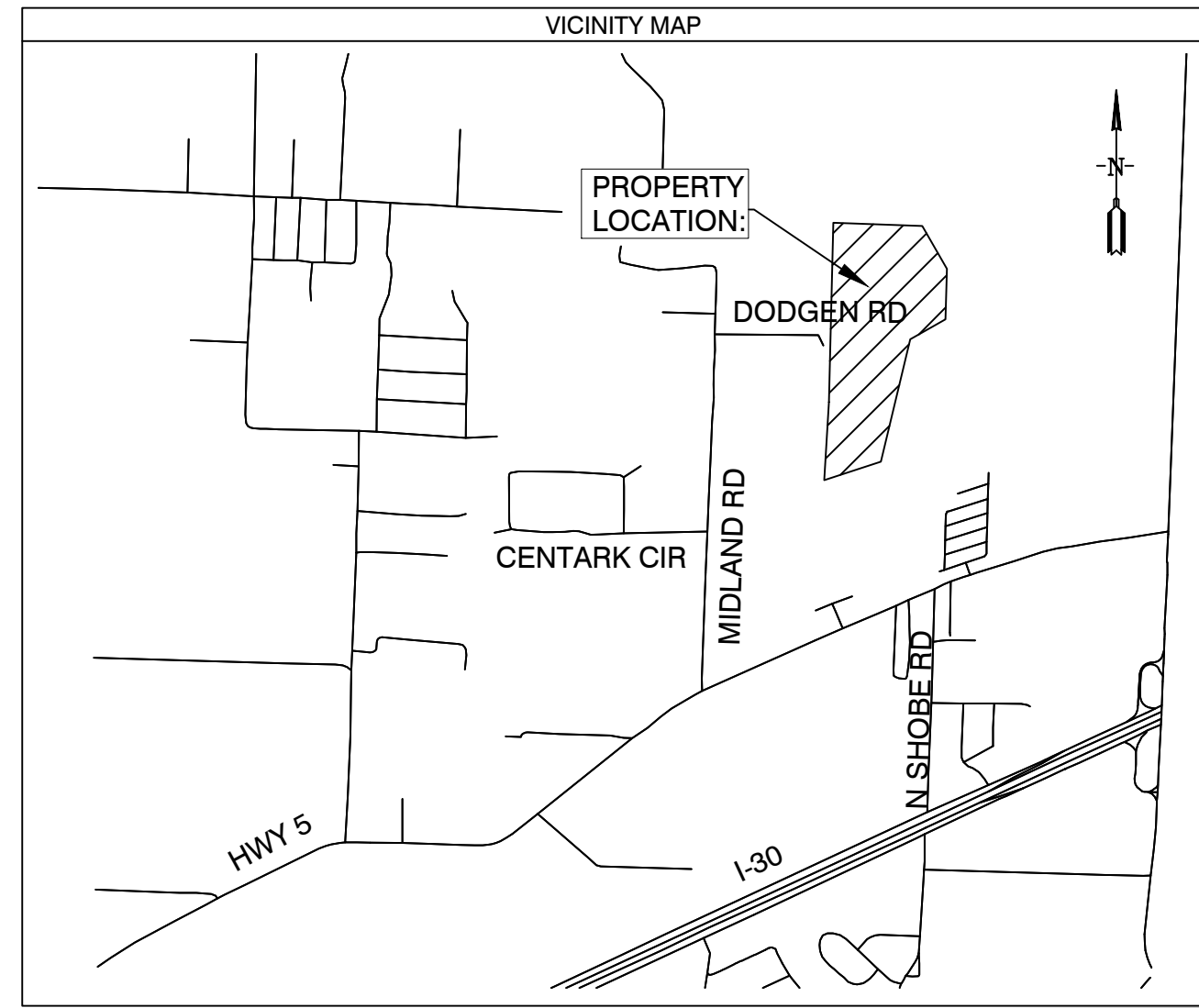


ARKANSAS



08-24-2022

- 1 PRELIMINARY PLAT OVERALL
- 2 PRELIMINARY PLAT SOUTH HALF
- 3 PRELIMINARY PLAT NORTH HALF
- 4 DRAINAGE PLAN
- 5 ROAD PROFILES
- 6 DRAINAGE PROFILES
- 7 OVER SEWER & WATER PLANS
- 8 OULET STRUCTURE DETAILS
9. EROSION CONTROL PLAN



Line #	Length	Direction
L1	26.63	S45° 37' 43"W
L2	67.59	S42° 51' 15"W
L3	69.25	S42° 51' 15"W
L4	61.55	S33° 56' 28"W
L5	74.18	S59° 11' 07"W
L6	85.44	S57° 05' 38"W
L7	45.43	S61° 02' 07"W
L8	20.44	S2° 04' 49"W
L9	75.92	S78° 58' 48"E
L10	68.17	S70° 19' 12"E
L11	82.17	S51° 58' 45"E
L12	43.85	S41° 47' 58"E
L13	44.83	S16° 41' 28"E
L14	59.73	S6° 28' 58"E
L15	61.47	S0° 55' 57"E
L16	67.51	S19° 41' 07"W
L17	118.71	S50° 16' 07"W
L18	136.69	S38° 51' 03"W
L19	100.82	S22° 07' 30"W
L20	37.28	S6° 12' 28"W

Line #	Length	Direction
L21	41.25	S21° 27' 38"E
L22	43.04	S21° 27' 38"E
L23	28.95	S0° 00' 17"W
L24	114.30	S34° 41' 56"W
L25	10.01	N89° 52' 05"W

Curve #	Length	Radius	Chord Direction	Chord Length
C1	86.62	70.00	S78° 06' 51"E	81.20
C2	29.41	70.00	S62° 56' 29"W	29.19
C3	19.08	15.00	S38° 31' 41"W	17.82

PRELIMINARY PLAT CREEKSIDE ADDITION PHASE 2 SALINE COUNTY, ARKANSAS

PROPERTY DESCRIPTION:
PART OF THE EAST HALF OF THE NORTHWEST QUARTER ALL IN SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 77 OF THE CREEK SIDE ADDITION, PHASE 1 TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS AND RUN THENCE NORTH 1°58'21" EAST ALONG THE EAST LINE OF CREEK WATER DRIVE A DISTANCE OF 115.05 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°52'06" WEST ALONG THE NORTH LINE OF SAID CREEKSIDE ADDITION, PHASE 1, A DISTANCE OF 275.01 FEET; THENCE NORTH 31°22'58" EAST 94.60 FEET; NORTH 22°56'11" EAST 80.29 FEET; NORTH 26°04'51" EAST 82.13 FEET; NORTH 24°48'10" EAST 81.34 FEET; NORTH 8°56'14" EAST 60.55 FEET; SOUTH 87°58'11" EAST 57.60 FEET; NORTH 2°01'49" EAST 319.19 FEET; SOUTH 45°37'43" WEST 26.63 FEET; SOUTH 42°51'15" WEST 67.59 FEET; SOUTH 42°51'15" WEST 69.25 FEET; SOUTH 33°56'28" WEST 61.55 FEET; SOUTH 59°11'07" WEST 74.18 FEET; SOUTH 57°05'38" WEST 85.44 FEET TO A POINT ON THE WEST LINE OF SAID E 1/2 NW 1/4; THENCE NORTH 2°04'49" EAST ALONG THE WEST LINE OF SAID E 1/2 NW 1/4 A DISTANCE OF 1694.30 FEET TO THE NORTH WEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12; THENCE SOUTH 89°14'31" EAST ALONG THE NORTH LINE OF SAID NE 1/4 NW 1/4 A DISTANCE OF 109.53 FEET; THENCE SOUTH 23°32'08" EAST 116.13 FEET TO THE START OF A CURVE TO THE LEFT THENCE 86.62 FEET ALONG THE ARC OF A CURVE HAVING A RADIUS OF 70.0', SAID CURVE HAVING A CHORD BEARING & DISTANCE OF SOUTH 78°06'51" EAST 81.20 FEET; THENCE 29.41 FEET ALONG THE ARC OF A CURVE HAVING RADIUS OF 70.0', SAID CURVE HAVING A CHORD BEARING & DISTANCE OF SOUTH 62°56'29" WEST 29.19 FEET; THENCE ALONG THE ARC OF ANOTHER CURVE HAVING A RADIUS OF 15.00' TO THE LEFT A DISTANCE OF 19.08 FEET, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF SOUTH 38°31'41" WEST 17.82 FEET; THENCE SOUTH 2°04'49" WEST 112.09 FEET; THENCE SOUTH 48°25'26" EAST 103.75 FEET; SOUTH 57°22'48" EAST 74.02 FEET; SOUTH 2°04'49" WEST 20.44 FEET; SOUTH 78°58'48" EAST 75.92 FEET; SOUTH 70°19'12" EAST 68.17 FEET; SOUTH 51°58'45" EAST 82.17 FEET; SOUTH 41°47'58" EAST 43.85 FEET; SOUTH 16°41'28" EAST 44.83 FEET; SOUTH 6°28'58" EAST 59.73 FEET; SOUTH 0°55'57" EAST 61.47 FEET; SOUTH 19°41'07" WEST 67.51 FEET; SOUTH 50°16'07" WEST 118.71 FEET; SOUTH 38°51'03" WEST 136.69; SOUTH 22°07'30" WEST 100.82 FEET; SOUTH 6°12'28" WEST 37.28 FEET; SOUTH 21°27'38" EAST 41.25 FEET; SOUTH 21°27'38" EAST 43.04 FEET; SOUTH 0°01'17" WEST 28.95 FEET; SOUTH 34°41'56" WEST 114.30 FEET; SOUTH 2°01'49" WEST FOR 761.91 FEET; THENCE NORTH 89°52'05" WEST 10.01 FEET TO THE POINT OF BEGINNING, CONTAINING 16.17 ACRES MORE OR LESS.

DOCUMENTS USED:

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

BASIS OF BEARINGS:

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

PLAT CERTIFICATES:

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

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

CERTIFICATE OF RECORDING:

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

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY: I, George P. Wooden, hereby certify that this proposed preliminary plat correctly represents a boundary survey made by me or under my supervision on 6/07/2022; that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source of Title; and that all monuments which were found or placed on the property are correctly described and located.

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

PROPERTY SPECIFICATIONS:

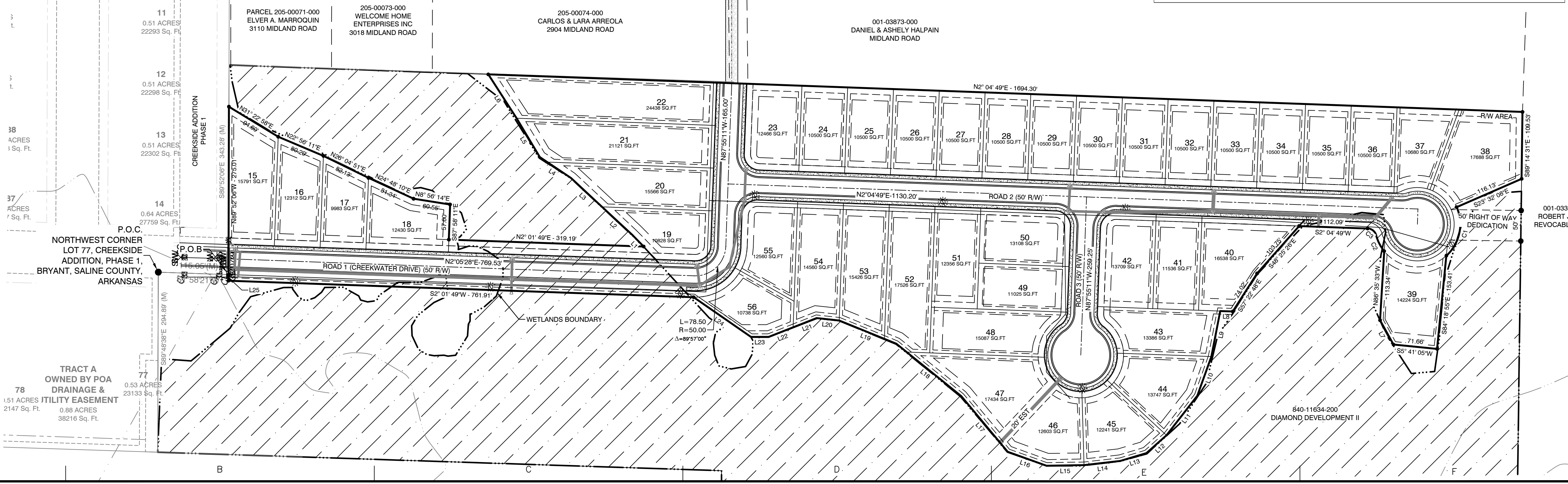
ZONING CLASSIFICATION: R-1
MIN. LOT SIZE: 9682 S.F.
MAX. LOT SIZE: 24437 S.F.
NUMBER OF LOTS: 42
SOURCE OF WATER: SALEM WATER USERS ASSOCIATION PWA
SOURCE OF SEWER: CITY OF BRYANT

BUILDING SETBACKS:
FRONT - 20' OR AS SHOWN
REAR - 20' OR AS SHOWN
SIDE - 5' OR AS SHOWN

EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
FRONT - 10' OR AS SHOWN
BACK - 10' OR AS SHOWN
SIDE - 5' OR AS SHOWN

STREET RIGHT OF WAYS: 50' OR AS SHOWN
STREET WIDTH: 26' BOC TO BOC
LOT CORNERS: SET #4 REBAR WITH CAP

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



SURVEY PLAT CODE:
500-01S-14W-0-12-304-62-1573

SURVEY LEGEND

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

BY: _____

REVISION: _____

DATE: _____

GNE Designing our client's success

GarNat Engineering, LLC
P.O. Box 116 (72018) Ph (501) 408-4650
3825 Mt. Carmel Road Fx (888) 900-3068
Bryant, AR 72022 gamatengneering@gmail.com

CREEKSIDE ADDITION PHASE 2

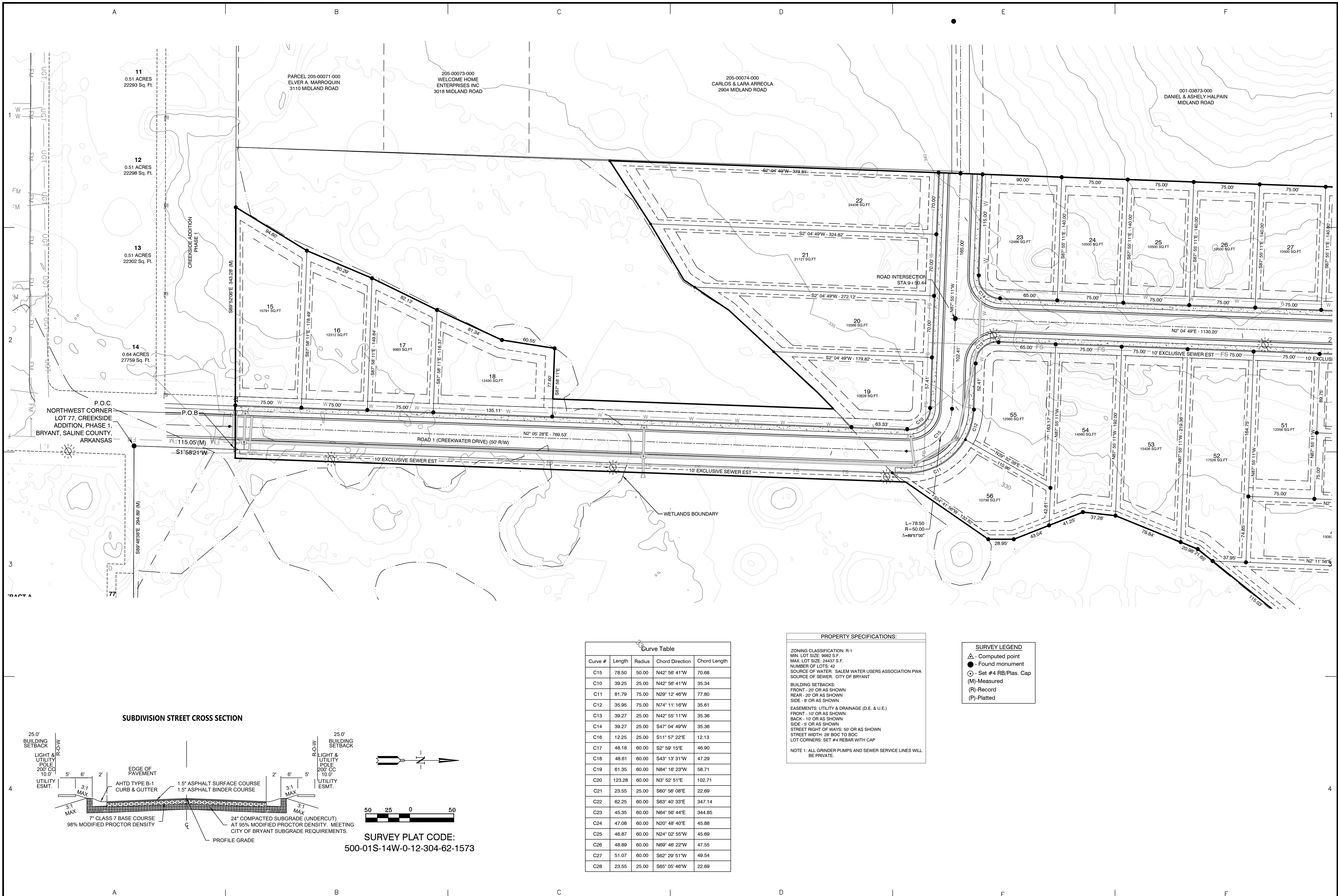
PART OF THE EAST HALF OF THE NORTHWEST QUARTER SECTION 12, T-1-S, R-14-W, SALINE COUNTY, ARKANSAS

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

08-24-2022

CONTENTS:
PRELIMINARY PLAT OVERALL

PROJECT NO: 18054
DATE: AUGUST 2022
SHEET NO: 1



BY	REVISION
DATE	

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 3825 Mt. Carmel Road Fx (888) 900-3068
 Bryant, AR 72022 gnatengineering@gmail.com

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



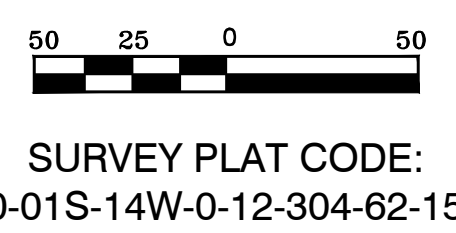
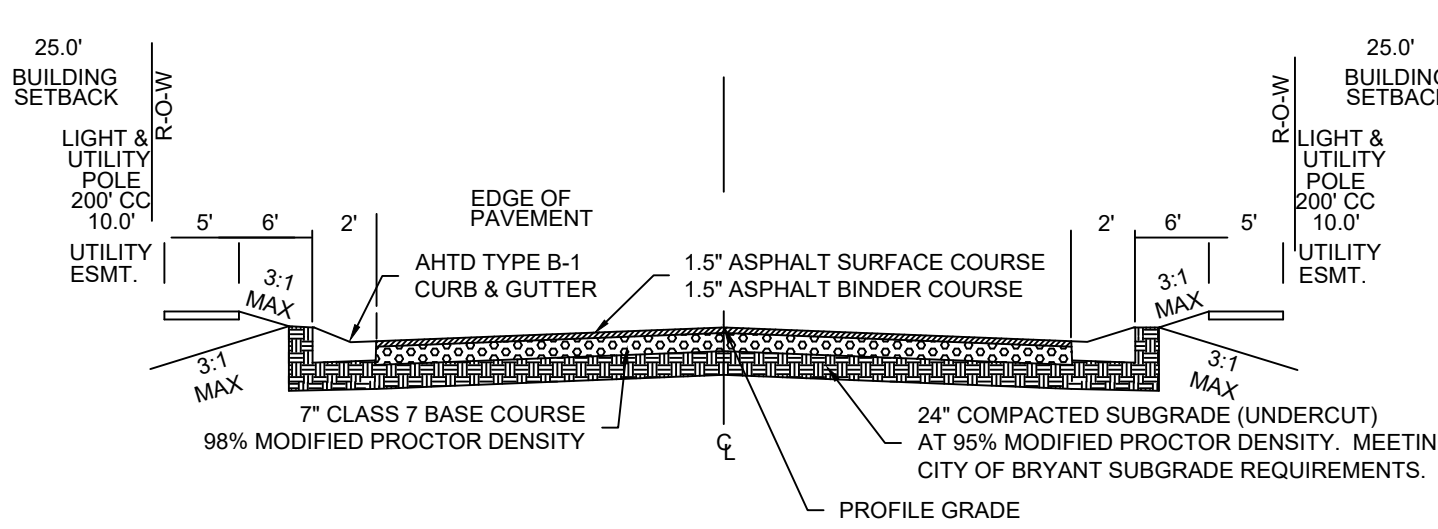
08-24-2022

CONTENTS:
**PRELIMINARY
 PLAT
 SOUTH HALF**

PROJECT NO:
18054
 DATE:
AUGUST 2022

SHEET NO:
2

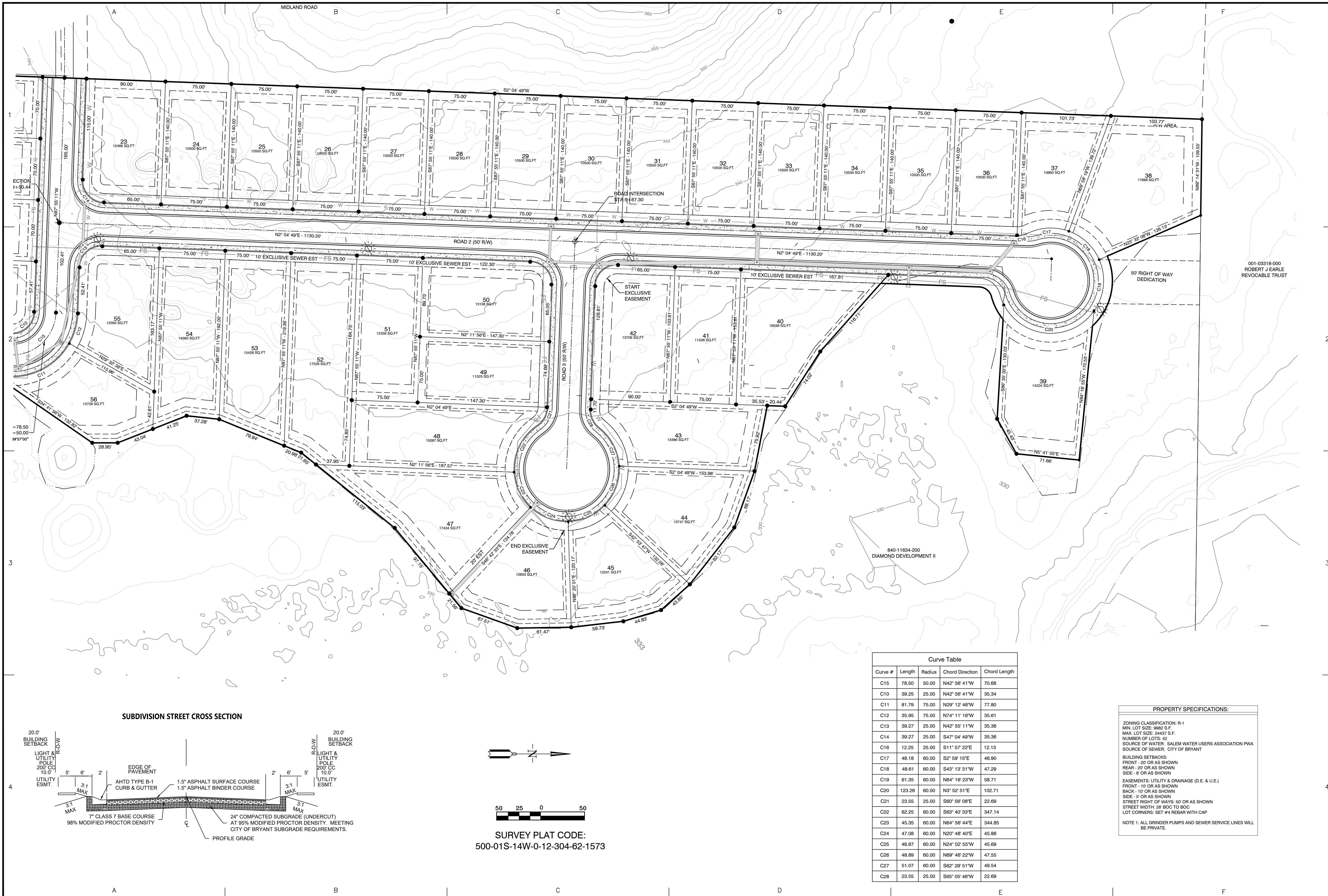
SUBDIVISION STREET CROSS SECTION



Curve #	Length	Radius	Chord Direction	Chord Length
C15	78.50	50.00	N42° 56' 41" W	70.68
C10	39.25	25.00	N42° 56' 41" W	35.34
C11	81.79	75.00	N29° 12' 46" W	77.80
C12	35.95	75.00	N74° 11' 16" W	35.61
C13	39.27	25.00	N42° 55' 11" W	35.36
C14	39.27	25.00	S47° 04' 49" W	35.36
C16	12.25	25.00	S11° 57' 22" E	12.13
C17	48.18	60.00	S2° 59' 15" E	46.90
C18	48.81	60.00	S43° 13' 31" W	47.29
C19	61.35	60.00	N84° 16' 23" W	58.71
C20	123.28	60.00	N3° 52' 51" E	102.71
C21	23.55	25.00	S60° 58' 08" E	22.69
C22	62.25	60.00	S63° 40' 33" E	347.14
C23	45.35	60.00	N64° 56' 44" E	344.85
C24	47.08	60.00	N20° 48' 40" E	45.88
C25	46.87	60.00	N24° 02' 55" W	45.69
C26	48.89	60.00	N69° 46' 22" W	47.55
C27	51.07	60.00	S62° 29' 51" W	49.54
C28	23.55	25.00	S65° 05' 46" W	22.69

PROPERTY SPECIFICATIONS:
 ZONING CLASSIFICATION: R-1
 MIN. LOT SIZE: 9982 S.F.
 MAX. LOT SIZE: 24437 S.F.
 NUMBER OF LOTS: 42
 SOURCE OF WATER: SALEM WATER USERS ASSOCIATION PWA
 SOURCE OF SEWER: CITY OF BRYANT
 BUILDING SETBACKS:
 FRONT - 20' OR AS SHOWN
 REAR - 20' OR AS SHOWN
 SIDE - 8' OR AS SHOWN
 EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
 FRONT - 10' OR AS SHOWN
 BACK - 10' OR AS SHOWN
 SIDE - 5' OR AS SHOWN
 STREET RIGHT OF WAYS: 55' OR AS SHOWN
 STREET WIDTH: 28' BOC TO BOC
 LOT CORNERS: SET #4 REBAR WITH CAP
 NOTE 1: ALL GRINDER PUMPS AND SEWER SERVICE LINES WILL BE PRIVATE.

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



BY	REVISION	DATE

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 3825 Mt. Carmel Road Fx (888) 900-3068
 Bryant, AR 72022 gnatengineering@gmail.com

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



08-24-2022

CONTENTS:
**PRELIMINARY
 PLAT
 NORTH HALF**

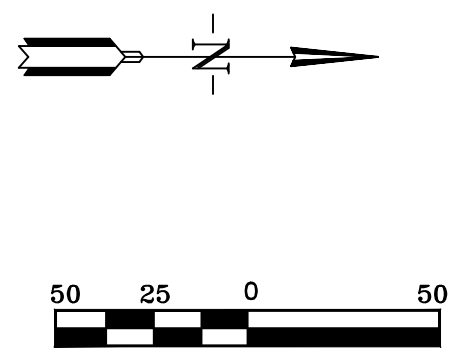
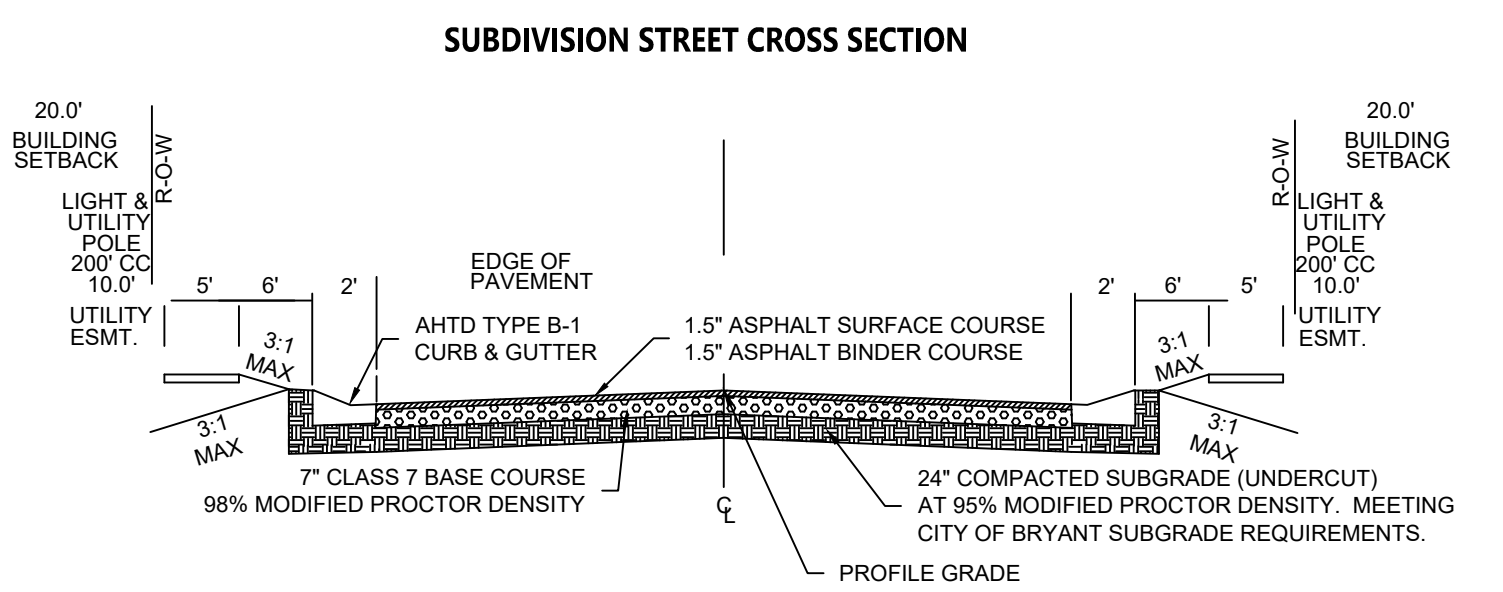
PROJECT NO:
18054

DATE:
AUGUST 2022

SHEET NO:
3

Curve #	Length	Radius	Chord Direction	Chord Length
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C10	39.25	25.00	N42° 56' 41" W	35.34
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 STREET WIDTH: 28' BOC TO BOC
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SURVEY PLAT CODE:
 500-01S-14W-0-12-304-62-1573



REVISION	DATE	BY

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 3925 Mt. Carmel Road Fx (888) 900-3068
 Bryant, AR 72022 gnatengineering@gmail.com

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



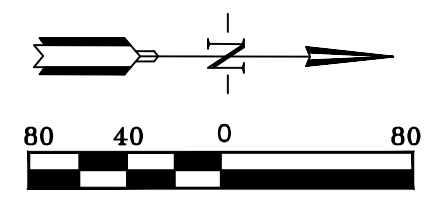
08-10-2022

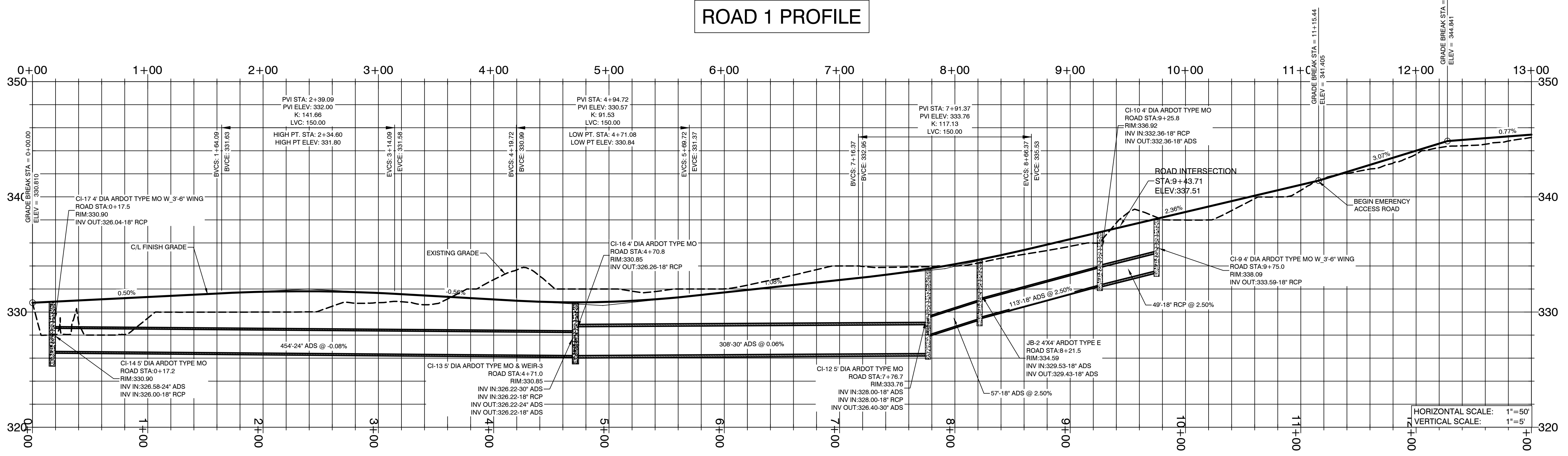
CONTENTS:
DRAINAGE PLAN

PROJECT NO:
18054

DATE:
JULY 2022

SHEET NO:
4



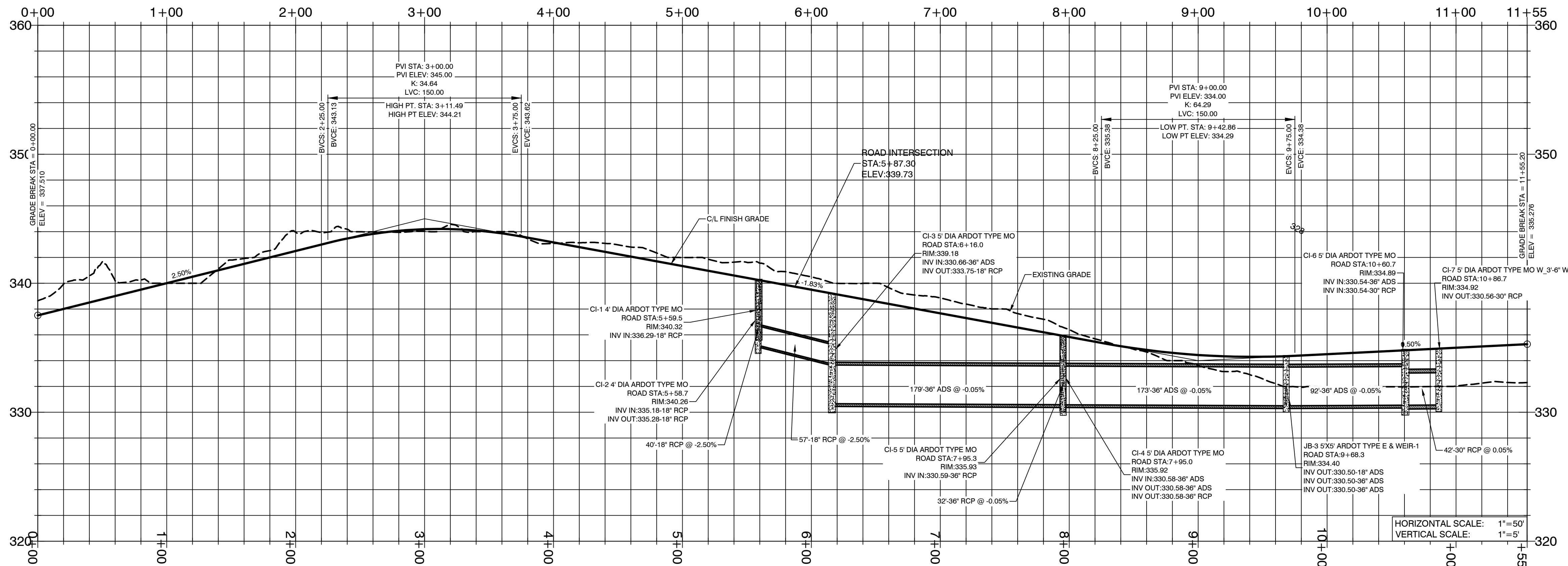


BY		REVISION		DATE	
1		1			
CREKESIDE ADDITION PHASE 2					
GNE <i>Designing our client's success</i>					
GarNat Engineering, LLC					
P.O. Box 116 (72018) Ph (501) 408-4650 3825 Mt. Carmel Road Fx (888) 900-3068 Bryant, AR 72022 gnatengineering@gmail.com					
PART OF THE EAST HALF OF THE NORTHWEST QUARTER, SECTION 12, T-1-S, R-14-W, SALINE COUNTY, ARKANSAS					
08-10-2022					
CONTENTS:					
ROAD PROFILES					
PROJECT NO: 18054					
DATE: JULY 2022					
SHEET NO: 5					

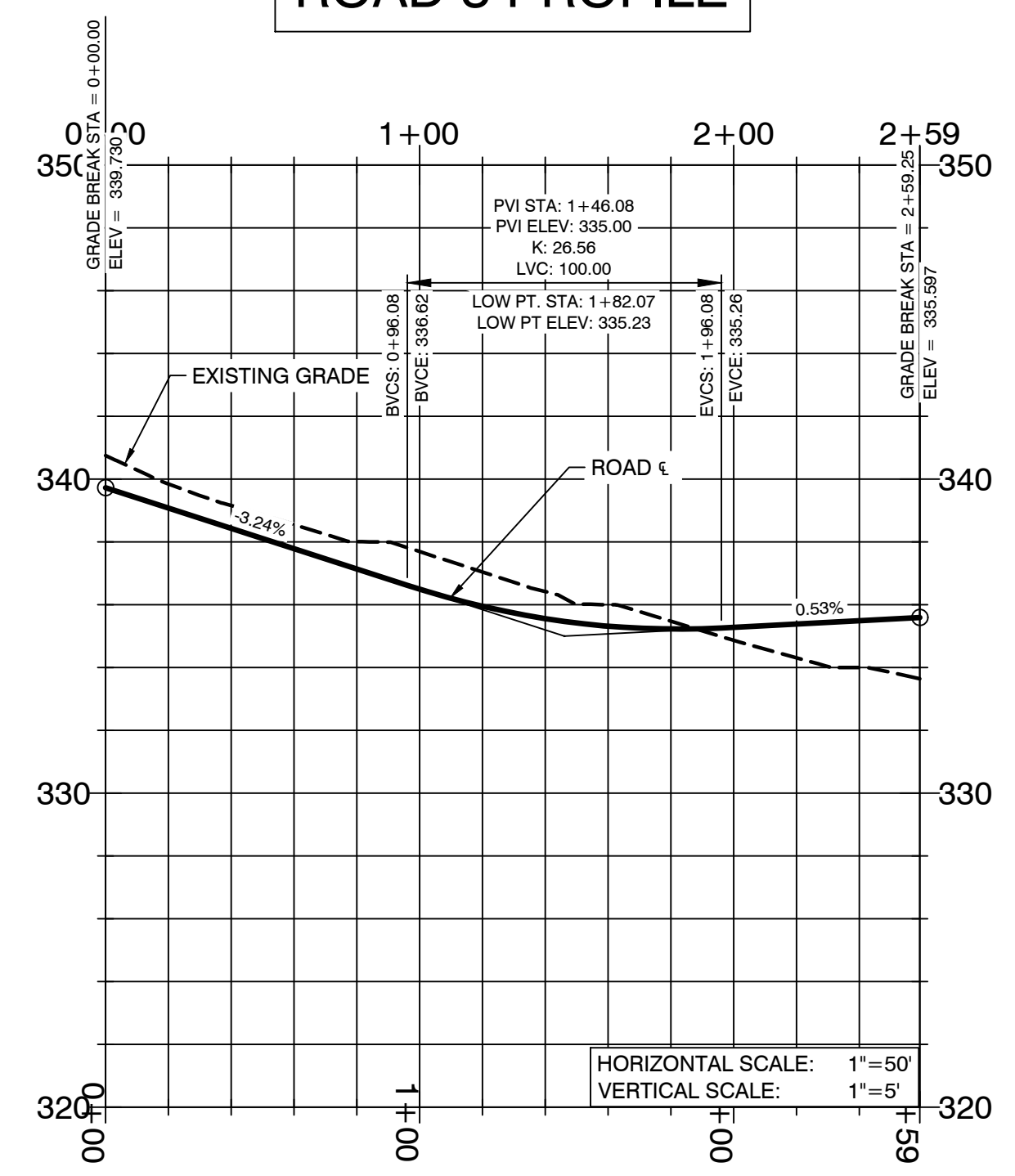


HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

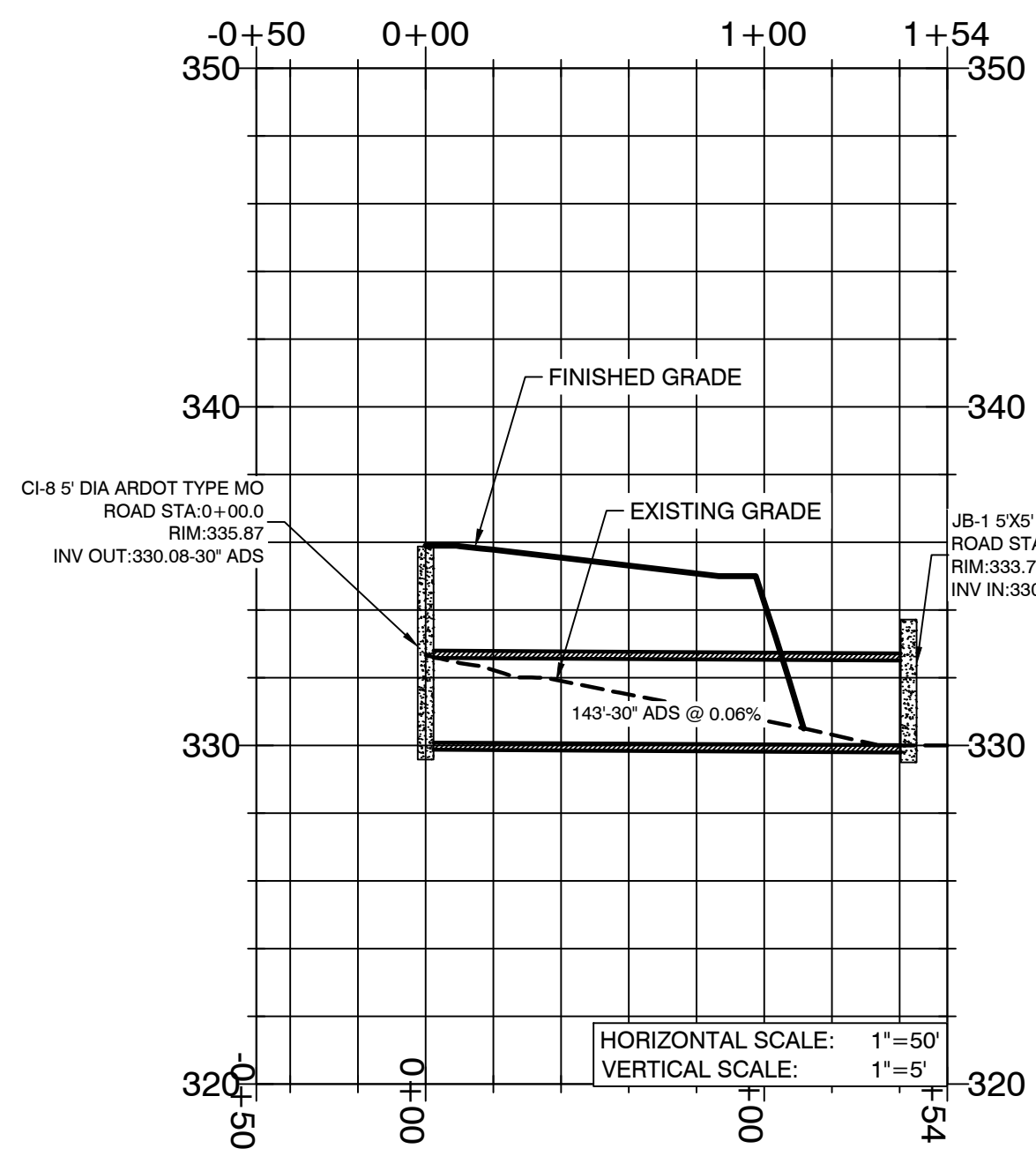
ROAD 2 PROFILE



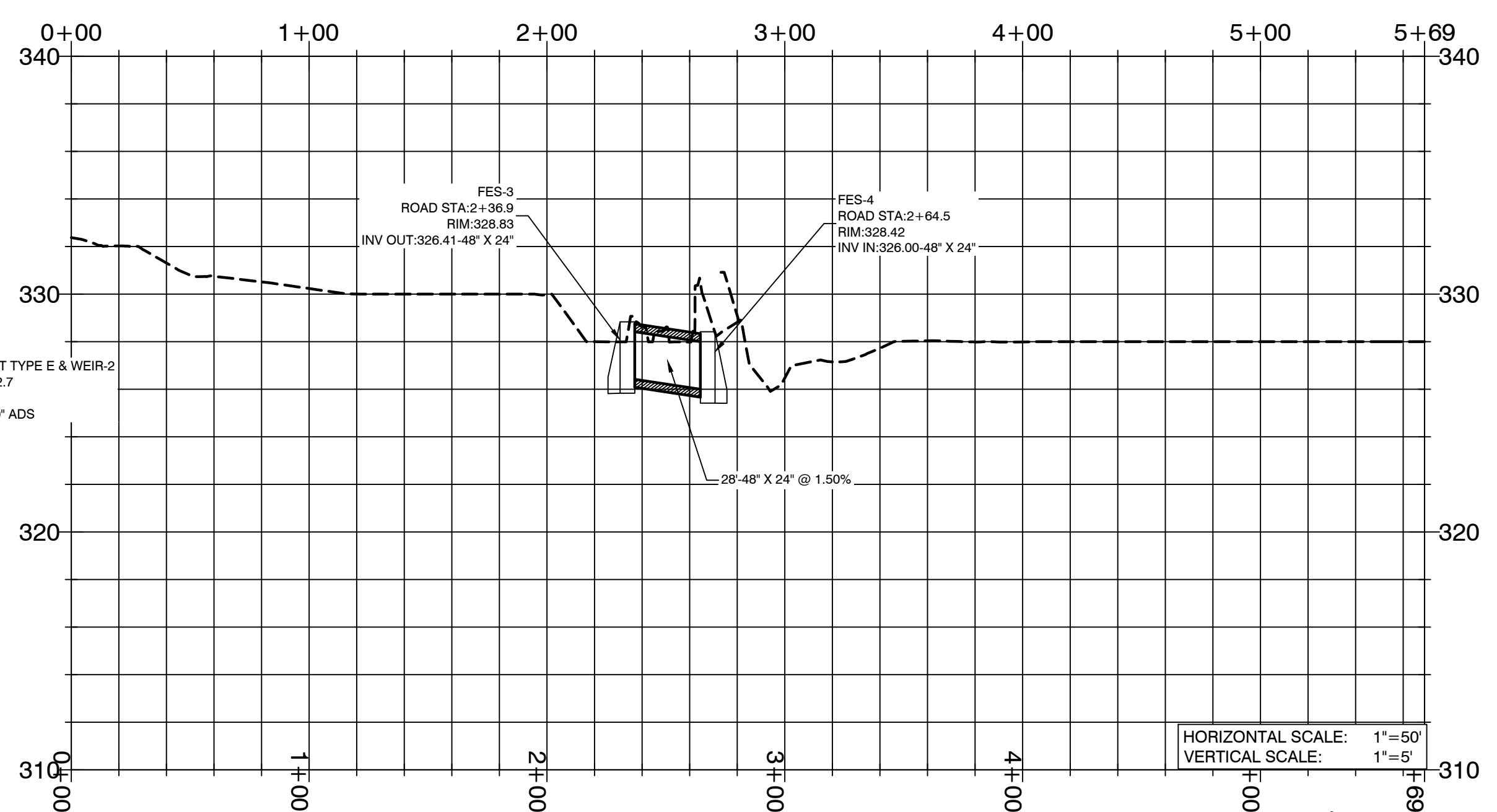
ROAD 3 PROFILE



EAST DETENTION PROFILE



DITCH CULVERT PROFILE



BY	REVISION	DATE
	1	
	2	
	3	
	4	

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 3825 Mt. Carmel Road Fx (888) 900-3068
 Bryant, AR 72022 gnatengineering@gmail.com

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



08-10-2022

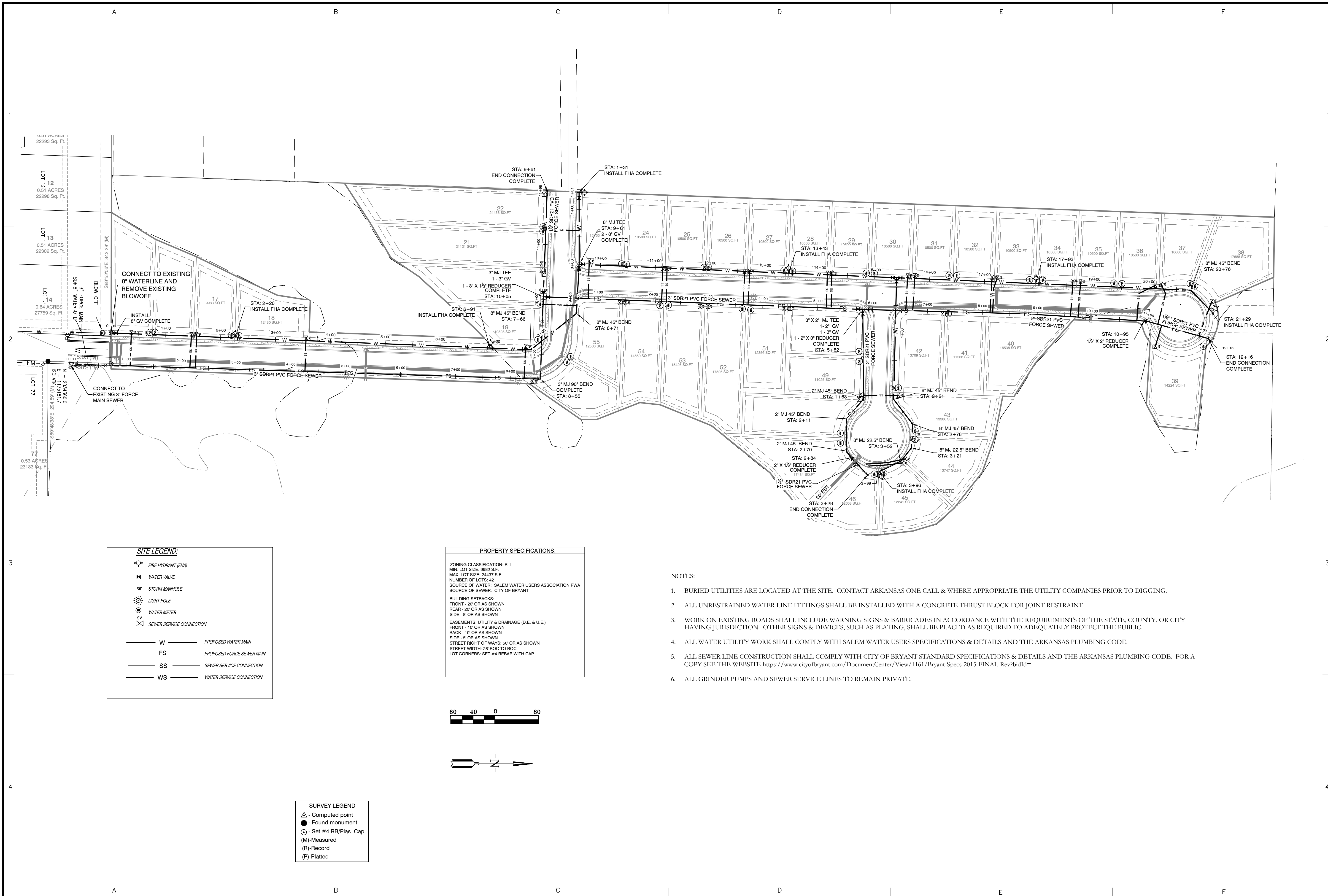
CONTENTS:
DRAINAGE PROFILES

PROJECT NO:
18054

DATE:
JULY 2022

SHEET NO:
6





SITE LEGEND:

	FIRE HYDRANT (FHA)
	WATER VALVE
	STORM MANHOLE
	LIGHT POLE
	WATER METER
	SEWER SERVICE CONNECTION
	PROPOSED WATER MAIN
	PROPOSED FORCE SEWER MAIN
	SEWER SERVICE CONNECTION
	WATER SERVICE CONNECTION

PROPERTY SPECIFICATIONS:

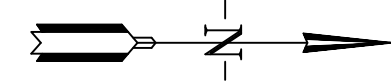
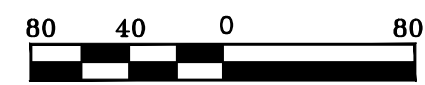
ZONING CLASSIFICATION: R-1
 MIN. LOT SIZE: 9982 S.F.
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 SOURCE OF WATER: SALEM WATER USERS ASSOCIATION PWA
 SOURCE OF SEWER: CITY OF BRYANT

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

EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
 FRONT - 10' OR AS SHOWN
 BACK - 10' OR AS SHOWN
 SIDE - 5' OR AS SHOWN

STREET RIGHT OF WAYS: 50' OR AS SHOWN
 STREET WIDTH: 28' BOC TO BOC
 LOT CORNERS: SET #4 REBAR WITH CAP

- NOTES:**
- BURIED UTILITIES ARE LOCATED AT THE SITE. CONTACT ARKANSAS ONE CALL & WHERE APPROPRIATE THE UTILITY COMPANIES PRIOR TO DIGGING.
 - ALL UNRESTRAINED WATER LINE FITTINGS SHALL BE INSTALLED WITH A CONCRETE THRUST BLOCK FOR JOINT RESTRAINT.
 - WORK ON EXISTING ROADS SHALL INCLUDE WARNING SIGNS & BARRICADES IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE, COUNTY, OR CITY HAVING JURISDICTION. OTHER SIGNS & DEVICES, SUCH AS PLATING, SHALL BE PLACED AS REQUIRED TO ADEQUATELY PROTECT THE PUBLIC.
 - ALL WATER UTILITY WORK SHALL COMPLY WITH SALEM WATER USERS SPECIFICATIONS & DETAILS AND THE ARKANSAS PLUMBING CODE.
 - ALL SEWER LINE CONSTRUCTION SHALL COMPLY WITH CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS AND THE ARKANSAS PLUMBING CODE. FOR A COPY SEE THE WEBSITE: <https://www.cityofbryant.com/DocumentCenter/View/1161/Bryant-Specs-2015-FINAL-Rev?bidId=>
 - ALL GRINDER PUMPS AND SEWER SERVICE LINES TO REMAIN PRIVATE.



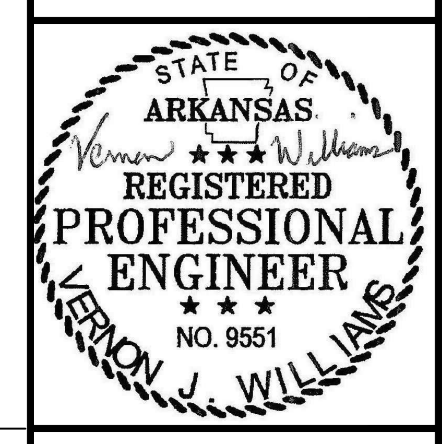
SURVEY LEGEND

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

BY	
REVISION	
DATE	

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CREEKSIDE ADDITION PHASE 2
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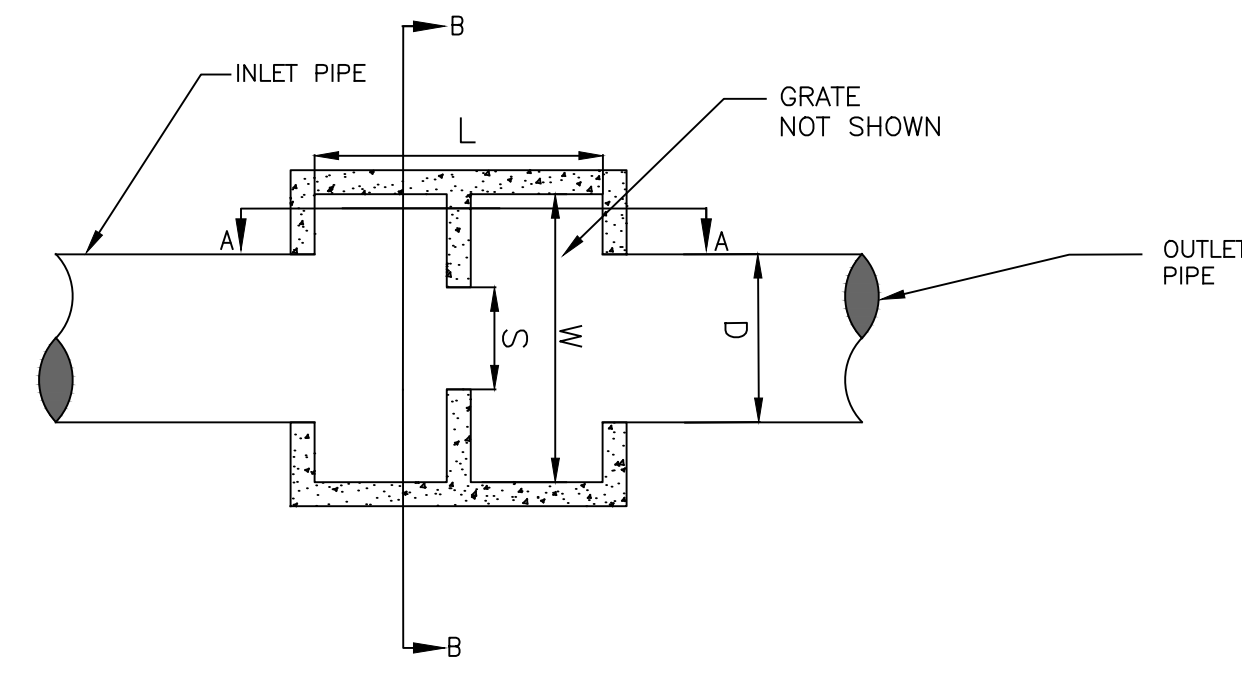
08-24-2022

CONTENTS:
 WATER &
 SEWER
 UTILITY PLAN

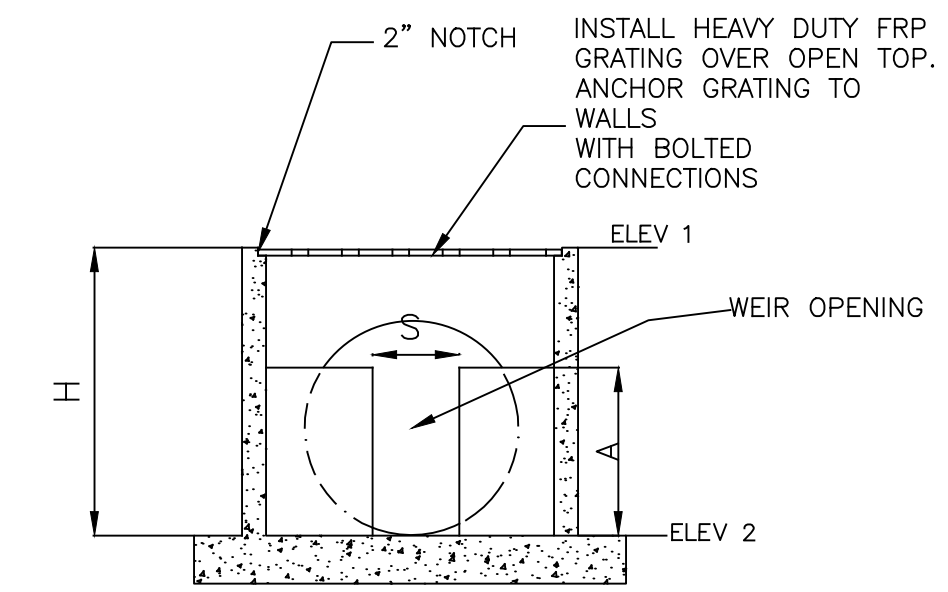
PROJECT NO:
 18054

DATE:
 AUGUST 2022

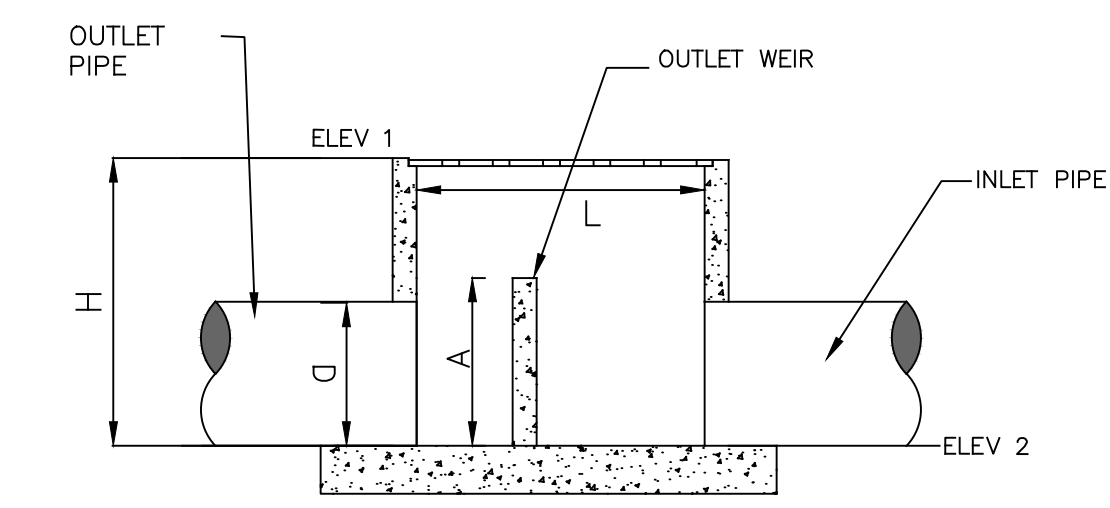
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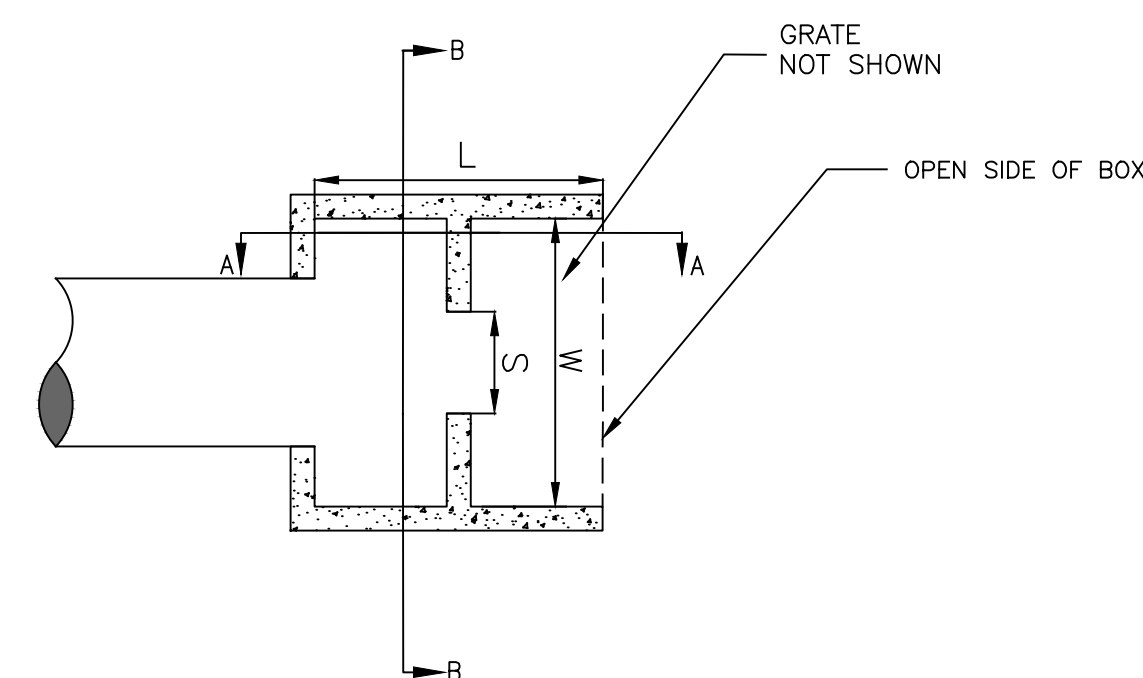
OUTLET STRUCTURE - WEIR 1 AND 3
PLAN VIEW
 NOT TO SCALE



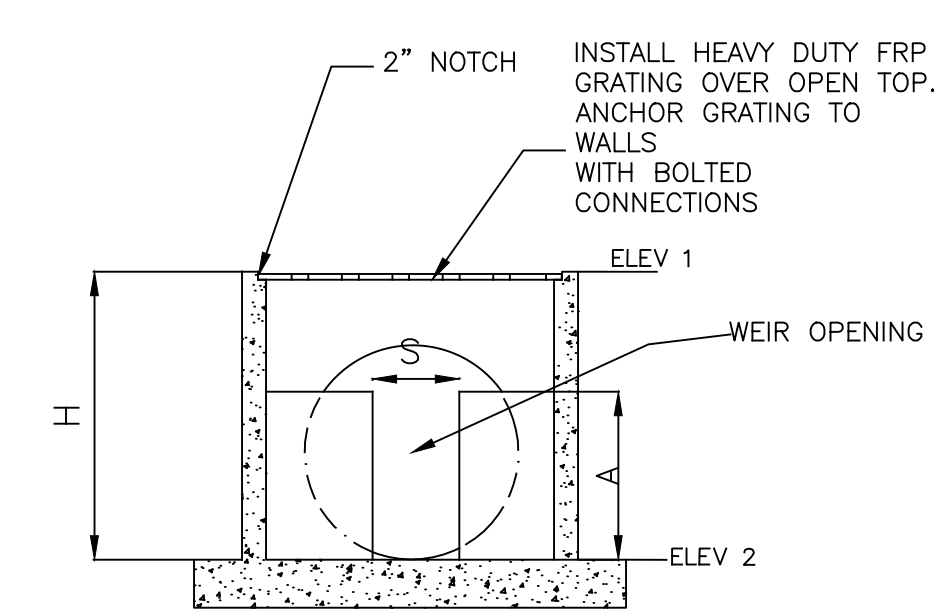
OUTLET STRUCTURE - WEIR 1 AND 3
SECTION B-B
 NOT TO SCALE



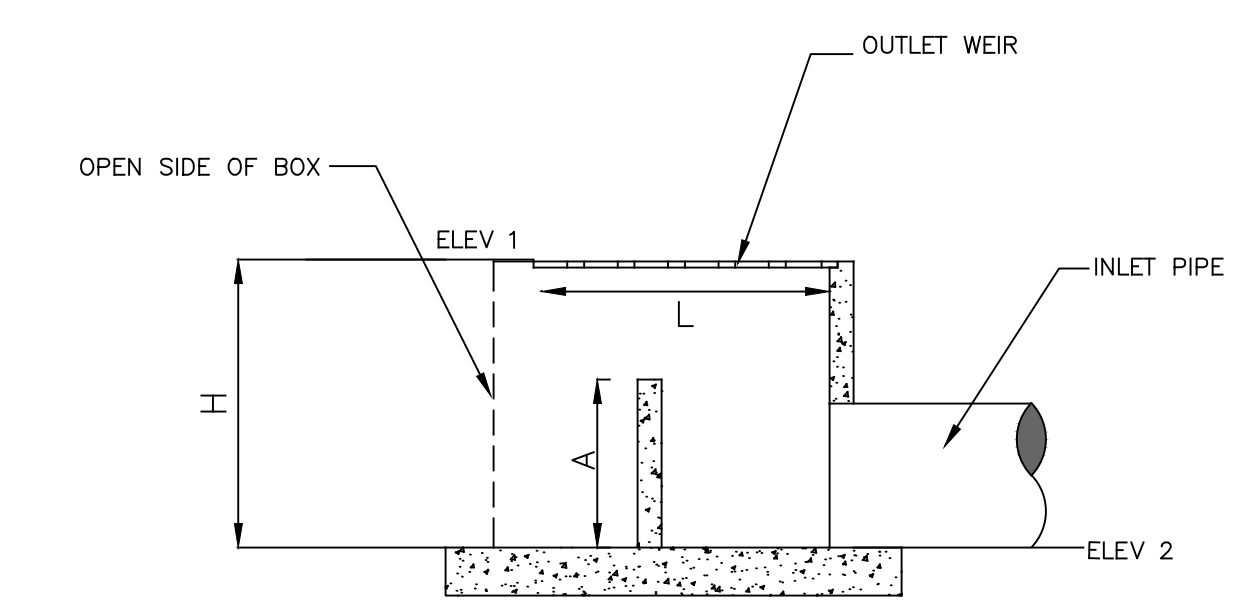
OUTLET STRUCTURE - WEIR 1 AND 3
SECTION A-A
 NOT TO SCALE



OUTLET STRUCTURE - WEIR 2
PLAN VIEW
 NOT TO SCALE



OUTLET STRUCTURE - WEIR 2
SECTION B-B
 NOT TO SCALE



OUTLET STRUCTURE - WEIR 2
SECTION A-A
 NOT TO SCALE

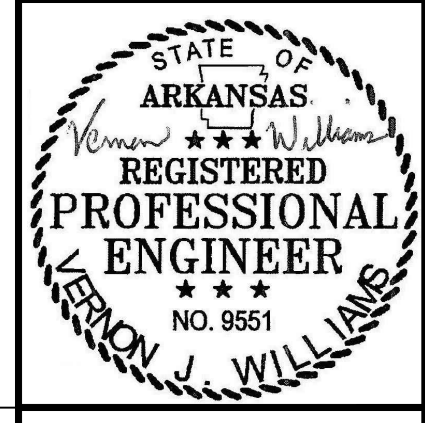
OUTLET STRUCTURE								
OUTLET STRUCTURE	L	W	H	ELEV 1	ELEV 2	S	A	D
WEIR #1	4'-0"	4'-0"	3'-11"	334.40	330.50	1'-3"	3'-0"	18"
WEIR #2	4'-0"	4'-0"	3'-9"	333.71	330.00	0'-3"	2'-6"	
WEIR #3	4'-0"	4'-0"	4'-8"	330.85	326.22	1'-6"	2'-6"	18"

- DETENTION OUTLET NOTES:**
- ALL CONCRETE WALLS SHALL BE A MINIMUM OF 6" THICK & REINFORCED WITH #4S @ 12" O.C. BOTH WAYS.
 - BOTTOM SLAB SHALL BE 12" THICK & REINFORCED WITH #4S @ 12" O.C. BOTH WAYS.

REVISION	DATE	BY

GNE Designing our client's success
GarNat Engineering, LLC
 3825 Mt Carmel Rd
 Bryant, AR 72022
 P.O. Box 116
 Benton, AR 72018
 Ph: (501) 408-4650
 gnatengineering@gmail.com

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



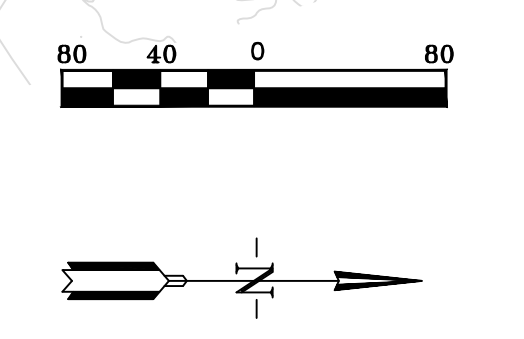
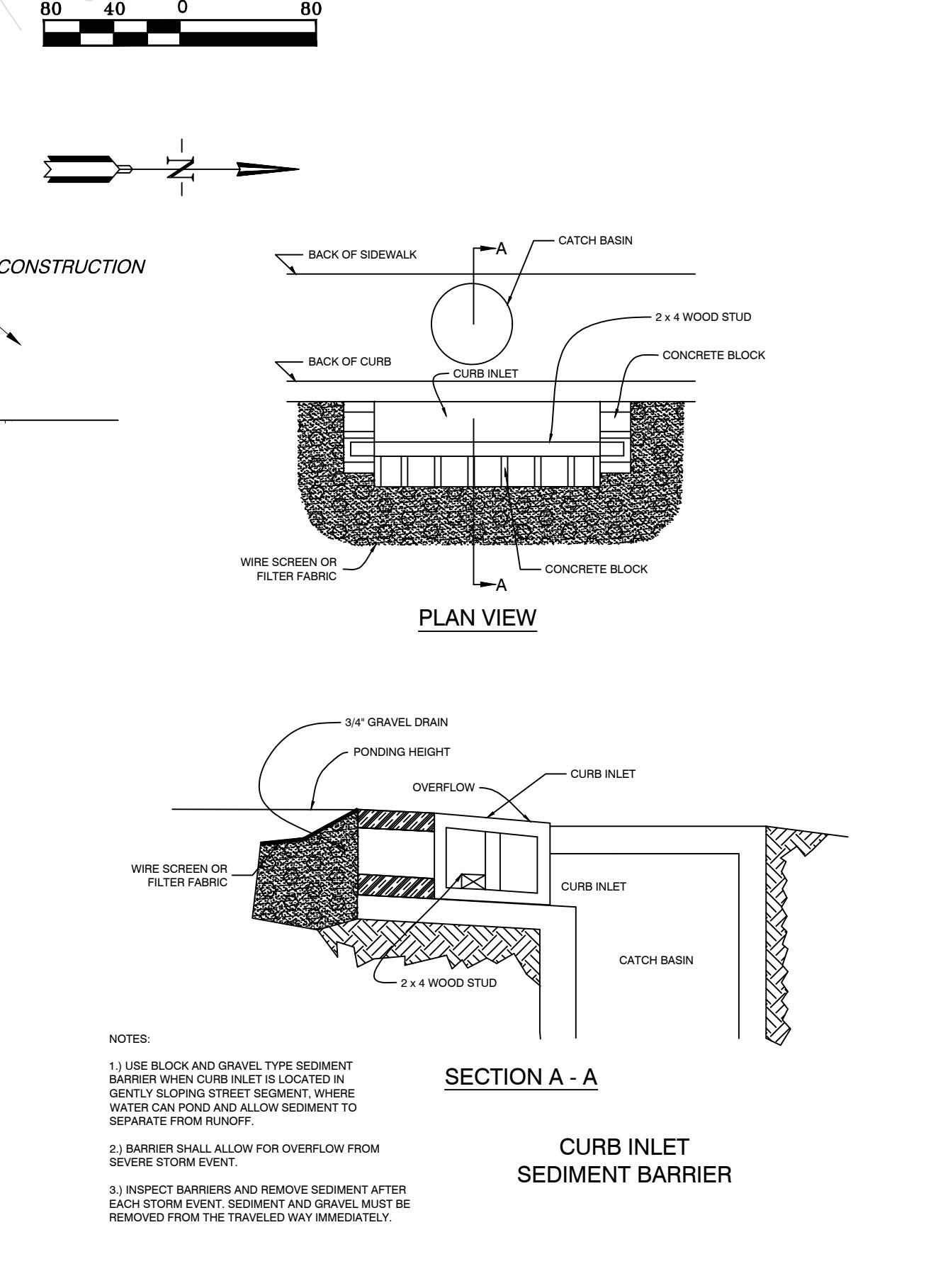
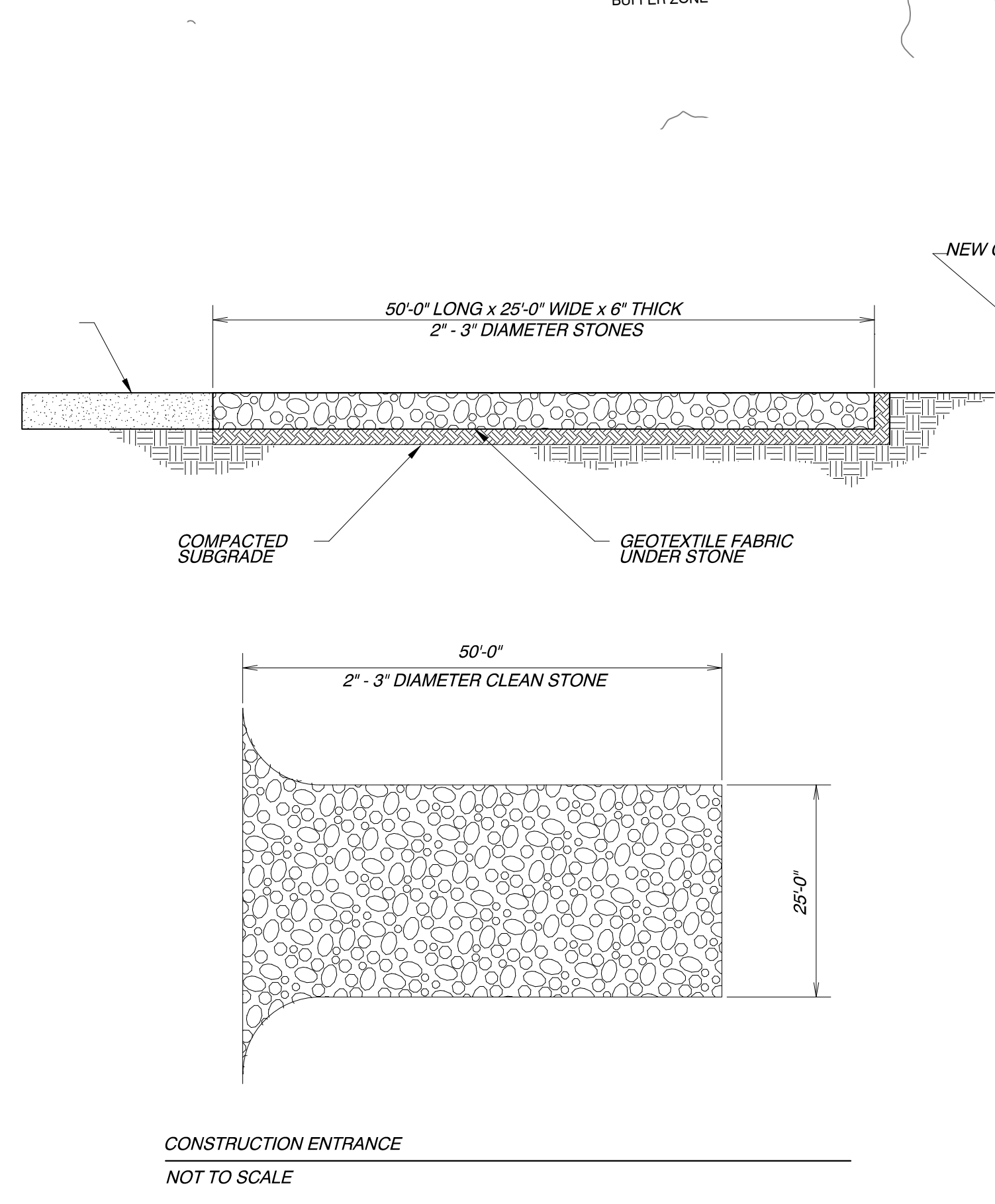
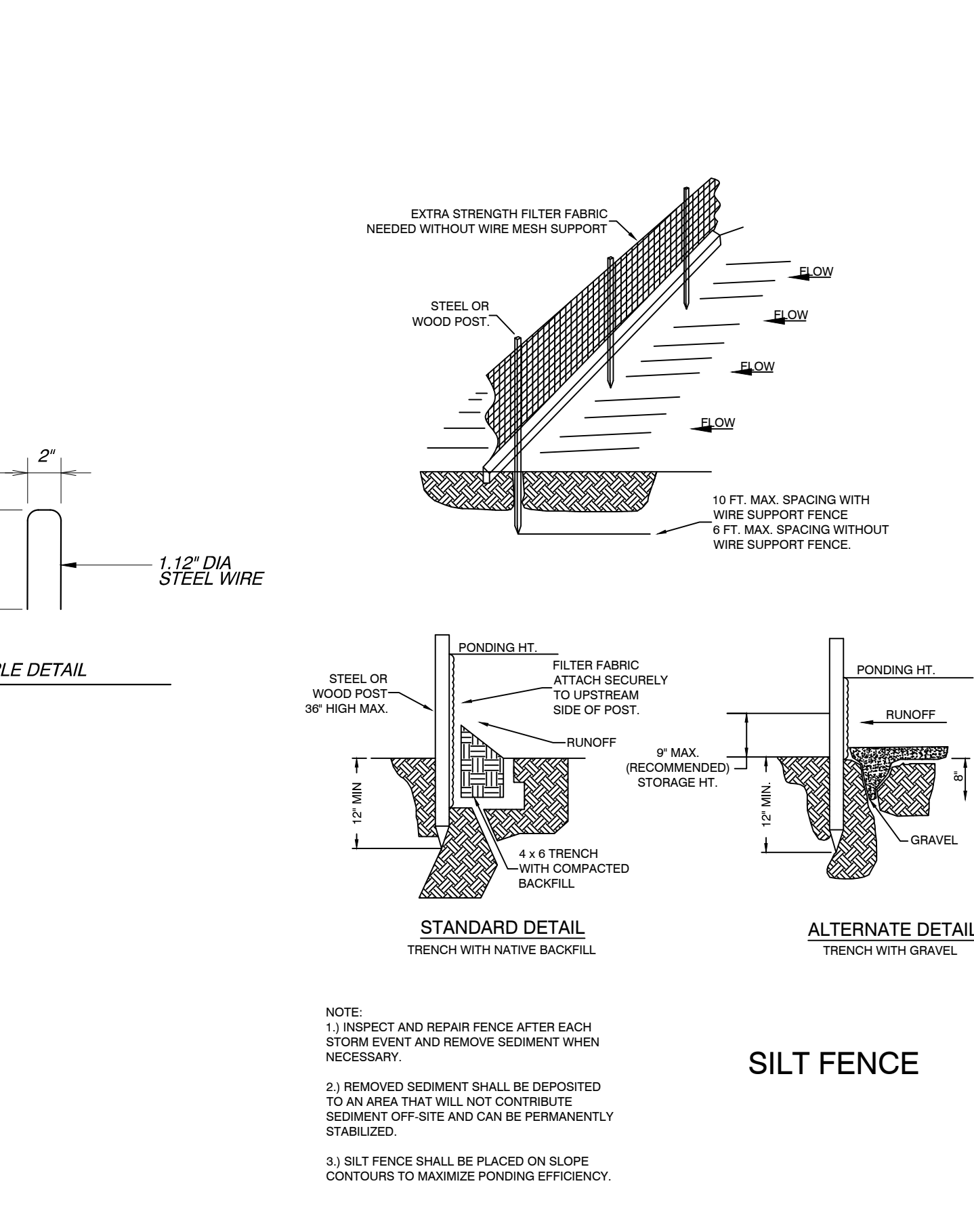
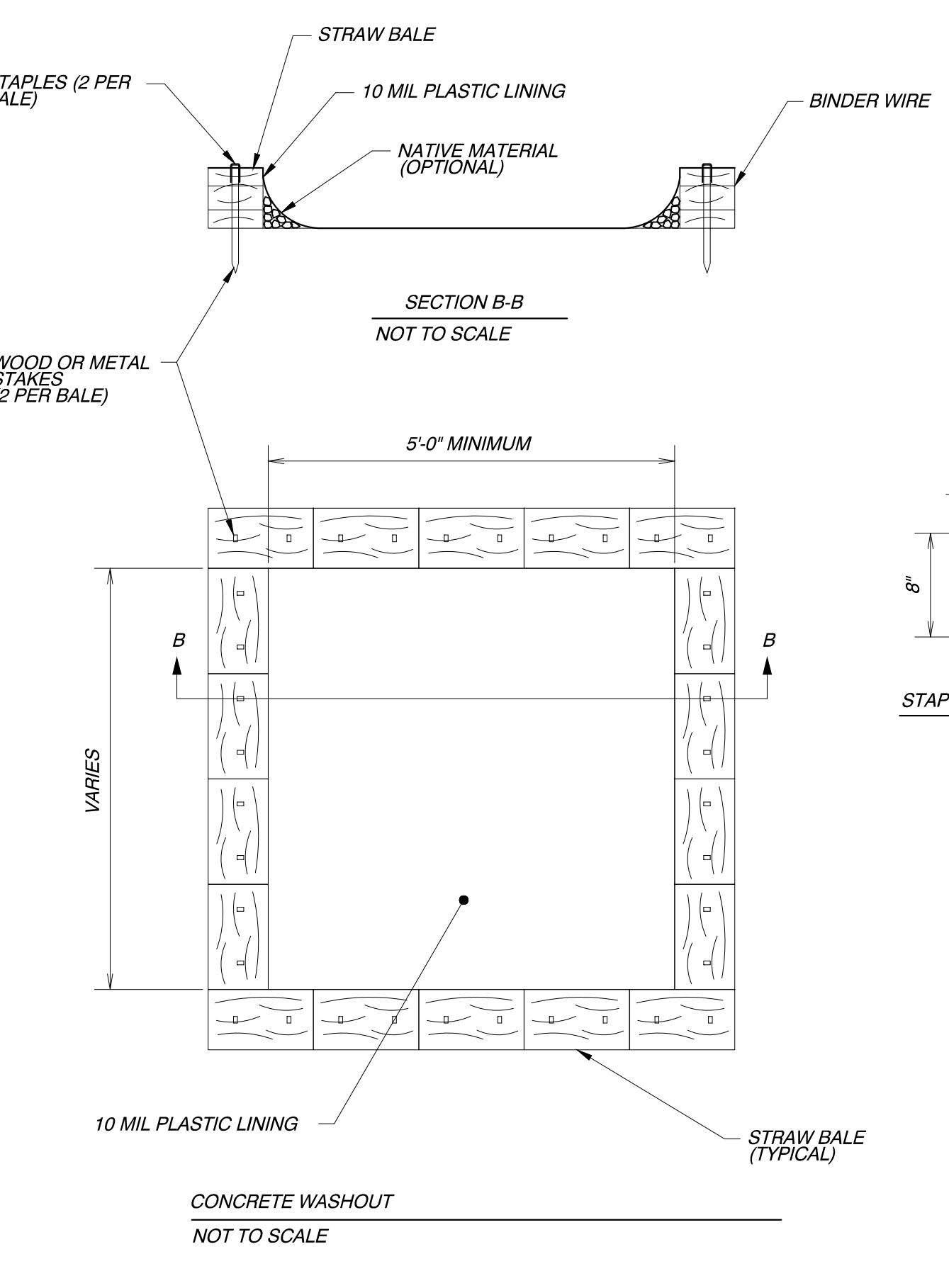
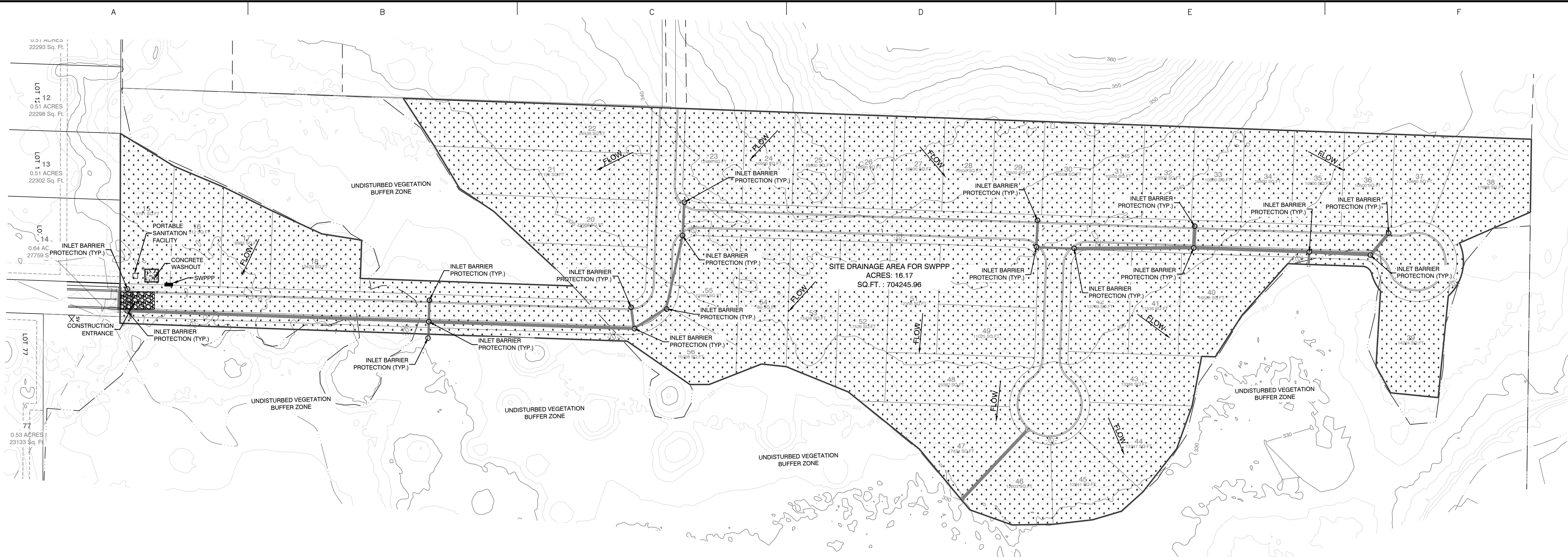
08-10-2022

CONTENTS:
OUTLET STRUCTURE DETAILS

PROJECT NO:
18054

DATE:
AUGUST 2022

SHEET NO:
8



BY	REVISION

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



08-24-2022

CONTENTS:
 EROSION CONTROL PLAN

PROJECT NO:
 18054

DATE:
 AUGUST 2022

SHEET NO:
 9



City of Bryant Stormwater Department

1019 SW 2nd St.

Bryant, Arkansas 72022

Office (501) 943-0453; Fax (501) 943-0851

WARRANTY BOND PROCEDURES

For Stormwater Infrastructure Public & Private

These procedures are applicable to Stormwater Infrastructure that is to be dedicated to the public and maintained by the City of Bryant and for Private Stormwater Infrastructure that will be connected to overall City of Bryant Stormwater Infrastructure.

In accordance with Ordinance No. 2019-32 Article V., The City of Bryant Stormwater Department will require a Maintenance Warranty Bond as part of the process for approving Stormwater Infrastructure. The purpose of the bond is to cover the cost of correcting deficiencies not addressed by the developer during the warranty period and to insure no adverse effects will occur to the overall function of the City of Bryant Stormwater Infrastructure.

ORDINANCE 2019-32 ARTICLE V. STORMWATER INFRASTRUCTURE WARRANTY BOND.

- 1. Stormwater Infrastructure Warranty Bond.** A one year maintenance bond against defects in workmanship shall be required by the Administrative Authority for any portion of the stormwater management facilities privately owned or stormwater management improvements dedicated to the city, said maintenance bond is to be provide by cashier's check, irrevocable letter of credit or acceptable surety authorized to do business in the State of Arkansas. All forms of maintenance bonds shall be subject to approval by the Administrative Authority. The value of the bond shall be an amount equal to 100% of the value of the privately owned stormwater management facilities or stormwater system improvements being privately owned or dedicated to the city. A cost list must be provide to prove and verify the amount of the maintenance bond. The cost list shall include cost of stormwater infrastructure construction and components (piping, weirs, spillway structures, junction boxes, trickle channels, inlets, grates, riprap and site stabilization).
- 2. Procedurals.** These procedures are applicable to Stormwater Infrastructure that is to be dedicated to the public and maintained by the City of Bryant and for Private Stormwater Infrastructure that will be connected to overall City of Bryant Stormwater Infrastructure.

In accordance with Ordinance No. 2019-32 Article V., City of Bryant Stormwater Department will require a Maintenance Warranty Bond as part of the process for approving Stormwater Infrastructure. The bond will be equal to 100% of the cost of construction of the Stormwater Infrastructure System at the time of completion of the Stormwater Infrastructure System. The purpose of the bond is to cover the cost of correcting deficiencies not addressed by the developer during the warranty period and to insure no adverse effects will occur to the overall function of the City of Bryant Stormwater Infrastructure.

- 3. Determining the Maintenance Warranty Bond Amount.** During the final inspection process, the City of Bryant Stormwater Department will verify and approve the Warranty Bond estimate for all Stormwater Infrastructure within the proposed unit using:

- (a) The Warranty Bond cost list estimate shall be presented to the City of Bryant Stormwater Department by formal letter. The formal letter shall include project name, developer contact information and "Cost List for Construction of Stormwater Infrastructure Components" including but not limited to piping, weirs, spillway structures, junction boxes, trickle channels, riprap, inlets, grates, weirs and site stabilization;
 - (b) The Bond amount will need to be re-evaluated if more than 18 months have passed from the time of the estimate review to the time of providing the bond to the City of Bryant Stormwater Department;
- 4. **Submitting the bond to the city.** After requesting a final inspection of the Stormwater Infrastructure and approval of completion by the City of Bryant Stormwater Department, the developer must provide the City of Bryant Stormwater Department with a bond equal to amount determined in Article V. Section 3. of this document. The Bond must be for a period of 12 months and be a financial guarantee in the form of a bond, letter of credit, or trust agreement executed by a surety company authorized to do business in the State of Arkansas. The Bond must be payable to the City of Bryant Public Works Department, conditioned that the developer will maintain the Stormwater Infrastructure in accordance with the Stormwater Management Manual Ordinance No. 2019-31 and the Stormwater Management Ordinance No. 2019-32.
- 5. **Warranty period.** After the Stormwater Infrastructure construction passes the final inspection and the one year warranty bond is received, the one year maintenance warranty period will begin. The one-year warranty period will start on the date the Maintenance Warranty Bond is received and accepted. There shall be no separate warranty period start dates for Stormwater Infrastructure within a single unit.
- 6. **Follow-up inspection.** The City of Bryant Stormwater Department will conduct a follow-up inspection within the tenth month of the warranty period but in no event any later than two months prior to the bond expiring. The City of Bryant Stormwater Department will issue a punch list of deficiencies that will be sent to the developer or contractor for the unit. If no deficiencies are found and camera video passes inspection, release of the bond will proceed as set out and as listed in Article V. Section 10 of this document.
- 7. **Correcting Deficiencies and Camera Video.** The developer must contact the City of Bryant Stormwater Department at least 24 hours before correcting any deficiencies or performing camera video. The developer shall also camera all stormwater infrastructure to ensure that there is no sediment laden infrastructure. Upon notification by the developer that all deficiencies have been corrected and camera video has been completed, the City of Bryant Stormwater Department will re-inspect to verify compliance with correction of deficiencies and reviewing the camera video to assure the stormwater infrastructure is not sediment laden or defective.
- 8. **Calling in the bond.** If the developer does not contact the City of Bryant Stormwater Department, deficiencies have not been corrected and the stormwater infrastructures has not been camera videoed by the end of the 11th month or one (1) month prior to the expiration of the Bond, the City of Bryant Stormwater Department will prepare an estimate and list of work to be done to bring the stormwater infrastructure into compliance. The City of Bryant Stormwater Department will contact the bonding agency to submit the cost estimates for correcting the deficiencies.
- 9. **Requesting Acceptance.** Once all deficiencies have been corrected, the City of Bryant Stormwater Department will prepare the paperwork for the Stormwater Infrastructure within the unit accepted for maintenance by the City of Bryant 'if dedicated', or paperwork will be prepared to release the bond if infrastructure is a private unit.

10. **Bond Release.** The Bond will be released once the City of Bryant has accepted the Stormwater Infrastructure for maintenance 'if dedicated', and an acceptance letter has been written by the City of Bryant Public Works. If all compliance has been met with a private Stormwater Infrastructure Unit(s) then the City of Bryant Stormwater Department shall contact the developer by formal letter and release the bond. No partial release of the Bond will be allowed at any time.

**ATTENTION: DO NOT FILL OUT INFORMATION BELOW UNTIL YOU ARE PRESENT WITH A NOTARY PUBLIC.
(THIS DOCUMENT MUST BE NOTARIZED)**

By filling out the information below, signing and dating, you are hereby acknowledging that you have read, understand and agree to adhere to the Stormwater Infrastructure Warranty Bond Procedures and Processes listed in this document. You the applicant are hereby responsible for upholding, without limitation, the Stormwater Infrastructure Warranty Bond Procedures.

CREEKSIDE ADDITION
PHASE 2

Name of Project Site/Addition

Diamond Development II
Jim Hastings

Applicant Name
(Print)

Jim Hastings

Applicant Name
(Signature)

DIAMOND DEVELOPMENT II

Applicant Business Name

1599 LAWSON OAKS
LITTLE ROCK, AR 72210

Applicant Mailing Address

Notarization

State of ARKANSAS

County of SALINE

Subscribed and sworn before me, a Notary Public, on this 24TH day of AUGUST, 2022.

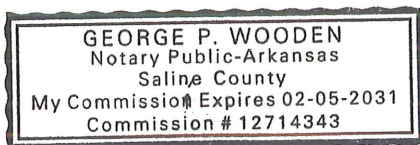
George P. Wooden

Signature of Notary

02-05-2031

My commission expires:

Notary Seal Stamp Here:





November 4, 2021
jbhastingsjr@yahoo.com

Mr. Jim Hastings
Diamond Development II
1890 Lawson Oaks Drive
Little Rock, AR 72210

RE: Creekside Addition Phase 2 - Section 404 Reconnaissance
Approximate 52-Acre Project Area, Saline County, Arkansas
FTN No. R17450-2781-001

Dear Mr. Hastings:

This letter provides our findings regarding a Section 404 reconnaissance of a project area totaling approximately 52 acres, located immediately north of Creekwater Drive, in Bryant, Saline County, Arkansas (Enclosure 1, Figure 1). FTN Associates, Ltd. (FTN) evaluated the proposed project area during 2017 and made a follow up site visit on November 2, 2021 for the presence of potential Section 404 issues, i.e., wetlands and other waters of the US.

We did not follow methods used in conducting standard wetland delineations according to guidelines in the US Army Corps of Engineers' (USACE) *Corps of Engineers Wetlands Delineation Manual* (1987) or the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Eastern Mountains and Piedmont Region* (2012). Formal data sampling stations were not established and field data forms were not completed. Field observations were made with regard to the presence of the three wetland indicators, i.e., hydrophytic vegetation, hydrology, and hydric soils. Our conclusions are based on best professional judgment and prior project experience at numerous sites in central Arkansas.

GENERAL SITE DESCRIPTION

Legal description of the project area is part of the northwest quarter of Section 12, Township 1 South, Range 14 West. The property is mapped on the USGS *The National Map* Topo basemap for quadrangle Alexander, AR (7.5-minute series).

The project area is located in the area of mixed landuse including areas of undeveloped forest, harvested timber, cattle pastures, and residential development. The topography of the project area generally slopes gently toward the east. There are also some depressional areas and small mound features scattered throughout the project area, as well as a hillside along a portion of the western edge of the project area. No aquatic features are mapped within the project area on the USGS *The National Map* Topo basemap for quadrangle Alexander, AR (7.5-minute series) or on the United States Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI). Enclosure 1 provides maps of the project area. Enclosure 2 provides representative photos of the project area.

Vegetation

The project area underwent a timber harvest in late 2012 and/or early 2013 (based on available historic aerial imagery). The site was not prepared for follow-up tree planting and currently consists primarily of a mid-successional scrub/shrub vegetative community with some trees that were left during the harvest. Many of

the observed vegetative species are opportunistic and commonly seen at formerly disturbed sites. The project area consisted of the following two primary vegetative communities:

1. Upland scrub/shrub community and
2. Wetland scrub/shrub community.

The upland scrub/shrub community was observed primarily in the western portion of the project area. Commonly observed vegetative species in this community included: southern red oak (*Quercus falcata*), white oak (*Quercus alba*), post oak (*Quercus stellata*), water oak (*Quercus nigra*), loblolly pine (*Pinus taeda*), sweetgum (*Liquidambar styraciflua*), Chinese privet (*Ligustrum sinense*), groundseltree (*Baccharis halimifolia*), American sycamore (*Platanus occidentalis*), American beauty-berry (*Callicarpa americana*), broom-sedge (*Andropogon virginicus*), a goldenrod (*Solidago* sp.), common boneset (*Eupatorium perfoliatum*), dogfennel (*Eupatorium capillifolium*), muscadine grape (*Vitis rotundifolia*), and eastern poison ivy (*Toxicodendron radicans*).

The wetland scrub/shrub community was observed primarily in the central, eastern, and southern portions of the project area. Commonly observed vegetative species in this community included: water oak, willow oak (*Quercus phellos*), red maple (*Acer rubrum*), loblolly pine, sweetgum, Chinese privet, groundseltree, American sycamore, black willow (*Salix nigra*), common boneset, cottongrass bulrush (*Scirpus cyperinus*), and lamp rush (*Juncus effusus*).

Hydrology

Hydrology within the wetland portion of the project area included: soil saturation, water marks, drift deposits, water-stained leaves, and drainage patterns.

Soils

The Natural Resources Conservation Service's (NRCS) Web Soil Survey 3.3 (2019), illustrates four soil map units within the project area:

- Amy soils,
- Amy silt loam, frequently flooded,
- Carnasaw-Townley association, undulating, and
- Ouachita silt loam, frequently flooded.

The Amy soils and Amy silt loam, frequently flooded map units are hydric soils with both hydric and non-hydric inclusions. The Carnasaw-Townley *association*, undulating map unit is a non-hydric soil, lacking hydric inclusions. The Ouachita silt loam, frequently flooded map unit is a non-hydric soil with both hydric and non-hydric inclusions.

FINDINGS

Wetlands

FTN observed portions of the project area that appear to meet all three criteria, i.e., hydrophytic vegetation, wetland hydrology, and hydric soils, for classification as technical wetlands. The wetland areas are associated with lower elevations of the project site and are conservatively estimated to be up to 31 acres within the project area (Enclosure 1, Figures 2 and 3). In order to ensure the portions of the project site indicated as non-wetlands are entirely outside potential wetland areas, a conservative approach was used for the purposes of this recon. The wetland extent shown on the attached figures is an estimate that completely encompasses the wetland area and



Mr. Jim Hastings
November 4, 2021
Page 3

likely includes some adjoining upland area. A formal Section 404 delineation could be performed to identify the wetland/upland boundary. Based on the conservative approach used for this recon, it is anticipated that a formal Section 404 delineation would decrease the extent of wetland area illustrated on the enclosed figures.

Other Waters of the US

FTN observed an ephemeral drainage associated with an existing culverted road crossing at the southern extent of the project area. No other channels or open water features were observed within the project area.

Federal Emergency Management Agency (FEMA) Issues

Portions of the project area (primarily in the southern and northwest portions of the project area) are mapped within a FEMA floodplain associated with Owen and Fourche Creeks. A FEMA FIRMette is provided in Enclosure 3.

CONCLUSIONS

FTN observed areas of wetlands and one ephemeral drainage within the project area that would likely be considered jurisdictional under Section 404 of the Clean Water Act (CWA). Impacts to these features will likely require a Section 404 permit.

This Section 404 recon used a conservative approach in order to illustrate the areas (see enclosed figures) of the site that are entirely in uplands and not subject to Section 404 regulation. It is FTN's opinion that the areas illustrated as uplands can be impacted without Section 404 permitting.

These findings are offered on the basis of our best professional judgment and prior experience with numerous projects at similar sites in central Arkansas. We offer our comments with regard to onsite features having a potential for USACE regulation under Section 404 of the CWA. However, until a formal delineation of onsite features has been submitted to and approved by the USACE, you must understand that the information included in this letter is unofficial. The USACE allows consultants to prepare information for submittal to the USACE for approval, but only the USACE can make official decisions with regard to Section 404 issues. Please note our scope of work does not include a formal delineation of onsite features and is based on general site observations. If delineation services are needed, please contact our office to discuss scope and schedule.

We thank you for the opportunity to provide information regarding your development project. If you have any questions or need additional information regarding this project, please do not hesitate to call me or Jeremy Rigsby at (501) 225-7779.

Respectfully submitted,
FTN ASSOCIATES, LTD.



Jimmy Rogers
Environmental Scientist

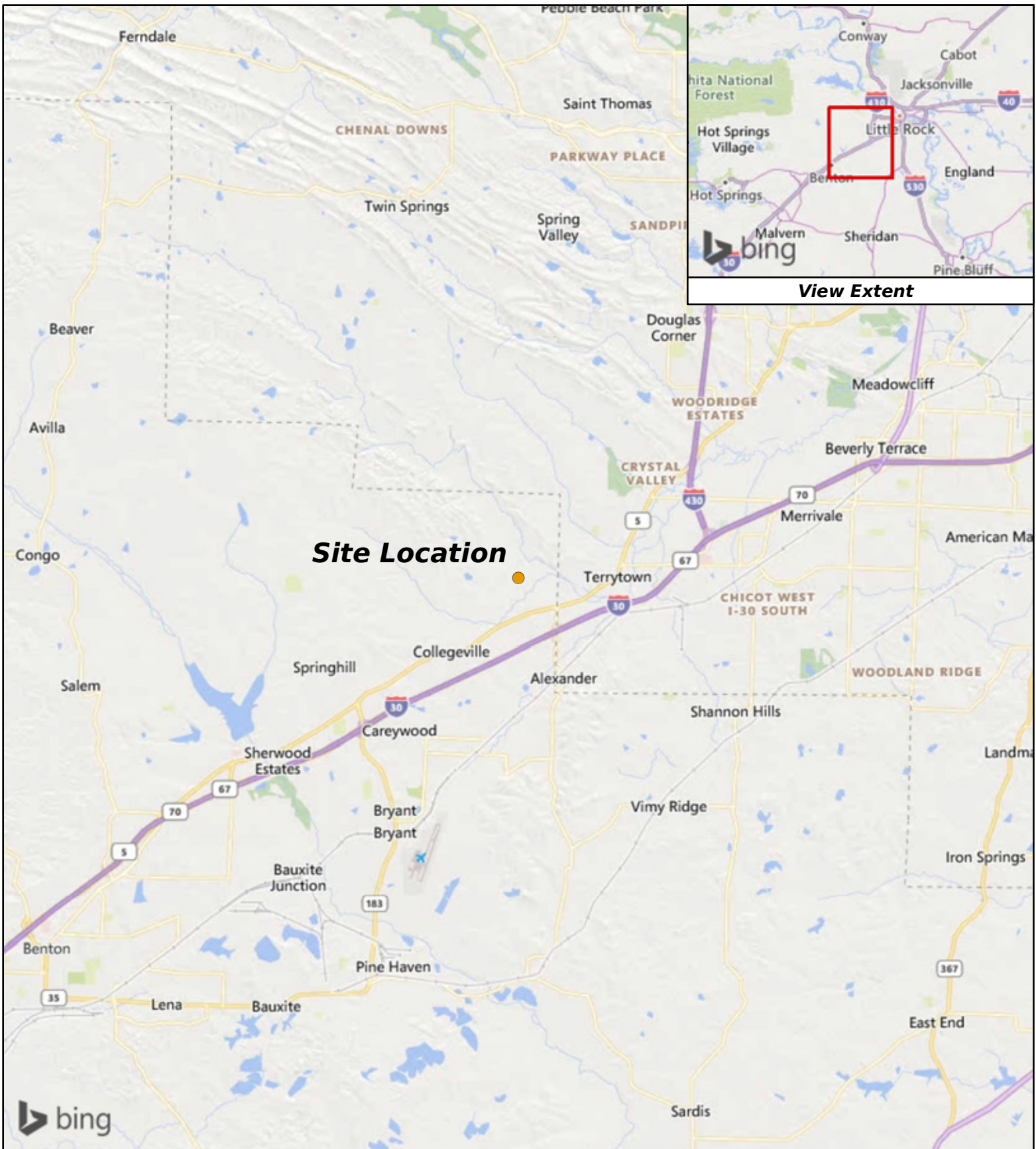
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Enclosures



ENCLOSURE 1

Figures



Creekside Addition Phase 2

2 Miles

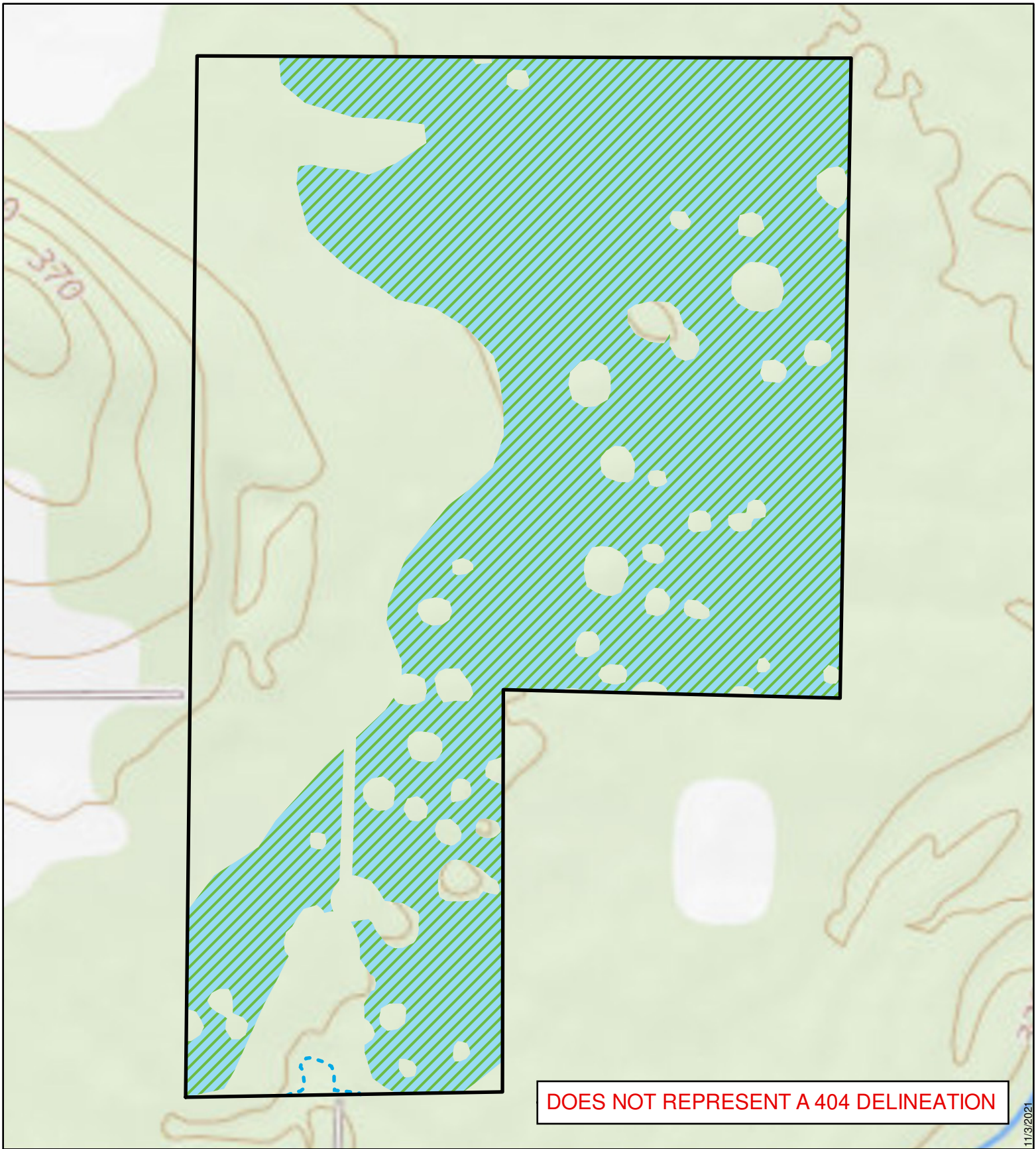
● Site Location



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Background: Microsoft Corporation and its data suppliers




Figure 1. Vicinity Map



Creekside Addition Phase 2

250
 Feet

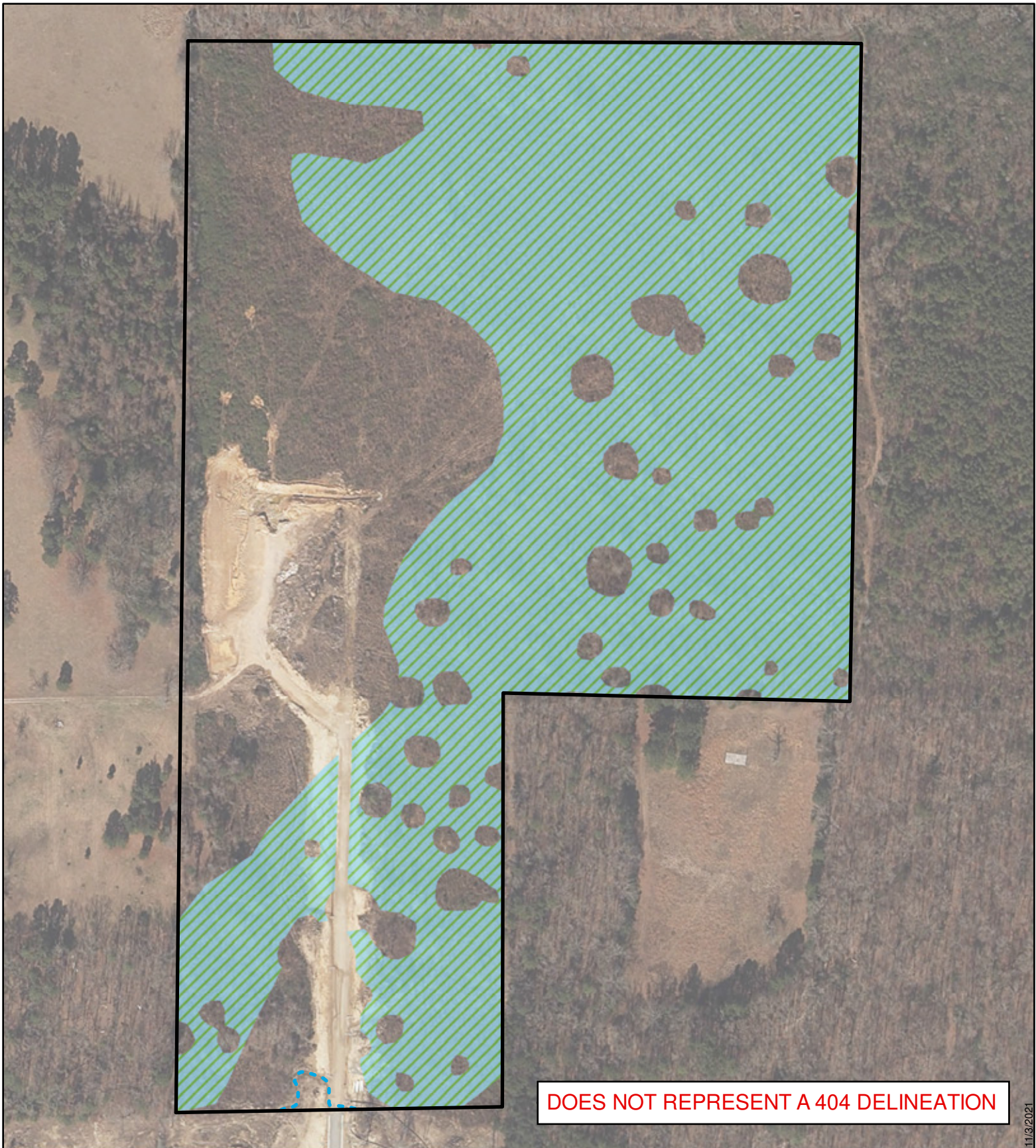
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-  Project Area
-  Project Wetlands
-  Ephemeral Channels



Background: USGS TNM Topo basemap




Figure 3. Map showing project area details overlaid on the USGS *The National Map* Topo basemap for quadrangle Alexander, AR (7.5-minute series).



Creekside Addition Phase 2

250

Feet

-  Project Area
-  Project Wetlands
-  Ephemeral Channels



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Background: Arkansas GIS Office

Figure 3. Map showing project area details overlaid on 2017 Arkansas Digital Orthophotography Program imagery.

11/3/2021

ENCLOSURE 2

Representative Photos



Photo 1. Wetland area.



Photo 2. Upland area.



Photo 3. UAS overview image of project area; view from south looking north.



Photo 4. UAS overview image of project area; view from north looking south.

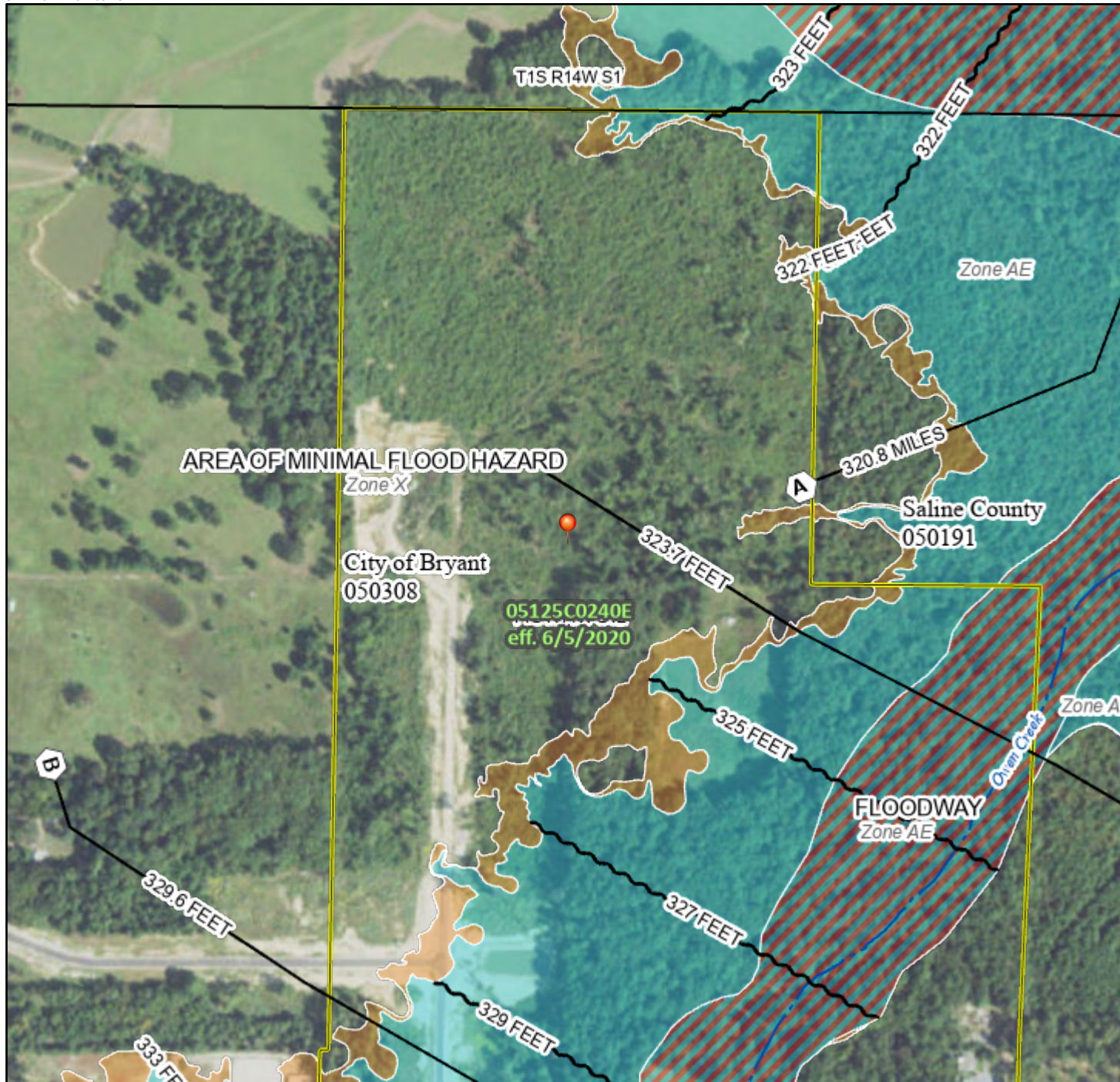
ENCLOSURE 3

FEMA Firmette

National Flood Hazard Layer FIRMette



92°27'37"W 34°39'25"N



Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

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

SPECIAL FLOOD HAZARD AREAS	
	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD	
	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee. See Notes. Zone X
	Area with Flood Risk due to Levee Zone D

OTHER AREAS	
	NO SCREEN Area of Minimal Flood Hazard Zone X
	Effective LOMRs
	Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES	
	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall

OTHER FEATURES	
	20.2 Cross Sections with 1% Annual Chance
	17.5 Water Surface Elevation
	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature

MAP PANELS	
	Digital Data Available
	No Digital Data Available
	Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **11/3/2021 at 11:32 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



CREEKSIDE ADDITION PHASE 2
DRAINAGE CALCULATIONS – SUMMARY
8/10/2022

DESCRIPTION OF PROJECT

Creekside Addition phase 2 is an approximately 14.34 acres residential development located in the City of Bryant, Arkansas approximately a mile north of midland Road. There are four drainage basins on the site. All basins will be detained in a pipe network storage located back of the curb and between lots. The detention for the storage network will be underground in 36", 30", 24", and 18" RCP or HDPE pipe.

Stormwater Calculations were prepared with the intent to comply with the City of Bryant's Drainage Code. The primary intent of this analysis is to produce a drainage system adequately sized to convey post development runoff while attenuating post development discharge levels equal to or less than pre development flows.

Hydraulic calculations were made using the Rational Method. Design frequencies were analyzed for 2, 5, 10, 25, 50, and 100 year return periods.

These calculations are divided into the following sections:

Summary of Drainage Basins

Summary of Inlets

Summary of Pipes

Pipe Network Storage Summary

Appendices

Exhibit A – Pre-Development Drainage Basins

Exhibit B – Post-Development Drainage Basins

CREEKSIDE ADDITION PHASE 2
DRAINAGE CALCULATIONS – SUMMARY
8/10/2022

SUMMARY OF DRAINAGE BASINS

PRE-DEVELOPMENT CONDITIONS

The entire area for pre-existing drainage area of the site drains to low land to the northeast. There is a drainage basin west of the site that flows through the site then discharges onto the northeast. This discharge will not be captured.

POST-DEVELOPMENT CONDITIONS

As previously described, this site is being developed into a subdivision. Slopes range from 1% to 6%. Basin 1 and 2 drains to the northeast of the site and collected separately. Basin 3 and 4 drains to the southeast of the site and detained jointly. Runoff drains from the developed areas to underground detention in the back of the curb of the proposed road.

SUMMARY OF INLETS

On the drainage plan you will see labels for all of the inlets for these calculations. The flows shown are for the 25-year return storm. The distance from the face of the curb to the center of the street is 15 feet.

SUMMARY OF PIPES

All pipes used in this project are HDPE and RCP. Therefore, a manning's of 0.012 was used on all pipes in the analysis.

PIPE NETWORK STORAGE SUMMARY

The pipe network storage in these calculations detains flows from all of the developed areas of the site. Three pipe network storages are provided. The pipe network storage 1 is located in the north portion of the development. It is made of 518 linear feet of 30" and 36" pipes and has a volume of 3,575 cf.

The pipe network storage 2 is located between lots. It is made of 143 linear feet of 30" HDPE pipe and has a volume of 735 cf.

The pipe network storage 3 is located in the south portion of the development. It is made of 828 linear feet of 30" and 36" pipes and has a volume of 3,185 cf. Water collected in the storm water system is discharged into the pipe network via curb inlets.

Concrete control structures are constructed at the end of the pipe network storage. This control structure uses a slotted weir to limit the discharge through the structure to that of the 2, 10, 25, and 100-year pre-development flow. The pipe network storage is designed to hold the 100-year storm event.



DATE	REVISION	BY

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 gnatengineering@gmail.com

CREEKSIDE ADDITION PHASE 2
 ALL OF LOT 101 AND PART OF LOT 99
 AND PART OF LOT 100, MIDLAND FARM SUBDIVISION
 PART OF THE NE 1/4 NW 1/4, PART OF THE W 1/2 SE
 1/4 NW 1/4 AND THE NW 1/4 NE 1/4 SW 1/4 ALL IN
 SECTION 12, T-1-S, R-14-W,
 SALINE COUNTY, ARKANSAS

DRAFT

CONTENTS:
PRE DEVELOPMENT BASIN

PROJECT NO:
18054

DATE:
JULY 2022

SHEET NO:
1

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BY	REVISION	DATE

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 P.O. Box 116 (72018) Ph (501) 408-4650
 2909 Military Rd. Fax (888) 900-3068
 Benton, AR 72015 gnatengineering@gmail.com

CREEKSIDE ADDITION PHASE 2
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 SECTION 12, T-1-S, R-14-W,
 SALINE COUNTY, ARKANSAS

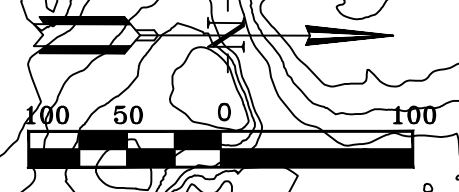
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CONTENTS:
POST DEVELOPMENT BASIN

PROJECT NO:
18054

DATE:
JULY 2022

SHEET NO:
2



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**Stormwater Calcs - Creekside Addition Phase 2
Using Rational Method**

Pre-development

Calculated Tc values - Drainage Basin 1

$$T_c = \frac{56 * L^{.6} * n^{.6}}{i^{.4} * S^{.3}} \text{ seconds}$$

L1 = 100 feet
 n1 = 0.15 Sheet Flow
 S1 = 0.09 ft/ft
 I_{assumed} = 6.10 inches
 T_c_{calculated} = 284 seconds
 T_c_{calculated} = 4.73 minutes

Tc = 14.12 minutes
 I = 6.10 inches

Use Tc = 17.00 minutes

L1 = 500 feet
 n1 = 0.07 Medium Brush and Trees
 S1 = 0.05 ft/ft
 I_{assumed} = 6.10 inches
 T_c_{calculated} = 563 seconds
 T_c_{calculated} = 9.39 minutes

Tc for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual
 i for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual

I₁₀₀ = 7.4 Inches
 I₅₀ = 6.8 Inches
 I₂₅ = 6.10 Inches
 I₁₀ = 5.3 Inches
 I₅ = 4.8 Inches
 I₂ = 4.1 Inches

Calculated Tc values - Drainage Basin 2

$$T_c = \frac{56 * L^{.6} * n^{.6}}{i^{.4} * S^{.3}} \text{ seconds}$$

L1 = 100 feet
 n1 = 0.15 Sheet Flow
 S1 = 0.07 ft/ft
 I_{assumed} = 5.30 inches
 T_c_{calculated} = 324 seconds
 T_c_{calculated} = 5.40 minutes

Tc = 20.18 minutes
 I = 5.30 inches

Use Tc = 20.00 minutes

L1 = 970 feet
 n1 = 0.07 Medium Brush and Trees
 S1 = 0.05 ft/ft
 I_{assumed} = 5.30 inches
 T_c_{calculated} = 887 seconds
 T_c_{calculated} = 14.78 minutes

Tc for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual
 i for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual

I₁₀₀ = 6.5 Inches
 I₅₀ = 5.9 Inches
 I₂₅ = 5.30 Inches
 I₁₀ = 4.8 Inches
 I₅ = 4.3 Inches
 I₂ = 3.6 Inches

Calculated Tc values - Drainage Basin 3

$$T_c = \frac{56 * L^{.6} * n^{.6}}{i^{.4} * S^{.3}} \text{ seconds}$$

L1 = 100 feet
 n1 = 0.15 Sheet Flow
 S1 = 0.05 ft/ft
 I_{assumed} = 5.20 inches
 T_c_{calculated} = 361 seconds
 T_c_{calculated} = 6.02 minutes

Tc = 21.70 minutes
 I = 5.20 inches

Use Tc = 21.50 minutes

L1 = 400 feet
 n1 = 0.03 Clean, Straight
 S1 = 0.04 ft/ft
 I_{assumed} = 5.20 inches
 T_c_{calculated} = 338 seconds
 T_c_{calculated} = 5.63 minutes

L1 = 450 feet
 n1 = 0.07 Medium Brush and Trees
 S1 = 0.04 ft/ft
 I_{assumed} = 5.20 inches
 T_c_{calculated} = 603 seconds
 T_c_{calculated} = 10.05 minutes

Tc for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual
 i for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual

I₁₀₀ = 6.4 Inches
 I₅₀ = 5.8 Inches
 I₂₅ = 5.20 Inches
 I₁₀ = 4.8 Inches
 I₅ = 4.2 Inches
 I₂ = 3.6 Inches

Calculated Tc values - Drainage Basin 4

$$T_c = \frac{56 * L^{.6} * n^{.6}}{i^{.4} * S^{.3}} \text{ seconds}$$

L1 = 100 feet
 n1 = 0.15 Sheet Flow
 S1 = 0.04 ft/ft
 I_{assumed} = 5.30 inches
 T_c_{calculated} = 383 seconds
 T_c_{calculated} = 6.39 minutes

Tc = 20.52 minutes
 I = 5.30 inches

Use Tc = 20.50 minutes

L1 = 140 feet
 n1 = 0.03 Clean, Straight
 S1 = 0.04 ft/ft
 I_{assumed} = 5.30 inches
 T_c_{calculated} = 179 seconds
 T_c_{calculated} = 2.98 minutes

L1 = 470 feet
 n1 = 0.07 Medium Brush and Trees
 S1 = 0.03 ft/ft
 I_{assumed} = 5.30 inches
 T_c_{calculated} = 669 seconds
 T_c_{calculated} = 11.16 minutes

Tc for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual
 i for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual

I₁₀₀ = 6.5 Inches
 I₅₀ = 5.9 Inches
 I₂₅ = 5.30 Inches
 I₁₀ = 4.9 Inches
 I₅ = 4.3 Inches
 I₂ = 3.7 Inches

Stormwater Calcs - Creekside Addition Phase 2
Using Rational Method

Post-development

Calculated Tc values - Drainage Basin 1

$T_c = \frac{56 * L^{0.6} * n^{0.6}}{i^{0.4} * S^{0.3}} \text{ seconds}$			$T_c = \frac{6 * L^{0.6} * n^{0.6}}{i^{0.4} * S^{0.3}}$								
L1 =	100	feet	L1 =	275	feet	L1 =	190	feet	L1 =	310	feet
n1 =	0.15	Sheet Flow	n1 =	0.07	Medium Brush and Trees	n1 =	0.03	Clean, Straight	n1 =	0.013	Asphalt
S1 =	0.09	ft/ft	S1 =	0.09	ft/ft	S1 =	0.04	ft/ft	S1 =	0.03	ft/ft
I _{assumed} =	5.70	inches	I _{assumed} =	5.70	inches	I _{assumed} =	5.70	inches	I _{assumed} =	5.70	inches
T _{Ccalculated}	292	seconds	T _{Ccalculated}	339	seconds	T _{Ccalculated}	208	seconds	T _{Ccalculated}	184	seconds
T _{Ccalculated}	4.86	minutes	T _{Ccalculated}	5.65	minutes	T _{Ccalculated}	3.47	minutes	T _{Ccalculated}	3.07	minutes
Tc = 17.06 minutes			Tc for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual								
I = 5.70 inches			i for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual								
Use Tc =	17.00	minutes	I ₁₀₀ =	7	Inches	I ₁₀ =	5.1	Inches			
			I ₅₀ =	6.3	Inches	I ₅ =	4.6	Inches			
			I ₂₅ =	5.7	Inches	I ₂ =	3.9	Inches			

Calculated Tc values - Drainage Basin 2

$T_c = \frac{56 * L^{0.6} * n^{0.6}}{i^{0.4} * S^{0.3}} \text{ seconds}$			$T_c = \frac{6 * L^{0.6} * n^{0.6}}{i^{0.4} * S^{0.3}}$			seconds					
L1 =	100	feet	L1 =	415	feet	L1 =	150	feet	L1 =	435	feet
n1 =	0.15	Sheet Flow	n1 =	0.07	Medium Brush and Trees	n1 =	0.03	Clean, Straight	n1 =	0.013	Asphalt
S1 =	0.07	ft/ft	S1 =	0.06	ft/ft	S1 =	0.04	ft/ft	S1 =	0.005	ft/ft
I _{assumed} =	5.00	inches	I _{assumed} =	5.00	inches	I _{assumed} =	5.00	inches	I _{assumed} =	5.00	inches
T _{Ccalculated}	332	seconds	T _{Ccalculated}	516	seconds	T _{Ccalculated}	191	seconds	T _{Ccalculated}	408	seconds
T _{Ccalculated}	5.53	minutes	T _{Ccalculated}	8.61	minutes	T _{Ccalculated}	3.18	minutes	T _{Ccalculated}	6.80	minutes
Tc = 24.11 minutes			Tc for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual								
I = 5.00 inches			i for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual								
Use Tc =	24.00	minutes	I ₁₀₀ =	6	Inches	I ₁₀ =	4.5	Inches			
			I ₅₀ =	5.5	Inches	I ₅ =	4.0	Inches			
			I ₂₅ =	5.0	Inches	I ₂ =	3.4	Inches			

Calculated Tc values - Drainage Basin 3

$T_c = \frac{56 * L^{0.6} * n^{0.6}}{i^{0.4} * S^{0.3}} \text{ seconds}$			$T_c = \frac{6 * L^{0.6} * n^{0.6}}{i^{0.4} * S^{0.3}}$			seconds					
L1 =	100	feet	L1 =	400	feet	L1 =	770	feet			
n1 =	0.15	Sheet Flow	n1 =	0.03	Clean, Straight	n1 =	0.013	Asphalt/Culvert			
S1 =	0.04	ft/ft	S1 =	0.04	ft/ft	S1 =	0.005	ft/ft			
I _{assumed} =	5.20	inches	I _{assumed} =	5.20	inches	I _{assumed} =	5.20	inches			
T _{Ccalculated}	386	seconds	T _{Ccalculated}	338	seconds	T _{Ccalculated}	565	seconds			
T _{Ccalculated}	6.44	minutes	T _{Ccalculated}	5.63	minutes	T _{Ccalculated}	9.42	minutes			
Tc = 21.49 minutes			Tc for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual								
I = 5.20 inches			i for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual								
Use Tc =	21.50	minutes	I ₁₀₀ =	6.4	Inches	I ₁₀ =	4.7	Inches			
			I ₅₀ =	5.8	Inches	I ₅ =	4.2	Inches			
			I ₂₅ =	5.2	Inches	I ₂ =	3.6	Inches			

Calculated Tc values - Drainage Basin 4

$T_c = \frac{56 * L^{0.6} * n^{0.6}}{i^{0.4} * S^{0.3}} \text{ seconds}$			$T_c = \frac{6 * L^{0.6} * n^{0.6}}{i^{0.4} * S^{0.3}}$			seconds					
L1 =	100	feet	L1 =	365	feet	L1 =	260	feet	L1 =	70	feet
n1 =	0.15	Smooth Concrete/Asphalt	n1 =	0.03	Clean, Straight	n1 =	0.07	Medium Brush and	n1 =	0.013	Asphalt/Culvert
S1 =	0.04	ft/ft	S1 =	0.04	ft/ft	S1 =	0.03	ft/ft	S1 =	0.005	ft/ft
I _{assumed} =	5.10	inches	I _{assumed} =	5.10	inches	I _{assumed} =	5.10	inches	I _{assumed} =	5.10	inches
T _{Ccalculated}	389	seconds	T _{Ccalculated}	322	seconds	T _{Ccalculated}	477	seconds	T _{Ccalculated}	135	seconds
T _{Ccalculated}	6.49	minutes	T _{Ccalculated}	5.37	minutes	T _{Ccalculated}	7.94	minutes	T _{Ccalculated}	2.25	minutes
Tc = 22.05 minutes			Tc for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual								
I = 5.10 inches			i for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual								
Use Tc =	22.00	minutes	I ₁₀₀ =	6.2	Inches	I ₁₀ =	4.6	Inches			
			I ₅₀ =	5.7	Inches	I ₅ =	4.1	Inches			
			I ₂₅ =	5.1	Inches	I ₂ =	3.5	Inches			

**Stormwater Calcs - Creekside Addition Phase 2
using Rational Method**

Pre-development

Calculated C values - Drainage Basin 1

	Area	C ₁₀₀	C ₅₀	C ₂₅	C ₁₀	C ₅	C ₂
Pasture/Range							
Forest/Woodlands	7.13	0.52	0.48	0.45	0.41	0.39	0.35
Total Area =	7.13	0.52	0.48	0.45	0.41	0.39	0.35

(C values taken from Table 400-2 of City of Bryant Drainage Manual)

Steep, Over 7%

Calculated C values - Drainage Basin 2

	Area	C ₁₀₀	C ₅₀	C ₂₅	C ₁₀	C ₅	C ₂
Pasture/Range	2.28	0.53	0.49	0.46	0.42	0.4	0.37
Forest/Woodlands	3.79	0.47	0.43	0.4	0.36	0.34	0.31
Total Area =	6.07	0.49	0.45	0.42	0.38	0.36	0.33

(C values taken from Table 400-2 of City of Bryant Drainage Manual)

Steep, Over 7%

Average, 2-7%

Calculated C values - Drainage Basin 3

	Area	C ₁₀₀	C ₅₀	C ₂₅	C ₁₀	C ₅	C ₂
Pasture/Range	4.56	0.53	0.49	0.46	0.42	0.4	0.37
Forest/Woodlands	4.86	0.47	0.43	0.4	0.36	0.34	0.31
Total Area =	9.42	0.50	0.46	0.43	0.39	0.37	0.34

(C values taken from Table 400-2 of City of Bryant Drainage Manual)

Steep, Over 7%

Average, 2-7%

Calculated C values - Drainage Basin 4

	Area	C ₁₀₀	C ₅₀	C ₂₅	C ₁₀	C ₅	C ₂
Pasture/Range	0.93	0.49	0.45	0.42	0.38	0.36	0.33
Forest/Woodlands	2.48	0.47	0.43	0.4	0.36	0.34	0.31
Total Area =	3.41	0.48	0.44	0.41	0.37	0.35	0.32

(C values taken from Table 400-2 of City of Bryant Drainage Manual)

Average, 2-7%

Average, 2-7%

Stormwater Calcs - Creekside Addition Phase 2
using Rational Method

Post-development

Calculated C values - Drainage Basin 1

	Area	C ₁₀₀	C ₅₀	C ₂₅	C ₁₀	C ₅	C ₂
Single Family House	5.83	0.7	0.65	0.6	0.5	0.4	0.35
Off-Site	1.30	0.52	0.48	0.45	0.41	0.39	0.35
Total Area =	7.13	0.67	0.62	0.57	0.48	0.40	0.35

(C values taken from Table 400-2 of City of Bryant Drainage Manual)

Residential Table 2.1 City of Little Rock Manual
Steep, Over 7%

Calculated C values - Drainage Basin 2

	Area	C ₁₀₀	C ₅₀	C ₂₅	C ₁₀	C ₅	C ₂
Single Family House	4.05	0.7	0.65	0.6	0.5	0.4	0.35
Off-Site	2.02	0.49	0.45	0.42	0.38	0.36	0.33
Total Area =	6.07	0.63	0.58	0.54	0.46	0.39	0.34

(C values taken from Table 400-2 of City of Bryant Drainage Manual)

Residential Table 2.1 City of Little Rock Manual

Calculated C values - Drainage Basin 3

	Area	C ₁₀₀	C ₅₀	C ₂₅	C ₁₀	C ₅	C ₂
Single Family House	3.98	0.70	0.65	0.60	0.50	0.40	0.35
Off-Site	5.44	0.49	0.45	0.42	0.38	0.36	0.33
Total Area =	9.42	0.58	0.53	0.50	0.43	0.38	0.34

(C values taken from Table 400-2 of City of Bryant Drainage Manual)

Residential Table 2.1 City of Little Rock Manual

Calculated C values - Drainage Basin 4

	Area	C ₁₀₀	C ₅₀	C ₂₅	C ₁₀	C ₅	C ₂
Single Family House	1.61	0.70	0.65	0.60	0.50	0.40	0.35
Off-Site	1.80	0.49	0.45	0.42	0.38	0.36	0.33
Total Area =	3.41	0.59	0.54	0.50	0.44	0.38	0.34

(C values taken from Table 400-2 of City of Bryant Drainage Manual)

Residential Table 2.1 City of Little Rock Manual

Stormwater Calcs - Creekside Addition Phase 2
using Rational Method

Pre-development

Drainage Basin 1

Q ₁₀₀ = 27.44 CFS	Q ₆₀ = 23.27 CFS	Q ₂₅ = 19.57 CFS	Q ₁₀ = 15.49 CFS	Q ₅ = 13.35 CFS	Q ₂ = 10.23 CFS
c = 0.52	c = 0.48	c = 0.45	c = 0.41	c = 0.39	c = 0.35
i = 7.40 in/hr	i = 6.80 in/hr	i = 6.10 in/hr	i = 5.30 in/hr	i = 4.80 in/hr	i = 4.10 in/hr
A = 7.13 acres	A = 7.13 acres	A = 7.13 acres	A = 7.13 acres	A = 7.13 acres	A = 7.13 acres

Drainage Basin 2

Q ₁₀₀ = 19.43 CFS	Q ₆₀ = 16.21 CFS	Q ₂₅ = 13.59 CFS	Q ₁₀ = 11.15 CFS	Q ₅ = 9.46 CFS	Q ₂ = 7.27 CFS
c = 0.49	c = 0.45	c = 0.42	c = 0.38	c = 0.36	c = 0.33
i = 6.50 in/hr	i = 5.90 in/hr	i = 5.30 in/hr	i = 4.80 in/hr	i = 4.30 in/hr	i = 3.60 in/hr
A = 6.07 acres	A = 6.07 acres	A = 6.07 acres	A = 6.07 acres	A = 6.07 acres	A = 6.07 acres

Drainage Basin 3

Q ₁₀₀ = 30.09 CFS	Q ₆₀ = 25.08 CFS	Q ₂₅ = 21.02 CFS	Q ₁₀ = 17.59 CFS	Q ₅ = 14.60 CFS	Q ₂ = 11.50 CFS
c = 0.50	c = 0.46	c = 0.43	c = 0.39	c = 0.37	c = 0.34
i = 6.40 in/hr	i = 5.80 in/hr	i = 5.20 in/hr	i = 4.80 in/hr	i = 4.20 in/hr	i = 3.60 in/hr
A = 9.42 acres	A = 9.42 acres	A = 9.42 acres	A = 9.42 acres	A = 9.42 acres	A = 9.42 acres

Drainage Basin 4

Q ₁₀₀ = 10.54 CFS	Q ₆₀ = 8.76 CFS	Q ₂₅ = 7.33 CFS	Q ₁₀ = 6.11 CFS	Q ₅ = 5.07 CFS	Q ₂ = 3.98 CFS
c = 0.48	c = 0.44	c = 0.41	c = 0.37	c = 0.35	c = 0.32
i = 6.50 in/hr	i = 5.90 in/hr	i = 5.30 in/hr	i = 4.90 in/hr	i = 4.30 in/hr	i = 3.70 in/hr
A = 3.41 acres	A = 3.41 acres	A = 3.41 acres	A = 3.41 acres	A = 3.41 acres	A = 3.41 acres

Post-development

Drainage Basin 1

Q ₁₀₀ = 33.30 CFS	Q ₆₀ = 27.81 CFS	Q ₂₅ = 23.27 CFS	Q ₁₀ = 17.58 CFS	Q ₅ = 13.06 CFS	Q ₂ = 9.73 CFS
c = 0.67	c = 0.62	c = 0.57	c = 0.48	c = 0.40	c = 0.35
i = 7.00 in/hr	i = 6.30 in/hr	i = 5.70 in/hr	i = 5.10 in/hr	i = 4.60 in/hr	i = 3.90 in/hr
A = 7.13 acres	A = 7.13 acres	A = 7.13 acres	A = 7.13 acres	A = 7.13 acres	A = 7.13 acres

Drainage Basin 2

Q ₁₀₀ = 22.95 CFS	Q ₆₀ = 19.48 CFS	Q ₂₅ = 16.39 CFS	Q ₁₀ = 12.57 CFS	Q ₅ = 9.39 CFS	Q ₂ = 7.09 CFS
c = 0.63	c = 0.58	c = 0.54	c = 0.46	c = 0.39	c = 0.34
i = 6.00 in/hr	i = 5.50 in/hr	i = 5.00 in/hr	i = 4.50 in/hr	i = 4.00 in/hr	i = 3.40 in/hr
A = 6.07 acres	A = 6.07 acres	A = 6.07 acres	A = 6.07 acres	A = 6.07 acres	A = 6.07 acres

Drainage Basin 3

Q ₁₀₀ = 34.89 CFS	Q ₆₀ = 29.20 CFS	Q ₂₅ = 24.30 CFS	Q ₁₀ = 19.07 CFS	Q ₅ = 14.91 CFS	Q ₂ = 11.48 CFS
c = 0.58	c = 0.53	c = 0.50	c = 0.43	c = 0.38	c = 0.34
i = 6.40 in/hr	i = 5.80 in/hr	i = 5.20 in/hr	i = 4.70 in/hr	i = 4.20 in/hr	i = 3.60 in/hr
A = 9.42 acres	A = 9.42 acres	A = 9.42 acres	A = 9.42 acres	A = 9.42 acres	A = 9.42 acres

Drainage Basin 4

Q ₁₀₀ = 12.46 CFS	Q ₆₀ = 10.58 CFS	Q ₂₅ = 8.78 CFS	Q ₁₀ = 6.85 CFS	Q ₅ = 5.30 CFS	Q ₂ = 4.05 CFS
c = 0.59	c = 0.54	c = 0.50	c = 0.44	c = 0.38	c = 0.34
i = 6.20 in/hr	i = 5.70 in/hr	i = 5.10 in/hr	i = 4.60 in/hr	i = 4.10 in/hr	i = 3.50 in/hr
A = 3.41 acres	A = 3.41 acres	A = 3.41 acres	A = 3.41 acres	A = 3.41 acres	A = 3.41 acres

Detention Volume

Pond-1 for Q100	
Cundev=	0.52
lunde=	7.40 in/hr
Cdev=	0.67
ldev=	7.00 in/hr
R=	0.82
A=	4.26 acres
Tc=	17.00 minutes
	60 sec/min
Detention Volume=	3,573 cubic feet

Pond-2 for Q100	
Cundev=	0.49
lunde=	6.50 in/hr
Cdev=	0.63
ldev=	6.00 in/hr
R=	0.58
A=	0.88 acres
Tc=	24.00 minutes
	60 sec/min
Detention Volume=	734 cubic feet

Pond-3 for Q100	
Cundev=	0.50
lunde=	6.40 in/hr
Cdev=	0.58
ldev=	6.40 in/hr
R=	0.51
A=	4.84 acres
Tc=	21.50 minutes
	60 sec/min
Detention Volume=	3,184 cubic feet

$$R = (Cdev * ldev) - (Cundev * lunde)$$

$$Detention Volume = R * A * Tc * 60$$

Stormwater Calcs - Creekside Addition Phase 2
 using Rational Method
 Detention Culverts

Pond 1

PIPE NAME	DIAMETER (IN)	LENGTH (FT)	AREA (SF)	VOLUME (CF)
DETENTION PIPE 1	36.00	179	7.07	1265.28
DETENTION PIPE 2	36.00	173	7.07	1222.86
DETENTION PIPE 3	36.00	92	7.07	650.31
DETENTION PIPE 4	36.00	32	7.07	226.19
DETENTION PIPE 4	30.00	42	4.91	206.17
STORM DRAINAGE BOX	48.00	4	12.57	50.27
TOTAL		522		3621.08

Pond 2

PIPE NAME	DIAMETER (IN)	LENGTH (FT)	AREA (SF)	VOLUME (CF)
DETENTION PIPE 1	30.00	143	4.91	701.95
STORM DRAINAGE BOX	48.00	4	12.57	50.27
			0.00	0.00
			0.00	0.00
TOTAL		147		752.22

Pond 3

PIPE NAME	DIAMETER (IN)	LENGTH (FT)	AREA (SF)	VOLUME (CF)
DETENTION PIPE 1	30.00	381	4.91	1870.23
DETENTION PIPE 2	24.00	381	3.14	1196.95
DETENTION PIPE 3	18.00	33	1.77	58.32
DETENTION PIPE 4	18.00	33	1.77	58.32
STORM DRAINAGE BOX	48.00	4	12.57	50.27
TOTAL		832		3234.07

Stormwater Calcs - Creekside Addition Phase 2
Box Culvert Capacity

Q₁₀ = 106.55 CFS
 Q₂₅ = 117.20 CFS
 Q₁₀₀ = 133.19 CFS

Manning's Equation Method	
Contributing Basin, Ac	68.30
Design Flow, Qd=	117.20
No. Barrels	1
Height of Barrel=	2
Width of Barrel=	4
Area Opening One Barrel=	8
Wetted Perimeter One Barrel=	8
Hydraulic Radius of One Barrel=	1.00
Roughness, N=	0.012
Slope, S=	1.50%
Flow Capacity, Qcap of One Barrel=	121.33
Total Flow Capacity, Qct=	121.33

OK

97%

Stormwater Calcs - Creekside Addition Phase 2
 Pipe Capacity

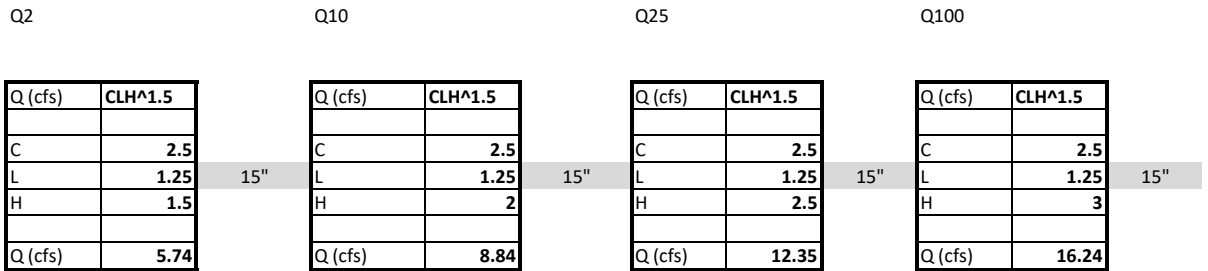
Outlet Pipes			Q25									
Pipe	From	To	Design Flow (cfs):	Slope (ft/ft):	Diameter (inches)	No. Pipes	Manning's	Area Full (sf)	Wetted Perimeter Full (ft)	Hydraulic Radius Full (ft)	Flow Capacity (cfs)	% Capacity
18" HDPE	JB-3	FES-1	11.69	0.0250	18	1	0.012	1.77	4.712	0.375	17.99	65%
18" HDPE	CI-13	FES-2	10.80	0.0113	18	1	0.012	1.77	4.712	0.375	12.10	89%

Drainage Pipes			Q25									
Pipe	From	To	Design Flow (cfs):	Slope (ft/ft):	Diameter (inches)	No. Pipes	Manning's	Area Full (sf)	Wetted Perimeter Full (ft)	Hydraulic Radius Full (ft)	Flow Capacity (cfs)	% Capacity
18" RCP	CI-1	CI-2	4.84	0.0250	18	1	0.012	1.77	4.712	0.375	17.99	27%
18" RCP	CI-2	CI-3	6.25	0.0250	18	1	0.012	1.77	4.712	0.375	17.99	35%
18" RCP	CI-9	CI-10	5.90	0.0250	18	1	0.012	1.77	4.712	0.375	17.99	33%
18" HDPE	CI-10	JB-2	7.08	0.0250	18	1	0.012	1.77	4.712	0.375	17.99	39%
18" HDPE	JB-2	CI-12	8.27	0.0250	18	1	0.012	1.77	4.712	0.375	17.99	46%
18" RCP	CI-15	CI-12	2.40	0.0250	18	1	0.012	1.77	4.712	0.375	17.99	13%

Stormwater Calcs -
 using Rational Method
 Weir & Detention Pond Sizing - Pond 1

Storm Event	Flow (cfs)
Q2 - Pre	6.11
Q5 - Pre	7.97
Q10 - Pre	9.26
Q25 - Pre	11.69
Q50 - Pre	13.90
Q100 - Pre	16.39
Q25 - Post	13.91

Rectangular Weir



Stormwater Calcs -
 using Rational Method
 Weir & Detention Pond Sizing - Pond 2

Storm Event	Flow (cfs)
Q2 - Pre	1.05
Q5 - Pre	1.37
Q10 - Pre	1.62
Q25 - Pre	1.97
Q50 - Pre	2.35
Q100 - Pre	2.82
Q25 - Post	2.38

Rectangular Weir

Q2

Q (cfs)	CLH ^{1.5}
C	2.5
L	0.25
H	1
Q (cfs)	0.63

Q10

Q (cfs)	CLH ^{1.5}
C	2.5
L	0.25
H	1.5
Q (cfs)	1.15

Q25

Q (cfs)	CLH ^{1.5}
C	2.5
L	0.25
H	2
Q (cfs)	1.77

Q100

Q (cfs)	CLH ^{1.5}
C	2.5
L	0.25
H	2.5
Q (cfs)	2.47

3"

3"

3"

3"

**Stormwater Calcs -
using Rational Method
Weir & Detention Pond Sizing - Pond 2**

Storm Event	Flow (cfs)
Q2 - Pre	5.91
Q5 - Pre	7.50
Q10 - Pre	9.04
Q25 - Pre	10.80
Q50 - Pre	12.89
Q100 - Pre	15.46
Q25 - Post	11.56

Rectangular Weir

Q2

Q (cfs)	CLH ^{1.5}
C	2.5
L	1.5
H	1.33
Q (cfs)	5.75

18"

Q10

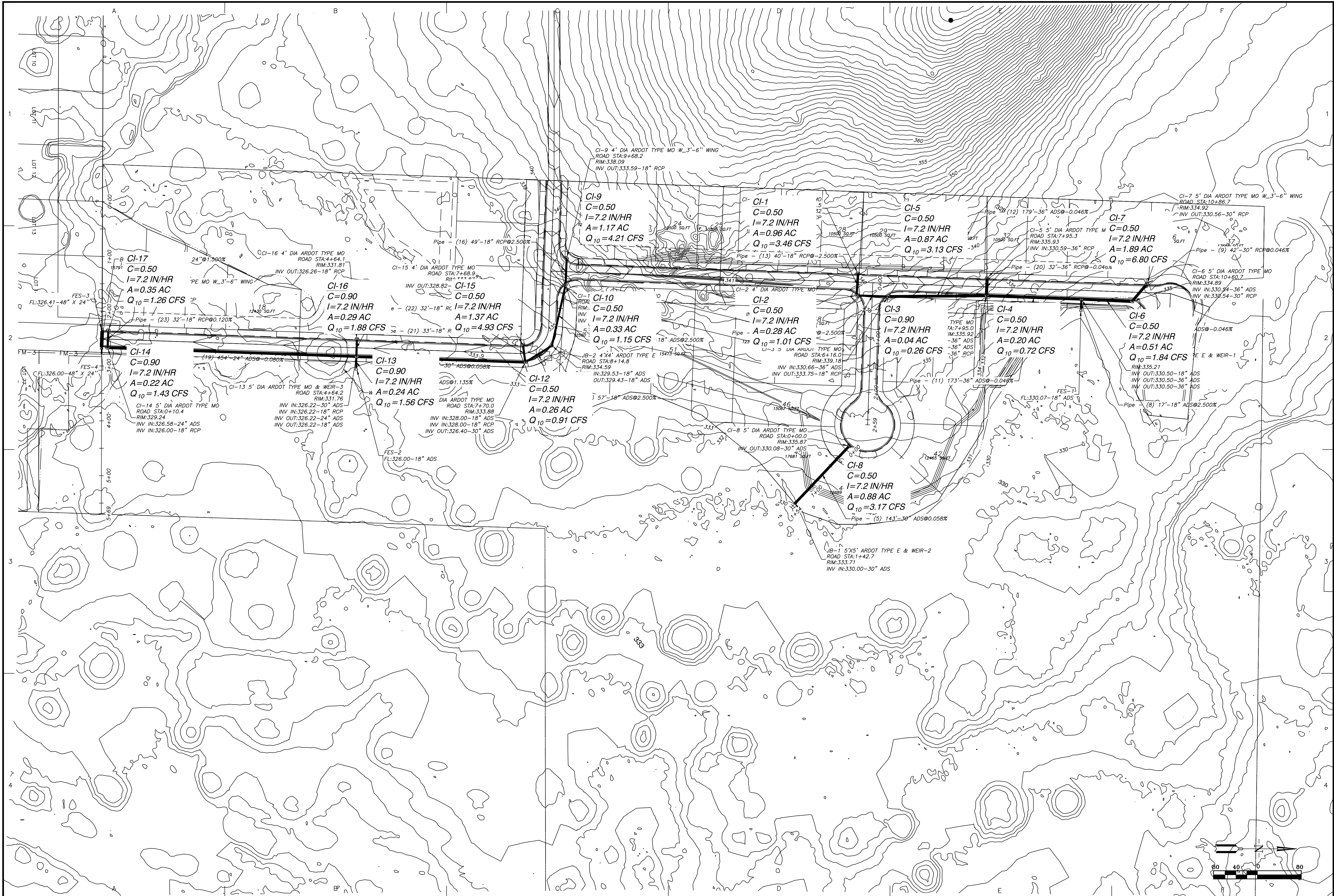
Q (cfs)	CLH ^{1.5}
C	2.5
L	1.5
H	1.75
Q (cfs)	8.68

Q25

Q (cfs)	CLH ^{1.5}
C	2.5
L	1.5
H	2
Q (cfs)	10.61

Q100

Q (cfs)	CLH ^{1.5}
C	2.5
L	1.5
H	2.5
Q (cfs)	14.82



REVISION	DATE	BY

GNE Designing our client's success
GarNat Engineering, LLC
 P.O. Box 116 (72018)
 2909 Military Rd
 Benton, AR 72015
 Ph (501) 408-4650
 Fax (888) 900-3068
 gnatengr@gmail.com

CREEKSIDE ADDITION PHASE 2
 ALL OF LOT 101 AND PART OF LOT 99
 AND PART OF LOT 100, MIDLAND FARM SUBDIVISION
 PART OF THE NE 1/4 NW 1/4, PART OF THE W 1/2 SE
 1/4 NW 1/4 AND THE NW 1/4 NE 1/4 SW 1/4 ALL IN
 SECTION 12, T-1-S, R-1-E-W,
 SALINE COUNTY, ARKANSAS

PRELIMINARY

CONTENTS:
**INLET BASIN
 MAP**

PROJECT NO:
18054
 DATE:
AUGUST 2022
 SHEET NO:
3

Stormwater Calcs - Creekside Addition Phase 2
Using Rational Method

Post-development Basin

Calculated Tc values - Drainage Basin CI-1

$$T_c = \frac{56 * L^{.6} * n^{.6}}{i^{.4} * S^{.3}} \text{ seconds}$$

L1 = 700 feet
n1 = 0.013 Smooth Concrete/Asphalt
S1 = 0.031 ft/ft
I_{assumed} = 7.20 inches
T_c_{calculated} = 271 seconds
T_c_{calculated} = 4.52 minutes

Tc = 4.52 minutes
I = 7.20 inches

Use Tc = **5.00** minutes

Calculated Tc values - Drainage Basin CI-7

$$T_c = \frac{56 * L^{.6} * n^{.6}}{i^{.4} * S^{.3}} \text{ seconds}$$

L1 = 650 feet
n1 = 0.013 Smooth Concrete/Asphalt
S1 = 0.031 ft/ft
I_{assumed} = 7.20 inches
T_c_{calculated} = 259 seconds
T_c_{calculated} = 4.32 minutes

Tc = 4.32 minutes
I = 7.20 inches

Use Tc = **5.00** minutes

Stormwater Calcs - Creekside Addition Phase 2
 using Rational Method
 POST-DEV C VALUES

CI-1					
Area	C ₁₀	C ₂₅	C ₁₀₀	(C values taken from Table 400-2 of City of Bryant Drainage Manual)	
0.96	0.5	0.6	0.7	Residential	
Total Area = 0.96	0.50	0.60	0.70		

CI-2					
Area	C ₁₀	C ₂₅	C ₁₀₀	(C values taken from Table 400-2 of City of Bryant Drainage Manual)	
0.28	0.5	0.6	0.7	Residential	
Total Area = 0.28	0.50	0.60	0.70		

CI-3					
Area	C ₁₀	C ₂₅	C ₁₀₀	(C values taken from Table 400-2 of City of Bryant Drainage Manual)	
	0.04	0.5	0.6	0.7	Residential
Total Area =	0.04	0.50	0.60	0.70	

CI-4					
Area	C ₁₀	C ₂₅	C ₁₀₀	(C values taken from Table 400-2 of City of Bryant Drainage Manual)	
	0.20	0.5	0.6	0.7	Residential
Total Area =	0.20	0.50	0.60	0.70	

CI-5					
Area	C ₁₀	C ₂₅	C ₁₀₀	(C values taken from Table 400-2 of City of Bryant Drainage Manual)	
	0.87	0.5	0.6	0.7	Residential
Total Area =	0.87	0.50	0.60	0.70	

CI-6					
Area	C ₁₀	C ₂₅	C ₁₀₀	(C values taken from Table 400-2 of City of Bryant Drainage Manual)	
	0.51	0.5	0.6	0.7	Residential
Total Area =	0.51	0.50	0.60	0.70	

CI-7						
	Area	C ₁₀	C ₂₅	C ₁₀₀	(C values taken from Table 400-2 of City of Bryant Drainage Manual)	
	1.89	0.5	0.6	0.7	Residential	
Total Area =	1.89	0.50	0.60	0.70		

CI-8						
	Area	C ₁₀	C ₂₅	C ₁₀₀	(C values taken from Table 400-2 of City of Bryant Drainage Manual)	
	0.88	0.5	0.6	0.7	Residential	
Total Area =	0.88	0.50	0.60	0.70		

CI-9						
	Area	C ₁₀	C ₂₅	C ₁₀₀	(C values taken from Table 400-2 of City of Bryant Drainage Manual)	
	1.17	0.5	0.6	0.7	Residential	
Total Area =	1.17	0.50	0.60	0.70		

CI-10						
	Area	C ₁₀	C ₂₅	C ₁₀₀	(C values taken from Table 400-2 of City of Bryant Drainage Manual)	
	0.33	0.5	0.6	0.7	Residential	
Total Area =	0.33	0.50	0.60	0.70		

CI-11						
	Area	C ₁₀	C ₂₅	C ₁₀₀	(C values taken from Table 400-2 of City of Bryant Drainage Manual)	
		0.17	0.5	0.6	0.7	Residential
Total Area =	0.17	0.50	0.60	0.70		

CI-12						
	Area	C ₁₀	C ₂₅	C ₁₀₀	(C values taken from Table 400-2 of City of Bryant Drainage Manual)	
		0.26	0.5	0.6	0.7	Residential
Total Area =	0.26	0.50	0.60	0.70		

CI-13						
	Area	C ₁₀	C ₂₅	C ₁₀₀	(C values taken from Table 400-2 of City of Bryant Drainage Manual)	
		0.24	0.9	0.92	0.97	Residential
Total Area =	0.24	0.90	0.92	0.97		

CI-14						
	Area	C ₁₀	C ₂₅	C ₁₀₀	(C values taken from Table 400-2 of City of Bryant Drainage Manual)	
		0.22	0.9	0.92	0.97	Residential
Total Area =	0.22	0.90	0.92	0.97		

CI-15					
Area	C ₁₀	C ₂₅	C ₁₀₀	(C values taken from Table 400-2 of City of Bryant Drainage Manual)	
	0.35	0.5	0.6	0.7	Residential
Total Area =	0.35	0.50	0.60	0.70	

CI-16					
Area	C ₁₀	C ₂₅	C ₁₀₀	(C values taken from Table 400-2 of City of Bryant Drainage Manual)	
	0.29	0.9	0.92	0.97	Residential
Total Area =	0.29	0.90	0.92	0.97	

CI-17					
Area	C ₁₀	C ₂₅	C ₁₀₀	(C values taken from Table 400-2 of City of Bryant Drainage Manual)	
	1.37	0.5	0.6	0.7	Residential
Total Area =	1.37	0.50	0.60	0.70	

Stormwater Calcs - Creekside Addition Phase 2
using Rational Method
Post Development Flowrates

CI-1	$Q_{10} =$	3.46 CFS
	$c =$	0.50
	$i =$	7.20 in/hr
	$A =$	0.96 acres

CI-2	$Q_{10} =$	1.01 CFS
	$c =$	0.50
	$i =$	7.20 in/hr
	$A =$	0.28 acres

CI-3	$Q_{10} =$	0.14 CFS
	$c =$	0.50
	$i =$	7.20 in/hr
	$A =$	0.04 acres

CI-4

$Q_{10} = 0.72$ CFS
 $c = 0.50$
 $i = 7.20$ in/hr
 $A = 0.20$ acres

CI-5

$Q_{10} = 3.13$ CFS
 $c = 0.50$
 $i = 7.20$ in/hr
 $A = 0.87$ acres

CI-6

$Q_{10} = 1.84$ CFS
 $c = 0.50$
 $i = 7.20$ in/hr
 $A = 0.51$ acres

CI-7

$Q_{10} = 6.80$ CFS
 $c = 0.50$
 $i = 7.20$ in/hr
 $A = 1.89$ acres

CI-8

$Q_{10} =$ 3.17 CFS
 $c =$ 0.50
 $i =$ 7.20 in/hr
 $A =$ 0.88 acres

CI-9

$Q_{10} =$ 4.21 CFS
 $c =$ 0.50
 $i =$ 7.20 in/hr
 $A =$ 1.17 acres

CI-10

$Q_{10} =$ 1.19 CFS
 $c =$ 0.50
 $i =$ 7.20 in/hr
 $A =$ 0.33 acres

CI-11

$Q_{10} =$ 0.61 CFS
 $c =$ 0.50
 $i =$ 7.20 in/hr
 $A =$ 0.17 acres

CI-12

$Q_{10} =$ 0.94 CFS
 $c =$ 0.50
 $i =$ 7.20 in/hr
 $A =$ 0.26 acres

CI-13

$Q_{10} =$ 1.56 CFS
 $c =$ 0.90
 $i =$ 7.20 in/hr
 $A =$ 0.24 acres

CI-14

$Q_{10} =$ 1.43 CFS
 $c =$ 0.90
 $i =$ 7.20 in/hr
 $A =$ 0.22 acres

CI-15

$Q_{10} =$ 1.26 CFS
 $c =$ 0.50
 $i =$ 7.20 in/hr
 $A =$ 0.35 acres

CI-16

$Q_{10} =$ 1.88 CFS
 $c =$ 0.90
 $i =$ 7.20 in/hr
 $A =$ 0.29 acres

CI-17

$Q_{10} =$ 4.93 CFS
 $c =$ 0.50
 $i =$ 7.20 in/hr
 $A =$ 1.37 acres

Creekside Addition Phase 2 GUTTER SPREAD 10-YR STORM

CI-1

$$T = \left(\frac{Q * n}{k_u * S_x^{1.67} * S_L^{0.5}} \right)^{.375}$$

Q	3.46 cfs	Q= Flowrate(cfs)
n	0.012	n=manning's number
k _u	0.56	k=0.56
S _x	0.028	S _x = cross slope
S _L	0.031	S _L = longitudinal slope
T	<u>6.78</u> ft	T= Gutter Spread

CI-2

$$T = \left(\frac{Q * n}{k_u * S_x^{1.67} * S_L^{0.5}} \right)^{.375}$$

Q	1.01 cfs
n	0.012
k _u	0.56
S _x	0.03
S _L	0.017
T	<u>4.58</u> ft

CI-3

$$T = \left(\frac{Q * n}{k_u * S_x^{1.67} * S_L^{0.5}} \right)^{.375}$$

Q	0.14 cfs
n	0.012
k _u	0.56
S _x	0.028
S _L	0.03
T	<u>2.10</u> ft

CI-4

$$T = \left(\frac{Q \cdot n}{k_u \cdot S_x^{1.67} \cdot S_L^{0.5}} \right)^{.375}$$

Q	0.72 cfs
n	0.012
k_u	0.56
S_x	0.03
S_L	0.03
T	<u>3.68</u> ft

CI-5

$$T = \left(\frac{Q \cdot n}{k_u \cdot S_x^{1.67} \cdot S_L^{0.5}} \right)^{.375}$$

Q	3.13 cfs
n	0.012
k_u	0.56
S_x	0.028
S_L	0.03
T	<u>6.58</u> ft

CI-6

$$T = \left(\frac{Q \cdot n}{k_u \cdot S_x^{1.67} \cdot S_L^{0.5}} \right)^{.375}$$

Q	1.84 cfs
n	0.012
k_u	0.56
S_x	0.03
S_L	0.03
T	<u>5.22</u> ft

CI-7

$$T = \left(\frac{Q \cdot n}{k_u \cdot S_x^{1.67} \cdot S_L^{0.5}} \right)^{.375}$$

Q	6.80 cfs
n	0.012
k_u	0.56
S_x	0.03
S_L	0.03
T	<u>8.43</u> ft

CI-8

$$T = \left(\frac{Q \cdot n}{k_u \cdot S_x^{1.67} \cdot S_L^{0.5}} \right)^{.375}$$

Q	3.17 cfs
n	0.012
k _u	0.56
S _x	0.028
S _L	0.03
T	<u>6.61</u> ft

CI-9

$$T = \left(\frac{Q \cdot n}{k_u \cdot S_x^{1.67} \cdot S_L^{0.5}} \right)^{.375}$$

Q	4.21 cfs
n	0.012
k _u	0.56
S _x	0.028
S _L	0.03
T	<u>7.35</u> ft

CI-10

$$T = \left(\frac{Q \cdot n}{k_u \cdot S_x^{1.67} \cdot S_L^{0.5}} \right)^{.375}$$

Q	1.19 cfs
n	0.012
k _u	0.56
S _x	0.03
S _L	0.03
T	<u>4.38</u> ft

CI-11

$$T = \left(\frac{Q \cdot n}{k_u \cdot S_x^{1.67} \cdot S_L^{0.5}} \right)^{.375}$$

Q	0.61 cfs
n	0.012
k _u	0.56
S _x	0.02
S _L	0.02
T	<u>4.75</u> ft

CI-12

$$T = \left(\frac{Q \cdot n}{k_u \cdot S_x^{1.67} \cdot S_L^{0.5}} \right)^{.375}$$

Q	0.94 cfs
n	0.012
k_u	0.56
S_x	0.03
S_L	0.03
T	<u>4.00</u> ft

CI-13

$$T = \left(\frac{Q \cdot n}{k_u \cdot S_x^{1.67} \cdot S_L^{0.5}} \right)^{.375}$$

Q	1.56 cfs
n	0.012
k_u	0.56
S_x	0.03
S_L	0.03
T	<u>4.84</u> ft

CI-14

$$T = \left(\frac{Q \cdot n}{k_u \cdot S_x^{1.67} \cdot S_L^{0.5}} \right)^{.375}$$

Q	1.43 cfs
n	0.012
k_u	0.56
S_x	0.03
S_L	0.03
T	<u>4.69</u> ft

CI-15

$$T = \left(\frac{Q \cdot n}{k_u \cdot S_x^{1.67} \cdot S_L^{0.5}} \right)^{.375}$$

Q	1.26 cfs
n	0.012
k_u	0.56
S_x	0.03
S_L	0.03
T	<u>4.48</u> ft

CI-16

$$T = \left(\frac{Q \cdot n}{k_u \cdot S_x^{1.67} \cdot S_L^{0.5}} \right)^{.375}$$

Q	1.88 cfs
n	0.012
k_u	0.56
S_x	0.03
S_L	0.03
T	<u>5.20</u> ft

CI-17

$$T = \left(\frac{Q \cdot n}{k_u \cdot S_x^{1.67} \cdot S_L^{0.5}} \right)^{.375}$$

Q	4.93 cfs
n	0.012
k_u	0.56
S_x	0.03
S_L	0.03
T	<u>7.47</u> ft

Creekside Addition Phase 2 - CURB INLETS

10-YEAR STORM

Area #	Area	I	C	Weir			Required L (ft)	Actual L (ft)	
				Q (cfs)	Q=3.0LY ^{1.5} Q (cfs)	Y (ft)			
CI-1	0.96	7.20	0.50	3.46	3.46	0.49	3.36	4	4' box
CI-2	0.28	7.20	0.50	1.01	1.01	0.49	0.98	4	4' box
CI-3	0.04	7.20	0.90	0.26	0.26	0.49	0.25	5	5' box
CI-4	0.20	7.20	0.50	0.72	0.72	0.49	0.70	5	5' box
CI-5	0.87	7.20	0.50	3.13	3.13	0.49	3.04	5	5' box
CI-6	0.51	7.20	0.50	1.84	1.84	0.49	1.78	5	5' box
CI-7	1.89	7.20	0.50	6.80	6.80	0.49	6.61	7'-6"	5' box with 3'-6" wing
CI-8	0.88	7.20	0.50	3.17	3.17	0.49	3.08	5	5' box
CI-9	1.17	7.20	0.50	4.21	4.21	0.49	4.09	7'-6"	4' box with 3'-6" wing
CI-10	0.33	7.20	0.50	1.19	1.19	0.49	1.15	4	4' box
CI-11	0.17	7.20	0.50	0.61	0.61	0.49	0.59	4	4' box
CI-12	0.26	7.20	0.50	0.94	0.94	0.49	0.91	5	5' box
CI-13	0.24	7.20	0.90	1.56	1.56	0.49	1.51	5	5' box
CI-14	0.22	7.20	0.50	0.79	0.79	0.49	0.77	5	5' box
CI-15	0.35	7.20	0.50	1.26	1.26	0.49	1.22	4	4' box
CI-16	0.29	7.20	0.90	1.88	1.88	0.49	1.83	4	4' box
CI-17	1.37	7.20	0.50	4.93	4.93	0.49	4.79	7'-6"	4' box with 3'-6" wing

GNE

3825 Mt Carmel Rd.
Bryant, AR 72022

GarNat Engineering, LLC

P.O. Box 116
Benton, AR 72018

August 8, 2022

Truett Smith
Planning Director
City of Bryant
210 SW 3rd Street
Bryant, AR 72022

Re: Preliminary Plat – Creekside Addition, Phase 2

Dear Mr. Smith:

Please allow this letter and the following list of enclosures to serve as my application for approval of the referenced final plat. It is my desire that this matter be included on the agenda for your September 2022 City of Bryant Planning Commission meeting. The developer for the project is Diamond Development II, 1599 Lawson Oaks, Little Rock, Arkansas, 72210, jbhastingsjr@aol.com, 501-690-6601.

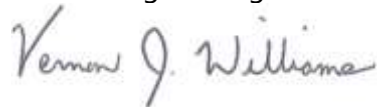
List of Enclosures

- Affidavit
- Bryant Subdivision Checklist
- 8 copies of the preliminary plat
- Preliminary plat review fee of \$426.00
- Stormwater Detention and Drainage Engineering fee of \$1,050.00
- 2 Full Sets of Subdivision Plans
- Drainage Calculations
- DXF of Subdivision

If you have questions or need any additional information, please do not hesitate to contact me.

Sincerely,

GarNat Engineering, LLC



Vernon J. Williams, P.E., President