



Bryant Development and Review Committee Meeting

Boswell Municipal Complex - City Hall Conference Room

210 SW 3rd Street

Date: June 30, 2022 - **Time:** 9:00 AM

Call to Order

Old Business

New Business

1. Stone Luxury Living - PUD - 9318 HWY 5

GarNat Engineering - Requesting PUD Zoning Plan Review and Recommendation for Approval

- [0571-PLN-02.pdf](#)
- [0571-CMT-01.pdf](#)
- [0571-LTR-01.pdf](#)

2. Midtown Phase 3 - Preliminary Plat

Hope Consulting - Requesting Recommendation for Approval of Preliminary Plat

- [0561-PLN-03.pdf](#)
- [0561-DRN-02.pdf](#)
- [0561-APP-01.pdf](#)
- [0561-LTR-01.pdf](#)

3. Midland Road Duplexes - Subdivision

Hope Consulting - Requesting Discussion on Project

- [0546-PLN-02.pdf](#)
- [0546-PLN-01.pdf](#)

Staff Approved

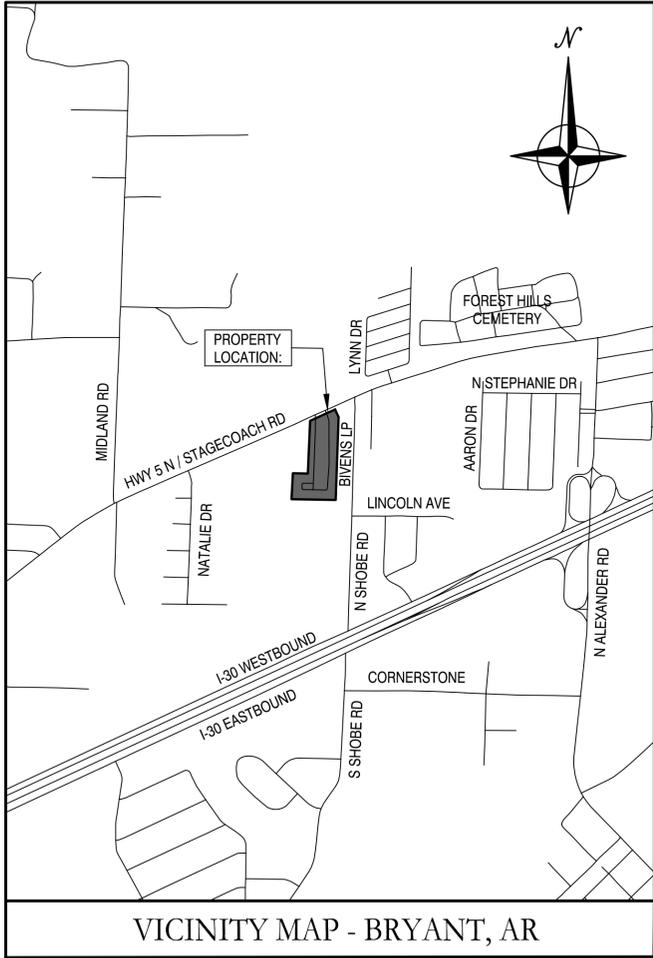
Permit Report

Adjournments

STONE LUXURY LIVING CITY OF BRYANT SALINE COUNTY, ARKANSAS

DRAWING INDEX:

- V1.0 PRELIMINARY PLAT
- V2.0 BOUNDARY SURVEY
- C1.0 SITE PLAN



Prepared by:
GarNat Engineering, LLC

Designing our client's success
www.garnatengineering.com

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

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



ARKANSAS



PLAT CERTIFICATES:

OWNER: Elaine Cordelia Enterprises, Inc.
DEVELOPER: Elaine Cordelia Enterprises, Inc.
Name: Elaine Cordelia Enterprises, Inc.
Address: 206 West Dallas Street, Conroe, TX 77301

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: _____
 James Carter
 Elaine Cordelia Enterprises, Inc.

Source of Title: SALINE COUNTY, ARKANSAS
 Saline County Document# 2021-016880

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:

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

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

CERTIFICATE OF RECORDING:

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY:

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

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

CERTIFICATE OF PRELIMINARY PLAT APPROVAL:

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

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

PROPERTY SPECIFICATIONS:

ZONING CLASSIFICATION CURRENT: MHP
 SEEKING: PLANNED UNIT DEVELOPMENT (PUD)

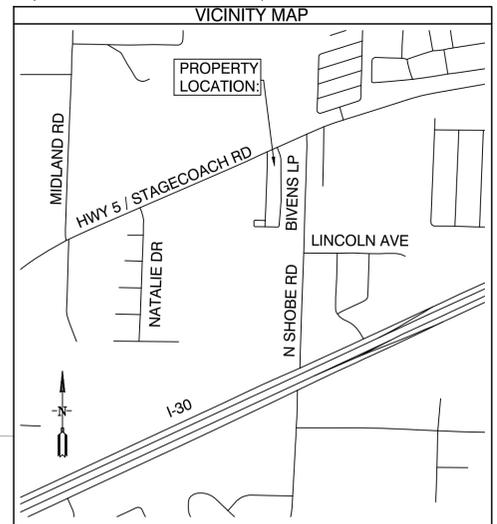
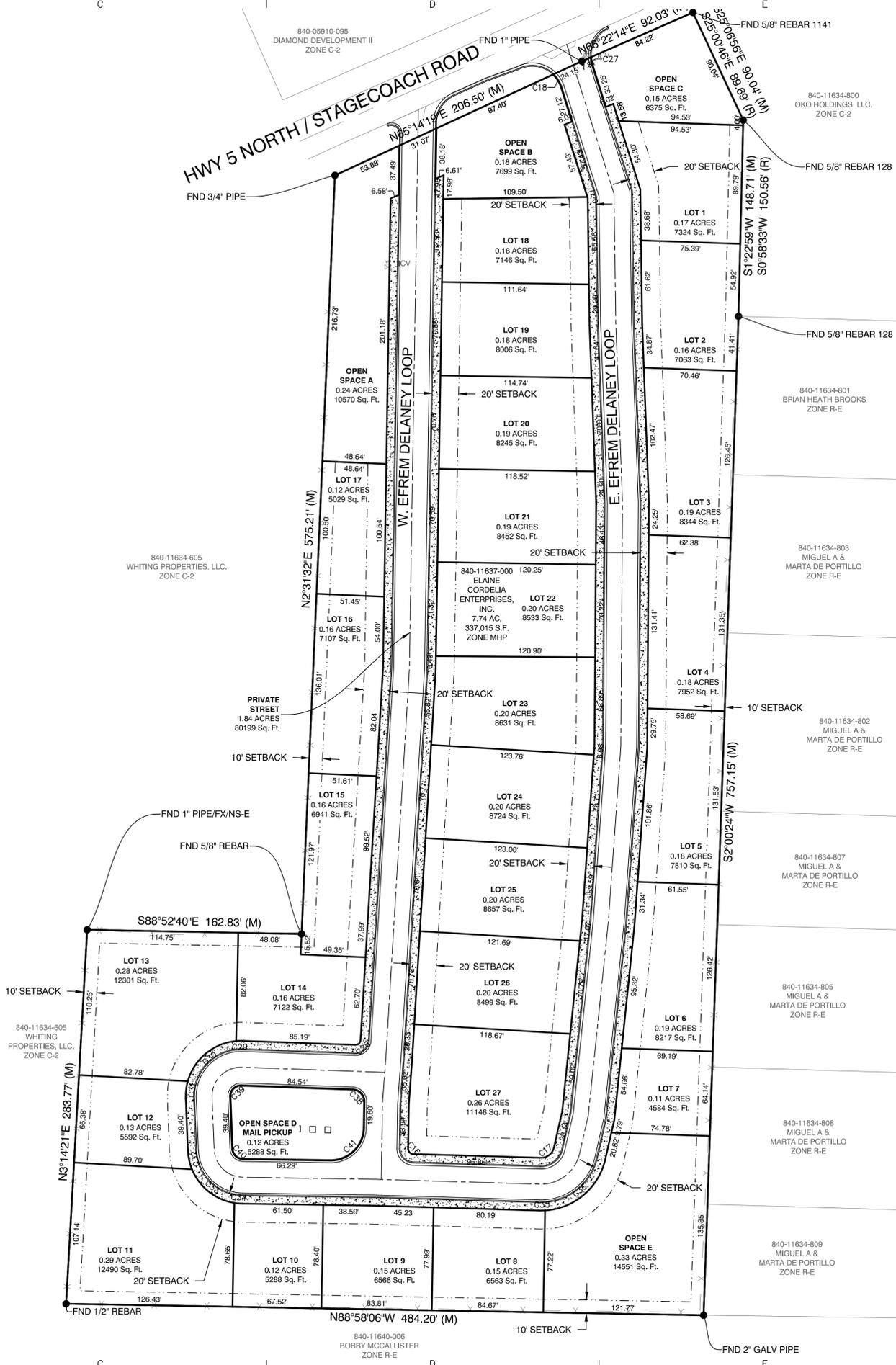
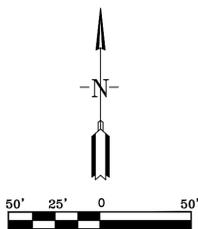
SOURCE OF WATER: CITY OF BRYANT
 SOURCE OF SEWER: CITY OF BRYANT

BUILDING SETBACKS:
 FRONT - 20'
 EXTERIOR - 10'

LOT CORNERS: SET #4 REBAR WITH CAP

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C16	6.23	4.00	89°13'41"	S43° 42' 00"E	5.62
C17	13.74	10.00	78°43'27"	N52° 19' 26"E	12.68
C18	11.67	23.00	29°04'59"	S32° 09' 04"E	11.55
C27	6.19	23.00	15°25'45"	N9° 53' 42"W	6.18
C28	6.18	4.00	88°35'14"	S47° 45' 38"W	5.59
C29	5.23	42.00	7°08'28"	S88° 29' 01"W	5.23
C30	50.73	42.00	69°12'03"	S50° 18' 45"W	47.70
C31	13.22	42.00	18°02'15"	S6° 41' 35"W	13.17
C32	14.63	42.00	19°57'39"	S12° 18' 22"E	14.56
C33	42.96	42.00	58°36'14"	S51° 35' 19"E	41.11
C34	6.04	42.00	8°14'10"	S85° 00' 30"E	6.03
C35	4.49	50.00	5°08'47"	N89° 06' 46"E	4.49
C36	64.21	50.00	73°34'40"	N49° 45' 02"E	59.89
C38	13.96	9.00	88°51'35"	N43° 30' 58"W	12.60
C39	13.18	8.00	94°22'47"	S44° 51' 51"W	11.74
C40	12.12	8.00	86°48'03"	S45° 43' 34"E	10.99
C41	39.25	25.00	89°57'35"	N45° 53' 37"E	35.34

PRELIMINARY PLAT
 STONE LUXURY LIVING
 PLANNED UNIT
 DEVELOPMENT
 CITY OF BRYANT
 SALINE COUNTY,
 ARKANSAS



PROPERTY DESCRIPTION:
 PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 SW1/4) OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND NAIL FOR THE SOUTHEAST CORNER OF THE SAID SE1/4 SW1/4; THENCE N89°13'13"W - 181.11 FEET ALONG THE SOUTH LINE THEREOF TO A FOUND 2" GALVANIZED PIPE FOR THE POINT OF BEGINNING;
 THENCE CONTINUING ALONG SAID SOUTH LINE, N88°58'06"W - 484.20 FEET TO A FOUND 1/2" REBAR;
 THENCE LEAVING SAID SOUTH LINE, N3°14'21"E - 283.77 FEET TO A FOUND 1" PIPE;
 THENCE S88°52'40"E - 162.83 FEET TO A FOUND 5/8" REBAR;
 THENCE N2°31'32"E - 575.21 FEET TO A FOUND 3/4" PIPE LOCATED ON THE SOUTHERLY RIGHT OF WAY OF HIGHWAY 5 NORTH;
 THENCE N65°14'19"E - 206.50 FEET ALONG SAID RIGHT OF WAY TO A FOUND 1" PIPE;
 THENCE CONTINUING ALONG SAID RIGHT OF WAY, N66°22'14"E - 92.03 FEET TO A FOUND 5/8" REBAR W/CAP #1141;
 THENCE LEAVING SAID RIGHT OF WAY, S25°06'56"E - 90.04 FEET TO A FOUND 5/8" REBAR W/CAP #128;
 THENCE S1°22'59"W - 148.71 FEET TO A FOUND 5/8" REBAR #128;
 THENCE S2°00'24"W - 757.15 FEET TO THE POINT OF BEGINNING, CONTAINING 7.74 ACRES, MORE OR LESS, SUBJECT TO ANY EXISTING EASEMENTS AND THE RIGHT OF WAY OF HIGHWAY 5 NORTH.

DOCUMENTS USED:
 • DEED BOOK 2021 PAGE 016880 WD BIVENS TO ELAINE CORDELIA ENTERPRISES, INC.

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

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 JUNE 7, 2022.
 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 Q5125C0240E EFFECTIVE DATE JUNE 05, 2020.

SURVEY PLAT CODE:
 500-01S-14W-0-12-320-62-1573

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

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

PROJECT NO: 22070
DATE: JUNE 2022
SHEET NO: V1.0

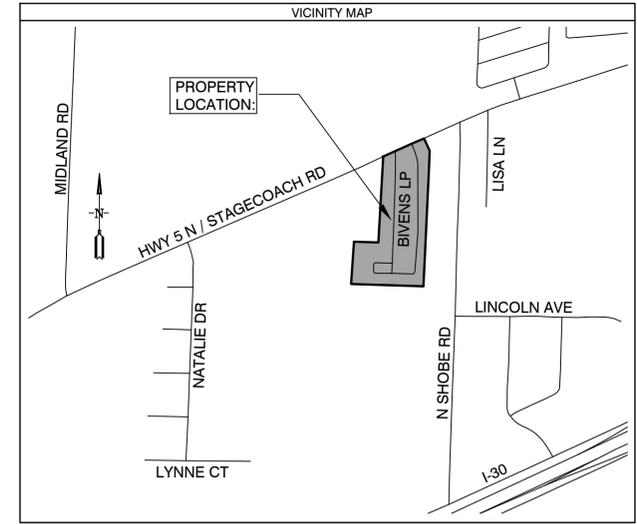
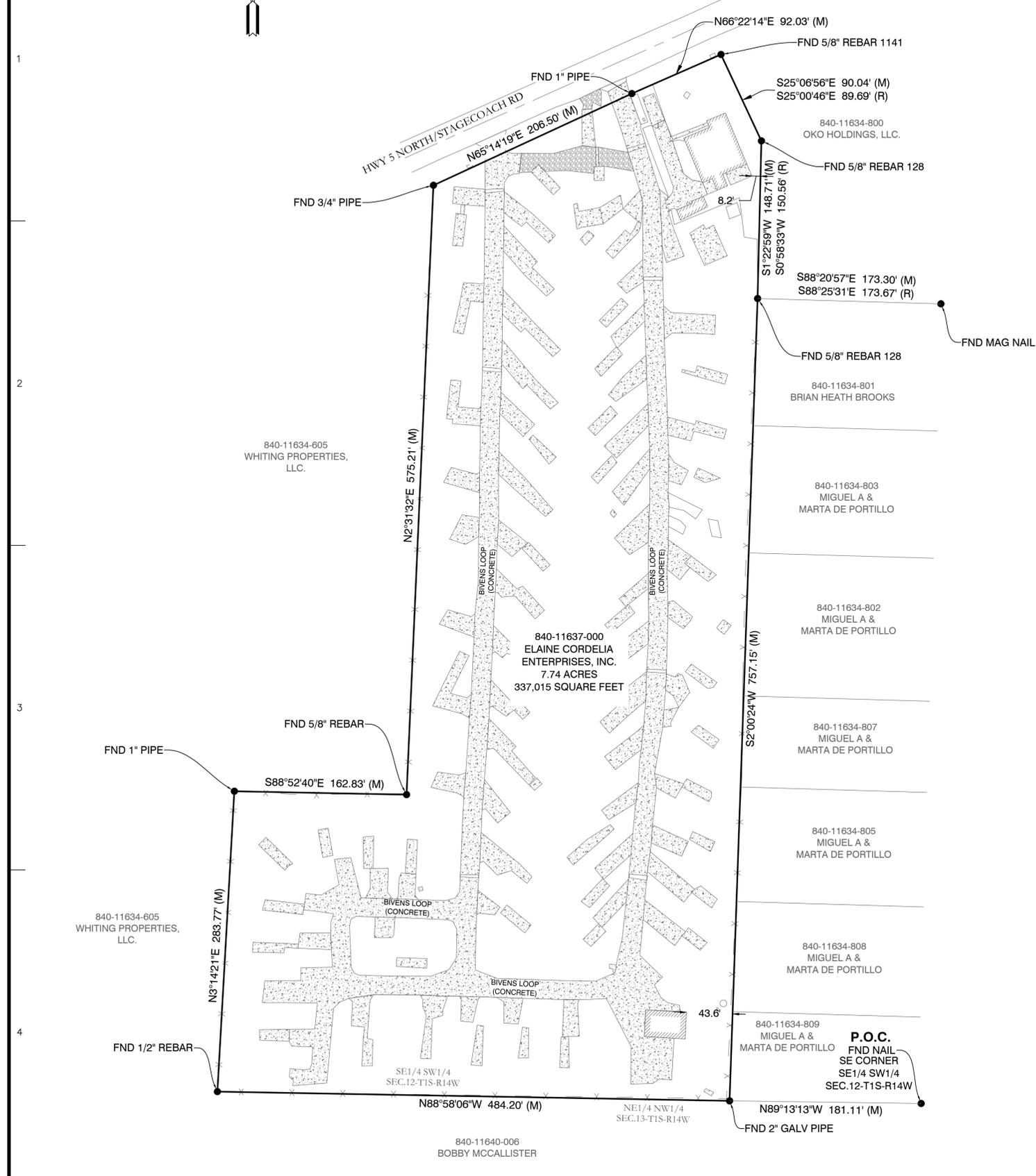
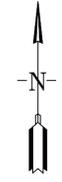
GN Designing our client's success
GarNat Engineering, LLC
 3825 Mt. Carmel Rd
 Bryant, AR 72018
 P.O. Box 116
 Benton, AR 72018
 PH: (501) 408-4650
 garmatengr@gmail.com

**STONE LUXURY LIVING
 PLANNED UNIT DEVELOPMENT
 CITY OF BRYANT
 SALINE COUNTY, ARKANSAS**

PRELIMINARY PLAT

BY: _____
 DATE: _____
 REVISION: _____

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



PROPERTY DESCRIPTION:

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 SW1/4) OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND NAIL FOR THE SOUTHEAST CORNER OF THE SAID SE1/4 SW1/4; THENCE N89°31'3"W - 181.11 FEET ALONG THE SOUTH LINE THEREOF TO A FOUND 2" GALVANIZED PIPE FOR THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE, N88°58'06"W - 484.20 FEET TO A FOUND 1/2" REBAR; THENCE LEAVING SAID SOUTH LINE, N3°14'21"E - 283.77 FEET TO A FOUND 1" PIPE; THENCE S88°52'40"E - 162.83 FEET TO A FOUND 5/8" REBAR; THENCE N2°31'32"E - 575.21 FEET TO A FOUND 3/4" PIPE LOCATED ON THE SOUTHERLY RIGHT OF WAY OF HIGHWAY 5 NORTH; THENCE N65°14'19"E - 206.50 FEET ALONG SAID RIGHT OF WAY TO A FOUND 1" PIPE; THENCE CONTINUING ALONG SAID RIGHT OF WAY, N66°22'14"E - 92.03 FEET TO A FOUND 5/8" REBAR W/CAP #1141; THENCE LEAVING SAID RIGHT OF WAY, S25°06'56"E - 90.04 FEET TO A FOUND 5/8" REBAR W/CAP #128; THENCE S1°22'59"W - 148.71 FEET TO A FOUND 5/8" REBAR W/CAP #128; THENCE S2°00'24"W - 757.15 FEET TO THE POINT OF BEGINNING, CONTAINING 7.74 ACRES, MORE OR LESS. SUBJECT TO ANY EXISTING EASEMENTS AND THE RIGHT OF WAY OF HIGHWAY 5 NORTH.

DOCUMENTS USED:

- BOOK 2021 PAGE 16880 WD BIVENS TO ELAINE CORDELIA ENTERPRISES, INC.

BASIS OF BEARINGS:

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

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SURVEY PLAT CODE:
500-01S-14W-0-12-320-62-1573

BY	REVISION	DATE

Designing our client's success

GarNat Engineering, LLC

3825 Mt Carmel Rd
Bryant, AR 72022
garnatengineering@gmail.com

FOR USE & BENEFIT OF:

ELAINE CORDELIA ENTERPRISES, INC.

6-7-22

PROJECT NO: 22070
DATE: JUNE 7, 2022
SHEET NO: V2.0

- e. Completed/implemented Erosion Control Plan
- f. All accumulated silt removed
- g. Provide As-Built Drawings

Public Works

1. See Engineering

Planning

1. What is the purpose of Tract A?
2. Pre-annexation sewer agreement is for phases 1-3, confirmed with paperwork in file.
3. Fire hydrants are not in the locations shown on the plat. Possibly missing one additional hydrant on street stub out.
- 4.

Fire

1. None

3. Stone Luxury Living PUD

Engineering

USED TO BE 66 TRAILERS. PRESENT DESIGN IS 27 DUPLEX TOWNHOMES (54

1. Verify lift station capacity to match usage. UNITS)
2. Verify ownership of lift station (to remain private?) PRIVATE
3. Verify ownership of Wastewater Collection System. PRIVATE
4. Provide utility plan. To include Water and Wastewater in accordance with Bryant Water and Wastewater specifications. NOT REQUIRED ON THIS SUBMITTAL.
5. Verify ownership of water distribution system. PUBLIC
6. Streets are gated and private. TRUE
7. Provide sidewalk plan. WILL COMPLY
8. Give an accounting of impervious area of proposed versus existing. NOT REQUIRED ON THIS SUBMITTAL.
9. Verify ArDOT Right-of-way for proposed Hwy 5 widening (2024). THIS SUBMITTAL. PER DISCUSSION AT DRC WE HAVE DONE IT. GATES ARE BEHIND RIGHT OF WAY.

Public Works

1. Lights will be private and paid for by PUD WILL COMPLY

Planning

1. Is open space along HWY 5 considered common usable open space past the front gate? YES IT WILL BE INSIDE FENCE.
2. 15% of the total development is 1.12ac. That is the total amount of open space that would be required. UPDATED
3. Pedestrian access must be given to each lot within the development - Sidewalk system UPDATED
4. See 15.4.3 Application Requirements - See table for requirements of submission - Long form Zoning plan must all be included in the submittal. WILL COMPLY

Fire

1. No fire hydrants listed on plans. A Fire hydrant shall be required at the main entrance and hydrants shall continue along the road around the complex. Maximum distance between hydrants shall not exceed 500 ft. [NOT REQUIRED ON THIS SUBMITTAL.](#)

--

Colton Leonard

City Planner

210 SW 3rd Street

City of Bryant, Arkansas

(501) 943-0301

(501)943-0992 (Fax)

cleonard@cityofbryant.com

Web: www.CityofBryant.com

GNE

3825 Mt Carmel Rd.
Bryant, AR 72022

GarNat Engineering, LLC

P.O. Box 116
Benton, AR 72018

June 20, 2022

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

Re: Stone Luxury Living Planned Unit Development 9318 Highway 5

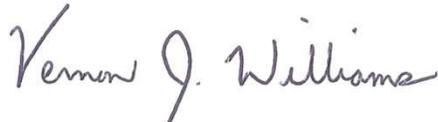
Dear Mr. Smith:

Please allow this letter to serve as my application for approval of the PUD Zoning Plan for the referenced 7.74 acre tract on Highway 5. The intent of this project is for a rental townhome development for senior living. It is my desire that this matter be included on the agenda for your July 11, 2022 City of Bryant Planning Commission Meeting.

- Owner: James Carter of Elaine Cordelia Enterprises, Inc., 206 West Dallas Street, Conroe, TX 77301 (501) 590-6616
- Authorized Agent: Vernon J. Williams of GarNat Engineering, LLC, 3825 Mt Carmel Road, Bryant, AR 72022 (501) 425-2771

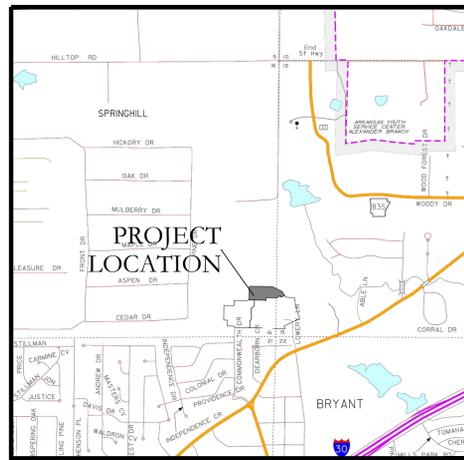
If you have questions or need any additional information, please do not hesitate to contact me.

Sincerely,
GarNat Engineering, LLC



Vernon J. Williams, P.E., President

CONSTRUCTION PLANS MIDTOWN BRYANT PHASE-3 BRYANT, AR



VICINITY MAP

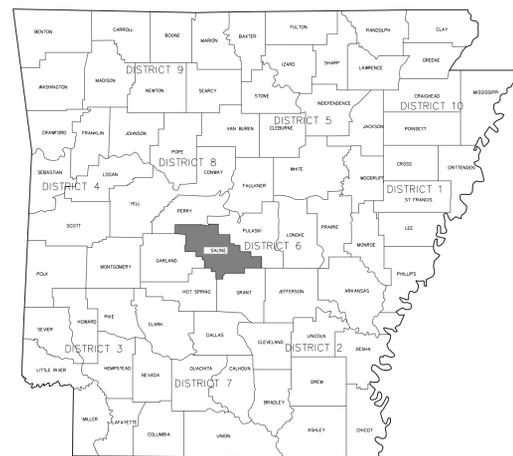
PREPARED BY:

HOPE
CONSULTING
ENGINEERS - SURVEYORS

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

DRAWING INDEX

SHEET NO.	TITLE
	PLAT
C-1.0	STREET PLAN
C-1.1	STREET PLAN & PROFILE
C-2.0	UTILITY PLAN
C-2.1	SEWER PLAN & PROFILE
C-3.0	DRAINAGE PLAN
C-4.0	CIVIL SPECIFICATIONS
C-5.0	EROSION CONTROL PLAN



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

ARCHITECT
N/A

STRUCTURAL ENGINEER
N/A

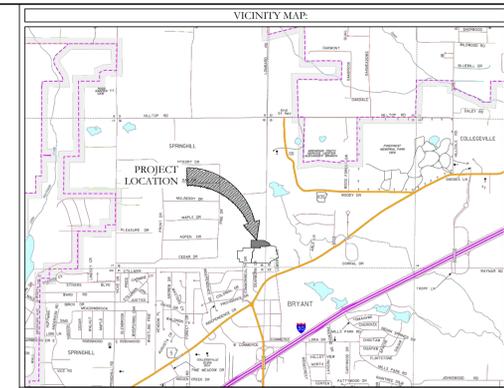
GEOTECHNICAL ENGINEER

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

FOR USE AND BENEFIT OF:
GRAHAM SMITH CONSTRUCTION, LLC

MIDTOWN BRYANT, PHASE-3

DATE:	06-22-2022	C.A.D. BY:		DRAWING NUMBER:
REVISED:		CHECKED BY:		07-0032
SHEET:		SCALE:		



Curve Table				
Curve #	Delta	Chord B & D	Arc Length	Arc Radius
C1	14°51'10"	N31°44'21"W 43.47'	43.59'	172.00'
C3	4°25'20"	N86°39'04"W 13.27'	13.28'	172.00'
C4	19°59'13"	N74°26'48"W 59.70'	60.00'	172.00'
C5	19°59'13"	N54°27'35"W 59.70'	60.00'	172.00'
C6	5°28'02"	N41°43'57"W 16.41'	16.41'	172.00'
C7	49°51'48"	N63°53'50"W 123.09'	127.06'	146.00'

CORRECTION DEED
JOHN & JESSIE BULLOCK TO PAUL BULLOCK
4-27-94 D.B.387 PG.003

CERTIFICATIONS:

OWNER: Name: GRAHAM SMITH
Address: 12 PINE MANOR, LITTLE ROCK, AR 72207

DEVELOPER: Name: GRAHAM SMITH
Address: 12 PINE MANOR, LITTLE ROCK, AR 72207

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

Date of Execution _____ Name: _____
Address: _____
Source of Title: _____ BOOK _____ PAGE _____

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

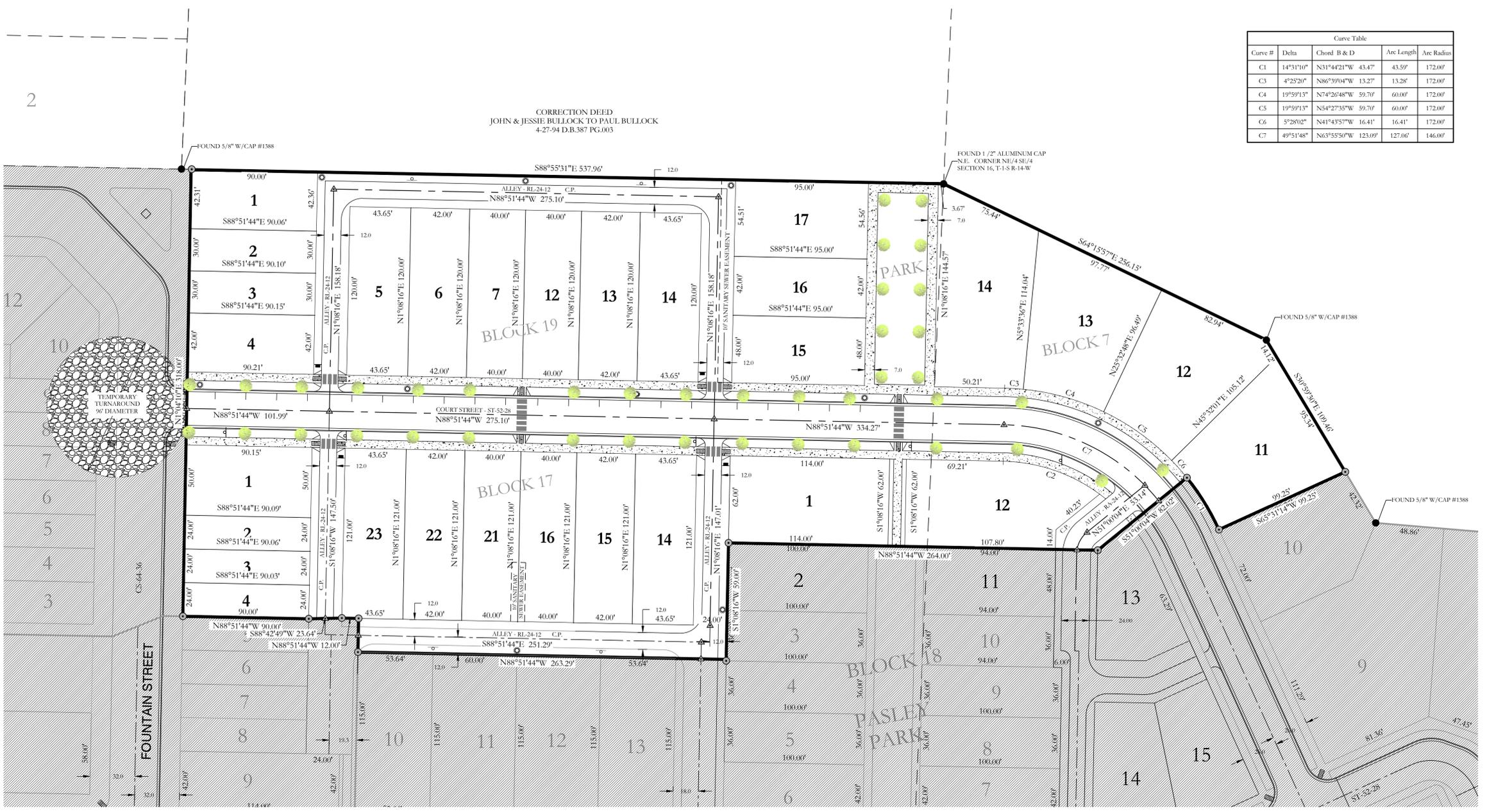
Date of Execution _____ Name: Jonathan L. Hope
Registered Professional Land Surveyor No. 1762 Arkansas

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 _____ Name: William W. McFadden
Registered Professional Engineer, No. 14048 Arkansas

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

Date of Execution _____ Name, Chairman: Bryant Planning Commission



NOTE:
ACCORDING TO TABLE 5 PUBLIC LIGHTING (PAGE 46) POST OR COLUMN LIGHT TYPES ARE ALLOWED.
LOT 11, 12, 13 & 14 WILL HAVE FRONT ACCESS FROM COURT STREET

PROPERTY SPECIFICATIONS:	
OWNER: GRAHAM SMITH 12 PINE MANOR LITTLE ROCK, AR 72207	NUMBER OF LOTS: 29 SOURCE OF WATER: CITY OF BRYANT SOURCE OF SEWER: CITY OF BRYANT
DEVELOPER: GRAHAM SMITH 12 PINE MANOR LITTLE ROCK, AR 72207	BUILDING SETBACKS: PER TND OVERLAY ORDINANCE T-4
ENGINEERS: HOPE CONSULTING INC. 117 S MARKET STREET BENTON, AR 72015	FRONT - 6' MIN, 18' MAX SIDE - 0' TOTAL MIN. BACK - 0' MIN. SETBACKS ARE MEASURED FROM BACK OF CURB
NAME OF SUBDIVISION: MIDTOWN BRYANT PHASE 3	EASEMENTS: (UTILITY & DRAINAGE)
ZONING CLASSIFICATION: TND OVERLAY DISTRICT	1. ALL ALLEYS AND COMMERCIAL PARKING LOTS ARE CONSIDERED UTILITY & DRAINAGE EASEMENTS
SOURCE OF TITLE:	2. ANY UTILITY OR DRAINAGE STRUCTURES OUTSIDE OF EXISTING R/W; ALLEYWAY OR PARKING LOT WILL BE WITHIN A 10' EASEMENT.

HOPE CONSULTING
ENGINEERS - SURVEYORS

117 S. Market Street,
Benton, Arkansas 72015
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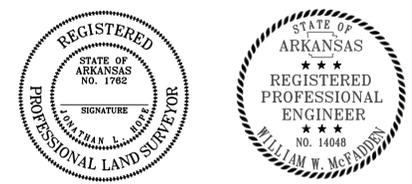
FOR USE AND BENEFIT OF:
GRAHAM SMITH

PRELIMINARY PLAT
MIDTOWN BRYANT, PHASE 3
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

DATE: 06-21-2022	C.A.D. BY: BJOHNSON	DRAWING NUMBER: 07-0032
REVISED:	CHECKED BY:	SCALE: 1"=40'
		0

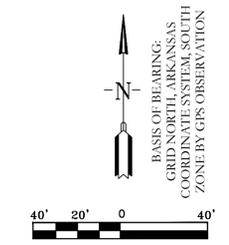
PRELIMINARY PLAT OF MIDTOWN BRYANT, PHASE 3

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



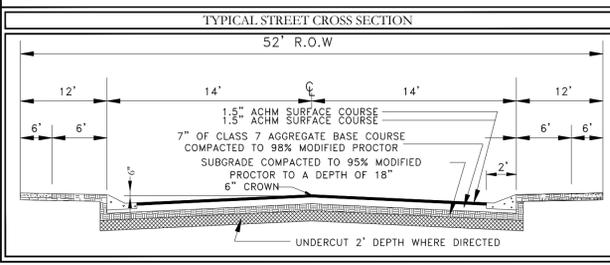
By affixing my seal and signature, I, Jonathan L. Hope, PLS No. 1762, hereby certify that this drawing correctly depicts a survey compiled under my supervision.

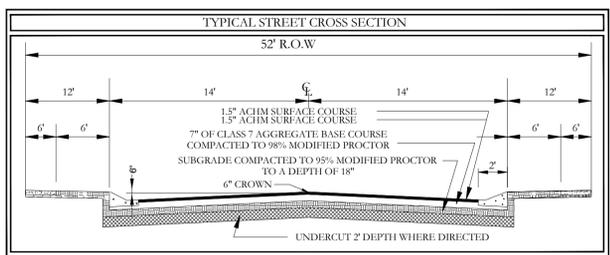
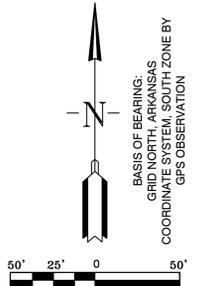
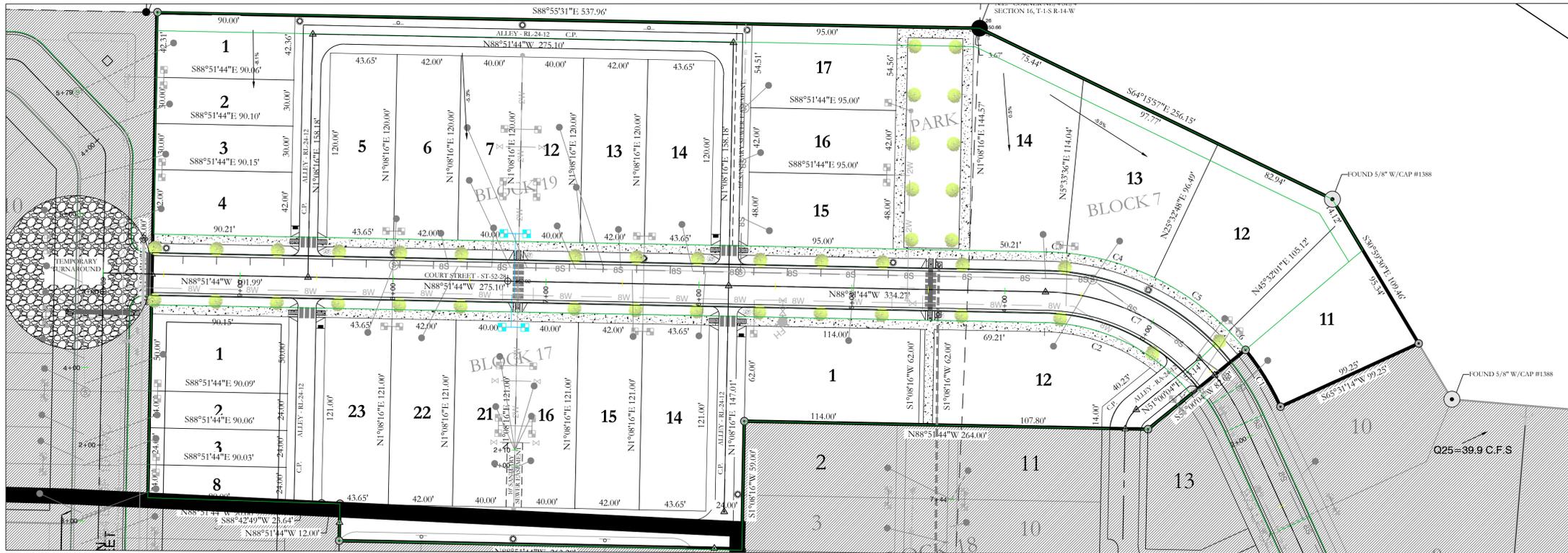
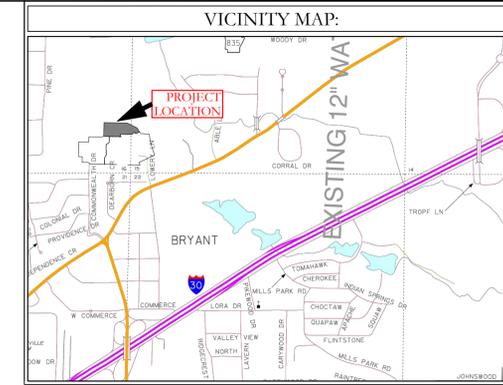
NOTE: This survey was based on legal descriptions and title work furnished by others and does not represent a title search.
According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Saline County unincorporated areas, panel # 05125C0225D, dated 06/19/2012, a portion of the property described herein does lie within the 100 year flood hazard boundary.



LEGEND

- ▲ - Computed point
- - Found monument
- - Set #4 RB/Plas. Cap(SIP)
- (M) - Measured
- (R) - Record
- (P) - Platted
- ☼ - Street Light
- ⊕ - Fire Hydrant
- ⊘ - No Parking Sign
- - Stop Sign
- C.P. - Common Place



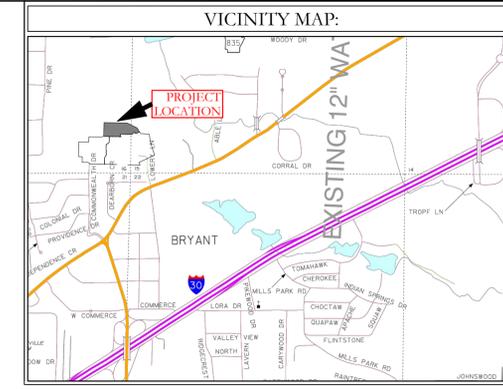
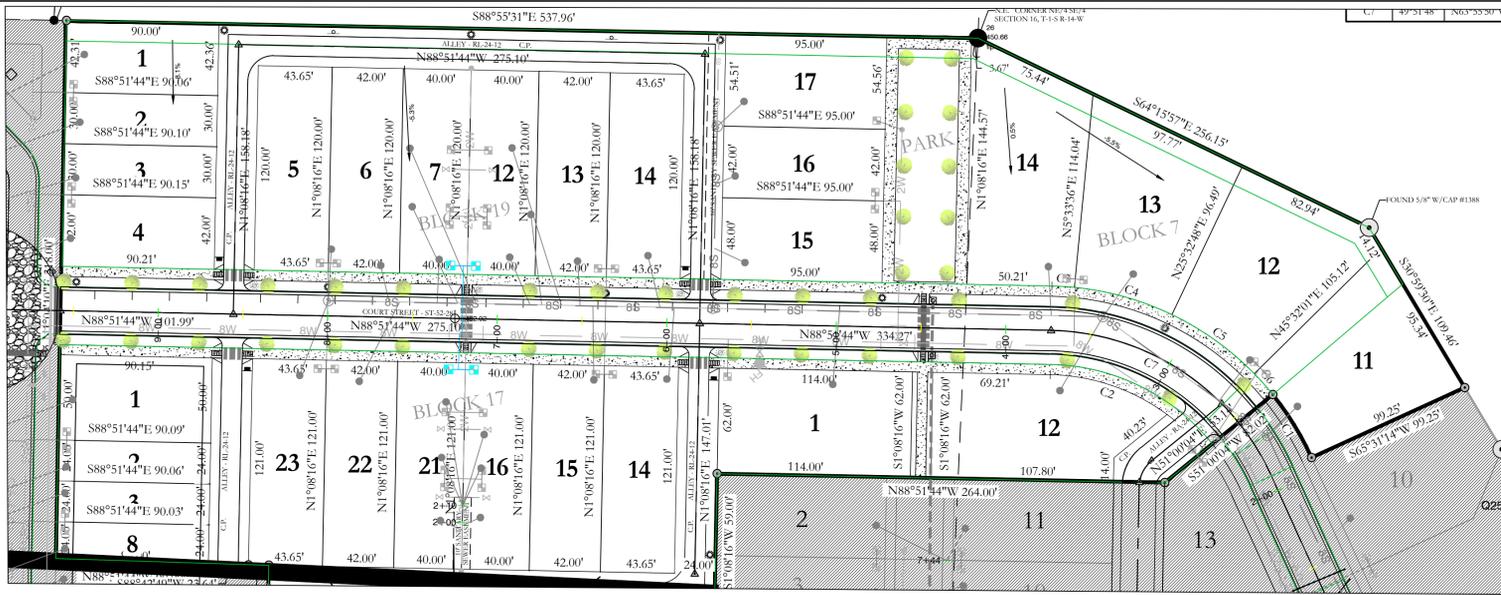


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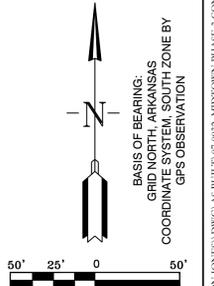
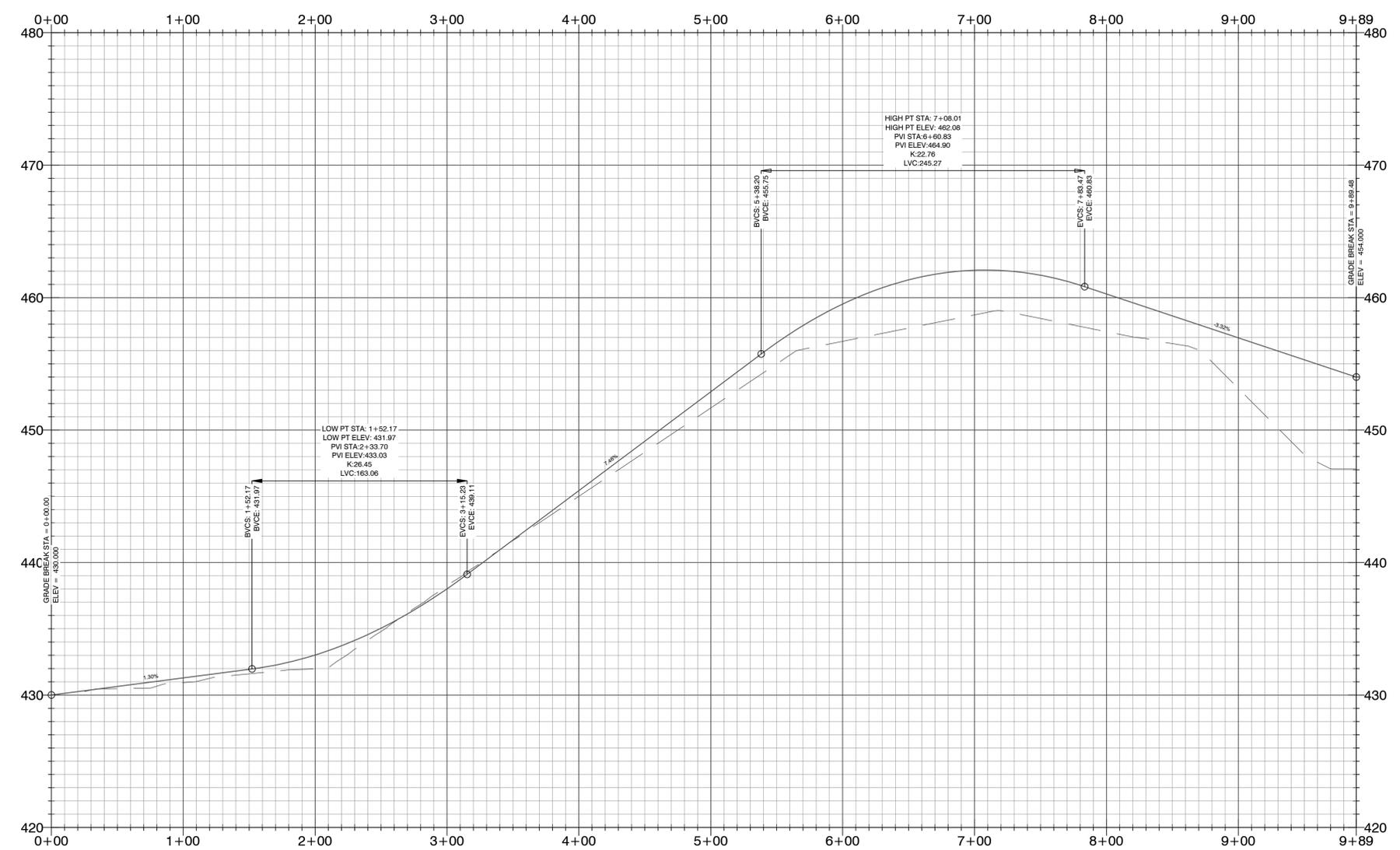
117 S. Market Street,
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FAX (501) 315-0024
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FOR USE AND BENEFIT OF: GRAHAM SMITH CONSTRUCTION, LLC		
MIDTOWN BRYANT, PHASE-3 STREET LAYOUT BRYANT, SALINE COUNTY, ARKANSAS		
DATE: 6/22/2022	C.A.D. BY:	DRAWING NUMBER:
REVISER:	CHECKED BY:	07-0032
SHEET: C-1.0	SCALE:	

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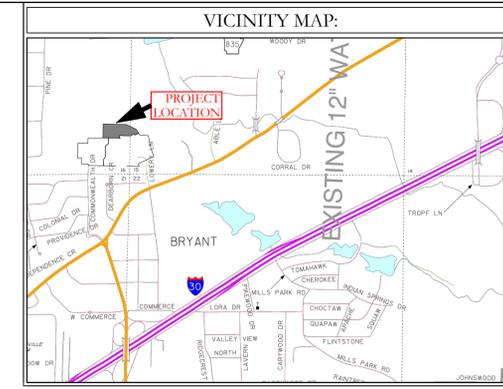
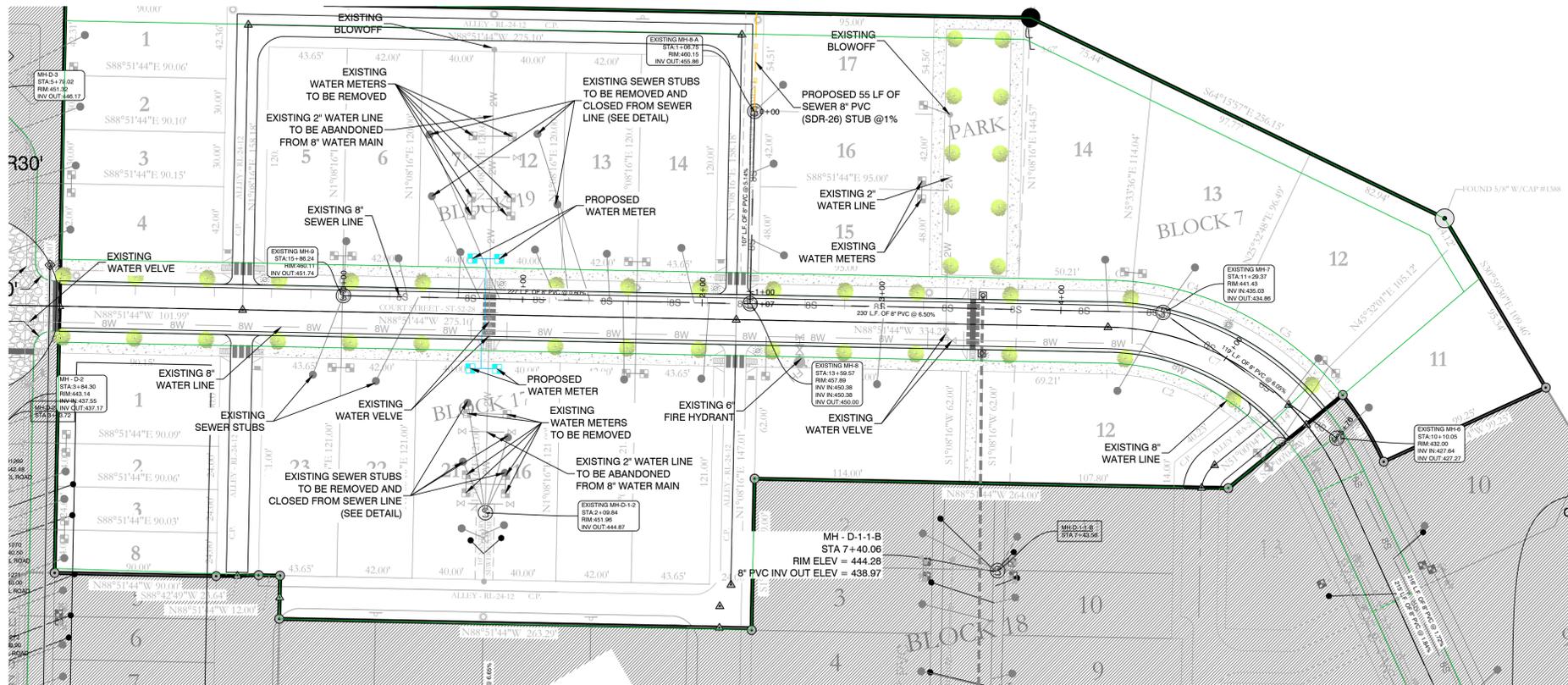
COURT STREET PROFILE



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STREET PROFILE			
BRYANT, SALINE COUNTY, ARKANSAS			
DATE: 6/22/2022	C.A.D. BY:	DRAWING NUMBER:	
REVISIONS:	CHECKED BY:	07-0032	
SHEET: C-1.0	SCALE:		
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- SEWER CONSTRUCTION NOTES:**
1. ALL SEWER INSTALLATION TO BE IN ACCORDANCE WITH THE CITY OF BRYANT STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER LINES AND SEWER LINES, 2015 EDITION.
 2. ALL SEWER LINES CROSSING UNDER ALL CONCRETE STORM DRAINS OR ANY STORM DRAIN 30-INCH DIAMETER AND LARGER, OR ALL STORM DRAINS WITH MULTIPLE PIPE RUNS, SHALL BE STEEL ENCASED A MINIMUM OF 5 FEET EITHER SIDE OF THE STORM DRAIN.
 3. FORCE MAIN WILL BE TESTED IN ACCORDANCE WITH BRYANT WATER/WASTEWATER SPECIFICATION SECTION 5200-1.03.A.4.
 4. SANITARY SEWER FORCE MAIN SHALL BE INSTALLED IN ACCORDANCE WITH BRYANT WATER/WASTEWATER SPECIFICATIONS.
 5. CONNECTING MANHOLE FROM FORCE MAIN SHALL BE REQUIRED TO BE COATED WITH AN EPOXY COATING ACCORDANCE WITH BRYANT WATER/WASTEWATER SPECIFICATION SECTION 1200-1.07A.1.1.

WATER UTILITY NOTES:

ALL NEW 8-INCH AND 6-INCH WATER MAINS TO BE C800 DR 14 PVC

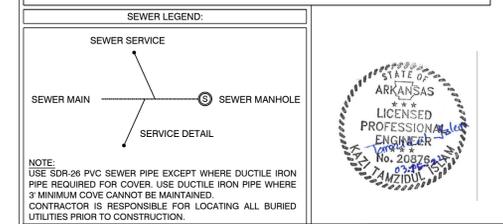
ALL WATER AND SEWER INSTALLATION TO BE IN ACCORDANCE WITH THE CITY OF BRYANT STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER LINES AND SEWER LINES, 2015 EDITION.

WATER LINES UNDER CULVERTS, CREEKS, CONCRETE CHANNELS, RETAINING WALLS, OR OTHER DIFFICULT AND/OR DANGEROUS TO MAINTAIN AREAS SHALL BE ENCASED IN A SMOOTH STEEL ENCASEMENT PIPE. THE STEEL ENCASEMENT SHALL EXTEND FIVE FEET EITHER SIDE OF THE AREA.

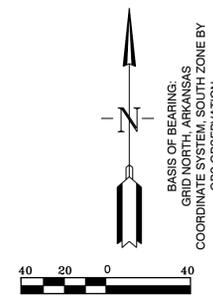
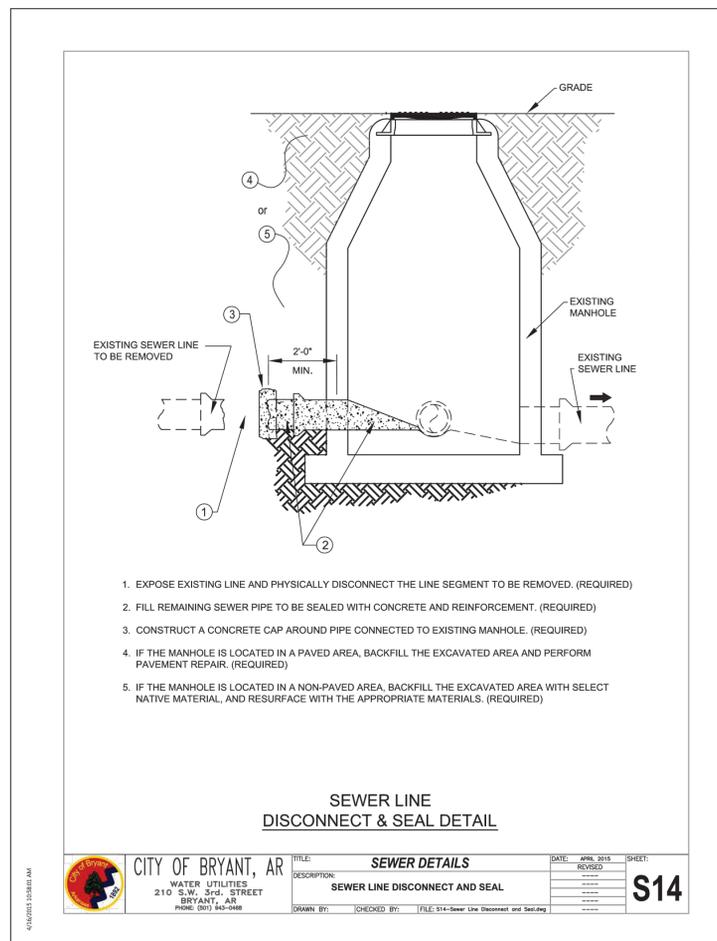
EACH WATER SERVICE METER MUST HAVE ITS OWN SERVICE LINE CONNECTION TO THE MAIN (INCLUDES DOUBLE METERS DISPLAYED AS ONE SERVICE LINE ON THE PLAN).

THE SEWER/WATER MAIN CROSSINGS THAT REQUIRE ENCASEMENT REQUIRE TEN (10) LINEAR FEET OF PIPE ON EITHER SIDE OF THE CROSSING.

ADH RULES PERTAINING TO PUBLIC WATER SYSTEMS NOTES REGARDING CROSS-CONNECTIONS AND SEPARATIONS OF WATER AND SEWER. WATER AND SEWER WILL BE 10 FEET APART IN PARALLEL AND IN THE CASE OF WATER CROSSING SEWER WATER LINE SHOULD BE MINIMUM 18\"/>



811 Know what's below. Call before you dig.



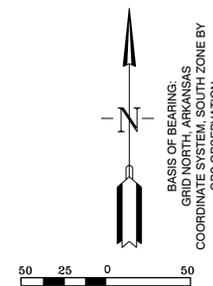
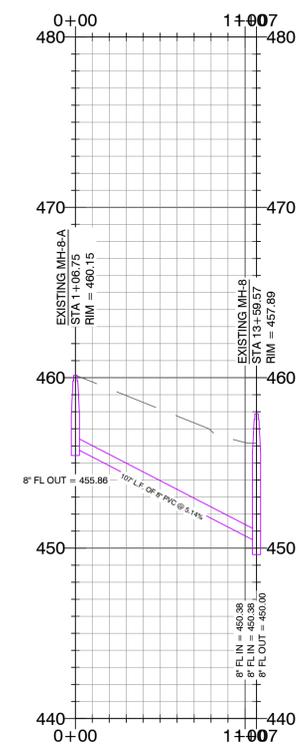
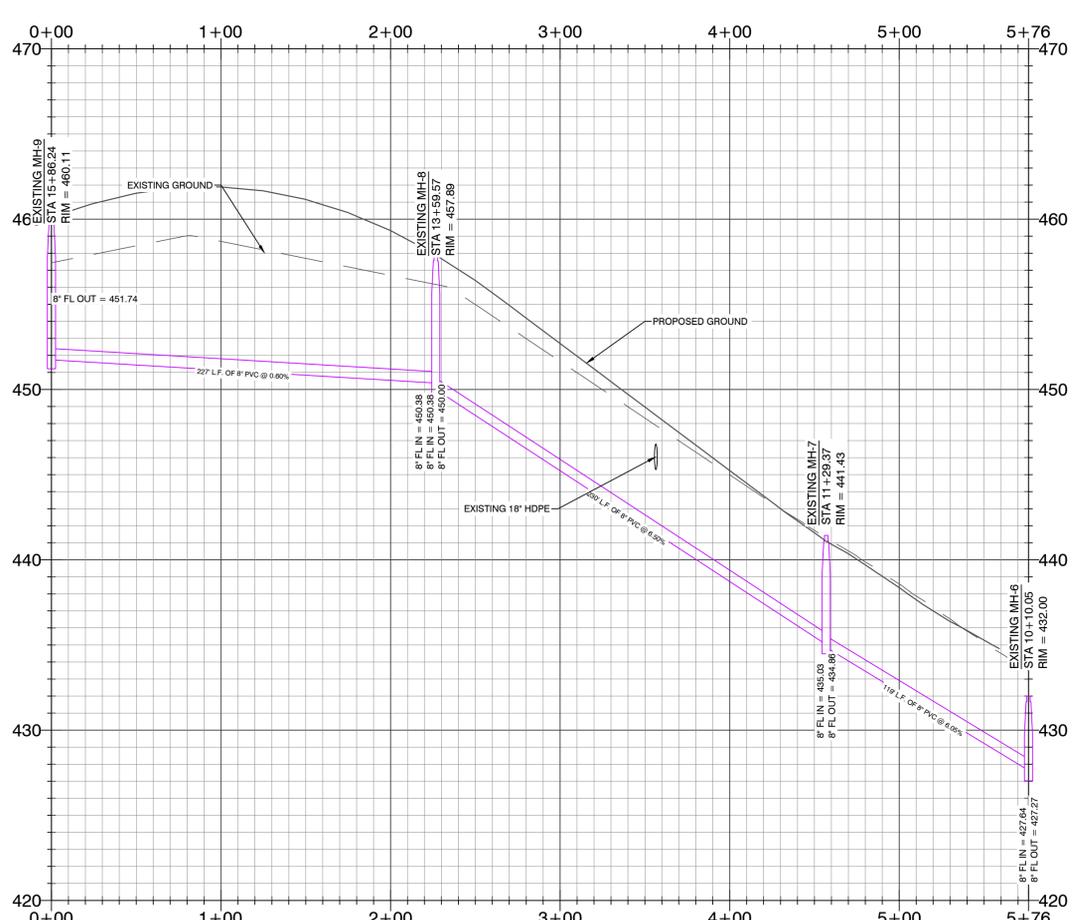
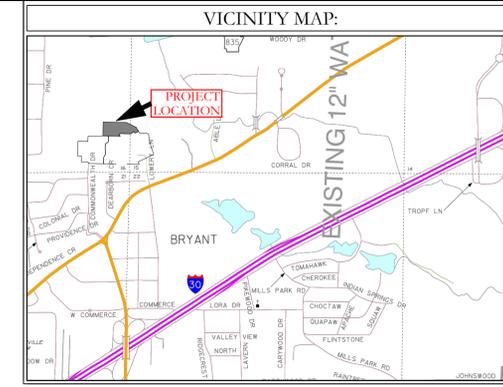
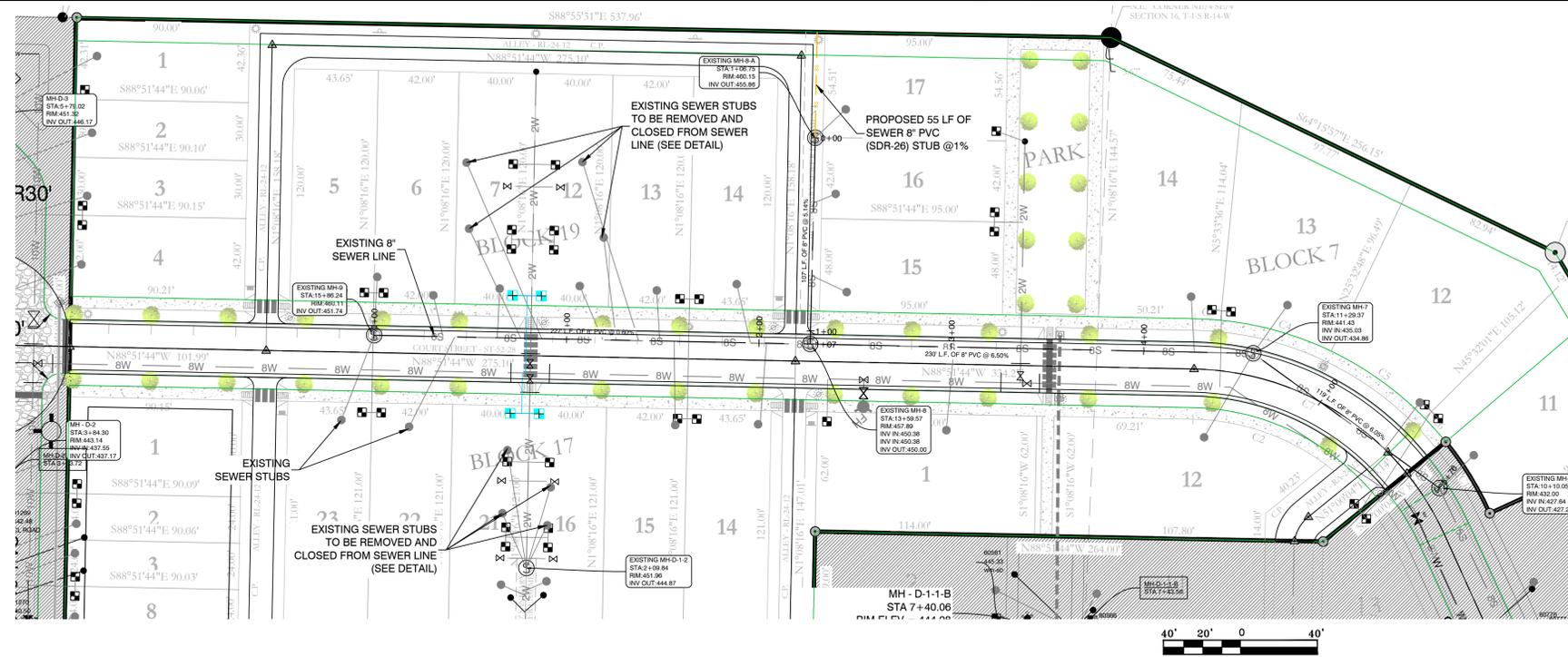
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 PH. (501)315-2626 FAX (501) 315-0024
 www.hopeconsulting.com

FOR USE AND BENEFIT OF:
GRAHAM SMITH CONSTRUCTION, LLC

MIDTOWN BRYANT, PHASE-3
 UTILITY PLAN
 BRYANT, SALINE COUNTY, ARKANSAS

DATE: 6/22/2022 C.A.D. BY: DRAWING NUMBER:
 REVISION: CHECKED BY: 07-0032
 SHEET: C-20 SCALE:

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WATER LEGEND:

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

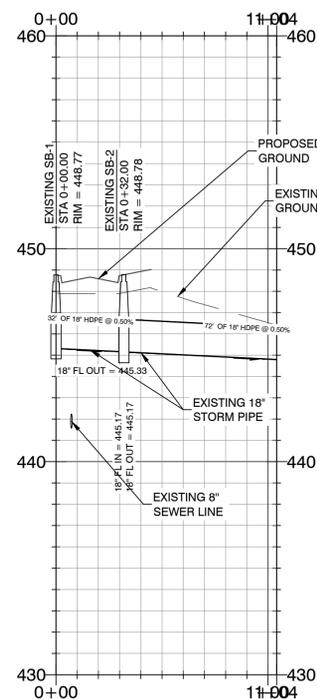
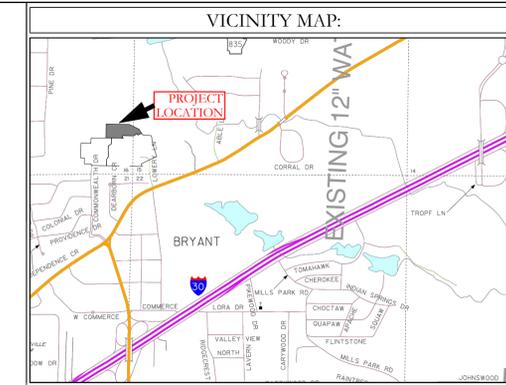
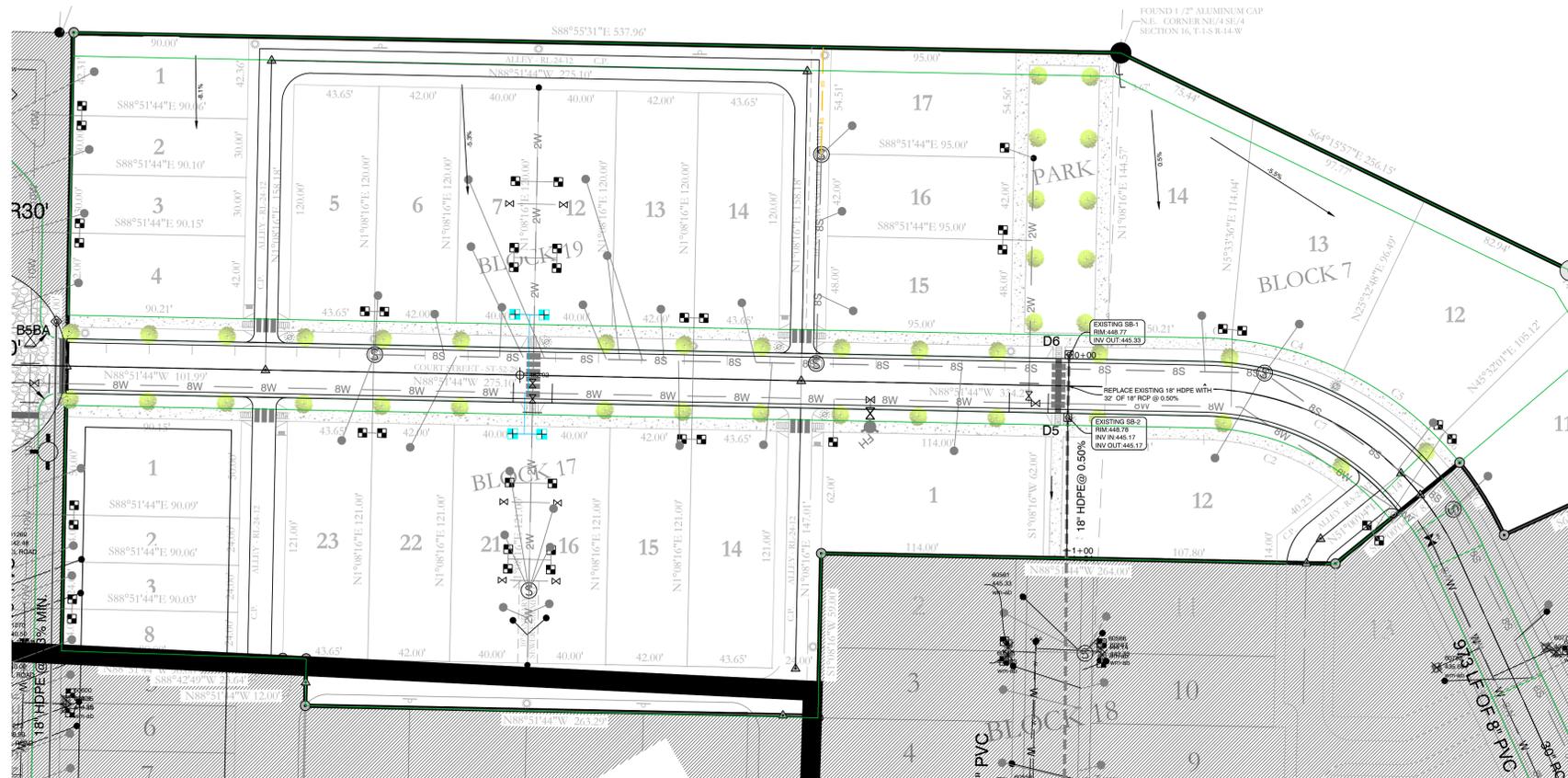


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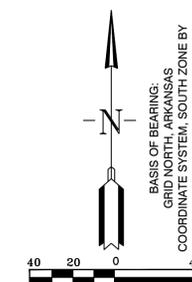
FOR USE AND BENEFIT OF:			
GRAHAM SMITH CONSTRUCTION, LLC			
MIDTOWN BRYANT, PHASE-3			
SEWER PLAN AND PROFILE			
BRYANT, SALINE COUNTY, ARKANSAS			
DATE:	6/22/2022	C.A.D. BY:	DRAWING NUMBER:
REVISION:		CHECKED BY:	07-0032
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DRAINAGE NOTES

- 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).



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



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FOR USE AND BENEFIT OF: GRAHAM SMITH CONSTRUCTION, LLC		
MIDTOWN BRYANT, PHASE-3		
STORM DRAINAGE PLAN AND PROFILE		
BRYANT, SALINE COUNTY, ARKANSAS		
DATE: 6/22/2022	C.A.D. BY:	DRAWING NUMBER:
REVISION:	CHECKED BY:	07-0032
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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 formed 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.

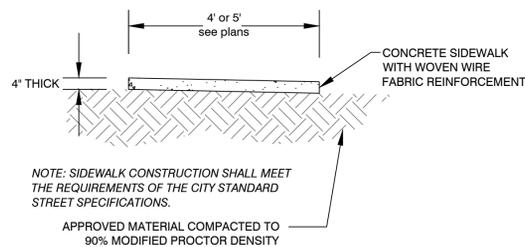
Subgrade

- 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.



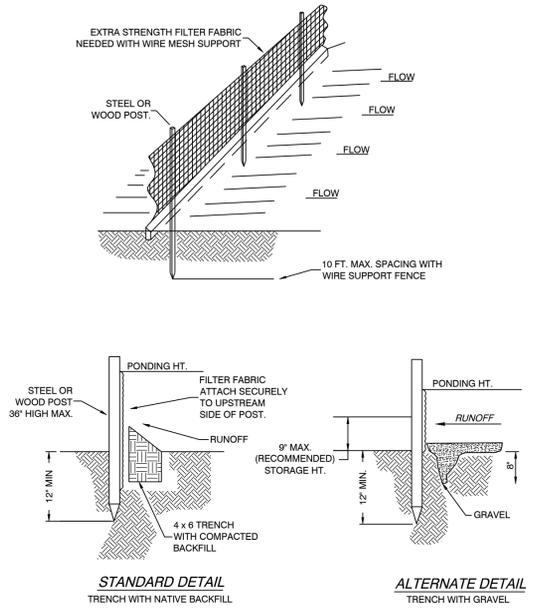
TYPICAL CURB DETAILS & NOTES
NOT TO SCALE

Typical Sidewalk Detail

Typical Curb & Gutter Detail
4,000 psi concrete

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MIDTOWN BRYANT, PHASE-3 CIVIL SPECIFICATIONS BRYANT, SALINE COUNTY, ARKANSAS		
DATE: 6/22/2022	C.A.D. BY:	DRAWING NUMBER: 07-0032
REVISED:	CHECKED BY:	
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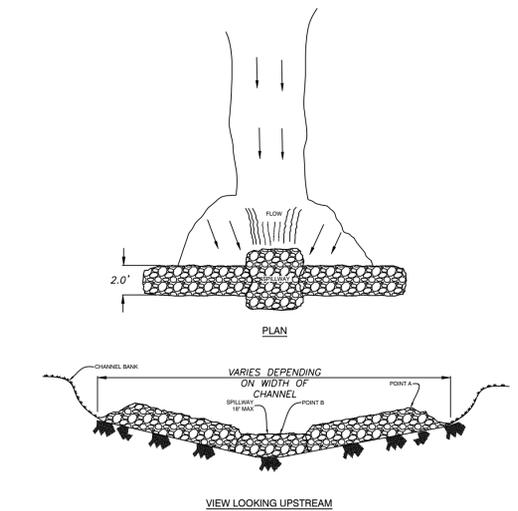
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NOTE:

- 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 (SPILLWAY HEIGHT).
- 2) PLACE RIP RAP BARRIERS PERPENDICULAR TO FLOW WITH 100% GRADING.
- 3) USE STRAW, ROCKS, OR FILTER FABRIC TO FILL ANY GAPS AND TAMP.
- 4) SKEWEL MAINSTAYS TO PREVENT COLLAPSE OR LOW-HEIGHT TRIP HAZARD.
- 5) SPILLWAY HEIGHT SHALL NOT EXCEED 18" IN 4".
- 6) INSPECT AFTER EACH SIGNIFICANT STORM. MAINTAIN AND REPAIR PROMPTLY.

RIP-RAP CHECK DAM

EROSION CONTROL NOTES

SOD OR SEED DETENTION AREA POST-CONSTRUCTION (IF APPLICABLE)

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

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

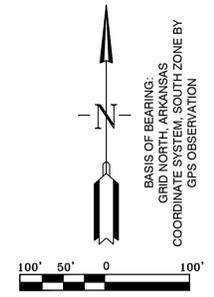
RIP RAP SEDIMENT BARRIERS SHALL BE USED AT ALL STORMWATER DISCHARGE POINTS SHOWN ON PLANS ASAP

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

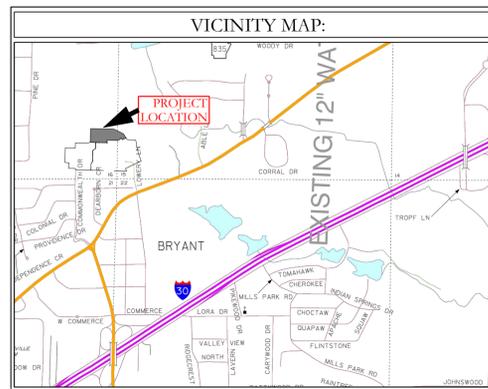
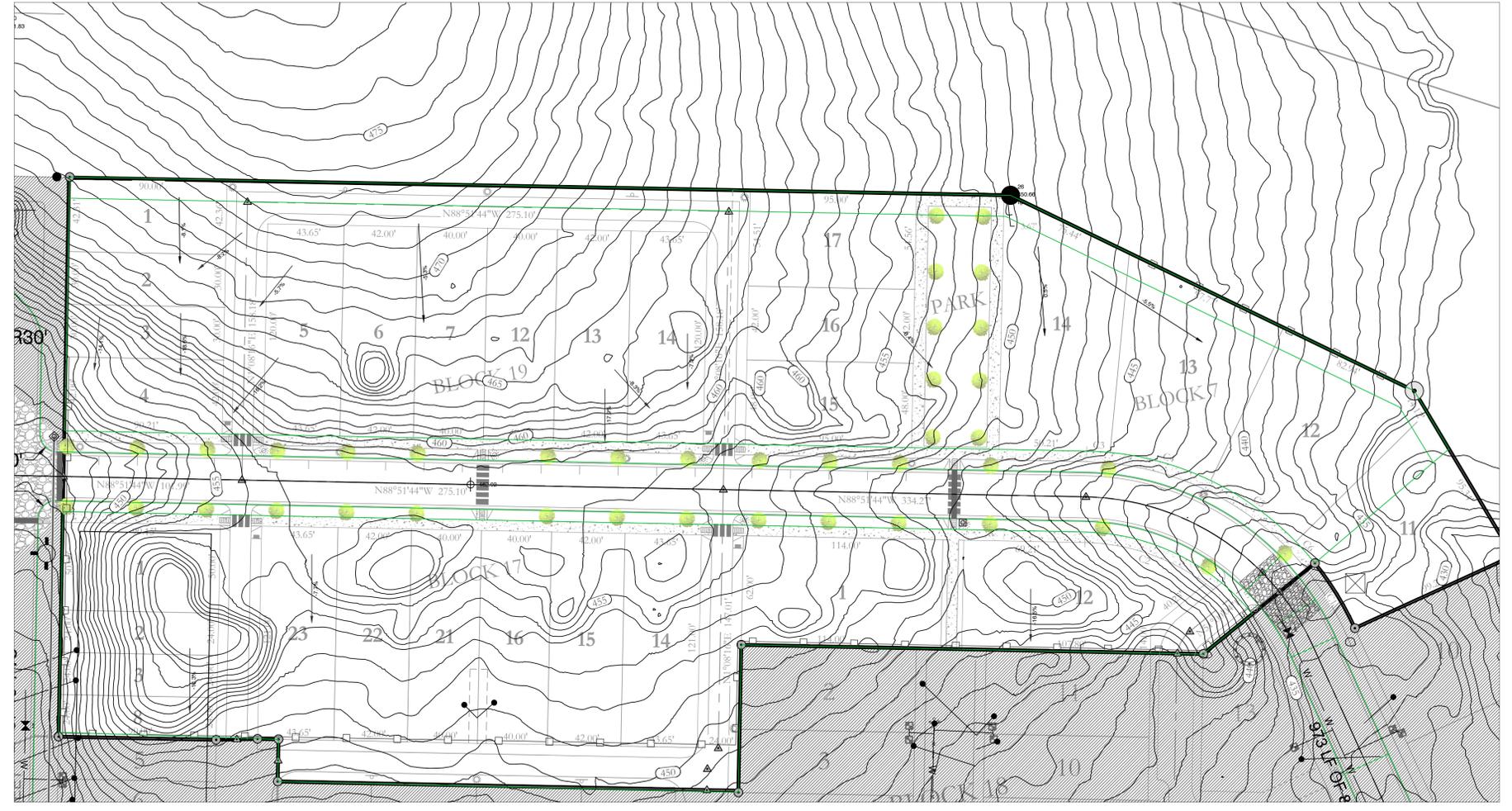
SOME EROSION CONTROL MEASURES, SILT FENCING, OR CHECK DAMS MAY NOT BE NECESSARY DURING INITIAL ROW CLEARING BUT MAY BE NEEDED ONCE LOT CLEARING AND HOME BUILDING BEGINS

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

STABILIZATION PROCEDURES WILL BE INITIATED AFTER 14 DAYS IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED.



ERC LEGEND



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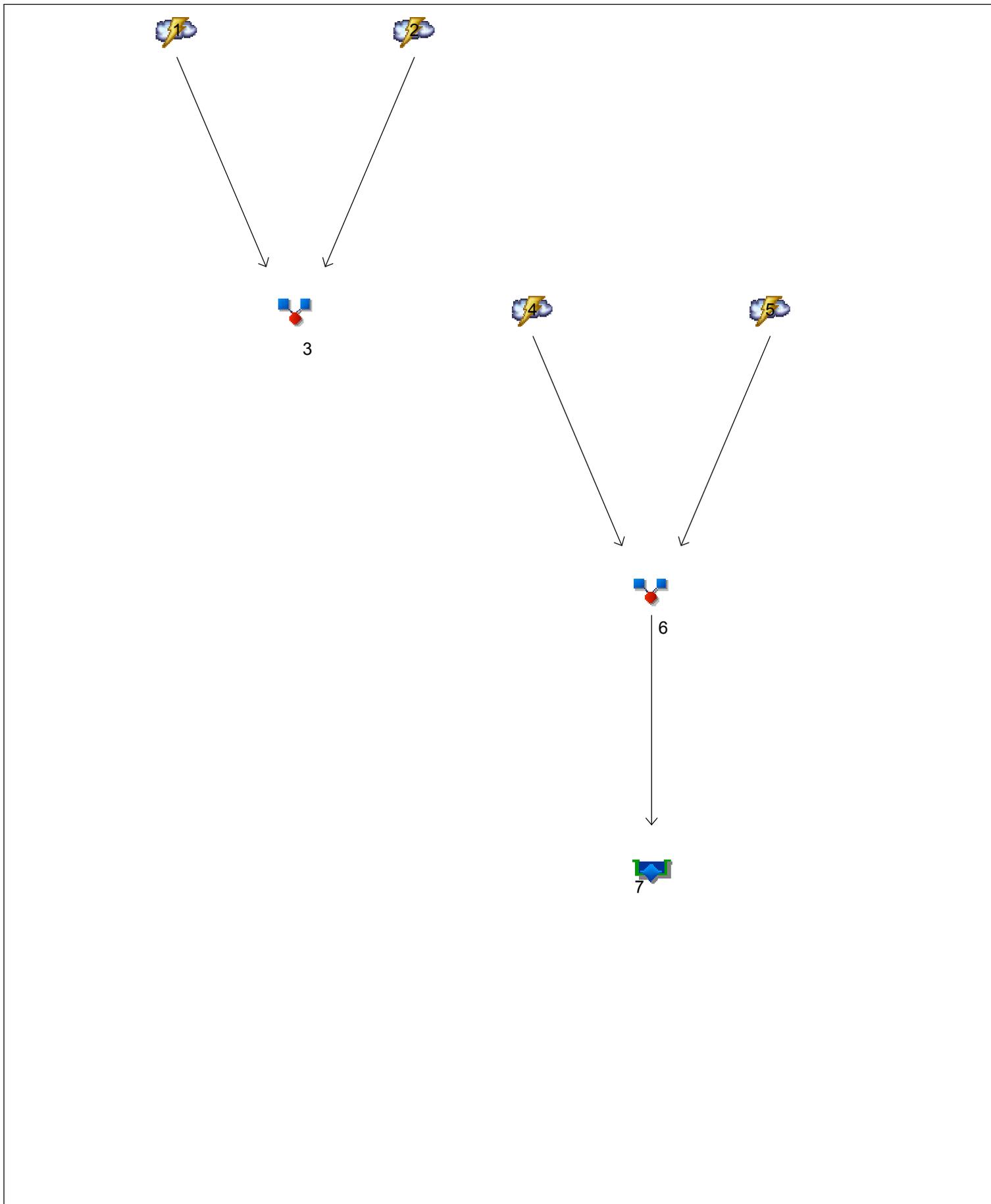
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MIDTOWN BRYANT, PHASE-3 EROSION CONTROL PLAN BRYANT, SALINE COUNTY, ARKANSAS		
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REVISIONS:	CHECKED BY:	07-0032
SHEET: C-5.0	SCALE:	

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Watershed Model Schematic

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



Hydrograph Report

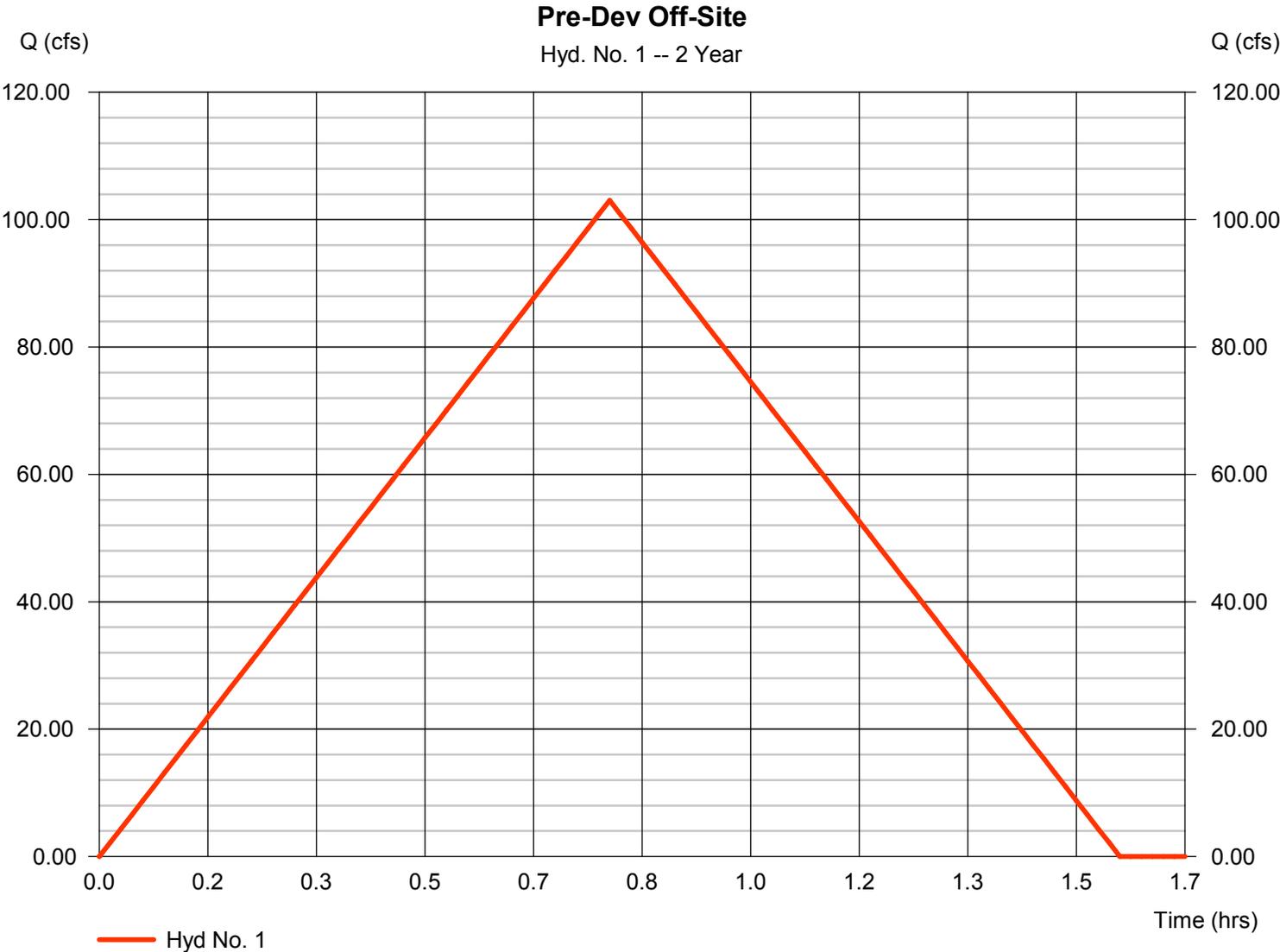
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Wednesday, 06 / 22 / 2022

Hyd. No. 1

Pre-Dev Off-Site

Hydrograph type	= Rational	Peak discharge	= 103.02 cfs
Storm frequency	= 2 yrs	Time to peak	= 0.78 hrs
Time interval	= 1 min	Hyd. volume	= 290,504 cuft
Drainage area	= 108.200 ac	Runoff coeff.	= 0.44
Intensity	= 2.164 in/hr	Tc by User	= 47.00 min
IDF Curve	= Benton.IDF	Asc/Rec limb fact	= 1/1



Hydrograph Report

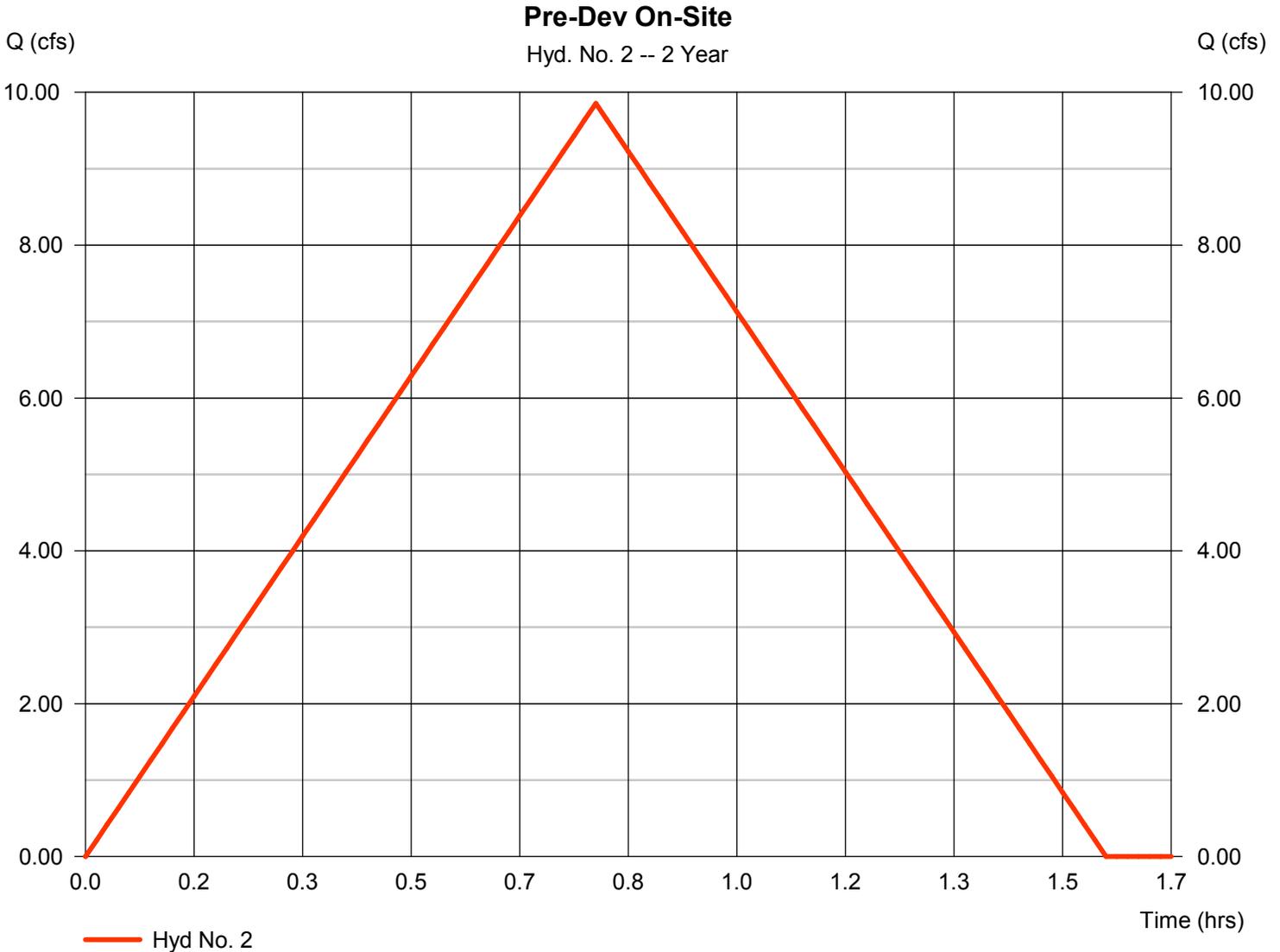
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Wednesday, 06 / 22 / 2022

Hyd. No. 2

Pre-Dev On-Site

Hydrograph type	= Rational	Peak discharge	= 9.854 cfs
Storm frequency	= 2 yrs	Time to peak	= 0.78 hrs
Time interval	= 1 min	Hyd. volume	= 27,789 cuft
Drainage area	= 13.800 ac	Runoff coeff.	= 0.33
Intensity	= 2.164 in/hr	Tc by User	= 47.00 min
IDF Curve	= Benton.IDF	Asc/Rec limb fact	= 1/1



Hydrograph Report

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

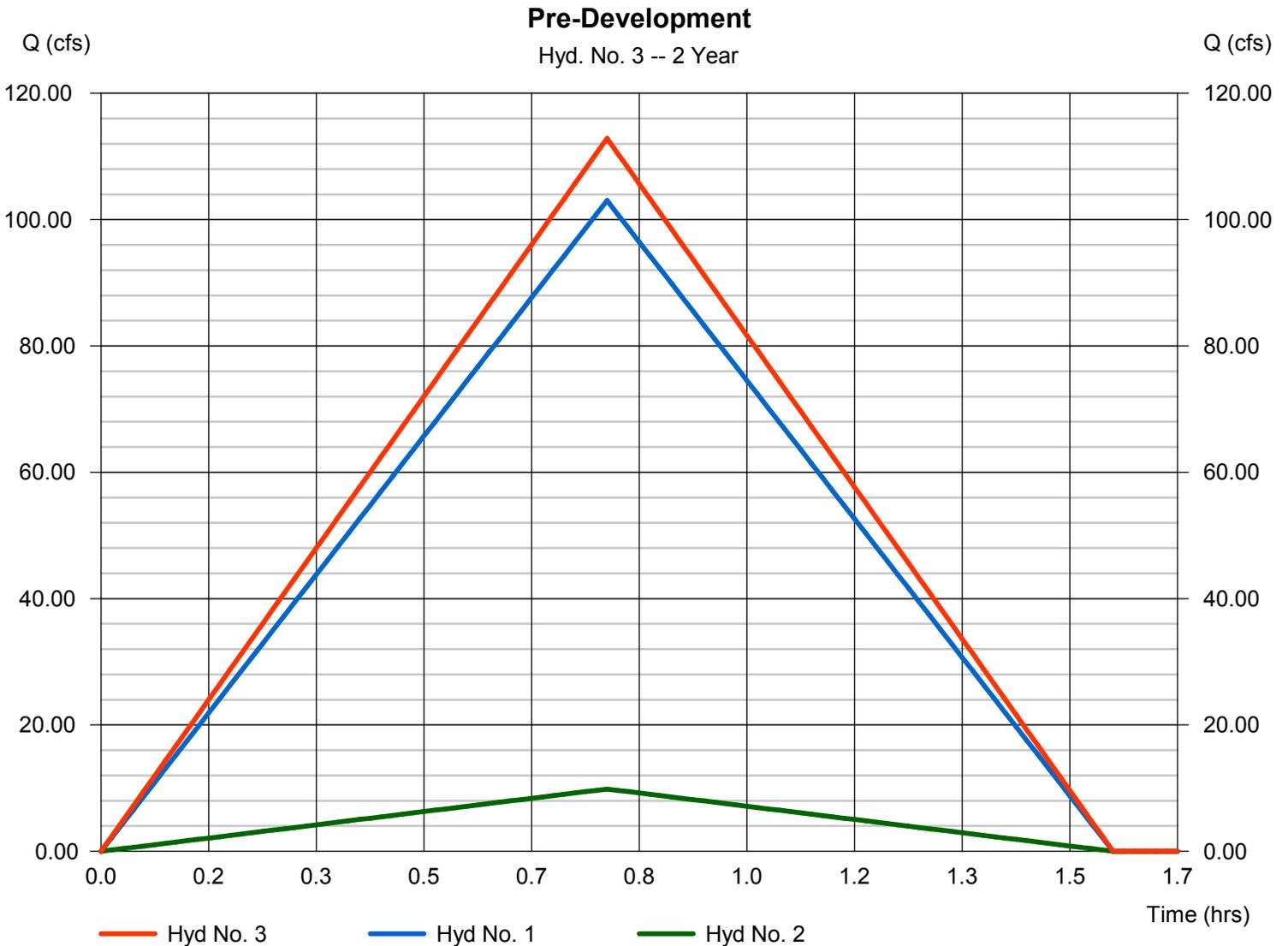
Wednesday, 06 / 22 / 2022

Hyd. No. 3

Pre-Development

Hydrograph type = Combine
Storm frequency = 2 yrs
Time interval = 1 min
Inflow hyds. = 1, 2

Peak discharge = 112.87 cfs
Time to peak = 0.78 hrs
Hyd. volume = 318,293 cuft
Contrib. drain. area = 122.000 ac



Hydrograph Report

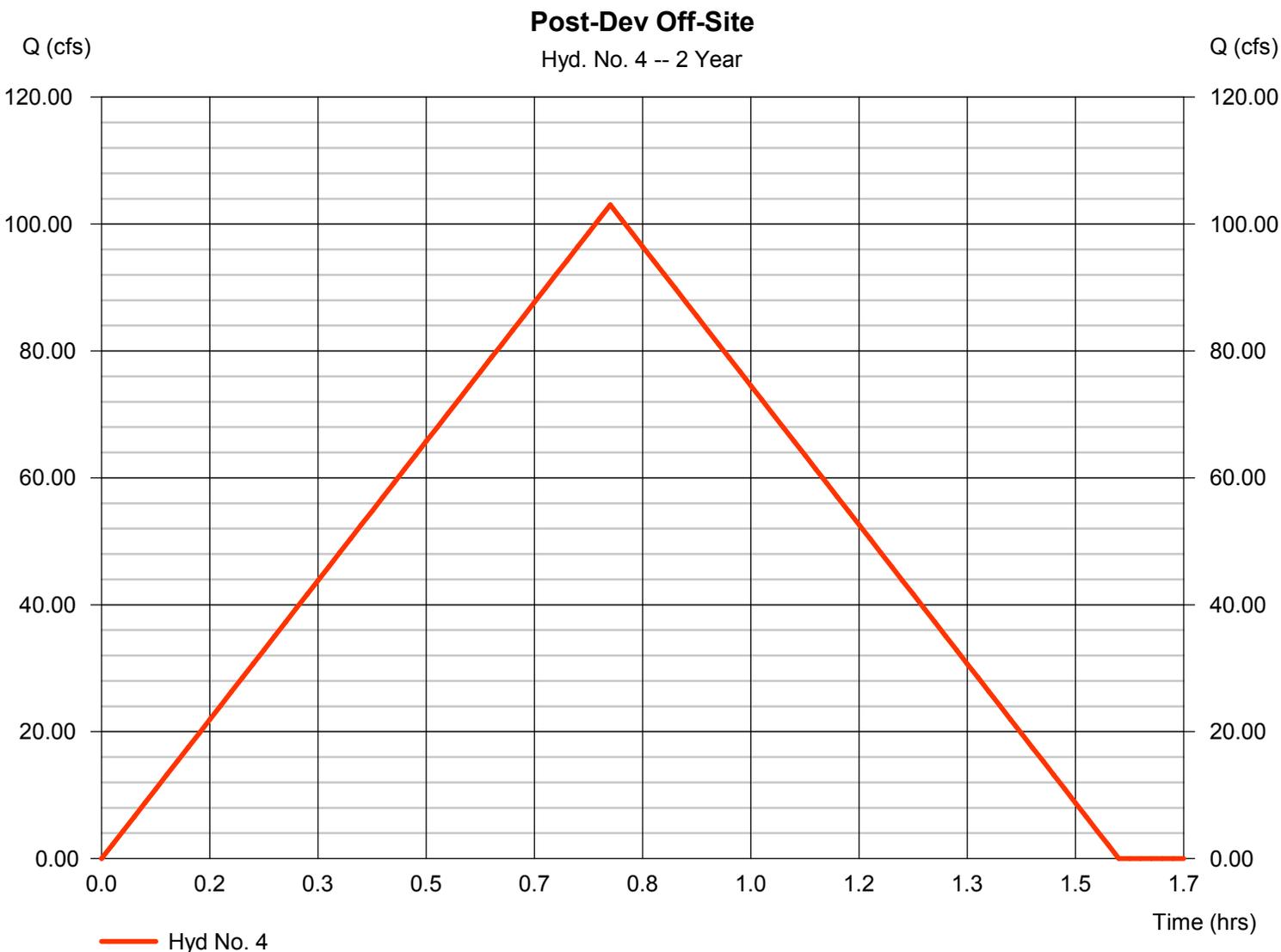
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Wednesday, 06 / 22 / 2022

Hyd. No. 4

Post-Dev Off-Site

Hydrograph type	= Rational	Peak discharge	= 103.02 cfs
Storm frequency	= 2 yrs	Time to peak	= 0.78 hrs
Time interval	= 1 min	Hyd. volume	= 290,504 cuft
Drainage area	= 108.200 ac	Runoff coeff.	= 0.44
Intensity	= 2.164 in/hr	Tc by User	= 47.00 min
IDF Curve	= Benton.IDF	Asc/Rec limb fact	= 1/1



Hydrograph Report

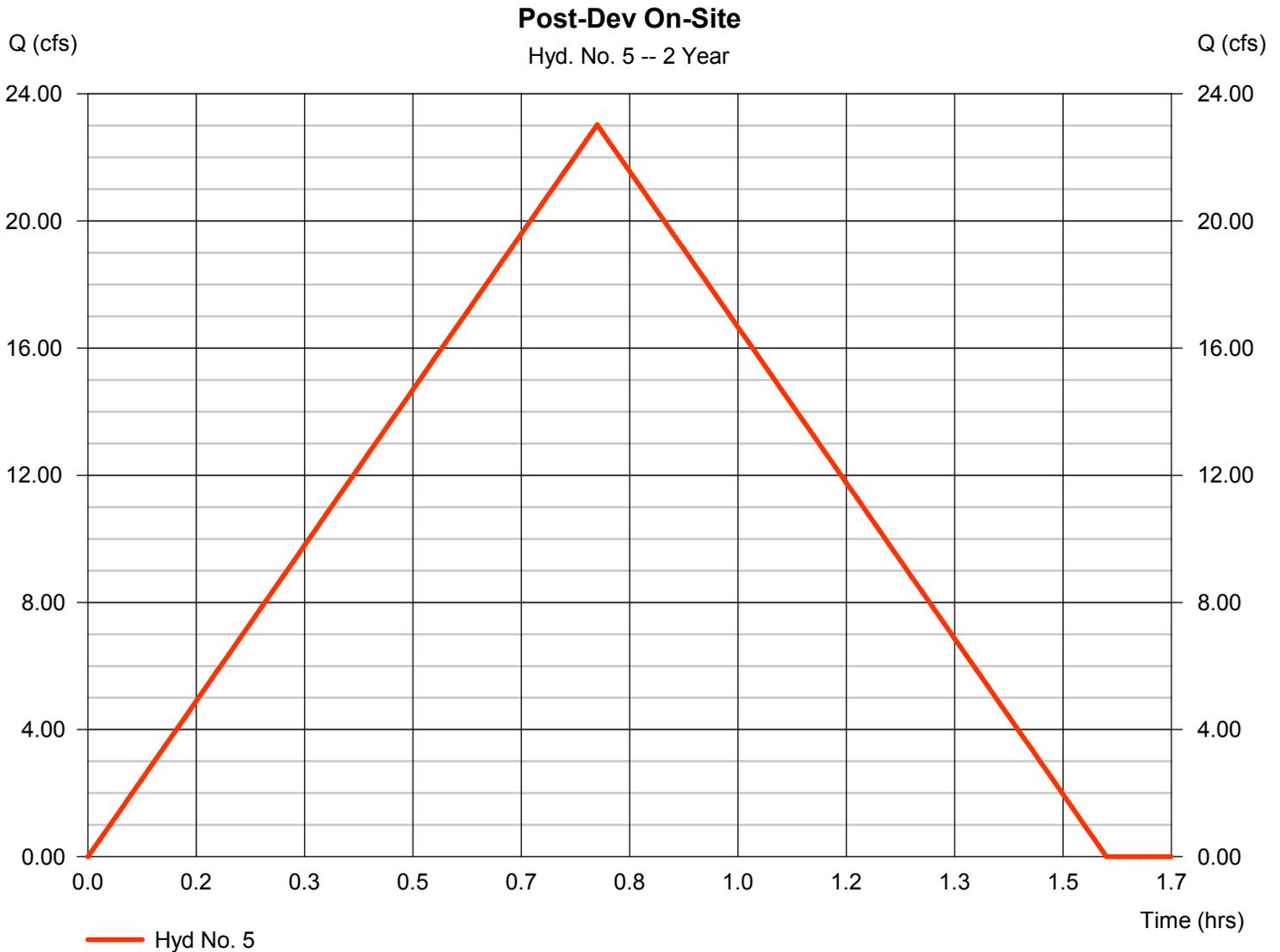
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Wednesday, 06 / 22 / 2022

Hyd. No. 5

Post-Dev On-Site

Hydrograph type	= Rational	Peak discharge	= 23.03 cfs
Storm frequency	= 2 yrs	Time to peak	= 0.78 hrs
Time interval	= 1 min	Hyd. volume	= 64,945 cuft
Drainage area	= 16.630 ac	Runoff coeff.	= 0.64
Intensity	= 2.164 in/hr	Tc by User	= 47.00 min
IDF Curve	= Benton.IDF	Asc/Rec limb fact	= 1/1



Hydrograph Report

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

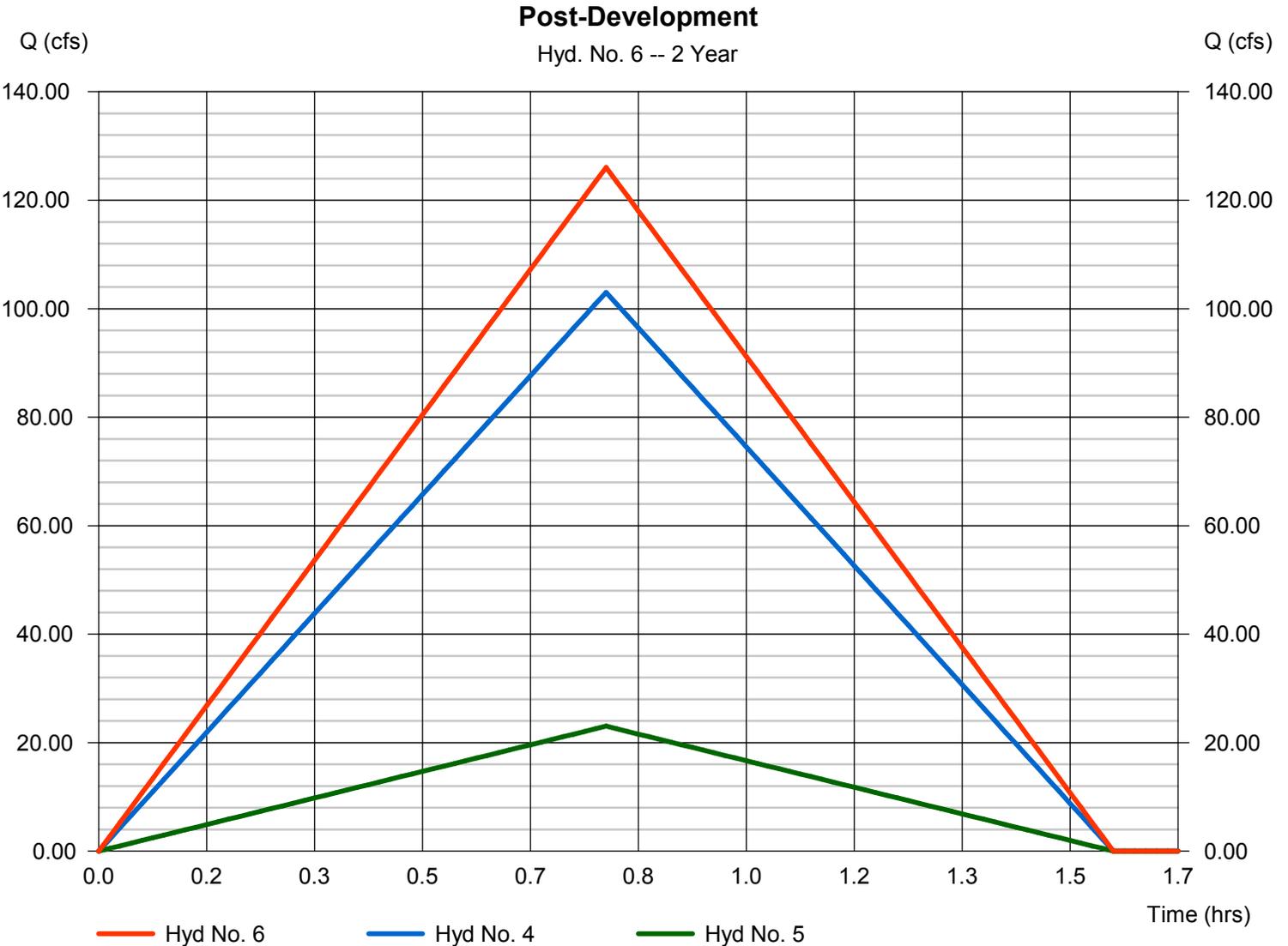
Wednesday, 06 / 22 / 2022

Hyd. No. 6

Post-Development

Hydrograph type = Combine
Storm frequency = 2 yrs
Time interval = 1 min
Inflow hyds. = 4, 5

Peak discharge = 126.05 cfs
Time to peak = 0.78 hrs
Hyd. volume = 355,449 cuft
Contrib. drain. area = 124.830 ac



Hydrograph Report

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

Wednesday, 06 / 22 / 2022

Hyd. No. 7

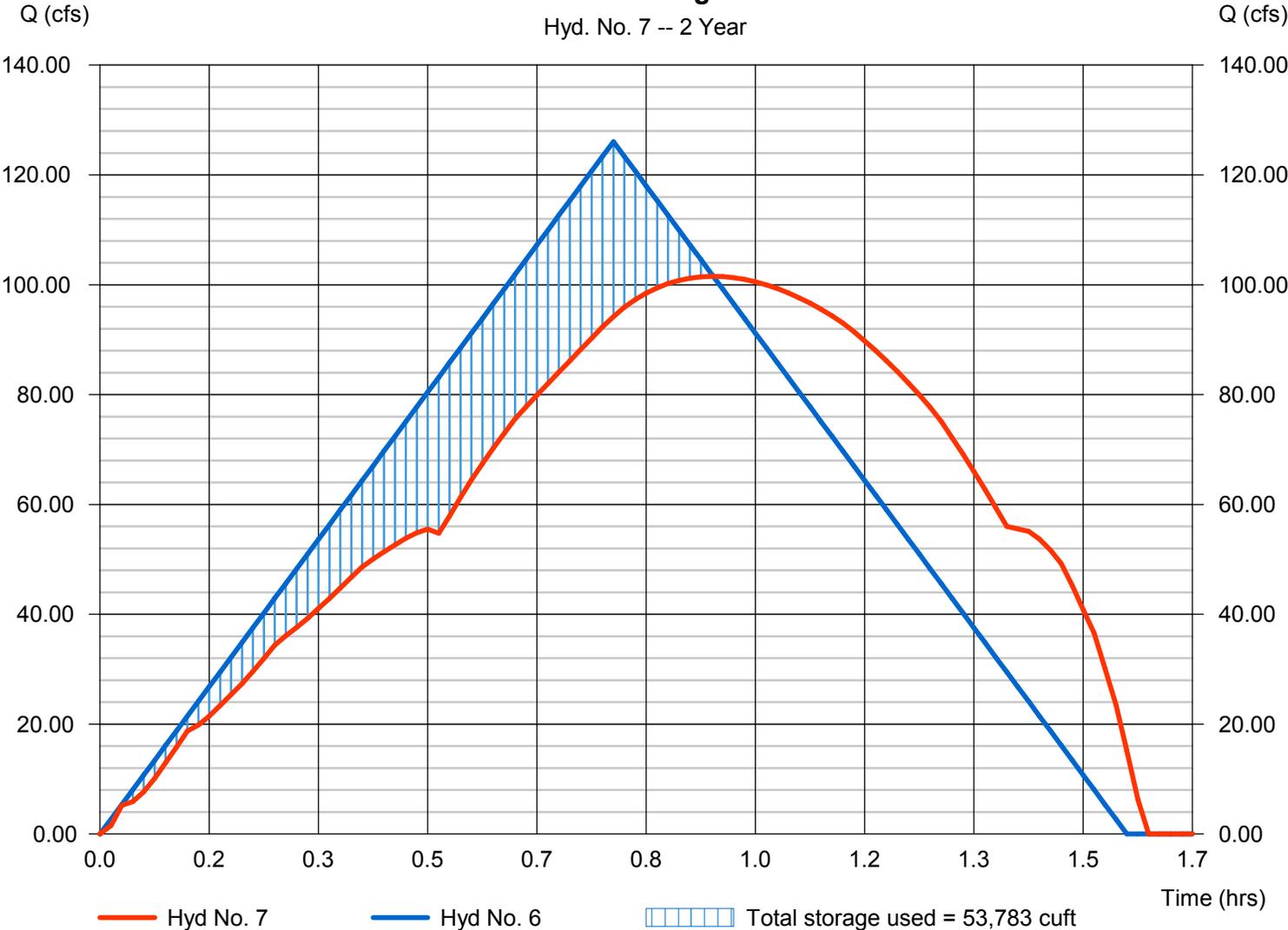
Post-Dev Through Pond

Hydrograph type	= Reservoir	Peak discharge	= 101.53 cfs
Storm frequency	= 2 yrs	Time to peak	= 0.93 hrs
Time interval	= 1 min	Hyd. volume	= 355,456 cuft
Inflow hyd. No.	= 6 - Post-Development	Max. Elevation	= 405.29 ft
Reservoir name	= East Det Pond	Max. Storage	= 53,783 cuft

Storage Indication method used.

Post-Dev Through Pond

Hyd. No. 7 -- 2 Year



Pond Report

Pond No. 1 - East Det Pond

Pond Data

Contours -User-defined contour areas. Average end area method used for volume calculation. Beginning Elevation = 401.50 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	401.50	00	0	0
0.50	402.00	255	64	64
1.00	402.50	3,653	977	1,041
1.50	403.00	9,474	3,282	4,323
2.00	403.50	14,595	6,017	10,340
2.50	404.00	20,306	8,725	19,065
3.00	404.50	25,788	11,524	30,589
3.50	405.00	29,963	13,938	44,526
4.00	405.50	33,298	15,815	60,342
4.50	406.00	36,162	17,365	77,707
5.00	406.50	38,653	18,704	96,410
5.50	407.00	40,595	19,812	116,222
6.00	407.50	42,385	20,745	136,967
6.50	408.00	44,136	21,630	158,598
7.00	408.50	45,894	22,508	181,105
7.50	409.00	47,673	23,392	204,497

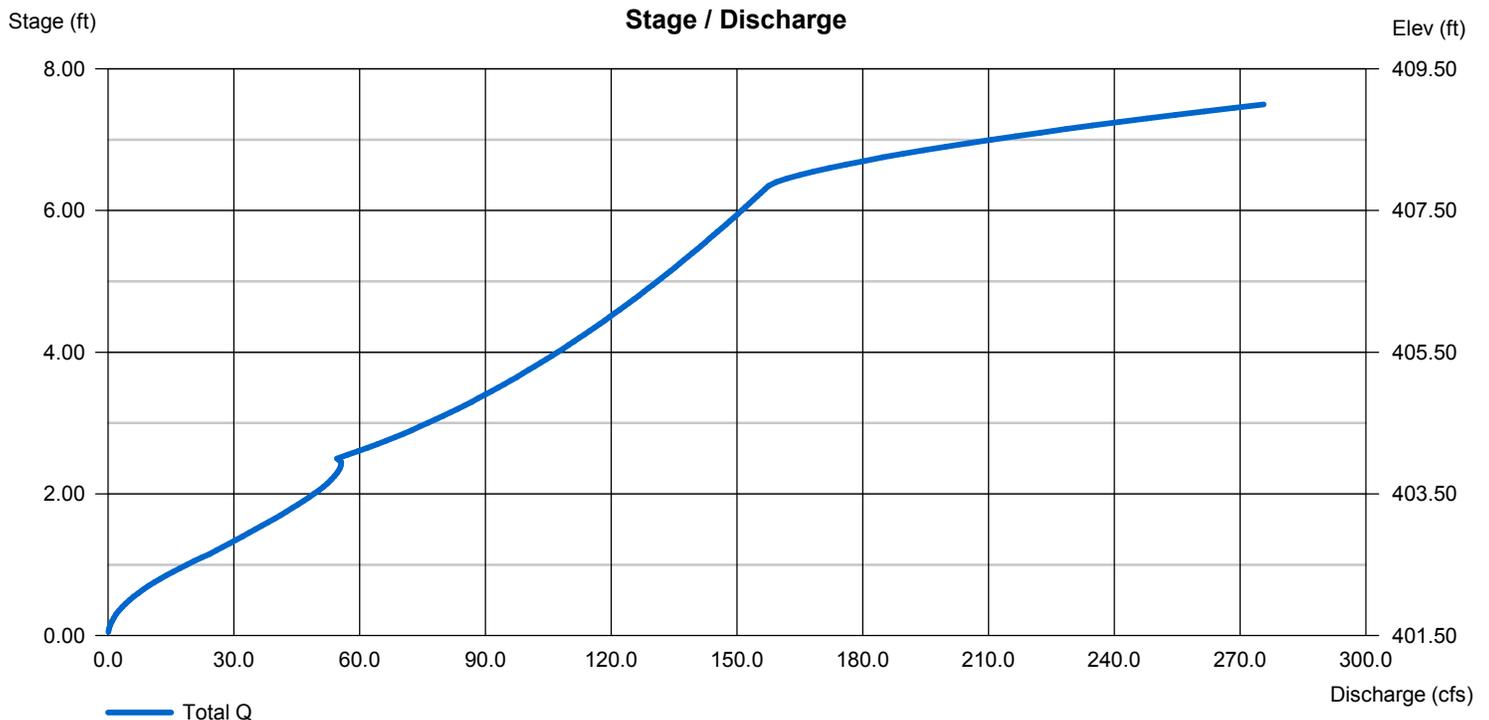
Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	Inactive	30.00	0.00	0.00
Span (in)	= 44.00	30.00	0.00	0.00
No. Barrels	= 1	3	0	0
Invert El. (ft)	= 401.50	401.50	0.00	0.00
Length (ft)	= 0.00	105.00	0.00	0.00
Slope (%)	= 0.00	0.50	0.00	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)	= 24.00	0.00	0.00	0.00
Crest El. (ft)	= 407.85	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= 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).



Hydrograph Report

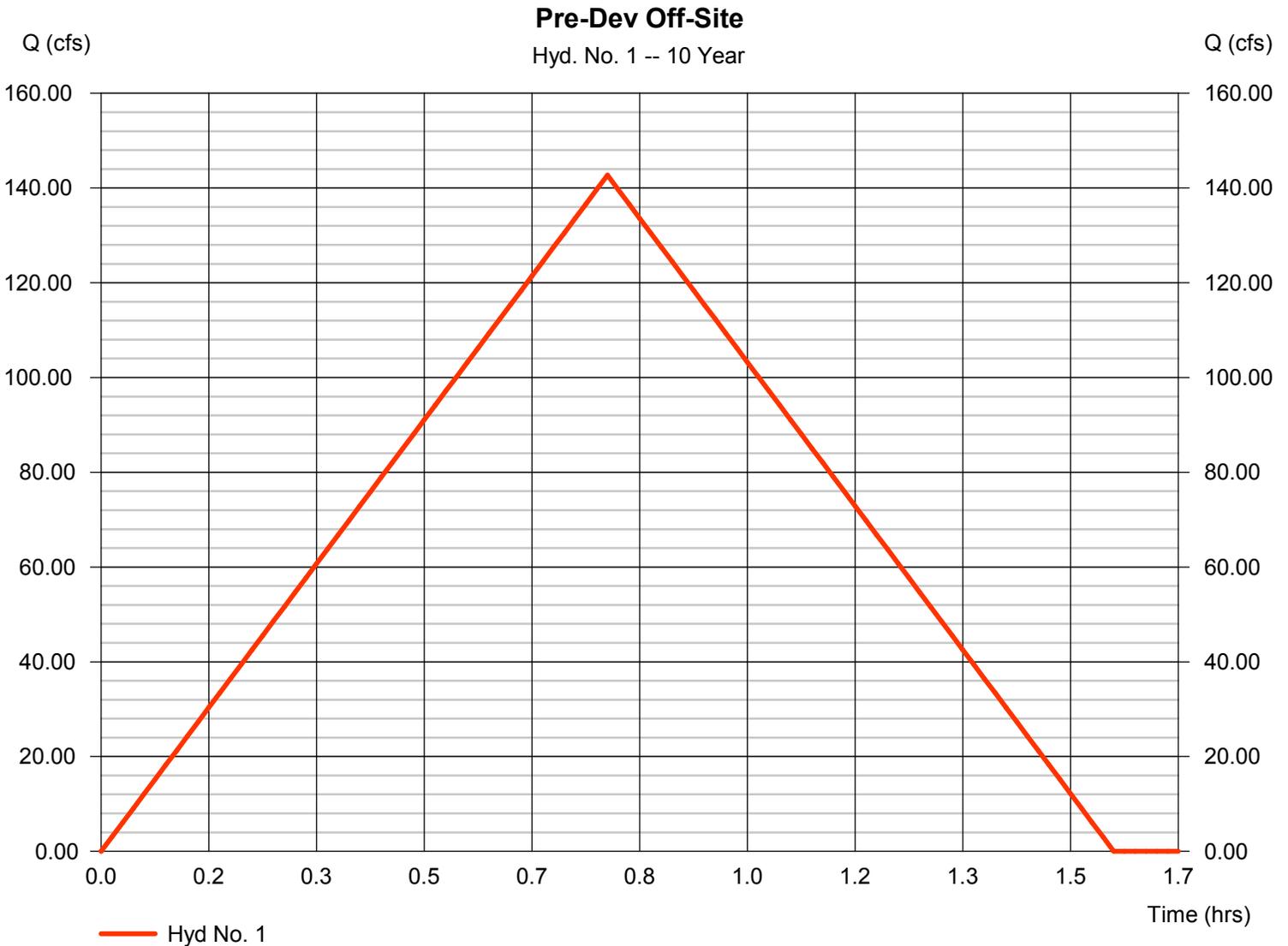
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Wednesday, 06 / 22 / 2022

Hyd. No. 1

Pre-Dev Off-Site

Hydrograph type	= Rational	Peak discharge	= 142.70 cfs
Storm frequency	= 10 yrs	Time to peak	= 0.78 hrs
Time interval	= 1 min	Hyd. volume	= 402,404 cuft
Drainage area	= 108.200 ac	Runoff coeff.	= 0.44
Intensity	= 2.997 in/hr	Tc by User	= 47.00 min
IDF Curve	= Benton.IDF	Asc/Rec limb fact	= 1/1



Hydrograph Report

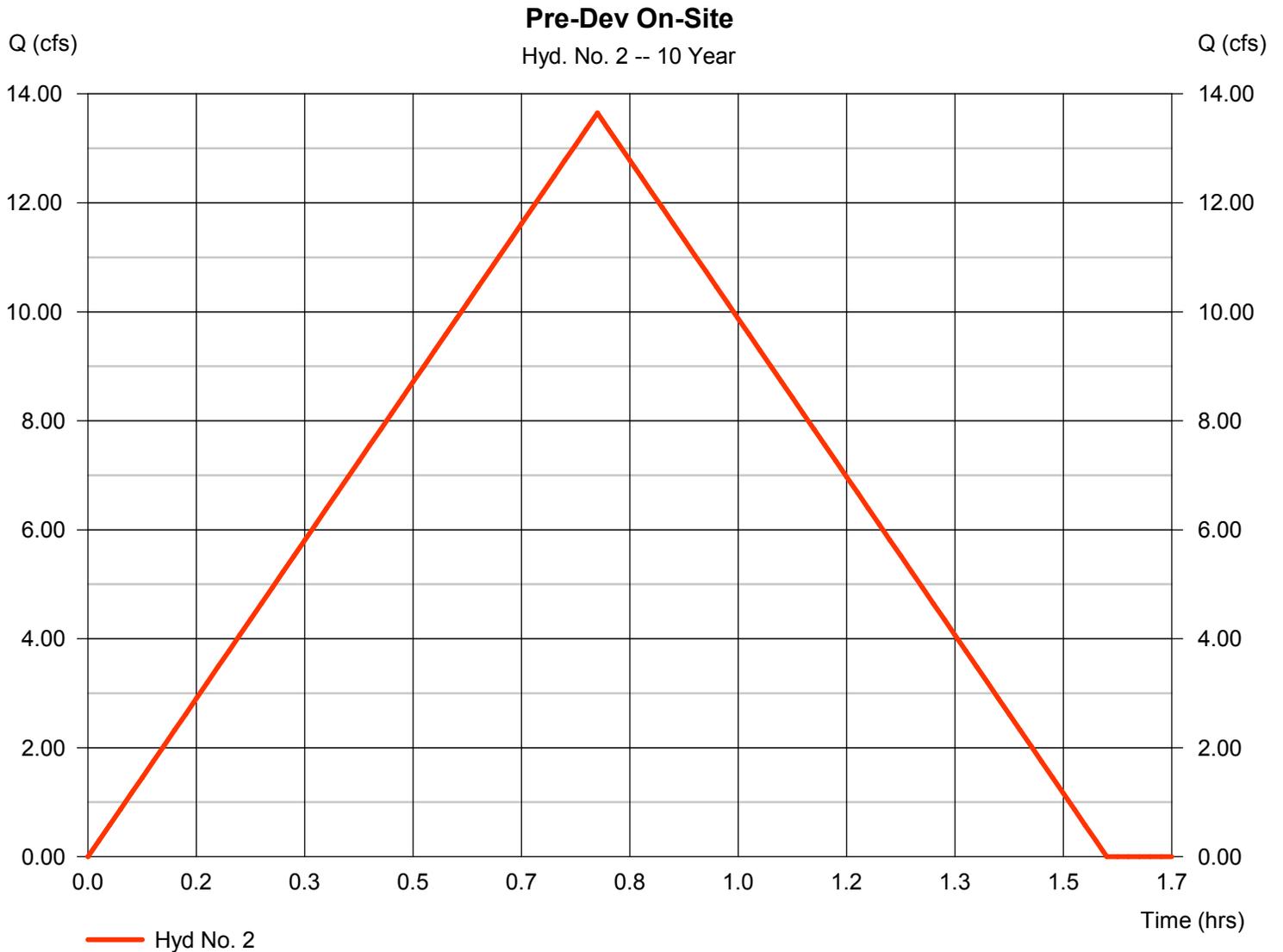
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Wednesday, 06 / 22 / 2022

Hyd. No. 2

Pre-Dev On-Site

Hydrograph type	= Rational	Peak discharge	= 13.65 cfs
Storm frequency	= 10 yrs	Time to peak	= 0.78 hrs
Time interval	= 1 min	Hyd. volume	= 38,492 cuft
Drainage area	= 13.800 ac	Runoff coeff.	= 0.33
Intensity	= 2.997 in/hr	Tc by User	= 47.00 min
IDF Curve	= Benton.IDF	Asc/Rec limb fact	= 1/1



Hydrograph Report

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

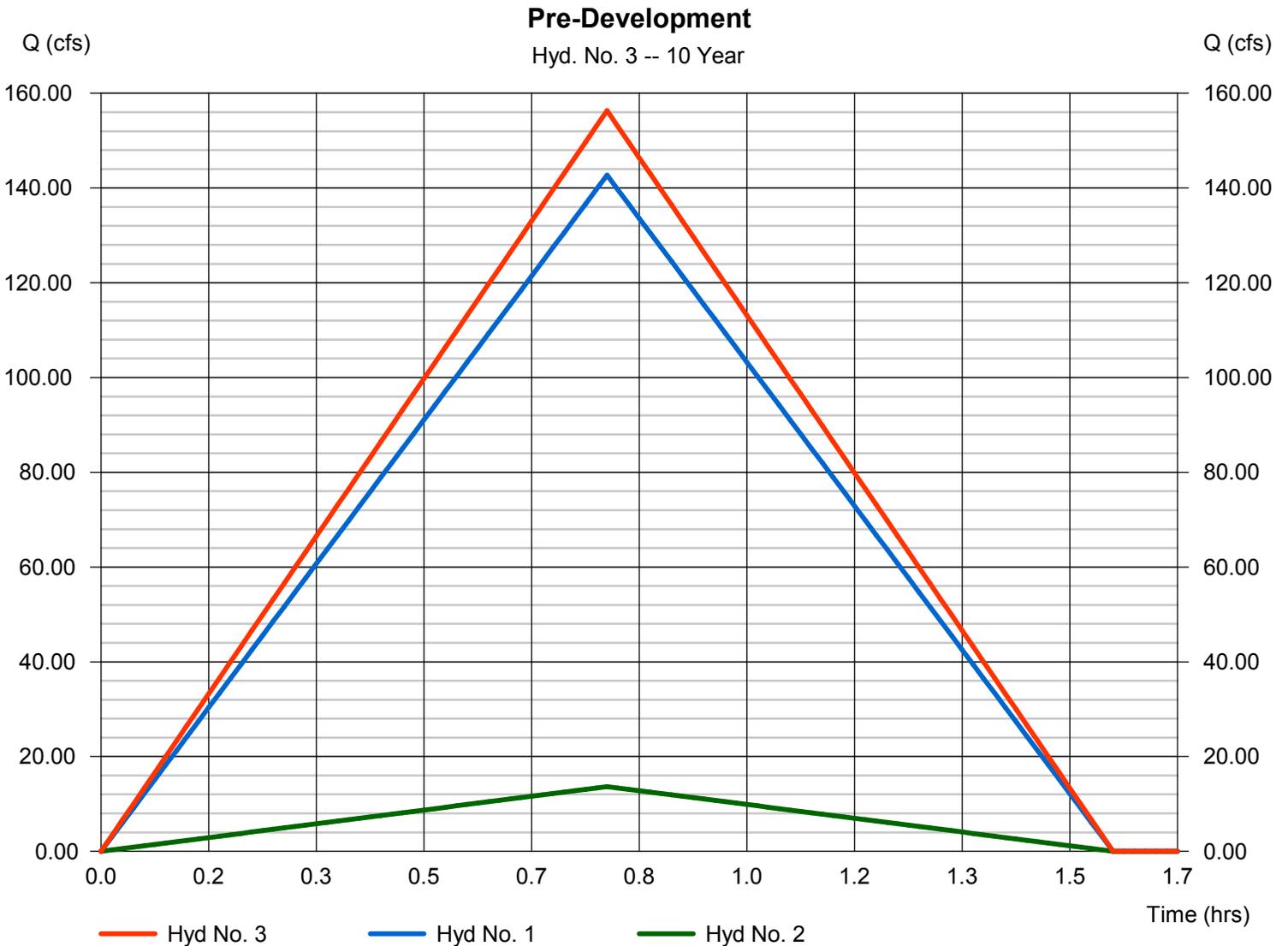
Wednesday, 06 / 22 / 2022

Hyd. No. 3

Pre-Development

Hydrograph type = Combine
Storm frequency = 10 yrs
Time interval = 1 min
Inflow hyds. = 1, 2

Peak discharge = 156.35 cfs
Time to peak = 0.78 hrs
Hyd. volume = 440,896 cuft
Contrib. drain. area = 122.000 ac



Hydrograph Report

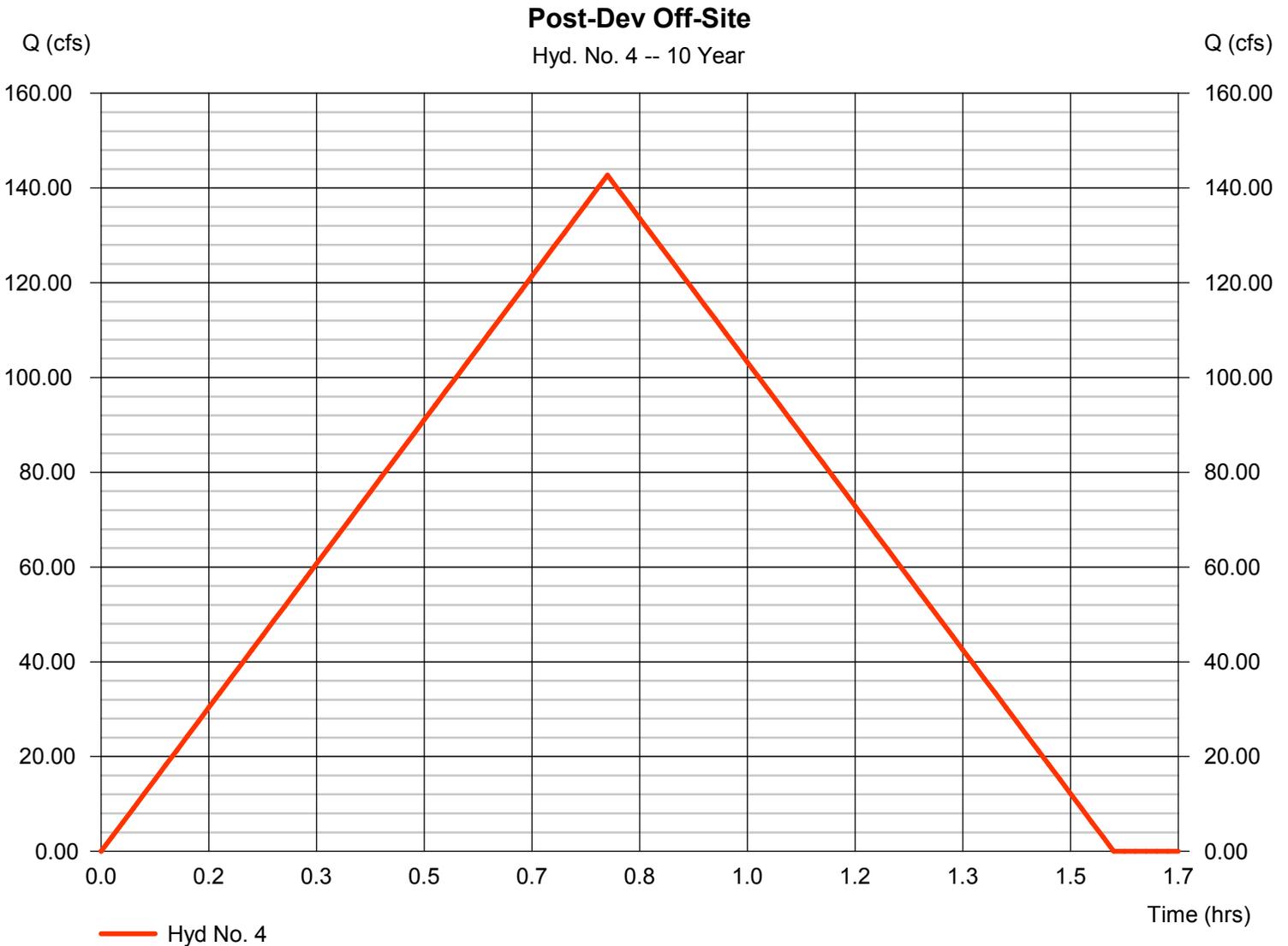
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Wednesday, 06 / 22 / 2022

Hyd. No. 4

Post-Dev Off-Site

Hydrograph type	= Rational	Peak discharge	= 142.70 cfs
Storm frequency	= 10 yrs	Time to peak	= 0.78 hrs
Time interval	= 1 min	Hyd. volume	= 402,404 cuft
Drainage area	= 108.200 ac	Runoff coeff.	= 0.44
Intensity	= 2.997 in/hr	Tc by User	= 47.00 min
IDF Curve	= Benton.IDF	Asc/Rec limb fact	= 1/1



Hydrograph Report

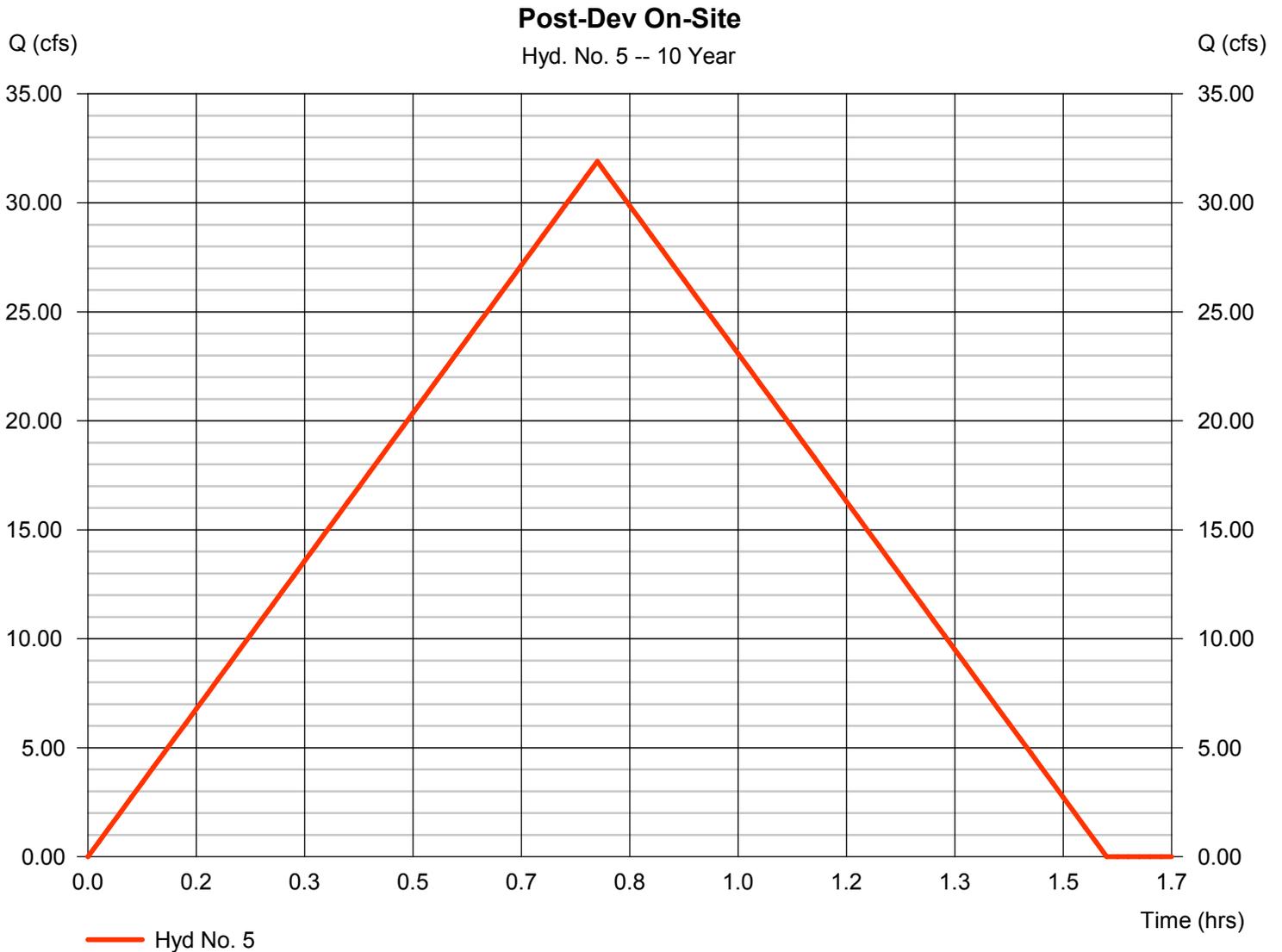
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Wednesday, 06 / 22 / 2022

Hyd. No. 5

Post-Dev On-Site

Hydrograph type	= Rational	Peak discharge	= 31.90 cfs
Storm frequency	= 10 yrs	Time to peak	= 0.78 hrs
Time interval	= 1 min	Hyd. volume	= 89,961 cuft
Drainage area	= 16.630 ac	Runoff coeff.	= 0.64
Intensity	= 2.997 in/hr	Tc by User	= 47.00 min
IDF Curve	= Benton.IDF	Asc/Rec limb fact	= 1/1



Hydrograph Report

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

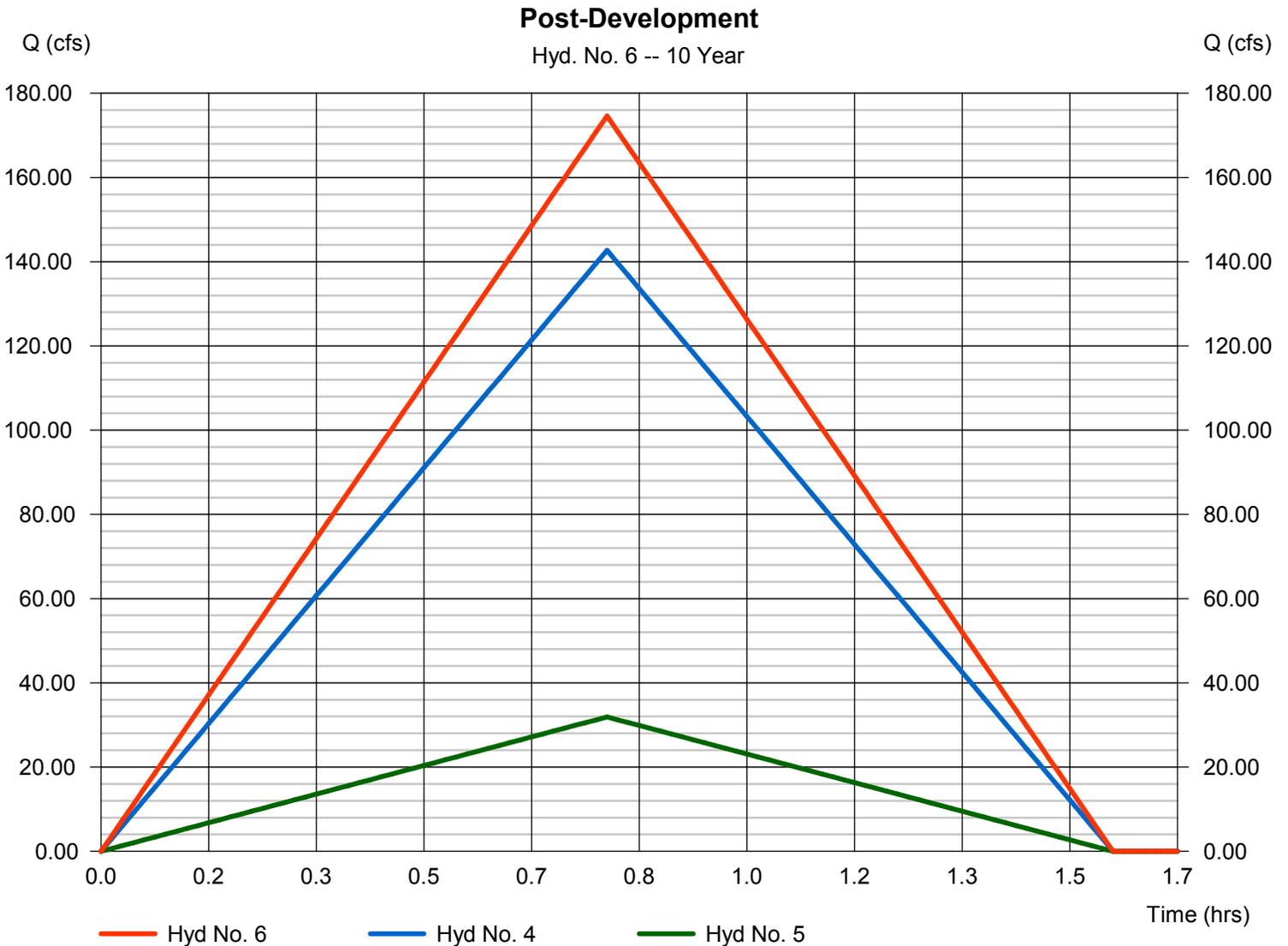
Wednesday, 06 / 22 / 2022

Hyd. No. 6

Post-Development

Hydrograph type = Combine
Storm frequency = 10 yrs
Time interval = 1 min
Inflow hyds. = 4, 5

Peak discharge = 174.60 cfs
Time to peak = 0.78 hrs
Hyd. volume = 492,365 cuft
Contrib. drain. area = 124.830 ac



Hydrograph Report

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

Wednesday, 06 / 22 / 2022

Hyd. No. 7

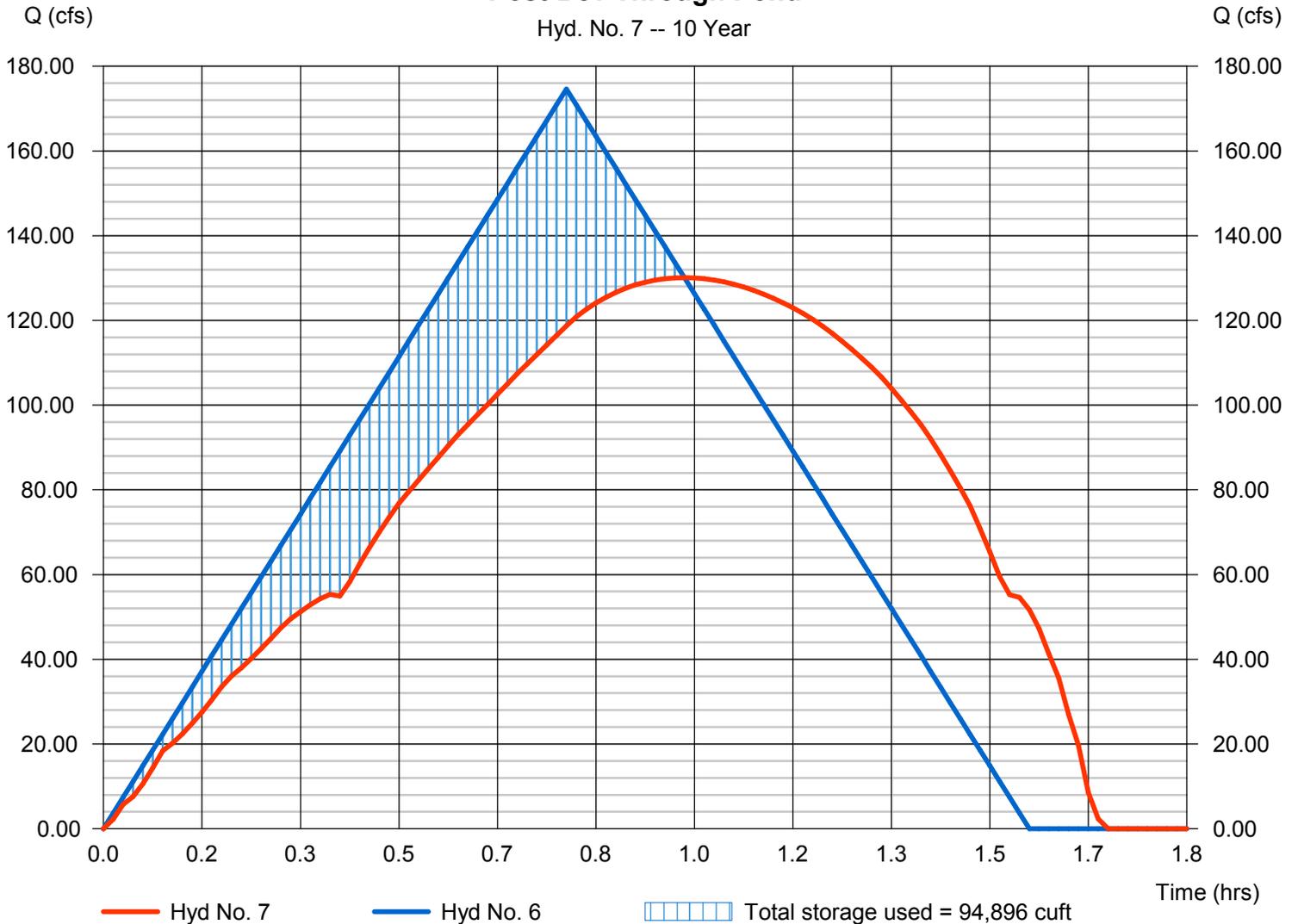
Post-Dev Through Pond

Hydrograph type	= Reservoir	Peak discharge	= 130.10 cfs
Storm frequency	= 10 yrs	Time to peak	= 0.98 hrs
Time interval	= 1 min	Hyd. volume	= 492,392 cuft
Inflow hyd. No.	= 6 - Post-Development	Max. Elevation	= 406.46 ft
Reservoir name	= East Det Pond	Max. Storage	= 94,896 cuft

Storage Indication method used.

Post-Dev Through Pond

Hyd. No. 7 -- 10 Year



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	166.41	1	47	469,284	----	----	----	Pre-Dev Off-Site
2	Rational	15.92	1	47	44,890	----	----	----	Pre-Dev On-Site
3	Combine	182.33	1	47	514,174	1, 2	----	----	Pre-Development
4	Rational	166.41	1	47	469,284	----	----	----	Post-Dev Off-Site
5	Rational	37.20	1	47	104,913	----	----	----	Post-Dev On-Site
6	Combine	203.62	1	47	574,197	4, 5	----	----	Post-Development
7	Reservoir	145.21	1	60	574,201	6	407.19	124,214	Post-Dev Through Pond

Hydrograph Report

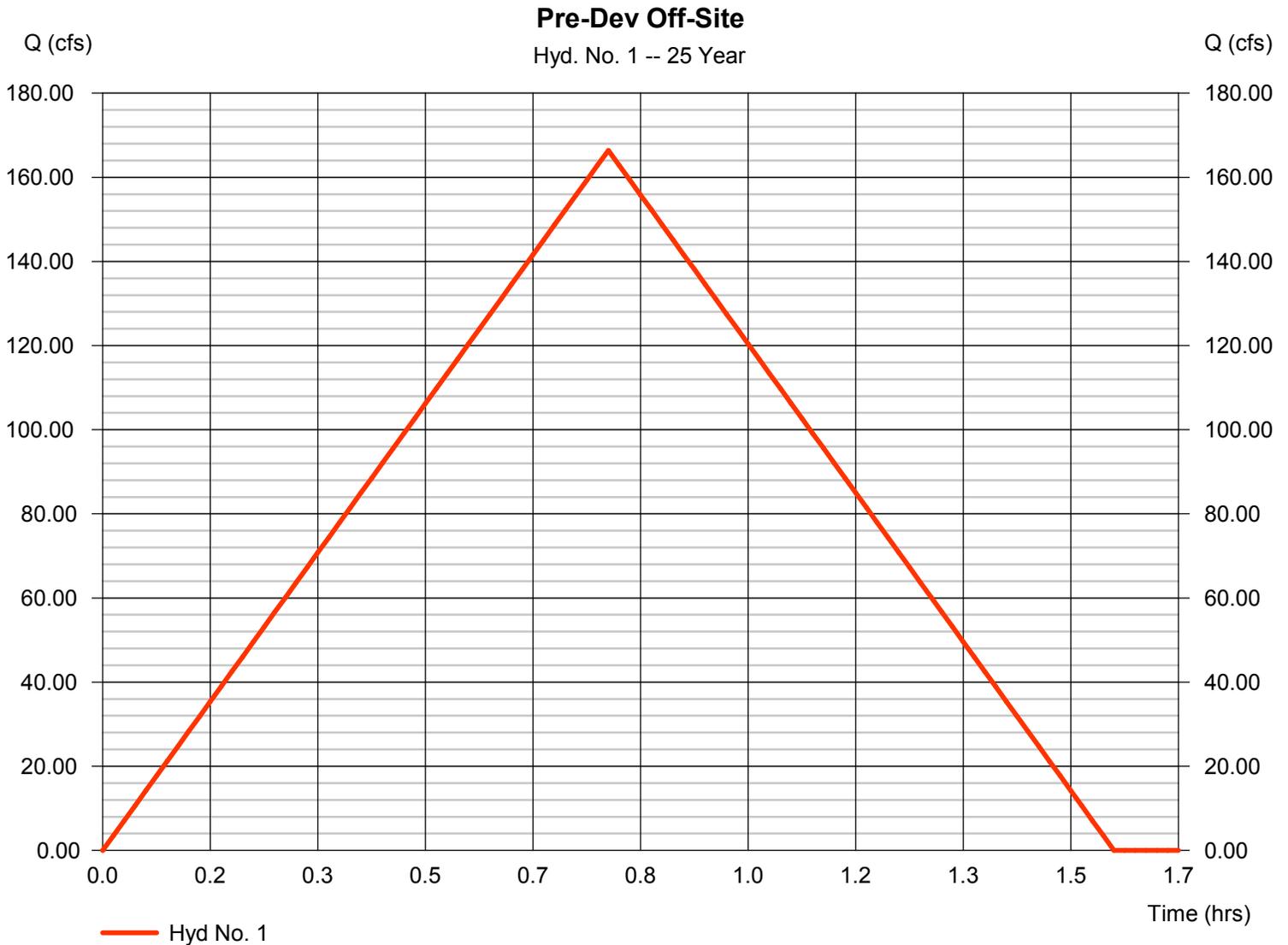
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Wednesday, 06 / 22 / 2022

Hyd. No. 1

Pre-Dev Off-Site

Hydrograph type	= Rational	Peak discharge	= 166.41 cfs
Storm frequency	= 25 yrs	Time to peak	= 0.78 hrs
Time interval	= 1 min	Hyd. volume	= 469,284 cuft
Drainage area	= 108.200 ac	Runoff coeff.	= 0.44
Intensity	= 3.495 in/hr	Tc by User	= 47.00 min
IDF Curve	= Benton.IDF	Asc/Rec limb fact	= 1/1



Hydrograph Report

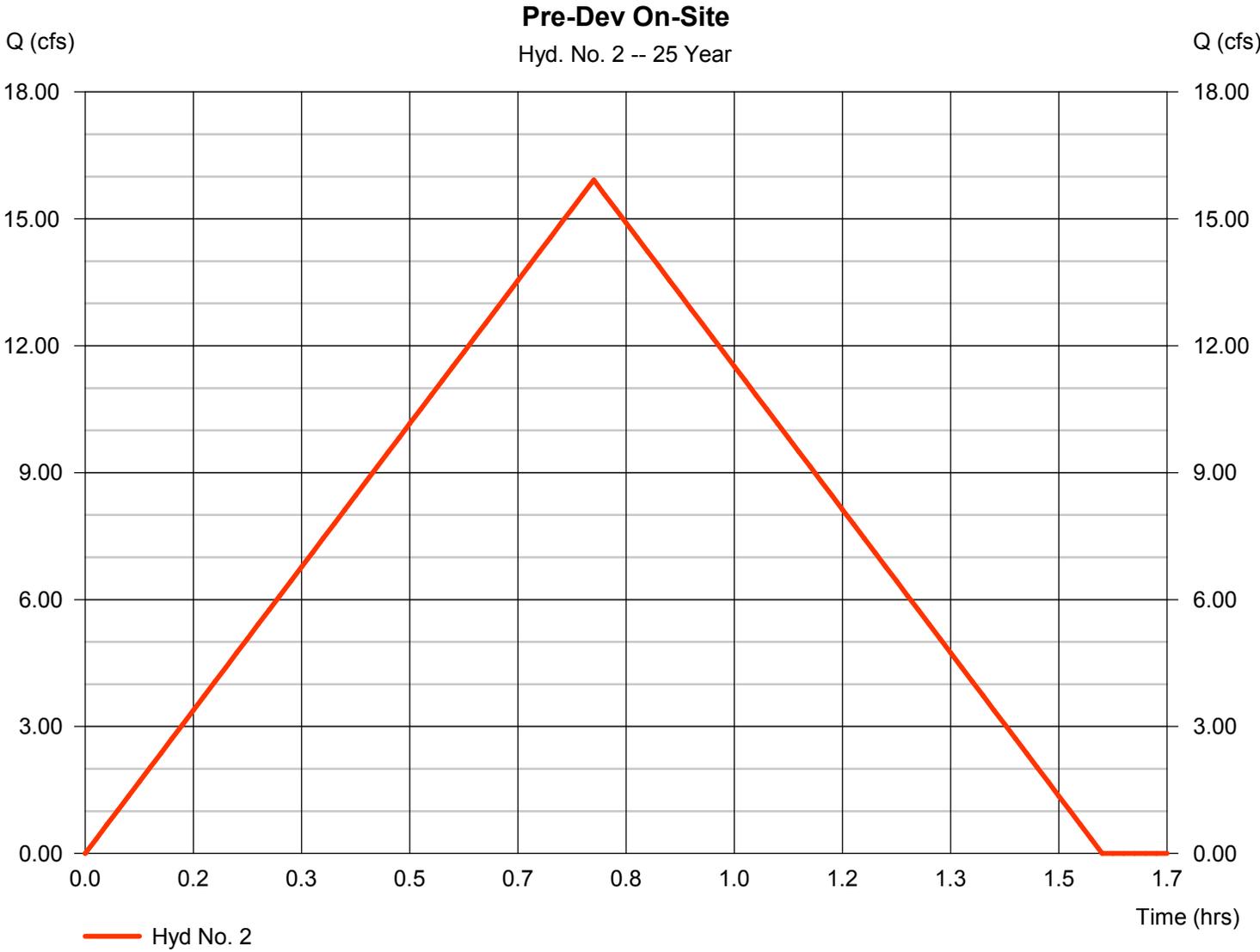
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Wednesday, 06 / 22 / 2022

Hyd. No. 2

Pre-Dev On-Site

Hydrograph type	= Rational	Peak discharge	= 15.92 cfs
Storm frequency	= 25 yrs	Time to peak	= 0.78 hrs
Time interval	= 1 min	Hyd. volume	= 44,890 cuft
Drainage area	= 13.800 ac	Runoff coeff.	= 0.33
Intensity	= 3.495 in/hr	Tc by User	= 47.00 min
IDF Curve	= Benton.IDF	Asc/Rec limb fact	= 1/1



Hydrograph Report

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

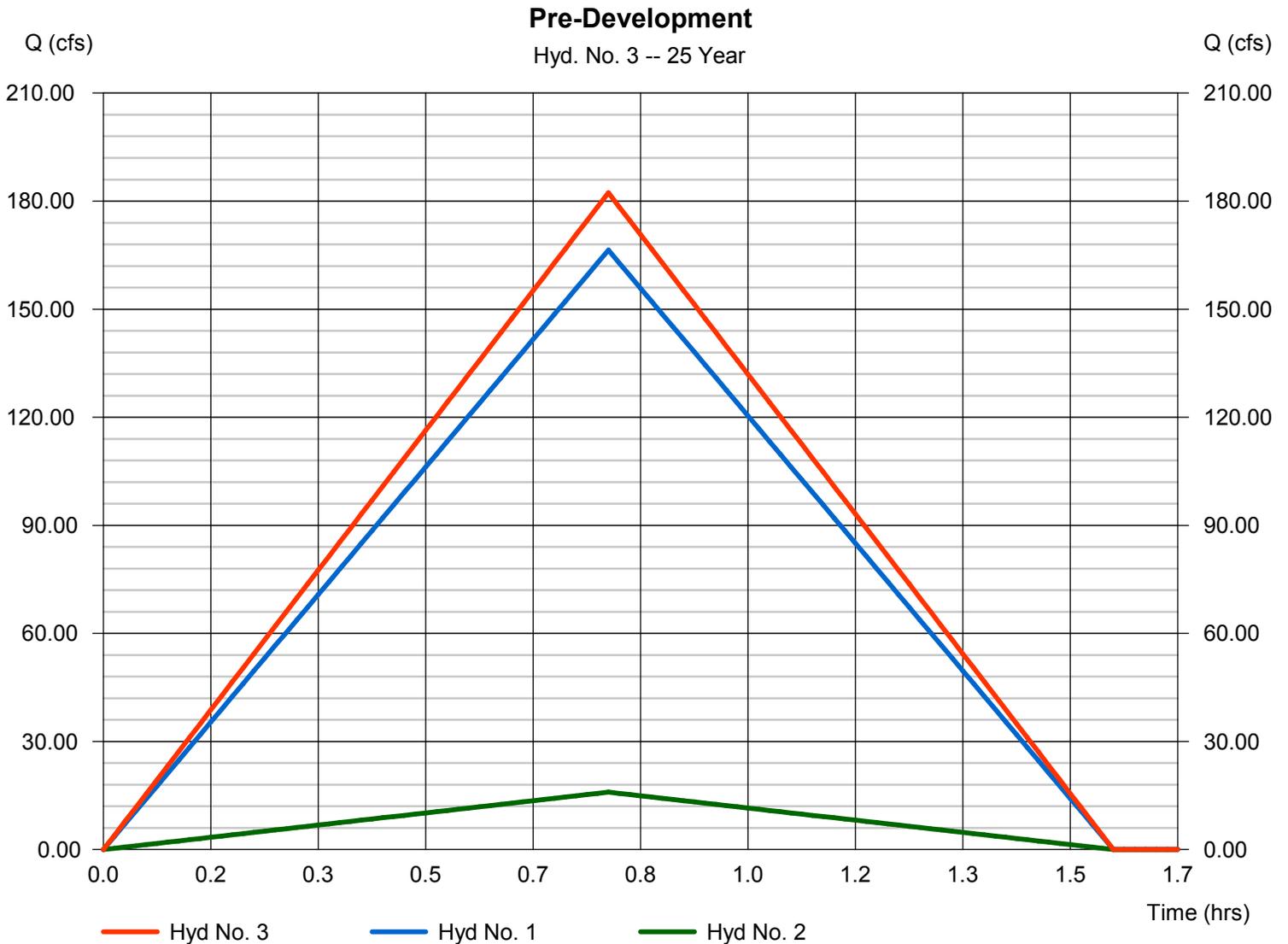
Wednesday, 06 / 22 / 2022

Hyd. No. 3

Pre-Development

Hydrograph type = Combine
Storm frequency = 25 yrs
Time interval = 1 min
Inflow hyds. = 1, 2

Peak discharge = 182.33 cfs
Time to peak = 0.78 hrs
Hyd. volume = 514,174 cuft
Contrib. drain. area = 122.000 ac



Hydrograph Report

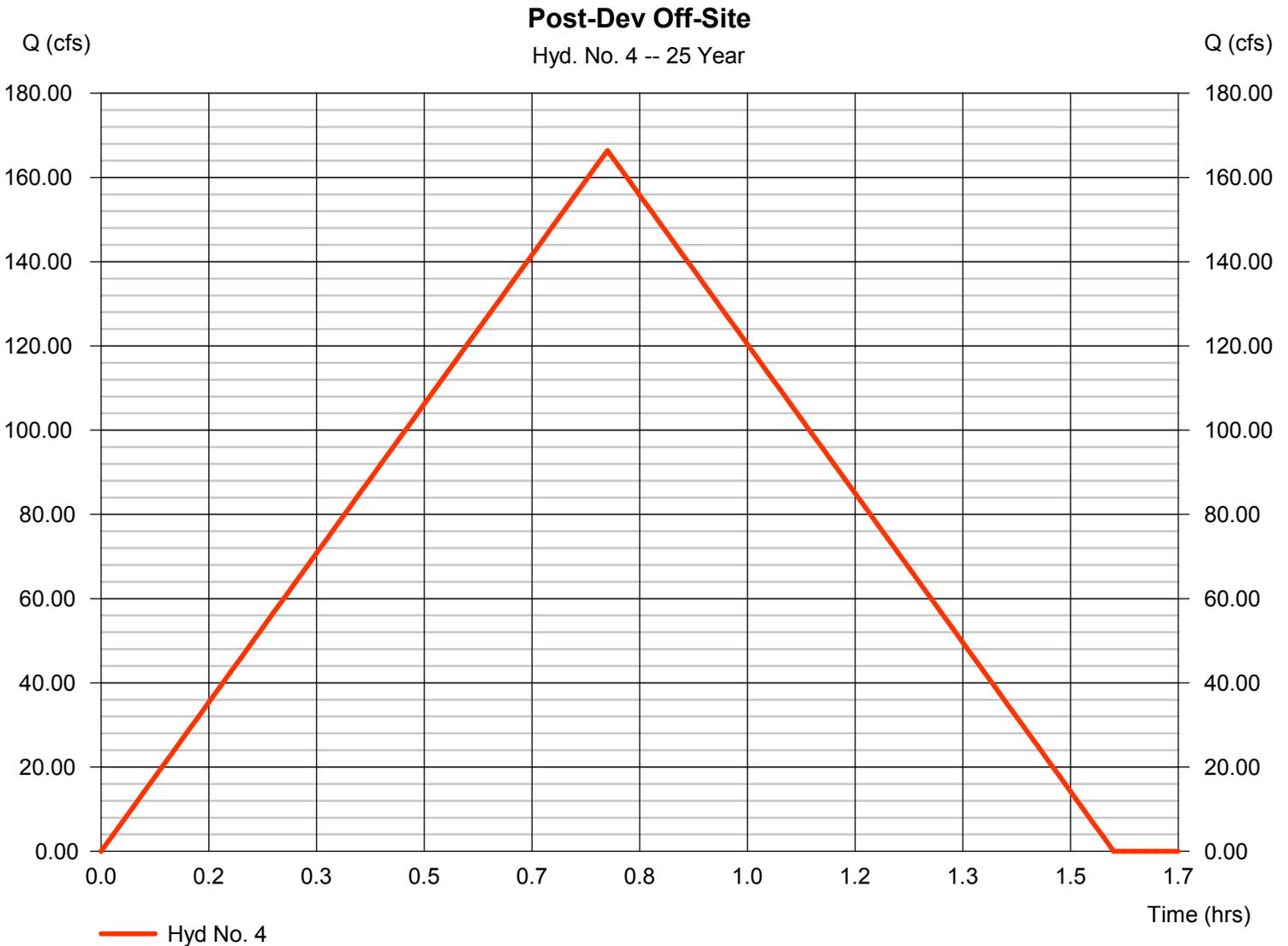
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Wednesday, 06 / 22 / 2022

Hyd. No. 4

Post-Dev Off-Site

Hydrograph type	= Rational	Peak discharge	= 166.41 cfs
Storm frequency	= 25 yrs	Time to peak	= 0.78 hrs
Time interval	= 1 min	Hyd. volume	= 469,284 cuft
Drainage area	= 108.200 ac	Runoff coeff.	= 0.44
Intensity	= 3.495 in/hr	Tc by User	= 47.00 min
IDF Curve	= Benton.IDF	Asc/Rec limb fact	= 1/1



Hydrograph Report

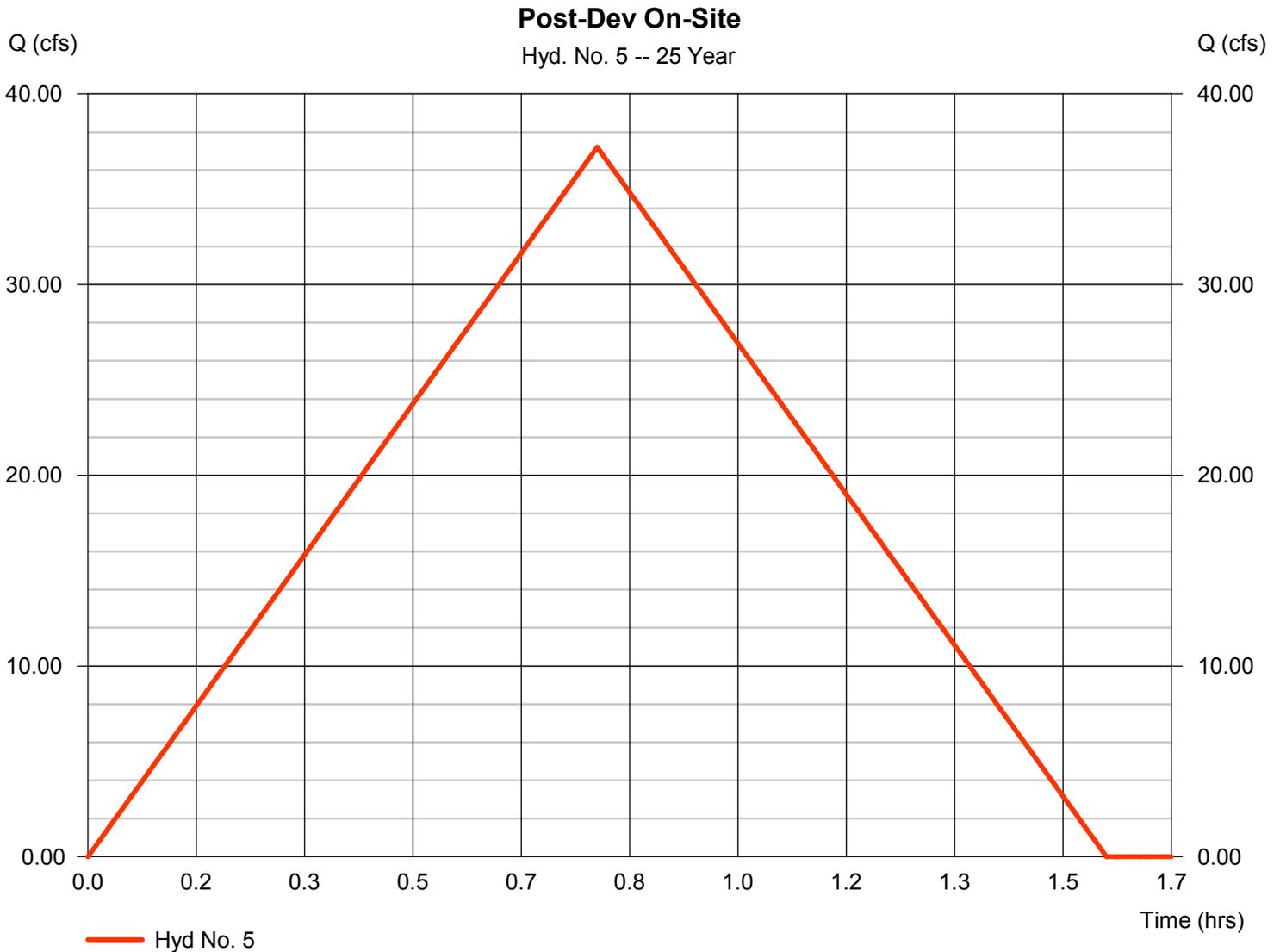
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Wednesday, 06 / 22 / 2022

Hyd. No. 5

Post-Dev On-Site

Hydrograph type	= Rational	Peak discharge	= 37.20 cfs
Storm frequency	= 25 yrs	Time to peak	= 0.78 hrs
Time interval	= 1 min	Hyd. volume	= 104,913 cuft
Drainage area	= 16.630 ac	Runoff coeff.	= 0.64
Intensity	= 3.495 in/hr	Tc by User	= 47.00 min
IDF Curve	= Benton.IDF	Asc/Rec limb fact	= 1/1



Hydrograph Report

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

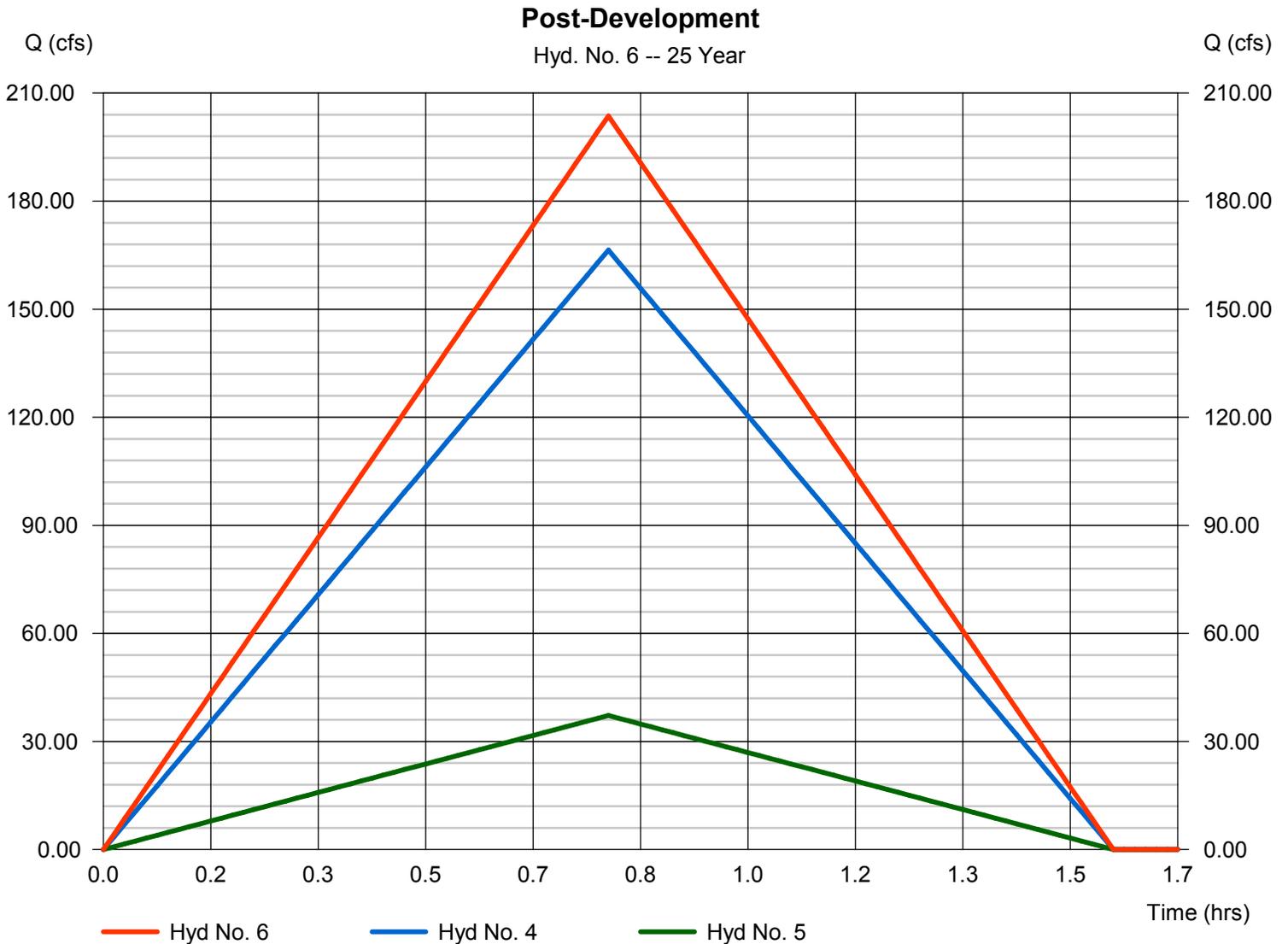
Wednesday, 06 / 22 / 2022

Hyd. No. 6

Post-Development

Hydrograph type = Combine
Storm frequency = 25 yrs
Time interval = 1 min
Inflow hyds. = 4, 5

Peak discharge = 203.62 cfs
Time to peak = 0.78 hrs
Hyd. volume = 574,197 cuft
Contrib. drain. area = 124.830 ac



Hydrograph Report

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

Wednesday, 06 / 22 / 2022

Hyd. No. 7

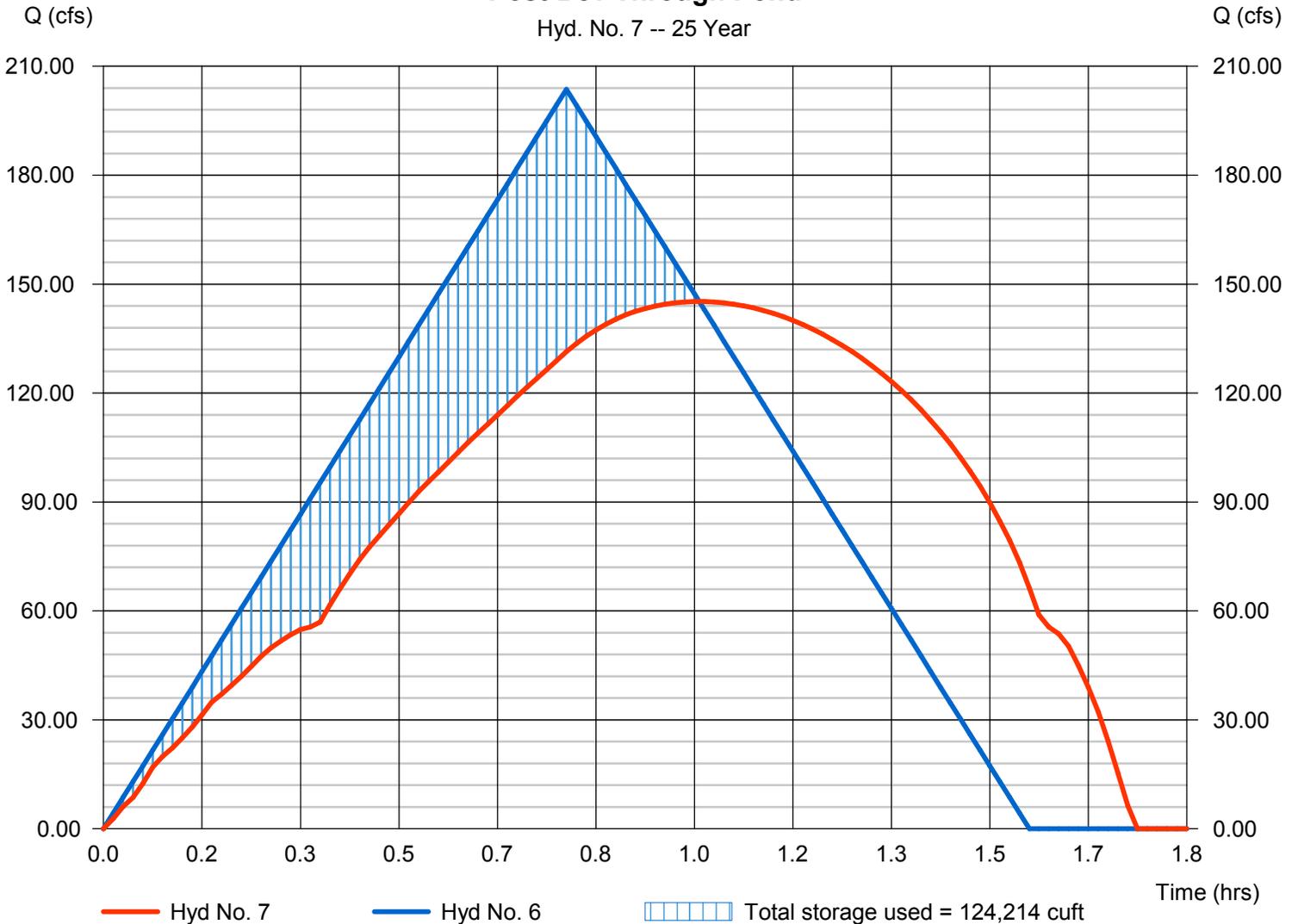
Post-Dev Through Pond

Hydrograph type	= Reservoir	Peak discharge	= 145.21 cfs
Storm frequency	= 25 yrs	Time to peak	= 1.00 hrs
Time interval	= 1 min	Hyd. volume	= 574,201 cuft
Inflow hyd. No.	= 6 - Post-Development	Max. Elevation	= 407.19 ft
Reservoir name	= East Det Pond	Max. Storage	= 124,214 cuft

Storage Indication method used.

Post-Dev Through Pond

Hyd. No. 7 -- 25 Year



Hydrograph Report

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

Wednesday, 06 / 22 / 2022

Hyd. No. 1

Pre-Dev Off-Site

Hydrograph type	= Rational	Peak discharge	= 203.26 cfs
Storm frequency	= 100 yrs	Time to peak	= 0.78 hrs
Time interval	= 1 min	Hyd. volume	= 573,197 cuft
Drainage area	= 108.200 ac	Runoff coeff.	= 0.44
Intensity	= 4.269 in/hr	Tc by User	= 47.00 min
IDF Curve	= Benton.IDF	Asc/Rec limb fact	= 1/1



Hydrograph Report

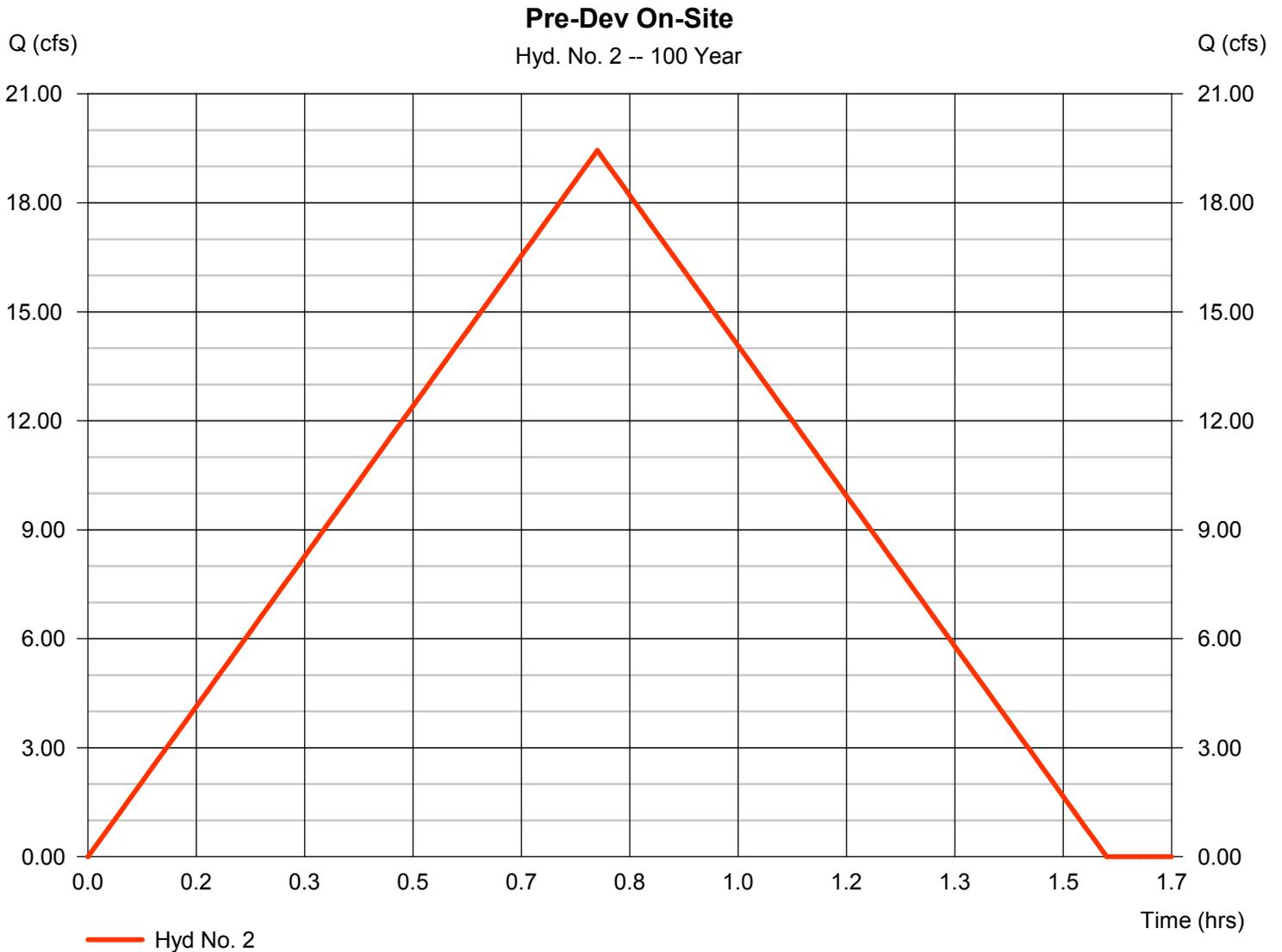
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Wednesday, 06 / 22 / 2022

Hyd. No. 2

Pre-Dev On-Site

Hydrograph type	= Rational	Peak discharge	= 19.44 cfs
Storm frequency	= 100 yrs	Time to peak	= 0.78 hrs
Time interval	= 1 min	Hyd. volume	= 54,830 cuft
Drainage area	= 13.800 ac	Runoff coeff.	= 0.33
Intensity	= 4.269 in/hr	Tc by User	= 47.00 min
IDF Curve	= Benton.IDF	Asc/Rec limb fact	= 1/1



Hydrograph Report

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

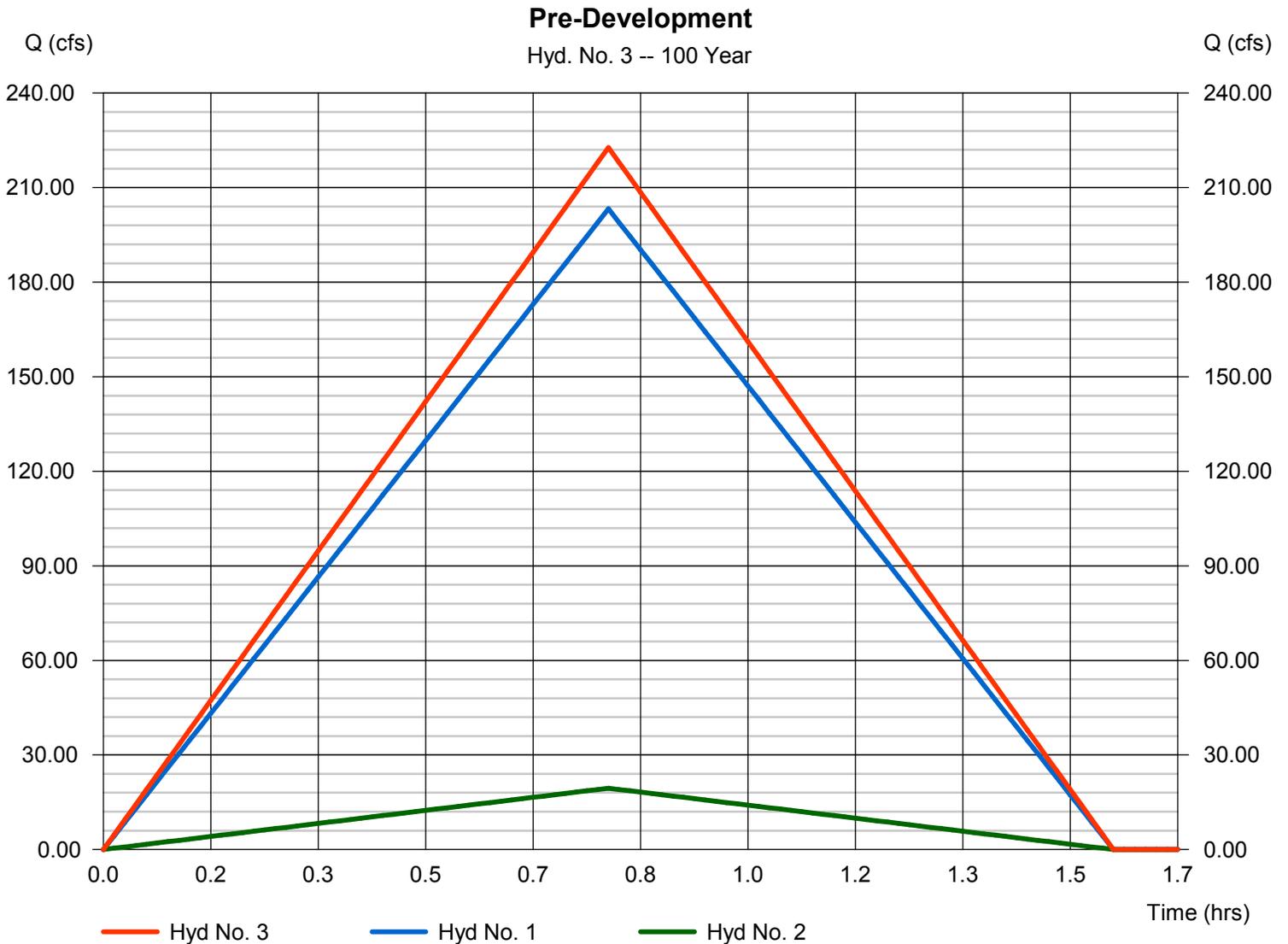
Wednesday, 06 / 22 / 2022

Hyd. No. 3

Pre-Development

Hydrograph type = Combine
Storm frequency = 100 yrs
Time interval = 1 min
Inflow hyds. = 1, 2

Peak discharge = 222.70 cfs
Time to peak = 0.78 hrs
Hyd. volume = 628,027 cuft
Contrib. drain. area = 122.000 ac



Hydrograph Report

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

Wednesday, 06 / 22 / 2022

Hyd. No. 4

Post-Dev Off-Site

Hydrograph type	= Rational	Peak discharge	= 203.26 cfs
Storm frequency	= 100 yrs	Time to peak	= 0.78 hrs
Time interval	= 1 min	Hyd. volume	= 573,197 cuft
Drainage area	= 108.200 ac	Runoff coeff.	= 0.44
Intensity	= 4.269 in/hr	Tc by User	= 47.00 min
IDF Curve	= Benton.IDF	Asc/Rec limb fact	= 1/1



Hydrograph Report

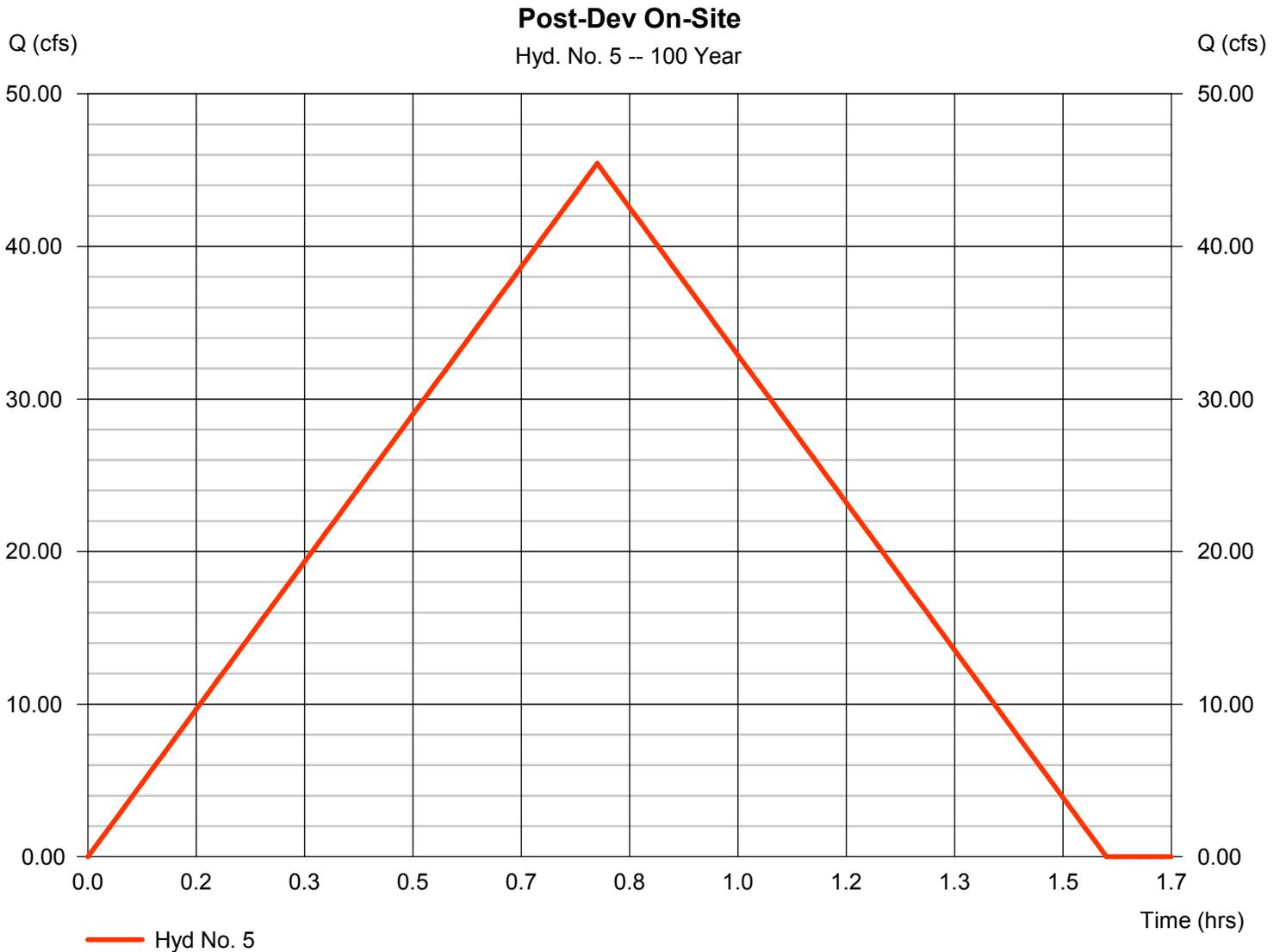
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Wednesday, 06 / 22 / 2022

Hyd. No. 5

Post-Dev On-Site

Hydrograph type	= Rational	Peak discharge	= 45.44 cfs
Storm frequency	= 100 yrs	Time to peak	= 0.78 hrs
Time interval	= 1 min	Hyd. volume	= 128,143 cuft
Drainage area	= 16.630 ac	Runoff coeff.	= 0.64
Intensity	= 4.269 in/hr	Tc by User	= 47.00 min
IDF Curve	= Benton.IDF	Asc/Rec limb fact	= 1/1



Hydrograph Report

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

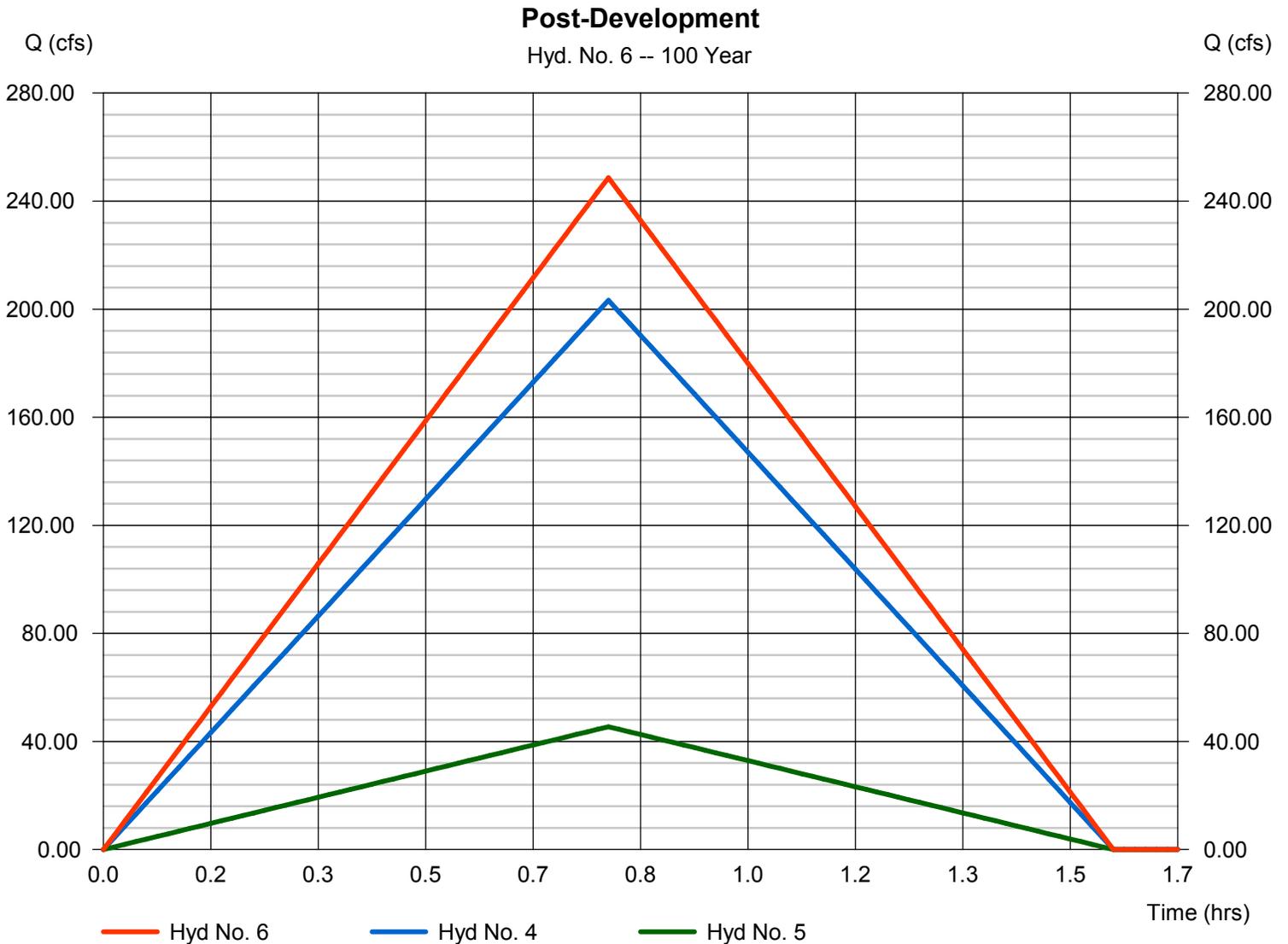
Wednesday, 06 / 22 / 2022

Hyd. No. 6

Post-Development

Hydrograph type = Combine
 Storm frequency = 100 yrs
 Time interval = 1 min
 Inflow hyds. = 4, 5

Peak discharge = 248.70 cfs
 Time to peak = 0.78 hrs
 Hyd. volume = 701,341 cuft
 Contrib. drain. area = 124.830 ac



Hydrograph Report

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

Wednesday, 06 / 22 / 2022

Hyd. No. 7

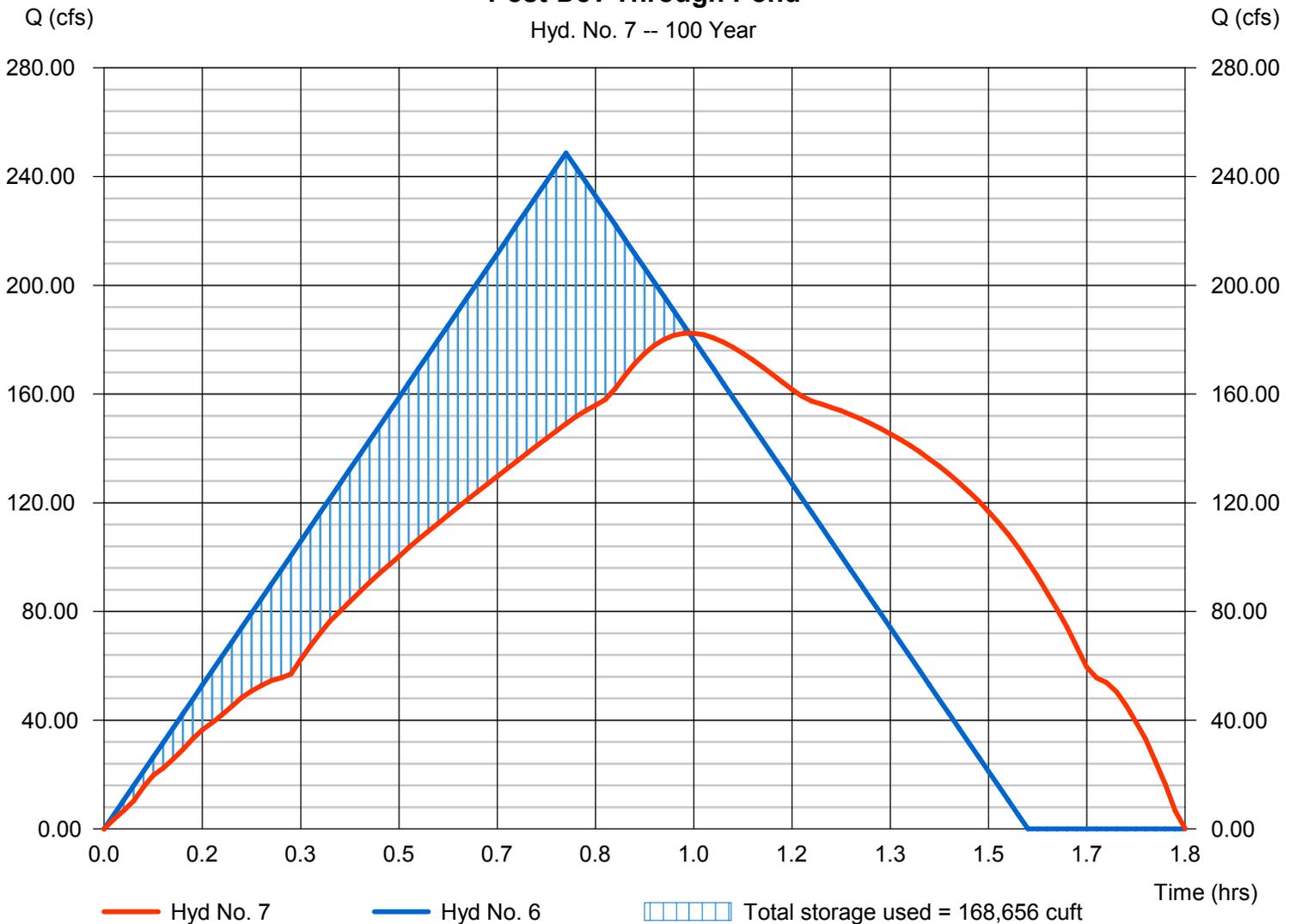
Post-Dev Through Pond

Hydrograph type	= Reservoir	Peak discharge	= 182.38 cfs
Storm frequency	= 100 yrs	Time to peak	= 1.00 hrs
Time interval	= 1 min	Hyd. volume	= 701,341 cuft
Inflow hyd. No.	= 6 - Post-Development	Max. Elevation	= 408.22 ft
Reservoir name	= East Det Pond	Max. Storage	= 168,656 cuft

Storage Indication method used.

Post-Dev Through Pond

Hyd. No. 7 -- 100 Year



Hydraflow Rainfall Report

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

Wednesday, 06 / 22 / 2022

Return Period (Yrs)	Intensity-Duration-Frequency Equation Coefficients (FHA)			
	B	D	E	(N/A)
1	0.0000	0.0000	0.0000	-----
2	58.0677	11.2000	0.8095	-----
3	0.0000	0.0000	0.0000	-----
5	0.0000	0.0000	0.0000	-----
10	87.5862	15.1000	0.8174	-----
25	111.0416	17.7000	0.8294	-----
50	0.0000	0.0000	0.0000	-----
100	162.9833	22.4000	0.8590	-----

File name: Benton.IDF

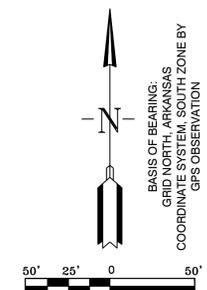
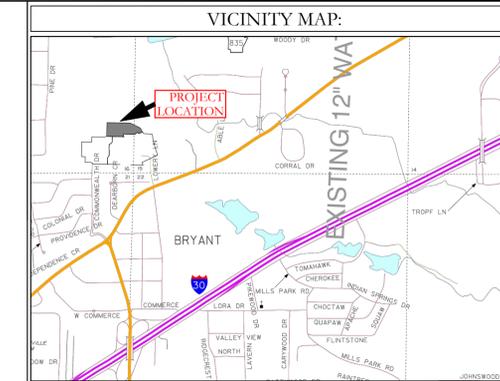
$$\text{Intensity} = B / (T_c + D)^E$$

Return Period (Yrs)	Intensity Values (in/hr)											
	5 min	10	15	20	25	30	35	40	45	50	55	60
1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2	6.09	4.90	4.13	3.58	3.18	2.86	2.61	2.40	2.23	2.08	1.95	1.84
3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10	7.54	6.29	5.42	4.78	4.29	3.89	3.57	3.31	3.08	2.88	2.71	2.57
25	8.33	7.06	6.16	5.47	4.93	4.50	4.14	3.84	3.59	3.37	3.17	3.00
50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
100	9.49	8.21	7.26	6.52	5.92	5.44	5.03	4.68	4.38	4.12	3.89	3.68

Tc = time in minutes. Values may exceed 60.

Precip. file name: Sample.pcp

Storm Distribution	Rainfall Precipitation Table (in)							
	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
SCS 24-hour	0.00	2.20	0.00	3.30	4.25	5.77	6.80	7.95
SCS 6-Hr	0.00	1.80	0.00	0.00	2.60	0.00	0.00	4.00
Huff-1st	0.00	1.55	0.00	2.75	4.00	5.38	6.50	8.00
Huff-2nd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-3rd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-4th	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-Indy	0.00	1.55	0.00	2.75	4.00	5.38	6.50	8.00
Custom	0.00	1.75	0.00	2.80	3.90	5.25	6.00	7.10



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:
GRAHAM SMITH CONSTRUCTION, LLC

MIDTOWN BRYANT, PHASE-3
AS BUILT POND
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	6/9/2022	C.A.D. BY:		DRAWING NUMBER:
REVISED:		CHECKED BY:		07-0032
SHEET:	C-1.0	SCALE:		

K:\LAND PROJECTS\2004 SUBDIVISIONS\2007\07-0032 MIDTOWN BRYANT\AS BUILT\07-0032 MIDTOWN PHASE-3 CONSTRUCTION PLANS\2-009-AS-BUILT.DWG

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 $\$300+(29*\$3)=\$387$
- \$250.00 or \$25.00 per lot (**whichever is greater**) - Stormwater Detention and Drainage Plan Engineering Fee $29*\$25.00=\725
- 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= \$387
Stormwater Review= \$725
Total Fee Required= \$1,112

City of Bryant Subdivision Checklist

Subdivision/Project Name Midtown Phase 3

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 PUD
- √ ▲ 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)

Jonathan Hope

Name of Subdivision

Surveyor

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

William McFadden

Owner Signature

Engineer Signature

CITY USE

Preliminary Plat Approved _____

Planning Commission Date _____

Final Plat Approved _____

Planning Commission Date _____

Proof of Recording - County _____

County Clerk _____

Date _____

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

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

Date

Developer Signature

Witness

Printed Name

Address

Phone Number

ASSURANCES FOR COMPLIANCE, INSTALLATION, ETC.

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

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

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

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

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

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

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

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


APPROVED


ATTEST

No Emergency Clause

HOPE
CONSULTING
ENGINEERS - SURVEYORS

May 25, 2022

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

RE: Midtown Phase 3 (Hope Job# 07-0032)

Dear Truett:

On behalf of the property owner, Hope Consulting is requesting the review of the next phase of Midtown. We would like to be placed June 2nd, 2022 DRC Agenda. It is our goal to be on the July 11th Planning Commission meeting.

The developer of this project is Graham Smith Construction, LLC

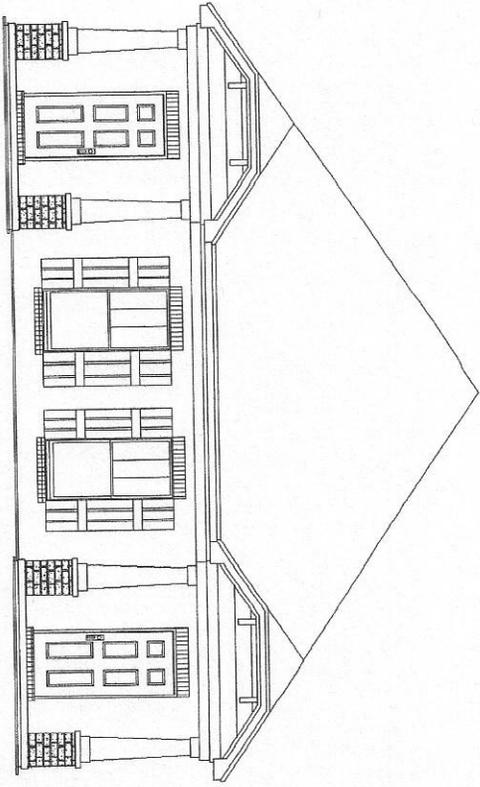
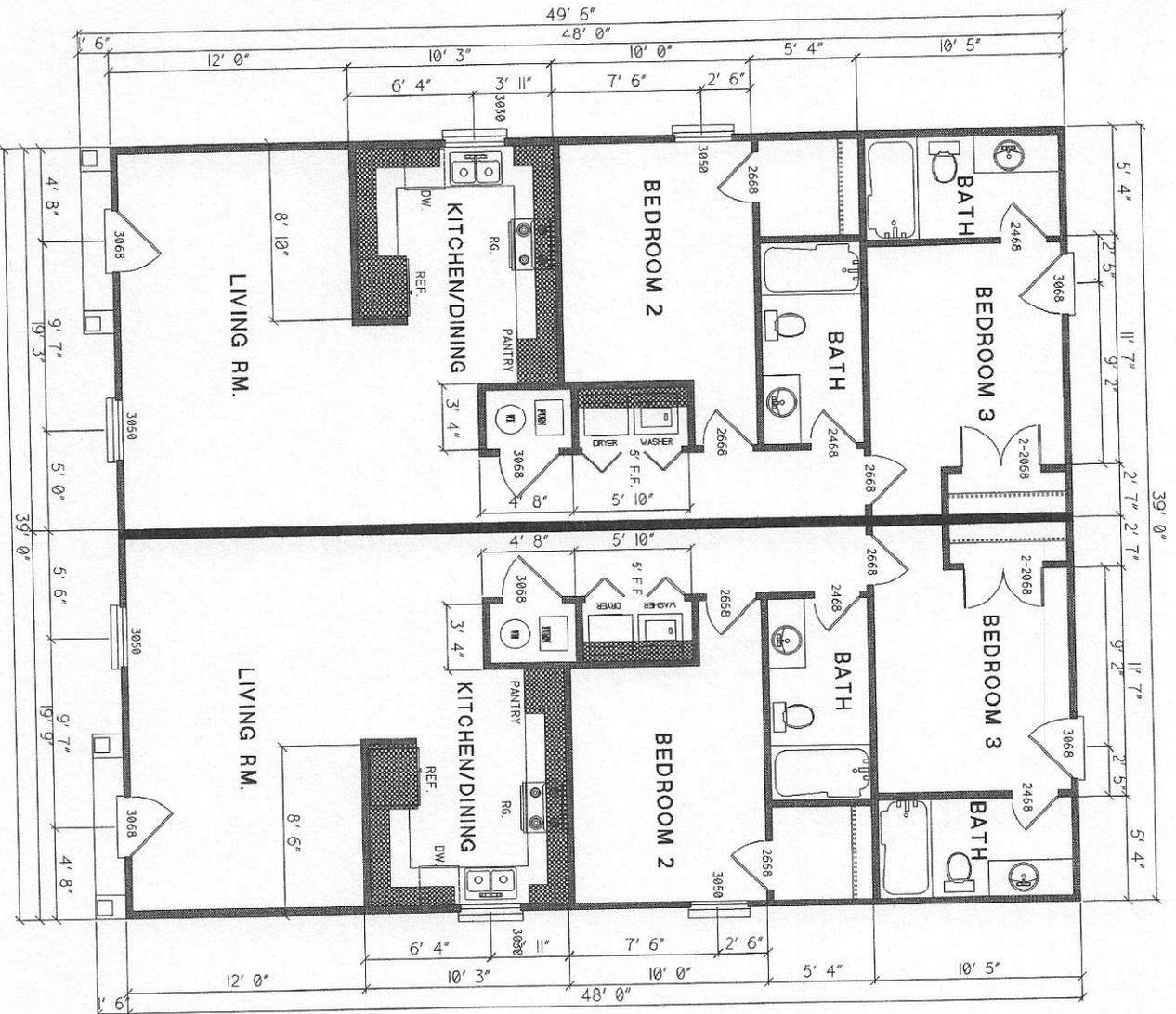
Contact information:
Graham Smith Construction, LLC
15100 Pride Valley Road, Little Rock, Arkansas 72223
501-217-8400
graham@grahamsmithcompanies.com

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



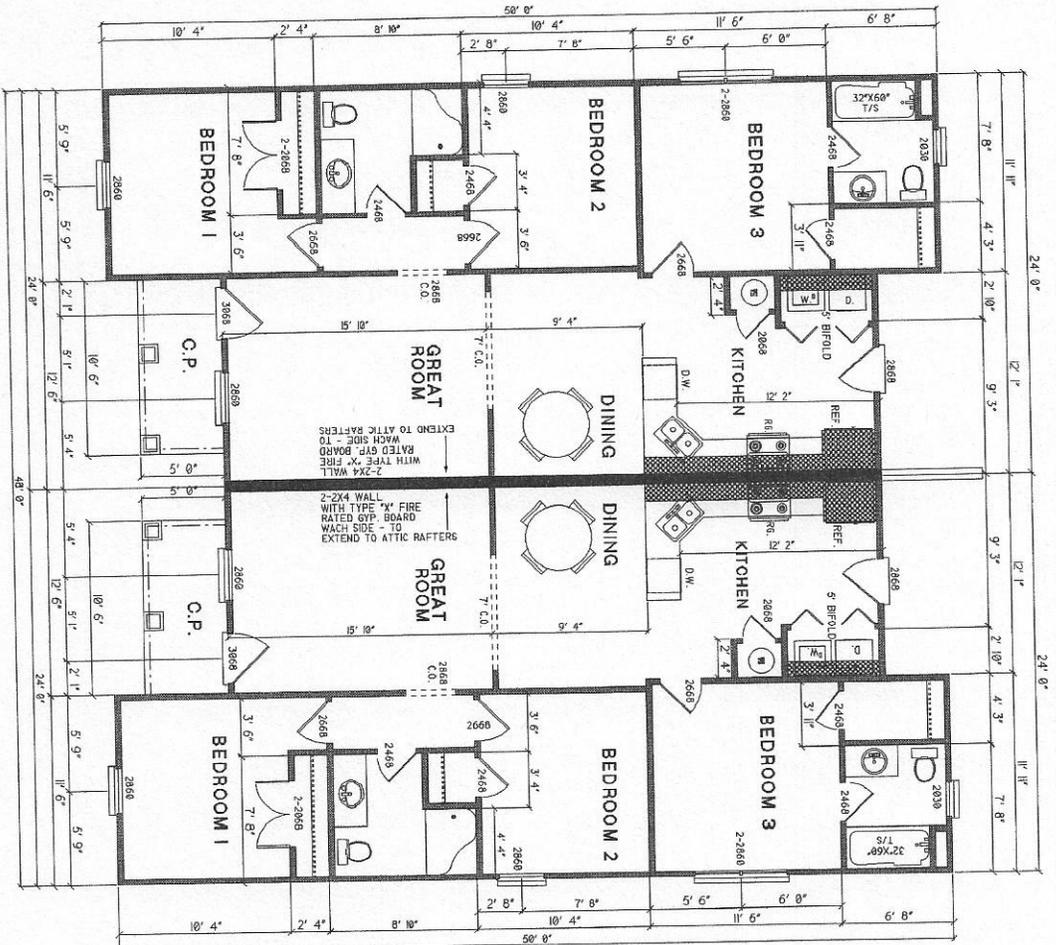
FRONT ELEVATION

LOTS 7,8,19,20
FLOOR PLAN SPECS.

HEAT/COOLED PER UNIT: 920 SQ. FT.
 PORCH PER UNIT: 21 SQ. FT.
 TOTAL PER UNIT: 941 SQ. FT.

NOTES:

1. ALL CEILINGS TO BE 9'

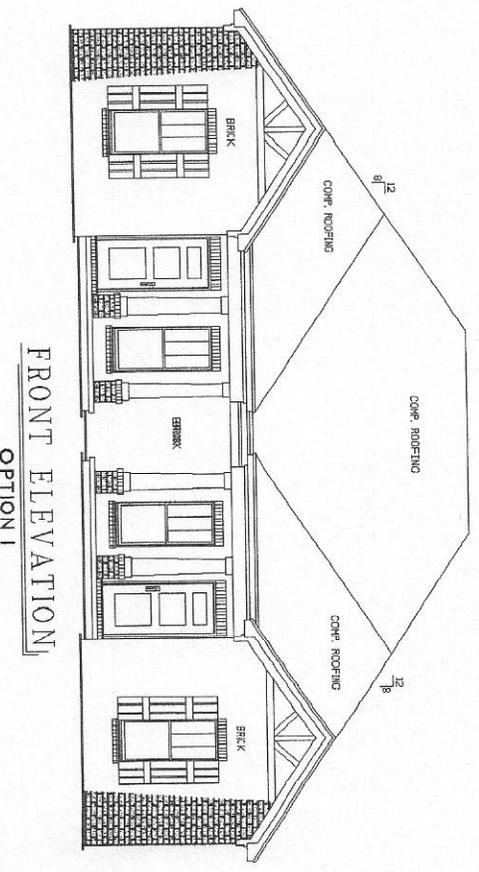


- FLOOR PLAN SPECS.-UNIT 1**
- HEAT/COOLED: 1066 SQ. FT.
 - PORCH: 50 SQ. FT.
 - TOTAL: 1116 SQ. FT.
 - HEAT/COOLED/AV/ BRICK: 1103 SQ. FT.
1. ALL CEILINGS TO BE 9' UNLESS OTHERWISE NOTED
 2. HVAC TO BE IN ATTIC

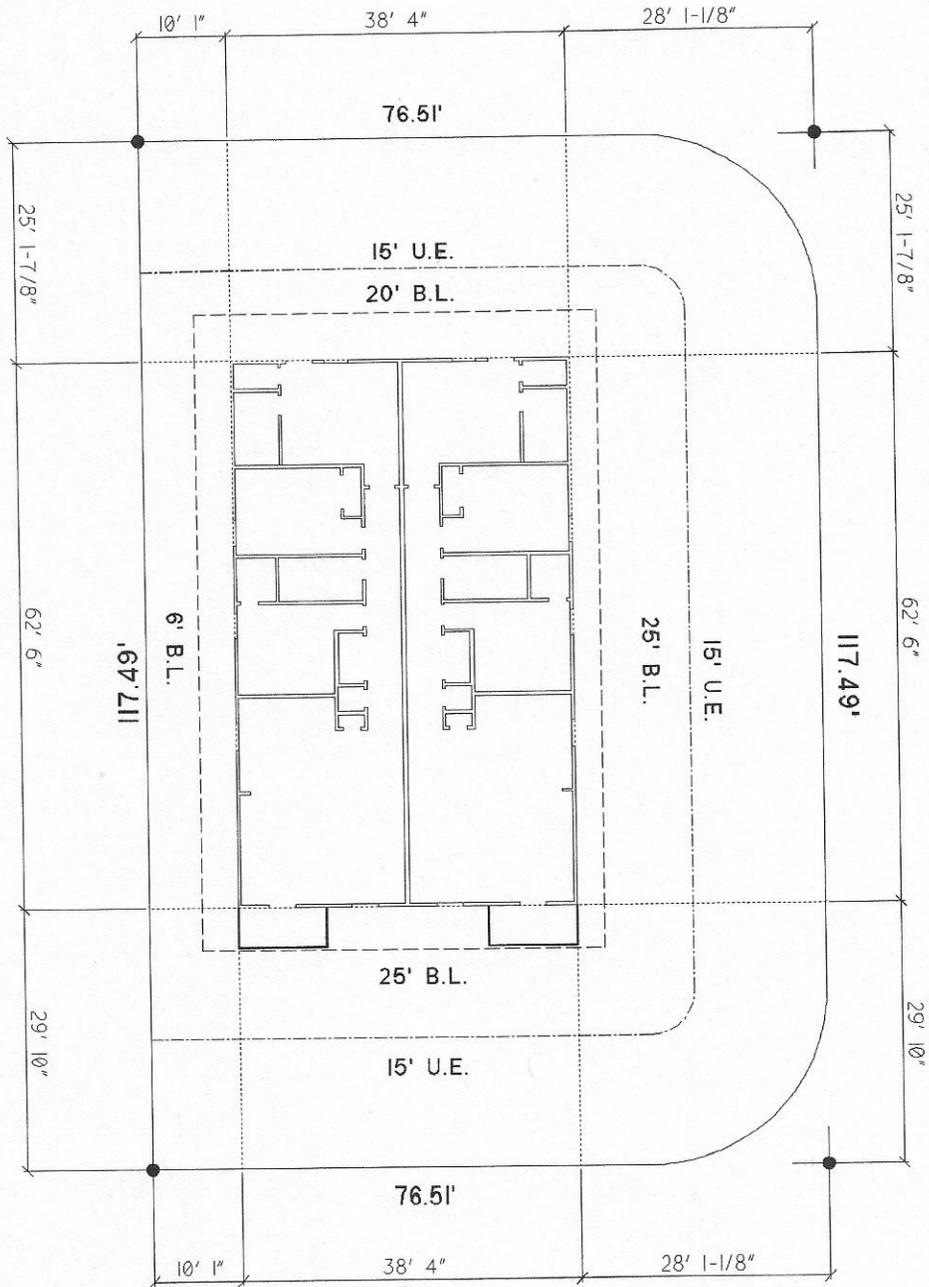
LOTS 2,5,9,10,11,12,13,14,15,16,17,18



**FRONT ELEVATION
OPTION 2**



**FRONT ELEVATION
OPTION 1**



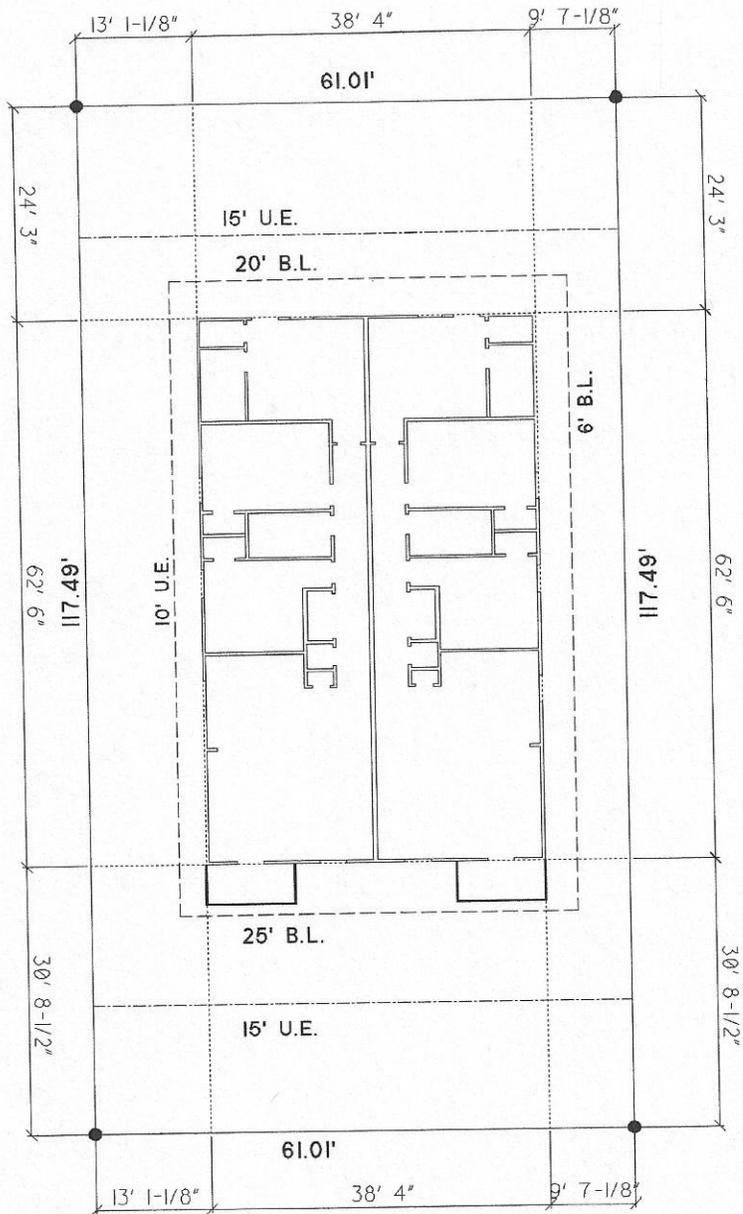
NOTE:

It is the responsibility of the owner/builder/contractor to verify all lot easements and private easements, and setbacks before construction. Quality designs is not responsible for any setbacks or private easements that are not shown on the survey plot.

#1435 MAXWELL JACOB DRIVE
 Lot 1 MILES CROSSING SUBDIVISION
 BOEDEKER CONSTRUCTION



Prepared By:
Quality Designs
 Conway Arkansas
 Scale: 1"=25'-0"



NOTE:

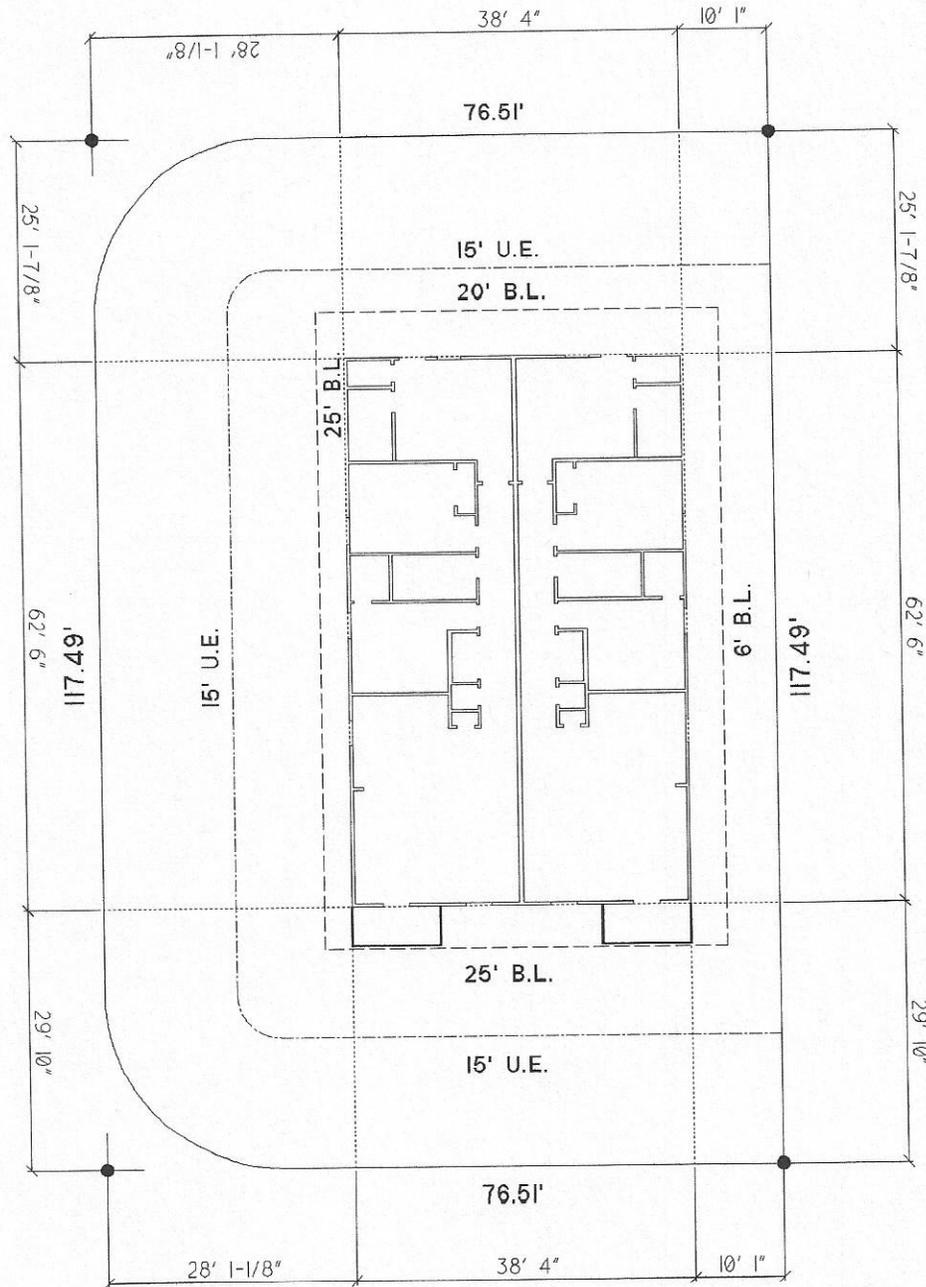
It is the responsibility of the owner/builder/contractor to verify all lot easements and private easements, and setbacks before construction quality designs is not responsible for any setbacks or private easements that are not shown on the survey plat.

#1455 MAXWELL JACOB
 Lot 3 MILES CROSSING SUBDIVISION
 BOEDEKER CONSTRUCTION



Prepared By
Quality Designs
 Conway Arkansas

Scale: 1"=25'-0"



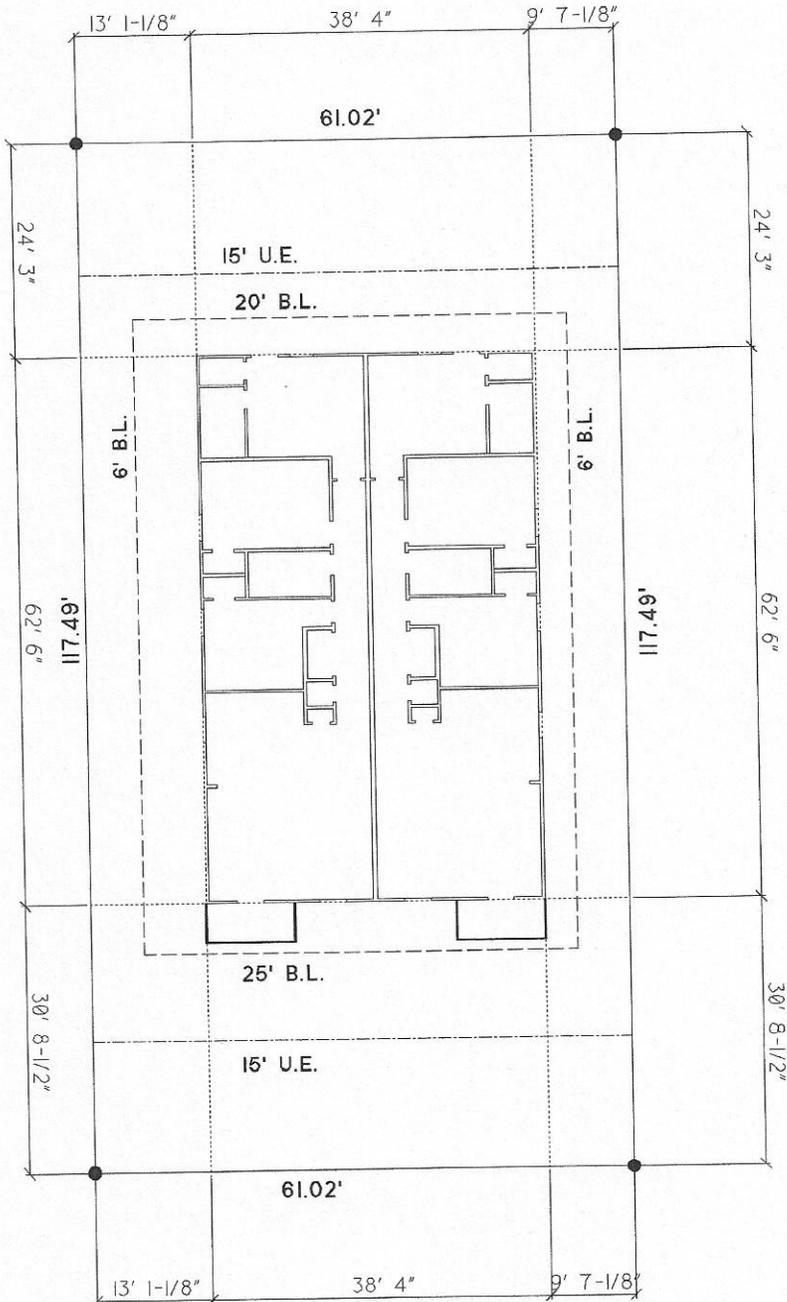
NOTE:

It is the responsibility of the owner/builder/contractor to verify all lot easements and private easements, and setbacks before construction. Quality designs is not responsible for any setbacks or private easements that are not shown on the survey plat.

#1525 MAXWELL JACOB DRIVE
 Lot 6 MILES CROSSING SUBDIVISION
 BOEDEKER CONSTRUCTION



Prepared By
Quality Designs
 Conway, Arkansas
 Scale: 1"=25'-0"



NOTE:

It is the responsibility of the owner/builder/contractor to verify all lot easements and private easements, and setbacks before construction. Quality designs is not responsible for any setbacks or private easements that are not shown on the survey plat.

#1505 MAXWELL JACOB
 Lot 4 MILES CROSSING SUBDIVISION
 BOEDEKER CONSTRUCTION



Prepared By
Quality Designs
 Conway Arkansas
 Scale: 1"=25'-0"

TRACT 1 - 2.32 ACRES

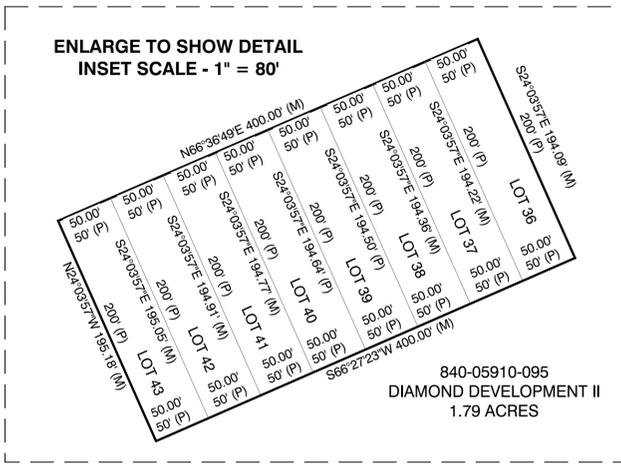
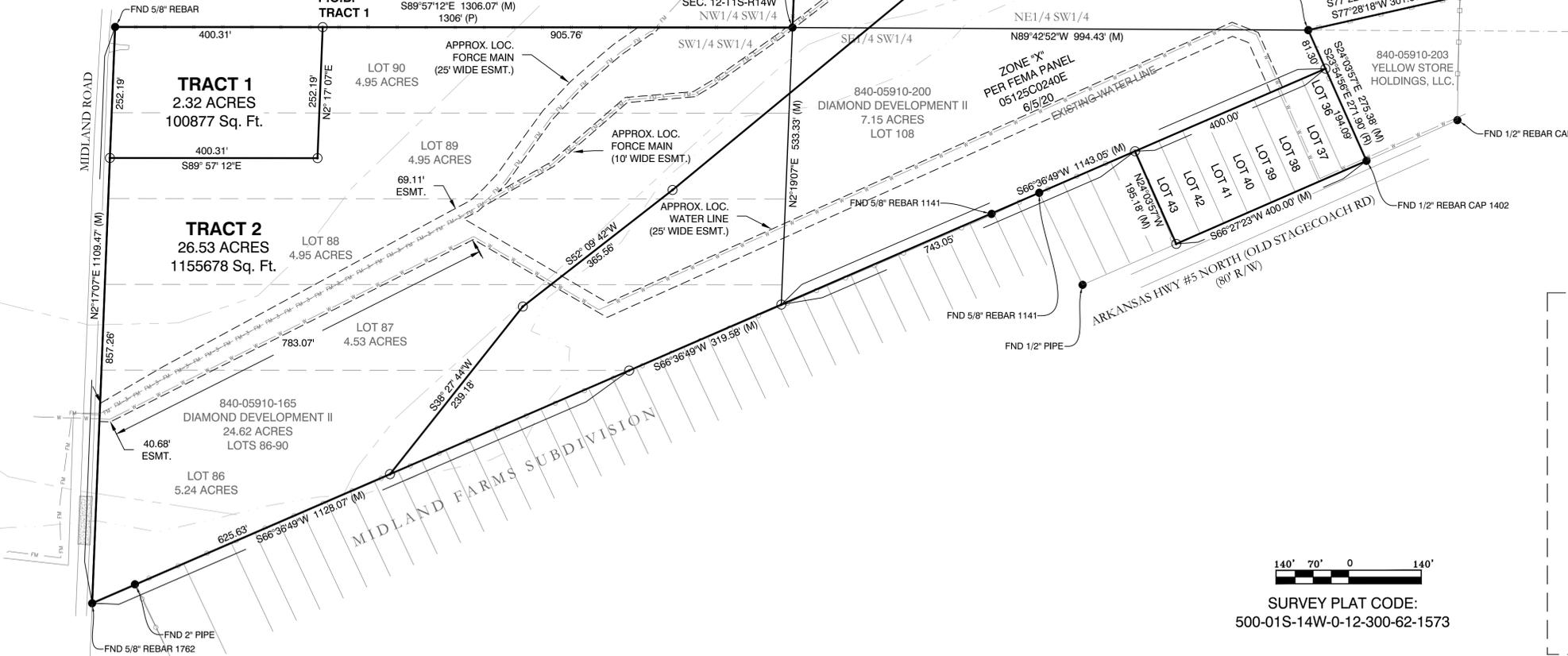
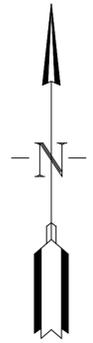
PART OF LOT 89 AND LOT 90, MIDLAND FARMS SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4 SW1/4) OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT A FOUND 5/8" REBAR FOR THE NORTHEAST CORNER OF THE SAID SW1/4 SW1/4; THENCE N89°57'12"W - 905.76 FEET ALONG THE NORTH LINE THEREOF TO A SET 1/2" REBAR WITH CAP #1573 FOR THE **POINT OF BEGINNING**; THENCE LEAVING SAID NORTH LINE S2°17'07"W - 252.19 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N89°57'12"W - 400.31 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED ON THE EXISTING EAST RIGHT OF WAY OF MIDLAND ROAD; THENCE N2°17'07"E - 252.19 FEET, ALONG SAID RIGHT OF WAY, TO A FOUND 5/8" REBAR ON THE NORTH LINE OF SAID SW1/4 SW1/4; THENCE S89°57'12"E - 400.31 FEET ALONG SAID NORTH LINE TO THE **POINT OF BEGINNING**, CONTAINING 2.32 ACRES, MORE OR LESS. SUBJECT TO ANY EXISTING EASEMENTS AND THE RIGHT OF WAY OF MIDLAND ROAD.

TRACT 2 - 26.53 ACRES

PART OF LOTS 86-90 AND LOT 108, MIDLAND FARMS SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4 SW1/4), THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 SW1/4), AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4 SW1/4), ALL IN SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **BEGINNING** AT A FOUND 5/8" REBAR FOR THE NORTHEAST CORNER OF THE SAID SW1/4 SW1/4; THENCE N2°19'07"E - 650.17 FEET ALONG THE WEST LINE THEREOF TO A SET 1/2" REBAR WITH CAP #1573; THENCE LEAVING SAID WEST LINE N89°37'20"E - 970.47 FEET TO A SET 1/2" REBAR W/CAP #1573; THENCE S53°59'32"W - 546.99 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S50°31'32"W - 1017.57 TO A SET 1/2" REBAR WITH CAP; THENCE S52°09'42"W - 365.56 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S38°27'44"W - 239.18 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S66°36'49"W - 625.63 FEET TO A FOUND 5/8" REBAR WITH CAP #1762 ON THE EXISTING EAST RIGHT OF WAY OF MIDLAND ROAD; THENCE N2°17'07"E - 857.26 FEET, ALONG SAID RIGHT OF WAY, TO A SET 1/2" REBAR WITH CAP #1573; THENCE S89°57'12"E - 400.31 FEET, LEAVING SAID RIGHT OF WAY, TO A SET 1/2" REBAR WITH CAP #1573; THENCE N2°17'07"E - 252.19 FEET TO A SET 1/2" REBAR WITH CAP #1573 ON THE NORTH LINE OF THE SAID SW1/4 SW1/4; THENCE S89°57'12"E - 905.76 FEET ALONG SAID NORTH LINE TO THE **POINT OF BEGINNING**, CONTAINING 26.53 ACRES, MORE OR LESS. SUBJECT TO ANY EXISTING EASEMENTS AND THE RIGHT OF WAY OF MIDLAND ROAD.

SURVEY LEGEND

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



SURVEY PLAT CODE:
500-01S-14W-0-12-300-62-1573

<p>DOCUMENTS USED:</p> <ul style="list-style-type: none"> • PLAT OF CREEKSIDE SUBDIVISION • PLAT OF MIDLAND FARMS SUBDIVISION • BOOK 2004 PAGE 112595 TD THORP TO DIAMOND DEVELOPMENT II • 	<p>CERTIFICATIONS:</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 DEC. 23, 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>A PORTION OF THIS PROPERTY IS LOCATED IN THE 100 YEAR FLOOD PLAIN. PART OF THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "AE" AND THE FLOODWAY OF THE F.E.M.A. MAP PANEL 05125C0240E EFFECTIVE DATE JUNE 5, 2020.</p>
<p>BASIS OF BEARINGS:</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>	



12-23-21

GNE Designing our client's success
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FOR USE & BENEFIT OF:
MIKE LAKE
JIM HASTINGS

CONTENTS:	BOUNDARY SURVEY
PROJECT NO:	21206
DATE:	DEC. 23, 2021
SHEET NO:	

1 OF 1