



## **Bryant Planning Commission Meeting**

Monday, January 10, 2022

6:00 PM

Boswell Municipal Complex-City Hall Courtroom  
210 SW 3rd Street

Or watch live on YouTube at:

<https://www.youtube.com/c/BryantArkansas>

## **Agenda**

### **CALL TO ORDER**

### **ANNOUNCEMENTS**

### **APPROVAL OF MINUTES**

1. Planning Commission Meeting Agenda Minutes 12/13/2021

### **DRC REPORT**

1. Washington Two Lot Subdivision - Johnswood Rd  
*Hope Consulting - Requesting Approval of Subdivision Plat - Ward 1 - **Recommended Approval, Contingnet upon submittal of Fees***
2. The Villages at Magnolia Lane Phase 1 - Final Plat  
*(Formerly Starlight Village Phase 1)  
Hope Consulting - Requesting Approval of Final Plat - Ward 4 - **Recommended Approval, Contingent Upon Remaining Comments Being Addressed.***
3. The Villages at Magnolia Lane Phase 2 - Preliminary Plat  
*Hope Consulting - Requesting Approval of Preliminary Plat - Ward 4 - **Recommended Approval, Contingent Upon Signing MOU and Addressing Remaining Comments***
4. Prickett Place - 1 Lot Commercial Subdivision and Rezoning  
*GarNat Engineering - Requesting Approval of Plat and Approval of Rezoning from R-E to C-1. - **Ward 3 - Recommended Approval for Plat and Rezoning from R-E to C-1 based on Completing Public Notice for Hearing.***

## **PUBLIC HEARING**

1. Prickett Place - Rezoning  
*GarNat Engineering - Requesting Approval of Rezoning from R-E to C-1. - Ward 3*

## **NEW BUSINESS**

1. Washington Two Lot Subdivision - Johnswood Rd  
*Hope Consulting - Requesting Recommendation for Approval of Subdivision Plat - Ward 1*
2. The Villages at Magnolia Lane Phase 1 - Final Plat  
*(Formerly Starlight Village Phase 1)*  
*Hope Consulting - Requesting Approval of Final Plat - Ward 4*
3. The Villages at Magnolia Lane Phase 2 - Preliminary Plat  
*Hope Consulting - Requesting Recommendation for Approval of Preliminary Plat - Ward 4*
4. Prickett Place - 1 Lot Commercial Subdivision  
*GarNat Engineering - Requesting Recommendation for Approval of Plat and Recommendation for Approval of Rezoning from R-E to C-1. - Ward 3*

## **DIRECTOR'S REPORT**

## **ADJOURNMENT**





## **Bryant Planning Commission Meeting Minutes**

Monday, December 13th, 2021

Boswell Municipal Complex – City Hall Courtroom

6:00 PM

### **Agenda**

#### **CALL TO ORDER**

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

#### **ANNOUNCEMENTS**

*No Announcements*

#### **APPROVAL OF MINUTES**

##### **1. Special Planning Commission Meeting Minutes 10/25/2021**

*Motion to Approve Minutes made by Commissioner Statton, Seconded by Commissioner Edwards. Voice Vote, 5 Yays, 0 nays, Burgess, Arey, Hooten Absent.*

##### **2. Planning Commission Meeting Minutes 11/8/2021**

*Motion to Approve Minutes with correction that Erwin was Absent at the meeting, made by Commissioner Penfield, Seconded by Commissioner Edwards. Voice Vote, 5 Yays, 0 nays, Burgess, Arey, Hooten Absent.*

*Chairman Johnson read the DRC Report.*

#### **DRC REPORT**

1. Beltran Subdivision - Stillman Lane  
Hope Consulting - Requesting Recommendation for Approval of Plat - Recommended Approval, Contingent upon Pre-annexation Agreement

2. Hilldale Crossing - Lots 126R, 127R, 128R Replat  
Hope Consulting - Requesting Recommendation for Approval of Replat - Recommended Approval
3. Renaissance Global - 24351 I-30  
Ace Sign Company - Requesting Sign Permit Approval - Staff Approved
4. Central Arkansas Truck Outfitters - 25637 I-30  
SouthPaw Designs - Requesting Sign Permit Approval - Staff Approved
5. Hurricane Creek Auto Paint and Body - Sign Variance  
Charlie Baxter - Requesting Approval for Sign Variance - Ward 4 - No Recommendation
6. Vernia Park Subdivision - Bryant Parkway  
Central Arkansas Engineering - Requesting Approval for Site Plan and Commercial Subdivision Plat - Recommended Approval, Contingent upon Completing Remaining DRC Comments
7. Proposed Changes to Chapter 2 of Bryant Business Ordinance - Adding of Food Truck Section  
Truett Smith - Director of Community Development - Requesting Approval for Update to Bryant Business Ordinance - Recommended Approval
8. Liberty Tax - 1800 N Reynolds Road - Sign Permit  
KT&T Signs - Requesting Sign Permit Approval - Ward 3 - Staff Approved
9. Pleasant Hill - 3418 Main Street - Sign Permit  
Ace Sign Company - Requesting Sign Permit Approval - Ward 2 - Staff Approved
10. Medic Sleep Care - 3348 Main St - Sign Permit  
Sign Studio - Requesting Sign Permit Approval - Ward 2 - Staff Approved

## **REQUEST TO ADD PUBLIC HEARING**

*Motion to add made by Commissioner Penfield, Seconded by Commissioner Statton. Voice Vote, 5 Yays, 0 nays, Burgess, Hooten, Arey absent.*

### **1. St. Regis at Hurricane Lake – 4013 Springhill Rd – Rezoning From R-2 to R-1**

Keith Johnson - Requesting Rezoning from R-2 to R-1

*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.*

*Seeing no members of the public coming forward to speak, Chairman Johnson Called for a Roll Call Vote on the Rezoning. 5 Yays, 0 Nays. Burgess, Hooten, Arey Absent.*

*Motion to Close Public Hearing made by Commissioner Penfield, Seconded by Commissioner Erwin. Voice Vote, 5 Yays, 0 nays, Burgess, Hooten, Arey absent.*

## **NEW BUSINESS**

**1. Beltran Subdivision - Stillman Lane**

Hope Consulting - Requesting Approval of Plat and Recommendation for Pre-annexation Agreement

*After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve. 5 yays, 0 nays, Burgess, Hooten, Arey Absent.*

**2. Hilldale Crossing - Lots 126R, 127R, 128R Replat**

Hope Consulting - Requesting Approval for Replat

*After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve. 5 yays, 0 nays, Burgess, Hooten, Arey Absent.*

**3. Hurricane Creek Auto Paint and Body - Sign Variance**

Charlie Baxter - Requesting Approval for Sign Variance - Ward 4

*After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve. 5 yays, 0 nays, Burgess, Hooten, Arey Absent.*

**4. Vernia Park Subdivision - Bryant Parkway**

Central Arkansas Engineering - Requesting Approval for Site Plan and Commercial Subdivision Plat

*After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve. 5 yays, 0 nays, Burgess, Hooten, Arey Absent.*

**5. Proposed Changes to Chapter 2 of Bryant Business Ordinance - Adding of Food Truck Section**

Truett Smith - Director of Community Development - Requesting Approval for Update to Bryant Business Ordinance

*After brief discussion on the item, Chairman Johnson Called for a roll call vote for recommendation for approval of item to City Council. 5 yays, 0 nays, Burgess, Hooten, Arey Absent.*

**6. Election of Chair and Vice-chair of the Planning Commission for 2022**

*The Nominating Committee concluded after discussion that they would re-nominate Vice Chair Walter Burgess and Chairman Rick Johnson to continue to serve for the 2022 year.*

**DIRECTOR'S REPORT**

**ADJOURNMENT**

*Motion to adjourn made by Commissioner Statton, Seconded by Commissioner Penfield. Voice Vote 5 yays, 0 Nays. Burgess, Arey, Hooten Absent. Meeting was adjourned.*

\_\_\_\_\_  
*Chairman, Rick Johnson*

\_\_\_\_\_  
*Date*

\_\_\_\_\_  
*Secretary, Colton Leonard*

\_\_\_\_\_  
*Date*

## RE-ZONING PETITION

The property located 200 feet west of the intersection of Prickett Road and Reynolds Road in Bryant is being considered for re-zoning from R-E to C-1. The property is more particularly described as follows:

### **TRACT 4R - 1.30 ACRES**

PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE1/4 NW1/4) AND PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4 NW1/4) ALL IN SECTION 27, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT A FOUND SIGNAL FOR THE NORTHWEST CORNER OF THE SAID SE1/4 NW1/4; THENCE S2°30'29"W - 38.23 FEET ALONG THE WEST LINE THEREOF TO A SET 1/2" REBAR W/CAP #1573 LOCATED ON THE SOUTHERLY RIGHT OF WAY OF PRICKETT ROAD FOR THE **POINT OF BEGINNING**; THENCE S87°26'31"E - 79.93 FEET ALONG SAID RIGHT OF WAY TO A SET 1/2" REBAR W/CAP #1573; THENCE LEAVING SAID RIGHT OF WAY S2°16'48"W - 221.92 FEET TO A FOUND 1/2" REBAR; THENCE N88°04'01"W - 80.81 FEET TO A FOUND 5/8" REBAR LOCATED ON THE WEST LINE OF THE SAID SE1/4 NW1/4; THENCE S2°30'29"W - 39.44 FEET ALONG SAID WEST LINE TO A SET 1/2" REBAR W/CAP #1573; THENCE N88°32'17"W - 146.93 FEET LEAVING SAID WEST LINE TO A FOUND 5/8" REBAR W/CAP #128; THENCE N2°16'36"E - 265.05 FEET TO A SET 1/2" REBAR W/CAP #1573 LOCATED ON THE SOUTHERLY RIGHT OF WAY OF PRICKETT ROAD; THENCE S87°26'31"E - 147.98 FEET ALONG SAID RIGHT OF WAY TO THE **POINT OF BEGINNING**, CONTAINING 1.30 ACRES, MORE OR LESS. SUBJECT TO ANY EXISTING EASEMENTS AND THE RIGHT OF WAY OF PRICKETT ROAD.

A petition has been filed with the City of Bryant Planning Commission to re-zone the property. As part of this process a public hearing will be held December 13<sup>th</sup>, 2021 at 6:00 p.m. in the Boswell Community Center, 210 Southwest 3<sup>rd</sup> Street, Bryant, Arkansas 72022.

Public comments will be accepted at that time regarding this re-zoning. Since you own property within 300 feet of the tract in consideration, you have been sent this notice via certified mail as required by city ordinance.

Should you have any questions regarding this matter you may contact the City of Bryant at 501-943-0301 and ask for Truett Smith or by contacting me at the information listed below.

Vernon Williams, P.E.  
GarNat Engineering, LLC  
501-408-4650  
garnatengineering@gmail.com

### **TRACT 4R - 1.30 ACRES**

PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE1/4 NW1/4) AND PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4 NW1/4) ALL IN SECTION 27, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT A FOUND SIGNAL FOR THE NORTHWEST CORNER OF THE SAID SE1/4 NW1/4; THENCE S2°30'29"W - 38.23 FEET ALONG THE WEST LINE THEREOF TO A SET 1/2" REBAR W/CAP #1573 LOCATED ON THE SOUTHERLY RIGHT OF WAY OF PRICKETT ROAD FOR THE **POINT OF BEGINNING**; THENCE S87°26'31"E - 79.93 FEET ALONG SAID RIGHT OF WAY TO A SET 1/2" REBAR W/CAP #1573; THENCE LEAVING SAID RIGHT OF WAY S2°16'48"W - 221.92 FEET TO A FOUND 1/2" REBAR; THENCE N88°04'01"W - 80.81 FEET TO A FOUND 5/8" REBAR LOCATED ON THE WEST LINE OF THE SAID SE1/4 NW1/4; THENCE S2°30'29"W - 39.44 FEET ALONG SAID WEST LINE TO A SET 1/2" REBAR W/CAP #1573; THENCE N88°32'17"W - 146.93 FEET LEAVING SAID WEST LINE TO A FOUND 5/8" REBAR W/CAP #128; THENCE N2°16'36"E - 265.05 FEET TO A SET 1/2" REBAR W/CAP #1573 LOCATED ON THE SOUTHERLY RIGHT OF WAY OF PRICKETT ROAD; THENCE S87°26'31"E - 147.98 FEET ALONG SAID RIGHT OF WAY TO THE **POINT OF BEGINNING**, CONTAINING 1.30 ACRES, MORE OR LESS. SUBJECT TO ANY EXISTING EASEMENTS AND THE RIGHT OF WAY OF PRICKETT ROAD.

APPLICATION  
FOR CHANGE IN  
ZONING DISTRICT BOUNDARIES

Applicant Name: BRYANT DEVELOPMENT COMPANY, INC.

Spouse Name: \_\_\_\_\_

Property Address: PRICKETT ROAD (200 FEET WEST OF  
REYNOLDS ROAD INTERSECTION)

Legal Description: \_\_\_\_\_  
SEE ATTACHED.

Existing Zoning Classification: R-E

Requested Change: C-1

Plat of Property is Attached YES

Vicinity Map of property is attached YES

The undersigned designates the following process agent or attorney to represent  
the applicant at all hearings:

VERNON WILLIAMS

This 23 day of NOVEMBER, 2021

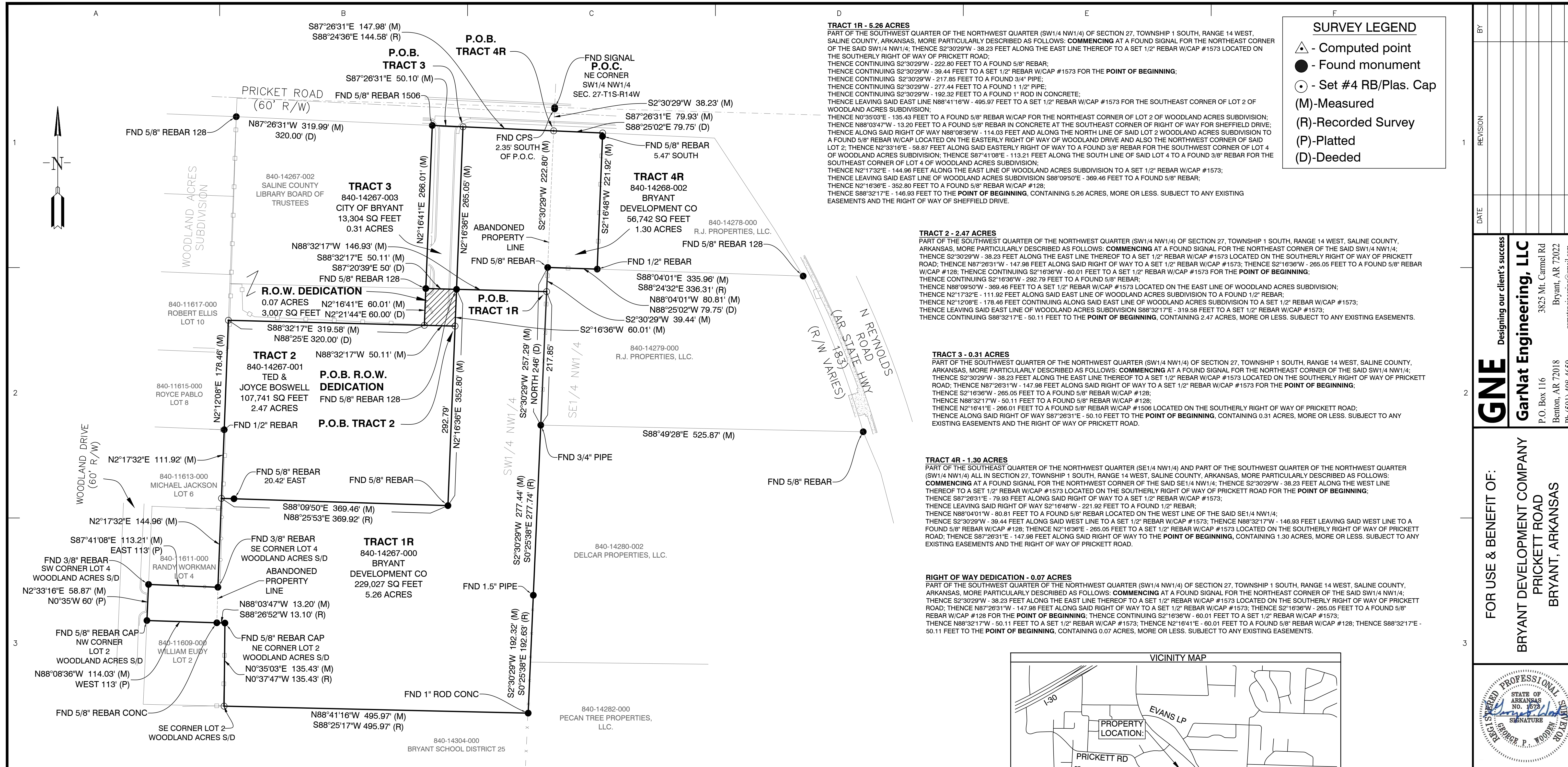
Vernon J Williams - GarNat Engineering  
Applicant AGENT

Spouse of Applicant \_\_\_\_\_

P.O. BOX 116  
Address BENTON, AR 72018

Phone \_\_\_\_\_





**SURVEY LEGEND**

- ▲ - Computed point
- - Found monument
- - Set #4 RB/Plas. Cap
- (M)-Measured
- (R)-Recorded Survey
- (P)-Platted
- (D)-Deeded

BY	
REVISION	
DATE	

**Designing our client's success**

**GarNat Engineering, LLC**  
3825 Mt. Carmel Rd  
Bryant, AR 72022  
garnatengineering@gmail.com

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

**FOR USE & BENEFIT OF:**

**BRYANT DEVELOPMENT COMPANY**  
PRICKETT ROAD  
BRYANT, ARKANSAS

**PROFESSIONAL SEAL**

STATE OF ARKANSAS  
NO. 1573  
SIGNATURE  
GEORGE P. WOODEN, P.S.

11-22-21

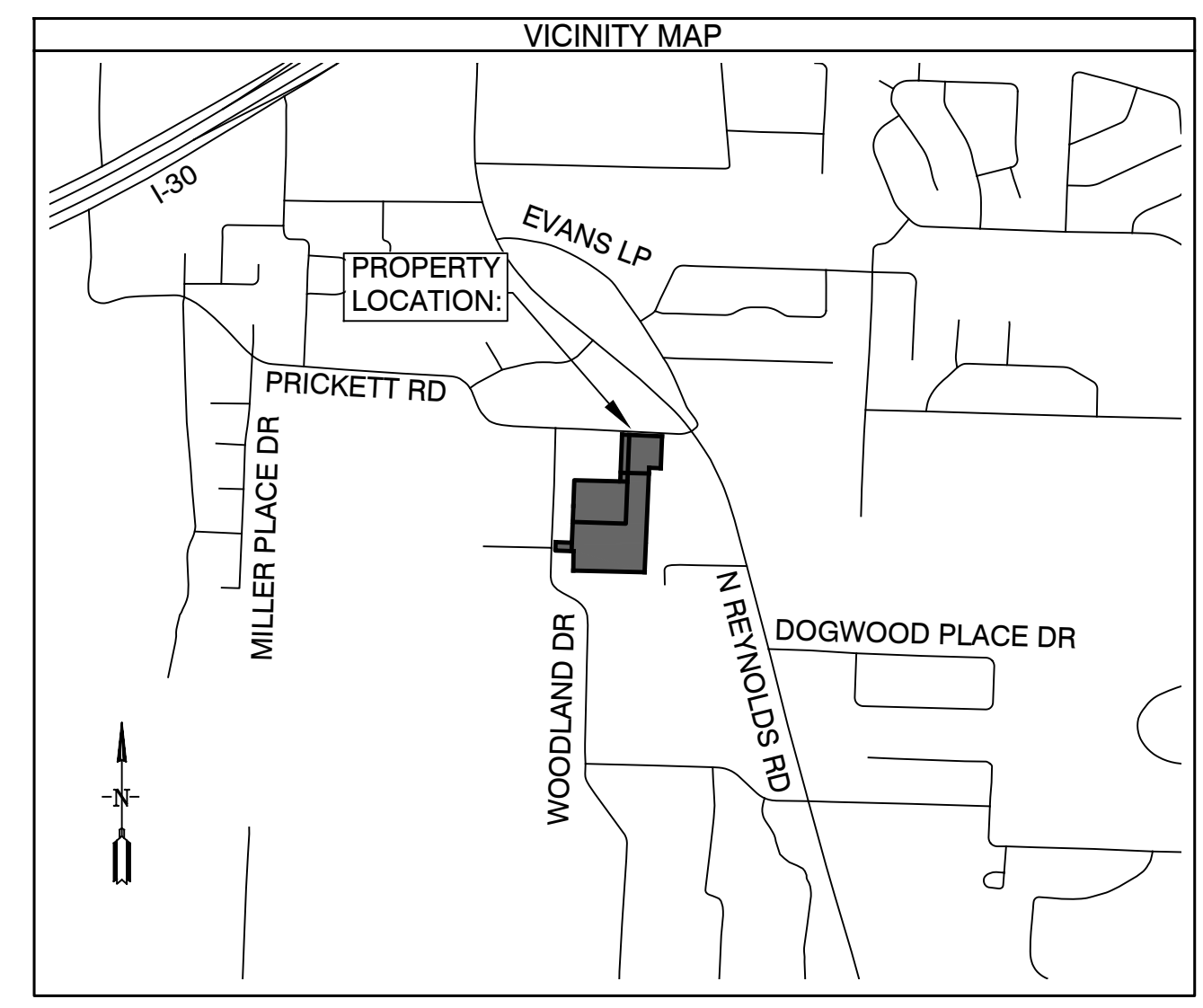
**BOUNDARY LINE ADJUSTMENT**

PROJECT NO:  
21099

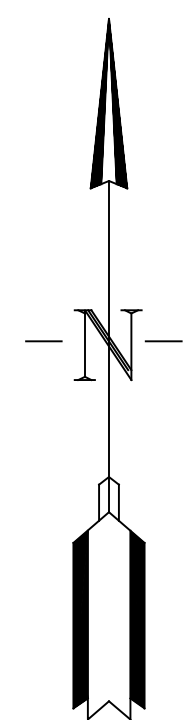
DATE:  
NOV. 22, 2021

SHEET NO:  
1 OF 1

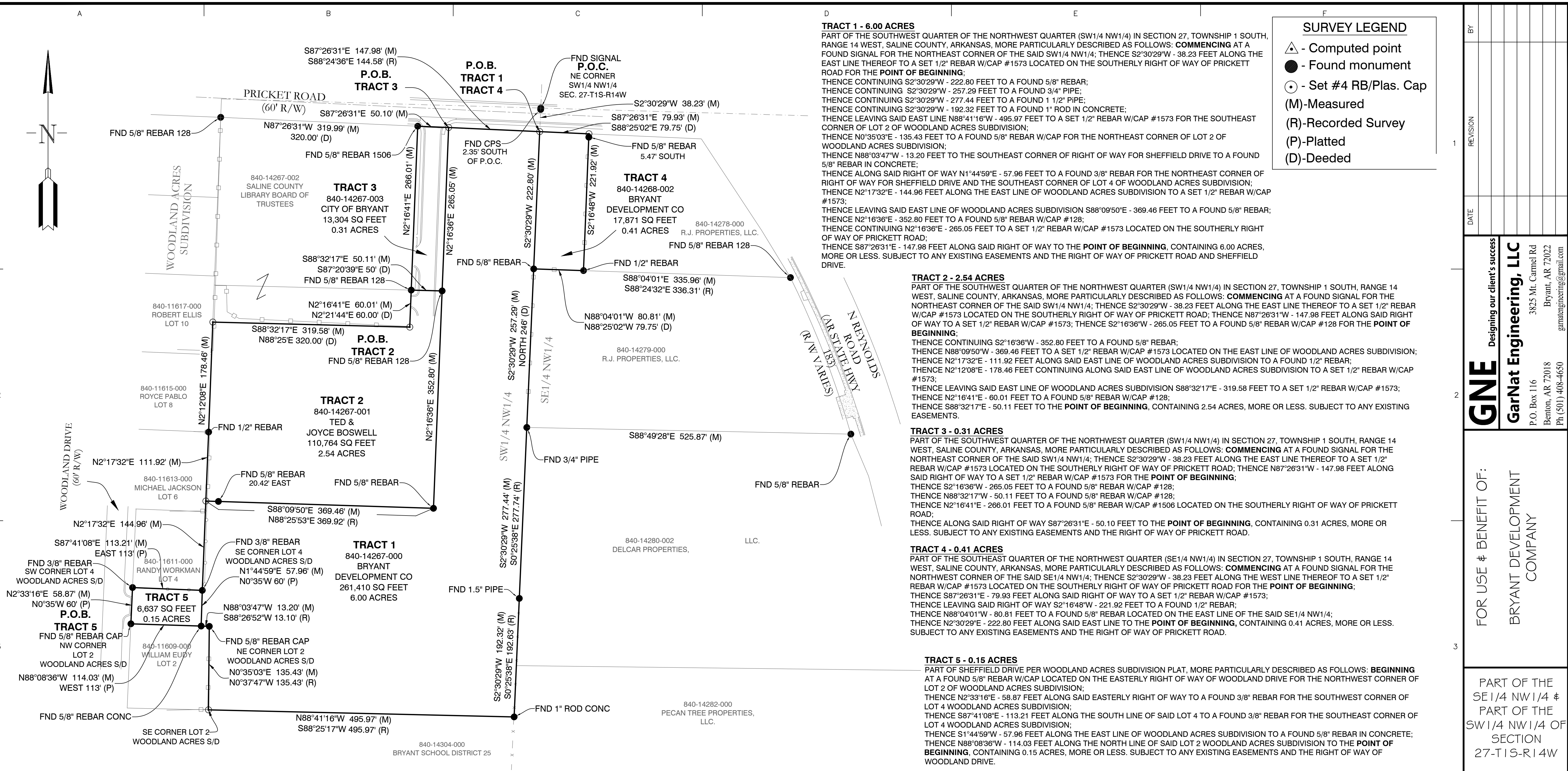
<p><b>DOCUMENTS USED:</b></p> <ul style="list-style-type: none"> <li>PREVIOUS SURVEY BY HOPE DATED 4/28/95</li> <li>PREVIOUS SURVEY BY HOPE DATED 4/6/88</li> <li>NEIGHBORING SURVEY BY HOPE DATED 3/30/04</li> <li>PLAT OF WOODLAND ACRES S/D</li> <li>BOOK 2018 PAGE 2638 DD BOSWELL TO CITY OF BRYANT</li> <li>BOOK 2014 PAGE 32466 WD BOSWELL TO SALINE CO LIBRARY</li> <li>BOOK 2019 PAGE 2022 WD BOSWELL TO SALINE CO LIBRARY</li> <li>BOOK 2017 PAGE 15575 BOSWELL TO BRYANT DEVELOPMENT CO</li> </ul>		<p><b>TOTAL ACREAGE = 9.41 ACRES</b></p>
<p><b>CERTIFICATIONS:</b></p> <p>BY AFFIXING MY SEAL AND SIGNATURE, I GEORGE P. WOODEN, PS NO.1573, HEREBY CERTIFY THAT THIS DRAWING CORRECTLY DEPICTS A SURVEY COMPILED UNDER MY SUPERVISION ON JULY 13, 2021.</p> <p>THIS SURVEY WAS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHERS AND DOES NOT REPRESENT A TITLE SEARCH.</p> <p>THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "X" OF THE F.E.M.A. MAP PANEL 05125C0365E EFFECTIVE DATE JULY 05, 2020.</p>		<p><b>BASIS OF BEARINGS:</b></p> <p>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).</p>
<p><b>SCALE:</b> 80' 40' 80'</p>		<p><b>SURVEY PLAT CODE:</b> 500-01S-14W-0-27-400-62-1573</p>







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



**TRACT 1 - 6.00 ACRES**  
 PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4 NW1/4) IN SECTION 27, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND SIGNAL FOR THE NORTHEAST CORNER OF THE SAID SW1/4 NW1/4; THENCE S2°30'29"W - 38.23 FEET ALONG THE EAST LINE THEREOF TO A SET 1/2" REBAR W/CAP #1573 LOCATED ON THE SOUTHERLY RIGHT OF WAY OF PRICKETT ROAD FOR THE POINT OF BEGINNING; THENCE CONTINUING S2°30'29"W - 222.80 FEET TO A FOUND 5/8" REBAR; THENCE CONTINUING S2°30'29"W - 257.29 FEET TO A FOUND 3/4" PIPE; THENCE CONTINUING S2°30'29"W - 277.44 FEET TO A FOUND 1 1/2" PIPE; THENCE CONTINUING S2°30'29"W - 192.32 FEET TO A FOUND 1" ROD IN CONCRETE; THENCE LEAVING SAID EAST LINE N88°41'16"W - 495.97 FEET TO A SET 1/2" REBAR W/CAP #1573 FOR THE SOUTHEAST CORNER OF LOT 2 OF WOODLAND ACRES SUBDIVISION; THENCE N0°35'03"E - 135.43 FEET TO A FOUND 5/8" REBAR W/CAP FOR THE NORTHEAST CORNER OF LOT 2 OF WOODLAND ACRES SUBDIVISION; THENCE N88°03'47"W - 13.20 FEET TO THE SOUTHEAST CORNER OF RIGHT OF WAY FOR SHEFFIELD DRIVE TO A FOUND 5/8" REBAR IN CONCRETE; THENCE ALONG SAID RIGHT OF WAY N1°44'59"E - 57.96 FEET TO A FOUND 3/8" REBAR FOR THE NORTHEAST CORNER OF RIGHT OF WAY FOR SHEFFIELD DRIVE AND THE SOUTHEAST CORNER OF LOT 4 OF WOODLAND ACRES SUBDIVISION; THENCE N2°17'32"E - 144.96 FEET ALONG THE EAST LINE OF WOODLAND ACRES SUBDIVISION TO A SET 1/2" REBAR W/CAP #1573; THENCE LEAVING SAID EAST LINE OF WOODLAND ACRES SUBDIVISION S88°09'50"E - 369.46 FEET TO A FOUND 5/8" REBAR; THENCE N2°16'36"E - 352.80 FEET TO A FOUND 5/8" REBAR W/CAP #128; THENCE CONTINUING N2°16'36"E - 265.05 FEET TO A SET 1/2" REBAR W/CAP #1573 LOCATED ON THE SOUTHERLY RIGHT OF WAY OF PRICKETT ROAD; THENCE S87°26'31"E - 147.98 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING, CONTAINING 6.00 ACRES, MORE OR LESS. SUBJECT TO ANY EXISTING EASEMENTS AND THE RIGHT OF WAY OF PRICKETT ROAD AND SHEFFIELD DRIVE.

**TRACT 2 - 2.54 ACRES**  
 PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4 NW1/4) IN SECTION 27, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND SIGNAL FOR THE NORTHEAST CORNER OF THE SAID SW1/4 NW1/4; THENCE S2°30'29"W - 38.23 FEET ALONG THE EAST LINE THEREOF TO A SET 1/2" REBAR W/CAP #1573 LOCATED ON THE SOUTHERLY RIGHT OF WAY OF PRICKETT ROAD; THENCE N87°26'31"W - 147.98 FEET ALONG SAID RIGHT OF WAY TO A SET 1/2" REBAR W/CAP #1573; THENCE S2°16'36"W - 265.05 FEET TO A FOUND 5/8" REBAR W/CAP #128 FOR THE POINT OF BEGINNING; THENCE CONTINUING S2°16'36"W - 352.80 FEET TO A FOUND 5/8" REBAR; THENCE N88°09'50"W - 369.46 FEET TO A SET 1/2" REBAR W/CAP #1573 LOCATED ON THE EAST LINE OF WOODLAND ACRES SUBDIVISION; THENCE N2°17'32"E - 111.92 FEET ALONG SAID EAST LINE OF WOODLAND ACRES SUBDIVISION TO A FOUND 1/2" REBAR; THENCE N2°12'08"E - 178.46 FEET CONTINUING ALONG SAID EAST LINE OF WOODLAND ACRES SUBDIVISION TO A SET 1/2" REBAR W/CAP #1573; THENCE LEAVING SAID EAST LINE OF WOODLAND ACRES SUBDIVISION S88°32'17"E - 319.58 FEET TO A SET 1/2" REBAR W/CAP #1573; THENCE N2°16'41"E - 60.01 FEET TO A FOUND 5/8" REBAR W/CAP #128; THENCE S88°32'17"E - 50.11 FEET TO THE POINT OF BEGINNING, CONTAINING 2.54 ACRES, MORE OR LESS. SUBJECT TO ANY EXISTING EASEMENTS.

**TRACT 3 - 0.31 ACRES**  
 PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4 NW1/4) IN SECTION 27, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND SIGNAL FOR THE NORTHEAST CORNER OF THE SAID SW1/4 NW1/4; THENCE S2°30'29"W - 38.23 FEET ALONG THE EAST LINE THEREOF TO A SET 1/2" REBAR W/CAP #1573 LOCATED ON THE SOUTHERLY RIGHT OF WAY OF PRICKETT ROAD; THENCE N87°26'31"W - 147.98 FEET ALONG SAID RIGHT OF WAY TO A SET 1/2" REBAR W/CAP #1573 FOR THE POINT OF BEGINNING; THENCE S2°16'36"W - 265.05 FEET TO A FOUND 5/8" REBAR W/CAP #128; THENCE N88°32'17"W - 50.11 FEET TO A FOUND 5/8" REBAR W/CAP #128; THENCE N2°16'41"E - 266.01 FEET TO A FOUND 5/8" REBAR W/CAP #1506 LOCATED ON THE SOUTHERLY RIGHT OF WAY OF PRICKETT ROAD; THENCE ALONG SAID RIGHT OF WAY S87°26'31"E - 50.10 FEET TO THE POINT OF BEGINNING, CONTAINING 0.31 ACRES, MORE OR LESS. SUBJECT TO ANY EXISTING EASEMENTS AND THE RIGHT OF WAY OF PRICKETT ROAD.

**TRACT 4 - 0.41 ACRES**  
 PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SE1/4 NW1/4) IN SECTION 27, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND SIGNAL FOR THE NORTHWEST CORNER OF THE SAID SE1/4 NW1/4; THENCE S2°30'29"W - 38.23 FEET ALONG THE WEST LINE THEREOF TO A SET 1/2" REBAR W/CAP #1573 LOCATED ON THE SOUTHERLY RIGHT OF WAY OF PRICKETT ROAD FOR THE POINT OF BEGINNING; THENCE S87°26'31"E - 79.93 FEET ALONG SAID RIGHT OF WAY TO A SET 1/2" REBAR W/CAP #1573; THENCE LEAVING SAID RIGHT OF WAY S2°16'48"W - 221.92 FEET TO A FOUND 1/2" REBAR; THENCE N88°04'01"W - 80.81 FEET TO A FOUND 5/8" REBAR LOCATED ON THE EAST LINE OF THE SAID SE1/4 NW1/4; THENCE N2°30'29"E - 222.80 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING, CONTAINING 0.41 ACRES, MORE OR LESS. SUBJECT TO ANY EXISTING EASEMENTS AND THE RIGHT OF WAY OF PRICKETT ROAD.

**TRACT 5 - 0.15 ACRES**  
 PART OF SHEFFIELD DRIVE PER WOODLAND ACRES SUBDIVISION PLAT, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND 5/8" REBAR W/CAP LOCATED ON THE EASTERLY RIGHT OF WAY OF WOODLAND DRIVE FOR THE NORTHWEST CORNER OF LOT 2 OF WOODLAND ACRES SUBDIVISION; THENCE N2°33'16"E - 58.87 FEET ALONG SAID EASTERLY RIGHT OF WAY TO A FOUND 3/8" REBAR FOR THE SOUTHWEST CORNER OF LOT 4 WOODLAND ACRES SUBDIVISION; THENCE S87°41'08"E - 113.21 FEET ALONG THE SOUTH LINE OF SAID LOT 4 TO A FOUND 3/8" REBAR FOR THE SOUTHEAST CORNER OF LOT 4 WOODLAND ACRES SUBDIVISION; THENCE S1°44'59"W - 57.96 FEET ALONG THE EAST LINE OF WOODLAND ACRES SUBDIVISION TO A FOUND 5/8" REBAR IN CONCRETE; THENCE N88°08'36"W - 114.03 FEET ALONG THE NORTH LINE OF SAID LOT 2 WOODLAND ACRES SUBDIVISION TO THE POINT OF BEGINNING, CONTAINING 0.15 ACRES, MORE OR LESS. SUBJECT TO ANY EXISTING EASEMENTS AND THE RIGHT OF WAY OF WOODLAND DRIVE.

BY	REVISION

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

FOR USE & BENEFIT OF:  
**BRYANT DEVELOPMENT COMPANY**

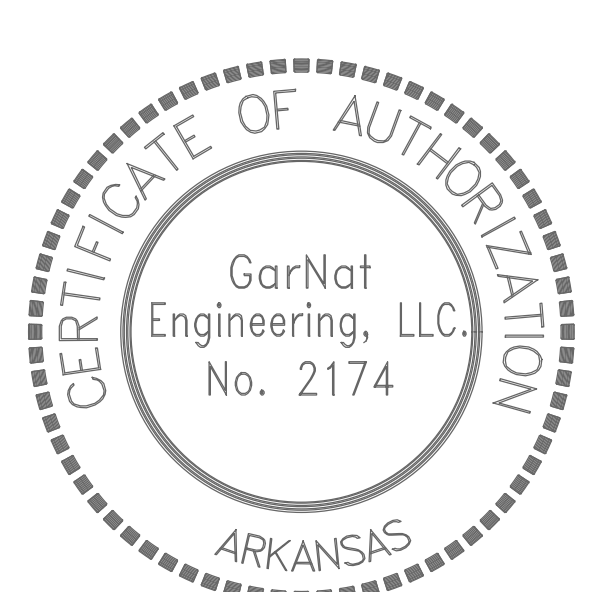
PART OF THE SE1/4 NW1/4 & PART OF THE SW1/4 NW1/4 OF SECTION 27-T1S-R14W

CONTENTS:  
**BOUNDARY SURVEY**

PROJECT NO:  
21099  
 DATE:  
JULY 13, 2021  
 SHEET NO:

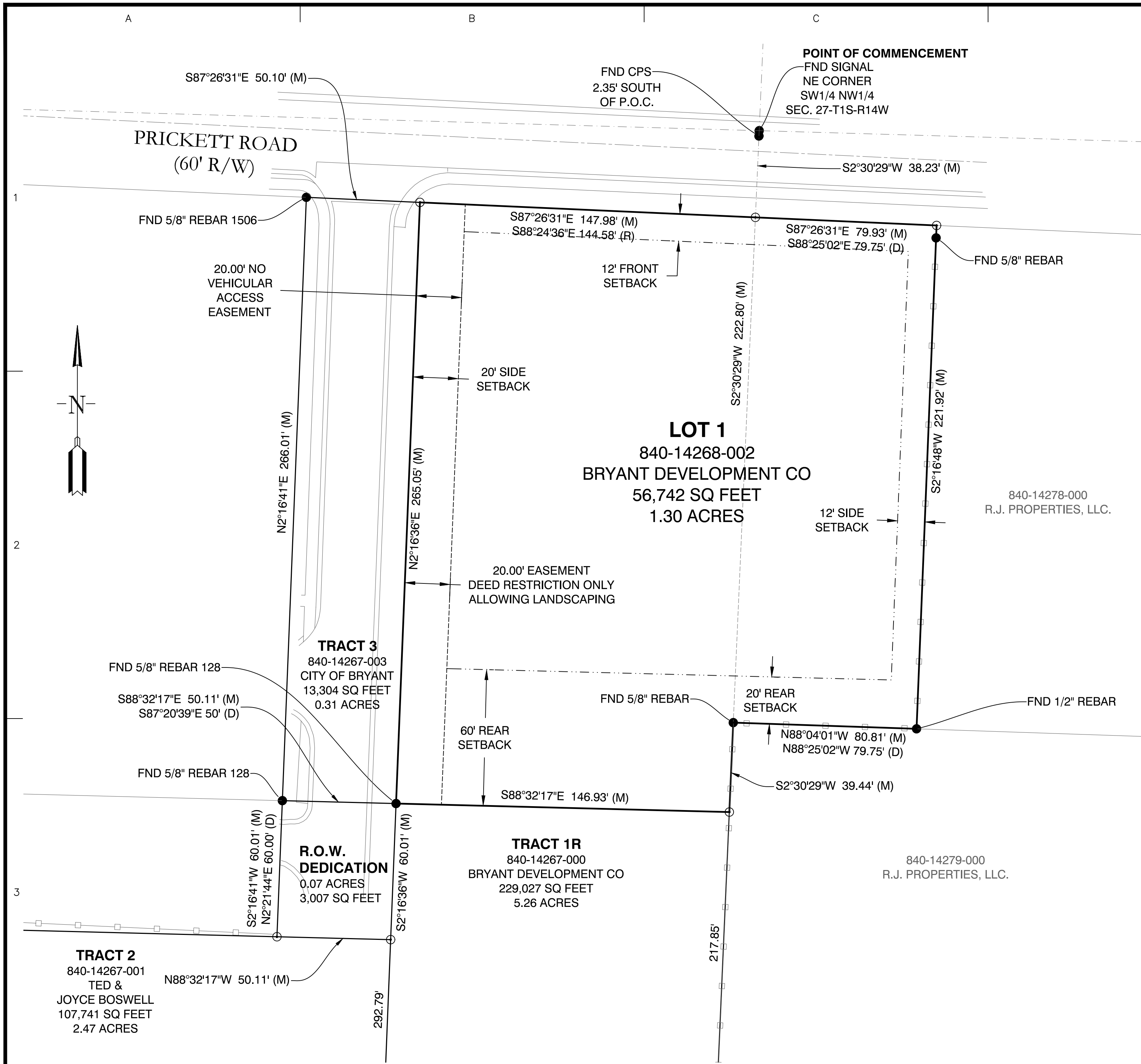
**1 OF 1**

<b>CERTIFICATIONS:</b> <ul style="list-style-type: none"> <li>PREVIOUS SURVEY BY HOPE DATED 4/28/95</li> <li>PREVIOUS SURVEY BY HOPE DATED 4/6/88</li> <li>NEIGHBORING SURVEY BY HOPE DATED 3/30/04</li> <li>PLAT OF WOODLAND ACRES S/D</li> </ul>		<ul style="list-style-type: none"> <li>BOOK 2018 PAGE 2638 DD BOSWELL TO CITY OF BRYANT</li> <li>BOOK 2014 PAGE 32466 WD BOSWELL TO SALINE CO LIBRARY</li> <li>BOOK 2019 PAGE 2022 WD BOSWELL TO SALINE CO LIBRARY</li> <li>BOOK 2017 PAGE 15575 BOSWELL TO BRYANT DEVELOPMENT CO</li> </ul>		<b>TOTAL ACREAGE = 9.41 ACRES</b>	
<b>CERTIFICATIONS:</b> BY AFFIXING MY SEAL AND SIGNATURE, I GEORGE P. WOODEN, PS NO.1573, HEREBY CERTIFY THAT THIS DRAWING CORRECTLY DEPICTS A SURVEY COMPILED UNDER MY SUPERVISION ON JULY 13, 2021.  THIS SURVEY WAS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHERS AND DOES NOT REPRESENT A TITLE SEARCH.  THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "X" OF THE F.E.M.A. MAP PANEL 05125C0365E EFFECTIVE DATE JULY 05, 2020.		<b>BASIS OF BEARINGS:</b> 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).			
		<b>SURVEY PLAT CODE:</b> 500-01S-14W-0-27-400-62-1573			



7-13-21



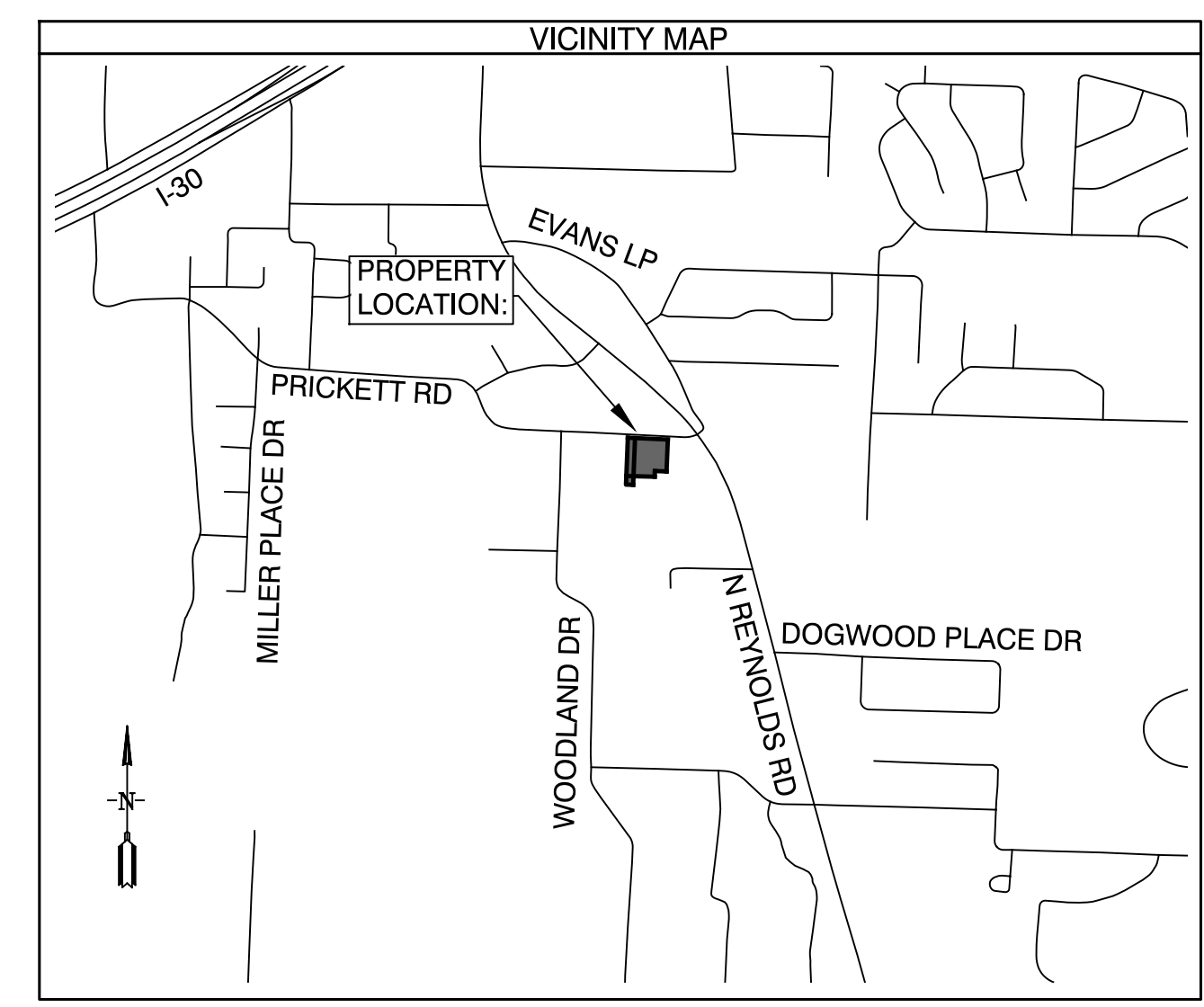


**LOT 1 - 1.30 ACRES**  
 PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SE1/4 NW1/4) AND PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4 NW1/4) ALL IN SECTION 27, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT A FOUND SIGNAL FOR THE NORTHWEST CORNER OF THE SAID SE1/4 NW1/4; THENCE S2°30'29"W - 38.23 FEET ALONG THE WEST LINE THEREOF TO A SET 1/2" REBAR W/CAP #1573 LOCATED ON THE SOUTHERLY RIGHT OF WAY OF PRICKETT ROAD FOR THE **POINT OF BEGINNING**; THENCE S87°26'31"E - 79.93 FEET ALONG SAID RIGHT OF WAY TO A SET 1/2" REBAR W/CAP #1573; THENCE LEAVING SAID RIGHT OF WAY S2°16'48"W - 221.92 FEET TO A FOUND 1/2" REBAR; THENCE N88°04'01"W - 80.81 FEET TO A FOUND 5/8" REBAR LOCATED ON THE WEST LINE OF THE SAID SE1/4 NW1/4; THENCE S2°30'29"W - 39.44 FEET ALONG SAID WEST LINE TO A SET 1/2" REBAR W/CAP #1573; THENCE N88°32'17"W - 146.93 FEET LEAVING SAID WEST LINE TO A FOUND 5/8" REBAR W/CAP #128; THENCE N2°16'36"E - 265.05 FEET TO A SET 1/2" REBAR W/CAP #1573 LOCATED ON THE SOUTHERLY RIGHT OF WAY OF PRICKETT ROAD; THENCE S87°26'31"E - 147.98 FEET ALONG SAID RIGHT OF WAY TO THE **POINT OF BEGINNING**, CONTAINING 1.30 ACRES, MORE OR LESS. SUBJECT TO ANY EXISTING EASEMENTS AND THE RIGHT OF WAY OF PRICKETT ROAD.

SURVEY LEGEND	
▲	- Computed point
●	- Found monument
⊙	- Set #4 RB/Plas. Cap
(M)	- Measured
(R)	- Recorded Survey
(P)	- Platted
(D)	- Deeded

PROPERTY SPECIFICATIONS:	
ZONING CLASSIFICATION:	C-1
SOURCE OF WATER:	CITY OF BRYANT
SOURCE OF SEWER:	CITY OF BRYANT
BUILDING SETBACKS (SB):	
FRONT	- 12'
REAR	- 20' UNLESS BORDERING RESIDENTIAL 60' INTERIOR (SIDE) - 12' UNLESS OTHERWISE NOTED
EXTERIOR	- 12'
LOT CORNERS:	SET #4 REBAR WITH CAP

PLAT CERTIFICATES:		
<b>OWNER:</b> Name: Bryant Development Company, Inc. Address: P.O. Box 383, Bryant, AR 72089	<b>DEVELOPER:</b> Name: Bryant Development Company, Inc. Address: P.O. Box 383, Bryant, AR 72089	<b>CERTIFICATE OF RECORDING:</b>
<b>CERTIFICATE OF OWNER:</b> 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: Laine Mayer Holleran, Bryant Development Company, Inc.		<b>CERTIFICATE OF SURVEYING ACCURACY:</b> I, George P. Wooden, hereby certify that this plat correctly represents a boundary survey made by me or under my supervision on 7/13/2021; 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
<b>CERTIFICATE OF ENGINEERING ACCURACY:</b> 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		<b>CERTIFICATE OF FINAL PLAT APPROVAL:</b> Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission at a meeting held December 13, 2021. 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
Approval of the final plat shall become null and void unless said plat is filed for record within one hundred twenty (120) days from the date of execution of this certificate.		



<b>DOCUMENTS USED:</b>	
<ul style="list-style-type: none"> <li>PREVIOUS SURVEY BY HOPE DATED 4/28/95</li> <li>PREVIOUS SURVEY BY HOPE DATED 4/6/88</li> <li>NEIGHBORING SURVEY BY HOPE DATED 3/30/04</li> <li>PLAT OF WOODLAND ACRES S/D</li> </ul>	<ul style="list-style-type: none"> <li>BOOK 2018 PAGE 2638 DD BOSWELL TO CITY OF BRYANT</li> <li>BOOK 2014 PAGE 32466 WD BOSWELL TO SALINE CO LIBRARY</li> <li>BOOK 2019 PAGE 2022 WD BOSWELL TO SALINE CO LIBRARY</li> <li>BOOK 2017 PAGE 15575 BOSWELL TO BRYANT DEVELOPMENT CO</li> </ul>
<b>CERTIFICATIONS:</b>	<b>BASIS OF BEARINGS:</b>
BY AFFIXING MY SEAL AND SIGNATURE, I GEORGE P. WOODEN, PS NO.1573, HEREBY CERTIFY THAT THIS DRAWING CORRECTLY DEPICTS A SURVEY COMPILED UNDER MY SUPERVISION ON JULY 13, 2021.  THIS SURVEY WAS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHERS AND DOES NOT REPRESENT A TITLE SEARCH.  THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "X" OF THE F.E.M.A. MAP PANEL 05125C0365E EFFECTIVE DATE JULY 05, 2020.	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).  
<b>SURVEY PLAT CODE:</b> 500-01S-14W-0-27-400-62-1573	



BY	
REVISION	
DATE	
<b>Designing our client's success</b> <b>GarNat Engineering, LLC</b> 3825 Mt. Carmel Rd Bryant, AR 72022 P.O. Box 116 Benton, AR 72018 Ph (501) 408-4650 gmatengineering@gmail.com	
<b>PRICKETT PLACE</b> <b>CITY OF BRYANT, ARKANSAS</b>	
11-22-21	
CONTENTS:	
PRICKETT PLACE	
PROJECT NO:	21099
DATE:	NOV. 22, 2021
SHEET NO:	1 OF 1





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 of Execution \_\_\_\_\_

Name: \_\_\_\_\_

Source of Title: Saline County Deed Book 2021 Page 015929.

CERTIFICATE OF FINAL SURVEYING ACCURACY:

I, Jonathan L. Hope, 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: Jonathan L. Hope,  
Registered Professional  
Land Surveyor, No. 1762  
Arkansas

CERTIFICATE OF FINAL APPROVAL:

Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission at a meeting held \_\_\_\_\_ 20\_\_\_\_. All documents is hereby accepted, and this certificate executed under the authority of said rules and regulations.

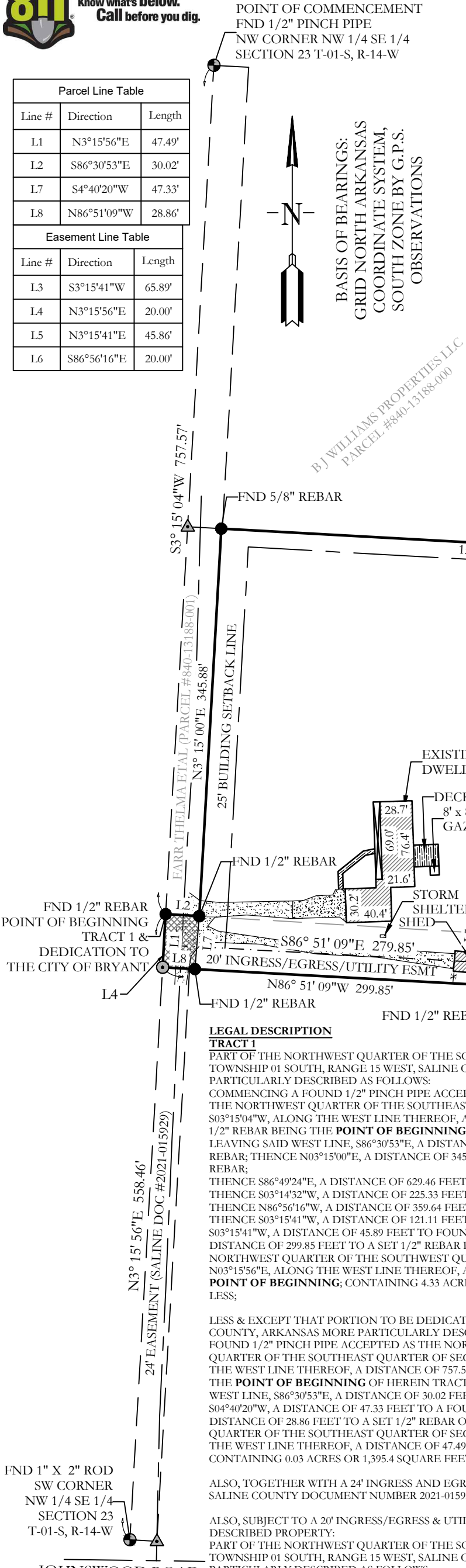
Date of Execution \_\_\_\_\_

Rick Johnson  
Bryant Planning Commission

Parcel Line Table		
Line #	Direction	Length
L1	N3°15'56"E	47.49'
L2	S86°30'53"E	30.02'
L7	S4°40'20"W	47.33'
L8	N86°51'09"W	28.86'

Easement Line Table		
Line #	Direction	Length
L3	S3°15'41"W	65.89'
L4	N3°15'56"E	20.00'
L5	N3°15'41"E	45.86'
L6	S86°56'16"E	20.00'



**TRACT 1**  
4.33 ACRES  
188664 Sq. Ft.

**TRACT 2**  
1.00 ACRES  
43557 Sq. Ft.

**LEGAL DESCRIPTION**

**TRACT 1**  
PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 01 SOUTH, RANGE 15 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING A FOUND 1/2" PINCH PIPE ACCEPTED AS THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23; THENCE S03°15'04"W, ALONG THE WEST LINE THEREOF, A DISTANCE OF 757.57 FEET TO A FOUND 1/2" REBAR BEING THE POINT OF BEGINNING OF HEREIN TRACT OF LAND; THENCE LEAVING SAID WEST LINE, S86°30'53"E, A DISTANCE OF 30.02 FEET TO A FOUND 1/2" REBAR; THENCE N03°15'00"E, A DISTANCE OF 345.88 FEET TO A FOUND 5/8" REBAR; THENCE S86°49'24"E, A DISTANCE OF 629.46 FEET TO A FOUND 5/8" REBAR; THENCE S03°14'32"W, A DISTANCE OF 225.33 FEET TO A SET 1/2" REBAR PLS #1762; THENCE N86°56'16"W, A DISTANCE OF 359.64 FEET TO A SET 1/2" REBAR PLS #1762; THENCE S03°15'41"W, A DISTANCE OF 45.89 FEET TO A FOUND 1/2" REBAR; THENCE N86°51'09"W, A DISTANCE OF 299.85 FEET TO A SET 1/2" REBAR PLS #1762 ON WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23; THENCE N03°15'56"E, ALONG THE WEST LINE THEREOF, A DISTANCE OF 47.49 FEET TO THE POINT OF BEGINNING; CONTAINING 4.33 ACRES OR 188,664 SQUARE FEET, MORE OR LESS;

LESS & EXCEPT THAT PORTION TO BE DEDICATED TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING A FOUND 1/2" PINCH PIPE ACCEPTED AS THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23; THENCE S03°15'04"W, ALONG THE WEST LINE THEREOF, A DISTANCE OF 757.57 FEET TO A FOUND 1/2" REBAR BEING THE POINT OF BEGINNING OF HEREIN TRACT OF LAND; THENCE LEAVING SAID WEST LINE, S86°30'53"E, A DISTANCE OF 30.02 FEET TO A FOUND 1/2" REBAR; THENCE S04°40'20"W, A DISTANCE OF 47.33 FEET TO A FOUND 1/2" REBAR; THENCE N86°51'09"W, A DISTANCE OF 28.86 FEET TO A SET 1/2" REBAR ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23; THENCE N03°15'56"E, ALONG THE WEST LINE THEREOF, A DISTANCE OF 47.49 FEET TO THE POINT OF BEGINNING; CONTAINING 0.03 ACRES OR 1,395.4 SQUARE FEET, MORE OR LESS;

ALSO, TOGETHER WITH A 24' INGRESS AND EGRESS EASEMENT AS DESCRIBED IN SALINE COUNTY DOCUMENT NUMBER 2021-015929;

ALSO, SUBJECT TO A 20' INGRESS/EGRESS & UTILITY EASEMENT OVER THE FOLLOWING DESCRIBED PROPERTY:  
PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 01 SOUTH, RANGE 15 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

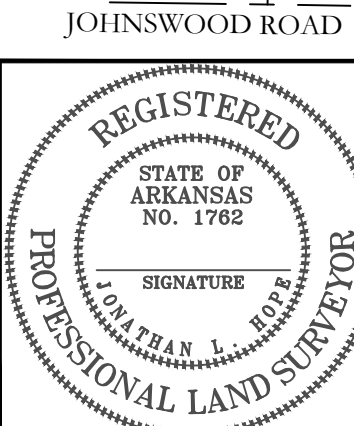
COMMENCING A FOUND 1/2" PINCH PIPE ACCEPTED AS THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23; THENCE S03°15'04"W, ALONG THE WEST LINE THEREOF, A DISTANCE OF 757.57 FEET TO A FOUND 1/2" REBAR; THENCE N03°15'56"E, A DISTANCE OF 47.49 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT; THENCE N03°15'56"E, A DISTANCE OF 20.00 FEET; THENCE S86°51'09"E, A DISTANCE OF 279.85 FEET; THENCE N03°15'41"E, A DISTANCE OF 45.86 FEET; THENCE S86°56'16"E, A DISTANCE OF 20.00 FEET; THENCE S03°15'41"W, A DISTANCE OF 65.89 FEET; THENCE N86°51'09"W, A DISTANCE OF 299.85 FEET TO THE POINT OF BEGINNING; CONTAINING 0.16 ACRE OR 6,914 SQUARE FEET, MORE OR LESS.

**TRACT 2**  
PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 01 SOUTH, RANGE 15 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING A FOUND 1/2" PINCH PIPE ACCEPTED AS THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23; THENCE S03°15'04"W, ALONG THE WEST LINE THEREOF, A DISTANCE OF 757.57 FEET TO A FOUND 1/2" REBAR; THENCE LEAVING SAID WEST LINE, S86°30'53"E, A DISTANCE OF 30.02 FEET TO A FOUND 1/2" REBAR; THENCE N03°15'00"E, A DISTANCE OF 345.88 FEET TO A FOUND 5/8" REBAR; THENCE S86°49'24"E, A DISTANCE OF 629.46 FEET TO A FOUND 5/8" REBAR; THENCE S03°14'32"W, A DISTANCE OF 225.33 FEET TO THE POINT OF BEGINNING OF HEREIN TRACT OF LAND; THENCE S03°14'32"W, A DISTANCE OF 121.11 FEET TO A FOUND 2" PIPE; THENCE N86°56'16"W, A DISTANCE OF 359.68 FEET TO A FOUND 1/2" REBAR; THENCE N03°15'41"E, A DISTANCE OF 121.11 FEET TO A SET 1/2" REBAR PLS #1762; THENCE S86°56'16" E A DISTANCE OF 359.64 FEET TO THE POINT OF BEGINNING; CONTAINING 1.00 ACRE OR 43,557 SQUARE FEET, MORE OR LESS;

ALSO, TOGETHER WITH A 24' INGRESS AND EGRESS EASEMENT AS DESCRIBED IN SALINE COUNTY DOCUMENT NUMBER 2021-015929;

ALSO, TOGETHER WITH A 20' INGRESS/EGRESS & UTILITY EASEMENT OVER THE FOLLOWING DESCRIBED PROPERTY:  
PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 01 SOUTH, RANGE 15 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING A FOUND 1/2" PINCH PIPE ACCEPTED AS THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23; THENCE S03°15'04"W, ALONG THE WEST LINE THEREOF, A DISTANCE OF 757.57 FEET TO A FOUND 1/2" REBAR; THENCE N03°15'56"E, A DISTANCE OF 47.49 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT; THENCE N03°15'56"E, A DISTANCE OF 20.00 FEET; THENCE S86°51'09"E, A DISTANCE OF 279.85 FEET; THENCE N03°15'41"E, A DISTANCE OF 45.86 FEET; THENCE S86°56'16"E, A DISTANCE OF 20.00 FEET; THENCE S03°15'41"W, A DISTANCE OF 65.89 FEET; THENCE N86°51'09"W, A DISTANCE OF 299.85 FEET TO THE POINT OF BEGINNING; CONTAINING 0.16 ACRE OR 6,914 SQUARE FEET, MORE OR LESS.

FND 1" X 2" ROD  
SW CORNER  
NW 1/4 SE 1/4  
SECTION 23  
T-01-S, R-14-W



**HOPE CONSULTING**  
ENGINEERS - SURVEYORS

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

For the Exclusive Use and Benefit of:  
Ahran Washington;  
Address 1907 Johnswood Road  
Bryant, Arkansas 72022 Date 12/03/2021  
500 01S 14W 0 23 240 62 1762

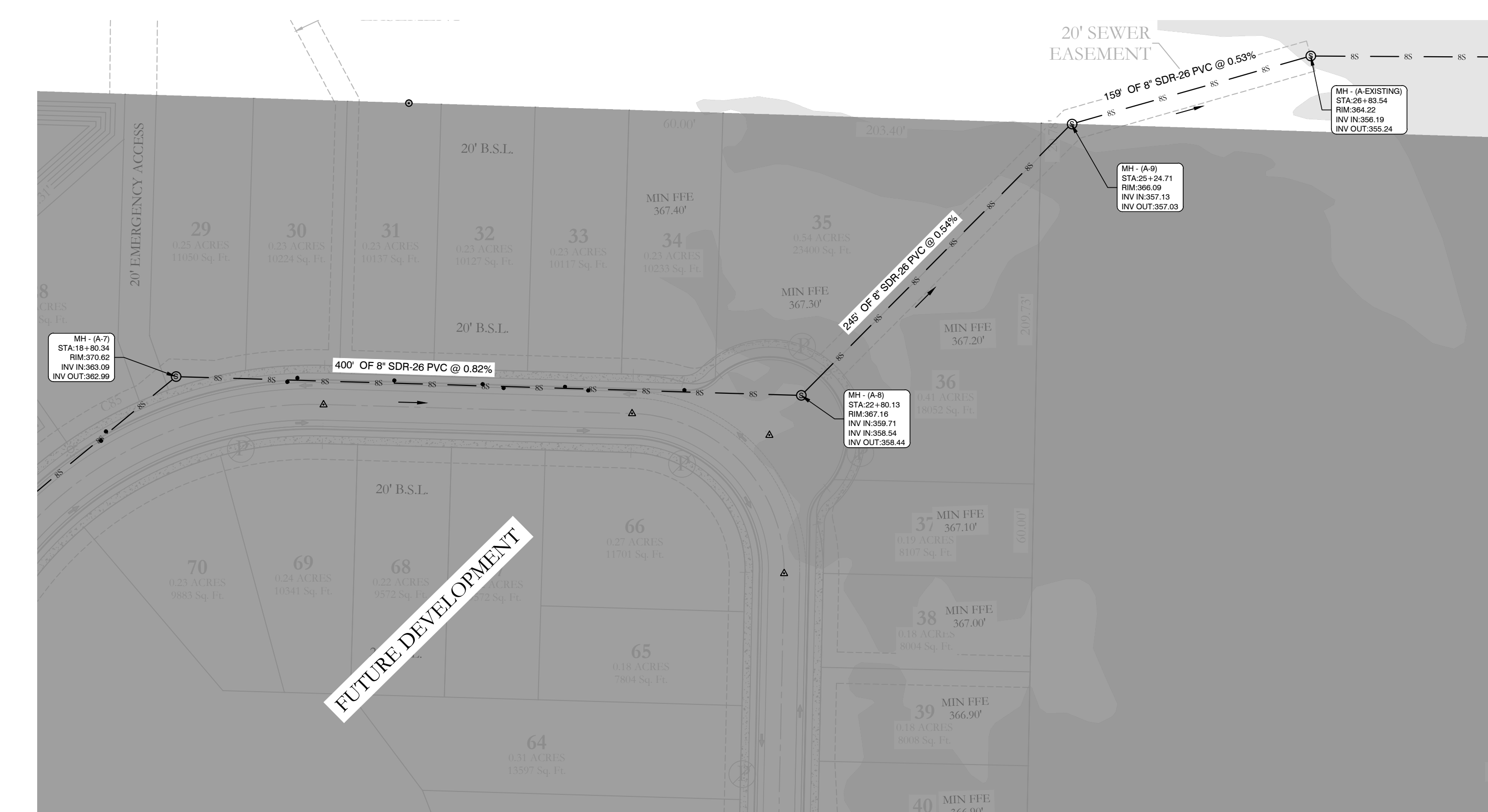
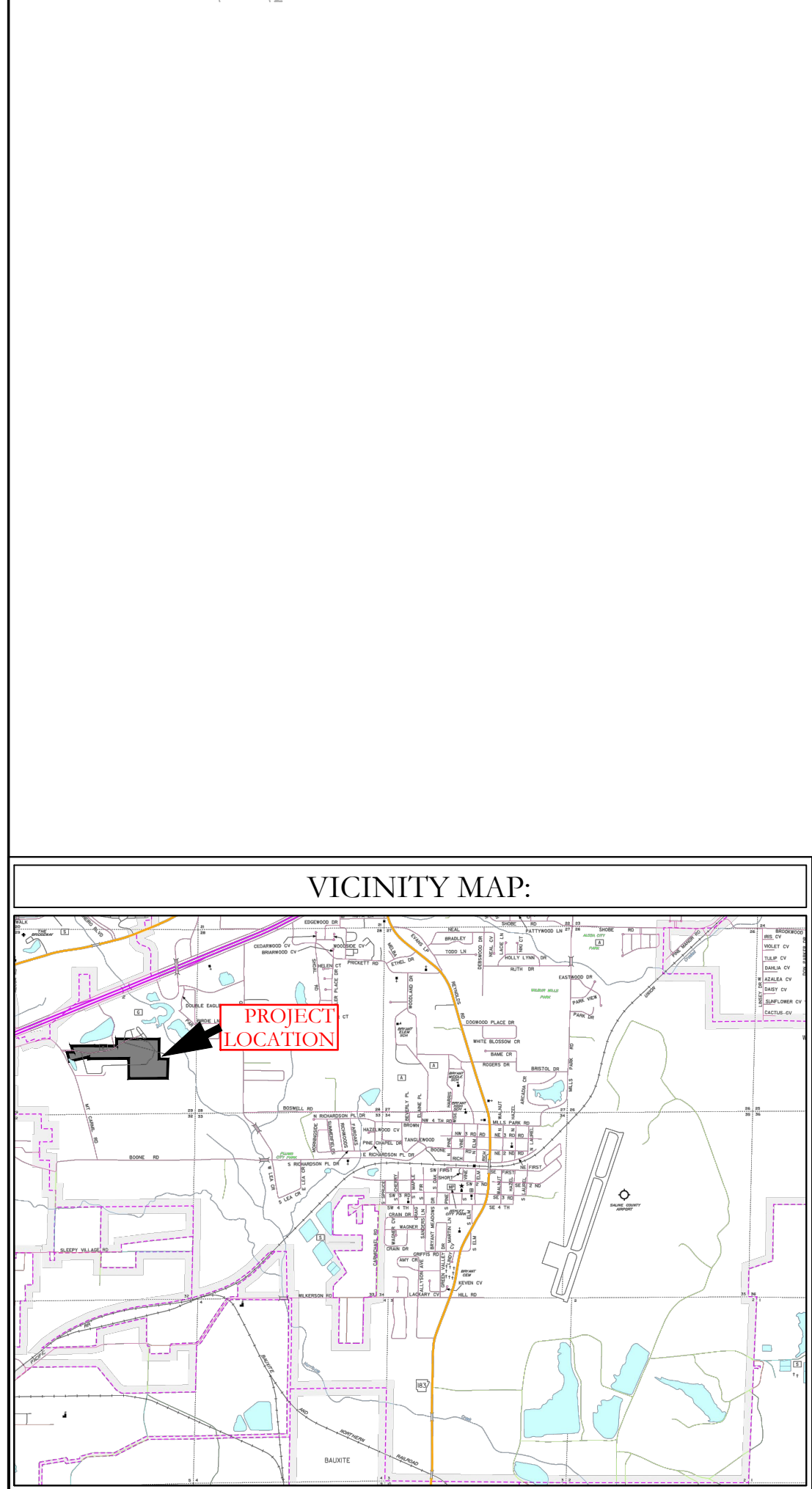
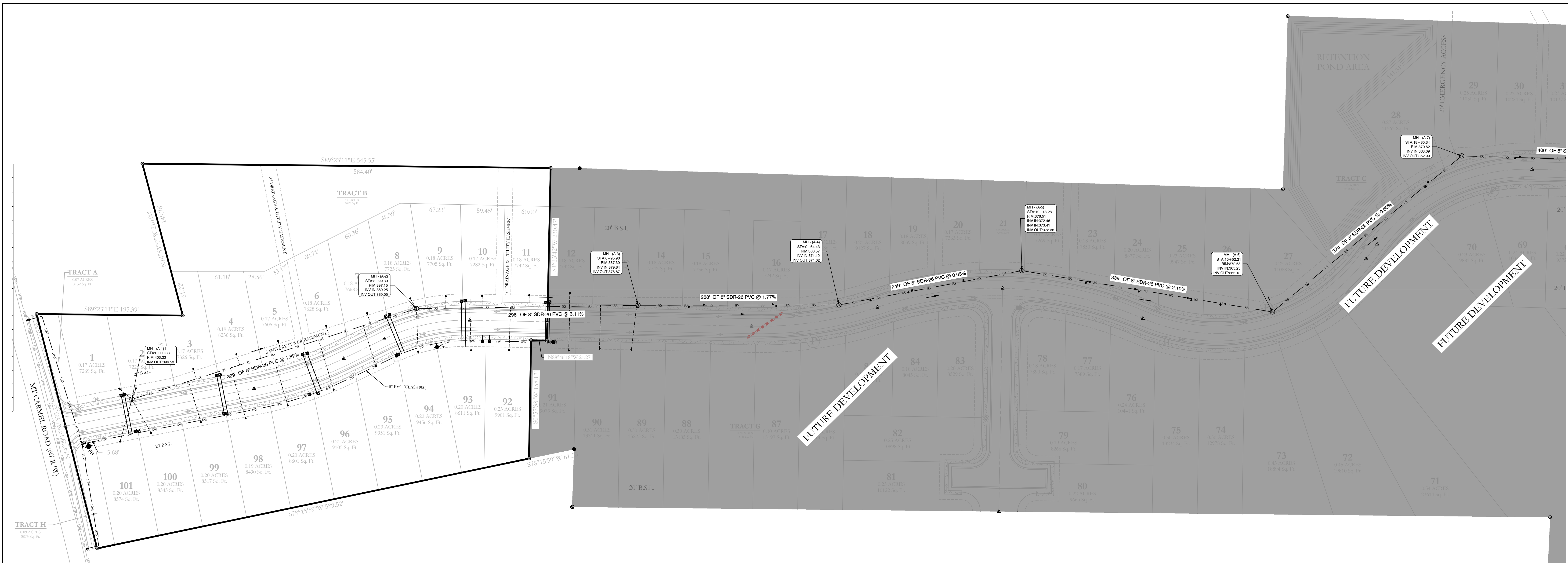
By affixing my seal and signature, I Jonathan L. Hope, PLS No, 1762, hereby certify that this drawing correctly depicts a survey compiled under my supervision.  
This survey is for the exclusive use and benefit of parties shown hereon. Use or duplication of this document by any other parties is prohibited and voids said document.  
This survey was based on legal descriptions and title work furnished by others. No investigation or independent search has been made for easements of record, encumbrances, restrictive covenants, ownership title information, or any other facts which an accurate and current title search may disclose.

No portion of the property described hereon lies within the 100 year flood plain, according to the Flood Insurance Rate Map, panel # 05125C0380E, dated: 06/05/2020.

LEGEND	
⊙	- Aliquot Corner
●	- Found Monument
⊙	- Set 1/2" Rebar
△	- Computed point
(M)	- Measured
(P)	- Platted
— x —	- Fence

Drawn By: JPP Checked: \_\_\_\_\_





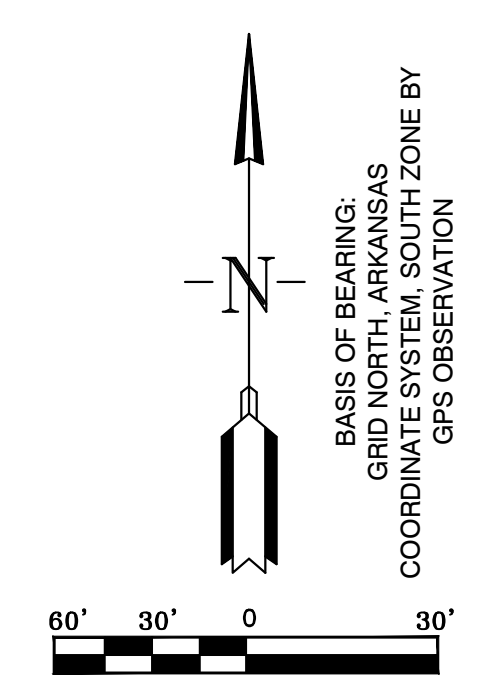
**SEWER LEGEND:**

- SEWER SERVICE
- SEWER MAIN
- SEWER MANHOLE

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

**WATER LEGEND:**

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



**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:  
**Titan General Contractors**

**STARLIGHT VILLAGE SUBDIVISION**  
SANITARY SEWER & WATER AS-BUILTS  
A SUBDIVISION IN CITY OF BRYANT, SALINE COUNTY, ARKANSAS

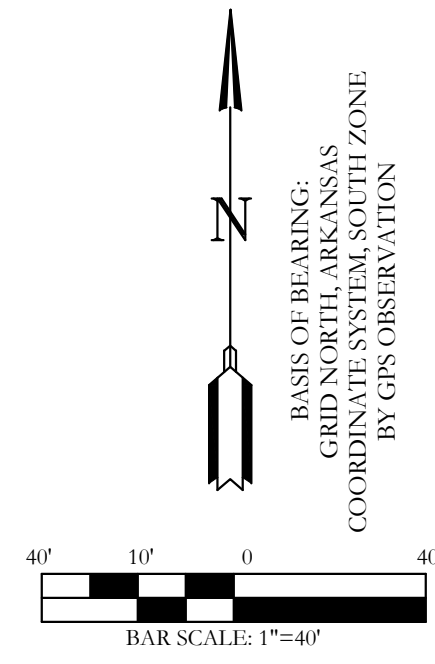
DATE: 12/8/2021	C.A.D. BY:	DRAWING NUMBER:
REVISED:	CHECKED BY:	<b>19-0238</b>
SHEET:	SCALE:	

500	1S	15W	0	34	230	62	1807
-----	----	-----	---	----	-----	----	------

KULAND PROJECTS 2005/SUBDIVISIONS/2019/0238 STARLIGHT VILLAGE/19-0238-PP-AR-BWG



Curve #	Length	Radius	Delta	Chord Direction	Ch. Length
C1	40.67	25.00	93°12'30"	S32° 06' 56"W	36.33
C2	16.57	525.00	1°48'30"	S77° 48' 56"W	16.57
C3	60.27	525.00	6°34'40"	S73° 37' 21"W	60.24
C4	56.08	525.00	6°07'12"	S67° 16' 25"W	56.05
C6	53.86	225.00	13°42'57"	S72° 47' 21"W	53.73
C7	45.48	225.00	11°34'53"	S85° 26' 16"W	45.40
C8	9.77	275.00	2°02'07"	S89° 47' 21"E	9.77
C9	49.55	275.00	10°19'23"	N84° 01' 54"E	49.48
C10	54.10	275.00	11°16'22"	N73° 14' 02"E	54.02
C11	16.24	275.00	3°23'02"	N65° 54' 20"E	16.24
C12	43.36	475.00	5°13'47"	N66° 49' 43"E	43.34
C13	60.33	475.00	7°16'39"	N73° 04' 56"E	60.29
C14	16.57	475.00	1°59'56"	N77° 43' 13"E	16.57
C15	37.87	25.00	86°47'30"	S57° 53' 04"E	34.35
C16	126.59	500.00	14°30'22"	S71° 28' 00"W	126.25
C17	117.87	250.00	27°00'53"	S77° 43' 16"W	116.79



CERTIFICATIONS:	
OWNER:	DEVELOPER:
Name: <u>TITAN GENERAL CONTRACTORS</u>	Name: <u>TITAN GENERAL CONTRACTORS</u>
Address: <u>204 WOODLAND DRIVE</u> BENTON, AR 72019	Address: <u>204 WOODLAND DRIVE</u> BENTON, AR 72019

**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 of Execution \_\_\_\_\_ Name: \_\_\_\_\_  
Source of Title: 2021-001028

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

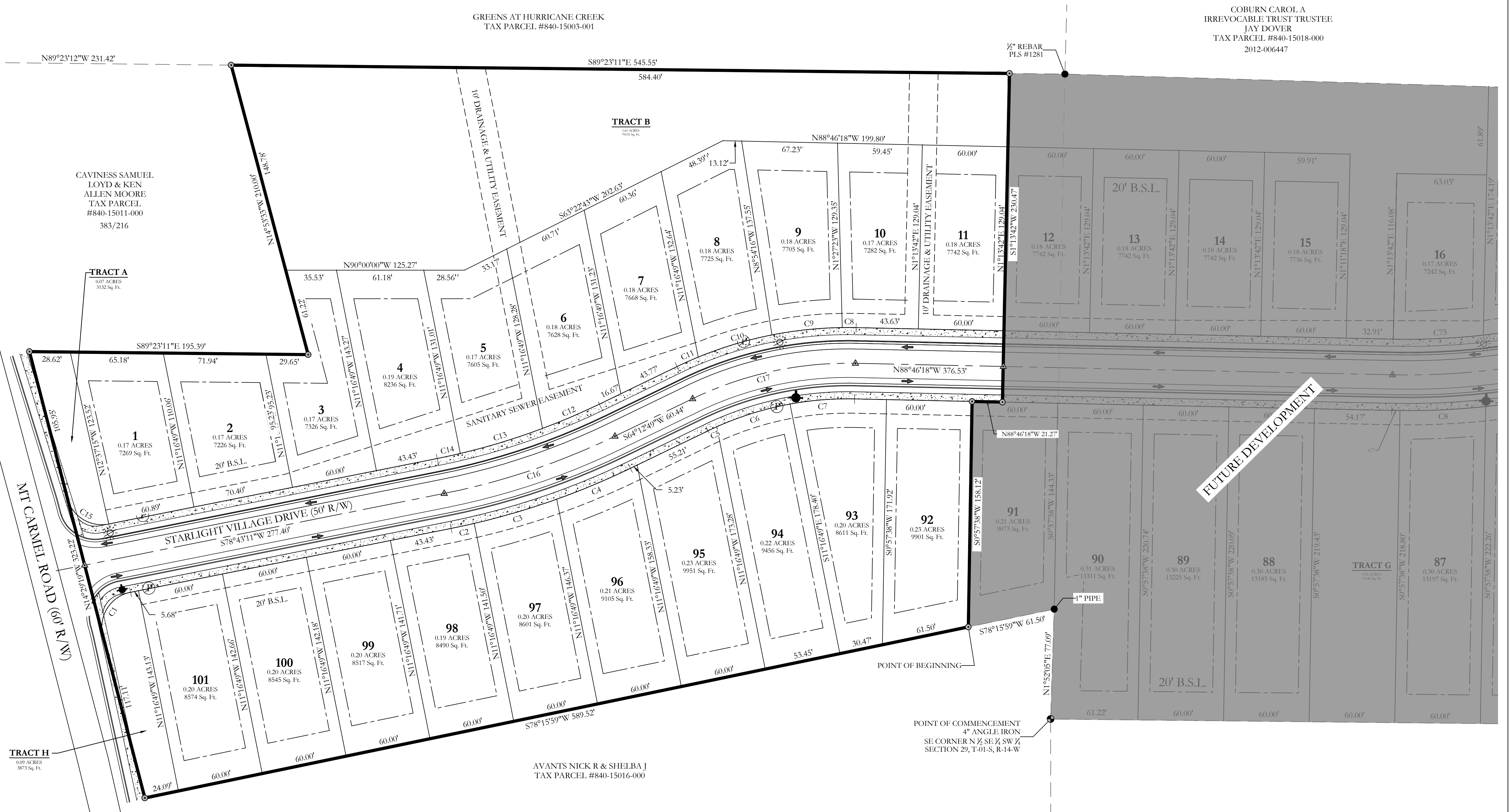
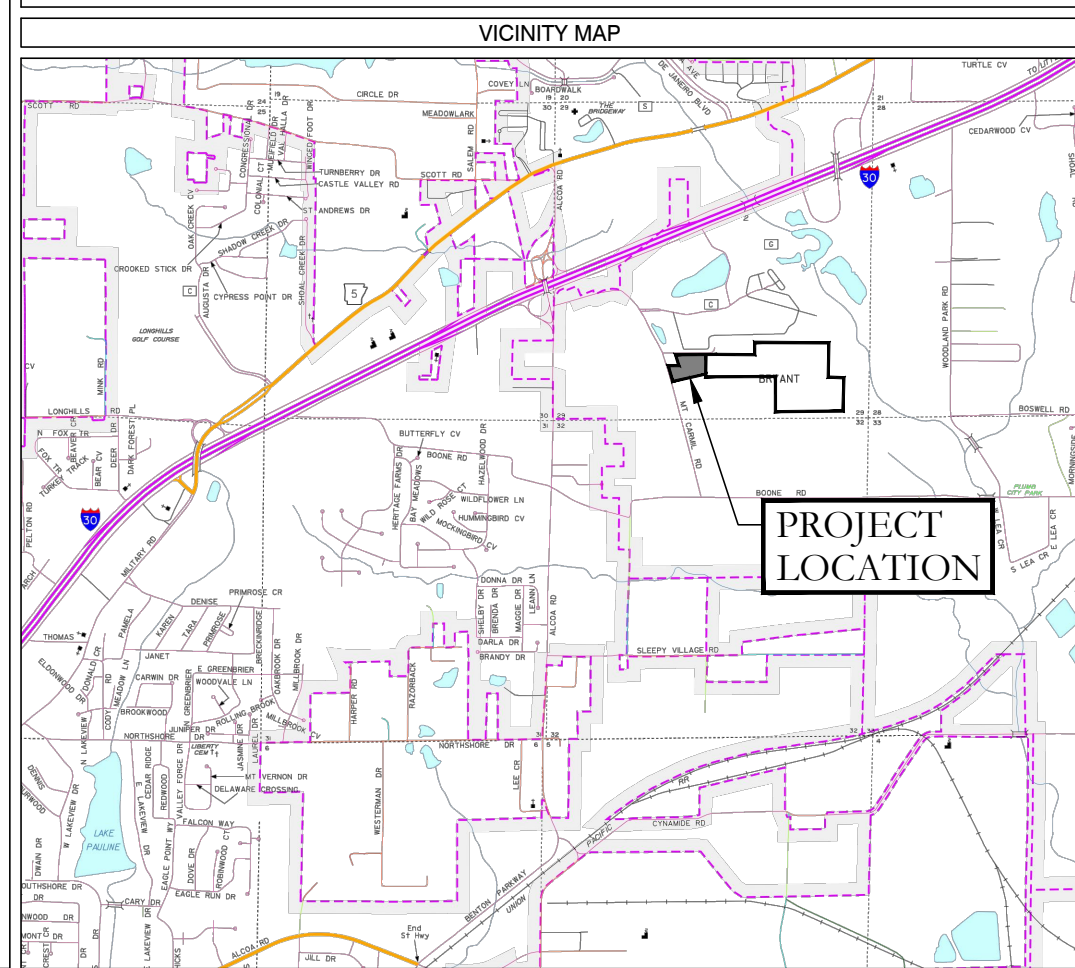
Date of Execution \_\_\_\_\_ Jonathan L. Hope  
Registered Professional  
Land Surveyor No. 1762  
Arkansas

**CERTIFICATE OF FINAL ENGINEERING ACCURACY:**  
I, William W. McFadden, hereby certify that this plat correctly represents a plat made by me, and that the engineering requirements of the City of Benton Subdivision Rules and Regulations have been followed.

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

**CERTIFICATE OF FINAL APPROVAL:**  
Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission at a meeting held \_\_\_\_\_, 20\_\_\_\_. All of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.

Date of Execution \_\_\_\_\_ Rick Jordan,  
Bryant Planning Commission



**NOTE:**  
1. TRACT A, B, AND H ARE DRAINAGE AND UTILITY EASEMENTS TO BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

**AS-SURVEYED DESCRIPTION:**  
PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE ¼ SW ¼), ALL IN SECTION 29, TOWNSHIP 01 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT A 4" ANGLE IRON, ACCEPTED AS THE SOUTHEAST CORNER OF THE N ½ SE ¼ SW ¼ OF SECTION 29; THENCE N01°52'05"E, ALONG THE EAST LINE THEREOF, A DISTANCE OF 77.09 FEET TO A 1" PIPE AT A FENCE CORNER; THENCE LEAVING SAID EAST LINE, S78°15'59"W, ALONG A FENCE LINE, A DISTANCE OF 61.50 FEET TO THE POINT OF BEGINNING; THENCE S78°15'59"W, A DISTANCE OF 589.52 FEET TO A SET ½" REBAR ON THE EAST RIGHT-OF-WAY OF MT. CARMEL ROAD, THENCE N14°29'19"W, ALONG THE EAST RIGHT-OF-WAY OF MT. CARMEL ROAD, A DISTANCE OF 323.22 FEET TO A SET ½" REBAR ON THE SOUTH LINE OF A TRACT DESCRIBED IN SALINE COUNTY DEED BOOK 383 AT PAGE 216; THENCE LEAVING SAID EAST RIGHT-OF-WAY, S89°23'11"E, ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 195.39 FEET TO A SET ½" REBAR; THENCE N14°53'33"W, ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 210.00 FEET TO A SET ½" REBAR AT THE NORTHEAST CORNER OF SAID TRACT; THENCE S89°23'11"E, A DISTANCE OF 545.55 FEET; THENCE S01°13'42"W, A DISTANCE OF 230.47 FEET TO A SET ½" REBAR; THENCE N88°46'18"W, A DISTANCE OF 21.27 FEET TO A SET ½" REBAR; THENCE S00°57'38"W, A DISTANCE OF 158.12 FEET TO THE POINT OF BEGINNING; CONTAINING 261,746 SQUARE FEET, OR 6.01 ACRES, MORE OR LESS.

LEGEND	
	No Parking Sign
	Stop Sign
	Street Light
	Fire Hydrant
	Computed point
	Found monument
	Set #4 RB/Plas. Cap (SIP)
	Decided
	Measured
	Platted

PROPERTY SPECIFICATIONS:	
OWNER: <u>TITAN GENERAL CONTRACTORS</u> 204 WOODLAND DR BENTON, AR 72019	AVERAGE LOT SIZE: 60 x 100 (6,000 S.F.) NUMBER OF LOTS: 21
DEVELOPER/ SUBDIVIDER: <u>TITAN GENERAL CONTRACTORS</u> 204 WOODLAND DR BENTON, AR 72019	SOURCE OF WATER: BRYANT SOURCE OF SEWER: BRYANT SOURCE OF ELECTRIC: FIRST ELECTRIC
ENGINEERS: <u>HOPE CONSULTING INC.</u> 117 S. MARKET STREET BENTON, AR 72015	BUILDING SETBACKS: FRONT: 30' OR AS SHOWN REAR: 30' OR AS SHOWN SIDE: 8' OR AS SHOWN
NAME OF SUBDIVISION: <u>STARLIGHT VILLAGE</u>	UTILITY & DRAINAGE EASEMENTS: FRONT: 10' OR AS SHOWN REAR: 5' OR AS SHOWN SIDE: 5' OR AS SHOWN
INSTRUMENT # <u>2021-001028</u>	ZONING DISTRICT: <u>R-15</u>

**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:		
TITAN GENERAL CONTRACTORS, LLC		
FINAL PLAT STARLIGHT VILLAGE, PHASE 1 A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS		
DATE: <u>01/11/2021</u>	C.A.D. BY: <u>BJOHNSON</u>	DRAWING NUMBER: <u>19-0238</u>
REVISION: _____	CHECKED BY: _____	SCALE: <u>1"=100'</u>
500	01S	14W
0	29	300
62	1762	



**HOPE**  
**CONSULTING**  
**ENGINEERS - SURVEYORS**

December 7, 2021

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

RE: Starlight Village (Hope Job# 19-0238)

Dear Truett:

On behalf of the property owner, we are formally requesting that the City of Bryant start the review process for the Final Plat of Starlight Village Subdivision.

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


# H & H EXCAVATION, INC.

400 Bill Helmich Lane  
Alexander, AR 72002  
Phone (501) 316-0497  
E-mail: handhinc@swbell.net

To: Johnathan Hope

The road signs for Starlight Village have been ordered. The signs are expected to be installed by January 7.

If there are any other questions let us know.



James Helmich  
H & H Excavating

**MAINTENANCE  
BOND**

United States Fire Insurance Company

Bond No.: 602-135607-6

KNOWN ALL BY THESE PRESENTS: That we H&H Excavating, Inc.,  
as Principal, and United States Fire Insurance Company, a corporation  
organized and existing under the Laws of the State of DE, as Surety, are held  
and firmly bound unto City of Bryant, as Obligee, in the  
total sum of ninety-five thousand two hundred twelve dollars and ten cents  
U.S. Dollars (\$95,212.10) for the payment whereof said Principal and Surety bind  
themselves, jointly and severally, as provided herein.

WHEREAS, the Principal entered into a contract with the Obligee dated 01-10-2022 for  
Starlight Village Boone&Mont Carmel Roads Bryant, AR Water/Wastewater Specifications Section 1000-1.04  
("Work").

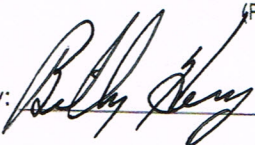
NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the Principal  
shall maintain and remedy said Work free from defects in materials and workmanship for a  
period of 1 year(s) commencing on January 10, 2022 (the  
"Maintenance Period"), then this obligation shall be void; otherwise it shall remain in full force  
and effect.

PROVIDED, HOWEVER, that any suit under this bond shall be commenced no later than one  
(1) year from the expiration date of the Maintenance Period; provided, however, that if this  
limitation is prohibited by any law controlling the construction hereof, such limitation shall be  
deemed to be amended so as to be equal to the minimum period of limitation permitted by  
such law, and said period of limitation shall be deemed to have accrued and shall commence  
to run on the expiration date of the Maintenance Period.

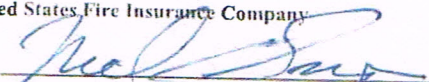
SIGNED this 21 day of December, 2021.

H&H Excavating, Inc.

(Principal)

By: 

United States Fire Insurance Company

By:   
Neil Simpson, Attorney-in-Fact



POWER OF ATTORNEY  
UNITED STATES FIRE INSURANCE COMPANY  
PRINCIPAL OFFICE - MORRISTOWN, NEW JERSEY

07080443421

KNOW ALL MEN BY THESE PRESENTS: That United States Fire Insurance Company, a corporation duly organized and existing under the laws of the state of Delaware, has made, constituted and appointed, and does hereby make, constitute and appoint:

*Neil Simpson, Kathy Richardson*

each, its true and lawful Attorney(s)-In-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver: Any and all bonds and undertakings of surety and other documents that the ordinary course of surety business may require, and to bind United States Fire Insurance Company thereby as fully and to the same extent as if such bonds or undertakings had been duly executed and acknowledged by the regularly elected officers of United States Fire Insurance Company at its principal office, in amounts or penalties not exceeding: **Seven Million, Five Hundred Thousand Dollars (\$7,500,000)**.

This Power of Attorney limits the act of those named therein to the bonds and undertakings specifically named therein, and they have no authority to bind United States Fire Insurance Company except in the manner and to the extent therein stated.

This Power of Attorney revokes all previous Powers of Attorney issued on behalf of the Attorneys-In-Fact named above and expires on January 31, 2022.

This Power of Attorney is granted pursuant to Article IV of the By-Laws of United States Fire Insurance Company as now in full force and effect, and consistent with Article III thereof, which Articles provide, in pertinent part:

Article IV, Execution of Instruments - Except as the Board of Directors may authorize by resolution, the Chairman of the Board, President, any Vice-President, any Assistant Vice President, the Secretary, or any Assistant Secretary shall have power on behalf of the Corporation:

(a) to execute, affix the corporate seal manually or by facsimile to, acknowledge, verify and deliver any contracts, obligations, instruments and documents whatsoever in connection with its business including, without limiting the foregoing, any bonds, guarantees, undertakings, recognizances, powers of attorney or revocations of any powers of attorney, stipulations, policies of insurance, deeds, leases, mortgages, releases, satisfactions and agency agreements;

(b) to appoint, in writing, one or more persons for any or all of the purposes mentioned in the preceding paragraph (a), including affixing the seal of the Corporation.

Article III, Officers, Section 3.11, Facsimile Signatures. The signature of any officer authorized by the Corporation to sign any bonds, guarantees, undertakings, recognizances, stipulations, powers of attorney or revocations of any powers of attorney and policies of insurance issued by the Corporation may be printed, facsimile, lithographed or otherwise produced. In addition, if and as authorized by the Board of Directors, dividend warrants or checks, or other numerous instruments similar to one another in form, may be signed by the facsimile signature or signatures, lithographed or otherwise produced, of such officer or officers of the Corporation as from time to time may be authorized to sign such instruments on behalf of the Corporation. The Corporation may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Corporation, notwithstanding the fact that he may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, United States Fire Insurance Company has caused these presents to be signed and attested by its appropriate officer and its corporate seal hereunto affixed this 22<sup>nd</sup> day of August 2019.

UNITED STATES FIRE INSURANCE COMPANY

Anthony R. Slimowicz, President

State of Pennsylvania }  
County of Philadelphia }

On this 22<sup>nd</sup> day of August 2019, before me, a Notary public of the State of Pennsylvania, came the above named officer of United States Fire Insurance Company, to me personally known to be the individual and officer described herein, and acknowledged that he executed the foregoing instrument and affixed the seal of United States Fire Insurance Company thereto by the authority of his office.

Commonwealth of Pennsylvania - Notary Seal  
Tamara Watkins, Notary Public  
Philadelphia County  
My commission expires August 22, 2023  
Commission number 1348843

Tamara Watkins

(Notary Public)

I, the undersigned officer of United States Fire Insurance Company, a Delaware corporation, do hereby certify that the original Power of Attorney of which the foregoing is a full, true and correct copy is still in force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of United States Fire Insurance Company on the 21 day of DEC 2021

UNITED STATES FIRE INSURANCE COMPANY

Al Wright, Senior Vice President

**MAINTENANCE  
BOND**

United States Fire Insurance Company

Bond No.: 602-135606-7

KNOWN ALL BY THESE PRESENTS: That we H&H Excavating, Inc., as Principal, and United States Fire Insurance Company, a corporation organized and existing under the Laws of the State of DE, as Surety, are held and firmly bound unto City of Bryant, as Obligee, in the total sum of fifty thousand dollars U.S. Dollars (\$50,000) for the payment whereof said Principal and Surety bind themselves, jointly and severally, as provided herein.

WHEREAS, the Principal entered into a contract with the Obligee dated 12-14-2021 for Starlight Village Boone&Mont Carmel Roads Bryant, AR Streets Street Specification Part 2.7 ("Work").

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the Principal shall maintain and remedy said Work free from defects in materials and workmanship for a period of 1 year(s) commencing on December 14, 2021 (the "Maintenance Period"), then this obligation shall be void; otherwise it shall remain in full force and effect.

PROVIDED, HOWEVER, that any suit under this bond shall be commenced no later than one (1) year from the expiration date of the Maintenance Period; provided, however, that if this limitation is prohibited by any law controlling the construction hereof, such limitation shall be deemed to be amended so as to be equal to the minimum period of limitation permitted by such law, and said period of limitation shall be deemed to have accrued and shall commence to run on the expiration date of the Maintenance Period.

SIGNED this 14 day of February, 2021.

H&H Excavating, Inc. (Principal)

By: [Signature]

United States Fire Insurance Company

By: [Signature]  
Neil Simpson, Attorney-in-Fact



POWER OF ATTORNEY  
UNITED STATES FIRE INSURANCE COMPANY  
PRINCIPAL OFFICE - MORRISTOWN, NEW JERSEY

07080443421

KNOW ALL MEN BY THESE PRESENTS: That United States Fire Insurance Company, a corporation duly organized and existing under the laws of the state of Delaware, has made, constituted and appointed, and does hereby make, constitute and appoint:

*Neil Simpson, Kathy Richardson*

each, its true and lawful Attorney(s)-In-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver: Any and all bonds and undertakings of surety and other documents that the ordinary course of surety business may require, and to bind United States Fire Insurance Company thereby as fully and to the same extent as if such bonds or undertakings had been duly executed and acknowledged by the regularly elected officers of United States Fire Insurance Company at its principal office, in amounts or penalties not exceeding: **Seven Million, Five Hundred Thousand Dollars (\$7,500,000)**.

This Power of Attorney limits the act of those named therein to the bonds and undertakings specifically named therein, and they have no authority to bind United States Fire Insurance Company except in the manner and to the extent therein stated.

This Power of Attorney revokes all previous Powers of Attorney issued on behalf of the Attorneys-In-Fact named above and expires on January 31, 2022.

This Power of Attorney is granted pursuant to Article IV of the By-Laws of United States Fire Insurance Company as now in full force and effect, and consistent with Article III thereof, which Articles provide, in pertinent part:

Article IV, Execution of Instruments - Except as the Board of Directors may authorize by resolution, the Chairman of the Board, President, any Vice-President, any Assistant Vice President, the Secretary, or any Assistant Secretary shall have power on behalf of the Corporation:

(a) to execute, affix the corporate seal manually or by facsimile to, acknowledge, verify and deliver any contracts, obligations, instruments and documents whatsoever in connection with its business including, without limiting the foregoing, any bonds, guarantees, undertakings, recognizances, powers of attorney or revocations of any powers of attorney, stipulations, policies of insurance, deeds, leases, mortgages, releases, satisfactions and agency agreements;

(b) to appoint, in writing, one or more persons for any or all of the purposes mentioned in the preceding paragraph (a), including affixing the seal of the Corporation.

Article III, Officers, Section 3.11, Facsimile Signatures. The signature of any officer authorized by the Corporation to sign any bonds, guarantees, undertakings, recognizances, stipulations, powers of attorney or revocations of any powers of attorney and policies of insurance issued by the Corporation may be printed, facsimile, lithographed or otherwise produced. In addition, if and as authorized by the Board of Directors, dividend warrants or checks, or other numerous instruments similar to one another in form, may be signed by the facsimile signature or signatures, lithographed or otherwise produced, of such officer or officers of the Corporation as from time to time may be authorized to sign such instruments on behalf of the Corporation. The Corporation may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Corporation, notwithstanding the fact that he may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, United States Fire Insurance Company has caused these presents to be signed and attested by its appropriate officer and its corporate seal hereunto affixed this 22<sup>nd</sup> day of August 2019.



UNITED STATES FIRE INSURANCE COMPANY

*Anthony R. Slimowicz*

Anthony R. Slimowicz, President

State of Pennsylvania }  
County of Philadelphia }

On this 22<sup>nd</sup> day of August 2019, before me, a Notary public of the State of Pennsylvania, came the above named officer of United States Fire Insurance Company, to me personally known to be the individual and officer described herein, and acknowledged that he executed the foregoing instrument and affixed the seal of United States Fire Insurance Company thereto by the authority of his office.

Commonwealth of Pennsylvania - Notary Seal  
Tamara Watkins, Notary Public  
Philadelphia County  
My commission expires August 22, 2023  
Commission number 1348843

*Tamara Watkins*

Tamara Watkins

(Notary Public)

I, the undersigned officer of United States Fire Insurance Company, a Delaware corporation, do hereby certify that the original Power of Attorney of which the foregoing is a full, true and correct copy is still in force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of United States Fire Insurance Company on the 21 day of DEC 2021

UNITED STATES FIRE INSURANCE COMPANY

*Al Wright*

Al Wright, Senior Vice President



**MAINTENANCE  
BOND**

**United States Fire Insurance Company**

Bond No.: 602-135607-6

KNOWN ALL BY THESE PRESENTS: That we H&H Excavating, Inc.,  
as Principal, and United States Fire Insurance Company, a corporation  
organized and existing under the Laws of the State of DE, as Surety, are held  
and firmly bound unto City of Bryant, as Obligee, in the  
total sum of ninety-five thousand two hundred twelve dollars and ten cents  
U.S. Dollars (\$95,212.10) for the payment whereof said Principal and Surety bind  
themselves, jointly and severally, as provided herein.

WHEREAS, the Principal entered into a contract with the Obligee dated 01-10-2022 for  
Starlight Village Boone&Mont Carmel Roads Bryant, AR Water/Wastewater Specifications Section 1000-1.04  
("Work").

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the Principal  
shall maintain and remedy said Work free from defects in materials and workmanship for a  
period of 1 year(s) commencing on January 10, 2022 (the  
"Maintenance Period"), then this obligation shall be void; otherwise it shall remain in full force  
and effect.

PROVIDED, HOWEVER, that any suit under this bond shall be commenced no later than one  
(1) year from the expiration date of the Maintenance Period; provided, however, that if this  
limitation is prohibited by any law controlling the construction hereof, such limitation shall be  
deemed to be amended so as to be equal to the minimum period of limitation permitted by  
such law, and said period of limitation shall be deemed to have accrued and shall commence  
to run on the expiration date of the Maintenance Period.

SIGNED this 21 day of December, 2021.

H&H Excavating, Inc.  
(Principal)

By: \_\_\_\_\_

United States Fire Insurance Company  
By: Neil Simpson  
Neil Simpson, Attorney-in-Fact

POWER OF ATTORNEY  
UNITED STATES FIRE INSURANCE COMPANY  
PRINCIPAL OFFICE - MORRISTOWN, NEW JERSEY

07080443421

KNOW ALL MEN BY THESE PRESENTS: That United States Fire Insurance Company, a corporation duly organized and existing under the laws of the state of Delaware, has made, constituted and appointed, and does hereby make, constitute and appoint:

*Neil Simpson, Kathy Richardson*

each, its true and lawful Attorney(s)-In-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver: Any and all bonds and undertakings of surety and other documents that the ordinary course of surety business may require, and to bind United States Fire Insurance Company thereby as fully and to the same extent as if such bonds or undertakings had been duly executed and acknowledged by the regularly elected officers of United States Fire Insurance Company at its principal office, in amounts or penalties not exceeding: **Seven Million, Five Hundred Thousand Dollars (\$7,500,000).**

This Power of Attorney limits the act of those named therein to the bonds and undertakings specifically named therein, and they have no authority to bind United States Fire Insurance Company except in the manner and to the extent therein stated.

This Power of Attorney revokes all previous Powers of Attorney issued on behalf of the Attorneys-In-Fact named above and expires on January 31, 2022.

This Power of Attorney is granted pursuant to Article IV of the By-Laws of United States Fire Insurance Company as now in full force and effect, and consistent with Article III thereof, which Articles provide, in pertinent part:

Article IV, Execution of Instruments - Except as the Board of Directors may authorize by resolution, the Chairman of the Board, President, any Vice-President, any Assistant Vice President, the Secretary, or any Assistant Secretary shall have power on behalf of the Corporation:

(a) to execute, affix the corporate seal manually or by facsimile to, acknowledge, verify and deliver any contracts, obligations, instruments and documents whatsoever in connection with its business including, without limiting the foregoing, any bonds, guarantees, undertakings, recognizances, powers of attorney or revocations of any powers of attorney, stipulations, policies of insurance, deeds, leases, mortgages, releases, satisfactions and agency agreements;

(b) to appoint, in writing, one or more persons for any or all of the purposes mentioned in the preceding paragraph (a), including affixing the seal of the Corporation.

Article III, Officers, Section 3.11, Facsimile Signatures. The signature of any officer authorized by the Corporation to sign any bonds, guarantees, undertakings, recognizances, stipulations, powers of attorney or revocations of any powers of attorney and policies of insurance issued by the Corporation may be printed, facsimile, lithographed or otherwise produced. In addition, if and as authorized by the Board of Directors, dividend warrants or checks, or other numerous instruments similar to one another in form, may be signed by the facsimile signature or signatures, lithographed or otherwise produced, of such officer or officers of the Corporation as from time to time may be authorized to sign such instruments on behalf of the Corporation. The Corporation may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Corporation, notwithstanding the fact that he may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, United States Fire Insurance Company has caused these presents to be signed and attested by its appropriate officer and its corporate seal hereunto affixed this 22<sup>nd</sup> day of August 2019.

UNITED STATES FIRE INSURANCE COMPANY

Anthony R. Slimowicz, President

State of Pennsylvania }  
County of Philadelphia }

On this 22<sup>nd</sup> day of August 2019, before me, a Notary public of the State of Pennsylvania, came the above named officer of United States Fire Insurance Company, to me personally known to be the individual and officer described herein, and acknowledged that he executed the foregoing instrument and affixed the seal of United States Fire Insurance Company thereto by the authority of his office.

Commonwealth of Pennsylvania – Notary Seal  
Tamara Watkins, Notary Public  
Philadelphia County  
My commission expires August 22, 2023  
Commission number 1348843

Tamara Watkins

(Notary Public)

I, the undersigned officer of United States Fire Insurance Company, a Delaware corporation, do hereby certify that the original Power of Attorney of which the foregoing is a full, true and correct copy is still in force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of United States Fire Insurance Company on the 21 day of DEC 2021

UNITED STATES FIRE INSURANCE COMPANY

Al Wright, Senior Vice President





# First Electric Cooperative Corporation

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

## NOTICE OF CONSTRUCTION PAYMENT REQUIRED

As summarized below, you recently inquired and/or applied for electric service which would require construction of new facilities.

Your share of the construction cost, the amount specified below as "Payment Required", must be paid in full before the project can be scheduled. You may make payment by mailing a check using the enclosed envelope or visiting any First Electric office. Please include a copy of this notice with your check.

**If you have previously submitted payment, please disregard this notice.**

If you have any questions regarding this matter, please call our office at **1-800-489-7405**. Thank you for the opportunity to be of service.

Name:	E - STARLIGHT VILLAGE PHASE 1
Account Number:	0
Job Description:	UG subdivision with 3 street lights
Service Address:	Starlight Village
City:	Bryant
Work Order Number:	64087127
Service Order Number:	9011313588
District:	BENTON
Design Technician:	Doug Hall
Notification Date:	<b>2021-12-16</b>
Payment Required:	<b>\$6,707.36</b>

**This agreement and cost of service calculation is valid for 90 days from the date of this notice.**



*THE VILLAGE AT MAGNOLIA LANE  
SUBDIVISION  
BOONE RD, BRYANT, AR 72022  
DRAINAGE REPORT*

*FOR  
City of Bryant, Saline County, AR*

DECEMBER 2021

Owner & Developer: WIGGINS FAMILY REAL ESTATE HOLDINGS LLC  
Address: 17300 CHENAL PARKWAY, SUITE 105, LITTLE ROCK, AR 72223

By:

**HOPE**  
**CONSULTING**  
**ENGINEERS - SURVEYORS**

# TABLE OF CONTENTS

## ITEM DESCRIPTION

1. Narrative & Summary
2. Hydrograph Report
3. Drainage Map



## **Narrative & Summary**

## **PROJECT TITLE**

The Village at Magnolia Lane Subdivision

## **PROJECT PROPERTY OWNER**

Wiggins Family Real Estate Holdings, LLC

Address: 17300 Chenal Parkway, Suite 105, Little Rock AR 72223

## **PROJECT LOCATION**

Boone RD, Bryant, AR

## **PROJECT DESCRIPTION**

The proposed sub divisional development is on Boone Rd, Bryant, AR 72022. Total development site area is 62.39 acres.

## **DRAINAGE ANALYSIS**

**On Site Drainage-** Rational method was used to determine the existing and proposed flows from proposed site. There will be three detention pond to detain water from this development. Detailed drainage calculations considering the future expected development has been conducted to determine the required detention pond and culvert dimensions. Summary of the calculations are below:

### **North-West Detention Pond**

- Pond is situated on the north-west side of the property.
- Pre-development area 24.6 acres.
- Post-development area 28.7 acres.
- Pre-development runoff coefficient Area-1 0.47.
- Post-development runoff coefficient.  
For Area-2 coefficient 0.70  
For Area-3 coefficient 0.47
- Pond has a bottom area of 0.40 acres with bottom elevation of 385.00'.
- Two 24" RCP with 1.00% slope are proposed for outflow culverts.

**Peak flows for Pre and post development phase of onsite area have been tabulated below-**

	Pre-development	Post-dev. Without detention	Post-dev. With detention
	Peak Flow (cfs)	Peak Flow (cfs)	Peak Flow (cfs)
2-Year	26.75	46.62	25.96
5-Year	29.90	51.89	28.58
10-Year	37.26	63.59	36.73
25-Year	43.39	73.71	42.26
50-Year	48.98	83.67	47.01
100-Year	53.60	90.59	49.90

**North-East Detention Pond**

- Pond is situated on the north-east side of the property.
- Pre-development area 17.43 acres.
- Post-development area 18.62 acres.
- Pre-development runoff coefficient 0.47.
- Post-development runoff coefficient 0.70.
- Pond has a bottom area of 0.46 acres with bottom elevation of 366.00’.
- Two 24” RCP with 1.00% slope are proposed for outflow culverts.

**Peak flows for Pre and post development phase of onsite area have been tabulated below-**

	Pre-development	Post-dev. Without detention	Post-dev. With detention
	Peak Flow (cfs)	Peak Flow (cfs)	Peak Flow (cfs)
2-Year	22.94	45.63	20.39
5-Year	25.40	50.33	22.08
10-Year	31.13	60.21	24.31
25-Year	36.05	69.28	30.05
50-Year	40.96	79.01	35.02
100-Year	44.24	84.33	37.42

**South-East Detention Pond**

- Pond is situated on the south-east side of the property.
- Pre-development area 34.54 acres.
- Post-development area 28.41 acres.
- Pre-development runoff coefficient 0.47.

- Post-development runoff coefficient 0.70.
- Pond has a bottom area of 0.40 acres with bottom elevation of 370.00’.
- Two 30” RCP with 1.00% slope are proposed for outflow culverts.

**Peak flows for Pre and post development phase of onsite area have been tabulated below-**

	Pre-development	Post-dev. Without detention	Post-dev. With detention
	Peak Flow (cfs)	Peak Flow (cfs)	Peak Flow (cfs)
2-Year	36.99	50.78	30.64
5-Year	41.38	56.44	35.91
10-Year	51.63	69.77	45.63
25-Year	60.15	81.00	54.52
50-Year	67.85	91.78	63.07
100-Year	74.35	99.73	68.74

## CONCLUSION

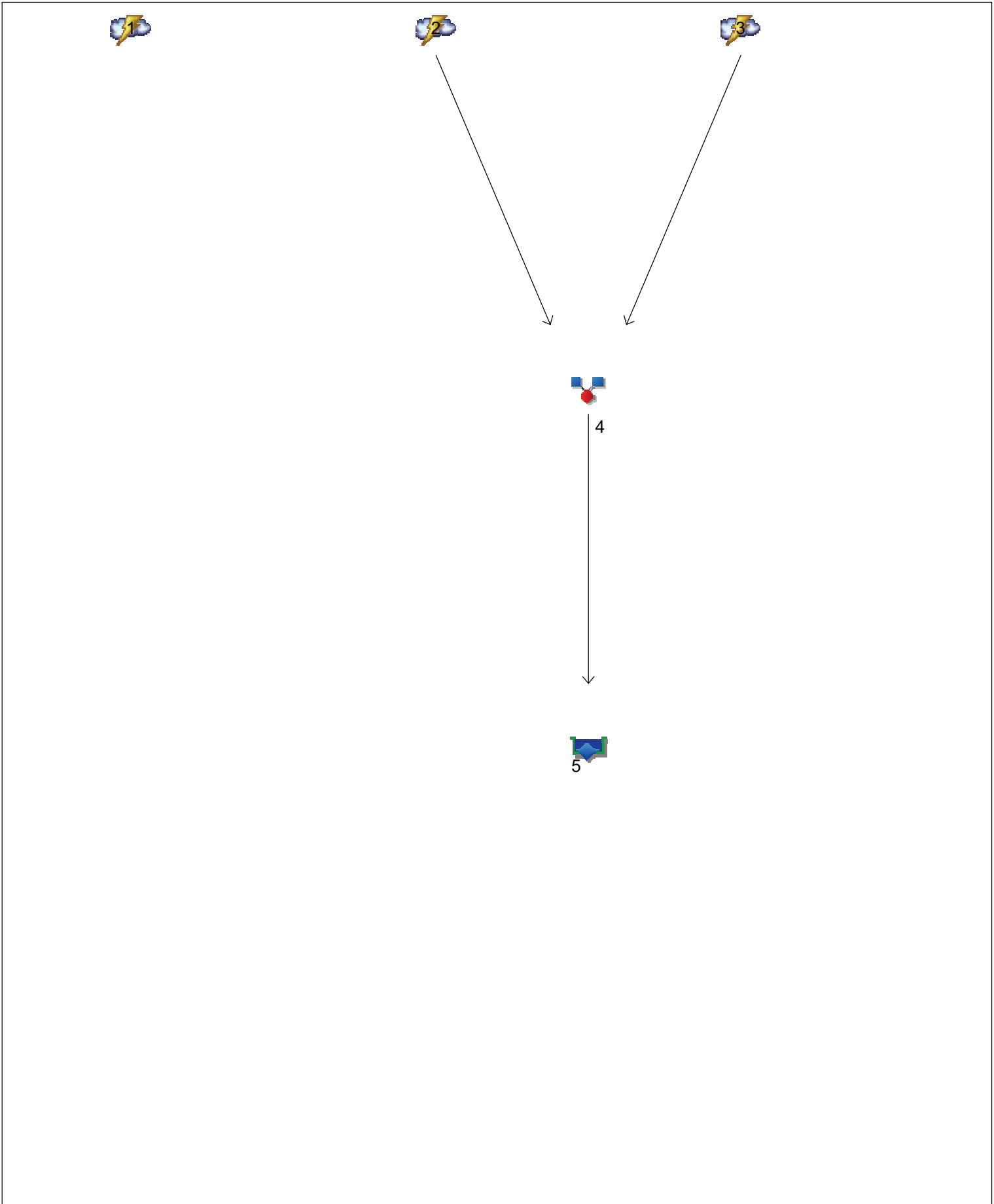
From the onsite drainage calculation, it is seen that there is decrease in flow for all storm events due to the proposed detention ponds.

# Hydrograph Summary Report

# **NORTH WEST POND**

# Watershed Model Schematic

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020



# Multi-Hydrograph Plot

## Hyd. No. 1

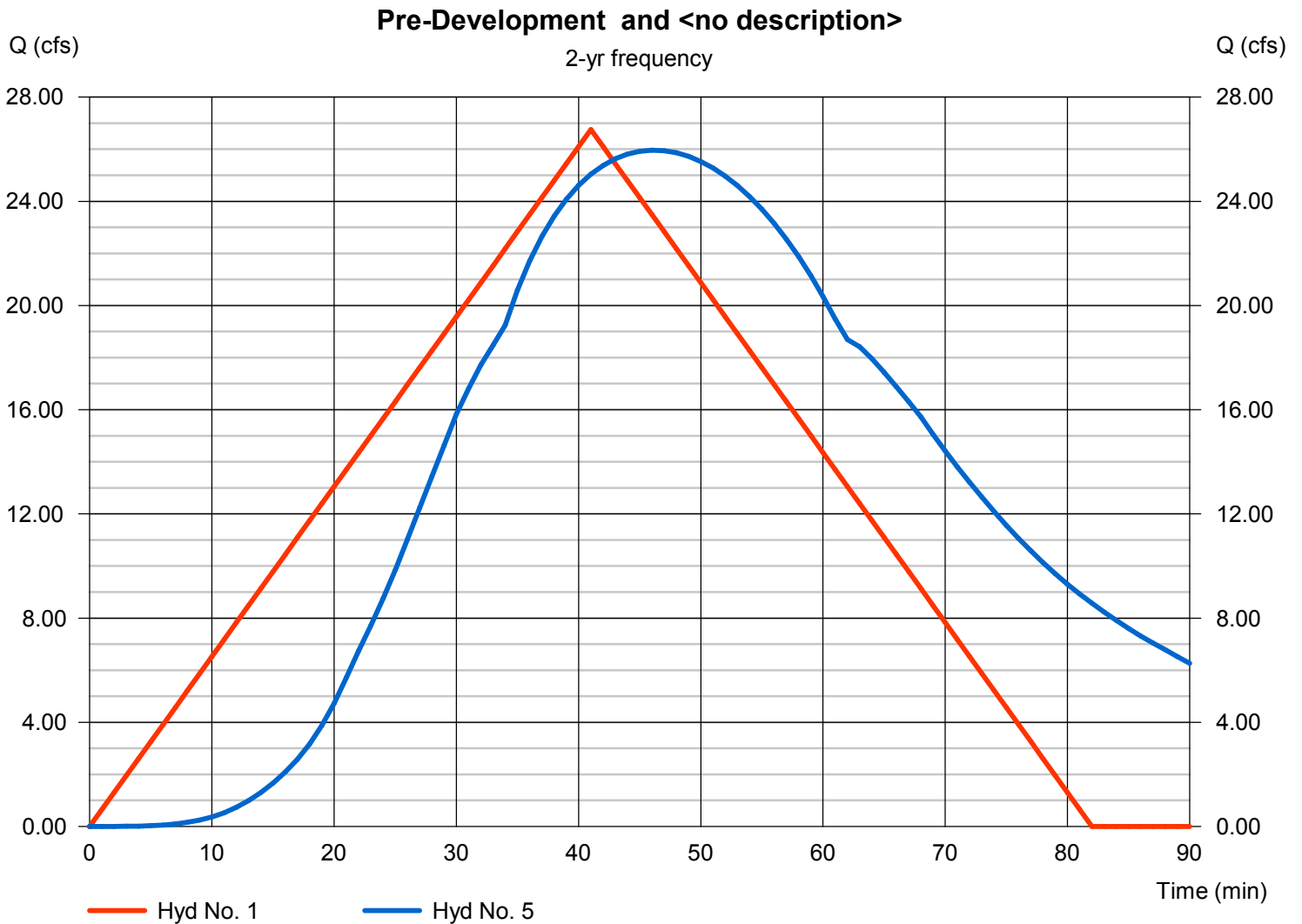
Pre-Development

Hydrograph type = Rational  
Peak discharge = 26.75 cfs  
Time to peak = 41 min  
Hyd. Volume = 65,806 cuft

## Hyd. No. 5

<no description>

Hydrograph type = Reservoir  
Peak discharge = 25.96 cfs  
Time to peak = 46 min  
Hyd. Volume = 89,401 cuft





# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description	
1	Rational	26.75	1	41	65,806	-----	-----	-----	Pre-Development	
2	Rational	31.24	1	32	59,985	-----	-----	-----	Post Development	
3	Rational	15.38	1	32	29,526	-----	-----	-----	Post Development Area-3	
4	Combine	46.62	1	32	89,510	2, 3	-----	-----	<no description>	
5	Reservoir	25.96	1	46	89,401	4	387.39	46,633	<no description>	
21-1175 Boone Mt Carmel_North West_08-31-2021					Period: 2 Year			Monday, 12 / 6 / 2021		

# Multi-Hydrograph Plot

## Hyd. No. 1

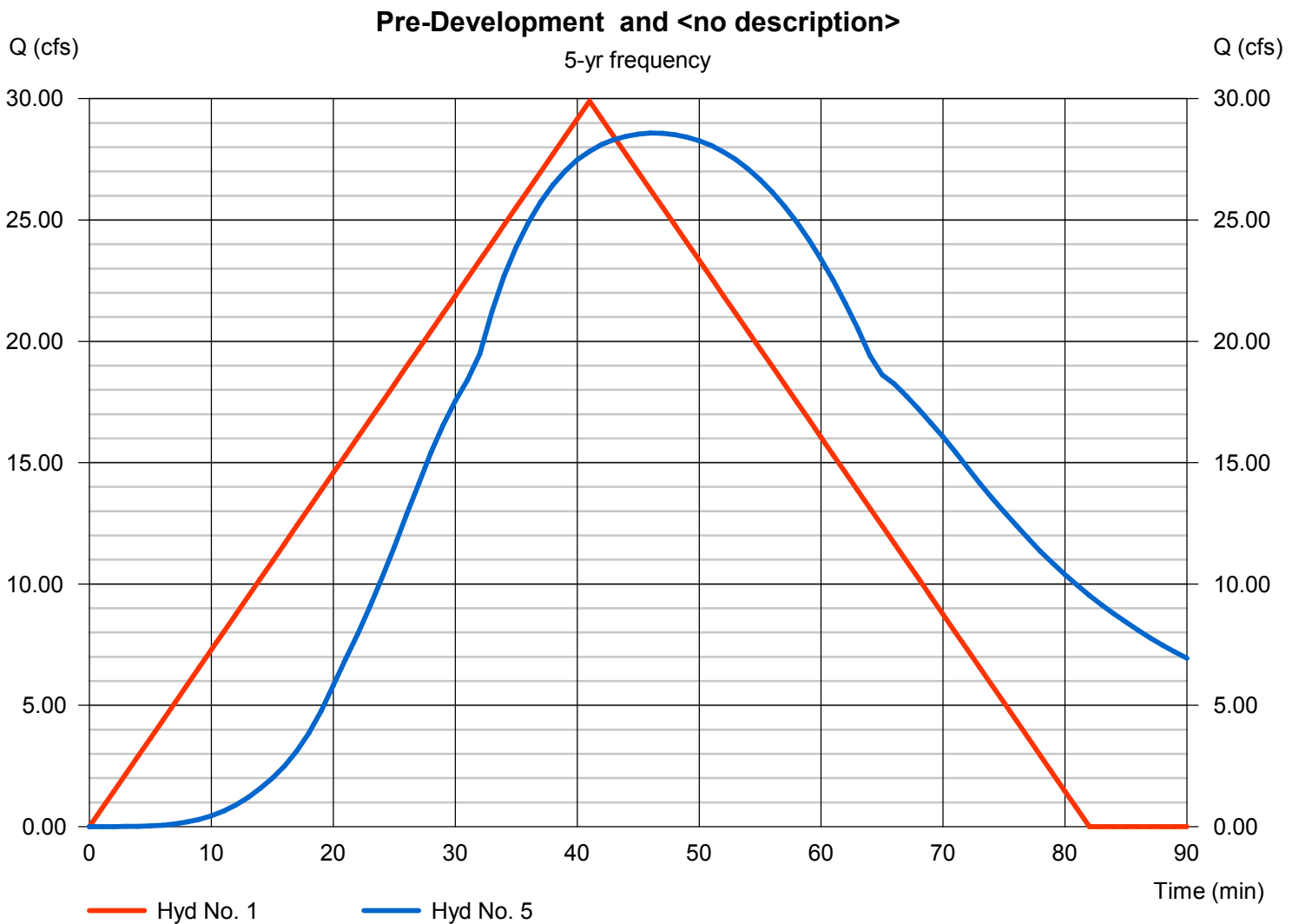
Pre-Development

Hydrograph type = Rational  
Peak discharge = 29.90 cfs  
Time to peak = 41 min  
Hyd. Volume = 73,553 cuft

## Hyd. No. 5

<no description>

Hydrograph type = Reservoir  
Peak discharge = 28.58 cfs  
Time to peak = 46 min  
Hyd. Volume = 99,140 cuft



# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	29.90	1	41	73,553	----	----	----	Pre-Development
2	Rational	34.64	1	32	66,512	----	----	----	Post Development
3	Rational	17.05	1	32	32,738	----	----	----	Post Development Area-3
4	Combine	51.69	1	32	99,250	2, 3	----	----	<no description>
5	Reservoir	28.58	1	46	99,140	4	387.59	50,992	<no description>

# Multi-Hydrograph Plot

## Hyd. No. 1

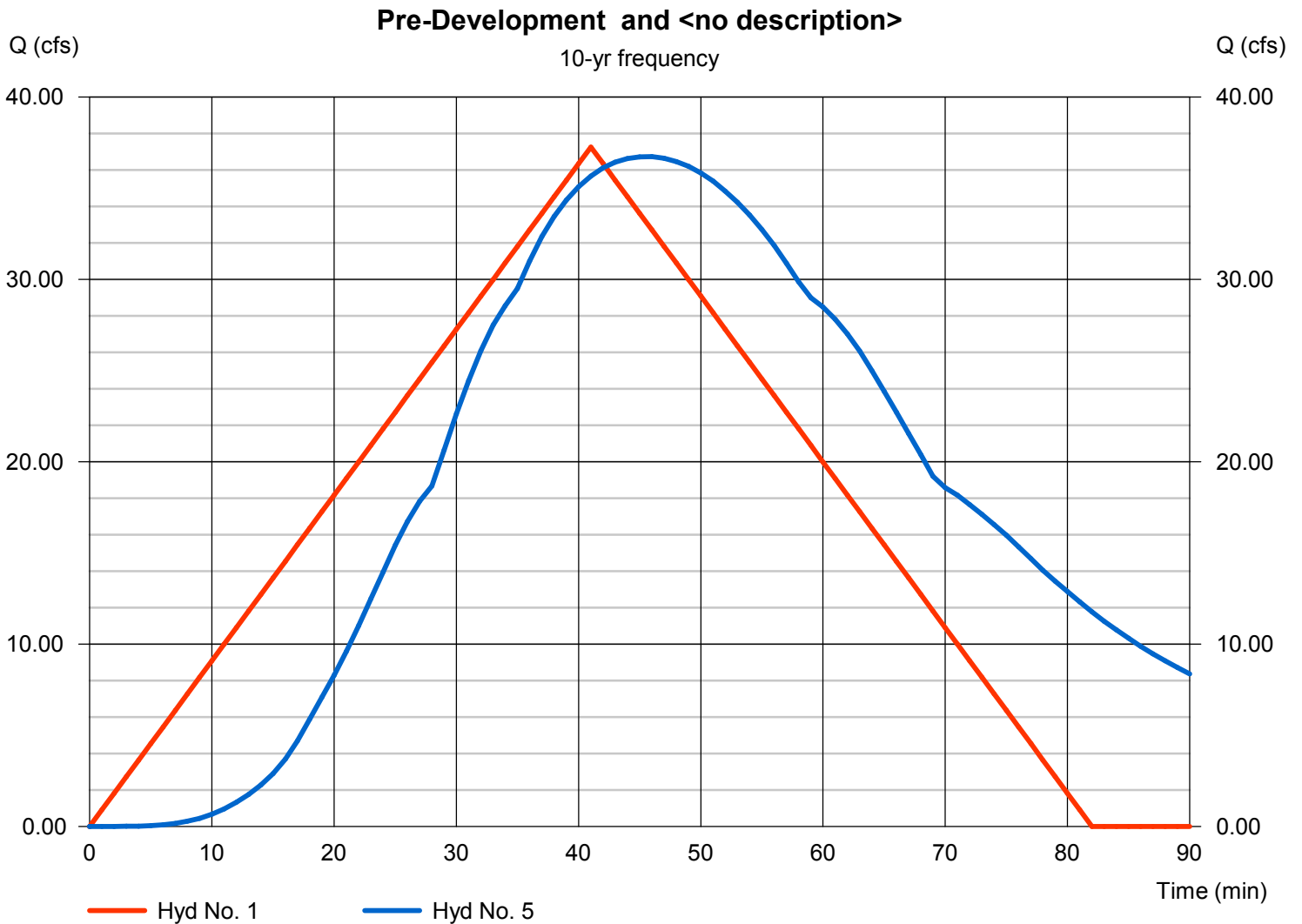
Pre-Development

Hydrograph type = Rational  
Peak discharge = 37.26 cfs  
Time to peak = 41 min  
Hyd. Volume = 91,665 cuft

## Hyd. No. 5

<no description>

Hydrograph type = Reservoir  
Peak discharge = 36.73 cfs  
Time to peak = 46 min  
Hyd. Volume = 121,988 cuft



# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	37.26	1	41	91,665	----	----	----	Pre-Development
2	Rational	42.62	1	32	81,823	----	----	----	Post Development
3	Rational	20.98	1	32	40,275	----	----	----	Post Development Area-3
4	Combine	63.59	1	32	122,097	2, 3	----	----	<no description>
5	Reservoir	36.73	1	46	121,988	4	388.03	60,668	<no description>
21-1175 Boone Mt Carmel_North West_08-31-2021						Return Period: 10 Year		Monday, 12 / 6 / 2021	

# Multi-Hydrograph Plot

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

## Hyd. No. 1

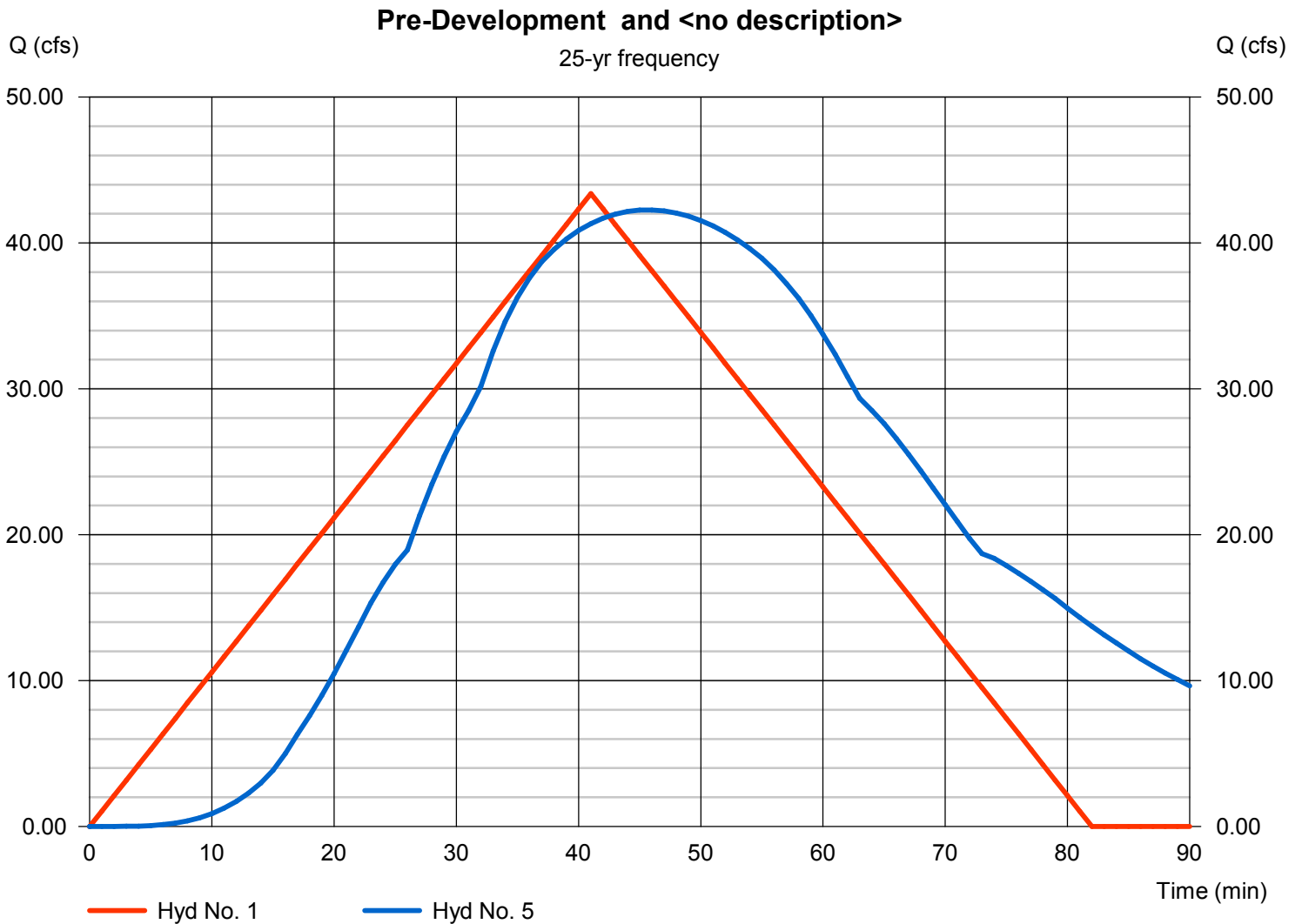
Pre-Development

Hydrograph type = Rational  
Peak discharge = 43.39 cfs  
Time to peak = 41 min  
Hyd. Volume = 106,730 cuft

## Hyd. No. 5

<no description>

Hydrograph type = Reservoir  
Peak discharge = 42.26 cfs  
Time to peak = 46 min  
Hyd. Volume = 141,422 cuft



# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	43.39	1	41	106,730	----	----	----	Pre-Development
2	Rational	49.40	1	32	94,847	----	----	----	Post Development
3	Rational	24.32	1	32	46,685	----	----	----	Post Development Area-3
4	Combine	73.71	1	32	141,532	2, 3	----	----	<no description>
5	Reservoir	42.26	1	46	141,422	4	388.39	69,068	<no description>
21-1175 Boone Mt Carmel_North West_08-31-2021							Period: 25 Year		Monday, 12 / 6 / 2021

# Multi-Hydrograph Plot

## Hyd. No. 1

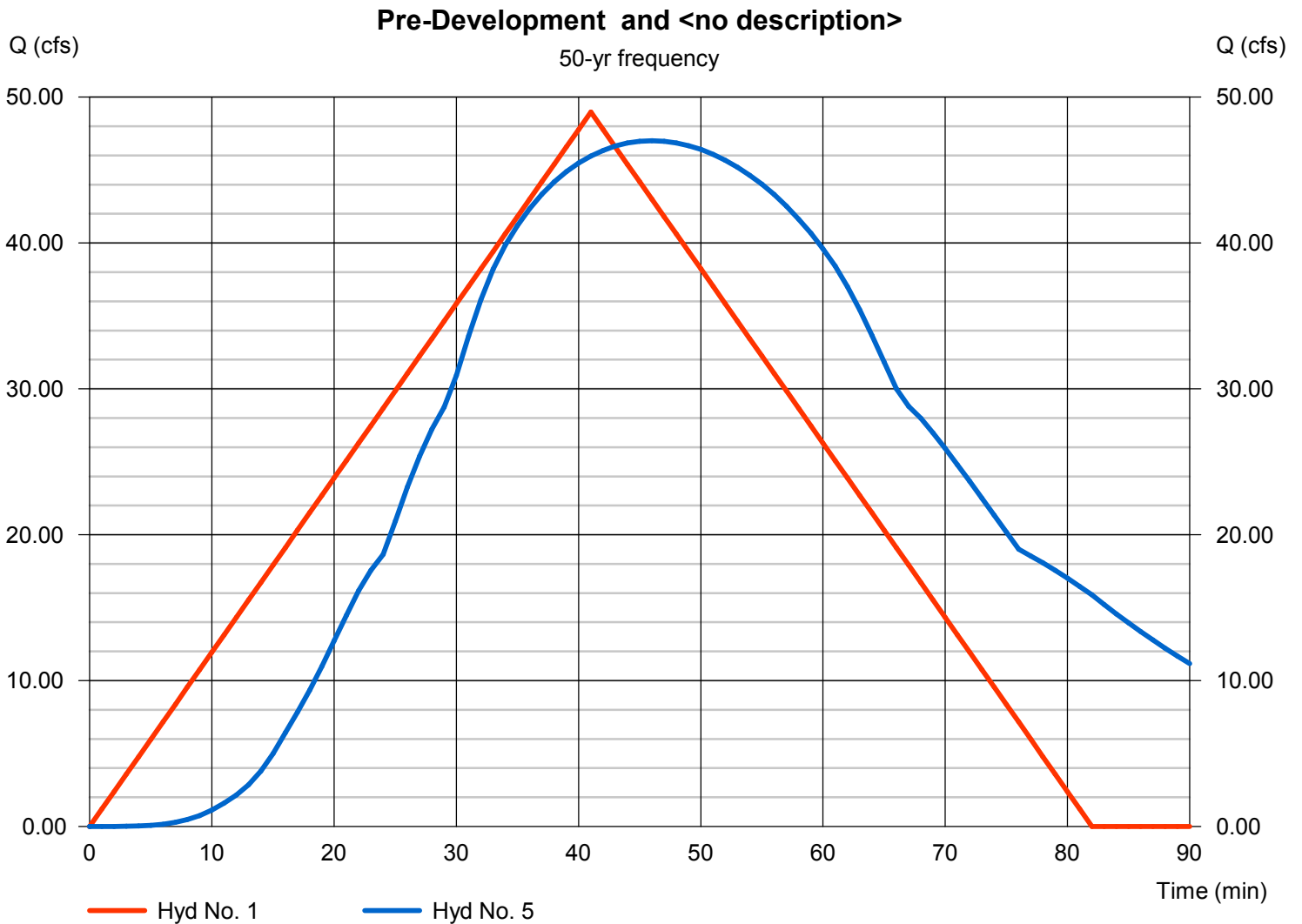
Pre-Development

Hydrograph type = Rational  
Peak discharge = 48.98 cfs  
Time to peak = 41 min  
Hyd. Volume = 120,479 cuft

## Hyd. No. 5

<no description>

Hydrograph type = Reservoir  
Peak discharge = 47.01 cfs  
Time to peak = 46 min  
Hyd. Volume = 160,545 cuft





# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description	
1	Rational	48.98	1	41	120,479	-----	-----	-----	Pre-Development	
2	Rational	56.07	1	32	107,662	-----	-----	-----	Post Development	
3	Rational	27.60	1	32	52,993	-----	-----	-----	Post Development Area-3	
4	Combine	83.67	1	32	160,655	2, 3	-----	-----	<no description>	
5	Reservoir	47.01	1	46	160,545	4	388.76	77,972	<no description>	
21-1175 Boone Mt Carmel_North West_08-31-2021					Return Period: 50 Year			Monday, 12 / 6 / 2021		

# Multi-Hydrograph Plot

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

## Hyd. No. 1

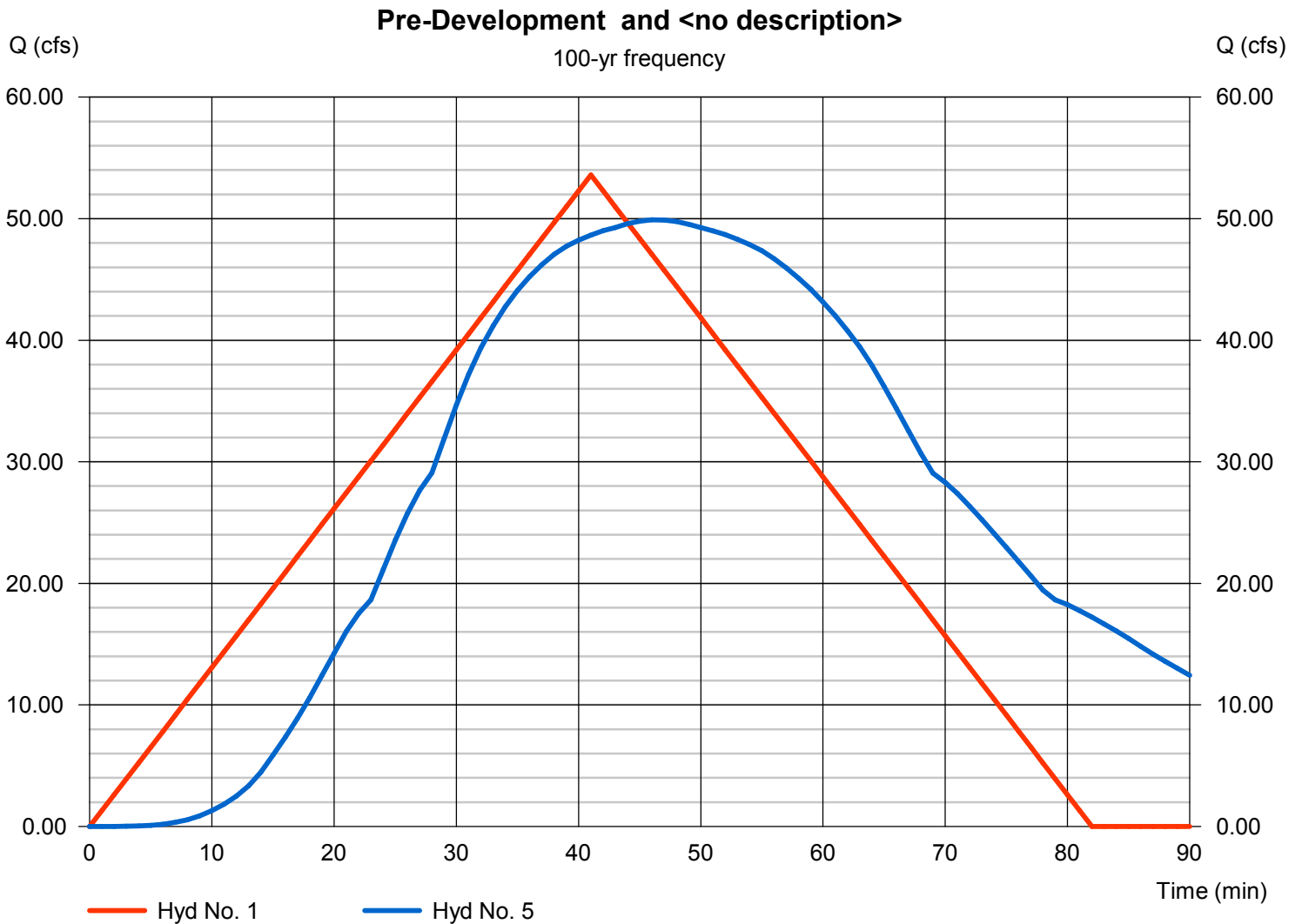
Pre-Development

Hydrograph type = Rational  
Peak discharge = 53.60 cfs  
Time to peak = 41 min  
Hyd. Volume = 131,859 cuft

## Hyd. No. 5

<no description>

Hydrograph type = Reservoir  
Peak discharge = 49.90 cfs  
Time to peak = 46 min  
Hyd. Volume = 173,821 cuft



# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	53.60	1	41	131,859	----	----	----	Pre-Development
2	Rational	60.71	1	32	116,560	----	----	----	Post Development
3	Rational	29.88	1	32	57,373	----	----	----	Post Development Area-3
4	Combine	90.59	1	32	173,932	2, 3	----	----	<no description>
5	Reservoir	49.90	1	46	173,821	4	389.03	84,544	<no description>
21-1175 Boone Mt Carmel_North West_08-31-2021						Return Period: 100 Year		Monday, 12 / 6 / 2021	

# Pond Report

## Pond No. 1 - Pond

### Pond Data

Trapezoid -Bottom L x W = 183.0 x 95.1 ft, Side slope = 3.00:1, Bottom elev. = 385.00 ft, Depth = 5.00 ft

### Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	385.00	17,394	0	0
0.50	385.50	18,237	8,907	8,907
1.00	386.00	19,098	9,333	18,240
1.50	386.50	19,978	9,768	28,009
2.00	387.00	20,875	10,212	38,221
2.50	387.50	21,790	10,665	48,886
3.00	388.00	22,723	11,127	60,014
3.50	388.50	23,674	11,599	71,612
4.00	389.00	24,643	12,079	83,691
4.50	389.50	25,631	12,568	96,259
5.00	390.00	26,636	13,066	109,325

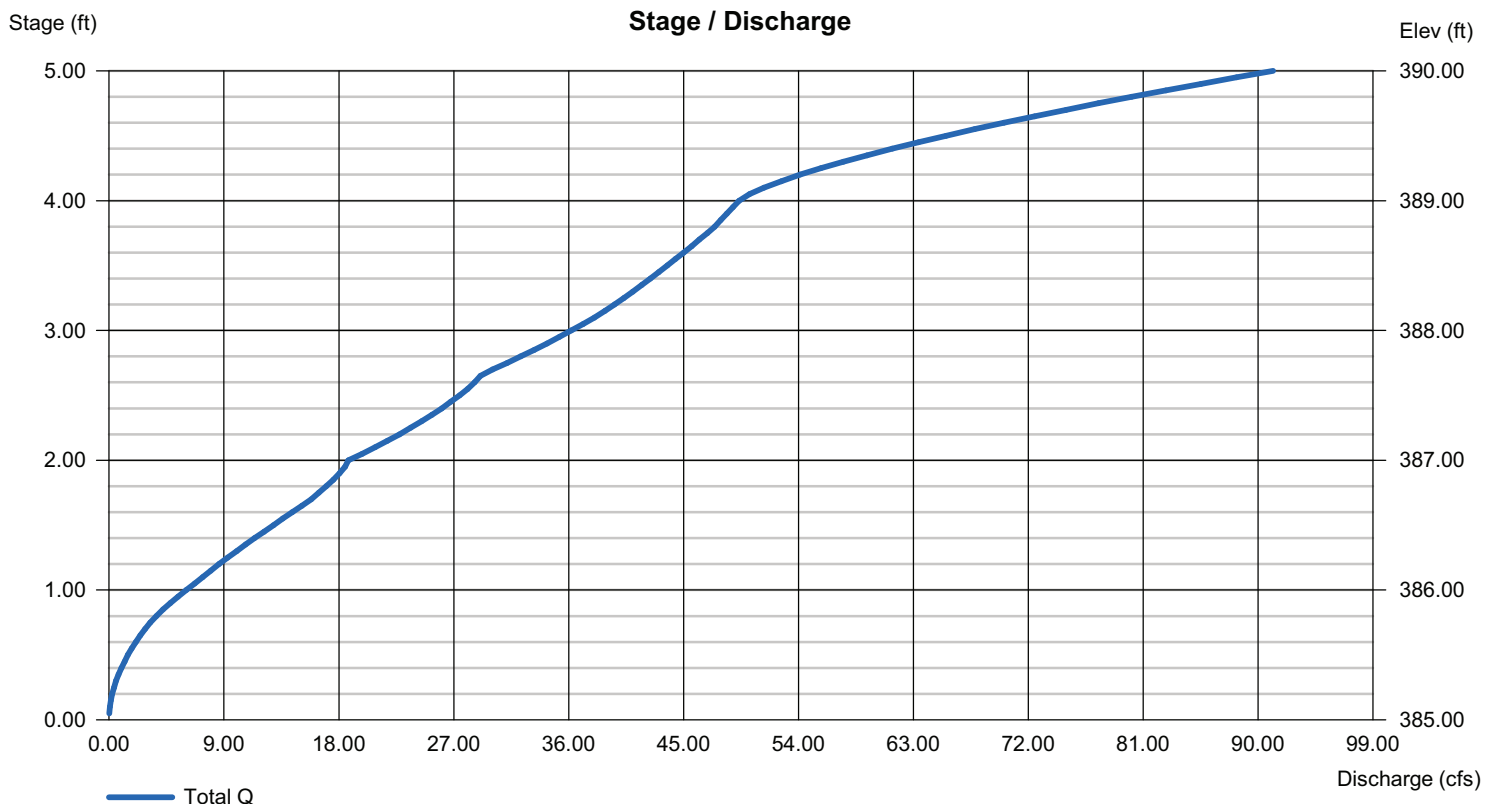
### Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 24.00	24.00	Inactive	Inactive
Span (in)	= 24.00	24.00	8.00	0.00
No. Barrels	= 1	1	1	0
Invert El. (ft)	= 385.66	385.00	385.00	0.00
Length (ft)	= 36.00	36.00	36.00	0.00
Slope (%)	= 1.00	1.00	1.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

### Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 10.00	Inactive	Inactive	Inactive
Crest El. (ft)	= 389.00	405.00	412.50	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= Rect	Rect	Rect	---
Multi-Stage	= No	No	No	No
Exfil.(in/hr)	= 0.000 (by Contour)			
TW Elev. (ft)	= 0.00			

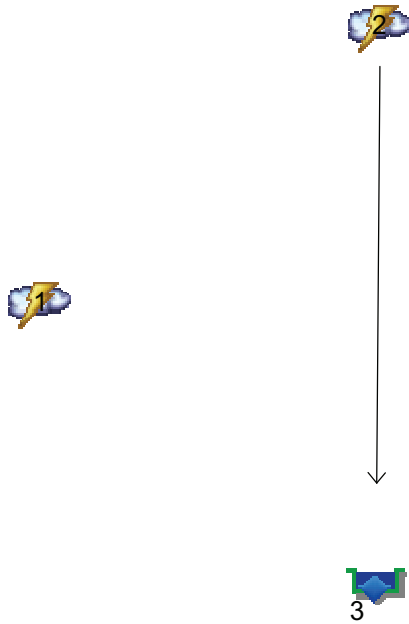
Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



# **NORTH EAST POND**

# Watershed Model Schematic

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020



# Multi-Hydrograph Plot

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

## Hyd. No. 1

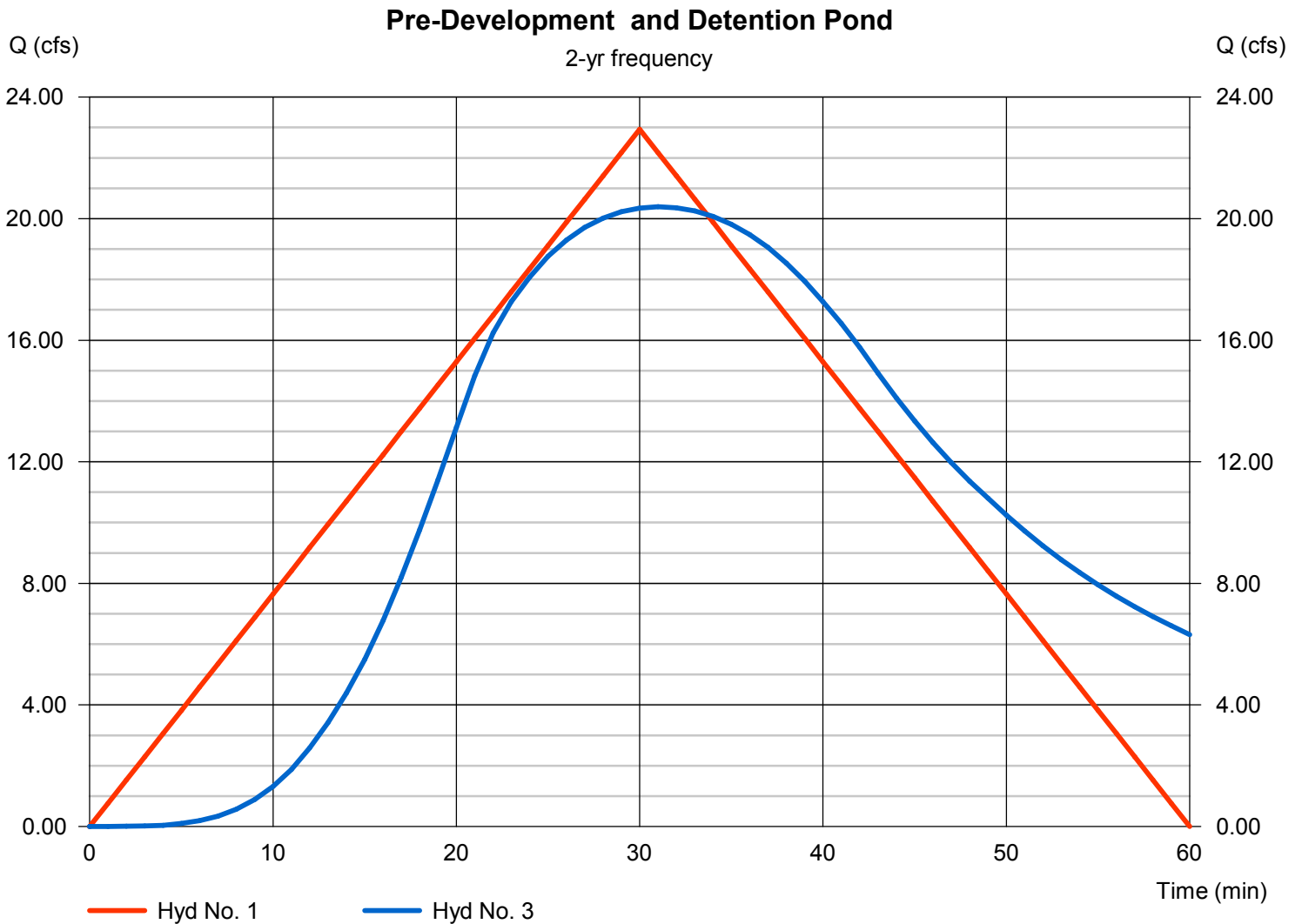
Pre-Development

Hydrograph type = Rational  
Peak discharge = 22.94 cfs  
Time to peak = 30 min  
Hyd. Volume = 41,288 cuft

## Hyd. No. 3

Detention Pond

Hydrograph type = Reservoir  
Peak discharge = 20.39 cfs  
Time to peak = 31 min  
Hyd. Volume = 54,729 cuft



# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	22.94	1	30	41,288	-----	-----	-----	Pre-Development
2	Rational	45.63	1	20	54,761	-----	-----	-----	Post Development
3	Reservoir	20.39	1	31	54,729	2	367.56	33,287	Detention Pond
21-1175 Boone Mt Carmel_North East_08-30-2020								Period: 2 Year	Monday, 12 / 6 / 2021



# Multi-Hydrograph Plot

## Hyd. No. 1

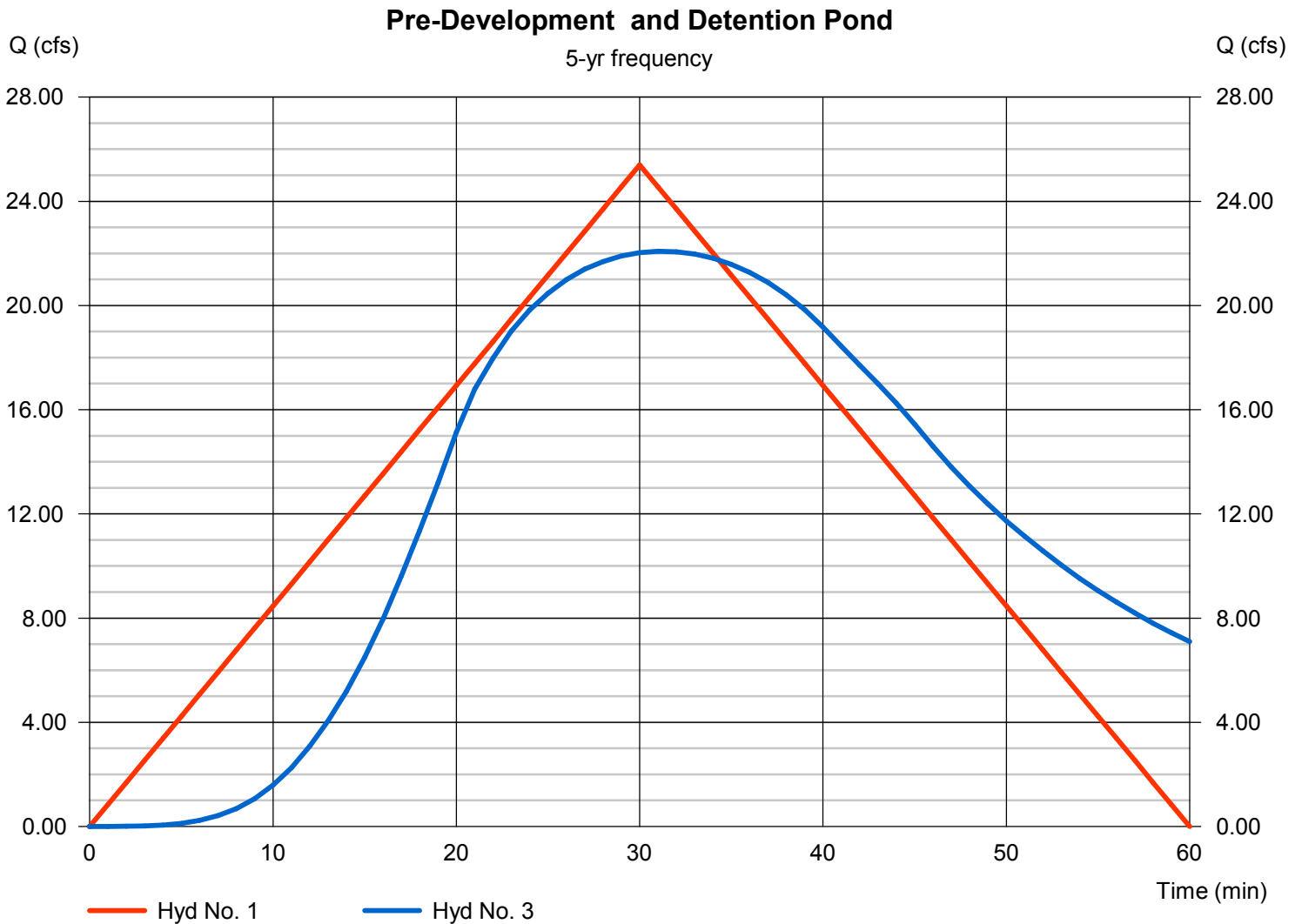
Pre-Development

Hydrograph type = Rational  
Peak discharge = 25.40 cfs  
Time to peak = 30 min  
Hyd. Volume = 45,712 cuft

## Hyd. No. 3

Detention Pond

Hydrograph type = Reservoir  
Peak discharge = 22.08 cfs  
Time to peak = 31 min  
Hyd. Volume = 60,363 cuft



# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	25.40	1	30	45,712	-----	-----	-----	Pre-Development
2	Rational	50.33	1	20	60,395	-----	-----	-----	Post Development
3	Reservoir	22.08	1	31	60,363	2	367.70	36,541	Detention Pond
21-1175 Boone Mt Carmel_North East_08-30-2020								Return Period: 5 Year	
								Monday, 12 / 6 / 2021	

# Multi-Hydrograph Plot

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

## Hyd. No. 1

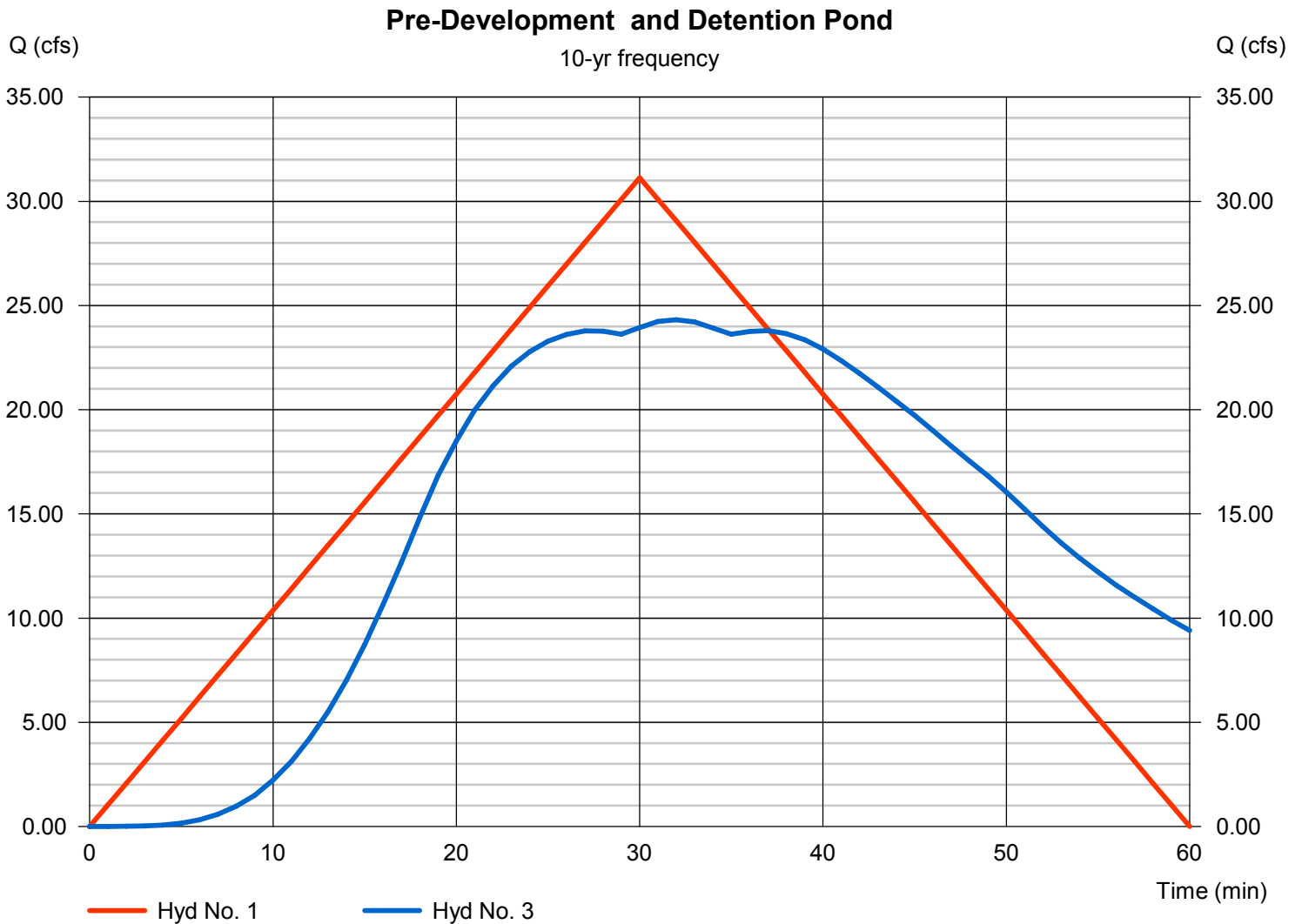
Pre-Development

Hydrograph type = Rational  
Peak discharge = 31.13 cfs  
Time to peak = 30 min  
Hyd. Volume = 56,034 cuft

## Hyd. No. 3

Detention Pond

Hydrograph type = Reservoir  
Peak discharge = 24.31 cfs  
Time to peak = 32 min  
Hyd. Volume = 72,218 cuft



# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	31.13	1	30	56,034	-----	-----	-----	Pre-Development
2	Rational	60.21	1	20	72,250	-----	-----	-----	Post Development
3	Reservoir	24.31	1	32	72,218	2	368.03	44,130	Detention Pond
21-1175 Boone Mt Carmel_North East_08-30-2021						Return Period: 10 Year		Monday, 12 / 6 / 2021	

# Multi-Hydrograph Plot

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

## Hyd. No. 1

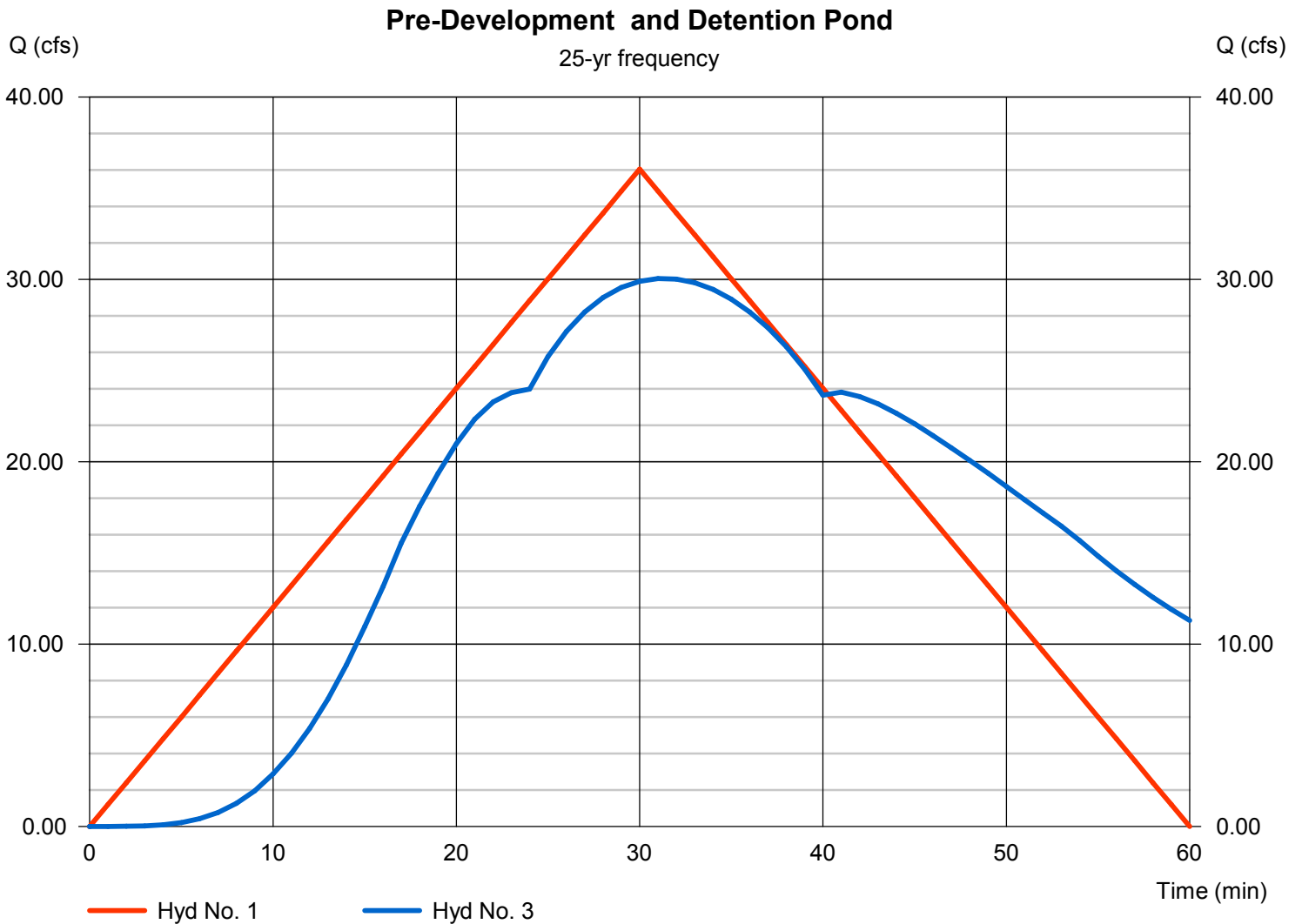
Pre-Development

Hydrograph type = Rational  
Peak discharge = 36.05 cfs  
Time to peak = 30 min  
Hyd. Volume = 64,881 cuft

## Hyd. No. 3

Detention Pond

Hydrograph type = Reservoir  
Peak discharge = 30.05 cfs  
Time to peak = 31 min  
Hyd. Volume = 83,099 cuft



# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	36.05	1	30	64,881	-----	-----	-----	Pre-Development
2	Rational	69.28	1	20	83,130	-----	-----	-----	Post Development
3	Reservoir	30.05	1	31	83,099	2	368.28	50,206	Detention Pond
21-1175 Boone Mt Carmel_North East_08-30-2020									Return Period: 25 Year Monday, 12 / 6 / 2021

# Multi-Hydrograph Plot

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

## Hyd. No. 1

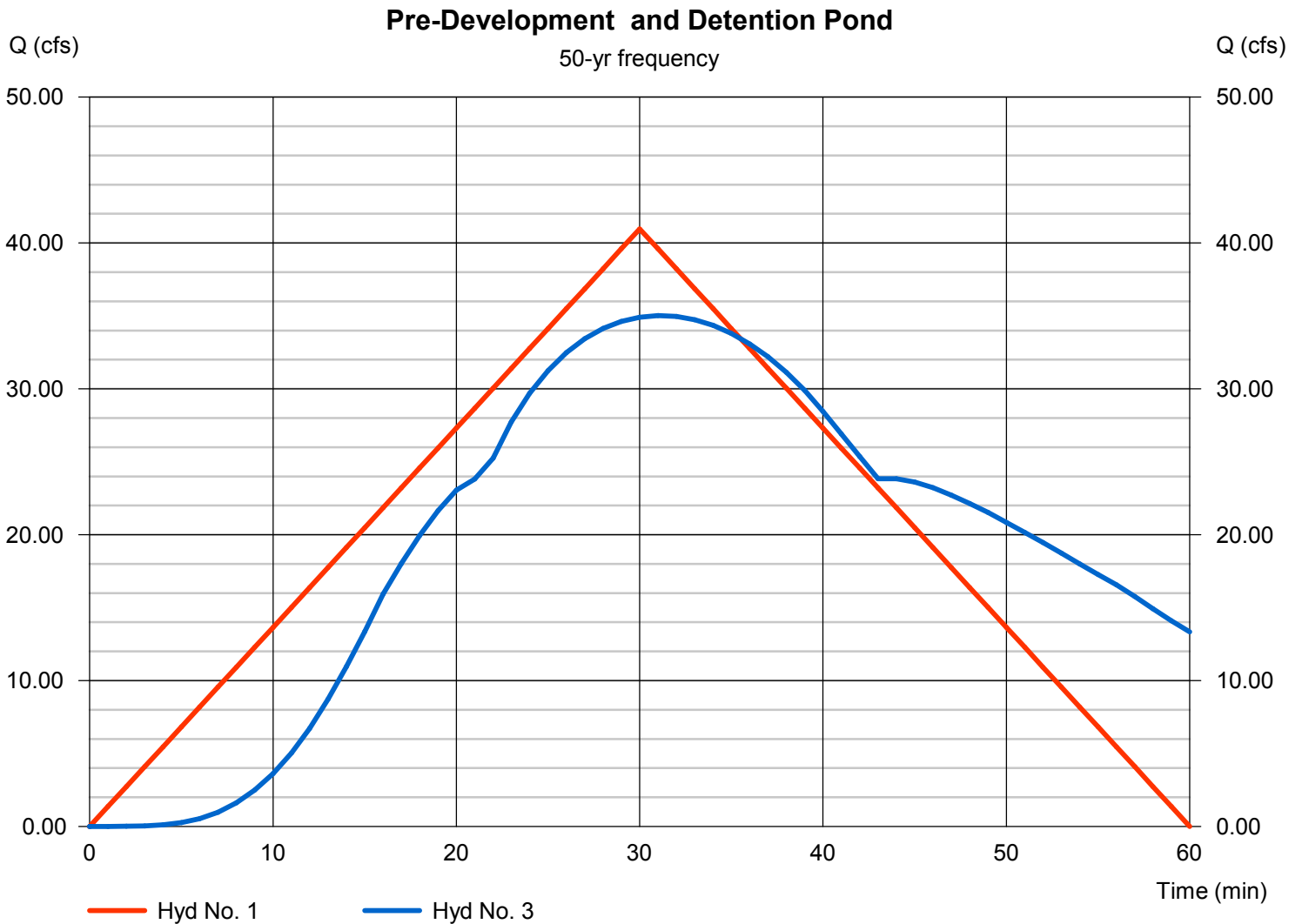
Pre-Development

Hydrograph type = Rational  
Peak discharge = 40.96 cfs  
Time to peak = 30 min  
Hyd. Volume = 73,729 cuft

## Hyd. No. 3

Detention Pond

Hydrograph type = Reservoir  
Peak discharge = 35.02 cfs  
Time to peak = 31 min  
Hyd. Volume = 94,778 cuft



# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	40.96	1	30	73,729	----	----	----	Pre-Development
2	Rational	79.01	1	20	94,809	----	----	----	Post Development
3	Reservoir	35.02	1	31	94,778	2	368.54	56,532	Detention Pond
21-1175 Boone Mt Carmel_North East_08-30-2021_Period: 50 Year									Monday, 12 / 6 / 2021



# Multi-Hydrograph Plot

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

## Hyd. No. 1

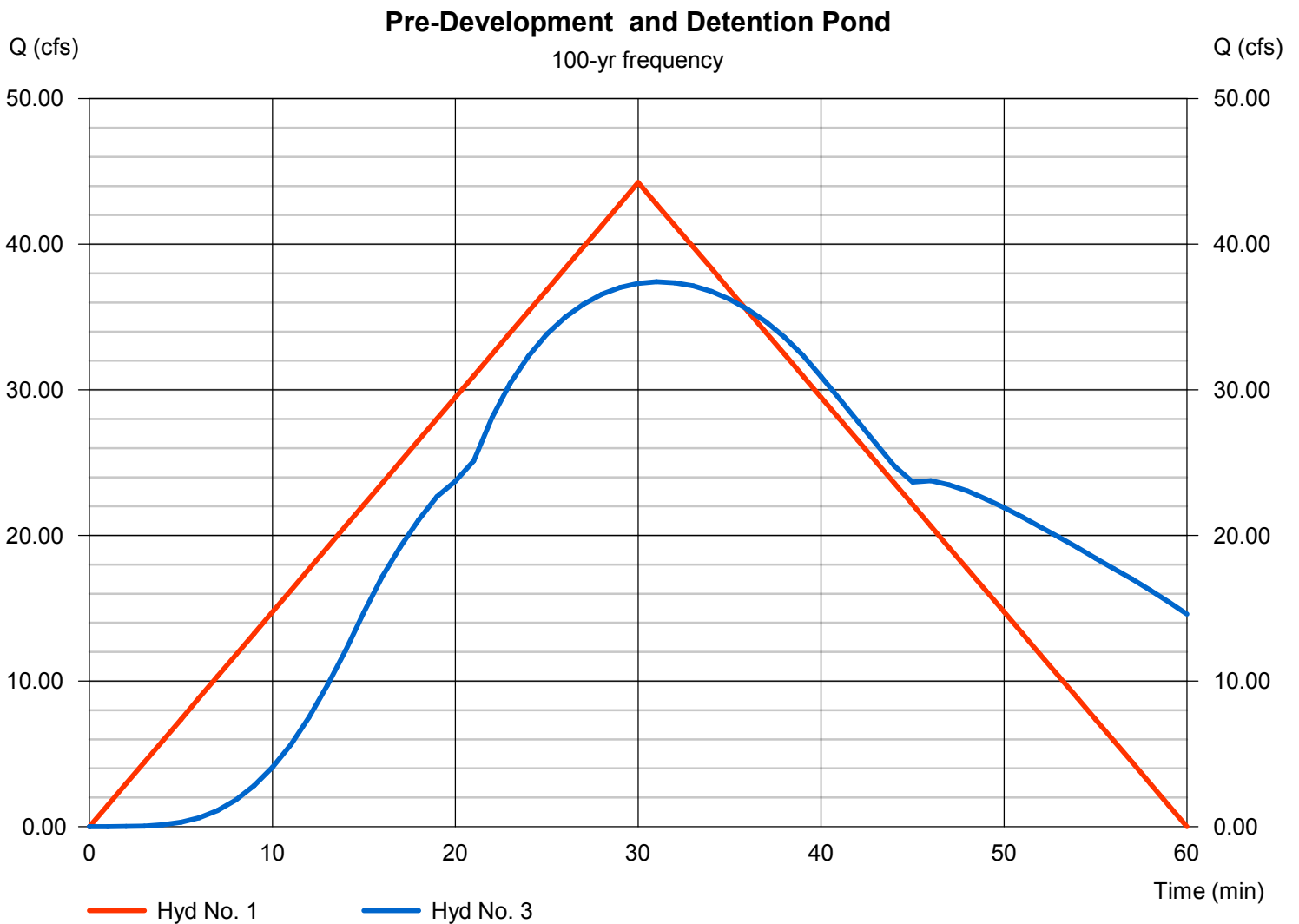
Pre-Development

Hydrograph type = Rational  
Peak discharge = 44.24 cfs  
Time to peak = 30 min  
Hyd. Volume = 79,627 cuft

## Hyd. No. 3

Detention Pond

Hydrograph type = Reservoir  
Peak discharge = 37.42 cfs  
Time to peak = 31 min  
Hyd. Volume = 101,167 cuft



# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	44.24	1	30	79,627	-----	-----	-----	Pre-Development
2	Rational	84.33	1	20	101,199	-----	-----	-----	Post Development
3	Reservoir	37.42	1	31	101,167	2	368.68	60,063	Detention Pond

# Pond Report

## Pond No. 1 - Pond

### Pond Data

Trapezoid -Bottom L x W = 195.8 x 101.6 ft, Side slope = 3.00:1, Bottom elev. = 366.00 ft, Depth = 5.00 ft

### Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	366.00	19,893	0	0
0.50	366.50	20,794	10,171	10,171
1.00	367.00	21,714	10,626	20,797
1.50	367.50	22,651	11,090	31,888
2.00	368.00	23,606	11,563	43,451
2.50	368.50	24,579	12,046	55,497
3.00	369.00	25,570	12,537	68,034
3.50	369.50	26,580	13,037	81,070
4.00	370.00	27,607	13,546	94,616
4.50	370.50	28,652	14,064	108,680
5.00	371.00	29,715	14,591	123,271

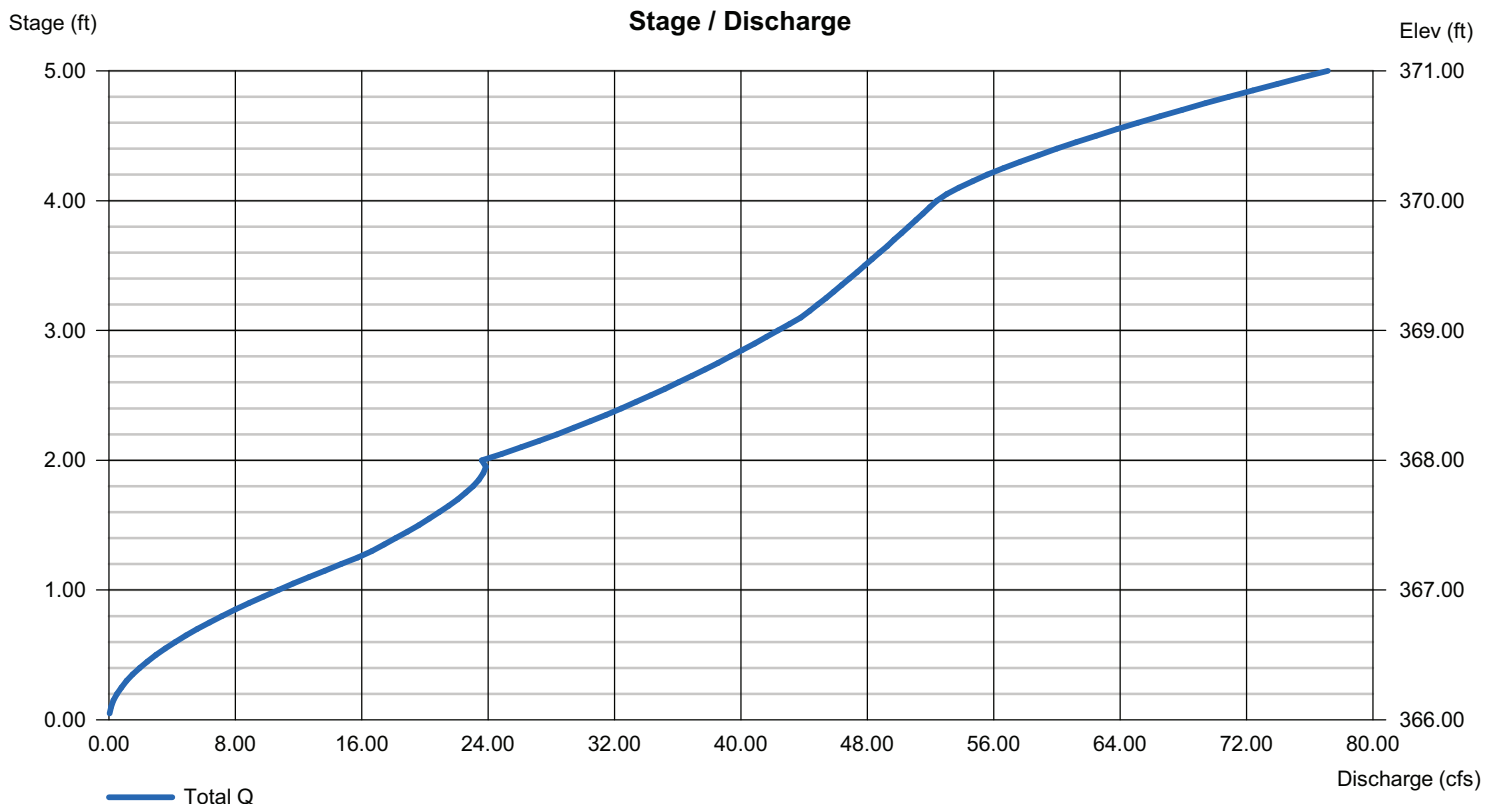
### Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 24.00	Inactive	Inactive	Inactive
Span (in)	= 24.00	36.00	12.00	0.00
No. Barrels	= 2	1	1	0
Invert El. (ft)	= 366.00	366.00	366.00	0.00
Length (ft)	= 45.00	45.00	41.00	0.00
Slope (%)	= 1.00	1.00	1.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

### Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 5.00	Inactive	Inactive	Inactive
Crest El. (ft)	= 370.00	405.00	412.50	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= Rect	Rect	Rect	---
Multi-Stage	= No	No	No	No
Exfil.(in/hr)	= 0.000 (by Contour)			
TW Elev. (ft)	= 0.00			

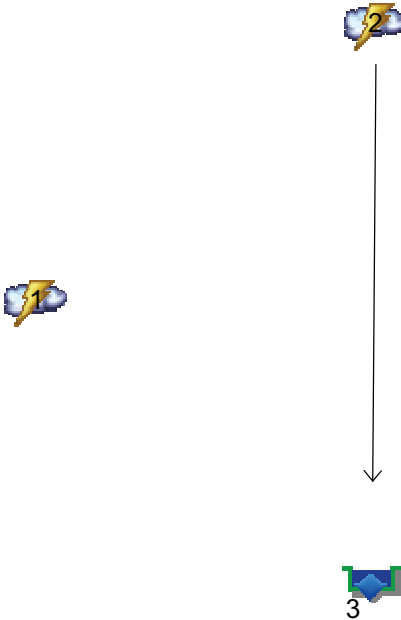
Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



# **SOUTH EAST POND**

# Watershed Model Schematic

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020



# Multi-Hydrograph Plot

## Hyd. No. 1

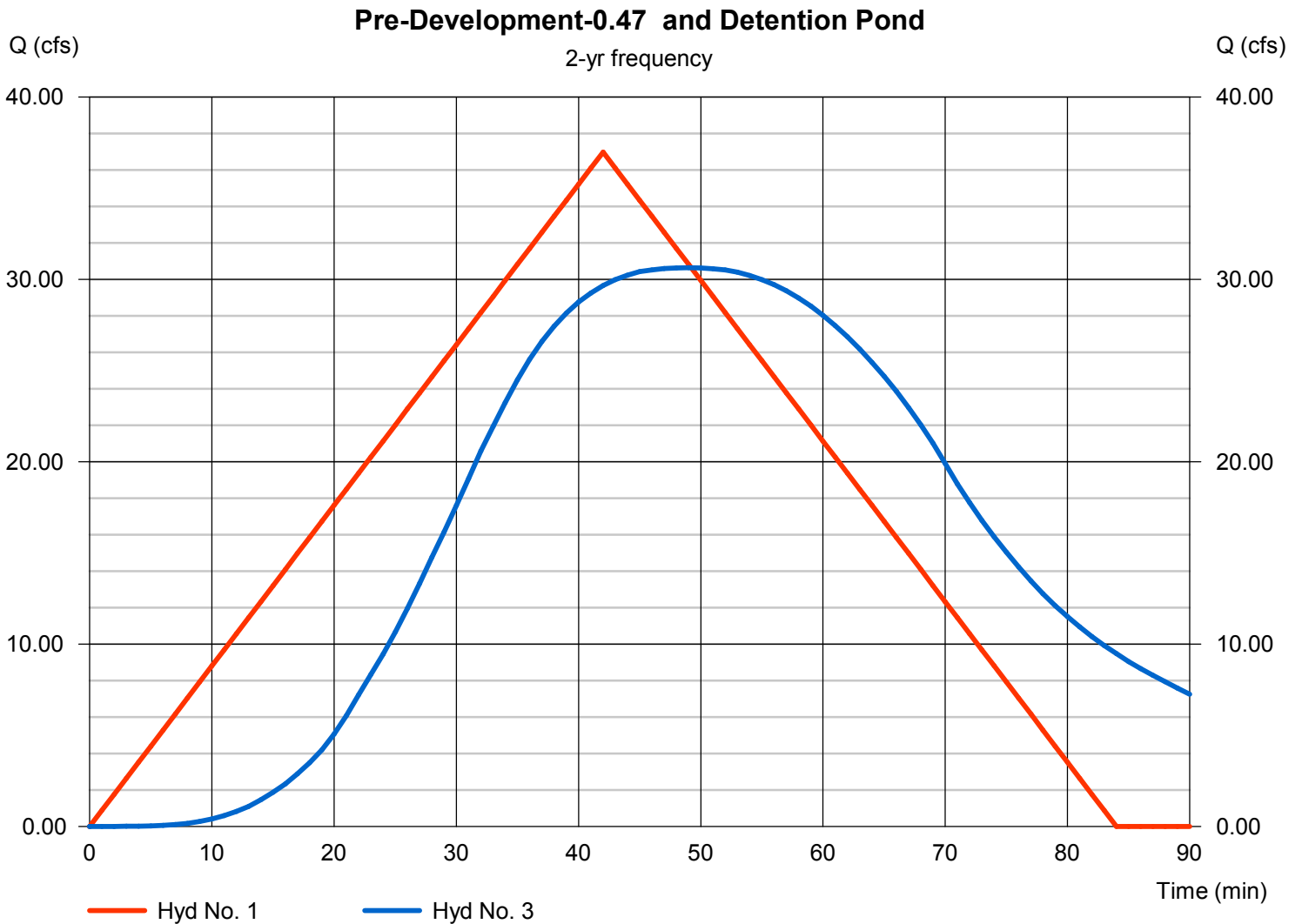
Pre-Development-0.47

Hydrograph type = Rational  
Peak discharge = 36.99 cfs  
Time to peak = 42 min  
Hyd. Volume = 93,210 cuft

## Hyd. No. 3

Detention Pond

Hydrograph type = Reservoir  
Peak discharge = 30.64 cfs  
Time to peak = 49 min  
Hyd. Volume = 106,550 cuft



# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	36.99	1	42	93,210	-----	-----	-----	Pre-Development-0.47
2	Rational	50.78	1	35	106,628	-----	-----	-----	Post Development-0.7
3	Reservoir	30.64	1	49	106,550	2	379.48	48,853	Detention Pond
21-1175 Boone Mt Carmel_South East_08-30-2021 Imp. Period: 2 Year									Tuesday, 12 / 7 / 2021

# Multi-Hydrograph Plot

## Hyd. No. 1

Pre-Development-0.47

Hydrograph type = Rational  
Peak discharge = 41.38 cfs  
Time to peak = 42 min  
Hyd. Volume = 104,283 cuft

## Hyd. No. 3

Detention Pond

Hydrograph type = Reservoir  
Peak discharge = 35.91 cfs  
Time to peak = 48 min  
Hyd. Volume = 118,447 cuft





# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	41.38	1	42	104,283	----	----	----	Pre-Development-0.47
2	Rational	56.44	1	35	118,525	----	----	----	Post Development-0.7
3	Reservoir	35.91	1	48	118,447	2	379.67	53,178	Detention Pond
21-1175 Boone Mt Carmel_South East_08-30-2021									Run Period: 5 Year
									Tuesday, 12 / 7 / 2021

# Multi-Hydrograph Plot

## Hyd. No. 1

Pre-Development-0.47

Hydrograph type = Rational  
Peak discharge = 51.63 cfs  
Time to peak = 42 min  
Hyd. Volume = 130,118 cuft

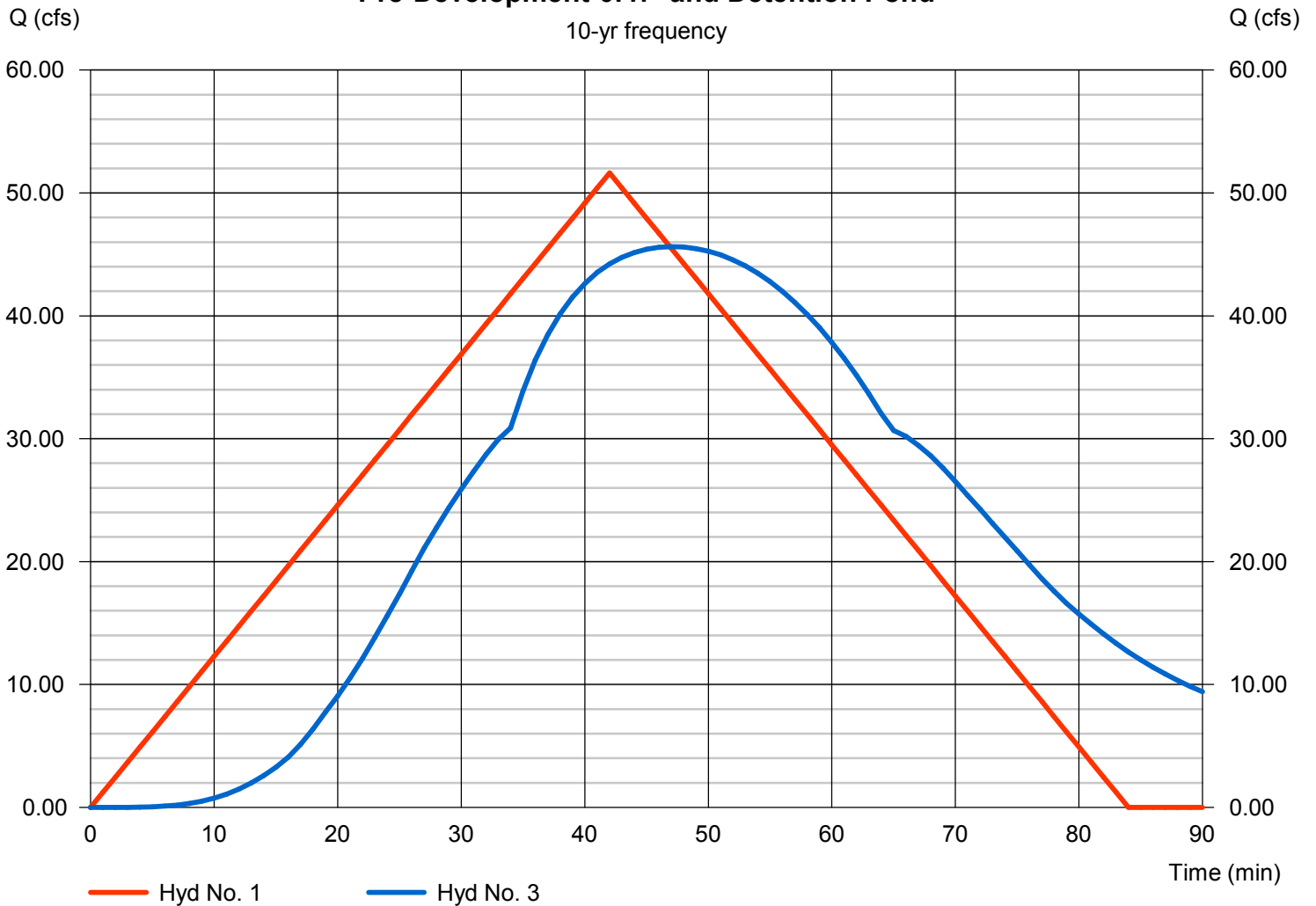
## Hyd. No. 3

Detention Pond

Hydrograph type = Reservoir  
Peak discharge = 45.63 cfs  
Time to peak = 47 min  
Hyd. Volume = 146,438 cuft

Pre-Development-0.47 and Detention Pond

10-yr frequency



# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	51.63	1	42	130,118	----	----	----	Pre-Development-0.47
2	Rational	69.77	1	35	146,516	----	----	----	Post Development-0.7
3	Reservoir	45.63	1	47	146,438	2	380.09	62,737	Detention Pond

# Multi-Hydrograph Plot

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

## Hyd. No. 1

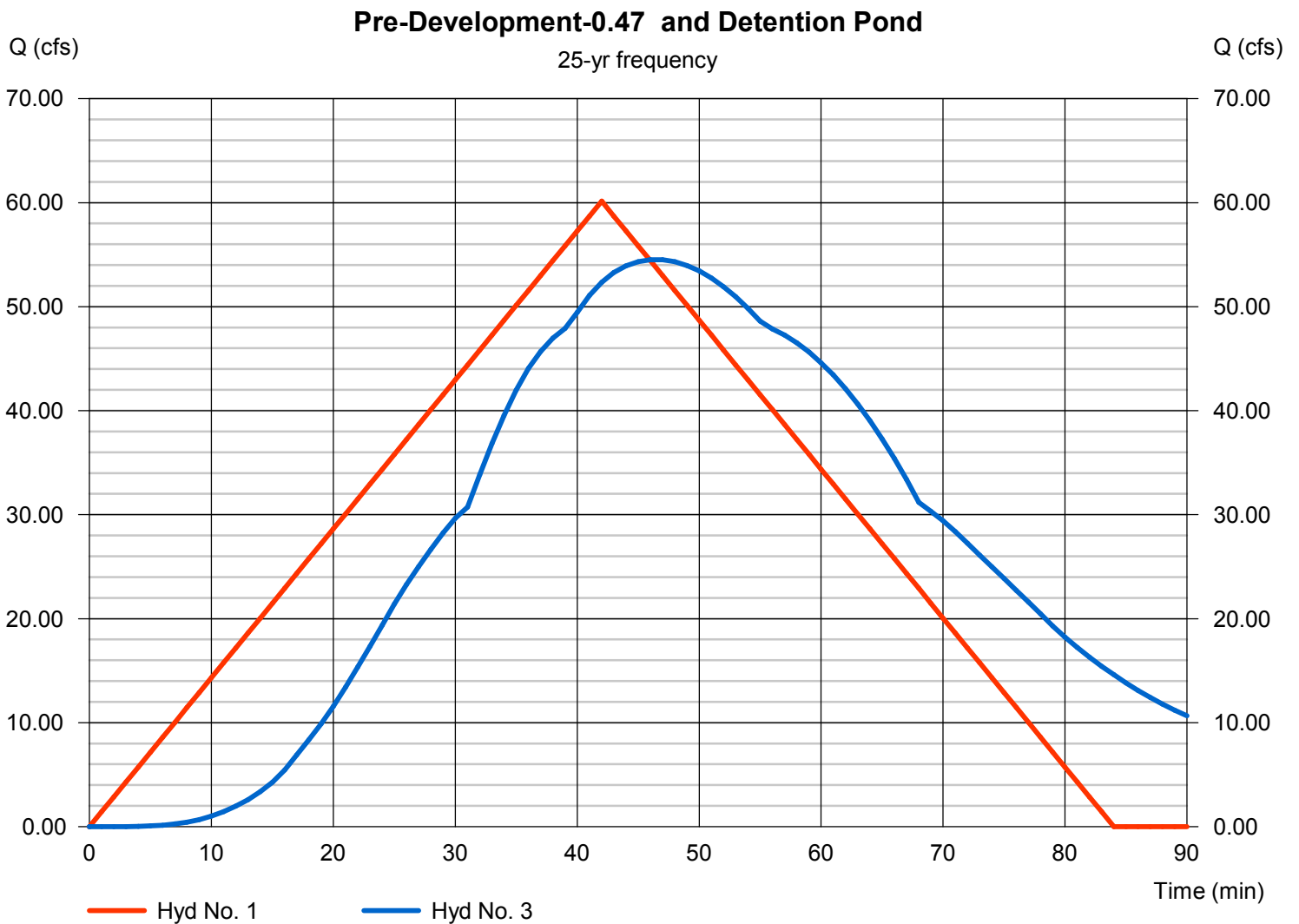
Pre-Development-0.47

Hydrograph type = Rational  
Peak discharge = 60.15 cfs  
Time to peak = 42 min  
Hyd. Volume = 151,571 cuft

## Hyd. No. 3

Detention Pond

Hydrograph type = Reservoir  
Peak discharge = 54.52 cfs  
Time to peak = 46 min  
Hyd. Volume = 170,026 cuft



# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	60.15	1	42	151,571	-----	-----	-----	Pre-Development-0.47
2	Rational	81.00	1	35	170,104	-----	-----	-----	Post Development-0.7
3	Reservoir	54.52	1	46	170,026	2	380.43	70,866	Detention Pond

# Multi-Hydrograph Plot

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

## Hyd. No. 1

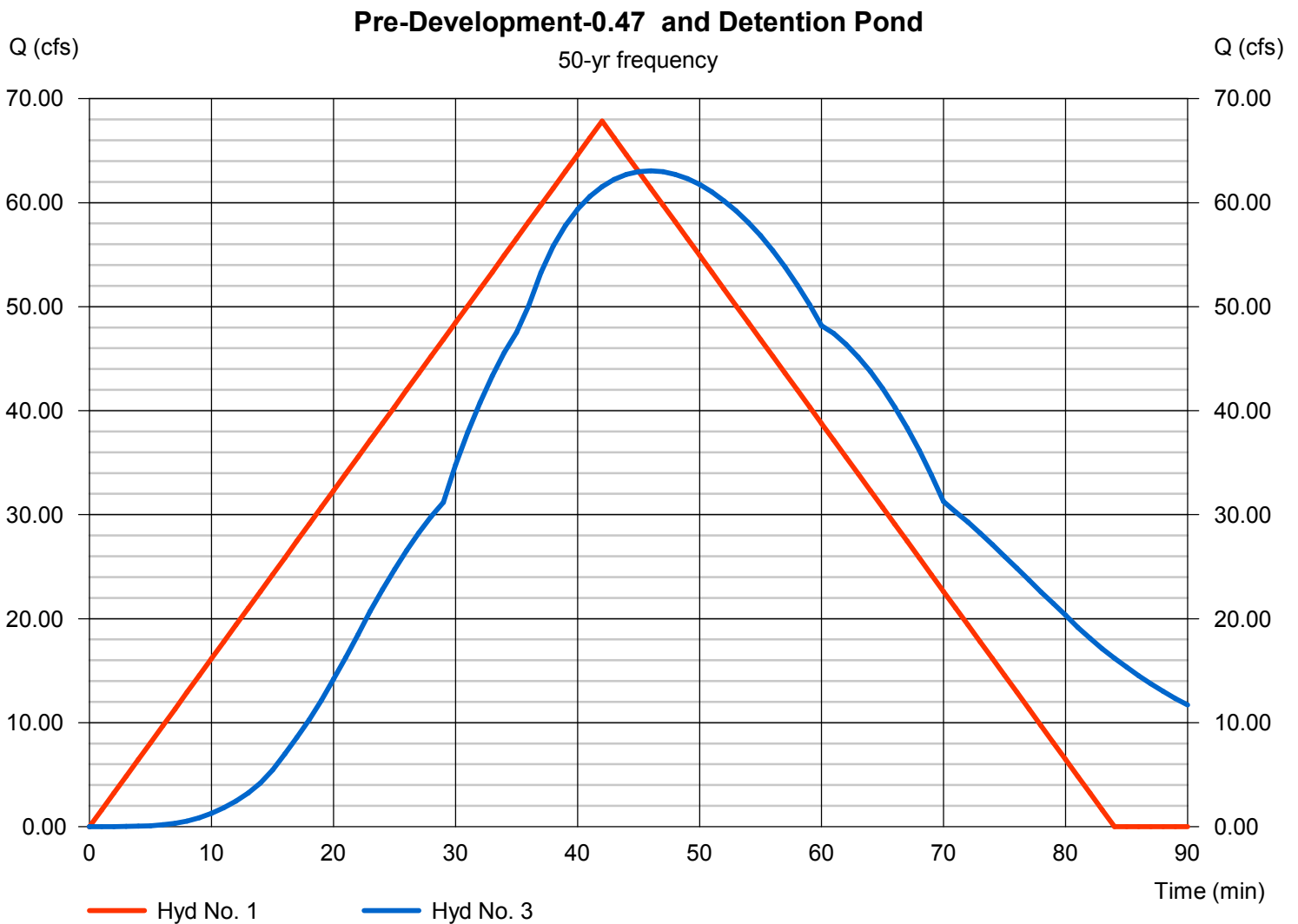
Pre-Development-0.47

Hydrograph type = Rational  
Peak discharge = 67.85 cfs  
Time to peak = 42 min  
Hyd. Volume = 170,985 cuft

## Hyd. No. 3

Detention Pond

Hydrograph type = Reservoir  
Peak discharge = 63.07 cfs  
Time to peak = 46 min  
Hyd. Volume = 192,669 cuft



# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	67.85	1	42	170,985	-----	-----	-----	Pre-Development-0.47
2	Rational	91.78	1	35	192,747	-----	-----	-----	Post Development-0.7
3	Reservoir	63.07	1	46	192,669	2	380.72	77,864	Detention Pond

# Multi-Hydrograph Plot

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

## Hyd. No. 1

Pre-Development-0.47

Hydrograph type = Rational  
Peak discharge = 74.35 cfs  
Time to peak = 42 min  
Hyd. Volume = 187,355 cuft

## Hyd. No. 3

Detention Pond

Hydrograph type = Reservoir  
Peak discharge = 68.74 cfs  
Time to peak = 46 min  
Hyd. Volume = 209,363 cuft





# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	74.35	1	42	187,355	-----	-----	-----	Pre-Development-0.47
2	Rational	99.73	1	35	209,441	-----	-----	-----	Post Development-0.7
3	Reservoir	68.74	1	46	209,363	2	380.93	83,219	Detention Pond

# Pond Report

## Pond No. 1 - Pond

### Pond Data

Trapezoid -Bottom L x W = 225.9 x 76.9 ft, Side slope = 3.00:1, Bottom elev. = 377.00 ft, Depth = 5.00 ft

### Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	377.00	17,381	0	0
0.50	377.50	18,298	8,919	8,919
1.00	378.00	19,234	9,382	18,301
1.50	378.50	20,187	9,855	28,156
2.00	379.00	21,159	10,336	38,492
2.50	379.50	22,148	10,826	49,318
3.00	380.00	23,156	11,325	60,643
3.50	380.50	24,181	11,834	72,476
4.00	381.00	25,225	12,351	84,827
4.50	381.50	26,286	12,877	97,704
5.00	382.00	27,366	13,412	111,117

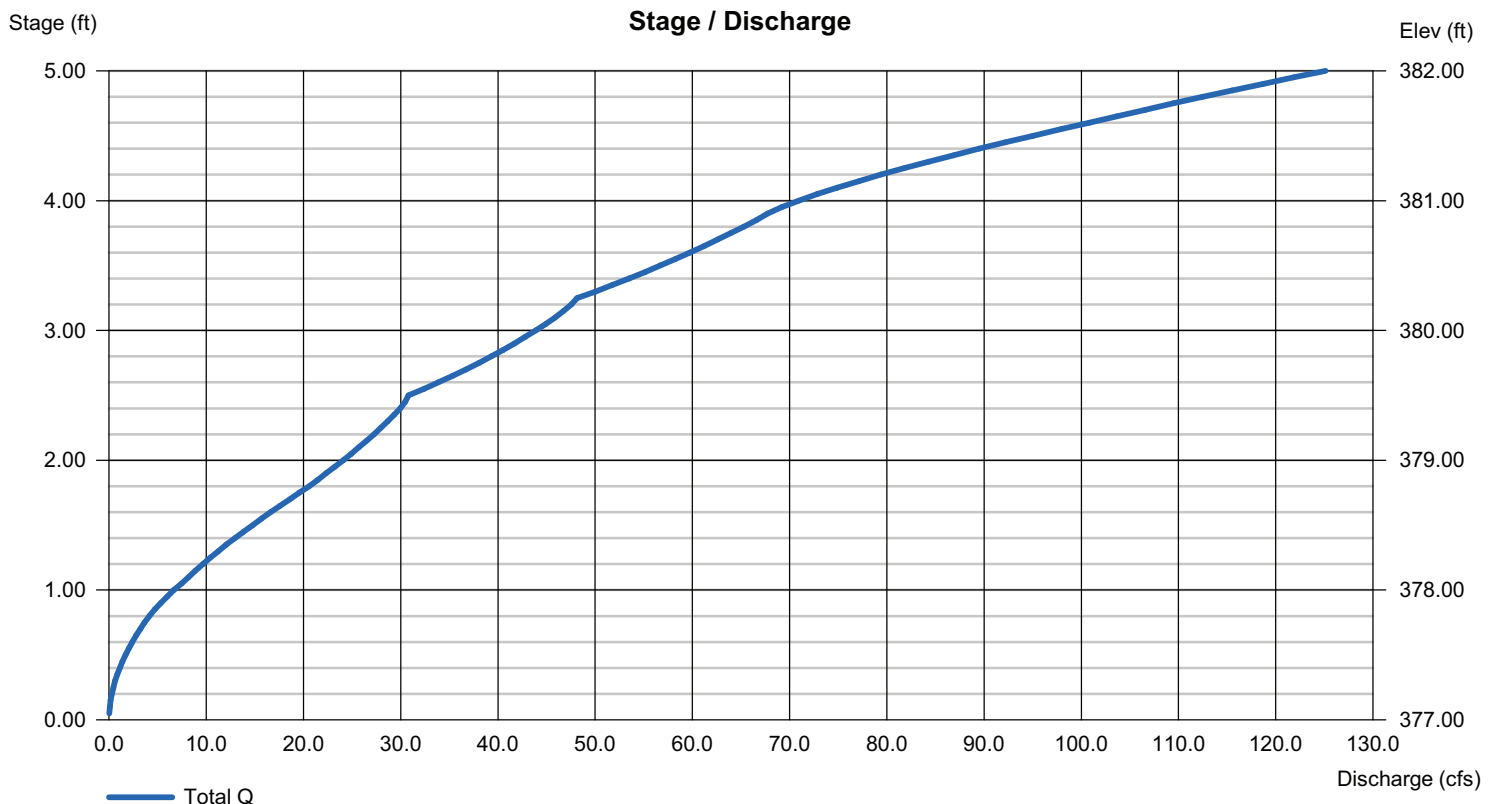
### Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 30.00	30.00	Inactive	Inactive
Span (in)	= 30.00	30.00	12.00	0.00
No. Barrels	= 1	1	1	0
Invert El. (ft)	= 377.00	377.75	377.00	0.00
Length (ft)	= 36.00	36.00	41.00	0.00
Slope (%)	= 1.00	1.00	2.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

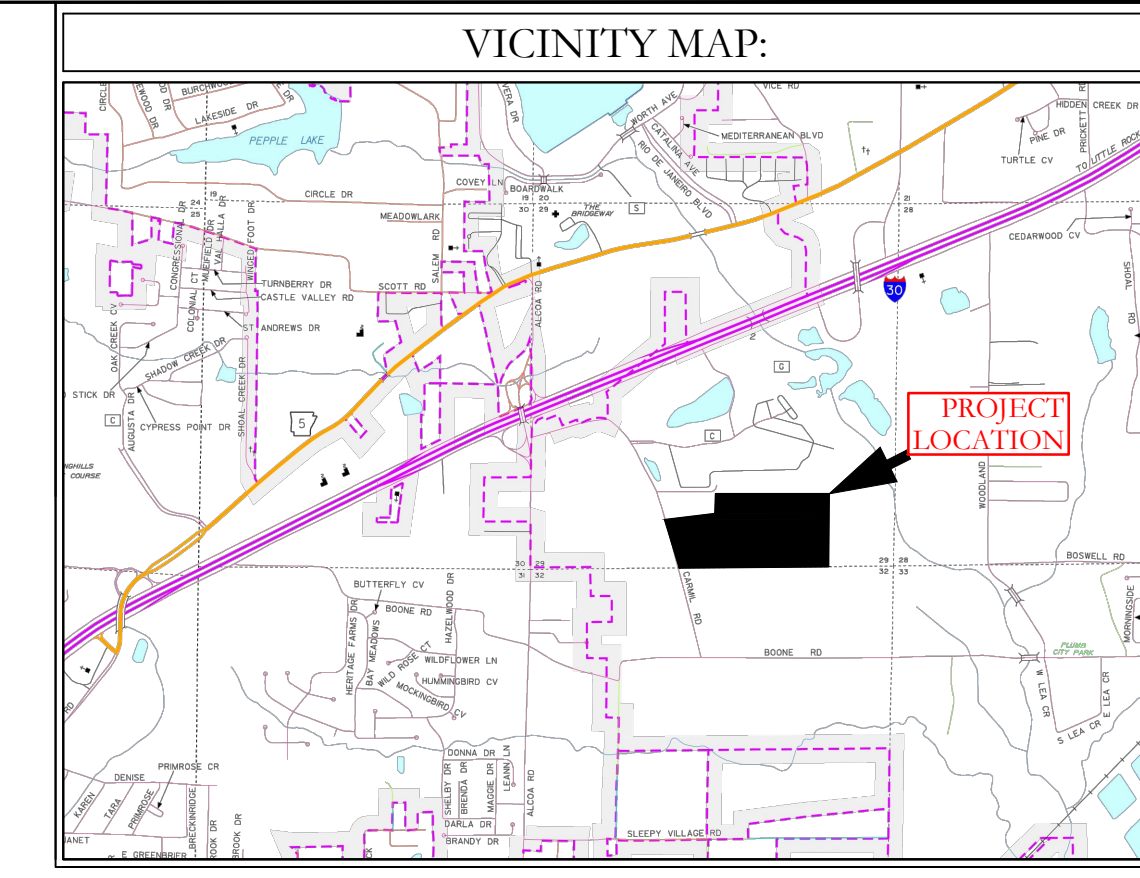
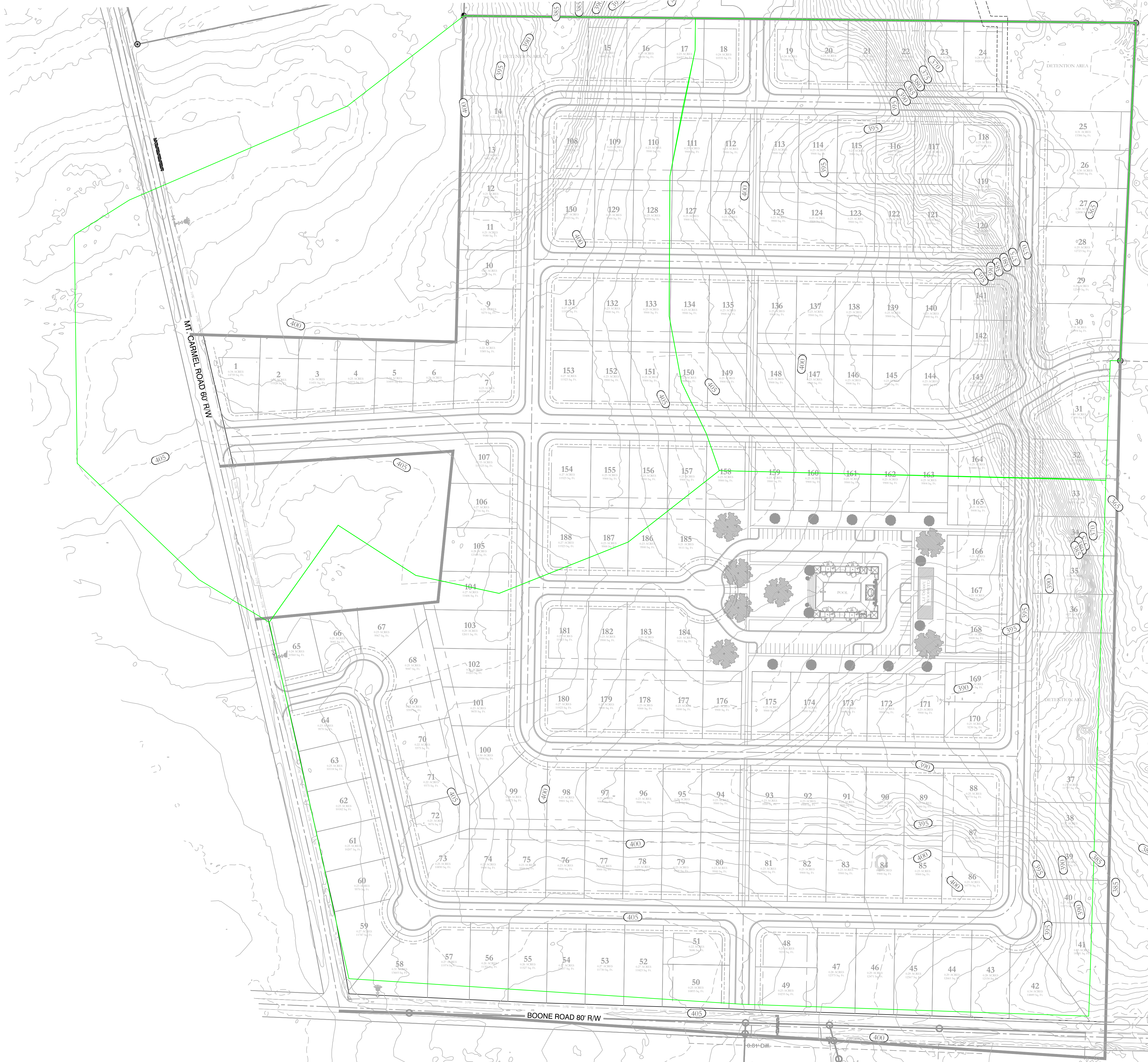
### Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 10.00	Inactive	Inactive	Inactive
Crest El. (ft)	= 380.90	405.00	412.50	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= Rect	Rect	Rect	---
Multi-Stage	= No	No	No	No
Exfil.(in/hr)	= 0.000 (by Contour)			
TW Elev. (ft)	= 0.00			

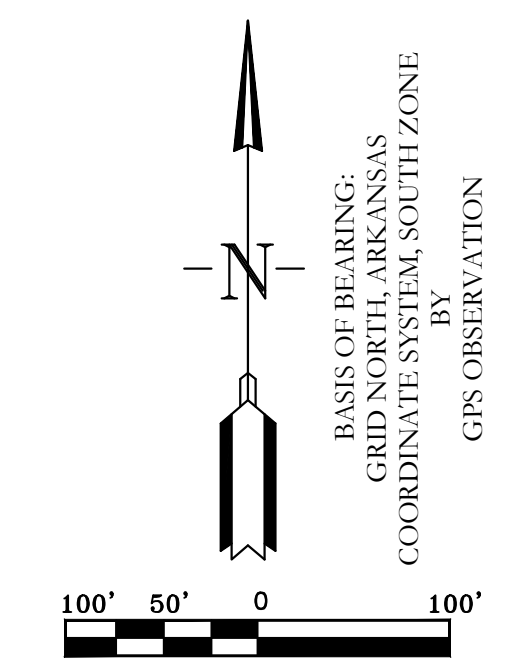
Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).







----- HDPE  
 \_\_\_\_\_ RCP



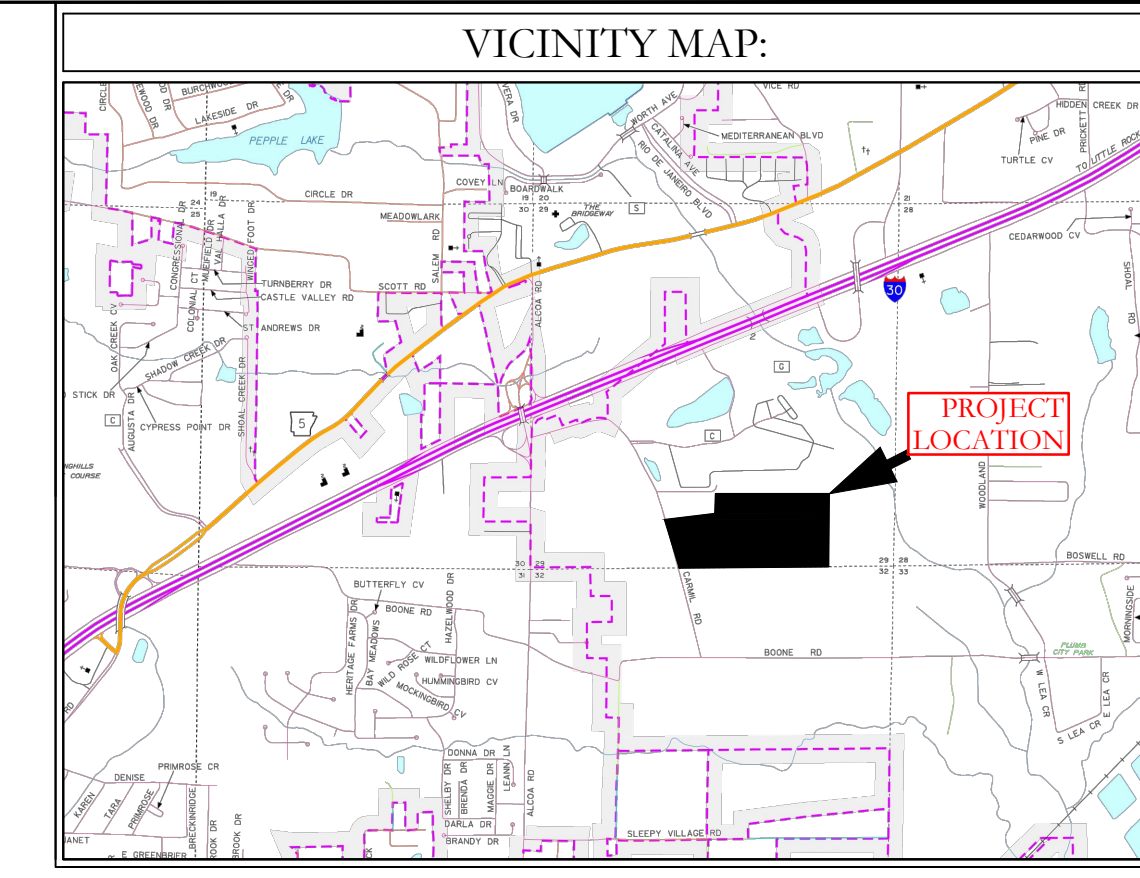
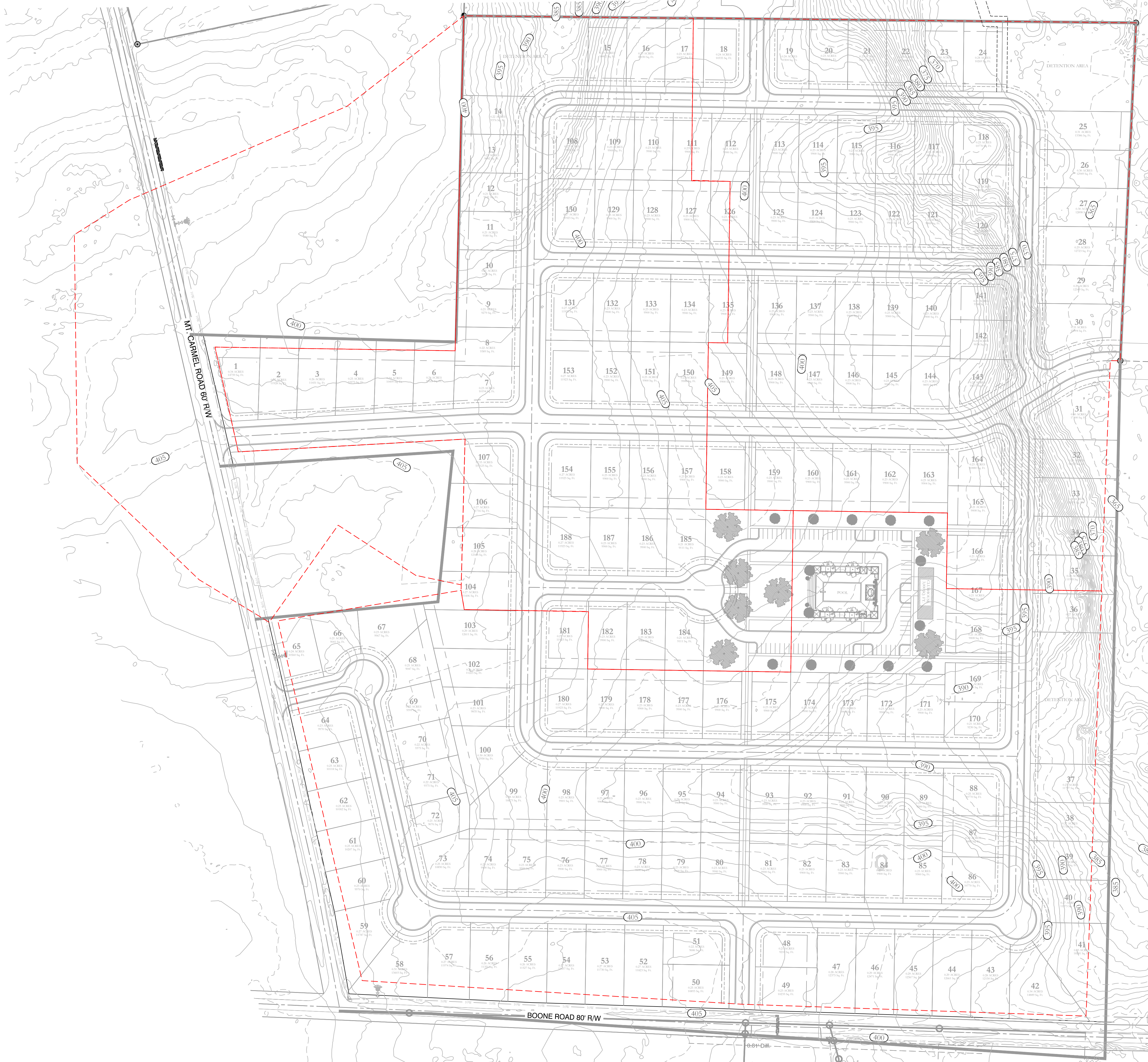
CERTIFICATE OF AUTHORIZATION  
 HOPE CONSULTING, INC.  
 No. 1931  
 STATE OF ARKANSAS  
 REGISTERED PROFESSIONAL ENGINEER  
 No. 14648  
 WILLIAM W. McARDY

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

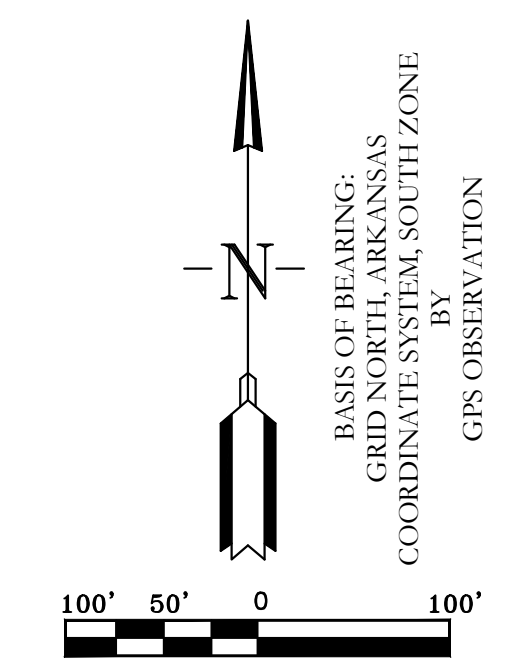
FOR USE AND BENEFIT OF: WIGGINS FAMILY REAL ESTATE HOLDINGS, LLC			
THE VILLAGES AT MAGNOLIA LANE SUBDIVISION PRE DEVELOPMENT DRAINAGE AREAS BRYANT, SALINE COUNTY, ARKANSAS			
DATE:	12/6/2021	C.A.D. BY:	DRAWING NUMBER:
REVISION:		CHECKED BY:	21-1175
SHEET:	C-8.0	SCALE:	
500	1S	14W	0   17   330   62   1762

KULAND PROJECTS 2004 SUBDIVISIONS 2021 117 S. MARKET STREET, BENTON, ARKANSAS 72015 THE VILLAGES AT MAGNOLIA LANE SUBDIVISION CONSTRUCTION PLANS 12-06-2021





----- HDPE  
 \_\_\_\_\_ RCP



CERTIFICATE OF AUTHORIZATION  
 HOPE CONSULTING, INC.  
 No. 1931  
 STATE OF ARKANSAS  
 REGISTERED PROFESSIONAL ENGINEER  
 No. 14648  
 WILLIAM W. McGINNIS

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

FOR USE AND BENEFIT OF: WIGGINS FAMILY REAL ESTATE HOLDINGS, LLC			
THE VILLAGES AT MAGNOLIA LANE SUBDIVISION POST DEVELOPMENT DRAINAGE AREAS BRYANT, SALINE COUNTY, ARKANSAS			
DATE:	12/6/2021	C.A.D. BY:	DRAWING NUMBER:
REVISION:		CHECKED BY:	21-1175
SHEET:	C-8.1	SCALE:	
500	1S	14W	0 17 330 62 1762

KULAND PROJECTS 2004 SUBDIVISIONS 2021 117 S. MARKET STREET, BENTON, ARKANSAS 72015 THE VILLAGES AT MAGNOLIA LANE SUBDIVISION CONSTRUCTION PLANS 12-06-2021



Stormwater Pollution Prevention Plan (SWPPP) for Construction Activity  
for Large Construction Sites

National Pollutant Discharge Elimination System (NPDES)  
General Permit # ARR150000

Prepared for:

Wiggins Family Real Estate Holdings, LLC  
***The Villages at Magnolia Lane***  
*Proposed Subdivision*

*5592 Boone Road*  
*Bryant, Saline County, AR*

Date:

December 7, 2021

Prepared by:



Project Name and Location: **The Villages at Magnolia Lane located off Mt. Carmel and Boone Road in Bryant, AR.**

Property Parcel Number (Optional): \_\_\_\_\_

Operator Name and Address: H&H Excavating, 400 Bill Helmich Ln, Alexander, AR 72002

A. Site Description

- a. Project description, intended use after NOI is filed: **Proposed Subdivision**
- b. Sequence of major activities which disturb soils: **Construction entrance, ROW clearing, silt fence, drainage channels/detention excavated, det culverts installed, trenching for utilities, rock ckeck dams, grading, road construction, lot clearing, home construction. Detention will be temp sediment pond, (see erosion control plan).**
- c. Total Area<sup>1</sup>: **67 Ac±** Disturbed Area<sup>2</sup>: **67 Ac±**
- d. Soils Information:
  - i. Runoff Coefficient Pre-Construction (See Appendix A) : **0.47**
  - ii. Runoff Coefficient Post-Construction (See Appendix A) : **0.70**
  - iii. Describe the soil or the quality of any discharge from the site: **site soil is shale and runoff discharge is clear**

B. Responsible Parties

*Be sure to assign all SWPPP related activities to an individual or position; even if the specific individual is not yet known (i.e. contractor has not been chosen).*

Individual/Company	Phone Number	Service Provided for SWPPP (i.e., Inspector, SWPPP revisions, Stabilization Activities, BMP Maintenance, etc.)
Hope Consulting	501-315-2626	SWPPP Revisions
Chris Helmich - H&H Excavating	501-316-0497	Inspection, Stabilization Activities, BMP Maintenance

C. Receiving Waters

- a. The following waterbody (or waterbodies) receives stormwater from this construction site: **Tributary of Hurricane Creek, thence Hurricane Creek, thence Saline River, thence Ouachita River**
- b. Is the project located within the jurisdiction of an MS4?  Yes  No
  - i. If yes, Name of MS4: **Bryant, AR**
- c. Ultimate Receiving Water:
  - Red River
  - Ouachita River
  - Arkansas River
  - White River

St. Francis River

Mississippi River

<sup>1</sup>Increases in total acreage require an additional acreage request, an updated SWPPP and a \$200 modification fee to be submitted to ADEQ.

<sup>2</sup>Increases in only disturbed acreage require an additional acreage request and an updated SWPPP to be submitted to ADEQ.

D. Documentation of Permit Eligibility Related to the 303(d) list and Total Maximum Daily Loads (TMDL) (<https://www.adeg.state.ar.us/water/planning/>)

a. Does the stormwater enter a waterbody on the 303(d) list or with an approved TMDL?  Yes  No

b. If yes:

i. Waterbody identified on 303(d) list: Saline River, Ouachita River

ii. Pollutant addressed on 303(d) list or TMDL: TDS, Hg, Tb, Al, Tm/Pb, DO, Hg, PH

iii. This specific project, or generally construction activity i.e. surface erosion, is identified on 303(d) list or associated assumptions and allocations identified in the TMDL for the discharge:  Yes  No

iv. Additional controls implemented: **None. erosion Control measures will prevent sediment from leaving the site.**

E. Attainment of Water Quality Standards After Authorization

a. The permittee must select, install, implement, and maintain BMPs at the construction site that minimize pollutants in the discharge as necessary to meet applicable water quality standards. In general, except in situations explained below, the SWPPP developed, implemented, and updated to be considered as stringent as necessary to ensure that the discharges do not cause or contribute to an excursion above any applicable water quality standard.

b. At any time after authorization, the Department may determine that the stormwater discharges may cause, have reasonable potential to cause, or contribute to an excursion above any applicable water quality standard. If such a determination is made, the Department will require the permittee to:

i. Develop a supplemental BMP action plan describing SWPPP modifications to address adequately the identified water quality concerns and submit valid and verifiable data and information that are representative of ambient conditions and indicate that the receiving water is attaining water quality standards; or

ii. Cease discharges of pollutants from construction activity and submit an individual permit application.

I understand and agree to follow the above text regarding the attainment of water quality standards after authorization. Yes No

F. Site Map Requirements (Attach Site Map):

- a. Pre-construction topographic view;
- b. Direction of stormwater flow (i.e., use arrows to show which direction stormwater will flow) and approximate slopes anticipated after grading activities;
- c. Delineate on the site map areas of soil disturbance and areas that will not be disturbed under the coverage of this permit;
- d. Location of major structural and nonstructural controls identified in the plan;
- e. Location of main construction entrance and exit;
- f. Location where stabilization practices are expected to occur;
- g. Locations of off-site materials, waste, borrow area, or equipment storage area;
- h. Location of areas used for concrete wash-out;
- i. Location of all surface water bodies (including wetlands) with associated natural buffer boundary lines. Identify floodplain and floodway boundaries, if available;
- j. Locations where stormwater is discharged to a surface water and/or municipal separate storm sewer system if applicable,
- k. Locations where stormwater is discharged off-site (should be continuously updated);
- l. Areas where final stabilization has been accomplished and no further construction phase permit requirements apply;
- m. A legend that identifies any erosion and sediment control measure symbols/labels used in the site map and/or detail sheet; and
- n. Locations of any storm drain inlets on the site and in the immediate vicinity of the site.

G. Stormwater Controls

- a. Initial Site Stabilization, Erosion and Sediment Controls, and Best Management Practices:
  - i. Initial Site Stabilization: existing vegetation, silt fencing on toe of slopes and along major drainage pathways. All silt fencing may not be necessary initially, but rather as construction progresses.
  - ii. Erosion and Sediment Controls: Rip rap check dams, additional silt fencing (as needed),



- iii. If periodic inspections or other information indicates a control has been used inappropriately or incorrectly, the operator will replace or modify the control for site situations: Yes No

If No, explain: \_\_\_\_\_  
\_\_\_\_\_

- iv. Off-site accumulations of sediment will be removed at a frequency sufficient to minimize off-site impacts: Yes No

If No, explain: \_\_\_\_\_  
\_\_\_\_\_

- v. Sediment will be removed from sediment traps or sedimentation ponds when design capacity has been reduced by 50%: Yes No

If No, explain: \_\_\_\_\_  
\_\_\_\_\_

- vi. Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges: Yes No

If No, explain: \_\_\_\_\_  
\_\_\_\_\_

- vii. Off-site material storage areas used solely by the permitted project are being covered by this SWPPP: Yes No

If Yes, explain additional BMPs implemented at off-site material storage area: \_\_\_\_\_  
\_\_\_\_\_

b. Stabilization Practices

- i. Description and Schedule: Clearing of ROW, rip rap check dams in existing drainage pathways, silt fence at toe of affected slopes and channels, check dams in diversion ditches/low points as shown on erosion plan as grading and road construction progresses, lot clearing/building. Lots will be sodded/seeded as homes are constructed. Further silt fencing and other necessary measures will be taken as needed once lot clearing begins

- ii. Are buffer areas required? Yes No

If Yes, are buffer areas being used? Yes No

If Yes, describe natural buffer areas: Existing tree-line natural vegetation will be left alone as much as possible during ROW clearing utility installation, and road construction. Individual builders will be responsible for ensuring silt remains on lots during construction of homes.

If No, explain why not: \_\_\_\_\_  
\_\_\_\_\_

- iii. A record of the dates when grading activities occur, when construction activities temporarily or permanently cease on a portion of the site, and when stabilization measures are initiated shall be included with the plan.

Yes  No

If No, explain: \_\_\_\_\_  
\_\_\_\_\_

- iv. Deadlines for stabilization:

1. Stabilization procedures will be initiated immediately after construction activity temporarily ceases on a portion of the site.
2. Stabilization procedures will be initiated immediately in portions of the site where construction activities have permanently ceased.

- c. Structural Practices

- i. Describe any structural practices to divert flows from exposed soils, store flows, or otherwise limit runoff and the discharge of pollutants from exposed areas of the site: silt fencing, check dams

- ii. Describe Velocity Dissipation Devices: rip rap check dams as needed

- iii. Sediment Basins:

Are 10 or more acres draining to a common point?  Yes  No

Is a sediment basin included in the project?  Yes  No

If Yes, what is the designed capacity for the storage?

3600 cubic feet per acre = : 3600 x 67 = 241200 Cubic Ft < 343713 Cubic Ft (Designed Sediment Storage Capacity)

or

10 year, 24 hour storm = : \_\_\_\_\_

Other criteria were used to design basin:

If No, explain why no sedimentation basin was included and describe required natural buffer areas and other controls implemented instead:  
\_\_\_\_\_  
\_\_\_\_\_

#### H. Other Controls

- a. Solid materials, including building materials, shall be prevented from being discharged to Waters of the State:  Yes  No
- b. Off-site vehicle tracking of sediments and the generation of dust shall be minimized through the use of:

- A stabilized construction entrance and exit
- Vehicle tire washing
- Other controls, describe: \_\_\_\_\_

c. Temporary Sanitary Facilities: **Contractor to provide and maintain facilities.**

d. Concrete Waste Area Provided:

- Yes
- No. Concrete is used on the site, but no concrete washout is provided.

Explain why: \_\_\_\_\_

N/A, no concrete will be used with this project

e. Fuel Storage Areas, Hazardous Waste Storage, and Truck Wash Areas: **No hazardous waste will be produced as a result of this project. Fuel storage areas will not be used and truck wash areas will not be needed.**

I. Non-Stormwater Discharges

a. The following allowable non-stormwater discharges comingled with stormwater are present or anticipated at the site:

- Fire-fighting activities;
- Fire hydrant flushings;
- Water used to wash vehicles (where detergents or other chemicals are not used) or control dust in accordance with Part II.A.4.H.2;
- Potable water sources including uncontaminated waterline flushings;
- Landscape Irrigation;
- Routine external building wash down which does not use detergents or other chemicals;
- Pavement wash waters where spills or leaks of toxic or hazardous materials have not occurred (unless all spilled materials have been removed) and where detergents or other chemicals are not used;
- Uncontaminated air conditioning, compressor condensate (See Part I.B.13.C of the permit);
- Uncontaminated springs, excavation dewatering and groundwater (See Part I.B.13.C of the permit);
- Foundation or footing drains where flows are not contaminated with process materials such as solvents (See Part I.B.13.C of the permit);

b. Describe any controls associated with non-stormwater discharges present at the site: **There are no non storm water discharges that warrant extra controls. The activities which will be non storm water discharges will be not be regularly occurring and will be monitored.**

J. Permanent Controls for Post-Construction Stormwater Management:

Describe measures installed during the construction process to control pollutants in stormwater discharges that will occur after construction operations have been

completed: Project area will be stabilized before SWPPP is terminated. Yards will be sodded/seeded and/or landscaped.

K. Applicable State or Local Programs: The SWPPP will be updated as necessary to reflect any revisions to applicable federal, state, or local requirements that affect the stormwater controls implemented at the site. Yes No

L. Inspections

a. Inspection frequency:

Every 7 calendar days

or

At least once every 14 calendar days and within 24 hours of the end of a storm even 0.25 inches or greater (a rain gauge must be maintained on-site)

b. Inspections:

Completed inspection forms will be kept with the SWPPP.

ADEQ's inspection form will be used (See Appendix B)

or

A form other than ADEQ's inspection form will be used and is attached (See inspection form requirements Part II.A.4.L.2)

c. Inspection records will be retained as part of the SWPPP for at least 3 years from the date of termination.

d. It is understood that the following sections describe waivers of site inspection requirements. All applicable documentation requirements will be followed in accordance with the referenced sections.

i. Winter Conditions (Part II.A.4.L.4)

ii. Adverse Weather Conditions (Part II.A.4.L.5)

M. Maintenance:

The following procedures to maintain vegetation, erosion and sediment control measures and other protective measures in good, effective operating condition will be followed: As homes are completed, lots will be sodded, seeded, and/or landscaped, contractors will be responsible for keeping individual lots during home construction.  
*Any necessary repairs will be completed, when practicable, before the next storm event, but not to exceed a period of 3 business days of discovery, or as otherwise directed by state or local officials.*

N. Employee Training:

The following is a description of the training plan for personnel (including contractors and subcontractors) on this project: The operator is well trained and familiar with erosion control practices. Workers who are under the operator will be briefed and trained on erosion control practices and the SWPPP contents.

**\*\*Note, Formal training classes given by Universities or other third-party organizations are not required, but recommended for qualified trainers; the permittee is responsible for the content of the training being adequate for personnel to implement the requirements of the permit.**

Certification

"I certify under penalty of law that this document and all attachments such as Inspection Form were prepared under my direction or supervision in accordance with a system designed to ensure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Signature of Responsible or Cognizant Official: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

# Computation Sheet for Determining Runoff Coefficients

Total Site Area = \_\_\_\_\_ Acres [A]

### Existing Site Conditions

Impervious Site Area <sup>1</sup> = \_\_\_\_\_ Acres [B]

Impervious Site Area Runoff Coefficient <sup>2,4</sup> = \_\_\_\_\_ [C]

Pervious Site Area <sup>3</sup> = \_\_\_\_\_ Acres [D]

Pervious Site Area Runoff Coefficient <sup>4</sup> = \_\_\_\_\_ [E]

### Pre-Construction Runoff Coefficient

$$\frac{[B \times C] + [D \times E]}{[A]} = \text{This is your pre-construction runoff coefficient.}$$

### Proposed Site Conditions (after construction)

Impervious Site Area <sup>1</sup> = \_\_\_\_\_ Acres [F]

Impervious Site Area Runoff Coefficient <sup>2,4</sup> = \_\_\_\_\_ [G]

Pervious Site Area <sup>3</sup> = \_\_\_\_\_ Acres [H]

Pervious Site Area Runoff Coefficient <sup>4</sup> = \_\_\_\_\_ [I]

### Post-Construction Runoff Coefficient

$$\frac{[F \times G] + [H \times I]}{[A]} = \text{This is your post-construction runoff coefficient.}$$

1. Includes paved areas, areas covered by buildings, and other impervious surfaces.
2. Use 0.95 unless lower or higher runoff coefficient can be verified.
3. Includes areas of vegetation, most unpaved or uncovered soil surfaces, and other pervious areas.
4. Refer to local Hydrology Manual for typical C values.

Note: The impervious and pervious surfaces should equal the total area.

**ARR150000 Inspection Form**

Inspector Name: \_\_\_\_\_

Date of Inspection: \_\_\_\_\_

Inspector Title: \_\_\_\_\_

Date of Rainfall: \_\_\_\_\_

Duration of Rainfall: \_\_\_\_\_

Days Since Last Rain Event: \_\_\_\_\_ days

Rainfall Since Last Rain Event: \_\_\_\_\_ inches

Description of any Discharges During Inspection: \_\_\_\_\_

Location of Discharges of Sediment/Other Pollutant (specify pollutant & location): \_\_\_\_\_

Locations in Need of Additional BMPs: \_\_\_\_\_

**Information on Location of Construction Activities**

Location	Activity Begin Date	Activity Occuring Now (y/n)?	Activity Ceased Date	Stabilization Initiated Date	Stabilization Complete Date

**Information on BMPs in Need of Maintenance**

Location	In Working Order?	Maintenance Scheduled Date	Maintenance Completed Date	Maintenance to be Performed By

Changes required to the SWPPP: \_\_\_\_\_

Reasons for changes: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

SWPPP changes completed (date): \_\_\_\_\_

"I certify under penalty of law that this document and all attachments such as Inspection Form were prepared under my direction or supervision in accordance with a system designed to ensure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Signature of Responsible or Cognizant Official: \_\_\_\_\_ Date: \_\_\_\_\_

Title: \_\_\_\_\_

# BMP Consideration Checklist

The BMPs listed here should be considered for every project. Those BMPs that are not included in the SWPPP should be checked as "Not Used" with a brief statement describing why it is not being used.

**Note: Appendix C and D do not have to be submitted with the SWPPP. These attachments are for use during the development of the SWPPP.**

EROSION CONTROL BMPs				
BMP	BMP Considered for project	BMP Used	BMP Not Used	If not used, state reason
EC-1 Scheduling	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
EC-2 Preservation of Existing Vegetation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
EC-3 Hydraulic Mulch	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
EC-4 Hydroseeding	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
EC-5 Soil Binders	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
EC-6 Straw Mulch	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
EC-7 Geotextiles & Mats	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
EC-8 Wood Mulching	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
EC-9 Earth Dikes & Drainage Swales	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
EC-10 Velocity Dissipation Devices	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
EC-11 Slope Drains	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
EC-12 Stream bank Stabilization	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
SEDIMENT CONTROL BMPs				
BMP	BMP Considered for project	BMP Used	BMP Not Used	If not used, state reason
SE-1 Silt Fence	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
SE-2 Sediment Basin	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
SE-3 Sediment Trap	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
SE-4 Check Dam	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
SE-5 Fiber Rolls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
SE-6 Gravel Bag Berm	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
SE-7 Street Sweeping and Vacuuming	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
SE-8 Sand Bag Barrier	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
SE-9 Straw Bale Barrier	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
SE-10 Storm Drain Inlet Protection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
SE-11 Chemical Treatment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WIND EROSION CONTROL BMPs				
BMP	BMP Considered for project	BMP Used	BMP Not Used	If not used, state reason
WE-1 Wind Erosion Control	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



# BMP Consideration Checklist

TRACKING CONTROL BMPs				
BMP	BMP Considered for project	BMP Used	BMP Not Used	If not used, state reason
TR-1 Stabilized Construction Entrance/Exit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	BMPs not used are needed
TR-2 Stabilized Construction Roadway	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TR-3 Entrance/Outlet Tire Wash	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
NON-STORM WATER MANAGEMENT BMPs				
BMP	BMP Considered for project	BMP Used	BMP Not Used	If not used, state reason
NS-1 Water Conservation Practices	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BMPs not used are needed
NS-2 Dewatering Operations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
NS-3 Paving and Grinding Operations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
NS-4 Temporary Stream Crossing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
NS-5 Clear Water Diversion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
NS-6 Illicit Connection/ Discharge	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
NS-7 Potable Water/Irrigation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
NS-8 Vehicle and Equipment Cleaning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
NS-9 Vehicle and Equipment Fueling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
NS-10 Vehicle and Equipment Maintenance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
NS-11 Pile Driving Operations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
NS-12 Concrete Curing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
NS-13 Concrete Finishing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
NS-14 Material and Equipment Use Over Water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
NS-15 Demolition Adjacent to Water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
NS-16 Temporary Batch Plants	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL BMPs				
BMP	BMP Considered for project	BMP Used	BMP Not Used	If not used, state reason
WM-1 Material Delivery and Storage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BMPs not used are needed
WM-2 Material Use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WM-3 Stockpile Management	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WM-4 Spill Prevention and Control	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WM-5 Solid Waste Management	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WM-6 Hazardous Waste Management	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WM-7 Contaminated Soil Management	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WM-8 Concrete Waste Management	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
WM-9 Sanitary/Septic Waste Management	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WM-10 Liquid Waste Management	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

# SWPPP Completion Checklist

Yes = Complete

No = Incomplete/Deficient

N/A = Not applicable to project

Yes	No	N/A		Permit Section Citation
			<b>A. A site description, including:</b>	
			1. Project description, intended use after NOT	Part II.A.4.A.1
			2. Sequence of major activities	Part II.A.4.A.2
			3. Total & disturbed acreage	Part II.A.4.A.3
			4. Pre- and post-construction runoff coefficient OR soil/discharge data	Part II.A.4.A.4
			<b>B. Responsible Parties: All parties dealing with the SWPPP and the areas they are responsible for on-site.</b>	Part II.A.4.B
			<b>C. Receiving Water.</b>	Part II.A.4.C
			-MS4 Name	Part II.A.4.C
			-Ultimate Receiving Water	Part II.A.4.C
			<b>D. Documentation of permit eligibility related to Impaired Water Bodies and Total Maximum Daily Loads (TMDL)</b>	
			1. Identify pollutant on 303(d) list or TMDL	Part II.A.4.D.1
			2. Is construction activity or the specific site listed as cause?	Part II.A.4.D.2
			3. Measures taken to reduce pollutants from the site.	Part II.A.4.D.3
			<b>E. Attainment of Water Quality Standards After Authorization.</b>	Part II.A.4.E
			<b>F. Site Map --- See End of Evaluation Form</b>	Part II.A.4.F
			<b>G. Description of Controls:</b>	
			1. Erosion and sediment controls, including:	
			a. Initial site stabilization	Part II.A.4.G.1.a
			b. Erosion and sediment controls	Part II.A.4.G.1.b
			c. Replacement of inadequate controls	Part II.A.4.G.1.c
			d. Removal of off-site accumulations	Part II.A.4.G.1.d
			e. Maintenance of sediment traps/basins @ 50% capacity	Part II.A.4.G.1.e
			f. Litter, construction debris and chemicals properly handled	Part II.A.4.G.1.f
			g. Off-site storage areas and controls	Part II.A.4.G.1.g
			2. Stabilization practices:	
			a. Description and schedule for stabilization	Part II.A.4.G.2.a
			b. Description of buffer areas	Part II.A.4.G.2.b
			c. Records of stabilization	Part II.A.4.G.2.c
			d. Deadlines for stabilization	Part II.A.4.G.2.d
			3. Structural Practices:	
			-Describe structural practices to divert flows, store flows, or otherwise limit runoff	Part II.A.4.G.3
			a. Sediment basins	Part II.A.4.G.3.a.1
			-Are more than 10 acres draining to a common point? If so, are sediment basins included?	Part II.A.4.G.3.a.1
			-Sediment basin dimensions and capacity description and calculations	Part II.A.4.G.3.a.1
			-If a basin wasn't practicable, are other controls sufficient?	Part II.A.4.G.3.a.1
			b. Velocity dissipation devices concentrated flow from 2 or more acres	Part II.A.4.G.3.b
			<b>H. Other controls including:</b>	
			1. Solid waste control measures	Part II.A.4.H.1
			2. Vehicle off-site tracking controls	Part II.A.4.H.2
			3. Compliance with sanitary waste disposal	Part II.A.4.H.4
			4. Does the site have a concrete washout area controls?	Part II.A.4.H.5
			5. Does the site have fuel storage areas, hazardous waste storage and/or truck wash areas controls?	Part II.A.4.H.6

# SWPPP Completion Checklist

Yes No N/A

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>I. Identification of allowable non-storm water discharges</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	-Appropriate controls for dewatering, if present

**Permit Section Citation**

Part II.A.4.I  
Part I.B.12.C

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>J. Post construction stormwater management.</b>
--------------------------	--------------------------	--------------------------	--

Part II.A.4.J

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>K. State or local requirements incorporated into the plan.</b>
--------------------------	--------------------------	--------------------------	---

Part II.A.4.K

**L. Inspections**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. Inspection frequency listed?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. Inspection form

Part II.A.4.L.1  
Part II.A.4.L.2

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ours.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If not ours, does it contain the following items:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	a. Inspector name and title
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	b. Date of inspection.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	c. Amount of rainfall and days since last rain event (14 day only)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	d. Approx beginning and duration of storm event
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	e. Description of any discharges during inspection
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	f. Locations of discharges of sediment/other pollutants
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	g. BMPs in need of maintenance
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	h. BMPs in working order, if maintenance needed (scheduled and completed)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	i. Locations that are in need of additional controls
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	j. Location and dates when major construction activities begin, occur or cease
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	k. Signature of responsible/cognizant official
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3. Inspection Records
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4. Winter Conditions
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5. Adverse Weather Conditions

Part II.A.4.L.2.a  
Part II.A.4.L.2.b  
Part II.A.4.L.2.c  
Part II.A.4.L.2.d  
Part II.A.4.L.2.e  
Part II.A.4.L.2.f  
Part II.A.4.L.2.g  
Part II.A.4.L.2.h  
Part II.A.4.L.2.i  
Part II.A.4.L.2.j  
Part II.A.4.L.2.k  
Part II.A.4.L.3  
Part II.A.4.L.4  
Part II.A.4.L.5

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>M. Maintenance Procedures</b>
--------------------------	--------------------------	--------------------------	----------------------------------

Part II.A.4.M

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>N. Employee Training</b>
--------------------------	--------------------------	--------------------------	-----------------------------

Part II.A.4.N

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Signed Plan Certification</b>
--------------------------	--------------------------	--------------------------	----------------------------------

Part II.A.5. and Part II.B.10

**F. Site Map showing:**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. Pre-construction topographic view
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. Drainage flow
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3. Approximate slopes after grading activities
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4. Areas of soil disturbance and areas not disturbed
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5. Location of major structural and non-structural controls.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6. Location of main construction entrance and exit.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7. Areas where stabilization practices are expected to occur.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8. Locations of off-site materials, waste, borrow area or storage area.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9. Locations of areas used for concrete wash-out.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10. Locations of surface waters on site.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11. Locations where water is discharged to a surface water or MS4.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12. Storm water discharge locations.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	13. Areas where final stabilization has been accomplished.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	14. Legend for symbols/labels used
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	15. Location of storm drain inlets on site or in immediate vicinity

Part II.A.4.F.1  
Part II.A.4.F.2  
Part II.A.4.F.2  
Part II.A.4.F.3  
Part II.A.4.F.4  
Part II.A.4.F.5  
Part II.A.4.F.6  
Part II.A.4.F.7  
Part II.A.4.F.8  
Part II.A.4.F.9  
Part II.A.4.F.10  
Part II.A.4.F.11  
Part II.A.4.F.12  
Part II.A.4.F.13  
Part II.A.4.F.14

# 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     $300+(188*3)=\$846$
- \$250.00 or \$25.00 per lot (**whichever is greater**) - Stormwater Detention and Drainage Plan Engineering Fee     $128*\$25.00=\$4,700$
- 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

Subdivision Review= \$846  
Stormwater Review= \$4,700  
**Total Fee Required= \$5,546**

# City of Bryant Subdivision Checklist

Subdivision/Project Name The Villages of Magnolia Lane

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-2
- √ ▲ 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)

The Villages of Magnolia Lane

Jonathan Hope

\_\_\_\_\_  
Name of Subdivision

\_\_\_\_\_  
Surveyor

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

William McFadden

\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Engineer Signature

---

**CITY USE**

Preliminary Plat Approved \_\_\_\_\_

Planning Commission Date \_\_\_\_\_

---

Final Plat Approved \_\_\_\_\_

Planning Commission Date \_\_\_\_\_

---

Proof of Recording - County \_\_\_\_\_

County Clerk \_\_\_\_\_

Date \_\_\_\_\_

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

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Developer Signature

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
Phone Number



**ASSURANCES FOR COMPLIANCE, INSTALLATION, ETC.**

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

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

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

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

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

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

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

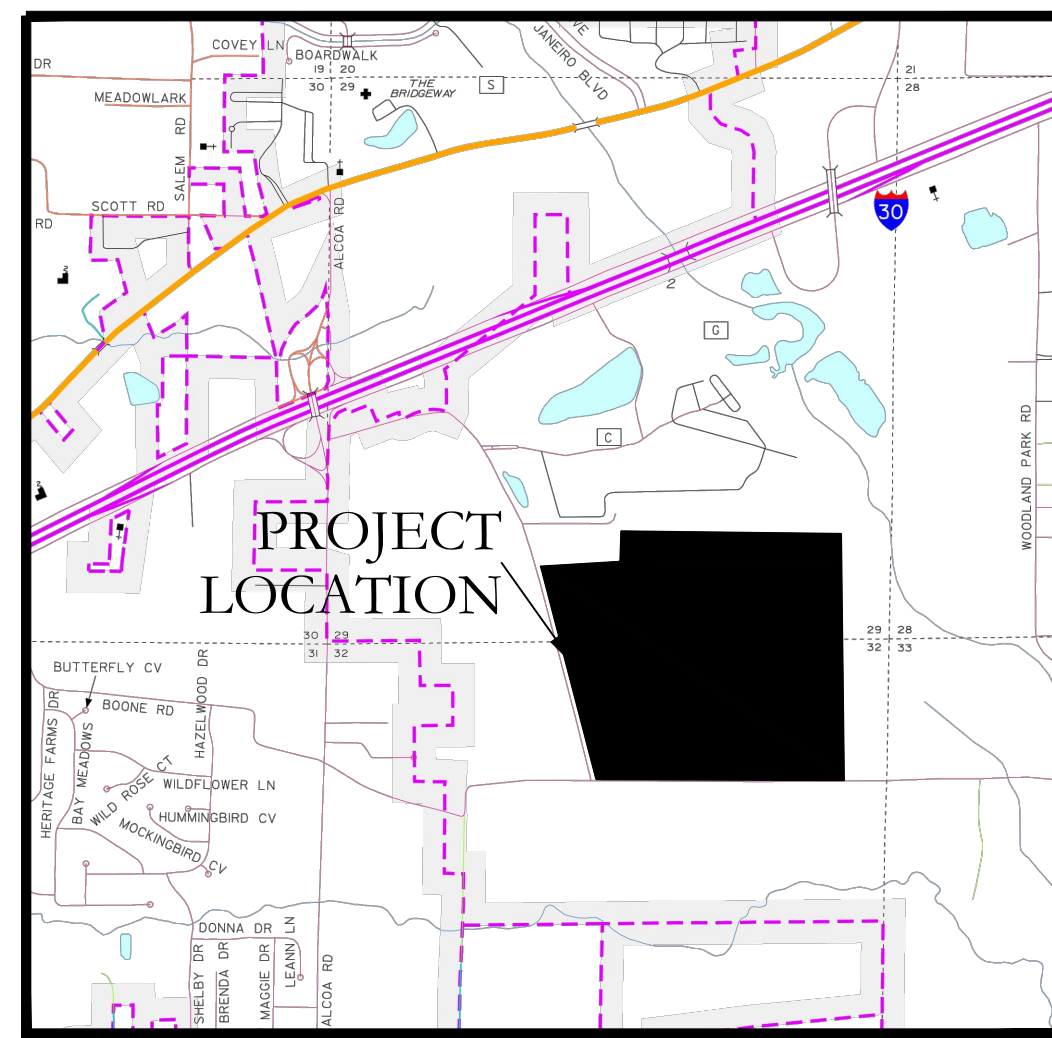
PASSED AND APPROVED THIS 28th DAY OF September, 1998.

  
APPROVED

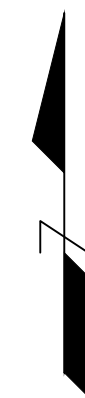
  
ATTEST

No Emergency Clause

# CONSTRUCTION PLANS THE VILLAGES AT MAGNOLIA LANE SUBDIVISION BRYANT, AR



VICINITY MAP



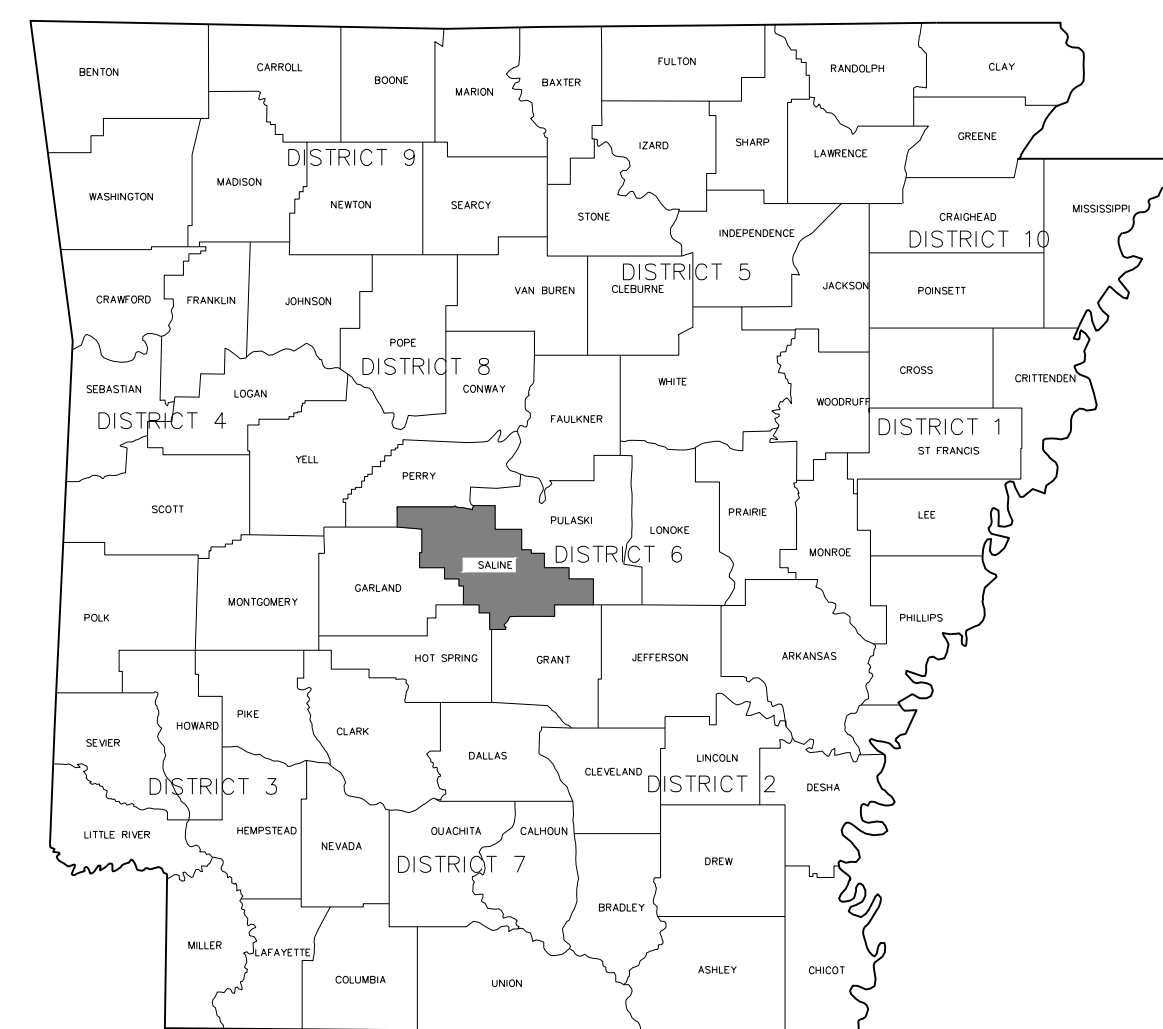
PREPARED BY:

**HOPE**  
**CONSULTING**  
ENGINEERS - SURVEYORS

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

DRAWING INDEX

SHEET NO.	TITLE
	PLAT
C-1.0	STREET PLAN
C-2.0-2.5	STREET PLAN & PROFILE
C-3.0	UTILITY PLAN
C-3.1-3.6	SEWER PLAN & PROFILE
C-4.0	TRENCH DETAILS
C-5.0	CIVIL SPECIFICATIONS
C-6.0	DRAINAGE PLAN
C-6.1-6.3	DRAINAGE PLAN & PROFILE
C-6.4	DETENTION
C-7.0	EROSION CONTROL PLAN



CIVIL ENGINEER  
HOPE CONSULTING INC  
117 S. MARKET STREET  
BENTON, AR 72015

ARCHITECT  
N/A

STRUCTURAL ENGINEER  
N/A

GEOTECHNICAL ENGINEER

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

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

THE VILLAGES AT MAGNOLIA LANE

DATE:	12-22-2021	C.A.D. BY:		DRAWING NUMBER:
REVISED:		CHECKED BY:		21-1175
SHEET:		SCALE:		



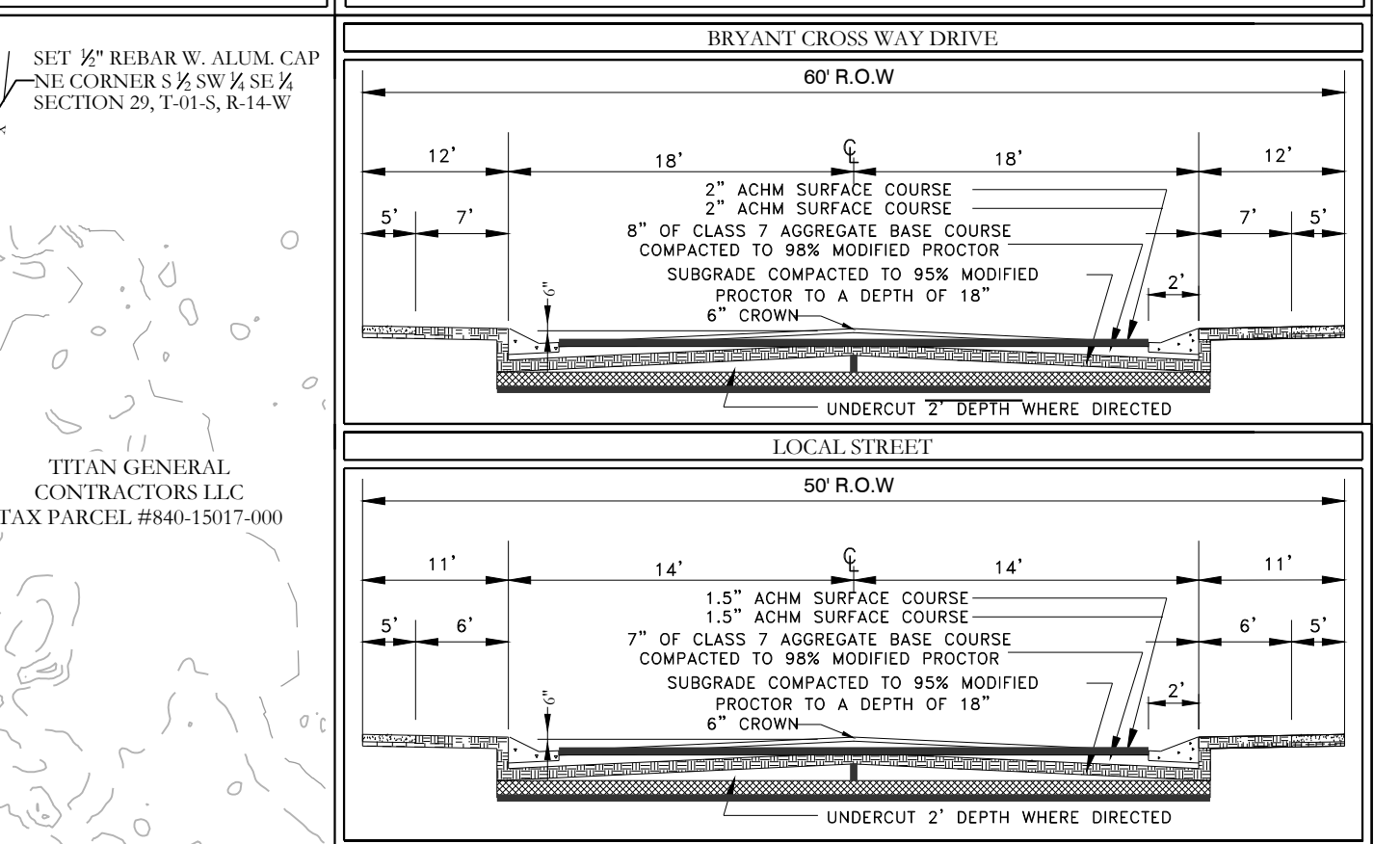
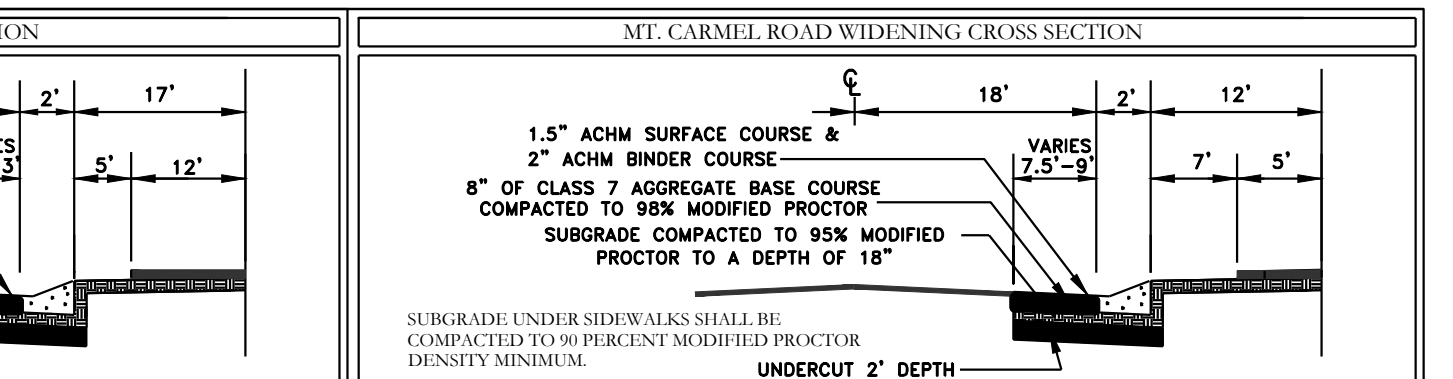
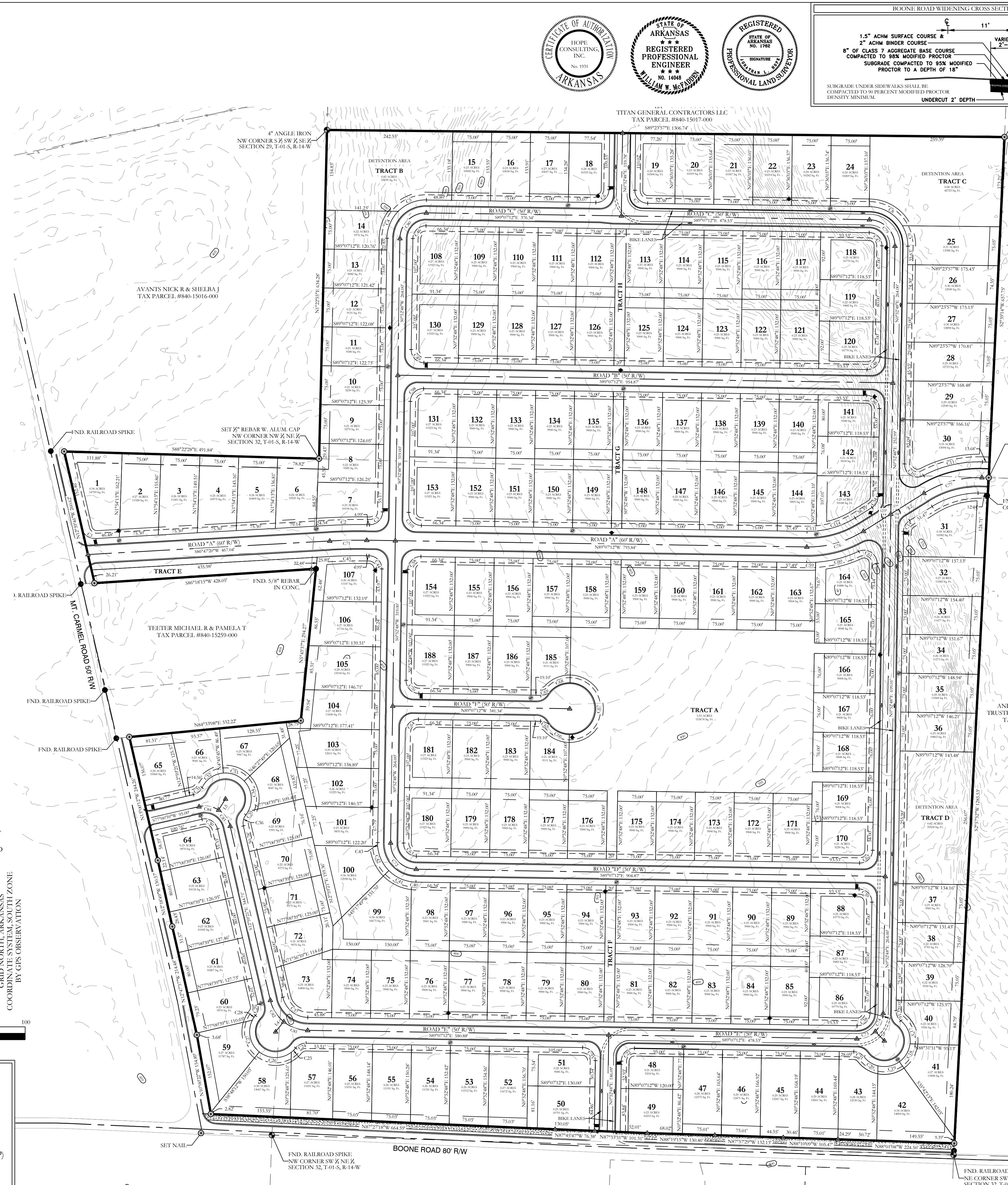
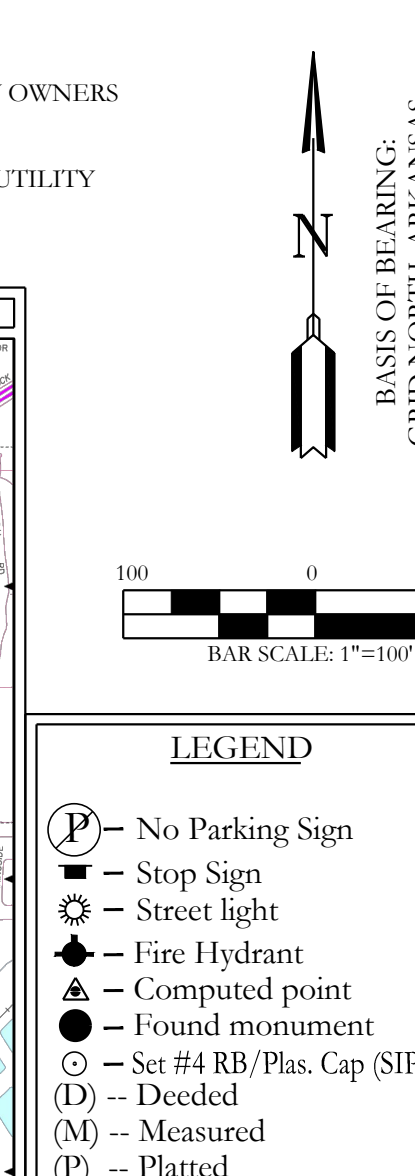
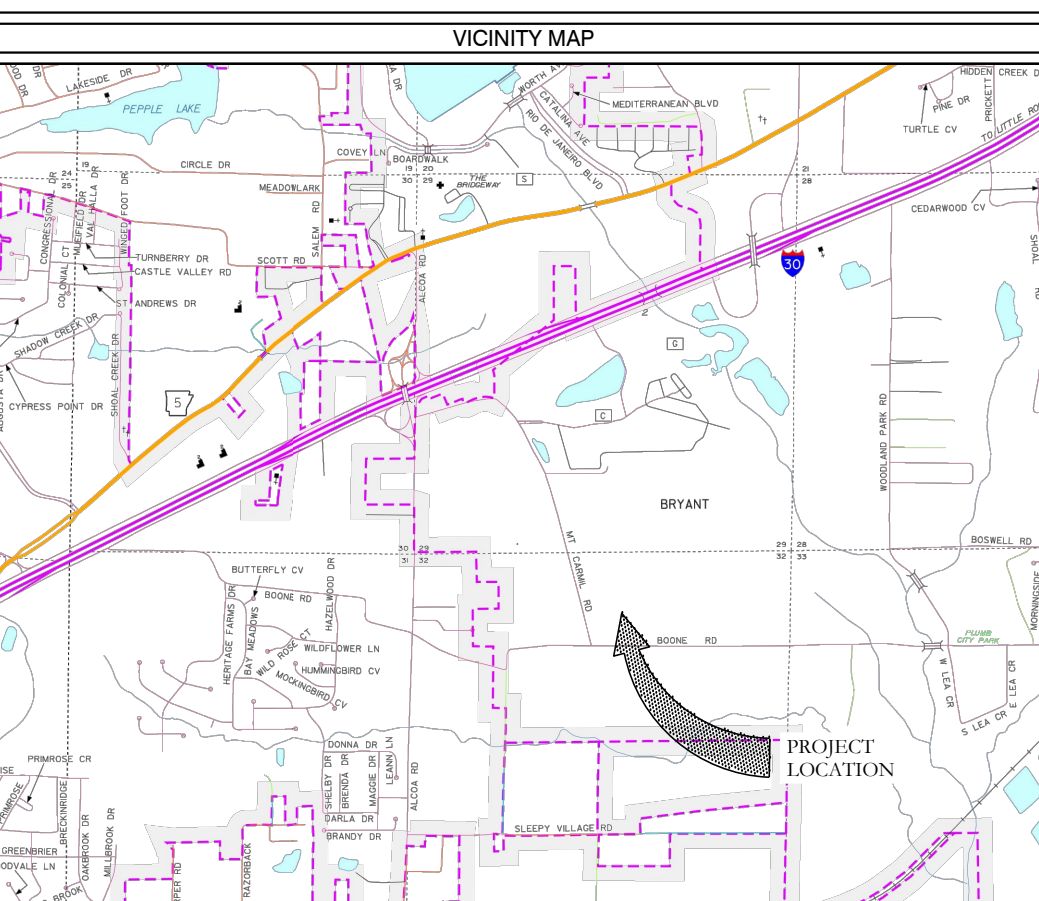
Curve Table				Curve Table			
Curve #	Delta	Chord B & D	Arc Length	Arc Radius	Curve #	Delta	Chord B & D
C1	89°12'56"	S53°06'24"E 32.21'	35.00'	25.00'	C46	90°00'00"	S45°52'48"W 35.36'
C2	4°05'28"	N88°50'04"E 73.53'	73.54'	1030.00'	C47	90°00'00"	N44°07'12"E 35.36'
C3	90°00'00"	N45°52'48"E 35.36'	39.27'	25.00'	C48	90°00'00"	N45°52'48"E 35.36'
C4	44°04'45"	N22°55'11"E 56.29'	57.70'	75.00'	C49	90°00'00"	S44°07'12"E 35.36'
C5	45°55'15"	N67°55'11"E 58.51'	60.11'	75.00'	C54	57°04'34"	N29°25'05"E 23.89'
C6	90°16'45"	N45°44'26"E 35.44'	39.39'	25.00'	C58	90°00'00"	S45°52'48"W 35.36'
C7	89°43'15"	N44°15'34"W 35.27'	39.15'	25.00'	C59	42°21'55"	S88°41'50"W 17.52'
C8	58°22'49"	N59°55'48"W 73.16'	76.42'	75.00'	C60	21°26'50"	S75°47'28"W 85.59'
C9	31°37'11"	N14°55'48"W 40.87'	41.39'	75.00'	C61	115°48'45"	N57°01'35"W 42.36'
C10	118°35'59"	N82°44'02"W 21.62'	22.35'	25.00'	C62	90°00'00"	N45°52'48"E 35.36'
C11	29°19'53"	S76°57'36"W 116.46'	117.74'	230.00'	C63	90°00'00"	S44°07'12"E 35.36'
C14	57°04'34"	N29°25'05"E 23.89'	24.00'	25.00'	C64	90°00'00"	S45°52'48"W 35.36'
C16	51°13'40"	N24°44'02"W 21.62'	22.35'	25.00'	C65	48°11'23"	N65°01'31"W 20.41'
C17	57°13'12"	N21°44'16"W 47.88'	49.93'	50.00'	C66	48°11'23"	N65°01'31"W 40.82'
C18	47°25'27"	N30°53'03"E 40.21'	41.39'	50.00'	C67	180°00'00"	S0°52'48"W 100.00'
C19	49°57'07"	N79°16'21"E 42.22'	43.59'	50.00'	C68	48°11'23"	N66°47'07"E 40.82'
C20	37°51'33"	S56°49'19"E 32.44'	33.04'	50.00'	C69	48°11'23"	N66°47'07"E 20.41'
C21	51°13'40"	S63°30'22"E 21.62'	22.35'	25.00'	C70	90°00'00"	S44°07'12"E 35.36'
C22	90°00'00"	N45°52'48"E 35.36'	39.27'	25.00'	C71	4°05'28"	S88°50'04"W 71.39'
C23	90°00'00"	S44°07'12"E 35.36'	39.27'	25.00'	C72	90°00'00"	S44°07'12"E 70.71'
C24	51°54'29"	N64°55'33"E 21.88'	22.65'	25.00'	C73	45°00'00"	N68°22'48"E 38.27'
C25	13°46'58"	N45°51'47"E 12.00'	12.03'	50.00'	C74	45°00'00"	N23°22'48"E 38.27'
C26	76°02'56"	S89°13'16"E 61.60'	66.37'	50.00'	C76	32°55'26"	N74°25'05"E 113.35'
C27	77°43'04"	S12°20'16"E 62.74'	67.82'	50.00'	C77	33°40'10"	S74°47'27"W 115.84'
C28	12°23'53"	S32°43'12"W 10.80'	10.82'	50.00'	C79	90°00'00"	N44°07'12"W 70.71'
C29	51°54'29"	S12°55'54"W 21.88'	22.65'	25.00'	C80	90°00'00"	S45°52'48"W 70.71'
C30	90°00'00"	S57°59'21"E 35.36'	39.27'	25.00'	C81	38°03'56"	S32°05'14"E 48.92'
C31	51°13'40"	N51°23'49"E 21.62'	22.35'	25.00'	C82	38°03'56"	S32°05'14"E 48.92'
C32	59°27'16"	N55°30'37"E 49.59'	51.88'	50.00'	C83	45°00'00"	N35°29'21"W 38.27'
C33	51°13'35"	S69°08'58"E 43.23'	44.70'	50.00'	C84	45°00'00"	N80°29'21"W 38.27'
C34	71°59'35"	S77°32'23"E 58.77'	62.83'	50.00'			
C35	9°46'55"	S33°20'51"W 8.53'	8.54'	50.00'			
C36	51°13'40"	S12°37'29"W 21.62'	22.35'	25.00'			
C37	76°07'51"	S51°03'17"E 61.66'	66.44'	50.00'			
C38	90°00'00"	N45°52'48"E 35.36'	39.27'	25.00'			
C39	90°00'00"	N44°07'12"E 35.36'	39.27'	25.00'			
C40	6°37'44"	N85°48'20"W 8.67'	8.68'	75.00'			
C41	37°47'16"	N63°55'50"W 48.57'	49.46'	75.00'			
C42	40°03'59"	N24°40'12"W 51.38'	52.45'	75.00'			
C43	5°31'00"	N1°52'42"W 7.22'	7.22'	25.00'			
C44	90°00'00"	N44°07'12"W 35.36'	39.27'	25.00'			
C45	4°05'28"	S88°50'04"W 69.25'	69.26'	970.00'			

Line #	Direction	Length
L.1	S57°57'22"W	62.34'
L.2	S57°57'22"W	75.42'
L.3	N44°07'12"W	25.00'
L.4	N38°56'43"E	25.00'
L.5	N32°00'39"E	25.00'

**AS-SURVEYED DESCRIPTION:**  
 PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE 1/4 NW 1/4) AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW 1/4 NE 1/4) IN SECTION 32 AND THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW 1/4 SE 1/4) IN SECTION 29, ALL IN TOWNSHIP 1 SOUTH, RANGE 14 WEST OF THE 5TH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A SET 1/2" REBAR WITH ALUMINUM CAP BEING THE NE CORNER OF THE NW 1/4 NE 1/4 SECTION 29 AND 34.61 FEET NORTH OF A 4 X 4 CONCRETE POST;  
**THENCE** S 02° 57' 52" W, ALONG THE EAST LINE THEREOF, A DISTANCE OF 1285.53 TO A RAILROAD SPIKE FOUND AT THE SW CORNER OF THE NW 1/4 NE 1/4, SAID POINT BEING 8.11 FEET SOUTH OF AN EXISTING 1/2" REBAR;  
**THENCE** ALONG THE SOUTH LINE OF SAID NW 1/4 NE 1/4, N 88° 19' 44" W, A DISTANCE OF 1272.20 FEET TO AN EXISTING RAILROAD SPIKE FOUND AT THE SW CORNER OF THE NW 1/4 NE 1/4;  
**THENCE** ALONG THE SOUTH LINE OF THE NE 1/4 NW 1/4, N 88° 23' 01" W, A DISTANCE OF 179.93 FEET TO A NAIL SET AT THE INTERSECTION OF SAID SOUTH LINE AND THE CENTERLINE OF MT. CARMEL ROAD;  
**THENCE** ALONG SAID CENTERLINE, N 09° 58' 11" W, A DISTANCE OF 97.38 FEET TO A POINT;  
**THENCE** N 10° 02' 44" W, A DISTANCE OF 89.82 FEET TO A POINT;  
**THENCE** N 12° 47' 37" W, A DISTANCE OF 213.29 FEET TO A POINT;  
**THENCE** N 12° 18' 58" W, A DISTANCE OF 131.22 FEET TO A POINT;  
**THENCE** N 13° 00' 12" W, A DISTANCE OF 247.42 FEET TO AN EXISTING SPIKE;  
**THENCE** LEAVING SAID CENTERLINE, N 84° 33' 08" E, A DISTANCE OF 357.44 FEET TO A SET 1/2" REBAR (P&H 1121) POINT BEING ON THE WEST LINE OF THE NW 1/4, NE 1/4;  
**THENCE** N 05° 43' 37" E, A DISTANCE OF 294.27 FEET TO A 5/8" REBAR SET IN CONCRETE; THENCE, S 86° 18' 15" W, A DISTANCE OF 454.67 FEET TO A SPIKE FOUND IN THE CENTERLINE OF MT. CARMEL ROAD;  
**THENCE** ALONG SAID CENTERLINE, N 12° 42' 57" W, A DISTANCE OF 262.83 FEET TO A SPIKE SET ON THE NORTH LINE OF THE NE 1/4 NW 1/4;  
**THENCE** ALONG SAID NORTH LINE, S 88° 22' 28" E, A DISTANCE OF 517.66 FEET TO A 1/2" REBAR WITH ALUMINUM CAP MARKING THE NW CORNER OF THE NW 1/4 NE 1/4;  
**THENCE** N 01° 22' 55" E, ALONG THE WEST LINE OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 29, A DISTANCE OF 634.28 FEET TO AN EXISTING 4" ANGLE IRON;  
**THENCE** S 89° 23' 57" E, A DISTANCE OF 1306.74 FEET TO A SET 1/2" REBAR WITH AN ALUMINUM CAP ON THE EAST LINE OF THE SW 1/4 SECTION 29;  
**THENCE** ALONG SAID EAST LINE, S 02° 39' 14" W, A DISTANCE OF 657.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 65.32 ACRES (2,845,277 Sq Ft).

- NOTE:**
- TRACT A, F, G AND H WILL BE MAINTAINED AND OWNED BY THE PROPERTY OWNERS ASSOCIATION.
  - TRACT B, C, D, AND E WILL BE UTILIZED AS A DETENTION, DRAINAGE AND UTILITY EASEMENTS MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.



**CERTIFICATIONS:**

**OWNER:** WIGGINS FAMILY REAL ESTATE HOLDINGS, LLC  
 Name: WIGGINS FAMILY REAL ESTATE HOLDINGS, LLC  
 Address: 17300 CHENAL PKWY, STE 105, LITTLE ROCK, AR 72223

**DEVELOPER:** WIGGINS FAMILY REAL ESTATE HOLDINGS, LLC  
 Name: WIGGINS FAMILY REAL ESTATE HOLDINGS, LLC  
 Address: 17300 CHENAL PKWY, STE 105, LITTLE ROCK, AR 72223

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

Date of Execution \_\_\_\_\_ Name: \_\_\_\_\_  
 Address: \_\_\_\_\_

Source of File: \_\_\_\_\_ D.R. BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

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

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

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

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

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

Date of Execution \_\_\_\_\_ RICK JORDAN  
 BRYANT PLANNING COMMISSION

PROPERTY SPECIFICATIONS:	
<b>OWNER:</b> WIGGINS FAMILY REAL ESTATE HOLDINGS, LLC 17300 CHENAL PKWY, STE 105 LITTLE ROCK, AR 72223	<b>MIN. LOT SIZE:</b> 9,000 SF. <b>NUMBER OF LOTS:</b> 188 <b>SOURCE OF WATER:</b> CITY OF BRYANT <b>SOURCE OF SEWER:</b> CITY OF BRYANT <b>SOURCE OF ELECTRIC:</b> FIRST ELECTRIC COOP <b>SOURCE OF GAS:</b> CENTERPOINT ENERGY
<b>DEVELOPER/SUBDIVIDER:</b> WIGGINS FAMILY REAL ESTATE HOLDINGS, LLC 17300 CHENAL PKWY, STE 105 LITTLE ROCK, AR 72223	<b>BUILDING SETBACKS:</b> FRONT - 15' OR AS SHOWN REAR - 20' OR AS SHOWN SIDE - 8' OR AS SHOWN
<b>ENGINEERS:</b> HOPE CONSULTING, INC. 117 MARKET STREET BENTON, AR 72015	<b>EASEMENTS: UTILITY &amp; DRAINAGE (D.E. &amp; U.)</b> FRONT - 10' OR AS SHOWN REAR - 10' OR AS SHOWN SIDE - 5' OR AS SHOWN
<b>NAME OF SUBDIVISION:</b> THE VILLAGES AT MAGNOLIA LANE	<b>STREET RIGHT OF WAY:</b> 50' OR AS SHOWN <b>STREET WIDTH:</b> 20' BOK TO BOK <b>LOT CORNERS:</b> SET 1/2" REBAR WITH CAP
<b>ZONING CLASSIFICATION:</b> R-2	<b>BOOK PAGE:</b>
<b>SOURCE OF TITLE:</b> SALINE COUNTY DOCUMENT BOOK _____ PAGE _____	

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

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

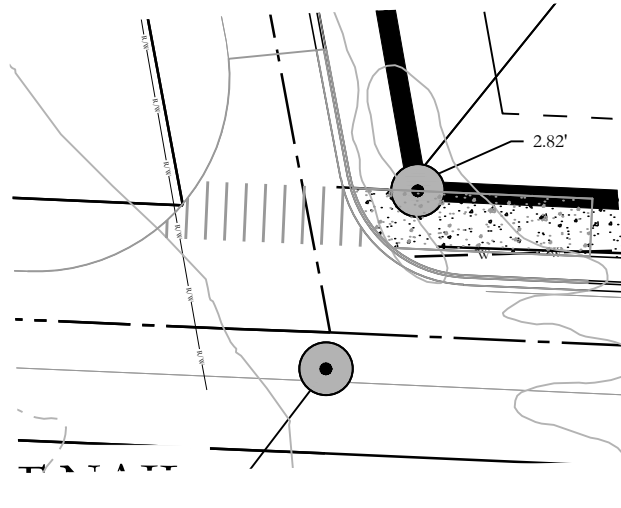
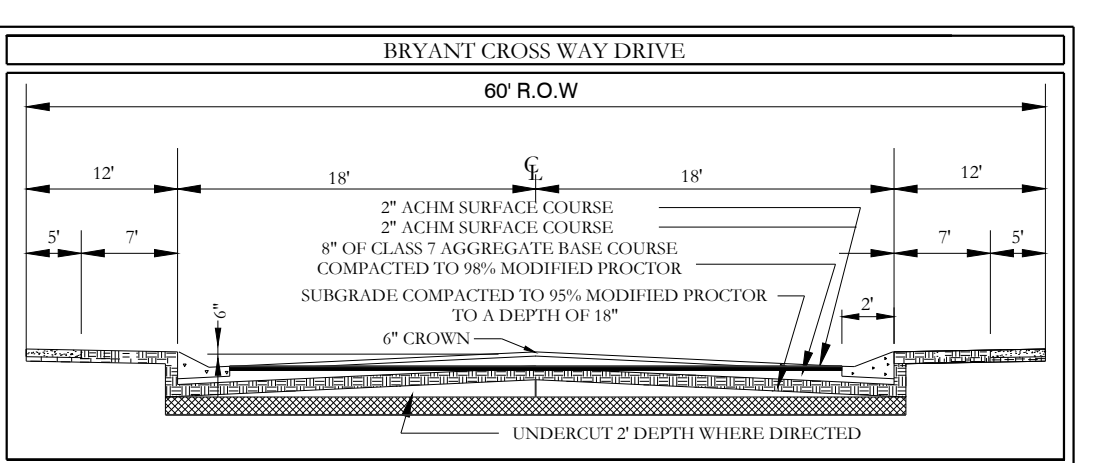
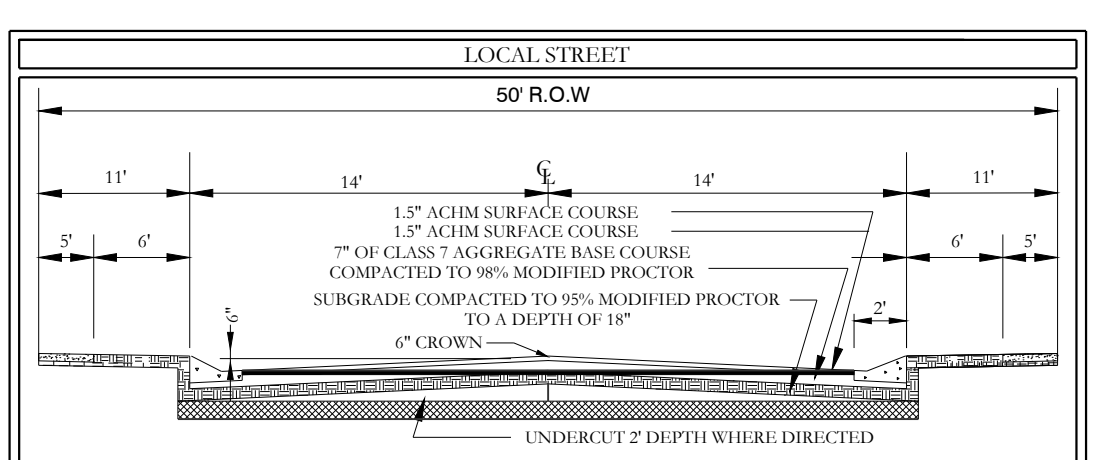
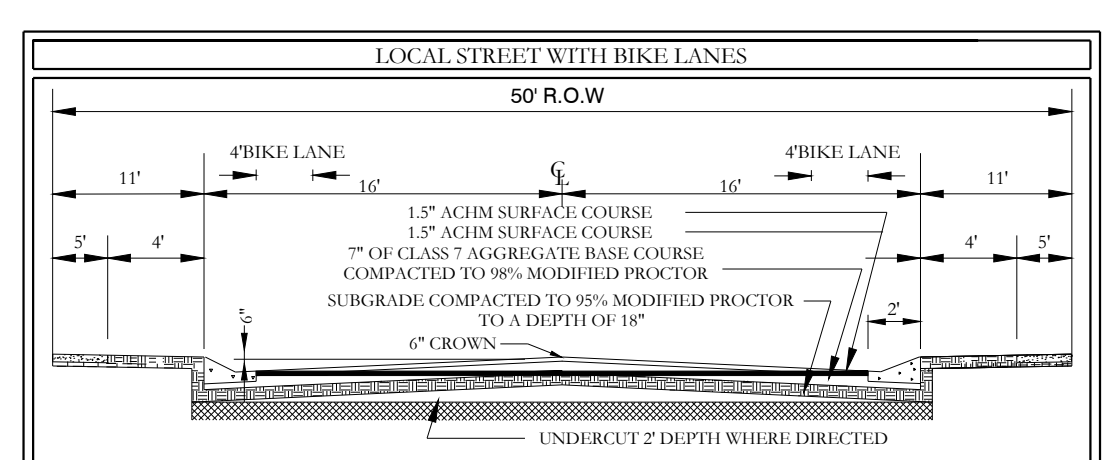
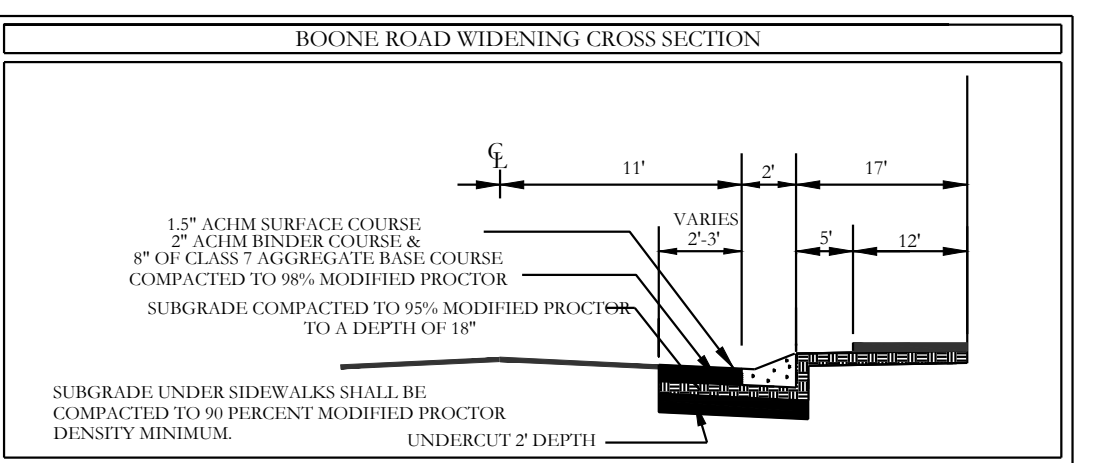
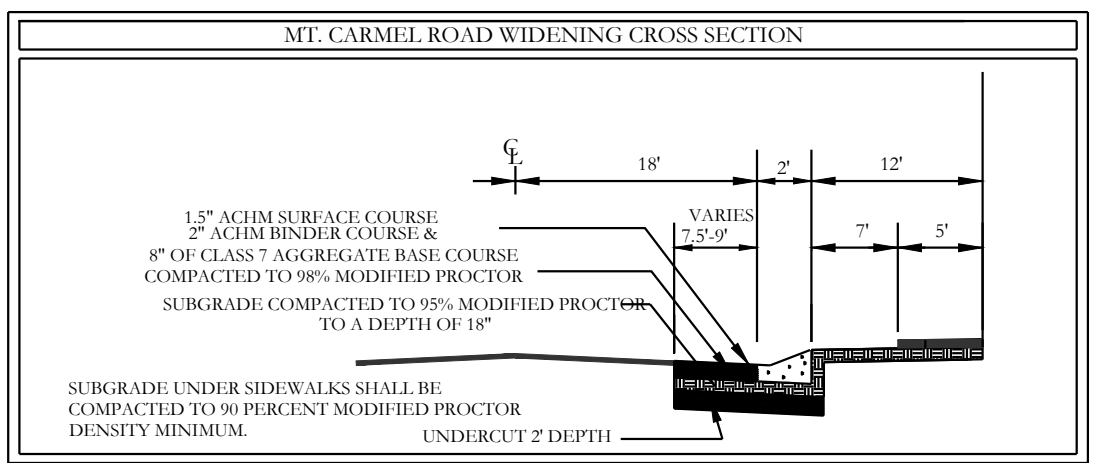
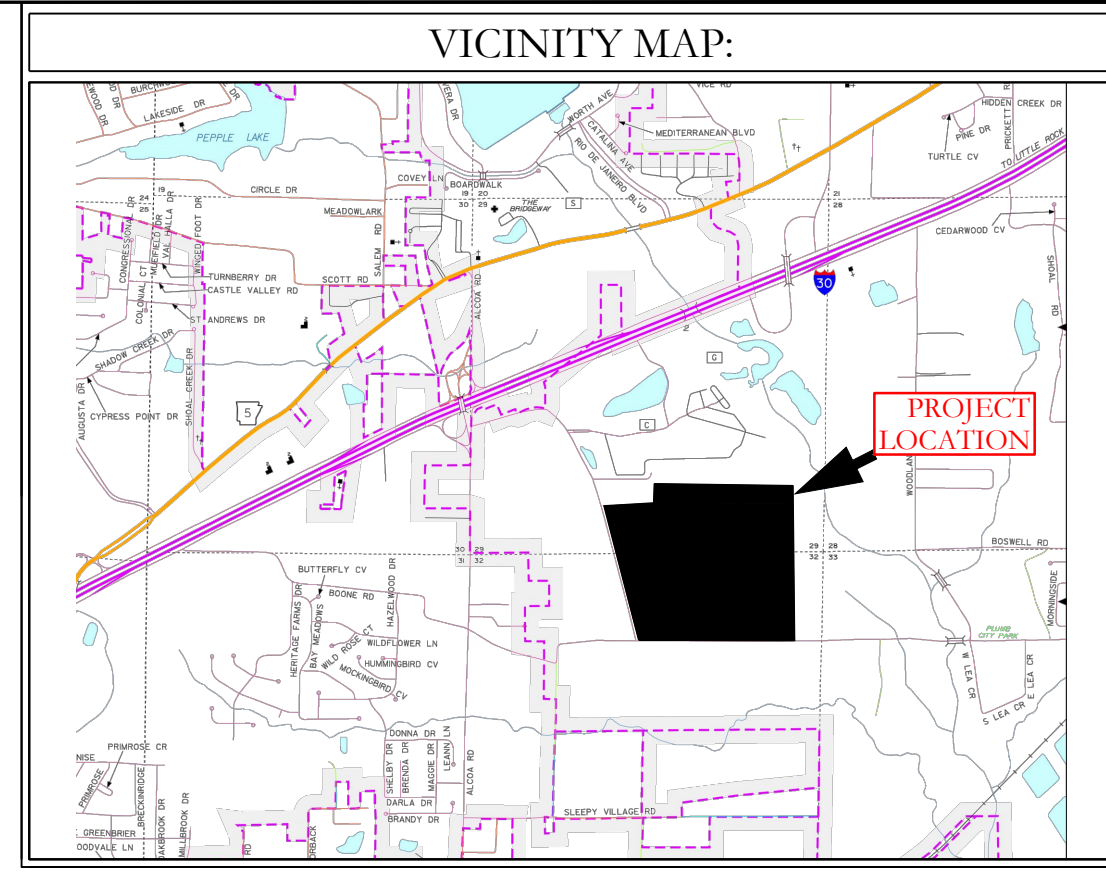
**PRELIMINARY PLAT THE VILLAGES AT MAGNOLIA LANE**  
 A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 12/08/2021	C.A.D. BY: BJOHNSON	DRAWING NUMBER:
REVISIONS:	CHECKED BY:	21-1175
500	1S	14W
0	17	330
62	1762	

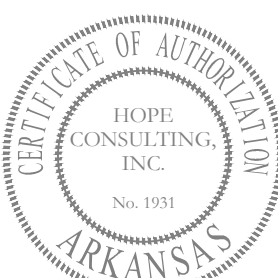
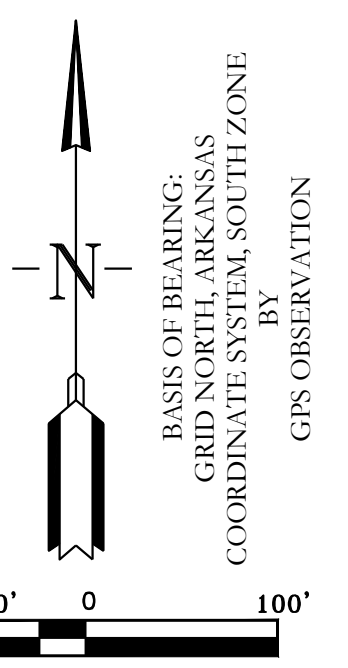




36



HDPE  
RCP



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

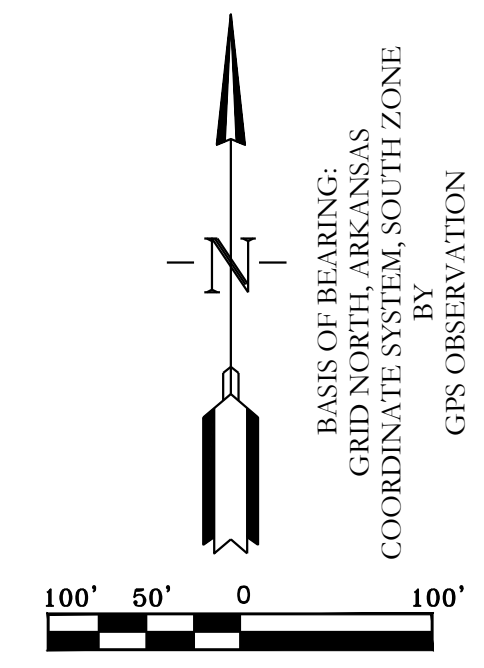
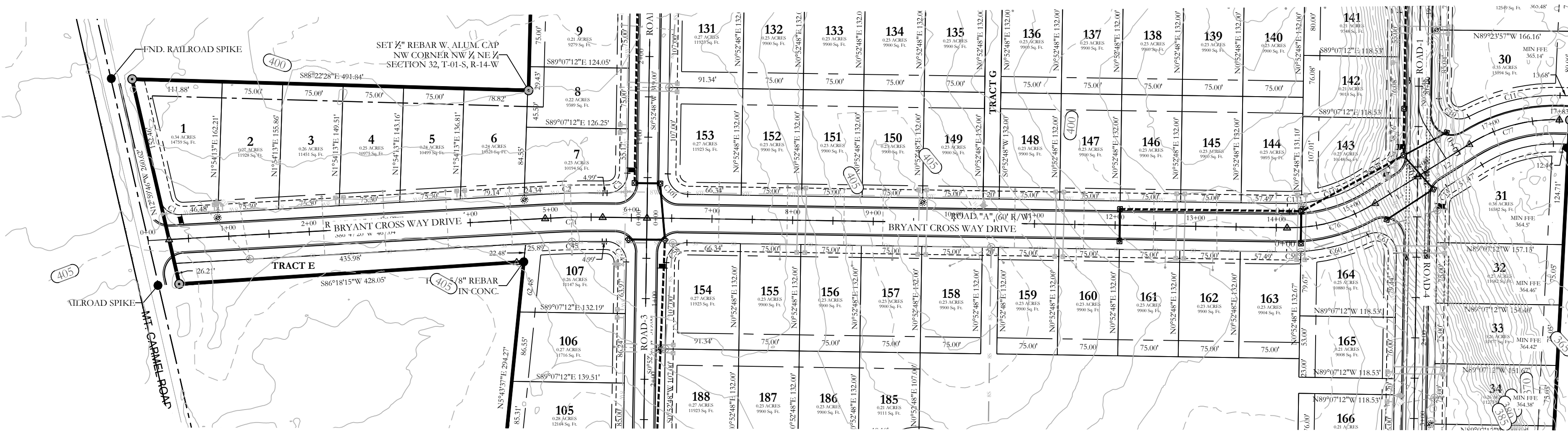
FOR USE AND BENEFIT OF:  
**WIGGINS FAMILY REAL ESTATE HOLDINGS, LLC**  
THE VILLAGES AT MAGNOLIA LANE SUBDIVISION  
STREET LAYOUT  
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	12/22/2021	C.A.D. BY:	DRAWING NUMBER:
REVISIONS:		CHECKED BY:	21-1175
SHEET:	C-1.0	SCALE:	
500	1S	14W	0 17 330 62 1762

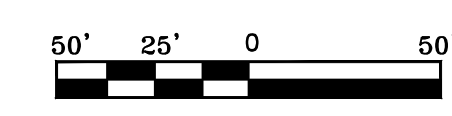
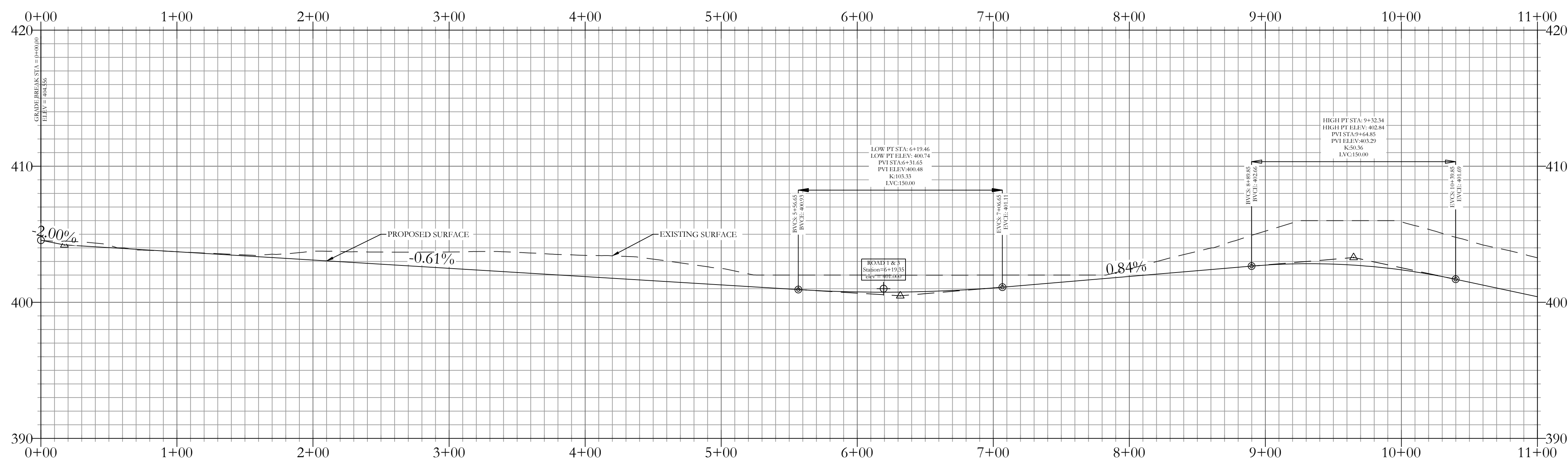
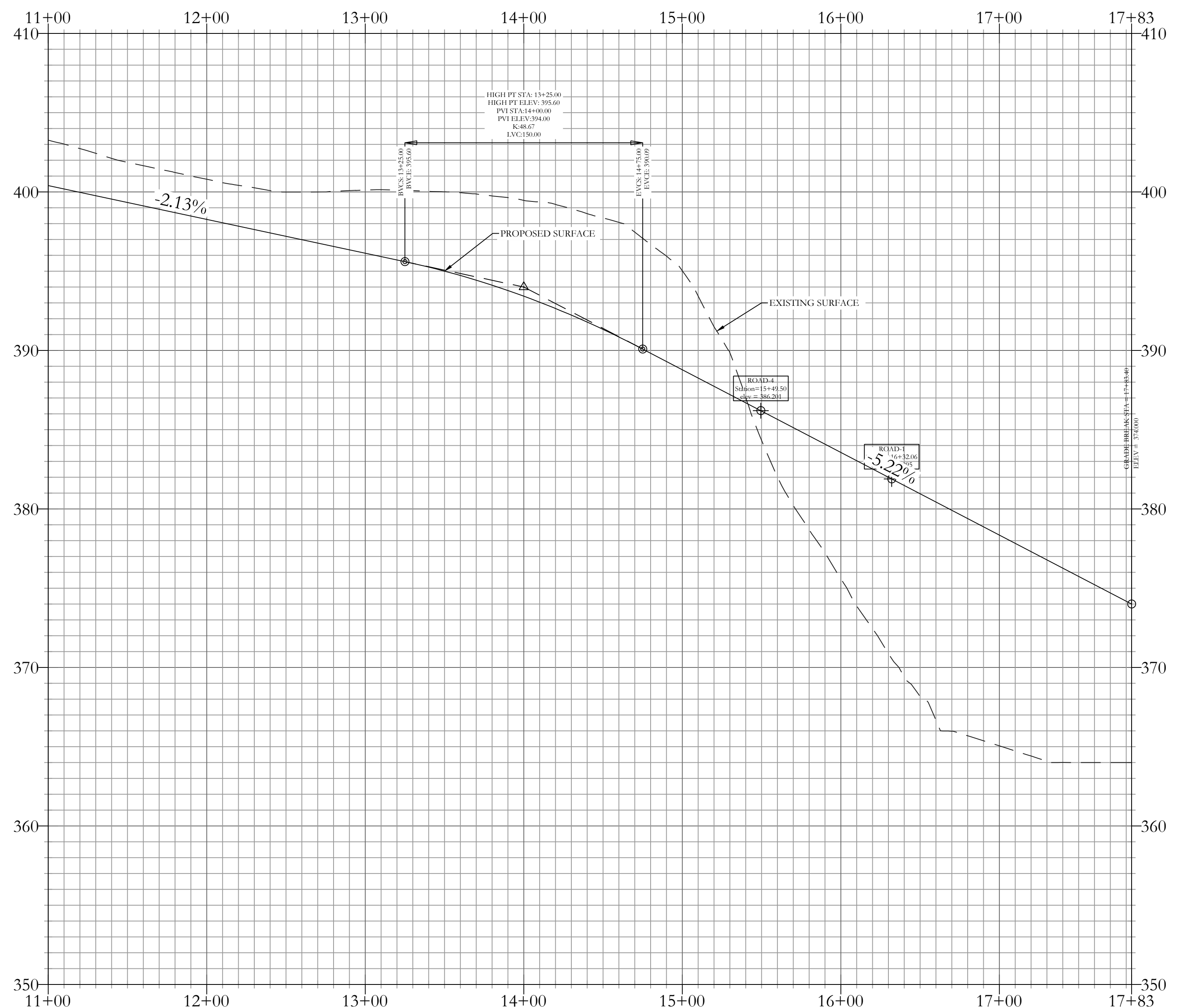
KULAND PROJECTS 2004 SUBDIVISIONS 2021 117 S. MARKET STREET, BENTON, ARKANSAS 72015 THE VILLAGES AT MAGNOLIA LANE SUBDIVISION GENERAL LAYOUT PLANS 12-22-2021 DWG



BRYANT CROSSWAY DRIVE PROFILE



BRYANT CROSSWAY DRIVE PROFILE

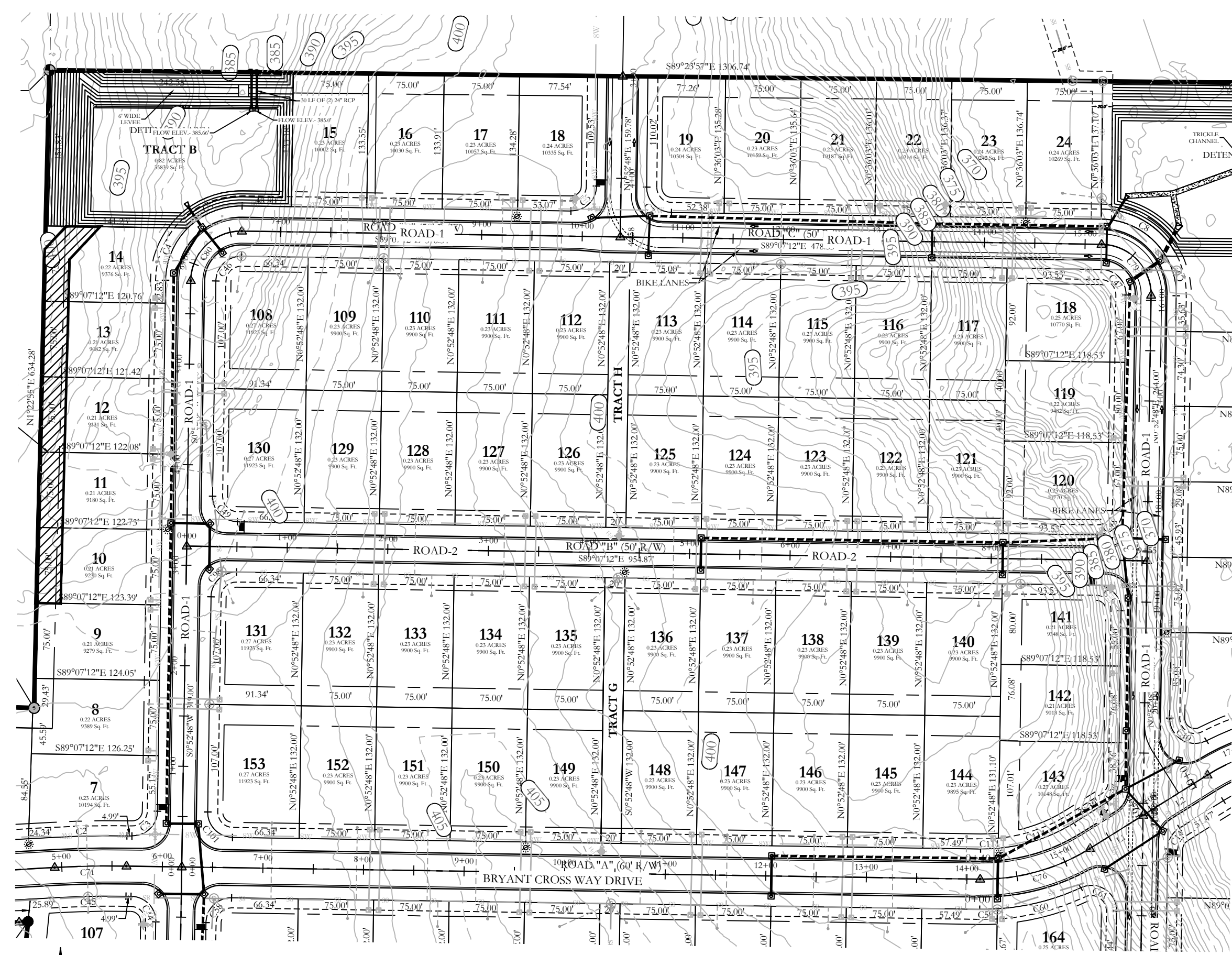


**HOPE CONSULTING**  
ENGINEERS - SURVEYORS  
117 S. Market Street,  
Benton, Arkansas 72015  
PH. (501) 315-2626  
FAX (501) 315-0024  
www.hopeconsulting.com

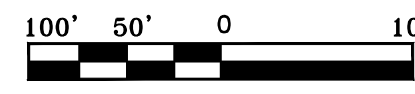
FOR USE AND BENEFIT OF: <b>WIGGINS FAMILY REAL ESTATE HOLDINGS, LLC</b>			
<b>THE VILLAGES AT MAGNOLIA LANE</b> STREET PLAN AND PROFILE BRYANT, SALINE COUNTY, ARKANSAS			
DATE: 12/22/2021	C.A.D. BY:	DRAWING NUMBER:	
REVISION:	CHECKED BY:	<b>21-1175</b>	
SHEET: C-20	SCALE:		
500	1S	14W	0 17 330 62 1762

KULAND PROJECTS 2004 (SUBDIVISIONS) 2021 117 S. MARKET STREET, BENTON, ARKANSAS 72015 THE VILLAGES AT MAGNOLIA LANE SUBDIVISION CONSTRUCTION PLANS, 12-22-2021 DWG

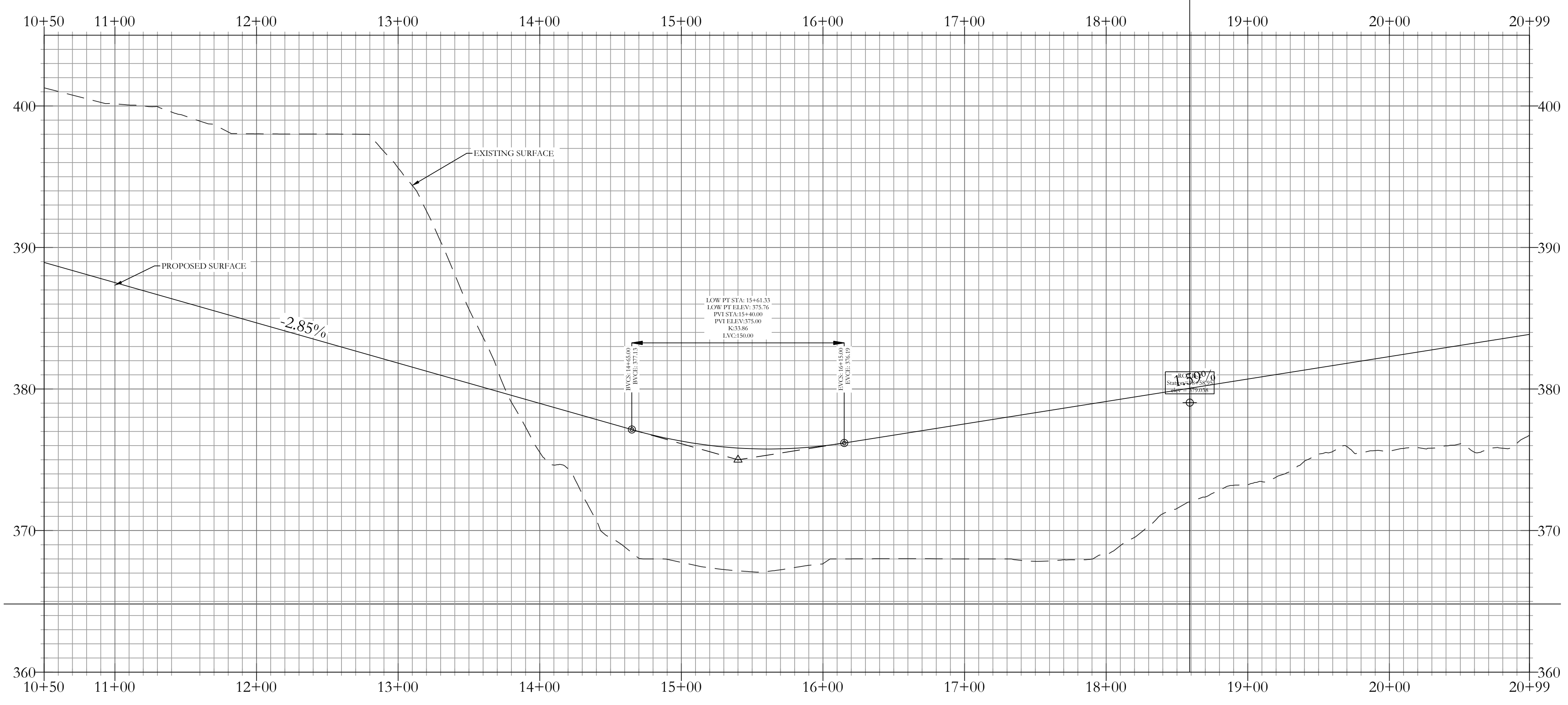




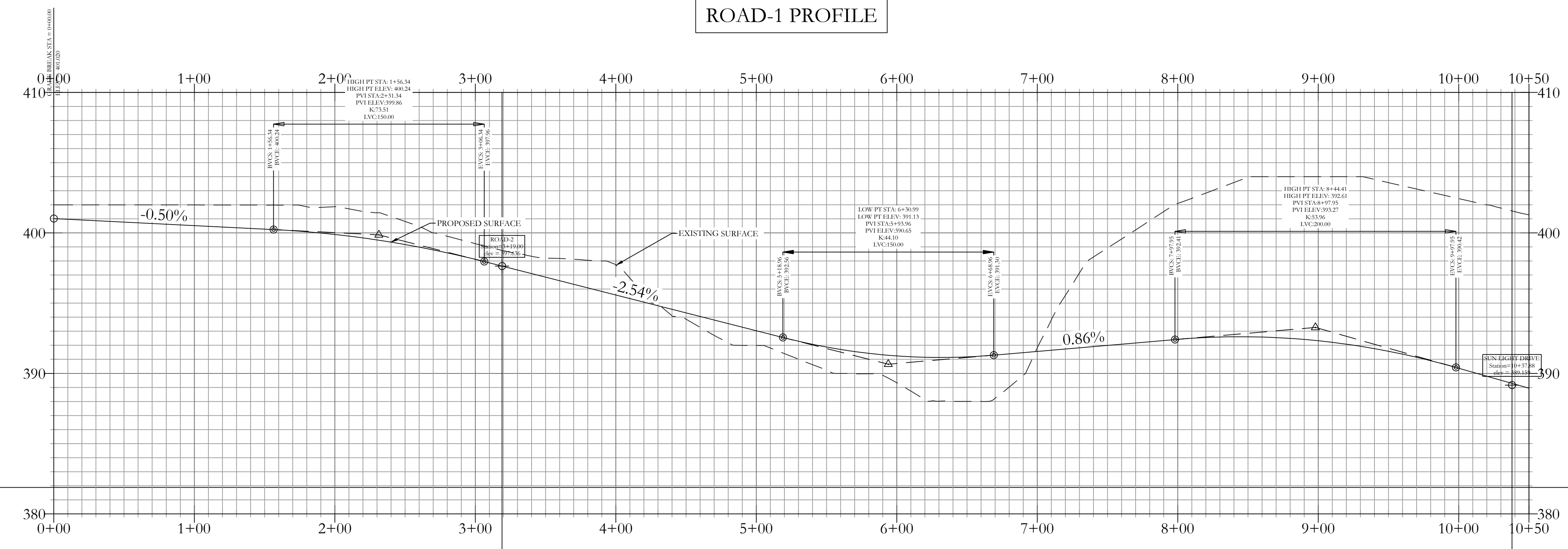
BASIS OF BEARING:  
 GRID NORTH, ARKANSAS  
 COORDINATE SYSTEM SOUTH ZONE  
 BY  
 GPS OBSERVATION



ROAD-1 PROFILE



ROAD-1 PROFILE

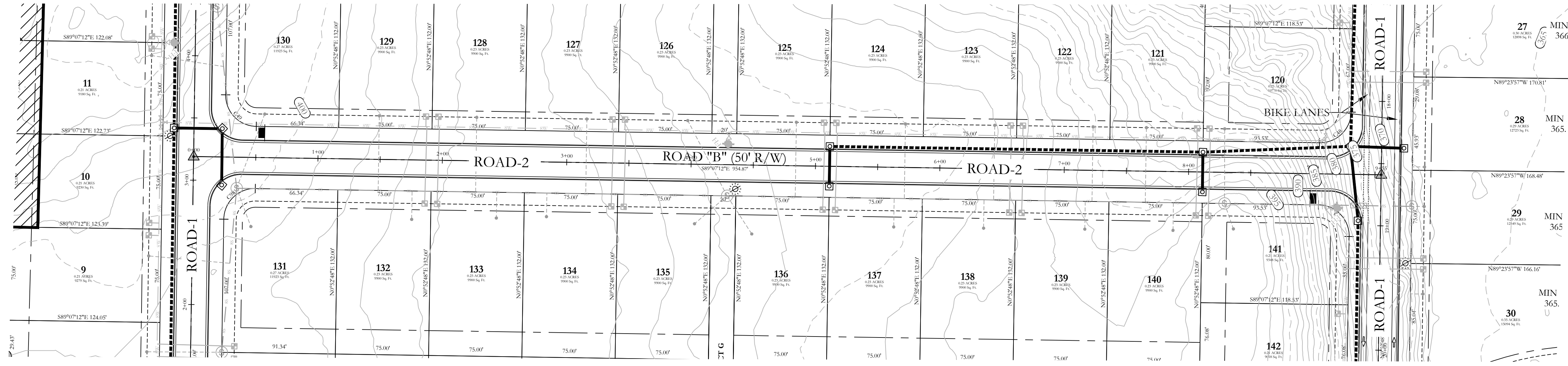


**HOPE CONSULTING**  
 ENGINEERS - SURVEYORS  
 117 S. Market Street,  
 Benton, Arkansas 72015  
 PH. (501) 315-2626  
 FAX (501) 315-0024  
 www.hopeconsulting.com

FOR USE AND BENEFIT OF:  
 WIGGINS FAMILY REAL ESTATE HOLDINGS, LLC  
 THE VILLAGES AT MAGNOLIA LANE SUBDIVISION  
 STREET PLAN AND PROFILE  
 BRYANT, SALINE COUNTY, ARKANSAS

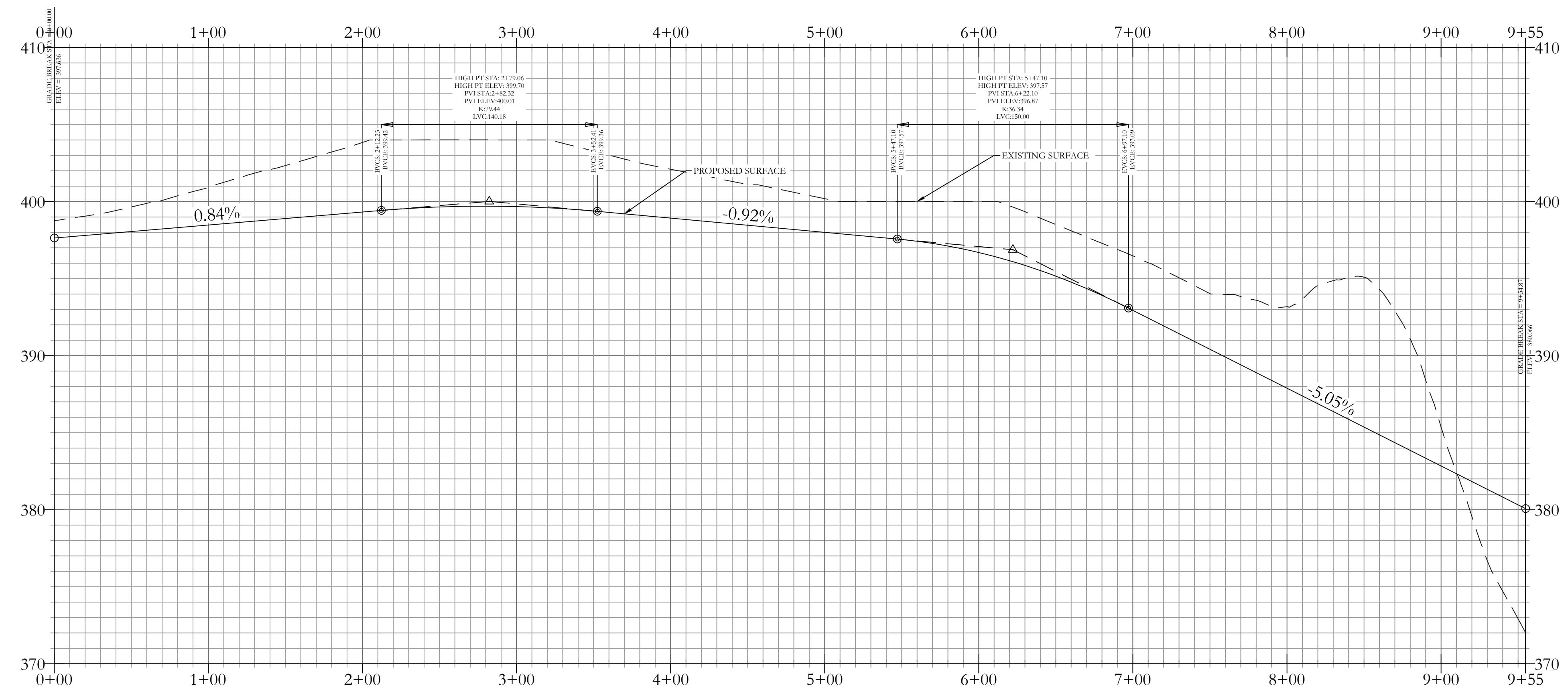
DATE:	12/22/2021	C.A.D. BY:		DRAWING NUMBER:
REVISION:		CHECKED BY:		21-1175
SHEET:	C-21	SCALE:		
500	1S	14W	0	17
			330	62
				1762





BASIS OF BEARINGS:  
 CURVED ARCS  
 COORDINATE SYSTEM, SOUTH ZONE  
 BY  
 GPS OBSERVATION

ROAD-2 PROFILE



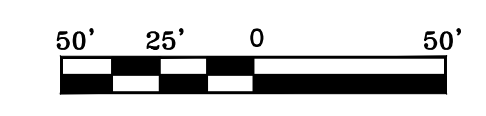
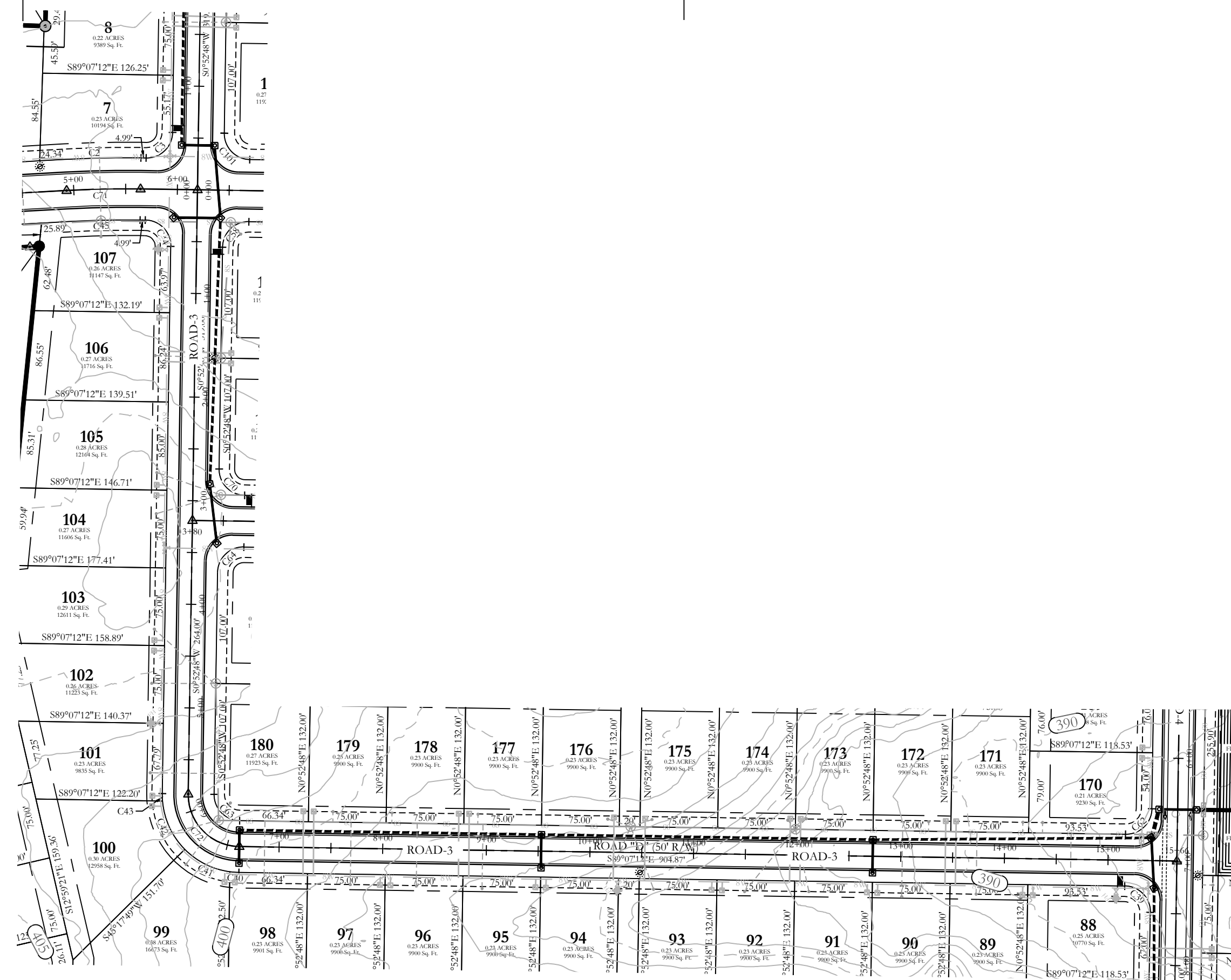
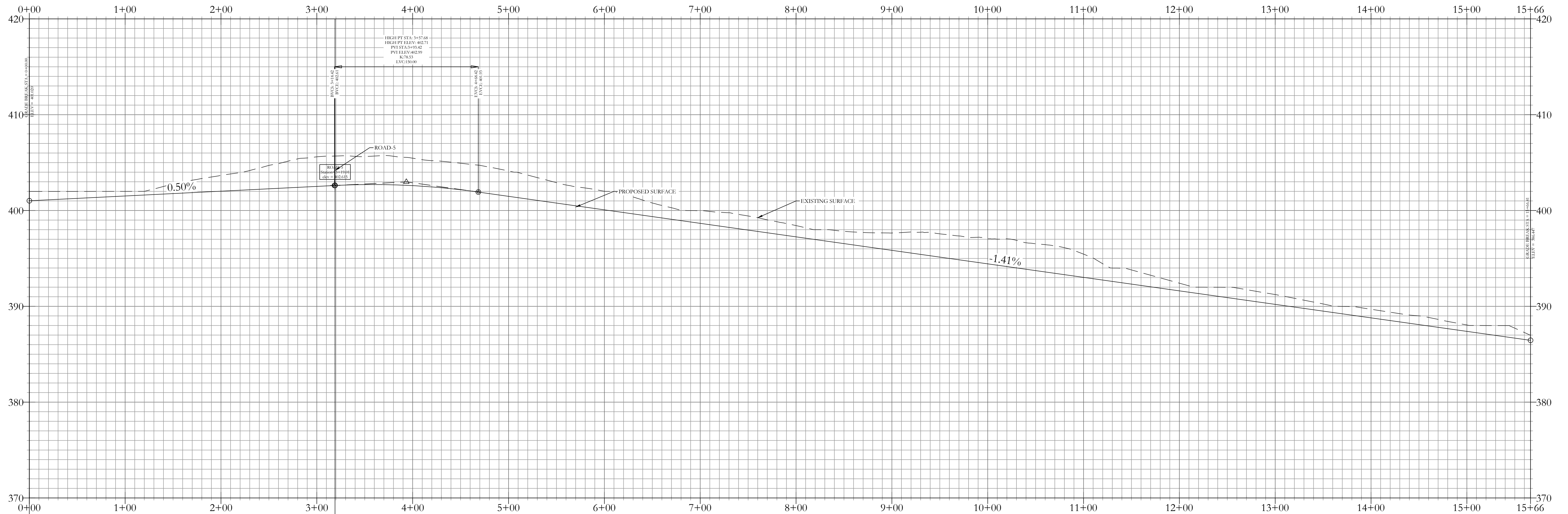
**HOPE CONSULTING**  
 ENGINEERS - SURVEYORS  
 117 S. Market Street,  
 Benton, Arkansas 72015  
 PH. (501) 315-2626  
 FAX (501) 315-0024  
 www.hopeconsulting.com

FOR USE AND BENEFIT OF:  
**WIGGINS FAMILY REAL ESTATE HOLDINGS, LLC**  
 THE VILLAGES AT MAGNOLIA LANE SUBDIVISION  
 STREET PLAN AND PROFILE  
 BRYANT, SALINE COUNTY, ARKANSAS

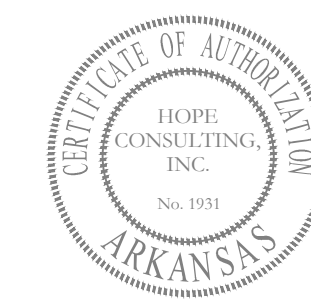
DATE:	12/22/2021	C.A.D. BY:		DRAWING NUMBER:
REVISIONS:		CHECKED BY:		21-1175
SHEET:	C-2.2	SCALE:		
500	1S	14W	0 17	330 62 1762



ROAD-3 PROFILE



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



**HOPE CONSULTING**  
 ENGINEERS - SURVEYORS

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

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

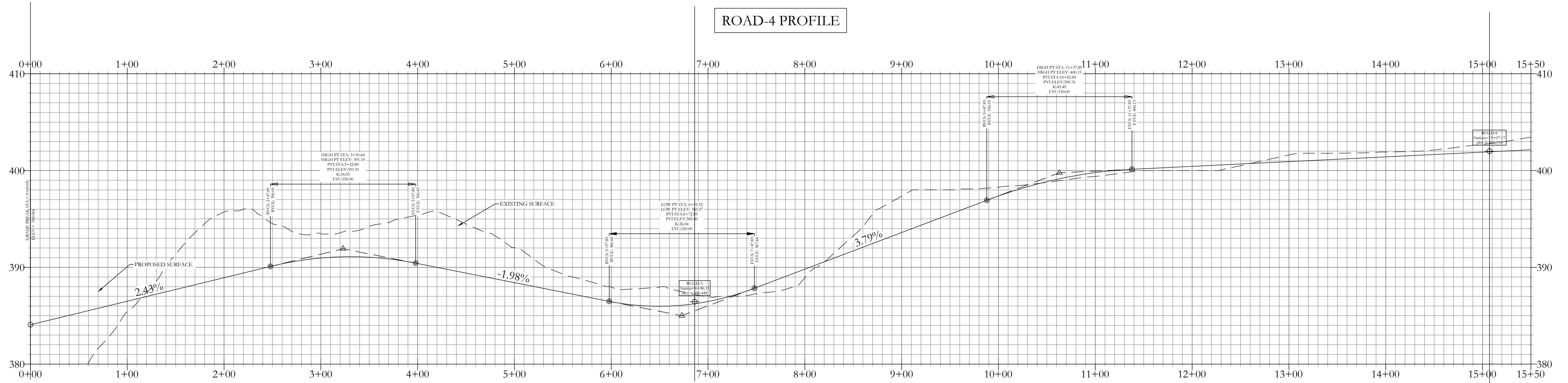
THE VILLAGES AT MAGNOLIA LANE SUBDIVISION  
 STREET PLAN AND PROFILE  
 BRYANT, SALINE COUNTY, ARKANSAS

DATE:	12/22/2021	C.A.D. BY:		DRAWING NUMBER:
REVISION:		CHECKED BY:		21-1175
SHEET:	C-23	SCALE:		

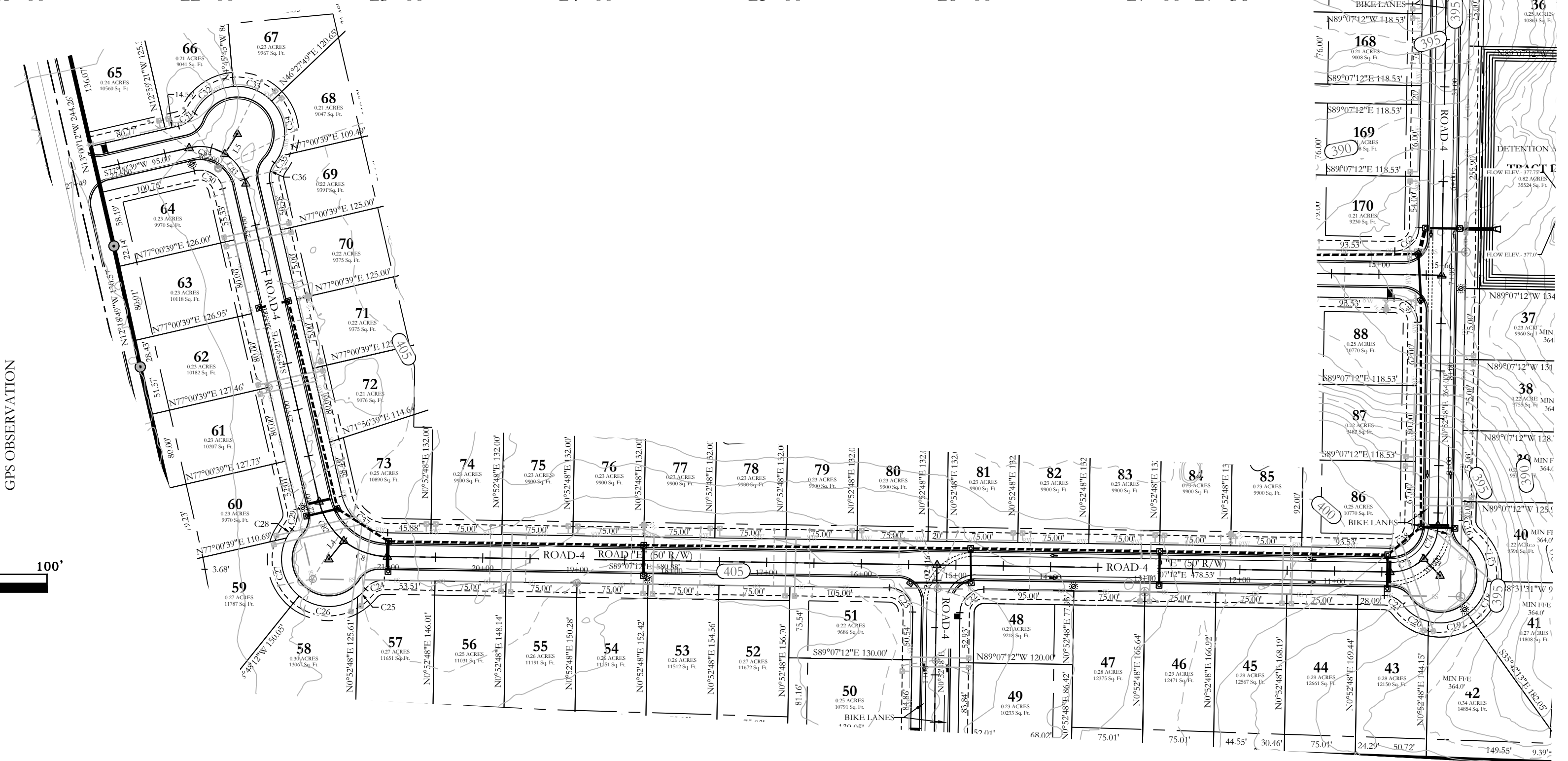
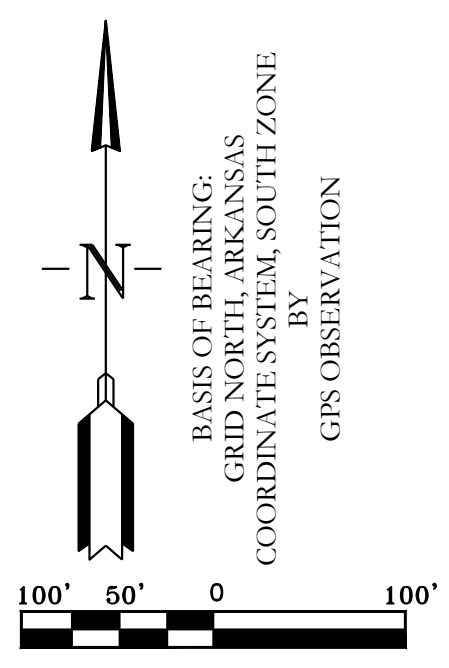
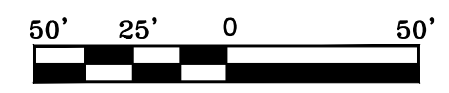
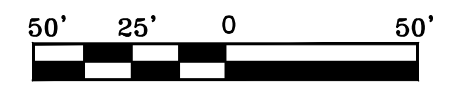
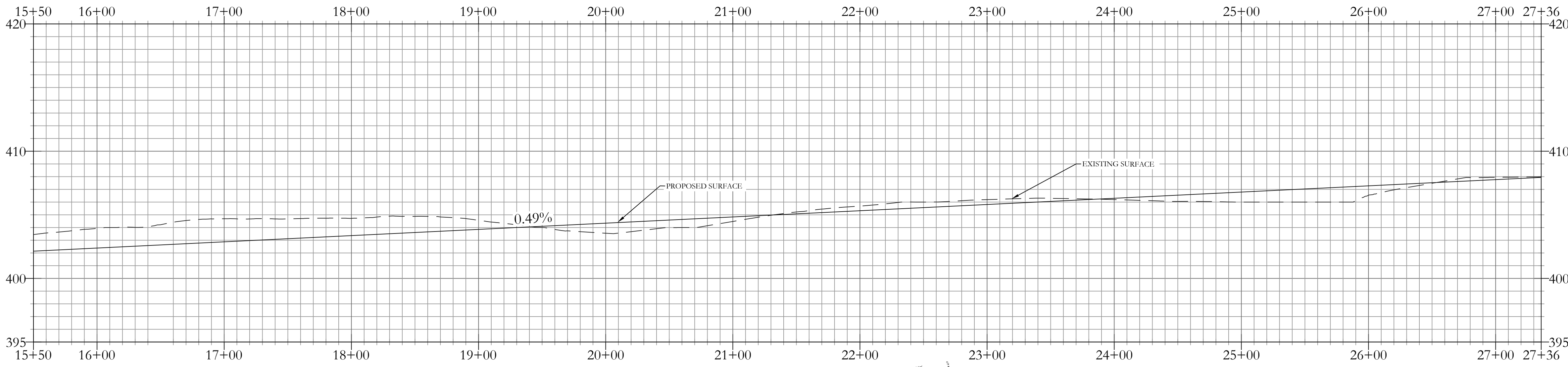
500 1S 14W 0 17 330 62 1762



ROAD-4 PROFILE



ROAD-4 PROFILE

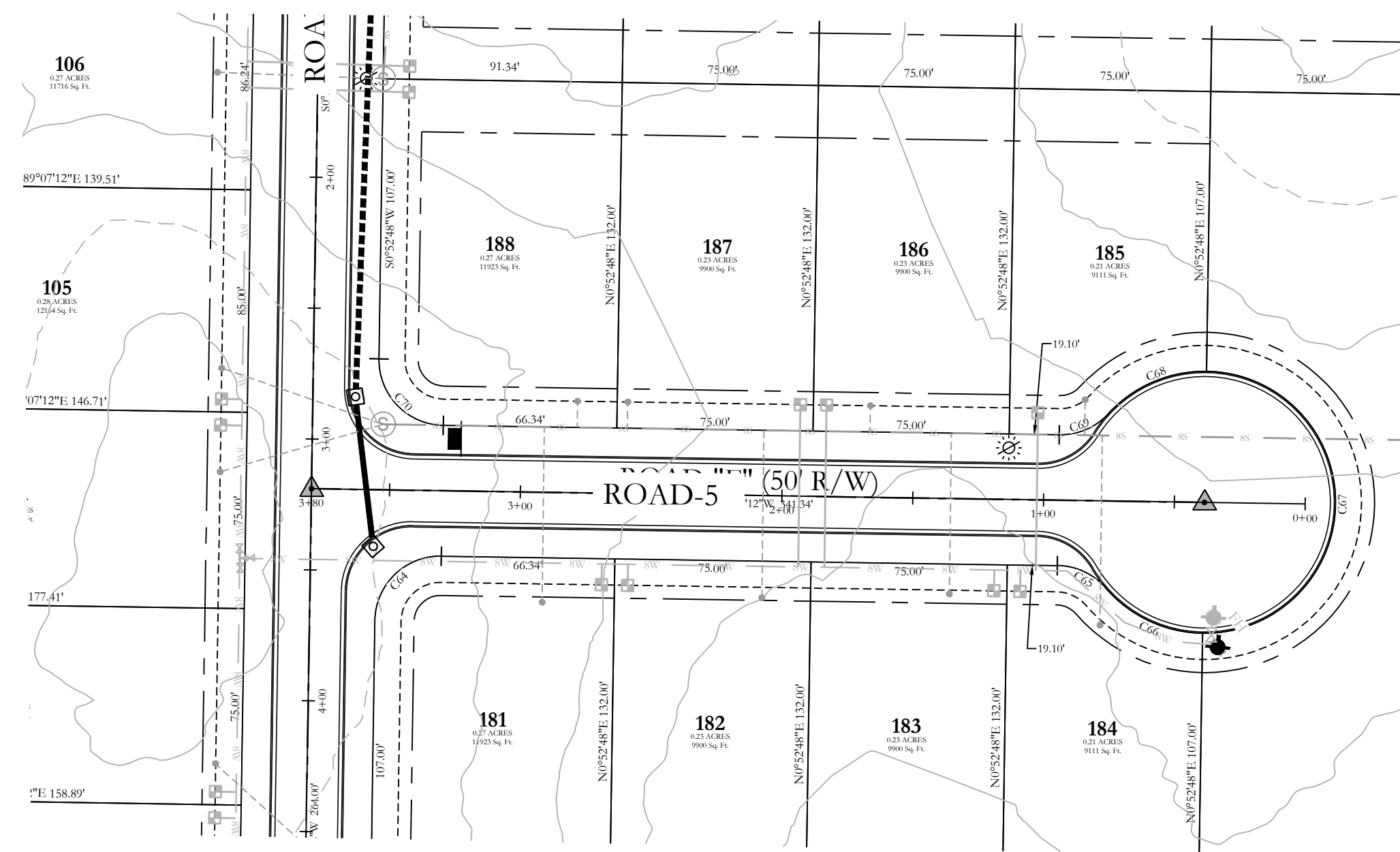


**HOPE CONSULTING**  
ENGINEERS - SURVEYORS

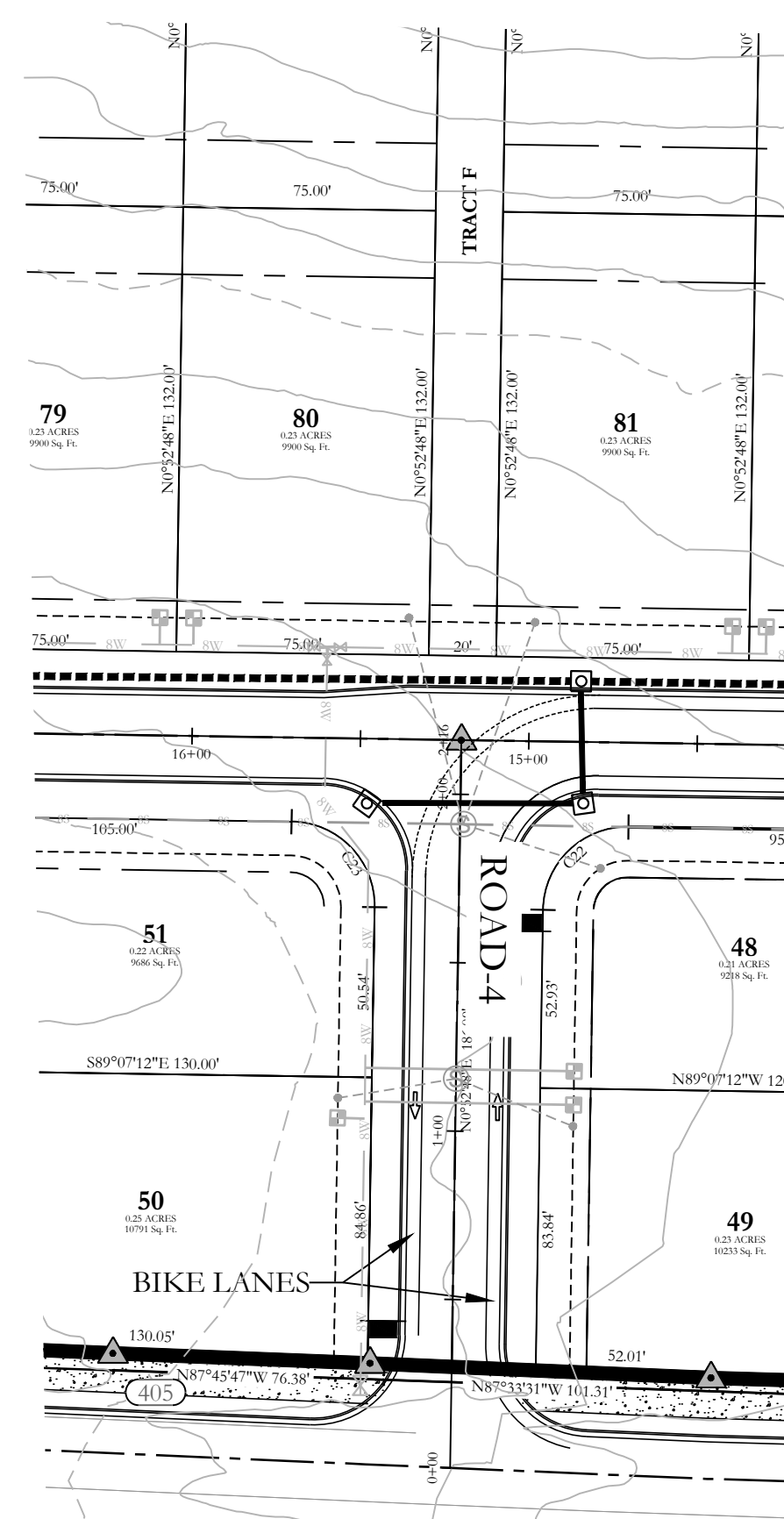
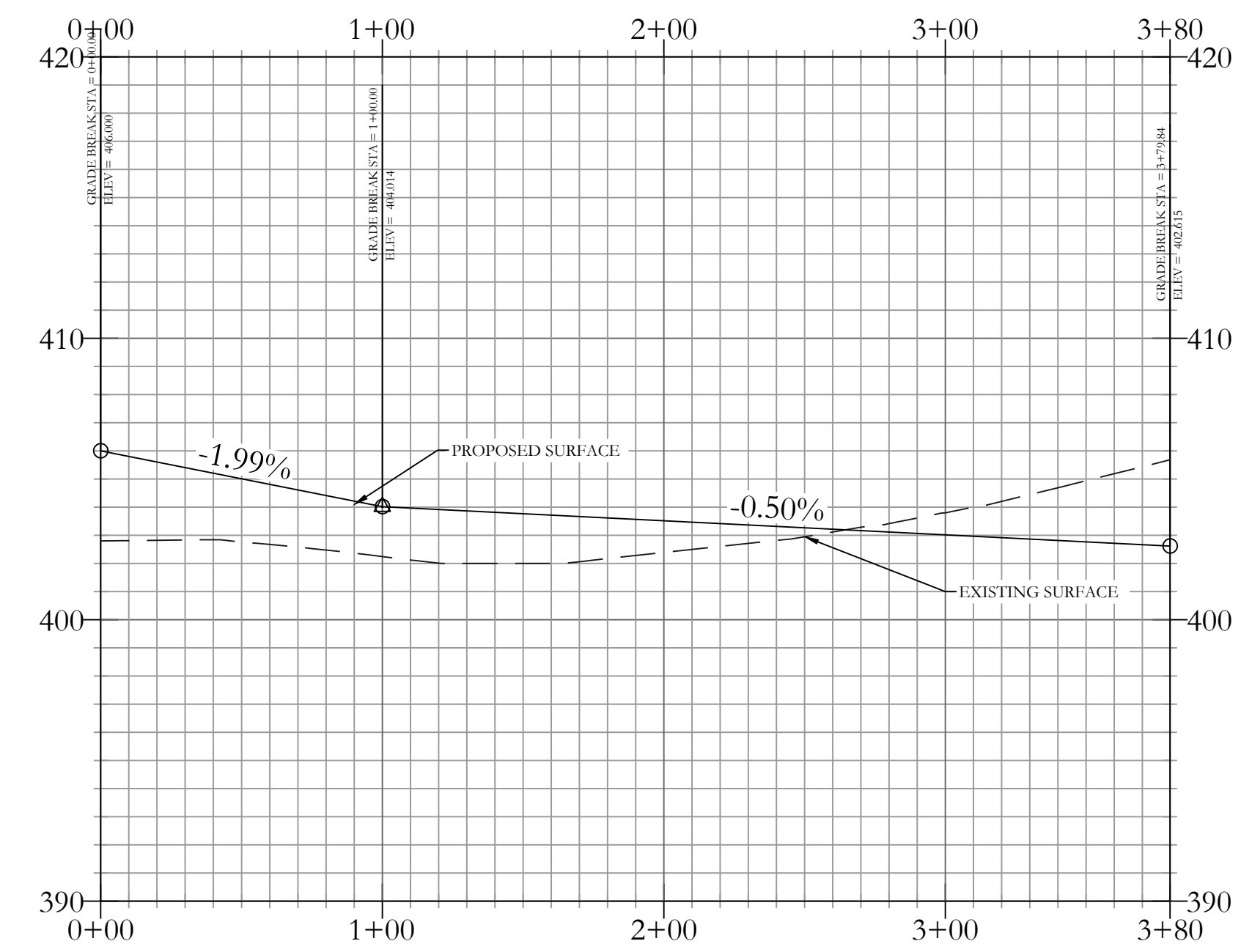
117 S. Market Street,  
Benton, Arkansas 72015  
PH. (501) 315-2626  
FAX (501) 315-0024  
www.hopeconsulting.com

FOR USE AND BENEFIT OF: WIGGINS FAMILY REAL ESTATE HOLDINGS, LLC			
THE VILLAGES AT MAGNOLIA LANE SUBDIVISION STREET PLAN AND PROFILE BRYANT, SALINE COUNTY, ARKANSAS			
DATE:	12/22/2021	C.A.D. BY:	DRAWING NUMBER:
REVISION:		CHECKED BY:	21-1175
SHEET:	C-24	SCALE:	
500	1S	14W	0 17 330 62 1762

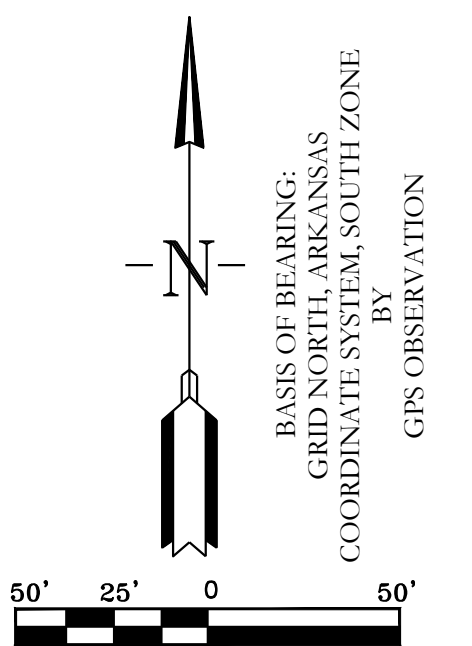
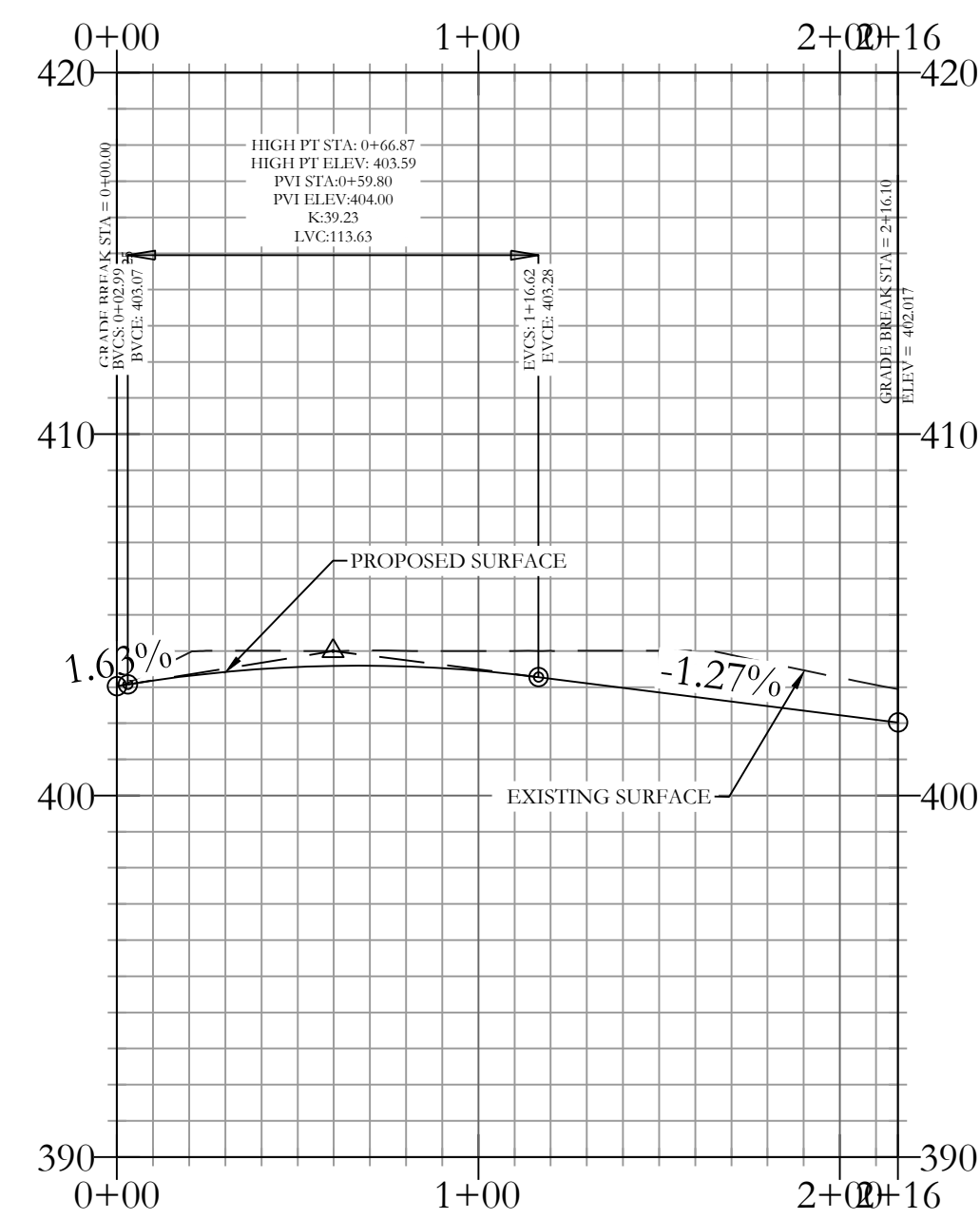




ROAD-5 PROFILE



ROAD-6 PROFILE



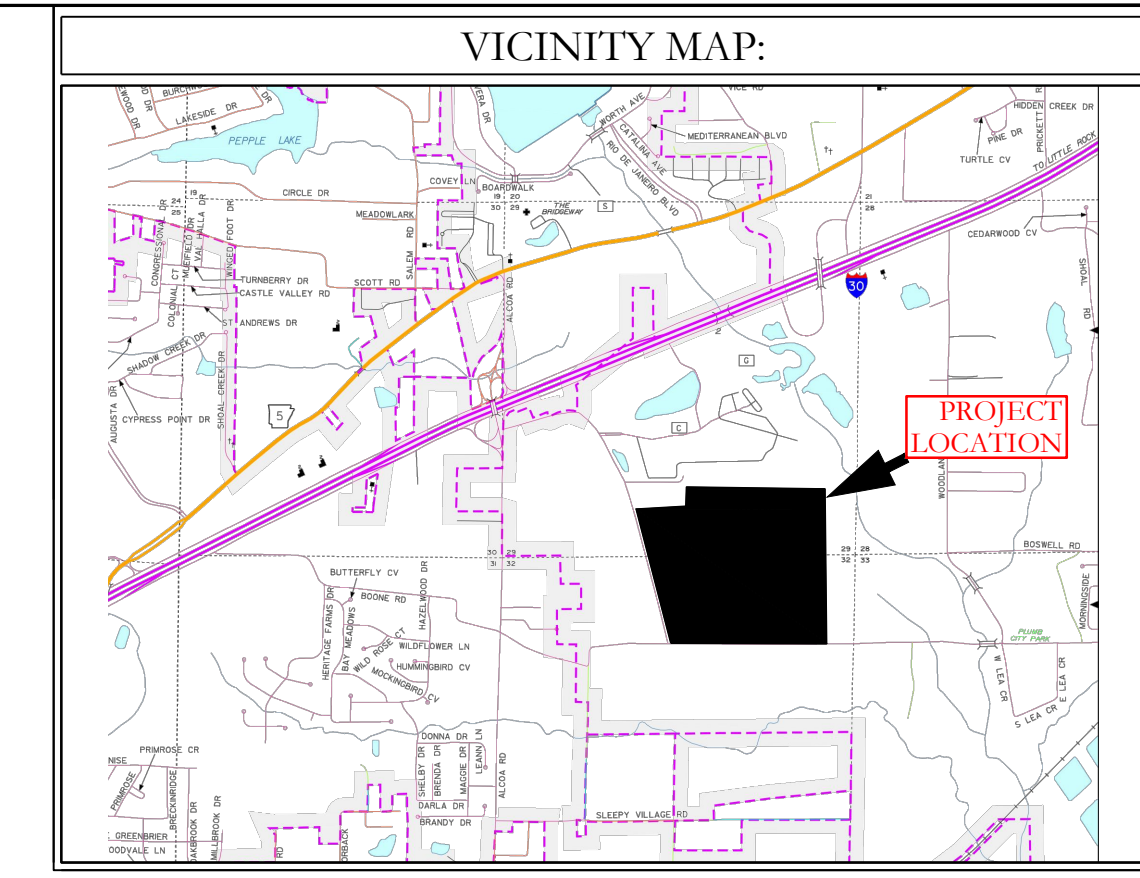
**HOPE CONSULTING**  
ENGINEERS - SURVEYORS  
117 S. Market Street,  
Benton, Arkansas 72015  
PH. (501) 315-2626  
FAX (501) 315-0024  
www.hopeconsulting.com

FOR USE AND BENEFIT OF:  
**WIGGINS FAMILY REAL ESTATE HOLDINGS, LLC**  
THE VILLAGES AT MAGNOLIA LANE SUBDIVISION  
STREET PLAN AND PROFILE  
BRYANT, SALINE COUNTY, ARKANSAS

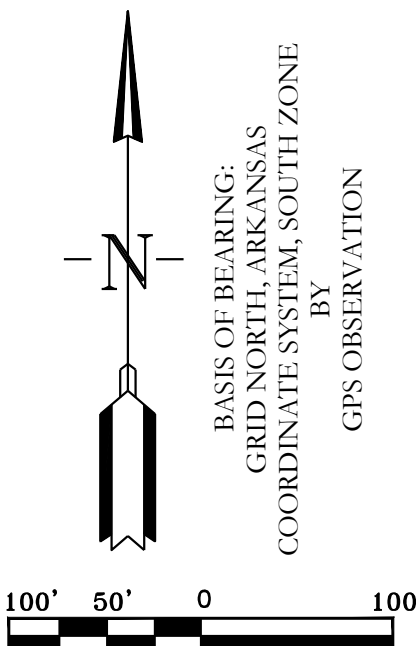
DATE:	12/22/2021	C.A.D. BY:	DRAWING NUMBER:
REVISION:		CHECKED BY:	21-1175
SHEET:	C-25	SCALE:	

500	1S	14W	0	17	330	62	1762
-----	----	-----	---	----	-----	----	------





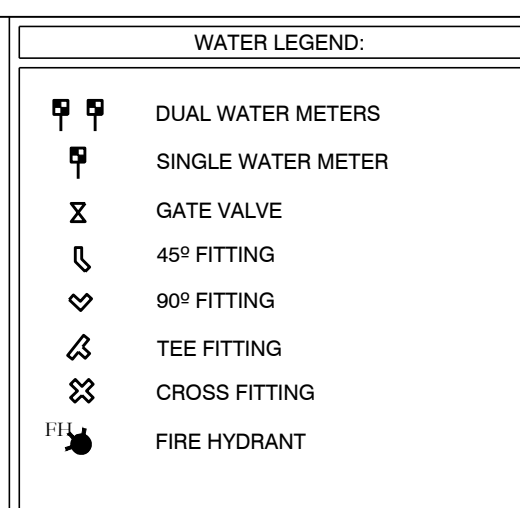
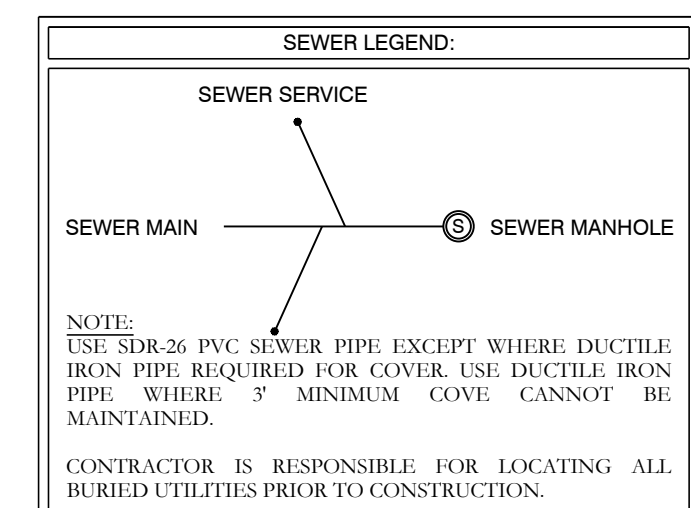
- WATER & SEWER UTILITY NOTES:**
1. ALL NEW 8-INCH WATER MAINS TO BE CLASS 900.
  2. ALL WATER MAINS LARGER THAN 8" DIAMETER SHALL BE DUCTILE IRON (250 PSI PRESSURE CLASS).
  3. ALL WATER AND SEWER INSTALLATION TO BE IN ACCORDANCE WITH THE CITY OF BRYANT 'STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER LINES AND SEWER LINES, 2015 EDITION'.
  4. WATER LINES UNDER CULVERTS, CREEKS, CONCRETE CHANNELS, RETAINING WALLS, OR OTHER DIFFICULT AND/OR DANGEROUS TO MAINTAIN AREAS SHALL BE ENCASED IN A SMOOTH STEEL ENCASUREMENT PIPE. THE STEEL ENCASUREMENT SHALL EXTEND FIVE FEET EITHER SIDE OF THE AREA.
  5. EACH WATER SERVICE METER MUST HAVE ITS OWN SERVICE LINE CONNECTION TO THE MAIN (INCLUDES DOUBLE METERS DISPLAYED AS ONE SERVICE LINE ON THE PLAT).
  6. WATER MAIN CONNECTION TO THE NORTH WILL BE CONSTRUCTED IN PHASE 2, CONNECTION TO THE SOUTH WILL BE IN THE FINAL PHASE.
  7. CASING SPACERS SHALL BE STAINLESS STEEL, CASCADE MODEL CCS AS MANUFACTURED BY CASCADE WATER MFG. CO., OR APPROVED EQUAL.
- SEWER CONSTRUCTION NOTES:**
1. ALL SEWER INSTALLATION TO BE IN ACCORDANCE WITH THE CITY OF BRYANT 'STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER LINES AND SEWER LINES, 2015 EDITION'.
  2. ALL SEWER LINES CROSSING UNDER ALL CONCRETE STORM DRAINS OR ANY STORM DRAIN 36-INCH DIAMETER AND LARGER, OR ALL STORM DRAINS WITH MULTIPLE PIPE RUNS, SHALL BE STEEL ENCASED A MINIMUM OF 5 FEET EITHER SIDE OF THE STORM DRAIN.
  3. CASING SPACERS SHALL BE STAINLESS STEEL, CASCADE MODEL CCS AS MANUFACTURED BY CASCADE WATER MFG. CO., OR APPROVED EQUAL.



**HOPE CONSULTING**  
ENGINEERS - SURVEYORS

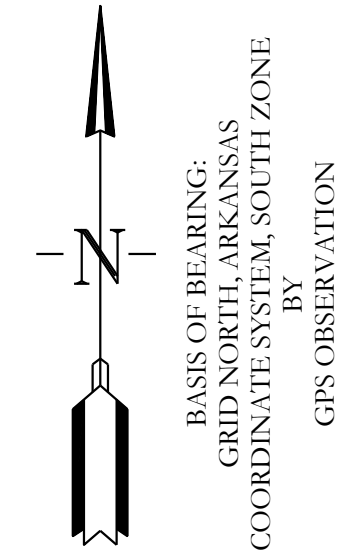
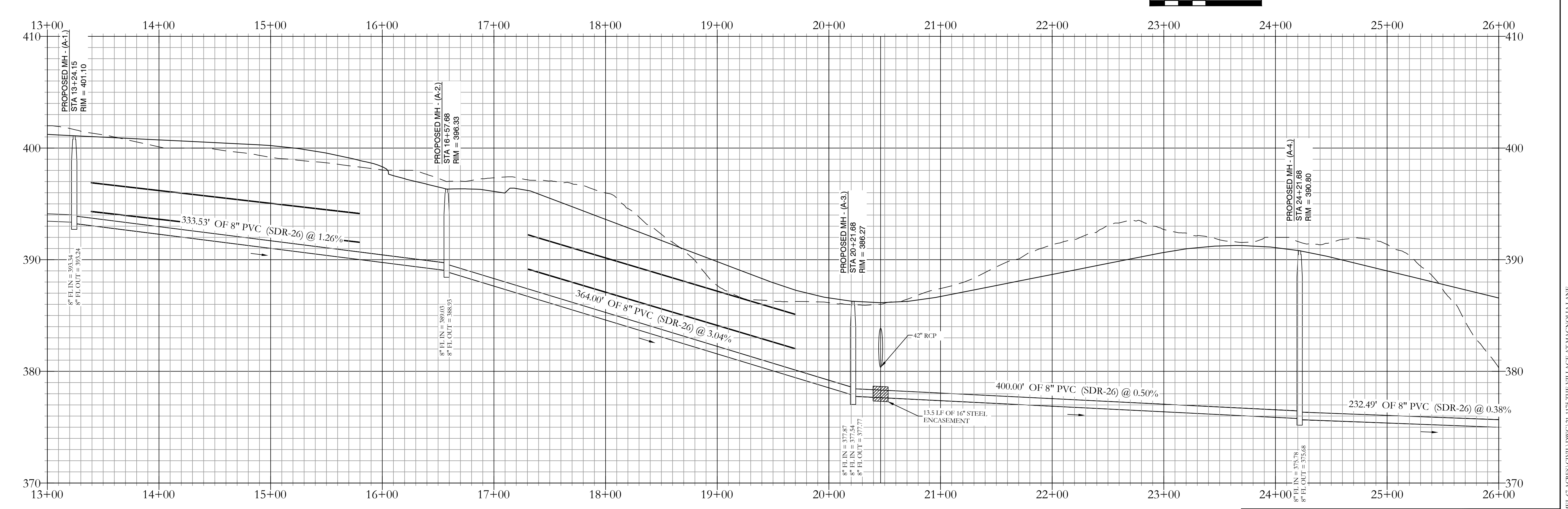
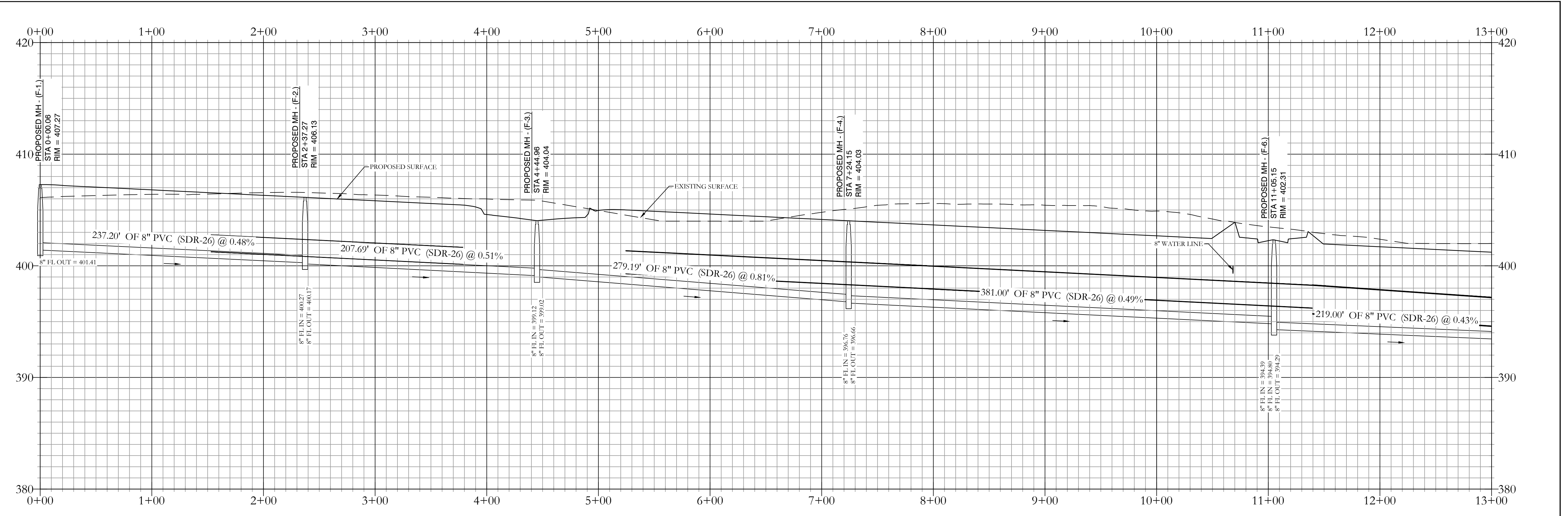
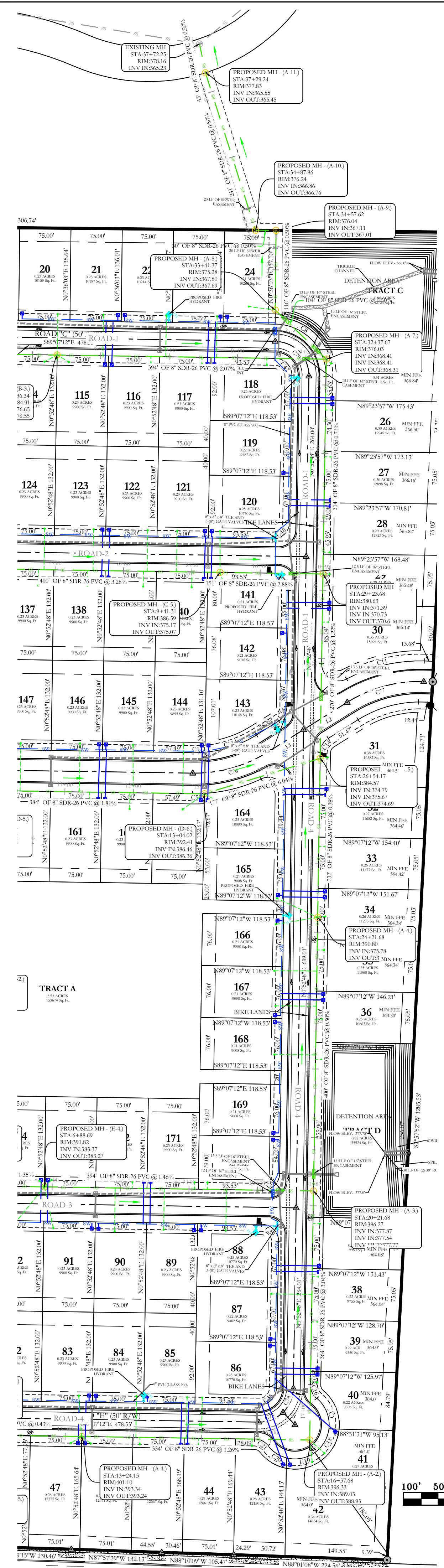
117 S. Market Street,  
Benton, Arkansas 72015  
PH. (501)315-2626  
FAX (501) 315-0024  
www.hopeconsulting.com

FOR USE AND BENEFIT OF: <b>WIGGINS FAMILY REAL ESTATE HOLDINGS, LLC</b>			
<b>THE VILLAGES AT MAGNOLIA LANE SUBDIVISION</b> UTILITY PLAN BRYANT, SALINE COUNTY, ARKANSAS			
DATE: 12/22/2021	C.A.D. BY:	DRAWING NUMBER:	
REVISED:	CHECKED BY:	<b>21-1175</b>	
SHEET: C-3.0	SCALE:	500	1S 15W 0 34 230 62 1807



KULAND PROJECTS 2006/SUBDIVISIONS/2021/21-1175 THE VILLAGES AT MAGNOLIA LANE SUBDIVISION CONSTRUCTION PLANS 12-22-2021.DWG





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



SEWER LEGEND:	
	SEWER SERVICE
	SEWER MAIN
	SEWER MANHOLE

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

WATER LEGEND:	
	DUAL WATER METERS
	SINGLE WATER METER
	GATE VALVE
	45° FITTING
	90° FITTING
	TEE FITTING
	CROSS FITTING
	FIRE HYDRANT

**HOPE CONSULTING**  
ENGINEERS - SURVEYORS

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

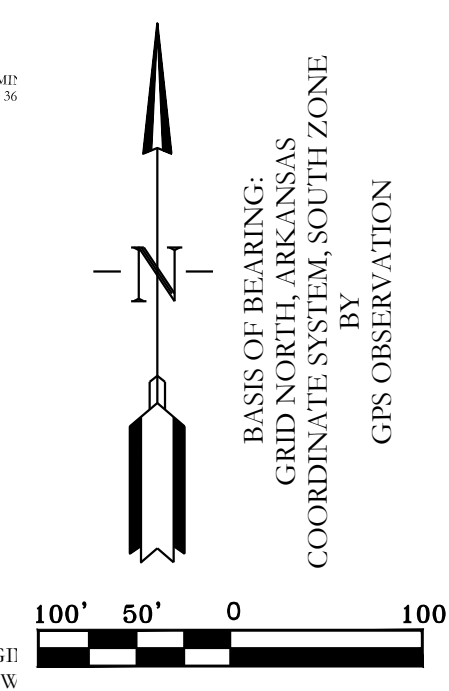
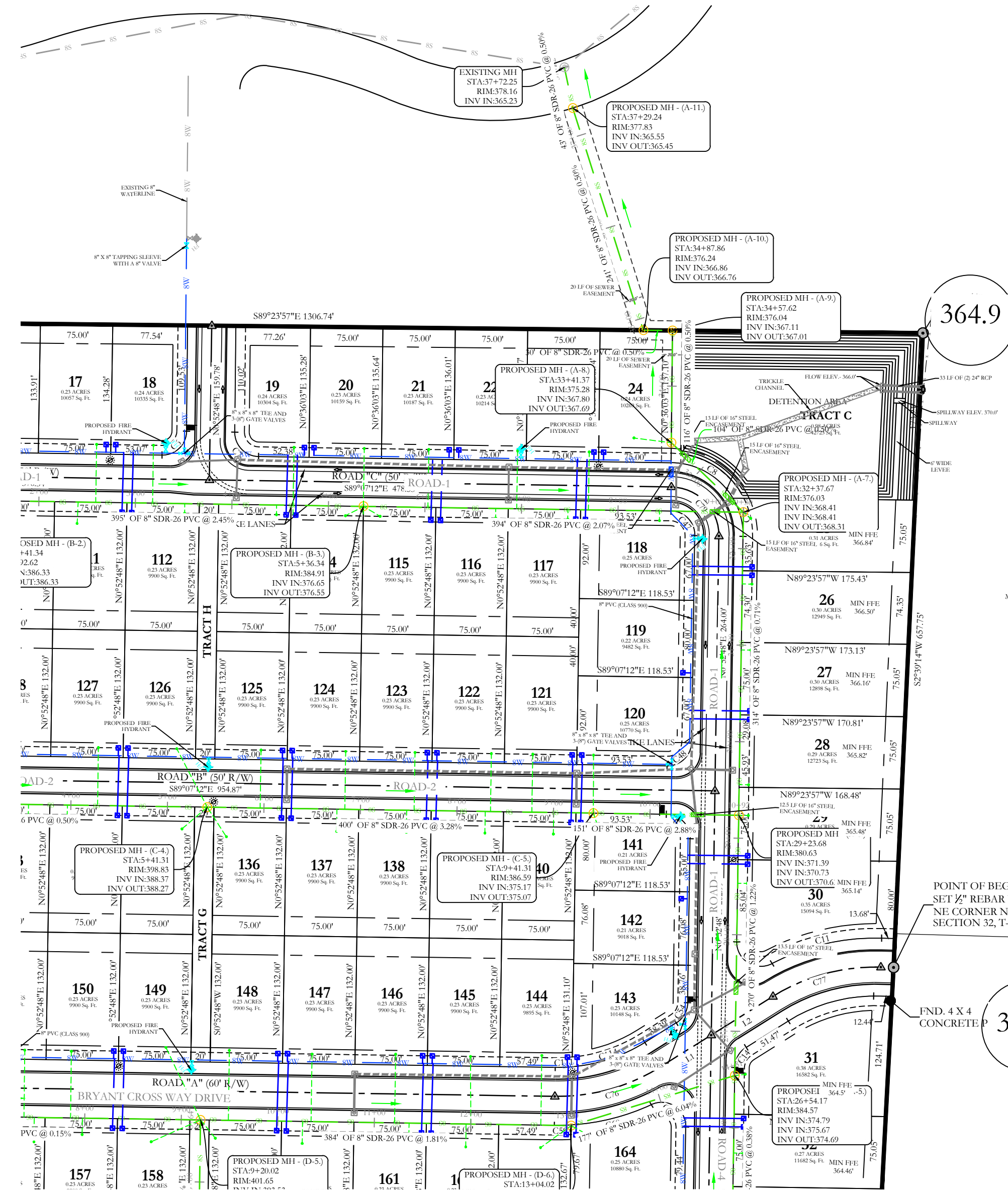
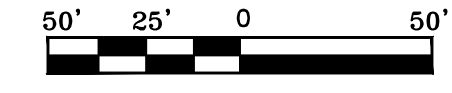
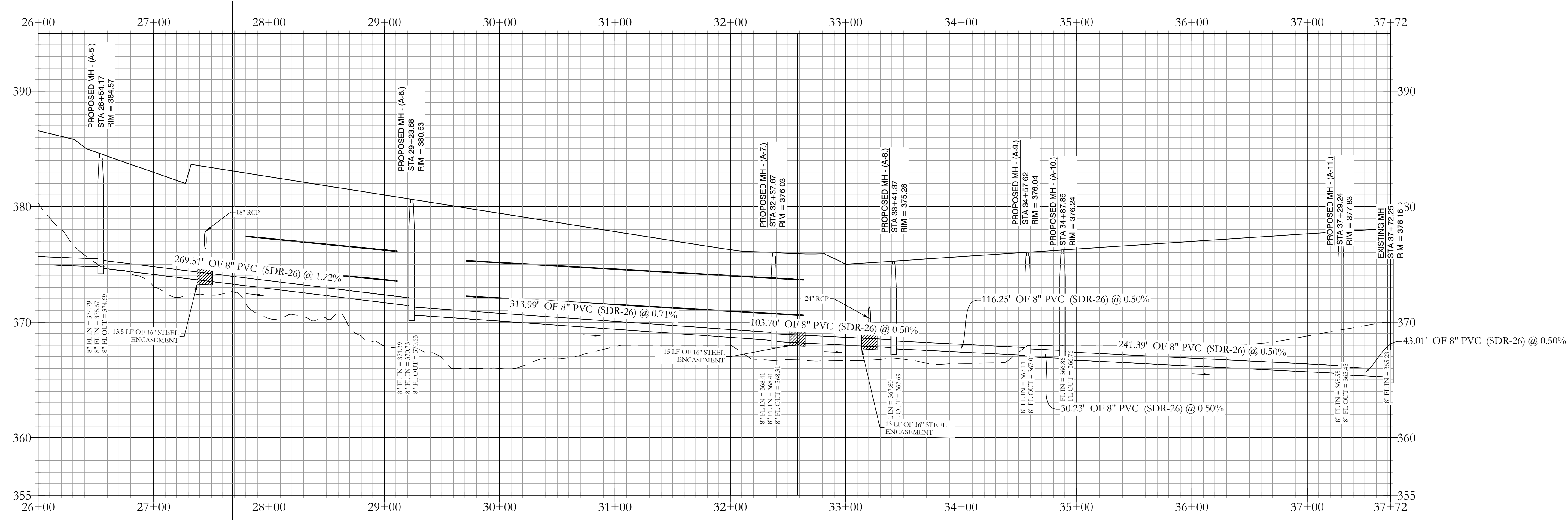
FOR USE AND BENEFIT OF:  
**WIGGINS FAMILY REAL ESTATE HOLDINGS, LLC**

**THE VILLAGES AT MAGNOLIA LANE SUBDIVISION**  
UTILITY PLAN AND PROFILE  
BRYANT, SALINE COUNTY, ARKANSAS

DATE: 12/22/2021	C.A.D. BY:	DRAWING NUMBER:
REVISIONS:	CHECKED BY:	21-1175
SHEET: C-3.1	SCALE:	

500	1S	15W	0	34	230	62	1807
-----	----	-----	---	----	-----	----	------





SEWER LEGEND:	
	SEWER SERVICE
	SEWER MAIN
	SEWER MANHOLE

NOTE:  
USE SDR-26 PVC SEWER PIPE EXCEPT WHERE DUCTILE IRON PIPE REQUIRED FOR COVER. USE DUCTILE IRON PIPE WHERE 3' MINIMUM COVER CANNOT BE MAINTAINED.

CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL BURIED UTILITIES PRIOR TO CONSTRUCTION.

WATER LEGEND:	
	DUAL WATER METERS
	SINGLE WATER METER
	GATE VALVE
	45° FITTING
	90° FITTING
	TEE FITTING
	CROSS FITTING
	FIRE HYDRANT

**HOPE CONSULTING** ENGINEERS - SURVEYORS

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

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

**THE VILLAGES AT MAGNOLIA LANE SUBDIVISION**  
UTILITY PLAN AND PROFILE  
BRYANT, SALINE COUNTY, ARKANSAS

DATE: 12/22/2021	C.A.D. BY:	DRAWING NUMBER:
REVISION:	CHECKED BY:	<b>21-1175</b>
SHEET: C-3.2	SCALE:	

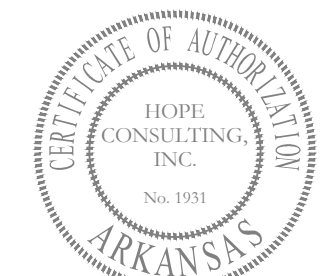
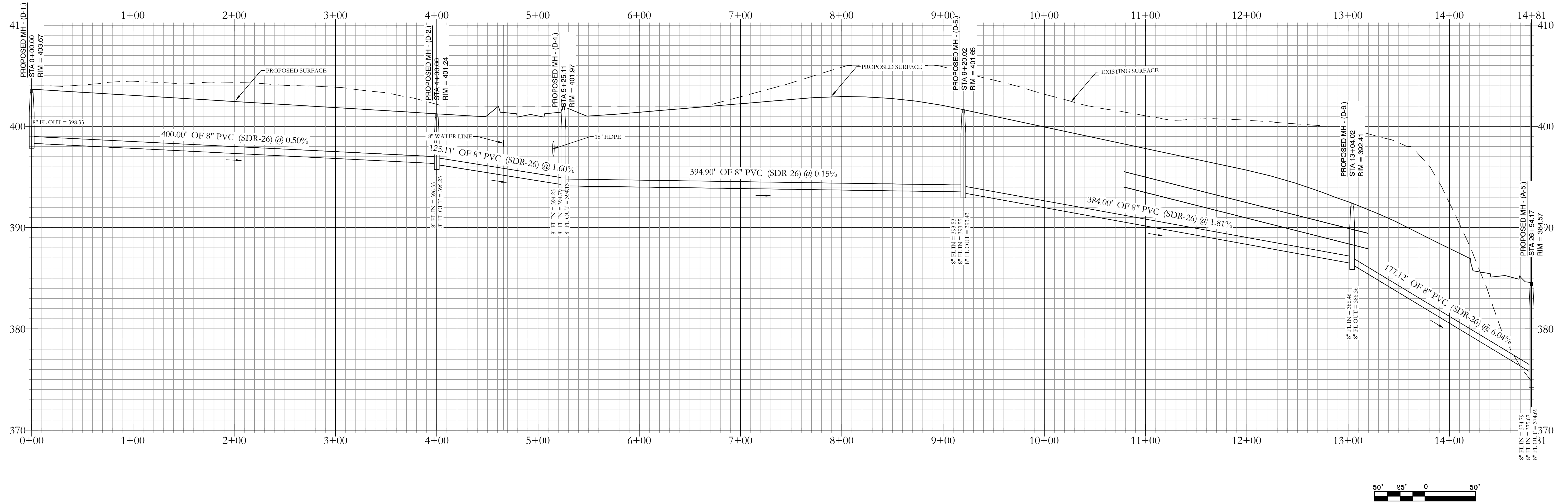
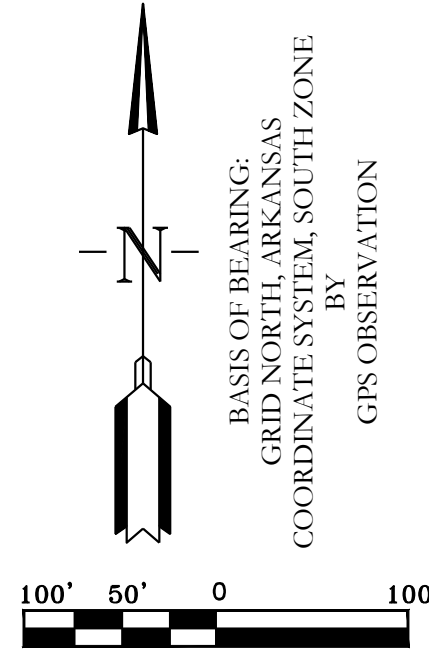
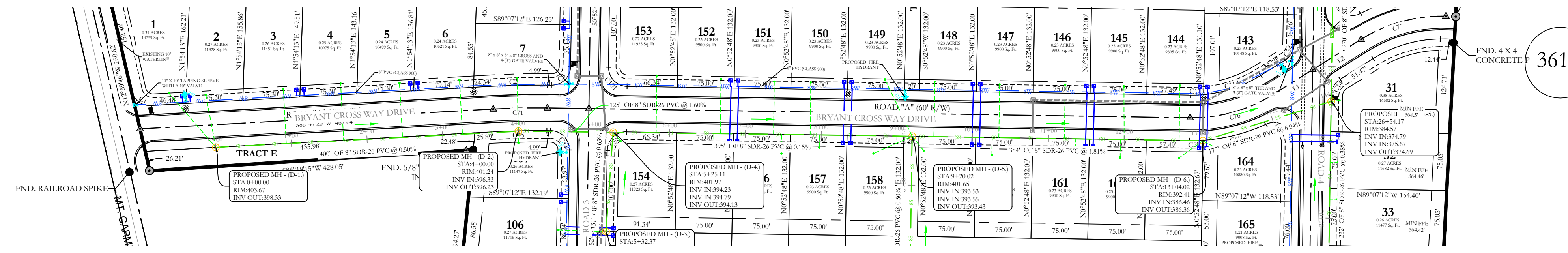
500	1S	15W	0	34	230	62	1807
-----	----	-----	---	----	-----	----	------

KULAND PROJECTS 2006 SUBDIVISIONS 2011 117 S. MARKET STREET, BENTON, ARKANSAS 72015 THE VILLAGES AT MAGNOLIA LANE SUBDIVISION CONSTRUCTION PLANS 12-22-2021.DWG









**HOPE CONSULTING**  
ENGINEERS - SURVEYORS

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

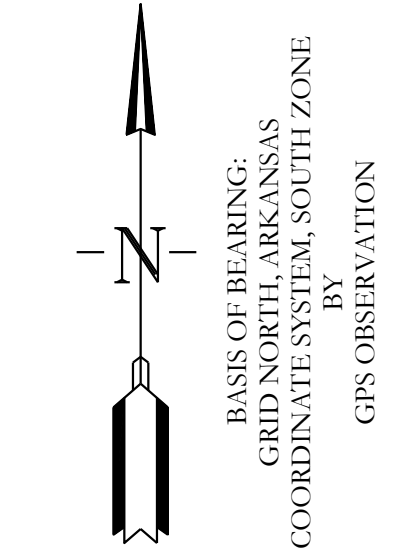
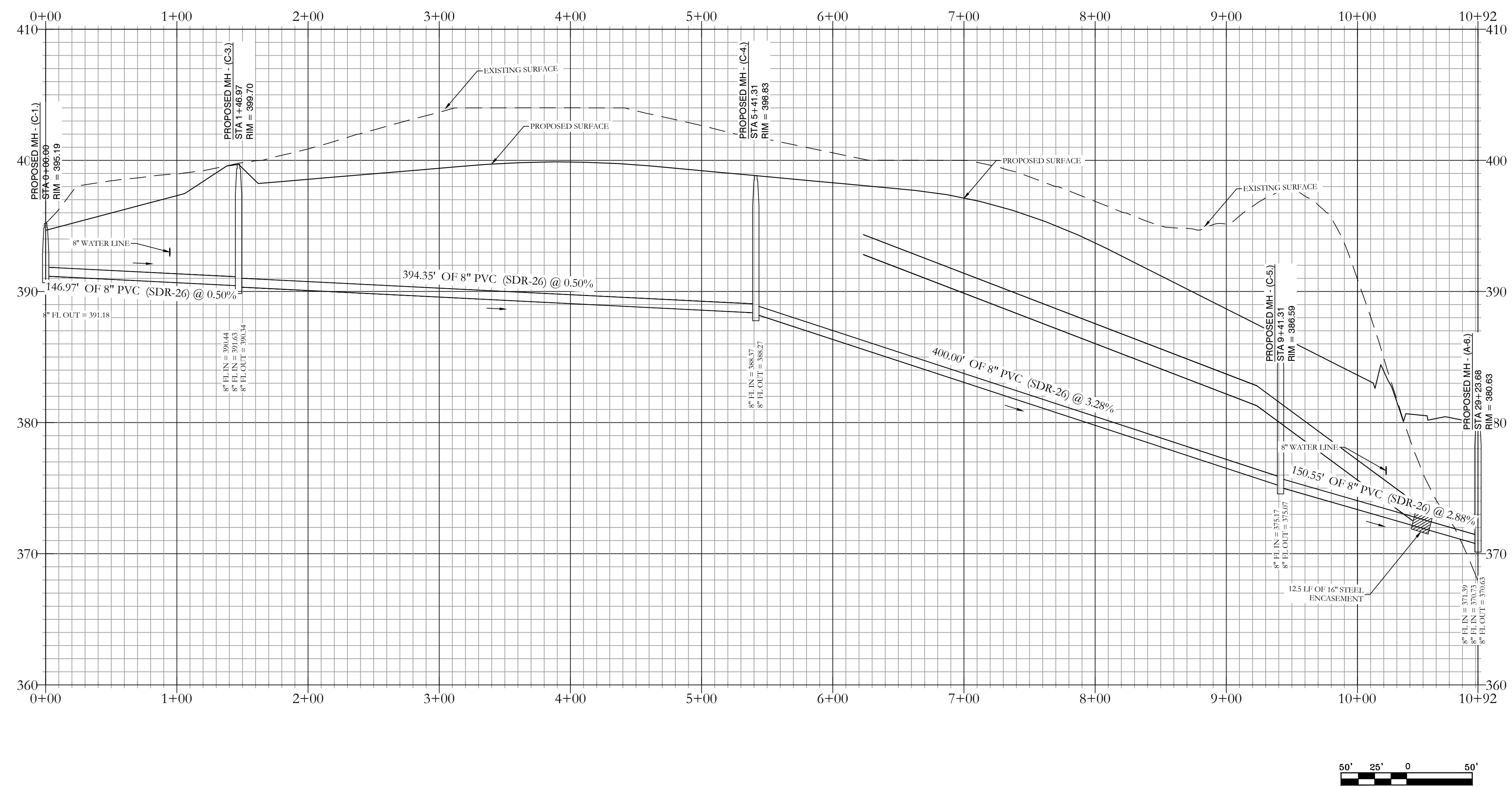
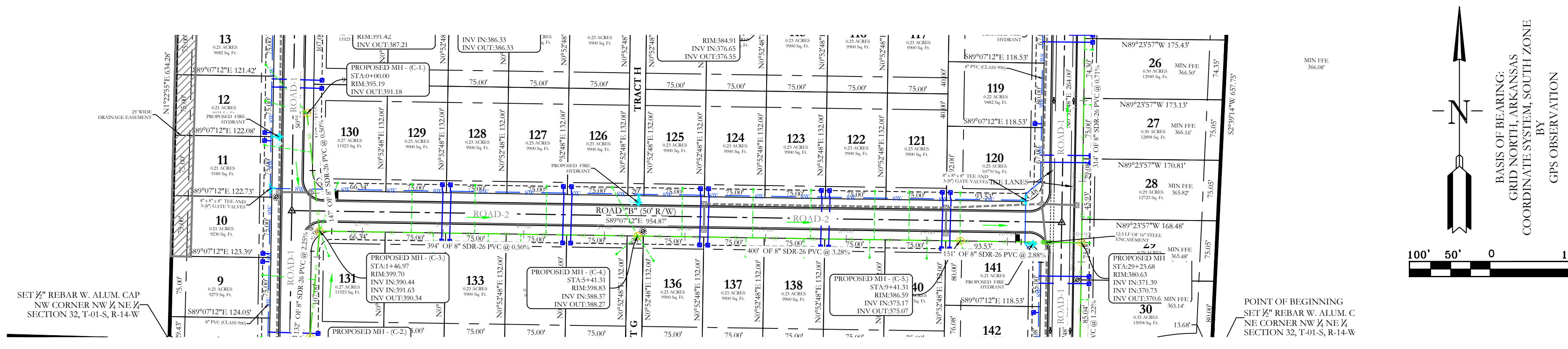
FOR USE AND BENEFIT OF:  
**WIGGINS FAMILY REAL ESTATE HOLDINGS, LLC**

**THE VILLAGES AT MAGNOLIA LANE SUBDIVISION**  
UTILITY PLAN AND PROFILE  
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	12/22/2021	C.A.D. BY:		DRAWING NUMBER:
REVISION:		CHECKED BY:		21-1175
SHEET:	C-34	SCALE:		
500	1S	15W	0 34	230 62 1807

K:\LAND PROJECTS\2006\SUBDIVISIONS\2011\1175\1175\_VILLAGES\_AT\_MAGNOLIA\_LANE\_SUBDIVISION\_CONSTRUCTION\_PLANS\_12-22-2021.DWG





**HOPE CONSULTING**  
ENGINEERS - SURVEYORS

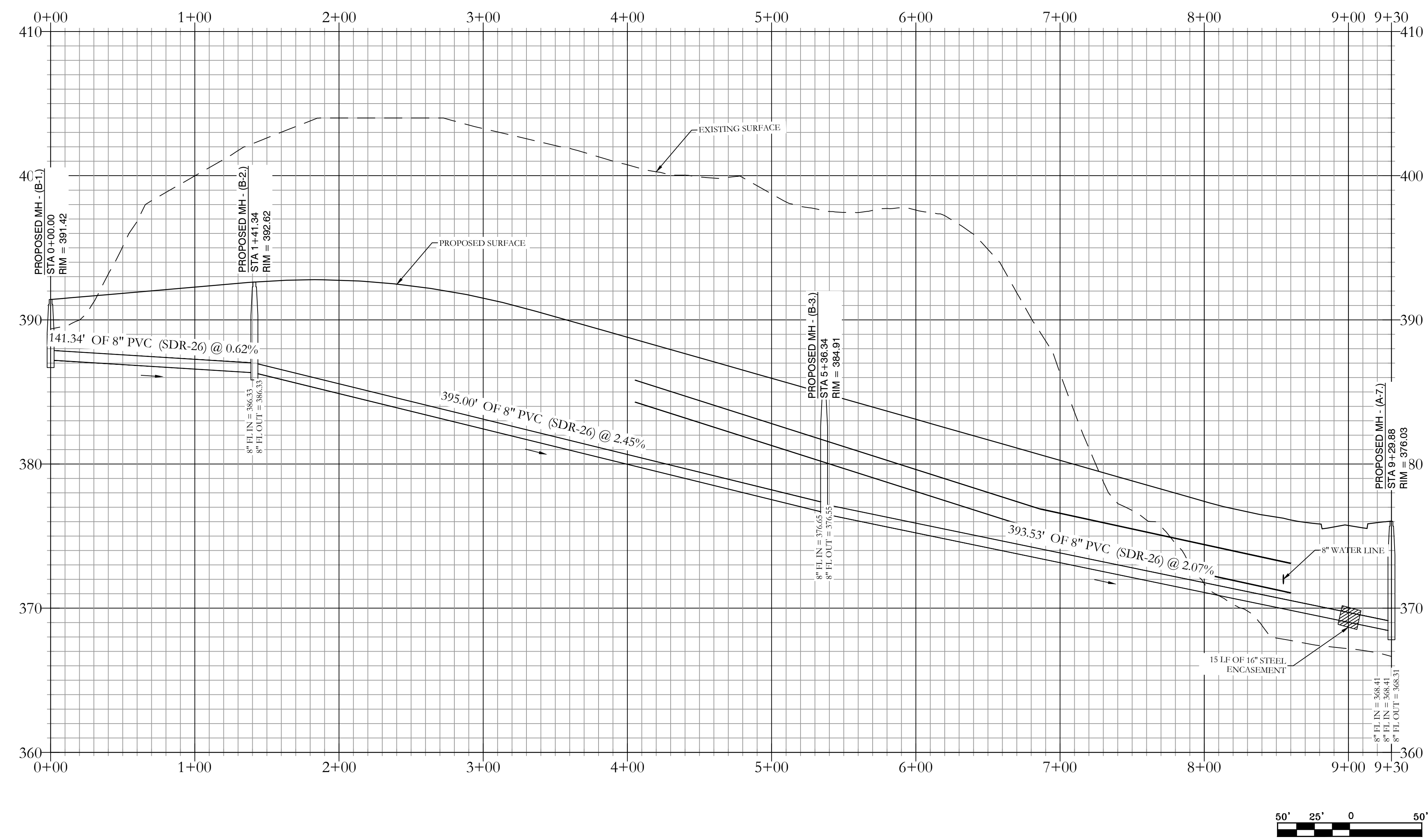
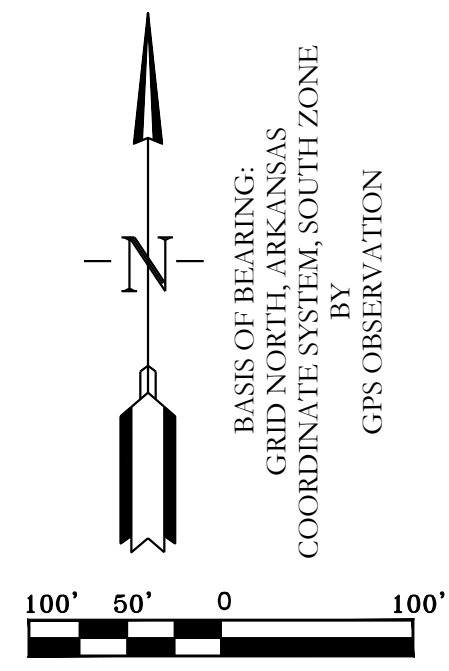
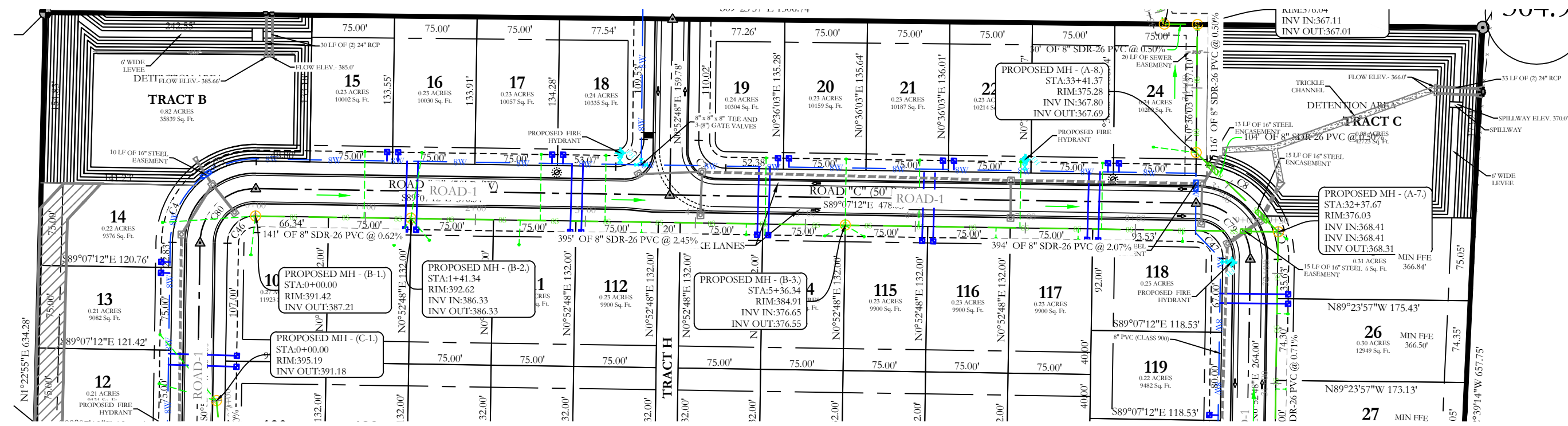
117 S. Market Street,  
Benton, Arkansas 72015  
PH. (501)315-2626  
FAX (501) 315-0024  
www.hopeconsulting.com

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

**THE VILLAGES AT MAGNOLIA LANE SUBDIVISION**  
UTILITY PLAN AND PROFILE  
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	12/22/2021	C.A.D. BY:	DRAWING NUMBER:
REVISED:		CHECKED BY:	21-1175
SHEET:	C-3.5	SCALE:	
500	1S	15W	0 34 230 62 1807



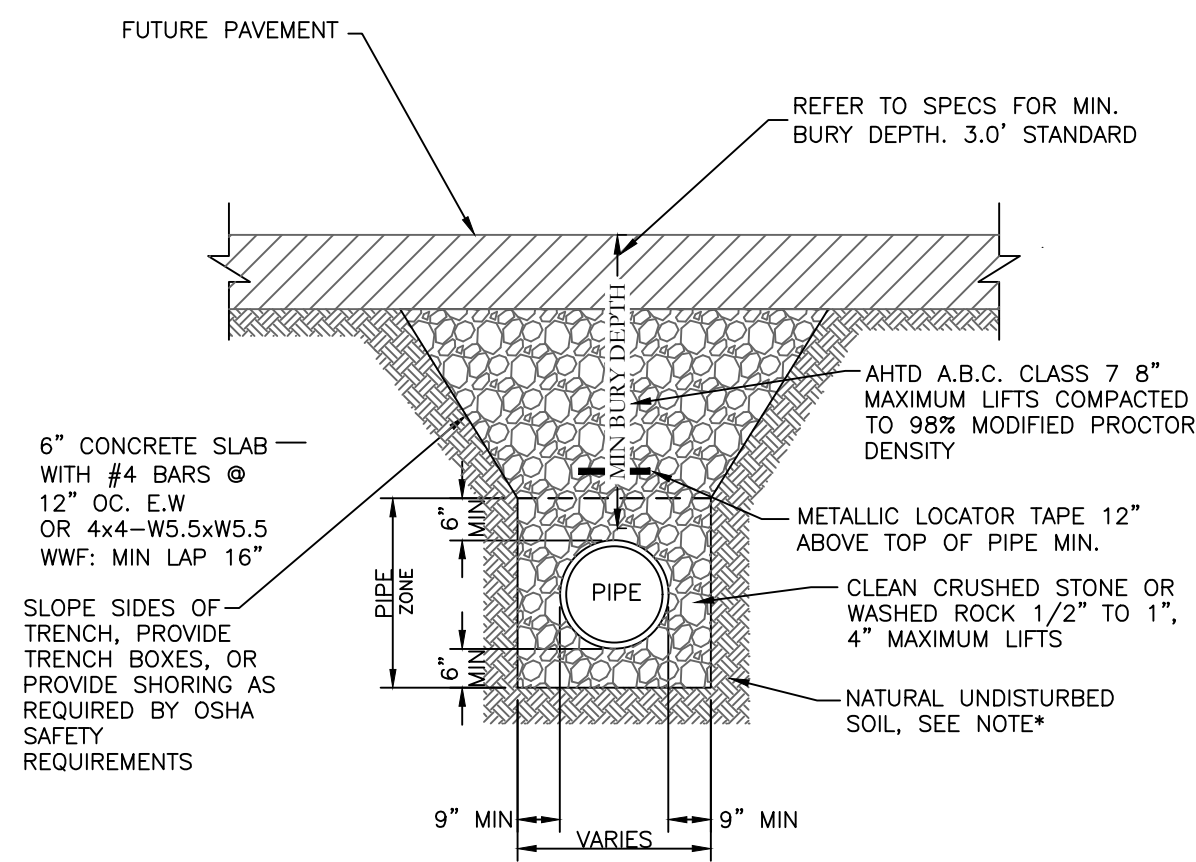


**HOPE CONSULTING** ENGINEERS - SURVEYORS  
 117 S. Market Street,  
 Benton, Arkansas 72015  
 PH. (501)315-2626 FAX (501) 315-0024  
 www.hopeconsulting.com

FOR USE AND BENEFIT OF: WIGGINS FAMILY REAL ESTATE HOLDINGS, LLC			
THE VILLAGES AT MAGNOLIA LANE SUBDIVISION UTILITY PLAN AND PROFILE BRYANT, SALINE COUNTY, ARKANSAS			
DATE: 12/22/2021	C.A.D. BY:	CHECKED BY:	DRAWING NUMBER: <b>21-1175</b>
REVISION:			
SHEET: C-3.6	SCALE:		
500	1S	15W	0 34 230 62 1807

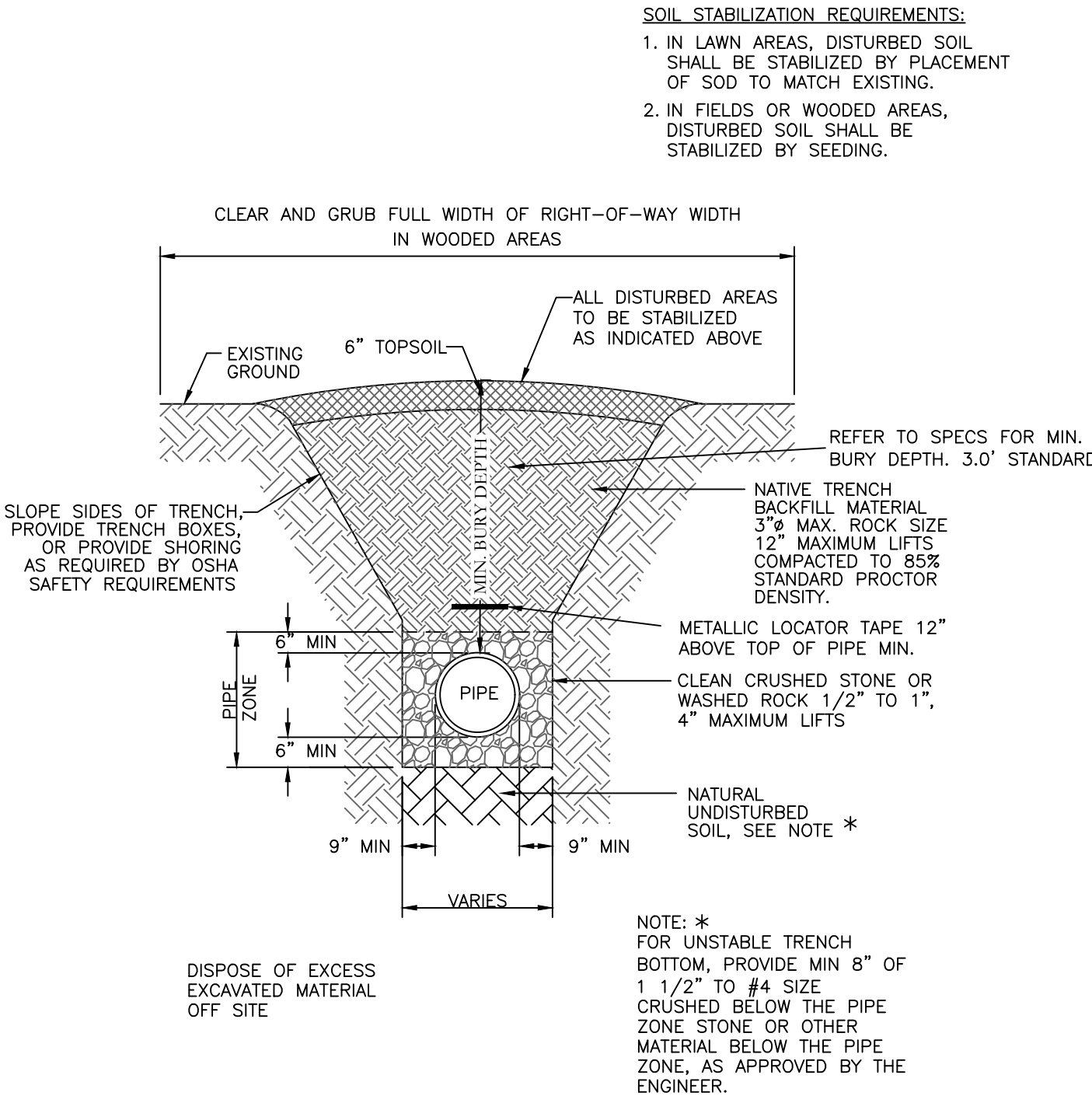
K:\LAND PROJECTS\2004\SUBDIVISIONS\2011\1175 THE VILLAGES AT MAGNOLIA LANE SUBDIVISION\CONSTRUCTION PLANS\21-1175 UTILITY PLAN AND PROFILE.DWG





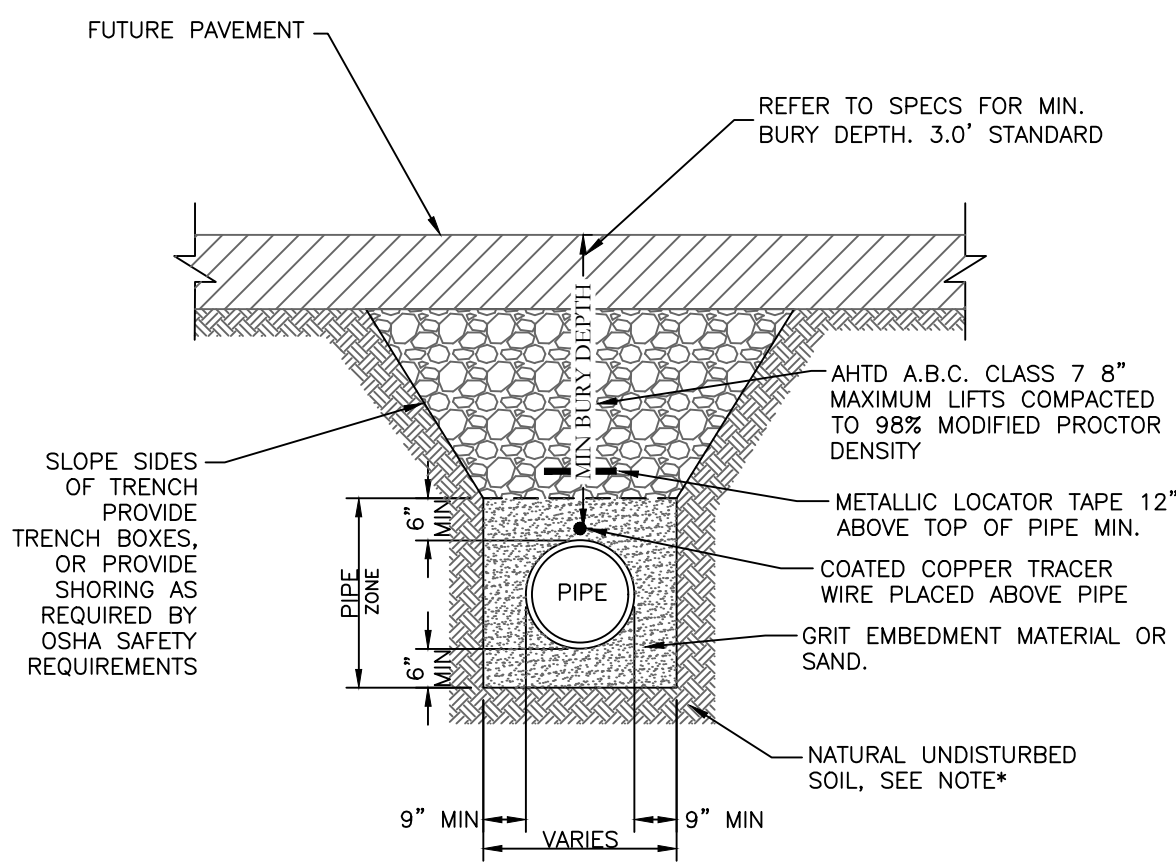
**PVC SEWER TRENCH UNDER FUTURE ASPHALT STREET**

N.T.S.



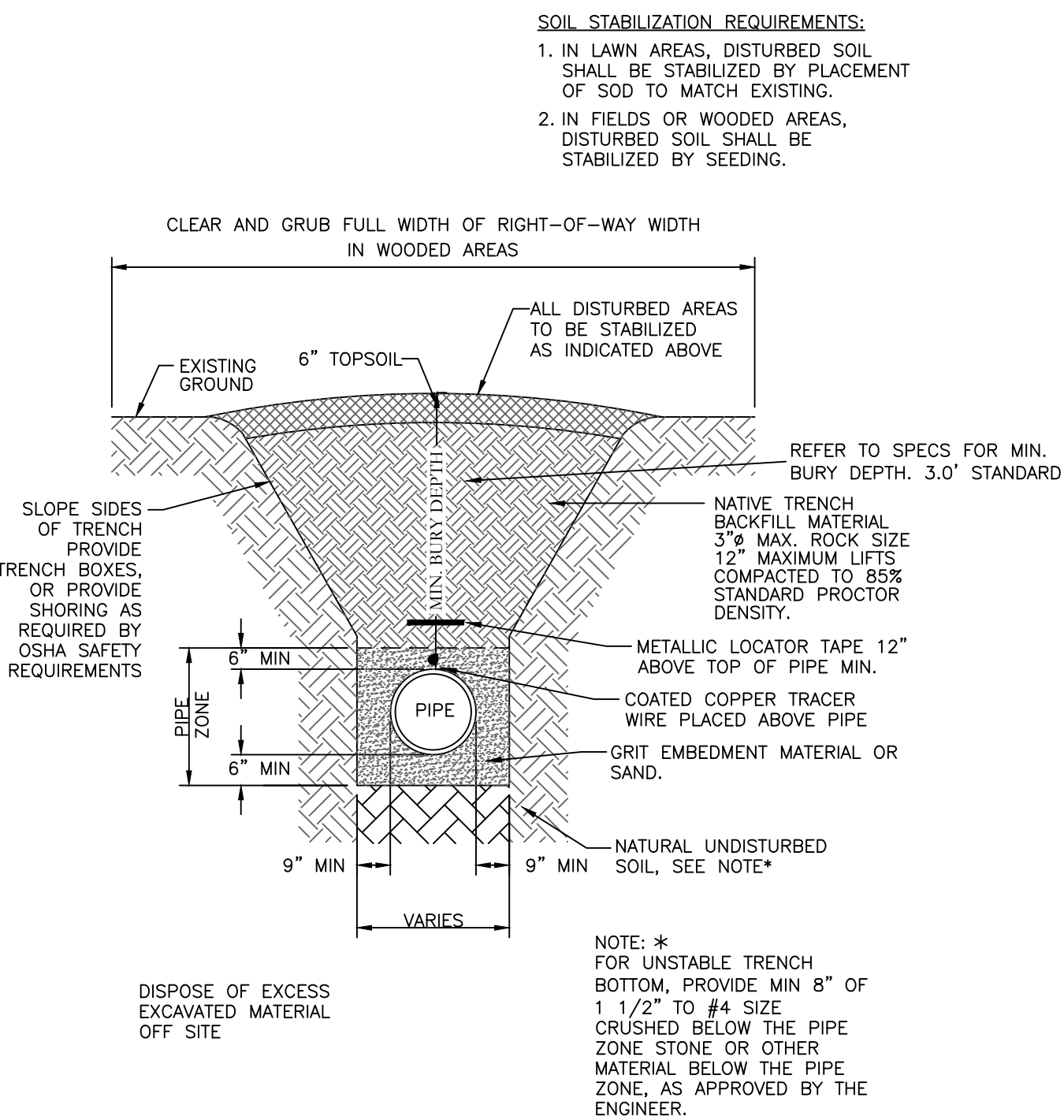
**PVC SEWER TRENCH IN UNPAVED AREAS**

N.T.S.



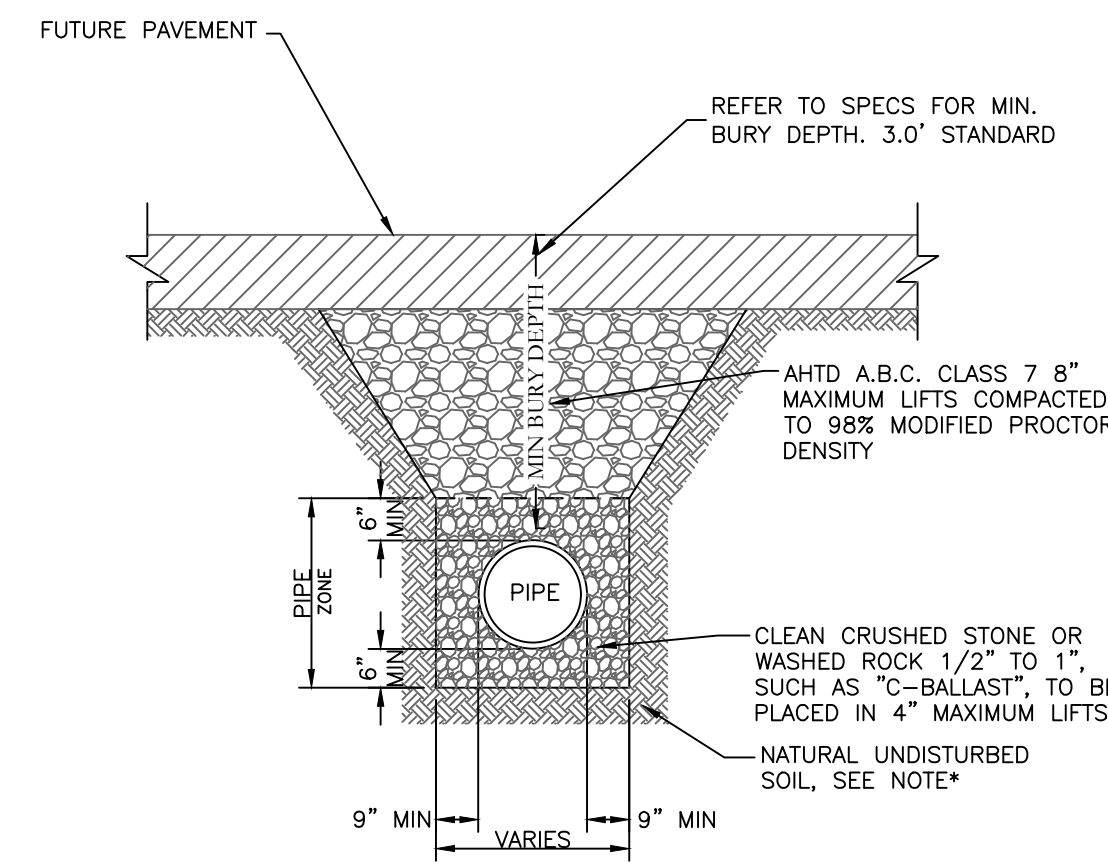
**PVC WATER LINE TRENCH UNDER FUTURE ASPHALT STREET**

N.T.S.



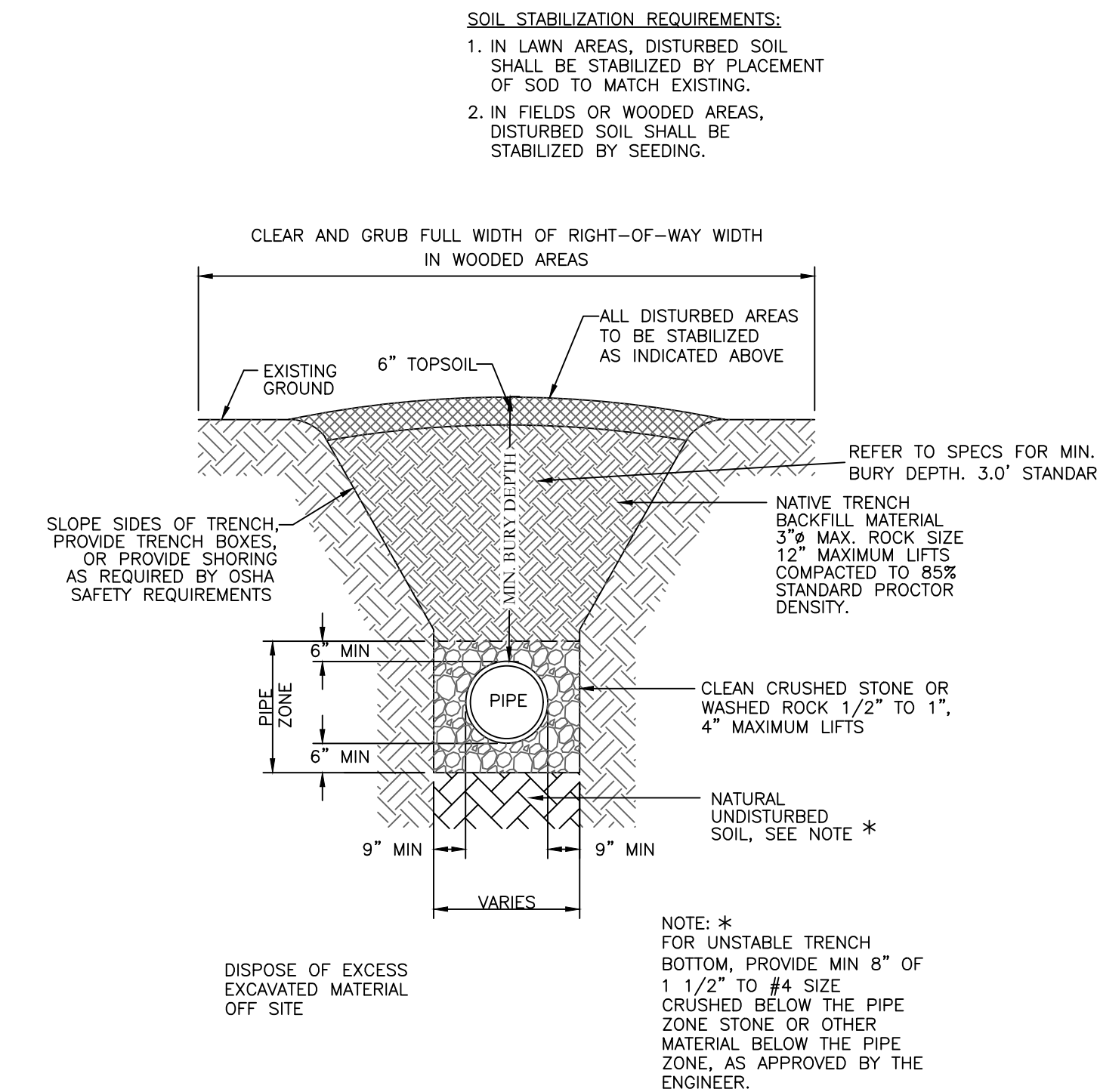
**PVC WATER LINE TRENCH IN UNPAVED AREAS**

N.T.S.



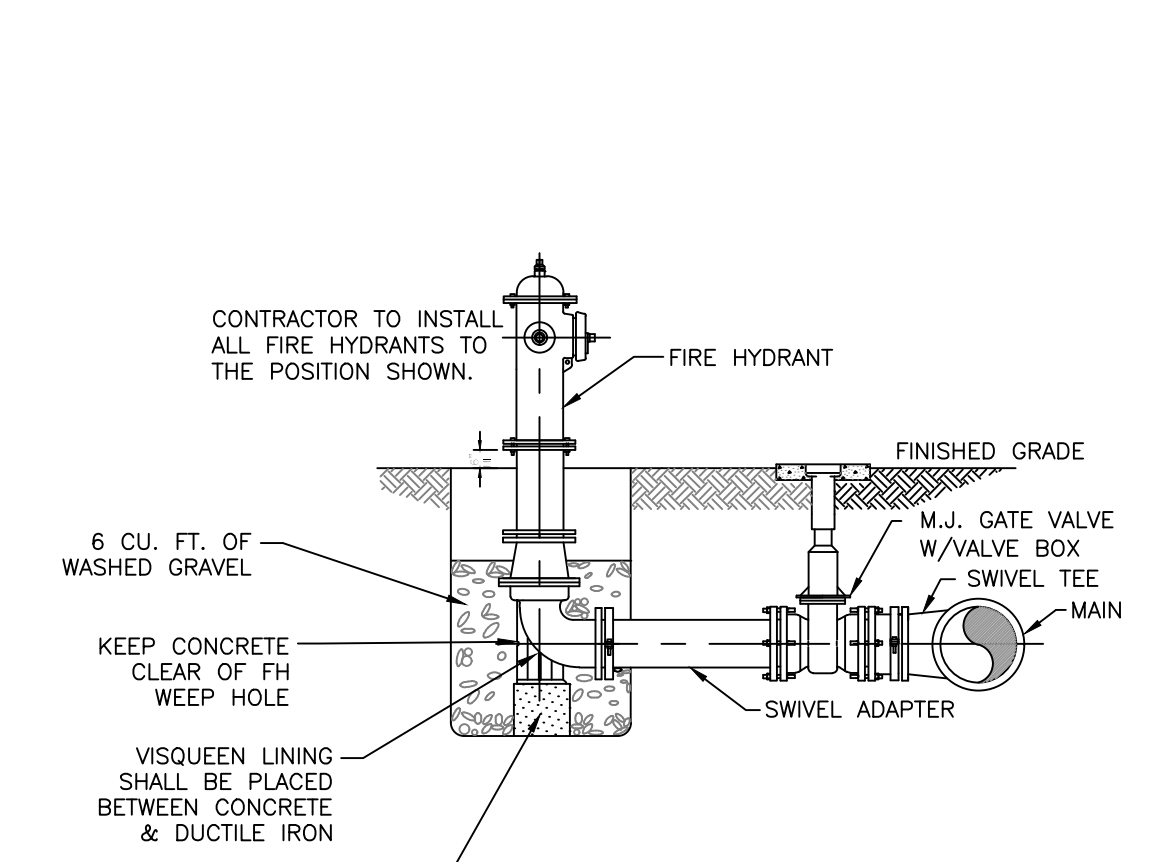
**DRAINAGE PIPE TRENCH UNDER FUTURE ASPHALT STREET**

N.T.S.



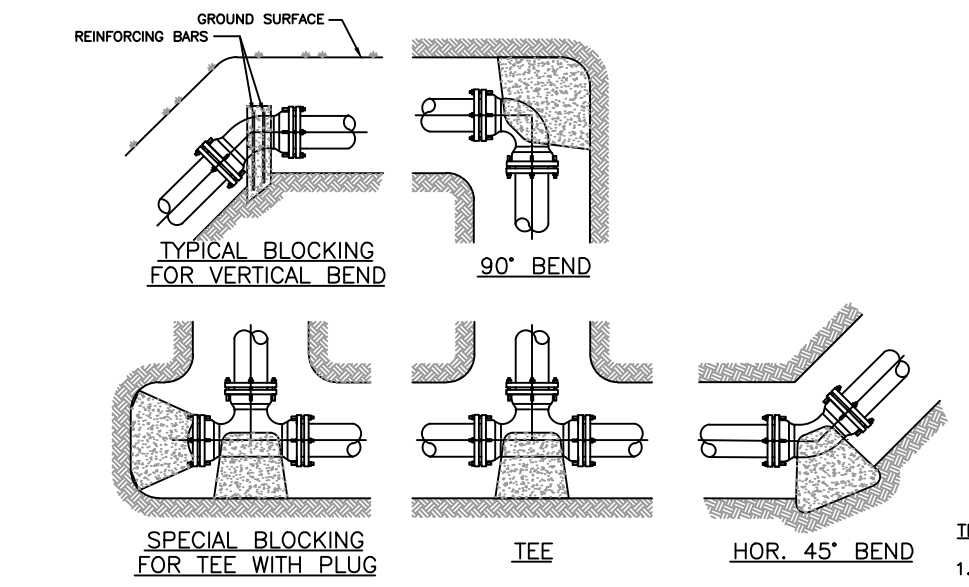
**DRAINAGE PIPES IN UNPAVED AREAS**

N.T.S.



**FIRE HYDRANT CONNECTION**

N.T.S.



**TYPICAL BLOCKING DETAILS**

N.T.S.

FITTING SIZE	BEND ANGLE		
	45°	22 1/2°	11 1/4°
4	0.4	0.2	0.1
6	0.8	0.4	0.2
8	1.4	0.7	0.4
10	2.2	1.1	0.6
12	3.2	1.6	0.8
14	4.4	2.2	1.1
16	5.7	2.9	1.5
18	7.2	3.7	1.8
20	8.9	4.5	2.3
24	12.8	6.5	3.3

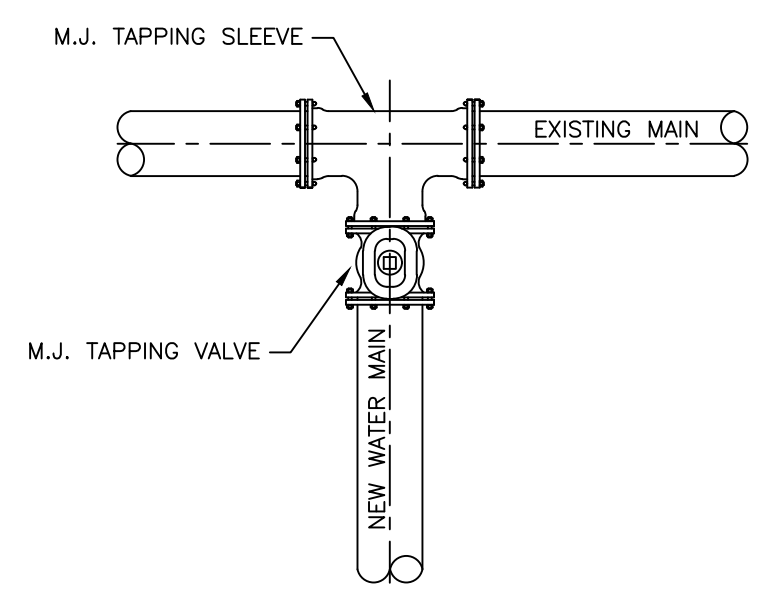
  

FITTING SIZE	TEE, WYE, PLUG, OR CAP	BEND ANGLE			
		90° BEND PLUGGED CROSS	TEE PLUGGED ON RUN	45°	22 1/2° / 11 1/4°
4	1.0	1.4	1.9	1.4	1.0
6	2.1	3.0	2.1	3.0	1.6
8	3.6	5.3	3.6	5.4	2.9
10	5.9	8.4	5.9	8.4	4.8
12	8.5	12.0	8.5	12.0	6.6
14	11.5	16.3	11.5	16.3	8.9
16	15.0	21.3	15.0	21.3	11.6
18	19.0	27.0	19.0	27.0	14.6
20	23.5	33.3	23.5	33.3	18.1
24	34.0	48.0	34.0	48.0	26.2

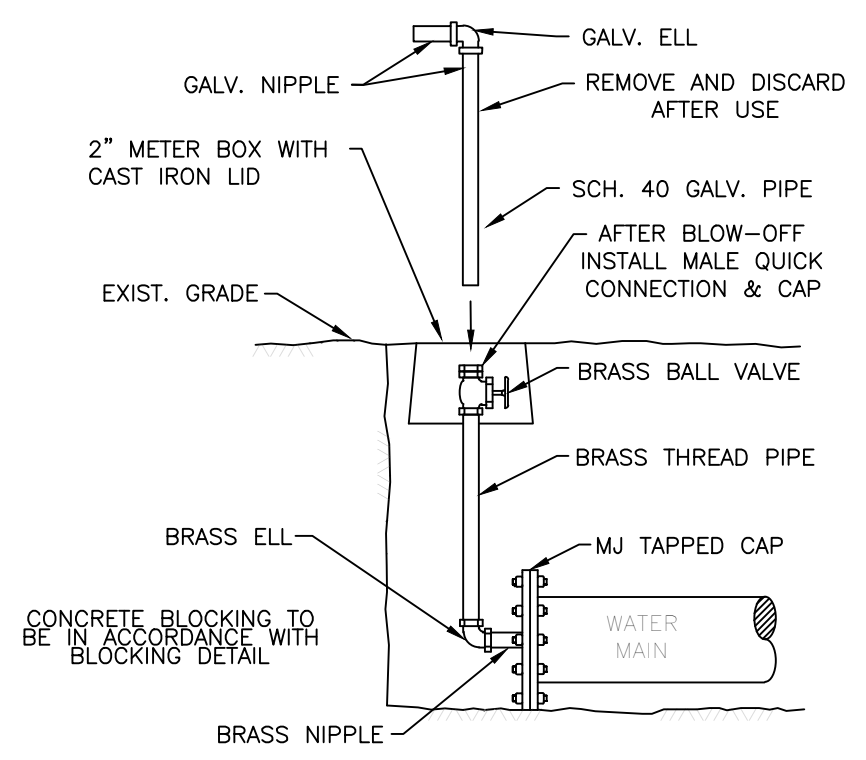
FITTING SIZE	BEND ANGLE		
	45°	22 1/2°	11 1/4°
4	0.4	0.2	0.1
6	0.8	0.4	0.2
8	1.4	0.7	0.4
10	2.2	1.1	0.6
12	3.2	1.6	0.8
14	4.4	2.2	1.1
16	5.7	2.9	1.5
18	7.2	3.7	1.8
20	8.9	4.5	2.3
24	12.8	6.5	3.3

- THRUST BLOCK NOTES:**
- KEEP CONCRETE CLEAR OF JOINT ACCESSORIES.
  - CONCRETE THRUST BLOCKING SHALL BE POURED AGAINST UNDISTURBED EARTH.
  - REQUIRED VOLUMES OF BEARING AREAS AT FITTINGS SHALL BE AS INDICATED IN THE TABLES PROVIDED AND ADJUSTED, IF NECESSARY, TO CONFORM TO THE TEST PRESSURES AND ALLOWABLE SOIL BEARING STRESSES STATED IN THE SPECIFICATIONS.
  - THRUST BLOCK VOLUMES FOR VERTICAL BENDS HAVING UPWARD RESULTANT THRUST ARE BASED ON TEST PRESSURE OF 150 PSIG AND THE WEIGHT OF CONCRETE (4,000 LB/CY). TO COMPUTE VOLUMES FOR DIFFERENT TEST PRESSURES, USE THE FOLLOWING EQUATION: VOLUME = (TEST PRESSURE / 150) X (TABLE VALUE).
  - BEARING AREAS FOR HORIZONTAL BEND THRUST BLOCKS ARE BASED ON TEST PRESSURE OF 150 PSIG AND AN ALLOWABLE SOIL BEARING STRESS OF 2,000 LB/SF TO COMPUTE BEARING STRESSES, USE THE FOLLOWING EQUATION: BEARING AREA = (TEST PRESSURE / 150) X (2,000 / SOIL BEARING STRESS) X (TABLE VALUE).
  - THRUST BLOCKS FOR VERTICAL BENDS HAVING DOWNWARD RESULTANT THRUST SHALL BE THE SAME AS FOR HORIZONTAL BENDS.
  - BEARING AREAS, VOLUMES, AND SPECIAL BLOCKING DETAILS SHOWN ON PLANS TAKE PRECEDENCE OVER THIS STANDARD.
  - BEARING AREA OF THRUST BLOCK SHALL NOT BE LESS THAN 1.0 SF.
  - VERTICAL BENDS THAT REQUIRE A THRUST BLOCK VOLUME EXCEEDING 5 CY REQUIRE SPECIAL BLOCKING DETAILS. SEE PLANS.



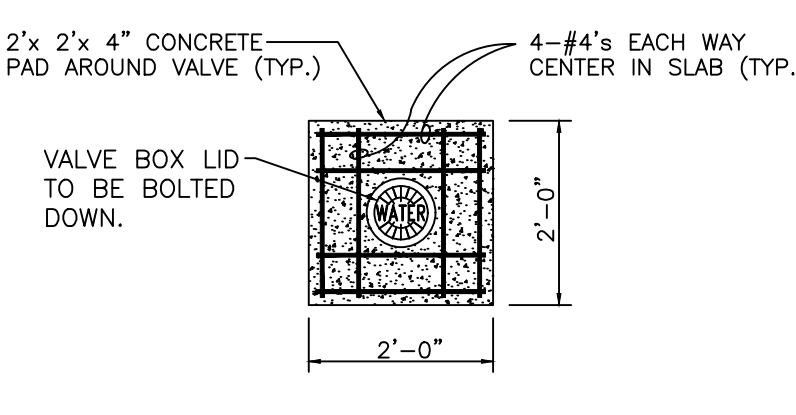
**WATER MAIN CONNECTION DETAIL**

N.T.S.



**2" BLOW-OFF RISER**

N.T.S.



**DETAIL-VALVE BOX**

N.T.S.

**HOPE CONSULTING**  
ENGINEERS - SURVEYORS

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

---

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

**THE VILLAGES AT MAGNOLIA LANE SUBDIVISION**  
TRENCH DETAILS  
BRYANT, SALINE COUNTY, ARKANSAS

DATE: 12-08-2021	C.A.D. BY:	DRAWING NUMBER:
REVISED:	CHECKED BY:	21-1175
SHEET: C-4.0	SCALE:	0



**SUBGRADE MATERIAL.**

- A. Subgrade soils shall be all materials used for subgrade including in-situ materials and fill materials.
- B. Subgrades for pavement shall be stabilized by mechanical compaction. Stabilization methods such as fabrics and chemical stabilization may be submitted for approval when supported by engineering data and calculations to substantiate the adequacy of the stabilized procedure.
- C. Subgrade shall be compacted to 95 percent modified proctor density minimum. Moisture content shall be +/- 3% of optimum moisture unless otherwise supported by the site specific geotechnical data and approved by City.
- D. Subgrade shall be prepared in such a manner that the base course shall be placed on a firm foundation that is stable and free from soft spots, pumping, dust pockets, wheel ruts, or other defects.
- E. The top 24 inches of the subgrade shall be a material not susceptible to frost action unless modified with cement, lime or another method approved specifically by the City to resist frost action. Soils classified as A-4 and A-5 including sandy silts, fine silty sand or lean clays are highly susceptible to frost action.
- F. In-situ soils meeting the requirements outlined in these specifications may be utilized as subgrade material. In-situ soils used as subgrade shall be scarified to a minimum depth of 8-inches below finish subgrade, recompact and tested as described below. Fill material for subgrade shall be placed in lifts not to exceed 8-inches compacted depth.
- G. Methods and procedures for establishing the total depth of soil replacement and/or modification shall be as specified by the design engineer and geotechnical investigations. The adequacy of in-situ soils and fill materials as pavement subgrade shall be evaluated based upon the soils classification, liquid limit, and plasticity index.
- H. Soils with a liquid limit greater than 40, or a plasticity index greater than 15 shall be undercut and removed from the street section or improved by a design method of stabilization approved by the City.
- I. Quality control testing shall be as specified below.
- J. Undercut 24" of soil below finished street base course. Proof roll to verify stability.
- K. Backfill the undercut subgrade with Class 7 aggregate or soil meeting the requirements of this section and compact in lifts not exceeding 8".

**BASE COURSE**

- A. Base course material shall be crushed stone meeting the requirements of ArDOT Class 7 aggregate base course as specified in the latest edition of ArDOT Standard Specifications.
- B. Base course shall be compacted to 98 percent modified proctor density minimum. Moisture content shall be +/- 3% of optimum moisture.

**SURFACE COURSE**

- A. Surface course for flexible pavement designs shall utilize plant mix bituminous base and binder courses conforming to ArDOT Standard Specifications.

**CURB AND GUTTER**

- A. Curb and gutter shall be Portland Cement Concrete with a minimum 28-day compressive strength of 4,000 psi. Concrete shall be air-entrained with a maximum of 4-inch slump.
- B. Compaction requirements under curb and gutter shall conform to the requirements for street subgrade materials. Compaction requirements shall extend to a minimum of 1 foot behind the back of curb and gutter removing all soft spots and replacing with suitable material.
- C. Curb and gutter shall conform to the typical detail within these specifications or ArDOT Standard Roadway Drawing Details for curbing.
- D. Expansion joints shall be made with 1/2-inch preformed expansion joint filler of a non-extruding type. Expansion joints shall be placed at intervals not exceeding 195 feet, intersection radii, driveways, stationary structures, and sidewalks.
- E. Contraction joints shall be sawed or fromed at intervals not greater than 20 feet. Depth of saw-cut shall be 1 1/2-inch and have a width of 1/4-inch. Contraction joints shall be sealed in accordance with ArDOT Standard Specifications.
- F. Forms shall be made of metal or wood and shall be properly braced. The minimum length of each section of form used shall be 10 feet. Each section of form shall be uniform and free from undesirable bends or warps. Forms shall be of such cross section and strength and so secured as to resist the pressure of the impact and vibration on any equipment which they support without springing or settlement.
- G. Curb and gutter placed with slip form or extruding equipment will be acceptable providing it complies with all of the above requirements.
- H. After curing, the curb shall be immediately backfilled to within 4 inches of the top curb to eliminate the possibility of washing beneath the curb. The remaining 4 inches shall be topsoil.
- I. Cold weather protection shall meet the requirements of the latest edition of ArDOT Standard Specifications.

**SIDEWALKS**

**General**

- A. Sidewalks shall be Portland Cement Concrete with a minimum 28-day compressive strength of 4,000 psi.
- B. Sidewalks shall be on both sides of streets in line with sidewalks on opposite corners of roads.
- C. All sidewalks including ramps shall meet all current Federal Americans with Disabilities (ADA) design guidelines or requirements.
- D. Traverse slopes shall not exceed 2 percent.
- E. Subgrade under sidewalks shall be compacted to 90 percent modified proctor density minimum.
- F. Sidewalks shall not be placed upon grassy or organic materials.
- G. Sidewalks which extend or link existing sidewalks shall adjoin the existing sidewalks to form a continuous, even pathway.
- H. Utility poles, utility boxes, mailboxes, fire hydrants, and other similar obstructions shall not be located in sidewalks. Sidewalk location may vary at the discretion of the City to avoid such obstacles.

**Minimum thickness and reinforcement**

- A. Sidewalks shall have a minimum thickness of 4 inches.
- B. Sidewalks shall be reinforced, at a minimum, with woven wire fabric reinforcement.

**Contraction and expansion joints**

- A. Contraction joints shall be provided perpendicular to the sidewalk at intervals equal to the sidewalk width.
- B. Expansion joints shall be constructed perpendicular to the sidewalk at intervals equal to five times the sidewalk width. Expansion joints shall be made with 1/2-inch preformed expansion joint filler of a non-extruding type. Expansion joints shall be placed at driveways, drop inlets, and curbs.

**Quality control testing and inspection by the City**

- A. Subgrade and formwork for sidewalks shall be inspected by the City prior to pouring of the sidewalk.
- B. All testing of materials and construction shall be provided and paid for by the Developer/Owner.
- C. All field tests required for a project shall be witnessed by the City, contractor, or their authorized representatives.
- D. All testing shall be accomplished by a testing firm approved by the City and shall be performed under the supervision of a licensed Professional Engineer.
- E. Sampling and testing locations shall be subject to approval by the City.
- F. Density tests on subgrades shall be taken every 300 feet or portion thereof.
- G. The City shall be notified at least one day in advance of the need to inspect subgrade and formwork of sidewalks.

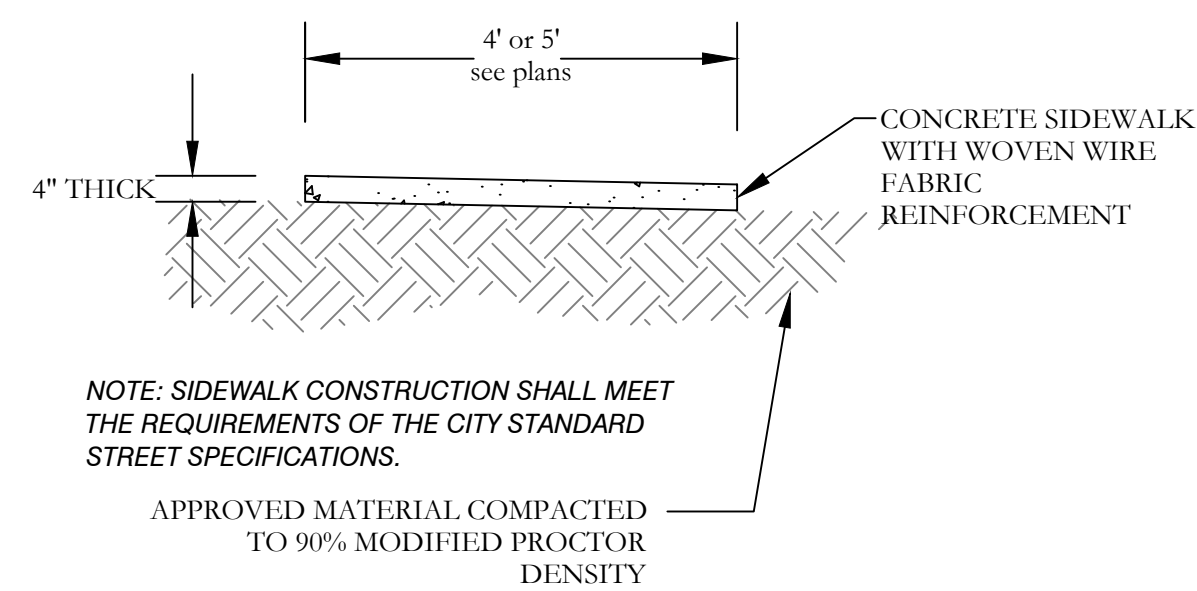
**Subgrade**

- A. Subgrade soils shall be all materials used for subgrade including in-situ materials and fill materials.
- B. Subgrade shall be compacted to 90 percent modified proctor density minimum. Moisture content shall be +/- 3% of optimum moisture unless otherwise supported by the site specific geotechnical data and approved by City.
- C. Subgrade shall be prepared in such a manner that the base course shall be placed on a firm foundation that is stable and free from soft spots, pumping, dust pockets, wheel ruts, or other defects.
- D. The top 24 inches of the subgrade shall be a material not susceptible to frost action unless modified with cement, lime or another method approved specifically by the City to resist frost action. Soils classified as A-4 and A-5 including sandy silts, fine silty sand or lean clays are highly susceptible to frost action.

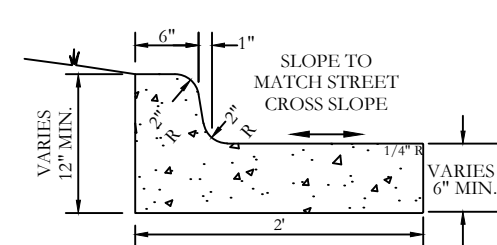
**QUALITY CONTROL TESTING AND INSPECTIONS**

**General**

- A. Materials and construction employed in street improvements shall be subject to inspection and quality control testing. All testing of materials and construction shall be provided and paid for by the Developer/Owner.
- B. The Developer/Owner shall provide for inspections of street improvements during construction. The inspections shall be accomplished under the supervision of the Engineer of Record. The Engineer of Record shall provide certification that all materials and construction conform to the approved plans and specifications and with these minimum street standards.
- C. The Engineer of Record shall furnish inspection whenever a critical construction activity is taking place. This means that a representative of the Engineer of Record must be on-site whenever a critical construction activity is taking place.
- D. All field tests required for a project shall be witnessed by the City, Engineer of Record, contractor, or other authorized representatives.
- E. The City shall be notified at least one day in advance of any test(s). It is the responsibility of the contractor to coordinated the scheduling of all tests with the City.



**Typical Sidewalk Detail**



**STANDARD CURB & GUTTER  
NOT TO SCALE**

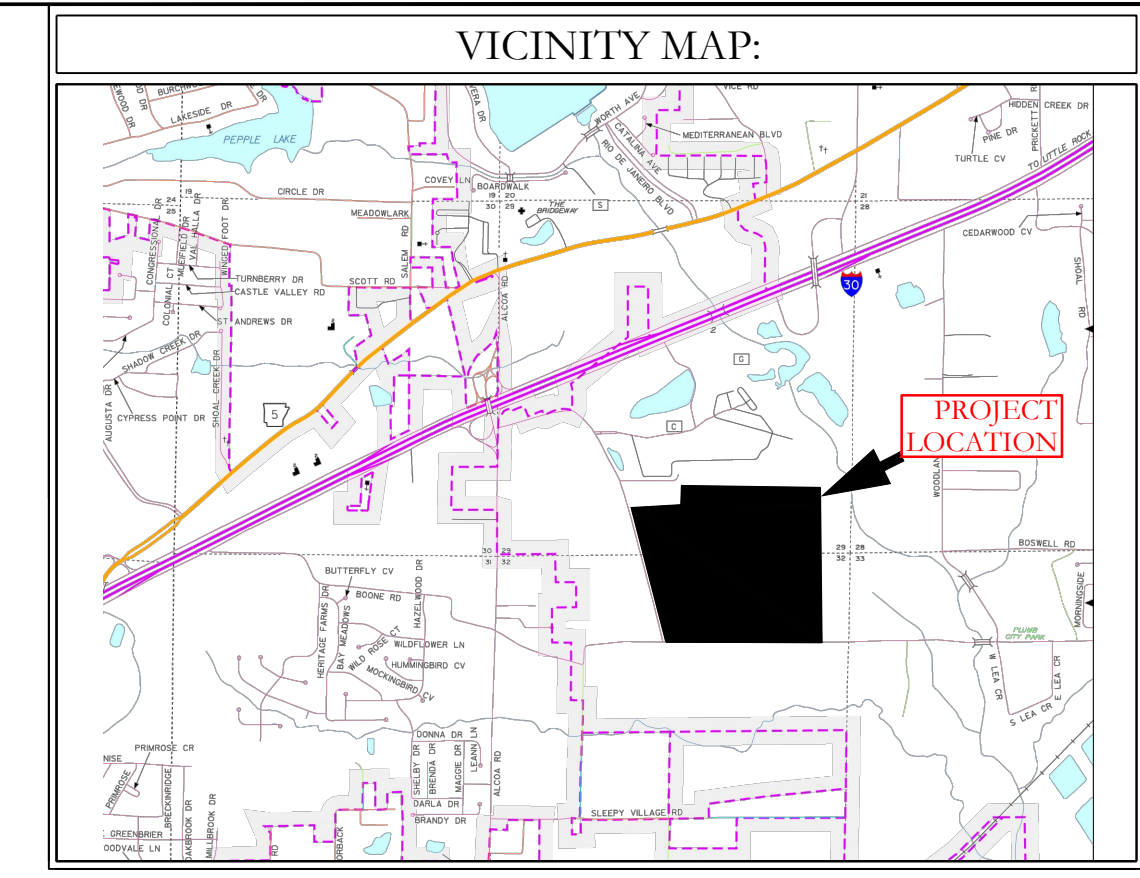
**TYPICAL CURB DETAILS & NOTES  
NOT TO SCALE**

**Typical Curb & Gutter Detail**  
4,000 psi concrete

<b>HOPE CONSULTING</b> ENGINEERS - SURVEYORS		117 S. Market Street, Benton, Arkansas 72015 PH. (501)315-2626 FAX (501) 315-0024 www.hopeconsulting.com
FOR USE AND BENEFIT OF: WIGGINS FAMILY REAL ESTATE HOLDINGS, LLC		
THE VILLAGES AT MAGNOLIA LANE SUBDIVISION CIVIL SPECIFICATIONS BRYANT, SALINE COUNTY, ARKANSAS		
DATE:	12/8/2021	C.A.D. BY:
REVISION:		CHECKED BY:
SHEET:	C-5.0	SCALE:
500		1S
15W		0
34		230
62		1807
<b>21-1175</b>		

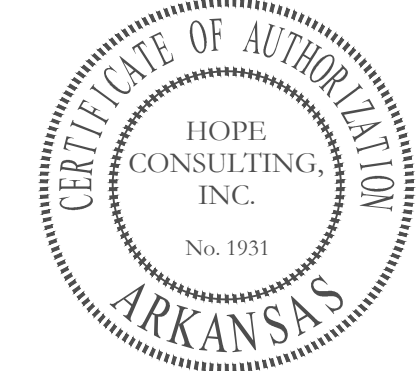
K:\LAND PROJECTS\2004\SUBDIVISIONS\2021\21-1175 BROWN MT. CARMEL 6.7 ACRES\CIVIL\DWG\21-1175 THE VILLAGES AT MAGNOLIA LANE SUBDIVISION CONSTRUCTION PLANS\_12/08/2021.DWG





**DRAINAGE NOTES**

- No fences, pools or permanent obstructions may be placed in any access or drainage easements.
- Dead Storage of pond will be used as a sediment pond at the time of construction later it will remain as a water feature.
- Filter fabric shall be placed under all riprap areas.
- All drainage ditches and swales that are not concreted will be required to be stabilized with solid sod stabilization per the Stormwater Management Manual.
- Any new drainage ditches or swales, new or that have been disturbed during construction are required to have solid sod stabilization per Section 500.7.2 of the Stormwater management Manual. (This is required to be show in detail on the plans).



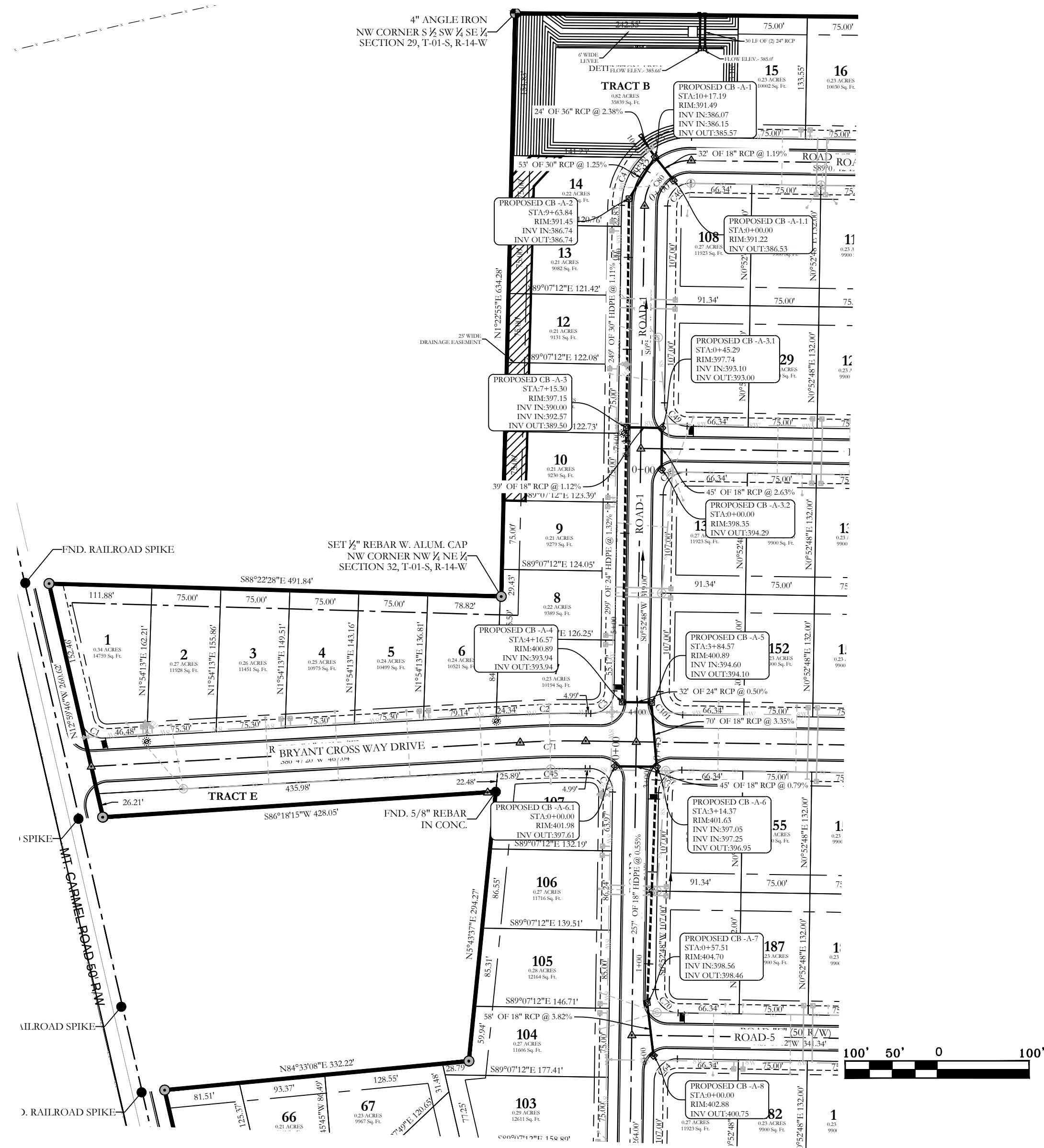
**HOPE CONSULTING**  
ENGINEERS - SURVEYORS

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

FOR USE AND BENEFIT OF: WIGGINS FAMILY REAL ESTATE HOLDINGS, LLC		
THE VILLAGES AT MAGNOLIA LANE SUBDIVISION DRAINAGE PLAN BRYANT, SALINE COUNTY, ARKANSAS		
DATE: 12/22/2021	C.A.D. BY:	DRAWING NUMBER:
REVISION: 12/22/2021	CHECKED BY:	21-1175
SHEET: C-60	SCALE:	

K:\LAND PROJECTS\2004\SUBDIVISIONS\2021\1175\BENTON\MCADAMS\1175 THE VILLAGES AT MAGNOLIA LANE SUBDIVISION CONSTRUCTION PLANS\_12-22-2021.DWG





**DRAINAGE NOTES**

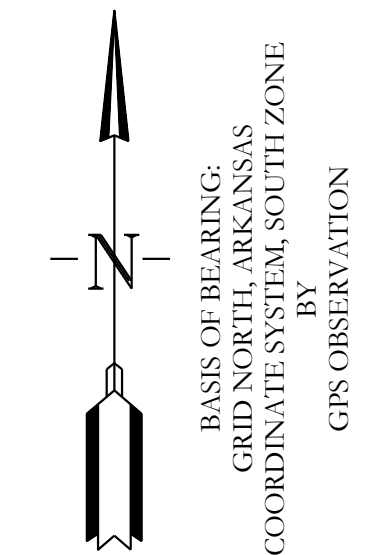
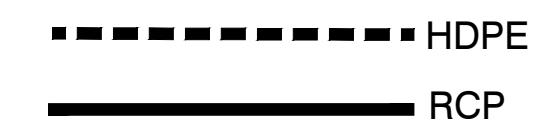
No fences, pools or permanent obstructions may be placed in any access or drainage easements.

Dead Storage of pond will be used as a sediment pond at the time of construction later it will remain as a water feature.

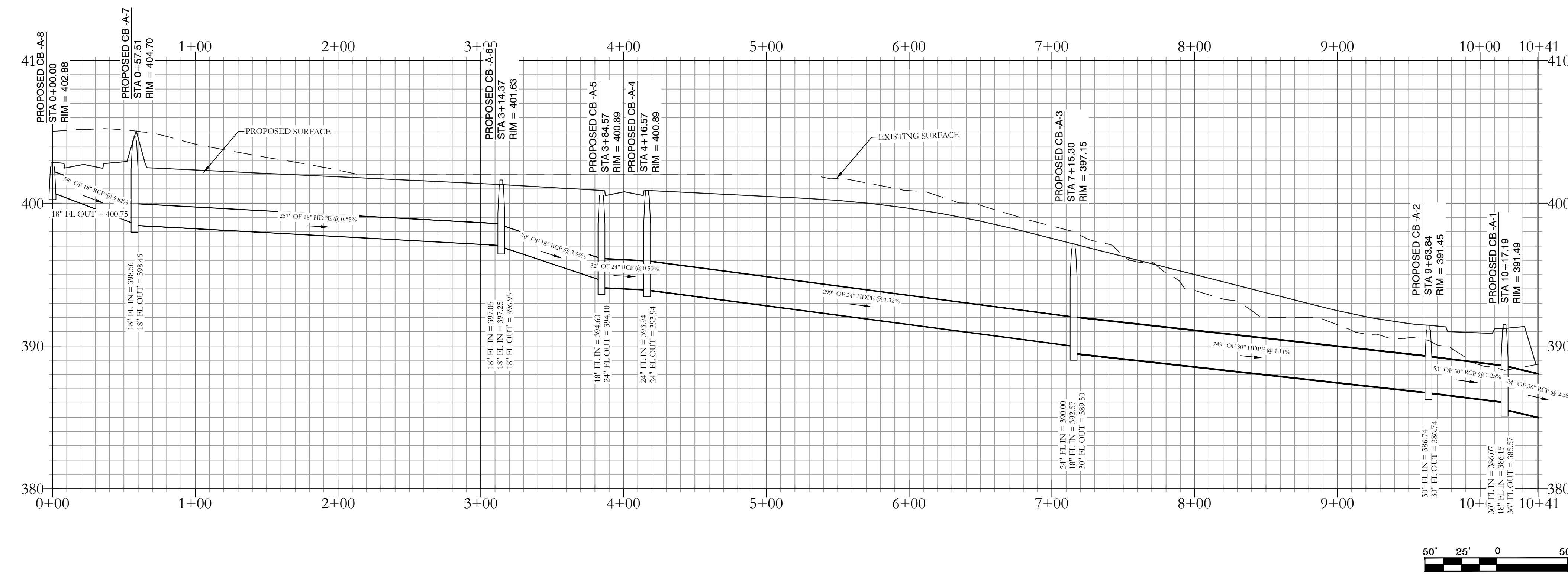
Filter fabric shall be placed under all riprap areas.

All drainage ditches and swales that are not concreted will be required to be stabilized with solid sod stabilization per the Stormwater Management Manual.

Any new drainage ditches or swales, new or that have been disturbed during construction are required to have solid sod stabilization per Section 500.7.2 of the Stormwater management Manual. (This is required to be show in detail on the plans).



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



**HOPE CONSULTING**  
ENGINEERS - SURVEYORS

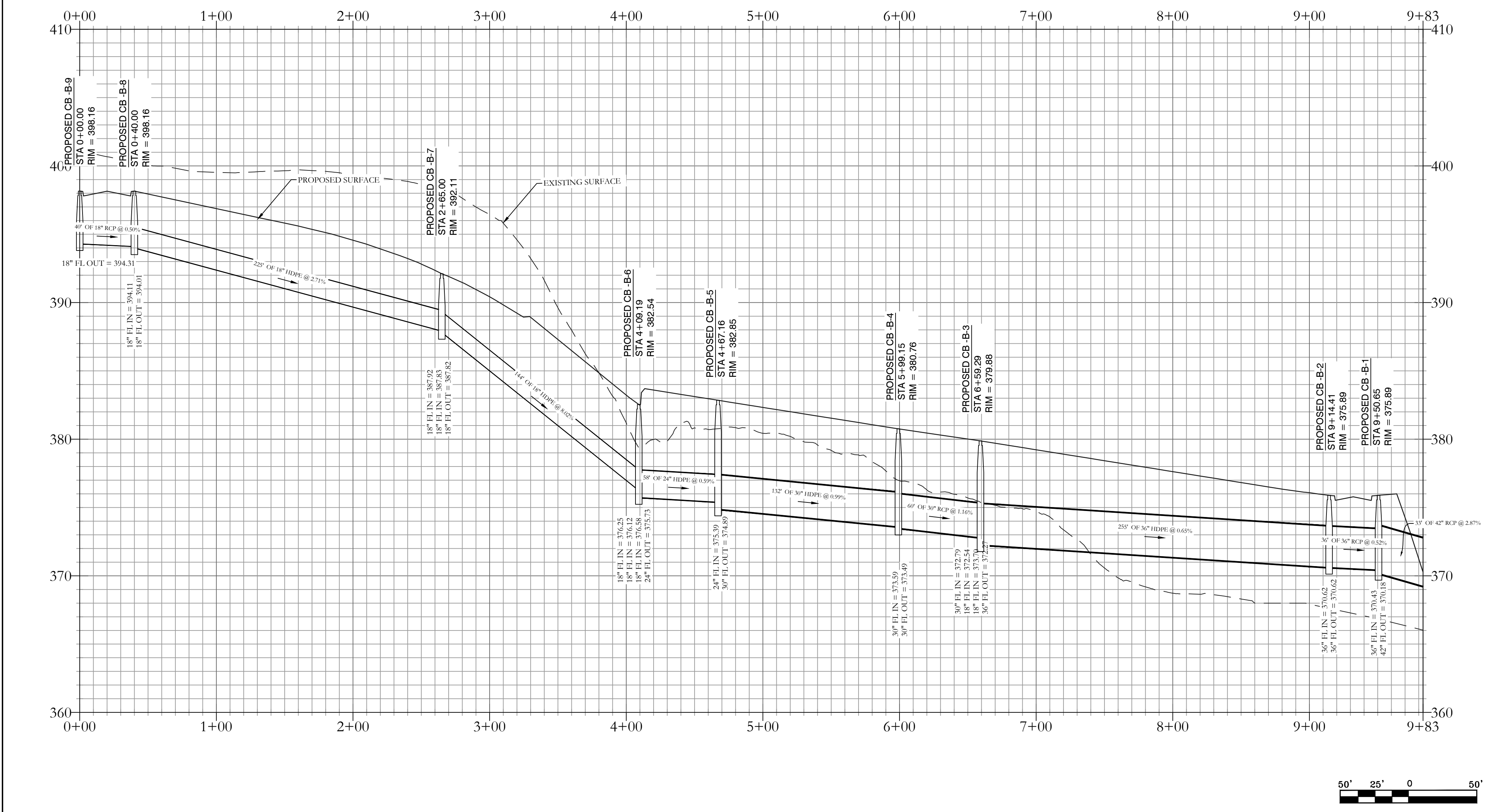
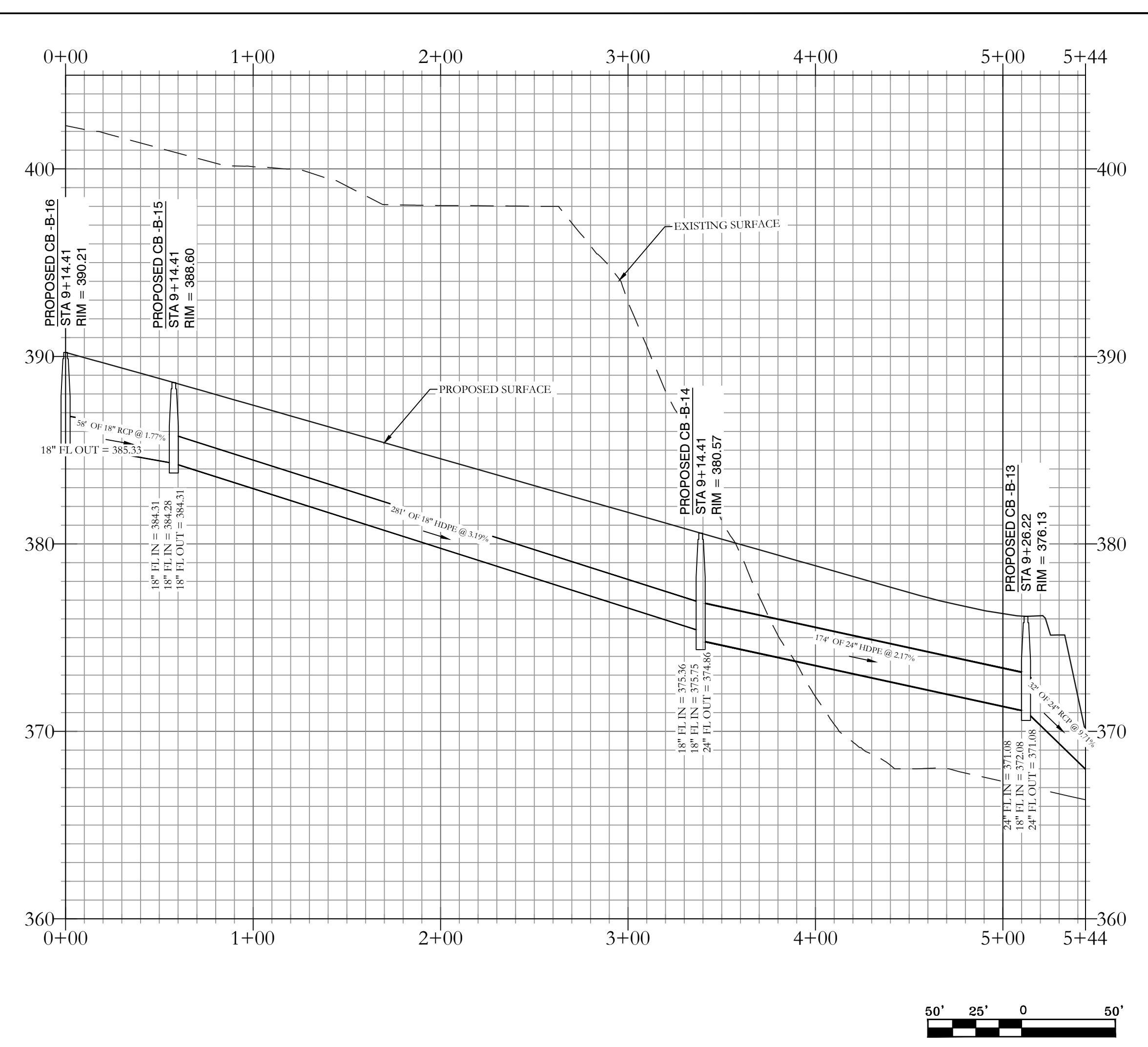
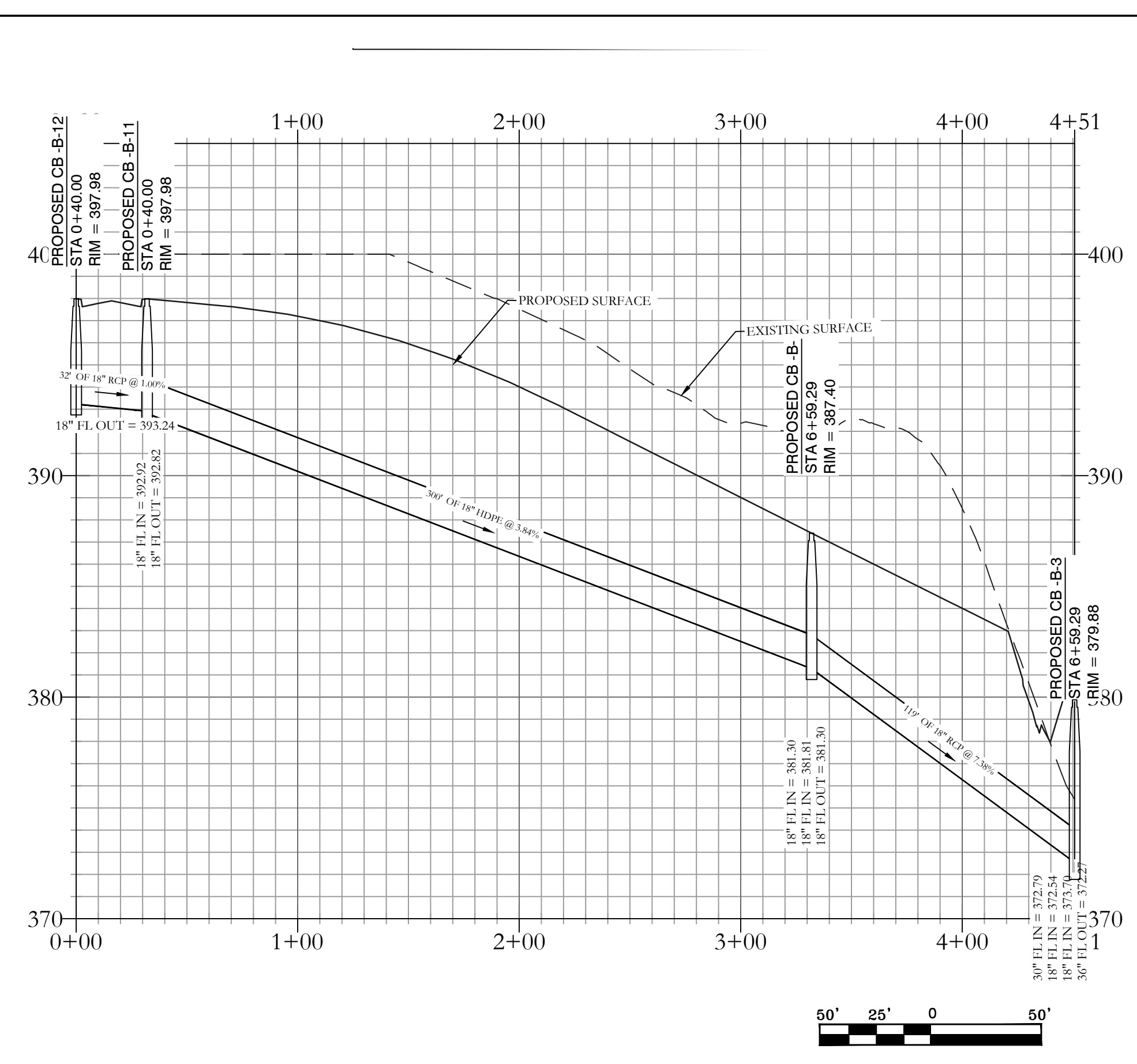
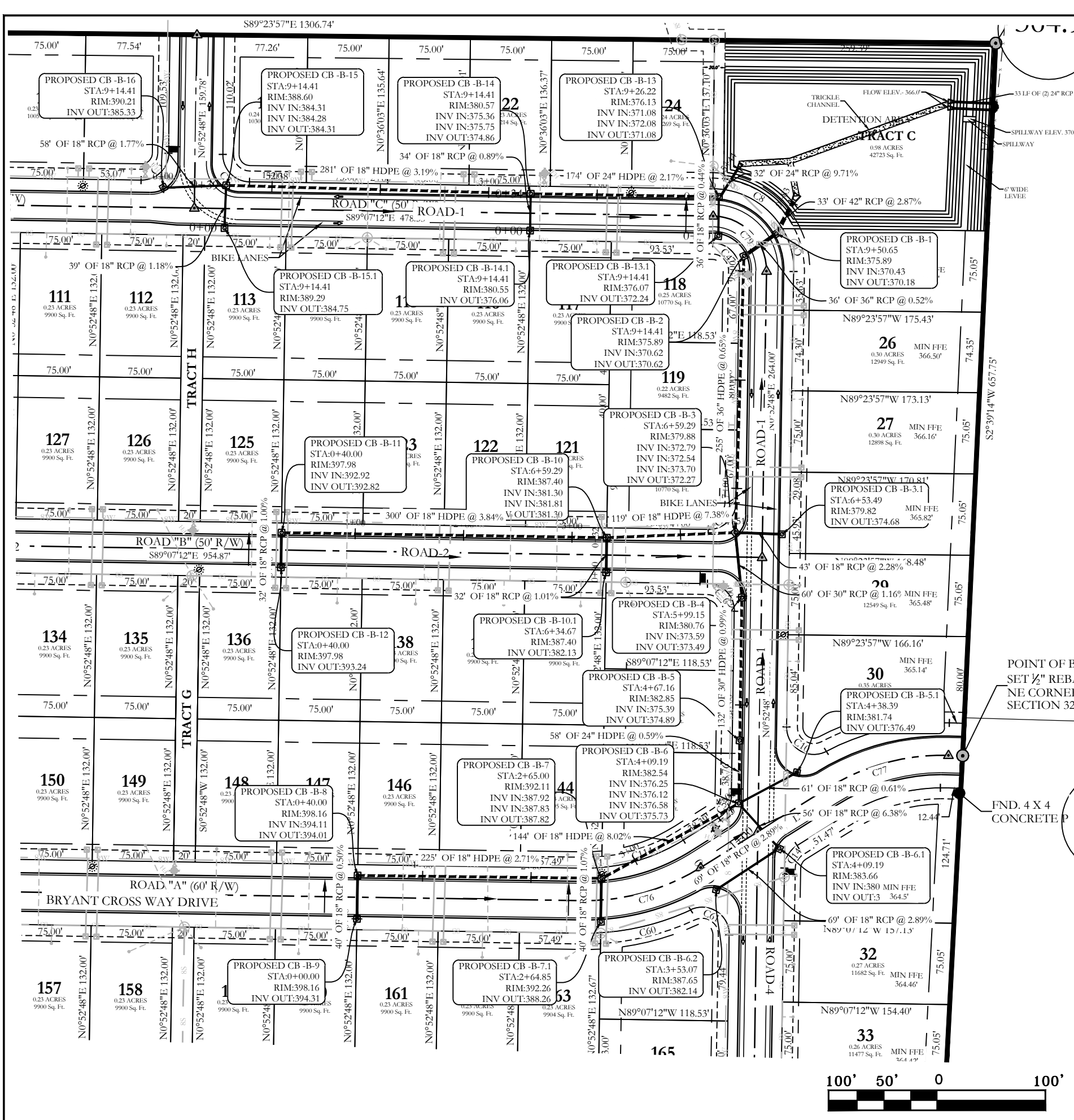
117 S. Market Street,  
Benton, Arkansas 72015  
PH. (501)315-2626  
FAX (501) 315-0024  
www.hopeconsulting.com

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

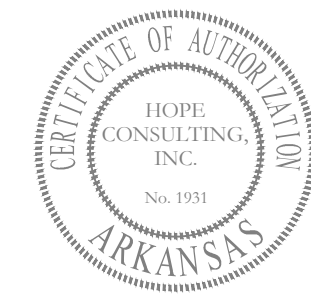
**THE VILLAGES AT MAGNOLIA LANE SUBDIVISION**  
DRAINAGE PLAN AND PROFILE  
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	12/22/2021	C.A.D. BY:		DRAWING NUMBER:
REVISION:	12/22/2021	CHECKED BY:		21-1175
SHEET:	C-6.1	SCALE:		





----- HDPE  
 \_\_\_\_\_ RCP

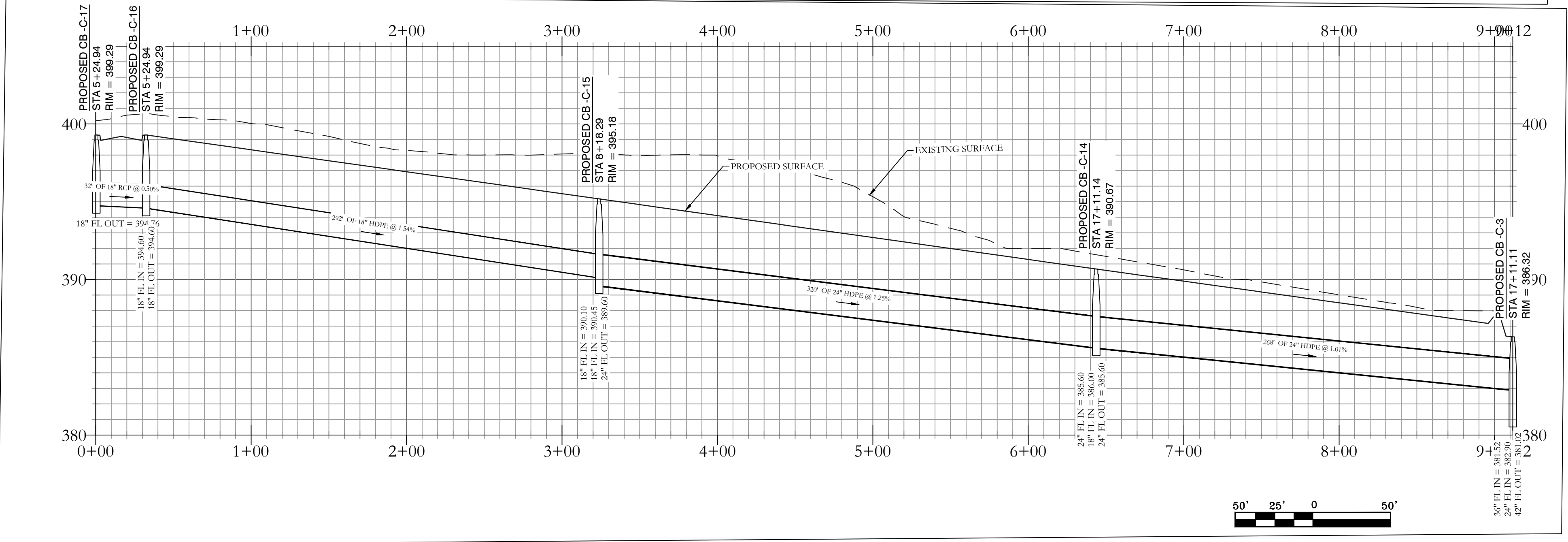
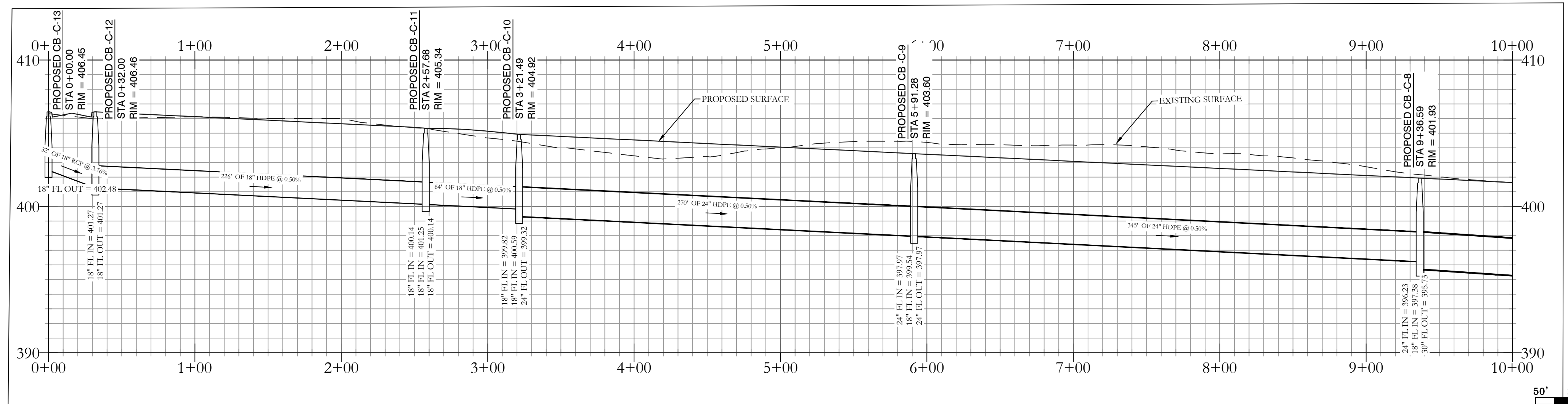
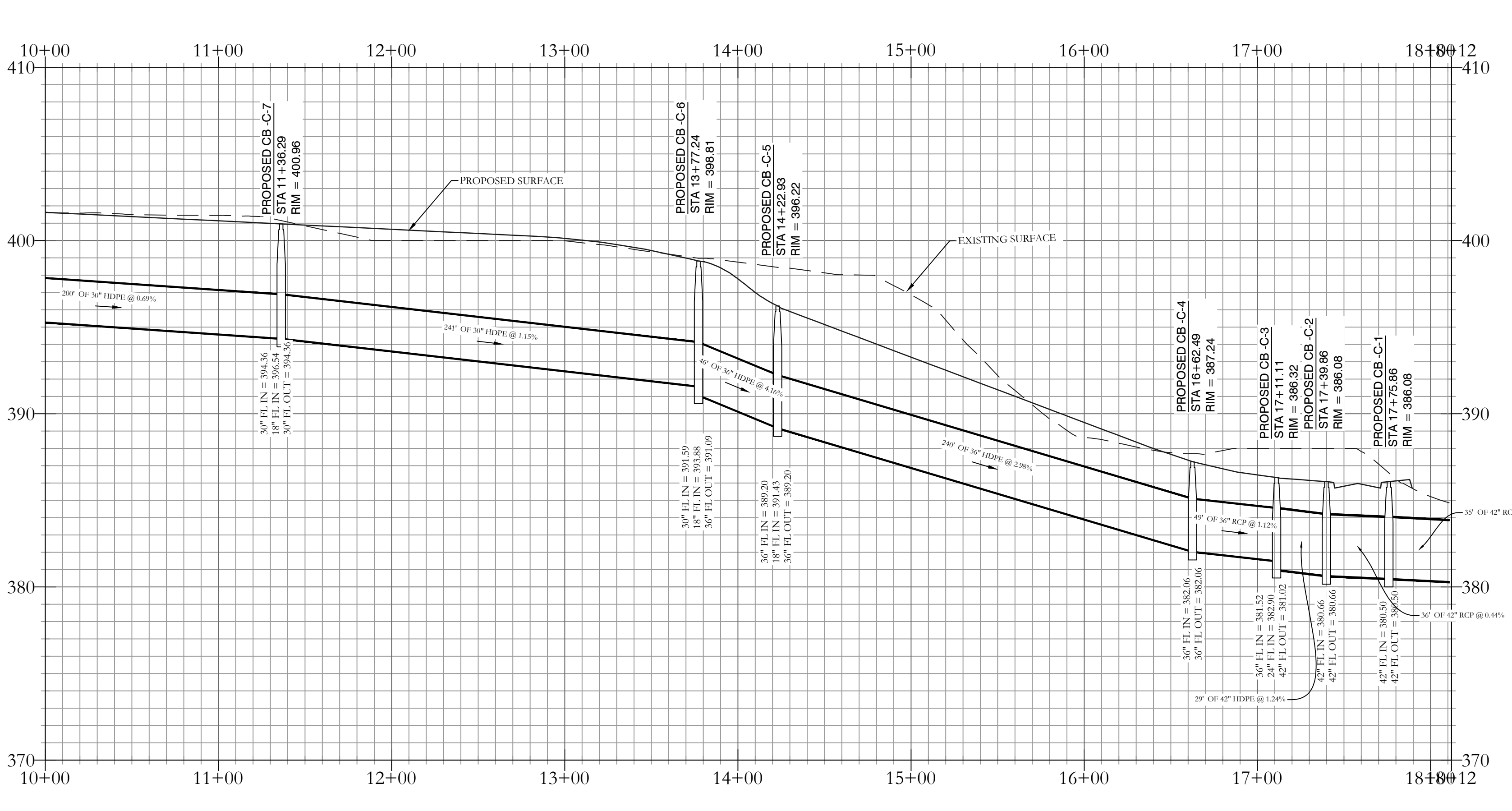
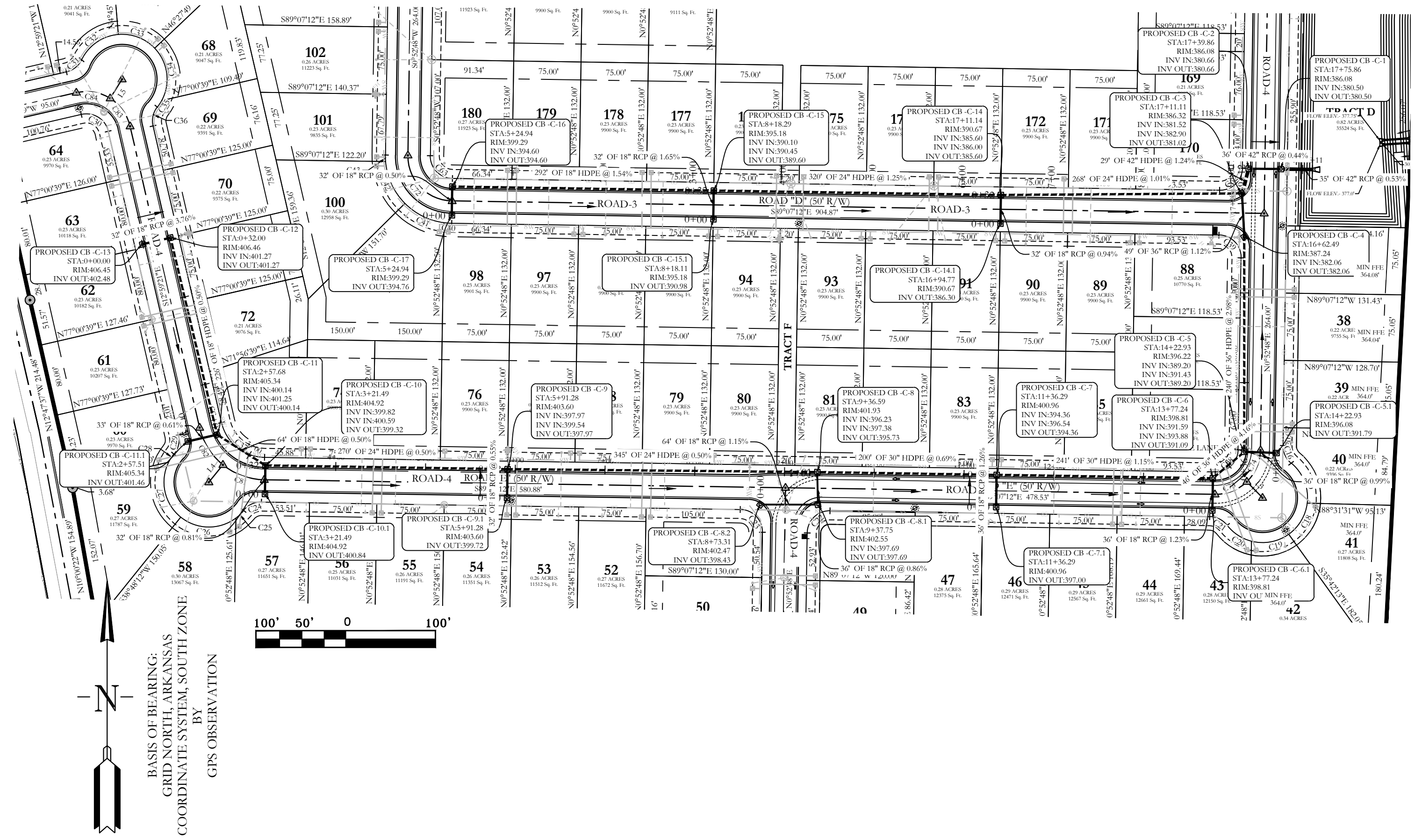


---+---  
 BASIS OF BEARING:  
 GRID NORTH ARKANSAS  
 COORDINATE SYSTEM, SOUTH ZONE  
 BY  
 GPS OBSERVATION

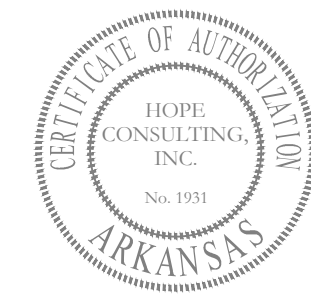
**HOPE CONSULTING** ENGINEERS - SURVEYORS  
 117 S. Market Street,  
 Benton, Arkansas 72015  
 PH. (501)315-2626  
 FAX (501) 315-0024  
 www.hopeconsulting.com

FOR USE AND BENEFIT OF: WIGGINS FAMILY REAL ESTATE HOLDINGS, LLC		
THE VILLAGES AT MAGNOLIA LANE SUBDIVISION DRAINAGE PLAN AND PROFILE BRYANT, SALINE COUNTY, ARKANSAS		
DATE: 12/22/2021	C.A.D. BY:	DRAWING NUMBER:
REVISION: 12/22/2021	CHECKED BY:	21-1175
SHEET: C-6.2	SCALE:	





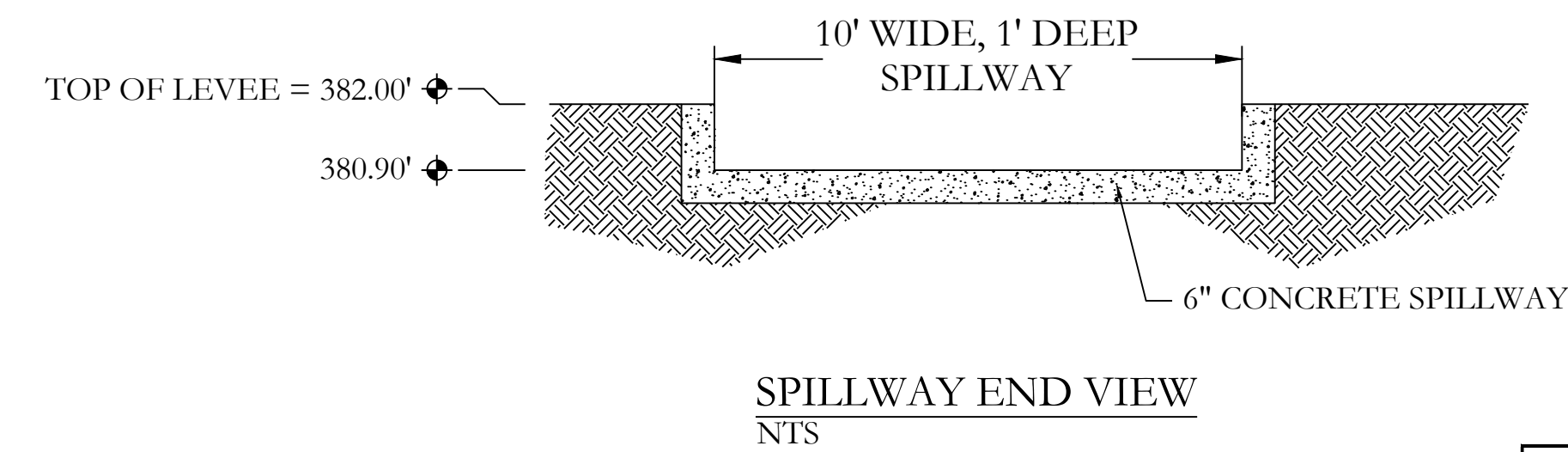
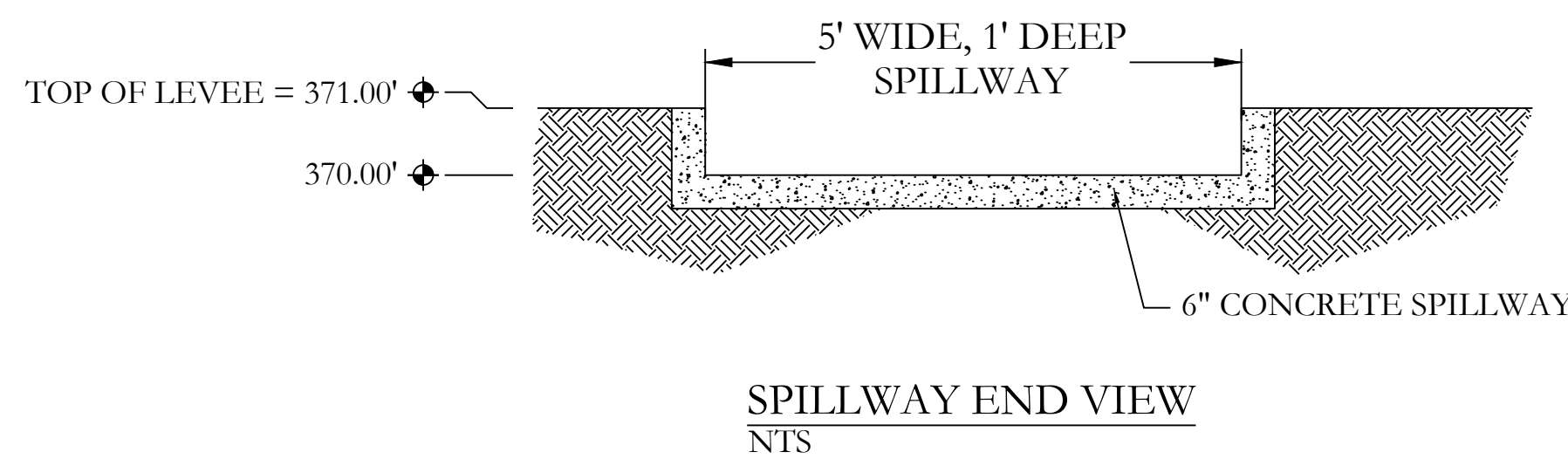
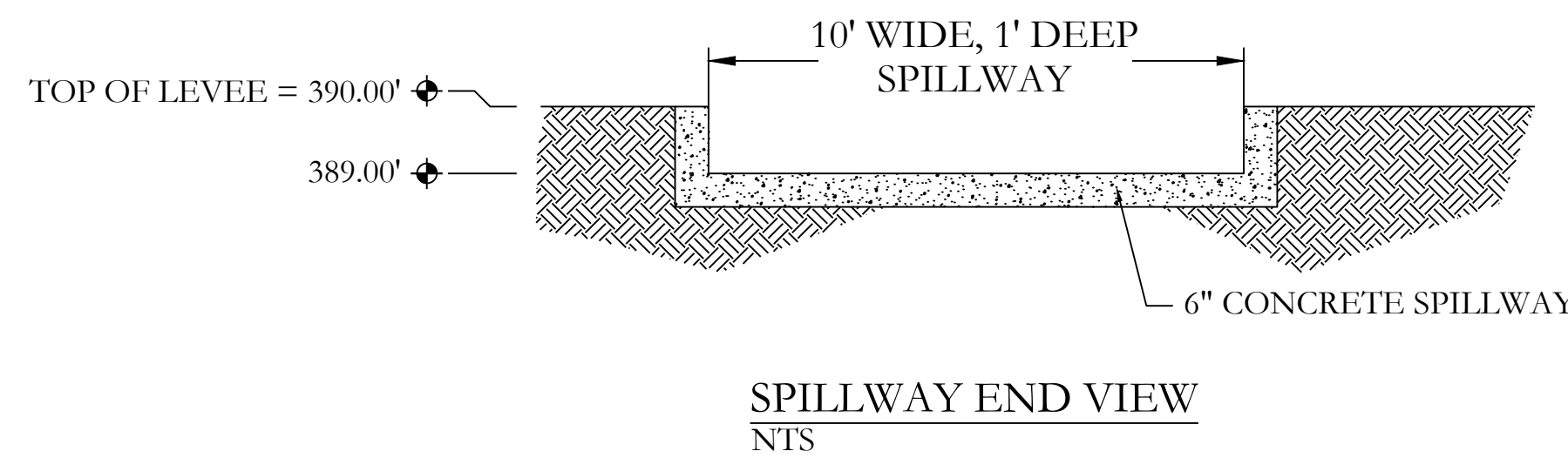
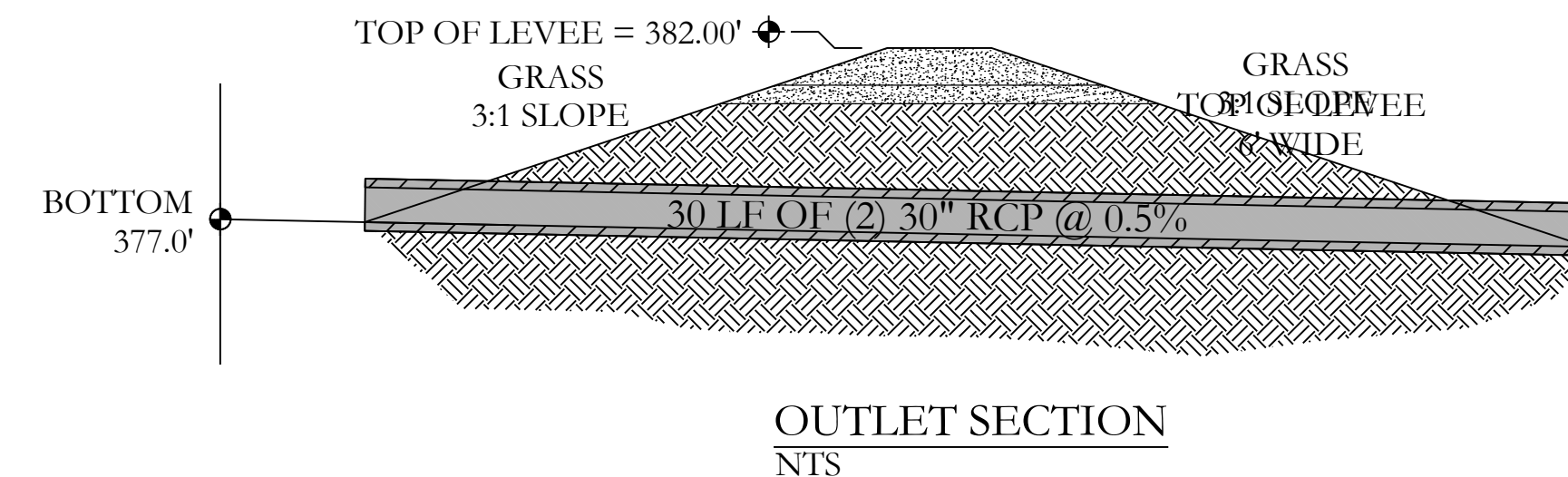
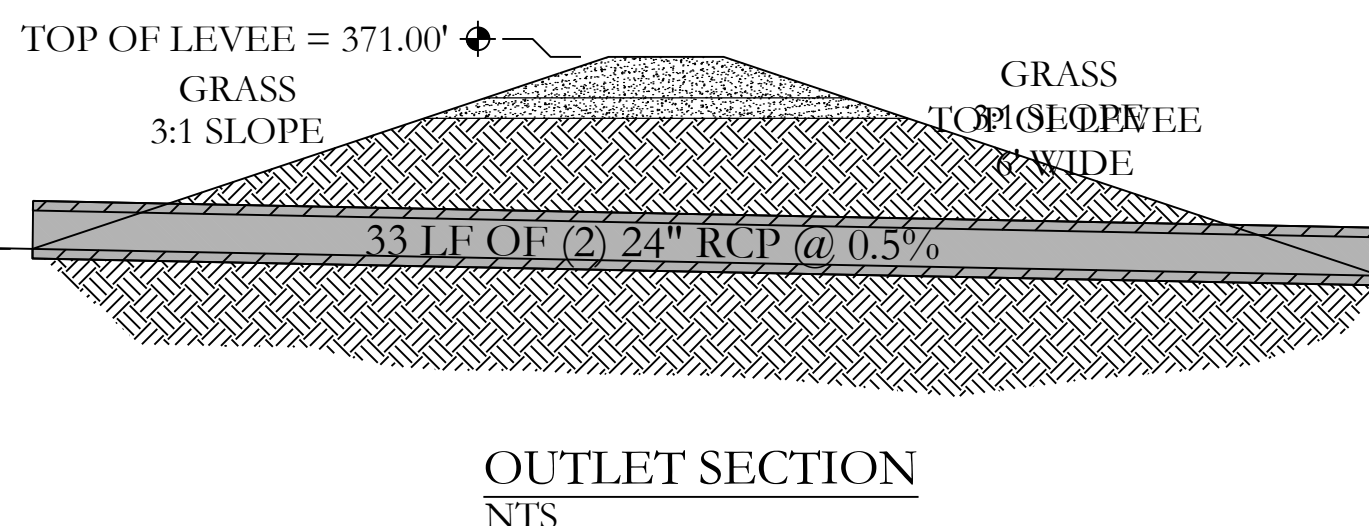
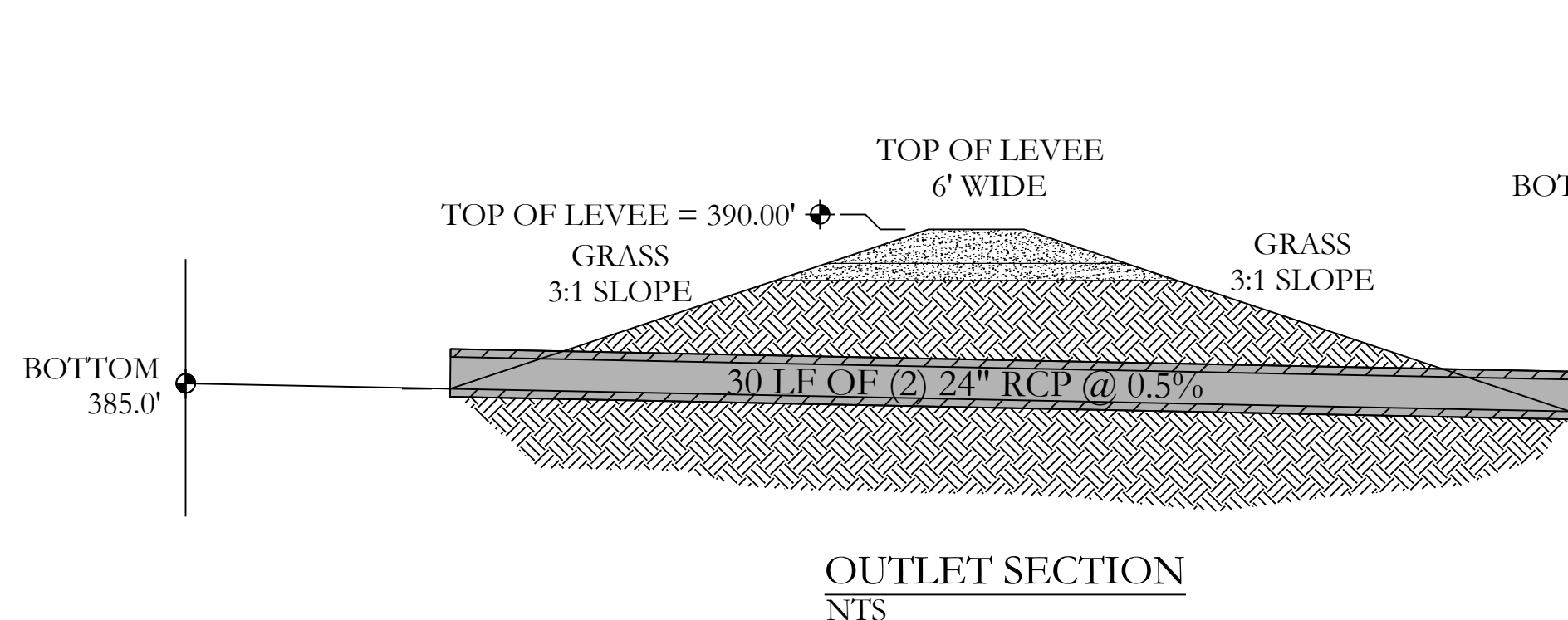
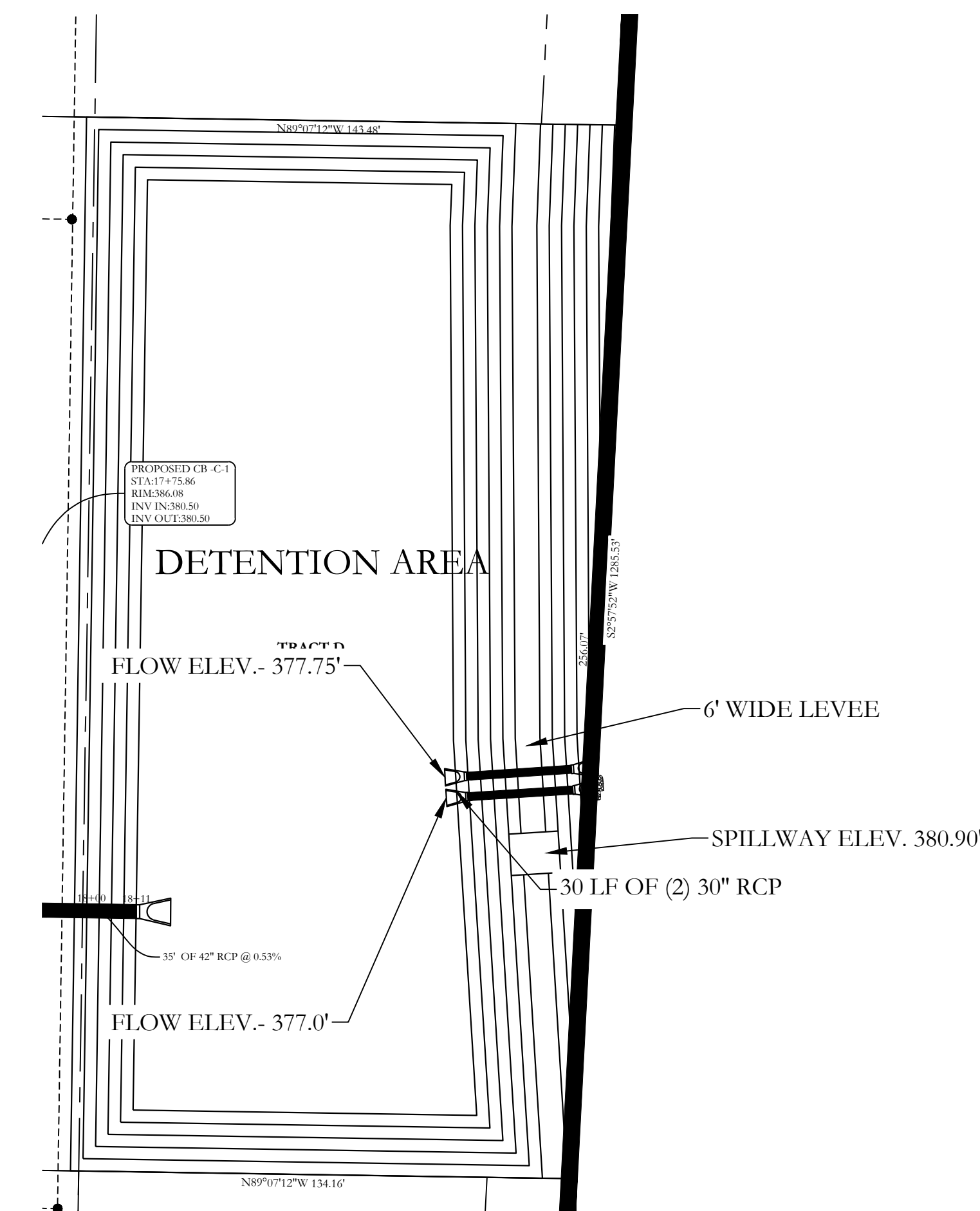
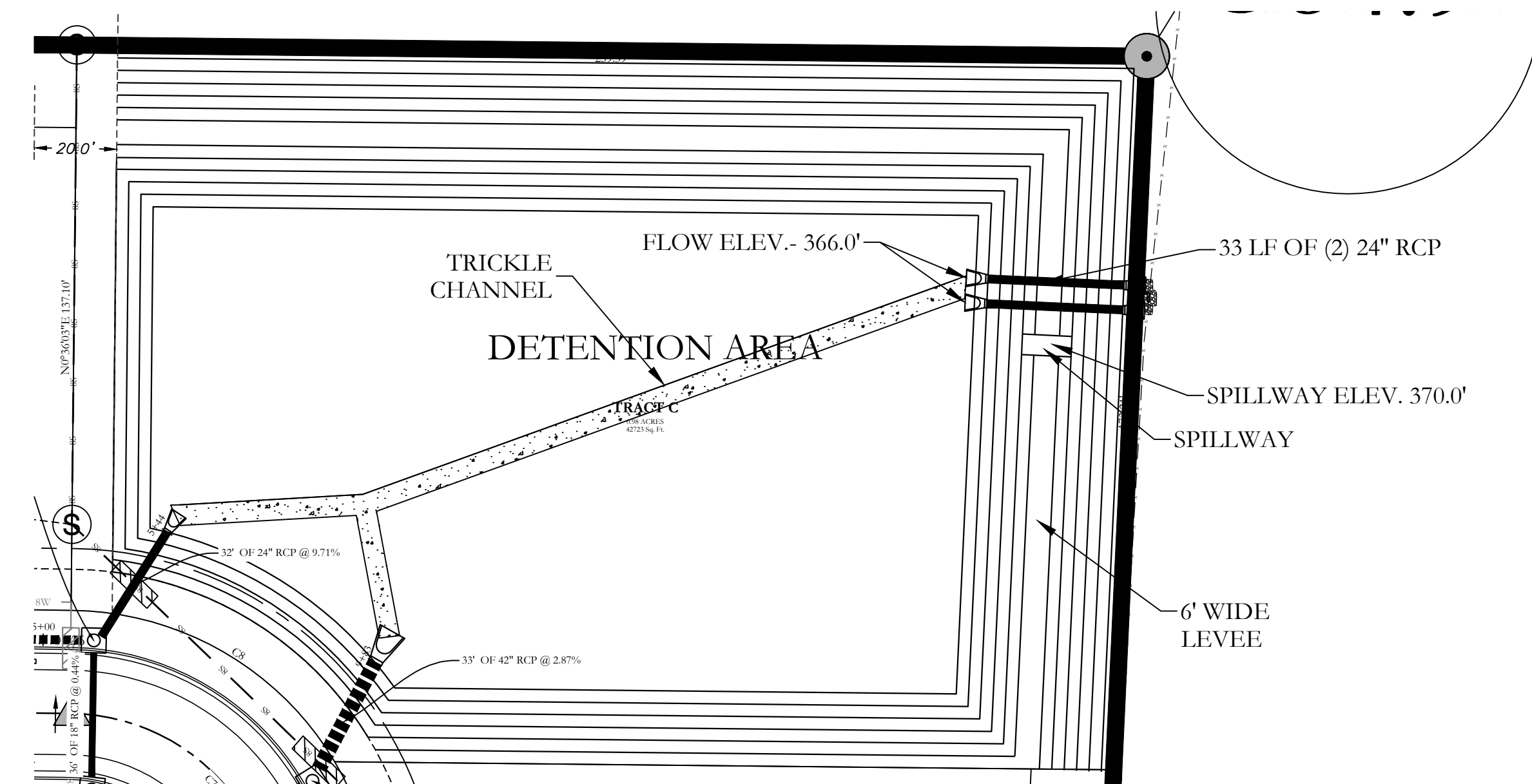
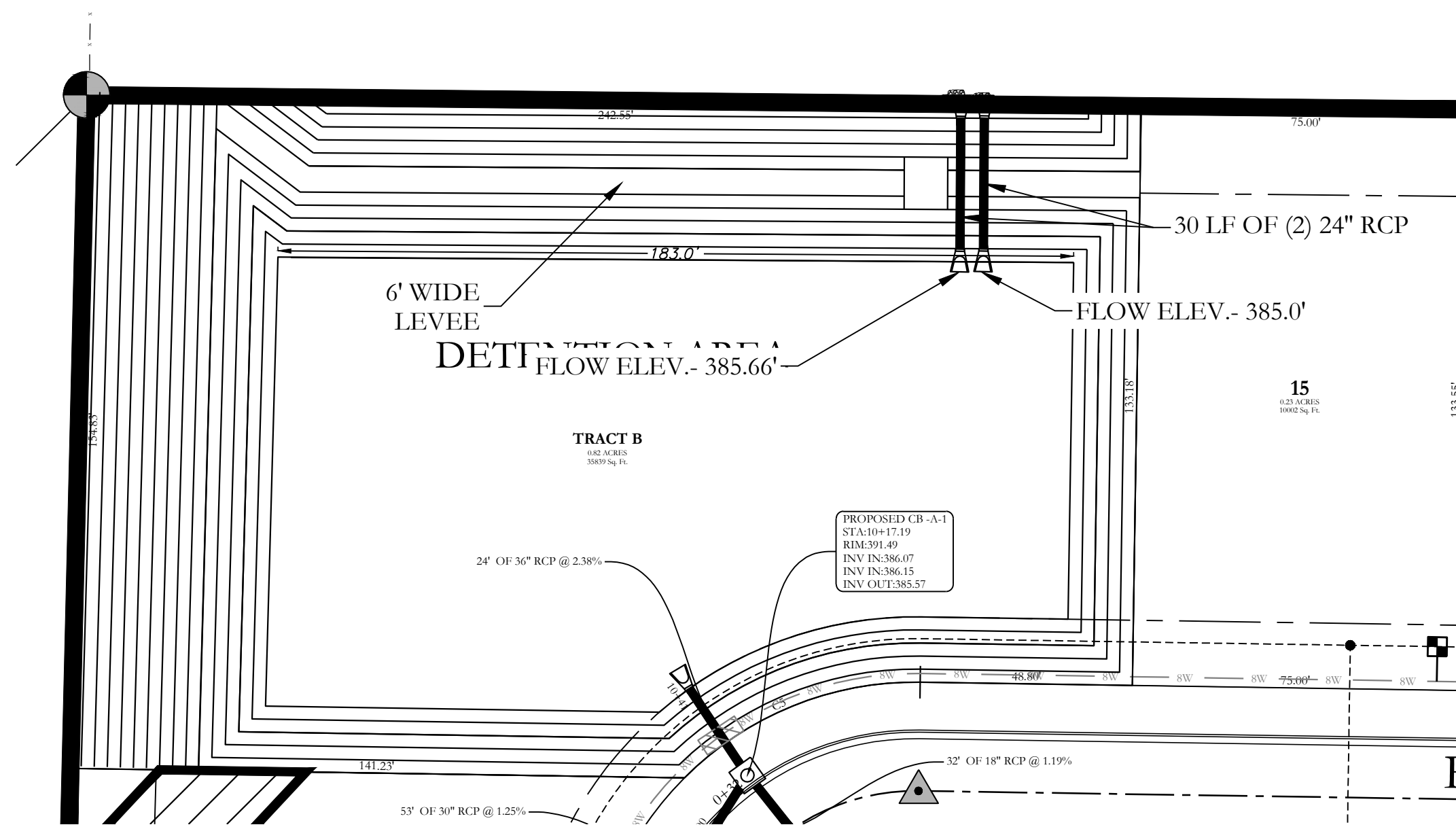
- - - - - HDPE  
 \_\_\_\_\_ RCP



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

FOR USE AND BENEFIT OF: WIGGINS FAMILY REAL ESTATE HOLDINGS, LLC		
THE VILLAGES AT MAGNOLIA LANE SUBDIVISION DRAINAGE PLAN AND PROFILE BRYANT, SALINE COUNTY, ARKANSAS		
DATE: 12/22/2021	C.A.D. BY:	DRAWING NUMBER:
REVISION: 12/22/2021	CHECKED BY:	21-1175
SHEET: C-6.3	SCALE:	





**RETENTION POND MAINTENANCE PLAN**

**Background**

Three detention ponds are located at the subject property. These are designed to temporarily detain stormwater to meet water quantity criteria before discharging off the property.

No fences, pools or permanent obstructions may be placed in any access or drainage easements.

Dead Storage will be used as a sediment pond at the time of construction later it will remain as a water feature.

Filter fabric shall be placed under all riprap areas.

Stabilization of Retention Basin provided with 3-1 slopes with solid sod stabilization per the stormwater management manual.

Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily ceased but in no case more than fourteen (14) days after the construction activity in that portion of the site has temporarily ceased.

Stabilization measures shall be initiated immediately in portions of the site where construction activities have permanently ceased.

**Routine Maintenance**

Routine maintenance will include but not be limited to:

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

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

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

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

**Periodic or Non-Routine Maintenance**

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

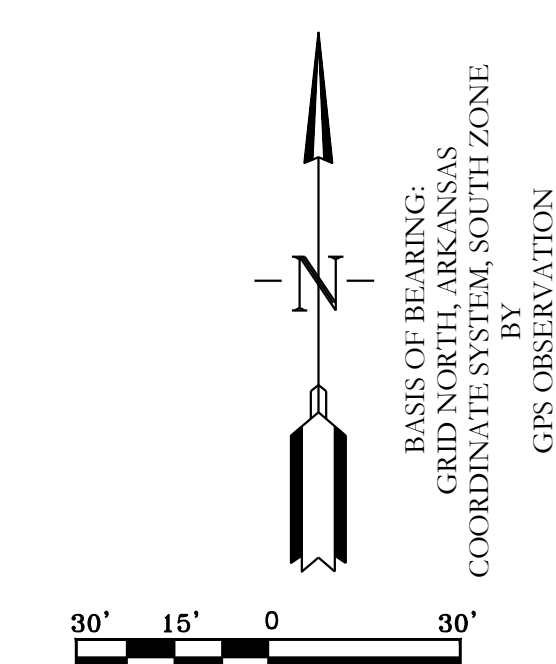
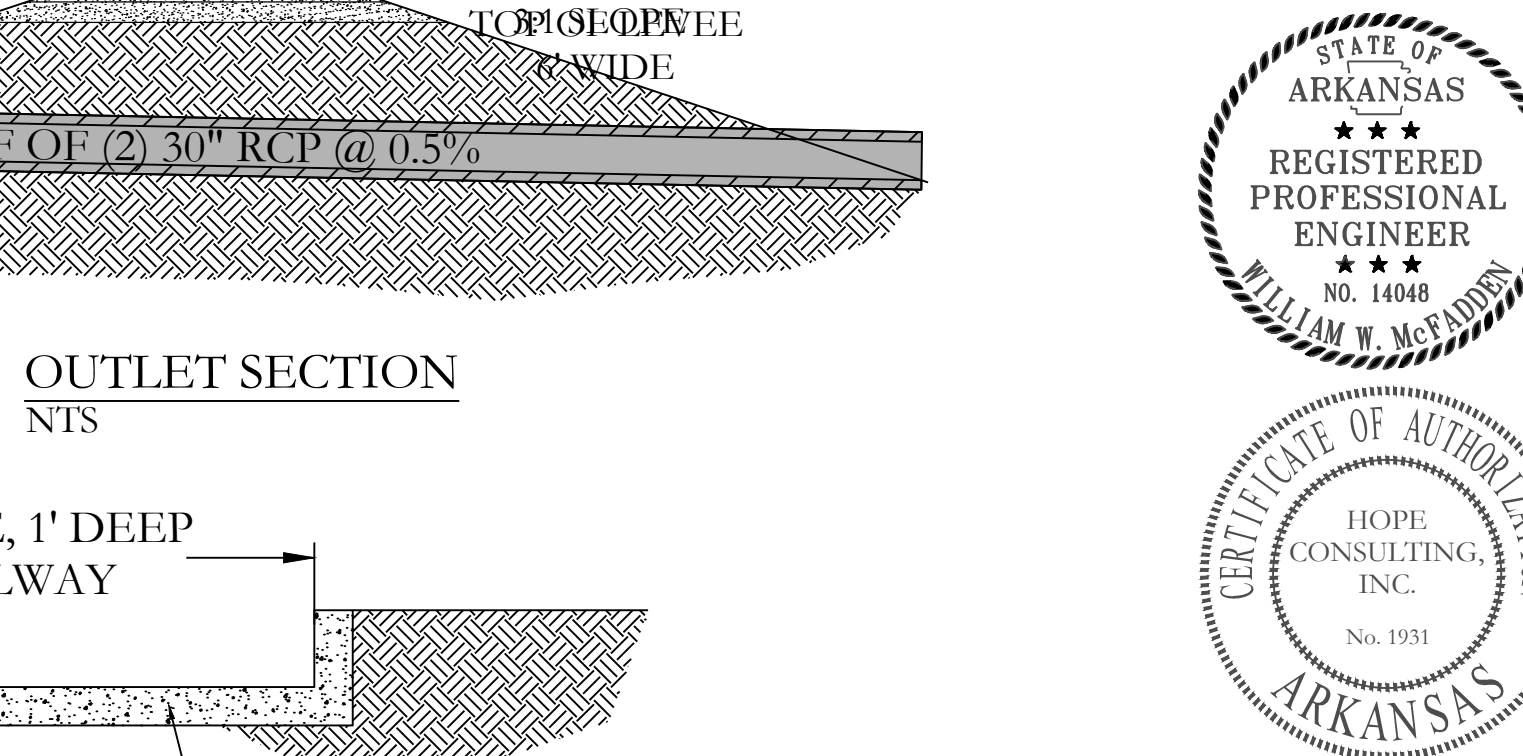
-Re-growth of trees on or around the pond bank. These should be cut and removed from the pond area.

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

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

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

-All common areas, retention basin, and drainage channels shall be maintained by the special improvement district.



**HOPE CONSULTING**  
ENGINEERS - SURVEYORS

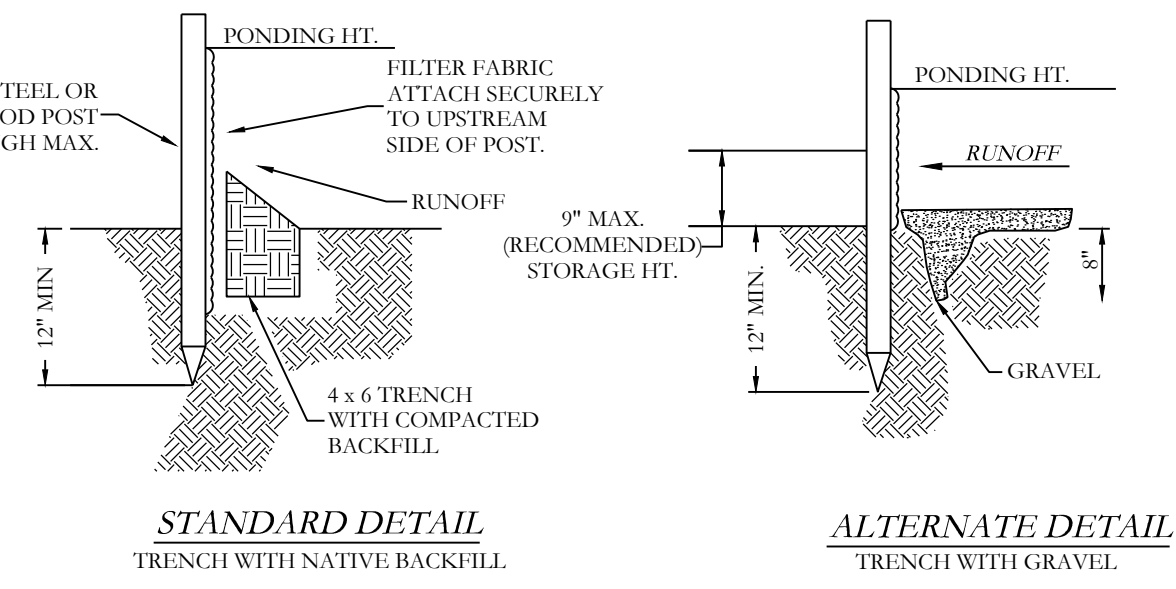
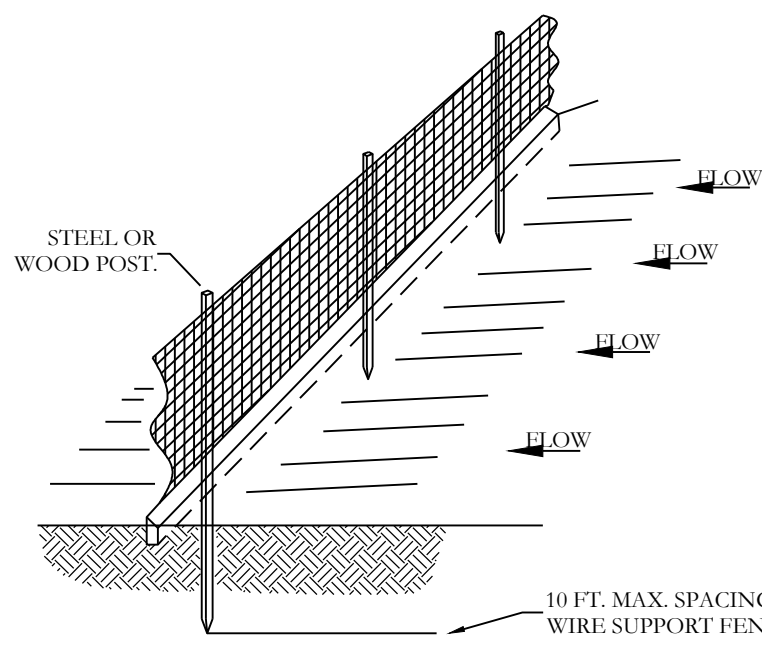
117 S. Market Street,  
Benton, Arkansas 72015  
PH. (501)315-2626  
FAX (501) 315-0024  
www.hopeconsulting.com

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

**THE VILLAGES AT MAGNOLIA LANE SUBDIVISION**  
DETENTION PLAN  
BRYANT, SALINE COUNTY, ARKANSAS

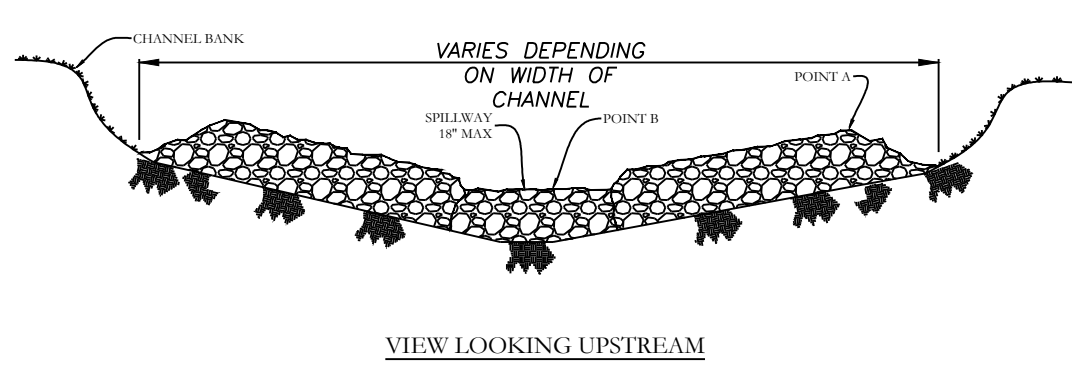
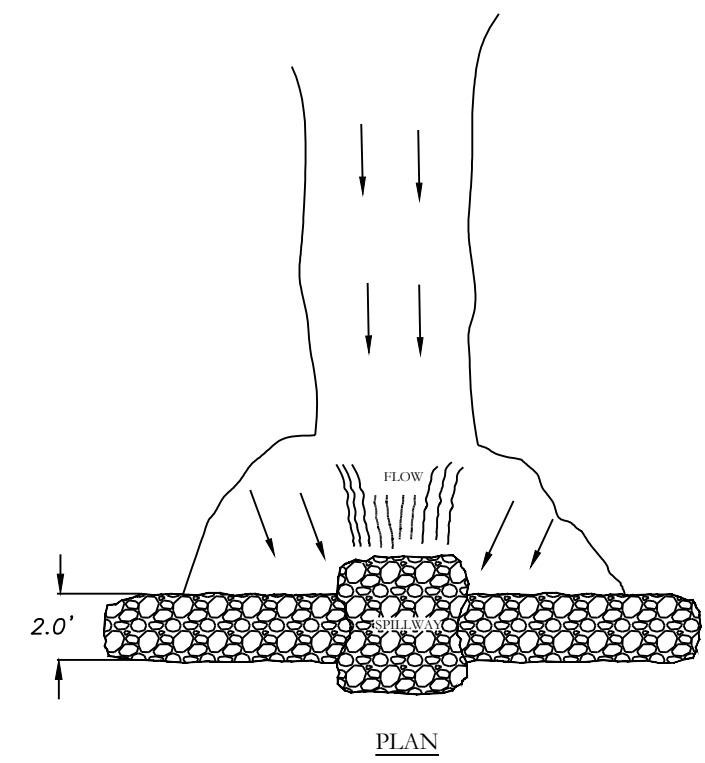
DATE: 12/22/2021	C.A.D. BY:	DRAWING NUMBER:
REVISIONS:	CHECKED BY:	21-1175
SHEET: C-6.4	SCALE:	





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**

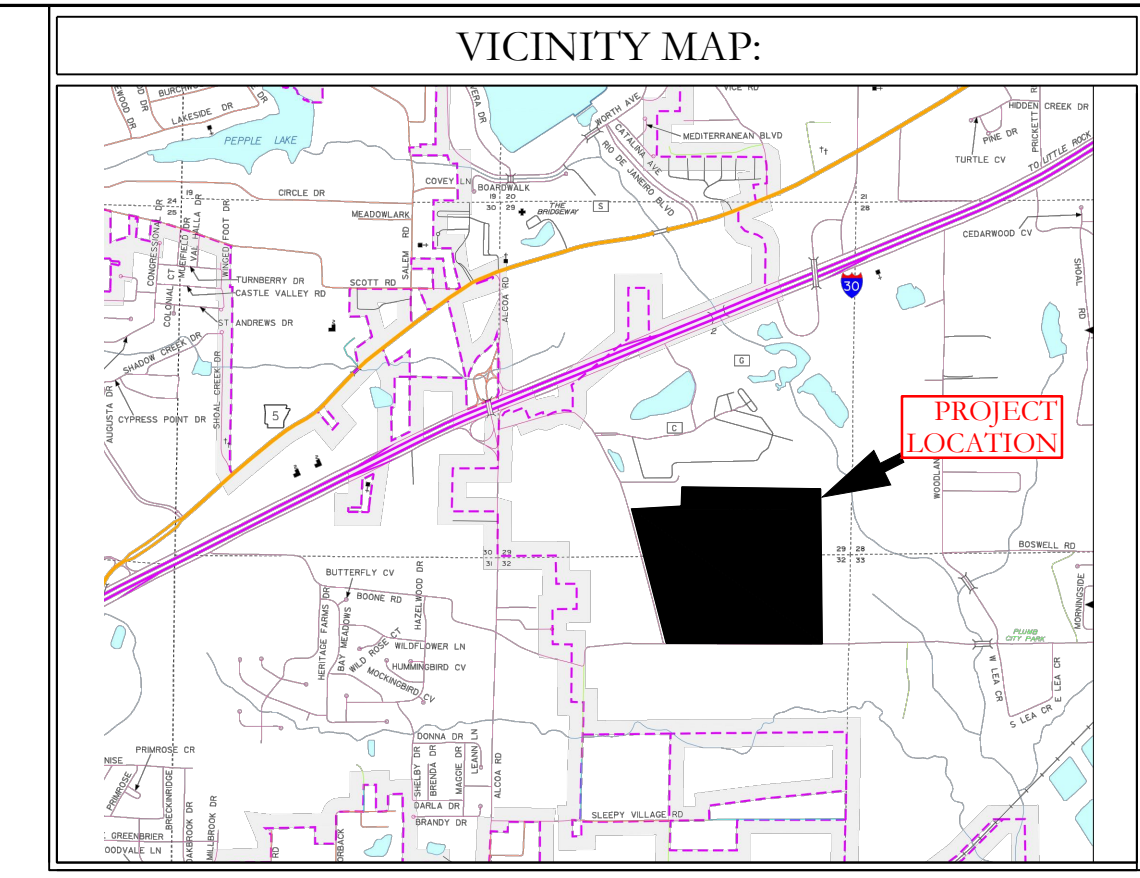
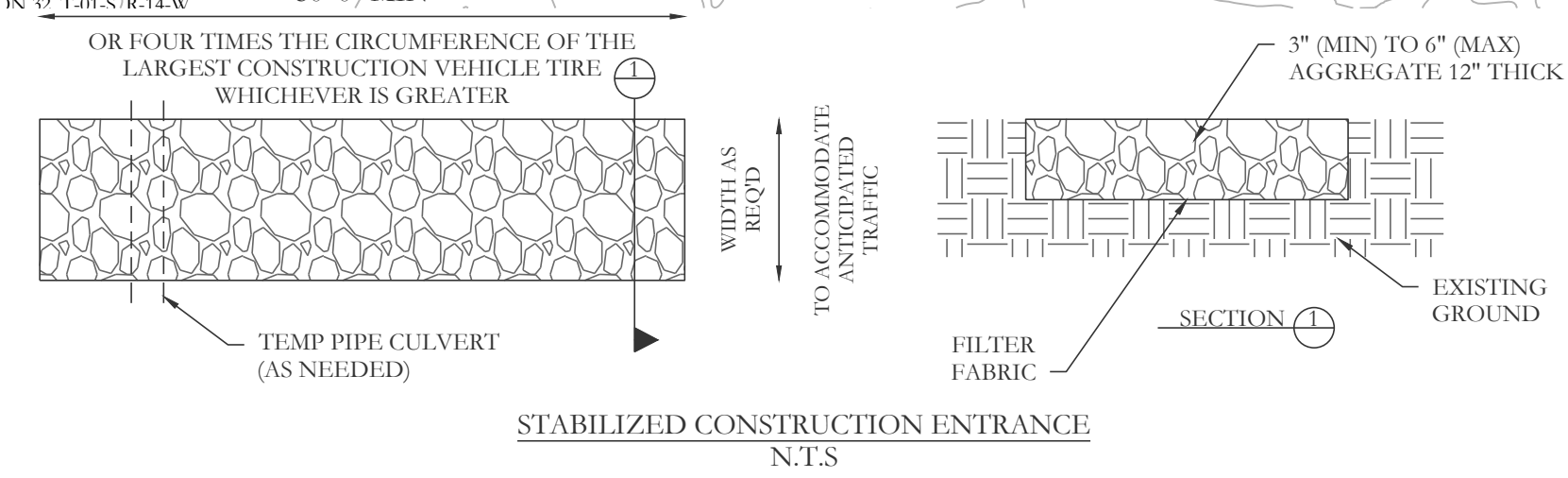
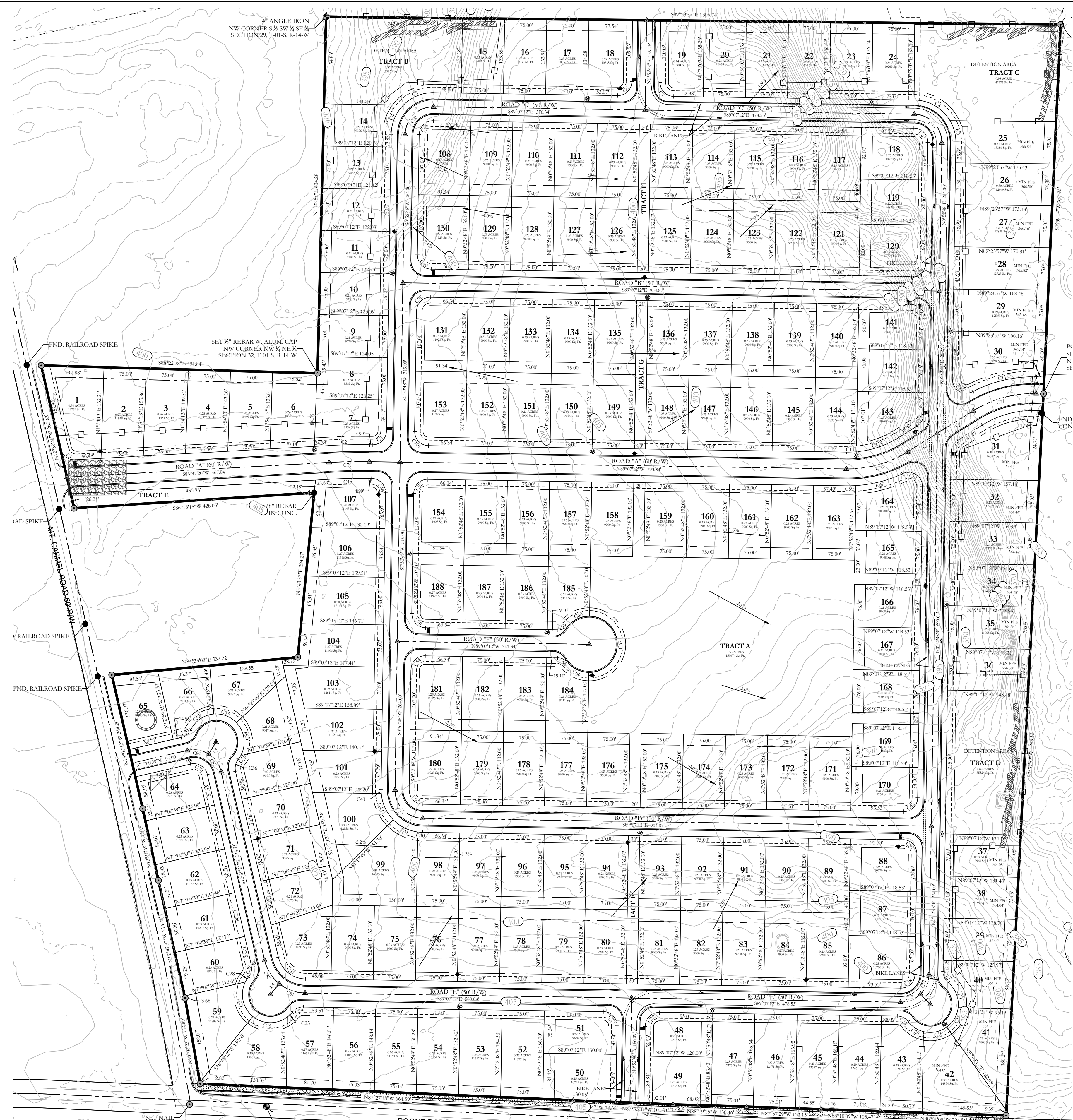


NOTES:  
 1) POINT 'A' MUST BE HIGHER THAN POINT 'B' (DRAINAGE DIRECTION).  
 2) PLACE RIP-RAP CHECK DAMS PERPENDICULAR TO THE FLOW WITH TIGHT GROUPING. USE STEEL, ROCKS, OR FILTER FABRIC TO FILL ANY GAPS AND TAMP BACKFILL MATERIAL TO PREVENT EROSION OR FLOW AROUND THE DAM.  
 3) WHEN A FILTER FABRIC IS USED, IT MUST BE PLACED UPSTREAM.  
 4) INSPECT AFTER EACH HEAVY RAIN STORM, MAINTAIN AND REPAIR PROMPTLY.

**RIP-RAP CHECK DAM**

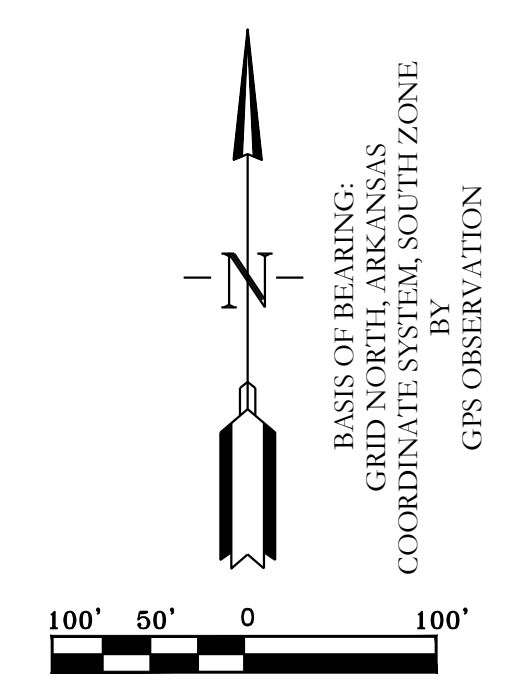
**EROSION CONTROL NOTES**

MAXIMUM SLOPE OF 3H:1V ON DETENTION POND LEEVES  
 CONTRACTOR MUST HAVE INLET PROTECTION MEASURES INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF DRAINAGE INLETS/STRUCTURES IS COMPLETE. SEDIMENT BARRIERS SHALL BE MAINTAINED THROUGHOUT AND INSPECTED THROUGHOUT CONSTRUCTION PROCESS UNTIL PROJECT IS COMPLETE.  
 RIP-RAP SEDIMENT BARRIERS SHALL BE USED AT ALL STORMWATER DISCHARGE POINTS SHOWN ON PLANS ASAP  
 CONTRACTOR SHOULD WORK WITH ENGINEER TO ESTABLISH EFFECTIVE AND EFFICIENT PLAN TO PREVENT SEDIMENT RUNOFF BY DETERMINING WHERE SILT FENCING OR OTHER TYPES OF CONTROLS ARE NECESSARY  
 SOME EROSION CONTROL MEASURES, SILT FENCING, OR CHECK DAMS MAY NOT BE NECESSARY DURING INITIAL ROW CLEARING BUT MAY BE NEEDED ONCE LOT CLEARING AND HOME BUILDING BEGINS  
 EXISTING VEGETATION WILL ONLY BE REMOVED INSIDE ROW AND WITHIN HOUSE FOOTPRINTS AS THEY ARE CONSTRUCTED. ADDITIONAL SILT FENCING WILL BE ADDED TO INDIVIDUAL LOTS AS HOME CONSTRUCTION TAKES PLACE.



**ERC LEGEND**

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



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

FOR USE AND BENEFIT OF: WIGGINS FAMILY REAL ESTATE HOLDINGS, LLC					
THE VILLAGES AT MAGNOLIA LANE SUBDIVISION EROSION CONTROL PLAN BRYANT, SALINE COUNTY, ARKANSAS					
DATE:	12/22/2021	C.A.D. BY:	DRAWING NUMBER:		
REVISION:		CHECKED BY:	21-1175		
SHEET:	C-7.0	SCALE:			
500	1S	15W	0	34	230 62 1807

16 LAND PROJECTS 2004 SUBDIVISIONS 2013 24 155 BOONE, MICHAEL, G. ACRE, CIVIL ENGINEER, 24-1175 THE VILLAGES AT MAGNOLIA LANE, SUBDIVISION CONSTRUCTION PLANS, 12-22-2021.DWG





## City of Bryant Stormwater Department

1019 SW 2<sup>nd</sup> St.

Bryant, Arkansas 72022

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

---

### WARRANTY BOND PROCEDURES

#### For Stormwater Infrastructure Public & Private

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

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

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

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

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

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

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

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

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

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

Boone Rd. Subdivision  
Name of Project Site/Addition

Blake Wiggins  
Applicant Name  
(Print)

BWiggins President  
Applicant Name  
(Signature)

Wiggins Family Real Estate Holdings, LLC  
Applicant Business Name

120 N. Spring St. Secrey, AR 72143  
Applicant Mailing Address

**Notarization**

State of Arkansas

County of White

Subscribed and sworn before me, a Notary Public, on this 17 day of December, 2021.

Joann Hall  
Signature of Notary

12-17-22  
My commission expires:

Notary Seal Stamp Here:





# HOPE

## CONSULTING

---

### ENGINEERS - SURVEYORS

December 22, 2021

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

RE: Conditional Use Permit: The Villages at Magnolia (Hope Job#21-1175)

Dear Truett:

On behalf of the property owner, we are formally requesting that the City of Bryant consider a Conditional Use Permit on Tract A shown on the Preliminary Plat of The Villages at Magnolia. Tract A is located on Parcel # 840-15246-000 and is zoned R-2. The legal description is detailed on the Preliminary Plat that is being considered for approval on the January Planning Commission meeting.

Tract A will be utilized as a community pool and parking area owned and operated by the Property Owners Association. The developer is Wiggins Family Real Estate Holdings, LLC. The address is 17300 Chenal Parkway Suite 105 Little Rock, Arkansas 72223. Feel free to contact the developer anytime at [Blake.Wiggins@cmioffices.com](mailto:Blake.Wiggins@cmioffices.com).

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](http://WWW.HOPECONSULTING.COM)

## RE-ZONING PETITION

The property located 200 feet west of the intersection of Prickett Road and Reynolds Road in Bryant is being considered for re-zoning from R-E to C-1. The property is more particularly described as follows:

### **TRACT 4R - 1.30 ACRES**

PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE1/4 NW1/4) AND PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4 NW1/4) ALL IN SECTION 27, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT A FOUND SIGNAL FOR THE NORTHWEST CORNER OF THE SAID SE1/4 NW1/4; THENCE S2°30'29"W - 38.23 FEET ALONG THE WEST LINE THEREOF TO A SET 1/2" REBAR W/CAP #1573 LOCATED ON THE SOUTHERLY RIGHT OF WAY OF PRICKETT ROAD FOR THE **POINT OF BEGINNING**; THENCE S87°26'31"E - 79.93 FEET ALONG SAID RIGHT OF WAY TO A SET 1/2" REBAR W/CAP #1573; THENCE LEAVING SAID RIGHT OF WAY S2°16'48"W - 221.92 FEET TO A FOUND 1/2" REBAR; THENCE N88°04'01"W - 80.81 FEET TO A FOUND 5/8" REBAR LOCATED ON THE WEST LINE OF THE SAID SE1/4 NW1/4; THENCE S2°30'29"W - 39.44 FEET ALONG SAID WEST LINE TO A SET 1/2" REBAR W/CAP #1573; THENCE N88°32'17"W - 146.93 FEET LEAVING SAID WEST LINE TO A FOUND 5/8" REBAR W/CAP #128; THENCE N2°16'36"E - 265.05 FEET TO A SET 1/2" REBAR W/CAP #1573 LOCATED ON THE SOUTHERLY RIGHT OF WAY OF PRICKETT ROAD; THENCE S87°26'31"E - 147.98 FEET ALONG SAID RIGHT OF WAY TO THE **POINT OF BEGINNING**, CONTAINING 1.30 ACRES, MORE OR LESS. SUBJECT TO ANY EXISTING EASEMENTS AND THE RIGHT OF WAY OF PRICKETT ROAD.

A petition has been filed with the City of Bryant Planning Commission to re-zone the property. As part of this process a public hearing will be held December 13<sup>th</sup>, 2021 at 6:00 p.m. in the Boswell Community Center, 210 Southwest 3<sup>rd</sup> Street, Bryant, Arkansas 72022.

Public comments will be accepted at that time regarding this re-zoning. Since you own property within 300 feet of the tract in consideration, you have been sent this notice via certified mail as required by city ordinance.

Should you have any questions regarding this matter you may contact the City of Bryant at 501-943-0301 and ask for Truett Smith or by contacting me at the information listed below.

Vernon Williams, P.E.  
GarNat Engineering, LLC  
501-408-4650  
garnatengineering@gmail.com

### **TRACT 4R - 1.30 ACRES**

PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE1/4 NW1/4) AND PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4 NW1/4) ALL IN SECTION 27, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT A FOUND SIGNAL FOR THE NORTHWEST CORNER OF THE SAID SE1/4 NW1/4; THENCE S2°30'29"W - 38.23 FEET ALONG THE WEST LINE THEREOF TO A SET 1/2" REBAR W/CAP #1573 LOCATED ON THE SOUTHERLY RIGHT OF WAY OF PRICKETT ROAD FOR THE **POINT OF BEGINNING**; THENCE S87°26'31"E - 79.93 FEET ALONG SAID RIGHT OF WAY TO A SET 1/2" REBAR W/CAP #1573; THENCE LEAVING SAID RIGHT OF WAY S2°16'48"W - 221.92 FEET TO A FOUND 1/2" REBAR; THENCE N88°04'01"W - 80.81 FEET TO A FOUND 5/8" REBAR LOCATED ON THE WEST LINE OF THE SAID SE1/4 NW1/4; THENCE S2°30'29"W - 39.44 FEET ALONG SAID WEST LINE TO A SET 1/2" REBAR W/CAP #1573; THENCE N88°32'17"W - 146.93 FEET LEAVING SAID WEST LINE TO A FOUND 5/8" REBAR W/CAP #128; THENCE N2°16'36"E - 265.05 FEET TO A SET 1/2" REBAR W/CAP #1573 LOCATED ON THE SOUTHERLY RIGHT OF WAY OF PRICKETT ROAD; THENCE S87°26'31"E - 147.98 FEET ALONG SAID RIGHT OF WAY TO THE **POINT OF BEGINNING**, CONTAINING 1.30 ACRES, MORE OR LESS. SUBJECT TO ANY EXISTING EASEMENTS AND THE RIGHT OF WAY OF PRICKETT ROAD.



APPLICATION  
FOR CHANGE IN  
ZONING DISTRICT BOUNDARIES

Applicant Name: BRYANT DEVELOPMENT COMPANY, INC.

Spouse Name: \_\_\_\_\_

Property Address: PRICKETT ROAD (200 FEET WEST OF  
REYNOLDS ROAD INTERSECTION)

Legal Description: \_\_\_\_\_  
SEE ATTACHED.

Existing Zoning Classification: R-E

Requested Change: C-1

Plat of Property is Attached YES

Vicinity Map of property is attached YES

The undersigned designates the following process agent or attorney to represent  
the applicant at all hearings:

VERNON WILLIAMS

This 23 day of NOVEMBER, 2021

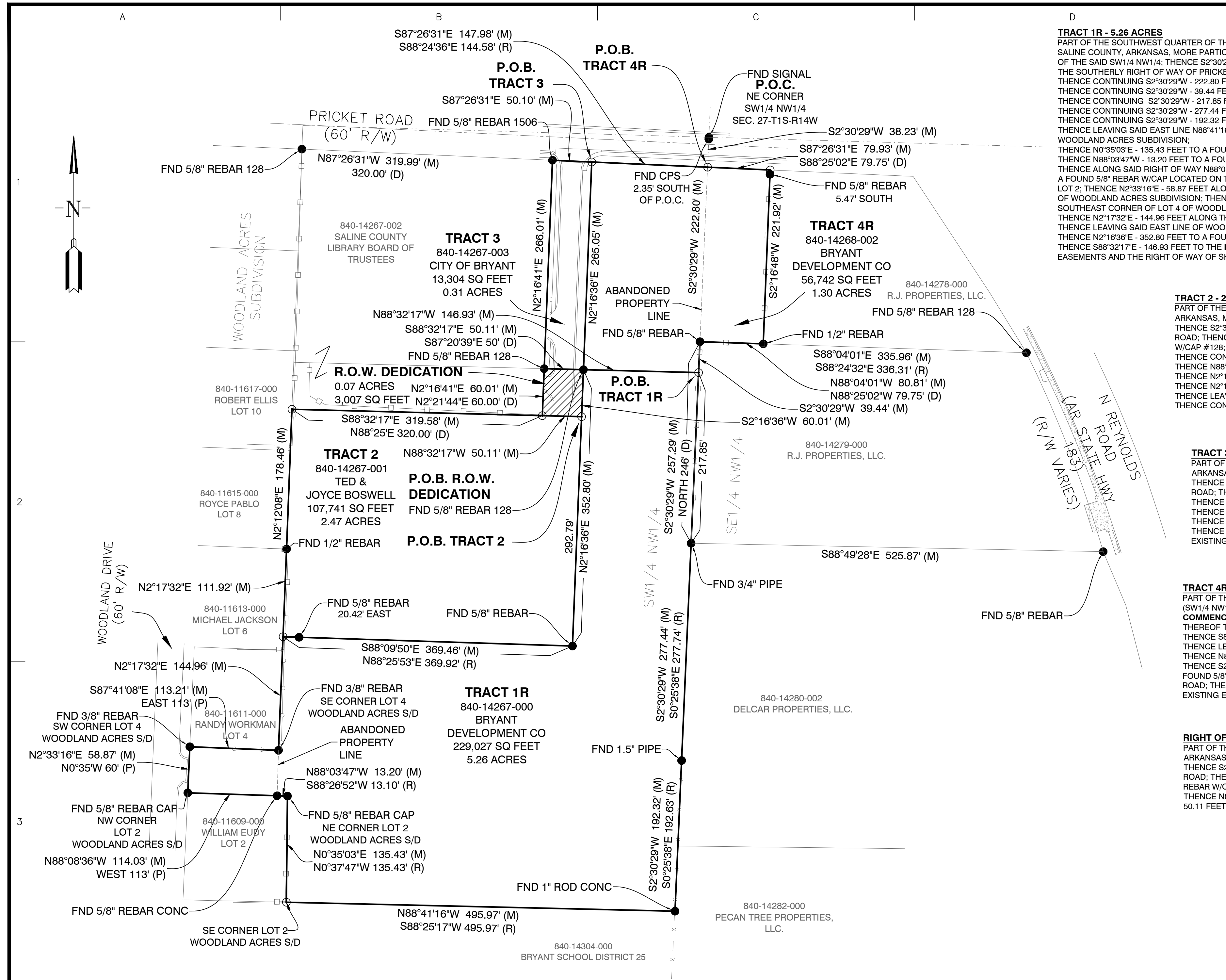
Vernon J Williams - GarNat Engineering  
Applicant AGENT

Spouse of Applicant \_\_\_\_\_

P.O. BOX 116  
Address BENTON, AR 72018

Phone \_\_\_\_\_





**TRACT 1R - 5.26 ACRES**  
 PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4 NW1/4) OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND SIGNAL FOR THE NORTHEAST CORNER OF THE SAID SW1/4 NW1/4; THENCE S2°30'29"W - 38.23 FEET ALONG THE EAST LINE THEREOF TO A SET 1/2" REBAR W/CAP #1573 LOCATED ON THE SOUTHERLY RIGHT OF WAY OF PRICKETT ROAD; THENCE CONTINUING S2°30'29"W - 222.80 FEET TO A FOUND 5/8" REBAR; THENCE CONTINUING S2°30'29"W - 39.44 FEET TO A SET 1/2" REBAR W/CAP #1573 FOR THE POINT OF BEGINNING; THENCE CONTINUING S2°30'29"W - 217.85 FEET TO A FOUND 3/4" PIPE; THENCE CONTINUING S2°30'29"W - 277.44 FEET TO A FOUND 1 1/2" PIPE; THENCE CONTINUING S2°30'29"W - 192.32 FEET TO A FOUND 1" ROD IN CONCRETE; THENCE LEAVING SAID EAST LINE N88°41'16"W - 495.97 FEET TO A SET 1/2" REBAR W/CAP #1573 FOR THE SOUTHEAST CORNER OF LOT 2 OF WOODLAND ACRES SUBDIVISION; THENCE N0°35'03"E - 135.43 FEET TO A FOUND 5/8" REBAR W/CAP FOR THE NORTHEAST CORNER OF LOT 2 OF WOODLAND ACRES SUBDIVISION; THENCE N88°03'17"W - 13.20 FEET TO A FOUND 5/8" REBAR IN CONCRETE AT THE SOUTHEAST CORNER OF RIGHT OF WAY FOR SHEFFIELD DRIVE; THENCE ALONG SAID RIGHT OF WAY N88°08'38"W - 114.03 FEET AND ALONG THE NORTH LINE OF SAID LOT 2 WOODLAND ACRES SUBDIVISION TO A FOUND 5/8" REBAR W/CAP LOCATED ON THE EASTERLY RIGHT OF WAY OF WOODLAND DRIVE AND ALSO THE NORTHWEST CORNER OF SAID LOT 2; THENCE N2°33'16"E - 58.87 FEET ALONG SAID EASTERLY RIGHT OF WAY TO A FOUND 3/8" REBAR FOR THE SOUTHWEST CORNER OF LOT 4 OF WOODLAND ACRES SUBDIVISION; THENCE S87°41'08"E - 113.21 FEET ALONG THE SOUTH LINE OF SAID LOT 4 TO A FOUND 3/8" REBAR FOR THE SOUTHEAST CORNER OF LOT 4 OF WOODLAND ACRES SUBDIVISION; THENCE N2°17'32"E - 144.96 FEET ALONG THE EAST LINE OF WOODLAND ACRES SUBDIVISION TO A SET 1/2" REBAR W/CAP #1573; THENCE LEAVING SAID EAST LINE OF WOODLAND ACRES SUBDIVISION S88°09'50"E - 369.46 FEET TO A FOUND 5/8" REBAR; THENCE N2°16'36"E - 352.80 FEET TO A FOUND 5/8" REBAR W/CAP #128; THENCE CONTINUING S2°30'29"W - 192.32 FEET TO THE POINT OF BEGINNING, CONTAINING 5.26 ACRES, MORE OR LESS. SUBJECT TO ANY EXISTING EASEMENTS AND THE RIGHT OF WAY OF SHEFFIELD DRIVE.

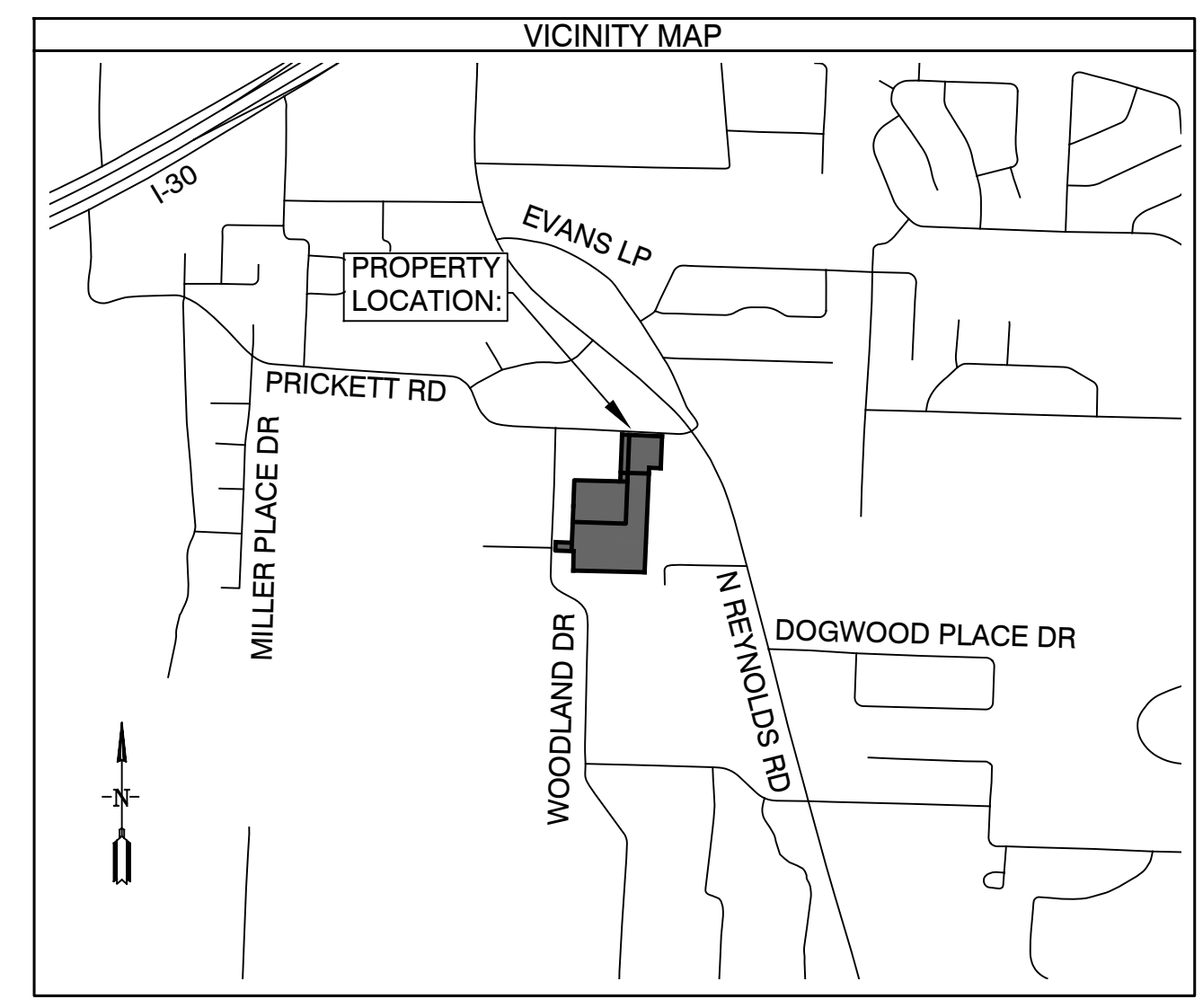
**TRACT 2 - 2.47 ACRES**  
 PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4 NW1/4) OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND SIGNAL FOR THE NORTHEAST CORNER OF THE SAID SW1/4 NW1/4; THENCE S2°30'29"W - 38.23 FEET ALONG THE EAST LINE THEREOF TO A SET 1/2" REBAR W/CAP #1573 LOCATED ON THE SOUTHERLY RIGHT OF WAY OF PRICKETT ROAD; THENCE N87°26'31"W - 147.98 FEET ALONG SAID RIGHT OF WAY TO A SET 1/2" REBAR W/CAP #1573; THENCE S2°16'36"W - 265.05 FEET TO A FOUND 5/8" REBAR W/CAP #128; THENCE CONTINUING S2°16'36"W - 60.01 FEET TO A SET 1/2" REBAR W/CAP #1573 FOR THE POINT OF BEGINNING; THENCE CONTINUING S2°16'36"W - 292.79 FEET TO A FOUND 5/8" REBAR; THENCE N88°09'50"W - 369.46 FEET TO A SET 1/2" REBAR W/CAP #1573 LOCATED ON THE EAST LINE OF WOODLAND ACRES SUBDIVISION; THENCE N2°17'32"E - 111.92 FEET ALONG SAID EAST LINE OF WOODLAND ACRES SUBDIVISION TO A FOUND 1/2" REBAR; THENCE N2°12'08"E - 178.46 FEET CONTINUING ALONG SAID EAST LINE OF WOODLAND ACRES SUBDIVISION TO A SET 1/2" REBAR W/CAP #1573; THENCE LEAVING SAID EAST LINE OF WOODLAND ACRES SUBDIVISION S88°32'17"E - 319.58 FEET TO A SET 1/2" REBAR W/CAP #1573; THENCE CONTINUING S88°32'17"E - 50.11 FEET TO THE POINT OF BEGINNING, CONTAINING 2.47 ACRES, MORE OR LESS. SUBJECT TO ANY EXISTING EASEMENTS.

**TRACT 3 - 0.31 ACRES**  
 PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4 NW1/4) OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND SIGNAL FOR THE NORTHEAST CORNER OF THE SAID SW1/4 NW1/4; THENCE S2°30'29"W - 38.23 FEET ALONG THE EAST LINE THEREOF TO A SET 1/2" REBAR W/CAP #1573 LOCATED ON THE SOUTHERLY RIGHT OF WAY OF PRICKETT ROAD; THENCE N87°26'31"W - 147.98 FEET ALONG SAID RIGHT OF WAY TO A SET 1/2" REBAR W/CAP #1573 FOR THE POINT OF BEGINNING; THENCE S2°16'36"W - 265.05 FEET TO A FOUND 5/8" REBAR W/CAP #128; THENCE N88°32'17"W - 50.11 FEET TO A FOUND 5/8" REBAR W/CAP #128; THENCE N2°16'41"E - 266.01 FEET TO A FOUND 5/8" REBAR W/CAP #1506 LOCATED ON THE SOUTHERLY RIGHT OF WAY OF PRICKETT ROAD; THENCE ALONG SAID RIGHT OF WAY S87°26'31"E - 50.10 FEET TO THE POINT OF BEGINNING, CONTAINING 0.31 ACRES, MORE OR LESS. SUBJECT TO ANY EXISTING EASEMENTS AND THE RIGHT OF WAY OF PRICKETT ROAD.

**TRACT 4R - 1.30 ACRES**  
 PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SE1/4 NW1/4) AND PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4 NW1/4) ALL IN SECTION 27, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND SIGNAL FOR THE NORTHWEST CORNER OF THE SAID SE1/4 NW1/4; THENCE S2°30'29"W - 38.23 FEET ALONG THE WEST LINE THEREOF TO A SET 1/2" REBAR W/CAP #1573 LOCATED ON THE SOUTHERLY RIGHT OF WAY OF PRICKETT ROAD FOR THE POINT OF BEGINNING; THENCE S87°26'31"W - 79.93 FEET ALONG SAID RIGHT OF WAY TO A SET 1/2" REBAR W/CAP #1573; THENCE N88°04'01"W - 80.81 FEET TO A FOUND 5/8" REBAR LOCATED ON THE WEST LINE OF THE SAID SE1/4 NW1/4; THENCE S2°30'29"W - 39.44 FEET ALONG SAID WEST LINE TO A SET 1/2" REBAR W/CAP #1573; THENCE N88°32'17"W - 146.93 FEET LEAVING SAID WEST LINE TO A FOUND 5/8" REBAR W/CAP #128; THENCE N2°16'36"E - 265.05 FEET TO A SET 1/2" REBAR W/CAP #1573 LOCATED ON THE SOUTHERLY RIGHT OF WAY OF PRICKETT ROAD; THENCE S87°26'31"E - 147.98 FEET ALONG SAID RIGHT OF WAY TO A SET 1/2" REBAR W/CAP #1573; THENCE CONTINUING S2°16'36"W - 60.01 FEET TO A SET 1/2" REBAR W/CAP #1573; THENCE N88°32'17"W - 50.11 FEET TO THE POINT OF BEGINNING, CONTAINING 1.30 ACRES, MORE OR LESS. SUBJECT TO ANY EXISTING EASEMENTS AND THE RIGHT OF WAY OF PRICKETT ROAD.

**RIGHT OF WAY DEDICATION - 0.07 ACRES**  
 PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4 NW1/4) OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND SIGNAL FOR THE NORTHEAST CORNER OF THE SAID SW1/4 NW1/4; THENCE S2°30'29"W - 38.23 FEET ALONG THE EAST LINE THEREOF TO A SET 1/2" REBAR W/CAP #1573 LOCATED ON THE SOUTHERLY RIGHT OF WAY OF PRICKETT ROAD; THENCE N87°26'31"W - 147.98 FEET ALONG SAID RIGHT OF WAY TO A SET 1/2" REBAR W/CAP #1573; THENCE S2°16'36"W - 265.05 FEET TO A FOUND 5/8" REBAR W/CAP #128 FOR THE POINT OF BEGINNING; THENCE CONTINUING S2°16'36"W - 60.01 FEET TO A SET 1/2" REBAR W/CAP #1573; THENCE N88°32'17"W - 50.11 FEET TO A SET 1/2" REBAR W/CAP #1573; THENCE N2°16'41"E - 60.01 FEET TO A FOUND 5/8" REBAR W/CAP #128; THENCE S88°32'17"E - 50.11 FEET TO THE POINT OF BEGINNING, CONTAINING 0.07 ACRES, MORE OR LESS. SUBJECT TO ANY EXISTING EASEMENTS.

SURVEY LEGEND	
▲	- Computed point
●	- Found monument
○	- Set #4 RB/Plas. Cap
(M)	- Measured
(R)	- Recorded Survey
(P)	- Platted
(D)	- Deeded



BY	REVISION	DATE

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

**FOR USE & BENEFIT OF:**  
**BRYANT DEVELOPMENT COMPANY**  
**PRICKETT ROAD**  
**BRYANT, ARKANSAS**

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

11-22-21

CONTENTS:  
**BOUNDARY LINE ADJUSTMENT**

PROJECT NO:  
 21099

DATE:  
 NOV. 22, 2021

SHEET NO:

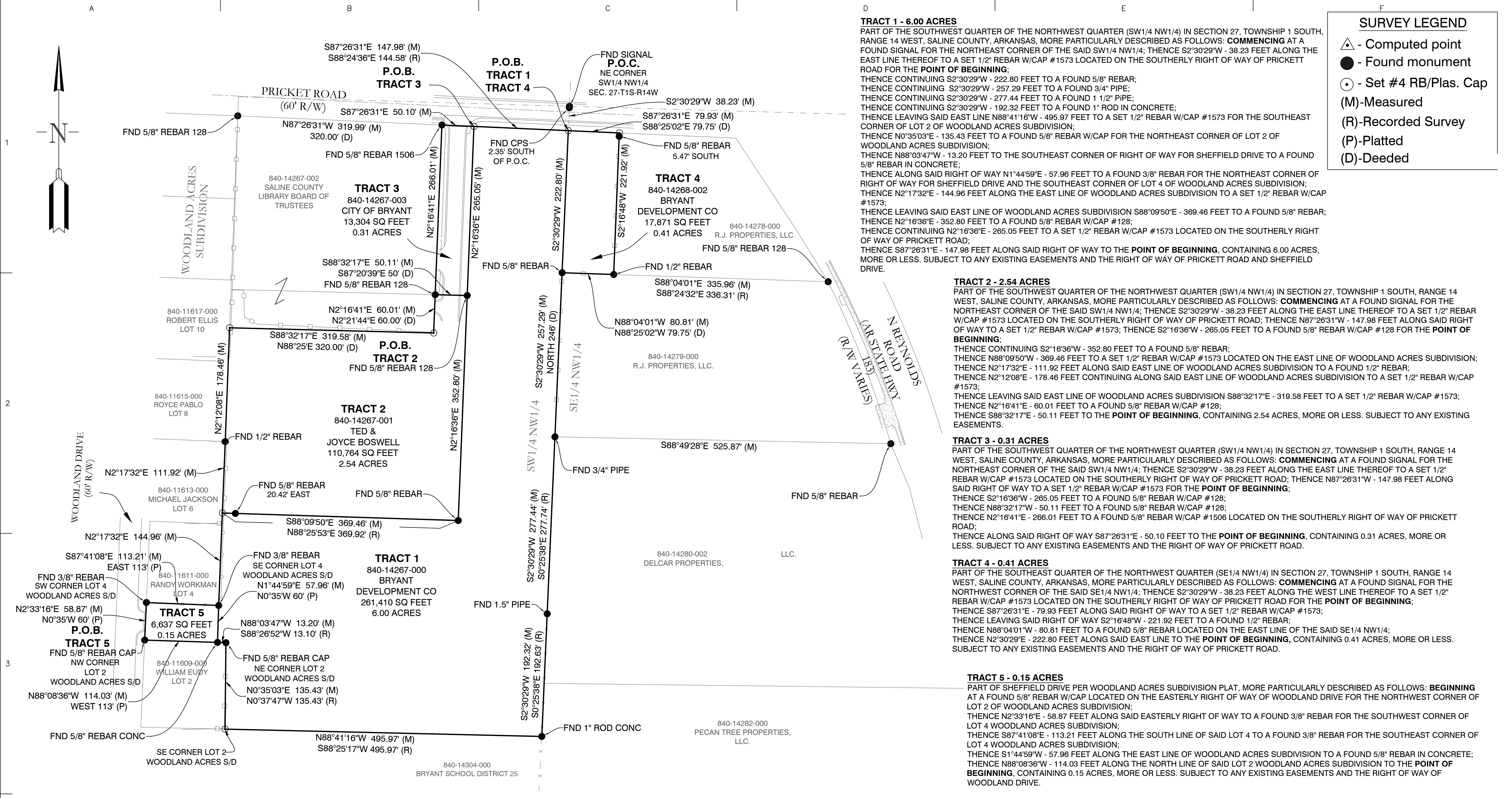
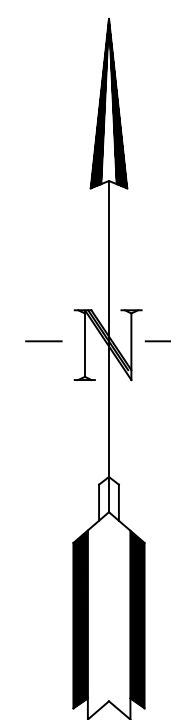
**1 OF 1**

<p><b>DOCUMENTS USED:</b></p> <ul style="list-style-type: none"> <li>PREVIOUS SURVEY BY HOPE DATED 4/28/95</li> <li>PREVIOUS SURVEY BY HOPE DATED 4/6/88</li> <li>NEIGHBORING SURVEY BY HOPE DATED 3/30/04</li> <li>PLAT OF WOODLAND ACRES S/D</li> <li>BOOK 2018 PAGE 2638 DD BOSWELL TO CITY OF BRYANT</li> <li>BOOK 2014 PAGE 32466 WD BOSWELL TO SALINE CO LIBRARY</li> <li>BOOK 2019 PAGE 2022 WD BOSWELL TO SALINE CO LIBRARY</li> <li>BOOK 2017 PAGE 15575 BOSWELL TO BRYANT DEVELOPMENT CO</li> </ul>		<p><b>TOTAL ACREAGE = 9.41 ACRES</b></p>
<p><b>CERTIFICATIONS:</b></p> <p>BY AFFIXING MY SEAL AND SIGNATURE, I GEORGE P. WOODEN, PS NO.1573, HEREBY CERTIFY THAT THIS DRAWING CORRECTLY DEPICTS A SURVEY COMPILED UNDER MY SUPERVISION ON JULY 13, 2021.</p> <p>THIS SURVEY WAS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHERS AND DOES NOT REPRESENT A TITLE SEARCH.</p> <p>THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "X" OF THE F.E.M.A. MAP PANEL 05125C0365E EFFECTIVE DATE JULY 05, 2020.</p>		<p><b>BASIS OF BEARINGS:</b></p> <p>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).</p>
<p><b>SCALE:</b>        80' 40' 0' 80'</p>		<p><b>SURVEY PLAT CODE:</b>        500-01S-14W-0-27-400-62-1573</p>



PART OF THE SE 1/4 NW 1/4 &  
 PART OF THE SW 1/4 NW 1/4  
 OF SECTION 27-T15-R14W





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

**TRACT 1 - 6.00 ACRES**  
PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4 NW1/4) IN SECTION 27, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND SIGNAL FOR THE NORTHEAST CORNER OF THE SAID SW1/4 NW1/4; THENCE S2°30'29"W - 38.23 FEET ALONG THE EAST LINE THEREOF TO A SET 1/2" REBAR W/CAP #1573 LOCATED ON THE SOUTHERLY RIGHT OF WAY OF PRICKETT ROAD FOR THE POINT OF BEGINNING; THENCE CONTINUING S2°30'29"W - 222.80 FEET TO A FOUND 5/8" REBAR; THENCE CONTINUING S2°30'29"W - 257.29 FEET TO A FOUND 3/4" PIPE; THENCE CONTINUING S2°30'29"W - 277.44 FEET TO A FOUND 1 1/2" PIPE; THENCE CONTINUING S2°30'29"W - 192.32 FEET TO A FOUND 1" ROD IN CONCRETE; THENCE LEAVING SAID EAST LINE N88°41'16"W - 495.97 FEET TO A SET 1/2" REBAR W/CAP #1573 FOR THE SOUTHEAST CORNER OF LOT 2 OF WOODLAND ACRES SUBDIVISION; THENCE N0°35'03"E - 135.43 FEET TO A FOUND 5/8" REBAR W/CAP FOR THE NORTHEAST CORNER OF LOT 2 OF WOODLAND ACRES SUBDIVISION; THENCE N88°03'47"W - 13.20 FEET TO THE SOUTHEAST CORNER OF RIGHT OF WAY FOR SHEFFIELD DRIVE TO A FOUND 5/8" REBAR IN CONCRETE; THENCE ALONG SAID RIGHT OF WAY N1°44'59"E - 57.96 FEET TO A FOUND 3/8" REBAR FOR THE NORTHEAST CORNER OF RIGHT OF WAY FOR SHEFFIELD DRIVE AND THE SOUTHEAST CORNER OF LOT 4 OF WOODLAND ACRES SUBDIVISION; THENCE N2°17'32"E - 144.96 FEET ALONG THE EAST LINE OF WOODLAND ACRES SUBDIVISION TO A SET 1/2" REBAR W/CAP #1573; THENCE LEAVING SAID EAST LINE OF WOODLAND ACRES SUBDIVISION S88°09'50"E - 369.46 FEET TO A FOUND 5/8" REBAR; THENCE N2°16'36"E - 352.80 FEET TO A FOUND 5/8" REBAR W/CAP #128; THENCE CONTINUING N2°16'36"E - 265.05 FEET TO A SET 1/2" REBAR W/CAP #1573 LOCATED ON THE SOUTHERLY RIGHT OF WAY OF PRICKETT ROAD; THENCE S87°26'31"E - 147.98 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING, CONTAINING 6.00 ACRES, MORE OR LESS. SUBJECT TO ANY EXISTING EASEMENTS AND THE RIGHT OF WAY OF PRICKETT ROAD AND SHEFFIELD DRIVE.

**TRACT 2 - 2.54 ACRES**  
PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4 NW1/4) IN SECTION 27, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND SIGNAL FOR THE NORTHEAST CORNER OF THE SAID SW1/4 NW1/4; THENCE S2°30'29"W - 38.23 FEET ALONG THE EAST LINE THEREOF TO A SET 1/2" REBAR W/CAP #1573 LOCATED ON THE SOUTHERLY RIGHT OF WAY OF PRICKETT ROAD; THENCE N87°26'31"W - 147.98 FEET ALONG SAID RIGHT OF WAY TO A SET 1/2" REBAR W/CAP #1573; THENCE S2°16'36"W - 265.05 FEET TO A FOUND 5/8" REBAR W/CAP #128 FOR THE POINT OF BEGINNING; THENCE CONTINUING S2°16'36"W - 352.80 FEET TO A FOUND 5/8" REBAR; THENCE N88°09'50"W - 369.46 FEET TO A SET 1/2" REBAR W/CAP #1573 LOCATED ON THE EAST LINE OF WOODLAND ACRES SUBDIVISION; THENCE N2°17'32"E - 111.92 FEET ALONG SAID EAST LINE OF WOODLAND ACRES SUBDIVISION TO A FOUND 1/2" REBAR; THENCE N2°12'08"E - 178.46 FEET CONTINUING ALONG SAID EAST LINE OF WOODLAND ACRES SUBDIVISION TO A SET 1/2" REBAR W/CAP #1573; THENCE LEAVING SAID EAST LINE OF WOODLAND ACRES SUBDIVISION S88°32'17"E - 319.58 FEET TO A SET 1/2" REBAR W/CAP #1573; THENCE N2°16'41"E - 60.01 FEET TO A FOUND 5/8" REBAR W/CAP #128; THENCE S88°32'17"E - 50.11 FEET TO THE POINT OF BEGINNING, CONTAINING 2.54 ACRES, MORE OR LESS. SUBJECT TO ANY EXISTING EASEMENTS.

**TRACT 3 - 0.31 ACRES**  
PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4 NW1/4) IN SECTION 27, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND SIGNAL FOR THE NORTHEAST CORNER OF THE SAID SW1/4 NW1/4; THENCE S2°30'29"W - 38.23 FEET ALONG THE EAST LINE THEREOF TO A SET 1/2" REBAR W/CAP #1573 LOCATED ON THE SOUTHERLY RIGHT OF WAY OF PRICKETT ROAD; THENCE N87°26'31"W - 147.98 FEET ALONG SAID RIGHT OF WAY TO A SET 1/2" REBAR W/CAP #1573 FOR THE POINT OF BEGINNING; THENCE S2°16'36"W - 265.05 FEET TO A FOUND 5/8" REBAR W/CAP #128; THENCE N88°32'17"W - 50.11 FEET TO A FOUND 5/8" REBAR W/CAP #128; THENCE S88°32'17"E - 266.01 FEET TO A FOUND 5/8" REBAR W/CAP #1506 LOCATED ON THE SOUTHERLY RIGHT OF WAY OF PRICKETT ROAD; THENCE ALONG SAID RIGHT OF WAY S87°26'31"E - 50.10 FEET TO THE POINT OF BEGINNING, CONTAINING 0.31 ACRES, MORE OR LESS. SUBJECT TO ANY EXISTING EASEMENTS AND THE RIGHT OF WAY OF PRICKETT ROAD.

**TRACT 4 - 0.41 ACRES**  
PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SE1/4 NW1/4) IN SECTION 27, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND SIGNAL FOR THE NORTHWEST CORNER OF THE SAID SE1/4 NW1/4; THENCE S2°30'29"W - 38.23 FEET ALONG THE WEST LINE THEREOF TO A SET 1/2" REBAR W/CAP #1573 LOCATED ON THE SOUTHERLY RIGHT OF WAY OF PRICKETT ROAD FOR THE POINT OF BEGINNING; THENCE S87°26'31"E - 79.93 FEET ALONG SAID RIGHT OF WAY TO A SET 1/2" REBAR W/CAP #1573; THENCE LEAVING SAID RIGHT OF WAY S2°16'48"W - 221.92 FEET TO A FOUND 1/2" REBAR; THENCE N88°04'01"W - 80.81 FEET TO A FOUND 5/8" REBAR LOCATED ON THE EAST LINE OF THE SAID SE1/4 NW1/4; THENCE N2°30'29"E - 222.80 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING, CONTAINING 0.41 ACRES, MORE OR LESS. SUBJECT TO ANY EXISTING EASEMENTS AND THE RIGHT OF WAY OF PRICKETT ROAD.

**TRACT 5 - 0.15 ACRES**  
PART OF SHEFFIELD DRIVE PER WOODLAND ACRES SUBDIVISION PLAT, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND 5/8" REBAR W/CAP LOCATED ON THE EASTERLY RIGHT OF WAY OF WOODLAND DRIVE FOR THE NORTHWEST CORNER OF LOT 2 OF WOODLAND ACRES SUBDIVISION; THENCE N2°33'16"E - 58.87 FEET ALONG SAID EASTERLY RIGHT OF WAY TO A FOUND 3/8" REBAR FOR THE SOUTHWEST CORNER OF LOT 4 WOODLAND ACRES SUBDIVISION; THENCE S87°41'08"E - 113.21 FEET ALONG THE SOUTH LINE OF SAID LOT 4 TO A FOUND 3/8" REBAR FOR THE SOUTHEAST CORNER OF LOT 4 WOODLAND ACRES SUBDIVISION; THENCE S1°44'59"W - 57.96 FEET ALONG THE EAST LINE OF WOODLAND ACRES SUBDIVISION TO A FOUND 5/8" REBAR IN CONCRETE; THENCE N88°08'36"W - 114.03 FEET ALONG THE NORTH LINE OF SAID LOT 2 WOODLAND ACRES SUBDIVISION TO THE POINT OF BEGINNING, CONTAINING 0.15 ACRES, MORE OR LESS. SUBJECT TO ANY EXISTING EASEMENTS AND THE RIGHT OF WAY OF WOODLAND DRIVE.

BY	REVISION

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

**FOR USE & BENEFIT OF:**  
**BRYANT DEVELOPMENT COMPANY**

PART OF THE SE1/4 NW1/4 & PART OF THE SW1/4 NW1/4 OF SECTION 27-T1S-R14W

CONTENTS:  
**BOUNDARY SURVEY**

PROJECT NO:  
21099

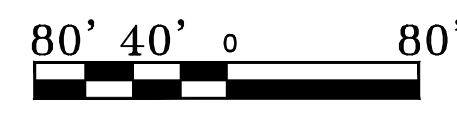
DATE:  
JULY 13, 2021

SHEET NO:  
**1 OF 1**

<b>CERTIFICATIONS:</b> <ul style="list-style-type: none"> <li>PREVIOUS SURVEY BY HOPE DATED 4/28/95</li> <li>PREVIOUS SURVEY BY HOPE DATED 4/6/88</li> <li>NEIGHBORING SURVEY BY HOPE DATED 3/30/04</li> <li>PLAT OF WOODLAND ACRES S/D</li> </ul>		<ul style="list-style-type: none"> <li>BOOK 2018 PAGE 2638 DD BOSWELL TO CITY OF BRYANT</li> <li>BOOK 2014 PAGE 32466 WD BOSWELL TO SALINE CO LIBRARY</li> <li>BOOK 2019 PAGE 2022 WD BOSWELL TO SALINE CO LIBRARY</li> <li>BOOK 2017 PAGE 15575 BOSWELL TO BRYANT DEVELOPMENT CO</li> </ul>	<b>TOTAL ACREAGE = 9.41 ACRES</b>
---	--	--	-----------------------------------

**CERTIFICATIONS:**  
BY AFFIXING MY SEAL AND SIGNATURE, I GEORGE P. WOODEN, PS NO.1573, HEREBY CERTIFY THAT THIS DRAWING CORRECTLY DEPICTS A SURVEY COMPILED UNDER MY SUPERVISION ON JULY 13, 2021.  
  
THIS SURVEY WAS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHERS AND DOES NOT REPRESENT A TITLE SEARCH.  
  
THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "X" OF THE F.E.M.A. MAP PANEL 05125C0365E EFFECTIVE DATE JULY 05, 2020.

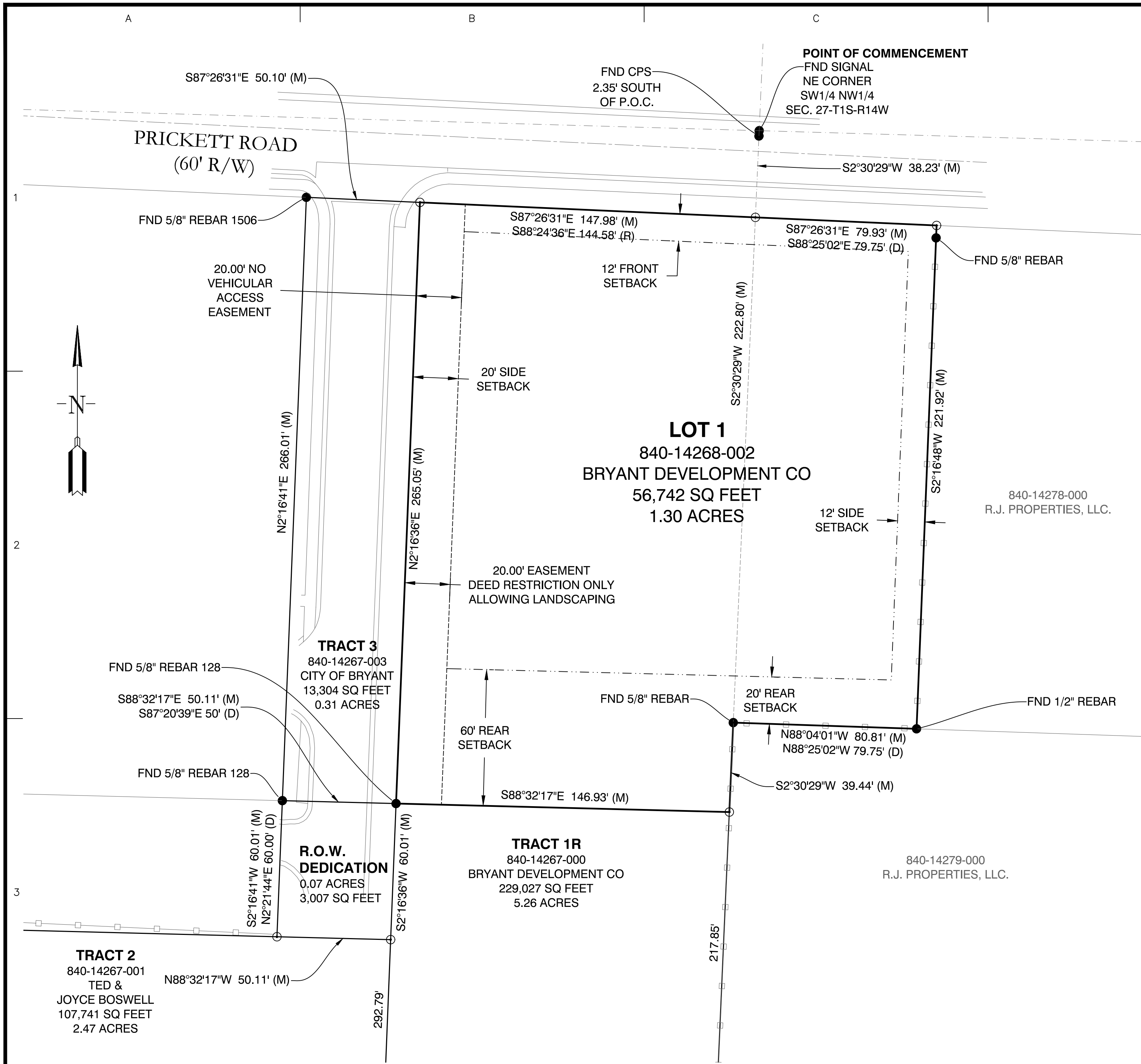
**BASIS OF BEARINGS:**  
BENCHMARK(S) PROVIDED ARE REBAR AND COORDINATES ON BENCHMARKS ARE NORTH AMERICAN DATUM 1983, ARKANSAS SOUTH ZONE, US SURVEY FEET, GRID COORDINATES AND ELEVATIONS ARE NAVD 1988. COORDINATES AND ELEVATIONS WERE ESTABLISHED USING GPS AND WERE PROCESSED USING THE NATIONAL GEODETIC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



**SURVEY PLAT CODE:**  
500-01S-14W-0-27-400-62-1573







**LOT 1 - 1.30 ACRES**  
 PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SE1/4 NW1/4) AND PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4 NW1/4) ALL IN SECTION 27, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT A FOUND SIGNAL FOR THE NORTHWEST CORNER OF THE SAID SE1/4 NW1/4; THENCE S2°30'29"W - 38.23 FEET ALONG THE WEST LINE THEREOF TO A SET 1/2" REBAR W/CAP #1573 LOCATED ON THE SOUTHERLY RIGHT OF WAY OF PRICKETT ROAD FOR THE **POINT OF BEGINNING**; THENCE S87°26'31"E - 79.93 FEET ALONG SAID RIGHT OF WAY TO A SET 1/2" REBAR W/CAP #1573; THENCE LEAVING SAID RIGHT OF WAY S2°16'48"W - 221.92 FEET TO A FOUND 1/2" REBAR; THENCE N88°04'01"W - 80.81 FEET TO A FOUND 5/8" REBAR LOCATED ON THE WEST LINE OF THE SAID SE1/4 NW1/4; THENCE S2°30'29"W - 39.44 FEET ALONG SAID WEST LINE TO A SET 1/2" REBAR W/CAP #1573; THENCE N88°32'17"W - 146.93 FEET LEAVING SAID WEST LINE TO A FOUND 5/8" REBAR W/CAP #128; THENCE N2°16'36"E - 265.05 FEET TO A SET 1/2" REBAR W/CAP #1573 LOCATED ON THE SOUTHERLY RIGHT OF WAY OF PRICKETT ROAD; THENCE S87°26'31"E - 147.98 FEET ALONG SAID RIGHT OF WAY TO THE **POINT OF BEGINNING**, CONTAINING 1.30 ACRES, MORE OR LESS. SUBJECT TO ANY EXISTING EASEMENTS AND THE RIGHT OF WAY OF PRICKETT ROAD.

SURVEY LEGEND	
▲	- Computed point
●	- Found monument
○	- Set #4 RB/Plas. Cap
(M)	- Measured
(R)	- Recorded Survey
(P)	- Platted
(D)	- Deeded

PROPERTY SPECIFICATIONS:	
ZONING CLASSIFICATION:	C-1
SOURCE OF WATER:	CITY OF BRYANT
SOURCE OF SEWER:	CITY OF BRYANT
BUILDING SETBACKS (SB):	
FRONT	- 12'
REAR	- 20' UNLESS BORDERING RESIDENTIAL 60' INTERIOR (SIDE) - 12' UNLESS OTHERWISE NOTED
EXTERIOR	- 12'
LOT CORNERS:	SET #4 REBAR WITH CAP

**PLAT CERTIFICATES:**

<b>OWNER:</b> Name: Bryant Development Company, Inc. Address: P.O. Box 383, Bryant, AR 72089	<b>DEVELOPER:</b> Name: Bryant Development Company, Inc. Address: P.O. Box 383, Bryant, AR 72089	<b>CERTIFICATE OF RECORDING:</b> Date: _____ Signed: _____
--	--	---

**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: Laine Mayer Holleran, Bryant Development Company, Inc.

Source of Title: SALINE COUNTY, ARKANSAS  
 Saline County Document# 2018-020865 2017-015575

**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

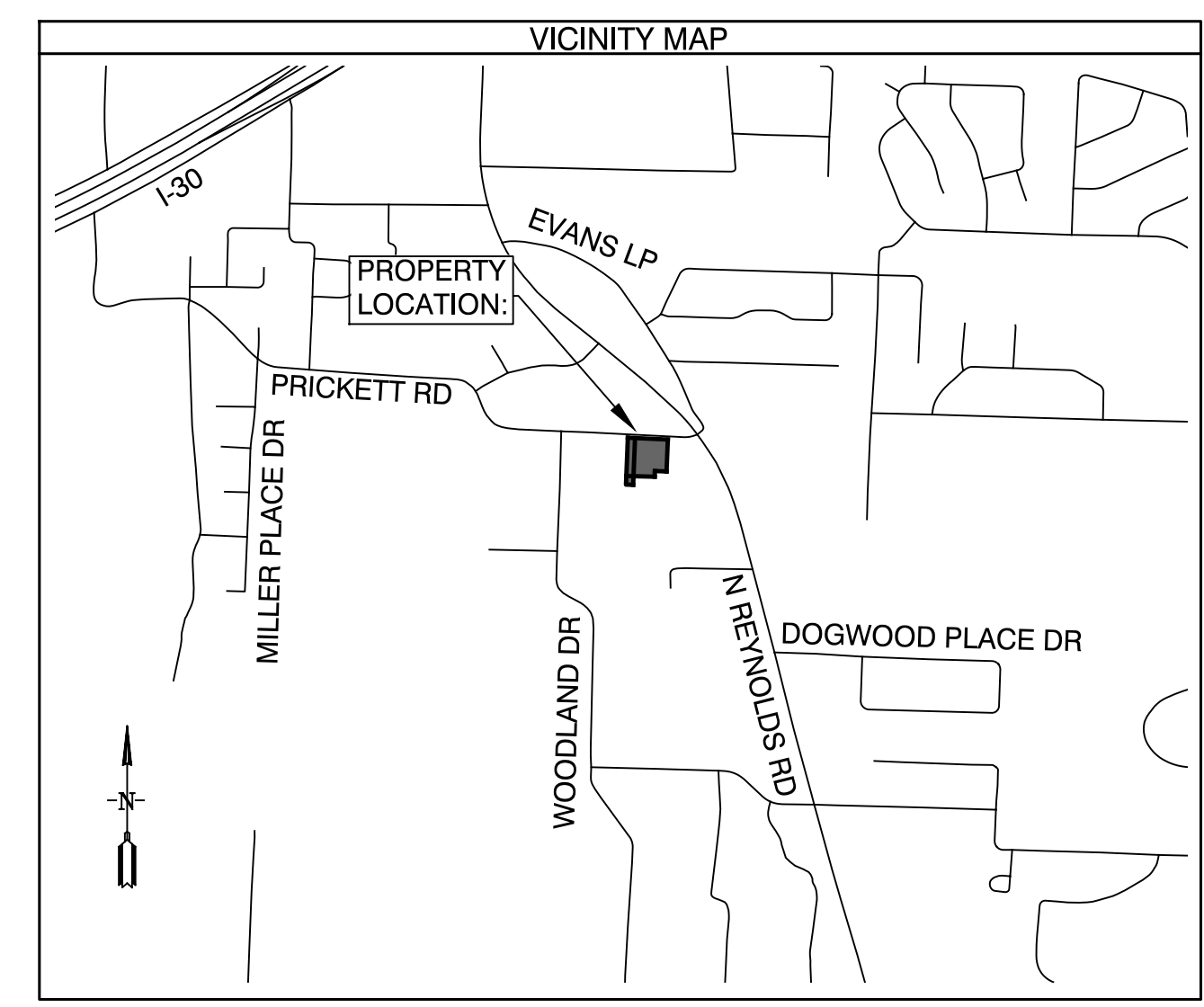
**CERTIFICATE OF SURVEYING ACCURACY:**  
 I, George P. Wooden, hereby certify that this plat correctly represents a boundary survey made by me or under my supervision on 7/13/2021; that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source of Title, and 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 at a meeting held December 13, 2021. 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

Approval of the final plat shall become null and void unless said plat is filed for record within one hundred twenty (120) days from the date of execution of this certificate.



<b>DOCUMENTS USED:</b>	
<ul style="list-style-type: none"> <li>PREVIOUS SURVEY BY HOPE DATED 4/28/95</li> <li>PREVIOUS SURVEY BY HOPE DATED 4/6/88</li> <li>NEIGHBORING SURVEY BY HOPE DATED 3/30/04</li> <li>PLAT OF WOODLAND ACRES S/D</li> </ul>	<ul style="list-style-type: none"> <li>BOOK 2018 PAGE 2638 DD BOSWELL TO CITY OF BRYANT</li> <li>BOOK 2014 PAGE 32466 WD BOSWELL TO SALINE CO LIBRARY</li> <li>BOOK 2019 PAGE 2022 WD BOSWELL TO SALINE CO LIBRARY</li> <li>BOOK 2017 PAGE 15575 BOSWELL TO BRYANT DEVELOPMENT CO</li> </ul>
<b>CERTIFICATIONS:</b>	<b>BASIS OF BEARINGS:</b>
BY AFFIXING MY SEAL AND SIGNATURE, I GEORGE P. WOODEN, PS NO.1573, HEREBY CERTIFY THAT THIS DRAWING CORRECTLY DEPICTS A SURVEY COMPILED UNDER MY SUPERVISION ON JULY 13, 2021.  THIS SURVEY WAS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHERS AND DOES NOT REPRESENT A TITLE SEARCH.  THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "X" OF THE F.E.M.A. MAP PANEL 05125C0365E EFFECTIVE DATE JULY 05, 2020.	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).  
<b>SURVEY PLAT CODE:</b> 500-01S-14W-0-27-400-62-1573	



BY	
REVISION	
DATE	
<b>Designing our client's success</b> <b>GarNat Engineering, LLC</b> 3825 Mt. Carmel Rd Bryant, AR 72022 P.O. Box 116 Benton, AR 72018 Ph (501) 408-4650 gmatengineering@gmail.com	
<b>PRICKETT PLACE</b> <b>CITY OF BRYANT, ARKANSAS</b>	
11-22-21	
CONTENTS:	
<b>PRICKETT PLACE</b>	
PROJECT NO:	21099
DATE:	NOV. 22, 2021
SHEET NO:	1 OF 1