Bryant Planning Commission Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

YouTube: https://www.youtube.com/c/bryantarkansas

Date: September 11, 2023 - **Time:** 6:00 PM

Call to Order

Approval of Minutes

1. Planning Commission Meeting Minutes 8/14/2023

- 2023-08-14 Planning Commision Meeting Minutes.pdf

Announcements

Director's Report

Public Comments

DRC Report

2. Arkansas Christian Academy - New Middle School Building - 21815 I-30

Charlie Best - Requesting Site Plan Approval - RECOMMENDED APPROVAL, Continget upon remaining items being met.

3. Midtown Block 8 - Modification to Plan

Graham Smith Construction - Requesting Major Exception from Code for Modification to Plan and Replat of Block 8 of Midtown. - NO RECOMMENDATION

4. Creekside Addition Ph 1 - Replat - Tract A & Lot 76

GarNat Engineering - Requesting Approval for Replat - RECOMMENDED APPROVAL

5. Saratoga Place Subdivision - Final Plat

GarNat Engineering - Requesting Approval for Final Plat - RECOMMENDED APPROVAL

6. Roman Heights Ph 1 - Replat - Lots 21 & 22

Hope Consulting - Requesting Approval for Replat - RECOMMENDED APPROVAL

7. Hilltop Landing Subdivision - Preliminary Plat

Hope Consulting - Requesting Approval for Preliminary Plat - RECOMMENDED APPROVAL, Contingent upon Remaining Comments being met

8. 23740 I-30 - Billboard - Modification

Jimmy Parker - Requesting Approval for Modificaiton to Billboard - APPROVED

9. Sage Health - 1800 N Reynolds Rd - Water Meter

Sage Health - Requesting Approval for installation of 2 Inch Water Meter - APPROVED

10. Eyecare Center of Saline County - Fencing

Alan Schrader - Requesting Approval for New Fencing Around Pavillion

- 0774-PLN-01.pdf

11. AR Care - Hornet Health Center - Sign Permit

Cupple Signs - Requesting Sign Permit Approval - APPROVED

- 0773-APP-02.pdf

12. Midtown - Block 15, Lot 18 - Sidewalk Modification

Graham Smith Construction - Requesting Approval for a Modificiation on Sidewalk Location - Approved, Sidewalk on North Side of Driveway Must come down past alleyway and have a ramp for crossing to opposite side of road, as well as a ramp to existing sidewalk on the opposite side of the road.

- 0775-PLN-01.jpg

13. YumYum Hibachi Express - 3213 Main Street - Sign Permit

KT&T Signs - Requesting Sign Permit Approval - STAFF APPROVED

- 0772-APP-02.pdf

Old Business

New Business

14. Midtown - Block 8 - Modification to Plan

Graham Smith Construction - Requesting Major Exception from Code for Modification to Plan and Replat of Block 8 of Midtown.

- 0776-LTR-01.pdf
- 0776-PLT-01.pdf

15. Creekside Addition Ph 1 - Replat - Tract A & Lot 76

GarNat Engineering - Requesting Approval for Replat

- 0767-IMP-01.pdf
- 0767-PLN-01.pdf
- 0767-PLT-01.pdf
- 0767-AFF-01.pdf

16. Saratoga Place Subdivision - Final Plat

GarNat Engineering - Requesting Approval for Final Plat

- 0745-BOA-01.pdf
- 0745-PLT-03.pdf
- 0745-MOU-01.pdf
- 0745-BND-01.pdf
- 0745-MTN-01.pdf
- 0745-ELC-01.pdf
- 0745-LTR-01.pdf

17. Roman Heights Ph 1 - Replat - Lots 21 & 22

Hope Consulting - Requesting Approval for Replat

- 0781-LTR-01.pdf
- 0781-RPLT-01.pdf
- 0781-ASB-01.pdf
- 0781-PLT-01.pdf

18. Hilltop Landing Subdivision - Preliminary Plat

Hope Consulting - Requesting Approval for Preliminary Plat and Requesting Approval to Pay fee in-lieu-of half street improvments to Hilltop Road

- 0690-PLN-08.pdf
- 0690-GTR-01.pdf
- 0690-PLN-07.pdf
- 0690-MTN-02.pdf
- 0690-DRN-03.pdf
- 0690-SWP-02.pdf
- 0690-SWB-01.pdf
- 0690-DRN-02.pdf
- 0690-SWP-01.pdf

Adjournments

Bryant Planning Commission Meeting Minutes

Monday, August 14th, 2023
Boswell Municipal Complex – City Hall Courtroom
6:00 PM

Agenda

CALL TO ORDER

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

ANNOUNCEMENTS

Item number 12, Hilltop Landing Subdivision has been removed from the agenda for not completing all remaining items before the meeting.
Mr. Leonard Speed was welcomed as our newest Planning Commissioner for Ward 2. Commissioner Speed gave a brief introduction about himself.

APPROVAL OF MINUTES

1. **Planning Commission Meeting Minutes 7/10/2023**

   Motion to Approve minutes made by Commissioner Penfield, Seconded by Commissioner Statton. Voice Vote, 7 Yays, 0 nays. Edwards Absent. Minutes were approved.

Vice-Chairman Burgess read the DRC Report.

DRC REPORT

2. **Pikewood Subdivision II - Lots 78R and 79R** - Replat

   Jeff Porter - Requesting Approval for Replat - RECOMMENDED APPROVAL

3. **Pikewood Subdivision II - Lot 78R** - Conditional Use Permit

   Jeff Porter - Requesting Approval for CUP for Accessory Building on Lot without Primary Structure - RECOMMENDED APPROVAL

4. **First Security Bank - 1819 N Reynolds Road - Remodel and Site Changes**

   Murray Contractors - Requesting Approval for Remodel and Site Changes - APPROVED

5. **Cornerstone Christian Montessori School - 4910 Springhill Road** - Site Plan

   Hope Consulting- Requesting Site Plan Approval - APPROVED, Contingent upon remaining comments being addressed

6. **Krispy Krunchy Chicken - 400 Bryant Ave** - Sign Permit

   Action Signs - Requesting Sign Permit Approval - STAFF APPROVED

7. **First Security Bank - 1819 N Reynolds Road** - Sign Permit

   Arkansas Sign and Neon - Requesting Sign Permit Approval - STAFF APPROVED

8. **Bryant Vision Clinic - 2213 N Reynolds Road** - Sign Permit

   L Graphics - Requesting Sign Permit Approval - STAFF APPROVED

9. **Hilltop Landing Subdivision** - Preliminary Plat

   Hope Consulting - Requesting Recommendation for Approval of Preliminary Plat - RECOMMENDED APPROVAL, Contingent upon remaining comments being met

PUBLIC HEARING

10. **Pikewood Subdivision II - Lots 78R and 79R -** Conditional Use Permit

    Jeff Porter - Requesting Approval for CUP for Accessory Building on Lot without Primary Structure

    Chairman Johnson opened the public hearing and asked for people here to speak on the Conditional Use to come forward. No members of the public came forward to speak for or against the CUP. After discussion on the Conditional Use Permit, Chairman Penfield suggested they place a condition that the Accessory Structure be no larger than 2,500 SF in size. With all of the Commissioners in agreement, Chairman Johnson called for a Roll Call Vote to approve. 7 yays, 0 nays, Edwards Absent.

    Motion to Close Public Hearing made by Commissioner Penfield, Seconded by Commissioner Hooten. Voice Vote, 7 Yays, 0 nays. Edwards Absent.

NEW BUSINESS

11. **Pikewood Subdivision II - Lots 78R and 79R -** Replat

    Jeff Porter - Requesting Approval for Replat

    After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve, contingent upon a Utility easement being added along the back and front of the lot before the signing and recording of the Plat. 7 yays, 0 nays, Edwards Absent.

12. ~~Hilltop Landing Subdivision - Preliminary Plat~~

~~Hope Consulting - Requesting Recommendation for Approval of Preliminary Plat~~

Item Removed From Agenda.

DIRECTOR'S REPORT

No Directors Report

ADJOURNMENT

Motion to Adjourn made by Commissioner Statton, Seconded by Commissioner Erwin. Voice Vote, 7 Yays, 0 nays. Edwards Absent. Meeting was adjourned.

_____ _____

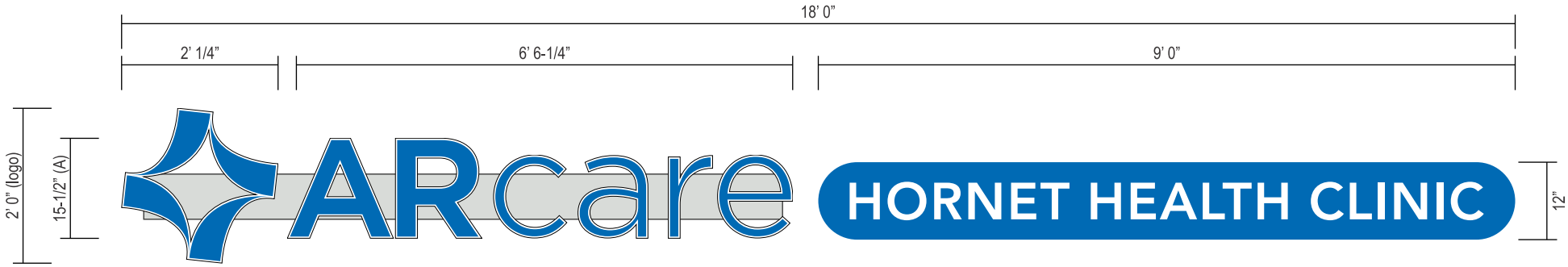
Chairman, Rick Johnson *Date*

_____ _____

Secretary, Tracy Picanco *Date*


9:00
Maps
840-12032-000
4.15
840-12027-000
0.53
38
840-12031-000
1.67
840-12030-000
0.53
Avery Ln
840-12032-002
1.97
Hwy 5 N Old Stagecoach

CL



Total Sign Area = 26.38-sqft

Standard channel letters

Aluminum returns and back

White acrylic faces with trimcap - first surface translucent vinyl

Trim and returns to match vinyl faces

LED internally illuminated

Raceway mounted, painted to match wall

Qty 1 set

RACEWAY		
SW 7714 Oak Barrel	Oracal 8800 052 Azure Blue	Standard White

Before

After (Day)

After (Night)

CUPPLES SIGN COMPANY
208 Jones Road
Paragould, AR 72450
Phone: 870-236-8566
Fax: 870-236-8722

DISCLAIMER

DUE TO MANUFACTURING PROCESSES AND MATERIAL SIZES FINISHED PRODUCTS MAY VARY. PRIMARY ELECTRICAL RUNS & CONNECTIONS TO BE FURNISHED BY OTHERS.

PLEASE READ CAREFULLY: BEFORE YOU APPROVE THIS PROOF, PLEASE READ YOUR COPY CAREFULLY AND COMPLETELY. CHECK FOR SPELLING ERRORS, COPY OMISSIONS, AND COLOR/DESIGN DETAILS. WE WILL NOT BE HELD RESPONSIBLE FOR ANY ERRORS WHICH ARE NOT MARKED ON THIS PROOF. ANY CHANGES DESIRED DUE TO MISTAKES DISCOVERED AFTER PROOFING AND/OR PRODUCTION OF PRODUCT WILL BE AT THE EXPENSE OF THE CUSTOMER.

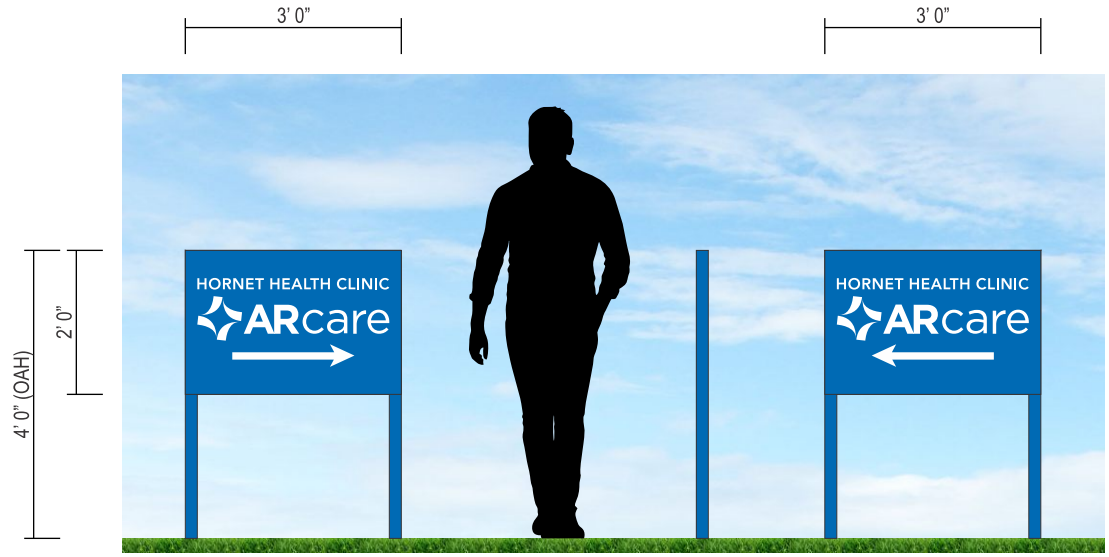
CUSTOMER: AR Care - Bryant Schools Clinic	DESIGNER: HLH	OPTION/REVISION: Opt 2
ADDRESS: 350 School Dr. | Bryant, AR 72022	DATE: 06/30/23	
DRAWING: ARCare_BryantSchoolsClnic_CL	SCALE: 1/2" = 1' 0"	

APPROVAL

Approved By

Approval Date

Dir-A



North Elevation | Side View | South Elevation

2" aluminum square tube frame with legs and ACM faces

Painted with smooth finish

First surface cut vinyl graphics

Sign double faced | Non-illuminated

Qty 1

Total Sign Area = 6-sqft

Images may not be to scale

Before

After

Painted to Match
Oracal 8800 052
Azure Blue

Standard White

CUPPLES SIGN COMPANY
208 Jones Road
Paragould, AR 72450
Phone: 870-236-8566
Fax: 870-236-8722

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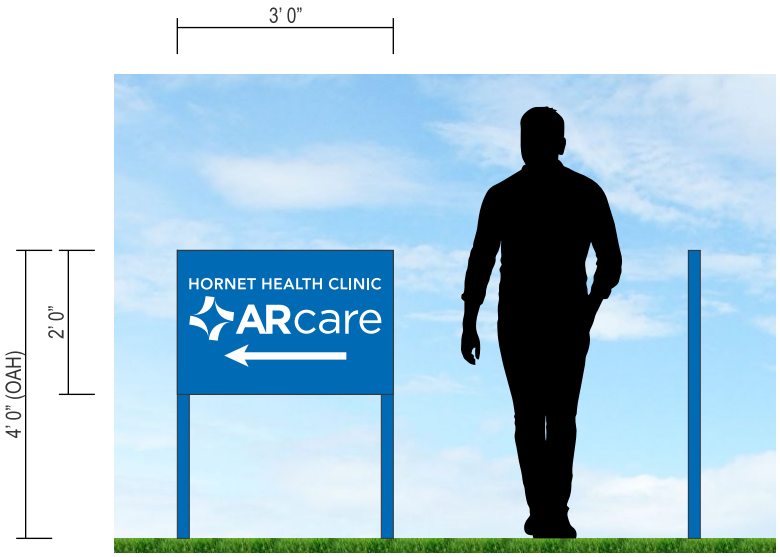
CUSTOMER: AR Care - Bryant Schools Clinic	DESIGNER: HLH/RJS	OPTION/REVISION: Opt 1
ADDRESS: 350 School Dr. | Bryant, AR 72022	DATE: 08/22/23	
DRAWING: ARCare_BryantSchoolsClnic_DirA	SCALE: 3/8" = 1' 0"	

APPROVAL

Approved By

Approval Date

Dir-B



East Elevation Side View

2" aluminum square tube frame with legs and ACM faces

Painted with smooth finish

First surface cut vinyl graphics

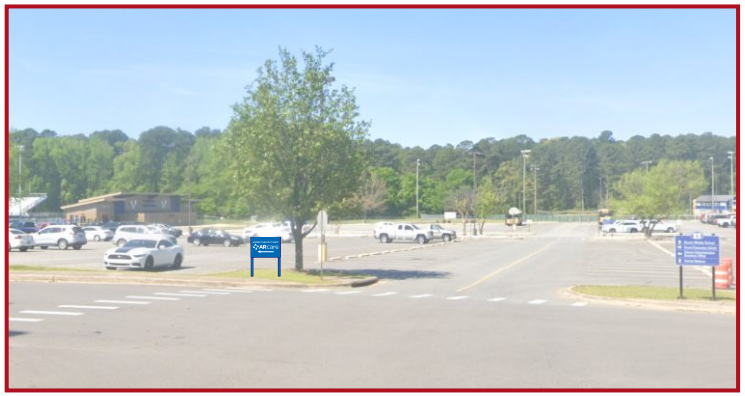
Sign single faced | Non-illuminated

Qty 1

Total Sign Area = 6-sqft

Images may not be to scale

Before



After

Painted to Match

Oracal 8800 052 Azure Blue

Standard White

CUPPLES SIGN COMPANY

208 Jones Road
Paragould, AR 72450
Phone: 870-236-8566
Fax: 870-236-8722

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CUSTOMER: AR Care - Bryant Schools Clinic	DESIGNER: HLH/RJS	OPTION/REVISION: Opt 1
ADDRESS: 350 School Dr. | Bryant, AR 72022	DATE: 08/22/23	
DRAWING: ARCare_BryantSchoolsClnic_DirB	SCALE: 3/8" = 1' 0"	

APPROVAL

Approved By

Approval Date

Dir-D

Replace existing sign

Flat cut aluminum

Cut vinyl graphics

Qty 1

Total Sign Area = 4-sqft

Images may not be to scale

Before

After

Painted to Match

Oracal 8800 052
Azure Blue

Standard White

CUPPLES SIGN COMPANY

208 Jones Road
Paragould, AR 72450
Phone: 870-236-8566
Fax: 870-236-8722

DISCLAIMER

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CUSTOMER: AR Care - Bryant Schools Clinic	DESIGNER: HLH/RJS	OPTION/REVISION: Opt 1
ADDRESS: 350 School Dr. | Bryant, AR 72022	DATE: 08/22/23	
DRAWING: ARCare_BryantSchoolsClnic_DirD	SCALE: 1/8" = 1"	

APPROVAL

Approved By

Approval Date

CUPPLES SIGN COMPANY
208 Jones Road
Paragould, AR 72450
Phone: 870-236-8566
Fax: 870-236-8722

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CUSTOMER: AR Care - Bryant Schools Clinic	DESIGNER: HLH	OPTION/REVISION: Opt 1
ADDRESS: 350 School Dr. | Bryant, AR 72022	DATE: 07/20/23	
DRAWING: ARCare_BryantSchoolsClnic_Directionals	SCALE: 1-1/2" = 1' 0"	

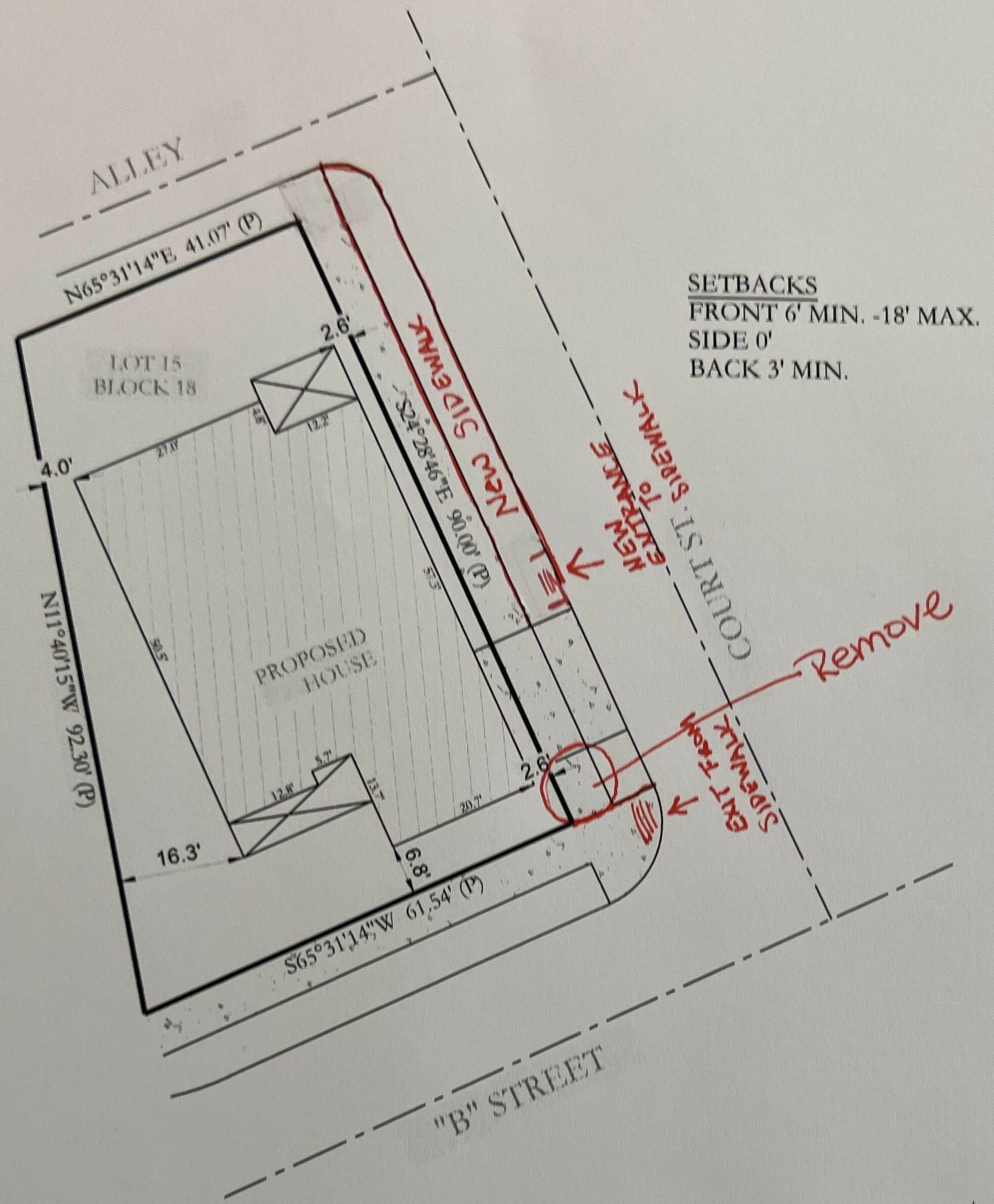
APPROVAL

Approved By

Approval Date

ENGINEERS - SURVEYORS
www.hopeconsulting.com

25-0228
Drawing No.



SETBACKS
FRONT 6' MIN. -18' MAX.
SIDE 0'
BACK 3' MIN.

PROPERTY DESCRIPTION:
LOT 15, BLOCK 18, MIDTOWN BRYANT, IN
THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

This Plot Plan depicts the lot as it appears on the subdivision plat. This drawing does not represent an actual survey.

BASIS OF BEARINGS:
GRID NORTH, ARK SPCS
(NAD83, SOUTH ZONE (0302)

20' 10' 0 20'

PLOT PLAN

No portion of the property described hereon lies within the 100 year flood plain, according to the Flood Insurance Rate Map,
panel # 05125C0240E , dated: 06/05/2020

For the Exclusive Use and Benefit of:
Graham Smith Construction

Address B STREET
Bryant, AR

Date 02/23/23

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

Drawn By MD
Checked By

K:\Land Projects 2004\Surveys 2023\23-0228 PP Lot 15 Midtown\DWG\23-0228 PP LOT 15 BLOCK 18 MIDTOWN.dwg | PLOTTED: 2/23/2023 10:27 AM

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

APPROVED
8/18/23 CZ
2 Signs

SIGN PERMIT APPLICATION

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

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

Date: 9/26/23

Sign Co. or Sign Owner

Name KT & T Signs
Address 3213 Main St. Ste #7
City, State, Zip Bryant, AR
Phone [redacted] 501-672-0997
Email Address ktsignartwork@yahoo.com
Kevin 501-672-0997

Property Owner

Name Yum Yum Hibacht Express
Address 3213 Main St. St #7
City, State, Zip Bryant, AR
Phone 501-258-4893
Email Address [redacted] yumyumbryant@gmail.com

GENERAL INFORMATION

Name of Business Yum Yum Hibachi Express
Address/Location of sign 3213 Maint St Ste #7
Zoning Classification _____

Please use following page to provide details on the signs requesting approval. Along with information provided on this application, **a Site Plan showing placement of sign(s) and any existing sign(s) on the property is required** to be submitted. **Renderings of the sign(s) showing the correct dimensions is also required** to be submitted with the application. A thirty-five dollar ($35) per sign payment will be collected at the time of permit issuance. According to the Sign Ordinance a fee for and sign variance or special sign permit request shall be one hundred dollars ($100). Additional documentation may be required by Sign Administrator.

READ CAREFULLY BEFORE SIGNING

I Kevin R Hall, do hereby certify that all information contained within this application is true and correct. I fully understand that the terms of the Sign Ordinance supersede the Sign Administrator's approval and that all signs must fully comply with all terms of the Sign Ordinance regardless of approval. I further certify that the proposed sign is authorized by the owner of the property and that I am authorized by the property owner to make this application. I understand

that no sign may be placed in public right of way. I understand that I must comply with all Building and Electrical Codes and that it is my responsibility to obtain all necessary permits.

Use table below to enter information regarding each sign for approval. Please use each letter to reference each sign rendering.

SIGN	Type (Façade, Pole, Monument, other)	Dimensions (Height, Length, Width)	Sqft (Measured in whole as rectangle)	Height of Sign (Measured from lot surface)		Column for Admin Certifying Approval
				Top of Sign	Bottom of Sign	
A	Lighted box	30" x 96"	20 sqft ~~24~~ sq. ft			✓
B	Window Sign	18" x 43"	5.38 sq ft			✓
C						
E						
F						
G						

"Yum Yum Hibachi Express" →

Suite Width Measured at 13 Ft 13'x2 = 26 SF of Signage Allowed for Wall Signs

Total in Application 25.38 SF

Sign A

Sign B

on the window

MIDTOWN BRYANT POA
Midtown Bryant Council Inc.

Block 8 Agreement

Lots 7, 10, and 12 of Block 8 will be side loading garages. Lot 13 will be side loading if the lot dimensions allow. Lots 8, 9, and 11 will have front loading garages.

Midtown POA will sell the POA's land behind these lots to Graham Smith Construction (GSC) for $2,000. GSC will pay to go before the city and request a change to the lot lines, so that the POA land will be absorbed into the backyard and side yards of the surrounding lots. In addition, GSC will pay for the materials and labor to construct a new monument sign for Regents Park homes. Finally, GSC will be responsible for any city fees, engineering fees and additional costs for these lot lines to be re-plated.

Sincerely,

Ashley Thetford
Midtown Bryant
Secretary

Andrea Sajak
Midtown Bryant
Treasurer

PROPERTY DESCRIPITION:

REPLAT OF LOTS 7R, 8R, 9R, 10R, 11R, 12R AND 13R, BLOCK 8, MIDTOWN BRYANT, PHASE 1 BRYANT, ARKANSAS.

PROPERTY SPECIFICATIONS:

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

DEVELOPER/: GRAHAM SMITH
SUBDIVIDER 12 PINE MANOR
LITTLE ROCK, AR 72207

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

NAME OF SUBDIVISION: MIDTOWN BRYANT PHASE 1

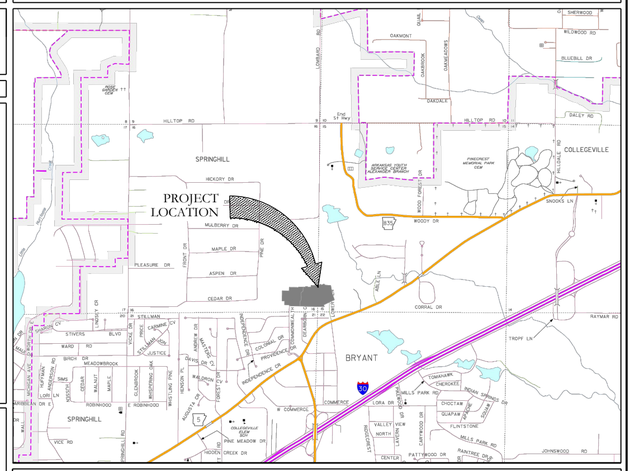
ZONING CLASSIFICATION: TND OVERLAY DISTRICT

SOURCE OF TITLE: #2021-009614 AND #2009-32129

NUMBER OF LOTS: 7
SOURCE OF WATER: CITY OF BRYANT
SOURCE OF SEWER: CITY OF BRYANT

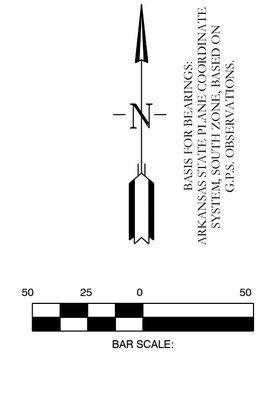
BUILDING SETBACKS:
FRONT - 20'
SIDE - 0' TOTAL MIN.
BACK - 10'

VICINITY MAP:



REPLAT OF LOTS 7R, 8R, 9R, 10R, 11R, 12R AND 13R, BLOCK 8, MIDTOWN BRYANT, PHASE 1 BRYANT, ARKANSAS.

* THE PURPOSE OF THIS REPLAT IS TO CHANGE FRONT BUILDING SETBACK LINE LINE TO 20 FEET AND REAR BUILDING SETBACK LINE LINE TO 10 FEET.



REGISTERED
STATE OF ARKANSAS
NO. 1762
SIGNATURE
JONATHAN L. HOPE
PROFESSIONAL LAND SURVEYOR

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.

No portion of the property described hereon lies within the 100 year floodplain, according to the Federal Insurance Rate Map, panel #05119C0420G, Dated: 07/06/2015 .

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 laid off, platted and subdivided, and do hereby lay off, plat and subdivide said real estate in accordance with the plat.

Date of Execution _____ Name: _____

Source of Title: Saline County Document # _____

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 Community Services Director. All of the conditions of approval having been completed, this document is hereby accepted, and this certificate executed under the authority of said rules and regulations.

Date of Execution

Rick Johnson
Bryant Community Services Director

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

FOR USE AND BENEFIT OF:
GRAHAM SMITH

REPLAT OF LOTS 7R, 8R, 9R, 10R, 11R, 12R AND 13R, BLOCK 8, MIDTOWN BRYANT, PHASE 1 BRYANT, ARKANSAS.

DATE: 09-05-2023		C.A.D. BY: BJOHNSON	DRAWING NUMBER: 07-0032
REVISED:		CHECKED BY:	
		SCALE: 1"=50'	

500	15	14W	0	15	304	62	1762

WILLIAMS & ANDERSON PLC

TWENTY-SECOND FLOOR
111 CENTER STREET
LITTLE ROCK, ARKANSAS 72201

DAVID F. MENZ
dmenz@williamsanderson.com

DIRECT DIAL
(501) 396-8416

(501) 372-0800
TELECOPIER
(501) 372-6453

December 17, 2015

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED

7015 1730 0001 8235 2609

First Security Bank
ATTN: Chris Williams
5619 Highway 5 North
Bryant, AR 72002

RE: Bryant Municipal Property Owners' Multipurpose Improvement District No. 104 (Creekside Addition Recreation Project)

Dear Mr. Williams:

This is to inform you that Diamond Development II has applied to the City of Bryant to form a property owners improvement district pursuant to Arkansas Code Annotated § 14-94-101 *et seq.* (the "Statute"). Enclosed please find a copy of the petition for the formation of the district and the abstractor's certificate. I understand First Security Bank holds a mortgage on property in the district.

Act 1408, enacted by the Arkansas Legislature in 2009, mandates that anyone who holds a first mortgage on property to be included in a district formed specifically by the Statute must receive notice of the hearing on the formation of the district by certified mail. Any existing mortgage will be subordinated to any debt issued by the improvement district pursuant to Arkansas Code Annotated § 14-94-106 and Arkansas Code Annotated § 14-94-118(b) if the mortgagee fails to appear at the hearing and object to the formation of the district.

This is to inform you that the hearing on the formation of the district will be held before the Bryant City Council at their meeting at 7:00 p.m. on Tuesday, December 22, 2015 in the Bryant City Hall, 210 S.W. 3rd Street, Bryant, Arkansas 72022.

Please call me if you have any questions.

Cordially yours,

WILLIAMS & ANDERSON PLC

David F. Menz

David F. Menz

DFM:rcs

Encls.

cc: Mayor Jill Dabbs
Sue Ashcraft, City Clerk
Chris Madison, City Attorney
Alan King

NOTICE

C.C. 2015-17

YOUR SIGNATURE HEREON SHOWS THAT YOU FAVOR THE ESTABLISHMENT OF AN IMPROVEMENT DISTRICT. IF THE DISTRICT IS FORMED, YOU MAY BE CHARGED FOR THE COST OF THE IMPROVEMENTS.

PETITION TO FORM BRYANT MUNICIPAL PROPERTY OWNERS' MULTIPURPOSE IMPROVEMENT DISTRICT NO. 104 - CREEKSIDE ADDITION RECREATION PROJECT

TO THE CITY COUNCIL OF THE CITY OF BRYANT, ARKANSAS

The undersigned is the owner of record title of the real property situated within the territory described in the attached Exhibit "A" and incorporated herein.

The undersigned further states that all of the above described territory is owned by twenty-five (25) or fewer persons, and that all of the above-described territory is located within the City of Bryant, Arkansas

Received 12/15/15 @ 2:02PM SR

The undersigned petitions that all the real property described in the attached Exhibit "A" be formed into a municipal property owners' improvement district, to be known as City of Bryant Municipal Property Owners' Multipurpose Improvement District No. 104 (the "District"), pursuant to Arkansas Act 113 of 1987, as amended (Ark. Code Ann. §14-94-101 *et seq.)* for the purpose of constructing, either within or without the boundaries of the District, if the property within the District will be benefited thereby, the cost of construction of various improvements for recreational purposes and the cost of maintaining the landscaping and other amenities in the District, and for all purposes authorized by Ark. Code Ann. Title 14, Chapter 94 and amendments thereto, and to any and all other acts which shall be deemed necessary in order to purchase, construct, accept as a gift, operate and maintain any and all improvements authorized therein.

The purposes are to be accomplished in the manner and with the materials that the commissioners for the District deem to be in the best interest of the District and as specified by law. The cost of the District shall be assessed upon the real property of the District according to the benefits received.

The undersigned petitions that the District shall not cease to exist upon the acquiring, constructing or completion of the improvements or amenities, but shall continue to exist for the purpose of preserving, maintaining, and operating the improvements, all in accordance with Ark. Code Ann. §14-94-128.

The undersigned further petition the City Council of the City of Bryant, Arkansas, to appoint as commissioners of the District three persons of integrity and good business ability and the undersigned nominates Jim B. Hastings, Jr., Michael A. Lake and Lisa G. Lake, to serve as said commissioners.

Any number of counterpart copies of this petition may be circulated.

DATED this 15 day of December, 2015.

DIAMOND DEVELOPMENT II, A PARTNERSHIP

Hometime Builders, Inc.

By: _____
Jim B. Hastings, President

MLL Properties, Inc.

By: _____
Michael A. Lake, President

EXHIBIT A

PROPERTY DESCRIPTION

ALL OF LOT 101 AND PART OF LOT 98 AND PART OF LOT 100, MIDLAND FARM SUBDIVISION, SALINE COUNTY, ARKANSAS, AND PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER ALL IN SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS; DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 89°52'28" WEST ALONG THE SOUTH LINE THEREOF FOR 643.58 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 02°32'37" EAST ALONG THE WEST LINE THEREOF 660.41 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 99, MIDLAND FARM SUBDIVISION; THENCE NORTH 89°44'13" WEST ALONG THE SOUTH LINE OF LOT 99, MIDLAND FARM SUBDIVISION FOR 1045.43 FEET; THENCE NORTH 01°56'15" EAST 330.36 FEET TO A POINT ON THE SOUTH LINE OF LOT 101, MIDLANDS FARM SUBDIVISION; THENCE NORTH 89°50'05" WEST ALONG THE SOUTH LINE OF LOT 101, MIDLAND FARM SUBDIVISION 265.56 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF MIDLAND ROAD SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 101, MIDLAND FARM SUBDIVISION; THENCE NORTH 02°07'30" EAST ALONG SAID EAST RIGHT OF WAY LINE OF MIDLAND ROAD 165.10 FEET TO THE NORTHWEST CORNER OF LOT 101, MIDLAND FARM SUBDIMSION; THENCE SOUTH 89°49'00" EAST ALONG THE NORTH LINE OF LOT 101, MIDLAND FARM SUBDIVISION FOR 1309.14 FEET TO THE NORTHEAST CORNER OF LOT 101, MIDLAND FARM SUBDIVISION AND ALSO BEING A POINT ON THE WEST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 01°54'59" EAST ALONG SAID WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER 826.60 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 01°39'00" EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER 1321.46 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 88°50'18" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER 1318.11 FEET TO THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 03°10'19" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER 1316.40 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 89°59'11" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER 646.07 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 01°52'12" WEST ALONG THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER 1308.41 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 02°02'20" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER 856.20 FEET TO THE POINT OF BEGINNING, CONTAINING 81.35 ACRES, MORE OR LESS.

BEFORE THE CITY COUNCIL OF BRYANT, ARKANSAS

PETITION TO FORM BRYANT MUNICIPAL PROPERTY OWNERS' MULTIPURPOSE IMPROVEMENT DISTRICT NO. 104 - CREEKSIDE ADDITION RECREATION PROJECT

ABSTRACTOR'S CERTIFICATE OF PROPERTY OWNERSHIP

I, the undersigned, hereby certify that the deed records in the office of the Circuit Clerk and Ex-Officio Recorder of Saline County, Arkansas, reflect that Diamond Development II is the record title owner of all the real property described in Exhibit "A" to the Petition to Form Bryant Municipal Property Owners' Multipurpose Improvement District No. 104 - Creekside Addition Recreation Project, a copy of which Exhibit "A" is attached hereto and made a part hereof.

DATED this 3rd day of December, 2015.

WEST LITTLE ROCK TITLE COMPANY

By: _____
Stacy Jones

647284

Received 12/15/15 02:02PM SR

EXHIBIT A

PROPERTY DESCRIPTION

ALL OF LOT 101 AND PART OF LOT 98 AND PART OF LOT 100, MIDLAND FARM SUBDIVISION, SALINE COUNTY, ARKANSAS, AND PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER ALL IN SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 89°52'26" WEST ALONG THE SOUTH LINE THEREOF FOR 643.58 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 02°32'37" EAST ALONG THE WEST LINE THEREOF 660.41 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 99, MIDLAND FARM SUBDIVISION; THENCE NORTH 89°44'13" WEST ALONG THE SOUTH LINE OF LOT 99, MIDLAND FARM SUBDIVISION FOR 1040.43 FEET; THENCE NORTH 01°56'15" EAST 330.36 FEET TO A POINT ON THE SOUTH LINE OF LOT 101, MIDLANDS FARM SUBDIVISION; THENCE NORTH 89°50'05" WEST ALONG THE SOUTH LINE OF LOT 101, MIDLAND FARM SUBDIVISION 265.56 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF MIDLAND ROAD SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 101, MIDLAND FARM SUBDIVISION; THENCE NORTH 02°07'30" EAST ALONG SAID EAST RIGHT OF WAY LINE OF MIDLAND ROAD 165.10 FEET TO THE NORTHWEST CORNER OF LOT 101, MIDLAND FARM SUBDIVISION; THENCE SOUTH 89°49'00" EAST ALONG THE NORTH LINE OF LOT 101, MIDLAND FARM SUBDIVISION FOR 1309.14 FEET TO THE NORTHEAST CORNER OF LOT 101, MIDLAND FARM SUBDIVISION AND ALSO BEING A POINT ON THE WEST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 01°54'58" EAST ALONG SAID WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER 826.60 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 01°39'00" EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER 1321.46 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 88°50'18" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER 1318.11 FEET TO THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 03°10'19" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER 1316.40 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 89°59'11" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER 646.09 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 01°52'12" WEST ALONG THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER 1308.41 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 02°02'20" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER 856.20 FEET TO THE POINT OF BEGINNING, CONTAINING 81.35 ACRES, MORE OR LESS.

POND QUANTITIES:

1. EXISTING POND VOLUME = 2,817 CY
2. NEW POND VOLUME = 2,870 CY

14
0.64 ACRES
27759 Sq. Ft.

223.04'
S1°58'21"W

FLOOD ZONE AE

100.81'
N89°47'10"W

CREEKSIDE DRIVE
(50' RIGHT-OF-WAY)

99.28'
N89°47'10"W

FLOOD ZONE AE

87
0.48 ACRES
20747 Sq. Ft.

166.41'
S1°58'21"W

142.07'
S1°58'21"W

S89°07'39"E
125.02'

CREEKWATER DRIVE (50' RIGHT-OF-WAY)

115.05'
S1°58'21"W

FND 5/8" REBAR 1573

S89°48'38"E 294.89' (M)

FND 5/8" REBAR 1573

77
0.53 ACRES
23133 Sq. Ft.

81.94'
S1°58'21"W

75.00'

N88°50'41"E
115.60'

N88° 50' 41"E
179.71'

FND 1/2" REBAR 1573

SEWER FLUSH

FND 1/2" REBAR 1573

76R
0.23 ACRES
10083 Sq. Ft.

86.00'
S1°58'21"W

88.72'
S1°58'21"W

RELOCATE
24" PIPE

TRACT AR
OWNED BY POA
DRAINAGE &
UTILITY EASEMENT
0.65 ACRES
28133 Sq. Ft.

133.02'

N89° 48' 35"W
115.48'

40.09'
S1° 58' 21"W

385.29' (M)
S1°52'38"W

295.23'
S89° 48' 35"E

FND 1/2" REBAR 1573

FND 1/2" REBAR 1573

INSTALL 150 L.F. OF 24" PIPE

75.04'
S1°58'21"W

78
0.51 ACRES
22147 Sq. Ft.

75.03'

S89°48'35"E
295.36'

75.04'
S1°58'21"W

79
0.51 ACRES
22156 Sq. Ft.

75.03'

20' 10' 0 20'

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

CERTIFICATE OF AUTHORIZATION
GarNat Engineering, LLC
No. 2174
ARKANSAS

8 - 2 - 2023

BY	REVISION	DATE

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

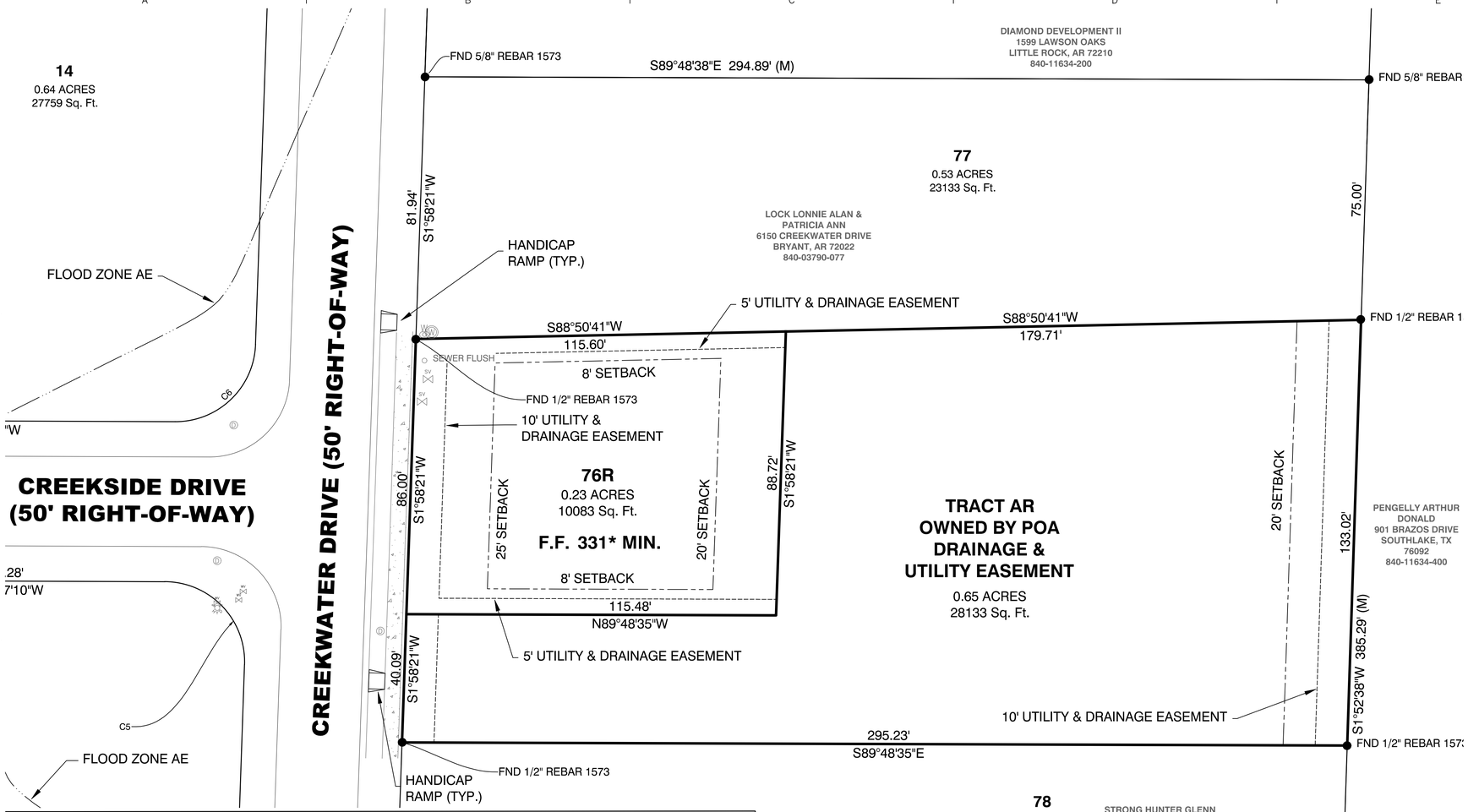
CREEKSIDE ADDITION PHASE 1
REPLAT OF TRACT A
DETENTION POND IMPROVEMENTS

CONTENTS:
GRADING & DRAINAGE PLAN

PROJECT NO: 18054

DATE: AUGUST 2023

SHEET NO: C3.0



SURVEY LEGEND

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

REPLAT OF TRACT A
CREEKSIDE ADDITION PHASE 1
SALINE COUNTY, ARKANSAS

N

20' 10' 0 20'

SURVEY PLAT CODE:
500-01S-14W-0-12-420-62-1573

PLAT CERTIFICATES:

OWNER:

Name: Diamond Development II

Address: 1599 Lawson Oaks Drive
Little Rock, AR 72210

DEVELOPER:

Name: Diamond Development II

Address: 1599 Lawson Oaks Drive
Little Rock, AR 72210

CERTIFICATE OF OWNER:

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

Date: _____ Signed: _____
Jim Hastings
1599 Lawson Oaks Drive, Little Rock, AR 72210

Date: _____ Signed: _____
Michael A. Lake
1599 Lawson Oaks Drive, Little Rock, AR 72210

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

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 RECORDING: ____

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; that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source of Title; and that all monuments which were found or placed on the property are correctly described and located.

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

CERTIFICATE OF FINAL PLAT APPROVAL:

Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission. All of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.

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

PROPERTY SPECIFICATIONS:

ZONING CLASSIFICATION: R-1

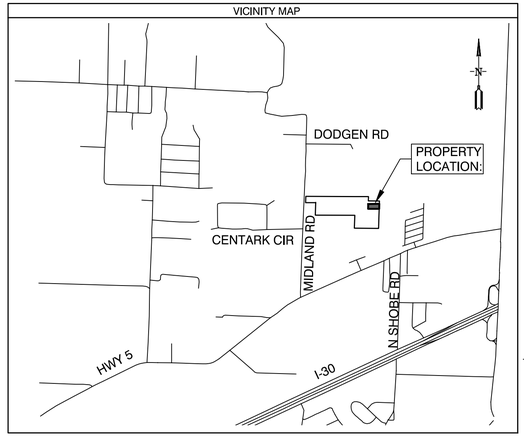
MIN. LOT SIZE: 6,000 S.F.
NUMBER OF LOTS: 2
SOURCE OF WATER: SALEM WATER USERS ASSOCIATION PWA
SOURCE OF SEWER: CITY OF BRYANT

BUILDING SETBACKS:
FRONT - 25' OR AS SHOWN
REAR - 20' OR AS SHOWN
SIDE - 8' OR AS SHOWN

EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
FRONT - 10' OR AS SHOWN
SIDE - 5' OR AS SHOWN
STREET RIGHT OF WAYS: 50' OR AS SHOWN
STREET WIDTH: 28' BOC TO BOC
LOT CORNERS: SET #4 REBAR WITH CAP

* INSTALLATION OF ALL UTILITY SERVICES (INCLUDING INDIVIDUAL GRINDER PUMP STATIONS) SHALL COMPLY WITH REQUIREMENTS OF BRYANT FLOODPLAIN ORDINANCE 2012-15, AS AMENDED. ALL LIFT STATIONS WILL BE INSTALLED WITH THEIR TOPS 1-FOOT BELOW FINISH FLOOR OF HOMES.

VICINITY MAP



PROPERTY DESCRIPTION:

PROPERTY DESCRIPTION:
TRACT A OF CREEKSIDE ADDITION PHASE 1, FINAL PLAT TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS FILED WITH THE SALINE COUNTY CIRCUIT CLERK ON AUGUST 30, 2018, CONTAINING 0.88 ACRES, MORE OR LESS.

DOCUMENTS USED:

- SURVEY PLAT OF RECORD RASBURRY SURVEYING 10/23/2014
- DEED OF RECORD 2014 PAGE 25641 WILLIAMS TO DIAMOND DEVELOPMENT II
- DEED OF RECORD 2004 PAGE 112595 THOMAS TO DIAMOND DEVELOPMENT II
- SURVEY PLAT OF RECORD MIDLAND FARM SUBDIVISION BY HENRY N. CONWAY 8/13/1951

BASIS OF BEARINGS:

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

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 11, 2018.

THIS SURVEY WAS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHERS AND DOES NOT REPRESENT A TITLE SEARCH.

THIS PROPERTY IS LOCATED IN THE 100 YEAR FLOOD PLAIN. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "AE" OF THE F.E.M.A. MAP PANEL 05125C0240E EFFECTIVE DATE JUNE 5, 2020.

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

CERTIFICATE OF AUTHORIZATION
GarNat Engineering, LLC
No. 2174
ARKANSAS

BY	REVISION	DATE

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

CREEKSIDE ADDITION PHASE 1
REPLAT OF TRACT A
SALINE COUNTY, ARKANSAS

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

CONTENTS:
REPLAT OF TRACT A

PROJECT NO:
18054

DATE:
AUGUST 2023

SHEET NO:
1

J:\Projects\2018 Projects\18054 Creekside Addition\Drawings\Dwgs\18054-Creekside-Addition-Phase-1-Replat-Lot 76R and Tract A-072723.dwg

AFFIDAVIT

I, Jim Hastings, Owner of Diamond Development II, certify by my signature below that I hereby authorize Vernon Williams of GarNat Engineering, LLC to act as Diamond Development II agent regarding the Replat of Tract A located in Creekside Addition Phase 1.

Jim Hastings
Owner
Diamond Development II

8/4/23
Date

Subscribed and sworn to me a Notary Public on this 4TH day of AUGUST, 2023.

Notary Public

My Commission Expires:
02-05-2031

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

BILL OF ASSURANCE
SARATOGA PLACE SUBDIVISION

PART A. PREAMBLE

WHEREAS, THOMAS D.B. COLLINS, LTD. is the Owner, by virtue of Instrument 2018-006759 of the following land situated in Saline County, Arkansas, to wit:

LEGAL DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH; RANGE 14 WEST; SALINE COUNTY, ARKANSAS; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A RAILROAD SPIKE BEING THE CENTER OF SAID SECTION 7;THENCE CONTINUING ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, S0°54'38"W A DISTANCE OF 186.51 FEET TO A FOUND REBAR, THENCE S2°09'25"W A DISTANCE OF 129.78 FEET TO A FOUND PIPE; THENCE N88°20'29"W A DISTANCE OF 1332.31 FEET TO A FOUND PIPE; THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, N2°08'51"E A DISTANCE OF 325.54 FEET TO A FOUND REBAR; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER THE FOLLOWING CALLS, S87°58'07"E A DISTANCE OF 543.90 FEET TO A FOUND REBAR; S87°56'47"E A DISTANCE OF 222.90 FEET TO A FOUND REBAR; AND S87°54'47"E A DISTANCE OF 561.45 FEET TO THE POINT OF BEGINNING; CONTAINING 9.81 ACRES (427,323.6 SQUARE FEET), MORE OR LESS, SUBJECT TO WISE ROAD RIGHT OF WAY.

WHEREAS, Owner has caused said land to be surveyed and a plat thereof made, dividing said land into lots as shown on said plat and showing the dimensions of each lot and the width of the streets as known as SARATOGA PLACE SUBDIVISION, Saline County, Arkansas.

WHEREAS, the Saline County Real Estate Assessor and Office of Emergency Services have approved said Subdivision and road names.

NOW THEREFORE, Thomas D.B. Collins, Ltd., in consideration of the purposes herein stated, does hereby designate said land and make part hereof to be known as SARATOGA PLACE SUBDIVISION, to the City of Bryant, Saline County, Arkansas, and that hereafter any conveyance by the Owners of said land by lot number shall forever be held to be good and legal description and the streets shown on said plat in said Subdivision are hereby and will become a public road to be accepted by Saline County for maintenance. The property owners of SARATOGA PLACE SUBDIVISION are subject to and are joined as members of the establish SARATOGA PLACE Property Owner's Association for the purpose of maintaining and ownership of common areas and appurtenants belonging thereto. The use of the land in said Subdivision being subject to the following Protective and Restrictive Covenants:

PART B. AREA OF APPLICATION

B-1 FULLY PROTECTED RESIDENTIAL AREA. The residential area covenants in Part C in their entirety shall apply to the entire Subdivision.

PART C: RESIDENTIAL AREA COVENANTS:

C-1 LAND USE AND BUILDING TYPE. No lot shall be used except for residential purposes. Not business of any nature or kind shall at any time be conducted in any building located on any of the lots. No building shall be erected, altered, placed or allowed to remain on any lot other than one detached, single-family dwelling not to exceed two stories in height, excluding basement area. No lot can be subdivided for any purpose without the prior approval from the Saline County Planning Board and the consent of 51% of the voting members of the Property owners associations.

C-2 ARCHITECTURAL CONTROL. No dwelling or structure shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure, including landscaping, have been approved by the architectural control committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation, and intended objectives of the Architectural Control Committee to achieve a subdivision that accomplishes the desired architectural design in the structure and subdivision ascetics. No fence or wall shall be erected, placed or altered on any lot nearer than the setbacks as shown on the Plat. The term structure is defined to include any and all types of fences, antennas, decks, basketball goals, swimming pools and television satellite dishes, which in no event shall be placed in front of dwellings. Each property owner requesting approval shall submit to the Architectural Control Committee at least two weeks prior to the time approval is needed, a complete set of house plans and completed material and specifications list. Approval shall be a provided in Part D.

C-3. DWELLING COST, QUALITY AND SIZE. No dwelling shall be permitted on any lot unless the dwelling has at least 1,500 square feet, it being the intention and purpose of the covenants to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that for the minimum permitted dwelling size. Each dwelling shall have a minimum of a two car garage. No open carports are allowed. No manufactured houses are allowed, site built homes only.

C-4. BUILDING LOCATION. No building shall be located on any lot, nearer to the side street line, than the minimum building set back lines as shown on the recorded plat. For the purposes of this covenant, eaves and steps shall not be considered as part of the building. No lot shall be subdivided and no more than one dwelling shall be permitted on any one lot.

C-5 BUILDING REQUIRMENTS. All buildings shall have roof pitch of no less than 6/12. A 2 car enclosed garage, No chain link fences shall be allowed, and all fences shall be of a wood type approved by the Architectural control committee.

C-6. EASEMENTS. Easements for installation and maintenance of utilities and drainage facilities, and construction, repair and maintenance of adequate walls, roofs and eaves are reserved as shown on recorded plat.

C-7. NUISANCES. No noxious or offensive trade or activities shall be carried on, nor shall anything be done thereon which may be or become a nuisance to the neighborhood.

C-8. TEMPORARY STRUCTURES. No structure of a temporary character, basement, tent, shack, garage, barn or other out building shall be used on any tract at any time as a residence either temporarily or permanently; except that the developer may have a temporary construction and/or sales office.

C-9. OUT BUILDINGS. One outbuilding for storage shall be permitted, if approved by the Architectural Control Committee and shall conform to the same architectural design and construction of the dwelling. Above ground swimming pools are prohibited.

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C-10. SIGNS. No sign of any kind shall be displayed to the public view on any lot, except, one professional sign of not more than one square foot; one sign of not more than five square feet advertising the property for sale or rent or any signs used by a builder to advertise the property during the construction and sales period.

C-11. OWNER RESPONSIBILITY. Any property owner shall insure that any contractor performing services for the property owner shall comply with the provisions of this Bill of Assurance.

C-12. CONTRACTOR RESPONSIBILITY. No contractor shall damage in any way the utilities or streets in any manor.

C-13. OIL AND MINING OPERATIONS. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or structures designated for us in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

C-14. LIVESTOCK AND POULTRY. No animals, livestock or poultry of any kind may be raised, bred or kept on any tract, except that dogs or cats may be kept, on any lot provided that they are not kept, bred or maintained for any commercial purpose and provided that facilities for maintenance of same are approved by the Architectural Control Committee and that the keeping of same does not constitute a nuisance.

C-15. GARBAGE AND REFUSE DISPOSAL. No lot or easement shall be used or maintained as a dumping ground for rubbish. Trash, garbage and other waste shall not be kept except in sanitary containers. There shall be no burning of trash, rubbish, leaves or yard waste.

C-16 SIGHT DISTANCE AT INTERSECTIONS. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed

or permitted to remain on any lot corner which the triangular area formed by the street property lines and the line connecting them at points 15 feet from the intersection of street right of way lines, or in the case of a rounded property corner, from the intersection of the street property line extended. The same sight line limitations shall apply on any lot within 10 feet from the intersection of the street property line with the edge of a driveway pavement. No tree shall be permitted to remain within such distances or such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

C-17. LOT, YARD AND HOME MAINTENANCE. All property owners, after acquisition of any lot, shall keep all grounds and yards mowed, trimmed and clean. All houses shall be painted and stained. No deviation from the original plans shall be permitted without approval of the Architectural Control Committee.

C-18. COMMENCEMENT OF CONSTRUCTION. A property owner must start construction of an approved dwelling within a period of one (1) year from date of purchase. The developer reserves the option to repurchase any lot for the amount of the original purchase price if construction is not commenced within such period of time. This option shall be exercised in writing within a period of thirty (30) days after the one (1) year period.

C-19 COMPLETION OF CONSTRUCTION. Any dwelling must be completed in its entirety within a period of one year from date such construction is commenced.

C-20. MOTOR VEHICLE PARKING. Abandoned or unused motor vehicles shall not be parked or permitted to remain on any lot or within the dedicated street. Boats, recreational vehicles and trailers cannot be parked at the front or side of any dwelling or in the dedicated street and must be parked in back of the dwelling. Owners or permanent residents are prohibited from parking in the street. There shall be no non-functioning vehicles kept on the lot or in view of the public. There shall be no repair work done outside of the garage.

C-21. MINIMUM FLOOR LEVEL ELEVATIONS. The Architectural Control Committee reserves the right to prescribe the minimum floor elevations for lots. All homes shall have a minimum floor elevation of one foot above the back of the curb unless waived in writing by the Architectural Control Committee.

C-22 SEWER SERVICE. All homes shall connect to the Private Sewer System and pay such fee charged for the monthly service. No Septic systems shall be allowed on individual lots.

PART D. ARCHITECTURAL CONTROL COMMITTEE:

D-1 MEMBERSHIP. The Architectural Control Committee shall be composed of Darren Baker, Michelle Baker, and Travis Baker. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members

of the committee nor its designated representative shall be entitled to any compensation for thence services performed pursuant to this covenant.

D-2 PROCEDURE. The committee's approval or disapproval as required in these covenants shall be in writing and in the form hereto attached marked Exhibit "A" which, when executed, should be retained by the owner/builder as proof of the Committee's approval. In the event the committee or its designated representative fails to approve or disapprove within 30 days after plans and specification have been submitted to it or in the event no suit to enjoin the construction or compliance with these covenants has been commenced within 180 days after the completion thereof will not be required and the related covenants shall be deemed to have been fully complied with. The Committee will with Buyer's will with Buyer's permission and at the expense of the Buyer refer Buyer's plan to an architect for revisions and changes to comply with the Bill of Assurance.

PART E. PROPERTY OWNERS ASSOCIATION

E-1 OWNERS EASEMENTS OF ENJOYMENT. Every owner shall have a right and easement of enjoyment in and to the common area which shall be appurtenant to and shall pass with the title to every tract. Subject to the following provision:

(a) The right of the Association to charge reasonable fees for maintenance of the common area;

E-2. MEMBERSHIP AND VOTING RIGHTS

SECTION 1: Every owner of a tract which is subject of assessment shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any tract which is subject to assessment.

SECTION 2: The Association shall have two classes of voting membership:

Class A: Class A members shall be all owners, with the exception of the Declarant, and shall be entitled to one vote for each tract owned, which may be voted at such time as all tracts are sold by the Declarant. When more than one person holds an interest in any tract, all such persons shall be members. The vote for such tract shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Tract.

Class B: The Class B member(s) shall be the Declarant and shall be entitled to ten votes per tract owned. The Class B membership shall cease on the happening of the following events.

(a) when all tracts are sold by declarant.

E-3. COVENANT FOR MAINTENANCE ASSESSMENTS

SECTION 1: Creation of the Lien and Personal Obligation of Assessments: The Declarant, for each tract owned within the properties, hereby covenants, and each owner of any tract by acceptance of a deed therefore, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association annual assessment or charges, such assessments to be established and collected as hereinafter provided. The annual assessments, together with interest, costs and reasonable attorneys' fees, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with interest, costs, and reasonable attorneys' fees, shall also be the personal obligation of the person who is the owner of such property at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to his successors in title unless expressly assumed by them.

SECTION 2.: Purpose of Assessment: The assessments levied by the Association shall be used as follows:

(a) For the maintenance and upkeep of all common areas
(b) For any other purposes deemed in the best interest of the property owners by the Association

SECTION 3: Annual Assessment: Commencing on the date of filing of this Bill of Assurance, the property owners association will assume total responsibility for operation and maintenance of amenities and common areas and assess each property owner and annual assessment of $60.00, which shall commence as to all Lots on the first day of January following the date of recordation of this instrument and then effective per annually thereafter. The fees may be adjusted after January 1 of the year immediately following the conveyance of the Lot to an Owner. The sole intent and purpose of these fees are for operation, maintenance, and improvements of the green space, street lights and other amenities in a manner determined by the association membership.

SECTION 4: Notice and Quorum for Any Action Authorized Under Section 3: Written Notice of any meeting called for the purpose of taking any action authorized under Section 3 shall be sent to all members not less than 10 days in advance of the meeting. At the first such meeting called, the presence of member or proxies entitled to cast 60% of all votes shall constitute a quorum.. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the preceding meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than 60 days following the preceding meeting. Each tract as conveyed by Declarant shall have one vote.

SECTION 5: Uniform Rate of Assessment: Both annual and special assessments must be fixed at a uniform rate and may be collect on a semi-annual or annual basis.

SECTION 6: Date of Commencement of Annual Assessments: Due Dates: The annual assessments provided for herein shall commence as to all Lots on the first day of January following the date of recordation of this instrument. The Board of Directors shall fix the amount of the annual assessment against each Lot at least thirty (30) day in advance of each annual assessment period. Written notice of the annual assessment shall be sent to every Owner subject thereto. The due date shall be established by the Board of Directors. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether the assessments on a specified Lot have been paid. A properly executed certificate of the Association as to the status of assessments on a Lot is binding upon the Association as of the date of its issuance.

SECTION 7: Effect of Nonpayment of Assessments: Remedies of the Association: Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the rate of ten percent per annum. The Association may bring an action at law against the owner personally obligated to pay the same, or foreclose the lien against the property. No owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the common area or abandonment of the property.

SECTION 8: Subordination of the Lien to Mortgages: The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any tract shall not affect the assessment lien. However, the sale or transfer of any tract pursuant to mortgage foreclosure or any proceeding in lieu thereof, shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such tract from liability for any assessments thereafter becoming due or from the lien thereon.

SECTION 9: Special Assessments for Capital Improvements: In addition to the annual assessments authorized above, the members may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the common areas, provided that such assessment shall have the assent of two-thirds (2/3) of the votes of the members who are voting in person or by proxy at a meeting duly called for this purpose.

PART F. GENERAL PROVISIONS:

F-1. TERM. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five years from the date these covenants are recorded after which time, said covenants shall be automatically extended for successive period of ten years, subject to the express provision that these covenants may be amended at any time after the date of execution hereby by an instrument signed by the members of the Architectural Control Committee and the owner or owners of a majority of the lots herein platted.

F-2 ENFORCEMENT. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violations or to recover damages.

F-3 SEVERABILITY Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, the name of Owner is hereby affixed by its Members this 31st day of AUGUST, 2023.

THOMAS D.B. COLLINS, LTD, LLC

BY: _____
Phillip Pengelly

ACKNOWLEDGEMENT

STATE OF ARKANSAS)
)ss
COUNTY OF SALINE)

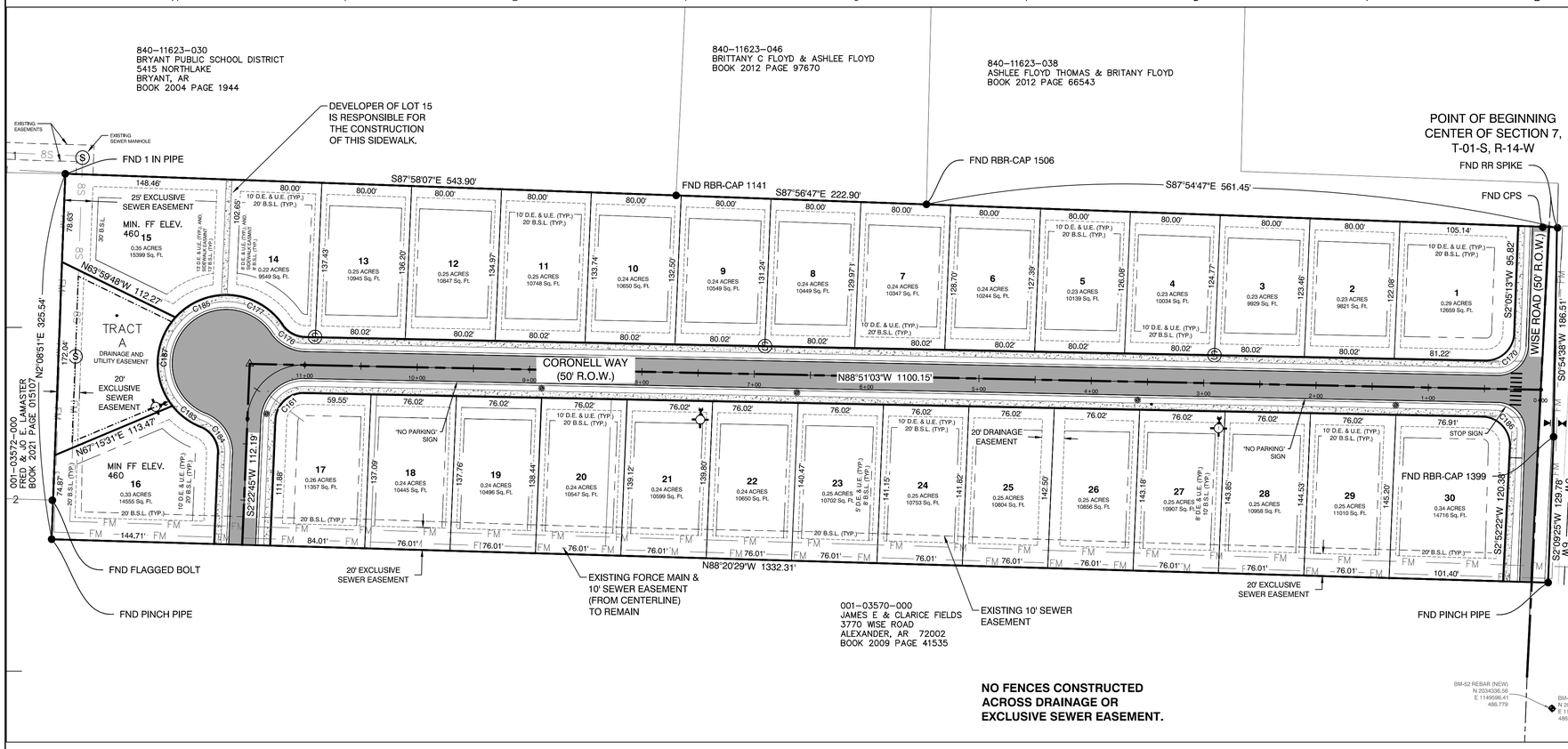
On this day appeared before me, a Notary Public, Michele Stephens-Baker, known to me to be the President of THOMAS D.B. COLLINS, LTD. and acknowledged that he was authorized to execute the foregoing on its behalf and that they had executed same for the consideration and purpose therein mentions and set forth.

WITNESS my hand and seal this 31st day of AUGUST, 2023.

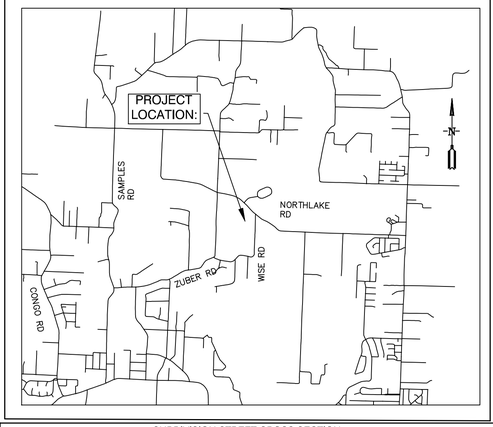
_____
Notary Public

My commission expires:
02-05-2031

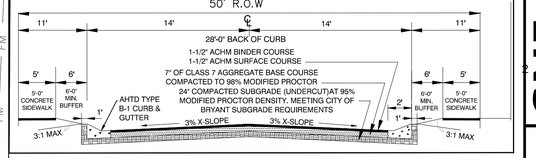
GEORGE P. WOODEN
Notary Public-Arkansas
Saline County
My Commission Expires 02-05-2031
Commission # 12714343



VICINITY MAP



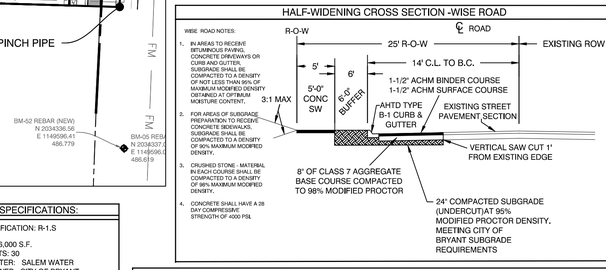
SUBDIVISION STREET CROSS SECTION



HALF-WIDENING CROSS SECTION -WISE ROAD

WISE ROAD NOTES:

1. IN AREAS TO RECEIVE BITUMINOUS PAVING, CONCRETE DRIVEWAYS OR CURB AND GUTTER, SUBGRADE SHALL BE COMPACTED TO A DENSITY OF NOT LESS THAN 95% OF MAXIMUM MODIFIED DENSITY OBTAINED AT OPTIMUM MOISTURE CONTENT.
2. FOR AREAS OF SUBGRADE PREPARATION TO RECEIVE CONCRETE SIDEWALKS, SUBGRADE SHALL BE COMPACTED TO A DENSITY OF 90% MAXIMUM MODIFIED DENSITY.
3. CRUSHED STONE - MATERIAL IN EACH COURSE SHALL BE COMPACTED TO A DENSITY OF 98% MAXIMUM MODIFIED DENSITY.
4. CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI.



PLAT CERTIFICATES:

OWNER:
Name: Thomas D.B. Collins LTD
Address: 39 Walnut Valley Drive, Little Rock, AR 72211

DEVELOPER:
Name: Thomas D.B. Collins LTD
Address: 39 Walnut Valley, Little Rock, AR 72211

CERTIFICATE OF OWNER:

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

Date: _____ Signed: _____
Name: Phillip Pengelly
Address: 39 Walnut Valley Drive, Little Rock, Arkansas 72211

Source of Title Saline County: Warranty Deed 2018-006759

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 RECORDING:

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 March 28, 2017; 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 July 10, 2023. 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.

FINAL PLAT
SARATOGA PLACE SUBDIVISION
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

DOCUMENTS USED FOR THE PREPARATION OF THIS SURVEY

- JAMES RASBURRY 2012-03-06
- HOPE ENGINEERS FOR COOK 1988
- HOPE ENGINEERS FOR COOK 1993-07-06
- BROOKS SURVEYING 2008-04-17
- BOOK 2018 PAGE 006759
- BOOK 2014 PAGE 33990
- BOOK 2012 PAGE 97670
- BOOK 2012 PAGE 66543
- BOOK 2010 PAGE 59382
- BOOK 2010 PAGE 32719
- BOOK 2009 PAGE 41535
- BOOK 2008 PAGE 35197 GENERAL WARRANTY DEED
- BOOK 2004 PAGE 1944 WARRANTY DEED
- GLO ORIGINAL PLAT T1S R14W DATED 1822-08-22
- GLO DUPLICATE PLAT T1S R14W DATED 1859
- BOOK 2012 PAGE 68815 EASEMENT

PROPERTY SPECIFICATIONS:

ZONING CLASSIFICATION: R-1,S

MIN. LOT SIZE: 6,000 S.F.
NUMBER OF LOTS: 30
SOURCE OF WATER: SALEM WATER
SOURCE OF SEWER: CITY OF BRYANT

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

EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
FRONT - 10' OR AS SHOWN
REAR - 10' OR AS SHOWN
SIDE - 5' OR AS SHOWN
STREET RIGHT OF WAYS: 50' OR AS SHOWN
STREET WIDTH: 28' BOC TO BOC
LOT CORNERS: SET #4 REBAR WITH CAP

TRACT A WILL BE OWNED & MAINTAINED BY PROPERTY OWNERS ASSOCIATION. THE ENTIRE LIMITS OF TRACT A ARE A DRAINAGE AND UTILITY EASEMENT.

BASIS OF BEARINGS:

NAD 83 ARKANSAS GRID SOUTH ZONE (GPS)

CERTIFICATIONS:

By affixing my seal and signature, I George P. Wooden, PLS No. 1573, hereby certify that this drawing correctly depicts a survey compiled under my supervision.

According the the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Saline County unincorporated areas, panel # 05125C0225D dated 3/28/2017 , no portion , dated of the property described hereon does lie within the 100 year flood hazard boundary.

PROPERTY DESCRIPTION:

LEGAL DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH; RANGE 14 WEST; SALINE COUNTY, ARKANSAS; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A RAILROAD SPIKE BEING THE CENTER OF SAID SECTION 7; THENCE CONTINUING ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, S0°54'38"W A DISTANCE OF 186.51 FEET TO A FOUND REBAR WITH CAP #1399, THENCE S2°09'25"W A DISTANCE OF 129.78 FEET TO A FOUND PINCH PIPE; THENCE N88°20'29"W A DISTANCE OF 1332.31 FEET TO A FOUND PINCH PIPE; THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, N2°08'51"E A DISTANCE OF 325.54 FEET TO A FOUND 1" PIPE; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER THE FOLLOWING CALLS, S87°58'07"E A DISTANCE OF 543.90 FEET TO A FOUND REBAR WITH CAP #1141; S87°56'47"E A DISTANCE OF 222.90 FEET TO A FOUND REBAR WITH CAP #1506; AND S87°54'47"E A DISTANCE OF 561.45 FEET TO THE **POINT OF BEGINNING**; CONTAINING 9.81 ACRES (427,323.6 SQUARE FEET), MORE OR LESS, SUBJECT TO WISE ROAD RIGHT OF WAY.

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C161	38.73	25.00	88°46'12"	S46° 45' 51"W	34.97
C170	38.86	25.00	89°03'44"	S46° 37' 05"W	35.06
C176	19.09	25.00	43°45'28"	N56° 16' 42"W	18.63
C177	58.23	61.00	54°41'25"	N61° 44' 40"W	56.04
C183	31.52	61.00	29°36'25"	S53° 07' 50"E	31.17
C184	30.68	25.00	70°18'48"	S32° 46' 39"E	28.79
C185	51.80	61.00	48°39'21"	S66° 34' 57"W	50.26
C186	40.02	25.00	91°43'24"	S42° 59' 20"E	35.88
C187	85.78	61.01	80°33'51"	S1° 57' 31"W	78.89

SURVEY PLAT CODE:
500-01S-14W-0-07-310-62-1573

SURVEY LEGEND

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

GENERAL NOTES:

1. ALL STREETS & DRAINAGE TO MEET CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS.
2. ALL TRAFFIC CONTROL DEVICES SHALL MEET THE REQUIREMENTS OF CITY OF BRYANT STANDARD SPECIFICATIONS PER PART 4.9

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

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

60' 30' 0 60'

BY								
REVISION								1
DATE								

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

SARATOGA PLACE SUBDIVISION
CITY OF BRYANT,
SALINE COUNTY, ARKANSAS

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

CONTENTS:
FINAL PLAT

PROJECT NO:
17084

DATE:
JUNE 16, 2023

SHEET NO:
1

Memorandum of Understanding

For the completion of street overlay improvements on Wise Road between Saratoga Place Subdivision and Kensington Place Subdivision Phase 4 upon completion of Kensington Place Subdivision Phase 4 and before final plat all street overlay improvements shall be completed.

WHEREAS, the City of Bryant has met and discussed with the representative of the developer, to assist smart management of a proper overlay finished product:

WHEREAS. the City of Bryant deems it necessary to work with developer to ensure best possible infrastructure:

WHEREAS, the parties involved mutually agree to certain principles for the development;

WHEREAS, the provisions below represent the Parties understanding of the agreed upon requirements from previous meetings;

Now, therefore the parties agree to the following provisions:

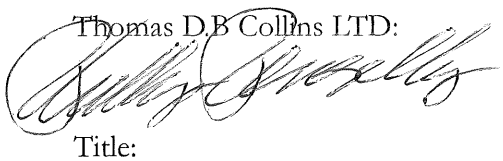
The developer of Saratoga Place Subdivision and Kensington Place Subdivision Phase 4 will complete all street overlay improvements required and agreed upon by way of approved preliminary plans. Final two inch overlay lift improvements shall be complete before final plat to Kensington Place Phase 4 Subdivision is given. All overlays and improvements shall follow the City of Bryant Minimum Street Specifications and preliminary approved plans by the City of Bryant. Until such time the developer shall leave the streets in an operable and safe condition. The developer must contact the City of Bryant Public Works before any work is performed to ensure that all permits have been obtained and the work performed is being inspected to assure quality standards.

City of Bryant:

Title:

Date:

Thomas D.B Collins LTD:



Title: OWNER

Date: 8/31/2023

210 SW 3rd Street • Bryant, AR 72022 • 501.943.0999 • www.CityofBryant.com

Bryant Public Works Department

August 30, 2023

Phillip Pengelly
Thomas D.B Collins LTD
9360 Gilbert Road
Benton, AR 72019
(501) 680-0970

RE: Saratoga Place Subdivision – Street Infrastructure Bond
Bryant, AR

To whom it may concern:

In accordance with City of Bryant Minimum Street Specifications Part 2.7 the Owner shall provide a Maintenance Warranty Bond to the City for a period of 12 months in the amount of 25 percent of the construction cost but not less than $50,000. In this case an engineer's estimate was provided for a total amount of $215,551.50, 25 percent would equate to $53,887.82. Therefore a $53,887.82 Maintenance Warranty is required.

After a final inspection by the City of Bryant and issuance of the above described bonds/warranties, the City will issue a final acceptance of the described infrastructure.

Sincerely,

Troy Ellis,
Street Superintendent

210 SW 3rd Street • Bryant, AR 72022 • 501.943.0999 • www.CityofBryant.com

Bryant Public Works Department

August 30, 2023

Phillip Pengelly
Thomas D.B Collins LTD
9360 Gilbert Road .
Benton, AR 72019
(501) 680-0970

RE: Saratoga Place Subdivision - Bryant, AR

To whom it may concern:

The City of Bryant has reviewed the completed Stormwater Infrastructure and have determined that it is acceptable. In accordance with the City of Bryant Stormwater Manual the Owner shall be responsible for the provision to the City of a one (1) year maintenance bond for 100 percent of the construction cost. In this case an engineer's estimate was provided for a total amount of $242,390.00. Therefore a 1-year bond in the amount of $242,390.00 is required.

After a final inspection by the City of Bryant and issuance of the above described bonds/warranties, the City will issue a final acceptance of the described infrastructure.

Sincerely,

Troy Ellis
Stormwater Superintendent

Saratoga Place
Wise Road
Bryant, AR 72022
501-249-3378

STORM WATER MAINTENANCE PLAN

The Saratoga Place Property Owners Association will be responsible for the inspection and maintenance of the stormwater detention pond located on its.

Inspections are to be scheduled as directed in this document. All documentation on scheduled inspections, dates of inspections, and maintenance completed shall be retained by the Saratoga Place Property Owners Association for a period of three years.

DETENTION PONDS

Monthly Maintenance (as applicable):

[ ] Mow grass on the slopes and bottom of detention pond.

[ ] Mow grass on exclusive sanitary sewer easement.

Biennial Maintenance (Spring & Fall):

[ ] Check outlets for clogging with trash or dead vegetation, clean when necessary

[ ] Remove dead vegetation that obstructs flow

Annual Maintenance (Early Spring):

[ ] Check outlets for sediment in-fill, clean when necessary

[ ] Check pond for sediment accumulation, remove if 6" or more has accumulated

Phillip Pengelly, Thomas D. B. Collins, LTD

8/31/2023
date

First Electric
Cooperative Corporation

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

September 5, 2023

Mr. Troy Ellis
Bryant Public Works
210 SW Third Street
Bryant, Arkansas 72022

Re: Installation of streetlight for Saratoga Subdivision

Dear Mr. Ellis

The developer has paid all fees for the installation of streetlights within the above reverenced subdivision. The lights will be installed as soon as contract crews become available.

Thank you for your patience while we work through our scheduling difficulties.

Sincerely

Randy Jones
Field Engineer

GNE

3825 Mt Carmel Rd.
Bryant, AR 72022

GarNat Engineering, LLC

P.O. Box 116
Benton, AR 72018

June 6, 2023

Truett Smith
Planning & Community Development
210 S.W. 3rd Street
Bryant, AR 72022

Re: Final Plat Certification
Saratoga Place Subdivision

Dear Mr. Smith:

Please allow this letter to serve as the certification for the referenced project required by Paragraph 15.12.05.a of the City of Bryant Subdivision Regulations. To that end, we certify that all improvements and installation to the subdivision required for its approval under the terms of the City of Bryant Subdivision Rules and Regulations have been made, added, or installed. Furthermore, these improvements were constructed in accordance with the approved plans and specifications.

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

Sincerely,
GarNat Engineering, LLC

Vernon J. Williams

Vernon J. Williams, P.E., President

Thomas D.B. Collins

Phillip Pengelly

Phillip Pengelly

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

HOPE CONSULTING

129 North Main Street, Benton, Arkansas 72015
(t) 501-315-2626 (e) www.HopeConsulting.com

August 23, 2023

Colton Leonard
City of Bryant
210 Southwest Third St., Bryant, AR 72022

RE: Replat Roman Heights Lot 21 and 22 (Parcel #'s 840-08615-021 and 840-08615-022)

Dear Mr. Leonard,

On behalf of our client, please accept this submittal of our application for Replatting Lots 21 and 22 Roman Heights Subdivision. Please find the attachments below that will complete this application.

Sincerely,

Jonathan Hope
Hope Consulting, Inc
jonathan@hopeconsulting.com

23-1114
Drawing No.

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

CERTIFICATE OF OWNER:

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

_____ _____
Name:

Source of Title: Saline County Document # 2021-024929

LOT 21R AND 22R

A REPLAT OF LOT 21 AND 22 OF

ROMAN HEIGHTS PHASE 1

TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

THE PURPOSE OF THIS REPLAT IS TO ADJUST LOT LINE BETWEEN LOTS 21 AND 22.

CERTIFICATE OF FINAL SURVEYING ACCURACY:

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

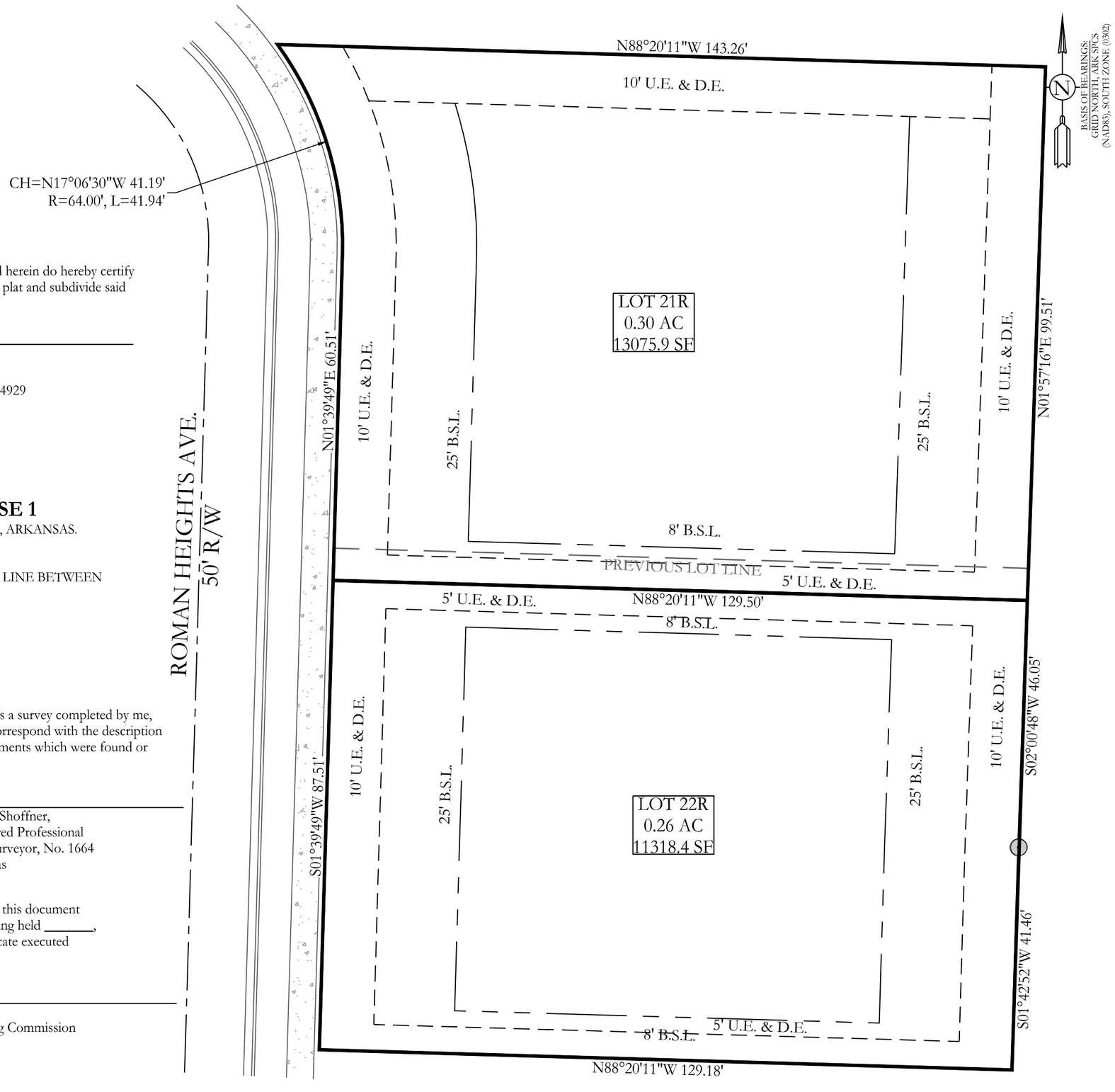
_____ _____
Date of Execution Name: Corbitt Shoffner, Registered Professional Land Surveyor, No. 1664 Arkansas

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 Name
Bryant Planning Commission

811 Arkansas One-Call System



LEGEND
- Computed Point
- Found monument
- Set 1/2" Rebar #1664
(M) - Measured by Surveyor
(R/D/P) - Record measurements
B.S.L. - Building Setback Line Restriction
U.E./D.E. - Utility / Drainage Easement
- Fence
- Centerline

Drawn By: MD Checked:

GENERAL DISCLAIMER
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 is based on public records and/or title investigations furnished by third parties. No independent search or investigation has been made by this firm for any records, public or private. Listed reference documents hereon were used and considered as a part of this survey; however other records, if any, could further affect this survey. No statement or guarantees of ownership, rights, or other interests are made by this survey plat.

FLOOD STATEMENT
No portion of the property described hereon lies within the 100 year flood plain, according to the Flood Insurance Rate Map, panel # 05125C0240E , dated: 06/05/2020 .

129 North Main Street
Benton, Arkansas 72015
office: (501) 315-2626
fax: (501) 315-0024
www.HopeConsulting.com

HOPE CONSULTING
ENGINEERS - SURVEYORS

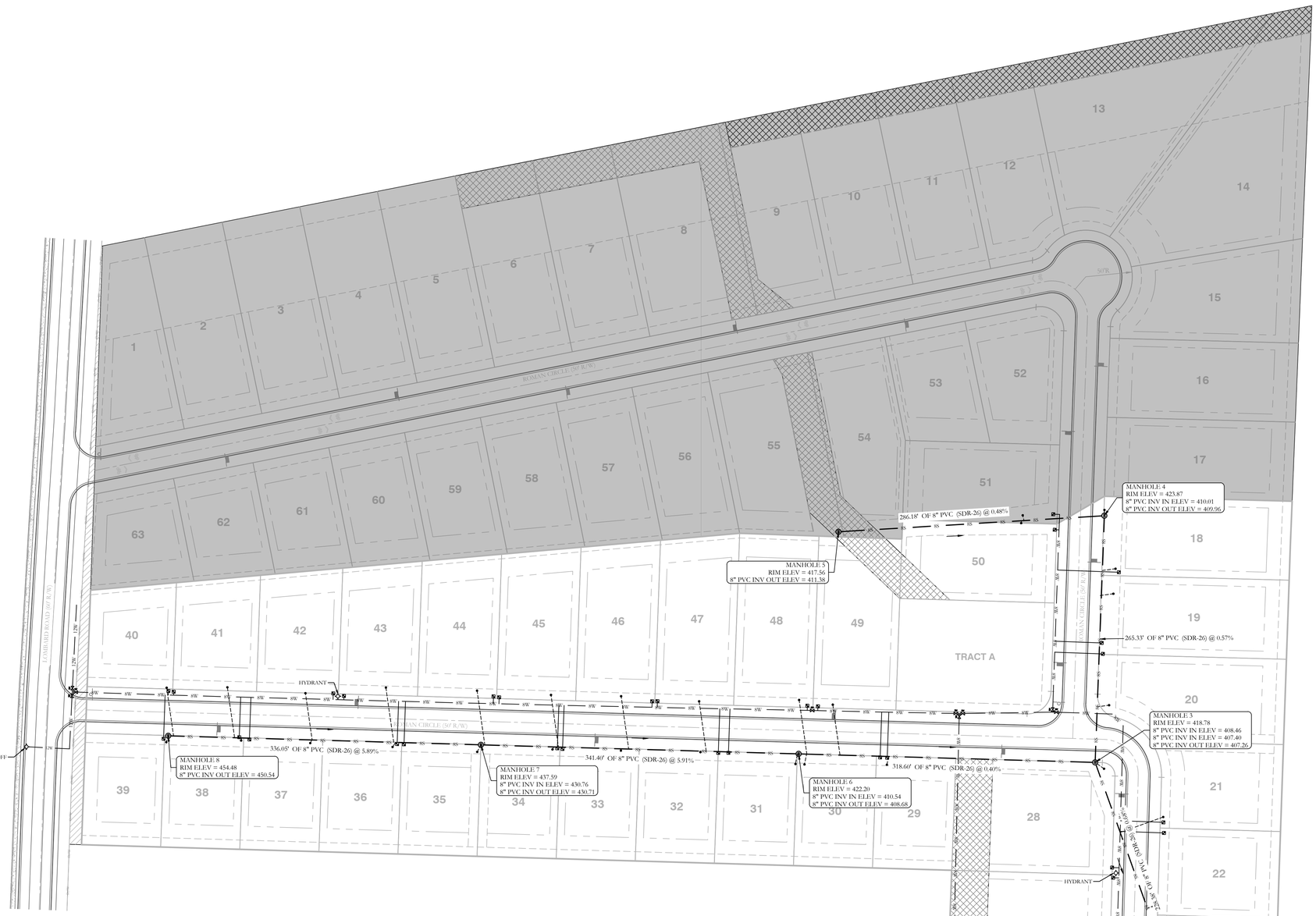
For the Exclusive Use and Benefit of:
BULL HOME BUILDERS

Address

Date						
500	01S	14W	0	10	300	62	1664

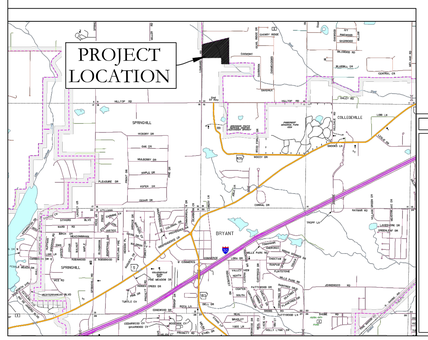
REGISTERED
STATE OF ARKANSAS
No. 1664
SIGNATURE
WILLIAM CORBITT R. SHOFFNER
PROFESSIONAL LAND SURVEYOR

ORIGINAL SIGNATURE ON FILE



SANITARY SEWER AND WATER AS-BUILTS
ROMAN HEIGHTS SUBDIVISION PHASE 1

IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS



SEWER LEGEND:	WATER LEGEND:	TYPICAL FIRE HYDRANT:
AIR RELEASE VALVE	3" BLOW OFF	3" BLOW OFF
CLEAN OUT	GATE VALVE	REDUCER 6"
ISOLATION VALVE	REDUCER	6" GATE VALVE
SEWER SERVICE	WATER LINE	FIRE HYDRANT (2 TO 6 FEET FROM EDGE OF PAVEMENT)
SEWER SERVICE	FIRE HYDRANT	
	DOUBLE WATER SERVICE	
	SINGLE WATER SERVICE	

NOTE:
PROPOSED SEWER MAINS IS TO HAVE TRACER WIRE. ALSO A NON-BIODEGRADABLE TAPE IDENTIFYING THE LINE AS "SEWER" MUST BE BURIED IN THE TRENCH ABOVE THE SEWER MIANS.

NOTE:
ALL FIRE HYDRANT LEADERS HAVE A GATE VALVE BETWEEN MAIN AND FIRE HYDRANT.

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

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

BASIS OF BEARINGS:
GRID NORTH ARKANSAS COORDINATE SYSTEM, SOUTH ZONE BY G.P.S. OBSERVATIONS

60' 30' 0 60'
BAR SCALE: 1" = 60'

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:
BULL DEVELOPMENT LLC

WATER & SEWER AS-BUILTS PLAN
ROMAN HEIGHTS SUBDIVISION PHASE 1
IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	10/06/2021		C.A.D. BY:	JPP		DRAWING NUMBER:	
REVISED:			CHECKED BY:			17-0077	
			SCALE: 1"=60'				
500	01S	14W	0	10	300	62	1762

K:\LAND PROJECTS 2004\SUBDIVISIONS\2017\17-0077 ROMAN HEIGHTS\DWG\17-0077 ROMAN HEIGHTS AS-BUILTS 05-10-2021.DWG

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

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Ch. Length
C1	19.44'	25.00'	44°33'13"	S56° 28' 34"W	18.95'
C2	25.03'	50.00'	28°40'44"	S48° 32' 19"W	24.77'
C3	50.52'	50.00'	57°53'24"	N88° 10' 37"W	48.40'
C4	40.89'	50.00'	46°51'19"	N35° 48' 16"W	39.76'
C5	51.44'	50.00'	58°56'34"	N17° 05' 41"E	49.20'
C6	19.44'	25.00'	44°33'13"	N24° 17' 22"E	18.95'
C7	34.41'	25.00'	78°51'06"	N37° 24' 48"W	31.75'
C8	45.75'	64.00'	40°57'31"	N56° 21' 36"W	44.78'
C9	41.94'	64.00'	37°32'40"	N17° 06' 30"W	41.19'
C10	21.03'	25.00'	48°11'23"	N22° 25' 52"W	20.41'
C11	42.05'	50.00'	48°11'23"	N22° 25' 52"W	40.82'
C12	54.19'	50.00'	62°05'38"	N32° 42' 38"E	51.57'
C13	62.19'	50.00'	71°15'55"	S80° 36' 36"E	58.26'
C14	40.70'	50.00'	46°38'28"	S21° 39' 25"E	39.59'
C15	42.05'	50.00'	48°11'23"	S25° 45' 31"W	40.82'
C16	21.03'	25.00'	48°11'23"	S25° 45' 31"W	20.41'
C17	21.99'	14.00'	90°00'01"	S43° 20' 11"E	19.80'
C18	39.12'	25.00'	89°39'04"	S46° 50' 17"W	35.25'
C19	45.06'	25.00'	103°15'35"	S49° 37' 02"E	39.20'

Curve Table: Road Centerline					
Curve #	Delta	Chord B & D		Arc Length	Arc Radius
SC1	103°15'35"	N49° 37' 02"W	59.59'	68.48'	38.00'
SC2	90°00'00"	S43° 20' 11"E	53.74'	59.69'	38.00'

Line Table		
Line #	Direction	Length
L1	N88° 20' 11"W	33.56

FOUND ½" REBAR W. ALUM. AGC CAP
NW CORNER NW ¼ NW ¼
SECTION 10, T-01-S, R-14-W

FOUND ½" REBAR

FOUND ½" REBAR
NW CORNER NW ¼ SW ¼
SECTION 10, T-01-S, R-14-W
28" POST OAK: S68°EM 25.2'
AGC BRG. TAG ON 23" PINE: S12°E, 20.5'
POWER POLE: N42°W, 53.1'

GLENN HILL ESTATES SUBDIVISION (BOOK 284, PAGE 155)

DRAINAGE AREA 109 ACRES

FOUND ½" REBAR

N78°45'10"E 1324.41'

FOUND ½" REBAR (2.13' SOUTH OF LINE)

FOUND ½" REBAR (0.90' SOUTH OF LINE)

FOUND ½" REBAR

HOOKS ROGER KIM (BOOK 1998, PAGE 36899)

SEE NOTE #2

100.0' POWER LINE EASEMENT

25' U.E. & D.E.

36' U.E. & D.E.

10' U.E. & D.E.

FUTURE DEVELOPMENT

CASON HILL BLVD (50' R/W)

S78°45'10"W 1041.04'

STREET RIGHT-OF-WAY LINE

STREET RIGHT-OF-WAY LINE

10' UTILITY & DRAINAGE EASEMENT

25' BUILDING SETBACK LINE

8' BUILDING SETBACK LINE

25' BUILDING SETBACK LINE

10' UTILITY & DRAINAGE EASEMENT

TYPICAL SETBACKS & EASEMENTS

LOMBARD ROAD

S2°07'23"W 1329.24'

DEDICATED UTILITY & DRAINAGE EASEMENT (BOOK 2019, PAGE 024054)

S2°07'23"W 273.72'

N2°07'56"E 970.17'

POINT OF BEGINNING
FOUND ½" REBAR
(PLS #1375)

POINT OF COMMENCEMENT
FOUND ½" REBAR
SW CORNER NW ¼ SW ¼
SECTION 10, T-01-S, R-14-W

S88°21'12"E 25.00'

FOUND ½" REBAR

N88°18'41"W 935.16'

TRAMMEL ALLEN WAYNE & CAROL JOY
(BOOK 2012, PAGE 115312)

S2°03'57"W 2659.25'

FOUND ½" REBAR
NE CORNER NW ¼ SW ¼
SECTION 10, T-01-S, R-14-W

CHAIN-LINK FENCE COR: N40°E, 1.25'
19" POST OAK: S85°E, 20.90'
8" RED OAK: S64°W, 6.95'

S2°16'42"W 47.10'

S2°16'42"W 580.14'

S88°30'37"E 202.42'

S88°30'37"E 202.03'

S88°30'37"E 201.63'

S88°30'37"E 201.44'

S88°30'37"E 201.50'

S88°30'37"E 201.56'

N80°37'05"E 186.63'

S88°20'11"E 74.72'

S88°20'09"E 165.60'

S88°19'58"E 165.93'

S88°20'11"E 172.30'

S88°20'11"E 129.18'

N88°20'11"W 143.26'

N88°20'11"W 129.50'

N88°20'11"W 104.10'

S1°58'23"W 360.26'

S1°39'49"W 242.53'

S1°42'52"W 286.25'

S1°20'18"W 23.73'

N59°48'38"E 59.09'

N2°00'45"E 20.99'

S87°59'15"E 174.31'

N84°59'24"E 700.02'

S88°11'41"E 1093.42'

ROMAN HEIGHTS AVE (50' R/W)

N71°47'01"W 53.10'

DRAINAGE DISCHARGE

N87°58'30"W 168.90'

N41°49'51"W 27.47'

DAWSON POINT PHASE 3 (BOOK 2020, PAGE 00854)

N83°50'59"W 114.88'

F.I.P.

TRACT A
0.45 ACRES
19778 Sq. Ft.

Lot	Area	Min. FFE
1	0.23 ACRES 10037 Sq. Ft.	
2	0.23 ACRES 10037 Sq. Ft.	
3	0.23 ACRES 10037 Sq. Ft.	
4	0.23 ACRES 10037 Sq. Ft.	
5	0.23 ACRES 10037 Sq. Ft.	
6	0.23 ACRES 10037 Sq. Ft.	
7	0.23 ACRES 10037 Sq. Ft.	MIN. FFE 422.00'
8	0.23 ACRES 10037 Sq. Ft.	MIN. FFE 422.00'
9	0.23 ACRES 10037 Sq. Ft.	MIN. FFE 422.00'
10	0.23 ACRES 10037 Sq. Ft.	MIN. FFE 422.00'
11	0.23 ACRES 10037 Sq. Ft.	
12	0.23 ACRES 10037 Sq. Ft.	
13	0.23 ACRES 10037 Sq. Ft.	
14	0.23 ACRES 10037 Sq. Ft.	
15	0.23 ACRES 10037 Sq. Ft.	
16	0.23 ACRES 10037 Sq. Ft.	
17	0.23 ACRES 10037 Sq. Ft.	
18	0.39 ACRES 17126 Sq. Ft.	
19	0.39 ACRES 17125 Sq. Ft.	
20	0.40 ACRES 17259 Sq. Ft.	
21	0.28 ACRES 12297 Sq. Ft.	
22	0.28 ACRES 12090 Sq. Ft.	
23	0.26 ACRES 11287 Sq. Ft.	
24	0.41 ACRES 18064 Sq. Ft.	
25	0.41 ACRES 18073 Sq. Ft.	MIN. FFE 411.50'
26	0.42 ACRES 18165 Sq. Ft.	MIN. FFE 413.50'
27	0.52 ACRES 22555 Sq. Ft.	MIN. FFE 414.20'
28	0.47 ACRES 20655 Sq. Ft.	MIN. FFE 419.00'
29	0.24 ACRES 10256 Sq. Ft.	MIN. FFE 419.00'
30	0.23 ACRES 10230 Sq. Ft.	
31	0.23 ACRES 10227 Sq. Ft.	
32	0.23 ACRES 10224 Sq. Ft.	
33	0.23 ACRES 10221 Sq. Ft.	
34	0.23 ACRES 10218 Sq. Ft.	
35	0.23 ACRES 10214 Sq. Ft.	
36	0.23 ACRES 10211 Sq. Ft.	
37	0.23 ACRES 10208 Sq. Ft.	
38	0.23 ACRES 10205 Sq. Ft.	
39	0.23 ACRES 10202 Sq. Ft.	
40	0.23 ACRES 10038 Sq. Ft.	
41	0.25 ACRES 10778 Sq. Ft.	
42	0.26 ACRES 11456 Sq. Ft.	
43	0.27 ACRES 11926 Sq. Ft.	
44	0.29 ACRES 12772 Sq. Ft.	
45	0.31 ACRES 13618 Sq. Ft.	
46	0.33 ACRES 14464 Sq. Ft.	
47	0.35 ACRES 15267 Sq. Ft.	
48	0.36 ACRES 15752 Sq. Ft.	
49	0.38 ACRES 16415 Sq. Ft.	MIN. FFE 419.00'
50	0.32 ACRES 14000 Sq. Ft.	MIN. FFE 419.00'
51		MIN. FFE 421.00'
52		
53		
54		MIN. FFE 421.00'
55		MIN. FFE 421.00'
56		
57		
58		
59		
60		
61		
62		
63		

NOTE:

1. TRACT A WILL BE UTILIZED AS A DETENTION BASIN, DRAINAGE AND UTILITY EASEMENTS MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
2. NO FENCE SHALL BE ERECTED IN HATCHED AREA.

OTWELL CARL E & WILLIAM F (BOOK 1999, PAGE 36819)

KENNETH D & REBECCA (BOOK 2014, PAGE 42919)

BASIS OF BEARINGS: GRID NORTH ARKANSAS COORDINATE SYSTEM, SOUTH ZONE BY G.P.S. OBSERVATIONS

60' 30' 0 60'

LEGEND
- Found Aliquot Corner
- Computed point
- Found monument
- Set #4 RB/Plas. Cap(SIP)
- (M) - Measured
- (R) - Record
- (P) - Platted
- Street Light
- Fire Hydrant
- Stop Sign
- No Parking Sign

PROPERTY DESCRIPTION:

PART OF THE NW ¼ OF THE SW ¼ AND PART OF THE SW ¼ OF THE NW ¼; ALL IN SECTION 10, TOWNSHIP 01 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND ½" REBAR, ACCEPTED AS THE SW CORNER OF THE NW ¼ OF THE SW ¼ OF SECTION 10; THENCE S88°21'12"E, A DISTANCE OF 25.00 FEET TO A FOUND ½" REBAR; THENCE N02°03'56"E, A DISTANCE OF 970.17 FEET TO A FOUND ½" REBAR (PLS #1375), BEING THE **POINT OF BEGINNING** OF HEREIN DESCRIBED TRACT; THENCE N02°00'45"E, A DISTANCE OF 273.72 FEET TO A POINT; THENCE N84°59'24"E, A DISTANCE OF 700.02 FEET TO A POINT; THENCE S87°59'15"E, A DISTANCE OF 174.31 FEET TO A POINT; THENCE N02°00'45"E, A DISTANCE OF 20.99 FEET TO A POINT; THENCE S88°20'09"E, A DISTANCE OF 165.60 FEET TO A POINT; THENCE N59°48'38"E, A DISTANCE OF 59.09 FEET TO A POINT; THENCE S88°30'37"E, A DISTANCE OF 201.63 FEET TO A POINT ON THE EAST LINE OF THE NW ¼ OF THE SW ¼ OF SECTION 10; THENCE ALONG THE EAST LINE THEREOF S02°16'42"W, A DISTANCE OF 47.10' TO A FOUND ½" REBAR, ACCEPTED AS THE NORTHEAST CORNER THEREOF; THENCE S01°58'23"W, ALONG SAID EAST LINE, A DISTANCE OF 360.26 FEET TO A POINT; THENCE LEAVING SAID EAST LINE, S01°42'52"W, A DISTANCE OF 298.25 FEET TO A POINT; THENCE S01°26'18"W, A DISTANCE OF 23.73 FEET TO A POINT; THENCE N83°50'59"W, A DISTANCE OF 114.88 FEET TO A POINT; THENCE N41°49'51"W, A DISTANCE OF 27.47 FEET TO A POINT; THENCE N87°58'30"W, A DISTANCE OF 168.90 FEET TO A POINT; THENCE N71°47'01"W, A DISTANCE OF 53.10 FEET TO A POINT; THENCE N02°03'16"E, A DISTANCE OF 277.04 FEET TO A FOUND ½" REBAR (PLS #1375); THENCE N88°18'41"W, A DISTANCE OF 935.16 FEET BACK TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 550.021 SQUARE FEET, OR 12.63 ACRES, MORE OR LESS.

REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF ARKANSAS — NO. 12861 — SIGNATURE — JONATHAN L. HOPE — 8/12/21

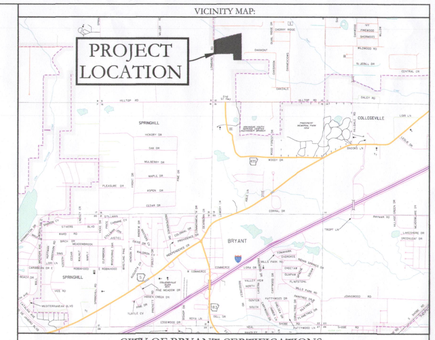
STATE OF ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — NO. 14048 — WILLIAM W. McFADDEN

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

2021-024929
I certify this instrument was filed on:
09/15/2021 01:11:31 PM
Myka Bono Sample
Saline County Circuit Clerk
Pages: 1
H LEE

FINAL PLAT
ROMAN HEIGHTS SUBDIVISION PHASE 1
IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

VICINITY MAP:



CITY OF BRYANT CERTIFICATIONS:

OWNER:
Name: BULL DEVELOPMENT LLC
Address: P.O. BOX 908
BRYANT, AR 72089

DEVELOPER:
Name: BULL DEVELOPMENT LLC
Address: P.O. BOX 908
BRYANT, AR 72089

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.

8-12-21
Date of Execution

Name:

Source of Title: 2019-024054

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.

8/12/21
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 Bryant Subdivision Rules and Regulations have been followed.

8-12-2021
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.

8-17-2021
Date of Execution

Rick Johnson,
Bryant Planning Commission

FLOODPLAIN CERTIFICATION:

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 the the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Saline County unincorporated areas, panel # 05125C0240E, dated 06/05/2020, no portion of the property described hereon does lie within the 100 year flood hazard boundary.

PROPERTY SPECIFICATIONS:

OWNER: BULL DEVELOPMENT LLC, P.O. BOX 908, BRYANT, AR 72089

DEVELOPER/SUBDIVIDER: BULL DEVELOPMENT LLC, P.O. BOX 908, BRYANT, AR 72089

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

NAME OF SUBDIVISION: ROMAN HEIGHTS SUBDIVISION PHASE 1

ZONING CLASSIFICATION: R-2

SOURCE OF TITLE: SALINE COUNTY DOCUMENT BOOK 2019 PAGE 024054

MIN. LOT SIZE: 9,000 S.F.
NUMBER OF LOTS: 33
SOURCE OF WATER: CITY OF BRYANT
SOURCE OF SEWER: CITY OF BRYANT
SOURCE OF ELECTRIC: FIRST ELECTRIC COOP
SOURCE OF GAS: CENTERPOINT ENERGY

BUILDING SETBACKS:
FRONT - 25' OR AS SHOWN
REAR - 25' OR AS SHOWN
SIDE - 8' OR AS SHOWN

EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
FRONT - 10' OR AS SHOWN
REAR - 10' OR AS SHOWN
SIDE - 5' OR AS SHOWN
STREET RIGHT OF WAYS: 50' OR AS SHOWN
STREET WIDTH: 26' BOC TO BOC
LOT CORNERS: SET 1/2" REBAR WITH CAP

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

FOR USE AND BENEFIT OF:
BULL DEVELOPMENT LLC

FINAL PLAT
ROMAN HEIGHTS SUBDIVISION PHASE 1
IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

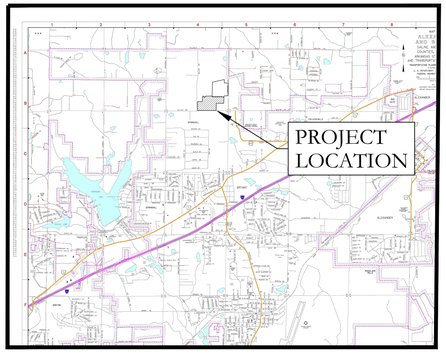
DATE:	10/06/2020	C.A.D. BY:	JPP	DRAWING NUMBER:
REVISED:	08/12/2021	CHECKED BY:		17-0077
		SCALE:	1" = 60'	

500	01S	14W	0	10	300	62	1762

K:\LAND PROJECTS 2004\SUBDIVISIONS\2017\17-0077 ROMAN HEIGHTS\FINAL PLAT\PHASE 1\17-0077 FINAL PLAT PHASE 1.DWG

CONSTRUCTION PLANS
HILLTOP LANDING

HILLTOP ROAD & MILLER ROAD ,BRYANT, AR



VICINITY MAP

N

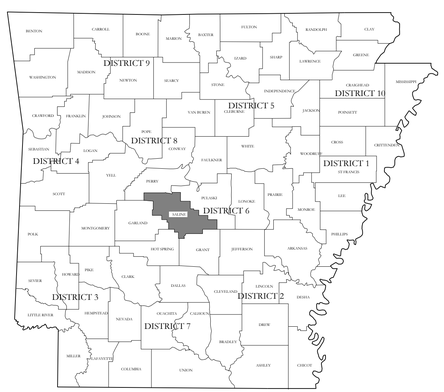
PREPARED BY:

HOPE CONSULTING
ENGINEERS - SURVEYORS

129 N. Main 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 & PROFILE
C-1.1	STREET PLAN & PROFILE
C-1.2	STREET PLAN & PROFILE
C-2.0	UTILITY PLAN
C-2.1	SEWER PLAN & PROFILE
C-2.2	SEWER PLAN & PROFILE
C-2.3	SEWER PLAN & PROFILE
C-3.1	STORM PLAN & PROFILE
C-3.2	STORM PLAN & PROFILE
C-3.3	STORM PLAN & PROFILE
C-3.4	STORM PLAN & PROFILE
C-4.0	TRENCH AND SPECIAL DETAILS
C-5.0	CIVIL SPECIFICATIONS
C-6.0	DETENTION
C-6.1	DETENTION
C-7.0	EROSION CONTROL PLAN



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ENGINEERS - SURVEYORS

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

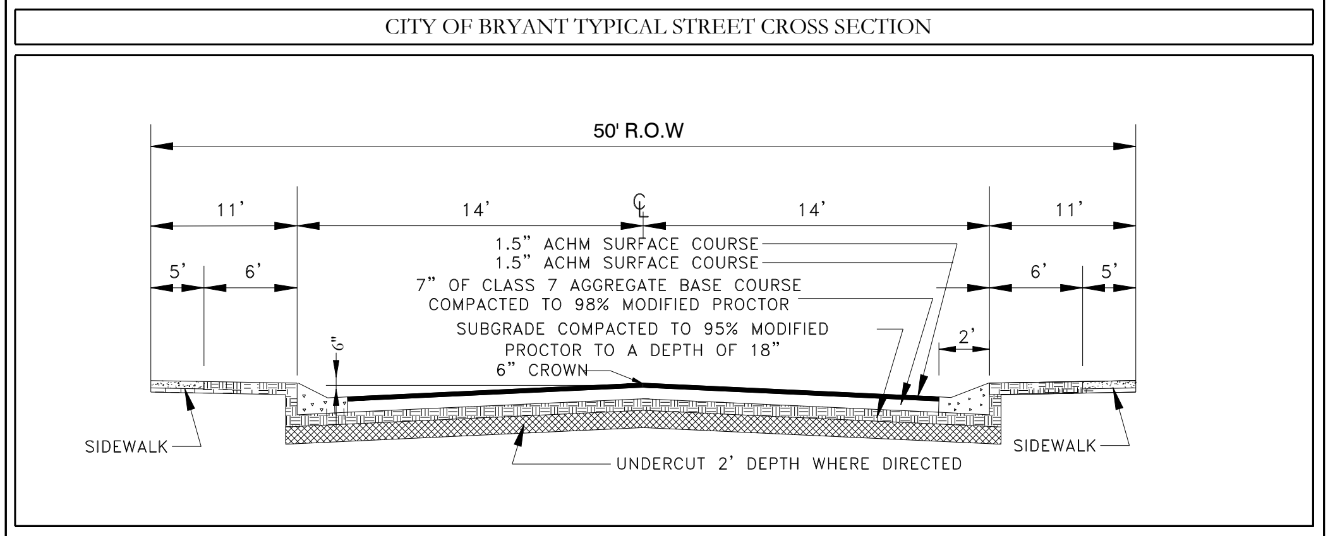
FOR USE AND BENEFIT OF:
NXT GEN HOMES LLC.

HILLTOP LANDING
A SUBDIVISION IN THE CITY OF BRYANT, AR
HILLTOP ROAD & MILLER ROAD, BRYANT, AR

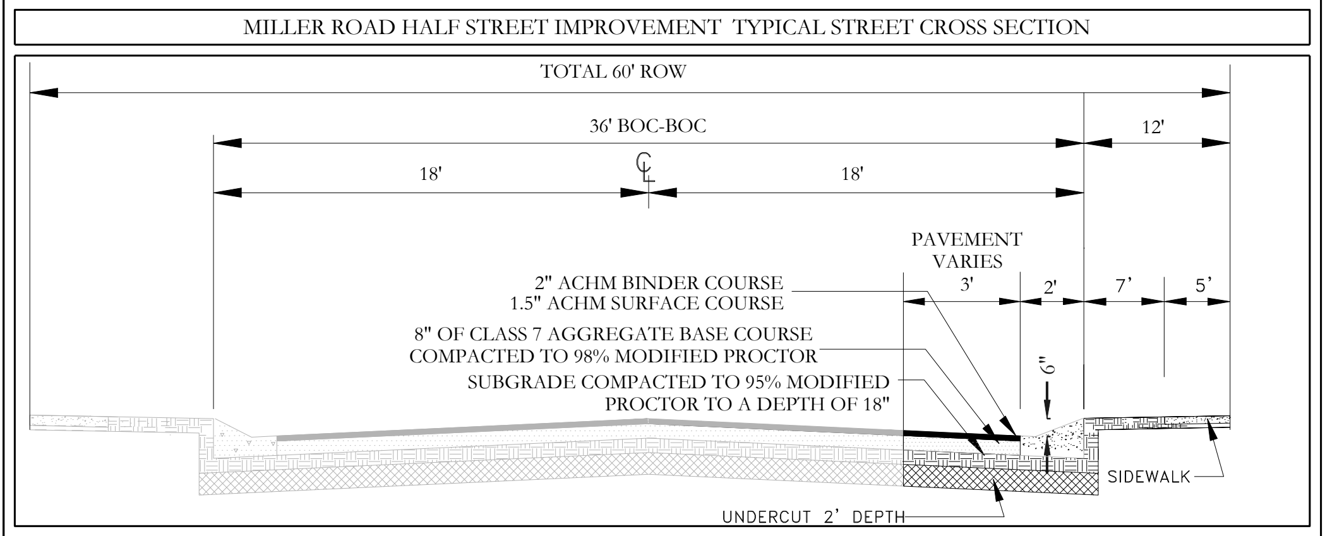
DATE:	02/16/2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:	08-07-2023	CHECKED BY:	20-1341
SHEET:		SCALE:	

500	01S	14W	0	9	200	62	1762

CITY OF BRYANT TYPICAL STREET CROSS SECTION

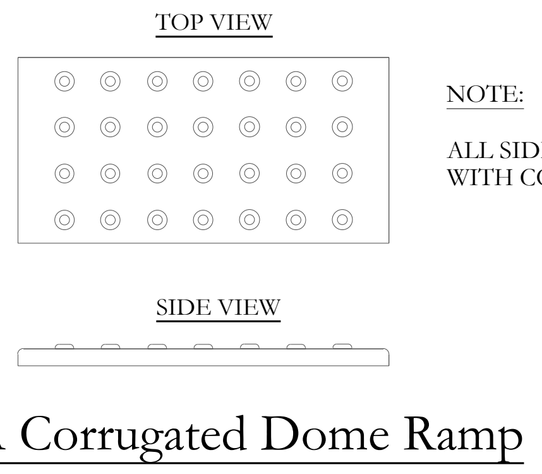


MILLER ROAD HALF STREET IMPROVEMENT TYPICAL STREET CROSS SECTION



NOTES:

1. TRACTS A, C, D, E, F AND G WILL BE UTILIZED FOR DRAINAGE AND UTILITIES PURPOSES AND WILL MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION (POA) OR IMPROVEMENT .

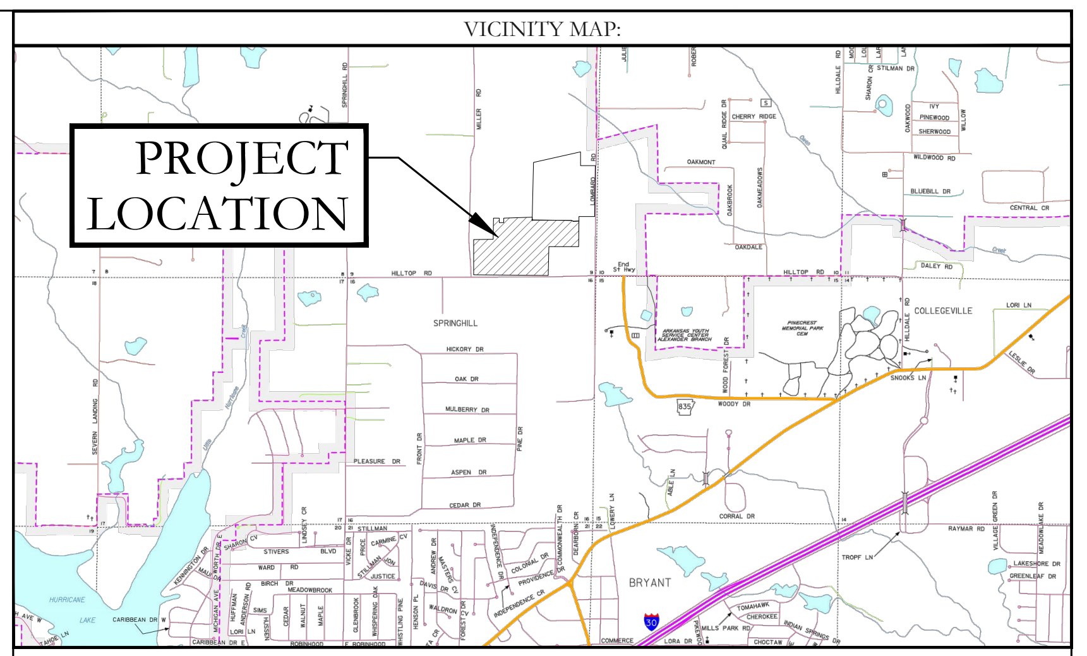


ADA Corrugated Dome Ramp

NOTE:

ALL SIDEWALK RAMPS SHALL MEET ADA REQUIREMENT WITH CORRUGATED DOME REQUIREMENTS.

VICINITY MAP:



OWNER:

Name: NXT GEN HOMES LLC
Address: 19218 SUMMERSHADE DRIVE
BRYANT, AR 72022

DEVELOPER:

Name: NXT GEN HOMES LLC
Address: 19218 SUMMERSHADE DRIVE
BRYANT, AR 72022

CERTIFICATE OF OWNER:

We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have 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 Tile: 2021-009870

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY:

I, Jonathan L. Hope, hereby certify that this proposed preliminary plat correctly represents a survey completed by me, or under my supervision on ______________, 2023; that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source Title; and that all monuments which were found or placed on the property are correctly described and located..

____
Date of Execution

Signed: ______________________
Jonathan L. Hope
Registered Professional
Land Surveyor No. 1762
Arkansas

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:

I, Kazi Tamzidual Islam, 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 requirements of the City of Bryant Subdivision Rules and Regulations have been fully complied with.

____
Date of Execution

____
Kazi Tamzidual Islam
Registered Professional
Engineer, No. 20876 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 of further provisions of said Rules and Regulations.

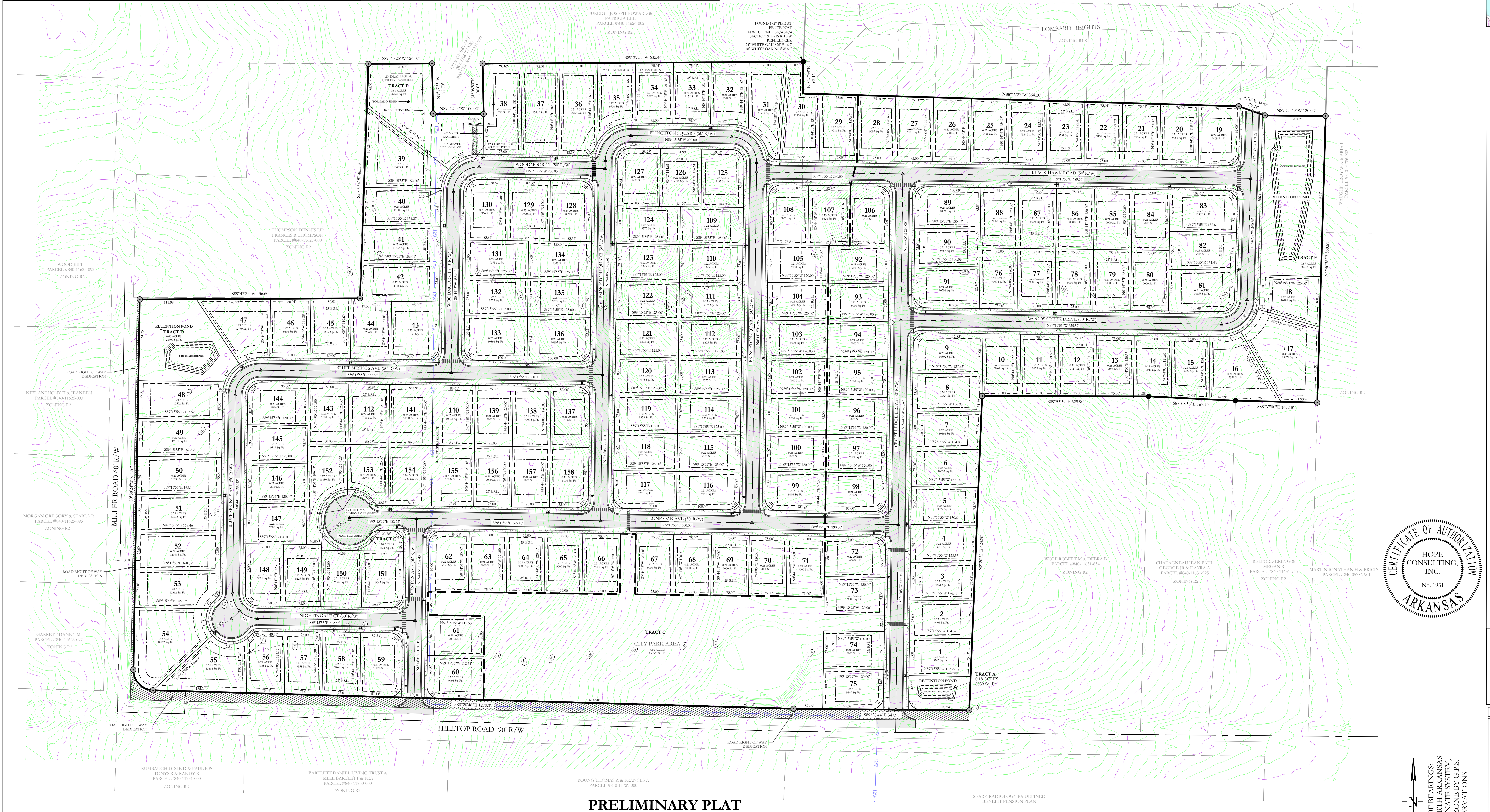
____
Date of Execution

Signed: ______________________
Rick Johnson, Chairman
Bryant Planning Commission

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

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1762
SIGNATURE
JONATHAN L. HOPE

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
NO. 20876
KAZI TAMZIDUL ISLAM



BASIS OF BEARINGS:
GRID NORTH ARKANSAS
COORDINATE SYSTEM,
SOUTH ZONE BY G.P.S.
OBSERVATIONS

PRELIMINARY PLAT
HILLTOP MANOR SUBDIVISION

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

Curve Table

Curve #	Delta	Chord B & D	Arc Length	Arc Radius
C1	90°12'49"	N44°22'19"W 35.42'	39.36'	25.00'
C2	90°00'00"	N45°44'05"E 35.36'	39.27'	25.00'
C3	30°37'55"	N75°25'08"E 39.62'	40.10'	75.00'
C4	44°02'55"	N38°04'43"E 56.25'	57.66'	75.00'
C5	14°22'36"	N8°51'57"E 18.77'	18.82'	75.00'
C6	89°03'26"	N46°12'22"E 35.06'	38.86'	25.00'
C7	71°54'20"	S53°18'45"E 29.36'	31.37'	25.00'
C8	45°59'35"	S40°21'22"E 58.60'	60.20'	75.00'
C9	25°54'46"	S76°18'32"E 33.63'	33.92'	75.00'
C10	63°40'48"	S58°53'41"W 79.13'	83.36'	75.00'
C11	6°26'35"	N23°49'59"E 8.43'	8.43'	75.00'
C12	70°07'23"	N55°40'23"E 28.72'	30.60'	25.00'
C13	53°30'07"	N63°59'01"E 67.52'	70.03'	75.00'

Curve Table

Curve #	Delta	Chord B & D	Arc Length	Arc Radius
C14	31°36'39"	N21°25'38"E 40.86'	41.38'	75.00'
C15	4°53'14"	N3°10'42"E 6.40'	6.40'	75.00'
C16	90°00'00"	N45°44'05"E 35.36'	39.27'	25.00'
C17	34°23'40"	N73°32'15"E 44.35'	45.02'	75.00'
C18	35°21'56"	N38°39'28"E 45.56'	46.29'	75.00'
C19	20°14'25"	N10°51'17"E 26.36'	26.49'	75.00'
C20	49°56'39"	N25°42'25"E 21.11'	21.79'	25.00'
C21	26°13'50"	N37°33'49"E 22.69'	22.89'	50.00'
C22	65°06'18"	N8°06'15"W 53.81'	56.81'	50.00'
C23	88°00'23"	N84°39'36"W 69.47'	76.80'	50.00'
C24	10°32'47"	S46°03'49"W 9.19'	9.20'	50.00'
C25	49°56'39"	S65°45'45"W 21.11'	21.79'	25.00'
C26	90°00'00"	N44°15'55"W 35.36'	39.27'	25.00'

Curve Table

Curve #	Delta	Chord B & D	Arc Length	Arc Radius
C27	90°55'09"	N46°11'39"E 35.64'	39.67'	25.00'
C28	89°05'30"	S43°48'01"E 35.07'	38.87'	25.00'
C29	89°59'21"	S45°44'24"W 35.35'	39.27'	25.00'
C30	90°00'00"	N44°15'55"W 35.36'	39.27'	25.00'
C31	89°47'11"	N45°37'41"E 35.29'	39.18'	25.00'
C32	90°00'00"	N44°15'55"W 35.36'	39.27'	25.00'
C33	90°00'00"	N45°44'05"E 35.36'	39.27'	25.00'
C34	90°56'34"	S43°47'38"E 35.65'	39.68'	25.00'
C35	89°03'26"	S46°12'22"W 35.06'	38.86'	25.00'
C36	90°00'00"	N44°15'55"W 35.36'	39.27'	25.00'
C37	90°00'00"	N45°44'05"E 35.36'	39.27'	25.00'
C38	90°00'00"	S44°15'55"E 35.36'	39.27'	25.00'
C39	90°00'00"	S45°44'05"W 35.36'	39.27'	25.00'

Curve Table

Curve #	Delta	Chord B & D	Arc Length	Arc Radius
C41	90°00'00"	N45°44'05"E 35.36'	39.27'	25.00'
C42	90°00'00"	S44°15'55"E 35.36'	39.27'	25.00'
C42	90°00'00"	S44°15'55"E 35.36'	39.27'	25.00'
C43	90°00'00"	S45°44'05"W 35.36'	39.27'	25.00'
C43	90°00'00"	S45°44'05"W 35.36'	39.27'	25.00'
C44	90°00'00"	N44°15'55"W 35.36'	39.27'	25.00'
C45	90°00'00"	N45°44'05"E 35.36'	39.27'	25.00'
C46	90°00'00"	N44°15'55"W 35.36'	39.27'	25.00'
C47	90°00'00"	N45°44'05"E 35.36'	39.27'	25.00'
C48	42°50'00"	S67°50'55"E 18.26'	18.69'	25.00'
C49	48°21'00"	S70°36'25"E 40.95'	42.19'	50.00'
C50	85°13'06"	N42°36'33"E 67.70'	74.37'	50.00'
C51	53°07'48"	S64°10'11"W 22.36'	23.18'	25.00'

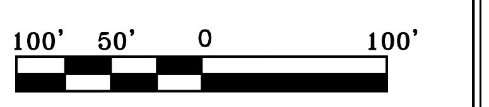
Curve Table

Curve #	Delta	Chord B & D	Arc Length	Arc Radius
C52	90°00'53"	N44°15'28"W 35.36'	39.28'	25.00'
C53	89°59'07"	N45°44'32"E 35.35'	39.26'	25.00'
C54	90°00'00"	S44°15'55"E 35.36'	39.27'	25.00'
C55	89°03'26"	N46°12'22"E 70.13'	77.72'	50.00'
C55	90°00'00"	S45°44'05"W 35.36'	39.27'	25.00'
C60	90°00'00"	S45°44'05"W 70.71'	78.54'	50.00'
C61	90°00'00"	S45°44'05"W 70.71'	78.54'	50.00'
C62	90°00'00"	N44°15'55"W 70.71'	78.54'	50.00'
C63	45°00'00"	S66°45'55"E 38.27'	39.27'	50.00'
C64	45°00'00"	S21°45'55"E 38.27'	39.27'	50.00'
C65	142°23'43"	S71°11'52"E 94.66'	124.26'	50.00'

LEGAL DESCRIPTION:

ALL OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE FRACTIONAL NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND ALL THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 20 WEST OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" CAPPED REBAR AR LS# 1024 FOUND AT THE SW CORNER OF THE SW 1/4, NE 1/4; **THENCE**, N 89°38'29" E ALONG THE EAST SOUTH LINE THEREOF A DISTANCE OF 1283.05 FEET TO A FOUND 60-D NAIL AT A FENCE CORNER AND BEING THE SE CORNER OF THE SW 1/4 NE 1/4; **THENCE**, N 89°59'56" E ALONG THE SOUTH LINE THEREOF A DISTANCE OF 1368.52 FEET TO A FOUND BRIDGE SPIKE BEING THE SE CORNER SE 1/4 NE 1/4;**THENCE**, N 01°13'00" E A DISTANCE OF 1320.16 FEET TO A 1" PIPE FOUND AT THE NE CORNER OF THE SE 1/4 NE 1/4; **THENCE**, N 02°44'51" E ALONG THE EAST LINE THEREOF A DISTANCE OF 816.61 FEET TO A 1/2" ALUMINUM CAPPED REBAR AT THE INTERSECTION OF SAID EAST LINE AND THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 270 (ALBERT PIKE);
THENCE, ALONG SAID SOUTH LINE THE FOLLOWING COURSES:
N 83°58'56" W A DISTANCE OF 201.14 FEET;
N 65°38'55" W A DISTANCE OF 318.36 FEET;
N 54°50'43" W A DISTANCE OF 400.08 FEET;
N 64°42'59" W A DISTANCE OF 187.67 FEET;
N 73°41'47" W A DISTANCE OF 187.61 FEET;
S 89°53'45" W A DISTANCE OF 129.12 FEET TO A 1/2" CAPPED REBAR AR LS#1414 FOUND ON THE WEST LINE OF THE FRACTIONAL NE 1/4 NE 1/4; **THENCE**, S 01°17'39" W A DISTANCE OF 1286.53 FEET TO A 1" PIPE FOUND AT THE AT THE NE CORNER OF THE SW 1/4 NE 1/4 AS SHOWN ON SURVEY BY LEWIS & CLARK SURVEYING DATED 11/03/20;, SAID POINT BEING 64.78 FEET NORTH OF A FOUND ALUMINUM CAPPED REBAR MARKING THE TECHNICAL NE CORNER AS SHOWN ON SURVEY BY DON MICHAEL BRADY 4/13/2002;
THENCE, S 88°31'10" W A DISTANCE OF 1322.70 FEET TO A FOUND 2" PIPE AS SHOWN ON THE DON M. BRADY SURVEY DATED 4/13/02; **THENCE**, S 07°04'59" W ALONG A FENCE LINE A DISTANCE OF 27.99 FEET TO A 1/2" CAPPED REBAR AR LS#1414; **THENCE**, S 68°13'40" W ALONG A FENCE LINE A DISTANCE OF 34.98 FEET TO A 1/2" ALUMINUM CAPPED REBAR FOUND ON THE WEST LINE OF THE SW 1/4 NE 1/4; **THENCE**, S 01°33'48" W ALONG THE WEST LINE THEREOF A DISTANCE OF 1298.25 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 113.35 ACRES (60,608.115 SQ FT) MORE OR LESS;



LEGEND

◒	Aliquot Corner
●	Found monument
⊙	Set ½" Rebar
△	Computed point
(M)	Measured
(P)	Plat/Deed
☼	Street Lighting
—x—x—	Fence
▮▮▮▮▮▮▮	ADA Crosswalk

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

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

No portion of the property described hereon lies within the 100 year floodplain, according to the Flood Insurance Rate Map, panel # 05125C0225E, Dated: 06/05/2020 .

PROPERTY SPECIFICATIONS:

OWNER: NXT GEN HOMES LLC
19218 SUMMERSHADE DRIVE
BRYANT, AR 72022

DEVELOPER/: SUBDIVIDER NXT GEN HOMES LLC
19218 SUMMERSHADE DRIVE
BRYANT, AR 72022

ENGINEERS: HOPE CONSULTING INC.
129 N MAIN STREET
BENTON, AR 72015

NAME OF SUBDIVISION: HILLTOP MANOR

NUMBER OF LOTS: 158
EXISTING ZONING: R2

PROPOSED DENSITY 3.85 HOMES PER ACRE
SOURCE OF WATER: CITY OF BRYANT
SOURCE OF SEWER: CITY OF BRYANT
SOURCE OF ELECTRIC: ENTERGY
SOURCE OF GAS: SUMMIT

BUILDING SETBACKS:
FRONT-25' OR AS SHOWN
REAR-25' OR AS SHOWN
SIDE-8' OR AS SHOWN

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

HOPE
CONSULTING
ENGINEERS - SURVEYORS

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FOR USE AND BENEFIT OF:

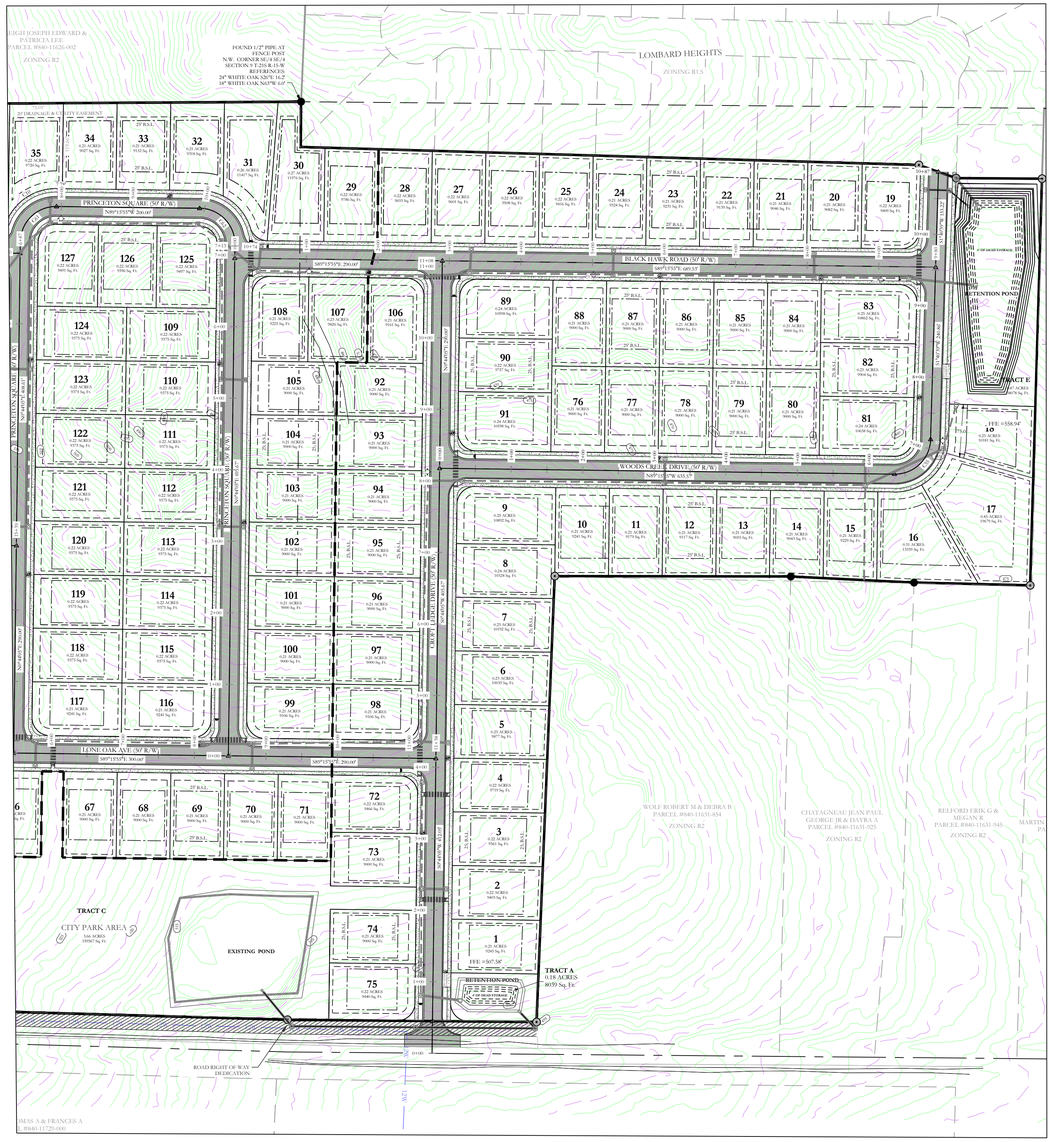
NXT GEN HOMES LLC

PRELIMINARY PLAT
HILLTOP MANOR SUBDIVISION
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

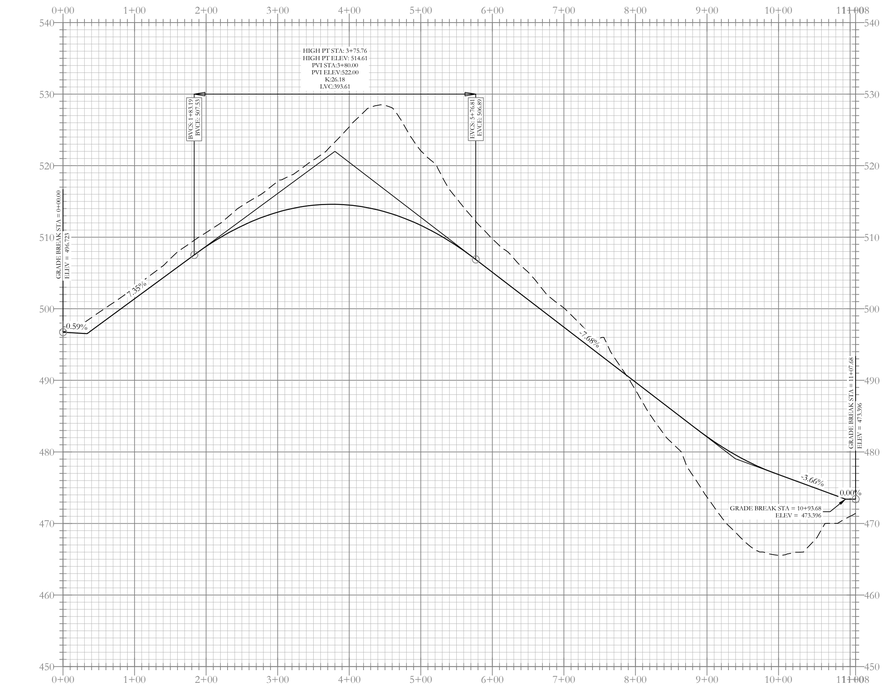
DATE: 08/07/2023		C.A.D. BY: B.JOHNSON	DRAWING NUMBER:
REVISED:		CHECKED BY:	20-1341
SHEET:		SCALE: 1"= 100'	

500	01S	14W	0	09	200	62	1762

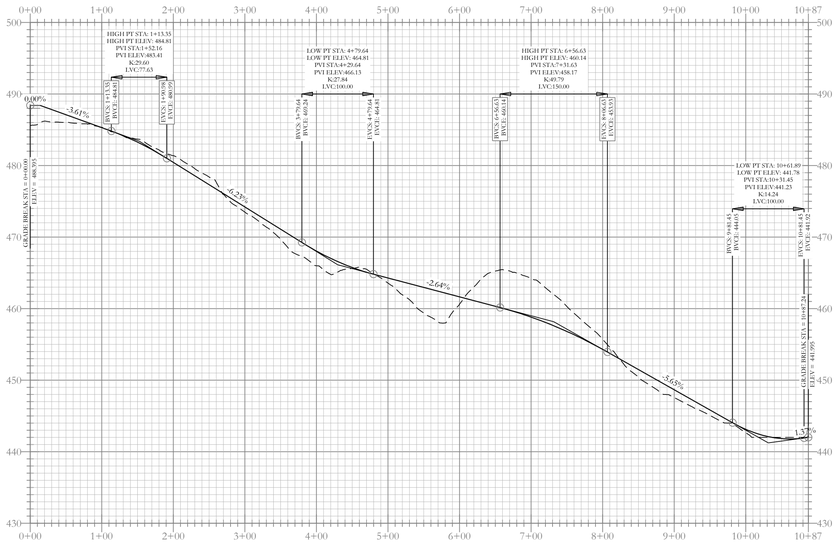
K:\Land Projects 2004\Subdivisions\2020\20-1341 HIlltop Landing\CIVIL\DWG\20-1341-Preliminary Plat-04-04-23.dwg



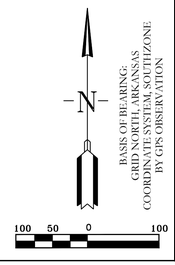
N.B :All sidewalk ramps will have ADA requirements with corrugated dome ramp .



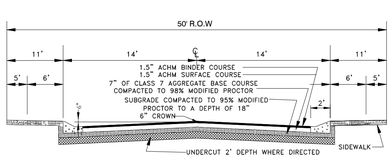
Croft Ledge Drive Profile



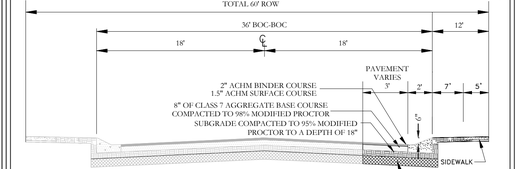
Wood Creek Drive Profile



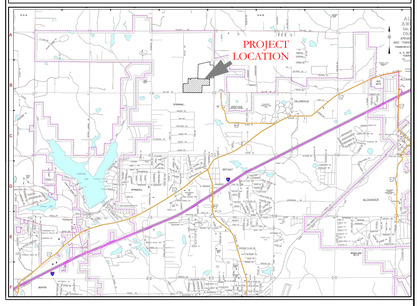
CITY OF BRYANT TYPICAL STREET CROSS SECTION



MILLER ROAD HALF STREET IMPROVEMENT TYPICAL STREET CROSS SECTION



VICINITY MAP:



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

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20876
KEZI TAMZIDUL ISLAM

HDPE
RCP

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ENGINEERS - SURVEYORS
129 N. Main Street,
Benton, Arkansas 72015
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www.hopeconsulting.com

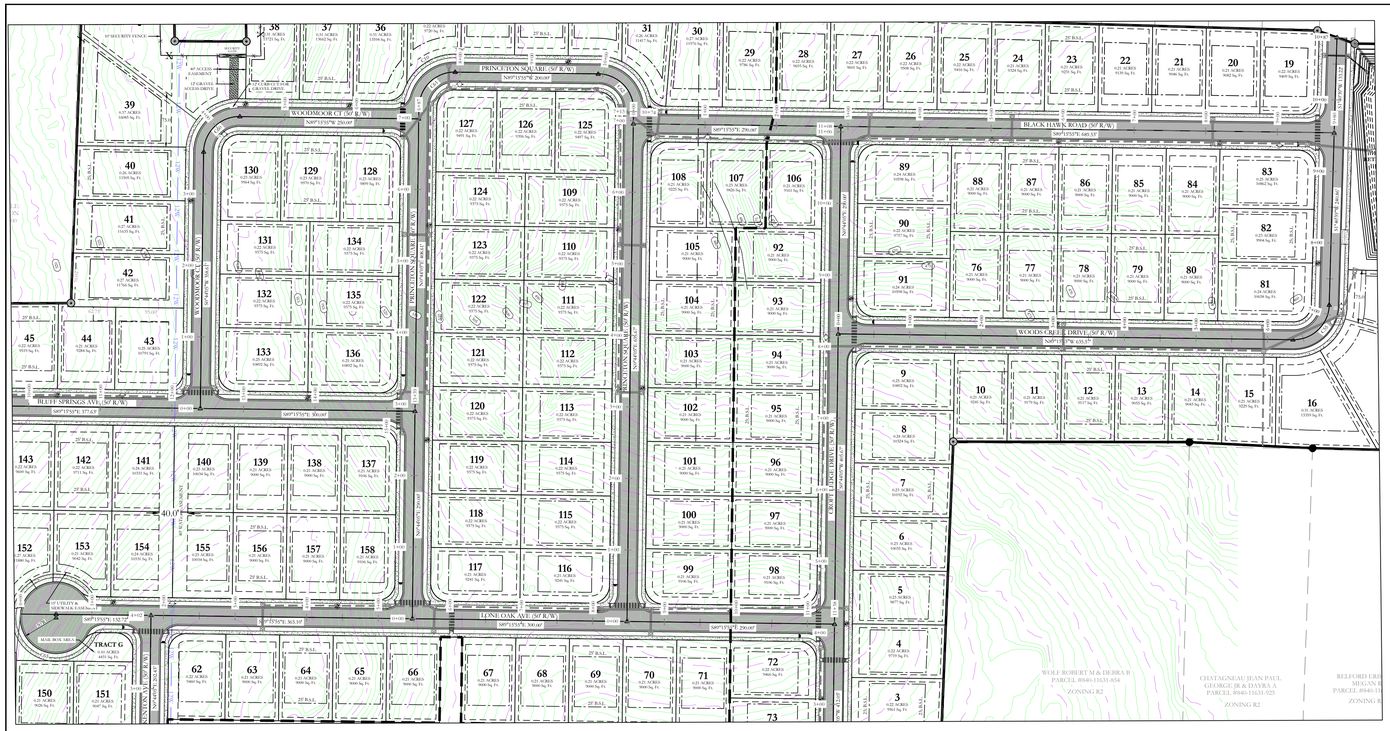
FOR USE AND BENEFIT OF:
NXT GEN HOMES LLC.

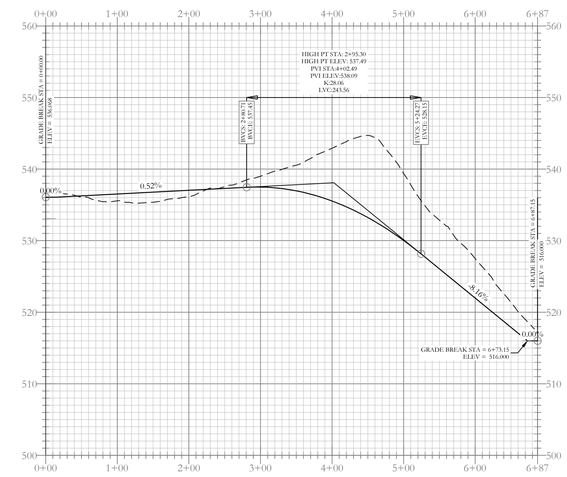
HILLTOP LANDING
STREET PLAN & PROFILE
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	03/08/2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:	08/07/2023	CHECKED BY:	20-1341
SHEET:	C-1.0	SCALE: 1" = 100'	

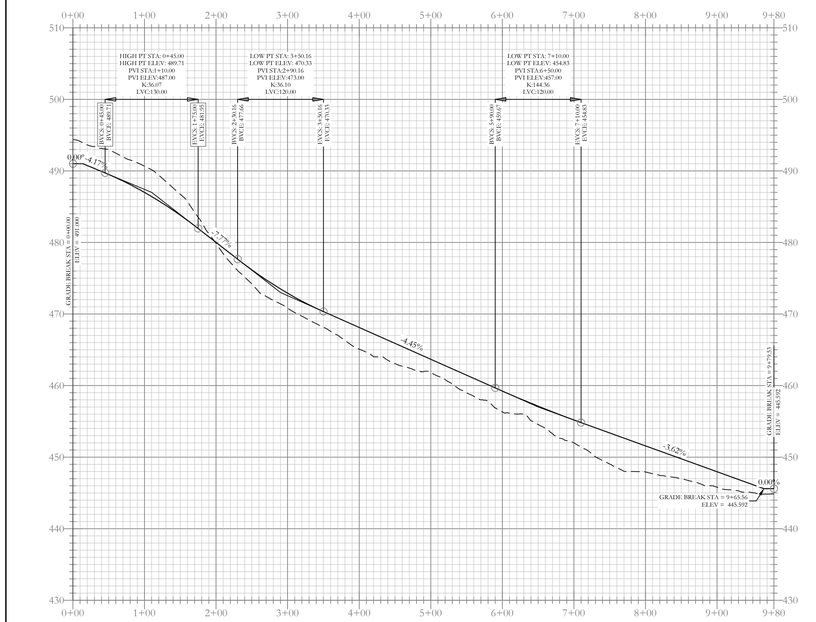
500	01S	14W	0	09	200	62	1762

K:\CLIENT\2020\20-1341\CONSTRUCTION DRAWING 04-06-2023.DWG

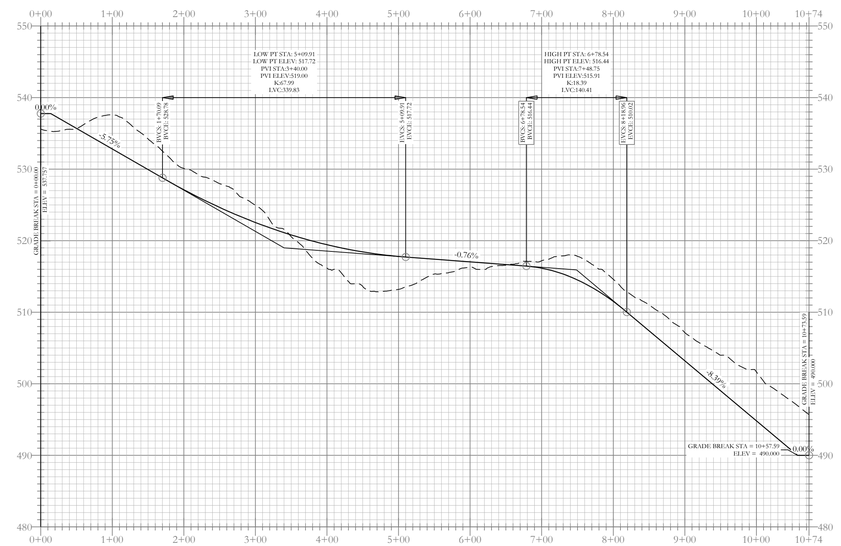




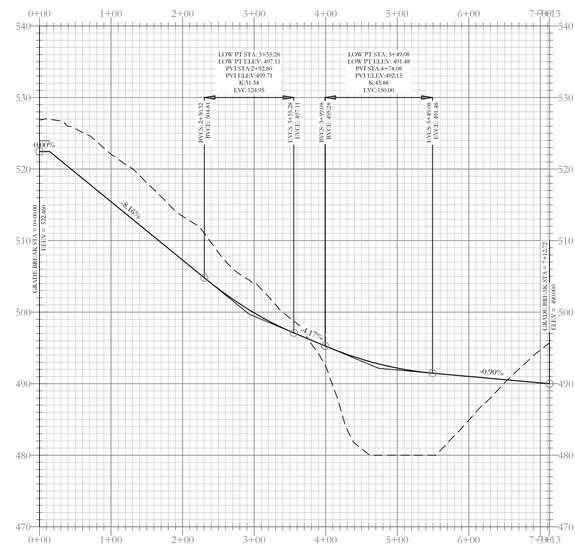
Woodmoor Ct Profile



Black Hawk Profile

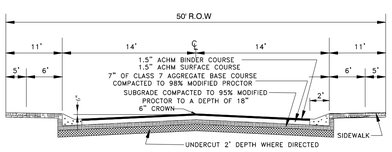


Princeton Square Profile

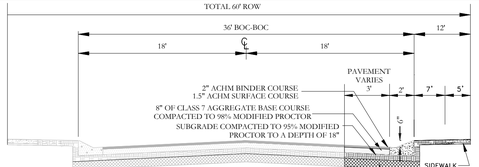


Princeton Square Profile

CITY OF BRYANT TYPICAL STREET CROSS SECTION

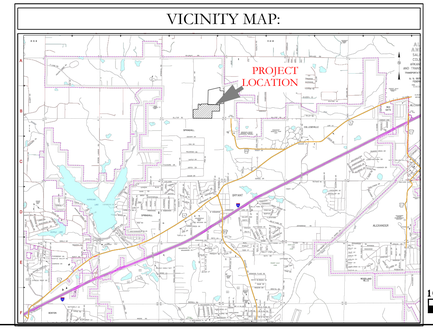


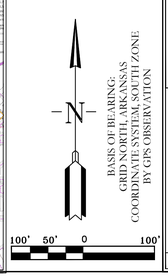
MILLER ROAD HALF STREET IMPROVEMENT TYPICAL STREET CROSS SECTION



N.B :All sidewalk ramps will have ADA requirements with corrugated dome ramp .

VICINITY MAP:





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

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

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20876
KAZI TAMZIDUL ISLAM

HDPE
RCP

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

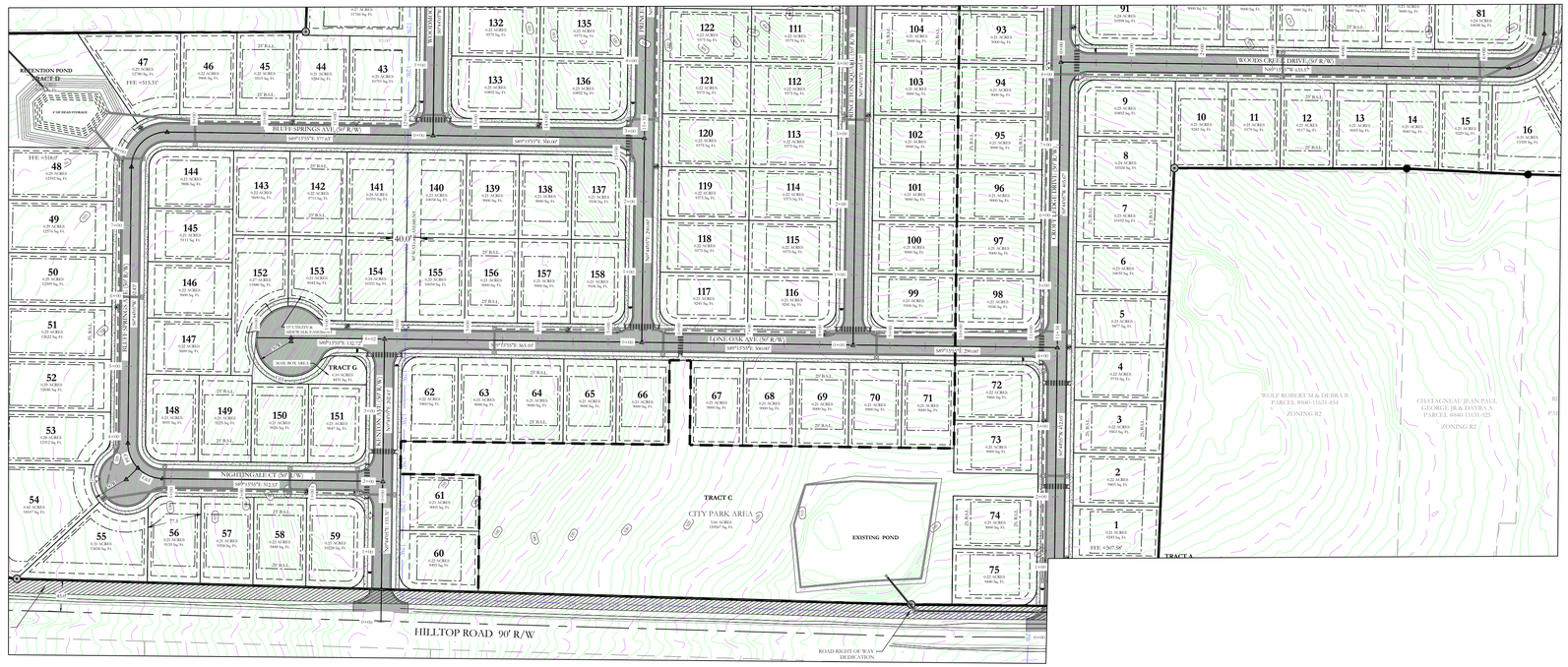
FOR USE AND BENEFIT OF:
NXT GEN HOMES LLC.

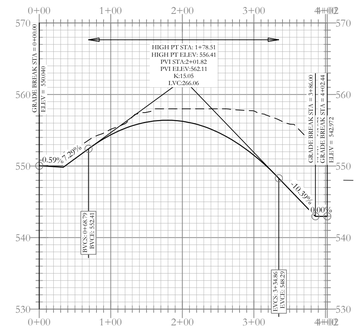
HILLTOP LANDING
STREET PLAN & PROFILE
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	03/08/2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:	08/07/2023	CHECKED BY:	20-1341
SHEET:	C-1.1	SCALE: 1" =120'	

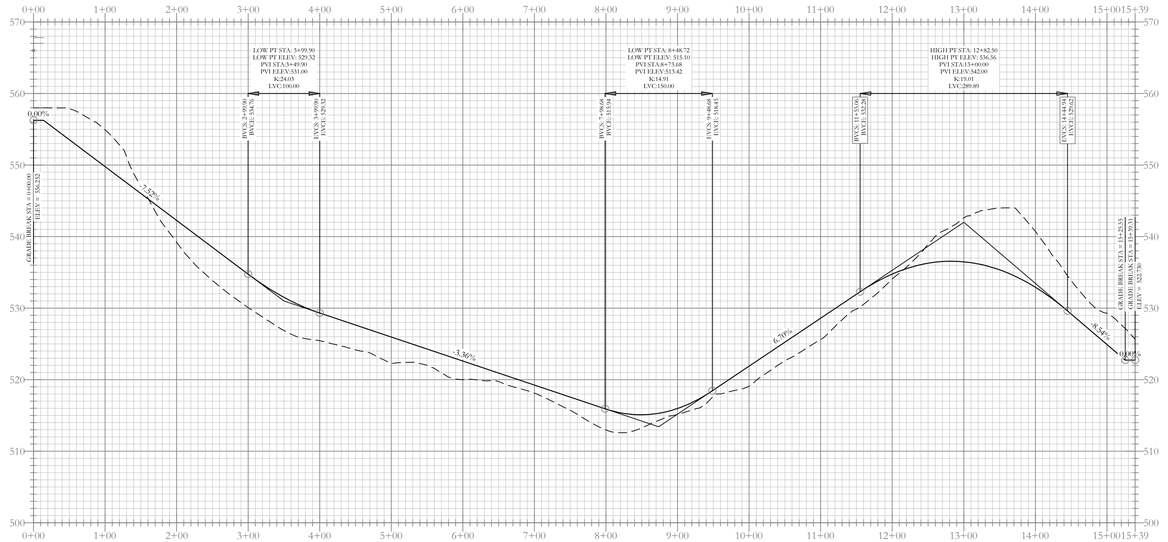
500	01S	14W	0	09	200	62	1762

K:\CAD\2020\20-1341\DWG\20-1341-STREET PROFILE.DWG 8/7/2023 10:04:06 AM CDT

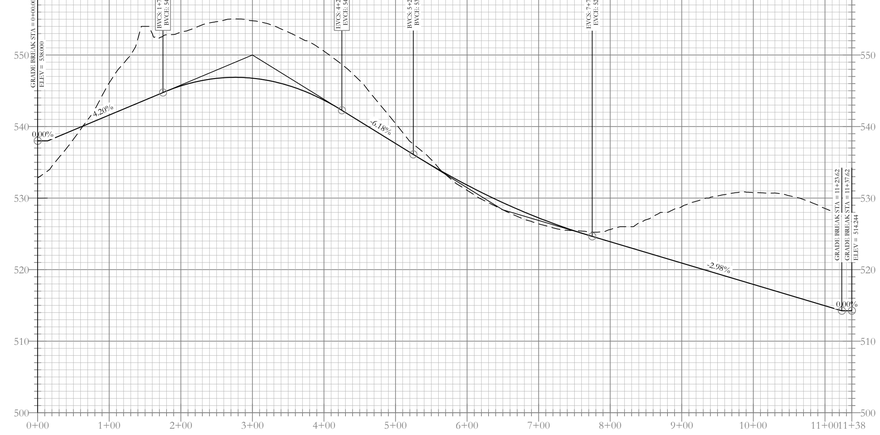




Kenton Ave Profile



Nightingale Ct-Bluff Springs Ave Profile

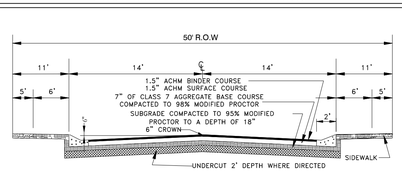


Lone Oak Ave Profile

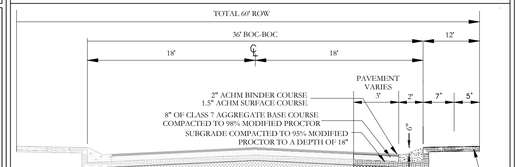
HDPE

RCP

CITY OF BRYANT TYPICAL STREET CROSS SECTION

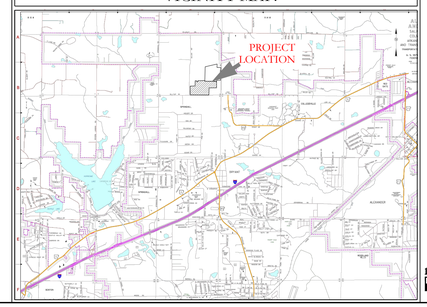


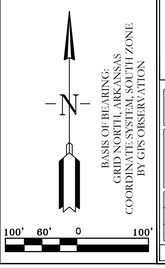
MILLER ROAD HALF STREET IMPROVEMENT TYPICAL STREET CROSS SECTION



N.B :All sidewalk ramps will have ADA requirements with corrugated dome ramp .

VICINITY MAP:





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

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20876
KAZEM AMZIDUX ISLAM

CERTIFICATE OF AUTHORIZATION
HOPE CONSULTING, INC.
No. 1951
ARKANSAS

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

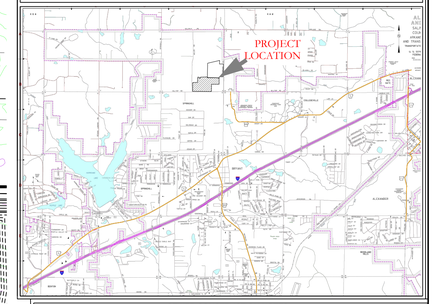
DATE:	03/08/2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:	08/07/2023	CHECKED BY:	20-1341
SHEET:	C-1.2	SCALE: 1" = 120'	

500	01S	14W	0	09	200	62	1762

P:\ALL PROJECTS\2020\20-1341\CONSTRUCTION DRAWINGS\20-1341 CONSTRUCTION DRAWINGS 04-06-2023.DWG

SUBDIVISION UTILITY PLAN

VICINITY MAP:



SEWER CONSTRUCTION NOTES:

1. ALL SEWER CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH BRYANT UTILITIES' "MASTER SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER AND SEWER UTILITIES" 2015 EDITION.
2. USE SDR-26 PVC SEWER PIPE EXCEPT WHERE INDICATED OTHERWISE ON THE PLANS OR WHERE DUCTILE IRON PIPE IS REQUIRED FOR COVER.
3. USE DUCTILE IRON PIPE WHERE 3' MINIMUM COVER CANNOT BE MAINTAINED, OR AS INDICATED.
4. ALL LONG-SIDE SEWER SERVICES SHALL BE SCHEDULE 40 OR SDR 21 PIPE.
5. FINISH GRADE HEIGHT ON MANHOLES NEED TO BE 4-6 INCHES ABOVE CURB LINE.
6. ALL MANHOLES WILL BE XYPEX.
7. THE LIFT STATION PROPERTY MUST BE DEEDED TO THE CITY OF BRYANT .
8. STATION MUST BE SET UP THROUGH JACK TYLER.
9. INSTEAD OF FLOATS, THERE WILL NEED TO BE PROBES.
10. SAFETY LIGHT MUST BE INSTALLED (NO WOOD) .
11. EVERYTHING IN WET WELL MUST BE STAINLESS STEEL INCLUDING CHAINS.
12. ALL LIFT STATIONS MUST HAVE WOVEN MONOFILAMENT GEOTEXTILE MATERIAL COVERING THE WHOLE PROPERTY OF THE LIFT STATION WITH THE GRAVEL ON TOP TO CONTROL WEEDS AND GRASS CAUSING PROBLEMS IN THE DRIVE TO THE LIFT STATION AND THE GATED AREA OF THE LIFT STATION.
13. LIFT STATION MUST HAVE A ROLLING GATE, OR GATES THAT SWING OUT FOR OUR JET VAC/ PUMP TRUCK TO GET INTO.
14. ALL PANELS MUST HAVE THE ROOF COVER AND MUST BE STEEL FRAME AND PANEL ROOF DESIGN COVERING 5 FEET ON ALL SIDES OF THE PANELS.
15. AT STORM DRAIN CROSSING OR ANY DRAINAGE DITCHES CROSSING, THE SEWER INFRASTRUCTURE WILL NEED TO BE STEEL INCASED, FIVE FEET ON EITHER SIDE.
16. NO STEPS IN MANHOLES.
17. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL BURIED UTILITIES PRIOR TO CONSTRUCTION.
18. ELECTRICAL CONDUIT COMING OUT OF THE CONTROL BOX WILL NEED TO BE 3". CONDUIT SHOULD BE PLUGGED WITH PUTTY NOT SPRAY IN FOAM TO RESTRICT GASES FROM ENTERING THE CONTROL BOX THAT CAUSES CORROSION.
19. THE LIFT STATION ROOF NEEDS TO BE METAL OR OTHER MATERIAL, NOT WOOD, ALSO THE LIGHT POLE CAN NOT BE WOOD.
20. RPZ WILL NEED TO BE IN A WEATHERPROOF BOX.

WATER CONSTRUCTION NOTES:

1. ALL WATER CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH BRYANT UTILITIES' "MASTER SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER AND SEWER UTILITIES" 2015 EDITION.
2. LONG-SIDE WATER SERVICE LINES SHALL BE ENCASED, INCLUDING THE LINES BENEATH THE CUL-DE-SAC.
3. ALL SERVICE CROSSINGS SHALL BE 1" DRISCO SERVICE LINE ENCASED IN A 2" PVC SLEEVE.
4. ALL WATER MAIN FITTINGS SHALL BE MEGALUG BRAND MECHANICAL JOINT FITTINGS

HDPE

RCP

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No. 1931
ARKANSAS

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

80 40 0 80

WATER LEGEND:

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

FOR USE AND BENEFIT OF:
NXT GEN HOMES LLC.

HILLTOP LANDING
UTILITY PLAN
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	03/08/2023	C.A.D. BY:	DRAWING NUMBER:
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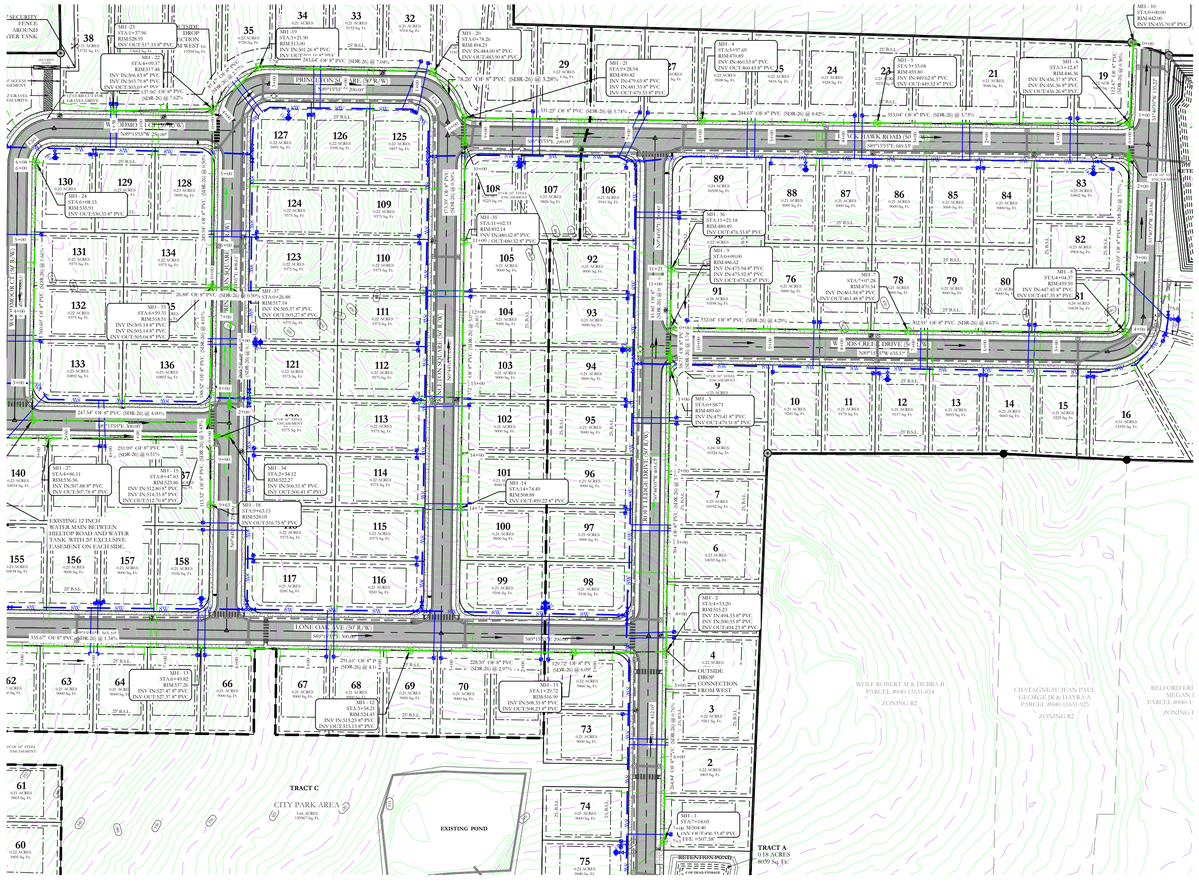
SHEET:	C-2.0	SCALE: 1" = 80'	

500	01S	14W	0	09	200	62	1762

G:\DWG\2020\20-1341\DWG\20-1341-UTILITY PLAN.DWG 08/08/2023 9:04:19 AM


PRINCETON ROAD (50' R/W)
WOLFCHASE DRIVE (50' R/W)
LONE OAK DRIVE (50' R/W)
WILLOW SPRINGS DRIVE (50' R/W)
WILLOW SPRINGS CIRCLE (50' R/W)
WILLOW SPRINGS COVE (50' R/W)
WILLOW SPRINGS DRIVE (50' R/W)
TRACT C
CITY PARK AREA
3.66 ACRES
159367 Sq. Ft.
EXISTING POND
TRACT A
0.18 ACRES
8059 Sq. Ft.
DETENTION POND
FOR DRAINAGE
EXISTING 12 INCH WATER MAIN BETWEEN HILLTOP ROAD AND WATER TANK WITH 20' EXCLUSIVE EASEMENT ON EACH SIDE.
WOLF ROBERT M.& DECHRA B
PARCEL #040-11631-854
ZONING R2
CHATAGNEAU JEAN PAUL
GEORGE JR.& DAYRA A.
PARCEL #040-11631-925
ZONING R2
RELFORD ERI
MEGAN I
PARCEL #040-1
ZONING
MH - 1
STA:0+18.05
Invert IN:564.40
Invert OUT:559.90
FFE:+/-557.50
MH - 2
STA:0+56.26
RIM:494.23
INV IN:484.60 8" PVC
INV OUT:483.90 8" PVC
MH - 3
STA:0+94
RIM:490.42
INV IN:479.63 8" PVC
INV OUT:479.53 8" PVC
MH - 4
STA:0+97.69
RIM:473.03
INV IN:463.53 8" PVC
INV OUT:463.43 8" PVC
MH - 5
STA:1+50.04
RIM:466.56
MH - 6
STA:1+92.47
RIM:466.56
MH - 7
STA:2+38.34
RIM:470.24
MH - 8
STA:4+04.87
RIM:475.59
MH - 9
STA:5+00.00
RIM:466.62
MH - 10
STA:0+00.00
RIM:442.00
INV IN:435.70 8" PVC
MH - 11
STA:0+12.67
RIM:446.36
INV IN:436.37 8" PVC
INV OUT:436.26 8" PVC
MH - 12
STA:0+36.21
RIM:524.43
INV IN:515.13 8" PVC
INV OUT:515.03 8" PVC
MH - 13
STA:0+47.85
RIM:526.75
INV IN:517.45 8" PVC
INV OUT:517.35 8" PVC
MH - 14
STA:1+74.49
RIM:509.88
INV OUT:499.25 8" PVC
MH - 15
STA:0+00.00
RIM:517.75
INV IN:507.85 8" PVC
INV OUT:507.75 8" PVC
MH - 16
STA:0+00.00
RIM:515.15
INV OUT:504.75 8" PVC
MH - 17
STA:1+29.72
RIM:516.59
INV IN:508.93 8" PVC
INV OUT:508.23 8" PVC
MH - 18
STA:0+00.00
RIM:520.65
INV OUT:516.75 8" PVC
MH - 19
STA:0+00.00
RIM:517.00
INV IN:507.00 8" PVC
INV OUT:506.90 8" PVC
MH - 20
STA:0+76.26
RIM:494.23
INV IN:484.60 8" PVC
INV OUT:483.90 8" PVC
MH - 21
STA:0+20.94
RIM:499.42
INV IN:479.63 8" PVC
INV IN:481.33 8" PVC
INV OUT:479.53 8" PVC
MH - 22
STA:0+00.00
RIM:497.00
INV IN:487.50 8" PVC
INV OUT:487.40 8" PVC
MH - 23
STA:0+00.00
RIM:509.95
INV OUT:499.25 8" PVC
MH - 24
STA:0+53.20
RIM:513.23
INV IN:494.33 8" PVC
INV OUT:494.23 8" PVC
MH - 25
STA:0+39.08
RIM:503.35
INV OUT:493.50 8" PVC
MH - 26
STA:0+00.00
RIM:475.00
INV OUT:465.30 8" PVC
MH - 27
STA:0+00.00
RIM:503.35
INV OUT:493.50 8" PVC
MH - 28
STA:0+00.00
RIM:503.35
INV OUT:493.50 8" PVC
MH - 29
STA:0+00.00
RIM:503.35
INV OUT:493.50 8" PVC
MH - 30
STA:0+00.00
RIM:503.35
INV OUT:493.50 8" PVC
MH - 31
STA:0+00.00
RIM:503.35
INV OUT:493.50 8" PVC
MH - 32
STA:0+00.00
RIM:503.35
INV OUT:493.50 8" PVC
MH - 33
STA:0+00.00
RIM:503.35
INV OUT:493.50 8" PVC
MH - 34
STA:2+34.12
RIM:522.37
INV IN:506.31 8" PVC
INV OUT:506.41 8" PVC
MH - 35
STA:0+00.00
RIM:503.35
INV OUT:493.50 8" PVC
MH - 36
STA:0+00.00
RIM:503.35
INV OUT:493.50 8" PVC
MH - 37
STA:0+00.00
RIM:503.35
INV OUT:493.50 8" PVC
MH - 38
STA:0+00.00
RIM:503.35
INV OUT:493.50 8" PVC
MH - 39
STA:0+00.00
RIM:503.35
INV OUT:493.50 8" PVC
MH - 40
STA:0+00.00
RIM:503.35
INV OUT:493.50 8" PVC
MH - 41
STA:0+00.00
RIM:503.35
INV OUT:493.50 8" PVC
MH - 42
STA:0+00.00
RIM:503.35
INV OUT:493.50 8" PVC
MH - 43
STA:0+00.00
RIM:503.35
INV OUT:493.50 8" PVC
MH - 44
STA:0+00.00
RIM:503.35
INV OUT:493.50 8" PVC
MH - 45
STA:0+00.00
RIM:503.35
INV OUT:493.50 8" PVC
MH - 46
STA:0+00.00
RIM:503.35
INV OUT:493.50 8" PVC
MH - 47
STA:0+00.00
RIM:503.35
INV OUT:493.50 8" PVC
MH - 48
STA:0+00.00
RIM:503.35
INV OUT:493.50 8" PVC
MH - 49
STA:0+00.00
RIM:503.35
INV OUT:493.50 8" PVC
MH - 50
STA:0+00.00
RIM:503.35
INV OUT:493.50 8" PVC
MH - 51
STA:0+00.00
RIM:503.35
INV OUT:493.50 8" PVC
MH - 52
STA:0+00.00
RIM:503.35
INV OUT:493.50 8" PVC
MH - 53
STA:0+00.00
RIM:503.35
INV OUT:493.50 8" PVC
MH - 54
STA:0+00.00
RIM:503.35
INV OUT:493.50 8" PVC
MH - 55
STA:0+00.00
RIM:503.35
INV OUT:493.50 8" PVC
MH - 56
STA:0+00.00
RIM:503.35
INV OUT:493.50 8" PVC
MH - 57
STA:0+00.00
RIM:503.35
INV OUT:493.50 8" PVC
MH - 58
STA:0+00.00
RIM:503.35
INV OUT:493.50 8" PVC
MH - 59
STA:0+00.00
RIM:503.35
INV OUT:493.50 8" PVC
MH - 60
STA:0+00.00
RIM:503.35
INV OUT:493.50 8" PVC
MH - 61
STA:0+00.00
RIM:503.35
INV OUT:493.50 8" PVC
MH - 62
STA:0+00.00
RIM:503.35
INV OUT:493.50 8" PVC
MH - 63
STA:0+00.00
RIM:503.35
INV OUT:493.50 8" PVC
MH - 64
STA:0+00.00
RIM:503.35
INV OUT:493.50 8" PVC
MH - 65
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RIM:503.35
INV OUT:493.50 8" PVC
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STA:0+00.00
RIM:503.35
INV OUT:493.50 8" PVC
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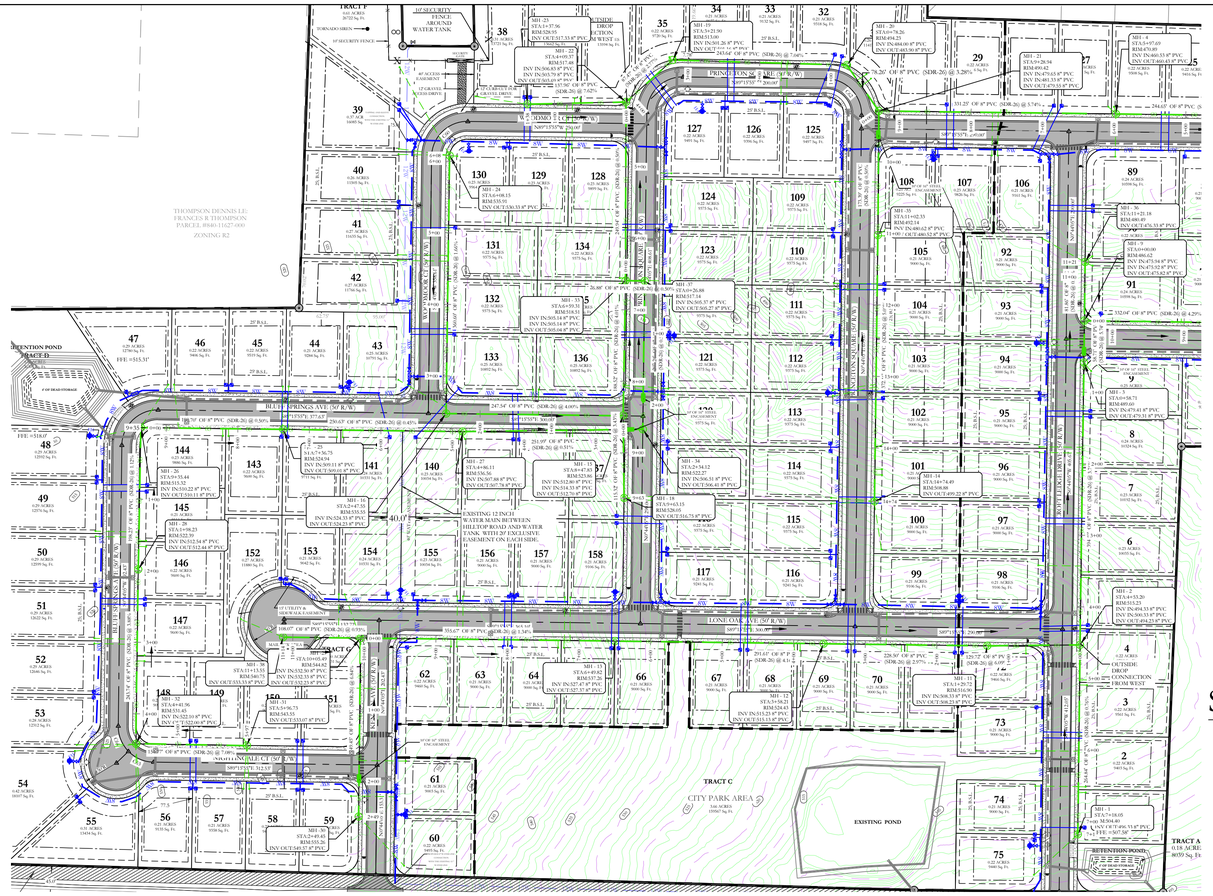
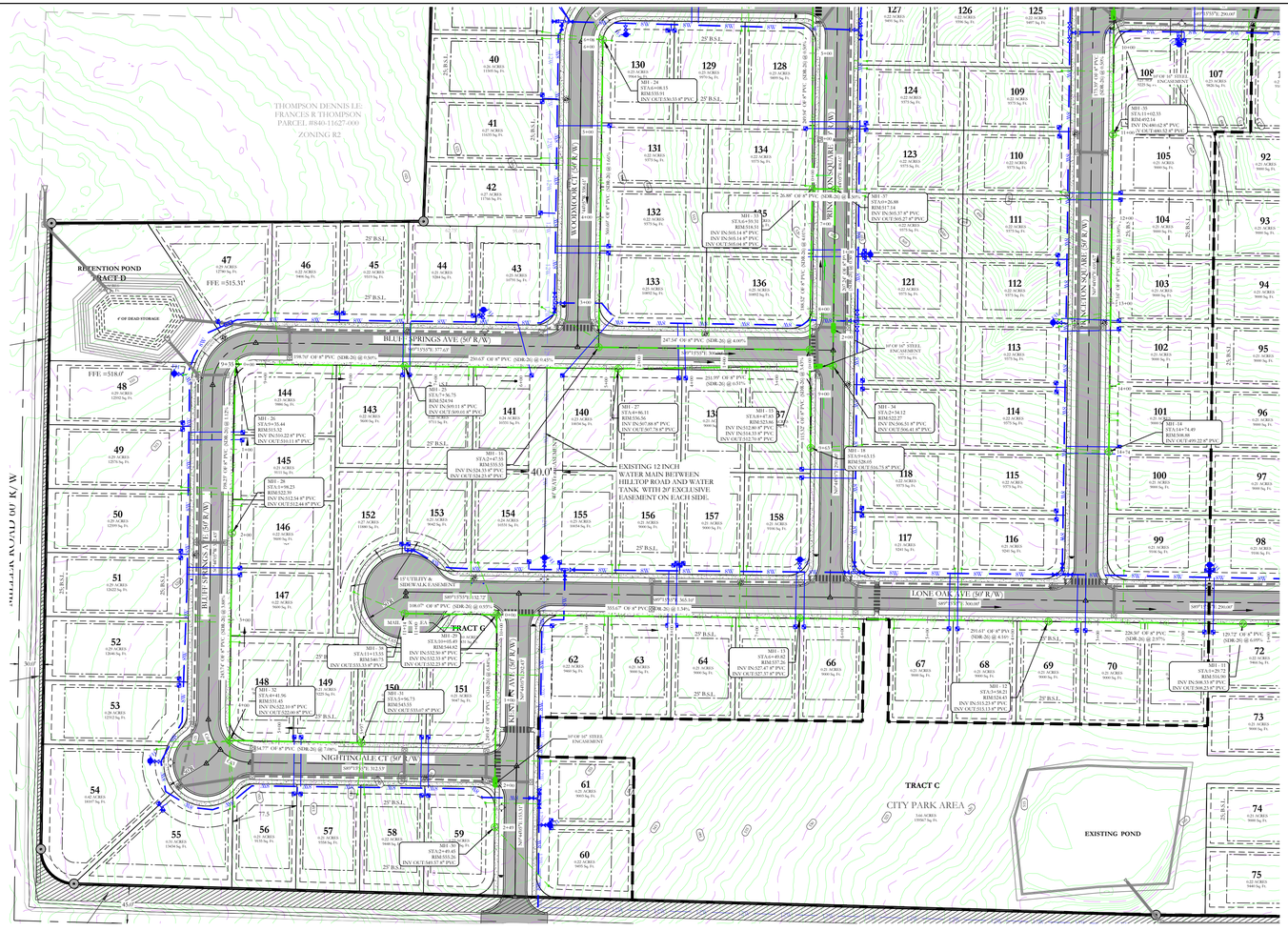
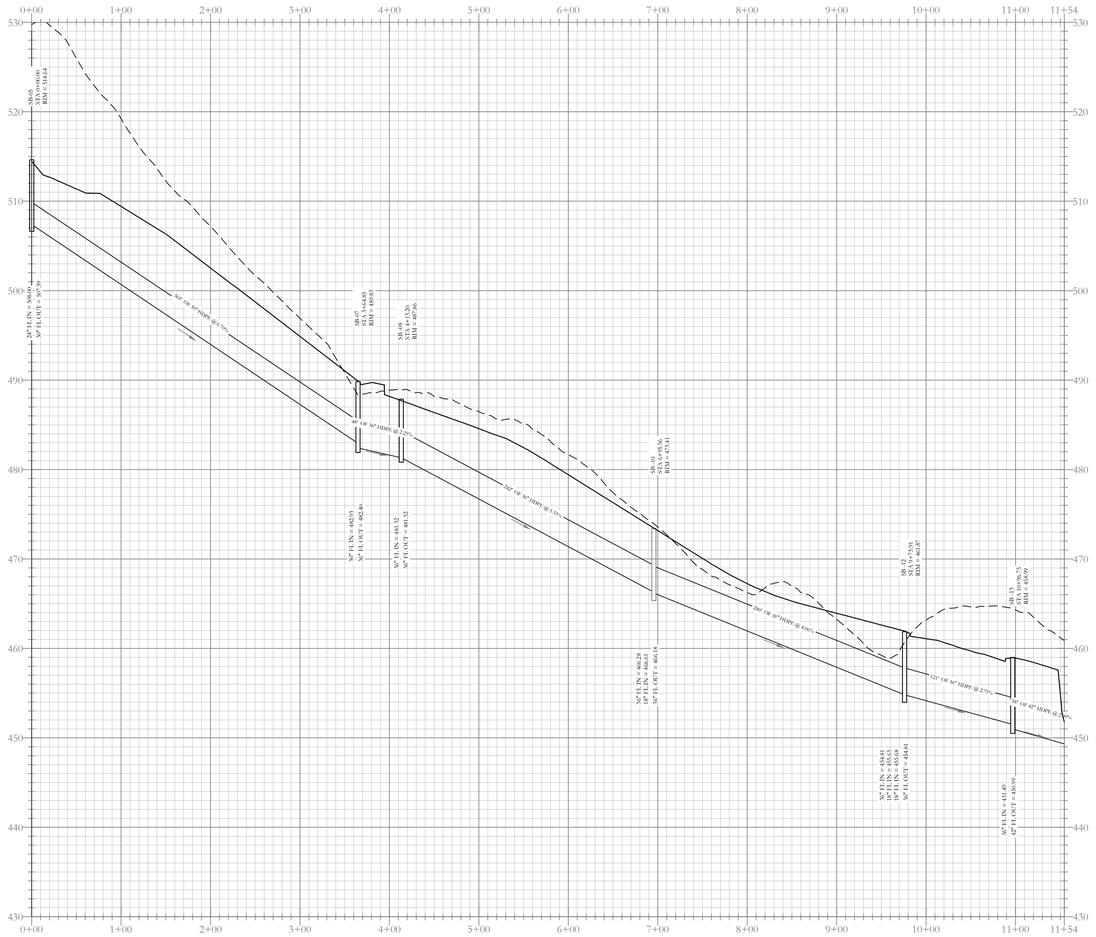
RIM:503.35
INV OUT:493.50 8" PVC
MH - 69
STA:0+00.00
RIM:503.35
INV OUT:493.50 8" PVC
MH - 70
STA:0+00.00
RIM:503.35
INV OUT:493.50 8" PVC
MH - 71
STA:0+00.00
RIM:503.35
INV OUT:493.50 8" PVC
MH - 72
STA:0+00.00
RIM:503.35
INV OUT:493.50 8" PVC
MH - 73
STA:0+00.00
RIM:503.35
INV OUT:493.50 8" PVC
MH - 74
STA:0+00.00
RIM:503.35
INV OUT:493.50 8" PVC
MH - 75
STA:0+00.00
RIM:503.35
INV OUT:493.50 8" PVC
MH - 76
STA:0+00.00
RIM:496.42
INV IN:475.94 8" PVC
INV IN:475.52 8" PVC
INV OUT:475.42 8" PVC
MH - 77
STA:7+07.28
RIM:491.00
INV IN:461.04 8" PVC
INV OUT:461.48 8" PVC
MH - 78
STA:0+00.00
RIM:503.35
INV OUT:493.50 8" PVC
MH - 79
STA:0+00.00
RIM:503.35
INV OUT:493.50 8" PVC
MH - 80
STA:0+00.00
RIM:503.35
INV OUT:493.50 8" PVC
MH - 81
STA:0+00.00
RIM:503.35
INV OUT:493.50 8" PVC
MH -


THOMPSON DENNIS LE-
FRANCES R THOMPSON
PARCEL #840-11627-000
ZONING R2
TRACT F
0.61 ACRES
26720 Sq. Ft.
10' SECURITY FENCE GROUND STORAGE WATER TANK
TORNADO SIREN
40' SECURITY FENCE
40' ACCESS EASEMENT
10' GRAVEL ACCESS DRIVE
DETENTION POND TRACT B
6' DEAD STORAGE
BLUE SPRINGS AVE. (50' R/W)
PRINGLETON RD. (50' R/W)
LONE OAK AVE. (50' R/W)
SHOOTING RANGE CT. (50' R/W)
TRACT C
CITY PARK AREA
3.66 ACRES
159367 Sq. Ft.
EXISTING POND
TRACT A
0.18 ACRES
8039 Sq. Ft.
EXISTING 12 INCH WATER MAIN BETWEEN HILLTOP ROAD AND WATER TANK. WITHIN 20' EXCLUSIVE EASEMENT ON EACH SIDE.
INSIDE DROP JUNCTION BOX WEST 16 FT. FROM MH-1
OUTSIDE DROP CONNECTION FROM WEST
UTILITY & DRAINAGE EASEMENT
40.0'
20' B.S.L.
25' B.S.L.
MH - 1
STA:0+00.00
RIM:544.82
INV IN:532.86 8" PVC
INV OUT:532.76 8" PVC
MH - 2
STA:0+76.75
RIM:529.94
INV IN:509.11 8" PVC
INV OUT:509.01 8" PVC
MH - 3
STA:0+98.73
RIM:489.69
INV IN:505.14 8" PVC
INV OUT:505.04 8" PVC
MH - 4
STA:0+97.69
RIM:476.00
INV IN:460.33 8" PVC
INV OUT:460.18 8" PVC
MH - 5
STA:1+21.18
RIM:480.85
INV IN:473.04 8" PVC
INV OUT:472.82 8" PVC
MH - 6
STA:1+60.68
RIM:480.62
INV IN:473.04 8" PVC
INV OUT:472.82 8" PVC
MH - 7
STA:2+04.88
RIM:517.04
INV IN:505.57 8" PVC
INV OUT:505.47 8" PVC
MH - 8
STA:2+47.85
RIM:523.86
INV IN:512.80 8" PVC
INV OUT:512.70 8" PVC
MH - 9
STA:2+90.11
RIM:529.54
INV IN:520.07 8" PVC
INV OUT:519.97 8" PVC
MH - 10
STA:3+32.26
RIM:534.12
INV IN:523.87 8" PVC
INV OUT:523.77 8" PVC
MH - 11
STA:3+76.43
RIM:523.86
INV IN:513.33 8" PVC
INV OUT:513.23 8" PVC
MH - 12
STA:4+21.90
RIM:513.00
INV IN:501.26 8" PVC
INV OUT:501.16 8" PVC
MH - 13
STA:4+67.45
RIM:507.78
INV IN:496.11 8" PVC
INV OUT:496.01 8" PVC
MH - 14
STA:5+13.75
RIM:506.01
INV IN:495.36 8" PVC
INV OUT:495.26 8" PVC
MH - 15
STA:5+59.12
RIM:522.67
INV IN:514.35 8" PVC
INV OUT:514.25 8" PVC
MH - 16
STA:6+03.15
RIM:520.01
INV IN:510.73 8" PVC
INV OUT:510.63 8" PVC
MH - 17
STA:6+49.85
RIM:517.46
INV IN:506.63 8" PVC
INV OUT:506.53 8" PVC
MH - 18
STA:6+95.82
RIM:517.26
INV IN:507.47 8" PVC
INV OUT:507.37 8" PVC
MH - 19
STA:7+41.92
RIM:517.26
INV IN:507.47 8" PVC
INV OUT:507.37 8" PVC
MH - 20
STA:7+87.26
RIM:517.04
INV IN:507.25 8" PVC
INV OUT:507.15 8" PVC
MH - 21
STA:8+28.94
RIM:499.28
INV IN:493.63 8" PVC
INV OUT:493.53 8" PVC
MH - 22
STA:8+73.63
RIM:497.04
INV IN:491.39 8" PVC
INV OUT:491.29 8" PVC
MH - 23
STA:8+97.36
RIM:497.04
INV IN:490.63 8" PVC
INV OUT:490.53 8" PVC
MH - 24
STA:9+21.09
RIM:497.04
INV IN:490.63 8" PVC
INV OUT:490.53 8" PVC
MH - 25
STA:9+69.15
RIM:497.04
INV IN:490.63 8" PVC
INV OUT:490.53 8" PVC
MH - 26
STA:9+93.31
RIM:497.04
INV IN:490.63 8" PVC
INV OUT:490.53 8" PVC
MH - 27
STA:10+26.88
RIM:517.04
INV IN:505.57 8" PVC
INV OUT:505.47 8" PVC
MH - 28
STA:10+70.44
RIM:519.54
INV IN:509.07 8" PVC
INV OUT:508.97 8" PVC
MH - 29
STA:11+14.21
RIM:524.61
INV IN:513.52 8" PVC
INV OUT:513.42 8" PVC
MH - 30
STA:11+57.72
RIM:549.97
INV IN:538.92 8" PVC
INV OUT:538.82 8" PVC
MH - 31
STA:11+92.33
RIM:544.82
INV IN:533.77 8" PVC
INV OUT:533.67 8" PVC
MH - 32
STA:12+26.94
RIM:544.82
INV IN:533.77 8" PVC
INV OUT:533.67 8" PVC
MH - 33
STA:+92.33
RIM:492.01
INV IN:480.62 8" PVC
INV OUT:480.52 8" PVC
MH - 34
STA:+21.90
RIM:513.00
INV IN:501.26 8" PVC
INV OUT:501.16 8" PVC
MH - 35
STA:1+02.33
RIM:492.01
INV IN:480.62 8" PVC
INV OUT:480.52 8" PVC
MH - 36
STA:1+43.12
RIM:533.27
INV IN:523.12 8" PVC
INV OUT:523.02 8" PVC
MH - 37
STA:1+83.91
RIM:533.27
INV IN:523.12 8" PVC
INV OUT:523.02 8" PVC
MH - 38
STA:2+24.70
RIM:537.78
INV IN:527.63 8" PVC
INV OUT:527.53 8" PVC
MH - 39
STA:2+49.65
RIM:549.97
INV IN:538.92 8" PVC
INV OUT:538.82 8" PVC
MH - 40
STA:2+74.60
RIM:549.97
INV IN:538.92 8" PVC
INV OUT:538.82 8" PVC
MH - 41
STA:3+00.00
RIM:549.97
INV IN:538.92 8" PVC
INV OUT:538.82 8" PVC
MH - ST
STA:0+96.36
RIM:519.48
INV IN:522.10 8" PVC
INV OUT:522.00 8" PVC
MH - ST
STA:1+33.73
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:2+05.73
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:2+42.46
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:2+79.19
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:3+15.92
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:3+52.65
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:3+89.38
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:4+26.11
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:4+62.84
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:4+99.57
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:5+36.30
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:5+73.03
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:6+09.76
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:6+46.49
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:6+83.22
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:7+19.95
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:7+56.68
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:7+93.41
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:8+30.14
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:8+66.87
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:9+03.60
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:9+40.33
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:9+77.06
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:10+13.79
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:10+50.52
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:10+87.25
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:11+23.98
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:11+60.71
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:11+97.44
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:12+34.17
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:12+70.90
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:13+07.63
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:13+44.36
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:13+81.09
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:14+17.82
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:14+54.55
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:14+91.28
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:15+28.01
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:15+64.74
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:16+01.47
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:16+38.20
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:16+74.93
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:17+11.66
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:17+48.39
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:17+85.12
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:18+21.85
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:18+58.58
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:18+95.31
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:19+32.04
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:19+68.77
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:20+05.50
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:20+42.23
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:20+78.96
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:21+15.69
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:21+52.42
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:21+89.15
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:22+25.88
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:22+62.61
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:22+99.34
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:23+36.07
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:23+72.80
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:24+09.53
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:24+46.26
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:24+82.99
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:25+19.72
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:25+56.45
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:25+93.18
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:26+29.91
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:26+66.64
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:27+03.37
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:27+40.10
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:27+76.83
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:28+13.56
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:28+50.29
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:28+87.02
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:29+23.75
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:29+60.48
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:29+97.21
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:30+33.94
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:30+70.67
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:31+07.40
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:31+44.13
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:31+80.86
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:32+17.59
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:32+54.32
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:32+91.05
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:33+27.78
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:33+64.51
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:34+01.24
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:34+37.97
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:34+74.70
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:35+11.43
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:35+48.16
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:35+84.89
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:36+21.62
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:36+58.35
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:36+95.08
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:37+31.81
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:37+68.54
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:38+05.27
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:38+42.00
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:38+78.73
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:39+15.46
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:39+52.19
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:39+88.92
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:40+25.65
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:40+62.38
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:40+99.11
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:41+35.84
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:41+72.57
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:42+09.30
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:42+46.03
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:42+82.76
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:43+19.49
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:43+56.22
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:43+92.95
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:44+29.68
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:44+66.41
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:45+03.14
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:45+39.87
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:45+76.60
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:46+13.33
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:46+50.06
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:46+86.79
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:47+23.52
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:47+60.25
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:47+96.98
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:48+33.71
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:48+70.44
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:49+07.17
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:49+43.90
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:49+80.63
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:50+17.36
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:50+54.09
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:50+90.82
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:51+27.55
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:51+64.28
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:52+01.01
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:52+37.74
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:52+74.47
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:53+11.20
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:53+47.93
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:53+84.66
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:54+21.39
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:54+58.12
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:54+94.85
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:55+31.58
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:55+68.31
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:56+05.04
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:56+41.77
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:56+78.50
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:57+15.23
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:57+51.96
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:57+88.69
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:58+25.42
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:58+62.15
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:58+98.88
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:59+35.61
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:59+72.34
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:60+09.07
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:60+45.80
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:60+82.53
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:61+19.26
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:61+55.99
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:61+92.72
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:62+29.45
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:62+66.18
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:63+02.91
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:63+39.64
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:63+76.37
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:64+13.10
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:64+49.83
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:64+86.56
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:65+23.29
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:65+60.02
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:65+96.75
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:66+33.48
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:66+70.21
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:67+06.94
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:67+43.67
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:67+80.40
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:68+17.13
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:68+53.86
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:68+90.59
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:69+27.32
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:69+64.05
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:70+00.78
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:70+37.51
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:70+74.24
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:71+10.97
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:71+47.70
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:71+84.43
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:72+21.16
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:72+57.89
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:72+94.62
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:73+31.35
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:73+68.08
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:74+04.81
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:74+41.54
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:74+78.27
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:75+15.00
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:75+51.73
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:75+88.46
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:76+25.19
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:76+61.92
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:76+98.65
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:77+35.38
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:77+72.11
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:78+08.84
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:78+45.57
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:78+82.30
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:79+19.03
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:79+55.76
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:79+92.49
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:80+29.22
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:80+65.95
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:81+02.68
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:81+39.41
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:81+76.14
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:82+12.87
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:82+49.60
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:82+86.33
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:83+23.06
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:83+59.79
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:83+96.52
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:84+33.25
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:84+69.98
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:85+06.71
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:85+43.44
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:85+80.17
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:86+16.90
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:86+53.63
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:86+90.36
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:87+27.09
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:87+63.82
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:88+00.55
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:88+37.28
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:88+74.01
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:89+10.74
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:89+47.47
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:89+84.20
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:90+20.93
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:90+57.66
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH - ST
STA:90+94.39
RIM:543.55
INV IN:533.05 8" PVC
INV OUT:532.95 8" PVC
MH -


THOMPSON DENNIS LEE
FRANCES R THOMPSON
PARCEL #840-11627-000
ZONING R2
RETENTION POND
TRACT D
FFE =515.31'
8' DIA DEAD STORAGE
FFE =518.0'
BLUE SPRINGS AVE (50' R/W)
WOODMOOR CT (50' R/W)
KINGSTON SQUARE (50' R/W)
LONE OAK AVE (50' R/W)
NIGHTINGALE CT (50' R/W)
BLUE SPRINGS AVE (50' R/W)
EXISTING 12 INCH WATER MAIN BETWEEN HILLTOP ROAD AND WATER TANK WITH 20' EXCLUSIVE EASEMENT ON EACH SIDE.
40.0'
W. WATER EASEMENT
15' UTILITY & SIDEWALK EASEMENT
TRACT C
CITY PARK AREA
3.66 ACRES
159367 Sq. Ft.
EXISTING POND
MH - 24
STA 6+08.15
RIM 533.91
INV OUT 8 @ 526.91
MH - 25
STA 5+95.55
RIM 518.31
INV IN 505.14 8" PVC
INV OUT 8 @ 504.44 8" PVC
MH - 26
STA 5+35.44
RIM 522.27
INV IN 510.22 8" PVC
INV OUT 8 @ 510.11 8" PVC
MH - 27
STA 6+86.11
RIM 536.56
INV IN 507.96 8" PVC
INV OUT 8 @ 507.76 8" PVC
MH - 28
STA 5+47.55
RIM 525.44
INV IN 512.80 8" PVC
INV OUT 8 @ 512.70 8" PVC
MH - 29
STA 5+33.15
RIM 528.05
INV IN 518.33 8" PVC
INV OUT 8 @ 518.23 8" PVC
MH - 30
STA 5+47.55
RIM 535.91
INV IN 523.41 8" PVC
INV OUT 8 @ 524.25 8" PVC
MH - 31
STA 5+96.73
RIM 543.55
INV OUT 8 @ 533.07 8" PVC
MH - 32
STA 6+41.56
RIM 531.45
INV IN 522.16 8" PVC
INV OUT 8 @ 522.06 8" PVC
MH - 33
STA 6+08.23
RIM 532.39
INV IN 513.54 8" PVC
INV OUT 8 @ 512.64 8" PVC
MH - 34
STA 5+34.12
RIM 522.27
INV IN 506.31 8" PVC
INV OUT 8 @ 506.41 8" PVC
MH - 35
STA 5+47.55
RIM 525.44
INV IN 512.80 8" PVC
INV OUT 8 @ 512.70 8" PVC
MH - 36
STA 5+47.55
RIM 535.91
INV OUT 8 @ 524.25 8" PVC
MH - 37
STA 5+47.55
RIM 527.37
INV IN 517.47 8" PVC
INV OUT 8 @ 517.37 8" PVC
MH - 38
STA 5+47.55
RIM 527.37
INV IN 517.47 8" PVC
INV OUT 8 @ 517.37 8" PVC
MH - 39
STA 5+47.55
RIM 533.91
INV OUT 8 @ 523.41 8" PVC
MH - 40
STA 5+47.55
RIM 533.91
INV OUT 8 @ 523.41 8" PVC
MH - 41
STA 5+47.55
RIM 533.91
INV OUT 8 @ 523.41 8" PVC
MH -



Stormwater A Profile

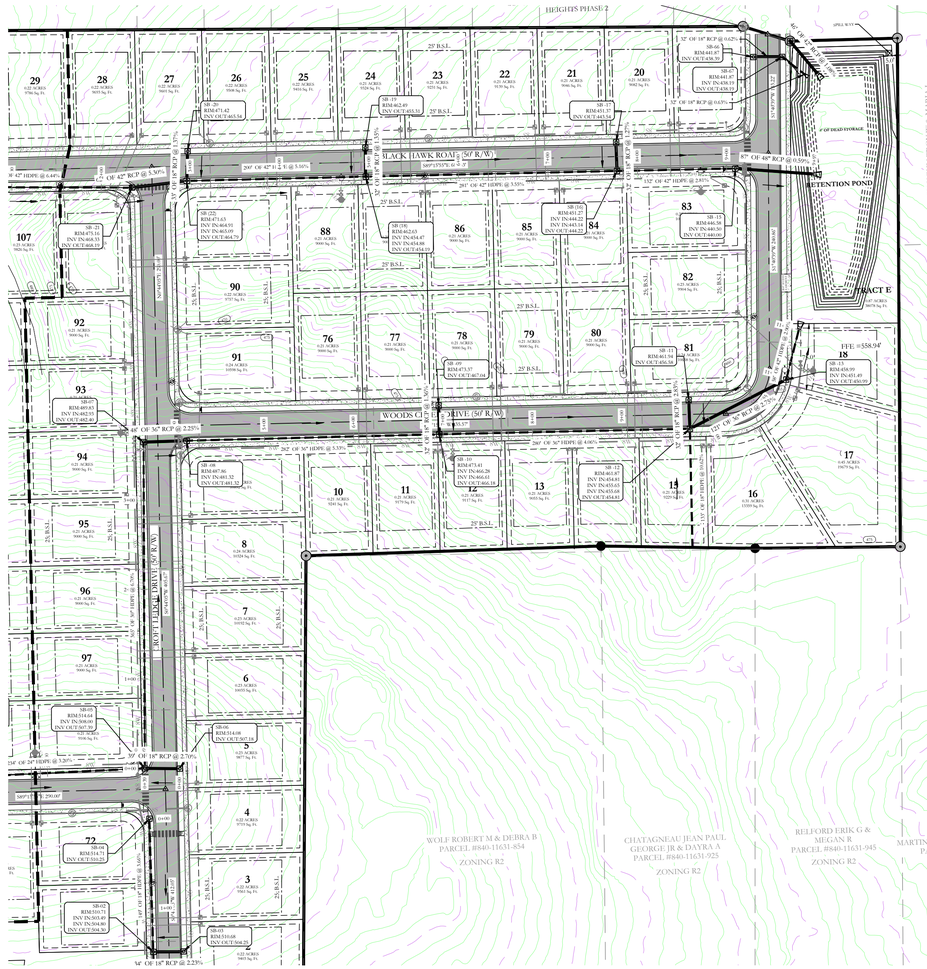
Stormwater A(i) Profile

Stormwater A(ii) Profile

Stormwater A(iii)-Pipe behind the property Profile

Stormwater A(iv) Profile

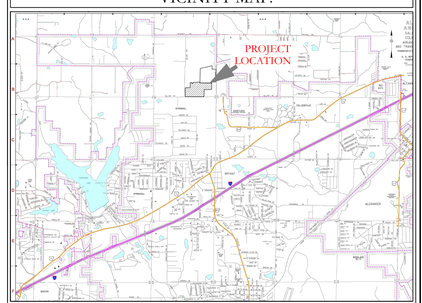
Stormwater A(v) Profile



HDPE

RCP

VICINITY MAP:



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

STATE OF ARKANSAS — LICENSED PROFESSIONAL ENGINEER — No. 20876 — NAZI TAMZIDUL ISLAM

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

80 40 0 80

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

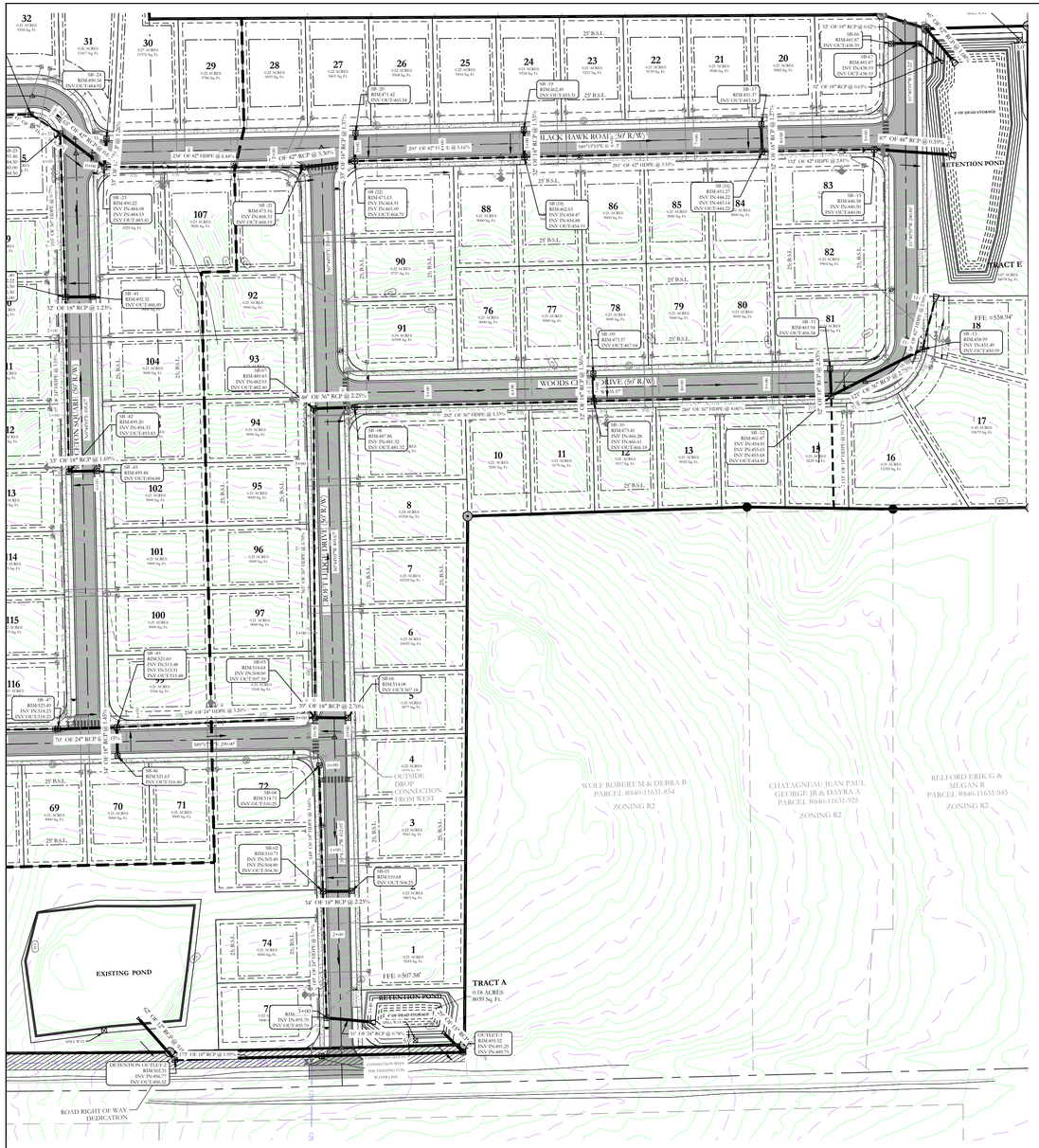
FOR USE AND BENEFIT OF:
NXT GEN HOMES LLC.

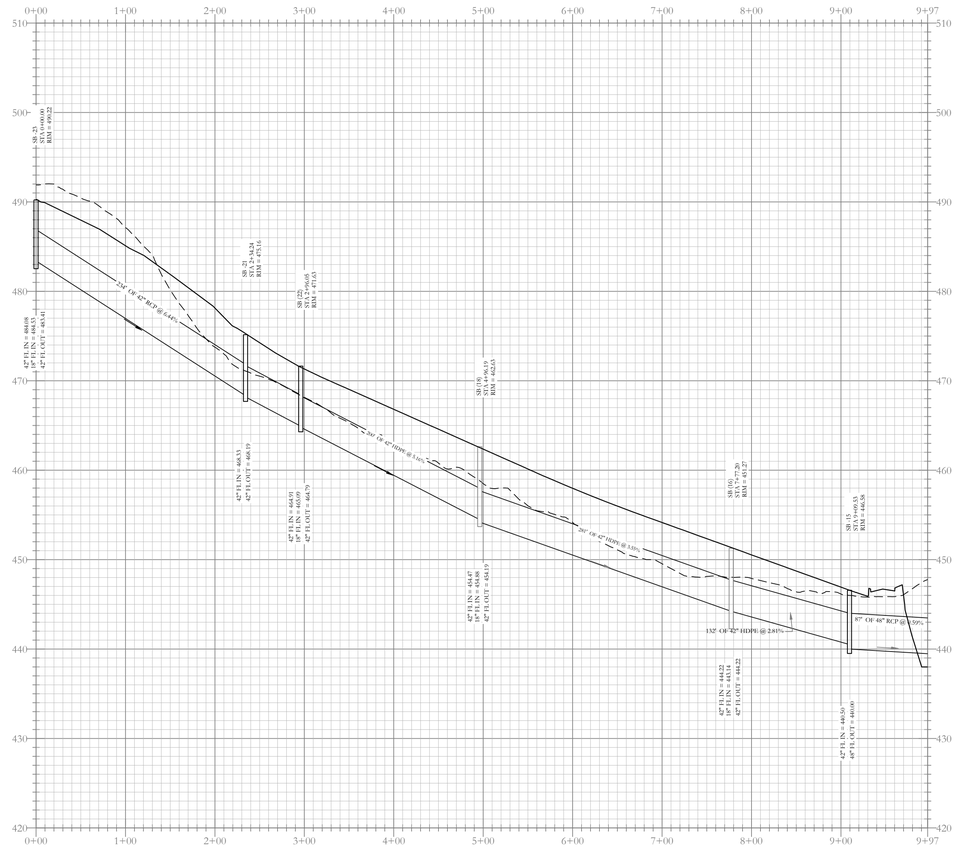
HILLTOP LANDING
STORM DRAINAGE PLAN AND PROFILE

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

DATE:	03/08/2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:	08/07/2023	CHECKED BY:	20-1341
SHEET:	C-3.1	SCALE: 1" = 80'	

500	01S	14W	0	09	200	62	1762



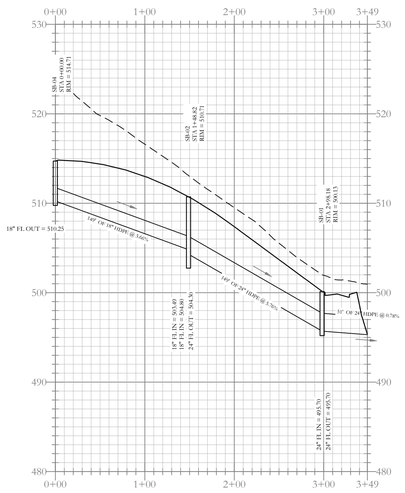


Stormwater G(a) Profile

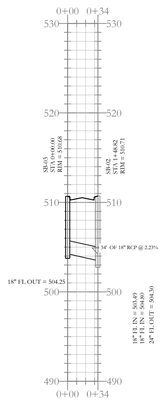
Stormwater G(b) Profile

Stormwater G(c) Profile

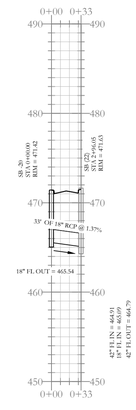
Stormwater G Profile



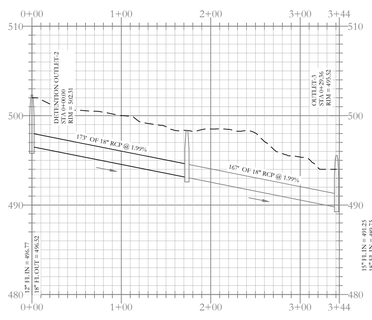
Stormwater Entrance Profile



Stormwater Entrance-i Profile

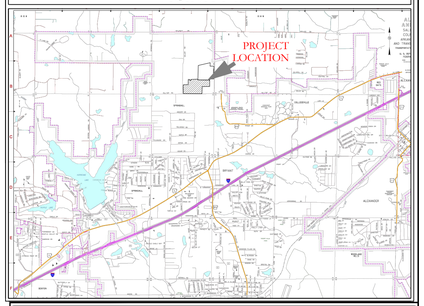


Stormwater G(d) Profile



Detention Outlet to ditch Profile

VICINITY MAP:



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

FOR USE AND BENEFIT OF:
NXT GEN HOMES LLC.

HILLTOP LANDING
STORM DRAINAGE PLAN AND PROFILE
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	03/08/2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:	08/07/2023	CHECKED BY:	20-1341
SHEET:	C-3.2	SCALE: 1" = 80'	

500	01S	14W	0	09	200	62	1762

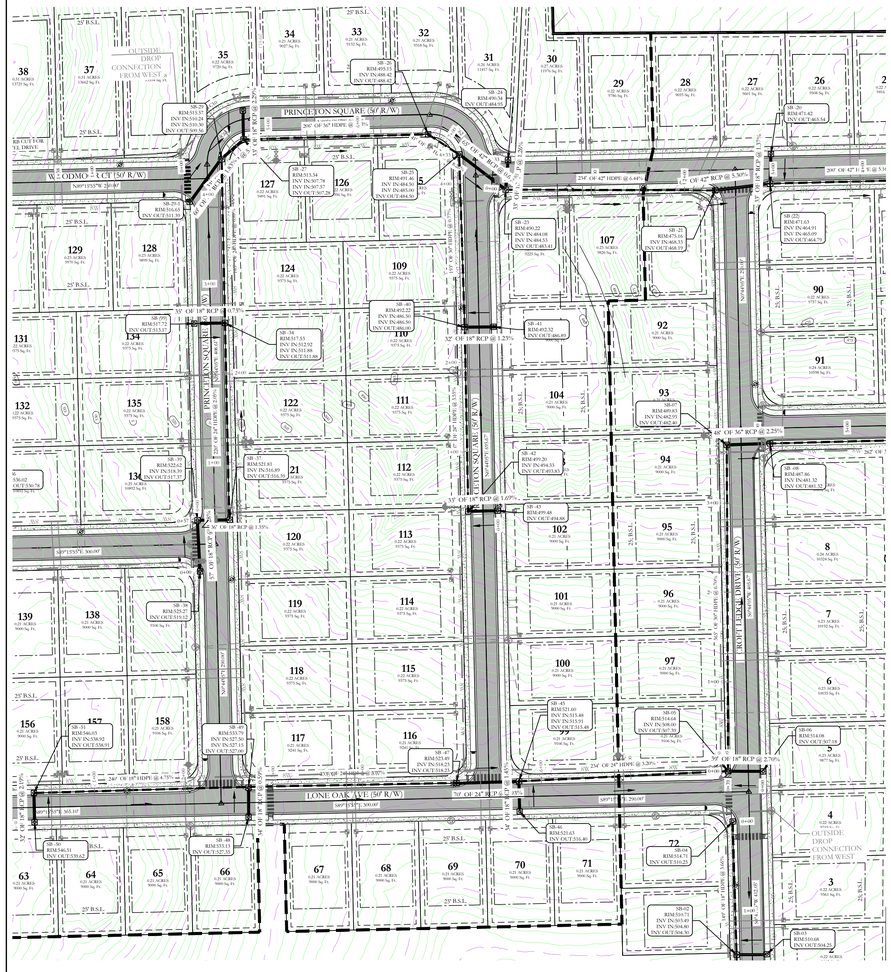
BASIS OF BEARING:
GRID NORTH, ARKANSAS
COORDINATE SYSTEM, SOUTH ZONE
BY GPS OBSERVATION

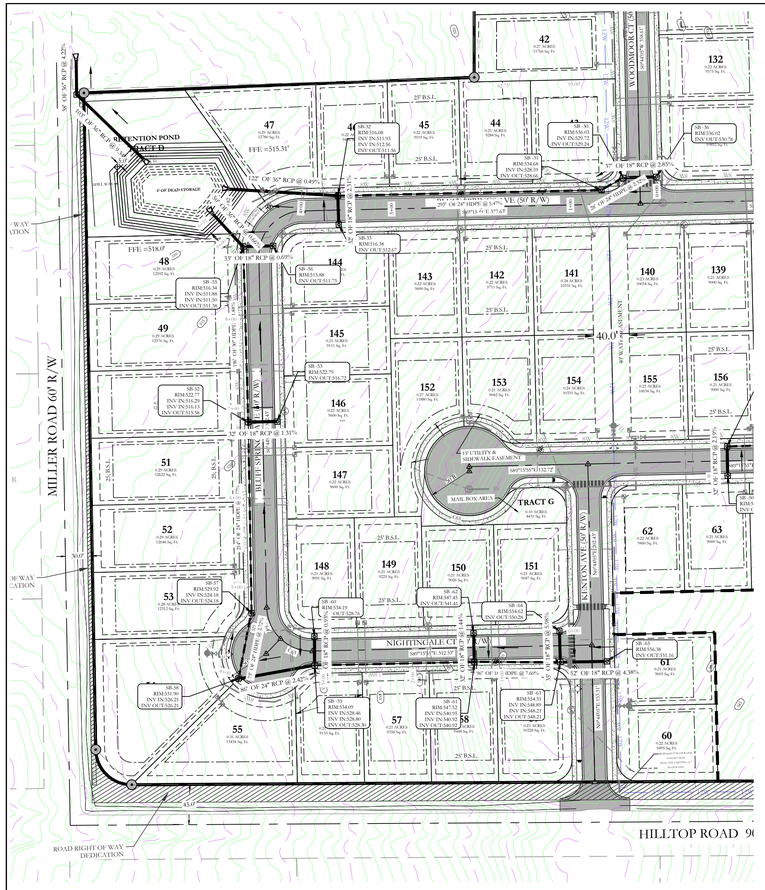
STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20876
KYLE TAMZIDUL ISLAM

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

80 40 0 80

HDPE
RCP


PRINGLETON SQUARE (50' R/W)
LONE OAK AVE. (50' R/W)
CROFT LEDGE DRIVE (50' R/W)
W. ODMO - CUT (50' R/W)
OUTSIDE DROP CONNECTION FROM WEST
OUTSIDE DROP CONNECTION FROM WEST
SB-27 RIM=533.37 INV IN=510.28 INV IN=510.38 INV OUT=509.78
SB-28 RIM=519.15 INV OUT=513.40
SB-29 RIM=533.34 INV IN=507.78 INV IN=507.37 INV OUT=507.28
SB-30 RIM=519.49 INV IN=494.13 INV OUT=494.03
SB-31 RIM=546.03 INV IN=538.02 INV OUT=538.01
SB-32 RIM=533.75 INV IN=527.50 INV IN=527.15 INV OUT=527.05
SB-33 RIM=519.27 INV OUT=514.23
SB-34 RIM=533.15 INV OUT=527.15
SB-35 RIM=546.51 INV OUT=539.62
SB-36 RIM=533.15 INV OUT=527.15
SB-37 RIM=519.27 INV OUT=514.27
SB-38 RIM=533.75 INV IN=527.50 INV OUT=527.40
SB-39 RIM=519.27 INV OUT=514.27
SB-40 RIM=533.75 INV IN=527.50 INV OUT=527.40
SB-41 RIM=492.32 INV OUT=480.49
SB-42 RIM=499.20 INV IN=494.10 INV OUT=493.83
SB-43 RIM=499.20 INV IN=494.10 INV OUT=493.83
SB-44 RIM=499.68 INV OUT=494.08
SB-45 RIM=519.27 INV OUT=514.27
SB-46 RIM=533.75 INV IN=527.50 INV OUT=527.40
SB-47 RIM=519.27 INV OUT=514.27
SB-48 RIM=533.75 INV IN=527.50 INV OUT=527.40
SB-49 RIM=533.75 INV IN=527.50 INV OUT=527.40
SB-50 RIM=519.27 INV OUT=514.27
SB-51 RIM=533.75 INV IN=527.50 INV OUT=527.40
SB-52 RIM=519.27 INV OUT=514.27
SB-53 RIM=533.75 INV IN=527.50 INV OUT=527.40
SB-54 RIM=519.27 INV OUT=514.27
SB-55 RIM=533.75 INV IN=527.50 INV OUT=527.40
SB-56 RIM=519.27 INV OUT=514.27


MILLER ROAD 60' R/W
HILLTOP ROAD
NIGHTINGALE CIRCLE
DUNSTON AVE. (50' R/W)
WOODMOOR CV. (50' R/W)
TRACT G
0.51 ACRES
14721 Sq. Ft.
DETENTION POND
TRACT D
FFE = 515.31'
FFE =518.0'
0' OF DEAD STORAGE
12' UTILITY & SIDEWALK EASEMENT
MAIL BOX AREA
36" WAY CATION
ROAD RIGHT OF WAY DEDICATION
36" OF 36" RCP @ 4.82%
42 0.23 ACRES 10166 Sq. Ft.
132 0.22 ACRES 9579 Sq. Ft.
47 0.29 ACRES 12746 Sq. Ft.
46 0.23 ACRES 9999 Sq. Ft.
45 0.23 ACRES 9959 Sq. Ft.
44 0.23 ACRES 9984 Sq. Ft.
43 0.23 ACRES 9984 Sq. Ft.
48 0.28 ACRES 12054 Sq. Ft.
144 0.23 ACRES 9999 Sq. Ft.
143 0.23 ACRES 9666 Sq. Ft.
142 0.23 ACRES 9752 Sq. Ft.
141 0.23 ACRES 10035 Sq. Ft.
140 0.23 ACRES 10034 Sq. Ft.
139 0.23 ACRES 9999 Sq. Ft.
49 0.29 ACRES 12574 Sq. Ft.
145 0.23 ACRES 9916 Sq. Ft.
152 0.23 ACRES 11988 Sq. Ft.
153 0.23 ACRES 9947 Sq. Ft.
154 0.28 ACRES 12153 Sq. Ft.
155 0.26 ACRES 11634 Sq. Ft.
156 0.23 ACRES 9999 Sq. Ft.
146 0.23 ACRES 9666 Sq. Ft.
51 0.29 ACRES 12622 Sq. Ft.
147 0.23 ACRES 9699 Sq. Ft.
52 0.28 ACRES 12040 Sq. Ft.
148 0.23 ACRES 9935 Sq. Ft.
149 0.23 ACRES 9229 Sq. Ft.
150 0.25 ACRES 9926 Sq. Ft.
151 0.23 ACRES 9947 Sq. Ft.
62 0.23 ACRES 9985 Sq. Ft.
63 0.23 ACRES 9666 Sq. Ft.
53 0.28 ACRES 12193 Sq. Ft.
55 0.31 ACRES 13454 Sq. Ft.
57 0.23 ACRES 9358 Sq. Ft.
58 0.23 ACRES 9999 Sq. Ft.
60 0.22 ACRES 9492 Sq. Ft.
61 0.23 ACRES 9985 Sq. Ft.
SB-01 RIM=516.07 INV OUT=506.57
SB-02 RIM=516.38 INV OUT=510.87
SB-03 RIM=522.79 INV OUT=512.79
SB-04 RIM=524.64 INV OUT=516.64
SB-05 RIM=526.07 INV OUT=520.57
SB-06 RIM=526.07 INV OUT=520.57
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SB-09 RIM=526.07 INV OUT=520.57
SB-10 RIM=526.07 INV OUT=520.57
SB-11 RIM=526.07 INV OUT=520.57
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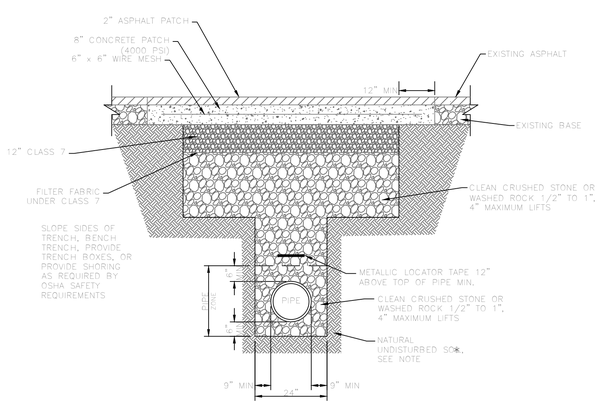
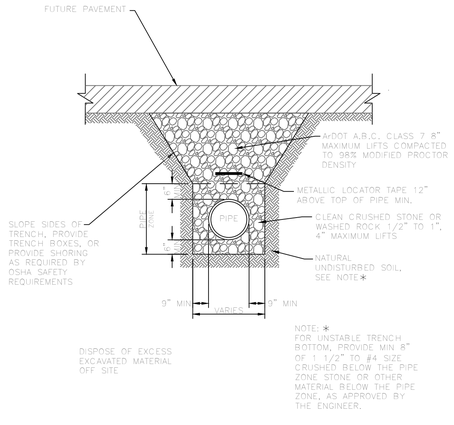
SB-14 RIM=526.07 INV OUT=520.57



PVC SEWER TRENCH UNDER EXISTING ASPHALT STREET

N.T.S.

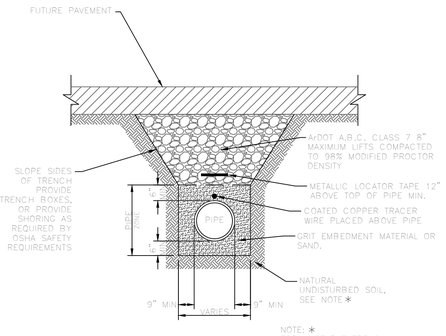


PVC SEWER TRENCH UNDER FUTURE ASPHALT STREET

N.T.S.

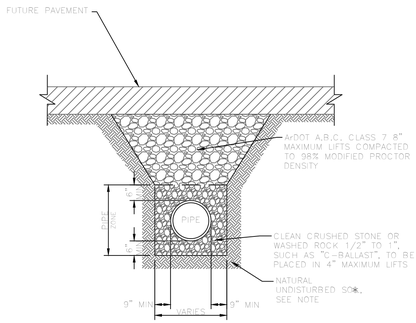
SOIL STABILIZATION REQUIREMENTS:

1. IN LAWN AREAS, DISTURBED SOIL SHALL BE STABILIZED BY PLACEMENT OF SOD TO MATCH EXISTING.
2. IN FIELDS OR WOODED AREAS, DISTURBED SOIL SHALL BE STABILIZED BY SEEDING.



PVC WATER LINE TRENCH UNDER FUTURE ASPHALT STREET

N.T.S.

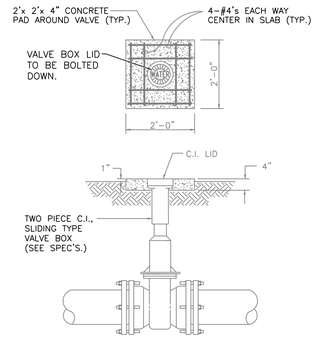


DRAINAGE PIPE TRENCH UNDER FUTURE ASPHALT STREET

N.T.S.

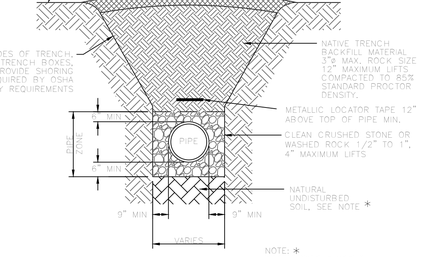
SOIL STABILIZATION REQUIREMENTS:

1. IN LAWN AREAS, DISTURBED SOIL SHALL BE STABILIZED BY PLACEMENT OF SOD TO MATCH EXISTING.
2. IN FIELDS OR WOODED AREAS, DISTURBED SOIL SHALL BE STABILIZED BY SEEDING.



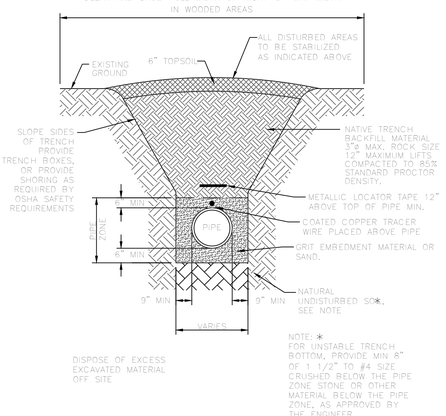
DETAIL-VALVE BOX

N.T.S.



PVC SEWER TRENCH IN UNPAVED AREAS

N.T.S.

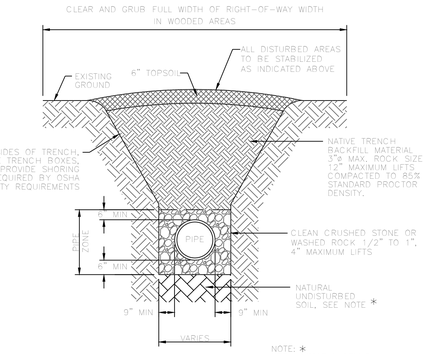


PVC WATER LINE TRENCH IN UNPAVED AREAS

N.T.S.

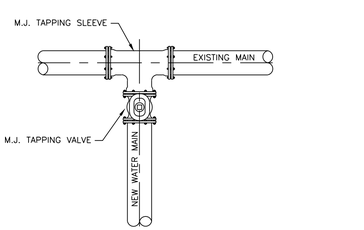
SOIL STABILIZATION REQUIREMENTS:

1. IN LAWN AREAS, DISTURBED SOIL SHALL BE STABILIZED BY PLACEMENT OF SOD TO MATCH EXISTING.
2. IN FIELDS OR WOODED AREAS, DISTURBED SOIL SHALL BE STABILIZED BY SEEDING.



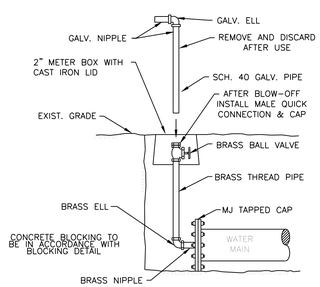
DRAINAGE PIPES IN UNPAVED AREAS

N.T.S.



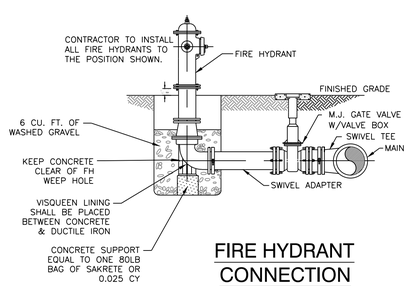
WATER MAIN CONNECTION DETAIL

N.T.S.



2" BLOW-OFF RISER

N.T.S.



FIRE HYDRANT CONNECTION

NTS

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

FOR USE AND BENEFIT OF:
NXT GEN HOMES LLC.

HILLTOP LANDING
TRENCH DETAILS
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	03/08/2023	C.A.D. BY:		DRAWING NUMBER:	20-1341
REVISED:	08/07/2023	CHECKED BY:			
SHEET:	C-4.0	SCALE:	1" = 20"		

500	01S	14W	0	09	200	62	1762

K:\LAND PROJECTS 2004\SUBDIVISIONS\2020\20-1341 HILLTOP LANDING\CIVIL\DWG\20-1341 CONSTRUCTION DRAWING 04.06.2021.DWG

SPECIFICATIONS

SUBGRADE MATERIAL

A. Subgrade soils shall be all materials used for subgrade including in-situ materials and fill materials.
B. Subrades 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, recompacted 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 behond 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 hall 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 eliminatethe 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.
I. All sidewalk ramps shall meet ADA requirements with corrugated dome ramp requirements.

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.

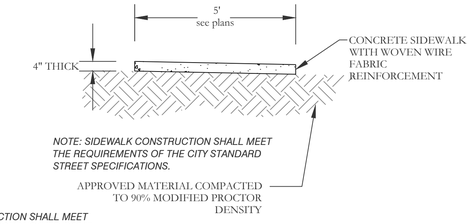
Subgrade

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 desnity 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

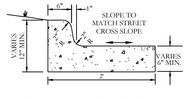
General

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.



NOTE: SIDEWALK CONSTRUCTION SHALL MEET ADA REQUIREMENTS WITH CORRUGATED DOME RAMP REQUIREMENTS

Typical Sidewalk Detail



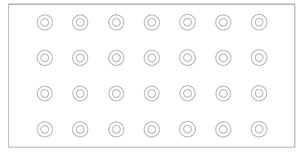
STANDARD CURB & GUTTER
NOT TO SCALE

TYPICAL CURB DETAILS & NOTES
NOT TO SCALE

Typical Curb & Gutter Detail

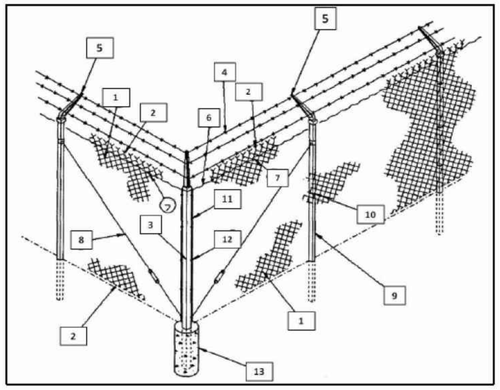
4,000 psi concrete

Top View



Side View

ADA Corrugated Dome Ramp



1	Fabric
2	Selvage
3	Corner Post
4	Barbed Wire/Barbed Tape
5	Outrigger/Barbed Wire Arm
6	Tension Wire (Top and Bottom)
7	Hog Ring
8	Truss Rod
9	Line Post
10	Tie Wire
11	Tension Bar
12	Tension Clip
13	Concrete Footing

SECURITY FENCE DETAILS

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

FOR USE AND BENEFIT OF:
NXT GEN HOMES LLC.

HILLTOP LANDING
CIVIL SPECIFICATIONS
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	03/08/2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:	08/07/2023	CHECKED BY:	20-1341
SHEET:	C-5.0	SCALE: 1" = 20"	

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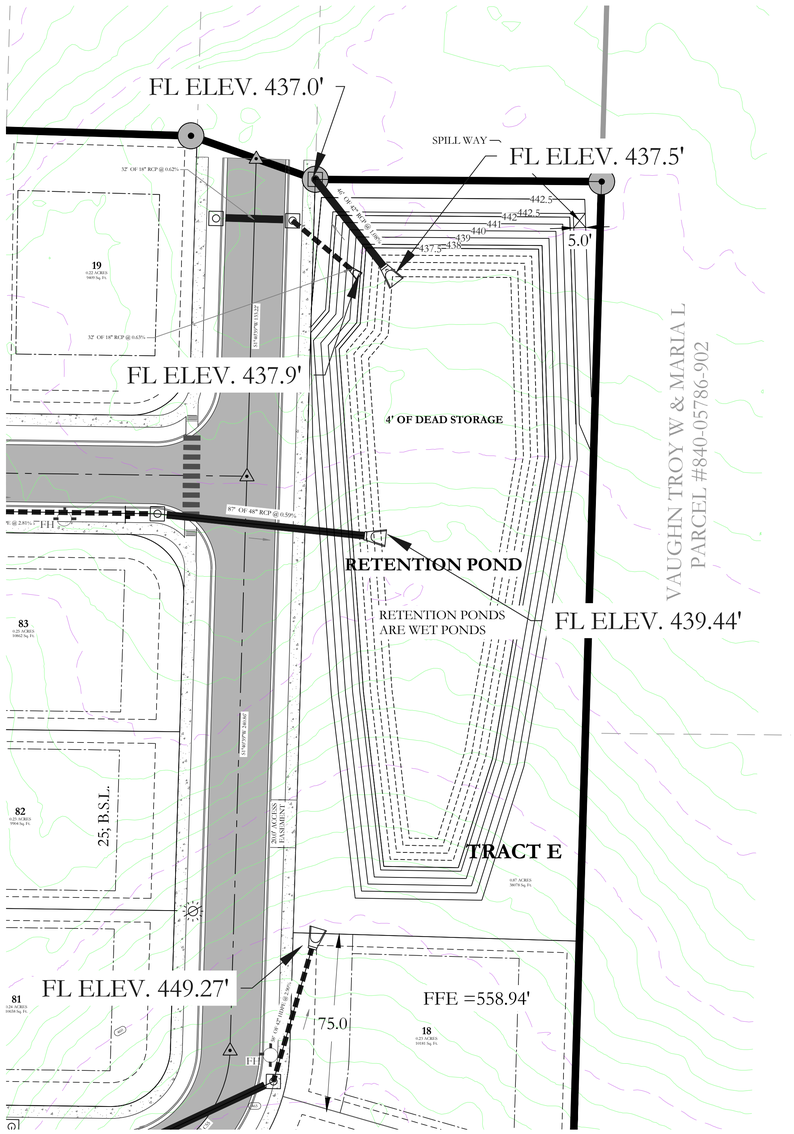
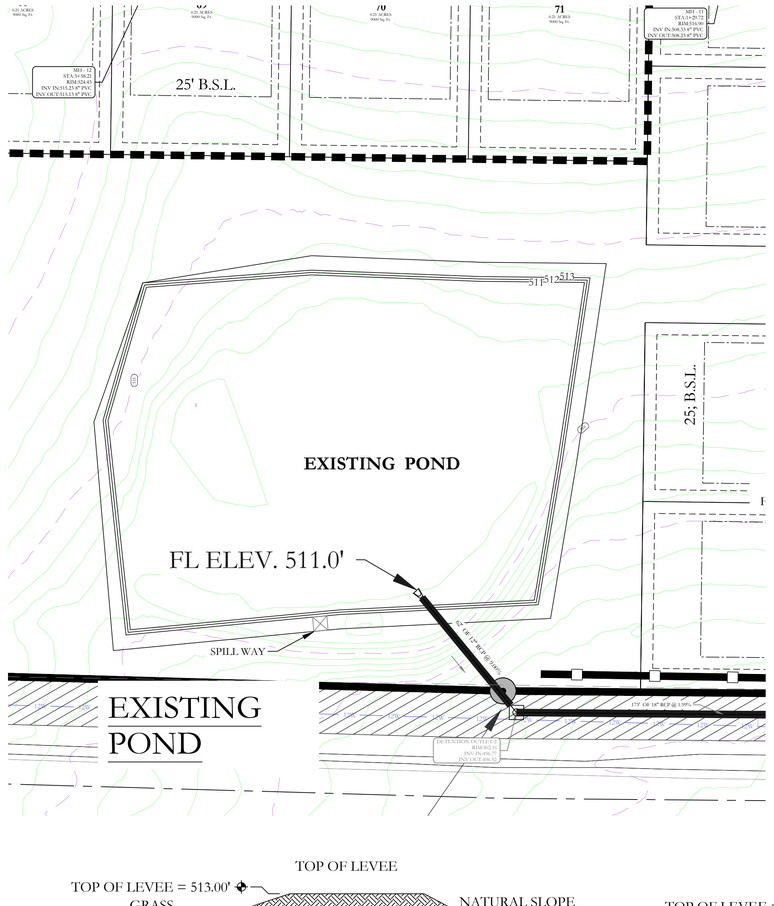
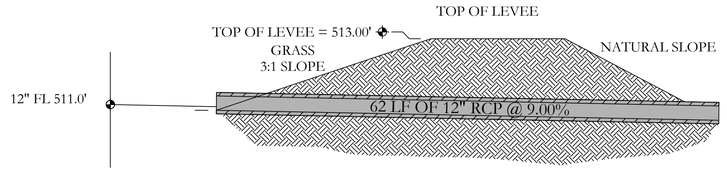


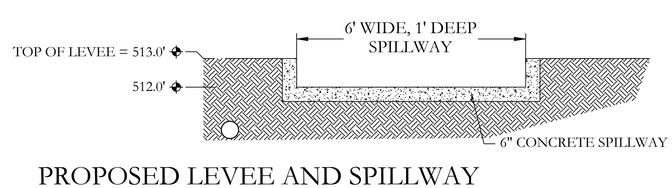
RETENTION POND-1



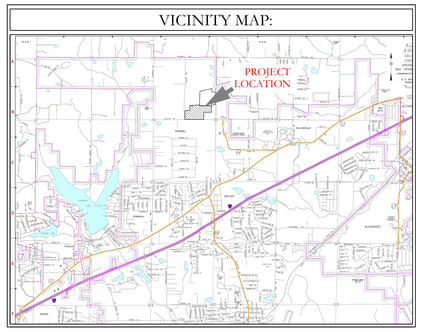
TOP OF LEVEE



OUTLET SECTION
NTS



PROPOSED LEVEE AND SPILLWAY
FOR EXISTING POND



EARTHEN SLOPE NOTE:
ALL EARTHEN RETENTION POND SLOPES ON BOTH THE INTERIOR AND EXTERIOR OF THE POND SHALL HAVE A MAXIMUM SLOPE OF 3:1.

NOTE:
ALL RETENTION BASINS WILL BE REQUIRED TO BE STABILIZED WITH SOLID SOD STABILIZATION PER THE STORMWATER MANAGEMENT MANUAL.

TOP BANKS OF ALL RETENTION PONDS WILL BE 5' WIDE .

DETENTION POND MAINTENANCE PLAN

Background
The Retention ponds are located on the periphery of the subdivision.They are designed to temporarily detain stormwater to meet water quantity criteria before discharging off the property.

Routine Maintenance
The property owners association will maintain the drainage easements located in Tract "B" and Tract "E". 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 ponds areas and discharge pipes will identify needed repairs and non-routine maintenance. These items may include but not be limited to:

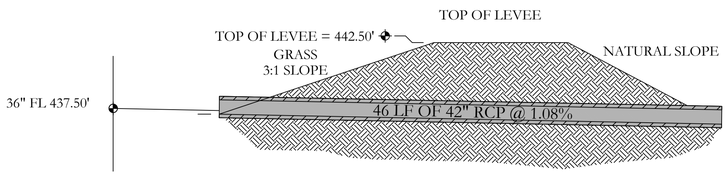
-Re-growth of trees on or around the pond bank. These should be cut and removed from the pond area.

-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.

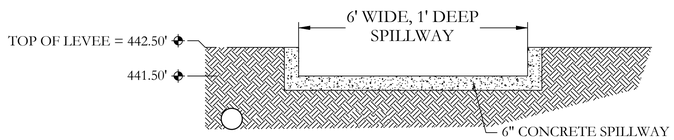
-Any other maintenance or repairs which would minimize other maintenance to the pond or outfall structures.

TOP OF LEVEE



OUTLET SECTION
NTS

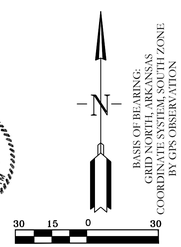
RETENTION POND-1



SPILLWAY END VIEW
NTS

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

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20876
KAZI TAMZIDUL ISLAM



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

HOPE CONSULTING
ENGINEERS - SURVEYORS
129 N. Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
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FOR USE AND BENEFIT OF:
NXT GEN HOMES LLC.

HILLTOP LANDING
RETENTION POND
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	03/08/2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:	08/07/2023	CHECKED BY:	20-1341
SHEET:	C-6.0	SCALE: 1"=30'	

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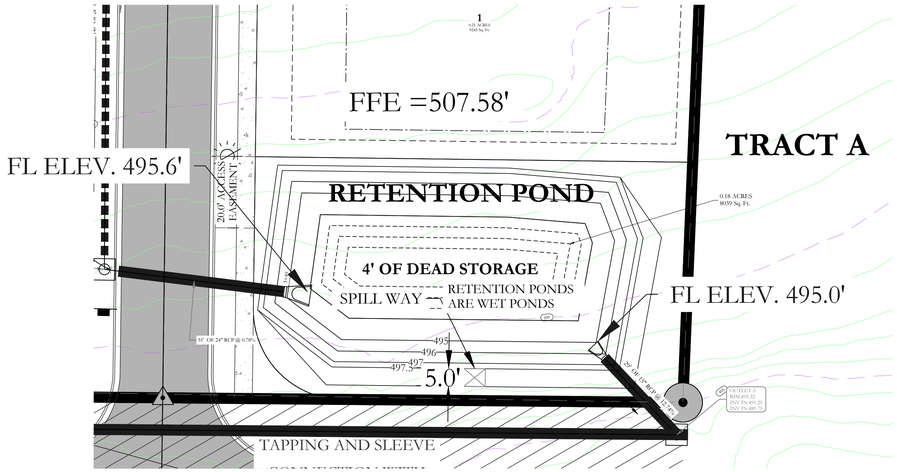
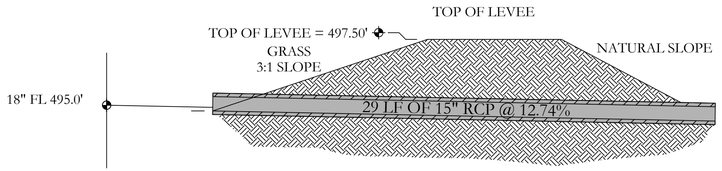


RETENTION POND-2



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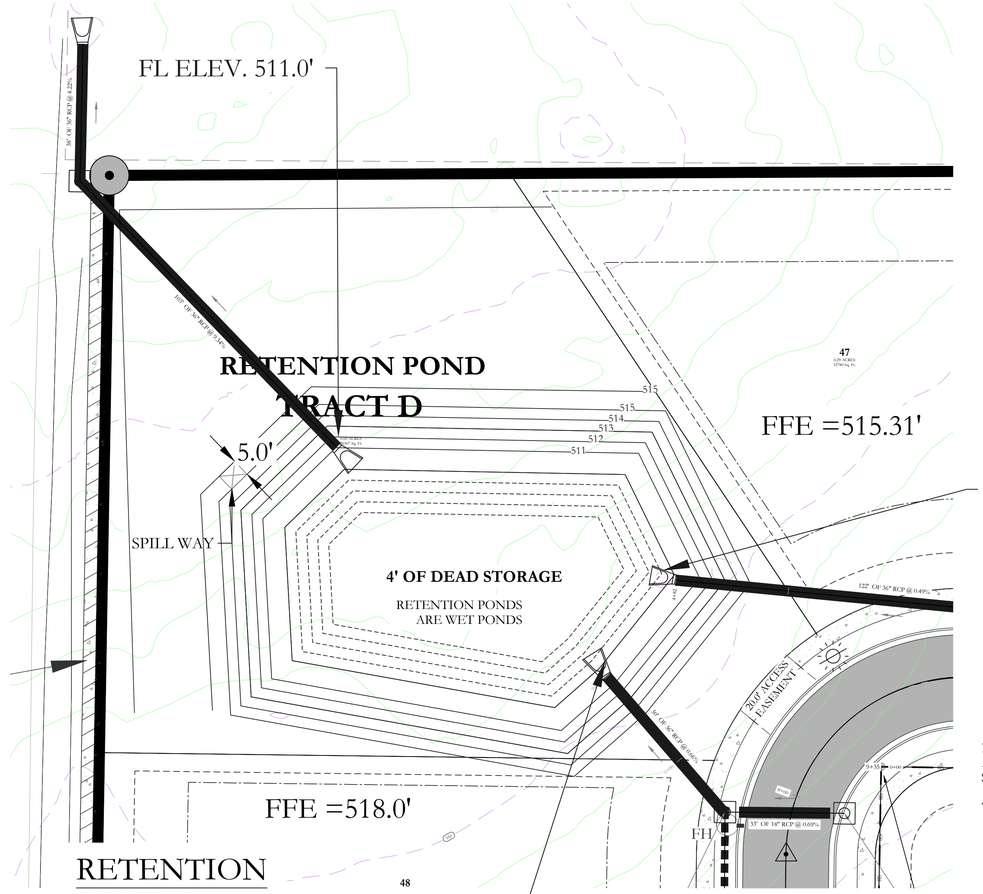
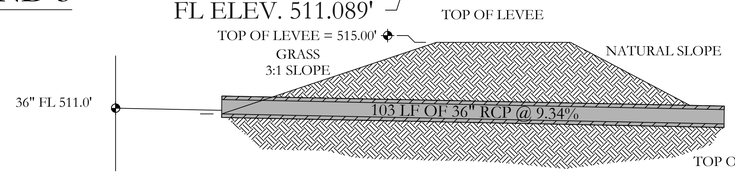


RETENTION POND-3



OUTLET SECTION
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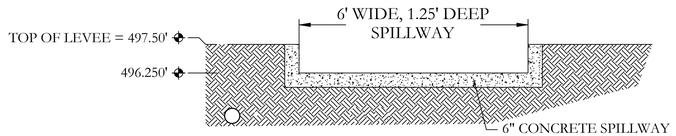
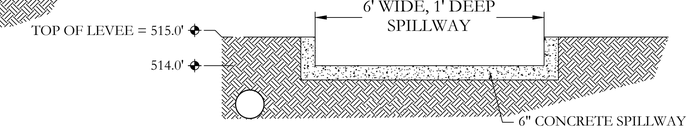
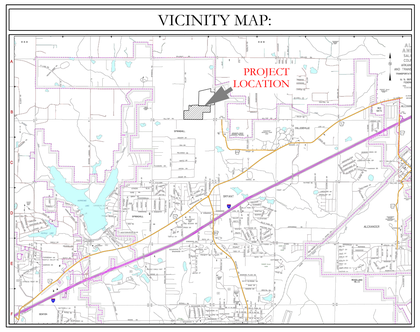


SPILLWAY END VIEW
NTS



SPILLWAY END VIEW
NTS

RETENTION POND -3



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RETENTION POND-2

DETENTION POND MAINTENANCE PLAN

Background
The Retention ponds are located on the perphery of the subdivision. They are designed to temporarily detain stormwater to meet water quantity criteria before discharging off the property.

Routine Maintenance
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Routine maintenance will include but not be limited to:
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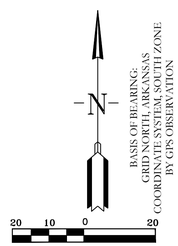
-Any other maintenance or repairs which would minimize other maintenance to the pond or outfall structures.



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FOR USE AND BENEFIT OF:
NXT GEN HOMES LLC.

HILLTOP LANDING
RETENTION POND
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	03/08/2023	C.A.D. BY:		DRAWING NUMBER:	20-1341
REVISED:	08/07/2023	CHECKED BY:			
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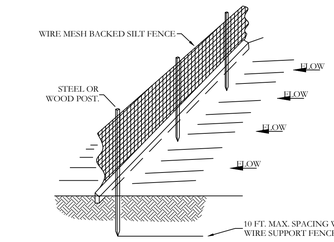
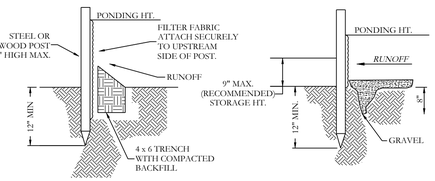




STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

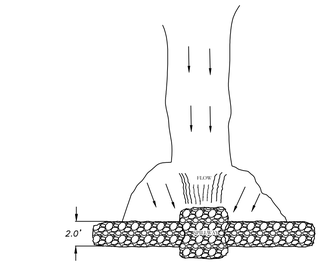
ALTERNATE DETAIL
TRENCH WITH GRAVEL

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

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

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

SILT FENCE



PLAN

VIEW LOOKING UPSTREAM

NOTES:
1.) POINT 'A' MUST BE HIGHER THAN POINT 'B' (SPILLWAY HEIGHT)
2.) PLACE RIP-RAP BARRIER PERPENDICULAR TO THE FLOW WITH TIGHT GROUPING. USE STRAW, ROCKS, OR FILTER FABRIC TO FILL ANY GAPS AND TAMP
3.) PLACE RIP-RAP ON THE UPSTREAM SIDE TO PREVENT FLOW AROUND THE DAM.
4.) SPILLWAY HEIGHT SHALL NOT EXSEED 16"-24".
5.) INSPECT AFTER EACH SIGNIFICANT STORM, MAINTAIN AND REPAIR PROMPTLY.

RIP-RAP
CHECK DAM

ERC LEGEND

SITE POSTING

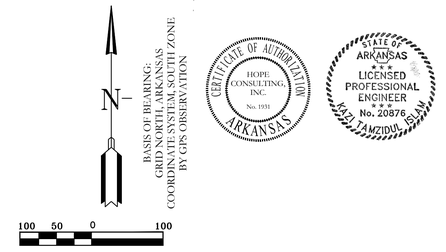
CONC. WASHOUT DETENTION AREA

SILT FENCE

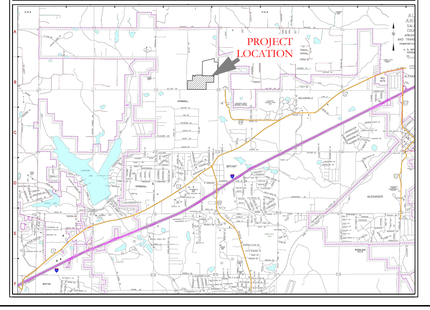
RIP RAP CHECK DAM

CONSTRUCTION ENTRANCE

DISTURBED AREA



VICINITY MAP:



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HILLTOP LANDING
EROSION CONTROL PLAN
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	03/08/2023	C.A.D. BY:	DRAWING NUMBER:
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MTA ENGINEERS

- Geotechnical Engineering
- Materials Testing • Special Inspections
- Design

mtaengineers.com

GEOTECHNICAL ENGINEERING EXPLORATION

Proposed 50 Acres Subdivision along Hilltop Road Bryant, Arkansas

PREPARED FOR:

Jonathan Hope
Hope Consulting
117 South Market Street
Benton, AR 72015

PREPARED BY:

MTA ENGINEERS
8001 National Drive
Little Rock, AR 72209

June 27th, 2023

MTA ENGINEERS

Jonathan Hope
Hope Consulting
117 South Market Street
Benton, AR 72015

June 27th, 2023

Subject: Report of Geotechnical Engineering Exploration
Proposed 50 Acres Subdivision along Hilltop Road
Bryant, Arkansas

Mr. Hope:

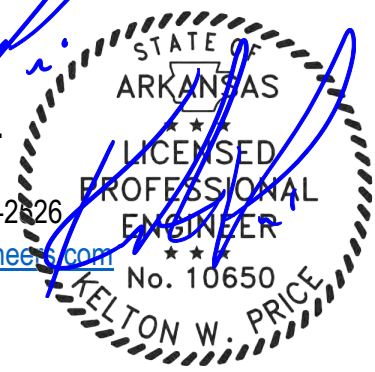
MTA Engineers has completed the authorized Geotechnical Engineering Exploration for the above referred project. This work was conducted in accordance with the agreement between MTA Engineers and Hope Consulting, detailed in MTA Engineers Proposal dated June 25th, 2023.

The purpose of our work was to review general surface and subsurface conditions within the project site area, and to gather and present data relative to the design and construction of the proposed 50 Acres Subdivision located in Bryant, Arkansas. This report outlines the exploration procedures used, exhibits the data obtained, and presents our recommendations.

MTA Engineers appreciates this opportunity to provide these services and looks forward to working with you on future projects. Please contact us if you have any questions or require additional information.

Sincerely,

MTA ENGINEERS



Kelton Price, P.E.
Project Engineer
Office +1 501-753-2626
keltonp@mtaengineers.com

TABLE OF CONTENTS

SECTION

APPENDICES

TABLES

EXECUTIVE SUMMARY

The geotechnical exploration was conducted near Hilltop Road located in Bryant, Arkansas. The general topography of the site was varying elevations. In general, the soil will consist of clayey sand with gravel and lean clay. Subsurface conditions were consistent throughout the entirety of the proposed development. The potential to find buried stumps or other organic material is low.

Major soil types encountered at each boring may be summarized as follow:

Table 1. Soil Types Encountered

SOIL TYPE	DESCRIPTION
SC	Clayey Sand w/ Surface Organics
CL	Lean Clay

See Table 2 General Strata Classification of Soil Logs or the individual soil logs found in Appendix B for a more detailed overview of the soils encountered on site.

Based on the nature of the existing strata encountered at the time of exploration, it is assumed that proposed improvements will be at/or above existing grades. The surface soil contains organic and loose clayey sand. In grass covered areas, the soil of Stratum I is loose and will contain 6-in of topsoil. The stability of these soils will depend on soil moisture conditions at the time of construction, area of improvements may require over-excavation of 2-ft to remove loose isolated surface soils (deeper during wetter seasons). Additional over-excavation may be required in the footing trenches, depending upon weather conditions.

Based on the anticipated bearing load, it is recommended that the store's structures be supported on traditional shallow footings founded a minimum of 24-in below final grade, within Structural fill. Footings founded as recommended may be designed using a net allowable bearing capacity of 2,000-psf for continuous and 2,500-psf for individual spread footings.

The net allowable end bearing pressures are based on a factor of safety in excess of 3.0 with respect to the anticipated shear strength of the structural fill. Total and differential settlement is anticipated in the order of ½ -in.

SUMMARY

- **Rock/Hard Dig:**
  - No rock was encountered.
  - Medium to heavy duty equipment will be required for deep utilities.

- **Soils:**
  - Soils generally consist of medium dense clayey sand and lean clay.
  - Structural fill should be placed according to the "Structural Fill" section of this report.
  - Stripping in the order of 6-in to remove organics.
  - Subgrade soil must meet requirements of City of Bryant.

- **Foundations/Slabs:**
  - Shallow footings founded a minimum of 24-in beneath final grade may be sized using a bearing pressure of 2,000-psf for continuous and 2,500-psf for individual spread footings.

- **Un-compacted Fill:**
  - No un-compacted fill was encountered on the property during the exploration.

- **Stump/Organic Findings:**
  - The potential to find stumps or other organic material beneath the surface is low.

- **Pavement:**
  - Recommended pavement sections are presented within this report.
  - Pavement must meet the requirement of City of Bryant

- **Miscellaneous:**
  - The building is anticipated to be at/or above existing grade.

INTRODUCTION

This exploration was requested in order to evaluate existing subsurface conditions and provide geotechnical design recommendations. The results of this exploration and the geotechnical design recommendations for site construction are presented in this report.

Exploration was accomplished by:

1. Boring 5 locations up to 10-ft or refusal explore subsurface soil, and groundwater conditions.
2. Obtaining samples from each stratum, within the accessible areas, using standard geotechnical sampling technique or standard penetration test.
3. Performing laboratory tests on various samples to determine pertinent engineering properties of the subsurface strata.
4. Analyzing field and laboratory test data to develop design recommendations.

The scope of this geotechnical exploration did not include an environmental assessment to determine the presence of wetlands and/ or hazardous or toxic materials in the soil or groundwater on or near this site. If there is concern of wetlands or a hazardous/ toxic material presence, a qualified environmental assessment consultant should be contacted to perform a site investigation before construction begins.

FIELD EXPLORATION

Subsurface conditions at the site were explored by using dry auger methods and a split spoon sampler to a depth of up to 10-ft at 5 boring locations. The approximate boring locations are shown on the Plan of Borings, Appendix A. Boring logs presenting descriptions of the soil strata encountered are included in Appendix B. Laboratory testing results of the different soil types are located in Appendix D.

Samples were obtained throughout the entirety of most locations in general accordance with Standard Penetration Sampling (SPT). The recorded N-Values (Blows per foot) are indicated on the Boring Logs in the Blows per foot column. All soil samples encountered were removed from the field in moisture

tight containers and transported to our laboratory for further examination. At the lab, a visual classification was performed for each sample.

All various soil types were then analyzed for specific engineering properties. The dry auger drilling procedures facilitated observation of shallow groundwater conditions.

GENERAL SITE AND SUBSURFACE CONDITIONS

The exploration for the proposed Subdivision located along Hilltop Road in Bryant, Arkansas. It is anticipated that proposed roads will be constructed near the existing grade. Soil as explored consisted of lean clays, and clayey sands. Borings were advanced to a depth of 10-ft or refusal within the building and pavement areas using dry auger procedures.

For a more detailed description of soils encountered while testing see the boring log sheets found in the attached report.

Table2. General Strata Classification of Boring Logs

STRATA	DEPTH (ft)	SOIL CLASSIFICATION	SOIL DESCRIPTION	SIGNIFICANT PROPERTIES
STRATUM I	0 to Completion	SC *Except B-3*	Clayey Sand Surface Organics	Loose to Medium Dense Low Shrink Swell Potential Moderate bearing capacity
STRATUM II	0 to completion	CL *Only in B-3 & 5*	Lean Clay	Firm to Stiff Moderate Bearing

The significant properties and characteristics of the subsurface strata pertinent to design and constructions are as follows:

A. The topography of the site and planned building location.
B. The anticipated bearing loads.
C. The anticipated pavement Loading.
D. The anticipated pavement loading.

LABORATORY TESTING

Description of the soils encountered in the borings was prepared in general accordance with applicable ASTM standards. The soil stratification shown on the boring logs represents soil conditions at the specific boring locations. There may be some variations that occur between or beyond the boring locations. The stratification lines on the boring logs represent the approximate boundaries between soil types, but the actual transitions between soil layers in the subsurface of the proposed site may be gradual.

Laboratory soil testing was performed to verify/evaluate classification, volumetric stability, and to determine water content. The laboratory testing for soil properties was limited in this report. The results of the gradations, plasticity and moisture testing is attached as Appendix D. The results are also presented on the Boring Logs in Appendix B.

ANALYSIS AND RECOMMENDATIONS

SITE PREPARATION

Prior to the addition of any fill or the construction of any improvements, areas of the proposed building and parking should be grubbed approximately 6-in to remove organics. Existing soils do not meet the requirements for subgrade within the top 24-in, per City of Bryant. A minimum of 24-in of suitable fill shall be placed. To maintain grades over-excavation may be required. If grades allow fill can be placed above the in-situ soils. All fill/ backfill shall meet City of Bryant requirements for material as well as compaction. Once fill is placed, the area should be proof rolled using a loaded dump truck, or 62,000-lbs equivalent load, to locate any areas of instability. Isolated area of unstable soils should be evaluated at that time**.** Due to the nature of the in-situ soils, instability will increase significantly with increased soil moisture. Fill should be placed as described in the Structural Fill section of this report. Soils near surface are loose (Stratum I), Stability of these soils is dependent on moisture condition at the time of construction. As stated previously unstable areas will require over-excavation and backfill.

Excavation should be performed under dry conditions, using equipment adequate to perform the work. Depending upon the weather conditions, isolated undercuts of saturated soft clay may be necessary. Structural fill, where needed, should be placed as recommended in the “Structural Fill” section of the

report. Positive drainage should be maintained throughout this process. The addition of excessive moisture could cause a significant loss of soil stability.

STRUCTURAL FILL

Structural Fill within roadways must conform to City of Bryant requirements. Fill should consist of approved materials, which are free of organic matter and debris. For approval, samples of the proposed fill material should be submitted to MTA Engineers for classification testing. Select fill consisting of low plasticity soil such as lean clay or clayey gravel classifying as SC, CL, or GC according to the Unified Soils Classification System are generally considered suitable. High plasticity clay soils (soils with a Liquid Limit above 50) should not be used as fill.

Placement of approved fill should be achieved in multiple thin lifts. Each lift should not exceed 8-in in loose thickness. Compaction of these lifts should be performed with suitable equipment to achieve the compaction requirements noted in Table 3. Care should be taken that all compaction recommendations are performed.

If cohesive soils are to be used, compaction should be performed using a kneading-type vibratory compactor, such as a vibratory sheepsfoot. The material should be broken down sufficiently to provide a dense matrix of particles. All fill within the roadway must comply with City of Bryant Specifications.

Table 3: Compaction Requirements

Material Type and Location	Minimum Compaction (percent of ASTM D1557)	Allowable variance in moisture from optimum
Structural Fill Beneath Pavement Sections	95%	Optimum to +3 (Clay Shale) -3 to +3 (Other Approved Select Fill)
Structural Fill Beneath Buildings	95%	Optimum to +3 (Clay Shale) -3 to +3 (Other Approved Select Fill)
Utility Backfill in Building Area and Pavement	95%	-3 to +3
Miscellaneous and Green Areas	90%	-3 to +3
Aggregate Base Course	95%	-3 to +3 at time of compaction

BUILDING FOUNDATIONS

All foundations must satisfy two basic and independent design criteria. First, foundations must have an acceptable factor of safety against bearing failure under maximum design loads. Secondly, movement of the foundation due to consolidation, shrinkage, and/or swelling of the supporting strata should not exceed tolerable limits for the structure.

Construction factors such as installation of foundations units, excavation procedures, and surface and groundwater conditions should also be considered. These factors and the aforementioned subsurface conditions were influential in the development of the following statement.

In view of the anticipated foundation loading and subsurface conditions encountered, it is suggested that the proposed structures be supported on a foundation system designed in accordance with the following recommendations.

FOUNDATIONS/ SLABS

Shallow Foundations

Based on the nature of existing soils encountered at the time of exploration and the anticipated loading, it is recommended that all structures be supported on traditional shallow footings founded a minimum of 24-in beneath final exterior grade, within Structural fill. In addition, to minimize the potential for localized shear failure within the soils, a minimum footing width of 24-in is recommended. Shallow foundations founded as accounted may be designed using a net allowable bearing pressure of 2,000-psf for continuous and 2,500-psf for individual spread footings. The net allowable end bearing pressures will be based on a factor or safety in excess of 3.0. Total and differential settlement is anticipated to be less than ½-in.

Slab-on-grade type construction is considered appropriate for the floor slab. We recommend that the slab be supported on 4-in of clean crushed stone or gravel (ASTM C-33 #57 or equivalent) on prepared subgrade. A Class A impervious moisture barrier with a minimum thickness of 10-mils, specified according to ASTM E-1745, should be provided between slab and the granular fill due to the potential for perched water to develop during the wetter seasons.

PAVEMENT DESIGN

Paved parking and drives will be constructed as part of the project. Design traffic volumes and loadings have not been determined. However, we anticipate that the drives will be subject to light vehicles and weekly service trucks. We anticipate that the drives will be placed at/or above the existing elevation. The following design criteria were used to develop the recommended pavement sections in conjunction with the AASHTO Design Guide 1996:

Table 3. Pavement Design Assumption Values

PAVEMENT DESIGN ASSUMPTION VALUES	
CBR	5
R-VALUE	15
SOIL SUPPORT VALUE (S)	5

Based on information obtained during this study, subgrade soils in the paved areas should generally consist of proof-rolled properly compacted Structural fill. Structural fill should be placed as recommended in the Structural fill section of the report. It is recommended that positive site drainage should be provided during construction and be incorporated during the final design.

All pavement sections must comply with the City of Bryant minimum requirements. It should be recognized that some periodic maintenance of pavement will be required. As a minimum, this should include periodic sealing of all joints and cracks to prevent surface water infiltration.

UN-COMPACTED FILL

No uncompacted fill was encountered on the property during our exploration.

STUMP/ ORGANIC FINDINGS

potential to find stumps or other organic material below the surface is low.

SEISMIC CONSIDERATION

Based on IBC-2015, a site soil **Class D** may be used for design purposes. Liquefaction potential of the soils in Stratum I & II is negligible. Additional design information on Seismic Consideration is attached as Appendix E.

CONSTRUCTION PROCEDURES

The potential exists for increased perched water to develop during wetter seasons. Therefore, foundation excavation and any other site grading should be performed during drier periods to reduce the possibility of changes in conditions.

Subsurface conditions significantly at variance with those encountered within the borings should be brought to the attention of the engineer, and work delayed pending evaluation and/or preparation of additional recommendations, if warranted.

♦ ♦ ♦ ♦

The following illustrations are attached and complete this report:

Appendix A: Excavation Location Plan
Appendix B: Test Pit Logs
Appendix C: Key to terms and Symbols
Appendix D: Laboratory Test Summary
Appendix E: Seismic Design Criteria

♦ ♦ ♦ ♦

Appendix A :
Boring Location Plan


50 Acres
Subdivision
Little Rock, AR
Legend
length of each boundary
Miller Rd & Hilltop Rd
od Dog Behavior Academy Inc
Furry Feet Retreat And Training Center
1725 ft
465 ft
568 ft
435 ft
660 ft
Not To Scale
734 ft
623 ft
Miller Rd & Hilltop Rd
Google Earth
N
800 ft

Appendix B: Boring Logs

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Boring Log Report

BORING NO. B-1
PAGE 1 OF 1

JOB NO. GEO23-097
JOB NAME: 50 ACRES SUBDIVISION
COORDINATES: NORTH: _____ EAST: _____
STATION: _____
LOCATION: BRYANT, AR

DATE: 6-13-2023
TYPE OF DRILLING: DRY AUGER
EQUIPMENT: GEOPROB 7822
LOGGED BY: CORY. S
DRILLED BY: P. KING

DEPTH FT.	SYMBOL	SAMPLES	DESCRIPTION OF MATERIAL SURFACE ELEVATION: EXISTING GRADE	SOIL GROUP	PLASTIC LIMIT	% MOIST.	LIQUID LIMIT	PLASTICITY INDEX	PERCENT PASSING #200	NO. OF BLOWS PER 6-IN.	N-Value
			LOOSE, RED-BROWN, CLAYEY SAND W/ SANDSTONE FRAGMENTS & SURFACE ORGANICS		22	9.7	38	16	36.6	5 4-4	8
										4 5-7	12
5			MEDIUM DENSE, RED-TAN, SANDY CLAY W/ SANDSTONE FRAGMENTS	SC						5 4-4	8
										4 5-4	9
10			LOOSE, TANNISH RED TO GRAY, SANDY CLAY							4 5-6	11
			Boring Terminated								
15											
20											
25											
30											

COMPLETION DEPTH: 10 WATER DEPTH> INITIAL: AFTER 24 HOURS:

REMARKS:

P.O. Box 23715 • Little Rock, AR 72221
Ph. 501.753.2526 • Fax 501.753.5747

505 Sanders Ave. • Springdale, AR 72764
Ph. 479.756.0061 • Fax 479.756.9254

101 S. Church St. • Jonesboro, AR 72401
Ph. 870.530.8380 • Fax 870.972.0237

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Boring Log Report

BORING NO. B-2
PAGE 1 OF 1

JOB NO. GEO23-097
JOB NAME: 50 ACRES SUBDIVISION
COORDINATES: NORTH: _____ EAST: _____
STATION: _____
LOCATION: BRYANT, AR

DATE: 6-13-2023
TYPE OF DRILLING: DRY AUGER
EQUIPMENT: GEOPROB 7822
LOGGED BY: CORY. S
DRILLED BY: P. KING

DEPTH FT.	SYMBOL	SAMPLES	DESCRIPTION OF MATERIAL SURFACE ELEVATION: EXISTING GRADE	SOIL GROUP	PLASTIC LIMIT	% MOIST.	LIQUID LIMIT	PLASTICITY INDEX	PERCENT PASSING #200	NO. OF BLOWS PER 6-IN.	N-Value
5			LOOSE TO MEDIUM DENSE, TANNISH GRAY TO RED, SANDY CLAY W/ SANDSTONE FRAGMENTS & SURFACE ORGANICS	SC	22	18.2	38	16	38.0	5 6-5 3 2-5 5 5-6	11 7 11
10			MEDIUM DENSE, TANNISH RED TO GRAY, CLAYEY SAND							5 5-8 5 7-8	13 15
15			Boring Terminated								
20											
25											
30											

COMPLETION DEPTH: 10 WATER DEPTH> INITIAL: AFTER 24 HOURS:

REMARKS:

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Boring Log Report

BORING NO. B-3
PAGE 1 OF 1

JOB NO. GEO23-097
JOB NAME: 50 ACRES SUBDIVISION
COORDINATES: NORTH: _____ EAST: _____
STATION: _____
LOCATION: BRYANT, AR

DATE: 6-13-2023
TYPE OF DRILLING: DRY AUGER
EQUIPMENT: GEOPROB 7822
LOGGED BY: CORY. S
DRILLED BY: P. KING

DEPTH FT.	SYMBOL	SAMPLES	DESCRIPTION OF MATERIAL SURFACE ELEVATION: EXISTING GRADE	SOIL GROUP	PLASTIC LIMIT	% MOIST.	LIQUID LIMIT	PLASTICITY INDEX	PERCENT PASSING #200	NO. OF BLOWS PER 6-IN.	N-Value
			STIFF, TAN-RED, SANDY CLAY W/ SURFACE ORGANICS							5 7-6	13
										7 9-10	19
5			FIRM TO STIFF, TAN-RED, SANDY CLAY	CL						6 7-5	12
										6 7-15	22
10										8 9-11	20
			Boring Terminated								
15											
20											
25											
30											

COMPLETION DEPTH: 10 WATER DEPTH> INITIAL: AFTER 24 HOURS:

REMARKS:

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Boring Log Report

BORING NO. B-4
PAGE 1 OF 1

JOB NO. GEO23-097
JOB NAME: 50 ACRES SUBDIVISION
COORDINATES: NORTH: _____ EAST: _____
STATION: _____
LOCATION: BRYANT, AR

DATE: 6-13-2023
TYPE OF DRILLING: DRY AUGER
EQUIPMENT: GEOPROB 7822
LOGGED BY: CORY. S
DRILLED BY: P. KING

DEPTH FT.	SYMBOL	SAMPLES	DESCRIPTION OF MATERIAL SURFACE ELEVATION: EXISTING GRADE	SOIL GROUP	PLASTIC LIMIT	% MOIST.	LIQUID LIMIT	PLASTICITY INDEX	PERCENT PASSING #200	NO. OF BLOWS PER 6-IN.	N-Value
			LOOSE, TAN-RED, CLAYEY SAND W/ SURFACE ORGANICS & SANDSTONE FRAGMENTS		14	10.7	24	10	39.2	4 5-4 6 5-5	9 10
5				SC						7 7-10	17
			MEDIUM DENSE, TAN-RED, CLAYEY SAND							4 5-8	13
10										4 6-8	14
			Boring Terminated								
15											
20											
25											
30											

COMPLETION DEPTH: 10 WATER DEPTH> INITIAL: AFTER 24 HOURS:

REMARKS:

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Boring Log Report

BORING NO. B-5
PAGE 1 OF 1

JOB NO. GEO23-097
JOB NAME: 50 ACRES SUBDIVISION
COORDINATES: NORTH: _____ EAST: _____
STATION: _____
LOCATION: BRYANT, AR

DATE: 6-13-2023
TYPE OF DRILLING: DRY AUGER
EQUIPMENT: GEOPROB 7822
LOGGED BY: CORY. S
DRILLED BY: P. KING

DEPTH FT.	SYMBOL	SAMPLES	DESCRIPTION OF MATERIAL SURFACE ELEVATION: EXISTING GRADE	SOIL GROUP	PLASTIC LIMIT	% MOIST.	LIQUID LIMIT	PLASTICITY INDEX	PERCENT PASSING #200	NO. OF BLOWS PER 6-IN.	N-Value
			LOOSE, TAN-RED, CLAYEY SAND W/ SURFACE ORGANICS	SC	14	14.6	27	13	37.6	4 3-3	6
										3 2-3	5
5			FIRM TO STIFF, TANNISH RED TO GRAY, SANDY CLAY	CL	18	36.1	35	17	87.2	2 2-4	6
										3 6-8	14
10										5 6-8	14
			Boring Terminated								
15											
20											
25											
30											

COMPLETION DEPTH: 10 WATER DEPTH> INITIAL: AFTER 24 HOURS:

REMARKS:

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Appendix C: Key to Terms

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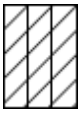
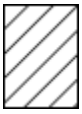
TERMS AND SYMBOLS USED ON BORING LOGS

SOIL TYPES


CLAY (CH)


SILTY CLAY (CL)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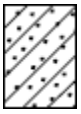
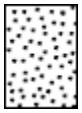
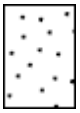
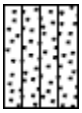
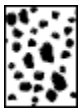

SANDY CLAY (CL)

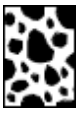

WELL-GRADED SAND (SW)


POORLY-GRADED SAND (SP)


SILTY SAND (SM)


CLAYEY SAND (SC)


WELL-GRADED GRAVEL (GW)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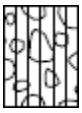
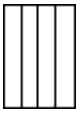

SILTY GRAVEL (GM)


SANDY SILT (ML)


CLAYEY GRAVEL (GC)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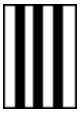
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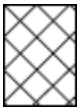
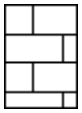
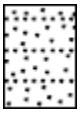
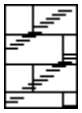

FILL MATERIAL

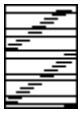
ROCK TYPES

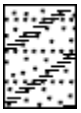

LIMESTONE


SHALE


SANDSTONE

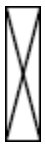

WEATHERED LIMESTONE


WEATHERED SHALE


WEATHERED SANDSTONE

SAMPLER TYPE


SHELBY TUBE SAMPLE


SPLIT SPOON SAMPLE


AUGER SAMPLE


NO RECOVERY

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SOIL GRAIN SIZE

U.S. STANDARD SIEVE								
12"	3"	3/4"	4	10	40	200		
BOULDERS	**COBBLES**	**GRAVEL**		**SAND**			**SILT**	**CLAY**
		COARSE	**FINE**	**COARSE**	**MEDIUM**	**FINE**		
304	76.2	19.1	4.75	2	0.42	0.074	0.002	
SOIL GRAIN SIZE IN MILIMETERS								

TERMS DESCRIBING CONSISTENCY OR CONDITION

COARSE GRAINED SOILS (major portion retained on No 200 sieve): Includes (1) clean gravels and sands, and (2) silty clayey gravels and sands condition is rated according to relative density, as determined by laboratory tests.

DESCRIPTIVE TERMS	N VALUE	RELATIVE DENSITY
VERY LOOSE	0-4	0 – 15 %
LOOSE	4-10	15 – 35 %
MEDIUM DENSE	10-30	35 – 65 %
DENSE	30-50	65 – 85 %
VERY DENSE	50 and above	85 – 100 %

FINE GRAINED SOILS (major portion passing No 200 sieve): include (1) inorganic and organic silt and clays, (2) gravelly, sandy, or silty clays, and (3) clayey silts. Consistency is rated according to shearing strength, as indicated by penetrometer reading or by unconfined compression tests.

DESCRIPTIVE TERMS	N VALUE	UNCONFINED COMPRESSIVE STRENGTH TON / SQ. FT.
VERY SOFT	0-3	less than 0.25
SOFT	3-6	0.25 - 0.50
FIRM	6-12	0.50 - 1.00
STIFF	13-20	1.00 - 2.00
VERY STIFF	20-50	2.00- 4.00
HARD	50 and above	4.00 and higher

NOTE: Slickensided and fissured clays may have lower unconfined compressive strengths than shown above because of planes of weakness or cracks in the soil. The consistency rating of such soils are based on penetrometer readings

TERMS CHARACTERIZING MOISTURE CONTENT

DRY: No water evident in sample; fines less than plastic limit.
MOIST: Sample feels damp; fines near the plastic limit.
VERY MOIST: Water visible on sample; fines greater than plastic limit and less than liquid limit.
WET: Sample bears free water; fines greater than liquid limit.

TERMS CHARACTERIZING SOIL STRUCTURE

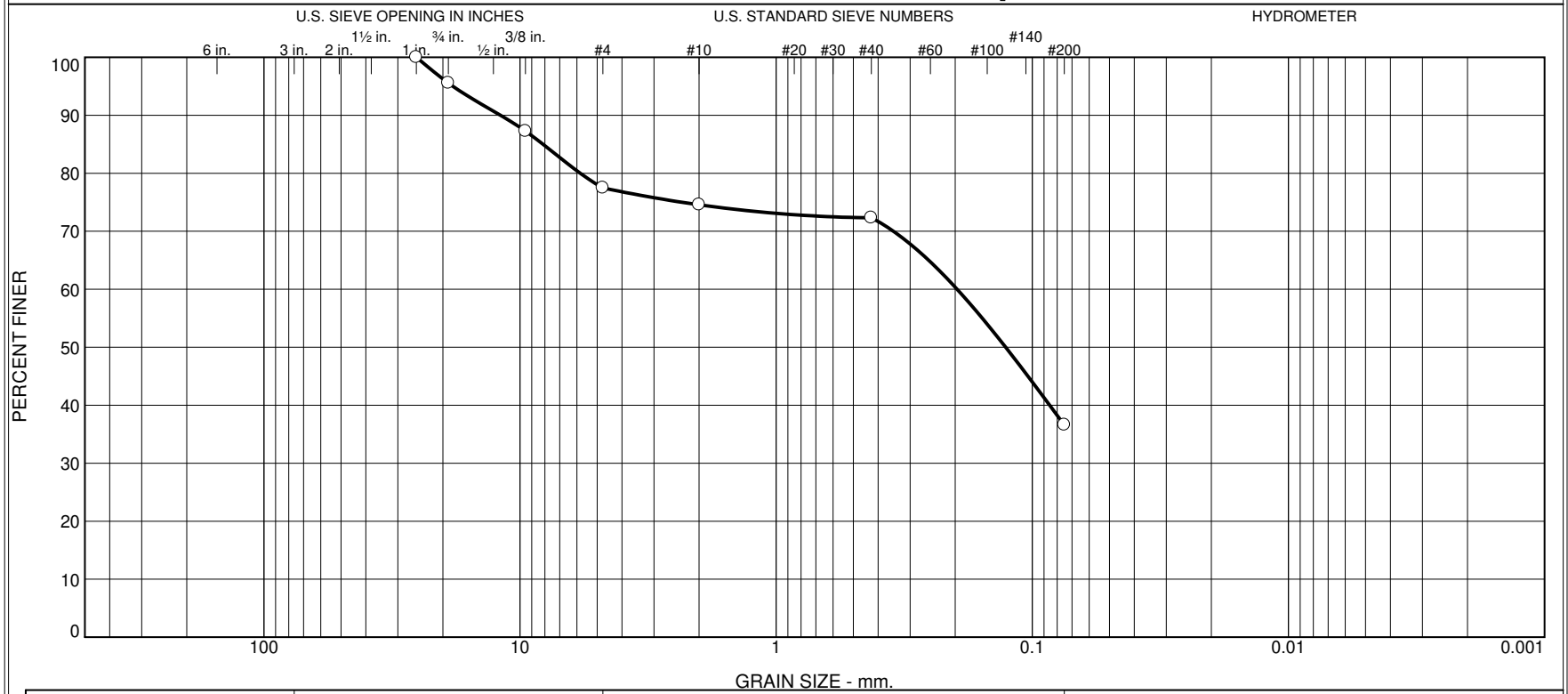
SLICKENSIDED: Having inclined planes of weakness that are slick and glassy in appearance.
FISSURED: Containing shrinkage cracks, frequently filled with fine sand or silt; usually more or less vertical.
LAMINATED: Composed of thin layer of varying color and texture.
INTERBEDDED: Composed of alternate layers of different soil types
CALCAREOUS: Containing appreciable quantities of calcium carbonate.
WELL GRADED: Having wide range in grain sizes and substantial amounts of all intermediate particle size.
POORLY GRADED: Predominantly of one grain size, or having a range of sizes with some intermediate size missing

---

Terms used in this report for describing soils according to their texture or grain size distribution are in accordance with UNIFIED SOIL CLASSIFICATION SYSTEM as described in technical Memorandum No 3-357, Waterways Experiment Station, March 1953

Appendix D: Laboratory Test Summary

Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	4.4	18.1	2.9	2.3	35.7	36.6	

Source	Sample #	Depth/Elev.	Date Sampled	AASHTO	Material Description	NM %	LL	PL
B-1	S-1	0	6-15-2023	A-6(2)	RED-BROWN, CLAYEY SAND W/ GRAVEL	9.7	38	22

Client HOPE CONSULTING

Project 50 ACRES SUBDIVISION

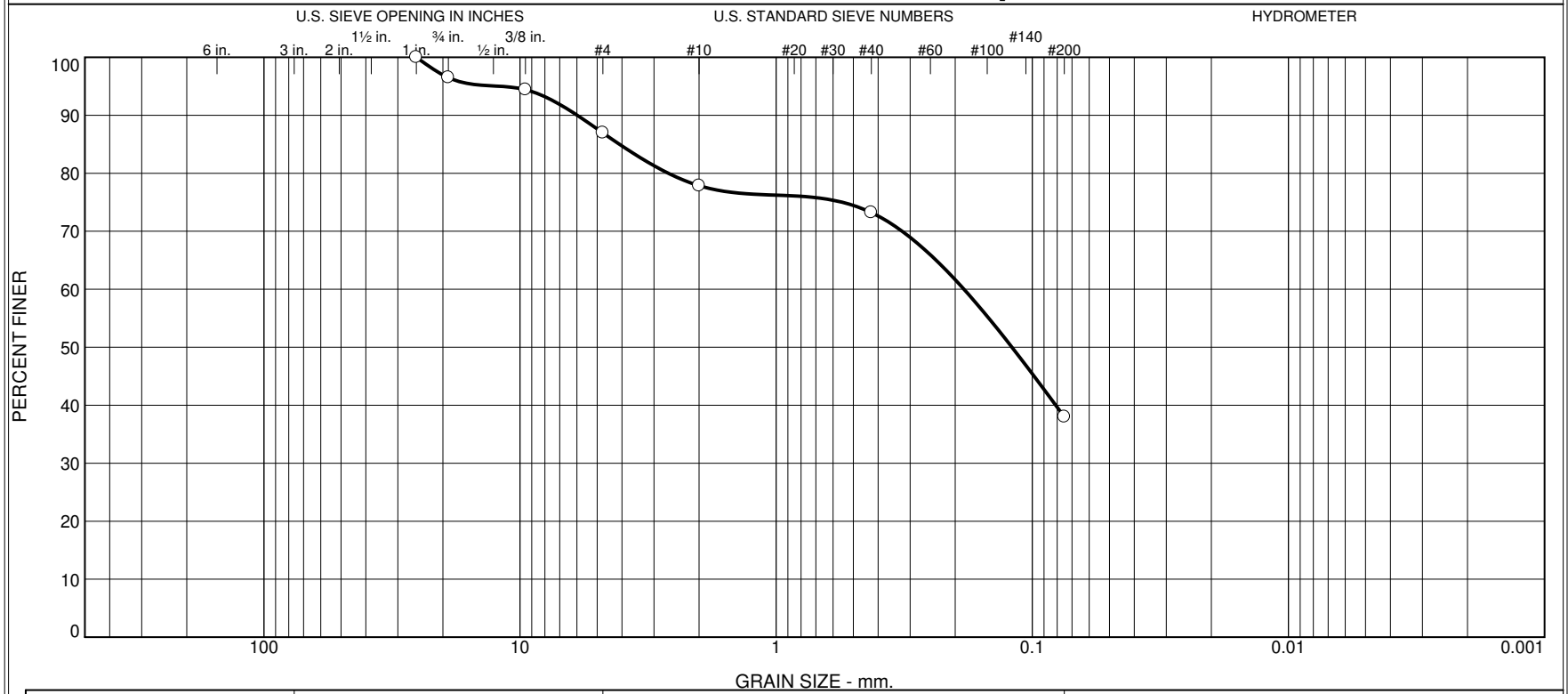
Project No. GEO23-097 Figure

Materials Testing of Arkansas

Little Rock, AR

Tested By: S. PENNINGTON **Checked By:** F. MONDUN

Particle Size Distribution Repor



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	3.5	9.5	9.1	4.7	35.2	38.0	

Source	Sample #	Depth/Elev.	Date Sampled	AASHTO	Material Description	NM %	LL	PL
B-2	S-2	2	6-15-2023	A-6(2)	TANNISH GRAY TO RED, CLAYEY SAND	18.2	38	22

Client HOPE CONSULTING

Project 50 ACRES SUBDIVISION

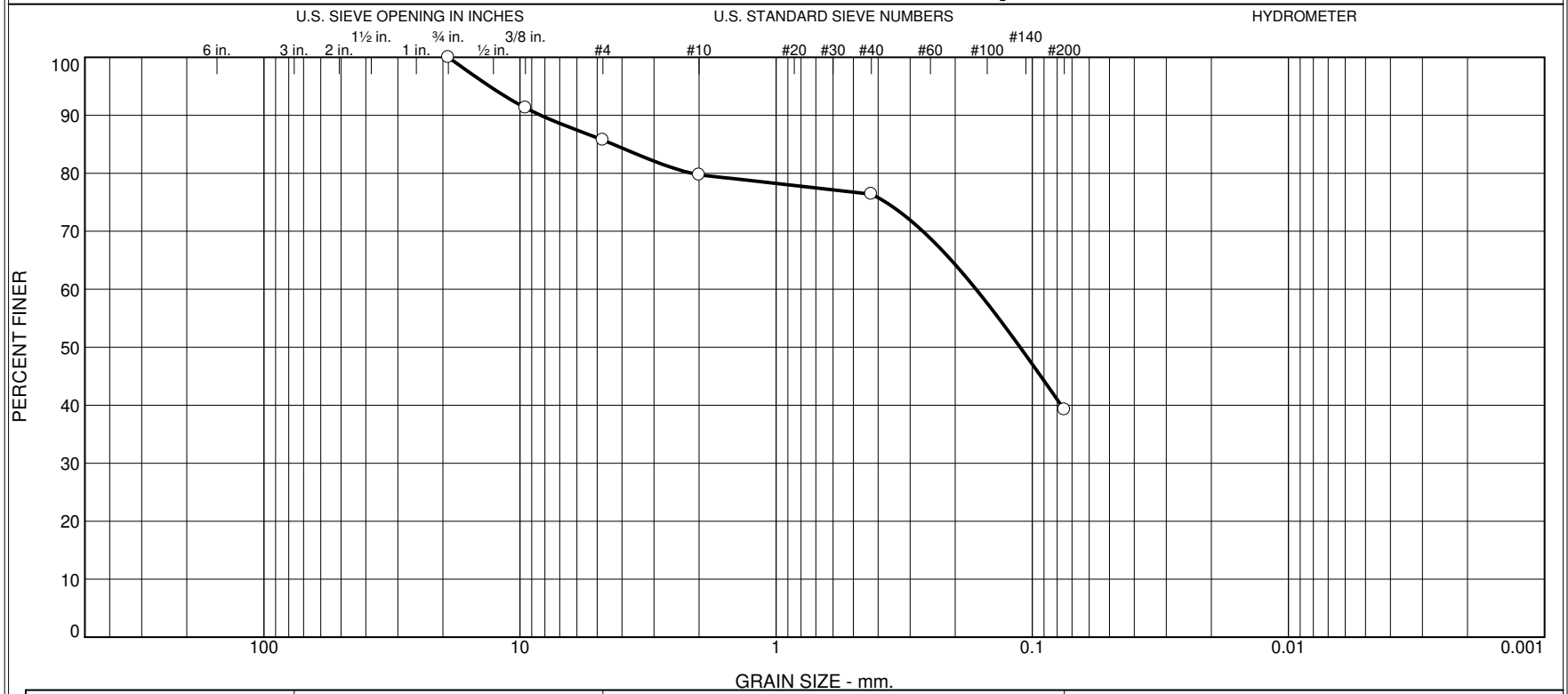
Project No. GEO23-097 Figure

Materials Testing of Arkansas

Little Rock, AR

Tested By: S. PENNINGTON **Checked By:** F. MONDUN

Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	0.0	14.3	6.0	3.3	37.2	39.2	

Source	Sample #	Depth/Elev.	Date Sampled	AASHTO	Material Description	NM %	LL	PL
B-4	S-1	0	6-15-2023	A-4(0)	TAN-RED, CLAYEY SAND	10.7	24	14

Client HOPE CONSULTING

Project 50 ACRES SUBDIVISION

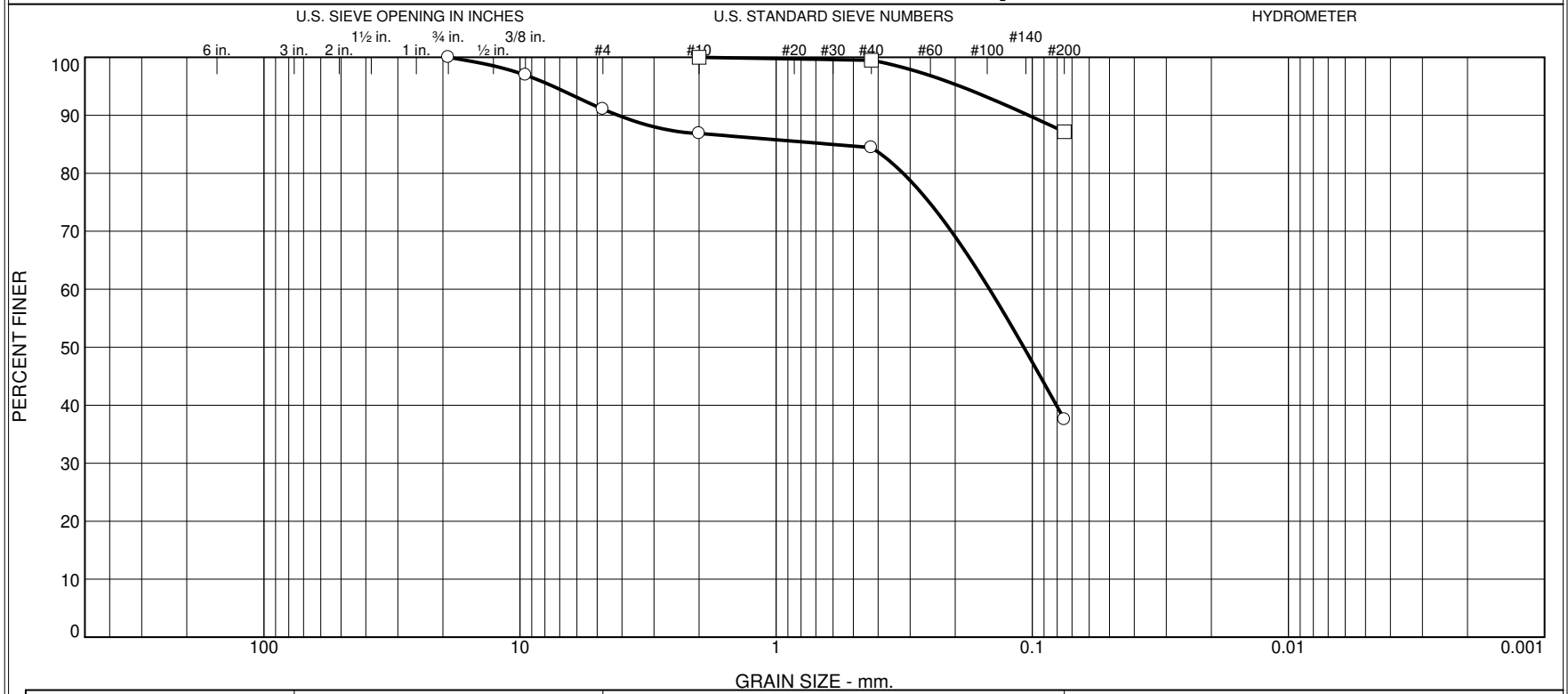
Project No. GEO23-097 Figure

Materials Testing of Arkansas

Little Rock, AR

Tested By: S. PENNINGTON **Checked By:** F. MONDUN

Particle Size Distribution Report



	% +3"	% Gravel		% Sand			% Fines	
		Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
○	0.0	0.0	8.9	4.2	2.5	46.8	37.6	
□	0.0	0.0	0.0	0.0	0.5	12.3	87.2	

	Source	Sample #	Depth/Elev.	Date Sampled	AASHTO	Material Description	NM %	LL	PL
○	B-5	S-1	0	6-15-2023	A-6(1)	TAN-RED, CLAYEY SAND	14.6	27	14
□	B-5	S-3	4	6-15-2023	A-6(14)	TANNISH RED TO GRAY, SANDY CLAY	36.1	35	18

Client HOPE CONSULTING

Project 50 ACRES SUBDIVISION

Project No. GEO23-097 Figure

Materials Testing of Arkansas

Little Rock, AR

Tested By: S. PENNINGTON **Checked By:** F. MONDUN

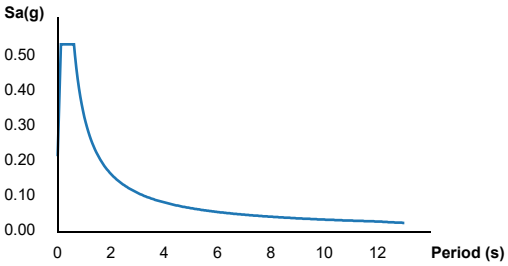
Appendix E:
Seismic Design Criteria

Hazards by Location

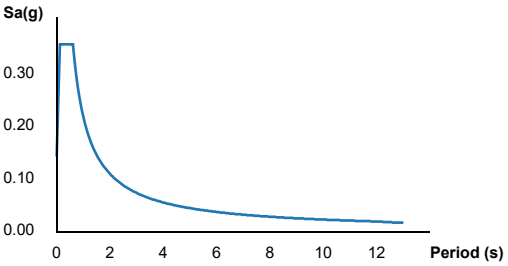
Search Information

Coordinates:	34.643606998951, -92.50461665805817
Elevation:	542 ft
Timestamp:	2023-06-27T19:08:20.123Z
Hazard Type:	Seismic
Reference Document:	IBC-2015
Risk Category:	II
Site Class:	D

MCER Horizontal Response Spectrum



Design Horizontal Response Spectrum



Basic Parameters

Name	Value	Description
S_S	0.352	MCE_R ground motion (period=0.2s)
S_1	0.148	MCE_R ground motion (period=1.0s)
S_{MS}	0.534	Site-modified spectral acceleration value
S_{M1}	0.326	Site-modified spectral acceleration value
S_{DS}	0.356	Numeric seismic design value at 0.2s SA
S_{D1}	0.218	Numeric seismic design value at 1.0s SA

Additional Information

Name	Value	Description
SDC	D	Seismic design category
F_a	1.519	Site amplification factor at 0.2s
F_v	2.209	Site amplification factor at 1.0s
CR_S	0.839	Coefficient of risk (0.2s)
CR_1	0.817	Coefficient of risk (1.0s)
PGA	0.18	MCE_G peak ground acceleration
F_{PGA}	1.439	Site amplification factor at PGA
PGA_M	0.26	Site modified peak ground acceleration
T_L	12	Long-period transition period (s)
SsRT	0.352	Probabilistic risk-targeted ground motion (0.2s)
SsUH	0.419	Factored uniform-hazard spectral acceleration (2% probability of exceedance in 50 years)
SsD	1.5	Factored deterministic acceleration value (0.2s)
S1RT	0.148	Probabilistic risk-targeted ground motion (1.0s)
S1UH	0.181	Factored uniform-hazard spectral acceleration (2% probability of exceedance in 50 years)
S1D	0.6	Factored deterministic acceleration value (1.0s)

PGAd	0.6	Factored deterministic acceleration value (PGA)

The results indicated here DO NOT reflect any state or local amendments to the values or any delineation lines made during the building code adoption process. Users should confirm any output obtained from this tool with the local Authority Having Jurisdiction before proceeding with design.

Please note that the ATC Hazards by Location website will not be updated to support ASCE 7-22. Find out why.

Disclaimer

Hazard loads are provided by the U.S. Geological Survey Seismic Design Web Services.

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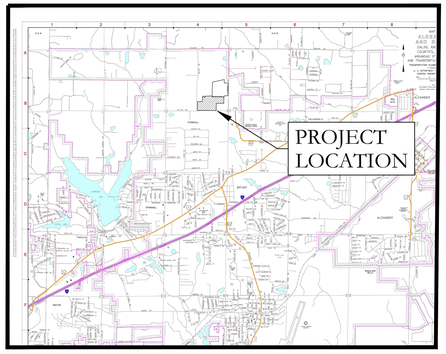
CONSTRUCTION PLANS
HILLTOP LANDING

HILLTOP ROAD & MILLER ROAD ,BRYANT, AR



VICINITY MAP

N

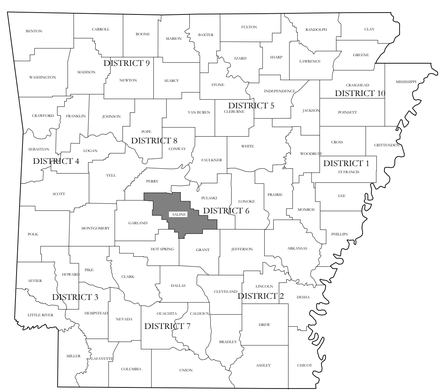
PREPARED BY:

HOPE CONSULTING
ENGINEERS - SURVEYORS

129 N. Main 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 & PROFILE
C-1.1	STREET PLAN & PROFILE
C-1.2	STREET PLAN & PROFILE
C-2.0	UTILITY PLAN
C-2.1	SEWER PLAN & PROFILE
C-2.2	SEWER PLAN & PROFILE
C-2.3	SEWER PLAN & PROFILE
C-3.1	STORM PLAN & PROFILE
C-3.2	STORM PLAN & PROFILE
C-3.3	STORM PLAN & PROFILE
C-3.4	STORM PLAN & PROFILE
C-4.0	TRENCH AND SPECIAL DETAILS
C-5.0	CIVIL SPECIFICATIONS
C-6.0	DETENTION
C-6.1	DETENTION
C-7.0	EROSION CONTROL PLAN



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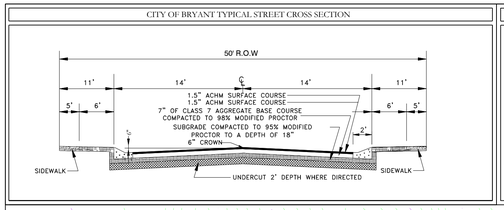
FOR USE AND BENEFIT OF:
NXT GEN HOMES LLC.

HILLTOP LANDING
A SUBDIVISION IN THE CITY OF BRYANT, AR
HILLTOP ROAD & MILLER ROAD, BRYANT, AR

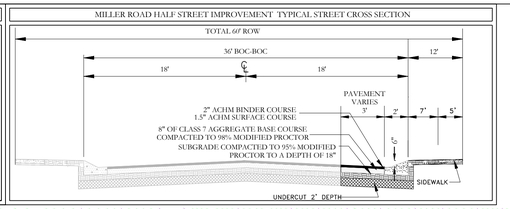
DATE:	02/16/2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:	08-07-2023	CHECKED BY:	20-1341
SHEET:		SCALE:	

500	01S	14W	0	9	200	62	1762

CITY OF BRYANT TYPICAL STREET CROSS SECTION



MILLER ROAD HALF STREET IMPROVEMENT TYPICAL STREET CROSS SECTION



NOTES:

1. TRACTS A, B, C, D, E, F AND G WILL BE UTILIZED FOR DRAINAGE AND UTILITIES PURPOSES AND WILL MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION (POA) OR IMPROVEMENT .

TOP VIEW

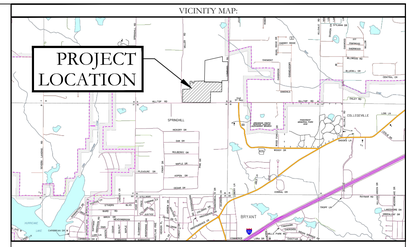
SIDE VIEW

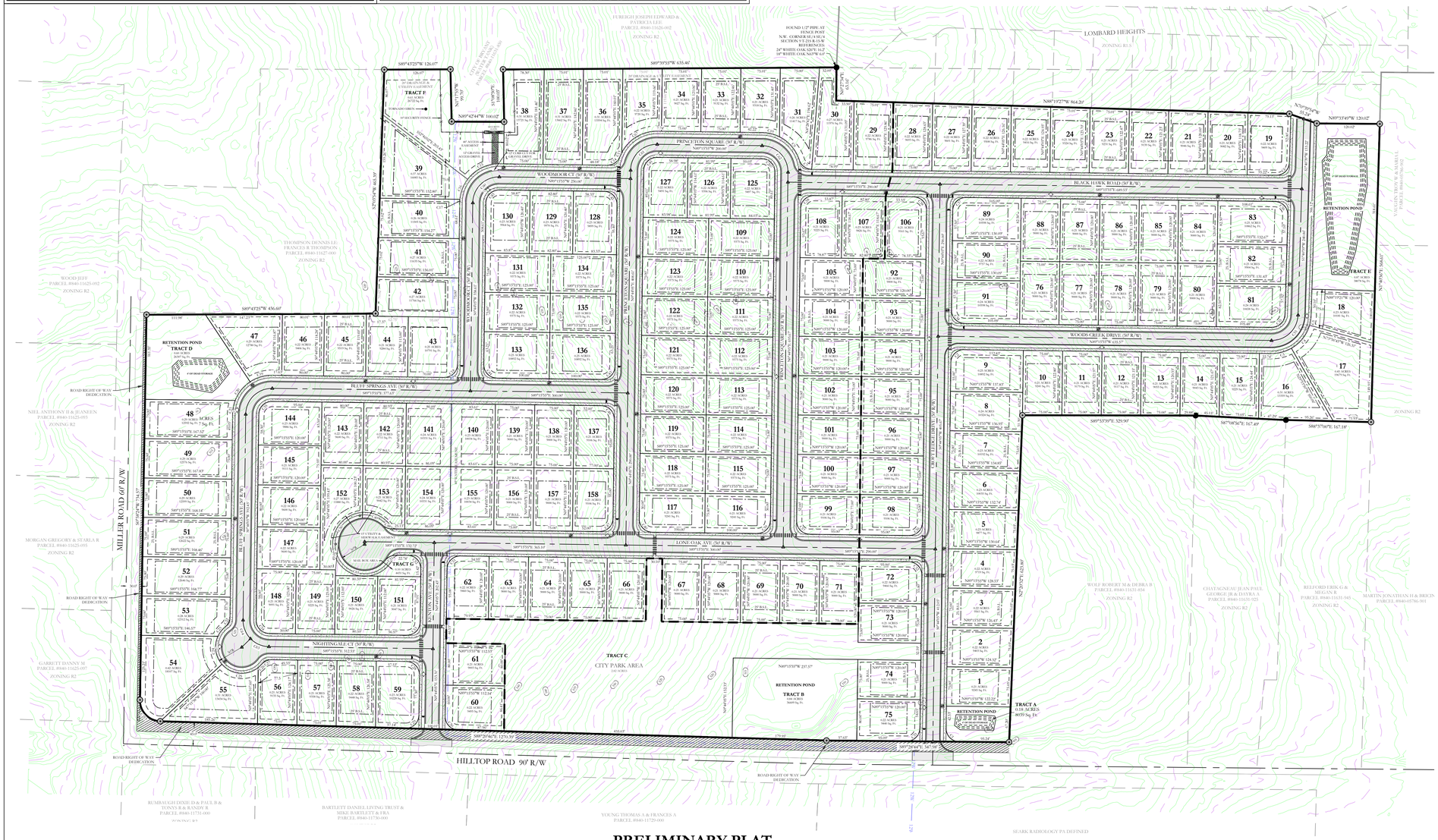
ADA Corrugated Dome Ramp

NOTE:

ALL SIDEWALK RAMPS SHALL MEET ADA REQUIREMENT WITH CORRUGATED DOME REQUIREMENTS.

VICINITY MAP:





PRELIMINARY PLAT
HILLTOP MANOR SUBDIVISION
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

Curve Table				
Curve #	Delta	Chord B & D	Arc Length	Arc Radius
C1	90°12'49"	N44°22'19"W 35.42'	39.36'	25.00'
C2	90°00'00"	N45°44'05"E 35.36'	39.27'	25.00'
C3	30°37'55"	N75°25'08"E 39.62'	40.10'	75.00'
C4	44°02'55"	N38°04'43"E 56.25'	57.60'	75.00'
C5	14°22'36"	N8°51'57"E 18.77'	18.82'	75.00'
C30	89°05'30"	S43°48'01"E 35.07'	38.87'	25.00'
C31	89°59'21"	S45°44'24"W 35.35'	39.27'	25.00'
C32	90°00'00"	N44°15'55"W 35.36'	39.27'	25.00'
C33	89°47'11"	N45°37'41"E 35.29'	39.18'	25.00'
C34	90°00'00"	N44°15'55"W 35.36'	39.27'	25.00'
C35	89°03'26"	S46°12'22"W 35.06'	38.86'	25.00'
C36	90°56'34"	S43°47'38"E 35.65'	39.68'	25.00'

Curve Table				
Curve #	Delta	Chord B & D	Arc Length	Arc Radius
C37	90°00'00"	N45°44'05"E 35.36'	39.27'	25.00'
C38	90°00'00"	N44°15'55"W 35.36'	39.27'	25.00'
C39	90°00'00"	N45°44'05"E 35.36'	39.27'	25.00'
C40	90°00'00"	S44°15'55"E 35.36'	39.27'	25.00'
C41	90°00'00"	S45°44'05"W 35.36'	39.27'	25.00'
C42	90°00'00"	S44°15'55"E 35.36'	39.27'	25.00'
C43	90°00'00"	S45°44'05"W 35.36'	39.27'	25.00'
C44	90°00'00"	N44°15'55"W 35.36'	39.27'	25.00'
C45	90°00'00"	N45°44'05"E 35.36'	39.27'	25.00'
C46	90°00'00"	N44°15'55"W 35.36'	39.27'	25.00'
C47	90°00'00"	N45°44'05"E 35.36'	39.27'	25.00'
C48	42°56'06"	S67°50'55"E 18.26'	18.69'	25.00'

Curve Table				
Curve #	Delta	Chord B & D	Arc Length	Arc Radius
C49	48°21'00"	S70°36'25"E 40.95'	42.19'	50.00'
C50	89°31'27"	N40°27'22"E 70.42'	78.12'	50.00'
C51	53°07'48"	S64°16'11"W 22.36'	23.18'	25.00'
C52	90°00'53"	N44°15'28"W 35.36'	39.28'	25.00'
C53	89°59'07"	N45°44'32"E 35.35'	39.26'	25.00'
C54	90°00'00"	S44°15'55"E 35.36'	39.27'	25.00'
C55	90°00'00"	S45°44'05"W 35.36'	39.27'	25.00'
C55	89°03'26"	N46°12'22"E 70.13'	77.72'	50.00'
C56	90°00'00"	N45°44'05"E 35.36'	39.27'	25.00'
C57	90°00'00"	S44°15'55"E 35.36'	39.27'	25.00'
C58	90°00'00"	S45°44'05"W 35.36'	39.27'	25.00'
C60	90°00'00"	S45°44'05"W 70.71'	78.54'	50.00'

Curve Table				
Curve #	Delta	Chord B & D	Arc Length	Arc Radius
C61	90°00'00"	S45°44'05"W 70.71'	78.54'	50.00'
C62	90°00'00"	N44°15'55"W 70.71'	78.54'	50.00'
C63	45°00'00"	S66°45'55"E 38.27'	39.27'	50.00'
C64	45°00'00"	S21°45'55"E 38.27'	39.27'	50.00'

LEGAL DESCRIPTION:
ALL OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE FRACTIONAL NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND ALL THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 20 WEST OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" CAPPED REBAR AR LS# 1024 FOUND AT THE SW CORNER OF THE SW 1/4, NE 1/4; **THENCE**, N 89°38'29" E ALONG THE EAST SOUTH LINE THEREOF A DISTANCE OF 1283.05 FEET TO A FOUND 60-D NAIL AT A FENCE CORNER AND BEING THE SE CORNER OF THE SW 1/4 NE 1/4; **THENCE**, N 89°59'56" E ALONG THE SOUTH LINE THEREOF A DISTANCE OF 1368.52 FEET TO A FOUND BRIDGE SPIKE BEING THE SE CORNER SE 1/4 NE 1/4;**THENCE**, N 01°13'00" E A DISTANCE OF 1320.16 FEET TO A 1" PIPE FOUND AT THE NE CORNER OF THE SE 1/4 NE 1/4; **THENCE**, N 02°44'51" E ALONG THE EAST LINE THEREOF A DISTANCE OF 816.61 FEET TO A 1/2" ALUMINUM CAPPED REBAR AT THE INTERSECTION OF SAID EAST LINE AND THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 270 (ALBERT PIKE);
THENCE, ALONG SAID SOUTH LINE THE FOLLOWING COURSES:
N 83°58'56" W A DISTANCE OF 201.14 FEET;
N 65°38'55" W A DISTANCE OF 318.36 FEET;
N 54°56'43" W A DISTANCE OF 400.08 FEET;
N 64°42'59" W A DISTANCE OF 187.67 FEET;
N 73°41'47" W A DISTANCE OF 187.61 FEET;
S 89°53'45" W A DISTANCE OF 129.12 FEET TO A 1/2" CAPPED REBAR AR LS#1414 FOUND ON THE WEST LINE OF THE FRACTIONAL NE 1/4 NE 1/4; **THENCE**, S 01°17'39" W A DISTANCE OF 1286.53 FEET TO A 1" PIPE FOUND AT THE NE CORNER OF THE SW 1/4 NE 1/4 AS SHOWN ON SURVEY BY LEWIS & CLARK SURVEYING DATED 11/03/20o, SAID POINT BEING 64.78 FEET NORTH OF A FOUND ALUMINUM CAPPED REBAR MARKING THE TECHNICAL NE CORNER AS SHOWN ON SURVEY BY DON MICHAEL BRADY 4/13/2002;
THENCE, S 88°31'0l" W A DISTANCE OF 1322.70 FEET TO A FOUND 2" PIPE AS SHOWN ON THE DON M. BRADY SURVEY DATED 4/13/02; **THENCE**, S 07°04'59" W ALONG A FENCE LINE A DISTANCE OF 27.99 FEET TO A 1/2" CAPPED REBAR AR LS#1414;
THENCE, S 68°13'40" W ALONG A FENCE LINE A DISTANCE OF 34.98 FEET TO A 1/2" ALUMINUM CAPPED REBAR FOUND ON THE WEST LINE OF THE SW 1/4 NE 1/4; **THENCE**, S 01°33'48" W ALONG THE WEST LINE THEREOF A DISTANCE OF 1298.25 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 113.35 ACRES (60,608.115 SQ FT) MORE OR LESS;

LEGEND
- Aliquot Corner
- Found monument
- Set ½" Rebar
- Computed point
- (M) - Measured
- (P) - Plat/Deed
- Street Lighting
- Fence
- ADA Crosswalk

OWNER:
Name: NXT GEN HOMES LLC
Address: 19218 SUMMERSHADE DRIVE
BRYANT, AR 72022

DEVELOPER:
Name: NXT GEN HOMES LLC
Address: 19218 SUMMERSHADE DRIVE
BRYANT, AR 72022

CERTIFICATE OF OWNER:
We, the undersigned, owners of the real estate shown and descnbed 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 Tile: 2021-009870

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY:
I, Jonathan L. Hope, hereby certify that this proposed preliminary plat correctly represents a survey completed by me, or under my supervision on _____, 2023; that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source Title; and that all monuments which were found or placed on the property are correctly desenbed and located..

Date of Execution

Signed: _____
Jonathan L. Hope
Registered Professional
Land Surveyor No. 1762
Arkansas

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:
I, Kazi Tamzidul Islam, 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 requirements of the City of Bryant Subdivision Rules and Regulations have been fully complied with.

Date of Execution

Kazi Tamzidul Islam
Registered Professional
Engineer, No. 20876 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 of further provisions of said Rules and Regulations.

Date of Execution

Signed: _____
Rick Johnson, Chairman
Bryant Planning Commission

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

REGISTERED
STATE OF ARKANSAS
NO. 1762
SIGNATURE
JONATHAN L. HOPE
PROFESSIONAL LAND SURVEYOR

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
NO. 20876
KAZI TAMZIDUL ISLAM

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

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

No portion of the property described hereon lies within the 100 year floodplain, according to the Flood Insurance Rate Map, panel # 05125C0225E ; Dated: 06/05/2020 .

PROPERTY SPECIFICATIONS:

OWNER: NXT GEN HOMES LLC, 19218 SUMMERSHADE DRIVE, BRYANT, AR 72022
DEVELOPER/ SUBDIVIDER: NXT GEN HOMES LLC, 19218 SUMMERSHADE DRIVE, BRYANT, AR 72022
ENGINEERS: HOPE CONSULTING INC. 129 N MAIN STREET BENTON, AR 72015
NAME OF SUBDIVISION: HILLTOP MANOR

NUMBER OF LOTS: 158
EXISTING ZONING: R2

PROPOSED DENSITY 3.83 HOMES PER ACRE
SOURCE OF WATER: CITY OF BRYANT
SOURCE OF SEWER: CITY OF BRYANT
SOURCE OF ELECTRIC: ENTERGY
SOURCE OF GAS: SUMMIT

BUILDING SETBACKS:
FRONT-25' OR AS SHOWN
REAR-25' OR AS SHOWN
SIDE-8' OR AS SHOWN

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

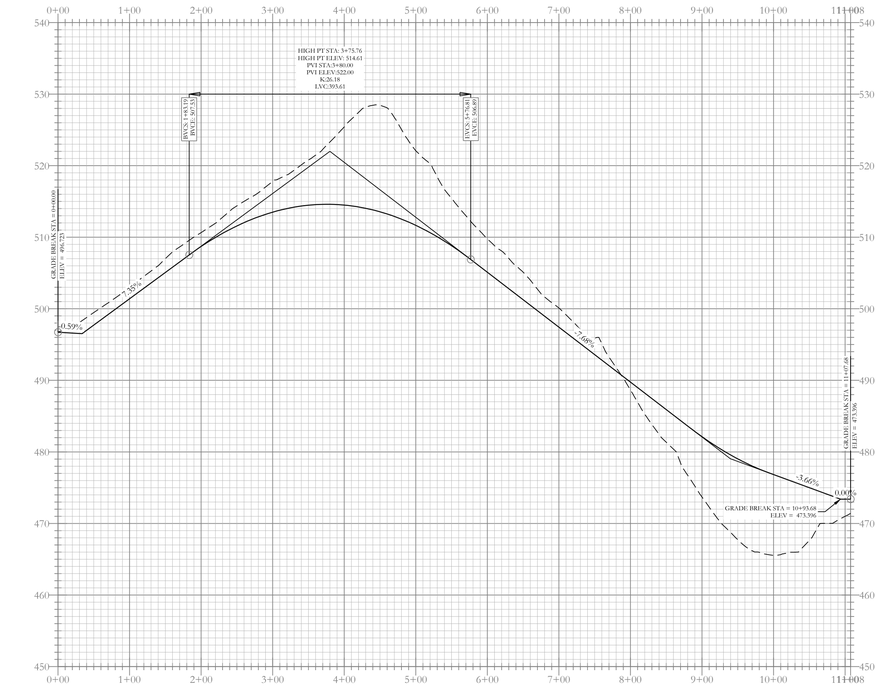
HOPE CONSULTING
ENGINEERS - SURVEYORS
129 N. Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
NXT GEN HOMES LLC

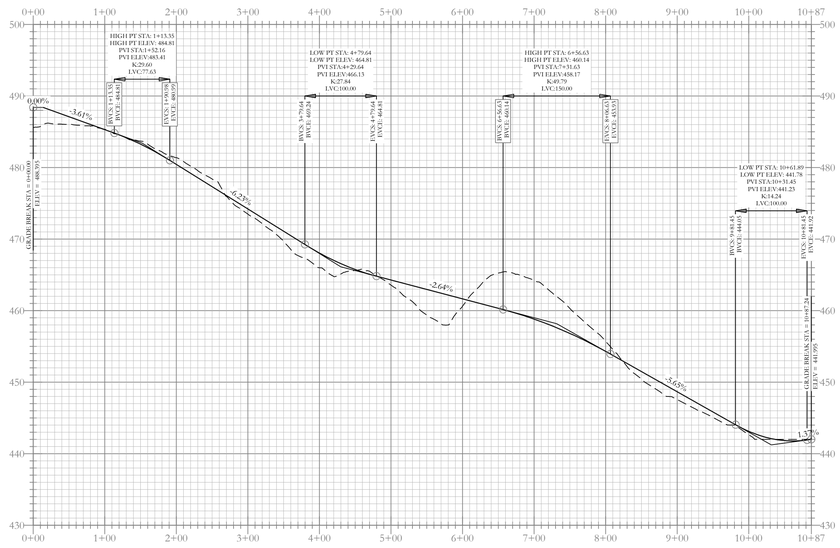
PRELIMINARY PLAT
HILLTOP MANOR SUBDIVISION
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

DATE:	08/07/2023	C.A.D. BY: BJOHNSON		DRAWING NUMBER:			
REVISED:		CHECKED BY:		20-1341			
SHEET:		SCALE: 1"= 100'					
500	01S	14W	0	09	200	62	1762

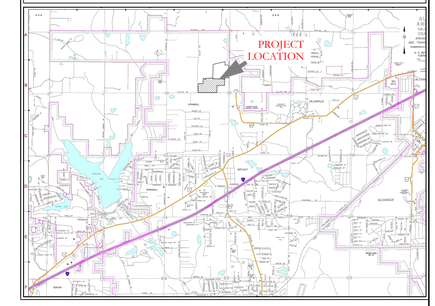
K:\Land Projects\2021\Subdivision\2021-009870\Plat\Hilltop Manor Subdivision.dwg, 8/7/2023 2:34:11 PM, Plotted by: Plot Date/Time



Croft Ledge Drive Profile



Wood Creek Drive Profile

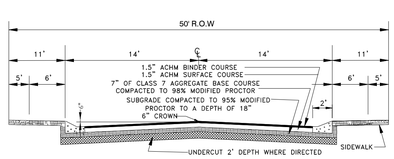


HDPE

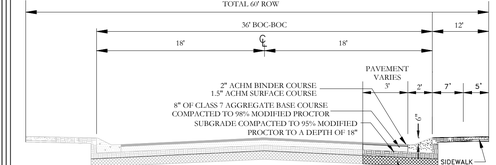
RCP

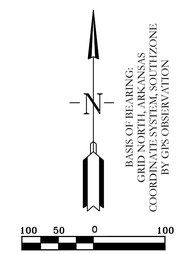
N.B :All sidewalk ramps will have ADA requirements with corrugated dome ramp .

CITY OF BRYANT TYPICAL STREET CROSS SECTION



MILLER ROAD HALF STREET IMPROVEMENT TYPICAL STREET CROSS SECTION





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

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20876
NIZAR TAMZIDUL ISLAM

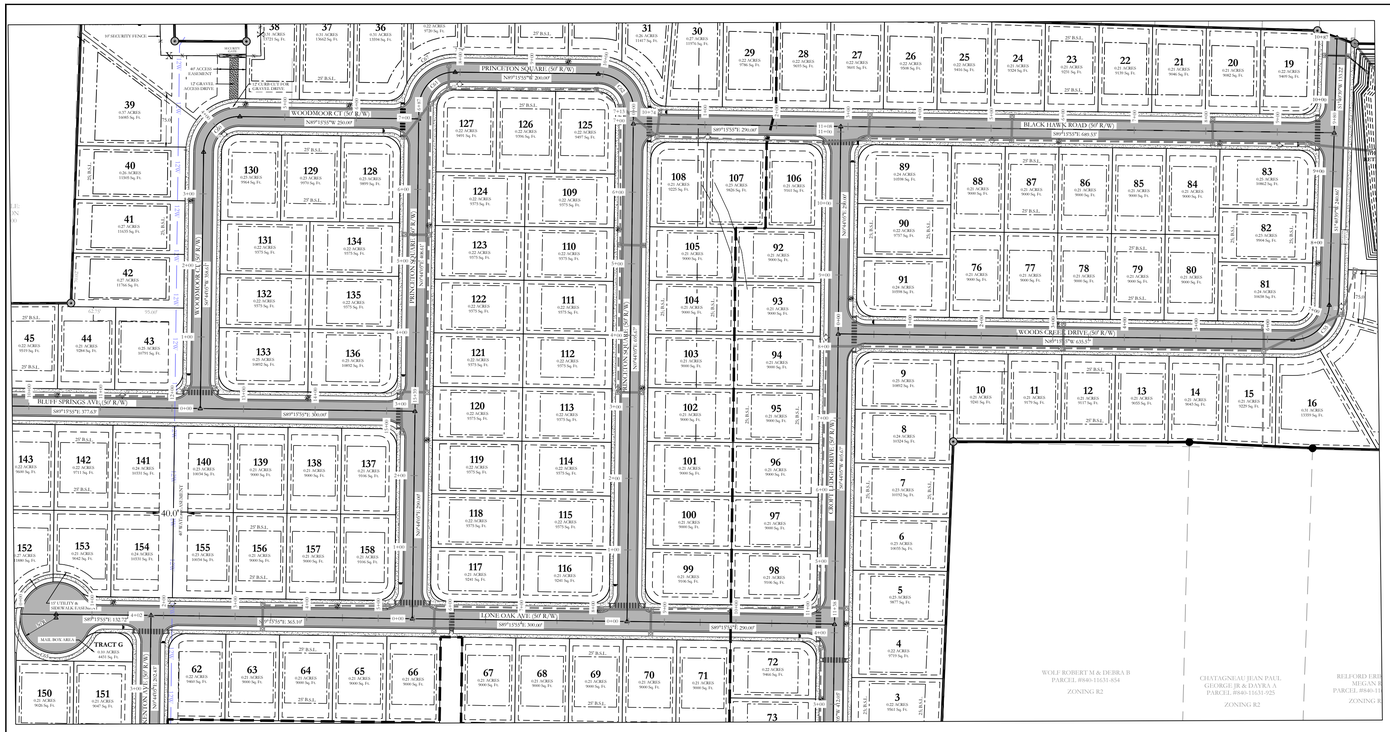
HOPE CONSULTING
ENGINEERS - SURVEYORS
129 N. Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

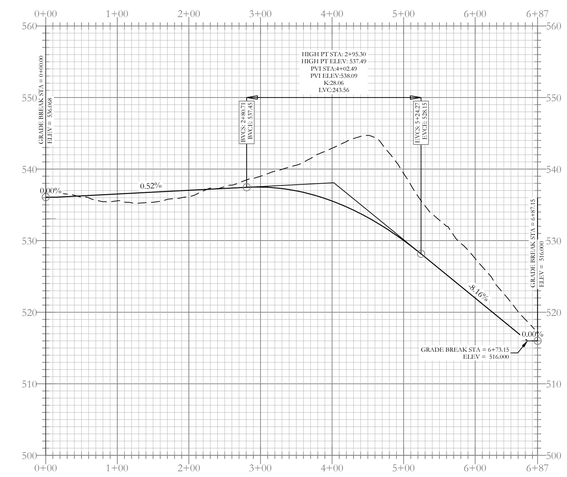
FOR USE AND BENEFIT OF:
NXT GEN HOMES LLC.

HILLTOP LANDING
STREET PLAN & PROFILE
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

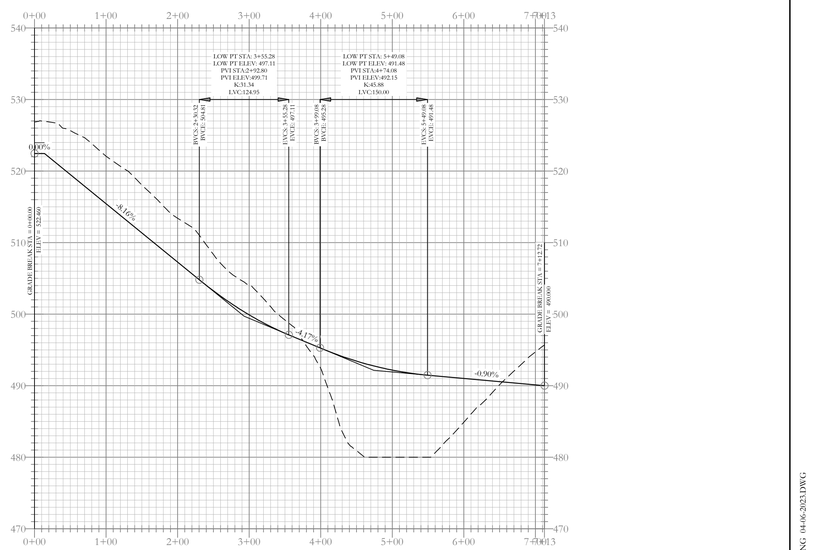
DATE:	03/08/2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:	08/07/2023	CHECKED BY:	20-1341
SHEET:	C-1.0	SCALE: 1" = 100'	

500	01S	14W	0	09	200	62	1762

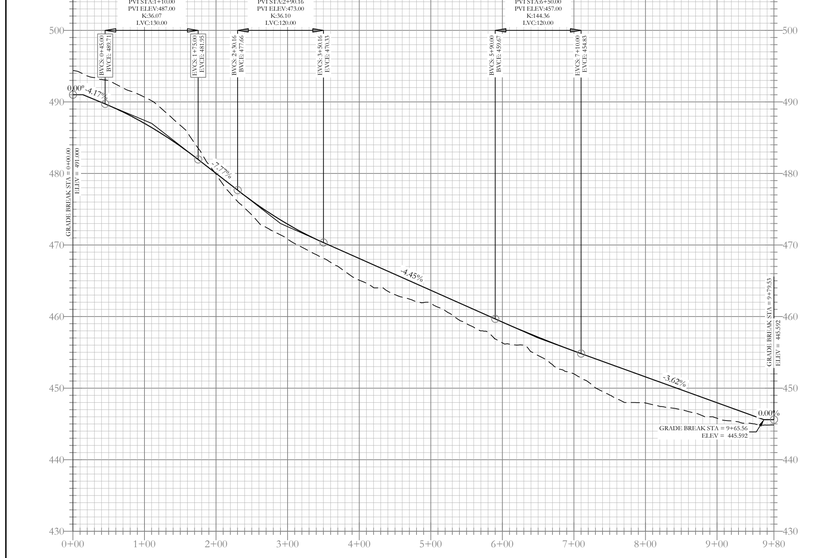




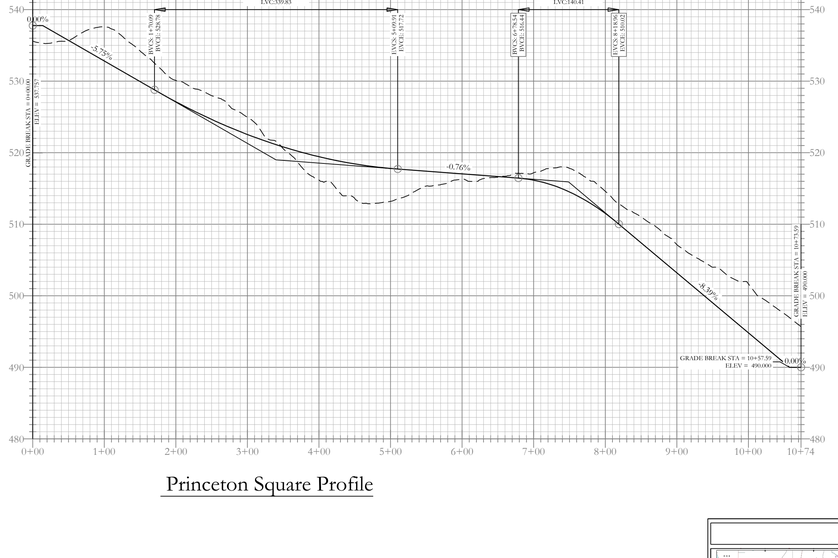
Woodmoor Ct Profile



Princeton Square Profile

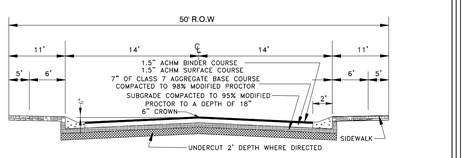


Black Hawk Profile

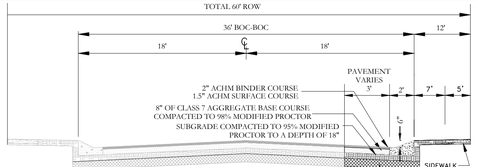


Princeton Square Profile

CITY OF BRYANT TYPICAL STREET CROSS SECTION

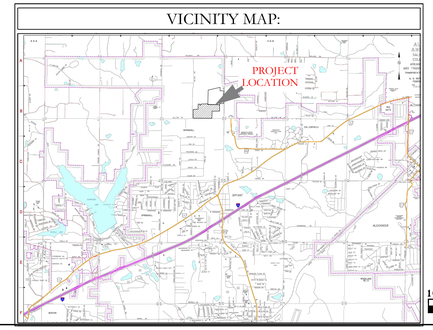


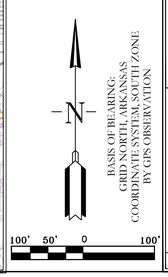
MILLER ROAD HALF STREET IMPROVEMENT TYPICAL STREET CROSS SECTION



N.B :All sidewalk ramps will have ADA requirements with corrugated dome ramp .

VICINITY MAP:





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

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

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20876
KAZI TAMZIDUL ISLAM

HDPE
RCP

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FOR USE AND BENEFIT OF:
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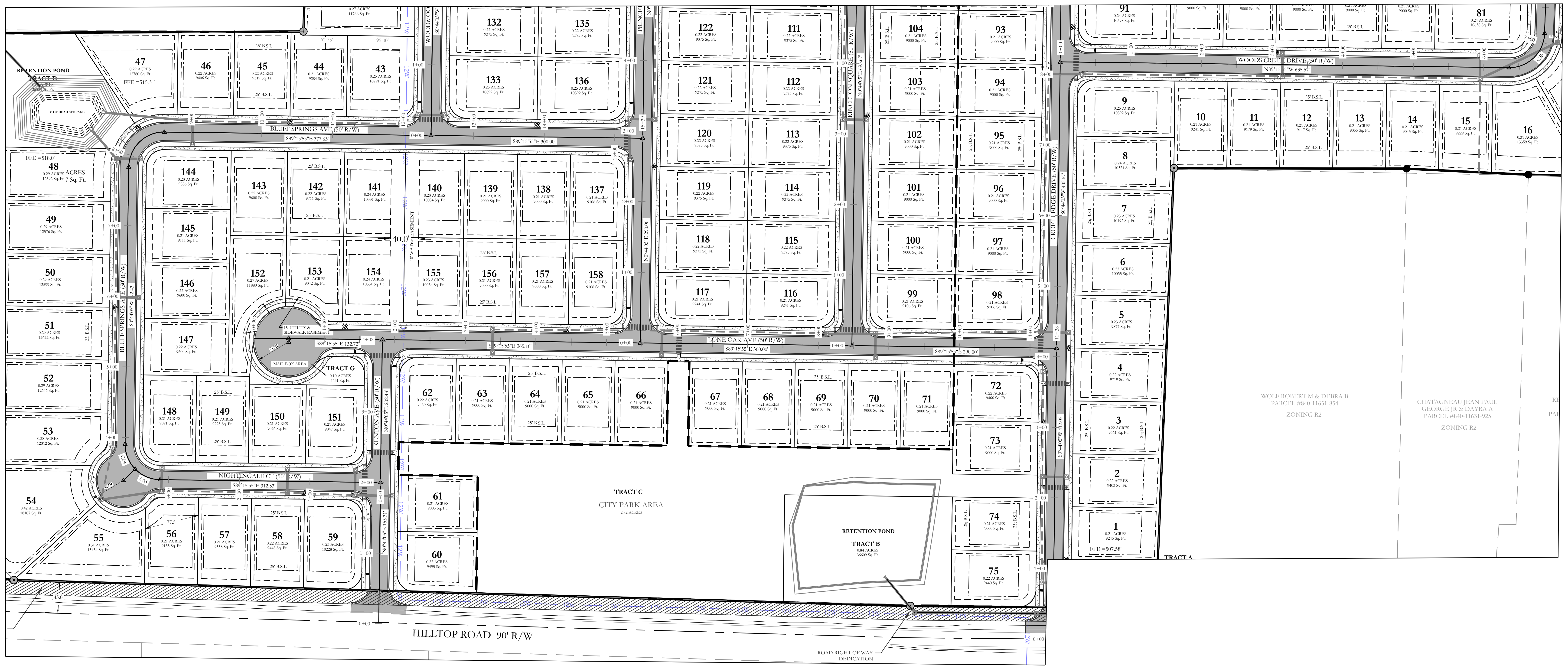
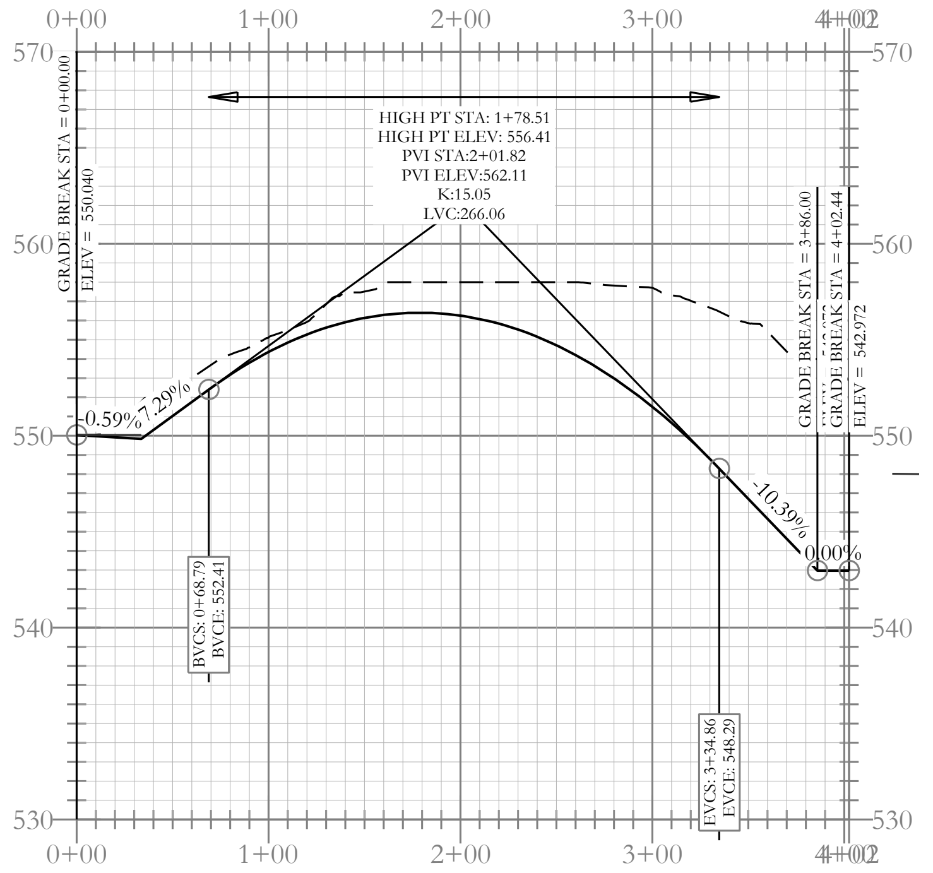
HILLTOP LANDING
STREET PLAN & PROFILE
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	03/08/2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:	08/07/2023	CHECKED BY:	20-1341
SHEET:	C-1.1	SCALE: 1" =120'	

500	01S	14W	0	09	200	62	1762

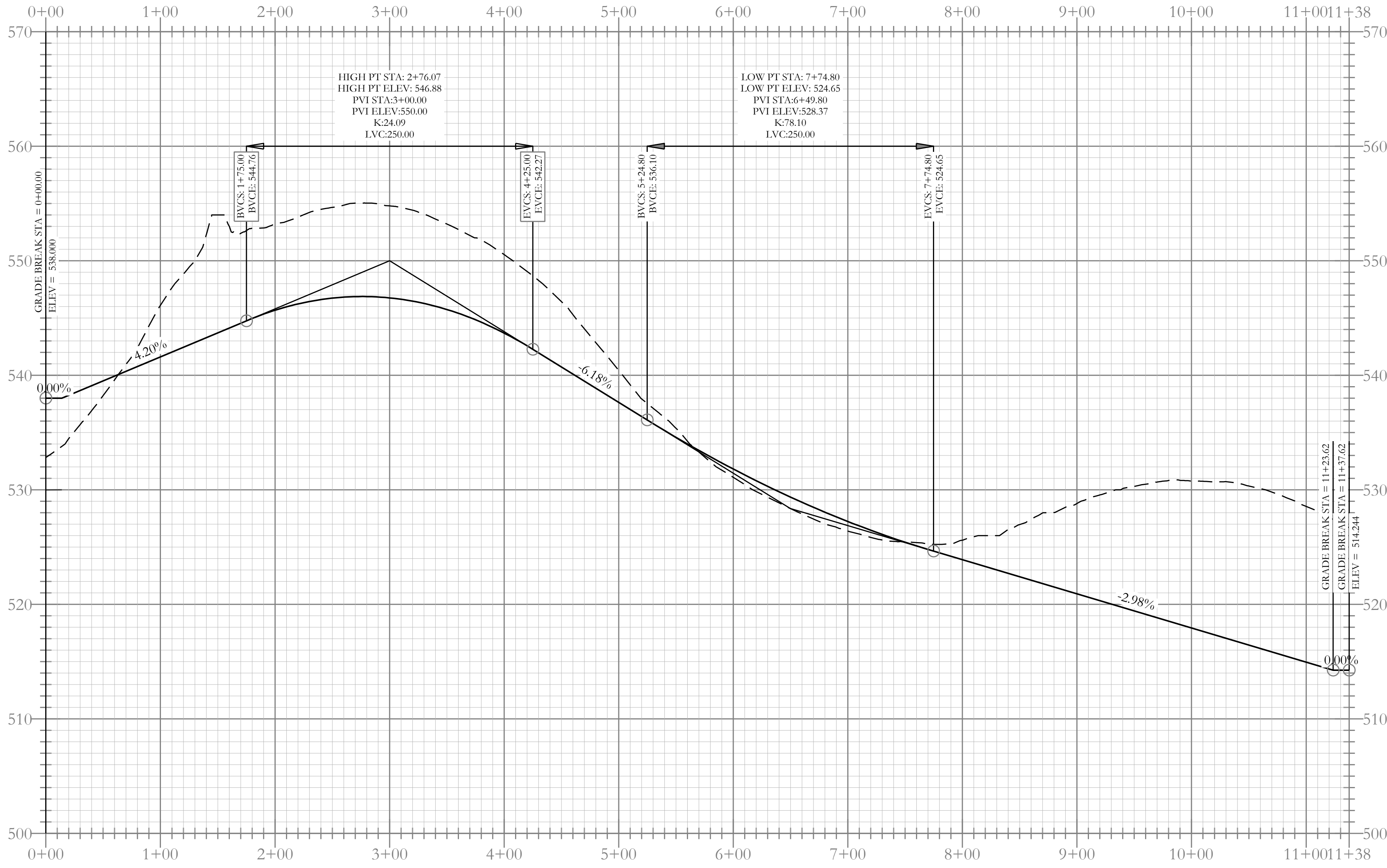




Kenton Ave Profile

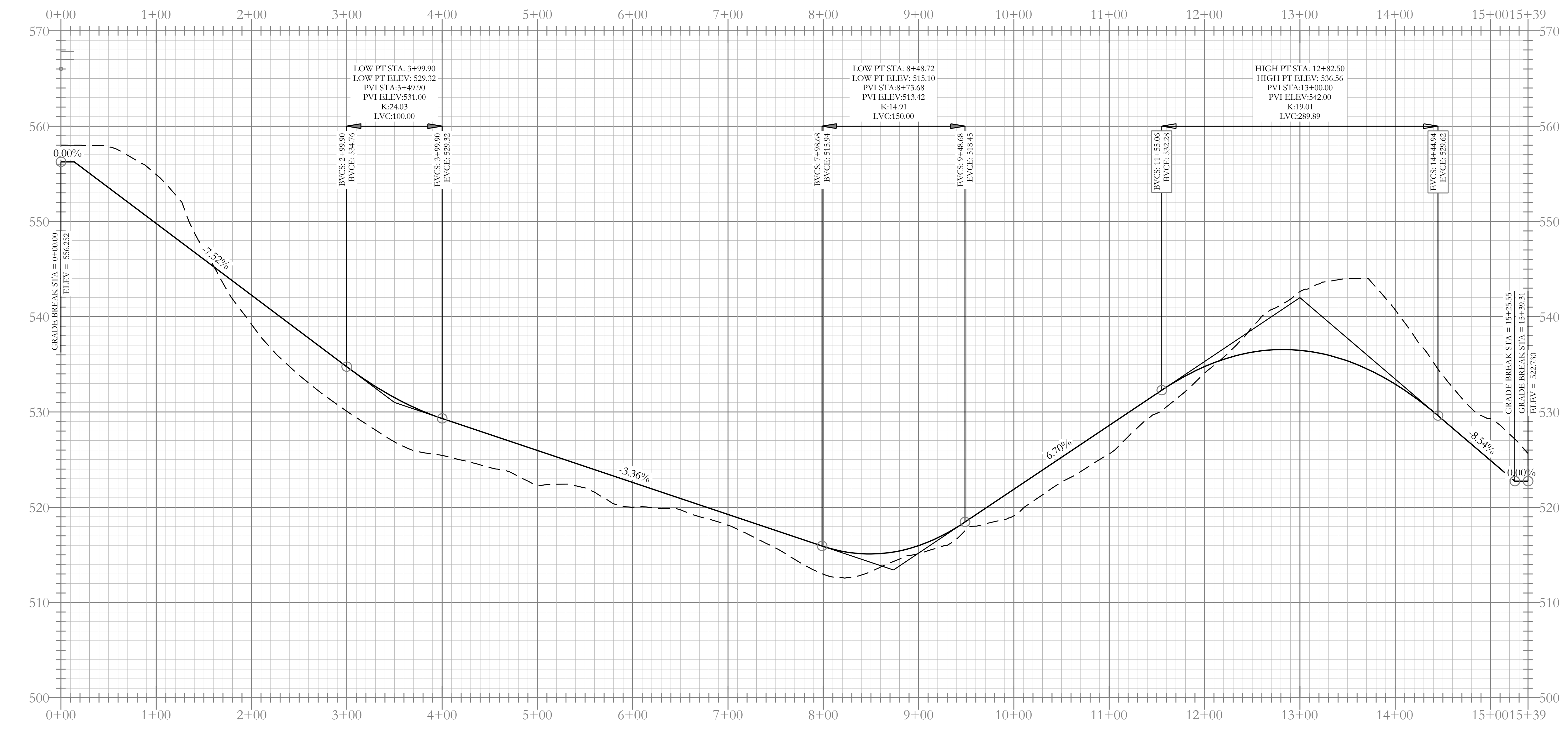
STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20876
KAZI TAMZIDUL ISLAM

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



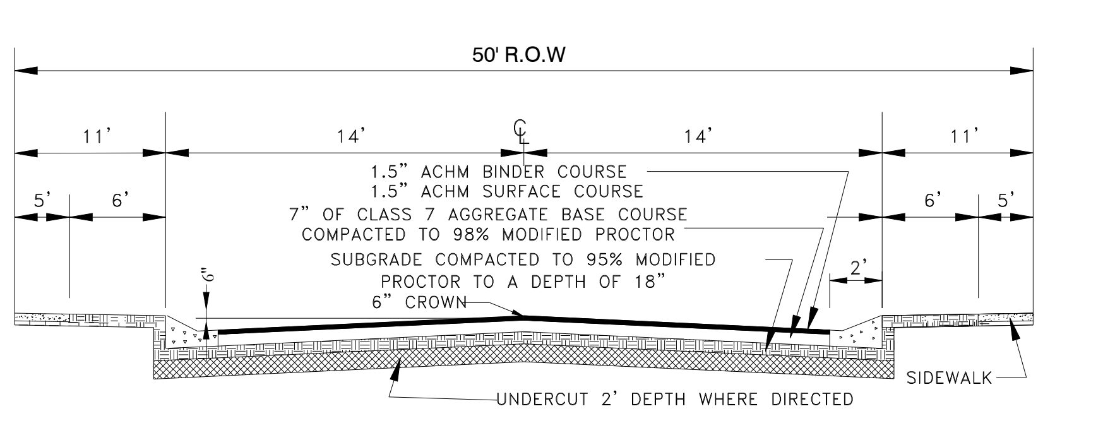
Lone Oak Ave Profile

– – – – HDPE
—— RCP

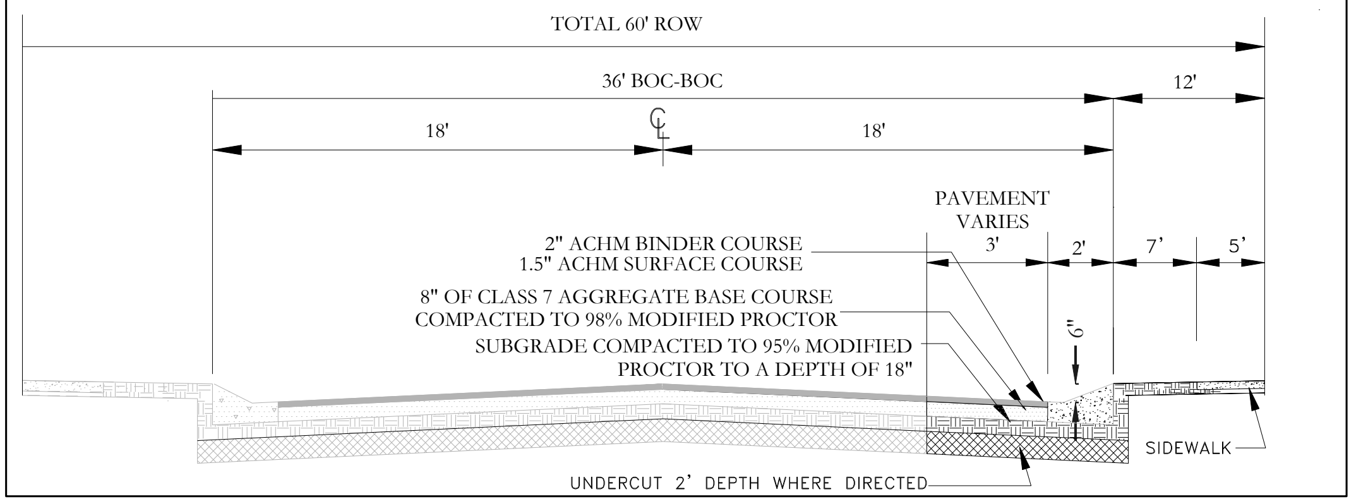


Nightingale Ct-Bluff Springs Ave Profile

CITY OF BRYANT TYPICAL STREET CROSS SECTION

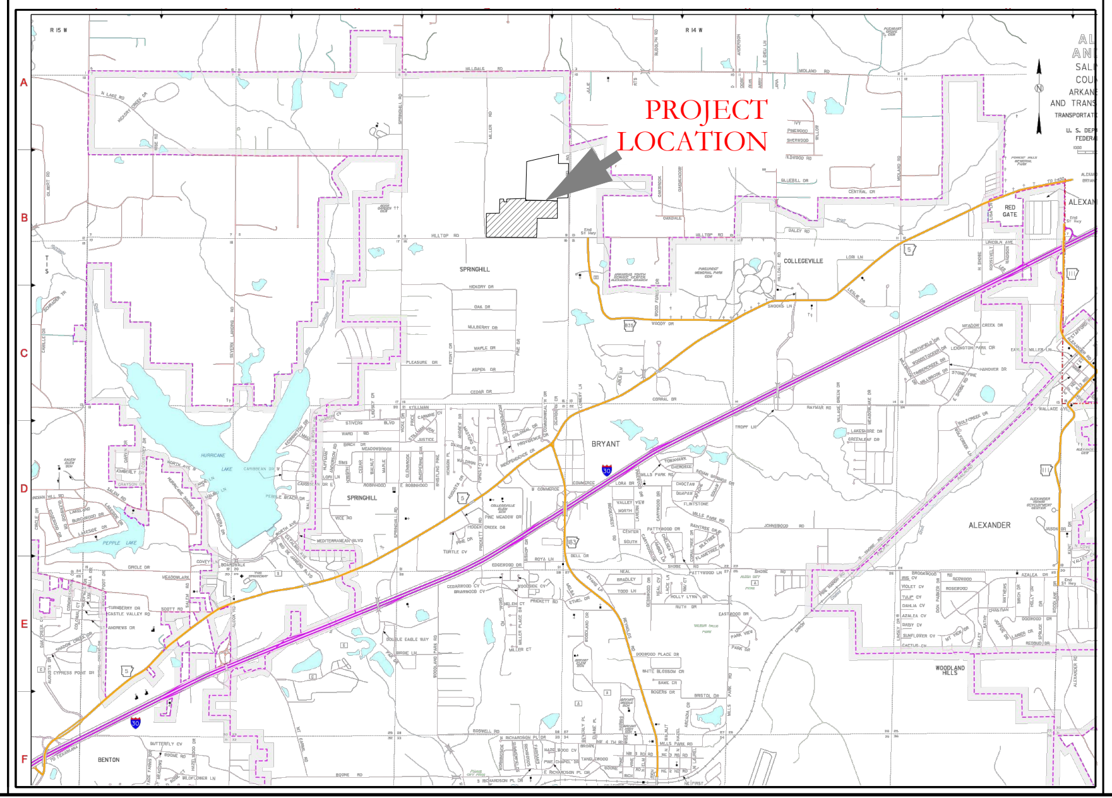


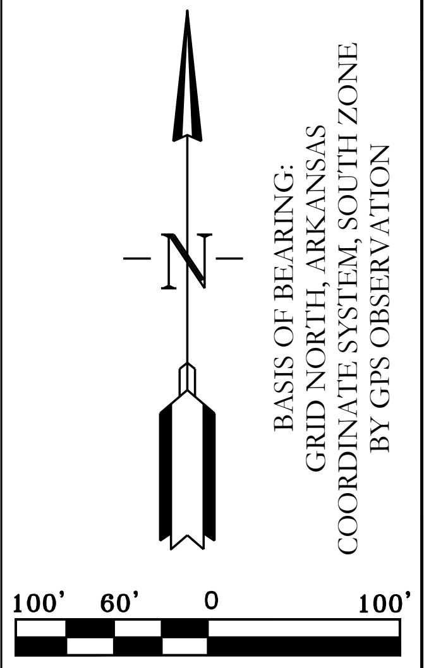
MILLER ROAD HALF STREET IMPROVEMENT TYPICAL STREET CROSS SECTION



N.B :All sidewalk ramps will have ADA requirements with corrugated dome ramp .

VICINITY MAP:





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

HOPE CONSULTING
ENGINEERS - SURVEYORS
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FOR USE AND BENEFIT OF:
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HILLTOP LANDING
STREET PLAN & PROFILE
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

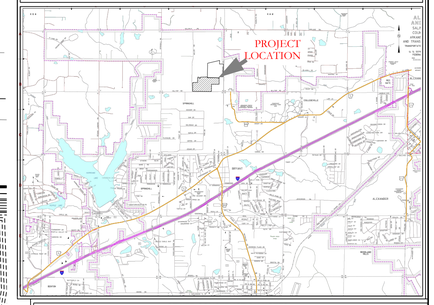
DATE: 03/08/2023	C.A.D. BY:	DRAWING NUMBER:
REVISED: 08/07/2023	CHECKED BY:	20-1341
SHEET: C-1.2	SCALE: 1" = 120'	

500	01S	14W	0	09	200	62	1762

K:\LAND PROJECTS 2004\SUBDIVISIONS\2020\20-1341 HILLTOP LANDING\CIVIL\DWG\20-1341-CONSTRUCTION DRAWING 04-06-2023.DWG

SUBDIVISION UTILITY PLAN

VICINITY MAP:



SEWER CONSTRUCTION NOTES:

1. ALL SEWER CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH BRYANT UTILITIES' "MASTER SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER AND SEWER UTILITIES" 2015 EDITION.
2. USE SDR-26 PVC SEWER PIPE EXCEPT WHERE INDICATED OTHERWISE ON THE PLANS OR WHERE DUCTILE IRON PIPE IS REQUIRED FOR COVER.
3. USE DUCTILE IRON PIPE WHERE 3' MINIMUM COVER CANNOT BE MAINTAINED, OR AS INDICATED.
4. ALL LONG-SIDE SEWER SERVICES SHALL BE SCHEDULE 40 OR SDR 21 PIPE.
5. FINISH GRADE HEIGHT ON MANHOLES NEED TO BE 4-6 INCHES ABOVE CURB LINE.
6. ALL MANHOLES WILL BE XYPEX.
7. THE LIFT STATION PROPERTY MUST BE DEEDED TO THE CITY OF BRYANT .
8. STATION MUST BE SET UP THROUGH JACK TYLER.
9. INSTEAD OF FLOATS, THERE WILL NEED TO BE PROBES.
10. SAFETY LIGHT MUST BE INSTALLED (NO WOOD) .
11. EVERYTHING IN WET WELL MUST BE STAINLESS STEEL INCLUDING CHAINS.
12. ALL LIFT STATIONS MUST HAVE WOVEN MONOFILAMENT GEOTEXTILE MATERIAL COVERING THE WHOLE PROPERTY OF THE LIFT STATION WITH THE GRAVEL ON TOP TO CONTROL WEEDS AND GRASS CAUSING PROBLEMS IN THE DRIVE TO THE LIFT STATION AND THE GATED AREA OF THE LIFT STATION.
13. LIFT STATION MUST HAVE A ROLLING GATE, OR GATES THAT SWING OUT FOR OUR JET VAC/ PUMP TRUCK TO GET INTO.
14. ALL PANELS MUST HAVE THE ROOF COVER AND MUST BE STEEL FRAME AND PANEL ROOF DESIGN COVERING 5 FEET ON ALL SIDES OF THE PANELS.
15. AT STORM DRAIN CROSSING OR ANY DRAINAGE DITCHES CROSSING, THE SEWER INFRASTRUCTURE WILL NEED TO BE STEEL INCASED, FIVE FEET ON EITHER SIDE.
16. NO STEPS IN MANHOLES.
17. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL BURIED UTILITIES PRIOR TO CONSTRUCTION.
18. ELECTRICAL CONDUIT COMING OUT OF THE CONTROL BOX WILL NEED TO BE 3". CONDUIT SHOULD BE PLUGGED WITH PUTTY NOT SPRAY IN FOAM TO RESTRICT GASES FROM ENTERING THE CONTROL BOX THAT CAUSES CORROSION.
19. THE LIFT STATION ROOF NEEDS TO BE METAL OR OTHER MATERIAL, NOT WOOD, ALSO THE LIGHT POLE CAN NOT BE WOOD.
20. RPZ WILL NEED TO BE IN A WEATHERPROOF BOX.

WATER CONSTRUCTION NOTES:

1. ALL WATER CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH BRYANT UTILITIES' "MASTER SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER AND SEWER UTILITIES" 2015 EDITION.
2. LONG-SIDE WATER SERVICE LINES SHALL BE ENCASED, INCLUDING THE LINES BENEATH THE CUL-DE-SAC.
3. ALL SERVICE CROSSINGS SHALL BE 1" DRISCO SERVICE LINE ENCASED IN A 2" PVC SLEEVE.
4. ALL WATER MAIN FITTINGS SHALL BE MEGALUG BRAND MECHANICAL JOINT FITTINGS

HDPE

RCP

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HILLTOP LANDING UTILITY PLAN

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

DATE:	03/08/2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:	08/07/2023	CHECKED BY:	20-1341
SHEET:	C-2.0	SCALE: 1" = 80'	

500	01S	14W	0	09	200	62	1762

STATE OF ARKANSAS — LICENSED PROFESSIONAL ENGINEER — No. 20876 — KAZI TAMZIDUL ISLAM

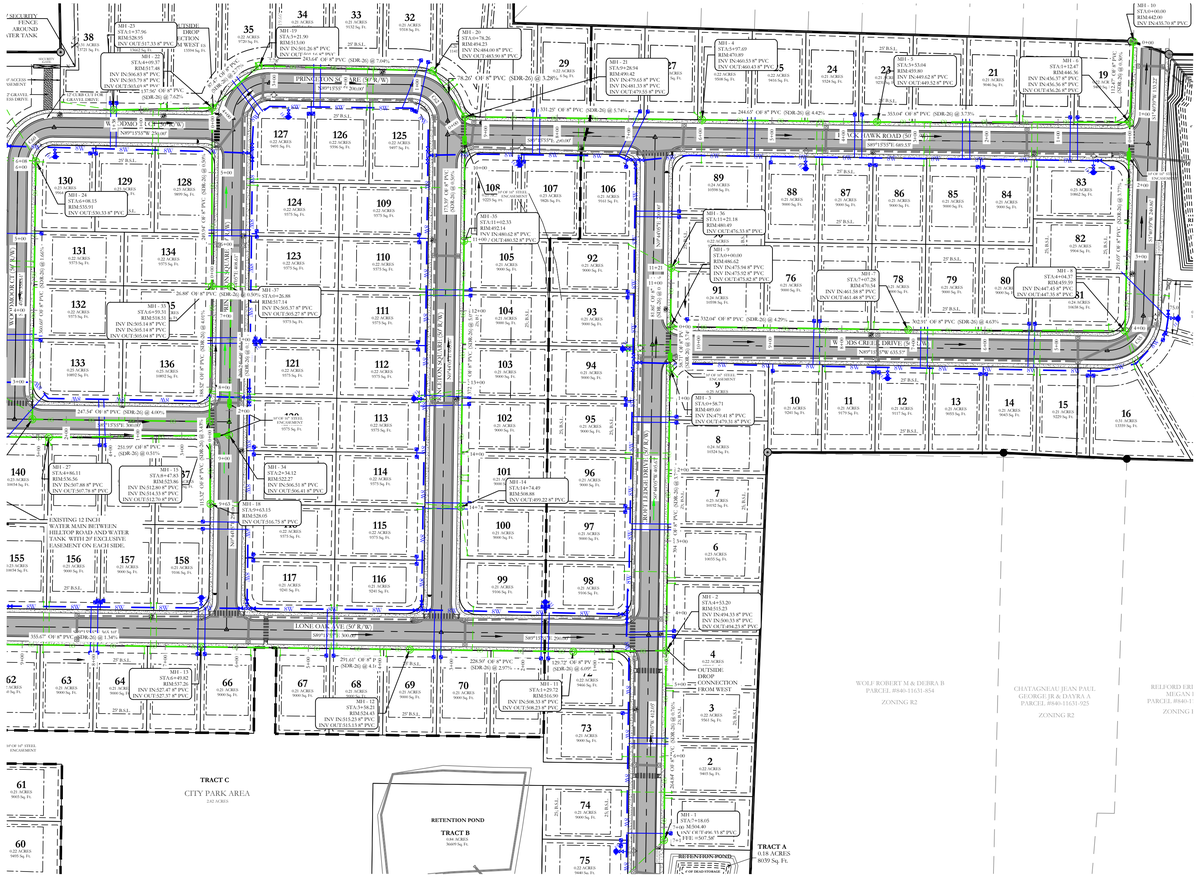
CERTIFICATE OF AUTHORIZATION — HOPE CONSULTING, INC. — No. 1931 — ARKANSAS

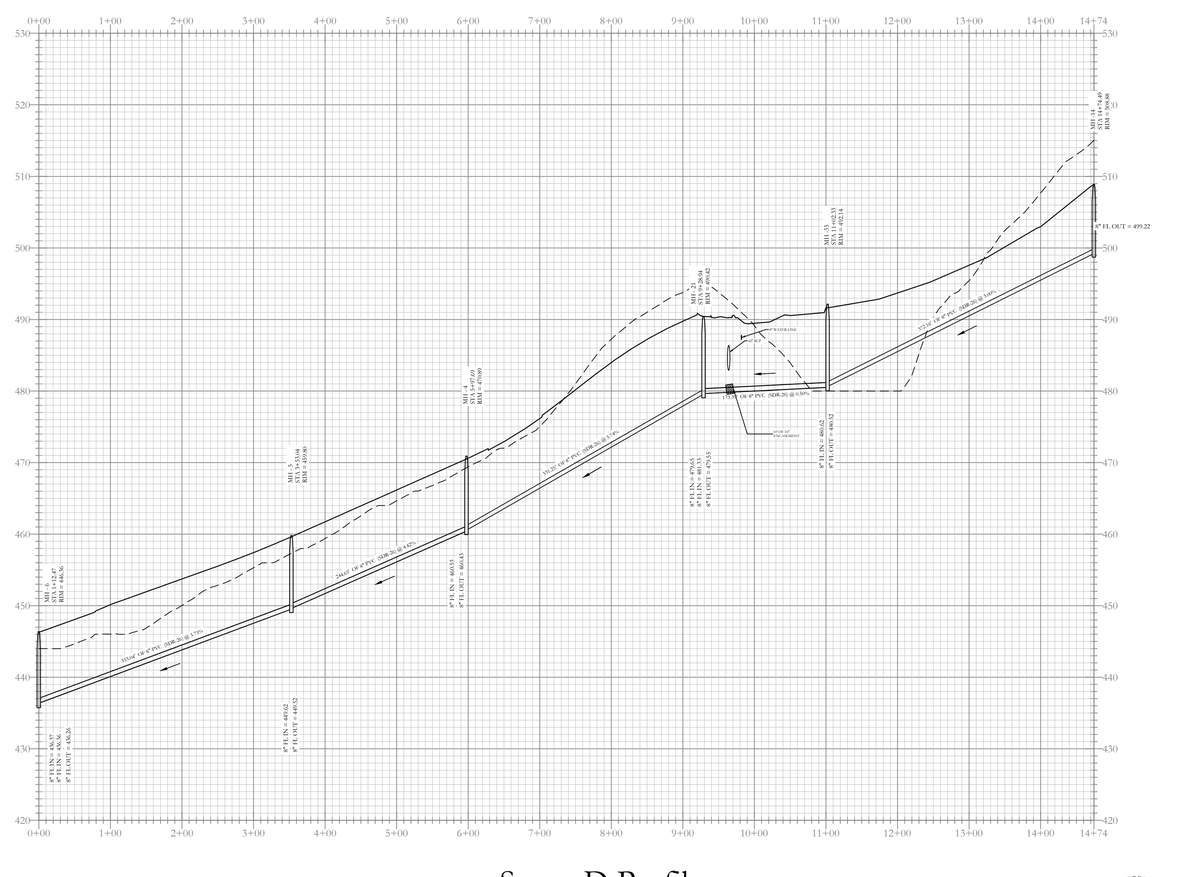
BASIS OF BEARING:
GRID NORTH, ARKANSAS
COORDINATE SYSTEM, SOUTH ZONE
BY GPS OBSERVATION

80 40 0 80

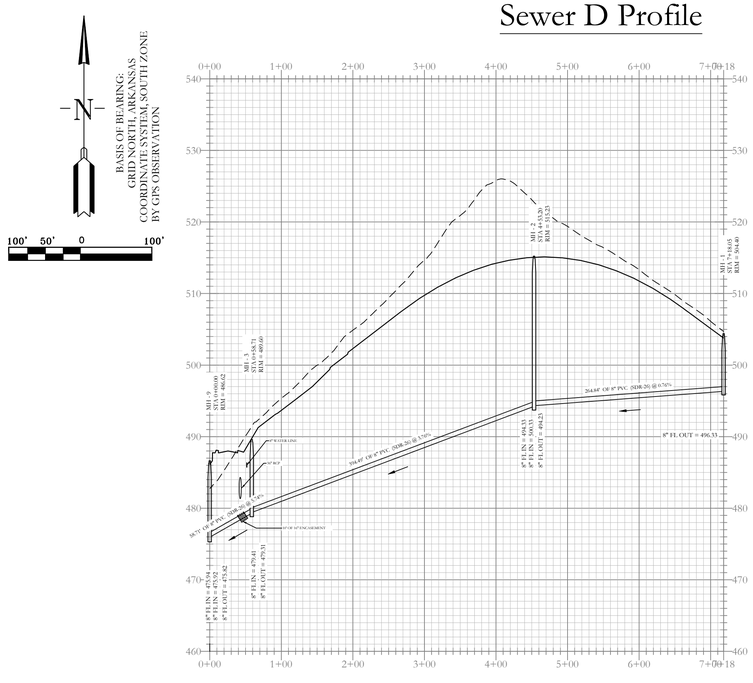
WATER LEGEND:

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

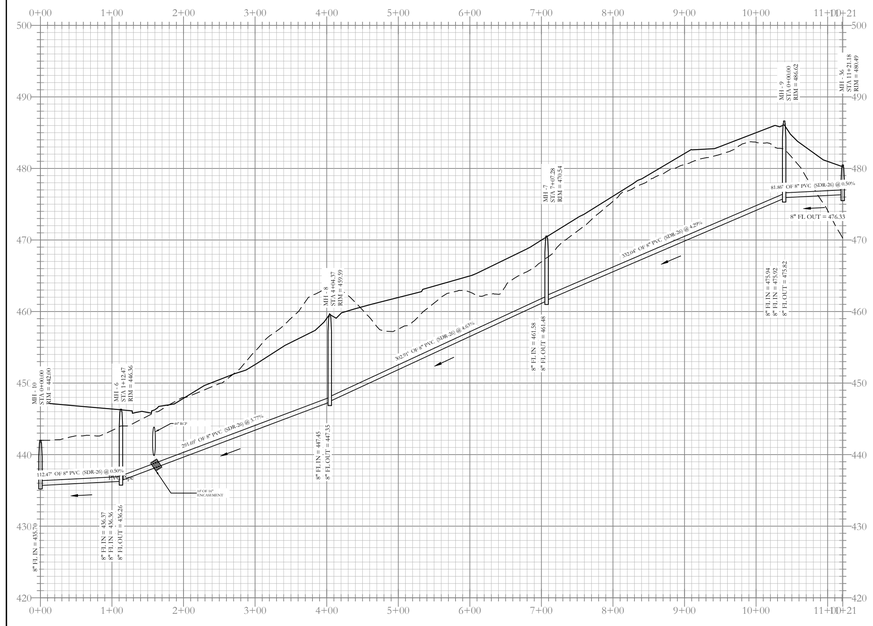




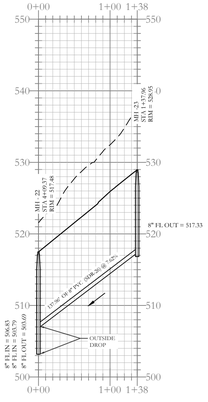
Sewer D Profile



Sewer Entrance Profile



Sewer A Profile

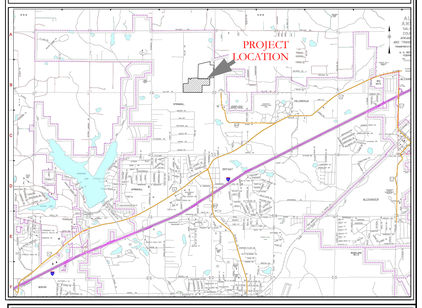


Sewer B-1 Profile

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

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20876
KAZI TAMZIDUL ISLAM

VICINITY MAP:



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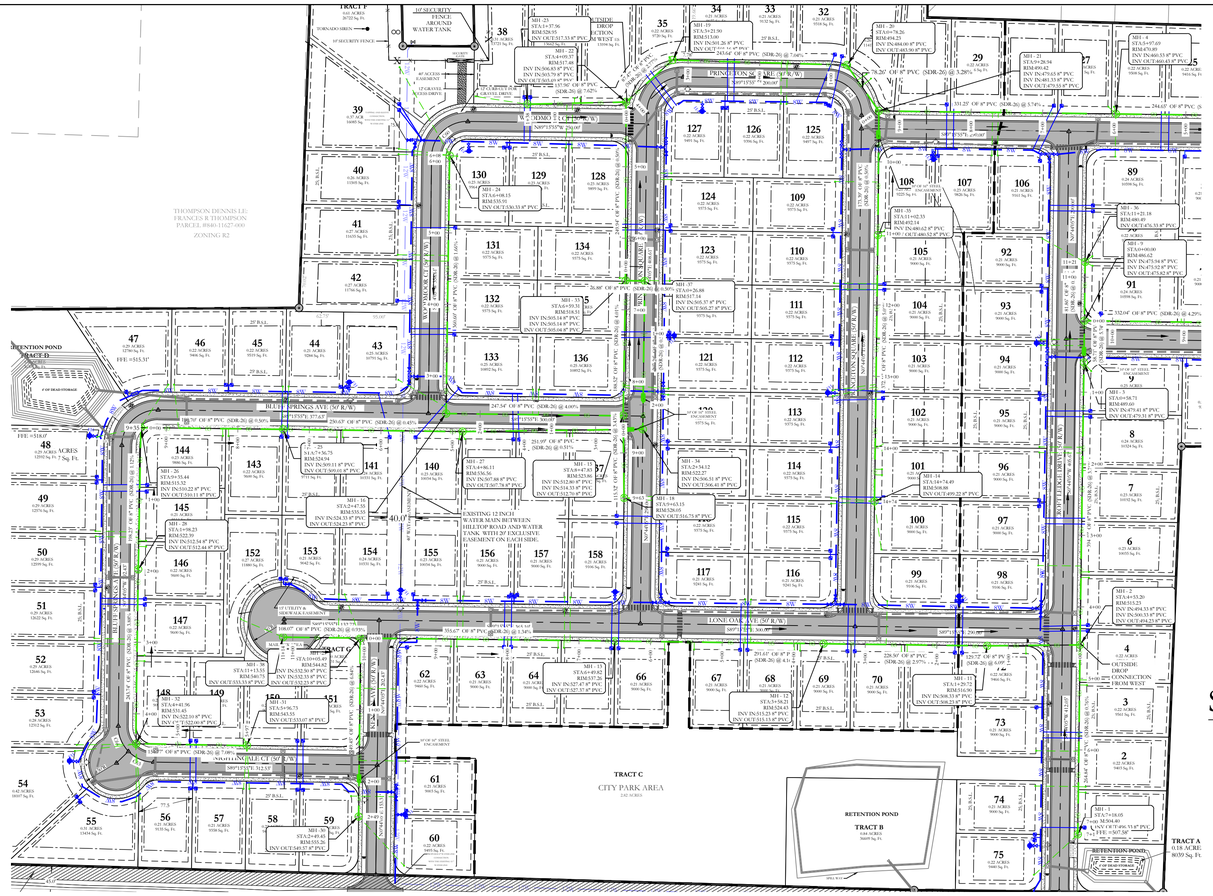
HILLTOP LANDING
SEWER PLAN AND PROFILE
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	03/08/2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:	08/07/2023	CHECKED BY:	20-1341
SHEET:	C-2.1	SCALE: 1" =120'	

500	01S	14W	0	09	200	62	1762


THOMPSON DENNIS LE
FRANCES R THOMPSON
PARCEL #840-11627-000
ZONING R2
TRACT F
0.61 ACRES
26720 Sq. Ft.
10' SECURITY FENCE
GROUND WATER TANK
TORNADO SIREN
40' SECURITY FENCE
40' ACCESS EASEMENT
10' GRAVEL ACCESS DRIVE
PRINGTON RD. (CR 82) (50' R/W)
S89°13'55"W 2650.00'
W.C. DRAW (CR 82) (50' R/W)
S89°13'55"W 2650.00'
BLUE SPRINGS AVE. (50' R/W)
S89°13'55"W 877.43'
LONE OAK AVE. (50' R/W)
S89°13'55"W 2650.00'
SHOUNG NOLL CT. (50' R/W)
S89°13'55"W 312.53'
RETENTION POND
TRACT B
0.80 ACRES
34869 Sq. Ft.
TRACT C
CITY PARK AREA
2.82 ACRES
TRACT A
0.18 ACRES
8039 Sq. Ft.
EXISTING 12 INCH WATER MAIN BETWEEN HILLTOP ROAD AND WATER TANK. WITH 20' EXCLUSIVE EASEMENT ON EACH SIDE.
SIDEWALK DROP SECTION AT WEST 16 LOTS
INSIDE DROP SECTION
OUTSIDE DROP CONNECTION FROM WEST
MH - 1 STA=0+97.69 RIM=476.00 INV IN=463.33 8" PVC INV OUT=460.68 8" PVC
MH - 2 STA=1+52.21 RIM=524.61
MH - 3 STA=0+58.71 RIM=489.69 INV IN=475.49 8" PVC INV OUT=475.31 8" PVC
MH - 4 STA=0+97.69 RIM=476.00 INV IN=463.33 8" PVC INV OUT=460.68 8" PVC
MH - 5 STA=1+21.16 RIM=489.49 INV IN=475.02 8" PVC INV OUT=474.82 8" PVC
MH - 6 STA=1+45.64 RIM=490.60 INV IN=475.04 8" PVC INV OUT=474.82 8" PVC
MH - 7 STA=1+70.75 RIM=504.14 INV IN=489.11 8" PVC INV OUT=488.91 8" PVC
MH - 8 STA=2+47.85 RIM=523.86 INV IN=513.86 8" PVC INV OUT=513.66 8" PVC
MH - 9 STA=2+47.85 RIM=523.86 INV IN=513.33 8" PVC INV OUT=513.13 8" PVC
MH - 10 STA=2+47.85 RIM=523.86 INV IN=513.33 8" PVC INV OUT=513.13 8" PVC
MH - 11 STA=3+25.72 RIM=549.29
MH - 12 STA=3+56.21 RIM=524.43 INV IN=513.28 8" PVC INV OUT=513.08 8" PVC
MH - 13 STA=3+56.21 RIM=524.43 INV IN=513.28 8" PVC INV OUT=513.08 8" PVC
MH - 14 STA=3+74.49 RIM=509.68 INV OUT=499.23 8" PVC
MH - 15 STA=4+47.85 RIM=523.86 INV IN=513.86 8" PVC INV OUT=513.66 8" PVC
MH - 16 STA=4+63.15 RIM=520.01 INV OUT=516.75 8" PVC
MH - 17 STA=4+92.72 RIM=519.31 INV OUT=508.25 8" PVC
MH - 18 STA=5+63.15 RIM=520.01 INV OUT=516.75 8" PVC
MH - 19 STA=5+92.72 RIM=519.31 INV IN=508.33 8" PVC INV OUT=508.25 8" PVC
MH - 20 STA=6+26.88 RIM=517.16 INV IN=505.87 8" PVC INV OUT=505.27 8" PVC
MH - 21 STA=6+28.94 RIM=499.28 INV IN=493.63 8" PVC INV OUT=493.43 8" PVC
MH - 22 STA=6+95.37 RIM=517.48 INV IN=506.63 8" PVC INV OUT=506.43 8" PVC
MH - 23 STA=5+57.06 RIM=517.70 INV OUT=513.45 8" PVC
MH - 24 STA=6+26.88 RIM=517.16 INV IN=505.87 8" PVC INV OUT=505.27 8" PVC
MH - 25 STA=6+08.15 RIM=501.91
MH - 26 STA=5+55.44 RIM=513.32 INV IN=510.22 8" PVC INV OUT=510.11 8" PVC
MH - 27 STA=6+90.13 RIM=530.54 INV IN=507.88 8" PVC INV OUT=507.78 8" PVC
MH - 28 STA=7+36.75 RIM=524.94 INV IN=509.11 8" PVC INV OUT=508.91 8" PVC
MH - 29 STA=7+78.26 RIM=540.62
MH - 30 STA=8+05.65 RIM=537.76
MH - 31 STA=8+32.20 RIM=533.23 INV IN=522.10 8" PVC INV OUT=521.90 8" PVC
MH - 32 STA=8+56.26 RIM=544.11 INV IN=536.56 8" PVC INV OUT=536.36 8" PVC
MH - 33 STA=9+39.31 RIM=544.11 INV IN=536.14 8" PVC INV OUT=535.94 8" PVC
MH - 34 STA=9+21.90 RIM=513.80 INV IN=501.26 8" PVC INV OUT=501.06 8" PVC
MH - 35 STA=10+02.35 RIM=492.04 INV IN=484.62 8" PVC INV OUT=480.42 8" PVC
MH - 36 STA=9+76.26 RIM=494.25 INV IN=484.06 8" PVC INV OUT=483.86 8" PVC
MH - 37 STA=9+76.26 RIM=494.25 INV IN=484.06 8" PVC INV OUT=483.86 8" PVC
MH - 38 STA=10+02.35 RIM=492.04 INV IN=484.62 8" PVC INV OUT=480.42 8" PVC
MH - 39 STA=8+05.65 RIM=537.76
MH - 40 STA=8+32.20 RIM=533.23 INV IN=522.10 8" PVC INV OUT=521.90 8" PVC
MH - 41 STA=8+56.26 RIM=544.11 INV IN=536.56 8" PVC INV OUT=536.36 8" PVC
MH - 42 STA=9+39.31 RIM=544.11 INV IN=536.14 8" PVC INV OUT=535.94 8" PVC
MH - 43 STA=9+21.90 RIM=513.80 INV IN=501.26 8" PVC INV OUT=501.06 8" PVC
MH - 44 STA=10+02.35 RIM=492.04 INV IN=484.62 8" PVC INV OUT=480.42 8" PVC
MH - 45 STA=9+76.26 RIM=494.25 INV IN=484.06 8" PVC INV OUT=483.86 8" PVC
MH - 46 STA=10+02.35 RIM=492.04 INV IN=484.62 8" PVC INV OUT=480.42 8" PVC
MH - 47 STA=10+49.49 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 48 STA=10+96.63 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 49 STA=11+43.77 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 50 STA=11+90.91 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 51 STA=12+38.05 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 52 STA=12+85.19 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 53 STA=13+32.33 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 54 STA=13+79.47 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 55 STA=14+26.61 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 56 STA=14+73.75 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 57 STA=15+20.89 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 58 STA=15+68.03 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 59 STA=16+15.17 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 60 STA=16+62.31 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 61 STA=17+09.45 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 62 STA=17+56.59 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 63 STA=18+03.73 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 64 STA=18+50.87 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 65 STA=18+98.01 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 66 STA=19+45.15 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 67 STA=19+92.29 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 68 STA=20+39.43 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 69 STA=20+86.57 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 70 STA=21+33.71 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 71 STA=21+80.85 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 72 STA=22+27.99 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 73 STA=22+75.13 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 74 STA=23+22.27 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 75 STA=23+69.41 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 76 STA=24+16.55 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 77 STA=24+63.69 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 78 STA=25+10.83 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 79 STA=25+57.97 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 80 STA=26+05.11 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 81 STA=26+52.25 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 82 STA=26+99.39 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 83 STA=27+46.53 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 84 STA=27+93.67 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 85 STA=28+40.81 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 86 STA=28+87.95 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 87 STA=29+35.09 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 88 STA=29+82.23 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 89 STA=30+29.37 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 90 STA=30+76.51 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 91 STA=31+23.65 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 92 STA=31+70.79 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 93 STA=32+17.93 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 94 STA=32+65.07 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 95 STA=33+12.21 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 96 STA=33+59.35 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 97 STA=34+06.49 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 98 STA=34+53.63 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 99 STA=35+00.77 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 100 STA=35+47.91 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 101 STA=35+95.05 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 102 STA=36+42.19 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 103 STA=36+89.33 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 104 STA=37+36.47 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 105 STA=37+83.61 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 106 STA=38+30.75 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 107 STA=38+77.89 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 108 STA=39+25.03 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 109 STA=39+72.17 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 110 STA=40+19.31 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 111 STA=40+66.45 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 112 STA=41+13.59 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 113 STA=41+60.73 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 114 STA=42+07.87 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 115 STA=42+55.01 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 116 STA=43+02.15 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 117 STA=43+49.29 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 118 STA=43+96.43 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 119 STA=44+43.57 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 120 STA=44+90.71 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 121 STA=45+37.85 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 122 STA=45+84.99 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 123 STA=46+32.13 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 124 STA=46+79.27 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 125 STA=47+26.41 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 126 STA=47+73.55 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 127 STA=48+20.69 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 128 STA=48+67.83 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 129 STA=49+14.97 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 130 STA=49+62.11 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 131 STA=50+09.25 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 132 STA=50+56.39 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 133 STA=51+03.53 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 134 STA=51+50.67 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 135 STA=51+97.81 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 136 STA=52+44.95 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 137 STA=52+92.09 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 138 STA=53+39.23 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 139 STA=53+86.37 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 140 STA=54+33.51 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 141 STA=54+80.65 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 142 STA=55+27.79 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 143 STA=55+74.93 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 144 STA=56+22.07 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 145 STA=56+69.21 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 146 STA=57+16.35 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 147 STA=57+63.49 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 148 STA=58+10.63 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 149 STA=58+57.77 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 150 STA=59+04.91 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 151 STA=59+52.05 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 152 STA=59+99.19 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 153 STA=60+46.33 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 154 STA=60+93.47 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 155 STA=61+40.61 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 156 STA=61+87.75 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 157 STA=62+34.89 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 158 STA=62+82.03 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 159 STA=63+29.17 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 160 STA=63+76.31 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 161 STA=64+23.45 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 162 STA=64+70.59 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 163 STA=65+17.73 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 164 STA=65+64.87 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 165 STA=66+12.01 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 166 STA=66+59.15 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 167 STA=67+06.29 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 168 STA=67+53.43 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 169 STA=68+00.57 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 170 STA=68+47.71 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 171 STA=68+94.85 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 172 STA=69+41.99 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 173 STA=69+89.13 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 174 STA=70+36.27 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 175 STA=70+83.41 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 176 STA=71+30.55 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 177 STA=71+77.69 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 178 STA=72+24.83 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 179 STA=72+71.97 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 180 STA=73+19.11 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 181 STA=73+66.25 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 182 STA=74+13.39 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 183 STA=74+60.53 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 184 STA=75+07.67 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 185 STA=75+54.81 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 186 STA=76+01.95 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 187 STA=76+49.09 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 188 STA=76+96.23 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 189 STA=77+43.37 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 190 STA=77+90.51 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 191 STA=78+37.65 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 192 STA=78+84.79 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 193 STA=79+31.93 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 194 STA=79+79.07 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 195 STA=80+26.21 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 196 STA=80+73.35 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 197 STA=81+20.49 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 198 STA=81+67.63 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 199 STA=82+14.77 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 200 STA=82+61.91 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 201 STA=83+09.05 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 202 STA=83+56.19 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 203 STA=84+03.33 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 204 STA=84+50.47 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 205 STA=84+97.61 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 206 STA=85+44.75 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 207 STA=85+91.89 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 208 STA=86+39.03 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 209 STA=86+86.17 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 210 STA=87+33.31 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 211 STA=87+80.45 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 212 STA=88+27.59 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 213 STA=88+74.73 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 214 STA=89+21.87 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 215 STA=89+69.01 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 216 STA=90+16.15 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 217 STA=90+63.29 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 218 STA=91+10.43 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 219 STA=91+57.57 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 220 STA=92+04.71 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 221 STA=92+51.85 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 222 STA=92+98.99 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 223 STA=93+46.13 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
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MH - 225 STA=94+40.41 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 226 STA=94+87.55 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
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MH - 229 STA=96+28.97 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 230 STA=96+76.11 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 231 STA=97+23.25 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 232 STA=97+70.39 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 233 STA=98+17.53 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 234 STA=98+64.67 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 235 STA=99+11.81 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 236 STA=99+58.95 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 237 STA=100+06.09 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
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MH - 289 STA=124+57.37 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
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MH - 293 STA=126+45.93 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
MH - 294 STA=126+93.07 RIM=544.62 INV IN=533.32 8" PVC INV OUT=533.12 8" PVC
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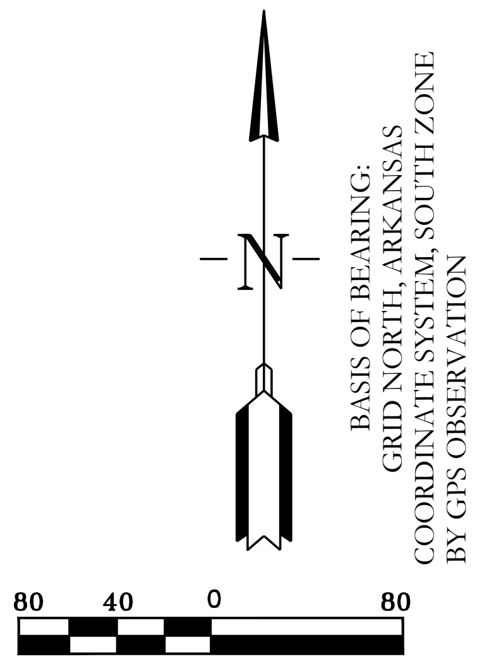
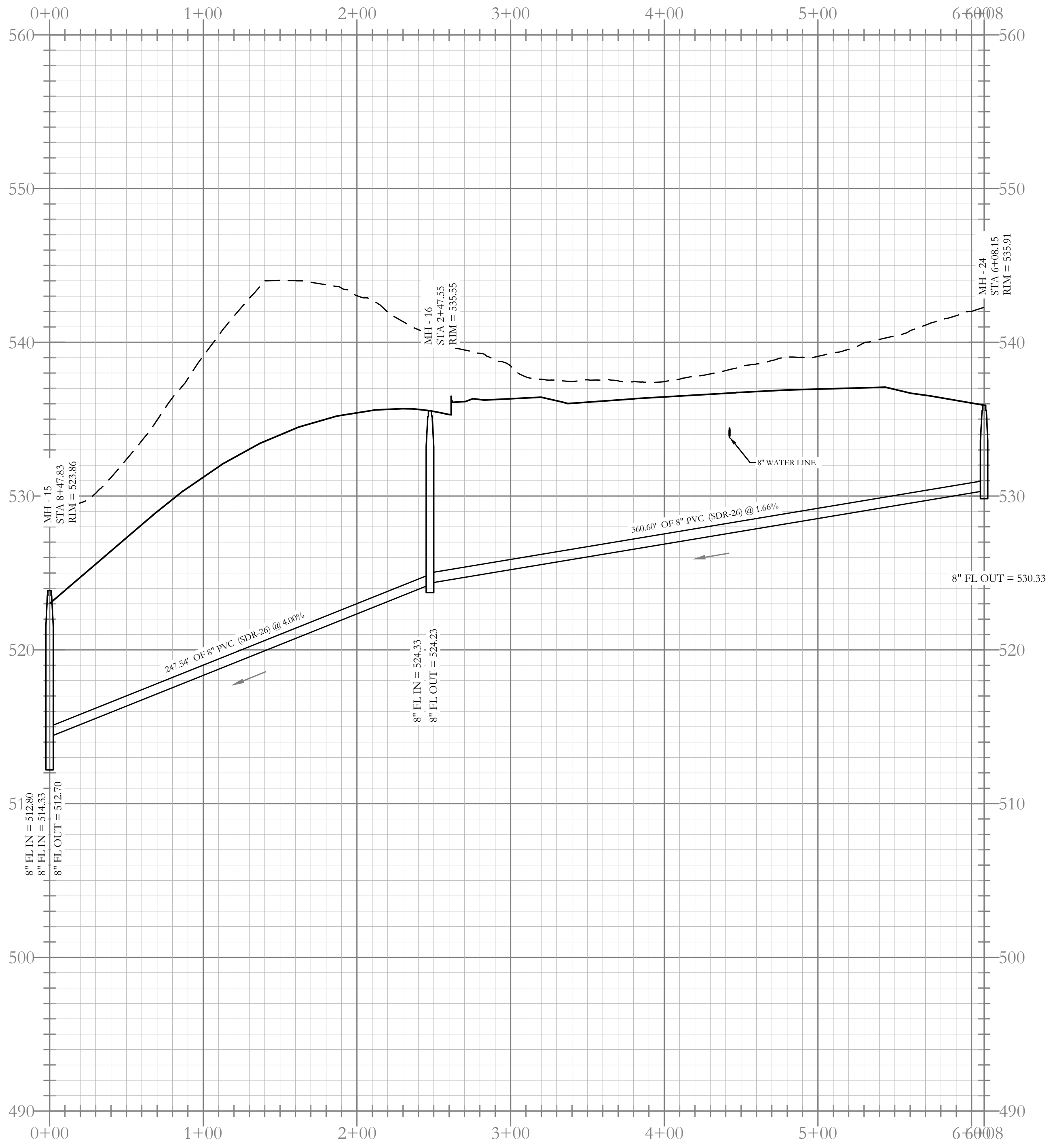
MH - 296 STA=127+87.35



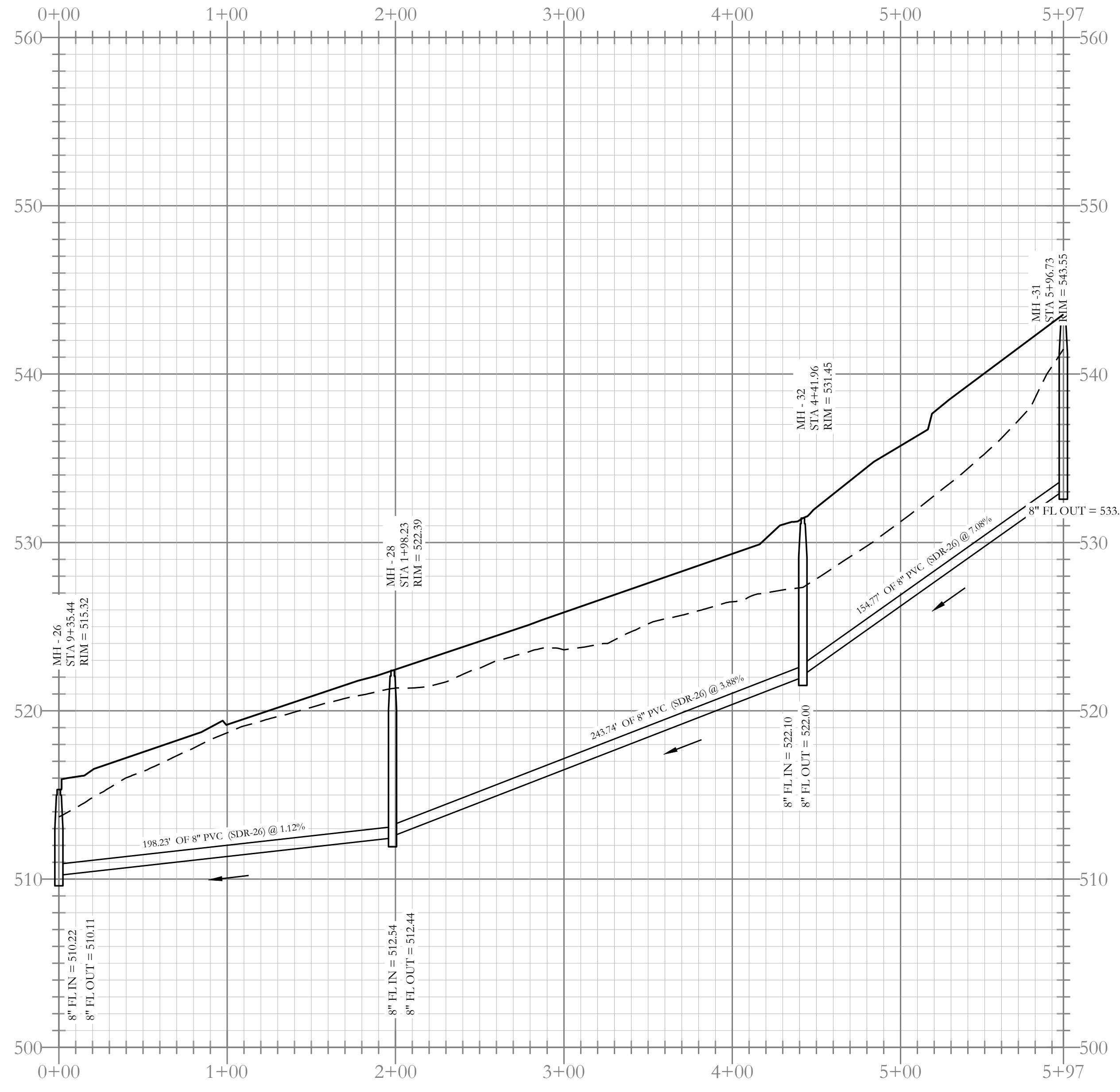
BASIS OF BEARING:
GRID NORTH, ARKANSAS
COORDINATE SYSTEM, SOUTH ZONE
BY GPS OBSERVATION

KAZI TAMZIDUL ISLAM
No. 20876

HOPE CONSULTING, INC.
No. 1931

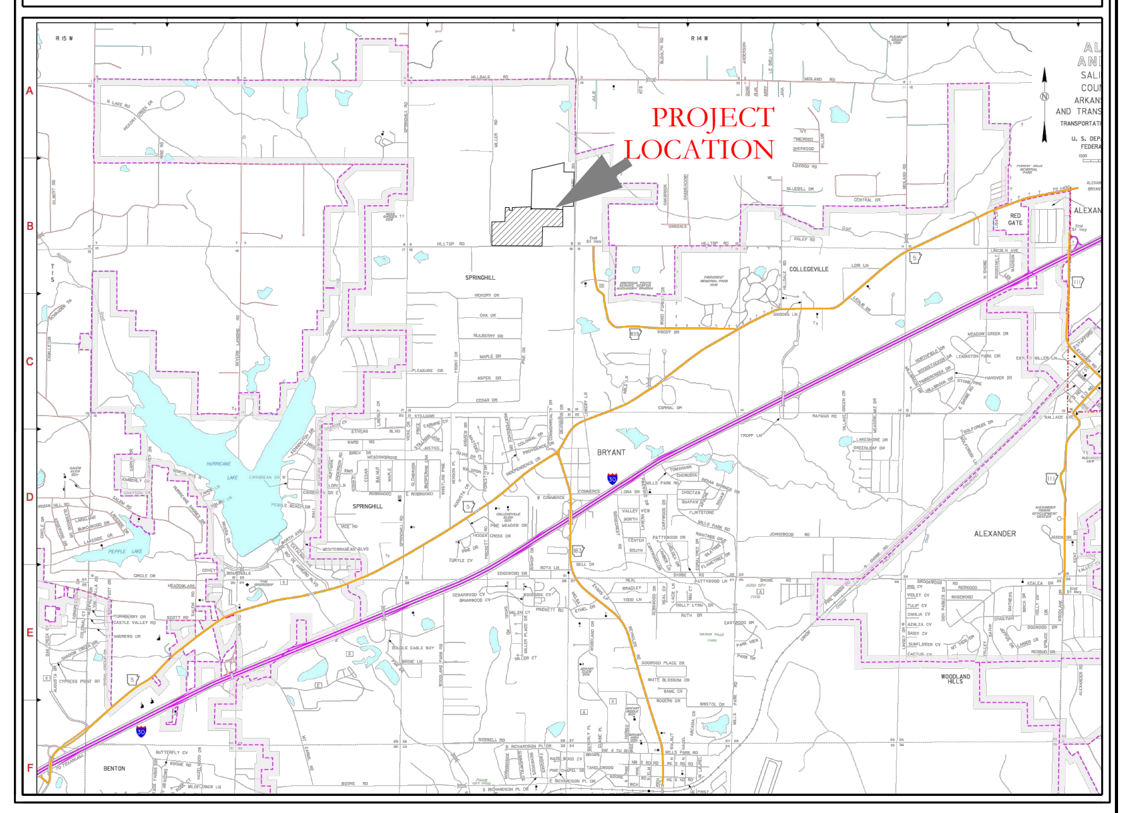


Sewer B-2 Profile



Sewer E-1 Profile

VICINITY MAP:



129 N. Main Street,
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PH. (501)315-2626
FAX (501) 315-0024
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FOR USE AND BENEFIT OF:
NXT GEN HOMES LLC.

HILLTOP LANDING
SEWER PLAN AND PROFILE

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

DATE: 03/08/2023		C.A.D. BY:	DRAWING NUMBER:
REVISED:	08/07/2023	CHECKED BY:	20-1341
SHEET:	C-2.3	SCALE: 1" =80'	

500	01S	14W	0	09	200	62	1762

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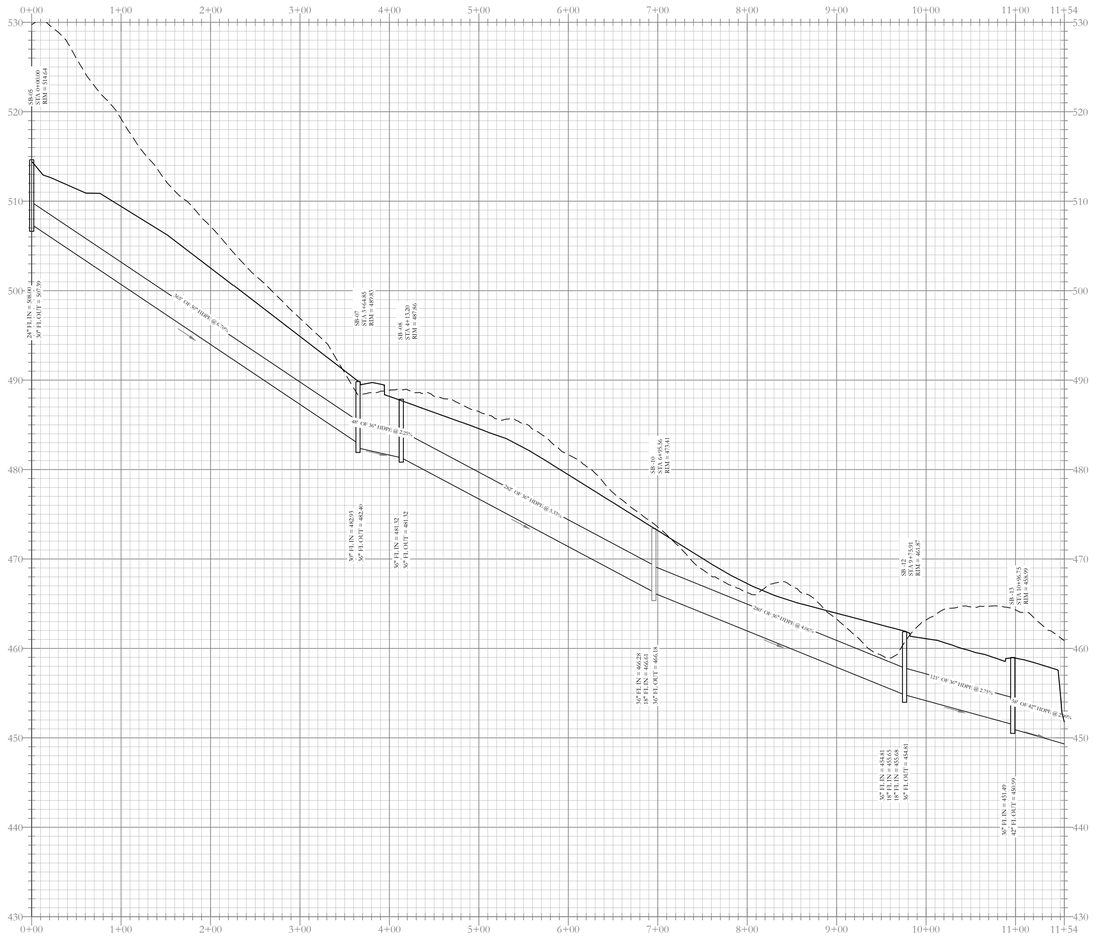
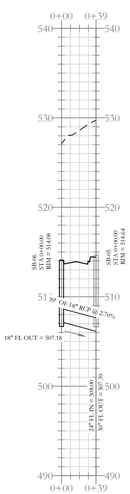
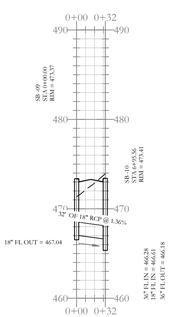


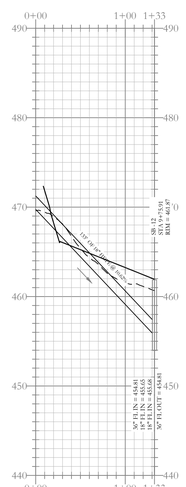
Stormwater A Profile



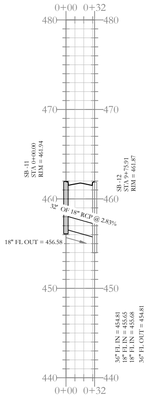
Stormwater A(i) Profile



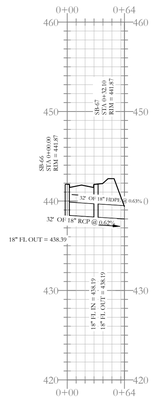
Stormwater A(ii) Profile



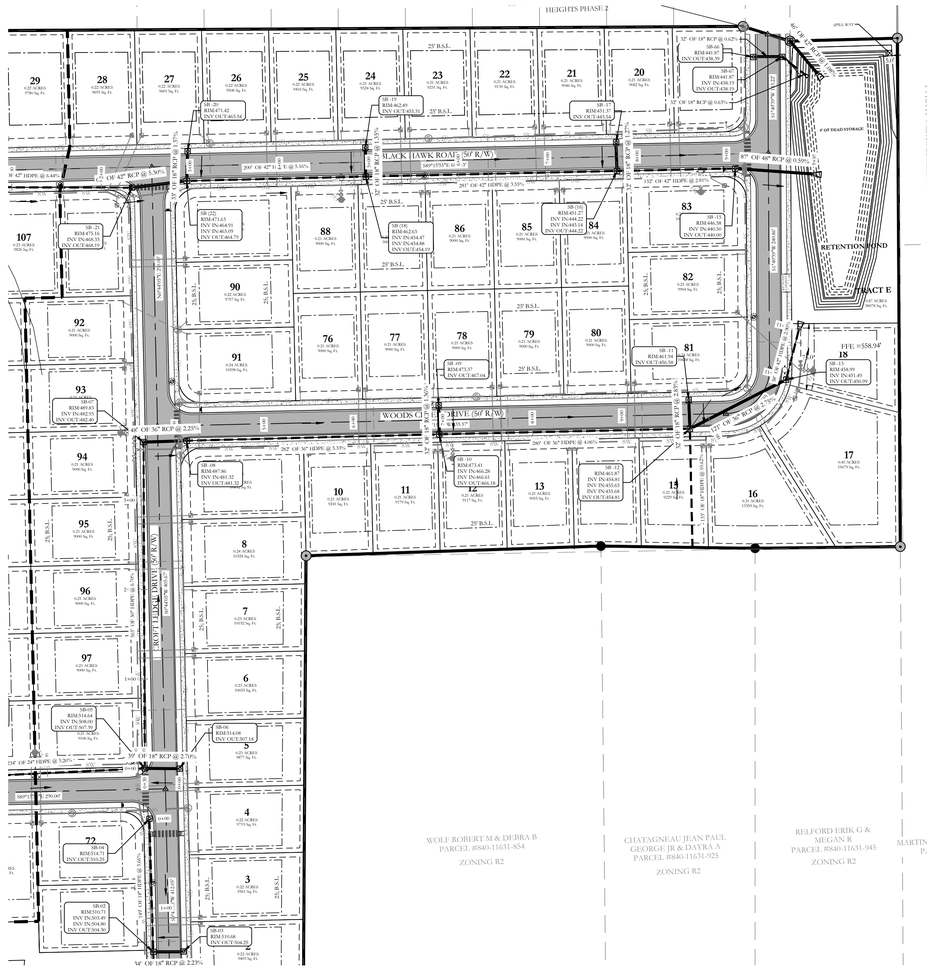
Stormwater A(iii)-Pipe behind the property Profile



Stormwater A(iv) Profile

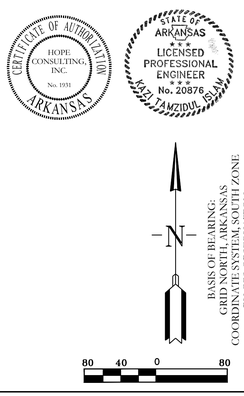


Stormwater A(v) Profile

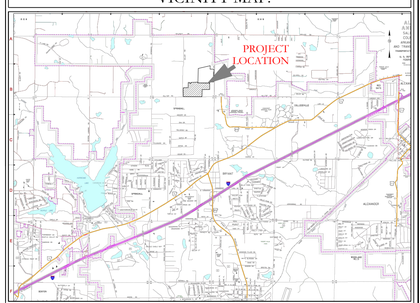


HDPE

RCP



VICINITY MAP:



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

FOR USE AND BENEFIT OF:
NXT GEN HOMES LLC.

HILLTOP LANDING
STORM DRAINAGE PLAN AND PROFILE

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

DATE:	03/08/2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:	08/07/2023	CHECKED BY:	20-1341
SHEET:	C-3.1	SCALE: 1" = 80'	

500	01S	14W	0	09	200	62	1762

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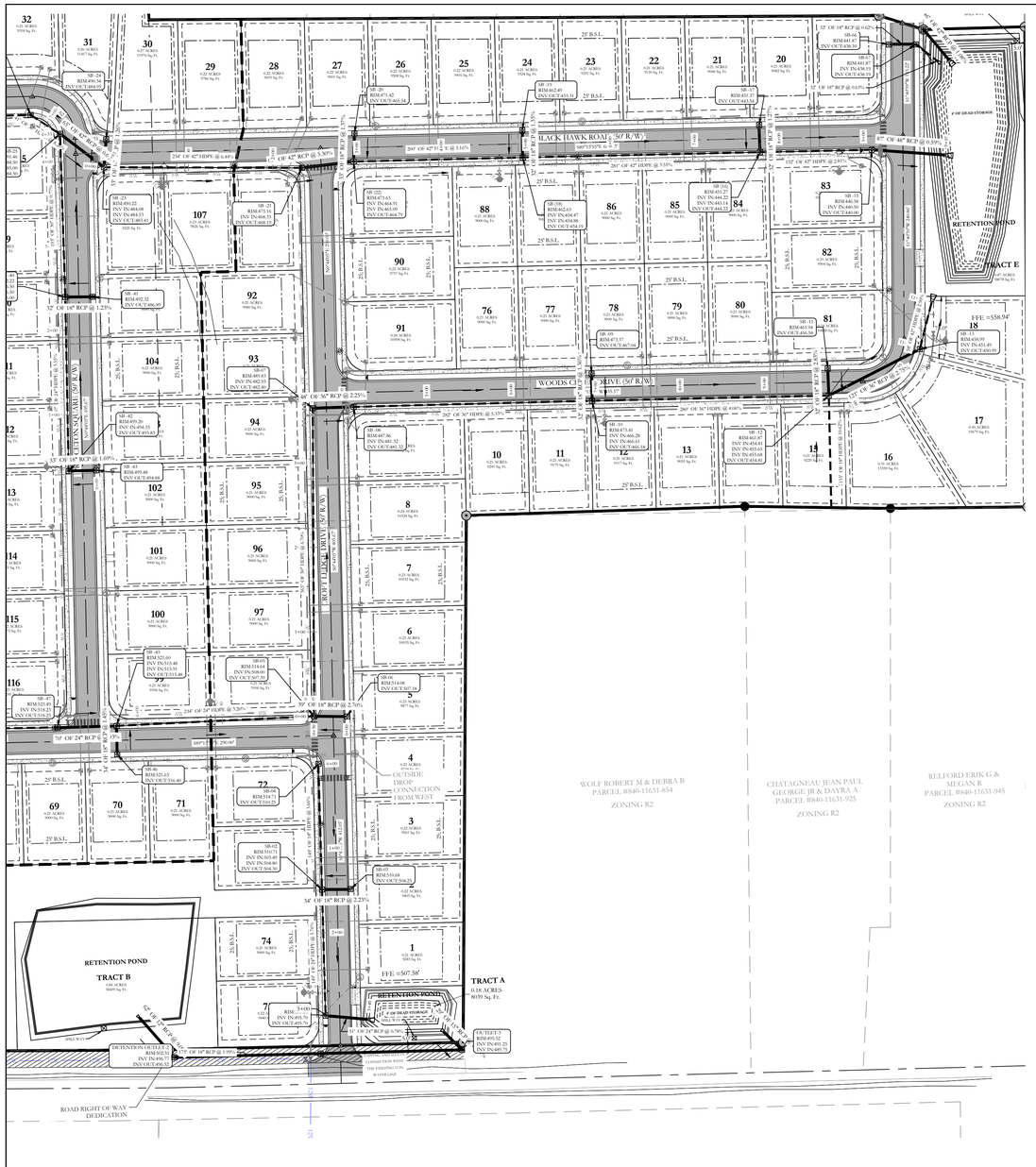
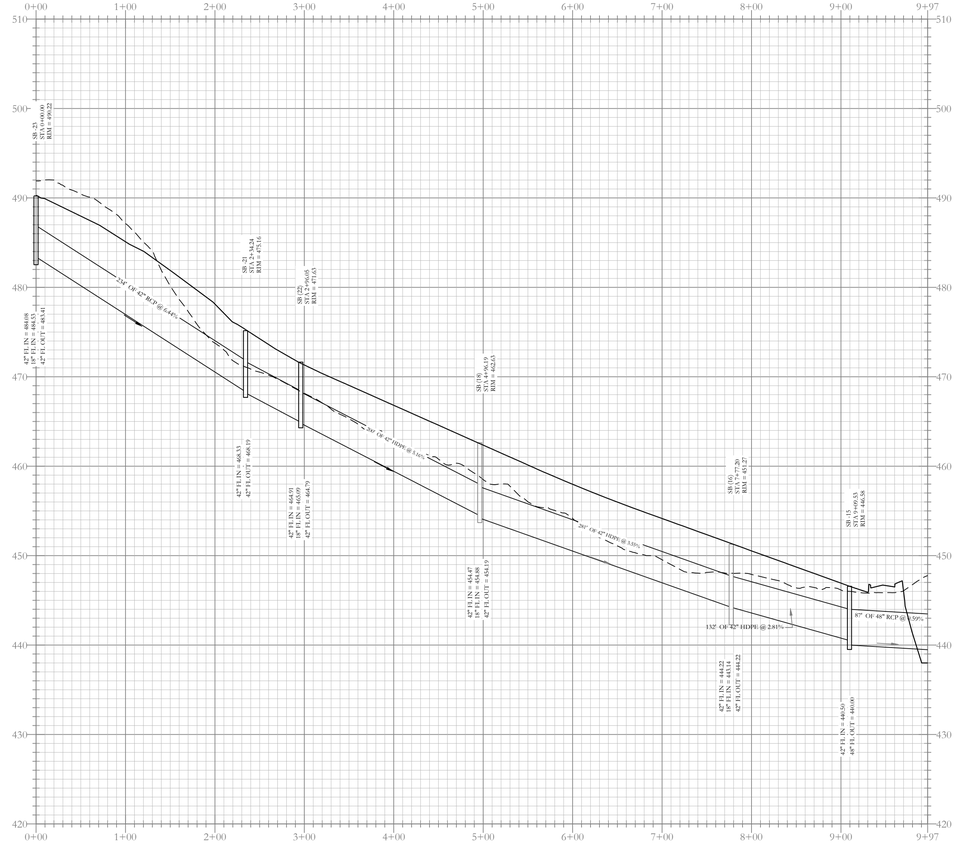
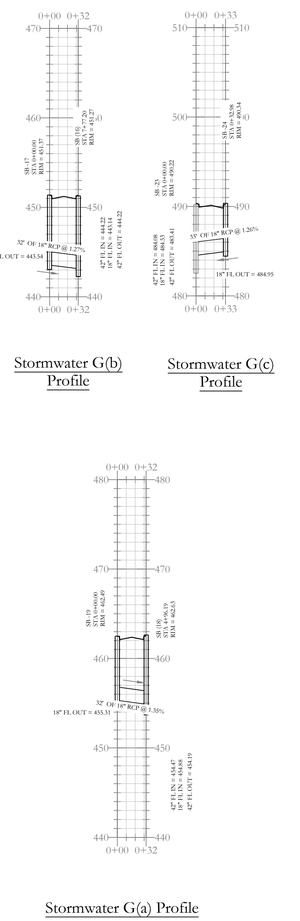




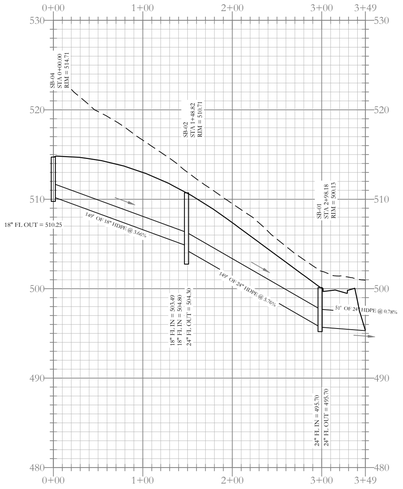
Stormwater G Profile



Stormwater G(b) Profile

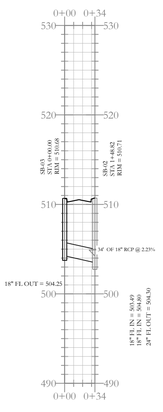
Stormwater G(c) Profile

Stormwater G(a) Profile

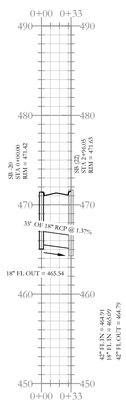


Detention Outlet to ditch Profile

Stormwater Entrance Profile

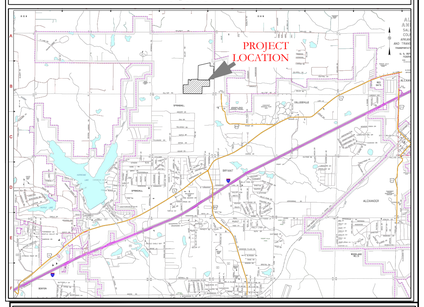


Stormwater Entrance-i Profile



Stormwater G(d) Profile

VICINITY MAP:



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HILLTOP LANDING
STORM DRAINAGE PLAN AND PROFILE
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	03/08/2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:	08/07/2023	CHECKED BY:	20-1341
SHEET:	C-3.2	SCALE: 1" = 80'	

500	01S	14W	0	09	200	62	1762

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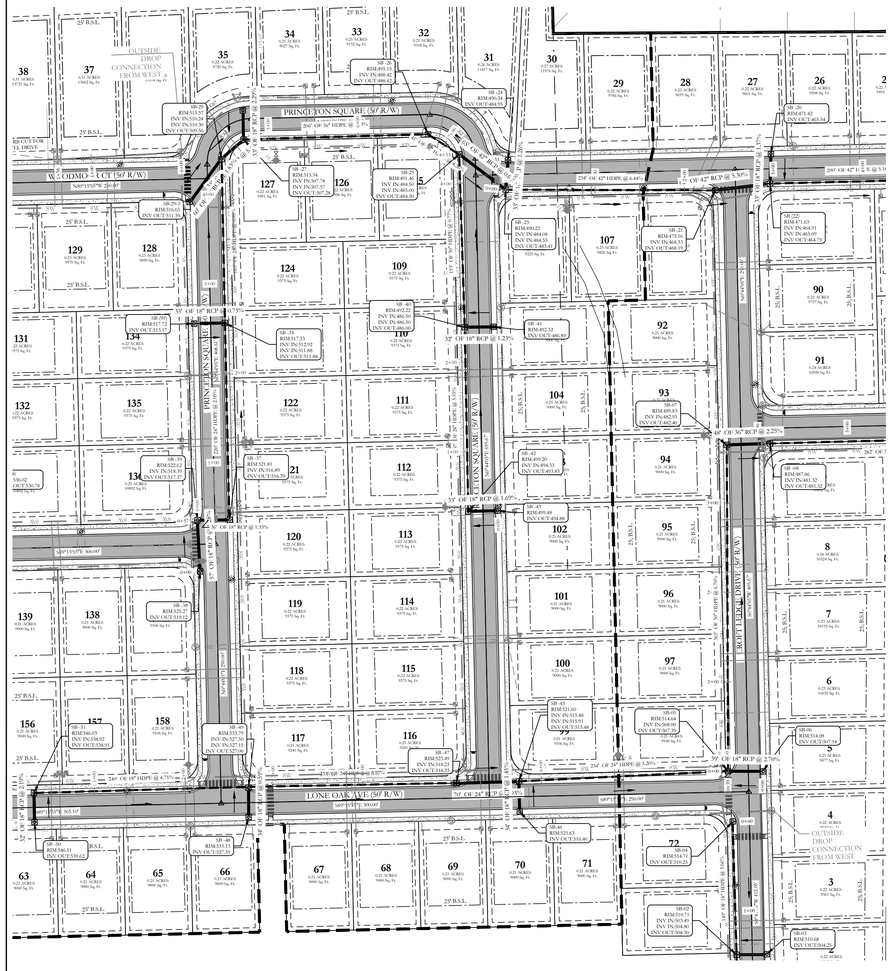
PRINGLETON SQUARE (50' R/W)
LONE OAK AVE. (50' R/W)
HILLTOP DRIVE (50' R/W)
W. ODMO - CUT (50' R/W)
OUTSIDE DROP CONNECTION FROM WEST
38
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SB-71 RIM=533.15 INV OUT=527.35
SB-72 RIM=514.64 INV IN=508.00 INV OUT=507.70
SB-73 RIM=514.08 INV OUT=507.58
SB-74 RIM=514.08 INV OUT=507.58
SB-75 RIM=533.75 INV IN=527.35 INV OUT=527.25
SB-76 RIM=533.34 INV IN=527.78 INV OUT=527.68
SB-77 RIM=533.15 INV OUT=527.35
SB-78 RIM=533.75 INV IN=527.35 INV OUT=527.25
SB-79 RIM=533.34 INV IN=527.78 INV OUT=527.68
SB-80 RIM=533.15 INV OUT=527.35
SB-81 RIM=533.75 INV IN=527.35 INV OUT=527.25
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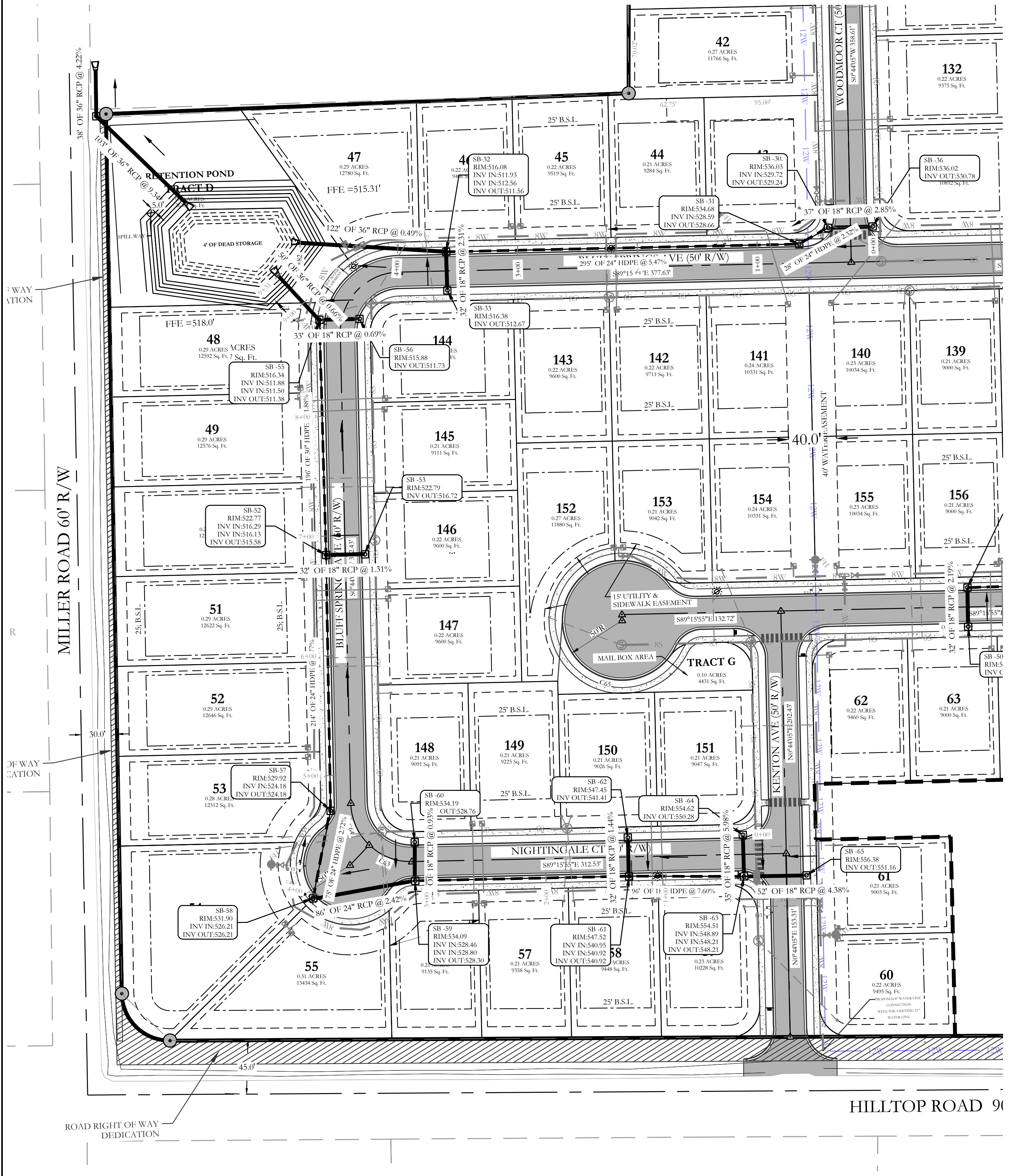
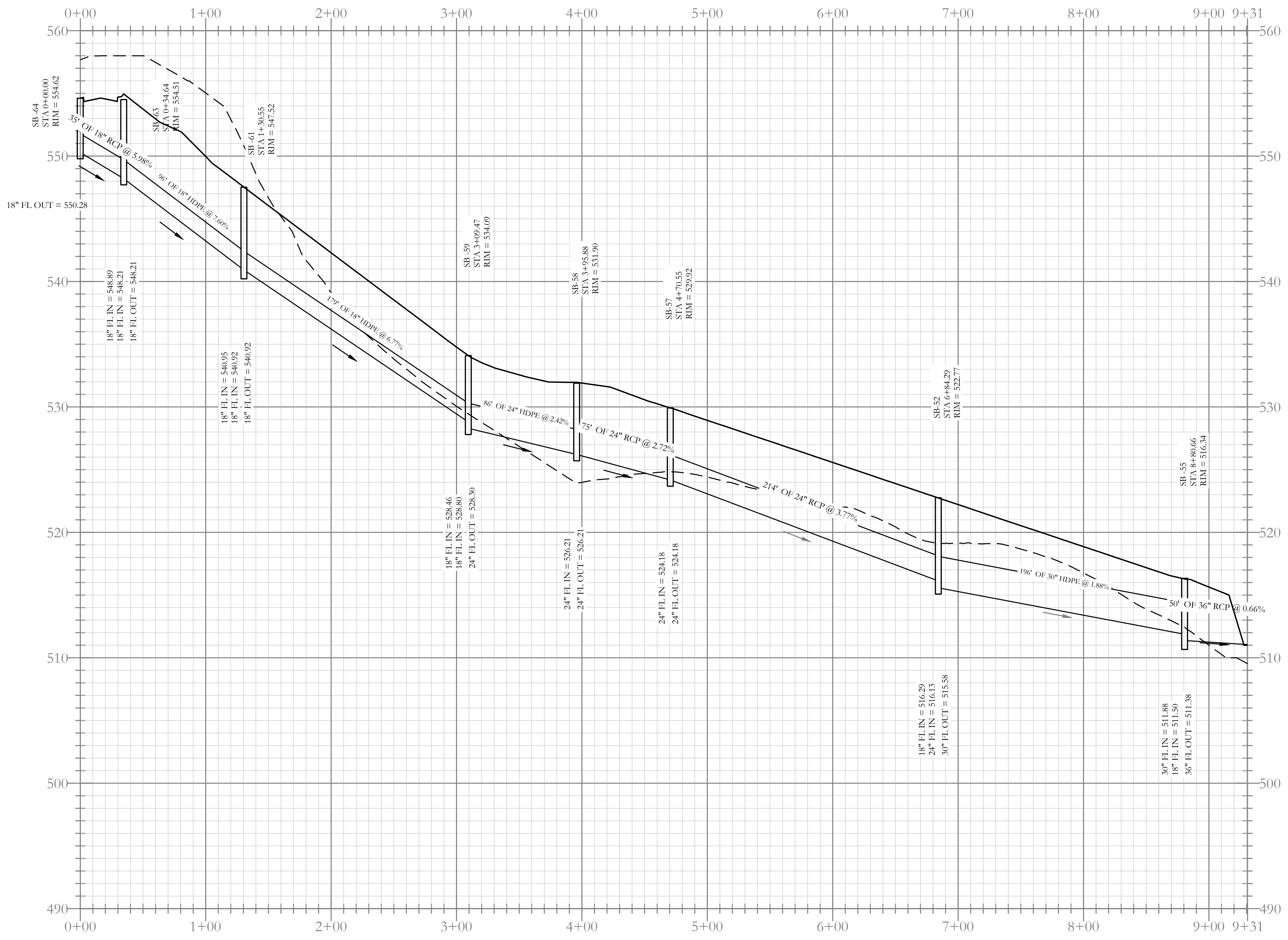
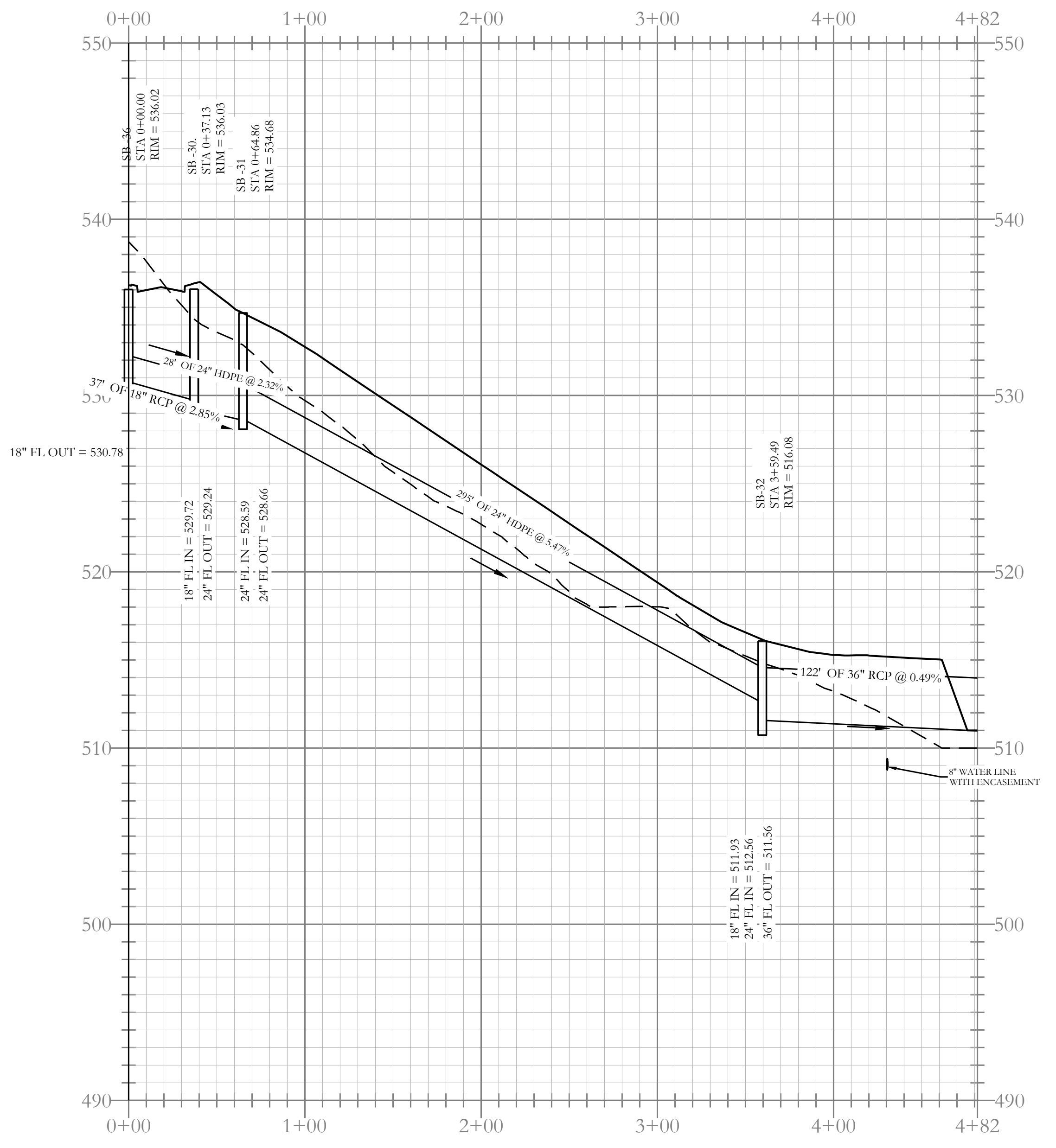
SB-83 RIM=533.15 INV OUT=527.35





Stormwater E-2 Profile



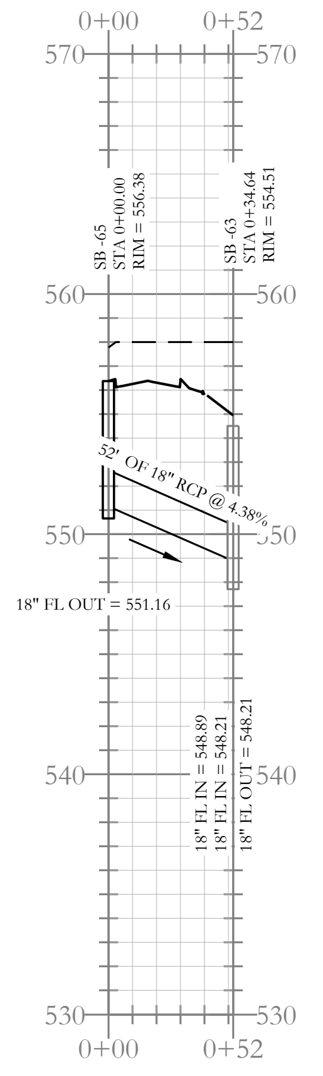
Stormwater B Profile

STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER No. 20876 KAZI TAMZIDUL ISLAM

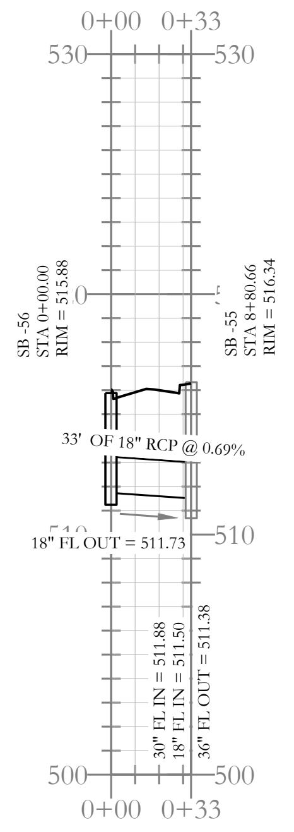
CERTIFICATE OF AUTHORIZATION HOPE CONSULTING, INC. No. 1933 ARKANSAS

– – – HDPE

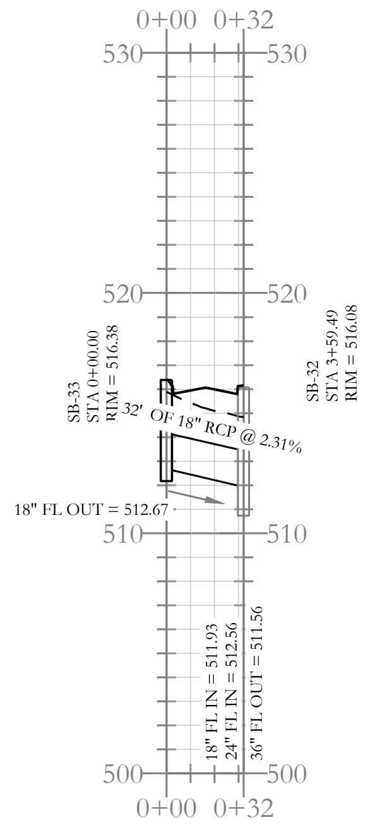
—— RCP



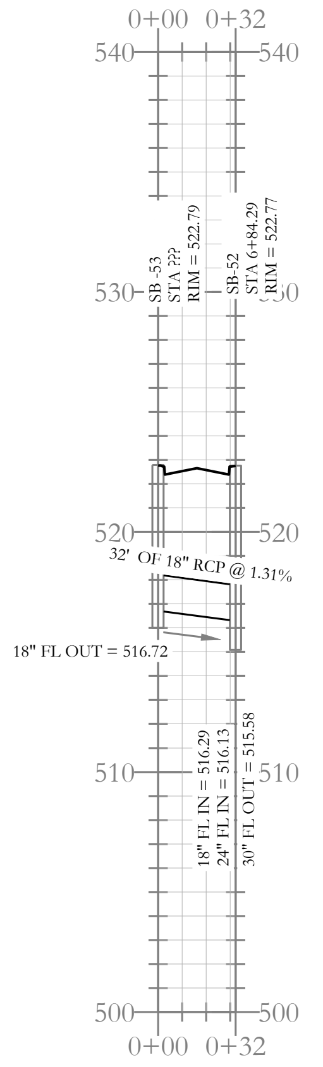
Stormwater Entrance-2 Profile



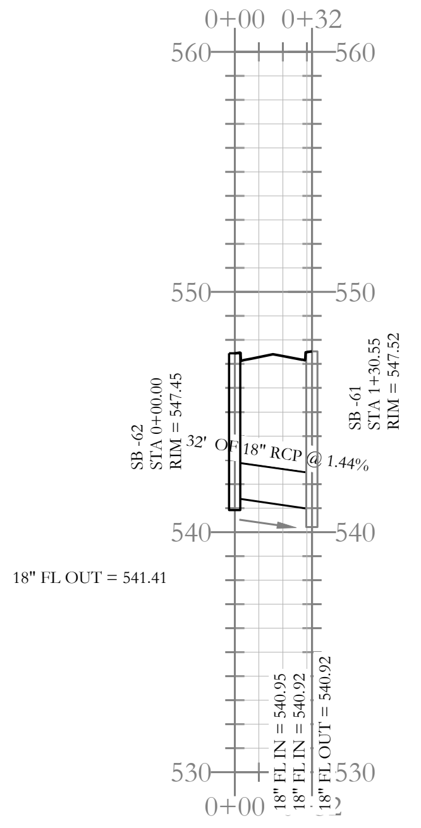
Stormwater E-a Profile



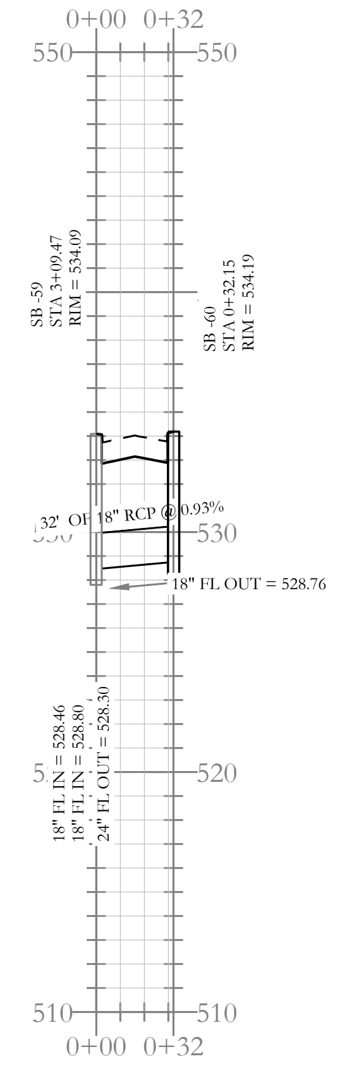
Stormwater E-b Profile



Stormwater E-c Profile

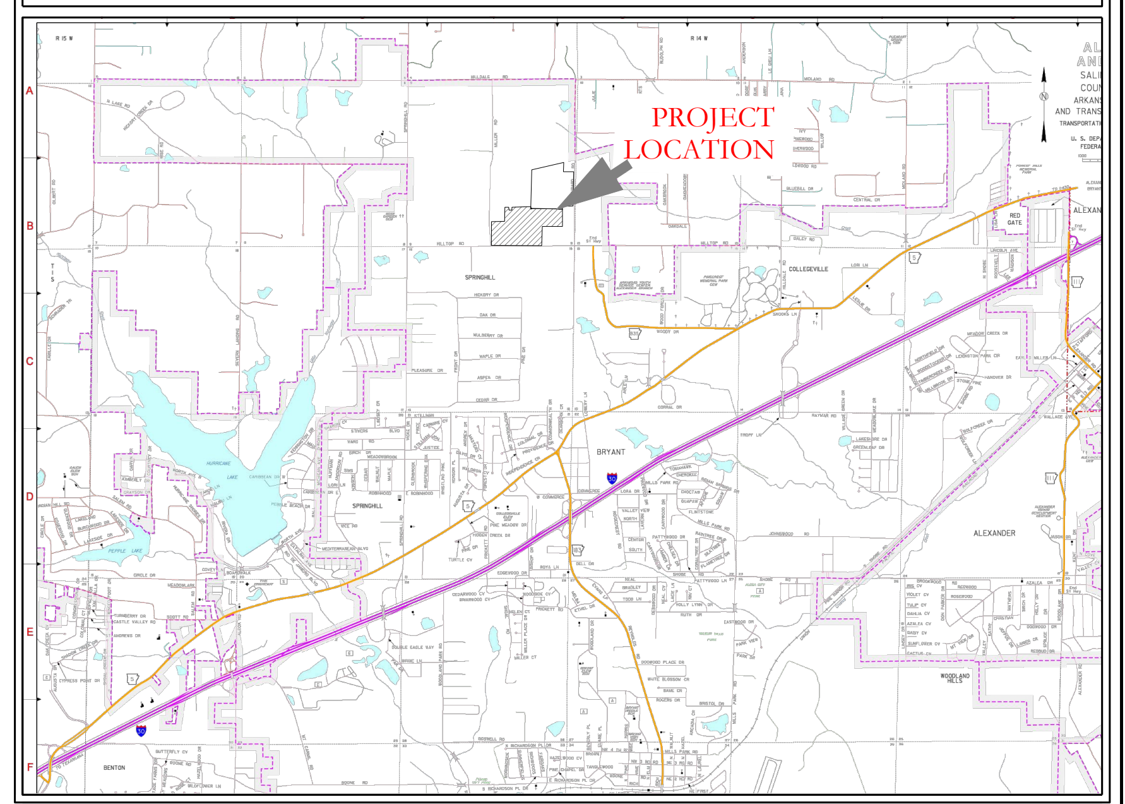


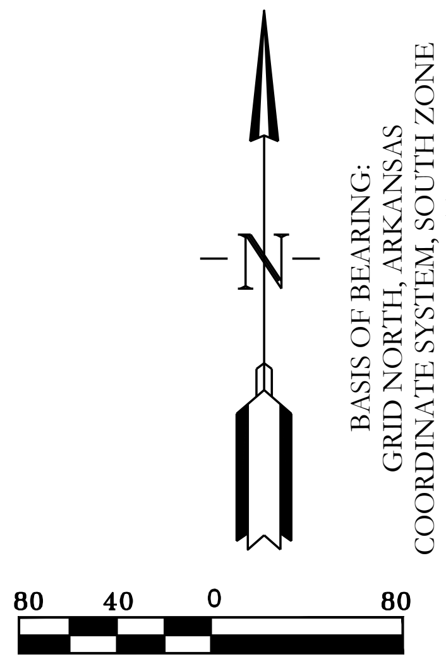
Stormwater E-d Profile



Stormwater E-e Profile

VICINITY MAP:





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

HOPE CONSULTING
ENGINEERS - SURVEYORS

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

FOR USE AND BENEFIT OF:
NXT GEN HOMES LLC.

HILLTOP LANDING
STORM DRAINAGE PLAN AND PROFILE
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	03/08/2023	C.A.D. BY:			DRAWING NUMBER:		
REVISED:	08/07/2023	CHECKED BY:			20-1341		
SHEET:	C-3.4	SCALE:	1" = 80'				
500	01S	14W	0	09	200	62	1762

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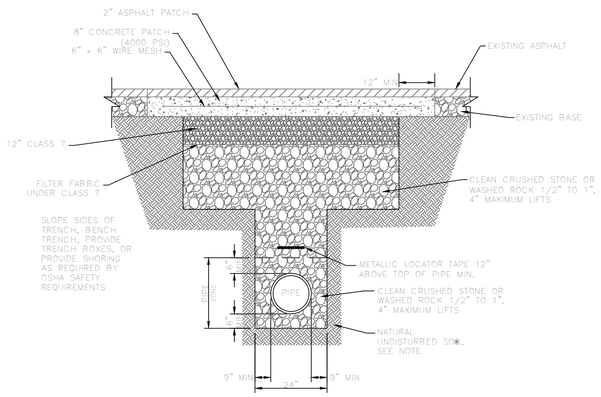
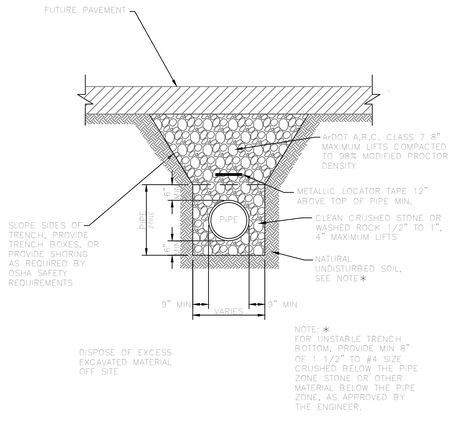


PVC SEWER TRENCH UNDER EXISTING ASPHALT STREET

N.T.S.

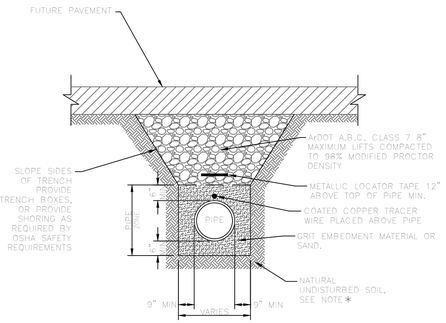


PVC SEWER TRENCH UNDER FUTURE ASPHALT STREET

N.T.S.

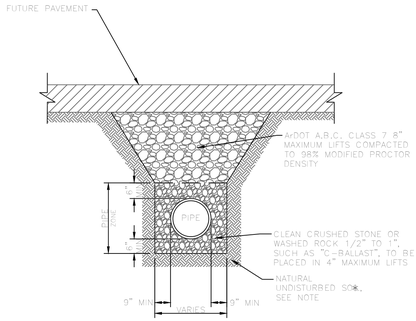
SOIL STABILIZATION REQUIREMENTS:

1. IN LAWN AREAS, DISTURBED SOIL SHALL BE STABILIZED BY PLACEMENT OF SOD TO MATCH EXISTING.
2. IN FIELDS OR WOODED AREAS, DISTURBED SOIL SHALL BE STABILIZED BY SEEDING.



PVC WATER LINE TRENCH UNDER FUTURE ASPHALT STREET

N.T.S.

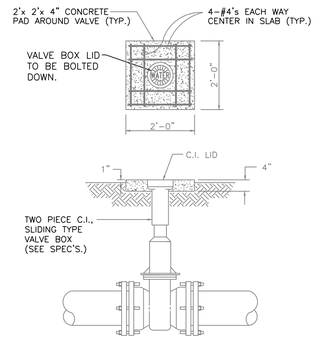


DRAINAGE PIPE TRENCH UNDER FUTURE ASPHALT STREET

N.T.S.

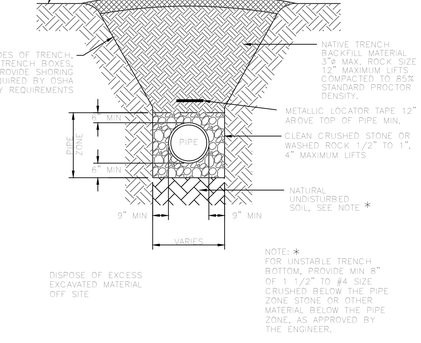
SOIL STABILIZATION REQUIREMENTS:

1. IN LAWN AREAS, DISTURBED SOIL SHALL BE STABILIZED BY PLACEMENT OF SOD TO MATCH EXISTING.
2. IN FIELDS OR WOODED AREAS, DISTURBED SOIL SHALL BE STABILIZED BY SEEDING.



DETAIL-VALVE BOX

N.T.S.



PVC SEWER TRENCH IN UNPAVED AREAS

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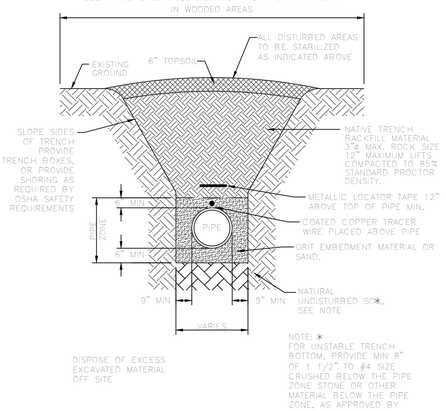
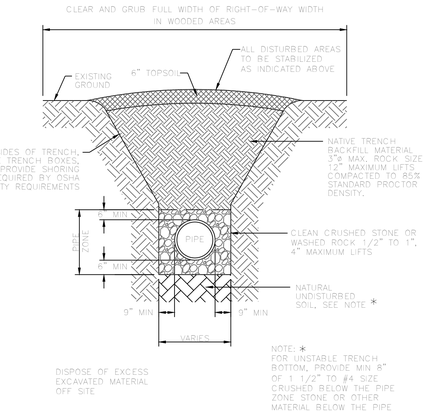


PVC WATER LINE TRENCH IN UNPAVED AREAS

N.T.S.

SOIL STABILIZATION REQUIREMENTS:

1. IN LAWN AREAS, DISTURBED SOIL SHALL BE STABILIZED BY PLACEMENT OF SOD TO MATCH EXISTING.
2. IN FIELDS OR WOODED AREAS, DISTURBED SOIL SHALL BE STABILIZED BY SEEDING.



DRAINAGE PIPES IN UNPAVED AREAS

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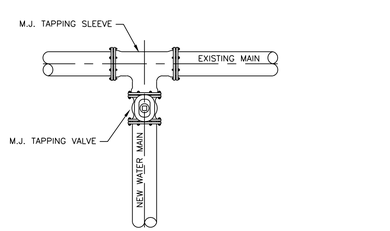
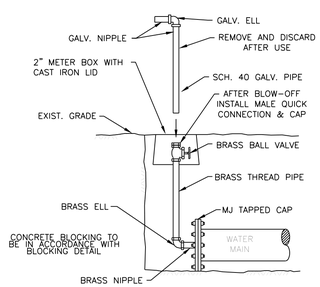


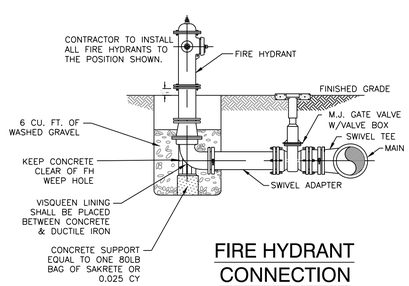
WATER MAIN CONNECTION DETAIL

N.T.S.



2" BLOW-OFF RISER

N.T.S.



FIRE HYDRANT CONNECTION

NTS

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

FOR USE AND BENEFIT OF:
NXT GEN HOMES LLC.

HILLTOP LANDING
TRENCH DETAILS
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	03/08/2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:	08/07/2023	CHECKED BY:	20-1341
SHEET:	C-4.0	SCALE: 1" = 20"	

500	01S	14W	0	09	200	62	1762

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SPECIFICATIONS

SUBGRADE MATERIAL

A. Subgrade soils shall be all materials used for subgrade including in-situ materials and fill materials.
B. Subrades 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, recompacted 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 behond 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 hall 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 eliminatethe 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.
I. All sidewalk ramps shall meet ADA requirements with corrugated dome ramp requirements.

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.

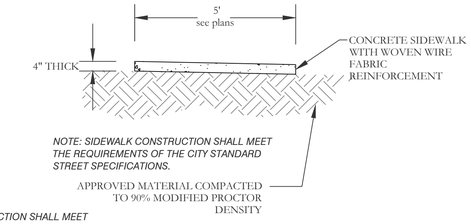
Subgrade

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 desnity 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

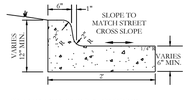
General

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.



NOTE: SIDEWALK CONSTRUCTION SHALL MEET ADA REQUIREMENTS WITH CORRUGATED DOME RAMP REQUIREMENTS

Typical Sidewalk Detail



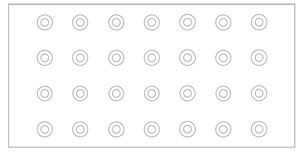
STANDARD CURB & GUTTER
NOT TO SCALE

TYPICAL CURB DETAILS & NOTES
NOT TO SCALE

Typical Curb & Gutter Detail

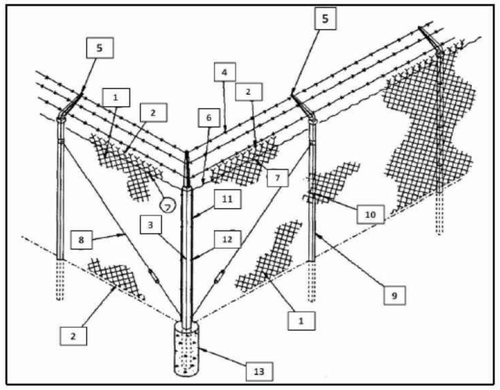
4,000 psi concrete

Top View



Side View

ADA Corrugated Dome Ramp



1	Fabric
2	Selvage
3	Corner Post
4	Barbed Wire/Barbed Tape
5	Outrigger/Barbed Wire Arm
6	Tension Wire (Top and Bottom)
7	Hog Ring
8	Truss Rod
9	Line Post
10	Tie Wire
11	Tension Bar
12	Tension Clip
13	Concrete Footing

SECURITY FENCE DETAILS

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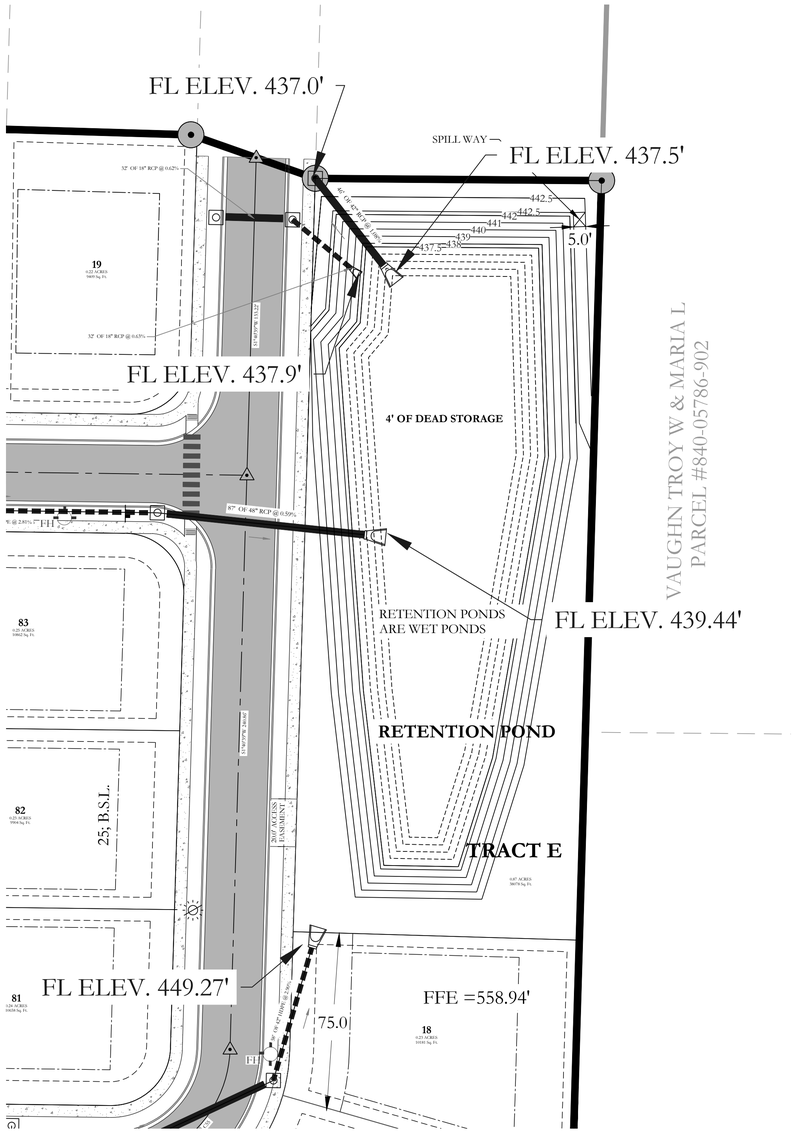
FOR USE AND BENEFIT OF:
NXT GEN HOMES LLC.

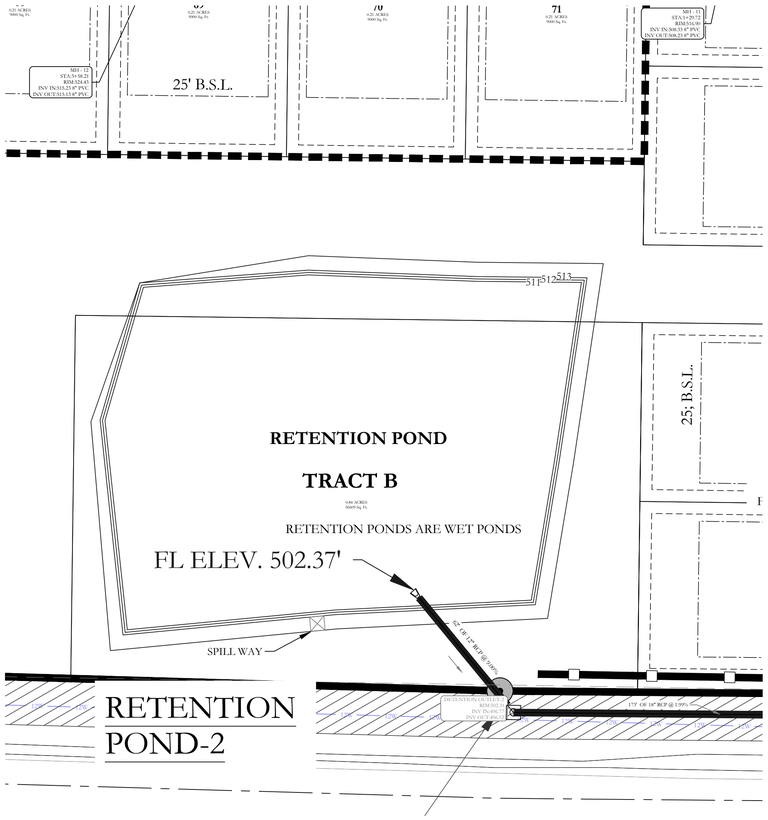
HILLTOP LANDING
CIVIL SPECIFICATIONS
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

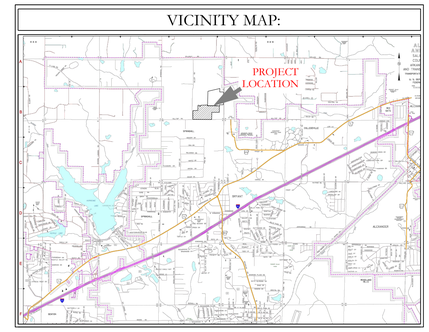
DATE:	03/08/2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:	08/07/2023	CHECKED BY:	20-1341
SHEET:	C-5.0	SCALE: 1" = 20"	

500	01S	14W	0	09	200	62	1762



RETENTION POND-1

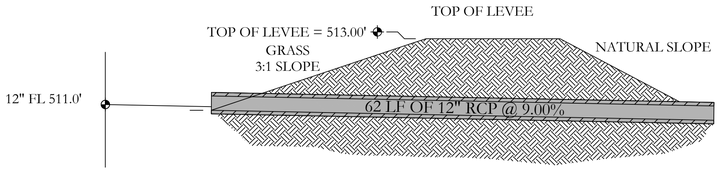




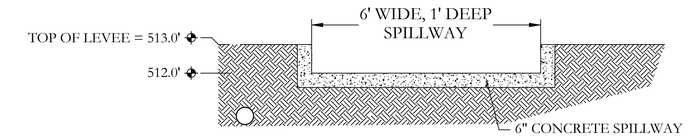
EARTHEN SLOPE NOTE:
ALL EARTHEN RETENTION POND SLOPES ON BOTH THE INTERIOR AND EXTERIOR OF THE POND SHALL HAVE A MAXIMUM SLOPE OF 3:1.

NOTE:
ALL RETENTION BASINS WILL BE REQUIRED TO BE STABILIZED WITH SOLID SOD STABILIZATION PER THE STORMWATER MANAGEMENT MANUAL.

TOP BANKS OF ALL RETENTION PONDS WILL BE 5' WIDE .



OUTLET SECTION
NTS



SPILLWAY END VIEW
NTS

RETENTION POND -2

DETENTION POND MAINTENANCE PLAN

Background
The Retention ponds are located on the periphery of the subdivision.They are designed to temporarily detain stormwater to meet water quantity criteria before discharging off the property.

Routine Maintenance
The property owners association will maintain the drainage easements located in Tract "B" and Tract "E". 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.

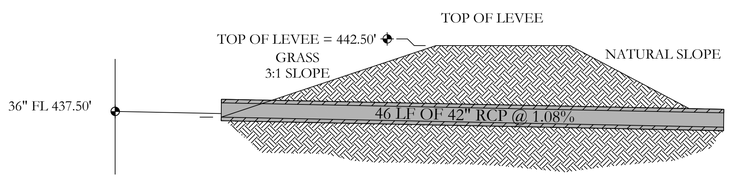
Periodic or Non-Routine Maintenance
The routine inspection of the ponds areas and discharge pipes will identify needed repairs and non-routine maintenance. These items may include but not be limited to:

-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.

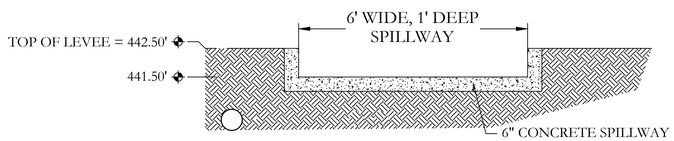
-Stabilization or re-grading of side slopes may be required periodically or after excessive rain events. Any disturbance of slopes should be reseeded or may require installation of erosion control materials until seeding can reestablish adequate grasses to prevent future erosion.

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



OUTLET SECTION
NTS

RETENTION POND-1



SPILLWAY END VIEW
NTS

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

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20876
KAZI TAMZIDUL ISLAM

N

30 15 0 30

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

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

FOR USE AND BENEFIT OF:
NXT GEN HOMES LLC.

HILLTOP LANDING
RETENTION POND
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	03/08/2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:	08/07/2023	CHECKED BY:	20-1341
SHEET:	C-6.0	SCALE: 1"=30'	

500	01S	14W	0	09	200	62	1762

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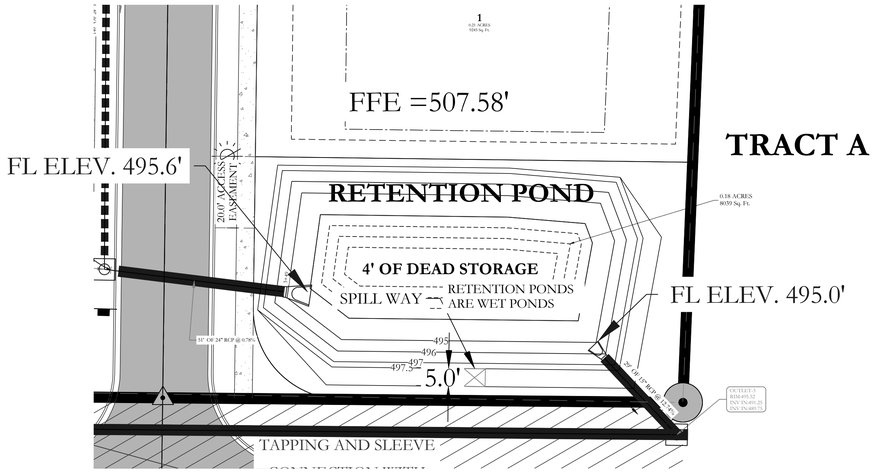
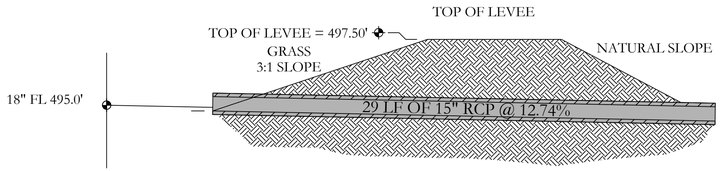
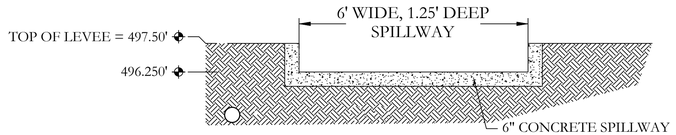


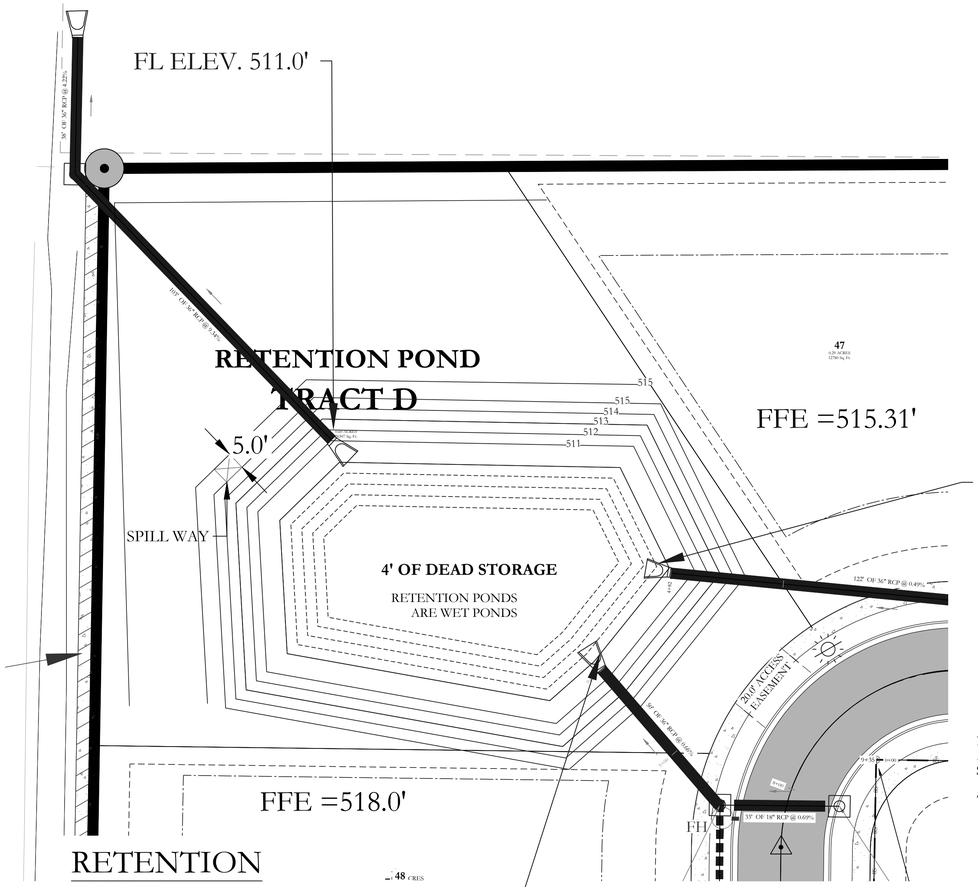
RETENTION POND-3



OUTLET SECTION
NTS

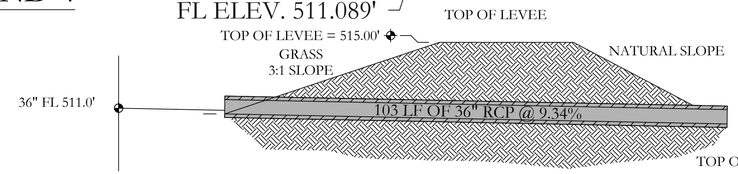


SPILLWAY END VIEW
NTS

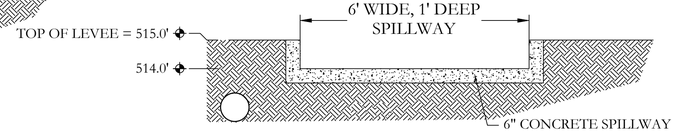


RETENTION POND-4

FL ELEV. 511.089'

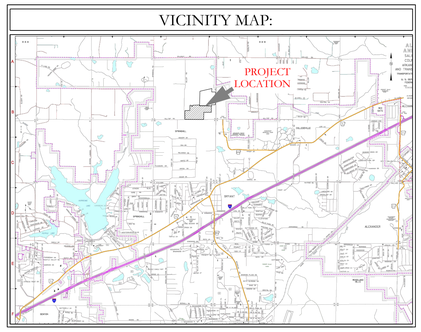


OUTLET SECTION
NTS



SPILLWAY END VIEW
NTS

RETENTION POND -4



EARTHEN SLOPE NOTE:
ALL EARTHEN RETENTION POND SLOPES ON BOTH THE INTERIOR AND EXTERIOR OF THE POND SHALL HAVE A MAXIMUM SLOPE OF 3:1.

NOTE:
ALL RETENTION BASINS WILL BE REQUIRED TO BE STABILIZED WITH SOLID SOD STABILIZATION PER THE STORMWATER MANAGEMENT MANUAL.

TOP BANKS OF ALL RETENTION PONDS WILL BE 5' WIDE .

RETENTION POND-3

DETENTION POND MAINTENANCE PLAN

Background
The Retention ponds are located on the perphery of the subdivision. They are designed to temporarily detain stormwater to meet water quantity criteria before discharging off the property.

Routine Maintenance
The property owners association will maintain the drainage easements located in Tract "A" and Tract "D".
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 pipes from the ponds 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 areas and discharge pipes 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 areas.

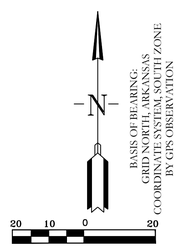
-Sediment from the site may accumulate in the pond bottom and reduce the pond to below design volume requirements. The pond should be excavated if the pond bottom elevation reached a level that allows excessive aquatic growth or reduces the pond efficiency such, that the sediments are passing the discharge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

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20876
WASIF TAMZIDUL ISLAM

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



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

FOR USE AND BENEFIT OF:
NXT GEN HOMES LLC.

HILLTOP LANDING
RETENTION POND
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	03/08/2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:	08/07/2023	CHECKED BY:	20-1341
SHEET:	C-6.1	SCALE: 1"=20'	

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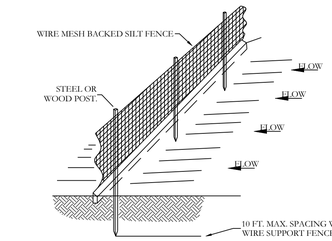

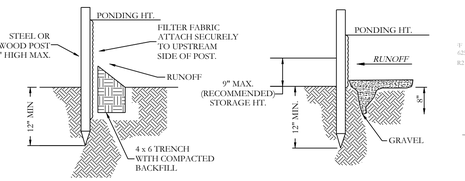

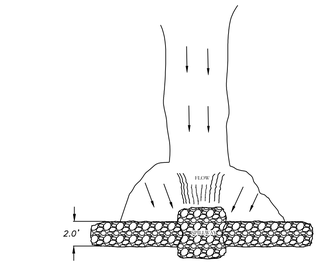

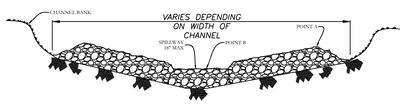

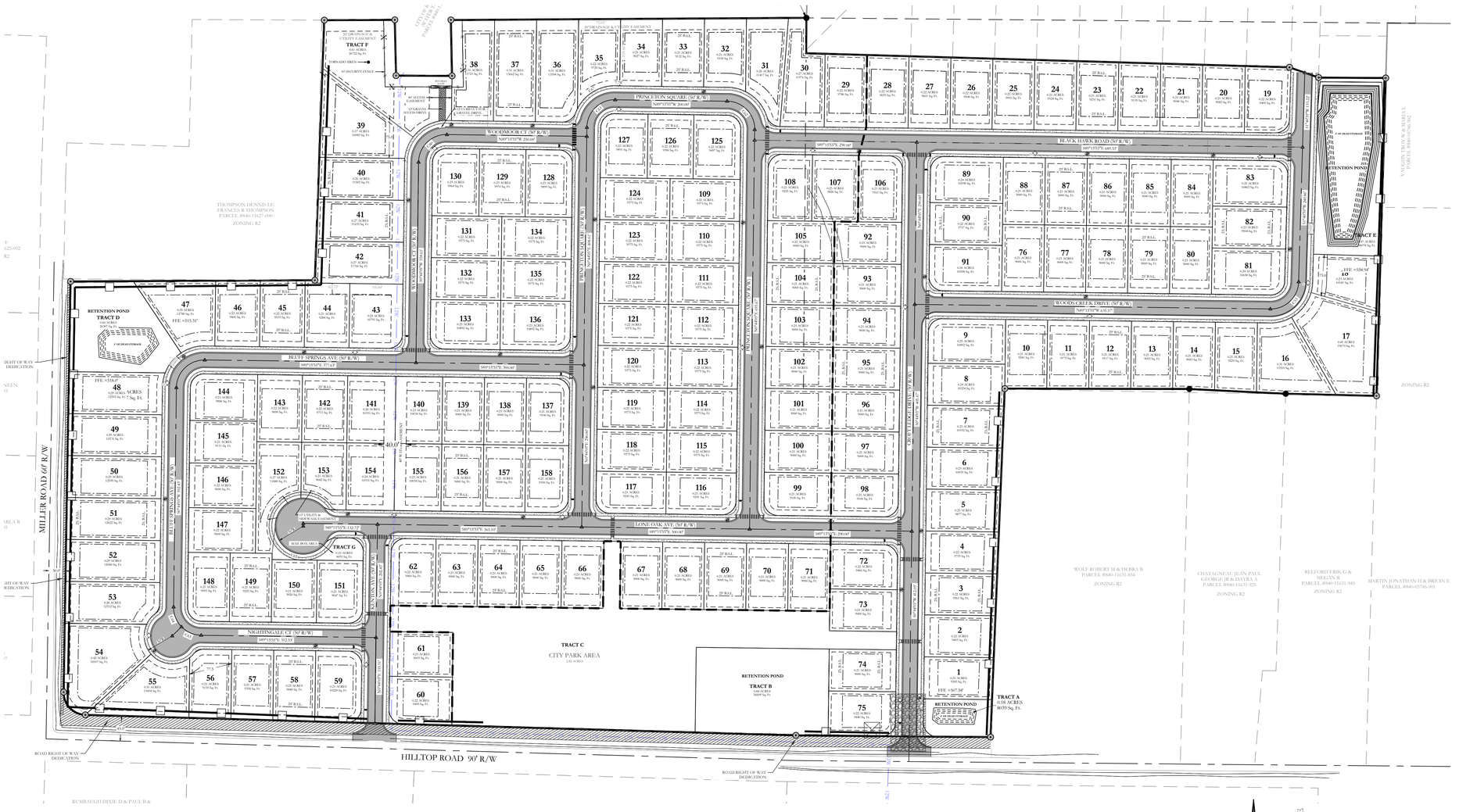

STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

ALTERNATE DETAIL
TRENCH WITH GRAVEL

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

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

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

SILT FENCE

PLAN

VIEW LOOKING UPSTREAM

NOTES:

1.) POINT 'A' MUST BE HIGHER THAN POINT 'B' (SPILLWAY HEIGHT)
2.) PLACE RIP-RAP BARRIER PERPENDICULAR TO THE FLOW WITH TIGHT GROUPING. USE STRAW, ROCKS, OR FILTER FABRIC TO FILL ANY GAPS AND TAMP BACKFILL MATERIAL TO PREVENT EROSION OR FLOW AROUND THE DAM.
3.) SPILLWAY HEIGHT SHALL NOT EXEED 18"-24".
4.) INSPECT AFTER EACH SIGNIFICANT STORM, MAINTAIN AND REPAIR PROMPTLY.

RIP-RAP CHECK DAM

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

100 50 0 100

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

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20876
KAZI TAMZIDUL ISLAM

ERC LEGEND

☒ SITE POSTING

CONC. WASHOUT DETENTION AREA

SILT FENCE

RIP RAP CHECK DAM

CONSTRUCTION ENTRANCE

▨ DISTURBED AREA

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

100' 50' 0 100'

VICINITY MAP:

HOPE CONSULTING
ENGINEERS - SURVEYORS

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

FOR USE AND BENEFIT OF:
NXT GEN HOMES LLC.

HILLTOP LANDING
EROSION CONTROL PLAN
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	03/08/2023	C.A.D. BY:		DRAWING NUMBER:
REVISED:	08/07/2023	CHECKED BY:		20-1341
SHEET:	C-7.0	SCALE:	1" =100'	

500	01S	14W	0	09	200	62	1762

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HOPE
CONSULTING
ENGINEERS - SURVEYORS
117 S. Market St. Benton, AR 72015 * 501-315-2626 * Fax 501-315-0024

Stormwater Infrastructure Maintenance Plan Agreement

Scott m. Hurley
AR Land & Realty
501.240.0049 Mobile
scott@arlr.net

Hilltop Landing Subdivision - Hilltop Road and Miller Road

All maintenance basin maintenance plans shall contain or uphold, without limitation, the following provisions:

(1) A description of the property on which the stormwater management facility is located and all easements from the site to the facility;

(2) Size and configuration of the facility;

(3) A statement that properties which will be served by the facility are granted rights to construct, use, reconstruct, repair and maintain access to the facility;

(4) A statement that each lot served by the facility is responsible for repairs and maintenance of the facility and any unpaid ad valorem taxes, public assessments for improvements, and unsafe building and public nuisance abatement liens charged against the facility, including all interest charges together with attorney fees, costs, and expenses of collection. If an association is delegated these responsibilities, then membership into the association shall be mandatory for each parcel served by the facility and any successive buyer. The association shall have the power to levy assessments for these obligations, and all that unpaid assessments levied by the association shall become a lien on the individual parcel;

(5) All stormwater facilities must be designed to minimize the need for maintenance, to provide easy vehicle and personal access for maintenance purpose, and be structurally sound. It shall be the responsibility of the applicant to obtain any necessary easements or other property interested to allow access to the facilities for inspection or maintenance;

(6) Detention/retention areas, earthen berms, intake structures, piping, discharge structures, trickle channels, spillways, pipe flares, weirs and fencing shall be regularly inspected, maintained and repaired to ensure their proper operation and to prevent the creation of any hazards or nuisances;

(7) Major deposits of sediment shall be removed from the detention/retention area on an annual basis or after any extreme storm event. Excavated materials shall be properly disposed of off-site. Every five years the detention area(s) shall be

surveyed to confirm that the original as-constructed contours have been maintained;

(8) Every three months piping and outlet structures shall be inspected and cleared of any accumulated debris;

(9) Erosion in detention/retention areas shall be promptly repaired and stabilized with appropriate Best Management Practices (BMP's);

(10) Detention/retention area shall be mowed during the growing season May through September to maintain the turf height of 6-inches or less. Any brush or trees that may grow within the detention areas bottom, slopes or banks shall be removed;

(11) Litter and foreign materials shall be removed from the detention area(s) weekly. Large or noxious pieces of litter shall be removed immediately. The area(s) shall be inspected visually after rainfall events in excess of 1" in 24 hours;

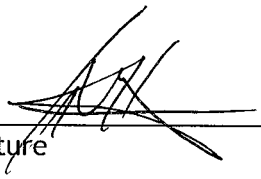
(12) Inspections of overall detention/retention area(s) and detention/retention components shall occur monthly with their conditions noted on an inspection form. If any remedial action is required, it should be noted and corrected;

(13) All inspection forms must be retained on-site, including the "As-Built" drawings and photographs of the improvements in their original condition;

(14) Items 1-13 shall be listed on the Stormwater Infrastructure Maintenance Plan Agreement.

(15) Inspection forms for Stormwater Infrastructure components are required. (An example of inspection forms are attached.)

Scott M. Hurley



signature

4-18-2023

date

HILLTOP LANDING SUBDIVISION

HILLTOP ROAD & MILLER ROAD, BRYANT, AR 72022

DRAINAGE REPORT

FOR
City of Bryant, Saline County, AR

April 2023

Owner & Developer: NXT GEN HOMES LLC.

By:

HOPE
CONSULTING
ENGINEERS - SURVEYORS

TABLE OF CONTENTS

ITEM DESCRIPTION

Narrative & Summary

PROJECT TITLE

Hilltop Landing Subdivision

PROJECT PROPERTY OWNER

Nxt Gen Homes LLC.

PROJECT LOCATION

Hilltop Road and Miller Road, Bryant, AR

PROJECT DESCRIPTION

The proposed sub divisional development is on Hilltop Road and Miller Road, Bryant, AR . Total development site area is 54.0 acres.

DRAINAGE ANALYSIS

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

Detention Pond-1

- Pond is situated on the north east side of the property.
- Pre-development area 34.50 acres.
- Post-development area 36.28 acres.
- Pre-development runoff coefficient 0.47.
- Post-development runoff cumulative coefficient 0.65
- Pond has a bottom area of 18,760 sft with bottom elevation of 437.50'.
- One 42'' HDPE with 1.08% slope are proposed for outflow pipes.

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

Period of time	Pre-development	Post-dev. Without detention	Post-dev. With detention
	Peak Flow (cfs)	Peak Flow (cfs)	Peak Flow (cfs)
2-Year	65.96	90.29	32.54
5-Year	72.96	99.87	35.52
10-Year	85.63	117.23	39.88
25-Year	98.15	134.37	45.74
50-Year	111.88	153.15	57.52
100-Year	118.85	162.70	63.55

Detention Pond-2

- Pond is situated on the South-west side of the property.
- Pre-development area 7.2 acres.
- Post-development area 4.11 acres.
- Pre-development runoff coefficient 0.40.
- Post-development runoff cumulative coefficient 0.40
- Pond has a bottom area of 18,270 sft with bottom elevation of 511.00'.
- One 12'' HDPE with 9% slope are proposed for outflow pipes.

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

Period of time	Pre-development	Post-dev. Without detention	Post-dev. With detention
	Peak Flow (cfs)	Peak Flow (cfs)	Peak Flow (cfs)
2-Year	12.77	6.629	0.387
5-Year	14.20	7.333	0.462
10-Year	16.42	8.607	0.613
25-Year	18.77	9.865	0.773
50-Year	21.35	11.24	0.959
100-Year	22.64	11.95	1.059

Detention Pond-3

- Pond is situated on the south east side of the property.
- Pre-development area 2.25 acres.
- Post-development area 3.21 acres.
- Pre-development runoff coefficient 0.47.
- Post-development runoff cumulative coefficient 0.65
- Pond has a bottom area of 5,512 sft with bottom elevation of 495.00'.
- One 18'' HDPE with 12.74% slope are proposed for outflow pipes.

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

Period of time	Pre-development	Post-dev. Without detention	Post-dev. With detention
	Peak Flow (cfs)	Peak Flow (cfs)	Peak Flow (cfs)
2-Year	5.039	9.942	2.797
5-Year	5.635	11.12	3.269
10-Year	6.430	12.69	3.910
25-Year	7.337	14.48	4.642
50-Year	8.326	16.43	5.424
100-Year	8.825	17.40	5.810

Detention Pond-4

- Pond is situated on the West side of the property.
- Pre-development area 14.40 acres.
- Post-development area 13.97 acres.
- Pre-development runoff coefficient 0.47.
- Post-development runoff cumulative coefficient 0.65
- Pond has a bottom area of 7,680 sft with bottom elevation of 511.00'.
- One 36" HDPE with 9.34% slope is proposed for outflow pipes.

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

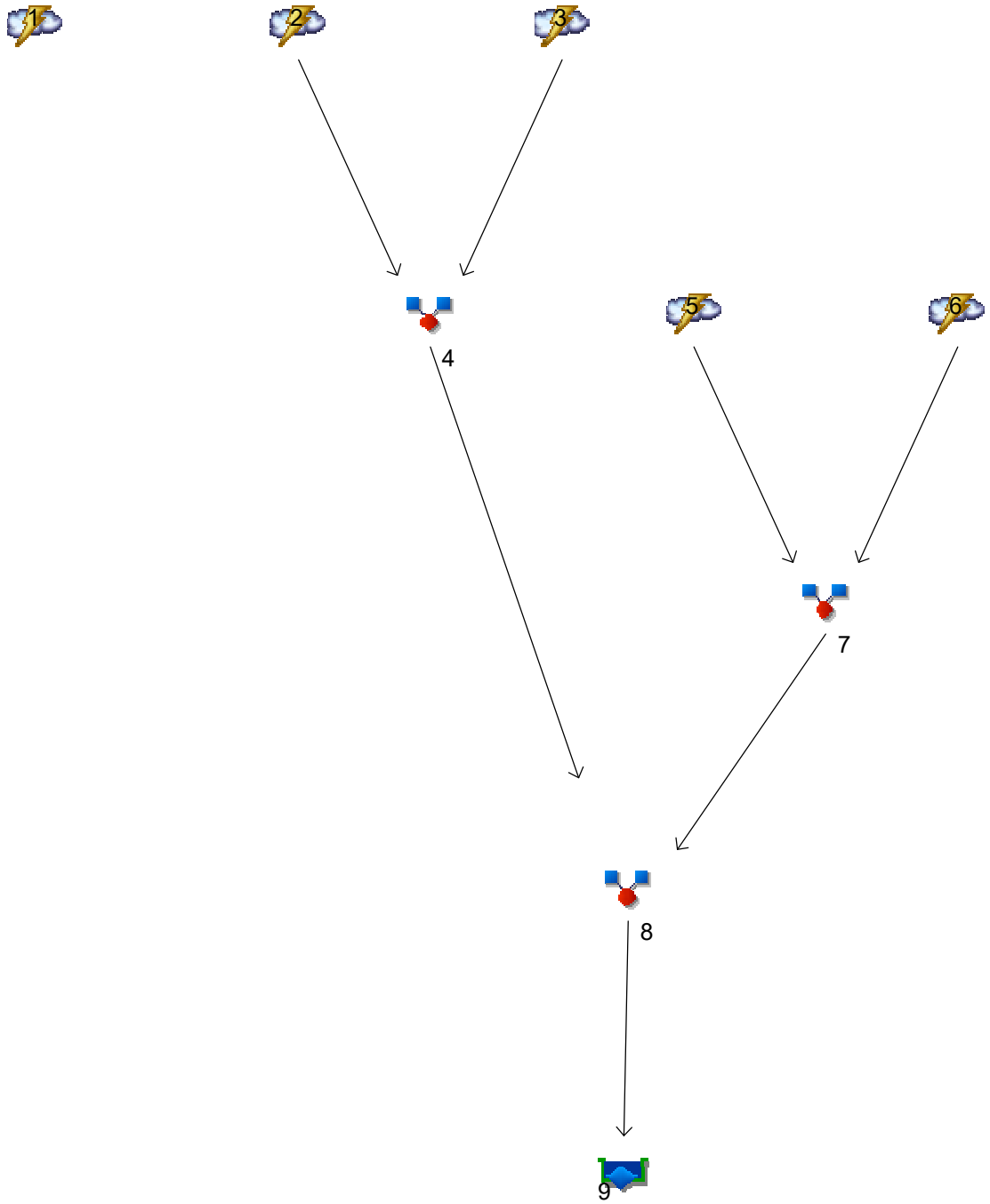
Period of time	Pre-development	Post-dev. Without detention	Post-dev. With detention
	Peak Flow (cfs)	Peak Flow (cfs)	Peak Flow (cfs)
2-Year	31.09	43.27	18.44
5-Year	34.66	48.39	21.11
10-Year	39.81	55.21	24.59
25-Year	45.47	63.00	28.39
50-Year	51.67	71.49	32.15
100-Year	54.77	75.78	33.77

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

Watershed Model Schematic



Legend

Hyd.	Origin	Description
1	Rational	Pre Development
2	Rational	Post development-1a
3	Rational	post development-1b
4	Combine	combine-1
5	Rational	post development-2a
6	Rational	post development-2b
7	Combine	combine-2
8	Combine	<no description>
9	Reservoir	detention pond 1

Multi-Hydrograph Plot

Hyd. No. 1

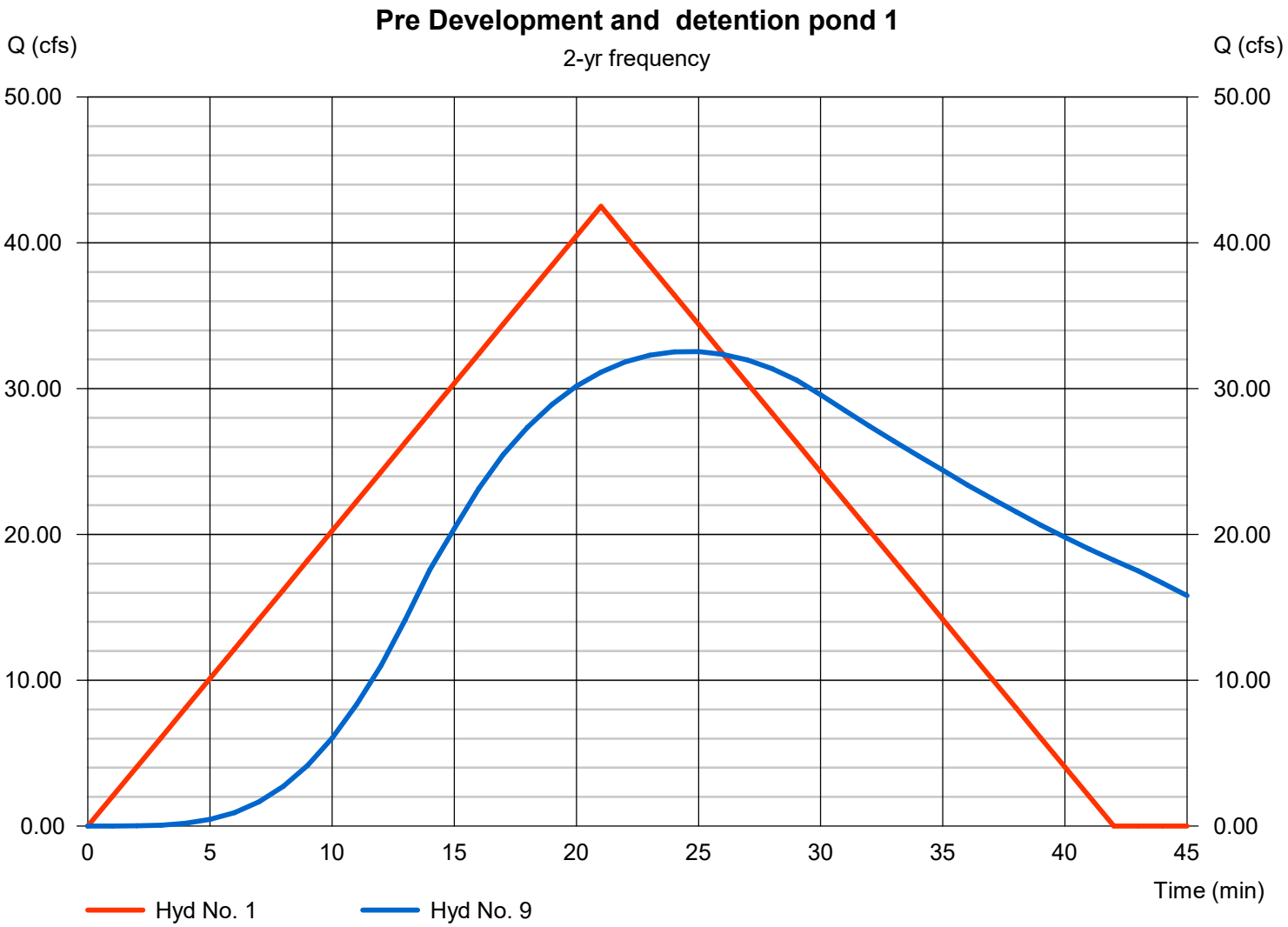
Pre Development

Hydrograph type	=	Rational
Peak discharge	=	42.51 cfs
Time to peak	=	21 min
Hyd. Volume	=	53,568 cuft

Hyd. No. 9

detention pond 1

Hydrograph type	=	Reservoir
Peak discharge	=	32.54 cfs
Time to peak	=	25 min
Hyd. Volume	=	81,205 cuft



Multi-Hydrograph Plot

Hyd. No. 1

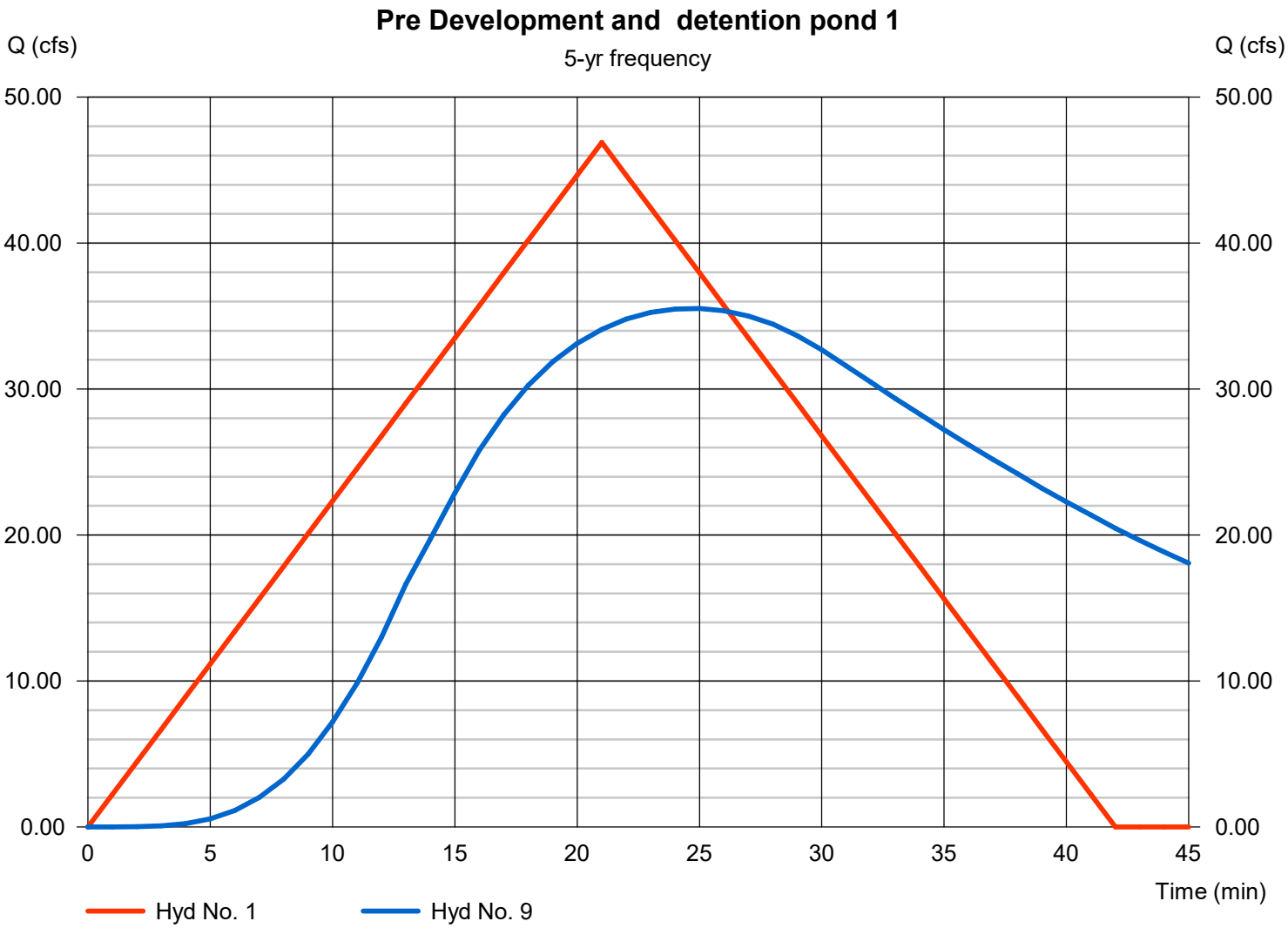
Pre Development

Hydrograph type	=	Rational
Peak discharge	=	46.89 cfs
Time to peak	=	21 min
Hyd. Volume	=	59,077 cuft

Hyd. No. 9

detention pond 1

Hydrograph type	=	Reservoir
Peak discharge	=	35.52 cfs
Time to peak	=	25 min
Hyd. Volume	=	89,828 cuft



Multi-Hydrograph Plot

Hyd. No. 1

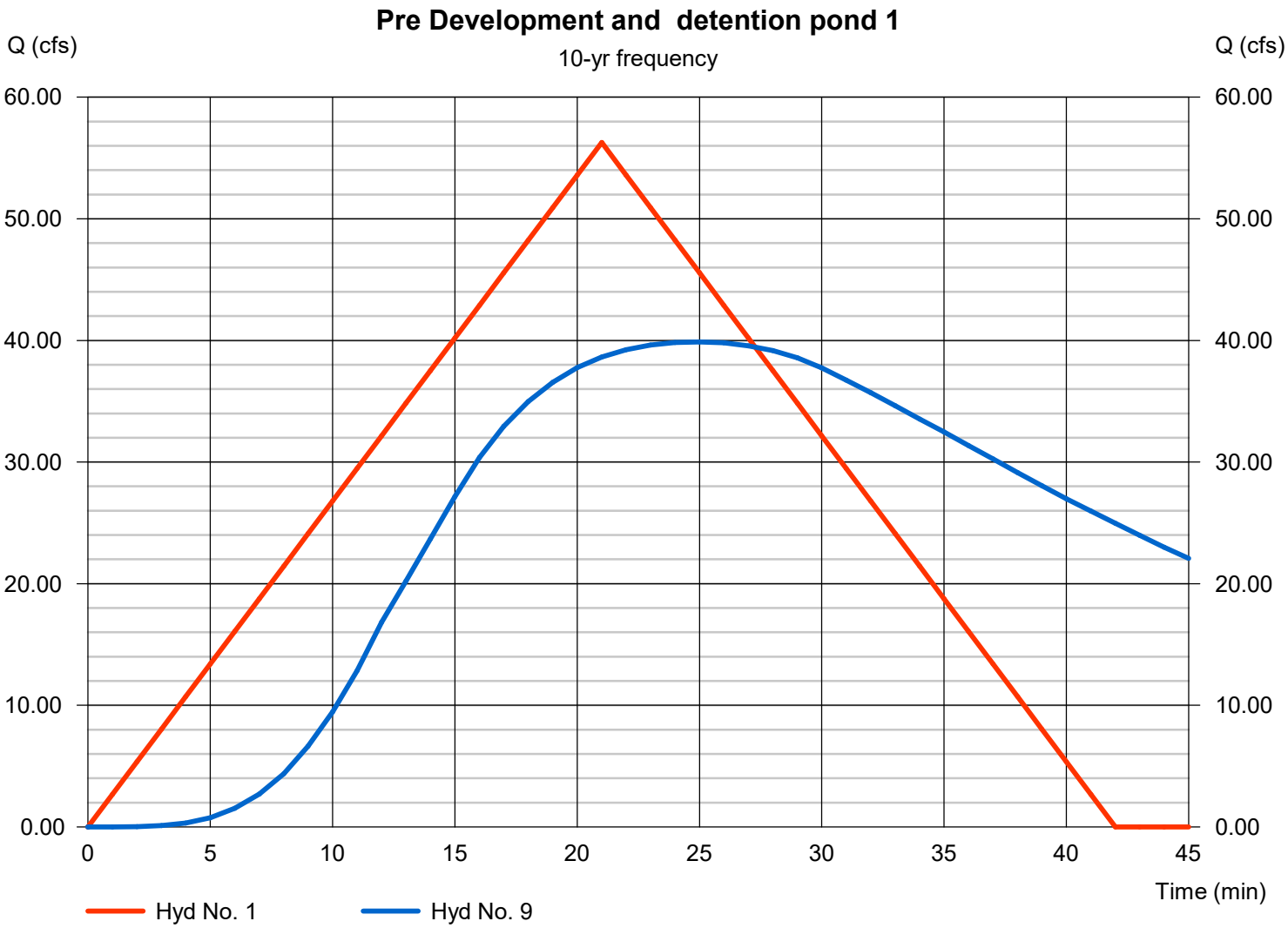
Pre Development

Hydrograph type	=	Rational
Peak discharge	=	56.26 cfs
Time to peak	=	21 min
Hyd. Volume	=	70,892 cuft

Hyd. No. 9

detention pond 1

Hydrograph type	=	Reservoir
Peak discharge	=	39.88 cfs
Time to peak	=	25 min
Hyd. Volume	=	105,448 cuft



Multi-Hydrograph Plot

Hyd. No. 1

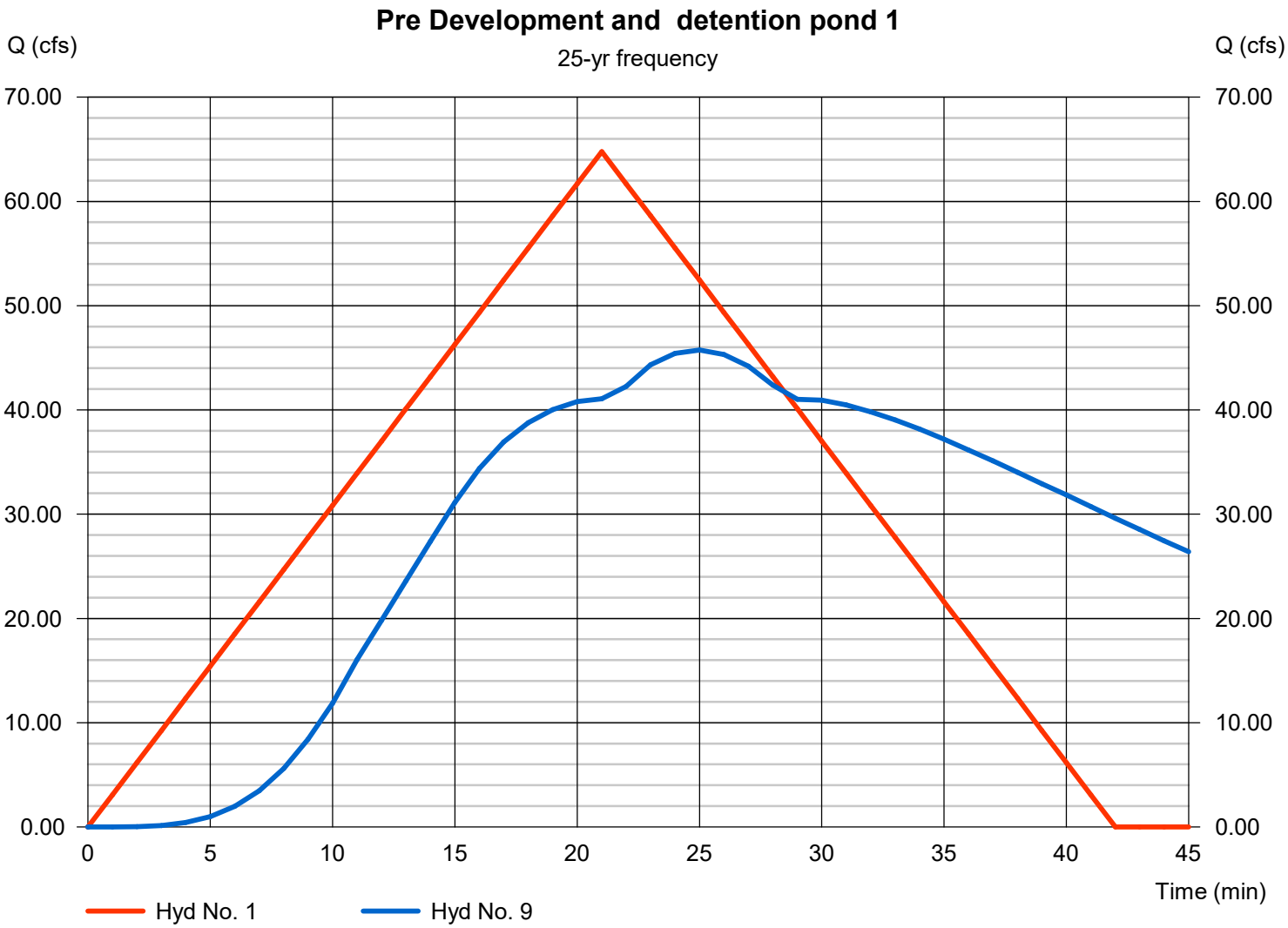
Pre Development

Hydrograph type	=	Rational
Peak discharge	=	64.78 cfs
Time to peak	=	21 min
Hyd. Volume	=	81,626 cuft

Hyd. No. 9

detention pond 1

Hydrograph type	=	Reservoir
Peak discharge	=	45.74 cfs
Time to peak	=	25 min
Hyd. Volume	=	120,872 cuft



Multi-Hydrograph Plot

Hyd. No. 1

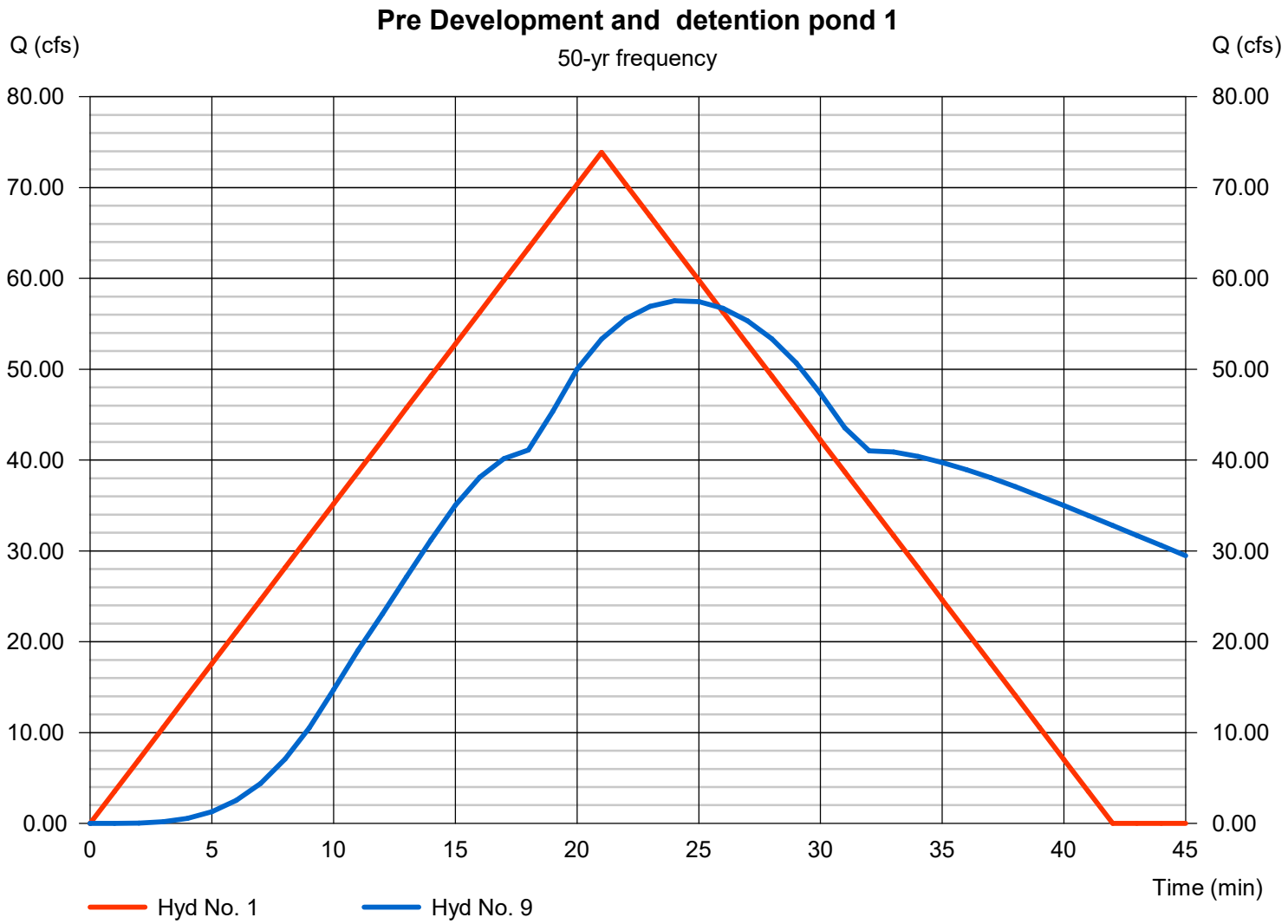
Pre Development

Hydrograph type	=	Rational
Peak discharge	=	73.87 cfs
Time to peak	=	21 min
Hyd. Volume	=	93,080 cuft

Hyd. No. 9

detention pond 1

Hydrograph type	=	Reservoir
Peak discharge	=	57.52 cfs
Time to peak	=	24 min
Hyd. Volume	=	137,777 cuft



Multi-Hydrograph Plot

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No. 1

Pre Development

Hydrograph type	=	Rational
Peak discharge	=	78.94 cfs
Time to peak	=	21 min
Hyd. Volume	=	99,461 cuft

Hyd. No. 9

detention pond 1

Hydrograph type	=	Reservoir
Peak discharge	=	63.55 cfs
Time to peak	=	24 min
Hyd. Volume	=	146,374 cuft

Pond Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 Wednesday, 04 / 19 / 2023

Pond No. 2 - Detention Pond 1

Pond Data

Trapezoid -Bottom L x W = 268.0 x 70.0 ft, Side slope = 3.00:1, Bottom elev. = 437.50 ft, Depth = 5.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	437.50	18,760	0	0
0.50	438.00	19,783	9,635	9,635
1.00	438.50	20,824	10,151	19,786
1.50	439.00	21,883	10,676	30,462
2.00	439.50	22,960	11,210	41,672
2.50	440.00	24,055	11,753	53,425
3.00	440.50	25,168	12,305	65,730
3.50	441.00	26,299	12,866	78,596
4.00	441.50	27,448	13,436	92,032
4.50	442.00	28,615	14,015	106,047
5.00	442.50	29,800	14,603	120,650

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 42.00	Inactive	Inactive	0.00
Span (in)	= 42.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 437.50	0.00	0.00	0.00
Length (ft)	= 46.00	0.00	0.00	0.00
Slope (%)	= 1.08	0.00	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

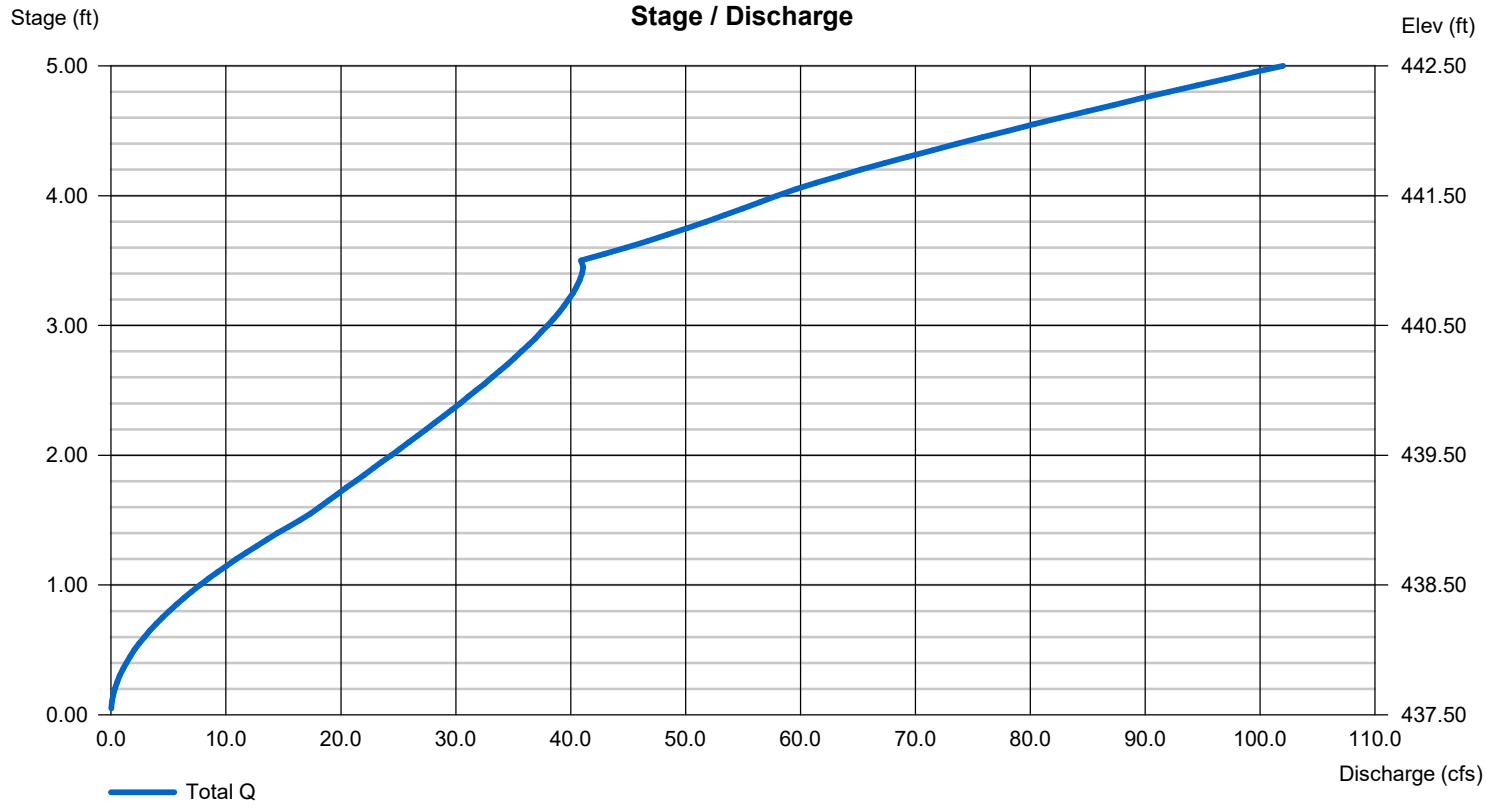
Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 6.00	Inactive	Inactive	0.00
Crest El. (ft)	= 441.50	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 Wet area)

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 Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

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	42.51	1	21	53,568	------	------	------	Pre Development
2	Rational	60.00	1	15	53,998	------	------	------	Post development-1a
3	Rational	5.960	1	15	5,364	------	------	------	post development-1b
4	Combine	65.96	1	15	59,362	2, 3	------	------	combine-1
5	Rational	18.19	1	15	16,367	------	------	------	post development-2a
6	Rational	6.149	1	15	5,534	------	------	------	post development-2b
7	Combine	24.33	1	15	21,901	5, 6	------	------	combine-2
8	Combine	90.29	1	15	81,262	4, 7	------	------	<no description>
9	Reservoir	32.54	1	25	81,205	8	440.05	54,740	detention pond 1

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

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	46.89	1	21	59,077	------	------	------	Pre Development
2	Rational	66.36	1	15	59,728	------	------	------	Post development-1a
3	Rational	6.592	1	15	5,933	------	------	------	post development-1b
4	Combine	72.96	1	15	65,661	2, 3	------	------	combine-1
5	Rational	20.11	1	15	18,103	------	------	------	post development-2a
6	Rational	6.801	1	15	6,121	------	------	------	post development-2b
7	Combine	26.92	1	15	24,225	5, 6	------	------	combine-2
8	Combine	99.87	1	15	89,885	4, 7	------	------	<no description>
9	Reservoir	35.52	1	25	89,828	8	440.28	60,392	detention pond 1

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

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	56.26	1	21	70,892	------	------	------	Pre Development
2	Rational	77.90	1	15	70,107	------	------	------	Post development-1a
3	Rational	7.738	1	15	6,964	------	------	------	post development-1b
4	Combine	85.63	1	15	77,071	2, 3	------	------	combine-1
5	Rational	23.61	1	15	21,249	------	------	------	post development-2a
6	Rational	7.983	1	15	7,185	------	------	------	post development-2b
7	Combine	31.59	1	15	28,434	5, 6	------	------	combine-2
8	Combine	117.23	1	15	105,505	4, 7	------	------	<no description>
9	Reservoir	39.88	1	25	105,448	8	440.71	71,054	detention pond 1

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

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	64.78	1	21	81,626	------	------	------	Pre Development
2	Rational	89.29	1	15	80,357	------	------	------	Post development-1a
3	Rational	8.869	1	15	7,982	------	------	------	post development-1b
4	Combine	98.15	1	15	88,339	2, 3	------	------	combine-1
5	Rational	27.06	1	15	24,356	------	------	------	post development-2a
6	Rational	9.151	1	15	8,235	------	------	------	post development-2b
7	Combine	36.21	1	15	32,591	5, 6	------	------	combine-2
8	Combine	134.37	1	15	120,930	4, 7	------	------	<no description>
9	Reservoir	45.74	1	25	120,872	8	441.12	81,944	detention pond 1

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

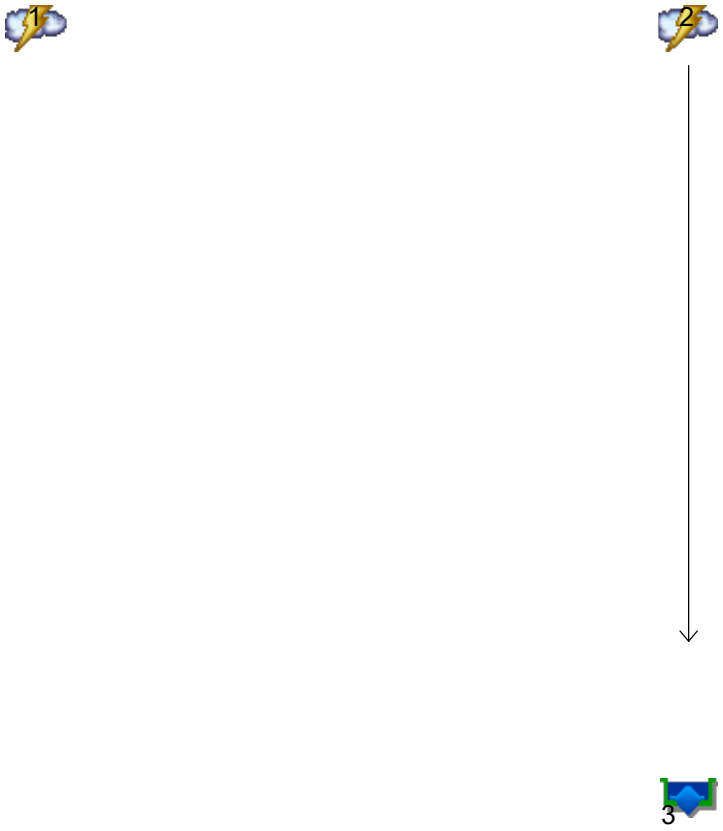
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	73.87	1	21	93,080	------	------	------	Pre Development
2	Rational	101.77	1	15	91,590	------	------	------	Post development-1a
3	Rational	10.11	1	15	9,098	------	------	------	post development-1b
4	Combine	111.88	1	15	100,688	2, 3	------	------	combine-1
5	Rational	30.85	1	15	27,761	------	------	------	post development-2a
6	Rational	10.43	1	15	9,387	------	------	------	post development-2b
7	Combine	41.27	1	15	37,147	5, 6	------	------	combine-2
8	Combine	153.15	1	15	137,835	4, 7	------	------	<no description>
9	Reservoir	57.52	1	24	137,777	8	441.49	91,647	detention pond 1

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

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	78.94	1	21	99,461	------	------	------	Pre Development
2	Rational	108.11	1	15	97,303	------	------	------	Post development-1a
3	Rational	10.74	1	15	9,665	------	------	------	post development-1b
4	Combine	118.85	1	15	106,968	2, 3	------	------	combine-1
5	Rational	32.77	1	15	29,492	------	------	------	post development-2a
6	Rational	11.08	1	15	9,972	------	------	------	post development-2b
7	Combine	43.85	1	15	39,464	5, 6	------	------	combine-2
8	Combine	162.70	1	15	146,433	4, 7	------	------	<no description>
9	Reservoir	63.55	1	24	146,374	8	441.66	96,403	detention pond 1

Watershed Model Schematic



Legend

Hyd.	Origin	Description
1	Rational	Pre development
2	Rational	Post development
3	Reservoir	detention pond

Multi-Hydrograph Plot

Hyd. No. 1

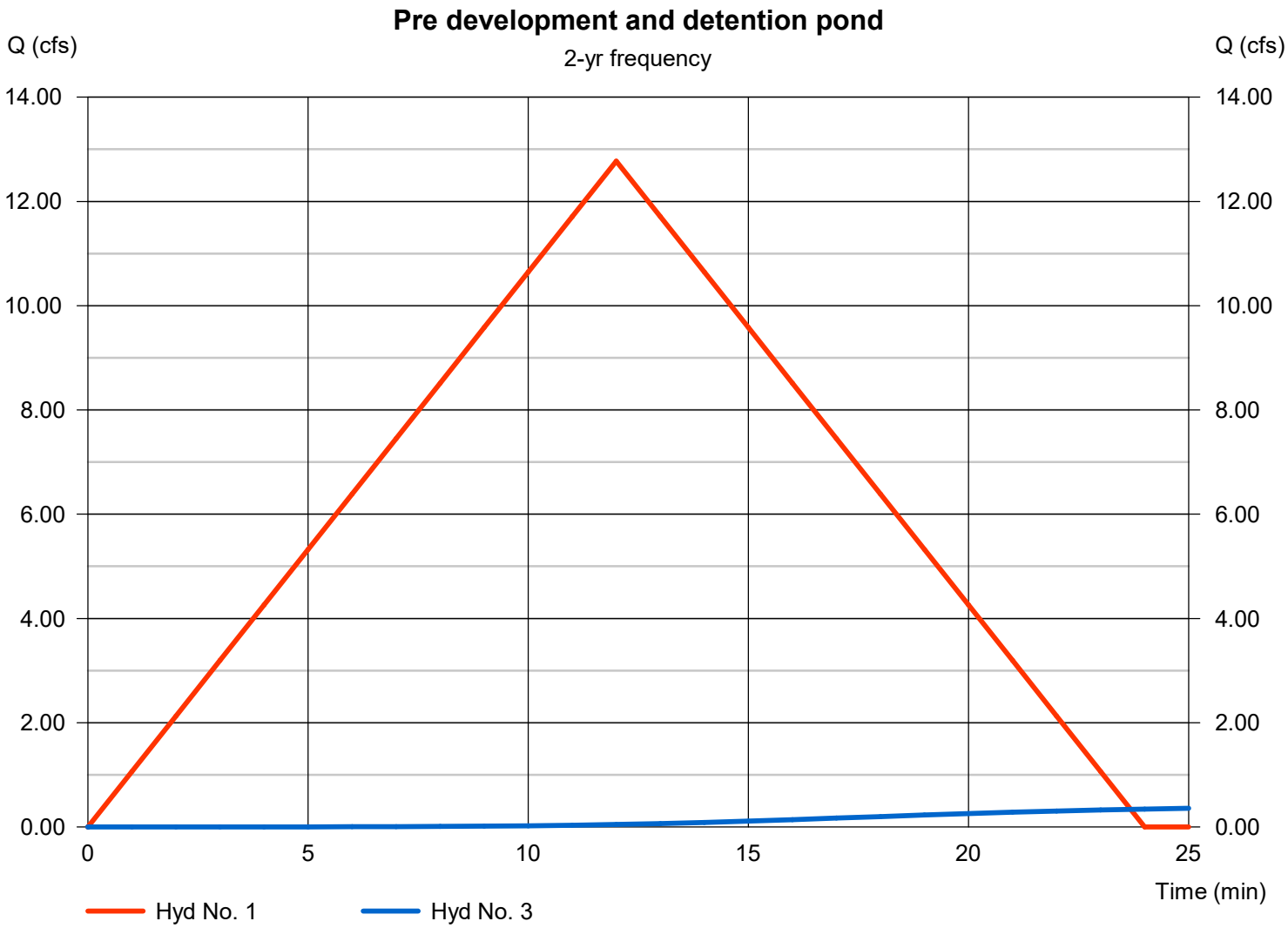
Pre development

Hydrograph type	=	Rational
Peak discharge	=	12.77 cfs
Time to peak	=	12 min
Hyd. Volume	=	9,197 cuft

Hyd. No. 3

detention pond

Hydrograph type	=	Reservoir
Peak discharge	=	0.39 cfs
Time to peak	=	29 min
Hyd. Volume	=	5,573 cuft



Multi-Hydrograph Plot

Hyd. No. 1

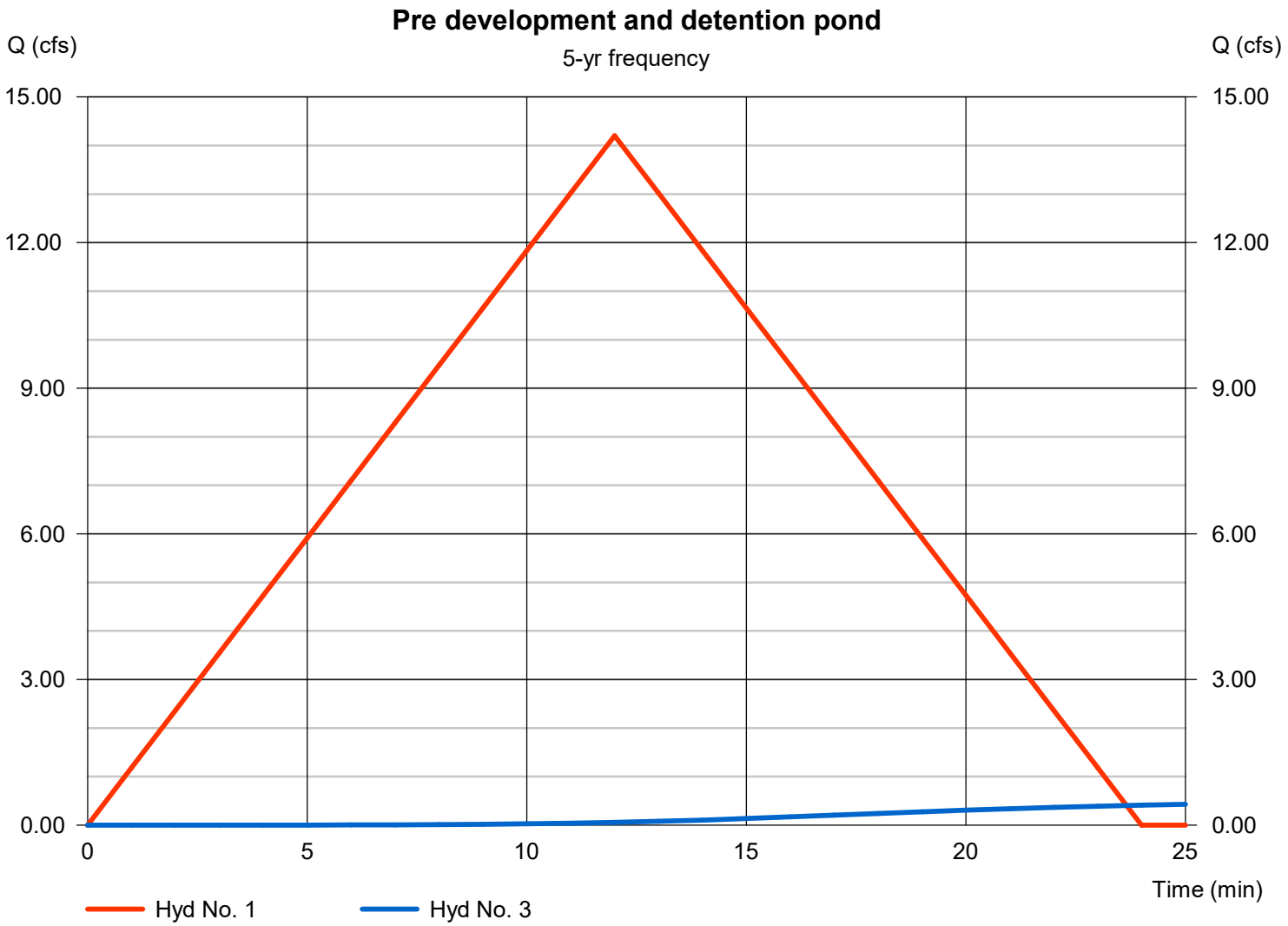
Pre development

Hydrograph type	=	Rational
Peak discharge	=	14.20 cfs
Time to peak	=	12 min
Hyd. Volume	=	10,226 cuft

Hyd. No. 3

detention pond

Hydrograph type	=	Reservoir
Peak discharge	=	0.46 cfs
Time to peak	=	29 min
Hyd. Volume	=	6,203 cuft



Multi-Hydrograph Plot

Hyd. No. 1

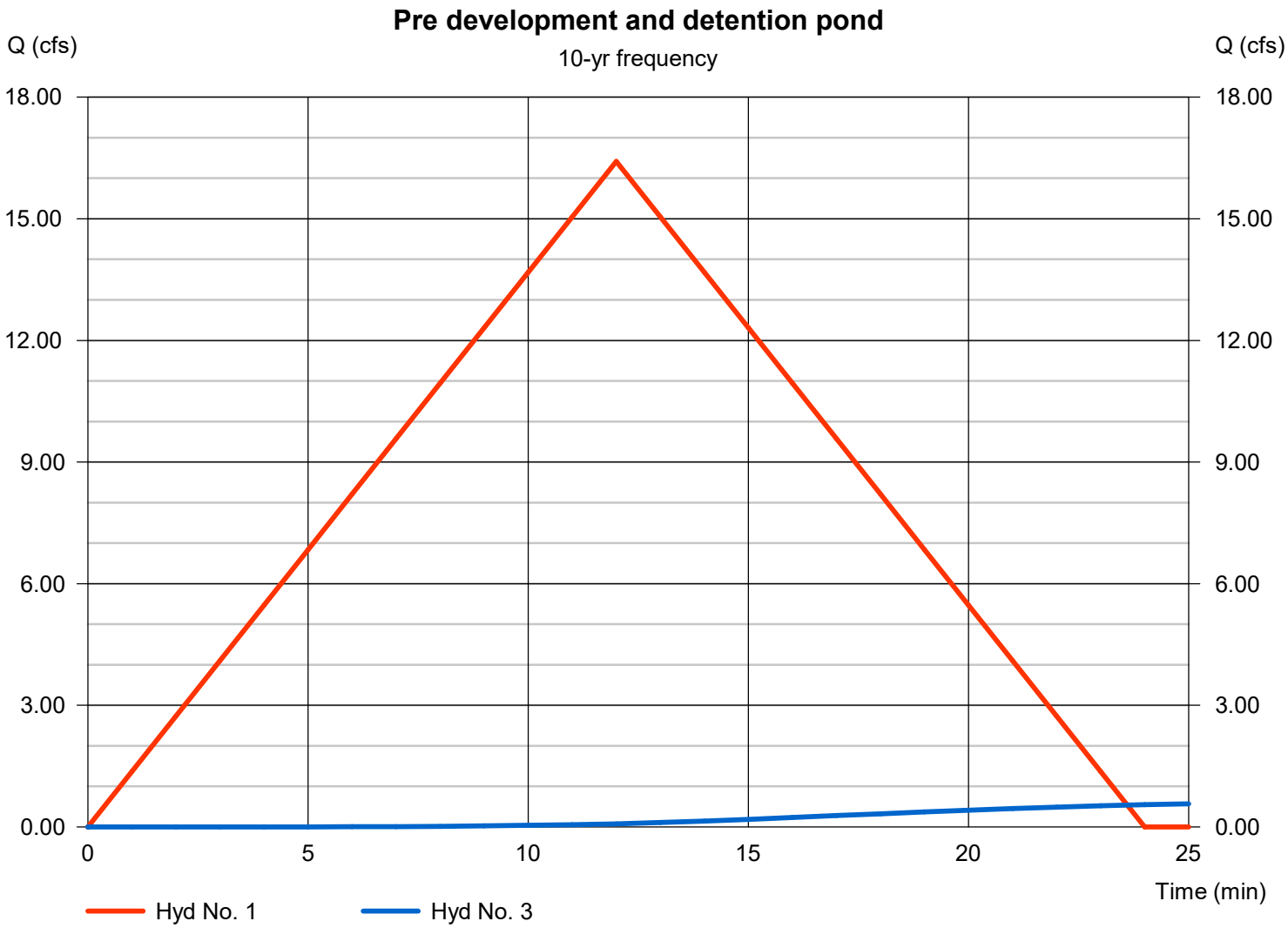
Pre development

Hydrograph type	=	Rational
Peak discharge	=	16.42 cfs
Time to peak	=	12 min
Hyd. Volume	=	11,819 cuft

Hyd. No. 3

detention pond

Hydrograph type	=	Reservoir
Peak discharge	=	0.61 cfs
Time to peak	=	29 min
Hyd. Volume	=	7,345 cuft



Multi-Hydrograph Plot

Hyd. No. 1

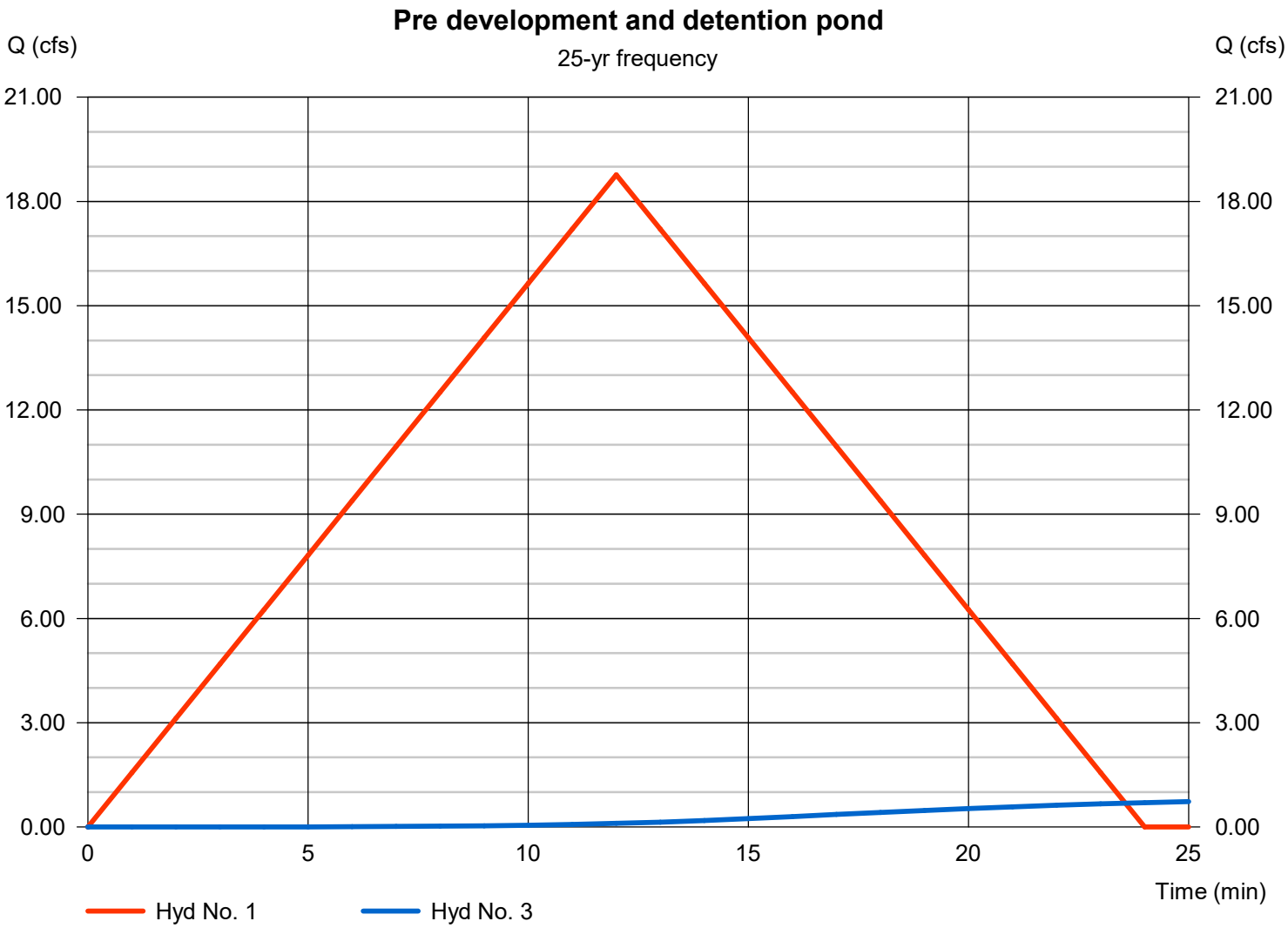
Pre development

Hydrograph type	=	Rational
Peak discharge	=	18.77 cfs
Time to peak	=	12 min
Hyd. Volume	=	13,512 cuft

Hyd. No. 3

detention pond

Hydrograph type	=	Reservoir
Peak discharge	=	0.77 cfs
Time to peak	=	29 min
Hyd. Volume	=	8,475 cuft



Multi-Hydrograph Plot

Hyd. No. 1

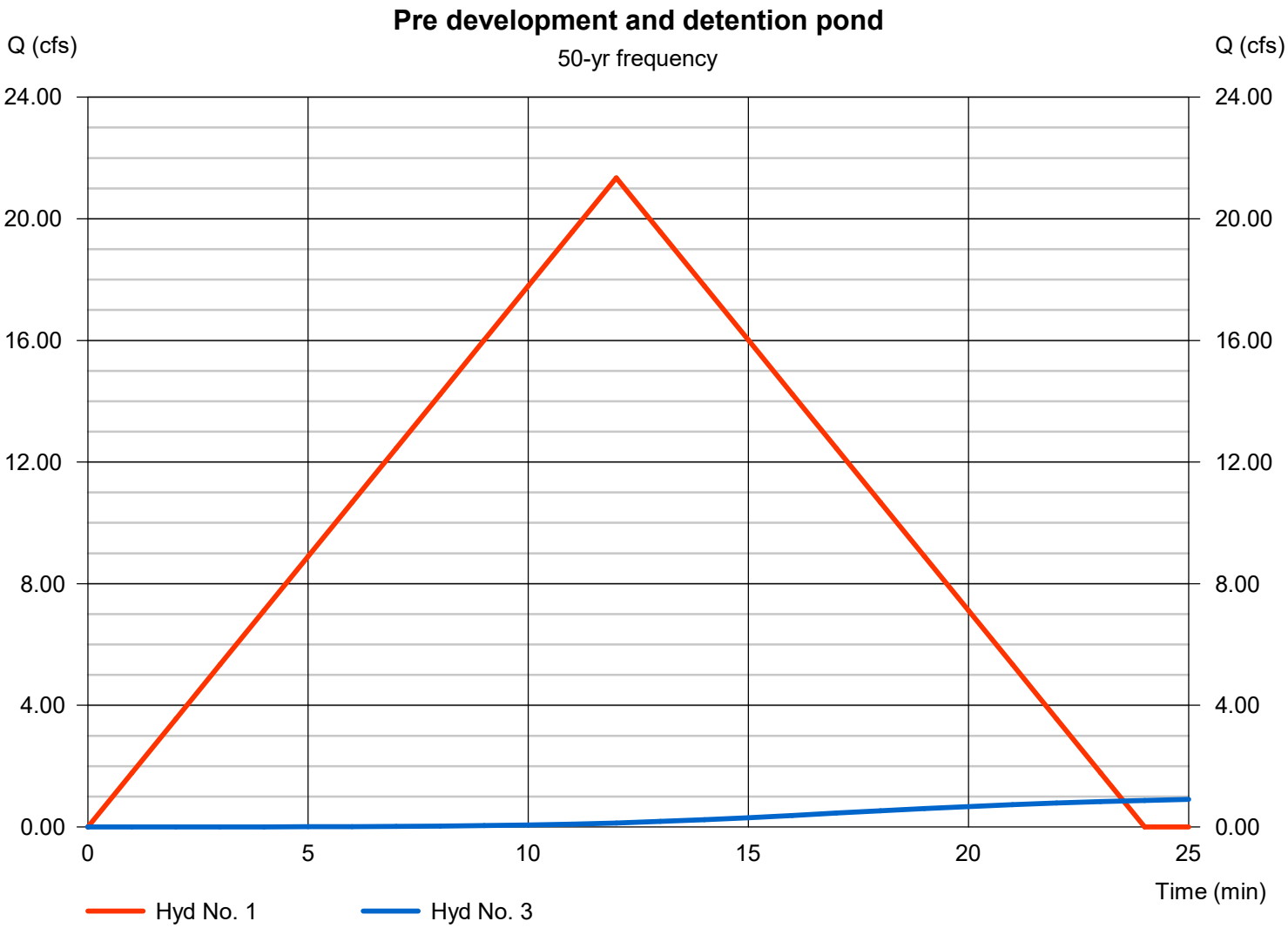
Pre development

Hydrograph type	=	Rational
Peak discharge	=	21.35 cfs
Time to peak	=	12 min
Hyd. Volume	=	15,370 cuft

Hyd. No. 3

detention pond

Hydrograph type	=	Reservoir
Peak discharge	=	0.96 cfs
Time to peak	=	29 min
Hyd. Volume	=	9,713 cuft



Multi-Hydrograph Plot

Hyd. No. 1

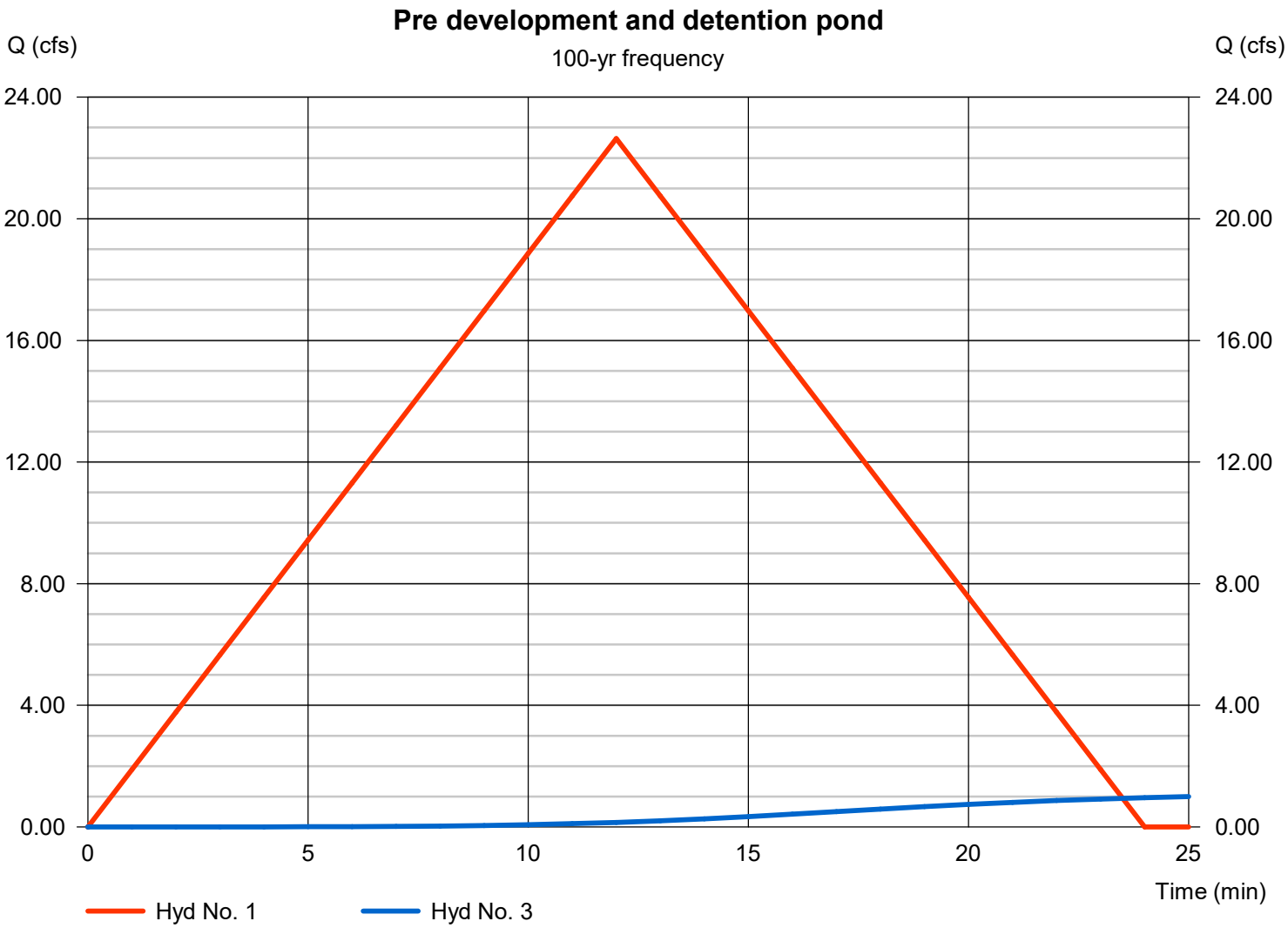
Pre development

Hydrograph type	=	Rational
Peak discharge	=	22.64 cfs
Time to peak	=	12 min
Hyd. Volume	=	16,299 cuft

Hyd. No. 3

detention pond

Hydrograph type	=	Reservoir
Peak discharge	=	1.06 cfs
Time to peak	=	29 min
Hyd. Volume	=	10,343 cuft



Pond Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 Thursday, 10 / 6 / 2022

Pond No. 1 - Detention Pond 2

Pond Data

Trapezoid -Bottom L x W = 145.0 x 126.0 ft, Side slope = 3.00:1, Bottom elev. = 511.00 ft, Depth = 2.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	511.00	18,270	0	0
0.20	511.20	18,597	3,687	3,687
0.40	511.40	18,926	3,752	7,439
0.60	511.60	19,259	3,818	11,257
0.80	511.80	19,594	3,885	15,142
1.00	512.00	19,932	3,953	19,095
1.20	512.20	20,273	4,020	23,115
1.40	512.40	20,617	4,089	27,204
1.60	512.60	20,964	4,158	31,362
1.80	512.80	21,313	4,228	35,590
2.00	513.00	21,666	4,298	39,888

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 12.00	Inactive	Inactive	0.00
Span (in)	= 12.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 511.00	0.00	0.00	0.00
Length (ft)	= 64.00	0.00	0.00	0.00
Slope (%)	= 9.00	0.00	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

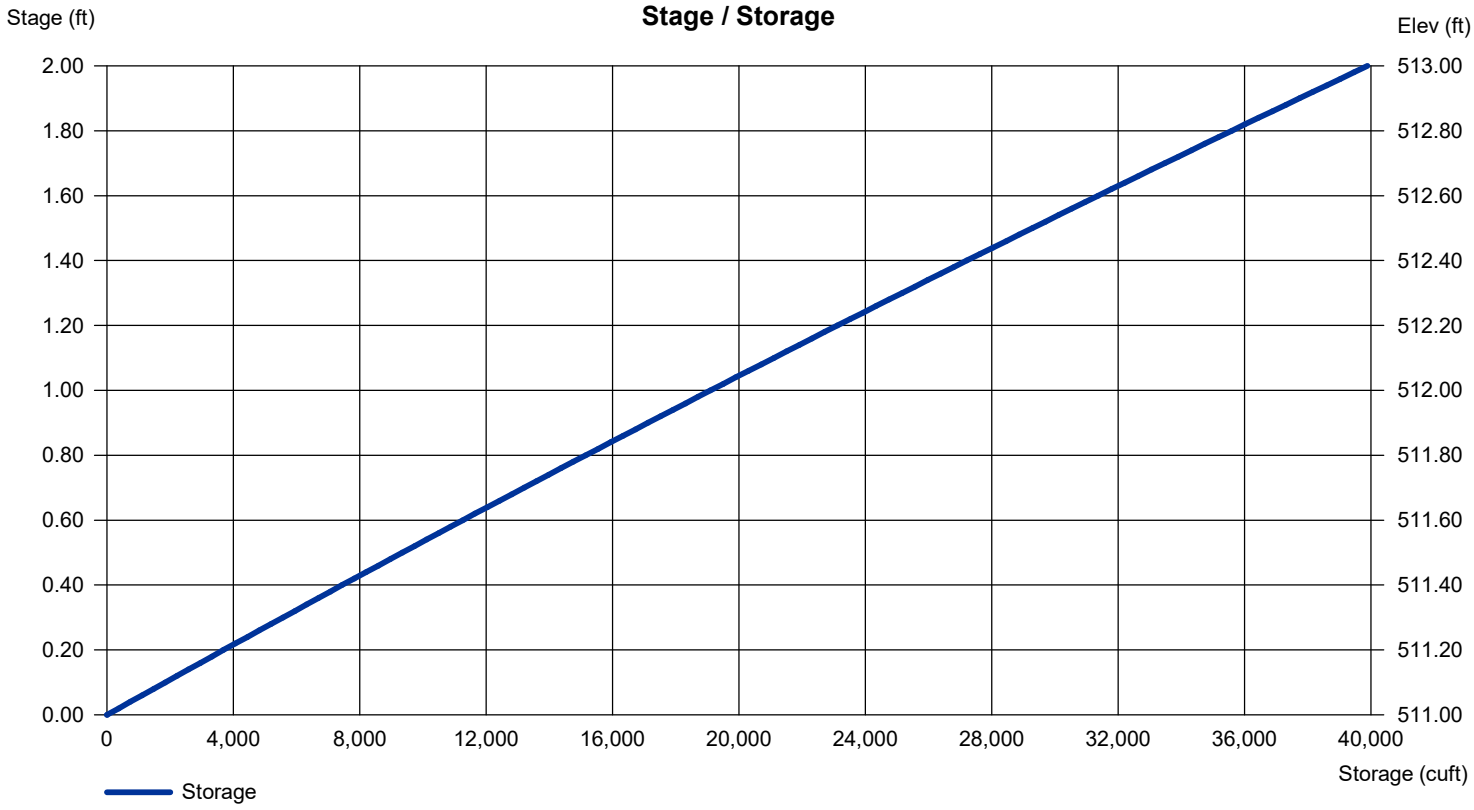
Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 6.00	0.00	0.00	0.00
Crest El. (ft)	= 512.00	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 Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

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	12.77	1	12	9,197	------	------	------	Pre development
2	Rational	6.629	1	15	5,966	------	------	------	Post development
3	Reservoir	0.387	1	29	5,573	2	511.31	5,693	detention pond

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

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	14.20	1	12	10,226	------	------	------	Pre development
2	Rational	7.333	1	15	6,599	------	------	------	Post development
3	Reservoir	0.462	1	29	6,203	2	511.34	6,272	detention pond

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

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	16.42	1	12	11,819	------	------	------	Pre development
2	Rational	8.607	1	15	7,746	------	------	------	Post development
3	Reservoir	0.613	1	29	7,345	2	511.39	7,310	detention pond

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

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	18.77	1	12	13,512	------	------	------	Pre development
2	Rational	9.865	1	15	8,879	------	------	------	Post development
3	Reservoir	0.773	1	29	8,475	2	511.45	8,325	detention pond

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

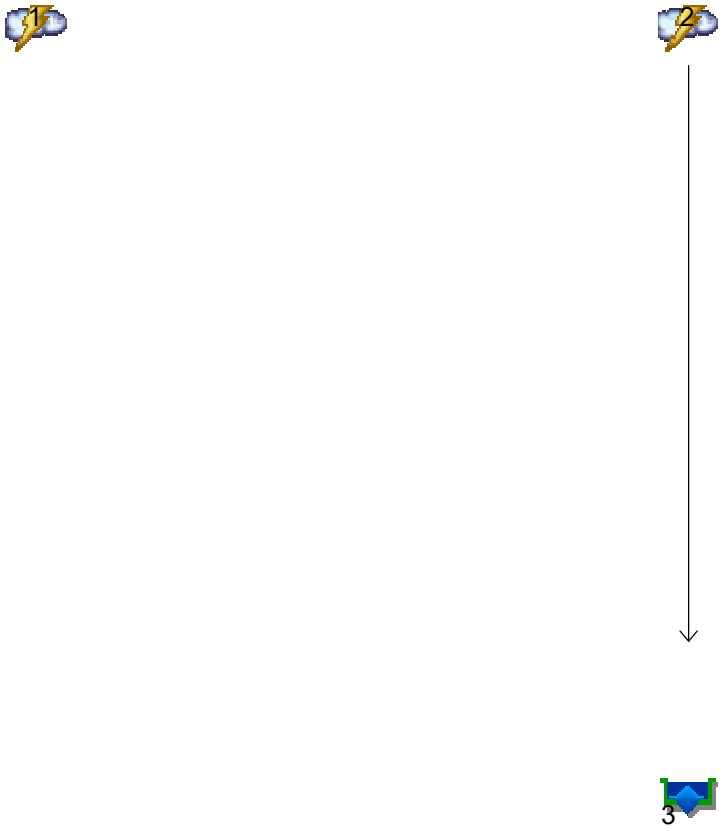
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	21.35	1	12	15,370	------	------	------	Pre development
2	Rational	11.24	1	15	10,120	------	------	------	Post development
3	Reservoir	0.959	1	29	9,713	2	511.50	9,427	detention pond

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

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	22.64	1	12	16,299	------	------	------	Pre development
2	Rational	11.95	1	15	10,751	------	------	------	Post development
3	Reservoir	1.059	1	29	10,343	2	511.53	9,983	detention pond

Watershed Model Schematic



Multi-Hydrograph Plot

Hyd. No. 1

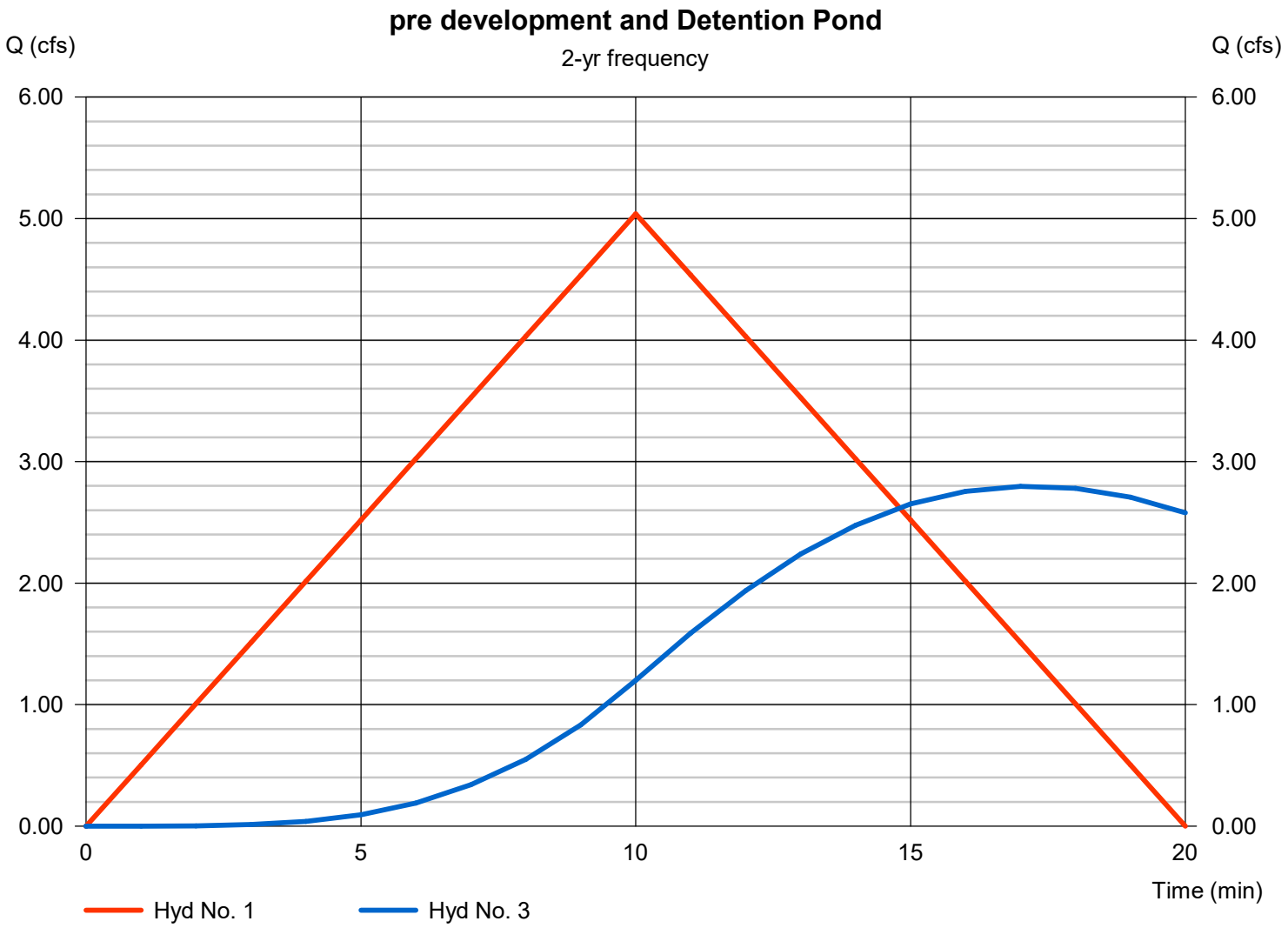
pre development

Hydrograph type	=	Rational
Peak discharge	=	5.039 cfs
Time to peak	=	10 min
Hyd. Volume	=	3,023 cuft

Hyd. No. 3

Detention Pond

Hydrograph type	=	Reservoir
Peak discharge	=	2.80 cfs
Time to peak	=	17 min
Hyd. Volume	=	5,925 cuft



Multi-Hydrograph Plot

Hyd. No. 1

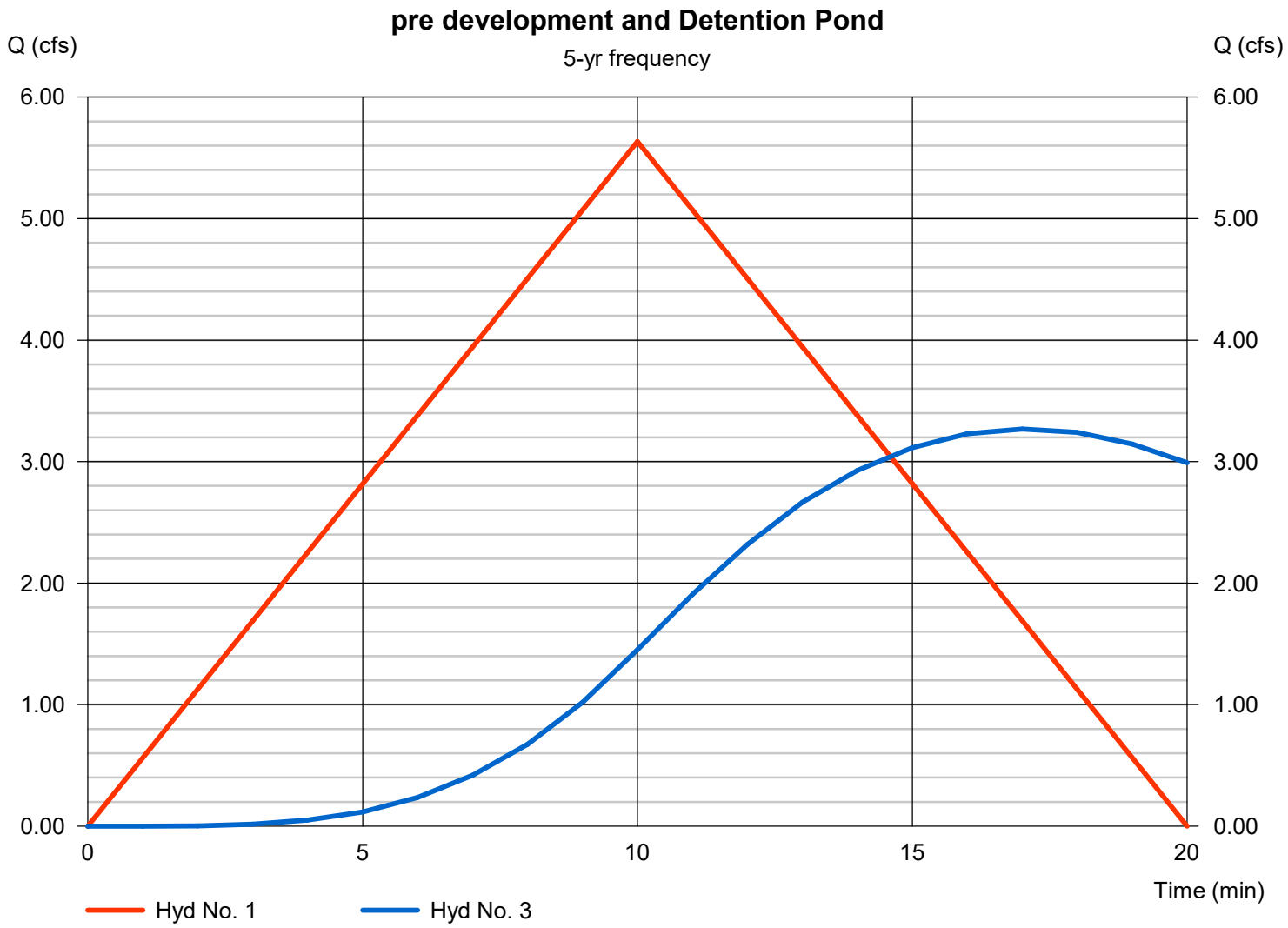
pre development

Hydrograph type	=	Rational
Peak discharge	=	5.635 cfs
Time to peak	=	10 min
Hyd. Volume	=	3,381 cuft

Hyd. No. 3

Detention Pond

Hydrograph type	=	Reservoir
Peak discharge	=	3.27 cfs
Time to peak	=	17 min
Hyd. Volume	=	6,630 cuft



Multi-Hydrograph Plot

Hyd. No. 1

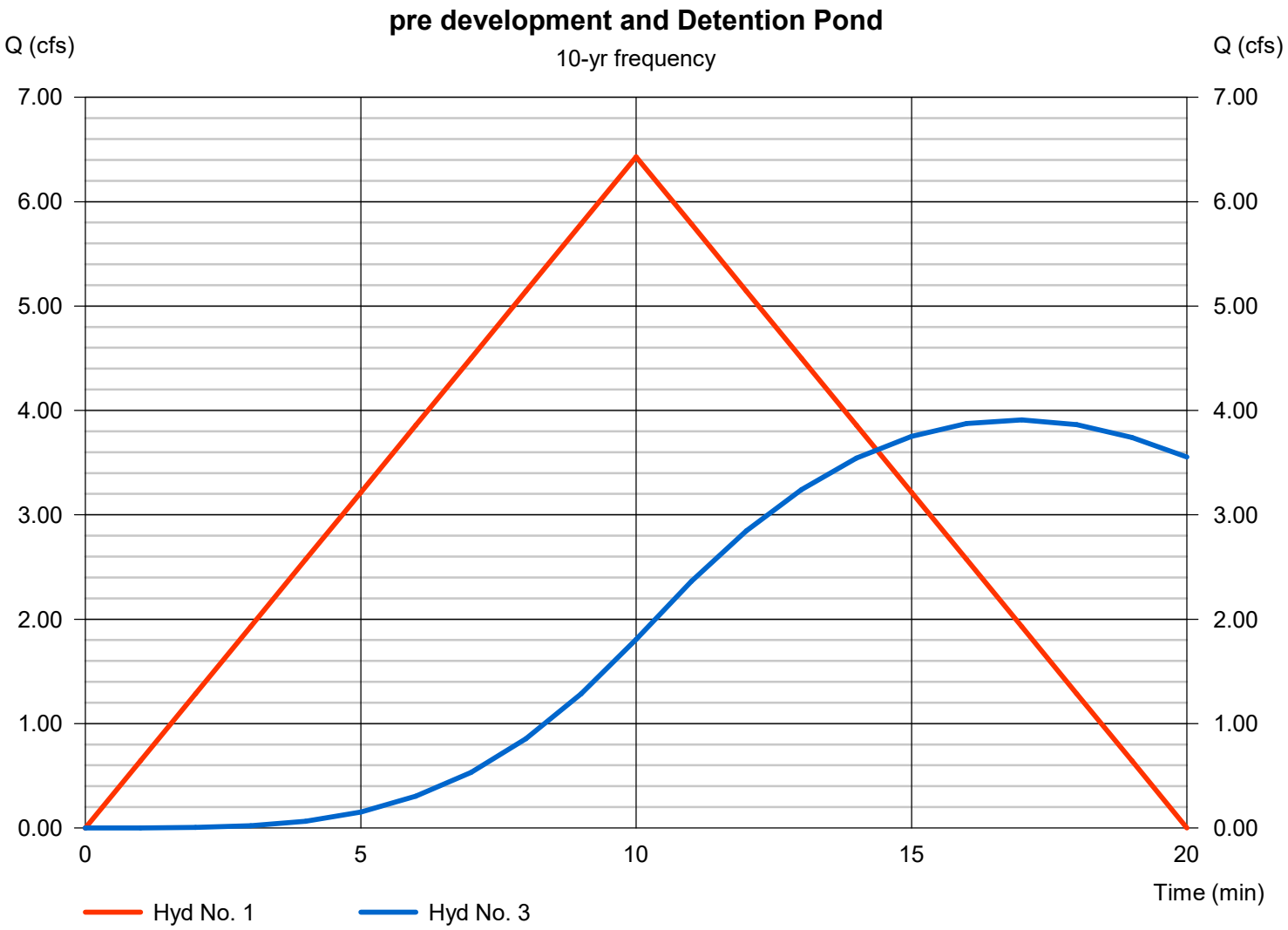
pre development

Hydrograph type	=	Rational
Peak discharge	=	6.430 cfs
Time to peak	=	10 min
Hyd. Volume	=	3,858 cuft

Hyd. No. 3

Detention Pond

Hydrograph type	=	Reservoir
Peak discharge	=	3.91 cfs
Time to peak	=	17 min
Hyd. Volume	=	7,571 cuft



Multi-Hydrograph Plot

Hyd. No. 1

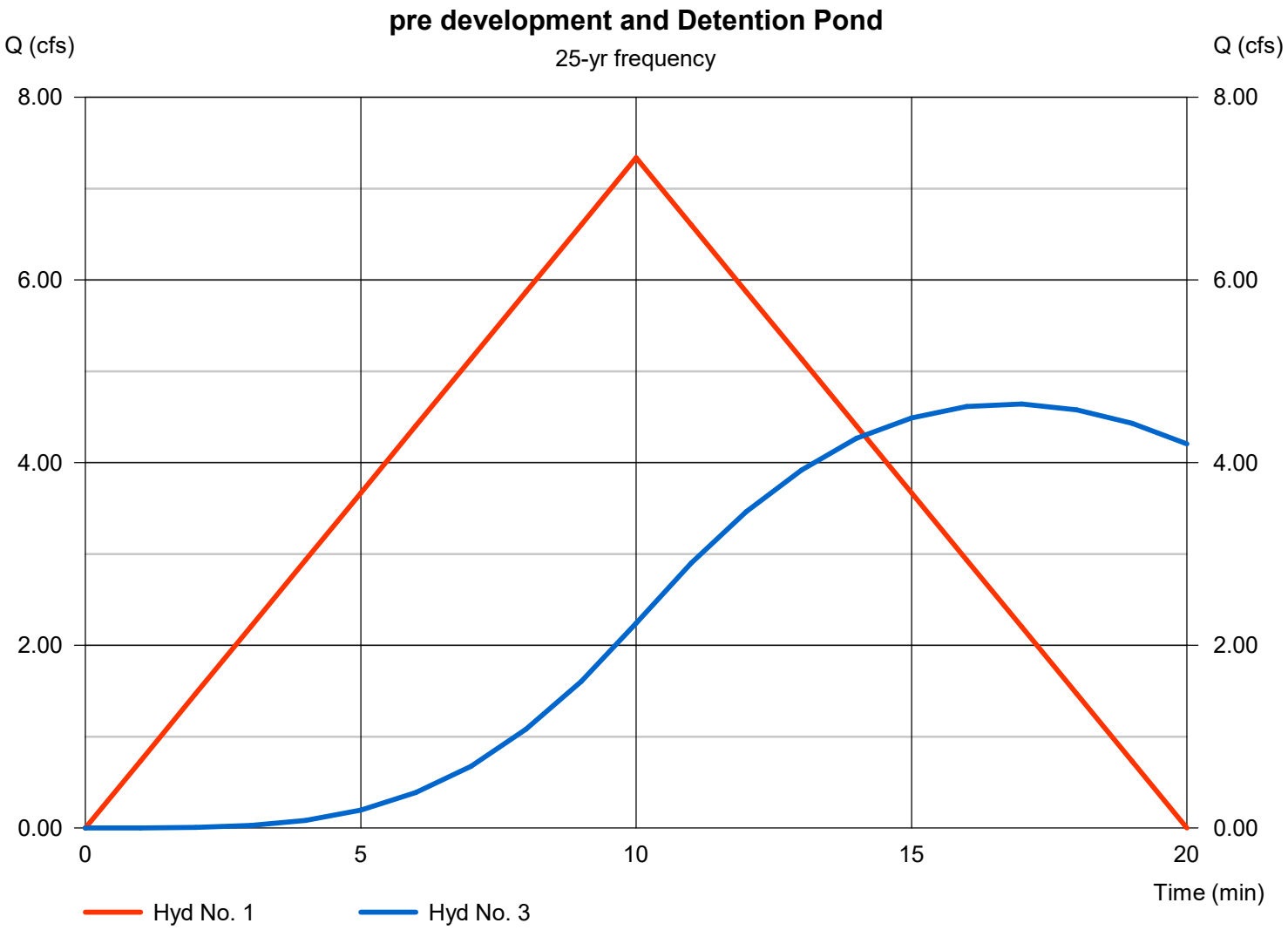
pre development

Hydrograph type	=	Rational
Peak discharge	=	7.337 cfs
Time to peak	=	10 min
Hyd. Volume	=	4,402 cuft

Hyd. No. 3

Detention Pond

Hydrograph type	=	Reservoir
Peak discharge	=	4.64 cfs
Time to peak	=	17 min
Hyd. Volume	=	8,645 cuft



Multi-Hydrograph Plot

Hyd. No. 1

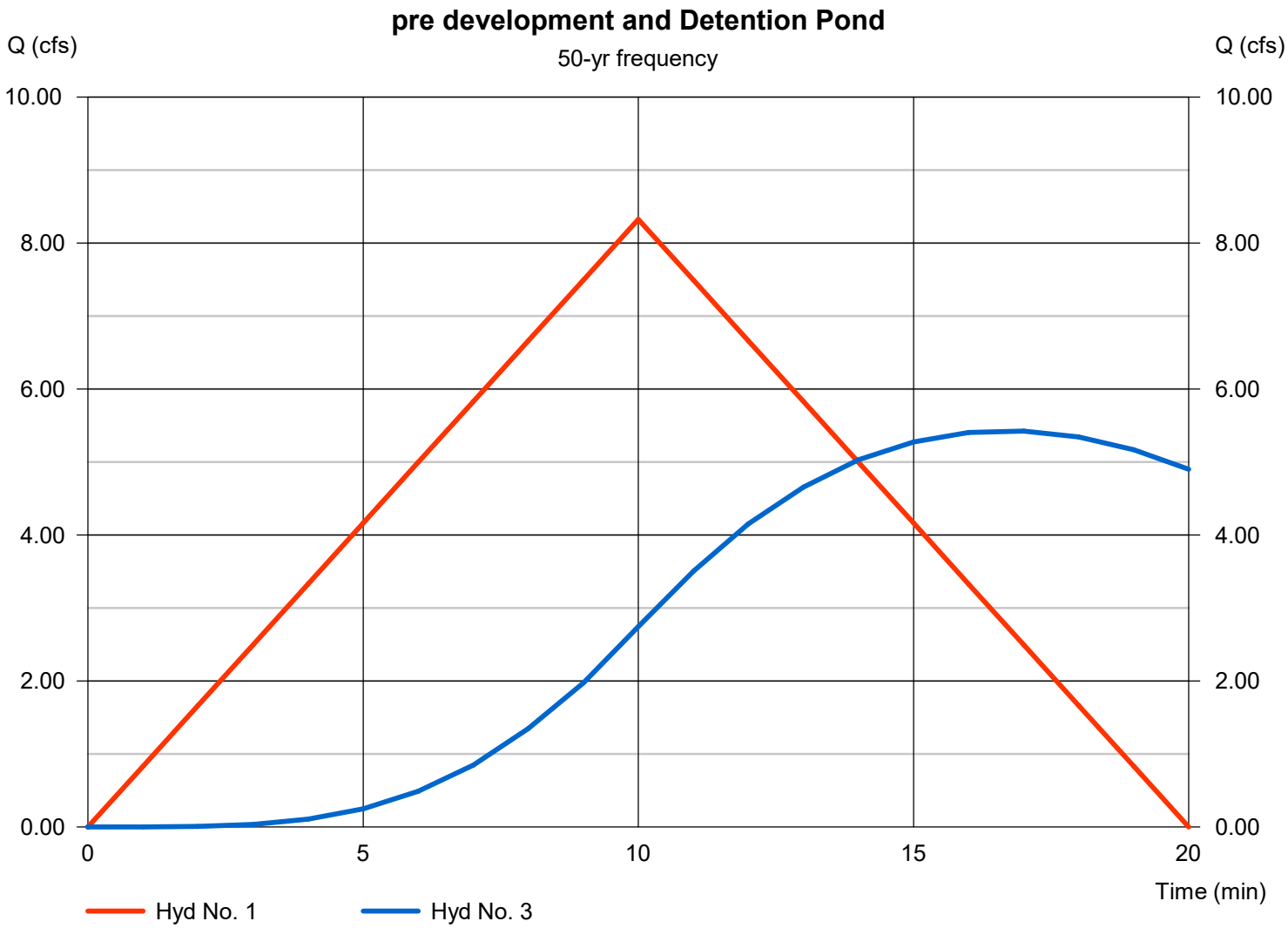
pre development

Hydrograph type	=	Rational
Peak discharge	=	8.326 cfs
Time to peak	=	10 min
Hyd. Volume	=	4,995 cuft

Hyd. No. 3

Detention Pond

Hydrograph type	=	Reservoir
Peak discharge	=	5.42 cfs
Time to peak	=	17 min
Hyd. Volume	=	9,816 cuft



Multi-Hydrograph Plot

Hyd. No. 1

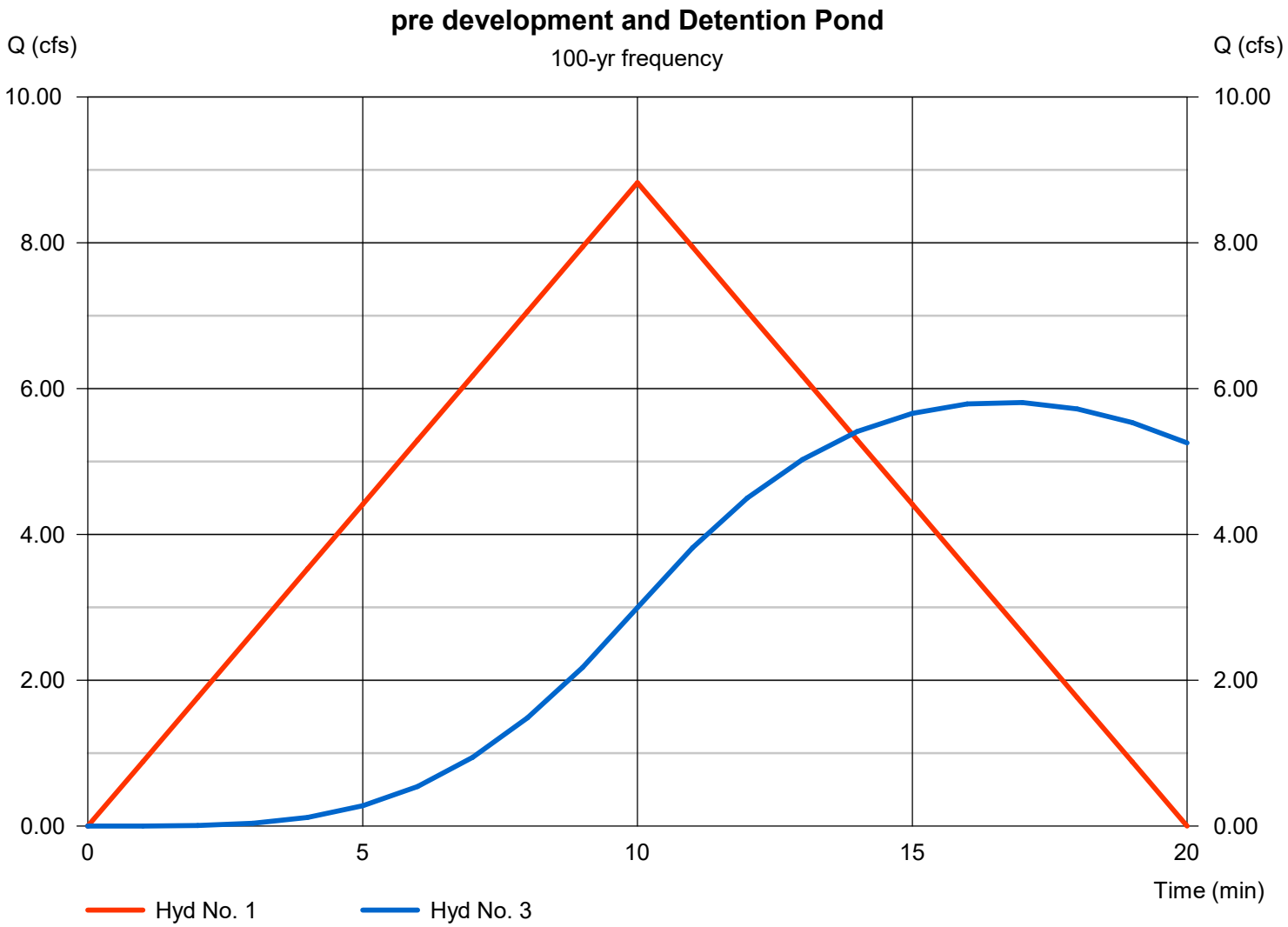
pre development

Hydrograph type	=	Rational
Peak discharge	=	8.825 cfs
Time to peak	=	10 min
Hyd. Volume	=	5,295 cuft

Hyd. No. 3

Detention Pond

Hydrograph type	=	Reservoir
Peak discharge	=	5.81 cfs
Time to peak	=	17 min
Hyd. Volume	=	10,406 cuft



Pond Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 — Wednesday, 04 / 19 / 2023

Pond No. 1 - Detention Pond -3

Pond Data

Trapezoid -Bottom L x W = 106.0 x 52.0 ft, Side slope = 3.00:1, Bottom elev. = 495.00 ft, Depth = 2.50 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	495.00	5,512	0	0
0.25	495.25	5,751	1,408	1,408
0.50	495.50	5,995	1,468	2,876
0.75	495.75	6,243	1,530	4,406
1.00	496.00	6,496	1,592	5,998
1.25	496.25	6,753	1,656	7,654
1.50	496.50	7,015	1,721	9,375
1.75	496.75	7,281	1,787	11,162
2.00	497.00	7,552	1,854	13,016
2.25	497.25	7,827	1,922	14,938
2.50	497.50	8,107	1,992	16,930

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 18.00	0.00	0.00	0.00
Span (in)	= 18.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 495.00	0.00	0.00	0.00
Length (ft)	= 29.00	0.00	0.00	0.00
Slope (%)	= 12.74	0.00	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

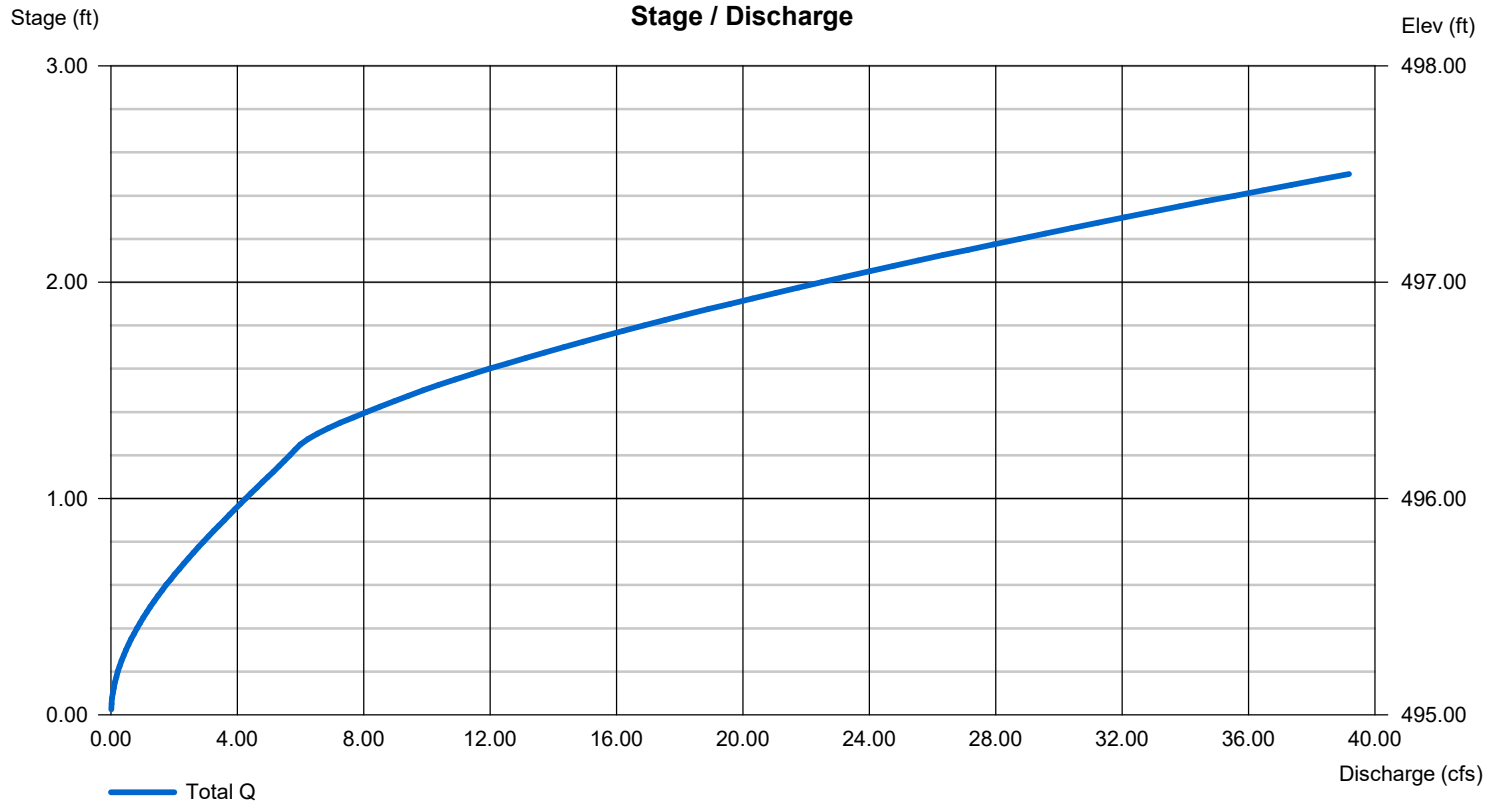
Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 6.00	0.00	0.00	0.00
Crest El. (ft)	= 496.25	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 Wet area)

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 Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

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	5.039	1	10	3,023	------	------	------	pre development
2	Rational	9.942	1	10	5,965	------	------	------	post development
3	Reservoir	2.797	1	17	5,925	2	495.78	4,598	Detention Pond

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

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	5.635	1	10	3,381	------	------	------	pre development
2	Rational	11.12	1	10	6,671	------	------	------	post development
3	Reservoir	3.269	1	17	6,630	2	495.85	5,064	Detention Pond

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

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	6.430	1	10	3,858	------	------	------	pre development
2	Rational	12.69	1	10	7,612	------	------	------	post development
3	Reservoir	3.910	1	17	7,571	2	495.95	5,674	Detention Pond

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

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	7.337	1	10	4,402	------	------	------	pre development
2	Rational	14.48	1	10	8,686	------	------	------	post development
3	Reservoir	4.642	1	17	8,645	2	496.05	6,359	Detention Pond

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

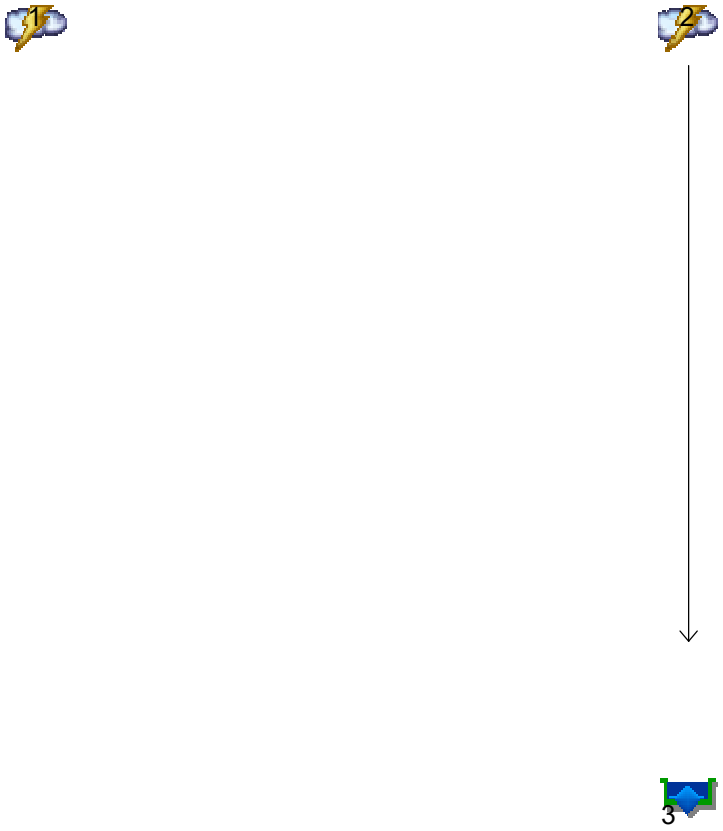
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	8.326	1	10	4,995	------	------	------	pre development
2	Rational	16.43	1	10	9,856	------	------	------	post development
3	Reservoir	5.424	1	17	9,816	2	496.17	7,100	Detention Pond

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

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	8.825	1	10	5,295	------	------	------	pre development
2	Rational	17.41	1	10	10,447	------	------	------	post development
3	Reservoir	5.810	1	17	10,406	2	496.22	7,475	Detention Pond

Watershed Model Schematic



Multi-Hydrograph Plot

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No. 1

pre development

Hydrograph type	=	Rational
Peak discharge	=	31.09 cfs
Time to peak	=	11 min
Hyd. Volume	=	20,519 cuft

Hyd. No. 3

Reservior

Hydrograph type	=	Reservoir
Peak discharge	=	18.44 cfs
Time to peak	=	16 min
Hyd. Volume	=	25,931 cuft

Multi-Hydrograph Plot

Hyd. No. 1

pre development

Hydrograph type	=	Rational
Peak discharge	=	34.66 cfs
Time to peak	=	11 min
Hyd. Volume	=	22,873 cuft

Hyd. No. 3

Reservior

Hydrograph type	=	Reservoir
Peak discharge	=	21.11 cfs
Time to peak	=	16 min
Hyd. Volume	=	29,001 cuft

Multi-Hydrograph Plot

Hyd. No. 1

pre development

Hydrograph type	=	Rational
Peak discharge	=	39.81 cfs
Time to peak	=	11 min
Hyd. Volume	=	26,276 cuft

Hyd. No. 3

Reservior

Hydrograph type	=	Reservoir
Peak discharge	=	24.59 cfs
Time to peak	=	16 min
Hyd. Volume	=	33,097 cuft

Multi-Hydrograph Plot

Hyd. No. 1

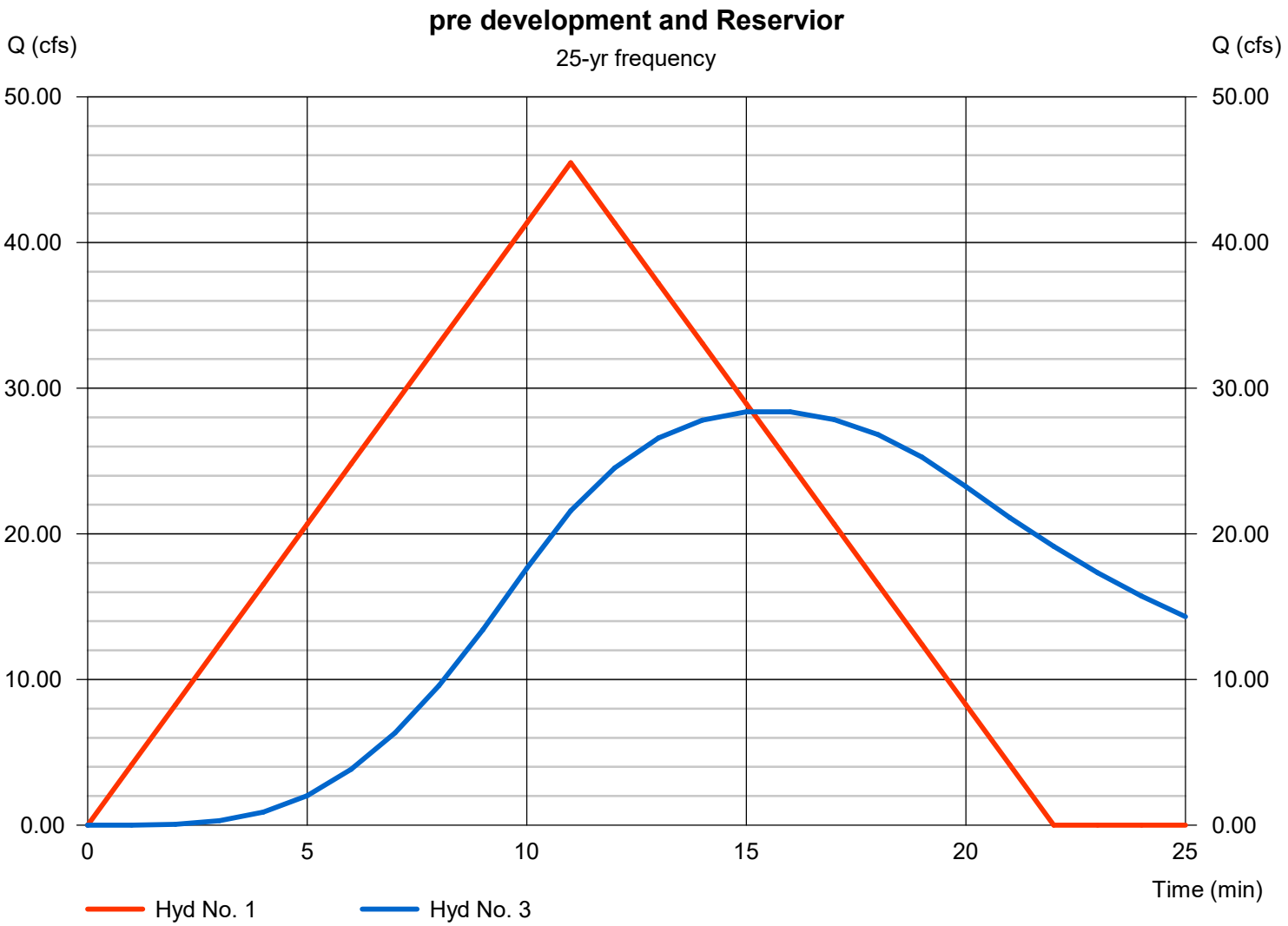
pre development

Hydrograph type	=	Rational
Peak discharge	=	45.47 cfs
Time to peak	=	11 min
Hyd. Volume	=	30,012 cuft

Hyd. No. 3

Reservior

Hydrograph type	=	Reservoir
Peak discharge	=	28.39 cfs
Time to peak	=	15 min
Hyd. Volume	=	37,772 cuft



Multi-Hydrograph Plot

Hyd. No. 1

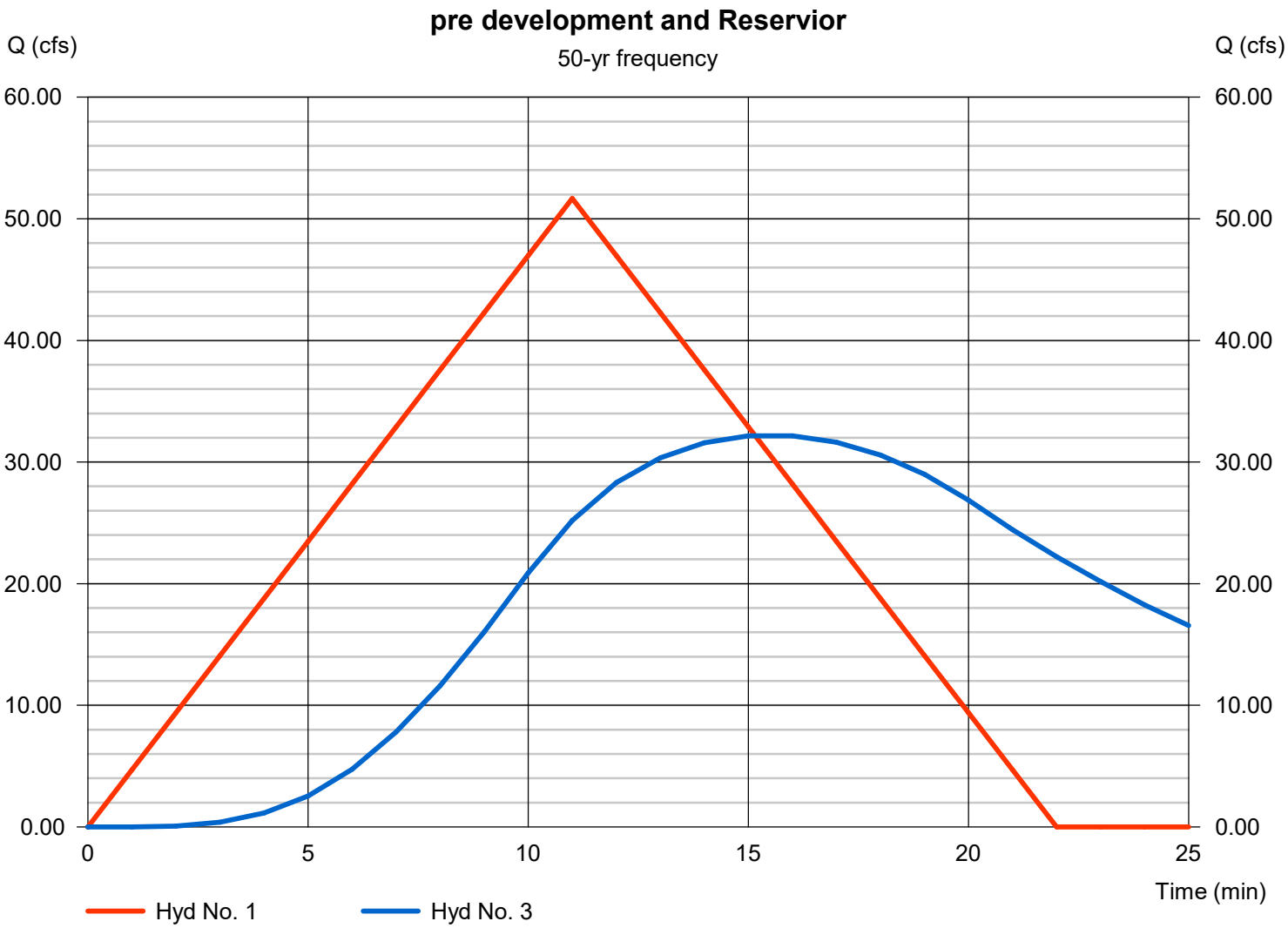
pre development

Hydrograph type	=	Rational
Peak discharge	=	51.67 cfs
Time to peak	=	11 min
Hyd. Volume	=	34,102 cuft

Hyd. No. 3

Reservior

Hydrograph type	=	Reservoir
Peak discharge	=	32.15 cfs
Time to peak	=	16 min
Hyd. Volume	=	42,865 cuft



Multi-Hydrograph Plot

Hyd. No. 1

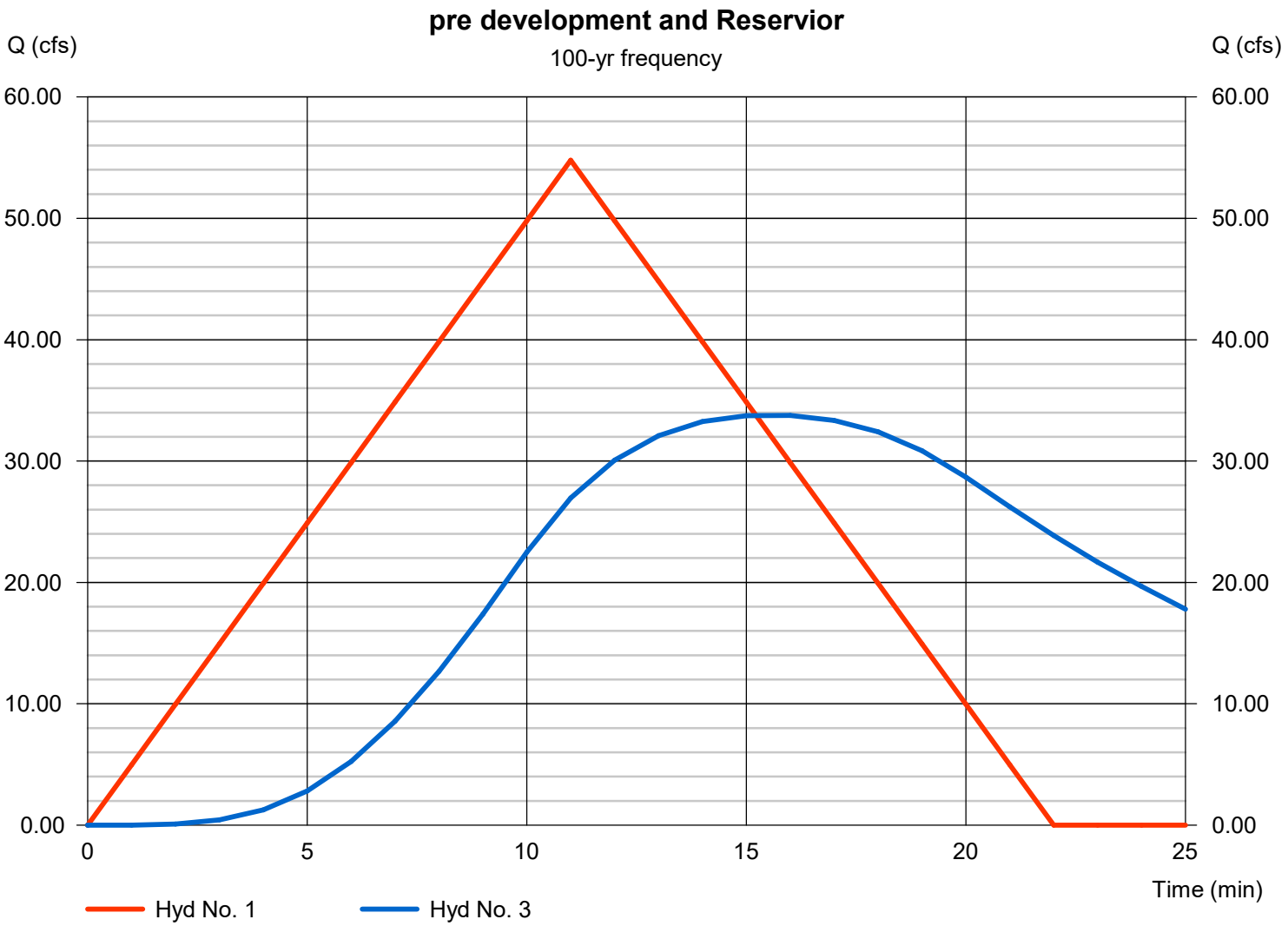
pre development

Hydrograph type	=	Rational
Peak discharge	=	54.77 cfs
Time to peak	=	11 min
Hyd. Volume	=	36,151 cuft

Hyd. No. 3

Reservior

Hydrograph type	=	Reservoir
Peak discharge	=	33.77 cfs
Time to peak	=	16 min
Hyd. Volume	=	45,435 cuft



Pond Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 Wednesday, 04 / 19 / 2023

Pond No. 1 - Detention Pond -4

Pond Data

Trapezoid -Bottom L x W = 120.0 x 64.0 ft, Side slope = 3.00:1, Bottom elev. = 511.00 ft, Depth = 4.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	511.00	7,680	0	0
0.40	511.40	8,127	3,161	3,161
0.80	511.80	8,586	3,342	6,503
1.20	512.20	9,057	3,528	10,032
1.60	512.60	9,539	3,719	13,750
2.00	513.00	10,032	3,914	17,664
2.40	513.40	10,537	4,113	21,777
2.80	513.80	11,053	4,318	26,095
3.20	514.20	11,581	4,527	30,622
3.60	514.60	12,121	4,740	35,362
4.00	515.00	12,672	4,958	40,320

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 36.00	Inactive	Inactive	0.00
Span (in)	= 36.00	24.00	24.00	0.00
No. Barrels	= 1	1	1	0
Invert El. (ft)	= 511.00	511.00	513.00	0.00
Length (ft)	= 103.00	0.50	0.00	0.00
Slope (%)	= 9.34	0.01	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.50	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

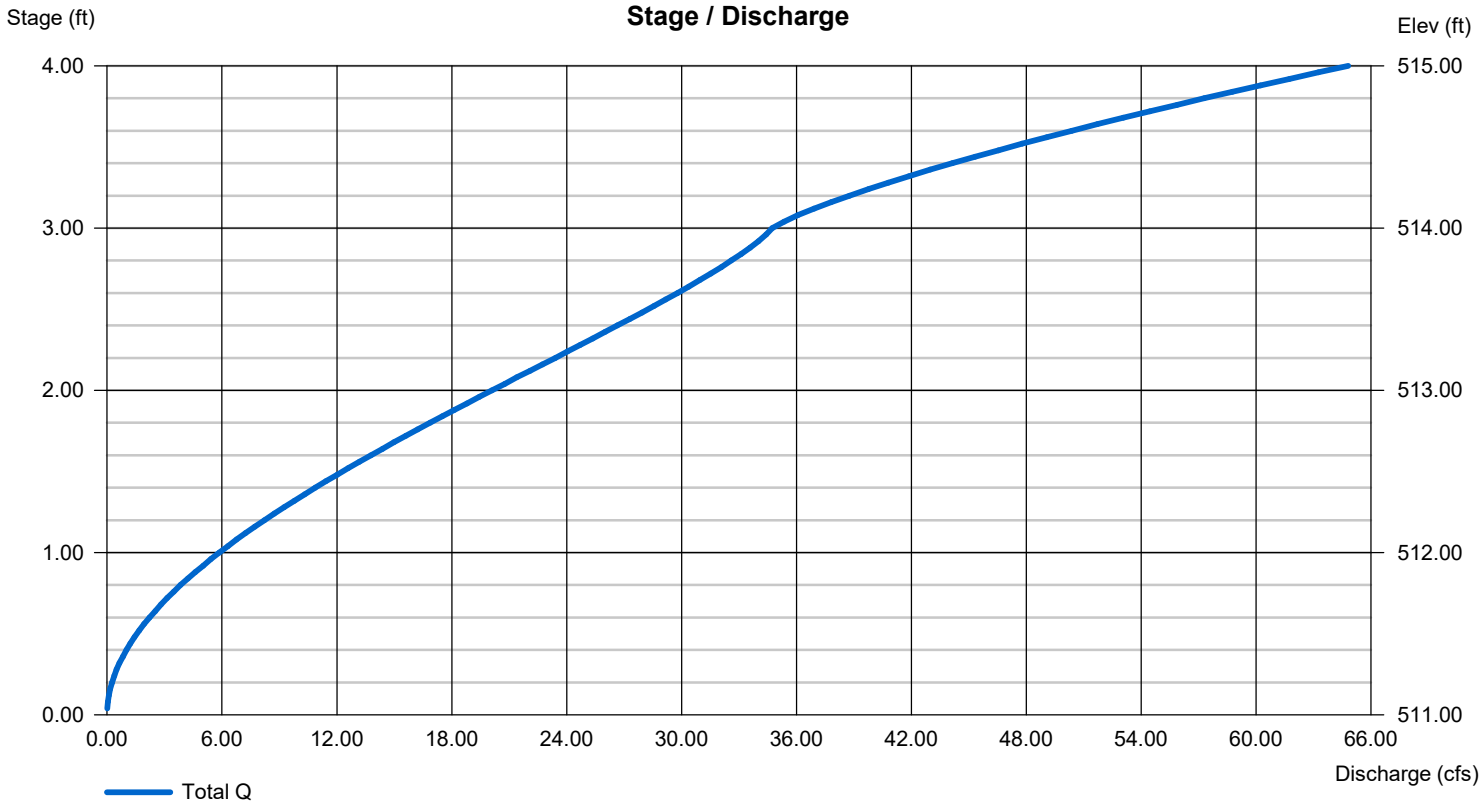
Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	Inactive	6.00	Inactive	0.00
Crest El. (ft)	= 511.00	514.00	511.00	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).



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

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	31.09	1	11	20,519	------	------	------	pre development
2	Rational	43.27	1	10	25,961	------	------	------	post development
3	Reservoir	18.44	1	16	25,931	2	512.90	16,675	Reservior

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

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	34.66	1	11	22,873	------	------	------	pre development
2	Rational	48.39	1	10	29,031	------	------	------	post development
3	Reservoir	21.11	1	16	29,001	2	513.06	18,301	Reservior

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

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	39.81	1	11	26,276	------	------	------	pre development
2	Rational	55.21	1	10	33,127	------	------	------	post development
3	Reservoir	24.59	1	16	33,097	2	513.27	20,466	Reservior

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

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	45.47	1	11	30,012	------	------	------	pre development
2	Rational	63.00	1	10	37,802	------	------	------	post development
3	Reservoir	28.39	1	15	37,772	2	513.51	22,950	Reservior

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

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	51.67	1	11	34,102	------	------	------	pre development
2	Rational	71.49	1	10	42,895	------	------	------	post development
3	Reservoir	32.15	1	16	42,865	2	513.77	25,730	Reservior

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

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	54.77	1	11	36,151	------	------	------	pre development
2	Rational	75.78	1	10	45,465	------	------	------	post development
3	Reservoir	33.77	1	16	45,435	2	513.90	27,191	Reservior