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 Subdivison 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.

Maryilyn 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

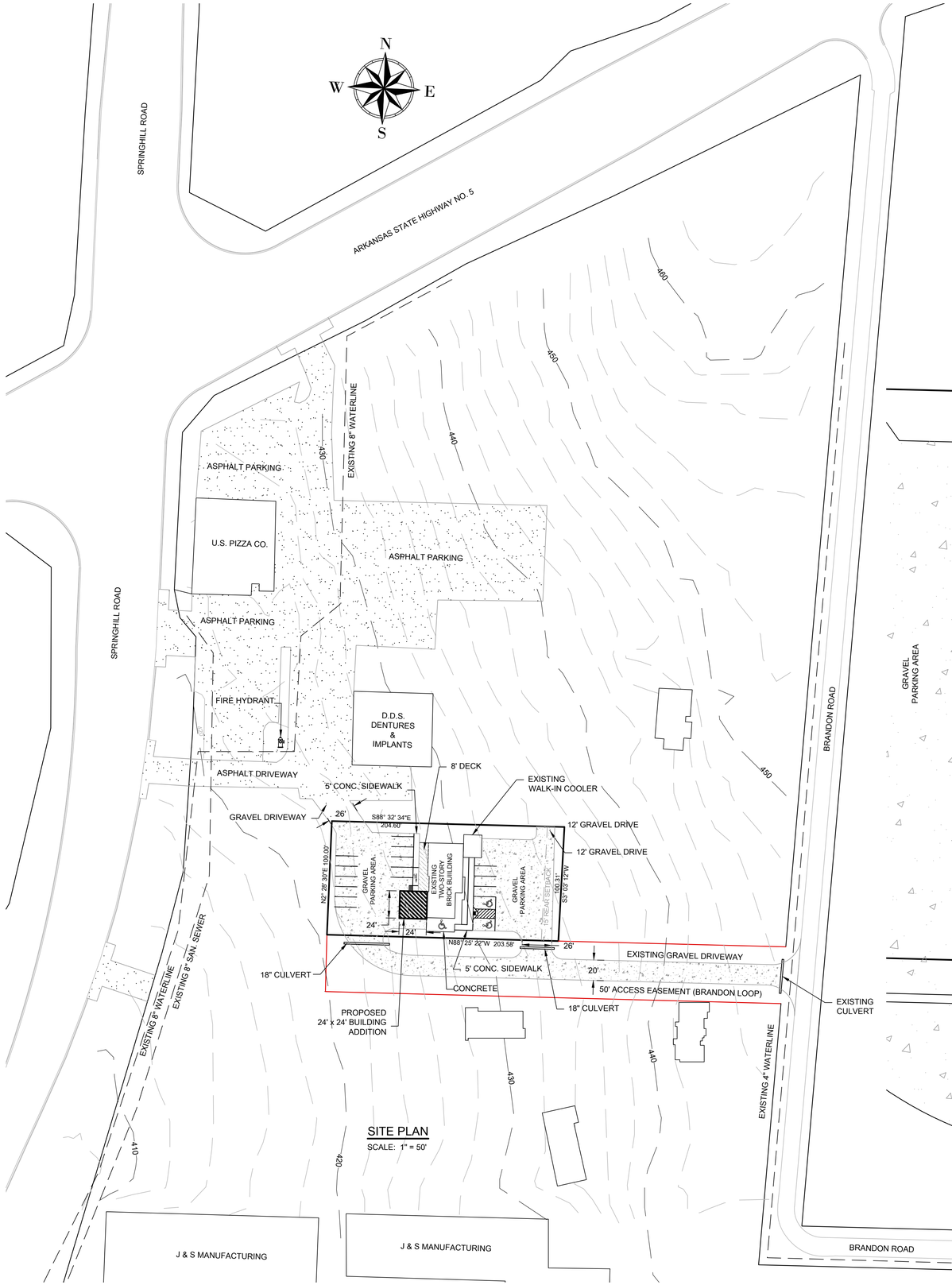
All that part of the SW ¼ of the SW ¼ Section 21, Township 1 South, Range 14 West, Saline County, Arkansas, described as follows: Beginning at the SW corner of said Section 21, and run thence East along the South line for 600' to the West line of roadway; run thence N 01º31' E along West line of road 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 88º 25' 22" W 203.58'; thence N 2º28' 30" E 100' to a point that is 409.2' West of the West line of road; run S 88º 30' 15" E 204.60'; thence S 3º03' 12" W 100.31' to the Point of Beginning. Tract contains 0.47 acres, more or less.

NAME OF DEVELOPMENT: SPRINGHILL TAVERN

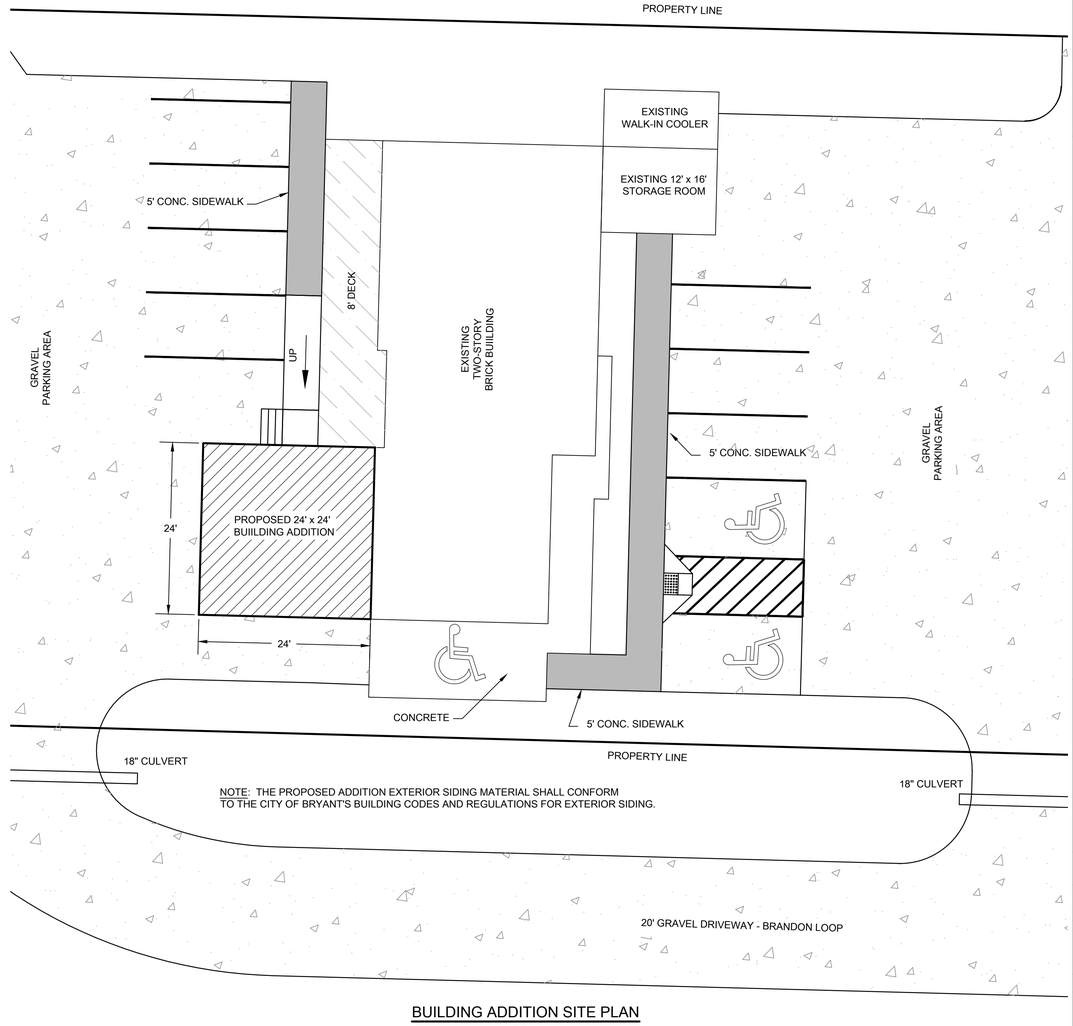
CURRENT ZONING: C2

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



SITE PLAN
SCALE: 1" = 50'



BUILDING ADDITION SITE PLAN
SCALE: 1" = 10'

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

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 4197
MICHAEL BOLIN

AS-BUILT DATE:

CONTACT PERSON:
M. BOLIN

SCALE:
AS SHOWN

DATE: AUGUST 2022

BUILDING ADDITION SITE PLAN

JOB NO.

SHEET NO.
1 OF 1

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.

Michael Bolin
SIGNATURE

8/5/2022
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	✓	
Proposed improvement is within building line setbacks Front 0 ft. Side 0 ft. CNR Side 0 ft. Back 15 ft.	✓	
Parking requirements can be satisfied Floor Space 3351 sq.ft. divided by 300 = 11.17 (no. of parking spaces required)	✓	
Improvement is outside 100 year flood plain (if answer is no - Provide 404 Permit for site)	✓	
Lowest building floor level and all mechanical equipment are above FEMA 100 year flood elevation	✓	
Will there be a dumpster located on the site?		✓
Will there be a construction site office?		✓
Have you made "One Call"?		✓
Structure and site complies with ADA (Americans with Disability Act) and ABA (Architectural Barriers Act) Accessibility Guidelines	✓	
Design complies with Arkansas Plumbing Code and National Electric Code requirements	✓	
Foundation and structure meet earthquake requirements for Zone 1.	✓	
Structure meets Arkansas Energy Code for specified use.	✓	
Complies with Arkansas Fire Prevention Code	✓	
Complies with International Code Council regulations	✓	
Will a Site Clearance Permit be required? (City Ordinance 2002-03)		✓
Are you granted any variances by the Board of Adjustment?		✓
If you have been granted a variance please explain in detail:		

III. LANDSCAPING COMPLIANCE WITH REQUIREMENTS

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

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)

	YES	NO
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. ~~20~~ 12 copies of Site Plan (folded to no larger than 8 ½ X 14 size) that includes vicinity map and landscaping plan (minimum size 17" X 34" paper)
- ✓ 31. ~~20~~ 12 copies of Landscaping Plan (folded to no larger than 8 ½ X 14 size)
- ✓ 32. ~~20~~ 12 copies of building floor plan (folded to no larger than 8 ½ X 14 size)
- N/A 33. Copy of Stormwater Detention approval
- N/A 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

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

Ronnie Brand	Michael Baker
Owner	Engineer/Architect
2205 Brandon Rd.	501-231-6558
Mailing Address	Phone #
Bryant, AR 72022	8/8/2022
City	Date

CITY USE

Action Taken:

Special Conditions:

Permit Issued: Date _____ Sq.Ft. _____ Amount $_____

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

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

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

SIGN PERMIT APPLICATION

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

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

Date: 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

ARKANSAS SIGN & NEON
8525 DISTRIBUTION DR.
LITTLE ROCK, AR 72209
501-562-3942 P
501-562-6651 F
UL Listed

ALL IDEAS, DESIGNS AND ARRANGEMENTS INDICATED OR REPRESENTED BY THIS DRAWING (EXCEPT FOR REGISTERED TRADEMARKS) ARE OWNED BY AND ARE THE PROPERTY OF ARKANSAS SIGN & NEON. USE OF THIS DOCUMENT IS PROHIBITED UNLESS WRITTEN AUTHORIZATION IS OTHERWISE GIVEN.
CUSTOMERS IS RESPONSIBLE TO OBTAIN ANY/ALL LANDLORD APPROVALS IF APPLICABLE. DELIVERY TIMES VARY PER SCOPE OF WORK. TYPICAL DELIVERY TIME FROM ACCEPTANCE AND PERMITTING ARE 4-8 WEEKS. OUR GOALS IS TO DELIVER IN A TIMELY MANOR BARRING UNFORSEEN CIRCUMSTANCES.

REPRESENTATIVE: DAVID ASHLEY
DATE/DWG: 08/02/2022 - DWG1
DESIGNER: LORA RAND REV2

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'-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



ARKANSAS SIGN & NEON
8525 DISTRIBUTION DR.
LITTLE ROCK, AR 72209
501-562-3942 P
501-562-6651 F
UL Listed

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CUSTOMERS IS RESPONSIBLE TO OBTAIN ANY/ALL LANDLORD APPROVALS IF APPLICABLE.
DELIVERY TIMES VARY PER SCOPE OF WORK. TYPICAL DELIVERY TIME FROM ACCEPTANCE AND PERMITTING ARE 4-8 WEEKS. OUR GOALS IS TO DELIVER IN A TIMELY MANOR BARRING UNFORSEEN CIRCUMSTANCES.

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

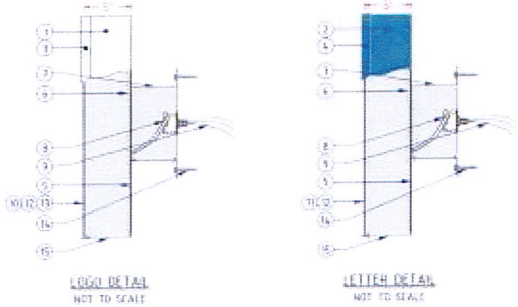
CLIENT: DOMINO'S
LOCATION: 3415 AR-5, Bryant, AR 72019

SIGNATURE OF APPROVAL REQUIRED FOR PRODUCTION

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 "O" HEIGHT	LOGO HEIGHT	LOGO LENGTH	COPY LENGTH	OVERALL HEIGHT	OVERALL LENGTH	AMP LOAD	BOXED SQUARE FOOTAGE	ACTUAL SQUARE FOOTAGE
A	B	E	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'-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



ARKANSAS SIGN & NEON
8525 DISTRIBUTION DR.
LITTLE ROCK, AR 72209
501-562-3942 P
501-562-6651 F
UL Listed

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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

Sign C

INSTALLED FLAG-MOUNTED ON WEST ELEVATION

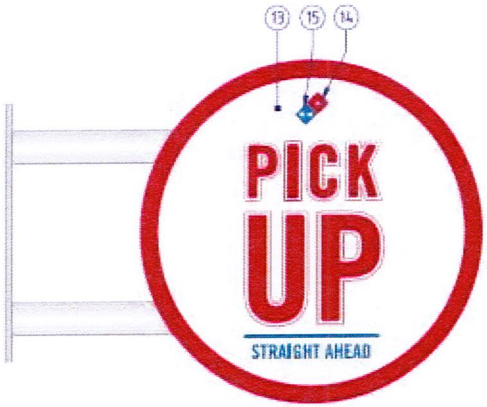




DOMINO'S PIZZA 2 X 2 PICK-UP FLAG MOUNT CONSTRUCTION SPECIFICATIONS	
NO.	PART/DESCRIPTION
1	.063" ALUMINUM SKIN
2	.040" ALUMINUM BACK
3	.125" X 1" ALUMINUM STANDING LEG
4	1 1/2" ALUMINUM RETAINER
5	2" X 154" PIPE
6	1" X 1/8" ALUMINUM STRAP
7	1" X 1/8" STEEL STRAP
8	MOUNTING PLATE
9	GE 7100K WHITE LED'S AS REQUIRED
10	LED POWER SUPPLIES AS REQUIRED
11	DISCONNECT SWITCH
12	ELECTRICAL OUT - THRU BOTTOM POLE
13	.118" WHITE SOLAR GRADE PAN-FORMED POLYCARBONATE FACE
14	3M 3730-33L RED TRANSLUCENT FILM (1ST SURFACE)
15	3M 3730-127L INTENSE BLUE TRANSLUCENT FILM (1ST SURFACE)

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 18101
- INTERIOR FINISH: PAINT REFLECTIVE WHITE
- RETAINERS REMOVABLE FOR SERVICE ACCESS
- U.L. LISTED
- ELECTRICAL: 0.32 AMPS/120 VOLTS
- SQUARE FOOTAGE:
  BOXED = 4.00
  ACTUAL = 3.14



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

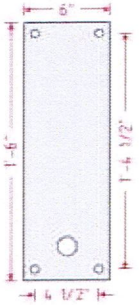


PLATE DETAIL
SCALE: 1" = 1'-0"

ARKANSAS SIGN & NEON
8525 DISTRIBUTION DR.
LITTLE ROCK, AR 72209
501-562-3942 P
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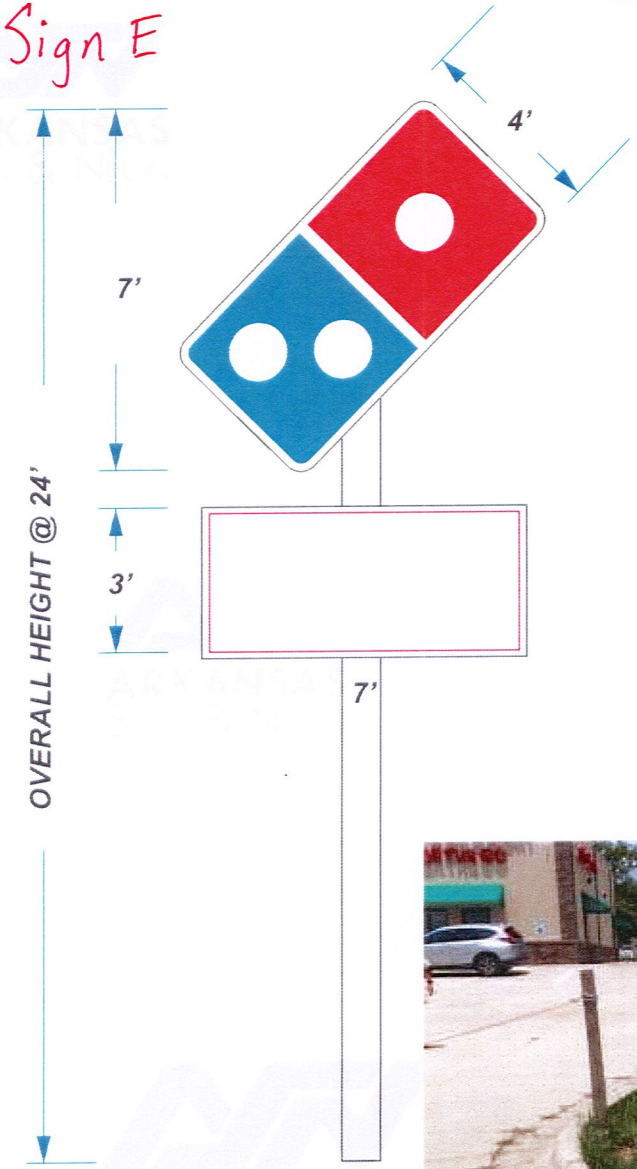
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LOCATION: 3415 AR-5, Bryant, AR 72019

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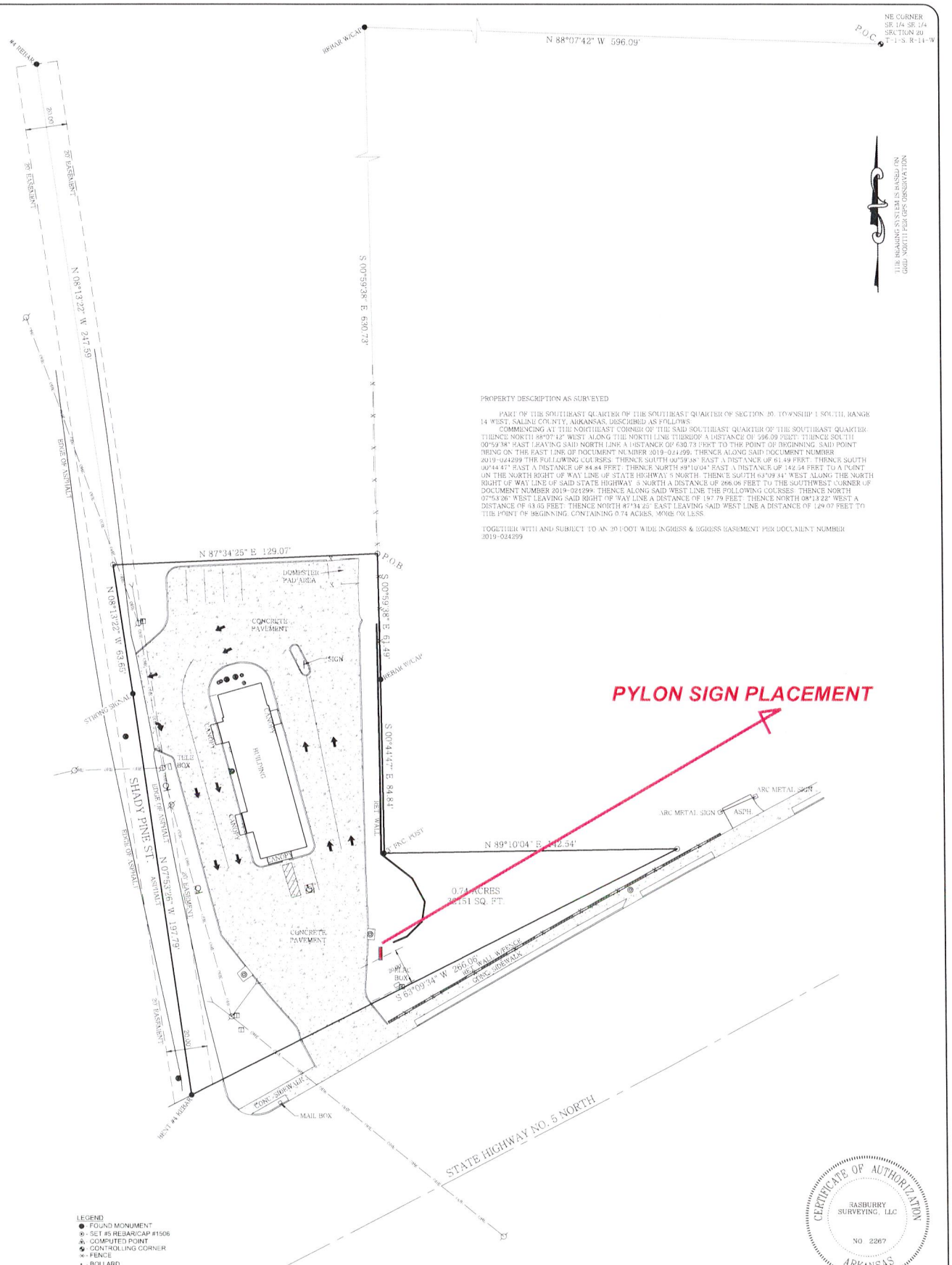
Sign E











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 88°07'42" WEST ALONG THE NORTH LINE THEREOF A DISTANCE OF 596.09 FEET; THENCE SOUTH 00°59'38" 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 2019-024299; THENCE ALONG SAID DOCUMENT NUMBER 2019-024299 THE FOLLOWING COURSES: THENCE SOUTH 00°59'38" EAST A DISTANCE OF 61.49 FEET; THENCE SOUTH 00°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°09'34" 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 2019-024299; THENCE ALONG SAID WEST LINE THE FOLLOWING COURSES: THENCE NORTH 07°53'26" WEST LEAVING SAID RIGHT OF WAY LINE A DISTANCE OF 197.79 FEET; THENCE NORTH 08°13'22" WEST A DISTANCE OF 83.65 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 EASEMENT PER DOCUMENT NUMBER 2019-024299

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

30 0 30 60
Scale: 1" = 30'

CERTIFICATE OF AUTHORIZATION
RASBURRY SURVEYING, LLC
NO. 2267
ARKANSAS

RASBURRY SURVEYING, LLC
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 easements, 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

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1506
SIGNATURE
JAMES A. RASBURRY

FILE: C:\DRAWINGS\1S-14W\S 20\BDP HOLDINGS	FIELDWORK DATE: 7-21-22 PLAT DATE: 7-26-22	DRAWN BY: DCR
STATE CODE: 500-01S-14W-0-20-220-02-1506	JOB#: 22-210	CHECKED BY: JAR

To whom it may concern:

I, Brent Meddleas **., 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: _____ **DATE:** 8/3/2022

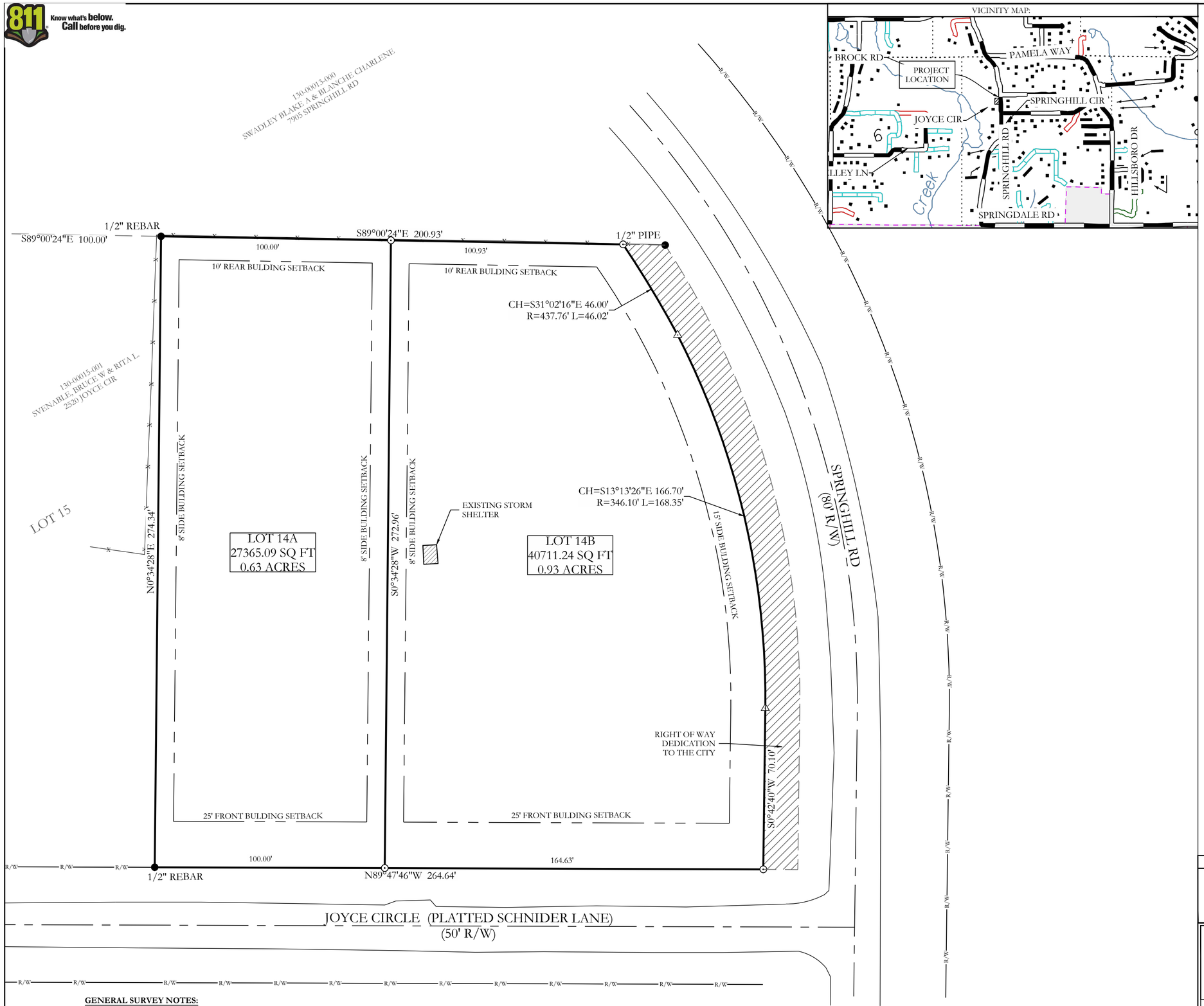
LANDLORD/PROPERTY OWNER SIGNATURE

PRINTED NAME: Brent Meddleas

ADDRESS: 9911 West Markham

Little Rock, AR 72205

Know what's below. Call before you dig.



VICINITY MAP:

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 ½" Rebar
- Computed point
(M)- Measured
(P) - Plat/Deed
- Fence

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

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

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

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

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

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:
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: 22-0534
REVISED:	08/24/2022	CHECKED BY:	
SHEET:		SCALE: 1"= 30'	

500	01N	14W	0	05	130	62	1664

K:\Land Projects\2044 Surveys\2022-22-0534 FS LOT 14 H, E, & L SUBDIVISION\Survey\DWG\22-0534 FS LOT 14 H, E, AND L SUBDIVISION.dwg | PLOTTED: 8/24/2022 5:19 PM

BILL OF ASSURANCE
LOMBARD HEIGHTS SUBDVISION
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 a 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 us 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 comer 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 comer, 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' foes, 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, maint□ance, 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

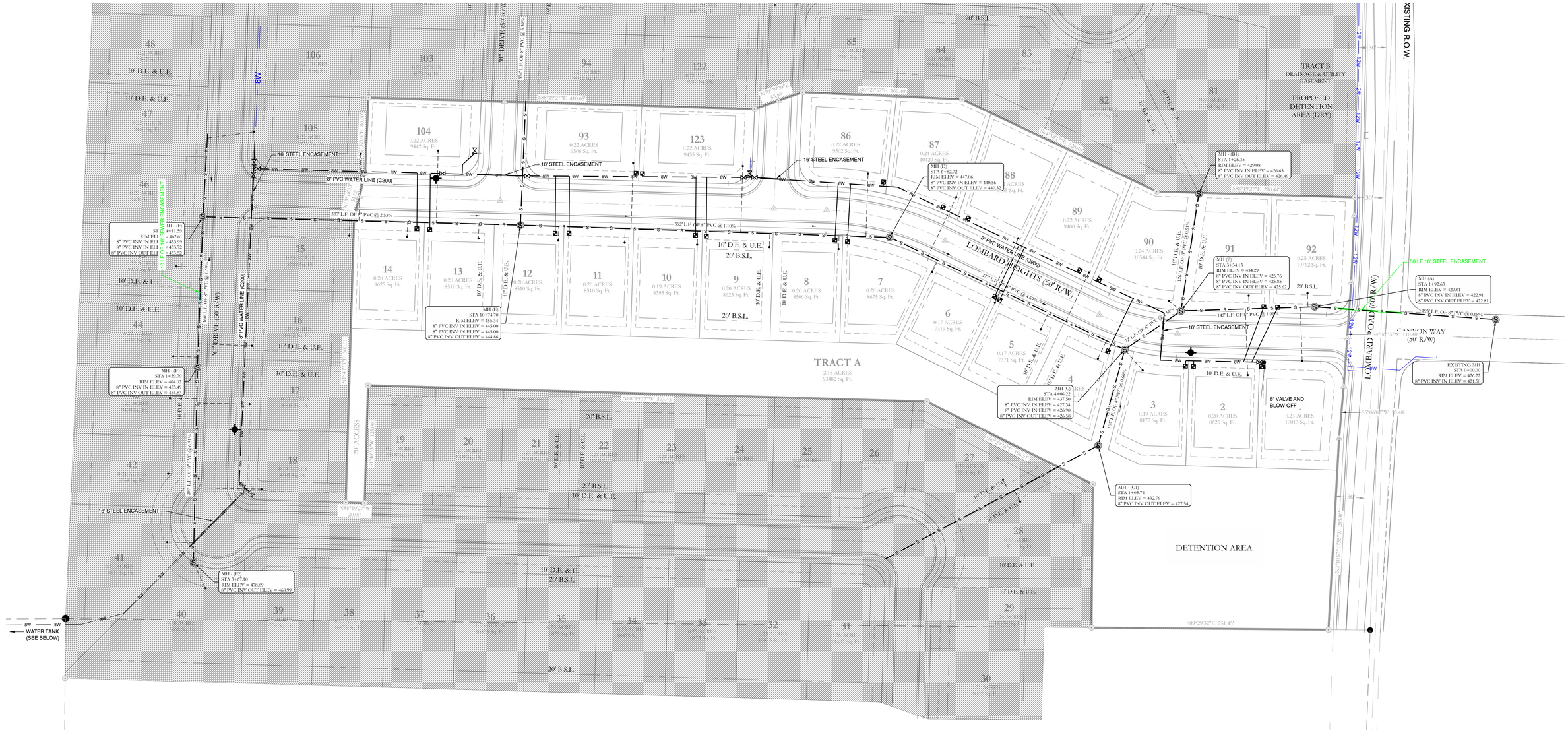
State of Arkansas

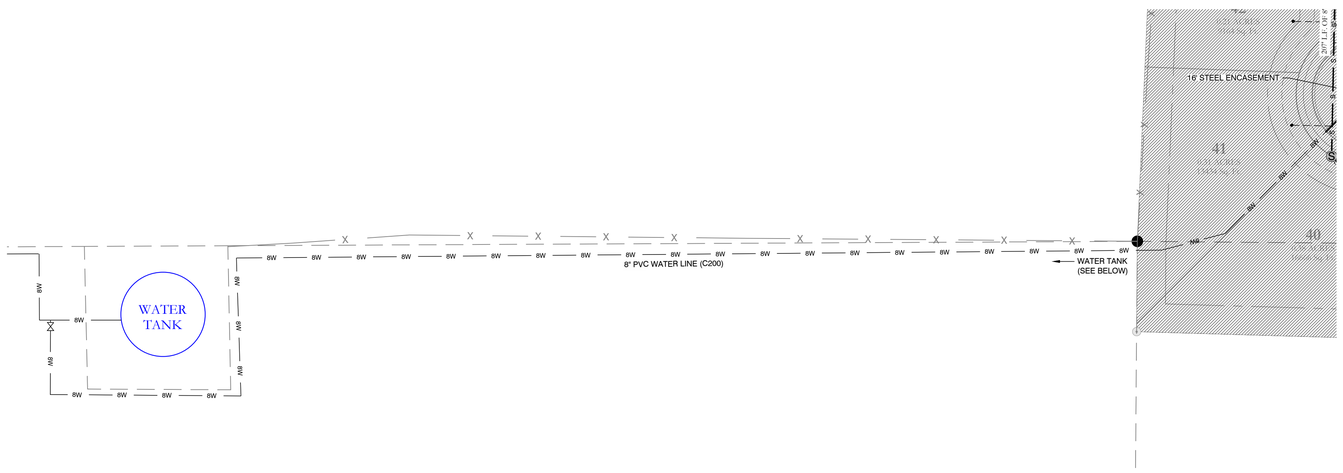
County of Saline

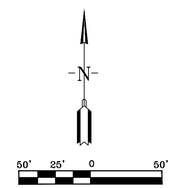
On this ____ day of ____, 2022, before me, the undersigned officer, personally appeared Jody R. Petty, who acknowledged himself to be the Member of Southern General Contractors, LLC, a limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the consideration 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	2" BLOW OFF	SEWER SERVICE
WATER MAIN — WV — GATE VALVE	REDUCER 6"	SEWER MAIN — S — S — (S) SEWER MANHOLE
REDUCER	6"	
FIRE HYDRANT	GATE VALVE	
DOUBLE WATER SERVICE	FIRE HYDRANT (2 TO 6 FEET FROM EDGE OF PAVEMENT)	
SINGLE WATER SERVICE		

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:
REVISED:	CHECKED BY: =		20-1388
SHEET:	SCALE: AS SHOWN		

500	01S	14W		16	201	62	128

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LOMBARD HEIGHTS, PHASE 1

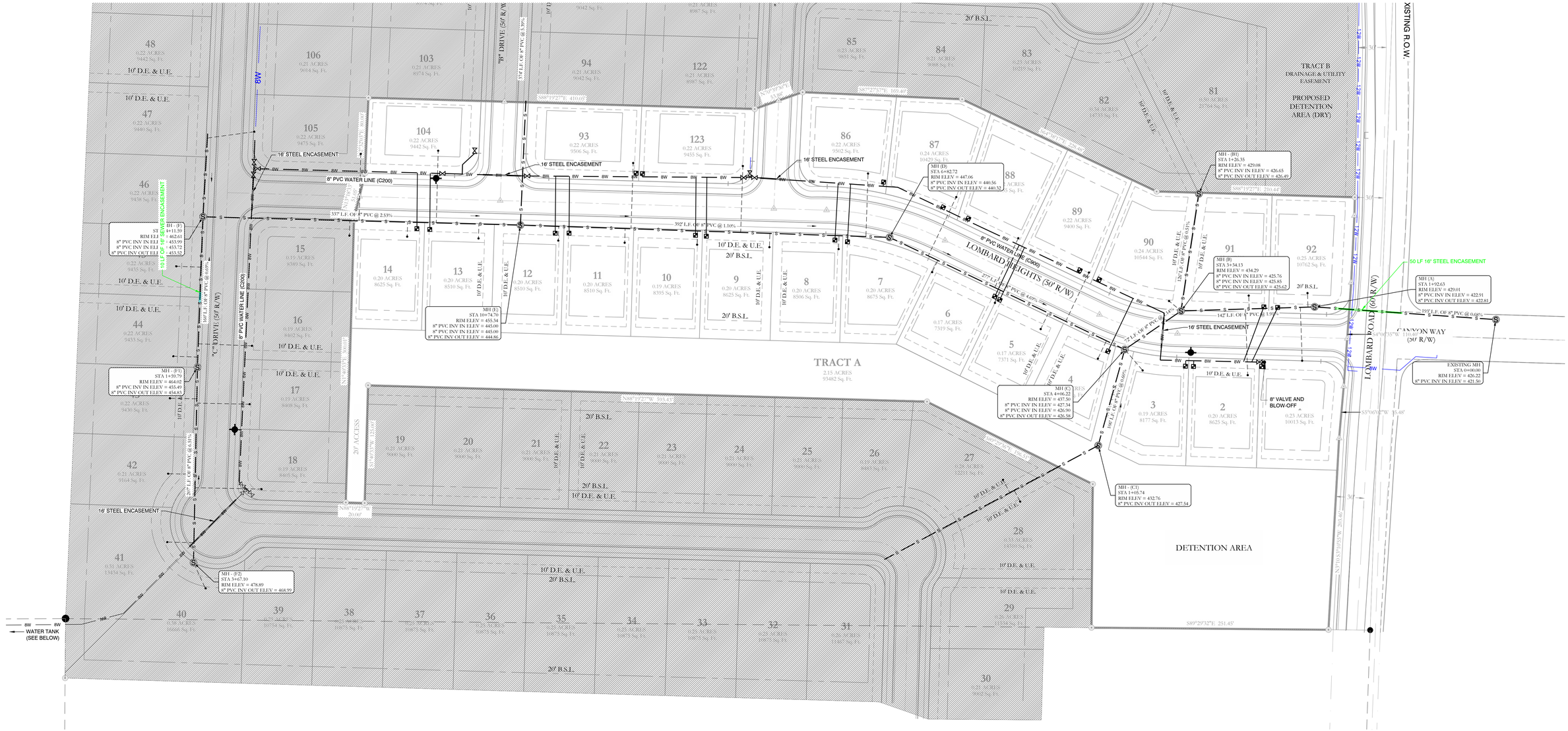
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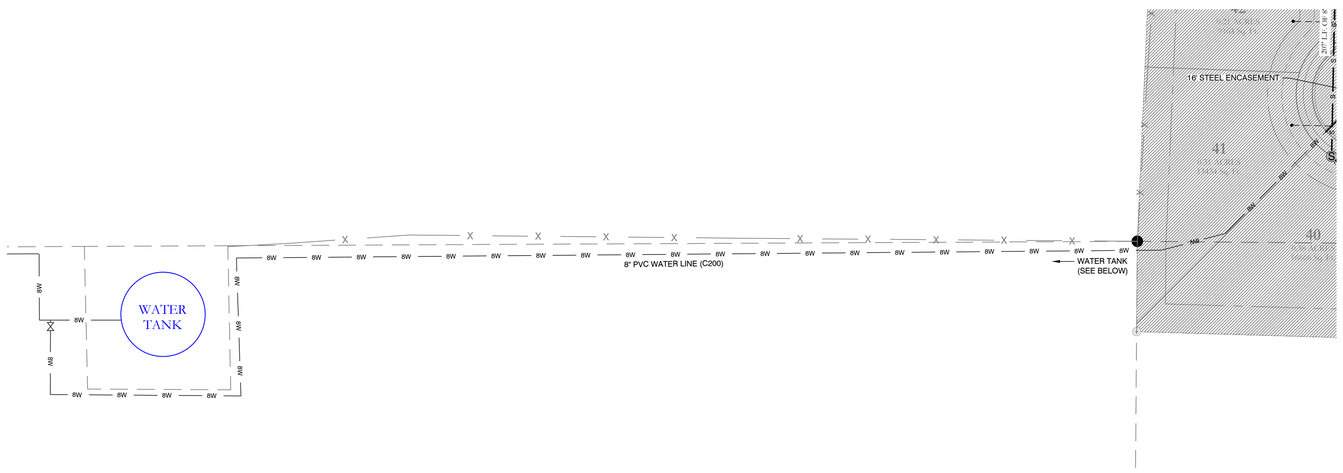
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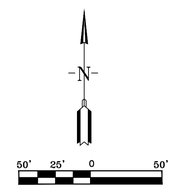
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TRACT A
2.15 ACRES
93482 Sq. Ft.
LOMBARD HEIGHTS (50' R/W)
CANYON WAY (50' R/W)
LOMBARD ROAD (60' R/W)
20' ACCESS
W. FOREST HILL DR.
N. CREEK
TRACT B
DRAINAGE & UTILITY EASEMENT
PROPOSED DETENTION AREA TRACT
DETENTION AREA
POINT OF BEGINNING
S89°29'32"E 251.45'
S89°29'36"E 40.65'
FND 1/2" REBAR W/CAP
N.E. CORNER SE/4 SE/4
SECTION 9 T-1-S R-14-W
REFERENCES:
1/2" REBAR N78°51'07"E 14.43'
POWER POLE S65°E 18.0'
4.1' EAST OF PAVEMENT EDGE
(FROM HOPE JOB 05-0570)
MOYES
E/4 SE/4 SE/4
TAX PARCEL #8840-11631-946
N88°19'27"W 864.20'
N88°19'27"W 578.89'
N88°19'27"W 149.34'
N88°19'27"W 290.40'
N88°19'27"W 55.98'
N88°19'27"W 334.44'
N88°19'27"W 591.43'
N88°19'27"W 20.00'
N88°19'27"E 210.44'
N88°19'22"E 210.20'
S7°02'44"W 1126.22'
S5°06'02"W 55.48'
N0°40'33"E 360.01'
N0°40'33"E 325.00'
N0°40'33"E 113.00'
N0°40'33"E 113.00'
S0°40'33"W 325.00'
S0°40'33"W 115.00'
S0°40'33"W 115.00'
S0°40'33"W 115







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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
Name of Subdivision

Jonathan Hope
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.

Owner Signature

William McFadden
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

ORDINANCE NO. 98-35

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 that $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.

Ron Bailey
APPROVED

Wanda Smith, City Clerk
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,

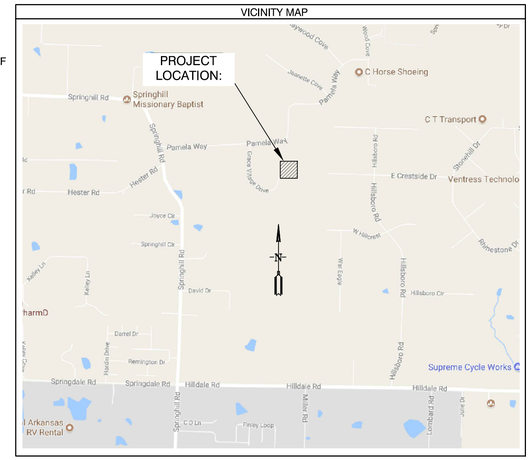
Jonathan Hope

117 South Market St. Benton, Arkansas 72015
501-315-2626
www.hopeconsulting.com



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
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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
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C12	69.17	50.00	79°16'01"	S57° 34' 14"W	63.79
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C14	27.89	25.00	63°55'29"	S13° 56' 14"E	26.47
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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

VICINITY MAP



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 the 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.

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

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

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.
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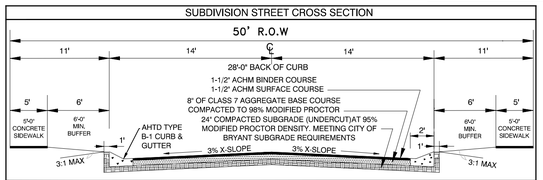
ZONING CLASSIFICATION: R-1.S

MIN. LOT SIZE: 8,820 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 - 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

SUBDIVISION STREET CROSS SECTION



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 SOUTHEAST 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 SOUTHEAST 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
Broken Bow Development, Inc.
Address: #9 Mountain View Court
Little Rock, Arkansas 72212

DEVELOPER:
Name: James H. Brown
Broken Bow Development, Inc.
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: _____
Vernon J. Williams
Registered Professional Engineer
No. 9551, Arkansas

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 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

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

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

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

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

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

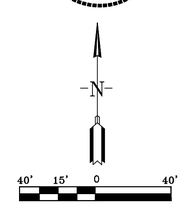
CERTIFICATE OF AUTHORIZATION
GarNat Engineering, LLC
No. 2174
ARKANSAS

CONTENTS:
FINAL PLAT

PROJECT NO:
16072

DATE:
MAY 18, 2022

SHEET NO:
1

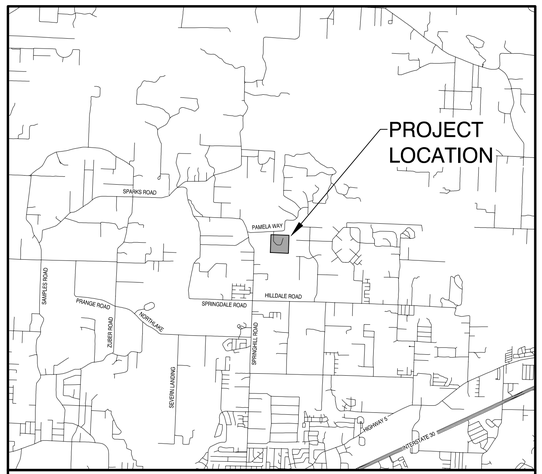


J:\Projects\2016 Projects\16072 Grace Village Phase 2\Drawings\GMEs\PHASE 3\16072 Grace Village Phase 3 FINAL PLAT.dwg

CONSTRUCTION PLANS FOR

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

REVISED AS CONSTRUCTED 7/20/22



VICINITY MAP - SALINE COUNTY, AR



Prepared by:

GarNat Engineering, LLC

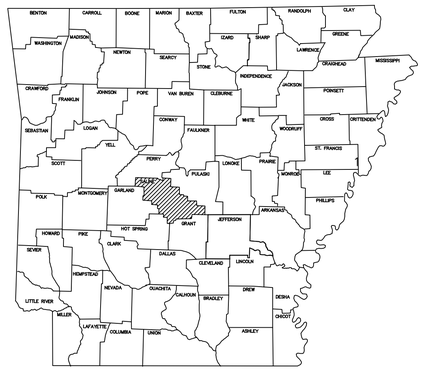
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P.O. Box 116
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3825 Mt Carmel Road
Bryant, AR 72022
Fx (888) 900-3068

RECORD DRAWING



ARKANSAS

DRAWING INDEX:

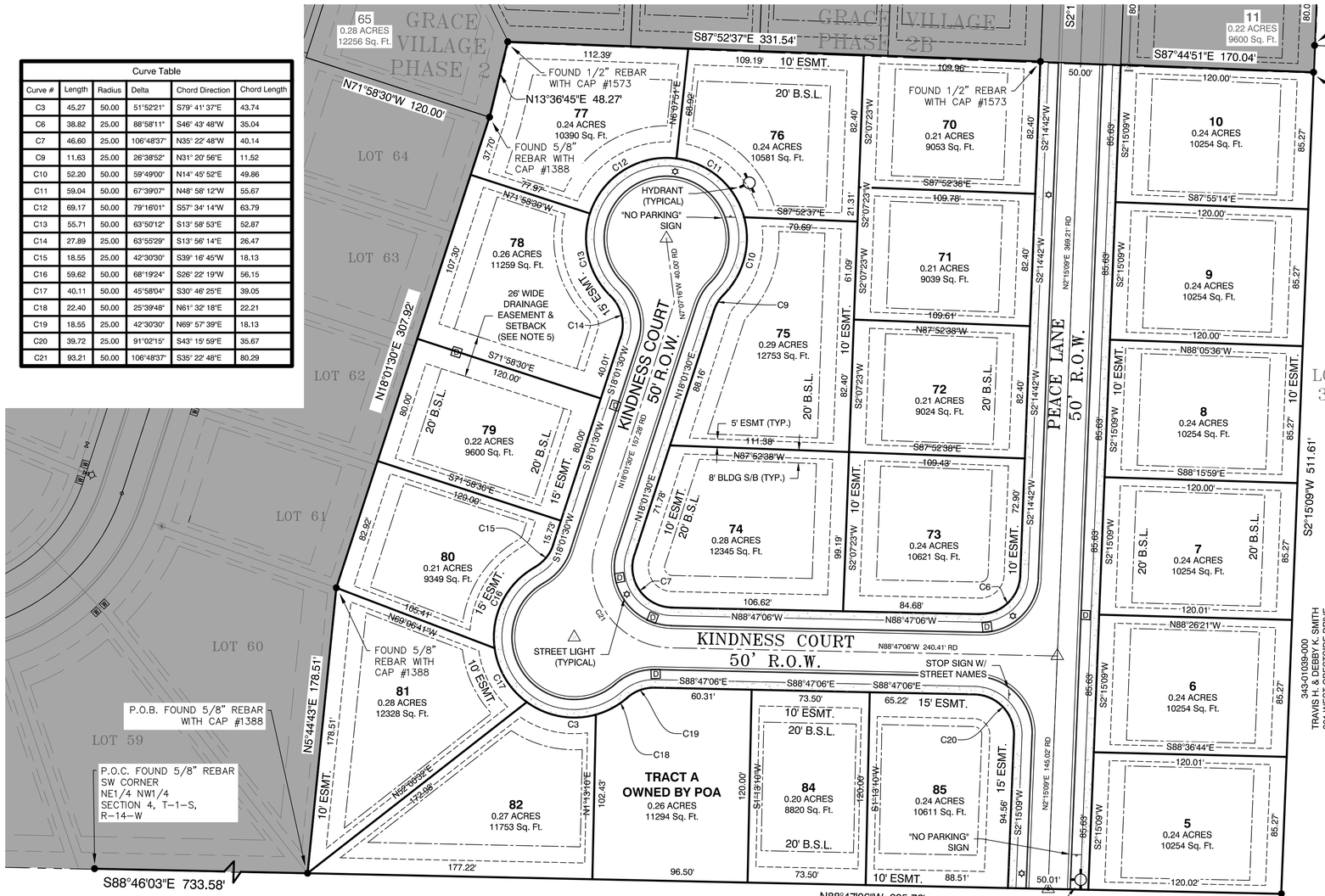
1	FINAL PLAT
2	OVERALL WATER & SEWER PLAN
3	STREET & DRAINAGE PLAN
4	PEACE LANE PROFILE
5	KINDNESS COURT PROFILE
6	SANITARY SEWER PROFILE SSMH-1 TO SSMH-2
7	DRAINAGE PROFILES
8	SPILLWAY DETAILS

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

1-20-2021

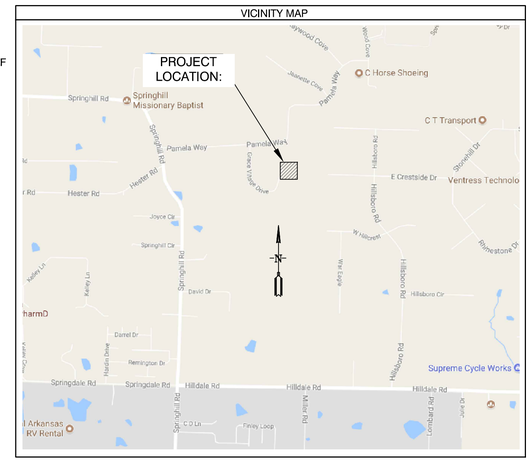
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PHASE 3
SALINE COUNTY, ARKANSAS

VICINITY MAP



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NAD 83 ARKANSAS GRID SOUTH ZONE (GPS)

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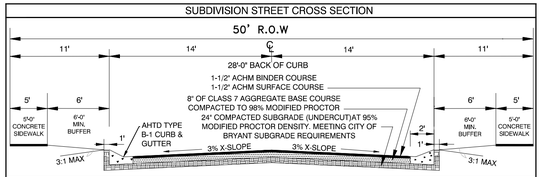
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Source of Title Saline County: Deed Book 2009 , Page 101708

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No. 1573, Arkansas

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

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

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

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

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

J:\Document Scans\PE Stamps\LW BLANK.jpg

CERTIFICATE OF AUTHORIZATION GarNat Engineering, LLC. No. 2174 ARKANSAS

CONTENTS: FINAL PLAT

PROJECT NO: 16072

DATE: MAY 18, 2022

SHEET NO: 1

J:\Projects\2016 Projects\16072 Grace Village Phase 3\Drawings\GMEs\PHASE 3\16072 Grace Village Phase 3 FINAL PLAT.dwg

NOTES:

1. BURIED UTILITIES ARE LOCATED AT THE SITE. CONTACT ARKANSAS ONE CALL & WHERE APPROPRIATE THE UTILITY COMPANIES PRIOR TO DIGGING.

2. ALL UNRESTRAINED WATER LINE FITTINGS SHALL BE INSTALLED WITH A CONCRETE THRUST BLOCK FOR JOINT RESTRAINT.

3. 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.

4. ALL SEWER LINE CONSTRUCTION SHALL COMPLY WITH CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS.

5. ALL WATER LINE CONSTRUCTION SHALL COMPLY WITH SALEM WATER USERS STANDARD SPECIFICATIONS & DETAILS.

6. MAINTAIN 10 FEET OF HORIZONTAL SEPARATION BETWEEN WATER & SEWER LINES.

7. ALL UTILITIES THAT WILL BE LOCATED UNDER PAVEMENT SHALL BE BACKFILLED IN ACCORDANCE WITH THE BRYANT STREET SPECIFICATIONS AND BRYANT WATER & SEWER STANDARD SPECIFICATIONS.

8. TELEPHONE, ELECTRICAL, AND OTHER BURIED UTILITIES ARE TO BE A MINIMUM OF 3-FEET HORIZONTALLY FROM INSTALLED WATER AND SEWER LINES.

35

65
0.28 ACRES
12256 Sq. Ft.

11
0.22 ACRES
9600 Sq. Ft.

REMOVE PLUG AND CONNECT TO EXISTING 8" GATE VALVE

8" MJ TEE W/ 8"GATE VALVE ON EAST BRANCH

3" BLOWOFF ASSEMBLY

N:2041584.61
E:1160497.23
WV

N:2041583.73
E:1160384.06
WV

N:2041579.87
E:1160385.30
WV

10
0.24 ACRES
10254 Sq. Ft.

LONG SIDE WATER METER SERVICE (TYP)

70
0.21 ACRES
9053 Sq. Ft.

SSMH-4

N:2041515.00
E:1160314.48
S STUB

N:2041513.62
E:1160385.42
S STUB

SHORT SIDE WATER METER SERVICE (TYP)

LONG SIDE SEWER SERVICE (TYP)

9
0.24 ACRES
10254 Sq. Ft.

N:2041425.92
E:1160385.70
S STUB

SSMH
RIM ELEV. = 491.96
INV. OUT 8"(S) = 483.81

71
0.21 ACRES
9039 Sq. Ft.

N:2041436.92
E:1160307.35
S STUB

SHORT SIDE SEWER SERVICE (TYP)

8" SDR-21 PVC WATER LINE

8
0.24 ACRES
10254 Sq. Ft.

72
0.21 ACRES
9024 Sq. Ft.

N:2041356.51
E:1160303.77
S STUB

N:2041340.21
E:1160382.35
S STUB

7
0.24 ACRES
10254 Sq. Ft.

N:2041262.08
E:1160372.85
WV

N:2041255.99
E:1160371.33
WV

8" MJ TEE W/ 8" GATE VALVES ON NORTH RUN AND WEST BRANCH

N:2041252.46
E:1160376.19
S STUB

6
0.24 ACRES
10254 Sq. Ft.

N:2041178.65
E:1160376.57
S STUB

5
0.24 ACRES
10254 Sq. Ft.

N:2041133.41
E:1160373.91
S STUB

N:2041090.50
E:1160367.61
WV

FIRE HYDRANT ASSEMBLY W/ MJ PLUG IN SOUTH RUN OF TEE

N:2041081.80
E:1160365.67
WV

N:2041081.71
E:1160363.91
HYD

PEACE LANE
50' R.O.W.

FIRE HYDRANT ASSEMBLY (TYP)

77
0.24 ACRES
10390 Sq. Ft.

SSMH-2

N:2041548.13
E:1160116.14
S STUB

N:2041538.30
E:1160087.97
S STUB

SSMH
RIM ELEV. = 477.78
INV. OUT 8"(S) = 469.28

N:2041537.47
E:1160110.02
WV

76
0.24 ACRES
10581 Sq. Ft.

N:2041537.47
E:1160109.38
HYD

PIPE - (1) (4) 144' L.F. OF 8" SDR-26 PVC @ 3.23%

78
0.26 ACRES
11259 Sq. Ft.

SSMH-1A

N:2041401.54
E:1160042.39
S STUB

SSMH
RIM ELEV. = 472.02
INV. IN 8"(N) = 464.61
INV. OUT 8"(S) = 462.67

20 LF 16" STEEL CASING

79
0.22 ACRES
9600 Sq. Ft.

KINDNESS COURT
50' R.O.W.

75
0.29 ACRES
12753 Sq. Ft.

N:2041381.37
E:1160120.20
S STUB

PIPE - (3) 318' L.F. OF 8" SDR-26 PVC @ 6.44%

8" 90° MJ BEND

8" 22.5° MJ BEND

74
0.28 ACRES
12345 Sq. Ft.

N:2041263.27
E:1160120.60
S STUB

73
0.24 ACRES
10621 Sq. Ft.

N:2041274.03
E:1160301.42
S STUB

40LF 16" STEEL CASING

N:2041312.99
E:1160013.24
S STUB

PIPE - (1) 182' L.F. OF 8" SDR-26 PVC @ 0.41%

80
0.21 ACRES
9349 Sq. Ft.

EXST. PIPE - (1A) 223' L.F. OF 8" SDR-26 PVC @ 3.00%-2.6%

N:2041245.03
E:1159990.33
S STUB

SSMH-1

N:2041225.25
E:1159988.42
S STUB

0+00

81
0.28 ACRE
12328 Sq. F

SSMH
RIM ELEV. = 466.12
INV. IN 8"(N) = 461.92
INV. IN 8"(W) = 461.87
INV. OUT 8"(E) = 461.77

EXST. PIPE - (1B) 82' L.F. OF 8" SDR-26 PVC @ 2.96%

N:2041184.65
E:1160057.73
S STUB

SSMH
RIM ELEV. = 466.50
INV. IN 8"(W) = 459.35
INV. IN 8"(N) = 459.45
INV. IN 8"(E) = 459.50
INV. OUT 8"(S) = 459.15

82
0.27 ACRES
11753 Sq. Ft.

TRACT A
OWNED BY POA
0.26 ACRES
11294 Sq. Ft.

N:2041186.29
E:1160166.83
S STUB

N:2041180.80
E:1160249.56
S STUB

SSMH
RIM ELEV. = 471.91
INV. IN 8"(N) = 463.31
INV. OUT 8"(W) = 463.21

84
0.20 ACRES
8820 Sq. Ft.

85
0.24 ACRES
10611 Sq. Ft.

PIPE - (2) 235' L.F. OF 8" SDR-26 PVC @ 1.58%

20 LF 16" STEEL CASING

SSMH-3

SSMH
RIM ELEV. = 464.33

EXST. SSMH-3
RIM=464.33
INV. IN 8" PVC (N) = 458.27
INV. OUT 8" PVC (S) = 458.07

EXST. SSMH-1
RIM=477.06
INV. OUT 8" PVC (E) = 468.56

S88°46'03"E 733.58'

N18°01'30"E 307.92'

LOT 61
LOT 60
LOT 59
LOT 62
LOT 63
LOT 64
LOT 39

FOUND DRILL STEM
IN STONE COLLAR
SE CORNER NE1/4 NW1/4
SECTION 4, T-1-S, R-14-W
REFERENCES:

30' 0 30'

N

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

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

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

RECORD DRAWING

CONTENTS:

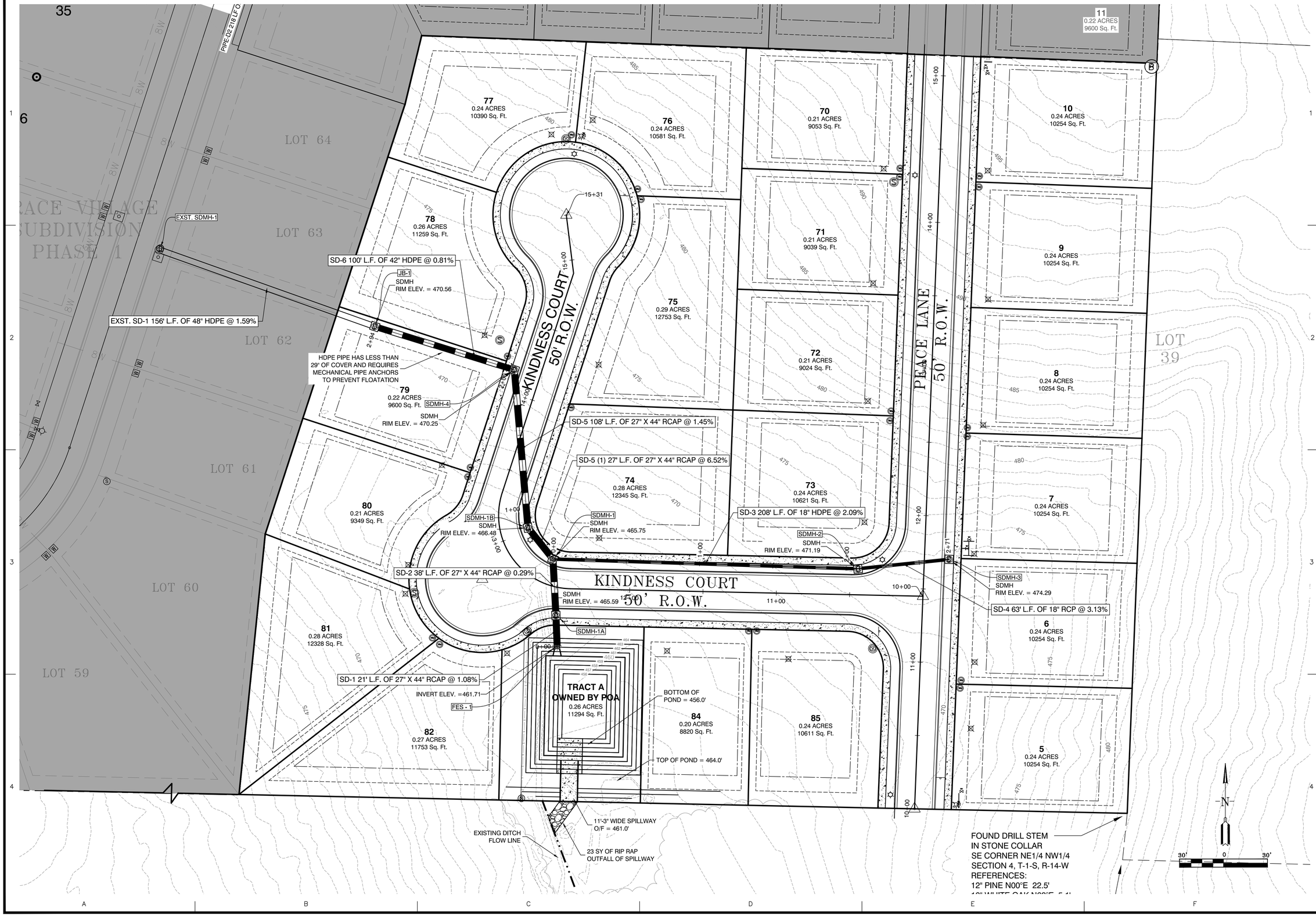
OVERALL WATER & SEWER PLAN

PROJECT NO: 16072

DATE: JAN, 2021

SHEET NO: 2

J:\Projects\2016 Projects\16072 Grace Village Phase 3\Drawings\DWG\PHASE 3\SSR-PHASE 3 SEWER-AS-CONSTRUCTED.dwg



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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Bryant, AR 72022

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Ph (501) 408-4650

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

RECORD DRAWING

CONTENTS:

STREET & DRAINAGE PLAN

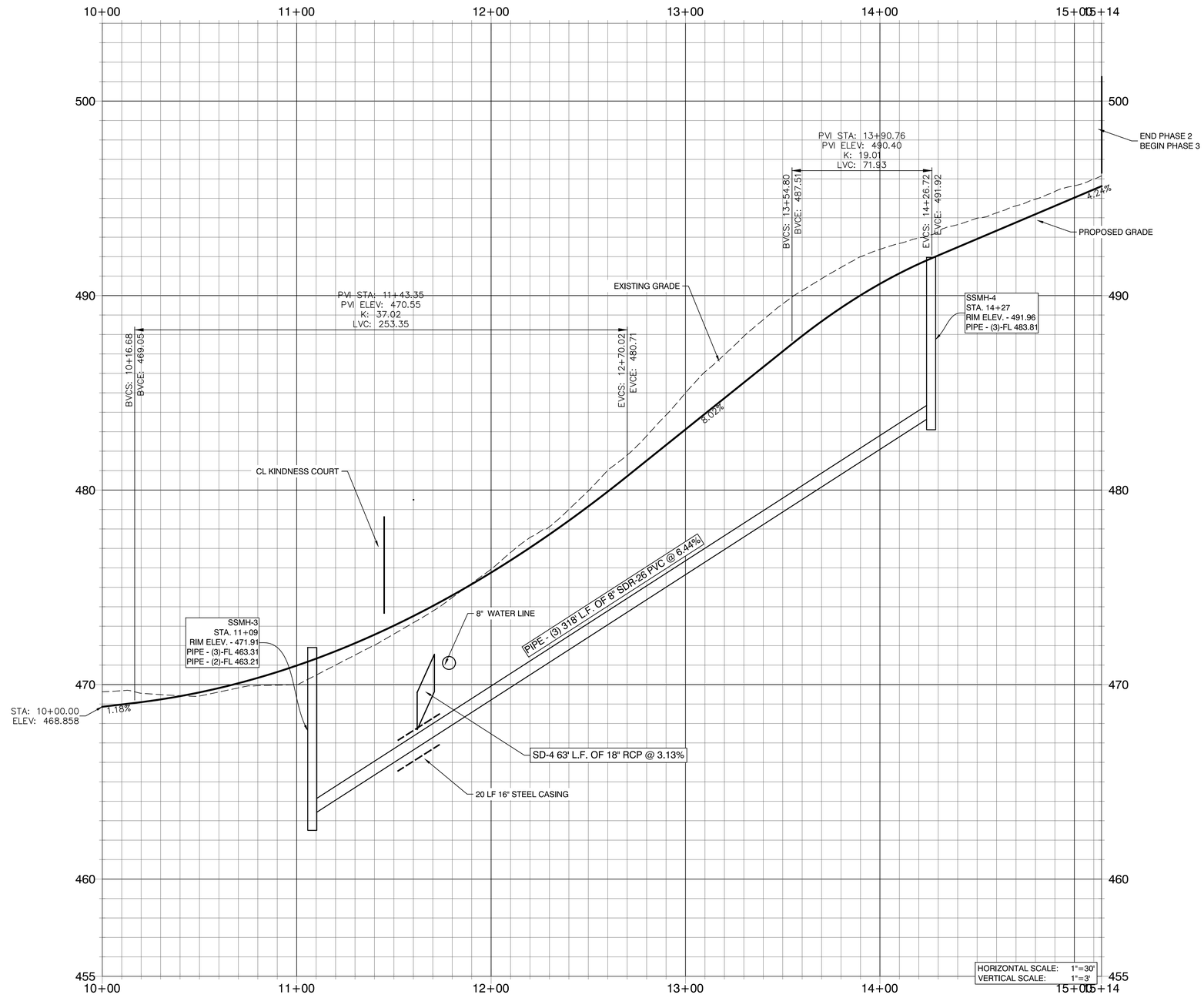
PROJECT NO:
16072

DATE:
JAN, 2021

SHEET NO:
3

a:\Projects\2016 Projects\16072 Grace Village Phase 3\Drawings\Dwgs\PHASE 3\ASBI-PHASE 3 DESIGN-AS-070822.dwg

PEACE LANE PROFILE



BY	REVISION	DATE

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P.O. Box 116
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Bryant, AR 72022
garnatengineering@gmail.com
Ph (501) 408-4650

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

RECORD DRAWING

CONTENTS:

PEACE LANE PROFILE

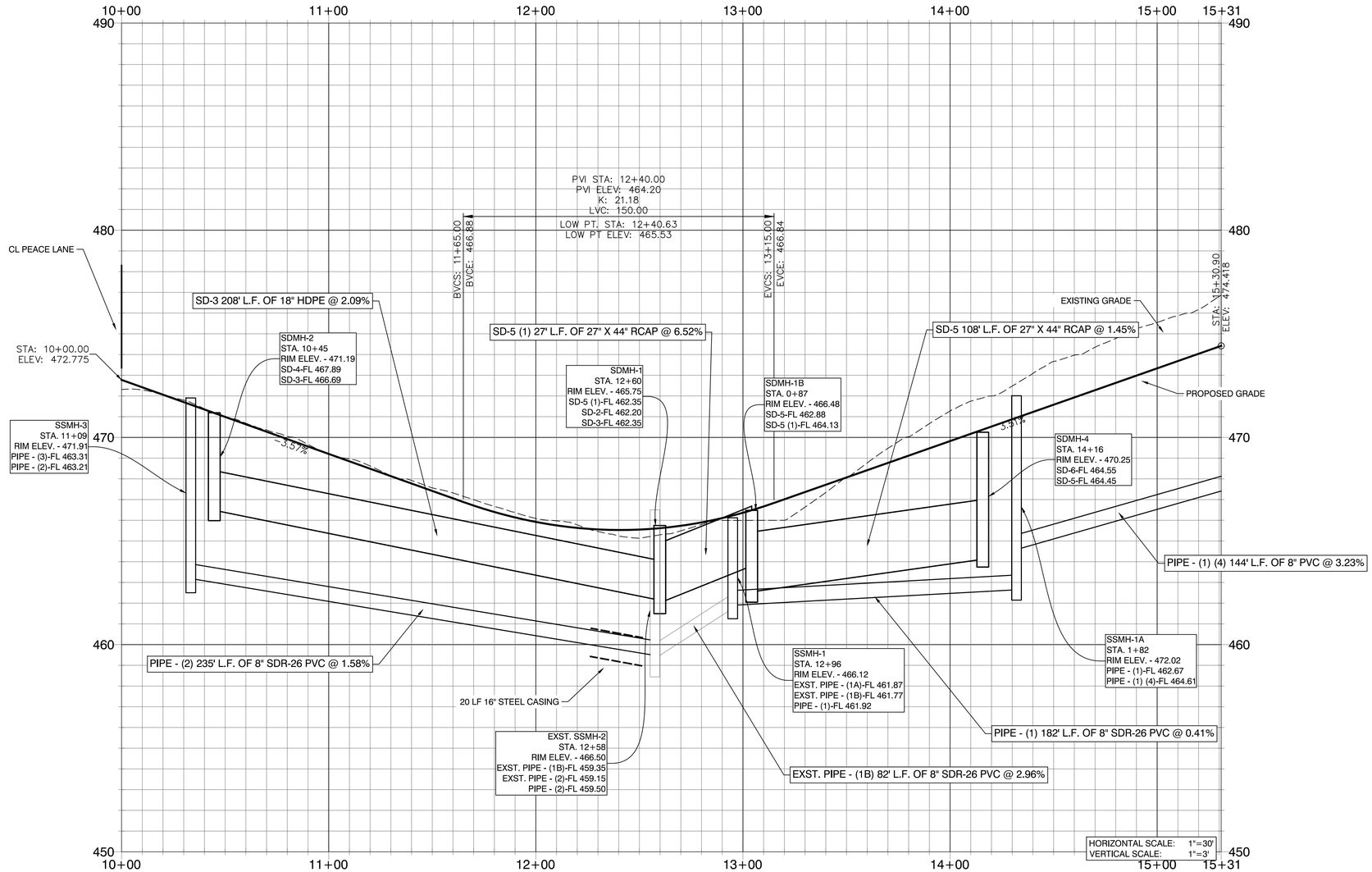
PROJECT NO: 16072

DATE: JAN, 2021

SHEET NO: 4

J:\Projects\2016 Projects\16072 Grace Village Phase 3\Drawings\plans\PHASE 3\ASBuilt-PHASE 3 XDESIGN-03-07-2023.dwg

KINDNESS COURT PROFILE



30' 15' 0 30'

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

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P.O. Box 116
Benton, AR 72018
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3825 Mt Carmel Rd
Bryant, AR 72022
garnatengineering@gmail.com

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

RECORD DRAWING

CONTENTS:
KINDNESS COURT PROFILE

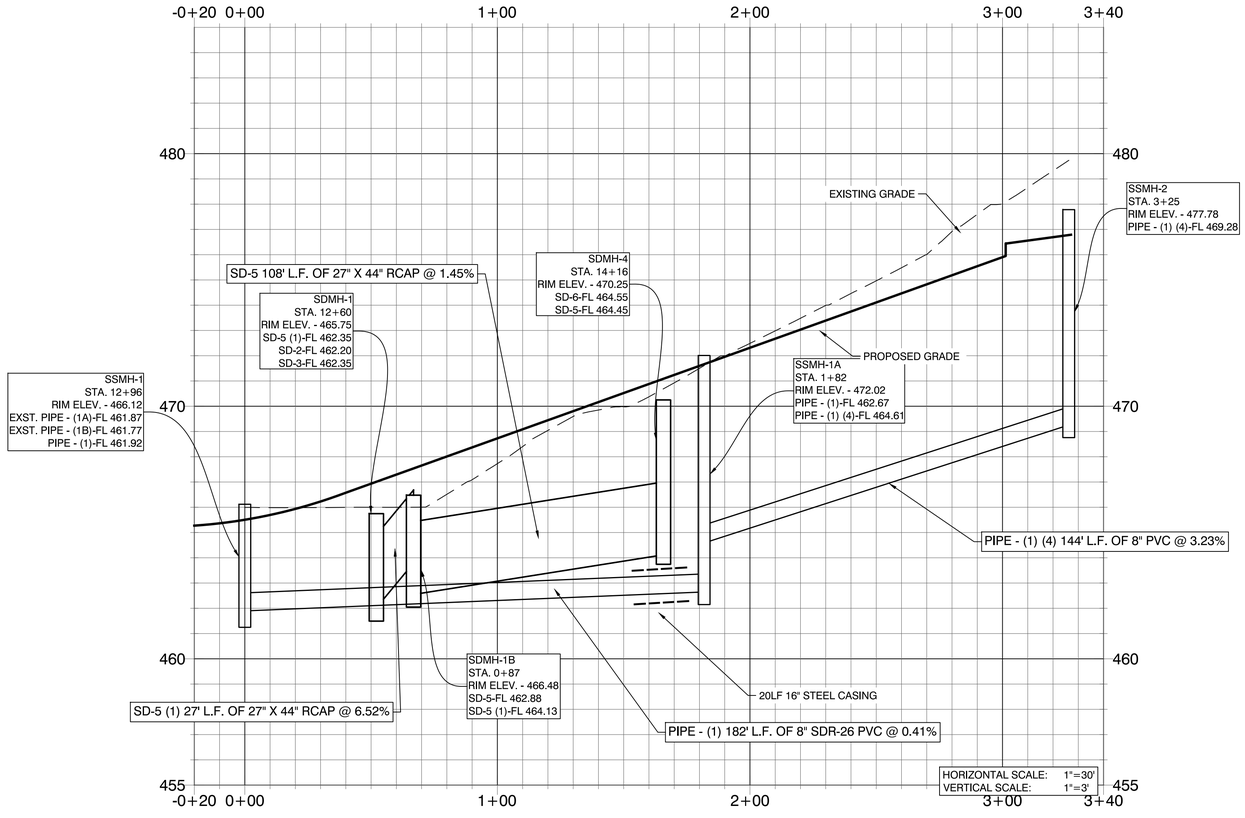
PROJECT NO: 16072

DATE: JAN, 2021

SHEET NO: 5

J:\Projects\2016 Projects\16072 Grace Village Phase 3\Drawings\Utility\PHASE 3\16072-PHASE 3 DESIGN-A3-070522.dwg

SANITARY SEWER SSMH-1 TO SSMH-2 PROFILE



30' 15' 0 30'

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

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Bryant, AR 72022
garnatengineering@gmail.com

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

RECORD DRAWING

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

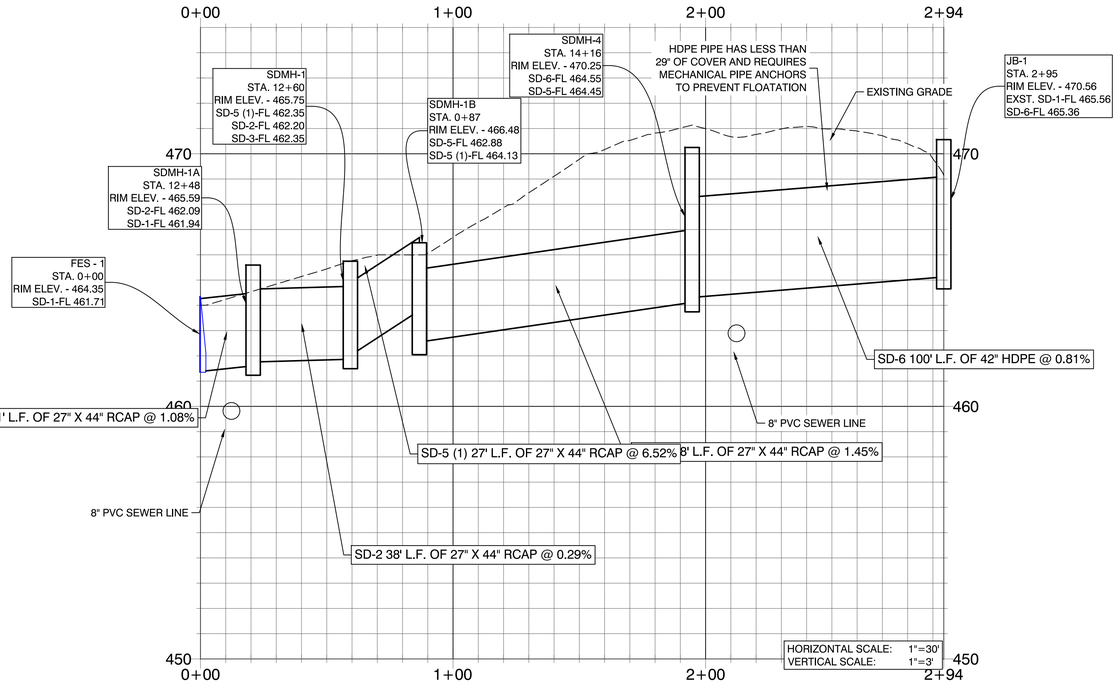
PROJECT NO: 16072

DATE: JAN, 2021

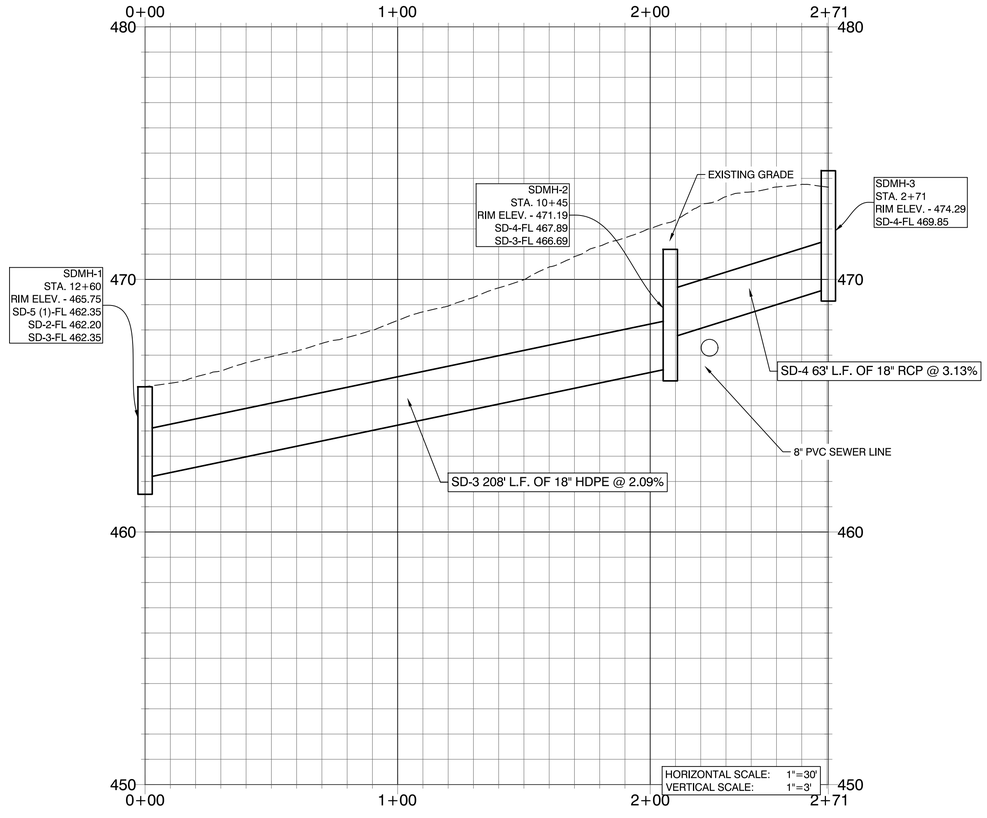
SHEET NO: 6

A:\Projects\2016 Projects\16072 Grace Village Phase 3\Drawings\Utility\PHASE 3\ASBI-PHASE 3 DESIGN-AS-CNTRED.dwg

OUTLET STRUCTURE - JB-1 PROFILE



SDMH-1 - SDMH-3 PROFILE



30' 15' 0 30'

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 DRAWING

CONTENTS:

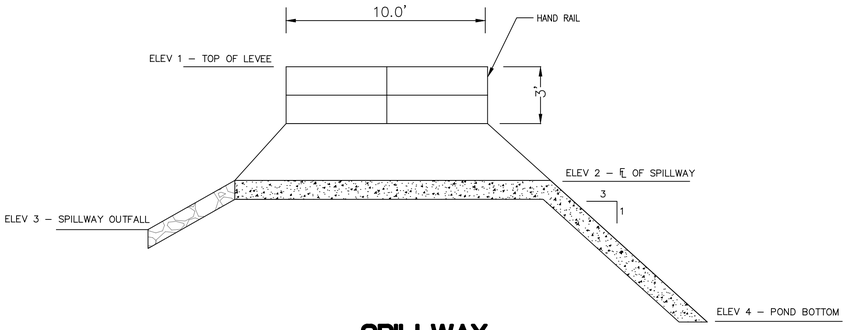
DRAINAGE PROFILES

PROJECT NO: 16072

DATE: JAN, 2021

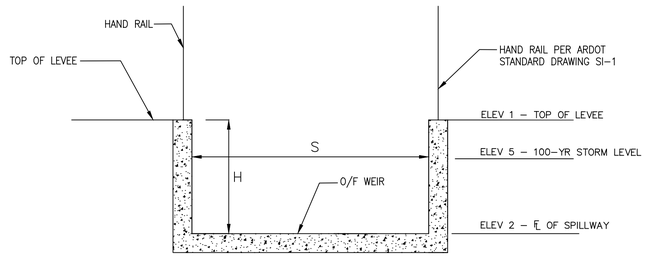
SHEET NO: 7

e:\Projects\2016 Projects\16072 Grace Village Phase 3\Drawings\Utility\PHASE 3\UtilPHASE 3 DESIGN-RD-070522.dwg



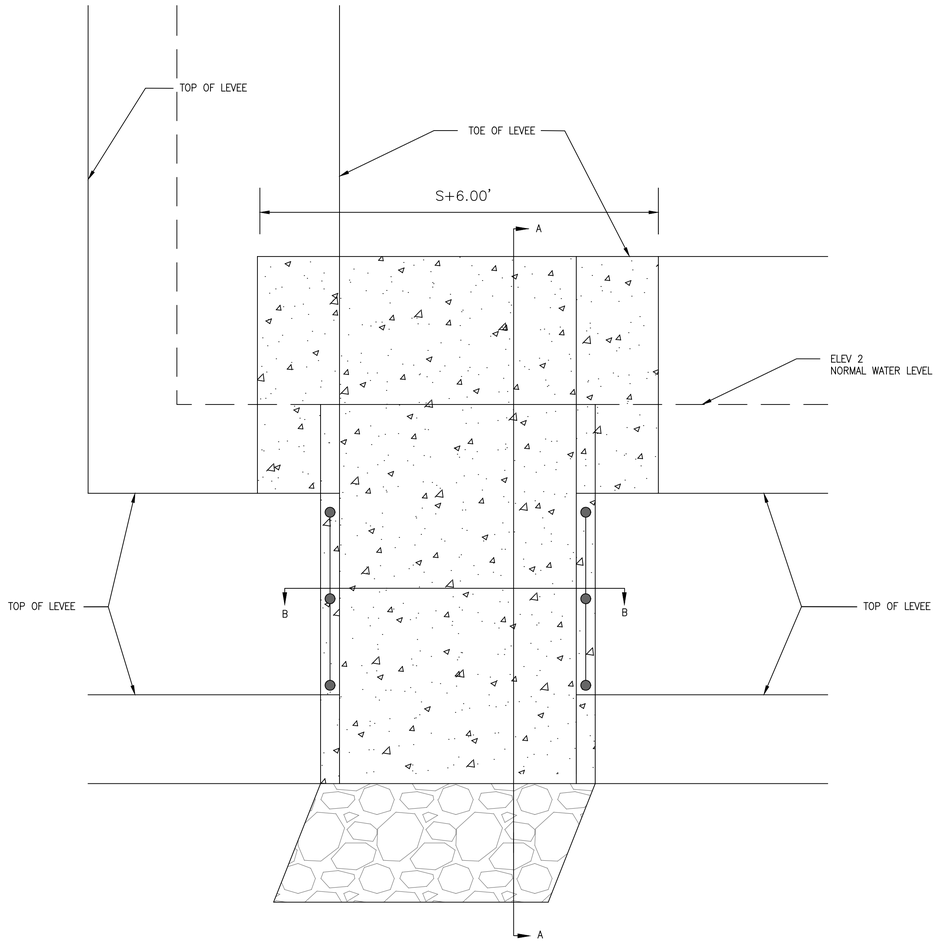
SPILLWAY SECTION A-A

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:

1. 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 Carmel Rd
P.O. Box 116
Bryant, AR 72022
Benton, AR 72018
Ph (501) 408-4650
garnatengineering@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

J:\Projects\2016 Projects\160117 Grace Village Phase 3\Drawings\Civil\PHASE 3\SPILLWAY OUTLET STRUCTURE.dwg

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 x $25.00 = $28,800.0

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

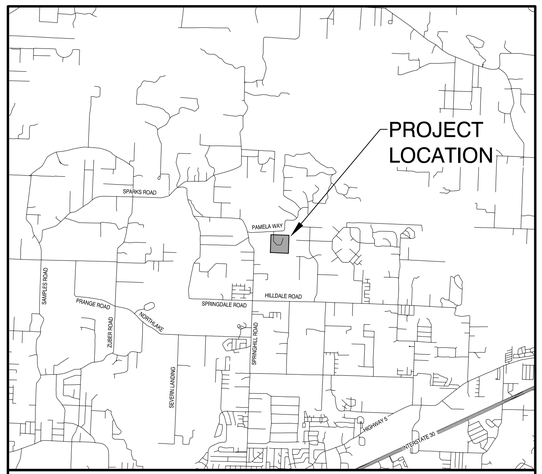
Thanks,

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



VICINITY MAP - SALINE COUNTY, AR



Prepared by:

GarNat Engineering, LLC

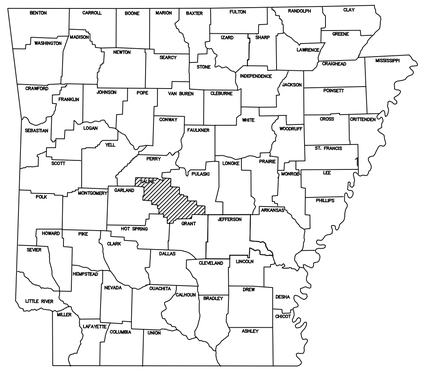
Designing our client's success

www.garnatengineering.com

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

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

RECORD DRAWING



ARKANSAS

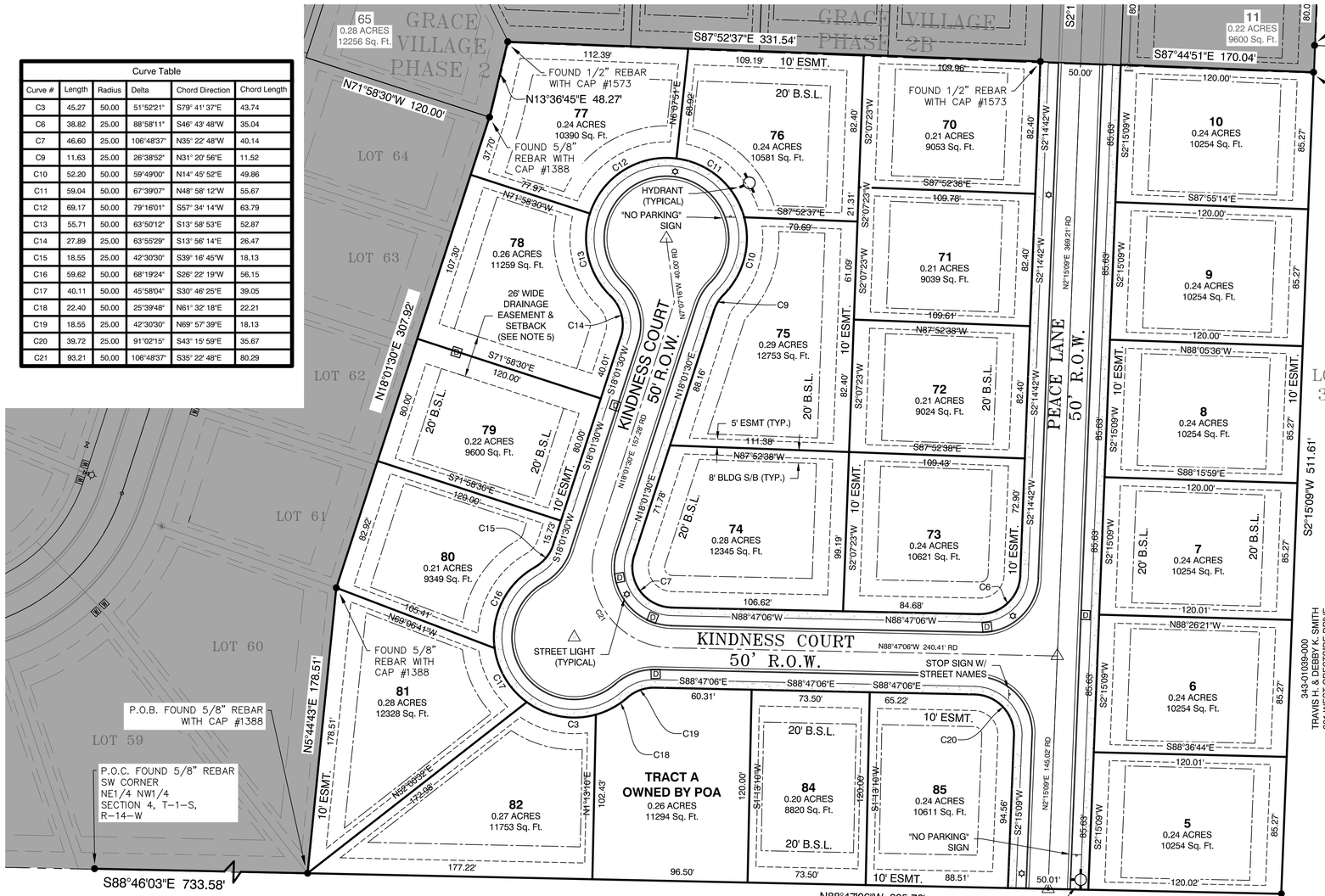
DRAWING INDEX:

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

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

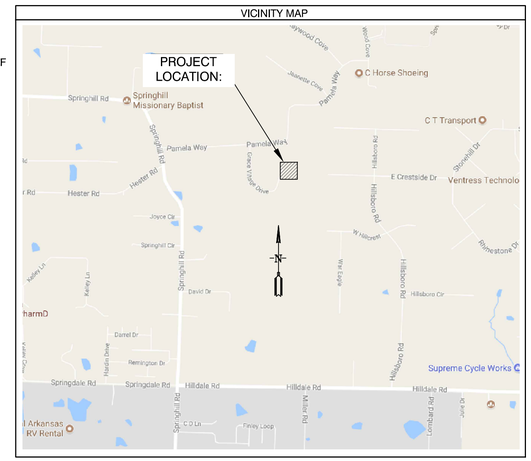
1-20-2021

CERTIFICATE OF AUTHORIZATION
GarNat Engineering, LLC.
No. 2174
ARKANSAS



Curve Table					
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

VICINITY MAP



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 the 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.

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

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

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:

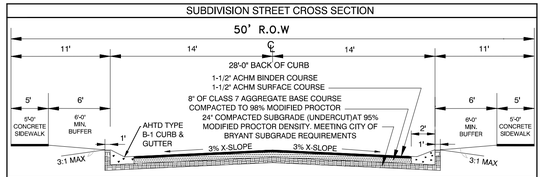
ZONING CLASSIFICATION: R-1.S

MIN. LOT SIZE: 8,800 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 - 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

SUBDIVISION STREET CROSS SECTION



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 SOUTHEAST 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 SOUTHEAST 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, Broken Bow Development, Inc.
Address: #9 Mountain View Court, Little Rock, Arkansas 72212

DEVELOPER:
Name: James H. Brown, Broken Bow Development, Inc.
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: _____
Vernon J. Williams
Registered Professional Engineer
No. 9551, Arkansas

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 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

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

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

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

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

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

CERTIFICATE OF AUTHORIZATION
GarNat Engineering, LLC
No. 2174
ARKANSAS

CONTENTS:
FINAL PLAT

PROJECT NO:
16072

DATE:
MAY 18, 2022

SHEET NO:
1

40' 15' 0 40'

J:\Projects\2016 Projects\16072 Grace Village Phase 3\Drawings\DWGs\PHASE 3\16072 Grace Village Phase 3 FINAL PLAT.dwg

NOTES:

1. BURIED UTILITIES ARE LOCATED AT THE SITE. CONTACT ARKANSAS ONE CALL & WHERE APPROPRIATE THE UTILITY COMPANIES PRIOR TO DIGGING.

2. ALL UNRESTRAINED WATER LINE FITTINGS SHALL BE INSTALLED WITH A CONCRETE THRUST BLOCK FOR JOINT RESTRAINT.

3. 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.

4. ALL SEWER LINE CONSTRUCTION SHALL COMPLY WITH CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS.

5. ALL WATER LINE CONSTRUCTION SHALL COMPLY WITH SALEM WATER USERS STANDARD SPECIFICATIONS & DETAILS.

6. MAINTAIN 10 FEET OF HORIZONTAL SEPARATION BETWEEN WATER & SEWER LINES.

7. ALL UTILITIES THAT WILL BE LOCATED UNDER PAVEMENT SHALL BE BACKFILLED IN ACCORDANCE WITH THE BRYANT STREET SPECIFICATIONS AND BRYANT WATER & SEWER STANDARD SPECIFICATIONS.

8. TELEPHONE, ELECTRICAL, AND OTHER BURIED UTILITIES ARE TO BE A MINIMUM OF 3-FEET HORIZONTALLY FROM INSTALLED WATER AND SEWER LINES.

35

65
0.28 ACRES
12256 Sq. Ft.

11
0.22 ACRES
9600 Sq. Ft.

REMOVE PLUG AND CONNECT TO EXISTING 8" GATE VALVE

8" MJ TEE W/ 8"GATE VALVE ON EAST BRANCH

3" BLOWOFF ASSEMBLY

N:2041584.61
E:1160497.23
WV

N:2041583.73
E:1160384.06
WV

N:2041579.87
E:1160385.30
WV

10
0.24 ACRES
10254 Sq. Ft.

LONG SIDE WATER METER SERVICE (TYP)

70
0.21 ACRES
9053 Sq. Ft.

SSMH-4

N:2041515.00
E:1160314.48
S STUB

N:2041513.62
E:1160385.42
S STUB

SHORT SIDE WATER METER SERVICE (TYP)

LONG SIDE SEWER SERVICE (TYP)

9
0.24 ACRES
10254 Sq. Ft.

SSMH
RIM ELEV. = 491.96
INV. OUT 8"(S) = 483.81

71
0.21 ACRES
9039 Sq. Ft.

N:2041436.92
E:1160307.35
S STUB

N:2041425.92
E:1160385.70
S STUB

SHORT SIDE SEWER SERVICE (TYP)

8" SDR-21 PVC WATER LINE

8
0.24 ACRES
10254 Sq. Ft.

72
0.21 ACRES
9024 Sq. Ft.

N:2041356.51
E:1160303.77
S STUB

N:2041340.21
E:1160382.35
S STUB

PEACE LANE
50' R.O.W.

7
0.24 ACRES
10254 Sq. Ft.

N:2041262.08
E:1160372.85
WV

N:2041255.99
E:1160371.33
WV

8" MJ TEE W/ 8" GATE VALVES ON NORTH RUN AND WEST BRANCH

N:2041252.46
E:1160376.19
S STUB

6
0.24 ACRES
10254 Sq. Ft.

N:2041178.65
E:1160376.57
S STUB

5
0.24 ACRES
10254 Sq. Ft.

N:2041133.41
E:1160373.91
S STUB

N:2041090.50
E:1160367.61
WV

FIRE HYDRANT ASSEMBLY W/ MJ PLUG IN SOUTH RUN OF TEE

N:2041081.80
E:1160365.67
WV

N:2041081.71
E:1160363.91
HYD

FOUND DRILL STEM
IN STONE COLLAR
SE CORNER NE1/4 NW1/4
SECTION 4, T-1-S, R-14-W
REFERENCES:

FIRE HYDRANT ASSEMBLY (TYP)

77
0.24 ACRES
10390 Sq. Ft.

SSMH-2

N:2041548.13
E:1160116.14
S STUB

N:2041538.30
E:1160087.97
S STUB

SSMH
RIM ELEV. = 477.78
INV. OUT 8"(S) = 469.28

76
0.24 ACRES
10581 Sq. Ft.

N:2041537.47
E:1160110.02
WV

N:2041537.47
E:1160109.38
HYD

PIPE - (1) (4) 144' L.F. OF 8" SDR-26 PVC @ 3.23%

78
0.26 ACRES
11259 Sq. Ft.

KINDNESS COURT
50' R.O.W.

SSMH-1A

N:2041401.54
E:1160042.39
S STUB

SSMH
RIM ELEV. = 472.02
INV. IN 8"(N) = 464.61
INV. OUT 8"(S) = 462.67

20 LF 16" STEEL CASING

79
0.22 ACRES
9600 Sq. Ft.

N:2041381.37
E:1160120.20
S STUB

75
0.29 ACRES
12753 Sq. Ft.

PIPE - (3) 318' L.F. OF 8" SDR-26 PVC @ 6.44%

N18°01'30"E 307.92'

EXST. SSMH-1
RIM=477.06
INV. OUT 8" PVC (E) = 468.56

LOT 61

8" 90° MJ BEND

8" 22.5° MJ BEND

N:2041312.99
E:1160013.24
S STUB

74
0.28 ACRES
12345 Sq. Ft.

N:2041263.27
E:1160120.60
S STUB

73
0.24 ACRES
10621 Sq. Ft.

N:2041274.03
E:1160301.42
S STUB

40LF 16" STEEL CASING

PIPE - (1) 182' L.F. OF 8" SDR-26 PVC @ 0.41%

80
0.21 ACRES
9349 Sq. Ft.

EXST. PIPE - (1A) 223' L.F. OF 8" SDR-26 PVC @ 3.00%

LOT 60

N:2041245.03
E:1159990.33
S STUB

SSMH-1

N:2041225.25
E:1159988.42
S STUB

81
0.28 ACRE
12328 Sq. F

SSMH
RIM ELEV. = 466.12
INV. IN 8"(N) = 461.92
INV. IN 8"(W) = 461.87
INV. OUT 8"(E) = 461.77

EXST. PIPE - (1B) 82' L.F. OF 8" SDR-26 PVC @ 2.96%

LOT 59

N:2041184.65
E:1160057.73
S STUB

SSMH
RIM ELEV. = 466.50
INV. IN 8"(W) = 459.35
INV. IN 8"(N) = 459.45
INV. IN 8"(E) = 459.50
INV. OUT 8"(S) = 459.15

82
0.27 ACRES
11753 Sq. Ft.

TRACT A
OWNED BY POA
0.26 ACRES
11294 Sq. Ft.

20 LF 16" STEEL CASING

SSMH-3

N:2041186.29
E:1160166.83
S STUB

N:2041180.80
E:1160249.56
S STUB

SSMH
RIM ELEV. = 471.91
INV. IN 8"(N) = 463.31
INV. OUT 8"(W) = 463.21

84
0.20 ACRES
8820 Sq. Ft.

85
0.24 ACRES
10611 Sq. Ft.

PIPE - (2) 235' L.F. OF 8" SDR-26 PVC @ 1.58%

S88°46'03"E 733.58'

SSMH
RIM ELEV. = 464.33

EXST. SSMH-3
RIM=464.33
INV. IN 8" PVC (N) = 458.27
INV. OUT 8" PVC (S) = 458.07

LOT 62

LOT 63

LOT 64

LOT 39

30' 0 30'

N

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

GNE Designing our client's success

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

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

RECORD DRAWING

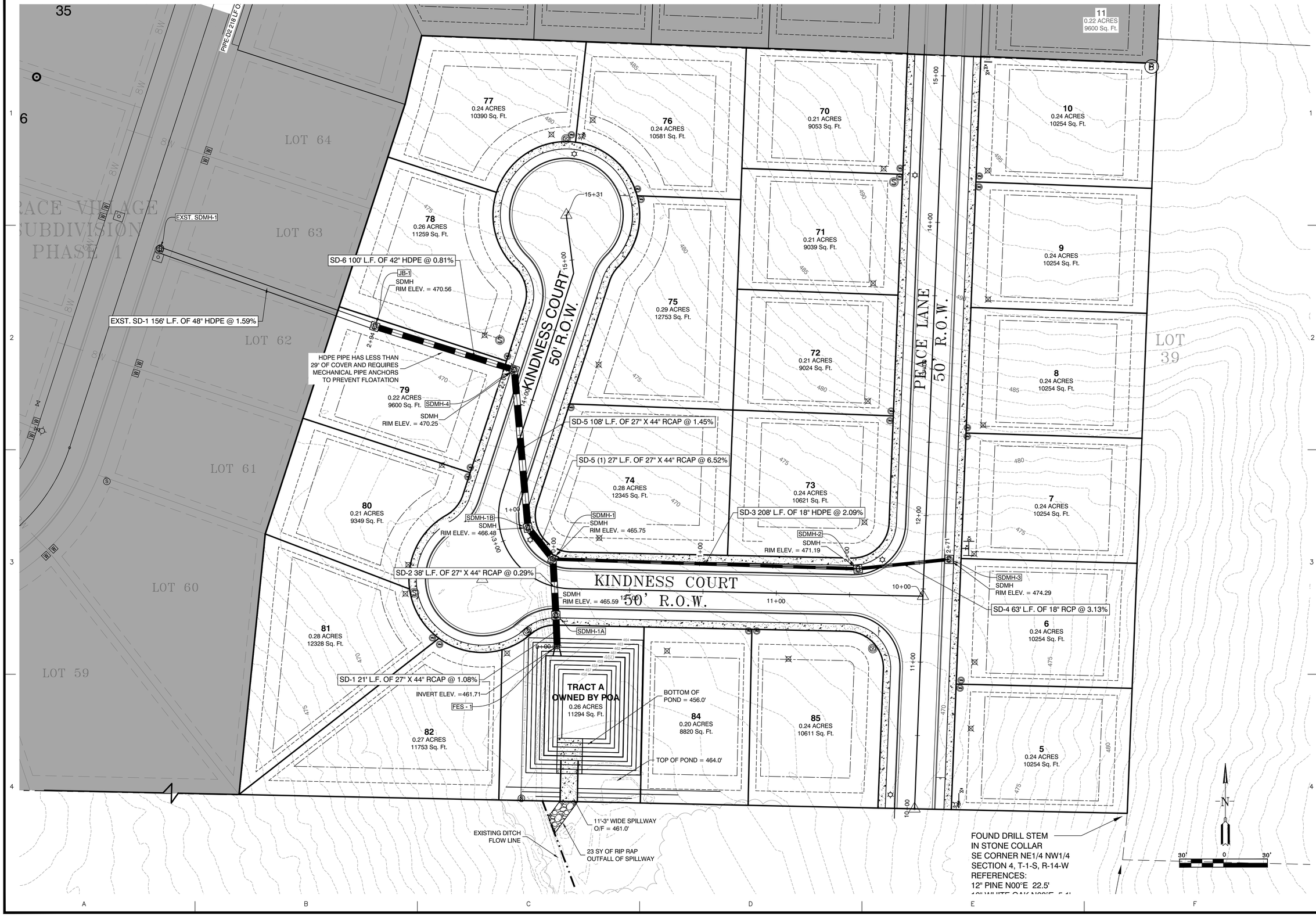
CONTENTS:
OVERALL WATER & SEWER PLAN

PROJECT NO:
16072

DATE:
JAN, 2021

SHEET NO:
2

J:\Projects\2016 Projects\16072 Grace Village Phase 3\Drawings\Grace Phase 3 Design-As-07052.dwg



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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Ph (501) 408-4650

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

RECORD DRAWING

CONTENTS:

STREET & DRAINAGE PLAN

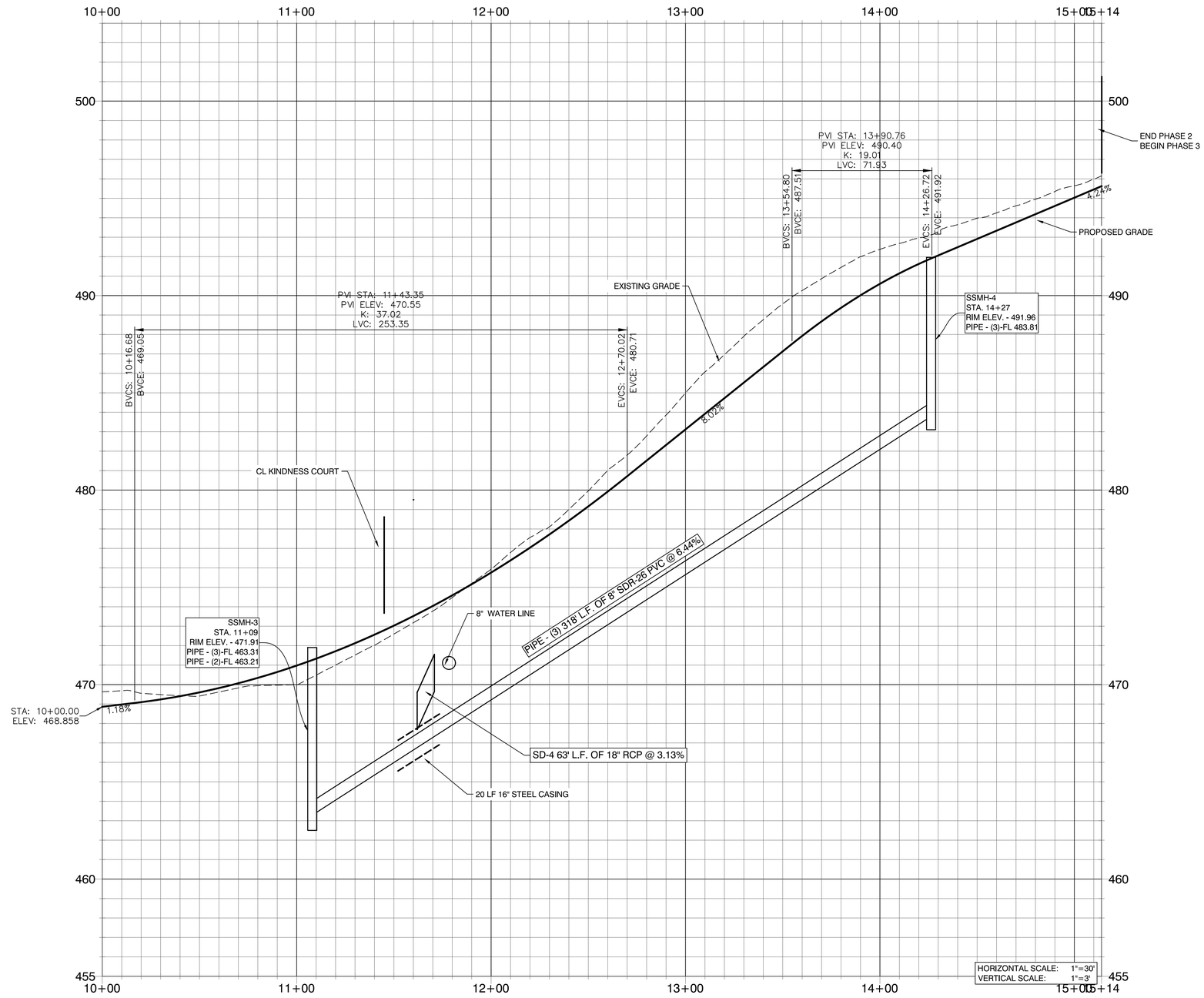
PROJECT NO: 16072

DATE: JAN, 2021

SHEET NO: 3

a:\Projects\2016 Projects\16072 Grace Village Phase 3\Drawings\Dwgs\PHASE 3\ASB-PHASE 3 DESIGN-AS-070822.dwg

PEACE LANE PROFILE



BY	REVISION	DATE

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garnatengineering@gmail.com
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GRACE VILLAGE SUBDIVISION
PHASE 3
CITY OF BRYANT,
SALINE COUNTY, ARKANSAS

RECORD DRAWING

CONTENTS:

PEACE LANE PROFILE

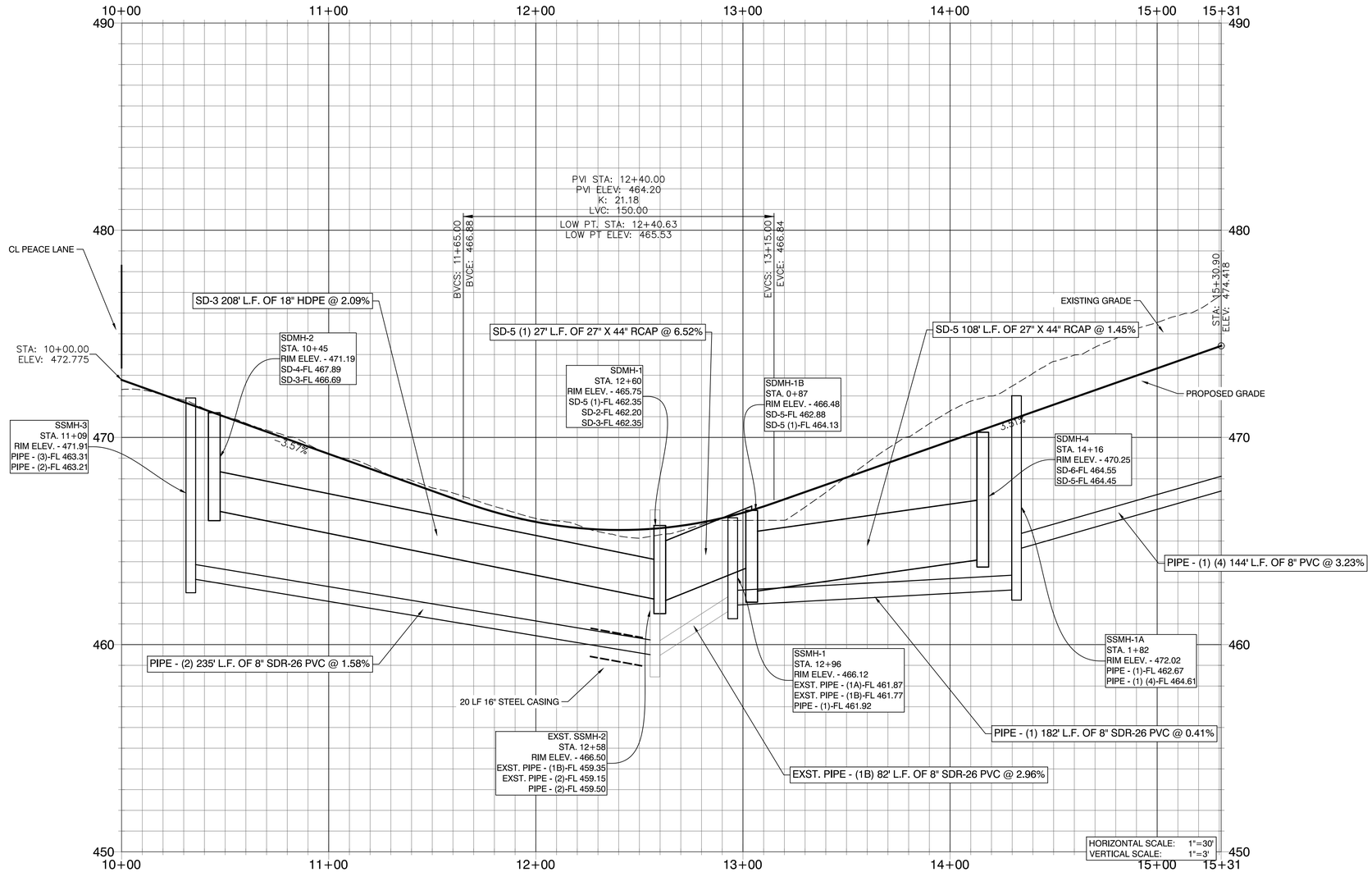
PROJECT NO: 16072

DATE: JAN, 2021

SHEET NO: 4

J:\Projects\2016 Projects\16072 Grace Village Phase 3\Drawings\plans\PHASE 3\ASBuilt-PHASE 3 XDESIGN-03-07-2023.dwg

KINDNESS COURT PROFILE



30' 15' 0 30'

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:
KINDNESS COURT PROFILE

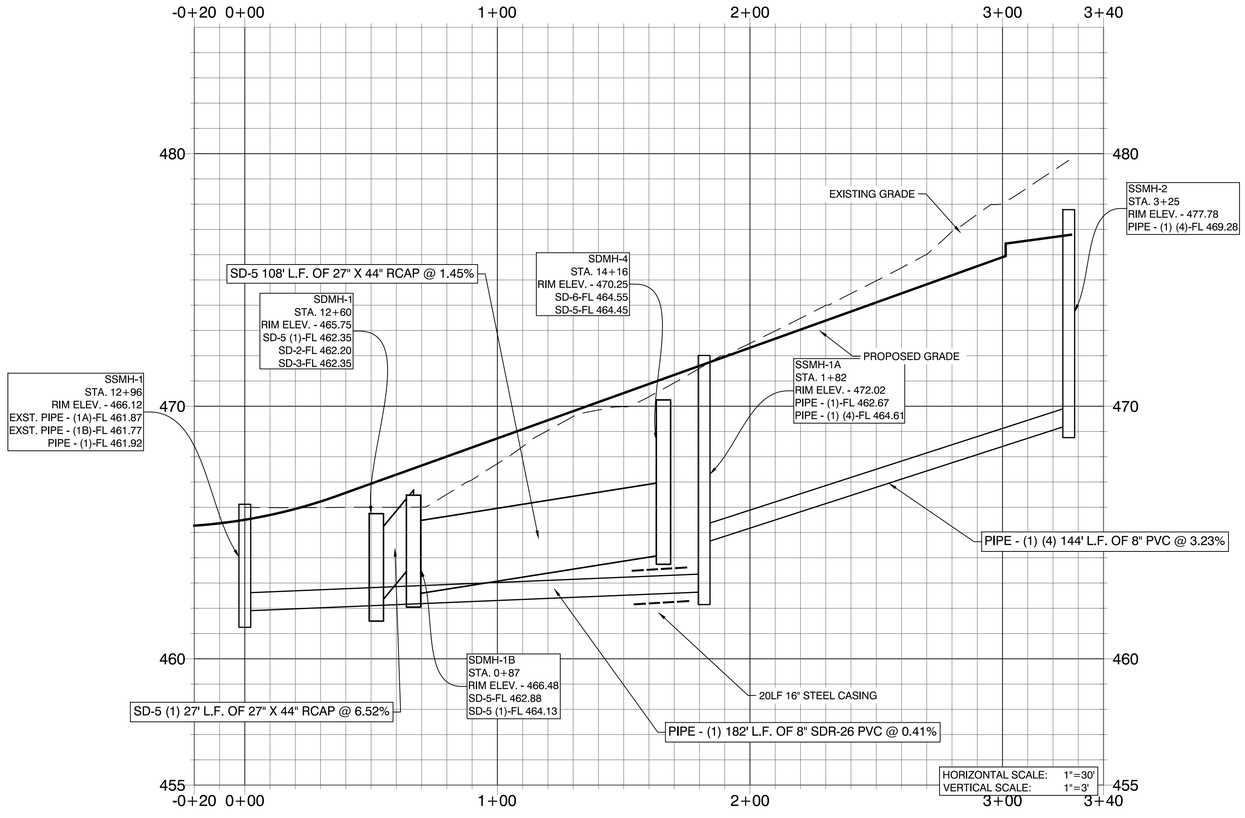
PROJECT NO: 16072

DATE: JAN, 2021

SHEET NO: 5

J:\Projects\2016 Projects\16072 Grace Village Phase 3\Drawings\Utility\PHASE 3\16072-PHASE 3 DESIGN-A3-070522.dwg

SANITARY SEWER SSMH-1 TO SSMH-2 PROFILE



30' 15' 0 30'

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

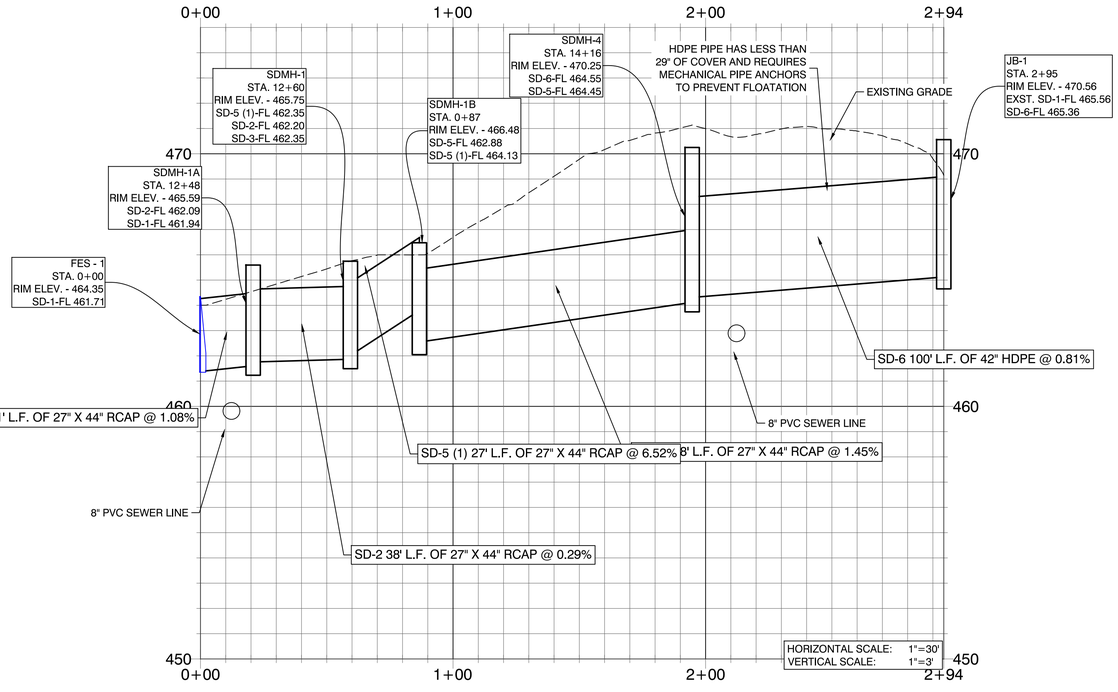
PROJECT NO: 16072

DATE: JAN, 2021

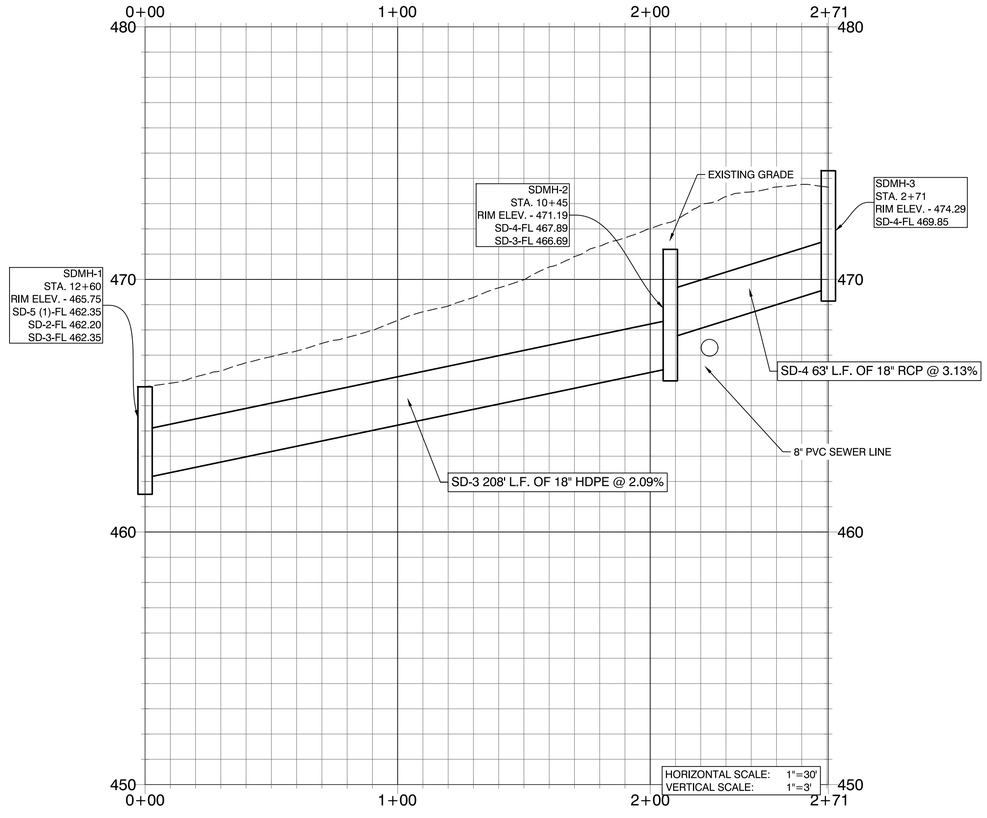
SHEET NO: 6

A:\Projects\2016 Projects\16072 Grace Village Phase 3\Drawings\Utility\PHASE 3\ASBI-PHASE 3 DESIGN-AS-CNTRED.dwg

OUTLET STRUCTURE - JB-1 PROFILE



SDMH-1 - SDMH-3 PROFILE



30' 15' 0 30'

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 DRAWING

CONTENTS:

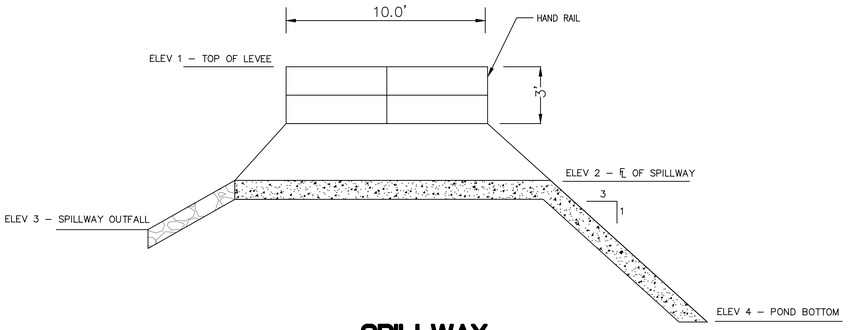
DRAINAGE PROFILES

PROJECT NO: 16072

DATE: JAN, 2021

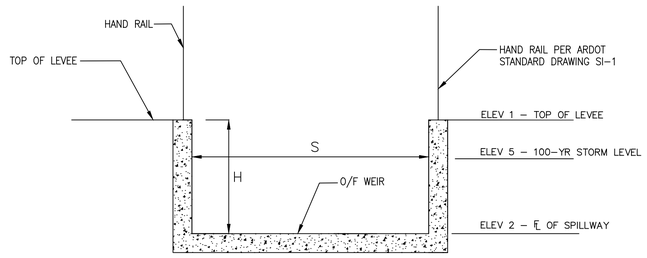
SHEET NO: 7

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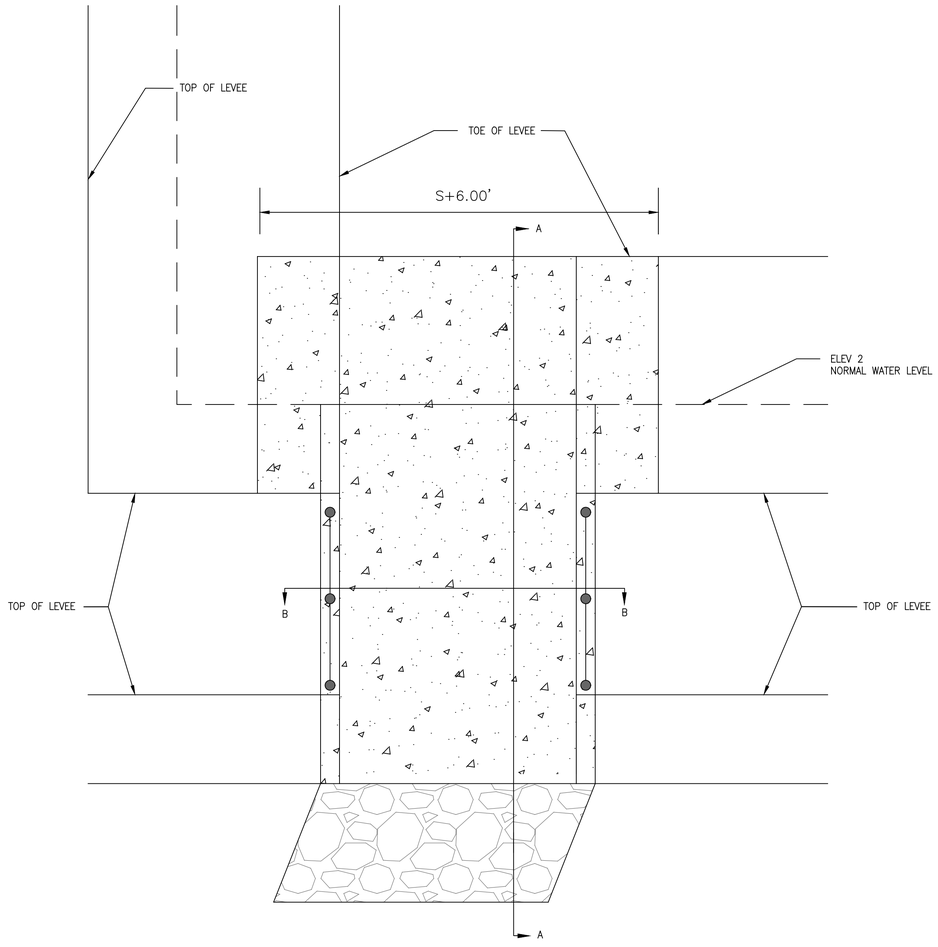
SPILLWAY SECTION A-A

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.

BY	REVISION	DATE

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

J:\Projects\2016 Projects\160117 Grace Village Phase 3\Drawings\Civil\PHASE 3\SPILLWAY OUTLET STRUCTURE.dwg

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

James H. Brown

Vernon J. Williams

Vernon J. Williams, P.E., President

PH: (501)408-4650 FX: (888) 900-3068 www.garnatengineering.com

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

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.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)**

GRACE VILLAGE SUBDIVISION PHASE 3
Name of Subdivision

George Woods
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 ×

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: Physical Address:
P.O. Box 116 3825 Mt Carmel Road
Benton, AR 72018 Bryant, AR 72022
Ph: (501) 408-4650 Cell: (501) 425-2771
Fax: (888) 900-3068 www.garnatengineering.com

CREEKSIDE SUBDIVISION
PHASE 2
BRYANT, ARKANSAS

Prepared by:

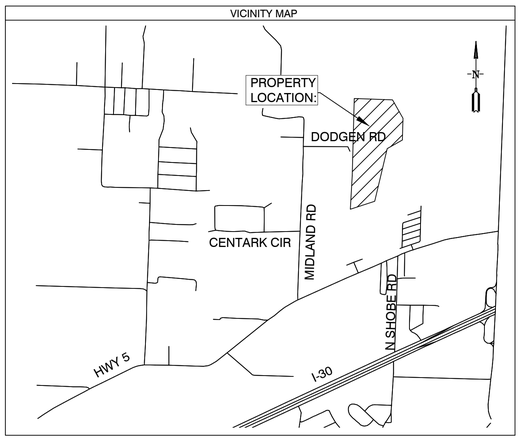
GarNat Engineering, LLC

Designing our client's success

www.garnatengineering.com

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

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





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

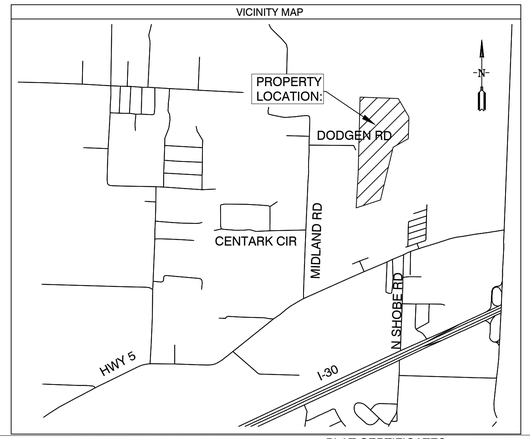
7 OVER SEWER & WATER PLANS

8 OULLET STRUCTURE DETAILS

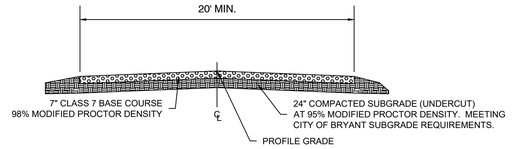
9. EROSION CONTROL PLAN

PRELIMINARY PLAT
CREEKSIDE ADDITION PHASE 2
SALINE COUNTY, ARKANSAS

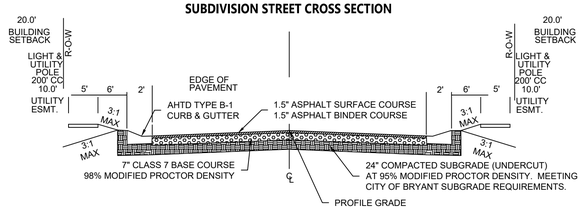
VICINITY MAP



EMERGENCY ACCESS ROAD SECTION



SUBDIVISION STREET CROSS SECTION



PROPERTY DESCRIPTION:

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 CREEEK 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 CREEKWATER 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 ½ NW ¼ ; THENCE NORTH 2°04'49" EAST ALONG THE WEST LINE OF SAID E ½ NW ¼ 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 ¼ NW ¼ 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 70.0', SAID CURVE HAVING A CHORD BEARING & DISTANCE OF SOUTH 78°06'51" EAST 81.20 FEET; THENCE SOUTH 84°18'55" EAST 153.41 FEET; SOUTH 5°41'05" WEST 71.66 FEET; SOUTH 61°02'07" WEST 45.43 FEET; NORTH 86°35'33" WEST 113.34 FEET TO THE START OF A CURVE TO THE LEFT; 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°00'17" 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 RASBURRY 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 SURVEY'S "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 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: _____
DIAMOND DEVELOPEMENT II

Source of Title: SALINE COUNTY, ARKANSAS
Saline County Document# 2014-25641 & 2004-112595

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.

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

CERTIFICATE OF RECORDING:

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.

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

CERTIFICATE OF PRELIMINARY PLAT APPROVAL:

All requirements of the City of Bryant Subdivision Rules and Regulations relative to the preparation and submittal of a Preliminary Plat having been fulfilled, approval of this plat is hereby granted, subject to further provisions of said Rules and Regulations.

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

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: 50' 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.

100' 50' 0 100'

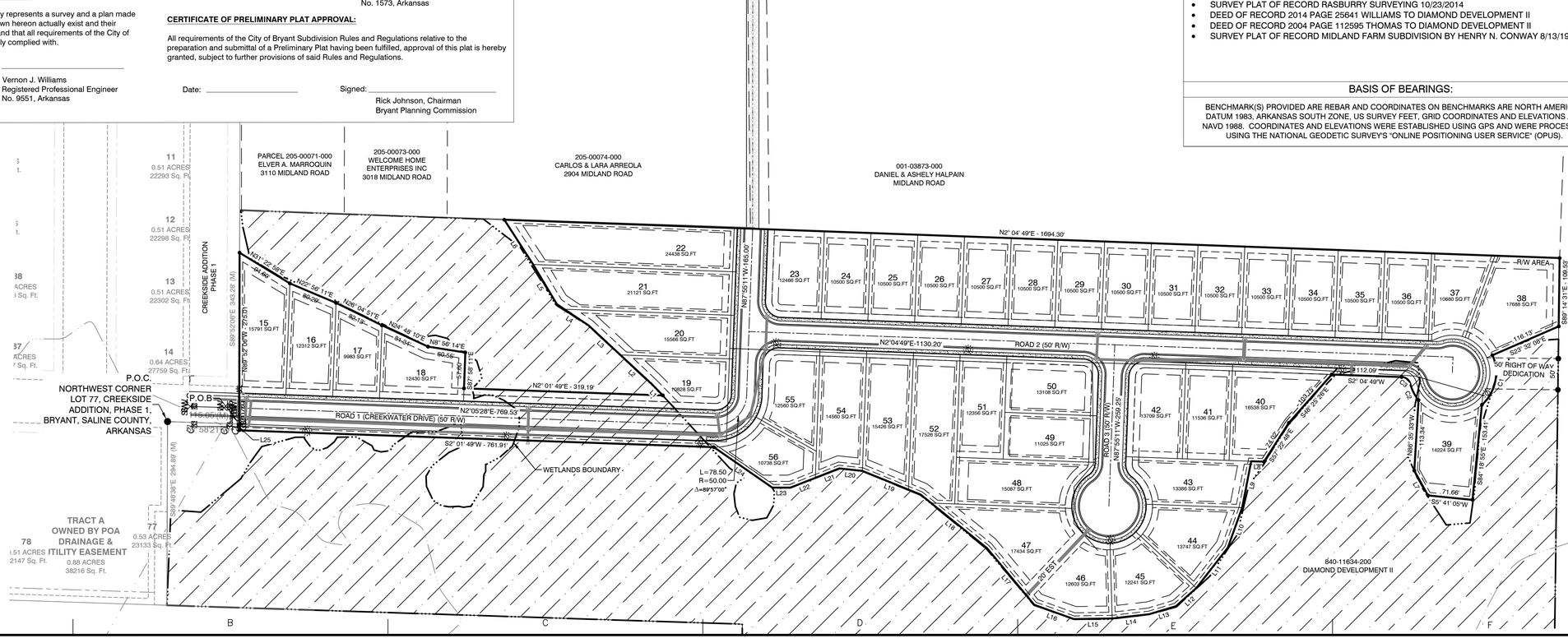
SURVEY PLAT CODE:
500-01S-14W-0-12-304-62-1573

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

Parcel Line Table		
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

Parcel Line Table		
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 Table				
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



GNE Designing our client's success
GarNat Engineering, LLC
P.O. Box 116 (72018)
3825 Mt. Carmel Road
Bryant, AR 72022
Ph (501) 408-4650
Fx (888) 900-3068
garnatengineering@gmail.com

BY	REVISION	DATE

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
Vernon J. Williams
REGISTERED PROFESSIONAL ENGINEER
NO. 9551
VERNON J. WILLIAMS

08-24-2022

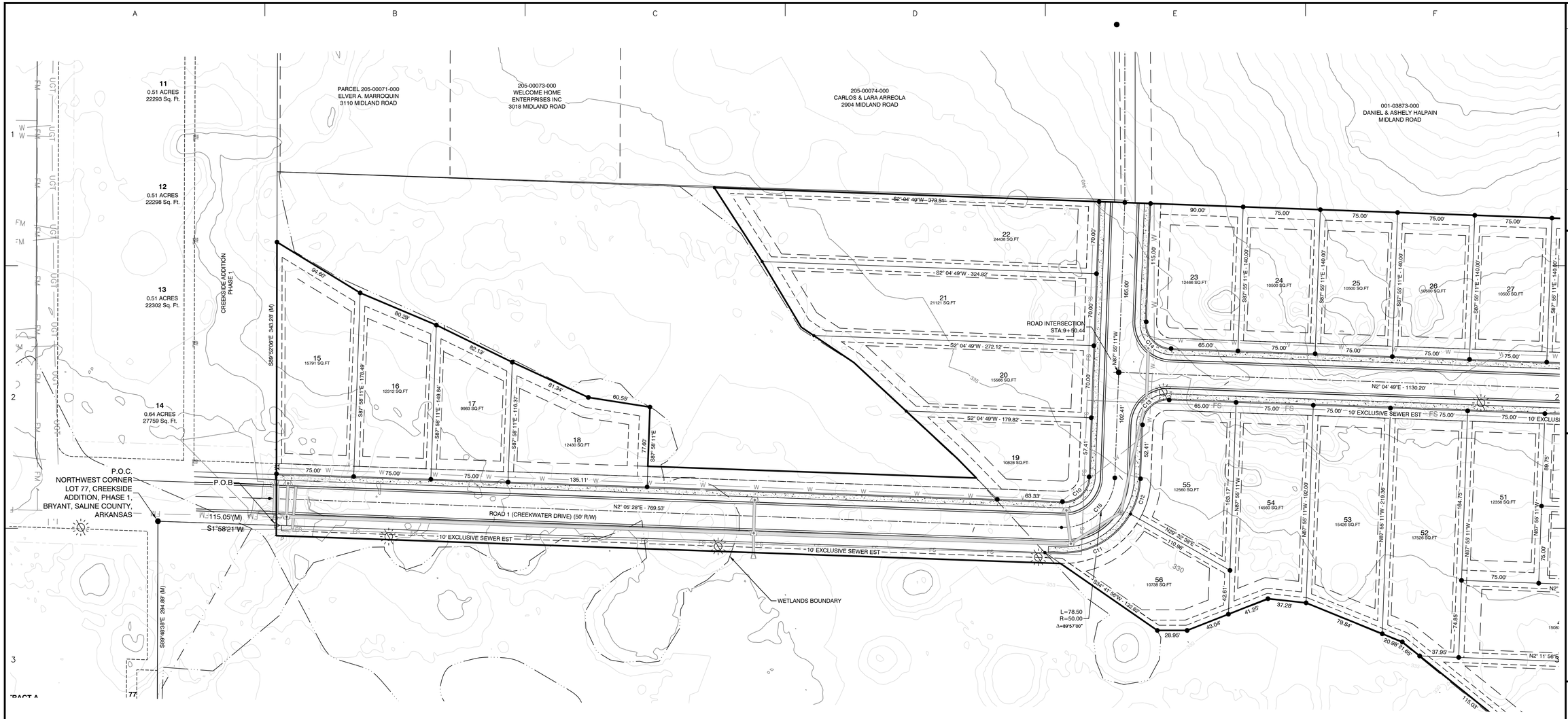
CONTENTS:
PRELIMINARY PLAT OVERALL

PROJECT NO: 18054

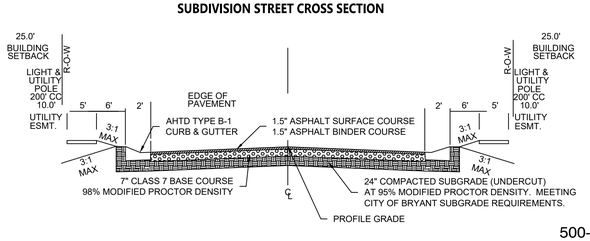
DATE: AUGUST 2022

SHEET NO: 1

J:\Projects\2018 Projects\18054 Creekside Addition\Drawings\DWGs\18054-02\SUBD\Creekside Addition Phase 2 Re-001722-PRELIM UTILITY.dwg



SUBDIVISION STREET CROSS SECTION



50 25 0 50

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

Curve Table

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	48.61	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° 56' 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: 50' 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

GNE Designing our client's success

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P.O. Box 116 (72018)
3825 Mt. Carmel Road
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garnatengineering@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
Vernon J. Williams
REGISTERED
PROFESSIONAL
ENGINEER
NO. 9551
VERNON J. WILLIAMS

08-24-2022

CONTENTS:
PRELIMINARY
PLAT
SOUTH HALF

PROJECT NO:
18054

DATE:
AUGUST 2022

SHEET NO:
2

J:\Projects\2018 Projects\18054 Creekside Addition\Drawings\SWDp\18054 DESIGN Creekside Addition Phase 2 Rev 031722-PRELIM UTILITY.dwg

MIDLAND ROAD

ROAD 2 (50' R/W)

ROAD 3 (50' R/W)

ROAD INTERSECTION
STA 9+87.30

START EXCLUSIVE EASEMENT

END EXCLUSIVE EASEMENT

10' EXCLUSIVE SEWER EST

20' EST

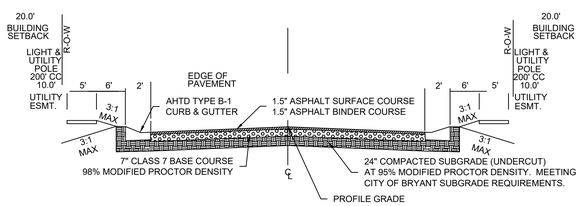
50' RIGHT OF WAY DEDICATION

001-03318-000
ROBERT J EARLE
REVOCABLE TRUST

840-11634-200
DIAMOND DEVELOPMENT II

Curve Table				
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	48.61	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° 56' 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

SUBDIVISION STREET CROSS SECTION



50 25 0 50

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

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: 50' 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.

BY	REVISION	DATE

GNE Designing our client's success

GarNat Engineering, LLC
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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

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

08-24-2022

CONTENTS:
PRELIMINARY PLAT NORTH HALF

PROJECT NO:
18054

DATE:
AUGUST 2022

SHEET NO:
3

J:\Projects\2018 Projects\18054 Creekside Addition\Drawings\DWGs\18054 CEDSDs Creekside Addition Phase-2 Feb 03 7:22 PM EJM_UTILITY.dwg

PARCEL 205-00071-000
ELVER A. MARROQUIN
3110 MIDLAND ROAD

205-00073-000
WELCOME HOME
ENTERPRISES INC
3018 MIDLAND ROAD

205-00074-000
CARLOS & LARA ARREOLA
2904 MIDLAND ROAD

001-03873-000
DANIEL & ASHELY HALPAIN
MIDLAND ROAD

ROAD INTERSECTION
STA:11+15.44

CREEKSIDE ADDITION
PHASE 1

CI-9 4' DIA ARDOT TYPE MO W_3'-6" WING
ROAD STA:9+75.0
RIM:338.09
INV OUT:333.59-18" RCP

49'-18" RCP @ 2.50%

ROAD INTERSECTION
STA:9+50.44

CI-1 4' DIA ARDOT TYPE MO
ROAD STA:5+59.5
RIM:340.32
INV IN:336.29-18" RCP

40'-18" RCP @ -2.50%

ROAD INTERSECTION
STA:L=82.30

CI-5 5' DIA ARDOT TYPE MO
ROAD STA:7+95.3
RIM:335.93
INV IN:330.59-36" RCP

32'-36" RCP @ -0.05%

CI-7 5' DIA ARDOT TYPE MO W_3'-6" WING
ROAD STA:10+86.7
RIM:334.92
INV OUT:330.56-30" RCP

42'-30" RCP @ 0.05%

001-03318-000
ROBERT J EARLE
REVOCABLE TRUST

FES-3
ROAD STA:2+36.9
RIM:328.83
INV OUT:326.41-48" X 24"

CI-17 4' DIA ARDOT TYPE MO W_3'-6" WING
ROAD STA:0+17.5
RIM:330.90
INV OUT:326.04-18" RCP

26'-48" X 24" @ 1.50%

32'-18" RCP @ 0.12%

32'-18" RCP @ 0.12%

CI-16 4' DIA ARDOT TYPE MO
ROAD STA:4+70.8
RIM:330.85
INV OUT:326.26-18" RCP

CI-15 4' DIA ARDOT TYPE MO
ROAD STA:7+75.7
RIM:333.67
INV OUT:328.82-18" RCP

33'-18" RCP @ 2.50%

N2°04'49"E-1130.20'

ROAD 2 (50' R/W)

CI-10 4' DIA ARDOT TYPE MO
ROAD STA:9+25.8
RIM:336.92
INV IN:332.36-18" RCP
INV OUT:332.36-18" ADS

113'-18" ADS @ 2.50%

JB-2 4'X4' ARDOT TYPE E
ROAD STA:8+21.5
RIM:334.51
INV IN:329.53-18" ADS
INV OUT:329.43-18" ADS

CI-2 4' DIA ARDOT TYPE MO
ROAD STA:5+58.7
RIM:340.26
INV IN:335.18-18" RCP
INV OUT:335.28-18" RCP

CI-3 5' DIA ARDOT TYPE MO
ROAD STA:6+16.0
RIM:339.18
INV IN:330.66-36" ADS
INV OUT:333.75-18" RCP

179'-36" ADS @ -0.05%

173'-36" ADS @ -0.05%

92'-36" ADS @ -0.05%

CI-4 5' DIA ARDOT TYPE MO
ROAD STA:7+95.0
RIM:335, JB-3 5'X5' ARDOT TYPE E & WEIR-1
INV IN:330-58-36" AD
INV OUT:330-58-36" AD
INV OUT:330-58-36" RC

17'-18" ADS @ 2.50%

ROAD STA:9+68.3
RIM:334.40
INV OUT:330.50-18" ADS
INV OUT:330.50-36" ADS
INV OUT:330.50-36" ADS

CI-6 5' DIA ARDOT TYPE MO
ROAD STA:10+60.7
RIM:334.89
INV IN:330.54-36" ADS
INV IN:330.54-30" RCP

FES-1
ROAD STA:???
RIM:331.79
INV IN:330.07-18" ADS

FES-4
ROAD STA:2+64.5
RIM:328.42
INV IN:326.00-48" X 24"

CI-14 5' DIA ARDOT TYPE MO
ROAD STA:0+17.2
RIM:330.90
INV IN:326.58-24" ADS
INV IN:326.00-18" RCP

454'-24" ADS @ -0.08%

ROAD 1 (CREEKWATER DRIVE) (50' R/W)

N2°05'28"E-769.53

308'-30" ADS @ 0.06%

CI-13 5' DIA ARDOT TYPE MO & WEIR-3
ROAD STA:4+71.0
RIM:330.85
INV IN:326.22-30" ADS
INV IN:326.22-18" RCP
INV OUT:326.22-24" ADS
INV OUT:326.22-18" ADS

WETLANDS BOUNDARY

CI-12 5' DIA ARDOT TYPE MO
ROAD STA:7+76.7
RIM:333.76
INV IN:328.00-18" ADS
INV IN:328.00-18" RCP
INV OUT:326.40-30" ADS

L=78.50
R=50.00
Δ=89°57'00"

57'-18" ADS @ 2.50%

ROAD 3 (50' R/W)
N87°55'11"W-269.25'

CI-8 5' DIA ARDOT TYPE MO
ROAD STA:0+00.0
RIM:335.67
INV OUT:330.08-30" ADS

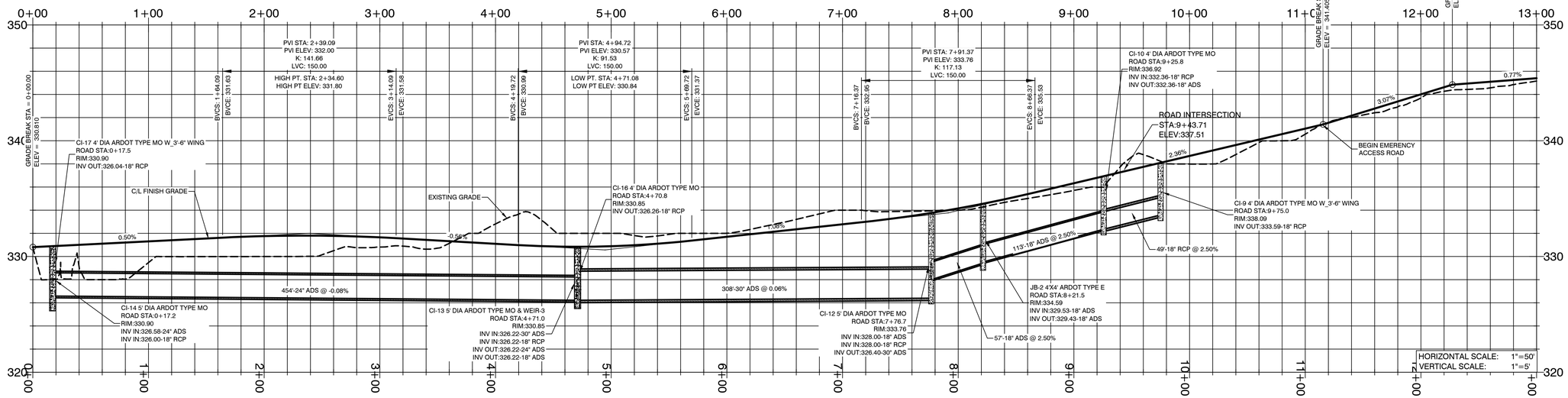
145'-30" ADS @ 0.06%

JB-1 5'X5' ARDOT TYPE E & WEIR-2
ROAD STA:1+42.7
RIM:333.71'
INV IN:330.00-30" ADS

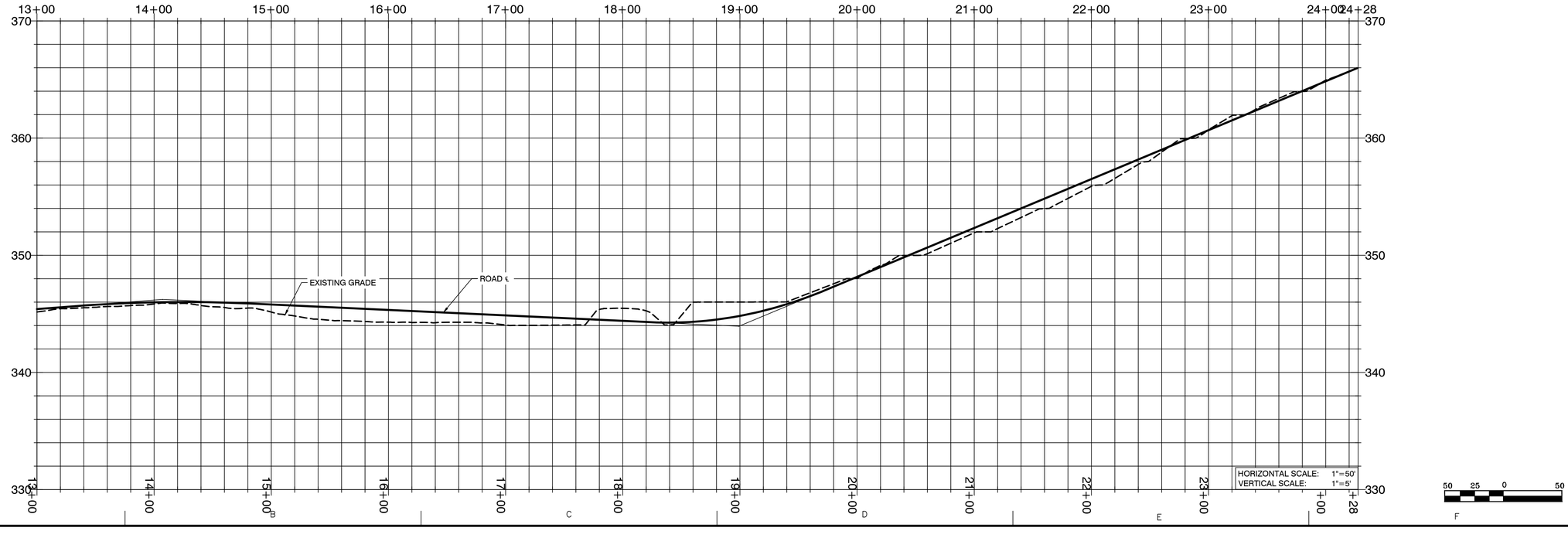
840-11634-200
DIAMOND DEVELOPMENT II

| | | |

ROAD 1 PROFILE



ROAD 1 PROFILE



BY	REVISION	DATE

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CREEKSIDE ADDITION PHASE 2

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

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

08-10-2022

CONTENTS:
ROAD PROFILES

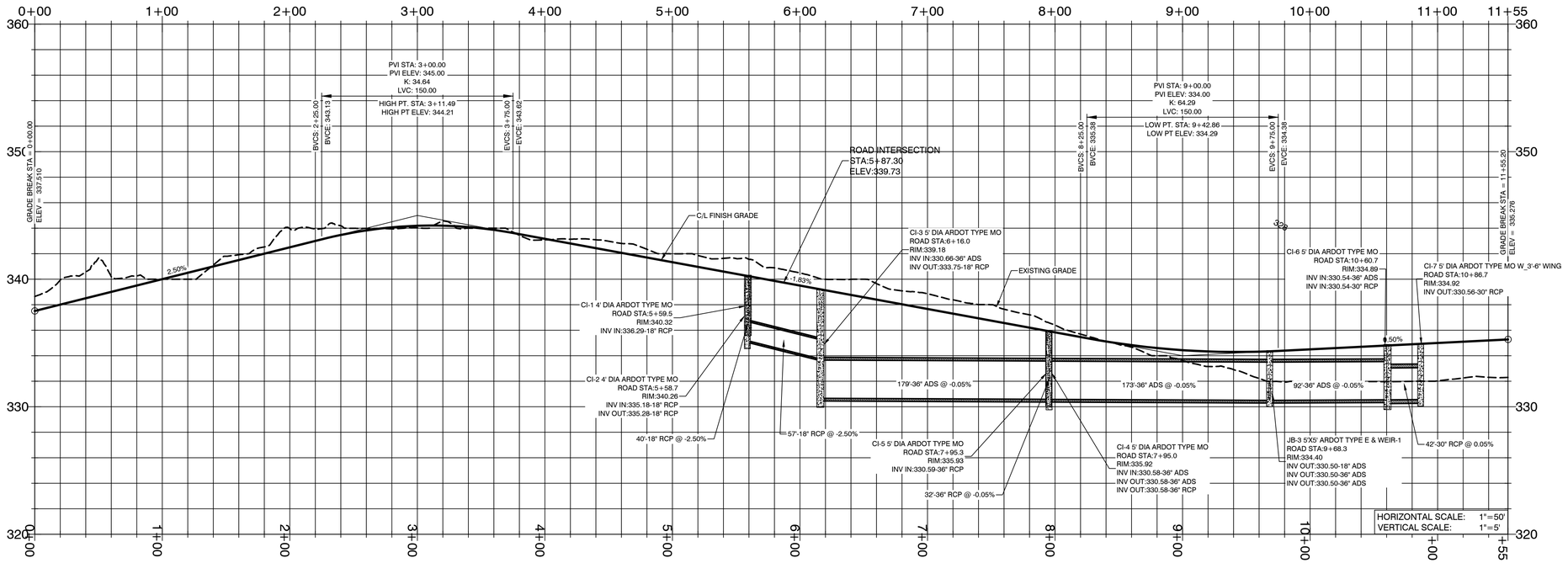
PROJECT NO: 18054

DATE: JULY 2022

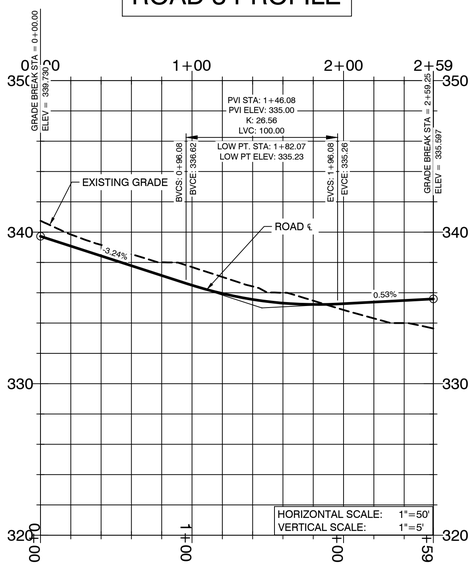
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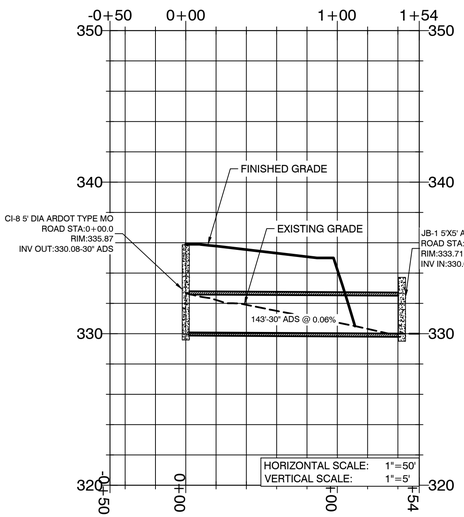
ROAD 2 PROFILE



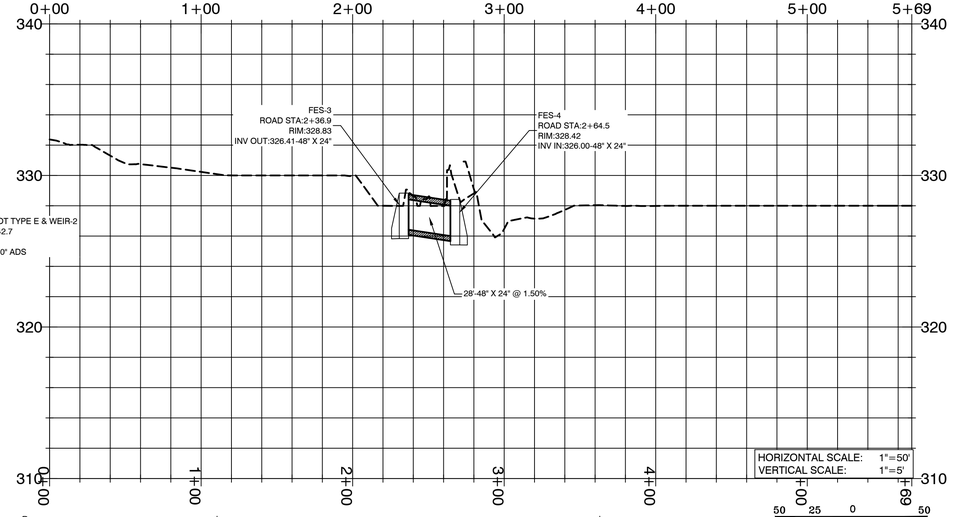
ROAD 3 PROFILE



EAST DETENTION PROFILE



DITCH CULVERT PROFILE



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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

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

08-10-2022

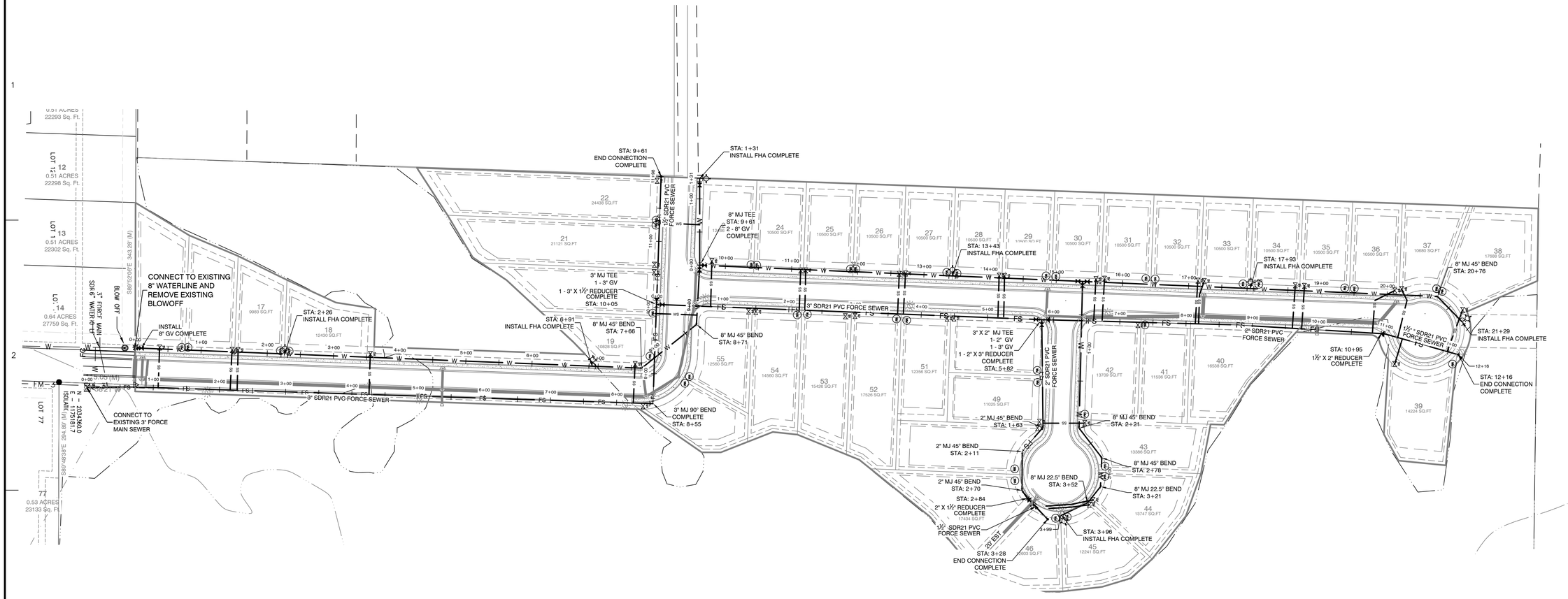
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DRAINAGE PROFILES

PROJECT NO:
18054

DATE:
JULY 2022

SHEET NO:
6

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SITE LEGEND:

- FIRE HYDRANT (FHA)
- WATER VALVE
- STORM MANHOLE
- LIGHT POLE
- WATER METER
- SEWER SERVICE CONNECTION
- W — PROPOSED WATER MAIN
- FS — PROPOSED FORCE SEWER MAIN
- SS — SEWER SERVICE CONNECTION
- WS — WATER SERVICE CONNECTION

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

80 40 0 80

SURVEY LEGEND

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

NOTES:

1. BURIED UTILITIES ARE LOCATED AT THE SITE. CONTACT ARKANSAS ONE CALL & WHERE APPROPRIATE THE UTILITY COMPANIES PRIOR TO DIGGING.
2. ALL UNRESTRAINED WATER LINE FITTINGS SHALL BE INSTALLED WITH A CONCRETE THRUST BLOCK FOR JOINT RESTRAINT.
3. 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.
4. ALL WATER UTILITY WORK SHALL COMPLY WITH SALEM WATER USERS SPECIFICATIONS & DETAILS AND THE ARKANSAS PLUMBING CODE.
5. 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=
6. ALL GRINDER PUMPS AND SEWER SERVICE LINES TO REMAIN PRIVATE.

DATE	REVISION	BY

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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

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

08-24-2022

CONTENTS:

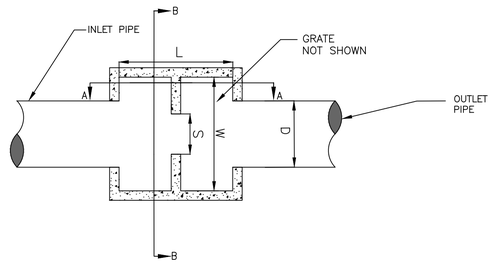
WATER & SEWER UTILITY PLAN

PROJECT NO: 18054

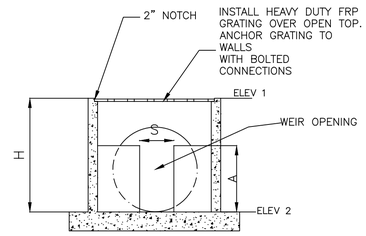
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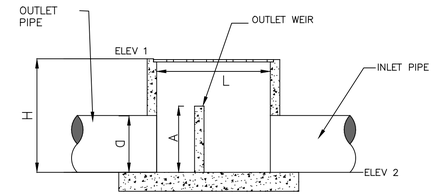
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OUTLET STRUCTURE - WEIR 1 AND 3
PLAN VIEW
NOT TO SCALE



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:

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

BY	REVISION	DATE

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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

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

08-10-2022

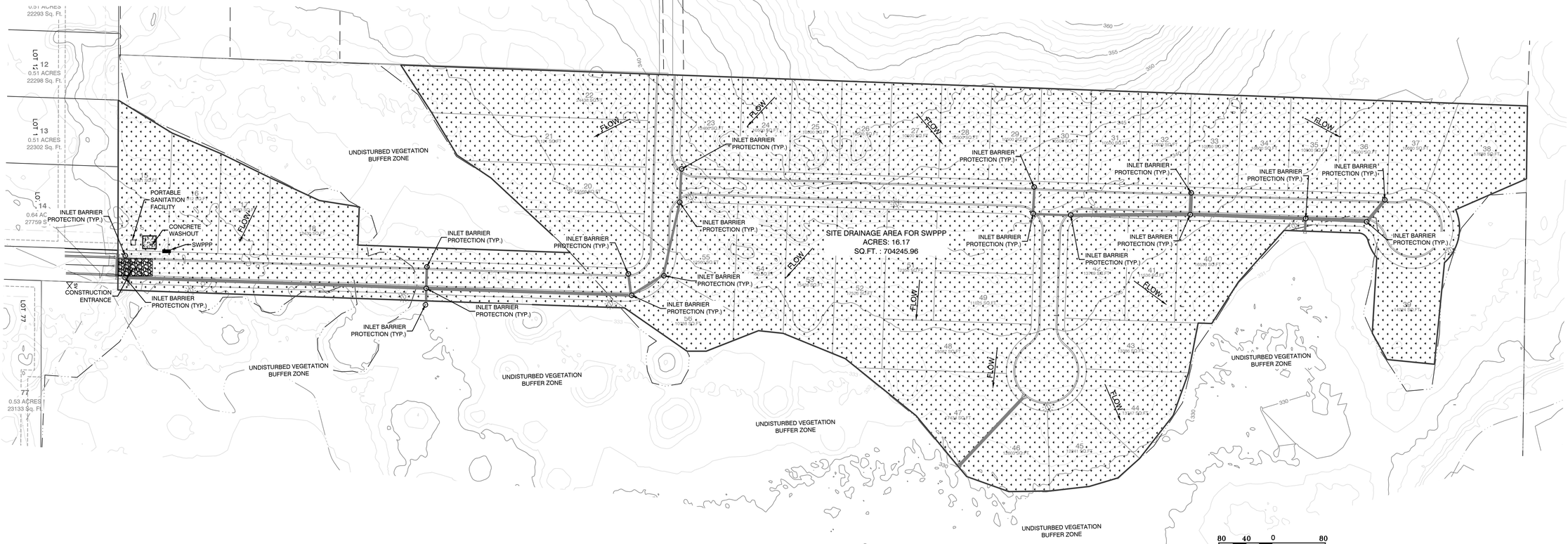
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OUTLET STRUCTURE DETAILS

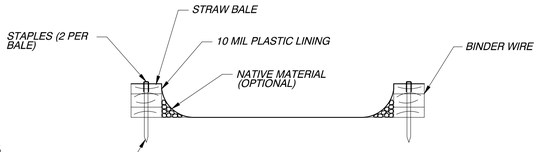
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DATE: AUGUST 2022

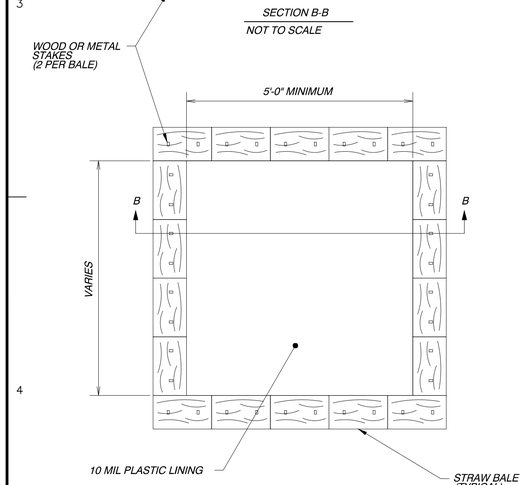
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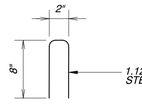




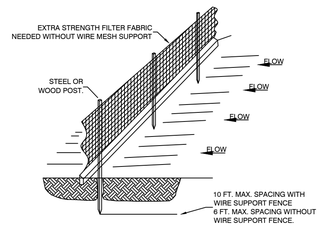
SECTION B-B
NOT TO SCALE

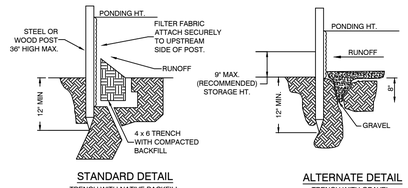


CONCRETE WASHOUT
NOT TO SCALE



STAPLE DETAIL





STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

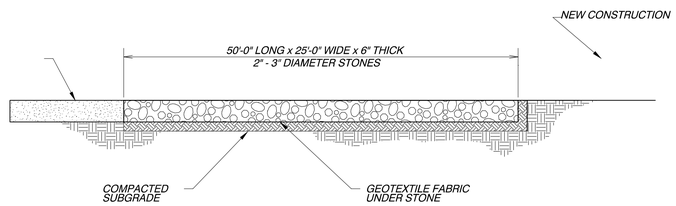
ALTERNATE DETAIL
TRENCH WITH GRAVEL

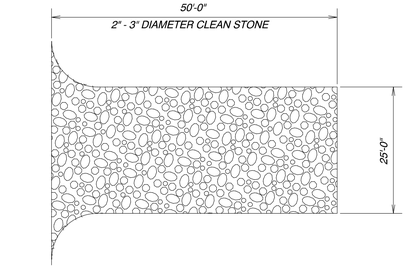
NOTE:
1.) INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.

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

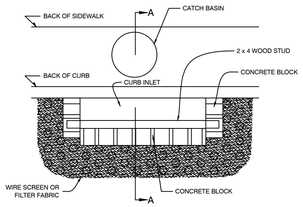
3.) SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

SILT FENCE

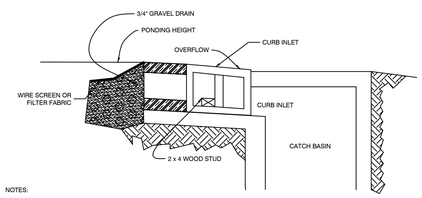




CONSTRUCTION ENTRANCE
NOT TO SCALE



PLAN VIEW



NOTES:

1.) USE BLOCK AND GRAVEL TYPE SEDIMENT BARRIER WHEN CURB INLET IS LOCATED IN GENTLY SLOPING STREET SEGMENT, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.

2.) BARRIER SHALL ALLOW FOR OVERFLOW FROM SEVERE STORM EVENT.

3.) INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

SECTION A - A

CURB INLET
SEDIMENT BARRIER

BY	REVISION	DATE

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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

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

08-24-2022

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EROSION CONTROL PLAN

PROJECT NO:
18054

DATE:
AUGUST 2022

SHEET NO:
9

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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 decencies 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)

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.

Signature of Notary

02-05-2031
My commission expires:

Notary Seal Stamp Here:

GEORGE P. WOODEN
Notary Public-Arkansas
Saline County
My Commission Expires 02-05-2031
Commission # 12714343

ftn Associates Ltd.
water resources / environmental consultants
3 Innwood Circle, Suite 220 • Little Rock, AR 72211 • (501) 225-7779 • Fax (501) 225-6738

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

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

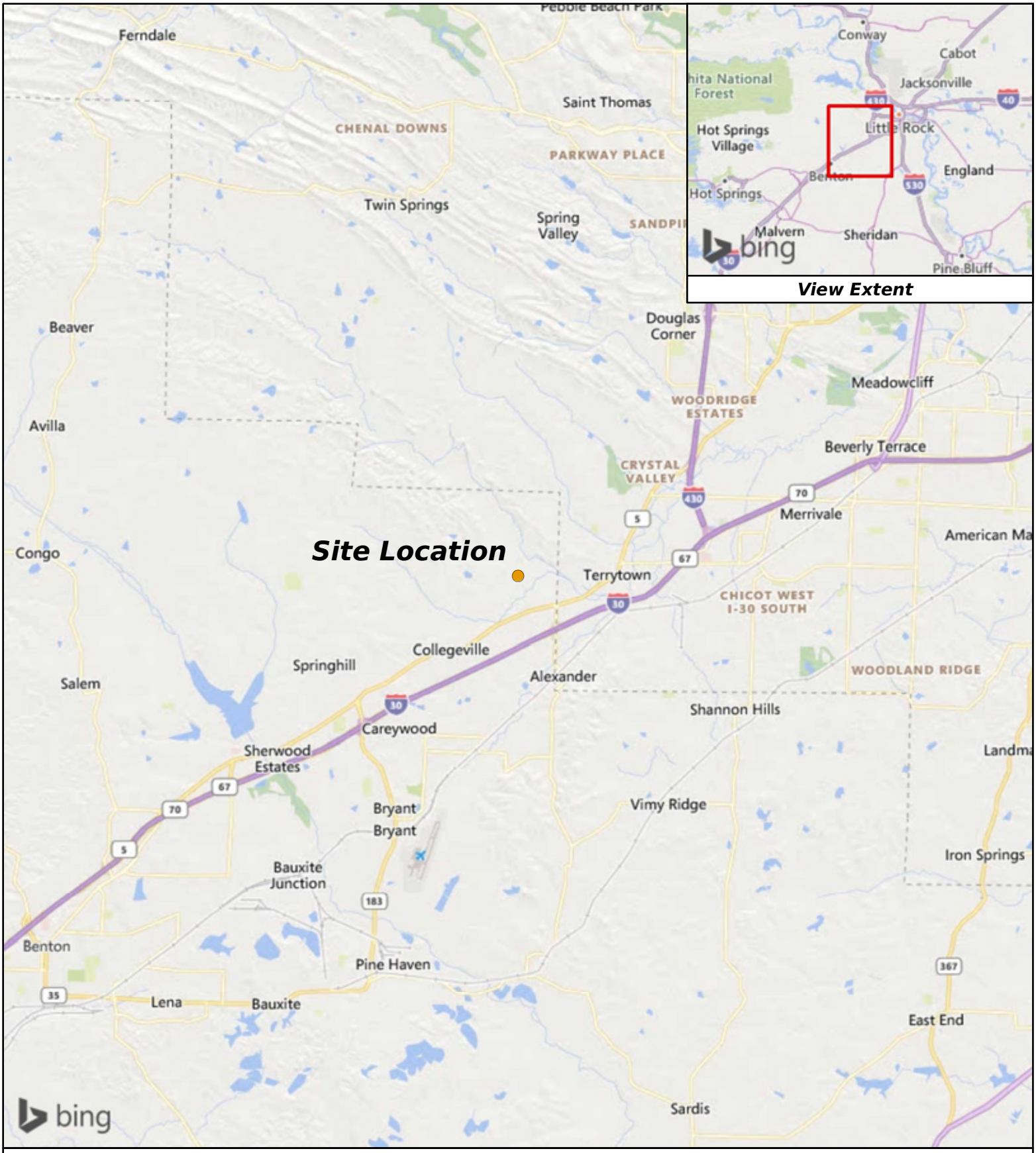
JJR/tas

Enclosures

R:\WP_FILES\17450-2781-001\2021-11-04 FTN L DIAMOND DEVELOPMENT-CREEKSIDE PHASE 2 RECON\2021-11-04 FTN TO DIAMOND DEVELOPMENT CREEKSIDE ADDITION PHASE 2 - SECTION 404 RECON.DOCX

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

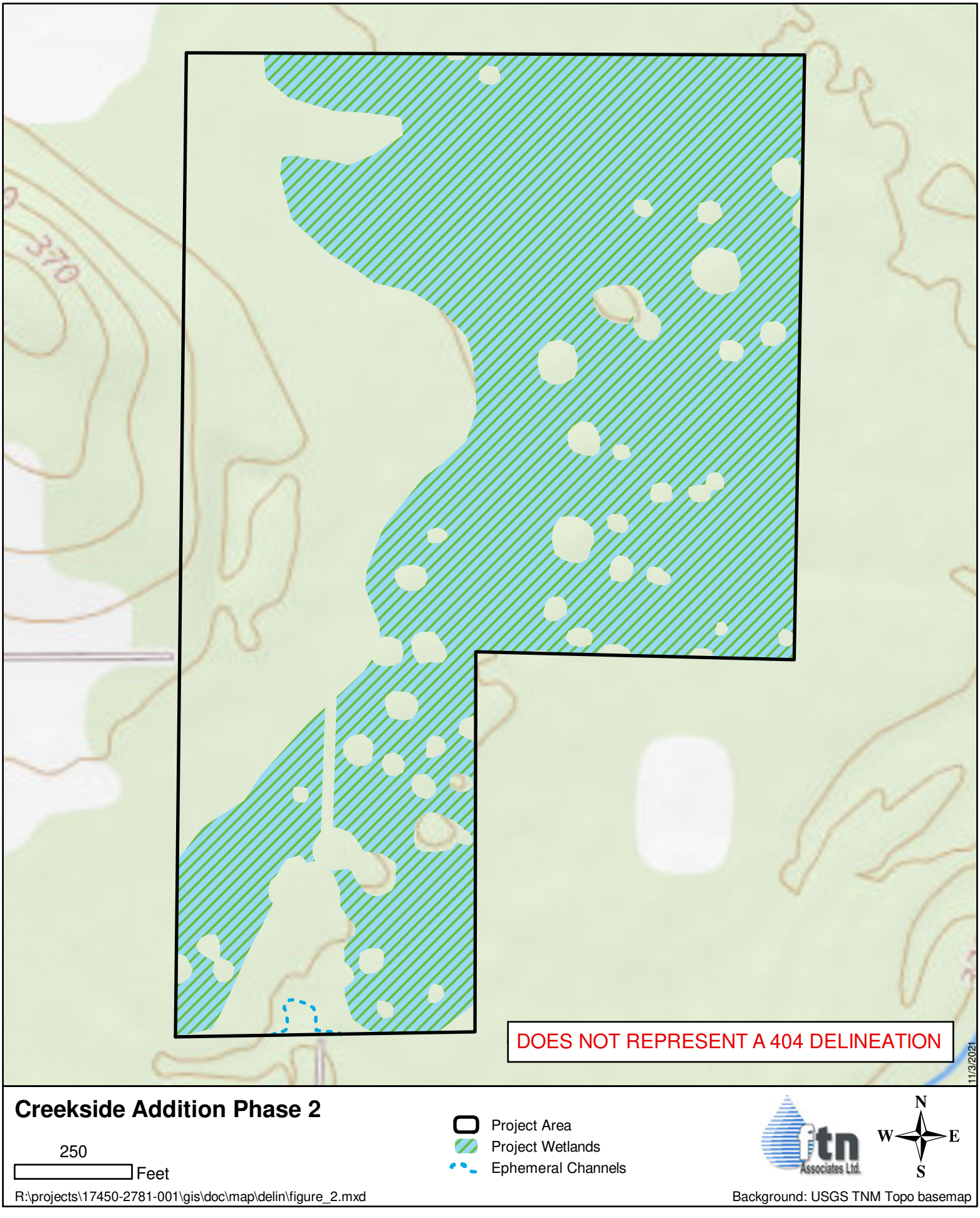


Figure 3. Map showing project area details overlaid on the USGS *The National Map* Topo basemap for quadrangle Alexander, AR (7.5-minute series).

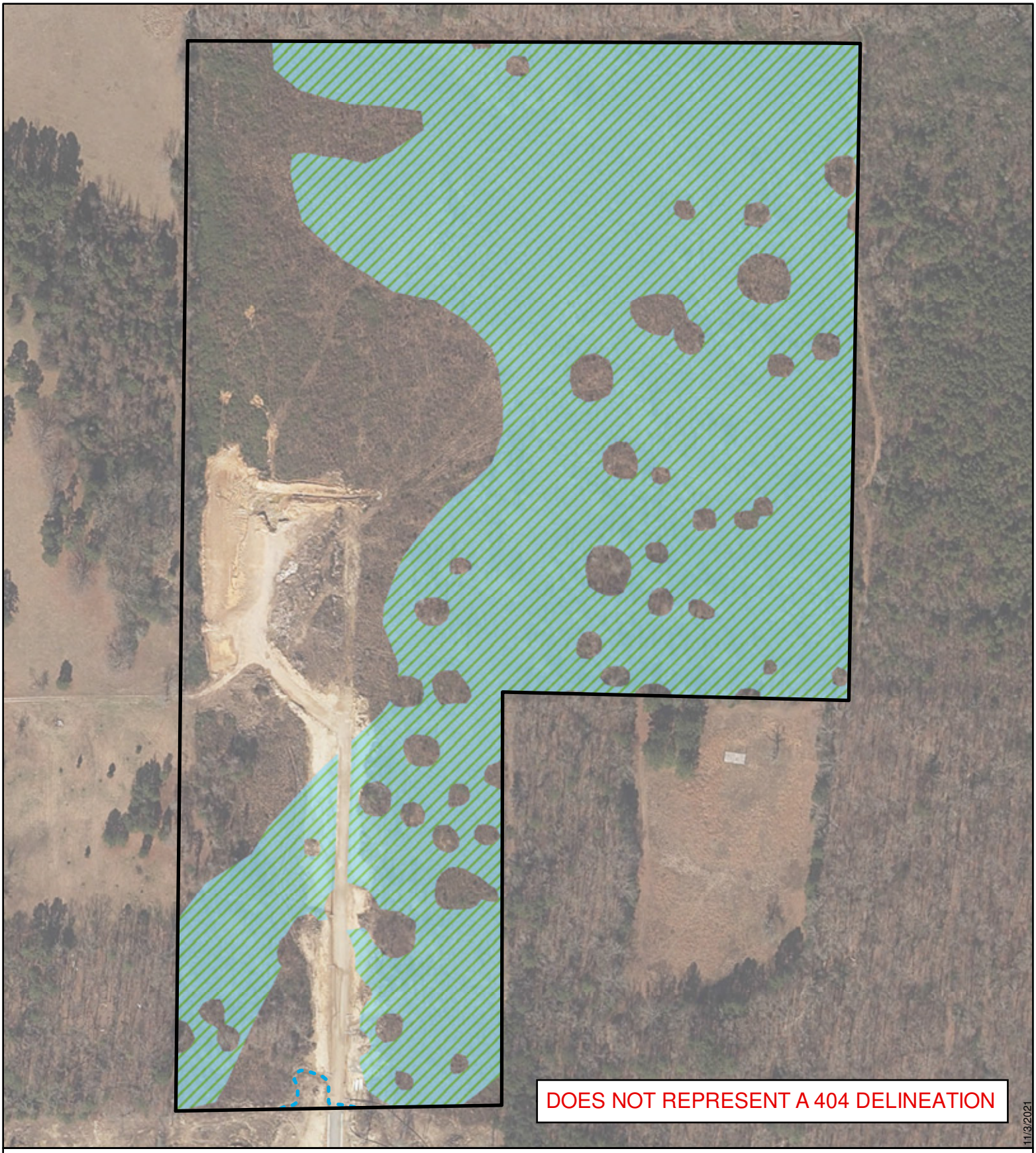


Figure 3. Map showing project area details overlaid on 2017 Arkansas Digital Orthophotography Program imagery.

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.

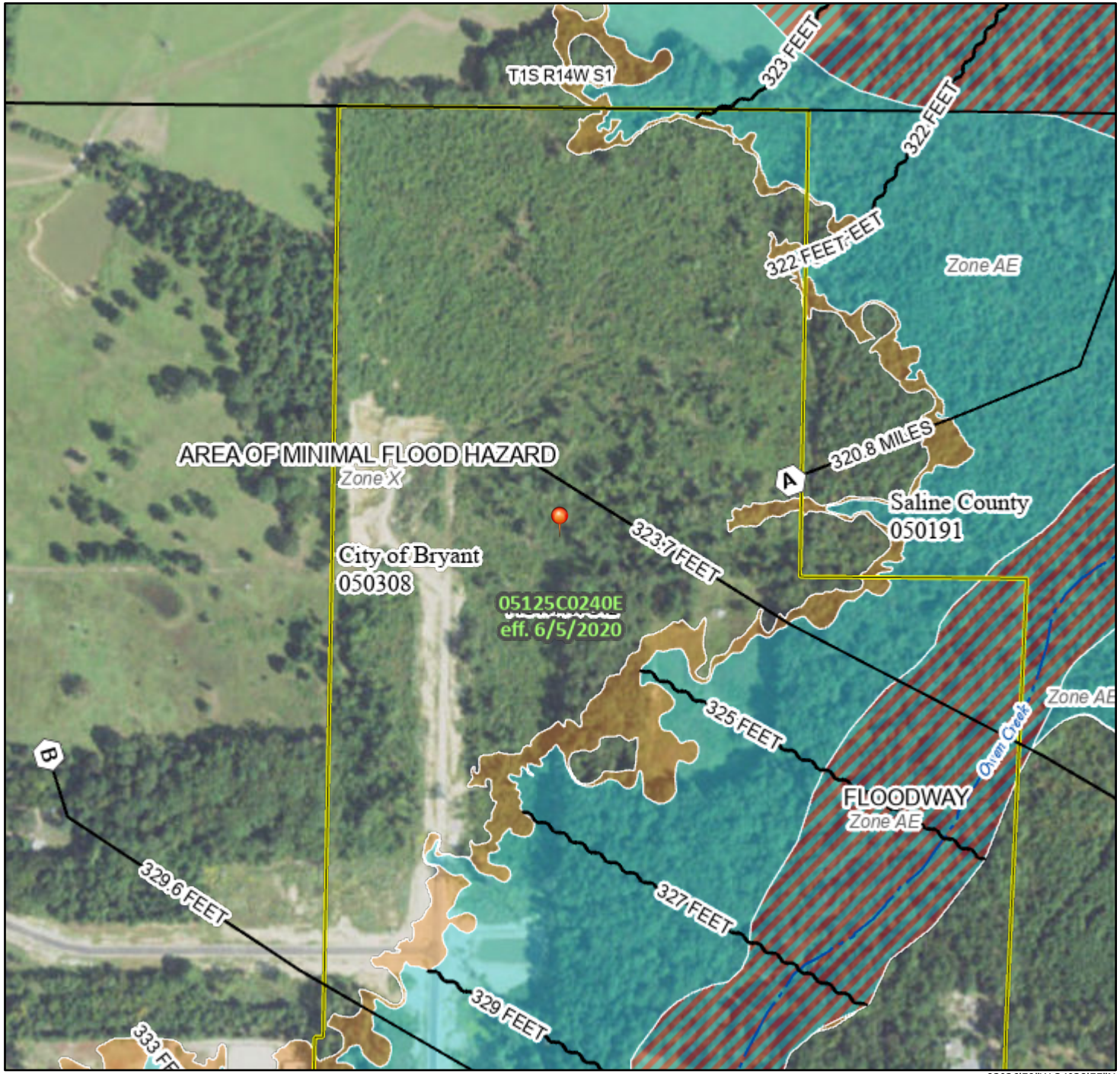
ENCLOSURE 3

FEMA Firmette

National Flood Hazard Layer FIRMette

FEMA

92°27'37"W 34°39'25"N



92°26'59"W 34°38'55"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

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

N

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.

PRE-BASIN 4
C=0.48
I=6.5 IN/HR
A=3.41 AC
Q_{100} =10.54 CFS

PRE-BASIN 3
C=0.48
I=6.4 IN/HR
A=9.42 AC
Q_{100} =28.92 CFS

PRE-BASIN 2
C=0.48
I=6.0 IN/HR
A=6.07 AC
Q_{100} =17.39 CFS

PRE-BASIN 1
C=0.49
I=7.0 IN/HR
A=7.13 AC
Q_{100} =24.46 CFS

WETLANDS BOUNDARY

PROJECT "A" DETENTION POND

FM-4 FM-4 FM-4 FM-4 FM-3 FM-3

100 50 0 100

BY	REVISION	DATE

GNE Designing our client's success

GarNat Engineering, LLC

P.O. Box 116 (72018)
2909 Military Rd
Benton, AR 72015

Ph (501) 408-4650
Fx (888) 900-3068
garnatengineering@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 NE 1/4 SW 1/4 ALL IN
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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POST-BASIN 3+4
C=0.58
I=6.4 IN/HR
A=4.84 AC
Q_{100} =17.97 CFS

POST-BASIN 1
C=0.67
I=7.0 IN/HR
A=4.26 AC
Q_{100} =19.98 CFS

POST-BASIN 2
C=0.63
I=6.0 IN/HR
A=0.88 AC
Q_{100} =3.32 CFS

WETLANDS BOUNDARY

DETENTION POND

100 50 0 100

DATE	REVISION	BY

GNE Designing our client's success

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CREEKSIDE ADDITION PHASE 2
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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 NE 1/4 SW 1/4 ALL IN
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:
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

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

L1 =	100	feet	L1 =	500	feet		
n1 =	0.15	Sheet Flow	n1 =	0.07	Medium Brush and Trees	Sluggish Reaches, weedy, deep pools	
S1 =	0.09	ft/ft	S1 =	0.05	ft/ft		
$I_{assumed}$ =	6.10	inches	$I_{assumed}$ =	6.10	inches		
$Tc_{calculated}$	284	seconds	$Tc_{calculated}$	563	seconds		
$Tc_{calculated}$	4.73	minutes	$Tc_{calculated}$	9.39	minutes		
Tc =	14.12	minutes	Tc for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual				
I =	6.10	inches	i for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual				
Use Tc =	**17.00**	minutes	I_{100} =	7.4	Inches	I_{10} =	5.3 Inches
			I_{50} =	6.8	Inches	I_5 =	4.8 Inches
			I_{25} =	6.10	Inches	I_2 =	4.1 Inches

Calculated Tc values - Drainage Basin 2

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

L1 =	100	feet	L1 =	970	feet		
n1 =	0.15	Sheet Flow	n1 =	0.07	Medium Brush and Trees		
S1 =	0.07	ft/ft	S1 =	0.05	ft/ft		
$I_{assumed}$ =	5.30	inches	$I_{assumed}$ =	5.30	inches		
$Tc_{calculated}$	324	seconds	$Tc_{calculated}$	887	seconds		
$Tc_{calculated}$	5.40	minutes	$Tc_{calculated}$	14.78	minutes		
Tc =	20.18	minutes	Tc for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual				
I =	5.30	inches	i for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual				
Use Tc =	**20.00**	minutes	I_{100} =	6.5	Inches	I_{10} =	4.8 Inches
			I_{50} =	5.9	Inches	I_5 =	4.3 Inches
			I_{25} =	5.30	Inches	I_2 =	3.6 Inches

Calculated Tc values - Drainage Basin 3

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

L1 =	100	feet	L1 =	400	feet	L1 =	450	feet	
n1 =	0.15	Sheet Flow	n1 =	0.03	Clean, Straight	n1 =	0.07	Medium Brush and Trees	
S1 =	0.05	ft/ft	S1 =	0.04	ft/ft	S1 =	0.04	ft/ft	
$I_{assumed}$ =	5.20	inches	$I_{assumed}$ =	5.20	inches	$I_{assumed}$ =	5.20	inches	
$Tc_{calculated}$	361	seconds	$Tc_{calculated}$	338	seconds	$Tc_{calculated}$	603	seconds	
$Tc_{calculated}$	6.02	minutes	$Tc_{calculated}$	5.63	minutes	$Tc_{calculated}$	10.05	minutes	
Tc =	21.70	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} =	4.8	Inches	
			I_{50} =	5.8	Inches	I_5 =	4.2	Inches	
			I_{25} =	5.20	Inches	I_2 =	3.6	Inches	

Calculated Tc values - Drainage Basin 4

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

L1 =	100	feet	L1 =	140	feet	L1 =	470	feet	
n1 =	0.15	Sheet Flow	n1 =	0.03	Clean, Straight	n1 =	0.07	Medium Brush and Trees	
S1 =	0.04	ft/ft	S1 =	0.04	ft/ft	S1 =	0.03	ft/ft	
$I_{assumed}$ =	5.30	inches	$I_{assumed}$ =	5.30	inches	$I_{assumed}$ =	5.30	inches	
$Tc_{calculated}$	383	seconds	$Tc_{calculated}$	179	seconds	$Tc_{calculated}$	669	seconds	
$Tc_{calculated}$	6.39	minutes	$Tc_{calculated}$	2.98	minutes	$Tc_{calculated}$	11.16	minutes	
Tc =	20.52	minutes	Tc for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual						
I =	5.30	inches	i for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual						
Use Tc =	**20.50**	minutes	I_{100} =	6.5	Inches	I_{10} =	4.9	Inches	
			I_{50} =	5.9	Inches	I_5 =	4.3	Inches	
			I_{25} =	5.30	Inches	I_2 =	3.7	Inches	

Stormwater Calcs - Creekside Addition Phase 2
Using Rational Method

Post-development

Calculated Tc values - Drainage Basin 1

$Tc = \frac{56 * L^{.6} * n^{.6}}{i^{.4} * S^{.3}}$ seconds $Tc = \frac{i6 * L^{.6} * n^{.6}}{i^{.4} * S^{.3}}$

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
$Tc_{calculated}$	292	seconds	$Tc_{calculated}$	339	seconds	$Tc_{calculated}$	208	seconds	$Tc_{calculated}$	184	seconds
$Tc_{calculated}$	4.86	minutes	$Tc_{calculated}$	5.65	minutes	$Tc_{calculated}$	3.47	minutes	$Tc_{calculated}$	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

$Tc = \frac{56 * L^{.6} * n^{.6}}{i^{.4} * S^{.3}}$ seconds $Tc = \frac{i6 * L^{.6} * n^{.6}}{i^{.4} * S^{.3}}$ 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
$Tc_{calculated}$	332	seconds	$Tc_{calculated}$	516	seconds	$Tc_{calculated}$	191	seconds	$Tc_{calculated}$	408	seconds
$Tc_{calculated}$	5.53	minutes	$Tc_{calculated}$	8.61	minutes	$Tc_{calculated}$	3.18	minutes	$Tc_{calculated}$	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

$Tc = \frac{56 * L^{.6} * n^{.6}}{i^{.4} * S^{.3}}$ seconds $Tc = \frac{i6 * L^{.6} * n^{.6}}{i^{.4} * S^{.3}}$ 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
$Tc_{calculated}$	386	seconds	$Tc_{calculated}$	338	seconds	$Tc_{calculated}$	565	seconds
$Tc_{calculated}$	6.44	minutes	$Tc_{calculated}$	5.63	minutes	$Tc_{calculated}$	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

$Tc = \frac{56 * L^{.6} * n^{.6}}{i^{.4} * S^{.3}}$ seconds $Tc = \frac{i6 * L^{.6} * n^{.6}}{i^{.4} * S^{.3}}$ 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
$Tc_{calculated}$	389	seconds	$Tc_{calculated}$	322	seconds	$Tc_{calculated}$	477	seconds	$Tc_{calculated}$	135	seconds
$Tc_{calculated}$	6.49	minutes	$Tc_{calculated}$	5.37	minutes	$Tc_{calculated}$	7.94	minutes	$Tc_{calculated}$	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	
								(C values taken from Table 400-2 of City of Bryant Drainage Manual)
Pasture/Range								
Forest/Woodlands	7.13	0.52	0.48	0.45	0.41	0.39	0.35	Steep, Over 7%
Total Area =	**7.13**	**0.52**	**0.48**	**0.45**	**0.41**	**0.39**	**0.35**	

Calculated C values - Drainage Basin 2

	Area	C_{100}	C_{50}	C_{25}	C_{10}	C_5	C_2	
								(C values taken from Table 400-2 of City of Bryant Drainage Manual)
Pasture/Range	2.28	0.53	0.49	0.46	0.42	0.4	0.37	Steep, Over 7%
Forest/Woodlands	3.79	0.47	0.43	0.4	0.36	0.34	0.31	Average, 2-7%
Total Area =	**6.07**	**0.49**	**0.45**	**0.42**	**0.38**	**0.36**	**0.33**	

Calculated C values - Drainage Basin 3

	Area	C_{100}	C_{50}	C_{25}	C_{10}	C_5	C_2	
								(C values taken from Table 400-2 of City of Bryant Drainage Manual)
Pasture/Range	4.56	0.53	0.49	0.46	0.42	0.4	0.37	Steep, Over 7%
Forest/Woodlands	4.86	0.47	0.43	0.4	0.36	0.34	0.31	Average, 2-7%
Total Area =	**9.42**	**0.50**	**0.46**	**0.43**	**0.39**	**0.37**	**0.34**	

Calculated C values - Drainage Basin 4

	Area	C_{100}	C_{50}	C_{25}	C_{10}	C_5	C_2	
								(C values taken from Table 400-2 of City of Bryant Drainage Manual)
Pasture/Range	0.93	0.49	0.45	0.42	0.38	0.36	0.33	Average, 2-7%
Forest/Woodlands	2.48	0.47	0.43	0.4	0.36	0.34	0.31	Average, 2-7%
Total Area =	**3.41**	**0.48**	**0.44**	**0.41**	**0.37**	**0.35**	**0.32**	

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_{50}=	23.27	CFS	Q_{25} =	19.57	CFS	Q_{10} =	15.49	CFS
c =	0.52		c =	0.48		c =	0.45		c =	0.41	
i=	7.40	in/hr	i=	6.80	in/hr	i=	6.10	in/hr	i=	5.30	in/hr
A=	7.13	acres	A=	7.13	acres	A=	7.13	acres	A=	7.13	acres

Q_5 =	13.35	CFS	Q_2 =	10.23	CFS						
c =	0.39		c =	0.35							
i=	4.80	in/hr	i=	4.10	in/hr						
A=	7.13	acres	A=	7.13	acres						

Drainage Basin 2

Q_{100} =	19.43	CFS	Q_{50}=	16.21	CFS	Q_{25} =	13.59	CFS	Q_{10} =	11.15	CFS
c =	0.49		c =	0.45		c =	0.42		c =	0.38	
i=	6.50	in/hr	i=	5.90	in/hr	i=	5.30	in/hr	i=	4.80	in/hr
A=	6.07	acres	A=	6.07	acres	A=	6.07	acres	A=	6.07	acres

Q_5 =	9.46	CFS	Q_2 =	7.27	CFS						
c =	0.36		c =	0.33							
i=	4.30	in/hr	i=	3.60	in/hr						
A=	6.07	acres	A=	6.07	acres						

Drainage Basin 3

Q_{100} =	30.09	CFS	Q_{50}=	25.08	CFS	Q_{25} =	21.02	CFS	Q_{10} =	17.59	CFS
c =	0.50		c =	0.46		c =	0.43		c =	0.39	
i=	6.40	in/hr	i=	5.80	in/hr	i=	5.20	in/hr	i=	4.80	in/hr
A=	9.42	acres	A=	9.42	acres	A=	9.42	acres	A=	9.42	acres

Q_5 =	14.60	CFS	Q_2 =	11.50	CFS						
c =	0.37		c =	0.34							
i=	4.20	in/hr	i=	3.60	in/hr						
A=	9.42	acres	A=	9.42	acres						

Drainage Basin 4

Q_{100} =	10.54	CFS	Q_{50}=	8.76	CFS	Q_{25} =	7.33	CFS	Q_{10} =	6.11	CFS
c =	0.48		c =	0.44		c =	0.41		c =	0.37	
i=	6.50	in/hr	i=	5.90	in/hr	i=	5.30	in/hr	i=	4.90	in/hr
A=	3.41	acres	A=	3.41	acres	A=	3.41	acres	A=	3.41	acres

Q_5 =	5.07	CFS	Q_2 =	3.98	CFS						
c =	0.35		c =	0.32							
i=	4.30	in/hr	i=	3.70	in/hr						
A=	3.41	acres	A=	3.41	acres						

Post-development

Drainage Basin 1

Q_{100} =	33.30	CFS	Q_{50}=	27.81	CFS	Q_{25} =	23.27	CFS	Q_{10} =	17.58	CFS
c =	0.67		c =	0.62		c =	0.57		c =	0.48	
i=	7.00	in/hr	i=	6.30	in/hr	i=	5.70	in/hr	i=	5.10	in/hr
A=	7.13	acres	A=	7.13	acres	A=	7.13	acres	A=	7.13	acres

Q_5 =	13.06	CFS	Q_2 =	9.73	CFS						
c =	0.40		c =	0.35							
i=	4.60	in/hr	i=	3.90	in/hr						
A=	7.13	acres	A=	7.13	acres						

Drainage Basin 2

Q_{100} =	22.95	CFS	Q_{50}=	19.48	CFS	Q_{25} =	16.39	CFS	Q_{10} =	12.57	CFS
c =	0.63		c =	0.58		c =	0.54		c =	0.46	
i=	6.00	in/hr	i=	5.50	in/hr	i=	5.00	in/hr	i=	4.50	in/hr
A=	6.07	acres	A=	6.07	acres	A=	6.07	acres	A=	6.07	acres

Q_5 =	9.39	CFS	Q_2 =	7.09	CFS						
c =	0.39		c =	0.34							
i=	4.00	in/hr	i=	3.40	in/hr						
A=	6.07	acres	A=	6.07	acres						

Drainage Basin 3

Q_{100} =	34.89	CFS	Q_{50}=	29.20	CFS	Q_{25} =	24.30	CFS	Q_{10} =	19.07	CFS
c =	0.58		c =	0.53		c =	0.50		c =	0.43	
i=	6.40	in/hr	i=	5.80	in/hr	i=	5.20	in/hr	i=	4.70	in/hr
A=	9.42	acres	A=	9.42	acres	A=	9.42	acres	A=	9.42	acres

Q_5 =	14.91	CFS	Q_2 =	11.48	CFS						
c =	0.38		c =	0.34							
i=	4.20	in/hr	i=	3.60	in/hr						
A=	9.42	acres	A=	9.42	acres						

Drainage Basin 4

Q_{100} =	12.46	CFS	Q_{50}=	10.58	CFS	Q_{25} =	8.78	CFS	Q_{10} =	6.85	CFS
c =	0.59		c =	0.54		c =	0.50		c =	0.44	
i=	6.20	in/hr	i=	5.70	in/hr	i=	5.10	in/hr	i=	4.60	in/hr
A=	3.41	acres	A=	3.41	acres	A=	3.41	acres	A=	3.41	acres

Q_5 =	5.30	CFS	Q_2 =	4.05	CFS						
c =	0.38		c =	0.34							
i=	4.10	in/hr	i=	3.50	in/hr						
A=	3.41	acres	A=	3.41	acres						

Detention Volume

Pond-1
for Q100

Cundev=	0.52	
Iundev=	7.40	in/hr
Cdev=	0.67	
Idev=	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	
Iundev=	6.50	in/hr
Cdev=	0.63	
Idev=	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	
Iundev=	6.40	in/hr
Cdev=	0.58	
Idev=	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*Idev)-(Cundev*Iundev)
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

Q_{10} =	106.55	CFS
Q_{25} =	117.20	CFS
Q_{100} =	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

Q2

Q (cfs)	**CLH^1.5**
C	**2.5**
L	**1.25**
H	**1.5**
Q (cfs)	**5.74**

15"

Q10

Q (cfs)	**CLH^1.5**
C	**2.5**
L	**1.25**
H	**2**
Q (cfs)	**8.84**

15"

Q25

Q (cfs)	**CLH^1.5**
C	**2.5**
L	**1.25**
H	**2.5**
Q (cfs)	**12.35**

15"

Q100

Q (cfs)	**CLH^1.5**
C	**2.5**
L	**1.25**
H	**3**
Q (cfs)	**16.24**

15"

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**

3"

Q10

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

3"

Q25

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

3"

Q100

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

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**

Cl-9
C=0.50
I=7.2 IN/HR
A=1.17 AC
Q_{10}=4.21 CFS

Cl-1
C=0.50
I=7.2 IN/HR
A=0.96 AC
Q_{10}=3.46 CFS

Cl-5
C=0.50
I=7.2 IN/HR
A=0.87 AC
Q_{10}=3.13 CFS

Cl-7
C=0.50
I=7.2 IN/HR
A=1.89 AC
Q_{10}=6.80 CFS

Cl-17
C=0.50
I=7.2 IN/HR
A=0.35 AC
Q_{10}=1.26 CFS

Cl-16
C=0.90
I=7.2 IN/HR
A=0.29 AC
Q_{10}=1.88 CFS

Cl-15
C=0.50
I=7.2 IN/HR
A=1.37 AC
Q_{10}=4.93 CFS

Cl-10
C=0.50
I=7.2 IN/HR
A=0.33 AC
Q_{10}=1.15 CFS

Cl-2
C=0.50
I=7.2 IN/HR
A=0.28 AC
Q_{10}=1.01 CFS

Cl-3
C=0.90
I=7.2 IN/HR
A=0.04 AC
Q_{10}=0.26 CFS

Cl-4
C=0.50
I=7.2 IN/HR
A=0.20 AC
Q_{10}=0.72 CFS

Cl-6
C=0.50
I=7.2 IN/HR
A=0.51 AC
Q_{10}=1.84 CFS

Cl-14
C=0.90
I=7.2 IN/HR
A=0.22 AC
Q_{10}=1.43 CFS

Cl-13
C=0.90
I=7.2 IN/HR
A=0.24 AC
Q_{10}=1.56 CFS

Cl-12
C=0.50
I=7.2 IN/HR
A=0.26 AC
Q_{10}=0.91 CFS

Cl-8
C=0.50
I=7.2 IN/HR
A=0.88 AC
Q_{10}=3.17 CFS

Cl-9 4' DIA ARDOT TYPE MO W_3'-6" WING
ROAD STA:9+68.2
RIM:338.09
INV OUT:333.59-18" RCP

Cl-16 4' DIA ARDOT TYPE MO
ROAD STA:4+64.1
RIM:331.81
INV OUT:326.26-18" RCP

Cl-15 4' DIA ARDOT TYPE MO
ROAD STA:7+68.9
INV OUT:328.82-

Cl-1 5' DIA ARDOT TYPE MO
ROAD STA:8+14.8
RIM:339.18
INV IN:330.66-36" ADS
INV OUT:333.75-18" RCP

Cl-2 4' DIA ARDOT TYPE MO

Cl-5 5' DIA ARDOT TYPE MO
ROAD STA:7+95.3
RIM:335.93
INV IN:330.59-36" RCP

Cl-7 5' DIA ARDOT TYPE MO W_3'-6" WING
ROAD STA:10+86.7
RIM:334.92
INV OUT:330.56-30" RCP

Cl-6 5' DIA ARDOT TYPE MO
ROAD STA:10+60.7
RIM:334.89
INV IN:330.54-36" ADS
INV IN:330.54-30" RCP

Cl-14 5' DIA ARDOT TYPE MO
ROAD STA:0+10.4
RIM:329.24
INV IN:326.58-24" ADS
INV IN:326.00-18" RCP

Cl-13 5' DIA ARDOT TYPE MO & WEIR-3
ROAD STA:4+64.2
RIM:331.76
INV IN:326.22-30" ADS
INV IN:326.22-18" RCP
INV OUT:326.22-24" ADS
INV OUT:326.22-18" ADS

DIA ARDOT TYPE MO
ROAD STA:7+70.0
RIM:333.88
INV IN:328.00-18" ADS
INV IN:328.00-18" RCP
INV OUT:326.40-30" ADS

Cl-8 5' DIA ARDOT TYPE MO
ROAD STA:0+00.0
RIM:335.87
INV OUT:330.08-30" ADS

JB-2 4'X4' ARDOT TYPE E
ROAD STA:8+14.8
RIM:334.59
IN:329.53-18" ADS
OUT:329.43-18" ADS

JB-1 5'X5' ARDOT TYPE E & WEIR-2
ROAD STA:1+42.7
RIM:333.71
INV IN:330.00-30" ADS

JB-1 5'X5' ARDOT TYPE E & WEIR-1
ROAD STA:6+16.0
RIM:335.21
INV OUT:330.50-18" ADS
INV OUT:330.50-36" ADS
INV OUT:330.50-36" ADS

FES-3
FL:326.41-48" X 24"

FES-4
FL:326.00-48" X 24"

FES-2
FL:326.00-18" ADS

FES-1
FL:330.07-18" ADS

Pipe - (16) 49'-18" RCP@2.500%

Pipe - (23) 32'-18" RCP@0.120%

Pipe - (19) 454'-24" ADS@-0.080%

Pipe - (21) 33'-18" R

Pipe - (13) 40'-18" RCP@-2.500%

Pipe - (20) 32'-36" RCP@-0.040%

Pipe - (12) 179'-36" ADS@-0.046%

Pipe - (9) 42'-30" RCP@0.046%

Pipe - (11) 173'-36" ADS@-0.040%

Pipe - (8) 17'-18" ADS@2.500%

Pipe - (5) 143'-30" ADS@0.058%

24"@1.500%

30" ADS@0.058%

ADS@1.135%

57'-18" ADS@2.500%

ADS@-0.046%

FM-3

FM-3

0+00

1+00

2+00

3+00

4+00

5+00

5+69

2+59

1+40

0+00

LOT 12

LOT 13

LOT 11

LOT 10

340

345

350

355

360

335

330

333

GNE Designing our client's success

GarNat Engineering, LLC
P.O. Box 116 (72018)
2909 Military Rd
Benton, AR 72015
Ph (501) 408-4650
Fx (888) 900-3068
garnatengineering@gmail.com

BY	REVISION	DATE

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 SW 1/4 ALL IN
SECTION 12, T-1-S, R-14-W,
SALINE COUNTY, ARKANSAS

PRELIMINARY

CONTENTS:
INLET BASIN MAP

PROJECT NO:
18054

DATE:
AUGUST 2022

SHEET NO:
3

J:\Projects\2018 Projects\18054 Creekside Addition\Drawings\DWGs\18054-ADSDN-Creekside-Addition-Phase-2-PM-031722-Drainage Basin.dwg

Stormwater Calcs - Creekside Addition Phase 2
Using Rational Method

Post-development Basin

Calculated Tc values - Drainage Basin CI-1

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

L1 =	700	feet
n1 =	0.013	Smooth Concrete/Asphalt
S1 =	0.031	ft/ft
$I_{assumed}$ =	7.20	inches
$Tc_{calculated}$	271	seconds
$Tc_{calculated}$	4.52	minutes
Tc =	4.52	minutes
I =	7.20	inches
Use Tc =	**5.00**	minutes

Calculated Tc values - Drainage Basin CI-7

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

L1 =	650	feet
n1 =	0.013	Smooth Concrete/Asphalt
S1 =	0.031	ft/ft
$I_{assumed}$ =	7.20	inches
$Tc_{calculated}$	259	seconds
$Tc_{calculated}$	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	**6.78**	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	**4.58**	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	**2.10**	ft

CI-4

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

Q	0.72	cfs
n	0.012	
k_u	0.56	
S_x	0.03	
S_L	0.03	
T	**3.68**	ft

CI-5

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

Q	3.13	cfs
n	0.012	
k_u	0.56	
S_x	0.028	
S_L	0.03	
T	**6.58**	ft

CI-6

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

Q	1.84	cfs
n	0.012	
k_u	0.56	
S_x	0.03	
S_L	0.03	
T	**5.22**	ft

CI-7

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

Q	6.80	cfs
n	0.012	
k_u	0.56	
S_x	0.03	
S_L	0.03	
T	**8.43**	ft

CI-8

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

Q	3.17	cfs
n	0.012	
k_u	0.56	
S_x	0.028	
S_L	0.03	
T	**6.61**	ft

CI-9

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

Q	4.21	cfs
n	0.012	
k_u	0.56	
S_x	0.028	
S_L	0.03	
T	**7.35**	ft

CI-10

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

Q	1.19	cfs
n	0.012	
k_u	0.56	
S_x	0.03	
S_L	0.03	
T	**4.38**	ft

CI-11

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

Q	0.61	cfs
n	0.012	
k_u	0.56	
S_x	0.02	
S_L	0.02	
T	**4.75**	ft

CI-12

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

Q	0.94	cfs
n	0.012	
k_u	0.56	
S_x	0.03	
S_L	0.03	
T	**4.00**	ft

CI-13

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

Q	1.56	cfs
n	0.012	
k_u	0.56	
S_x	0.03	
S_L	0.03	
T	**4.84**	ft

CI-14

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

Q	1.43	cfs
n	0.012	
k_u	0.56	
S_x	0.03	
S_L	0.03	
T	**4.69**	ft

CI-15

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

Q	1.26	cfs
n	0.012	
k_u	0.56	
S_x	0.03	
S_L	0.03	
T	**4.48**	ft

CI-16

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

Q	1.88	cfs
n	0.012	
k_u	0.56	
S_x	0.03	
S_L	0.03	
T	**5.20**	ft

CI-17

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

Q	4.93	cfs
n	0.012	
k_u	0.56	
S_x	0.03	
S_L	0.03	
T	**7.47**	ft

Creekside Addition Phase 2 - CURB INLETS

10-YEAR STORM

Area #	Area	I	C	Q (cfs)	Weir Q=3.0LY^1.5 Q (cfs)	Y (ft)	Required L (ft)	Actual L (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

Vernon J. Williams, P.E., President