

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Ch. Length
C5	5.83	525.00	0°38'10"	N89° 05' 23"W	5.83
C6	5.83	525.00	0°38'10"	N89° 05' 23"W	5.83
C11	16.57	525.00	1°48'30"	S77° 48' 56"W	16.57
C12	60.27	525.00	6°34'46"	S73° 37' 21"W	60.24
C13	56.08	525.00	6°07'12"	S67° 16' 25"W	56.05
C17	35.26	225.00	8°58'40"	N41° 20' 55"E	35.22
C18	11.96	225.00	3°02'48"	S68° 19' 32"E	11.96
C19	42.12	25.00	96°32'14"	S49° 13' 45"W	37.31
C20	32.52	475.00	3°55'20"	N86° 32' 28"W	32.51
C21	61.93	475.00	7°28'14"	N74° 50' 41"W	61.89
C22	35.71	475.00	4°18'26"	N68° 57' 21"W	35.70
C23	28.06	275.00	5°50'48"	N69° 43' 32"W	28.05
C24	61.06	275.00	12°43'16"	N79° 00' 34"W	60.93
C25	60.18	275.00	12°32'20"	S88° 21' 39"W	60.06
C26	46.54	275.00	9°41'47"	S77° 14' 35"W	46.48
C27	51.38	275.00	10°42'16"	S67° 02' 34"W	51.30
C28	47.21	275.00	9°50'11"	S56° 46' 20"W	47.15
C29	71.97	275.00	14°59'40"	S44° 21' 25"W	71.76
C30	50.09	225.00	12°45'20"	S43° 14' 15"W	49.99
C31	99.29	225.00	25°17'00"	S62° 15' 25"W	98.48
C32	65.78	225.00	16°45'03"	S83° 16' 27"W	65.55
C34	117.26	75.00	89°34'39"	N43° 33' 37"W	105.67
C35	21.56	525.00	2°21'12"	N0° 03' 06"E	21.56
C36	60.26	525.00	6°34'37"	N4° 24' 48"W	60.23
C37	55.71	525.00	6°04'47"	N10° 44' 30"W	55.68
C38	7.84	25.00	17°57'54"	S4° 47' 57"E	7.81
C39	13.19	25.00	30°13'29"	S19° 17' 44"W	13.04
C40	53.98	50.00	61°51'04"	N3° 28' 57"E	51.39
C41	17.34	50.00	19°52'30"	N37° 22' 50"W	17.26
C42	21.03	25.00	48°11'23"	N23° 13' 23"W	20.41
C43	72.97	50.00	83°37'14"	N89° 07' 42"W	66.67
C44	21.03	25.00	48°11'23"	S24° 57' 59"W	20.41
C45	35.88	50.00	41°06'37"	S28° 30' 22"W	35.11
C46	61.02	50.00	69°55'21"	S27° 04' 36"E	57.30
C47	11.04	25.00	25°18'00"	S49° 19' 17"E	10.95

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Ch. Length
C48	9.99	25.00	22°53'22"	S25° 13' 35"E	9.92
C49	59.28	475.00	7°09'02"	S10° 12' 23"E	59.24
C50	63.47	475.00	7°39'23"	S2° 48' 11"E	63.43
C51	1.68	475.00	0°12'11"	S1° 07' 37"W	1.68
C56	50.65	275.00	10°33'08"	N86° 22' 24"E	50.57
C57	50.87	275.00	10°35'59"	N75° 47' 51"E	50.80
C59	88.06	275.00	18°20'47"	S46° 01' 58"W	87.68
C60	35.26	225.00	8°58'40"	N41° 20' 55"E	35.22
C61	130.87	225.00	33°19'30"	N62° 30' 00"E	129.03
C62	60.36	225.00	15°22'11"	N86° 50' 50"E	60.18
C63	61.34	225.00	15°37'09"	S77° 39' 30"E	61.15
C64	11.96	225.00	3°02'48"	S68° 19' 32"E	11.96
C65	51.67	525.00	5°38'20"	S69° 37' 18"E	51.65
C66	61.61	525.00	6°43'24"	S75° 48' 10"E	61.57
C67	60.40	525.00	6°35'50"	S82° 27' 37"E	60.37
C68	60.03	525.00	6°33'06"	S89° 01' 55"E	60.00
C69	60.46	525.00	6°35'55"	N84° 23' 34"E	60.43
C70	61.74	525.00	6°44'17"	N77° 43' 28"E	61.71
C71	24.97	525.00	2°43'29"	N72° 59' 35"E	24.96
C72	38.02	475.00	4°35'10"	N73° 55' 25"E	38.01
C73	61.23	475.00	7°23'10"	N79° 54' 35"E	61.19
C75	63.22	475.00	7°37'32"	N87° 24' 56"E	63.17
C77	9.77	275.00	2°02'07"	S89° 47' 21"E	9.77
C78	49.55	275.00	10°19'23"	N84° 01' 54"E	49.48
C79	54.10	275.00	11°16'22"	N73° 14' 02"E	54.02
C80	16.24	275.00	3°23'02"	N65° 54' 20"E	16.24
C81	43.36	475.00	5°13'47"	N66° 49' 43"E	43.34
C82	60.33	475.00	7°16'39"	N73° 04' 56"E	60.29
C83	16.57	475.00	1°59'56"	N77° 43' 13"E	16.57
C84	37.87	25.00	86°47'30"	S57° 53' 04"E	34.35
C85	53.38	275.00	11°07'14"	S60° 45' 59"W	53.29
C95	39.60	25.00	90°45'14"	N46° 14' 55"E	35.59
C96	5.83	525.00	0°38'10"	N89° 05' 23"W	5.83
C97	38.94	25.00	89°14'46"	S43° 45' 05"E	35.12

Parcel Line Table		
Line #	Length	Direction
L1	60.44	S64° 12' 48.97"W
L2	28.52	S36° 51' 34.95"W
L3	25.00	S89° 23' 56.69"E
L4	25.00	S89° 23' 56.69"E
L5	24.09	S78° 15' 58.61"W
L6	28.62	S89° 23' 11.09"E
L7	35.01	N2° 39' 14.31"E
L8	35.01	S2° 58' 07.25"W
L9	36.74	N19° 23' 16.00"W
L10	41.22	N19° 23' 16.00"W

MT. CARMEL ROAD WIDENING CROSS SECTION

TYPICAL STREET CROSS SECTION

CERTIFICATIONS:

OWNER:

Name: _____

Address: _____

_____

DEVELOPER:

Name: _____

Address: _____

_____

CERTIFICATE OF OWNER:

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

Date of Execution _____ Name: _____

Address: _____

_____

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

CERTIFICATE OF SURVEYING ACCURACY:

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

_____ _____

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

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:

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

_____ _____

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

CERTIFICATE OF PRELIMINARY PLAT APPROVAL:

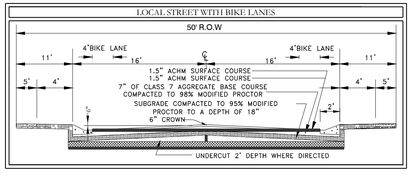
Pursuant to the City of Bryant Subdivision Rules and Regulations, and all of the conditions of approval having been completed, this document is hereby accepted. This certificate is hereby executed under the authority of said rules and regulations.

_____ _____

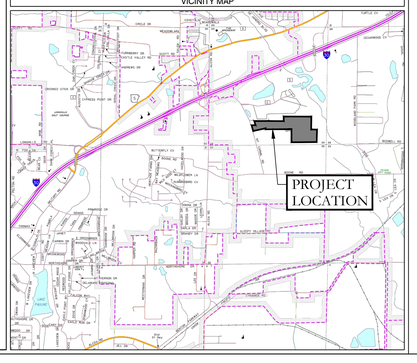
Date of Execution NAME,CHAIRMAN
BRYANT PLANNING COMMISSION

STATE OF ARKANSAS
★ ★ ★
REGISTERED PROFESSIONAL ENGINEER
★ ★ ★
NO. 14048
WILLIAM W. McFADDEN

LOCAL STREET WITH BIKE LANES



VICINITY MAP

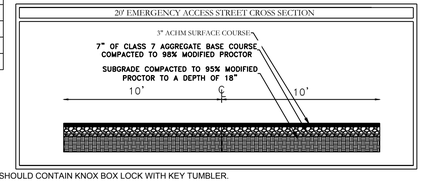


AS-SURVEYED DESCRIPTION:

PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER (S ½ SE ¼) AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE ¼ SW ¼), ALL IN SECTION 29, TOWNSHIP 01 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 4" ANGLE IRON, ACCEPTED AS THE SOUTHEAST CORNER OF THE N ½ SE ¼ SW ¼ OF SECTION 29; THENCE N01°52'05"E, ALONG THE EAST LINE THEREOF, A DISTANCE OF 77.09 FEET TO A 1" PIPE AT A FENCE CORNER; THENCE LEAVING SAID EAST LINE, S78°15'59"W, ALONG A FENCE LINE, A DISTANCE OF 651.02 FEET TO A SET ½" REBAR ON THE EAST RIGHT-OF-WAY OF MT. CARMEL ROAD; THENCE N14°29'19"W, ALONG THE EAST RIGHT-OF-WAY OF MT. CARMEL ROAD, A DISTANCE OF 323.22 FEET TO A SET ½" REBAR ON THE SOUTH LINE OF A TRACT DESCRIBED IN SALINE COUNTY DEED BOOK 383 AT PAGE 216; THENCE LEAVING SAID EAST RIGHT-OF-WAY, S89°23'11"E, ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 195.39 FEET TO A SET ½" REBAR; THENCE N14°53'33"W, ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 210.00 FEET TO A SET ½" REBAR AT THE NORTHEAST CORNER OF SAID TRACT; THENCE S89°23'11"E, A DISTANCE OF 584.40 FEET TO A ½" REBAR AT THE SOUTHWEST CORNER OF A TRACT DESCRIBED IN SALINE COUNTY INSTRUMENT #2012-006447; THENCE S88°17'24"E, ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 940.00 FEET TO A SET ½" REBAR AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE N01°36'22"E, ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 231.30 FEET TO A SET ½" REBAR AT THE NORTHEAST CORNER OF SAID TRACT, BEING ON THE NORTH LINE OF THE SW ¼ SE ¼ OF SECTION 29 AND 940.00 FEET FROM THE NORTHWEST CORNER THEREOF; THENCE S88°11'40"E, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 381.26 FEET TO A SET ½" REBAR AT THE NORTHWEST CORNER OF THE SE ¼ SE ¼ OF SECTION 29; THENCE LEAVING SAID NORTH LINE, S02°58'26"W, A DISTANCE OF 1,006.26 FEET TO A SET ½" REBAR, BEING 315.00 FEET FROM THE NORTHEAST CORNER OF SAID SE ¼ SE ¼ OF SECTION 29; THENCE LEAVING SAID NORTH LINE, S02°58'26"W, A DISTANCE OF 728.61 FEET TO A SET ½" REBAR; THENCE S87°01'53"E, A DISTANCE OF 315.00 FEET TO A SET ½" REBAR ON THE EAST LINE OF THE SE ¼ SE ¼ OF SECTION 29, BEING 735.00 FEET FROM THE NORTHEAST CORNER THEREOF; THENCE S02°58'07"W, ALONG THE EAST LINE THEREOF, A DISTANCE OF 576.50 FEET TO A 1" FLAT IRON, ACCEPTED AS THE SOUTHEAST CORNER OF THE SE ¼ SE ¼ OF SECTION 29; THENCE N88°22'28"W, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 1,314.12 FEET TO A SET ½" REBAR AT THE SOUTHWEST CORNER OF THE SE ¼ SE ¼ OF SECTION 29; THENCE N02°39'14"E, ALONG THE WEST LINE THEREOF, A DISTANCE OF 657.75 FEET TO A SET ½" REBAR AT THE SOUTHEAST CORNER OF THE N ½ SW ¼ SE ¼ OF SECTION 29; THENCE N89°23'57"W, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 1,306.74 FEET TO THE POINT OF BEGINNING; CONTAINING 2,443,901.8 SQUARE FEET, OR 56.104 ACRES, MORE OR LESS.

20' EMERGENCY ACCESS STREET CROSS SECTION



GENERAL NOTES:

SECONDARY ACCESS GATE SHOULD CONTAIN KNOX BOX LOCK WITH KEY TUMBLER.

FENCES ARE PROHIBITED IN THE DRAINAGE EASEMENT AREA.

ALL DRAINAGE (TRACT B & G) AND UTILITY EASEMENTS WILL BE MAINTAINED BY THE IMPROVEMENT DISTRICT.

DEVELOPER TO NOTIFY STREET DEPARTMENT WHEN CUTTING MT. CARMEL FOR INSPECTION AND DETERMINATION OF EXISTING SUBGRADE.

MAINTENANCE OF RETENTION PONDS WILL BE CONDUCTED BY THE IMPROVEMENT DISTRICT.

GENERAL SURVEYOR'S NOTES:

THIS PLAT REPRESENTS A BOUNDARY SURVEY OF A TRACT DESCRIBED IN SALINE COUNTY INSTRUMENT #2011-064685 (DEED OF RECORD)

ALL LISTED MEASUREMENTS ARE AS MEASURED IN THE FIELD. FOR RECORD MEASUREMENTS, SEE DEEDS OF RECORD.

ADJACENT OWNERSHIP IS LISTED AS FILED IN THE SALINE COUNTY TAX ASSESSOR'S OFFICE AND IS SHOWN FOR REFERENCE ONLY.

THIS SURVEY IS FOR THE EXCLUSIVE USE AND BENEFIT OF PARTIES SHOWN HEREIN. USE OR DUPLICATION OF THIS DOCUMENT BY ANY OTHER PARTIES IS PROHIBITED AND VOIDS SAID DOCUMENT.

NOTE: THIS SURVEY IS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHERS. NO INVESTIGATION OR INDEPENDENT SEARCH HAS BEEN MADE FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. ANY LISTED EASEMENTS OR RIGHTS-OF-WAY WERE DETERMINED FROM LISTED REFERENCE DOCUMENTS AND HAVE NOT BEEN CHECKED FOR ACCURACY OR CORRECTNESS.

A PORTION OF THE PROPERTY DESCRIBED HEREON IS CONTAINED WITHIN THE 100-YEAR FLOOD PLANE, AS SHOWN, SCALED FROM FLOOD INSURANCE RATE MAP, PANEL #05125C0360D, DATED JUNE 19, 2012.

LEGEND

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

PROPERTY SPECIFICATIONS:

OWNER: TITAN GENERAL CONTRACTORS
204 WOODLAND DR.
BENTON, AR 72019

DEVELOPER/: TITAN GENERAL CONTRACTORS
SUBDIVIDER 204 WOODLAND DR.
BENTON, AR 72019

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

NAME OF SUBDIVISION: STARLIGHT VILLAGE

INSTRUMENT #

ZONING DISTRICT: R-1.5

AVERAGE LOT SIZE: 60 x 100' (6,000 S.F.)
NUMBER OF LOTS: 101

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

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

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

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

FOR USE AND BENEFIT OF:
TITIAN GENERAL CONTRACTORS, LLC

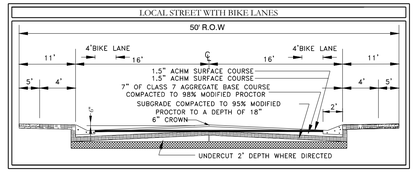
PRELIMINARY PLAT
STARLIGHT VILLAGE

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

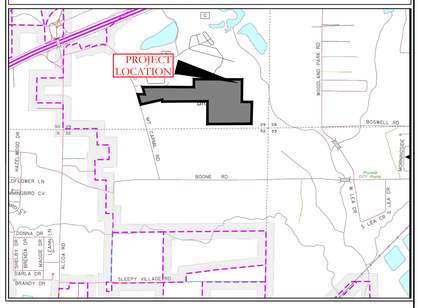
DATE:	01/11/2021		C.A.D. BY: B.JOHNSON				DRAWING NUMBER:
REVISED:			CHECKED BY:				19-0238
			SCALE: 1"=100'				
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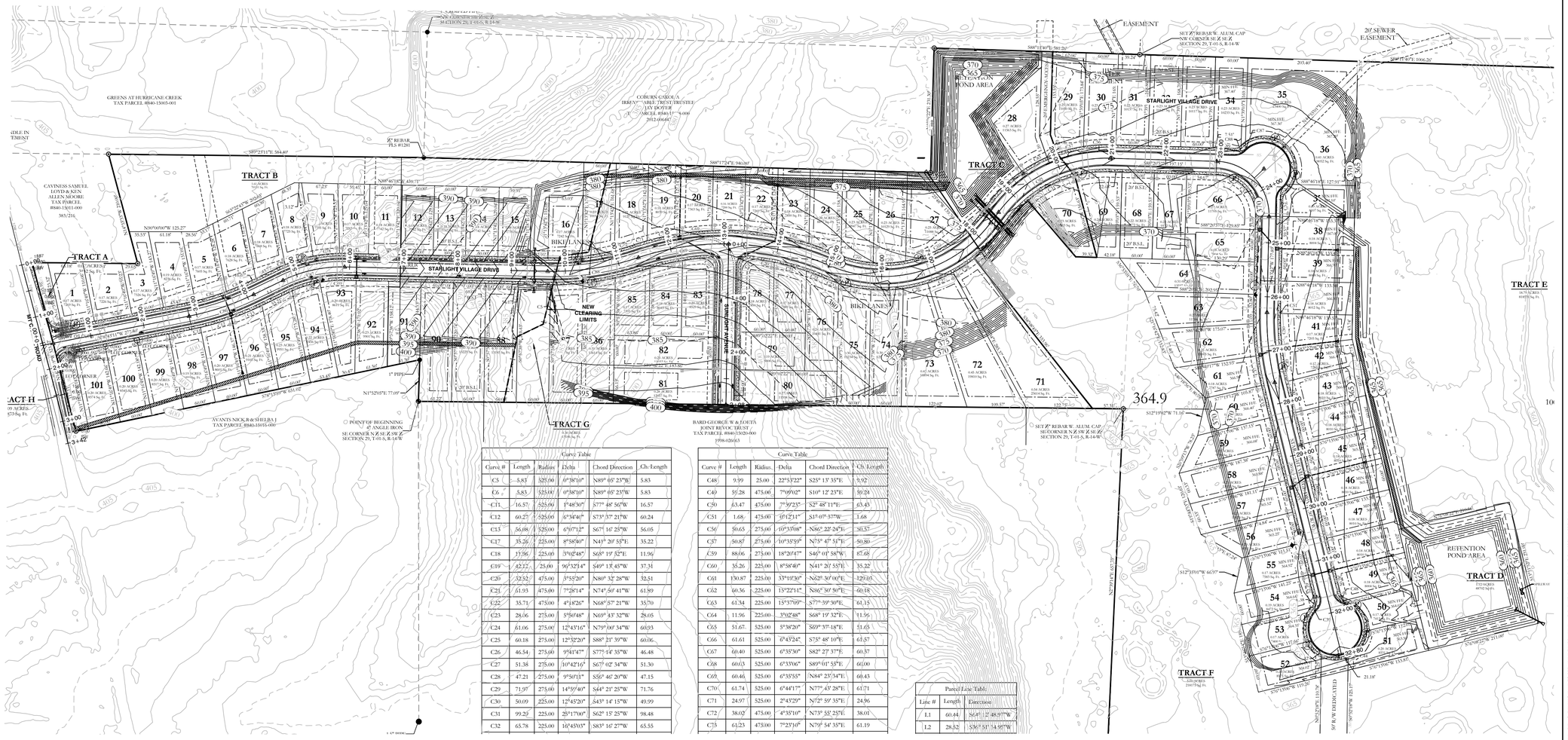
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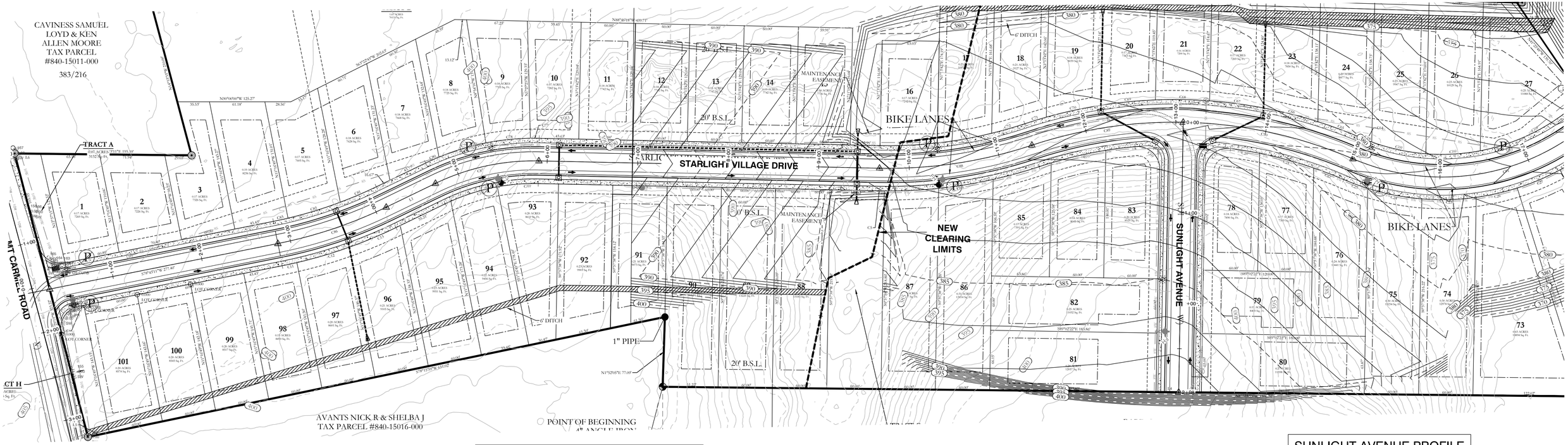
LOCAL STREET WITH BIKE LANES



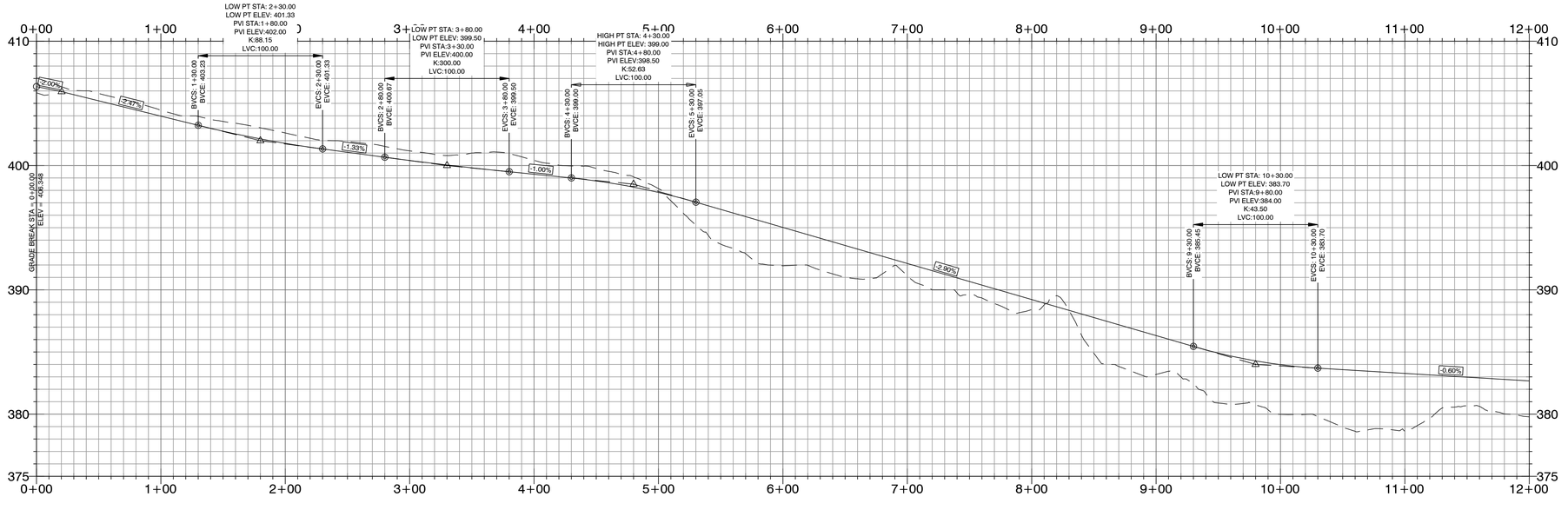
VICINITY MAP:



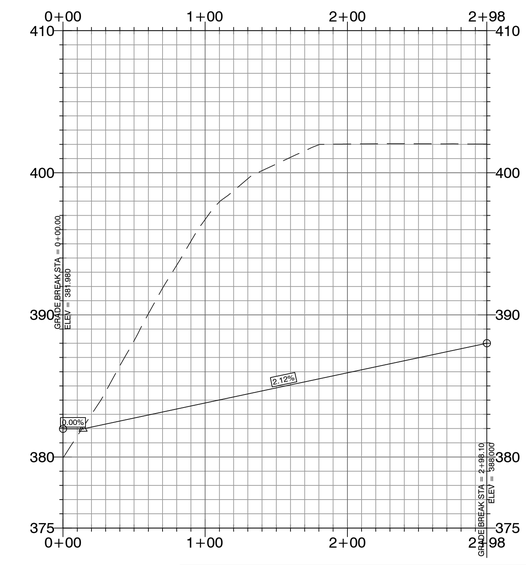

TRACT A
TRACT B
TRACT C
TRACT D
TRACT E
TRACT F
TRACT G
TRACT H
STARLIGHT VILLAGE DRIVE
STARLIGHT AVENUE
BIKE LANES
NEW CLEARING LIMITS
RETENTION POND AREA
RETENTION POND AREA
EASEMENT
20' SEWER EASEMENT
GREENS AT HURRICANE CREEK TAX PARCEL #840-15003-001
CAVINESS SAMUEL LOYD & KEN ALLEN MOORE TAX PARCEL #840-15011-000 383/216
COBURN CASOLA IRREV. "ABLE" TRUST (TRUSTEE) JAY DOYER PARCEL #840-13***-5.000 2012-006447
AVANTS NICK R & SHEILA J TAX PARCEL #840-13016-000
BARD GEORGE W. & JOETA JOINT REVOC TRUST / TAX PARCEL #840-13020-000 1998-026563
POINT OF BEGINNING 4" ANGLE IRON SE CORNER N ½ SE ¼ SW ¼ SECTION 29, T-01-S, R-14-W
SET 5/8" REBAR W/ ALUM. CAP NW CORNER SE ¼ SE ¼ SECTION 29, T-01-S, R-14-W
SET 5/8" REBAR W/ ALUM. CAP SE CORNER W ½ SW ¼ SE ¼ SECTION 29, T-01-S, R-14-W
1/2" REBAR FD. S 89°21'11" E 1319.40'
S89°23'11"E 364.40'
N89°46'18"E 439.71'
S88°17'24"E 930.09'
S88°11'40"E 360.20'
S88°40'18"E 1066.20'
S88°40'18"E 127.91'
S88°39'07"E 129.83'
N89°46'18"E 133.91'
S88°46'18"W 133.91'
S88°39'07"W 175.07'
S88°40'18"W 133.91'
S88°40'18"W 133.91'
S88°40'18"W 133.91



STARLIGHT VILLAGE DRIVE PROFILE



SUNLIGHT AVENUE PROFILE



HDPE
RCP

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

50' 25' 0 50'

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

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
NO. 14048
WILLIAM W. McFADDEN

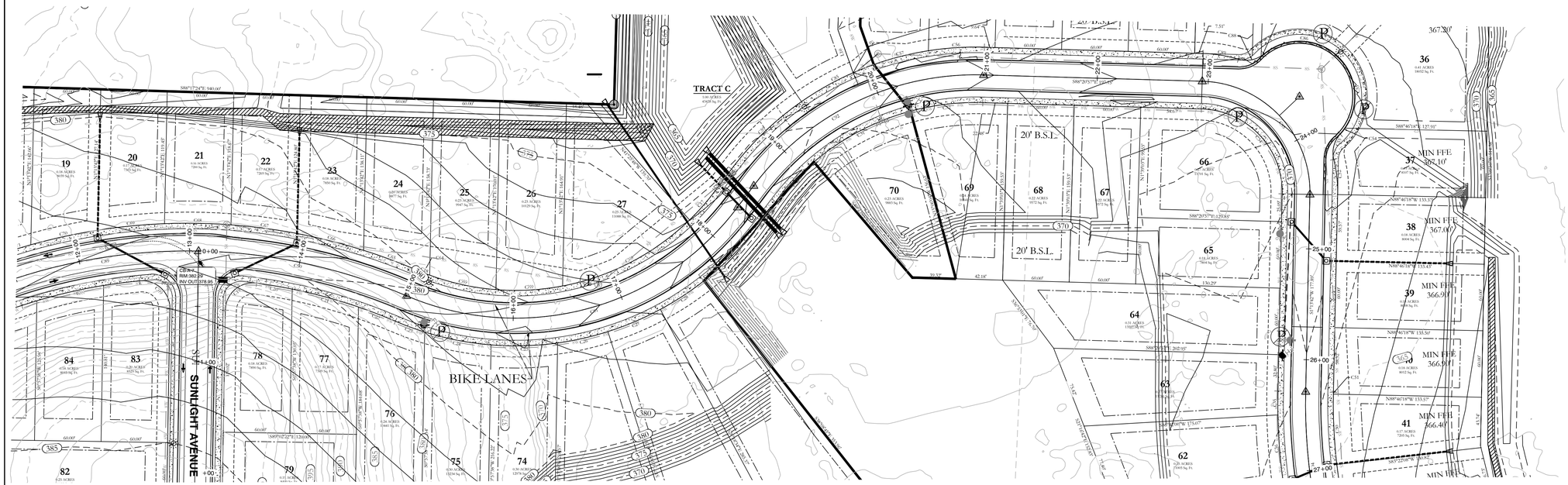
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117 S. Market Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

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

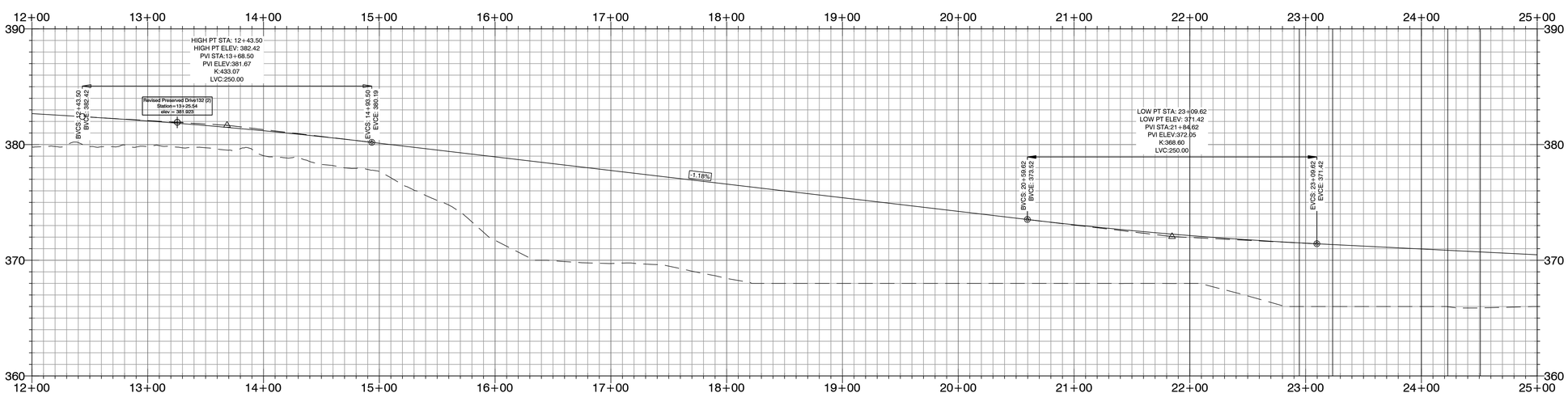
STARLIGHT VILLAGE SUBDIVISION
STREET PLAN AND PROFILES
A SUBDIVISION IN CITY OF BRYANT, SALINE COUNTY, ARKANSAS

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

K:\LAND PROJECTS 2004\SUBDIVISIONS\2019\19-0238 STARLIGHT VILLAGE\PHASE 2\CIVIL\DWG\STARLIGHT VILLAGE SUBDIVISION_CONSTRUCTION PLANS_09-26-2022.DWG



STARLIGHT VILLAGE DRIVE PROFILE



HDPE

RCP

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

50' 25' 0 50'

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

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
NO. 10048
WILLIAM W. McFADDEN

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FOR USE AND BENEFIT OF:
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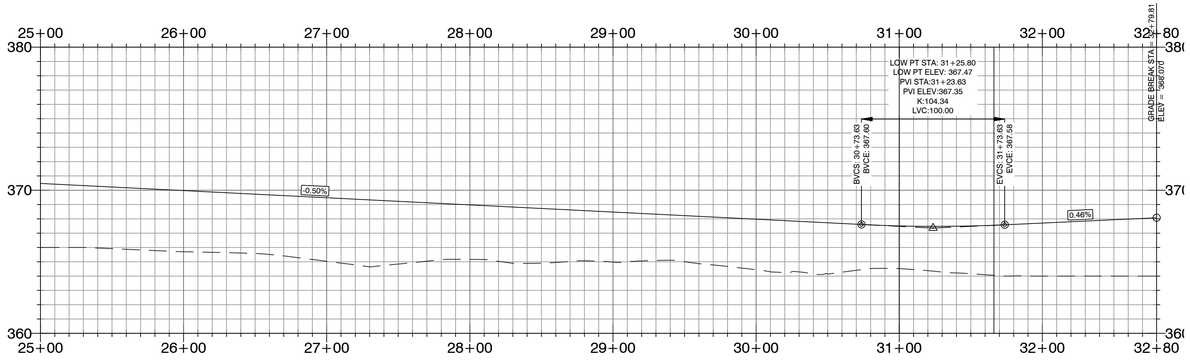
STARLIGHT VILLAGE SUBDIVISION
STREET PLAN AND PROFILE

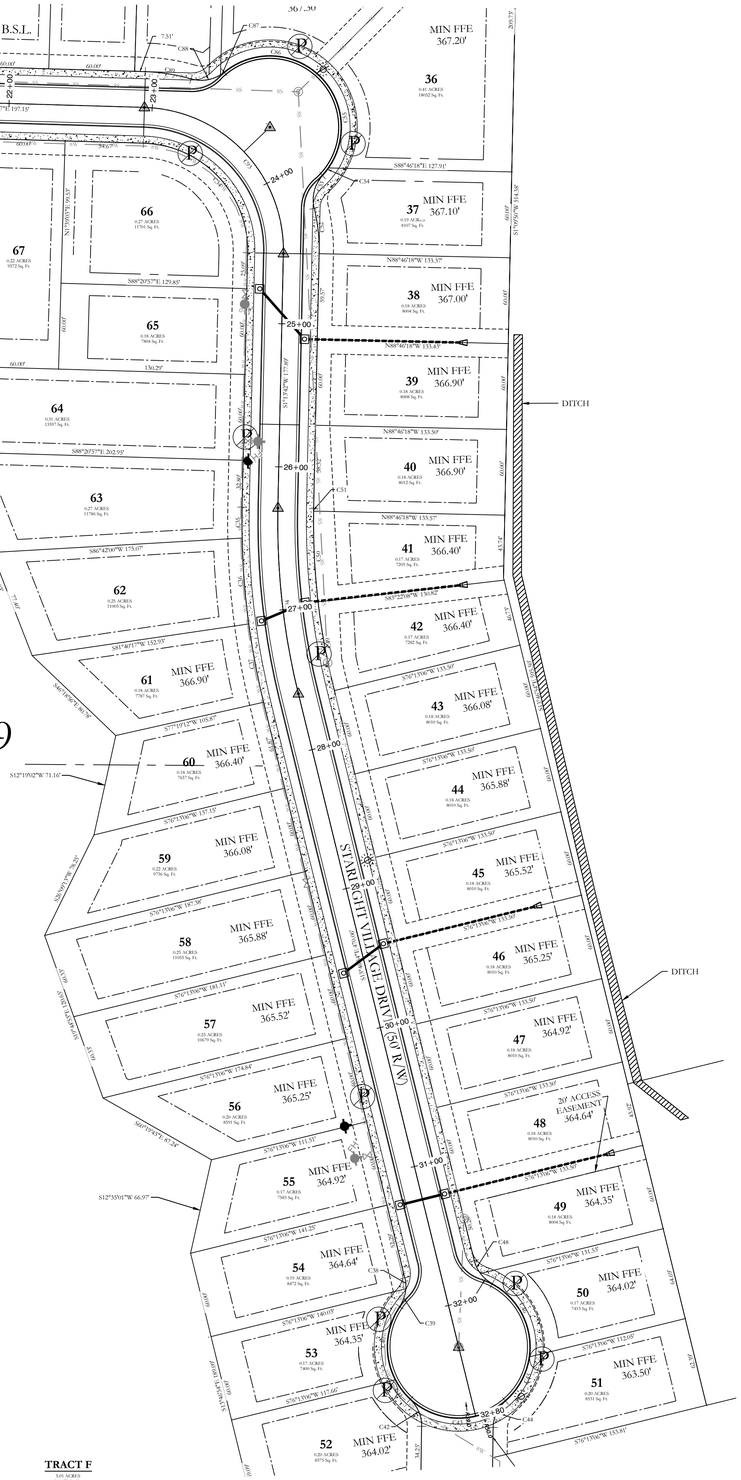
A SUBDIVISION IN CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	9/26/2022	C.A.D. BY:	DRAWING NUMBER:
REVISED:		CHECKED BY:	19-0238
SHEET:	C-1.2	SCALE:	

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STARLIGHT VILLAGE DRIVE PROFILE




20' B.S.L.
MIN FFE 367.20'
36
0.40 ACRES
16832 Sq. Ft.
37
MIN FFE 367.10'
0.19 ACRES
8107 Sq. Ft.
38
MIN FFE 367.00'
0.18 ACRES
8008 Sq. Ft.
39
MIN FFE 366.90'
0.18 ACRES
8008 Sq. Ft.
40
MIN FFE 366.90'
0.18 ACRES
8012 Sq. Ft.
41
MIN FFE 366.40'
0.17 ACRES
7295 Sq. Ft.
42
MIN FFE 366.40'
0.17 ACRES
7292 Sq. Ft.
43
MIN FFE 366.08'
0.18 ACRES
8010 Sq. Ft.
44
MIN FFE 365.88'
0.18 ACRES
8010 Sq. Ft.
45
MIN FFE 365.52'
0.18 ACRES
8010 Sq. Ft.
46
MIN FFE 365.25'
0.18 ACRES
8010 Sq. Ft.
47
MIN FFE 364.92'
0.18 ACRES
8010 Sq. Ft.
48
20' ACCESS EASEMENT 364.64'
0.18 ACRES
8010 Sq. Ft.
49
MIN FFE 364.35'
0.18 ACRES
8004 Sq. Ft.
50
MIN FFE 364.02'
0.17 ACRES
7413 Sq. Ft.
51
MIN FFE 363.50'
0.20 ACRES
8551 Sq. Ft.
52
MIN FFE 364.02'
0.20 ACRES
8575 Sq. Ft.
53
MIN FFE 364.35'
0.17 ACRES
7400 Sq. Ft.
54
MIN FFE 364.64'
0.19 ACRES
8472 Sq. Ft.
55
MIN FFE 364.92'
0.17 ACRES
7585 Sq. Ft.
56
MIN FFE 365.25'
0.20 ACRES
8555 Sq. Ft.
57
MIN FFE 365.52'
0.23 ACRES
10075 Sq. Ft.
58
MIN FFE 365.88'
0.25 ACRES
11055 Sq. Ft.
59
MIN FFE 366.08'
0.22 ACRES
9756 Sq. Ft.
60
MIN FFE 366.40'
0.18 ACRES
7837 Sq. Ft.
61
MIN FFE 366.90'
0.18 ACRES
7767 Sq. Ft.
62
0.25 ACRES
11005 Sq. Ft.
63
0.27 ACRES
11766 Sq. Ft.
64
0.35 ACRES
15307 Sq. Ft.
65
0.18 ACRES
7894 Sq. Ft.
66
0.27 ACRES
11769 Sq. Ft.
67
0.22 ACRES
9572 Sq. Ft.
STARLIGHT VILLAGE DRIVE (50' R/W)
DITCH
DITCH
24+00
25+00
26+00
27+00
28+00
29+00
30+00
31+00
32+00
32+80
S88°46'18"E 127.91'
N88°46'18"W 133.37'
S88°46'18"E 133.43'
N88°46'18"W 133.50'
S88°46'18"E 133.57'
N88°46'18"W 133.57'
S87°42'07"E 130.57'
S87°40'17"E 153.57'
S87°13'06"E 133.50'
S87°13'06"E 133.50'
S87°13'06"E 133.50



HDPE

RCP

PHASE BOUNDARIES

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Ch. Length

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Ch. Length

WATER & SEWER UTILITY NOTES:

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

SEWER CONSTRUCTION NOTES:

1. ALL SEWER INSTALLATION TO BE IN ACCORDANCE WITH THE CITY OF BRYANT " STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER LINES AND SEWER LINES, 2015 EDITION"
2. ALL SEWER LINES CROSSING UNDER ALL CONCRETE STORM DRAINS OR ANY STORM DRAIN 30-INCH DIAMETER AND LARGER, OR ALL STORM DRAINS WITH MULTIPLE PIPE RUNS, SHALL BE STEEL ENCASED A MINIMUM OF 5 FEET EITHER SIDE OF THE STORM DRAIN.

VERTICAL SEPARATION OF WATER AND SANITARY SEWER NOTE:

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

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
WILLIAM W. McFADDEN
NO. 14040

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

N

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

80' 40' 0 80'

SEWER LEGEND:

SEWER SERVICE
SEWER MAIN
S 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.

WATER LEGEND:

- DUAL WATER METERS
- SINGLE WATER METER
- GATE VALVE
- 45º FITTING
- 90º FITTING
- TEE FITTING
- CROSS FITTING
- FH FIRE HYDRANT

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www.hopeconsulting.com

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

STARLIGHT VILLAGE SUBDIVISION
UTILITY PLAN

A SUBDIVISION IN CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	9/26/2022	C.A.D. BY:	DRAWING NUMBER:
REVISED:		CHECKED BY:	19-0238
SHEET:	C-2.0	SCALE:	

500	1S	15W	0	34	230	62	1807

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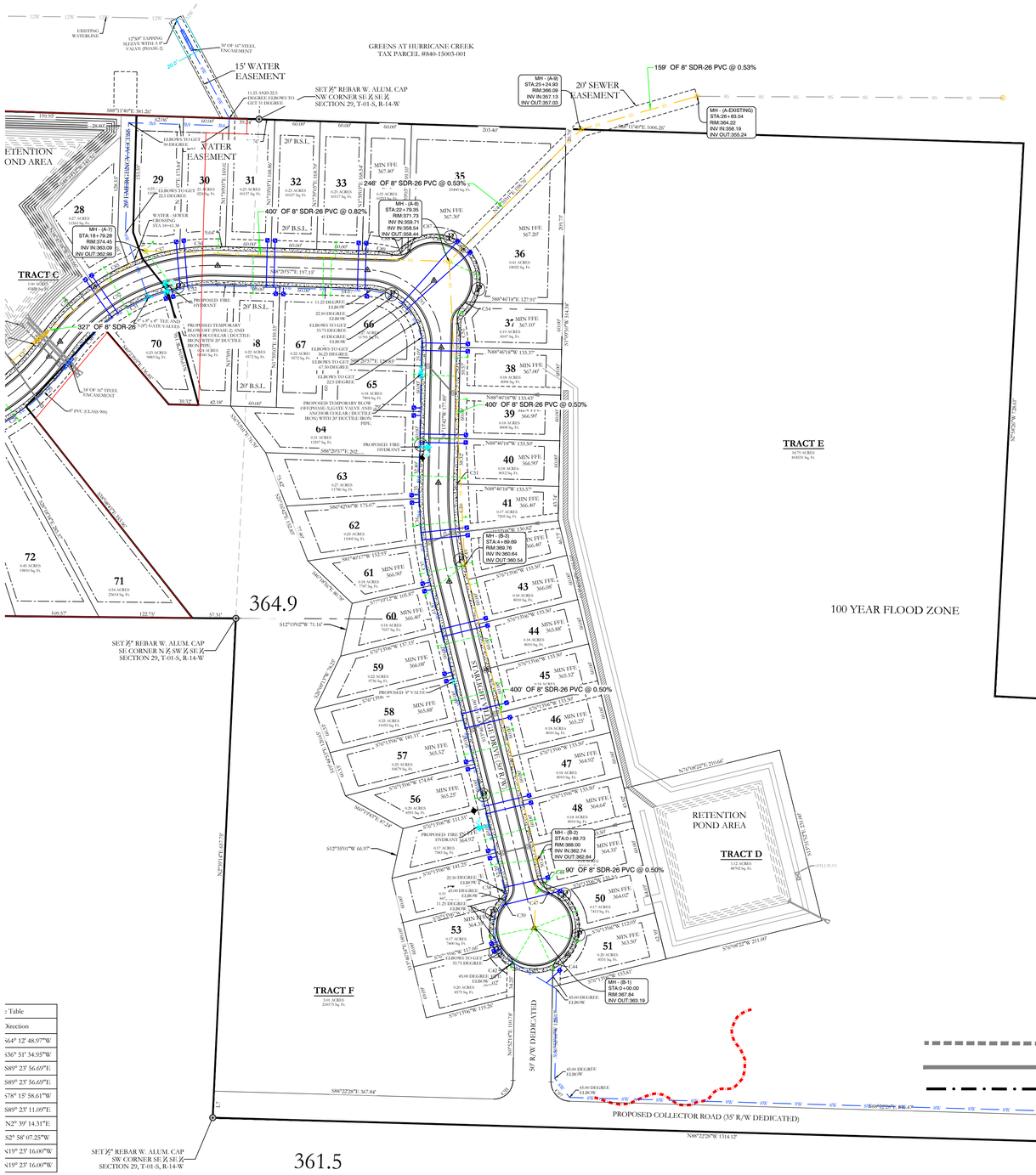


Table
Direction
S64° 12' 48.97"W
S56° 51' 34.95"W
S89° 23' 56.69"E
S89° 23' 56.69"E
S78° 15' 58.61"W
S89° 23' 11.09"E
N2° 39' 14.31"E
S2° 58' 07.25"W
S19° 23' 16.00"W
S19° 23' 16.00"W

WATER & SEWER UTILITY NOTES:

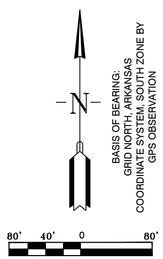
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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 14048
WILLIAM W. McFADDEN

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

SEWER LEGEND:	WATER LEGEND:
SEWER SERVICE, SEWER MAIN, SEWER MANHOLE	DUAL WATER METERS
	SINGLE WATER METER
	GATE VALVE
	45º FITTING
	90º FITTING
	TEE FITTING
	CROSS FITTING
	FIRE HYDRANT

NOTE:
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STARLIGHT VILLAGE SUBDIVISION UTILITY PLAN

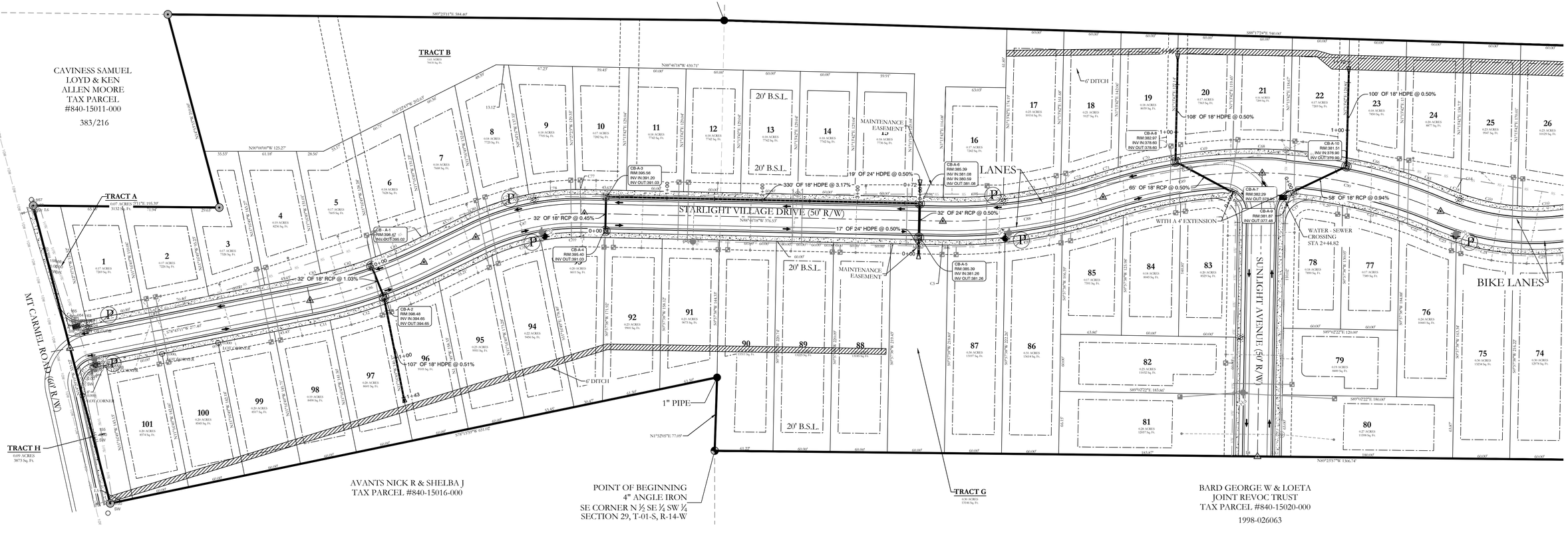
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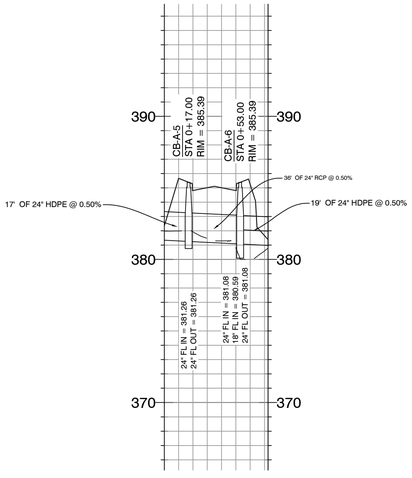
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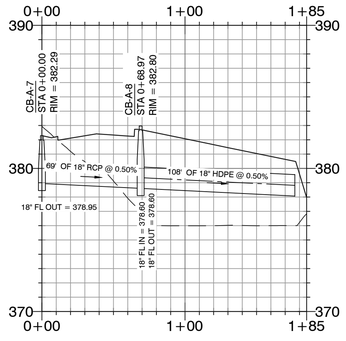
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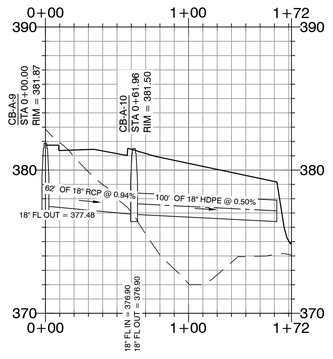
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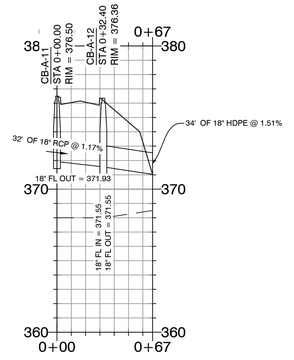

STARLIGHT VILLAGE DRIVE (50' R/W)
Sewer Preserve-2
400' OF 8" SDR-26 PVC @ 0.50%
90' OF 8" SDR-26 PVC @ 0.50%
MH - (B-2)
STA:0+89.73
RIM:368.00
INV OUT:362.64
MH - (B-3)
STA:4+89.69
RIM:369.76
INV IN:360.64
INV OUT:360.54
MH - (A-8)
STA:8+79.35
RIM:371.73
INV IN:359.71
INV OUT:359.44
DITCH
S17°03'42"W 314.36'
S12°35'01"W 66.97'
S17°03'42"W 17.00'
N17°39'01"E 7.51'
N17°39'01"E 22.00'
S17°03'42"W 180.09'
S17°40'53"E 180.09'
S17°03'42"W 180.09'
S17°03'42"W 180.09'
S17°03'42"W













6 ' DITCH

GENERAL NOTES

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

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WILLIAM W. McFADDEN

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50' 25' 0 50'

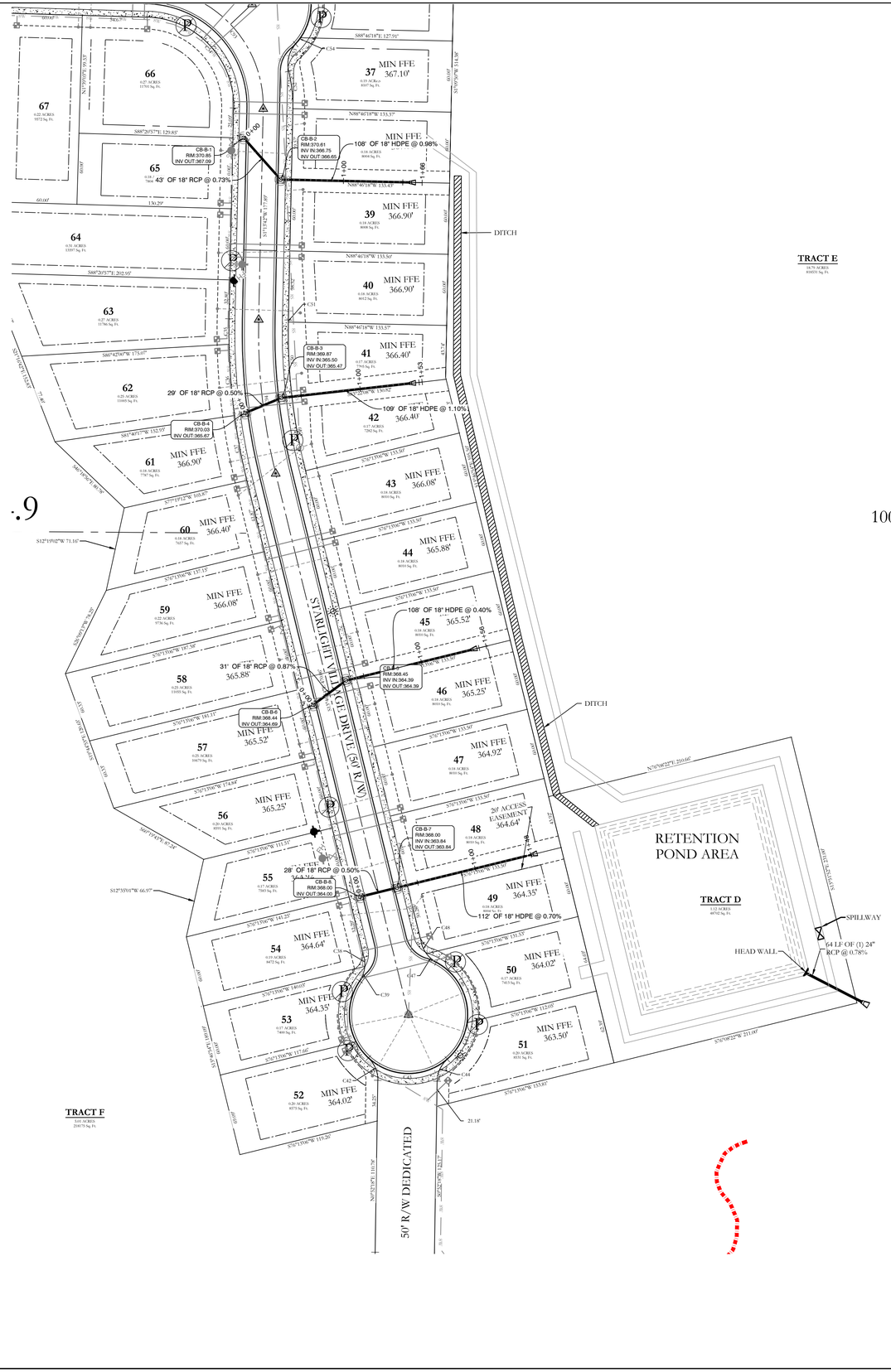
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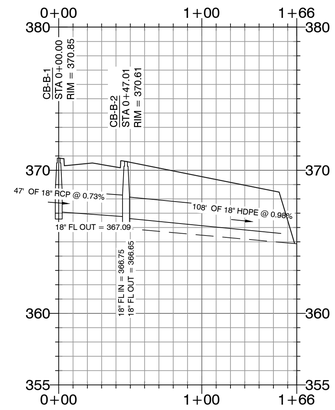
STARLIGHT VILLAGE SUBDIVISION
STROM DRAINAGE PLAN AND PROFILE
A SUBDIVISION IN CITY OF BRYANT, SALINE COUNTY, ARKANSAS

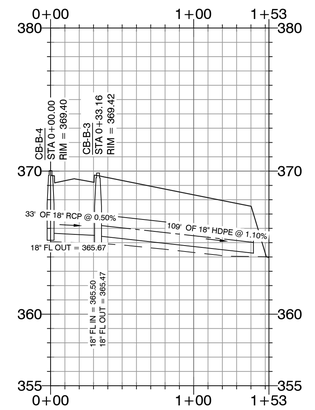
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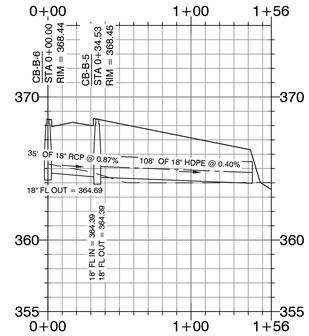
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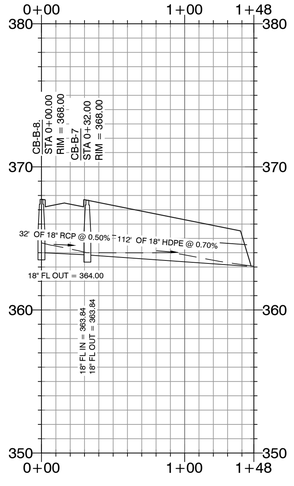








100 YEAR FLOOD ZO



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50' 25' 0 50'

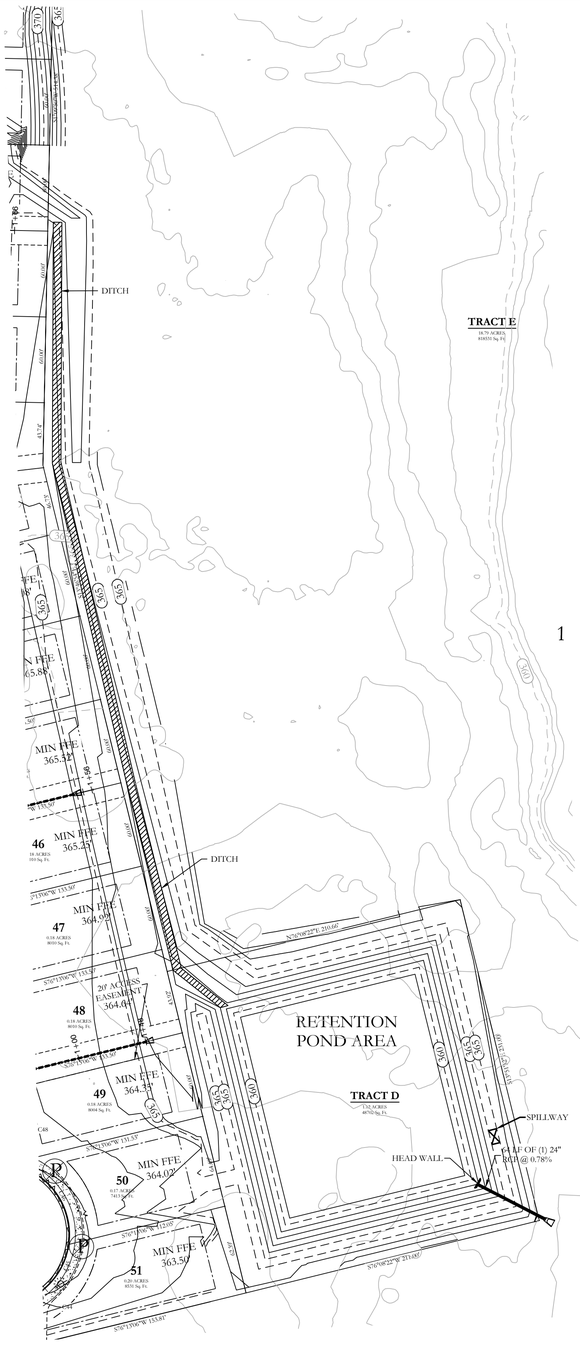
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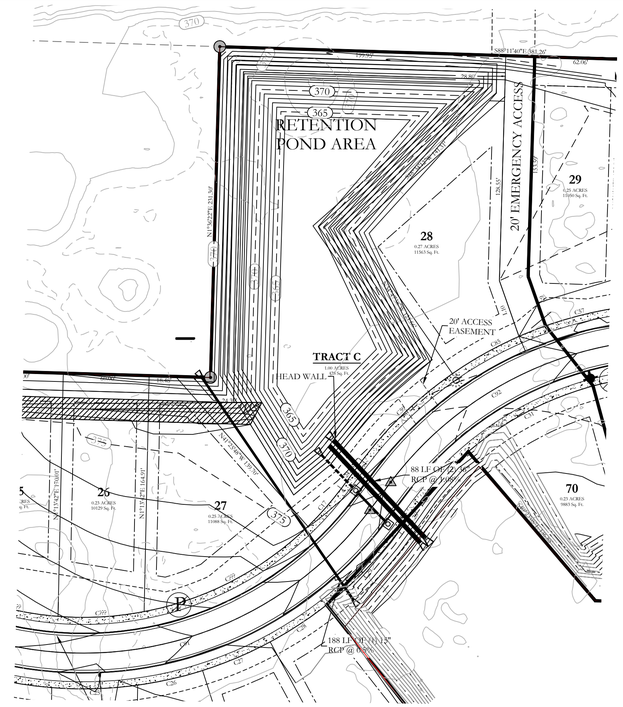
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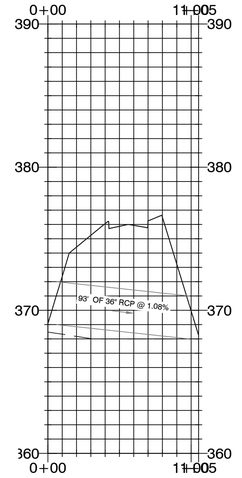
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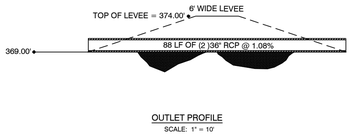
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RETENTION POND - PLAN VIEW



OUTLET PROFILE
SCALE: 1" = 10'

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

RETENTION POND MAINTENANCE PLAN

Background

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

Stabilization of Retention Basin provided with 3-1 slopes with required Sodding.

6' Swales with required sodding.

Fences are prohibited in the drainage easement area.

Maintenance of retention ponds will be conducted by the improvement district.

Retention Pond Tract C will be constructed in Phase-2.

Routine Maintenance

Routine maintenance will include but not be limited to:

-Mowing of the bank slopes and area around the pond on a monthly basis during the growing season and as needed during the cooler months.

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

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

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

Periodic or Non-Routine Maintenance

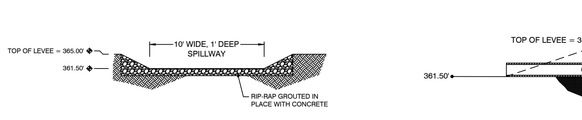
The routine inspection of the pond area and discharge pipe will identify needed repairs and non-routine maintenance. These items may include but not be limited to:

-Re-growth of trees on or around the pond bank. These should be cut and removed from the pond area.

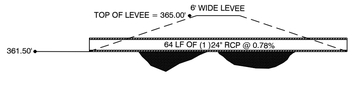
-Sediment from the site may accumulate in the pond bottom and reduce the pond to below design volume requirements. The pond should be excavated if the pond bottom elevation reached a level that allows excessive aquatic growth or reduces the pond efficiency such, that the sediments are passing the discharge structure and release off site.

-Stabilization or re-grading of side slopes may be required periodically or after excessive rain events. Any disturbance of slopes should be reseeded or may require installation of erosion control materials until seeding can reestablish adequate grasses to prevent future erosion.

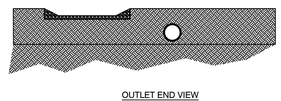
-Any other maintenance or repairs which would minimize other maintenance to the pond or outfall structures.



SPILLWAY END VIEW
SCALE: 1" = 5'



OUTLET PROFILE
SCALE: 1" = 10'

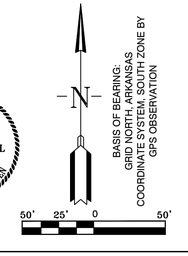


OUTLET END VIEW

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

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

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
NO. 14048
WILLIAM W. McFADDEN



BASIS OF BEARING
GRID NORTH, ARKANSAS
COORDINATE SYSTEM, NAD 83, ZONE BY
GPS OBSERVATION

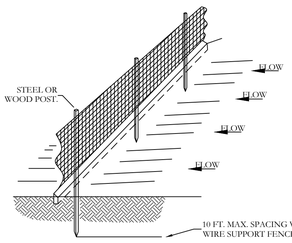
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www.hopeconsulting.com

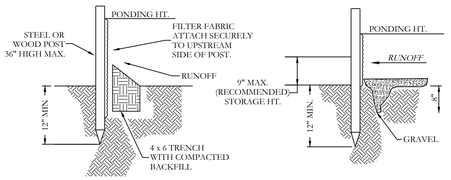
FOR USE AND BENEFIT OF:
WIGGINS FAMILY REAL ESTATE HOLDINGS, LLC

STARLIGHT VILLAGE SUBDIVISION
DETENTION POND
A SUBDIVISION IN CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	9/26/2022	C.A.D. BY:	DRAWING NUMBER:
REVISED:		CHECKED BY:	19-0238
SHEET:	C-5.0	SCALE:	

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STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

ALTERNATE DETAIL
TRENCH WITH GRAVEL

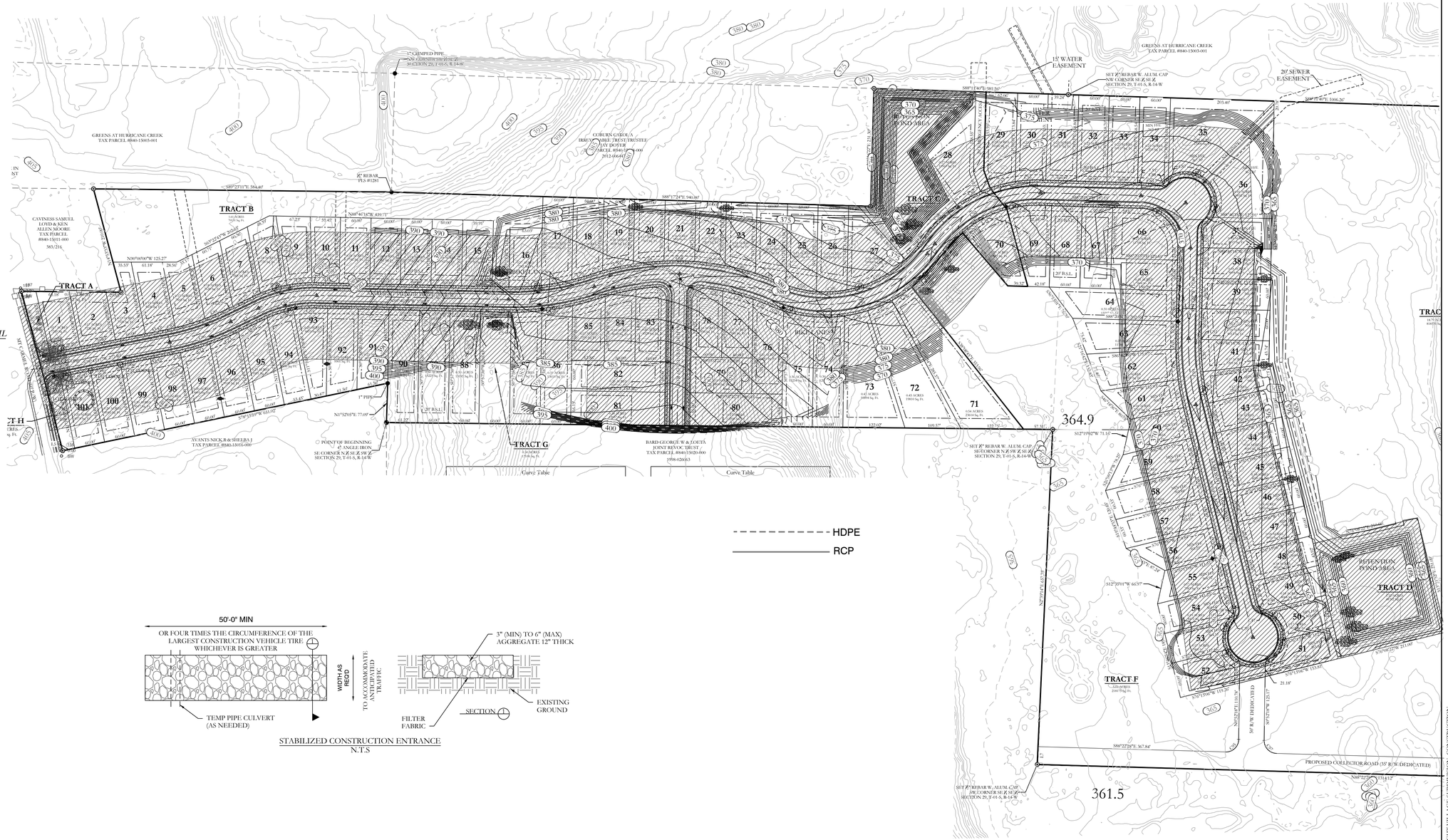
NOTE:
1.) INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.

2.) REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

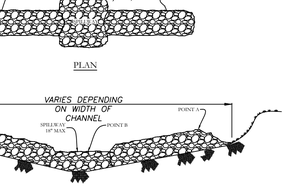
3.) SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

4.) SILT FENCE SHALL BE WIRE BACKED.

SILT FENCE



HDPE
RCP



PLAN

VIEW LOOKING UPSTREAM

NOTES:
1.) POINT 'A' MUST BE HIGHER THAN POINT 'B' (SPILLWAY HEIGHT).
2.) PLACE RIP-RAP BARRIER PERPENDICULAR TO THE FLOW WITH TIGHT GROUPING. USE STRAW, ROCKS, OR FILTER FABRIC TO FILL ANY GAPS AND TAMP ROCKFILL MATERIAL TO PREVENT EROSION OR FLOW AROUND THE DAM.
3.) SPILLWAY HEIGHT SHALL NOT EXCEED 18" (MAX).
4.) INSPECT AFTER EACH SIGNIFICANT STORM, MAINTAIN AND REPAIR PROMPTLY.

RIP-RAP
CHECK DAM

STABILIZED CONSTRUCTION ENTRANCE
N.T.S

EROSION CONTROL NOTES

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

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

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

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

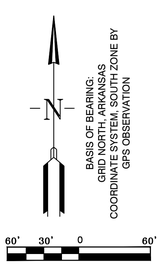
CONTRACTOR SHOULD WORK WITH ENGINEER TO ESTABLISH EFFECTIVE AND EFFICIENT PLAN TO PREVENT SEDIMENT RUNOFF BY DETERMINING WHERE SILT FENCING OR OTHER TYPES OF CONTROLS ARE NECESSARY

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

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

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

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



ERC LEGEND

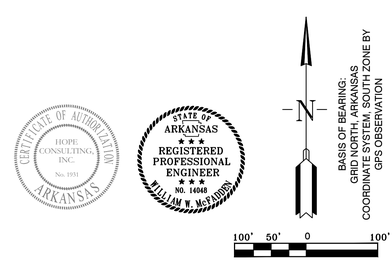
SITE POSTING

CONC. WASHOUT DETENTION AREA

SILT FENCE

ROCK CHECK DAM

CONSTRUCTION ENTRANCE



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

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER NO. 14048 WILLIAM W. McFADDEN

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