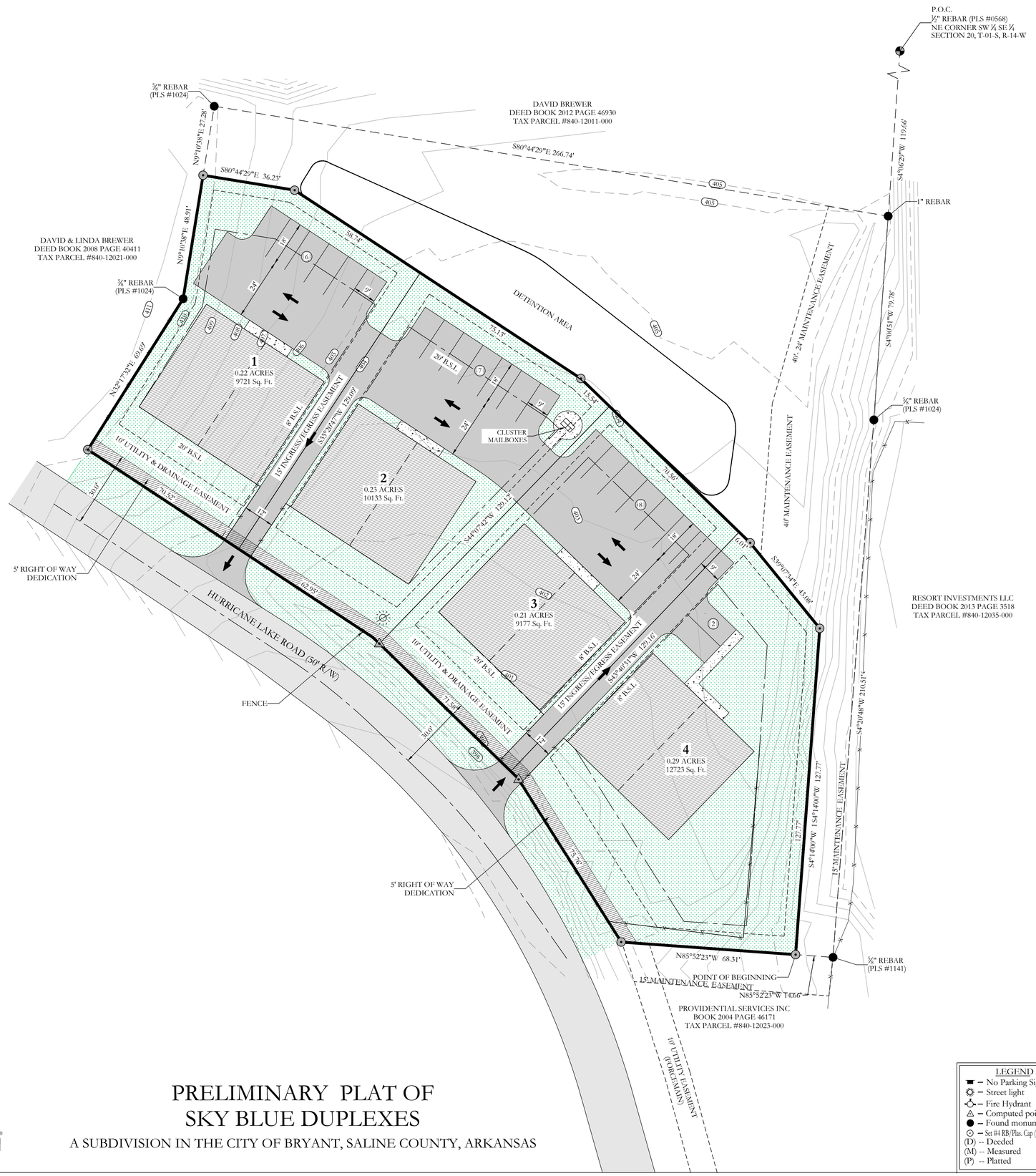


PRELIMINARY PLAT OF SKY BLUE DUPLEXES

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

GENERAL NOTE:

1. LIGHTING WILL BE ATTACHED TO THE BUILDING ON THE REAR SIDE.
2. PRIVACY FENCE WILL BE INSTALLED.

AS-SURVEYED DESCRIPTION:

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

AS-SURVEYED DESCRIPTION:

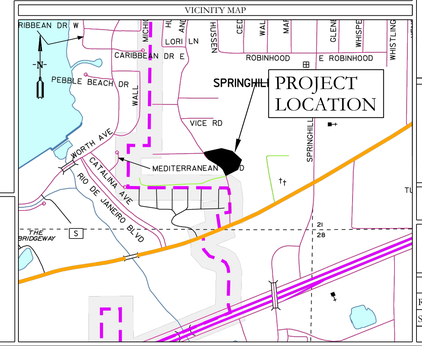
PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW ¼ SE ¼) OF SECTION 20, TOWNSHIP 01 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SAID SW ¼ SE ¼ OF SECTION 20; THENCE S04°06'29"W, A DISTANCE OF 119.66 FEET ; THENCE S04°00'51"W, A DISTANCE OF 79.78 FEET; THENCE S04°20'48"W, A DISTANCE OF 210.51 FEET; THENCE N85°52'23"W, A DISTANCE OF 14.66 FEET TO THE POINT OF BEGINNING; THENCE N85°52'23"W, A DISTANCE OF 68.31 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF HURRICANE LAKE ROAD; THENCE ALONG SAID EAST RIGHT OF WAY LINE OF HURRICANE LAKE ROAD THE FOLLOWING COURSES:
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NOTE:

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

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

VICINITY MAP



LEGEND

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

CERTIFICATIONS:

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

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

CERTIFICATE OF OWNER:

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

Date of Execution _____ Name: _____

Source of Tile: D.R. BOOK 2015 PAGE 7766

CERTIFICATE OF PROPERTY OWNERSHIP:

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

Dated: _____ _____
Certified Title Insurance Agent or Abstractor

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY:

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

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

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:

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

_____ _____
Date of Execution
Kazi Islam
Registered Professional
Engineer, No. 20876 Arkansas

CERTIFICATE OF PRELIMINARY PLAT APPROVAL:

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

_____ _____
Date of Execution
NAME, CHAIRMAN
BRYANT PLANNING COMMISSION

REGISTERED PROFESSIONAL ENGINEER STATE OF ARKANSAS No. 1664 KAZI ISLAM 10/08/2024

K:\STANDARDS\Stamps\STAMP-ENG-

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

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

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

PROPERTY SPECIFICATIONS:

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

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

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

NAME OF SUBDIVISION: SKY BLUE DUPLEXES

INSTRUMENT # 2015-7766

ZONING: R-X

AVERAGE LOT SIZE: 0.19 ACRES (38,437 SQ. FT.)
MINIMUM LOT SIZE: (7,205SQ. FT)
NUMBER OF LOTS: 4

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

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

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

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

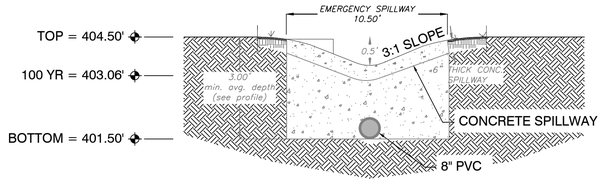
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FOR USE AND BENEFIT OF:
SKY BLUE, LLC

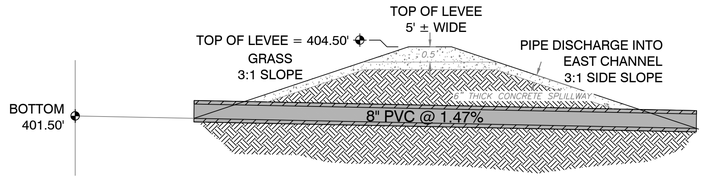
PRELIMINARY PLAT
SKY BLUE DUPLEXES
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	09/16/2024	C.A.D. BY: B.JOHNSON					DRAWING NUMBER:	
REVISED:		CHECKED BY:					19-0066	
SHEET:	C-1.0	SCALE: 1"=20'						
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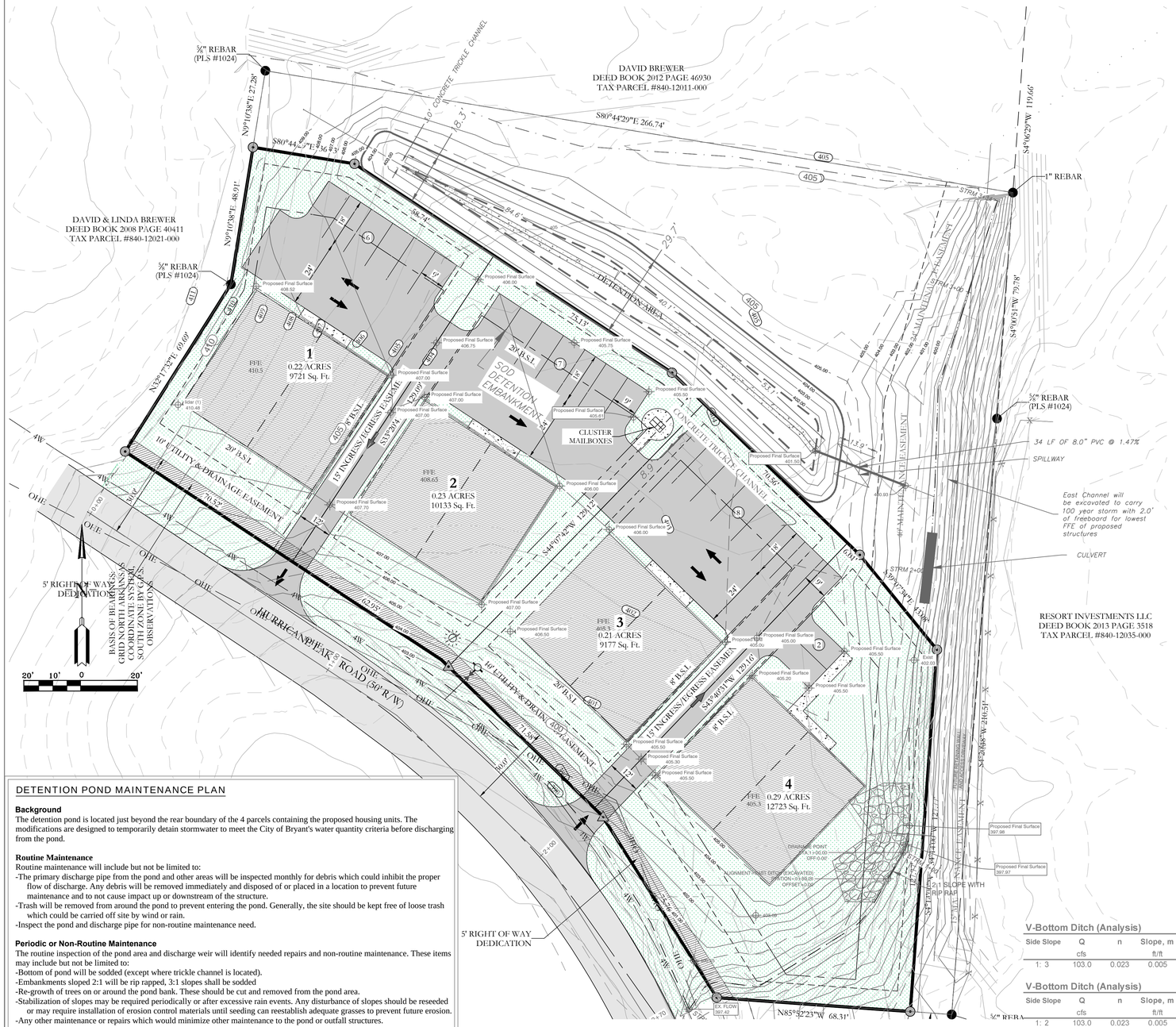
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SPILLWAY END VIEW



OUTLET SECTION
NTS



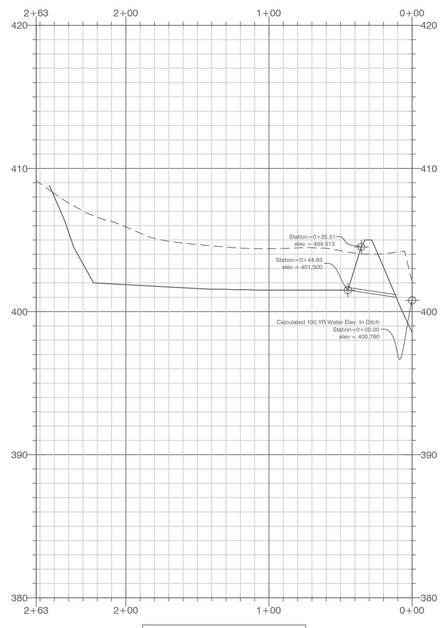
DETENTION POND MAINTENANCE PLAN

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

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

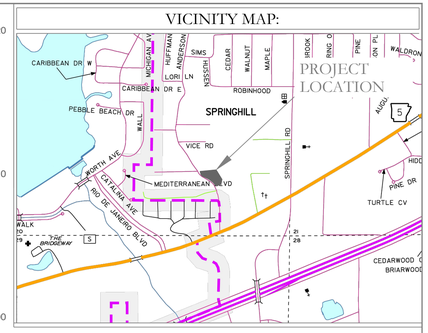
Periodic or Non-Routine Maintenance
The routine inspection of the pond area and discharge weir will identify needed repairs and non-routine maintenance. These items may include but not be limited to:
-Bottom of pond will be sodded (except where trickle channel is located).
-Embankments sloped 2:1 will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

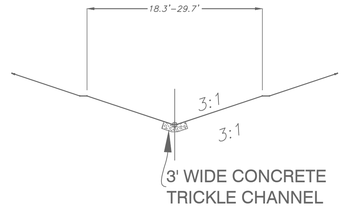
For questions or concerns about the pond, contact ___ at 501-315-2626.



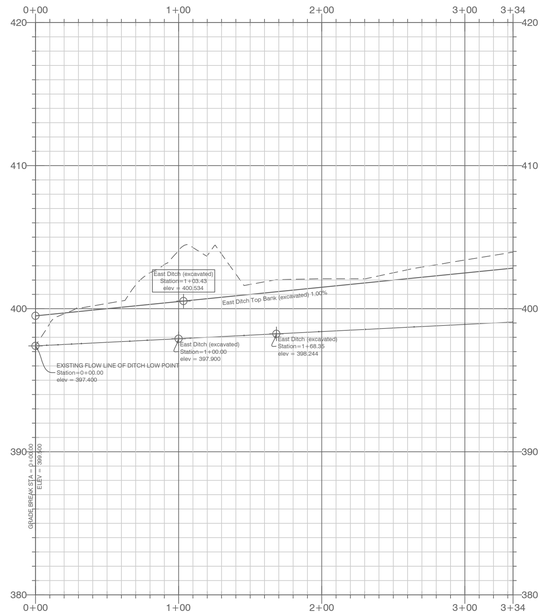
PROFILE
Pond Centerline
HORIZONTAL SCALE 1" = 50'
VERTICAL SCALE 1" = 5'

VICINITY MAP:





3' WIDE CONCRETE TRICKLE CHANNEL
DETENTION POND PROPOSED SECTION



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



EAST DITCH PROPOSED TYP SECTION FOR EXCAVATION

CONTOUR INTERVAL:

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

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

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

V-Bottom Ditch (Analysis)

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

V-Bottom Ditch (Analysis)

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

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

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

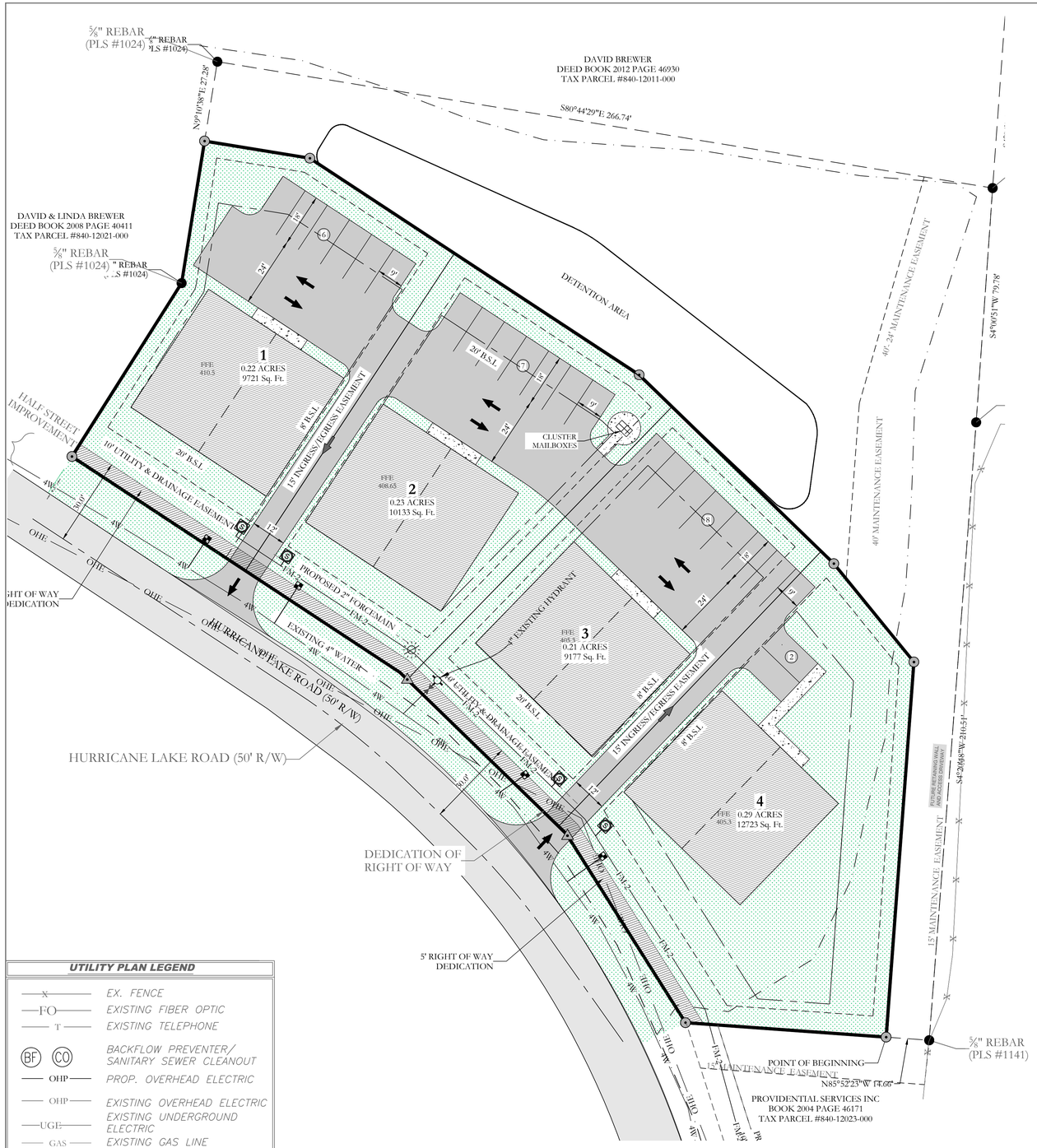
FOR USE AND BENEFIT OF:
SKY BLUE, LLC.

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

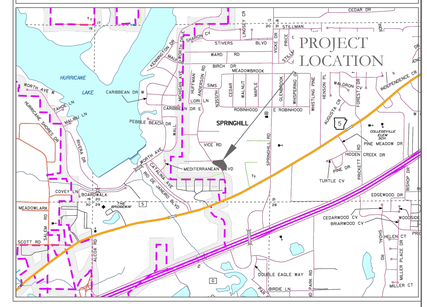
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REVISED:	09/25/2024	CHECKED BY:	19-0066
SHEET:	C-2.0	SCALE:	

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VICINITY MAP:



UTILITY PLAN LEGEND

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

PROPERTY UTILITY SPECIFICATION

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

NOTE:

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

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

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

FOR USE AND BENEFIT OF:
SKY BLUE, LLC.

UTILITY PLAN

SKY BLUE DUPLEXES

CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	06/26/2024	C.A.D. BY:	DRAWING NUMBER:
REVISED:	09/25/2024	CHECKED BY:	19-0066
SHEET:	C-3.0	SCALE:	

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