



Special Bryant Planning Commission Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

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

Date: May 31, 2023 - **Time:** 5:00 PM

Call to Order

Announcements

Director's Report

DRC Report

1. Hilldale Crossing Subdivision Phase 2 - Final Plat

Hope Consulting - Requesting Final Plat Approval - RECOMMENDED APPROVAL, CONTINGENT UPON STREETS BEING APPROVED BY THE COUNTY

Old Business

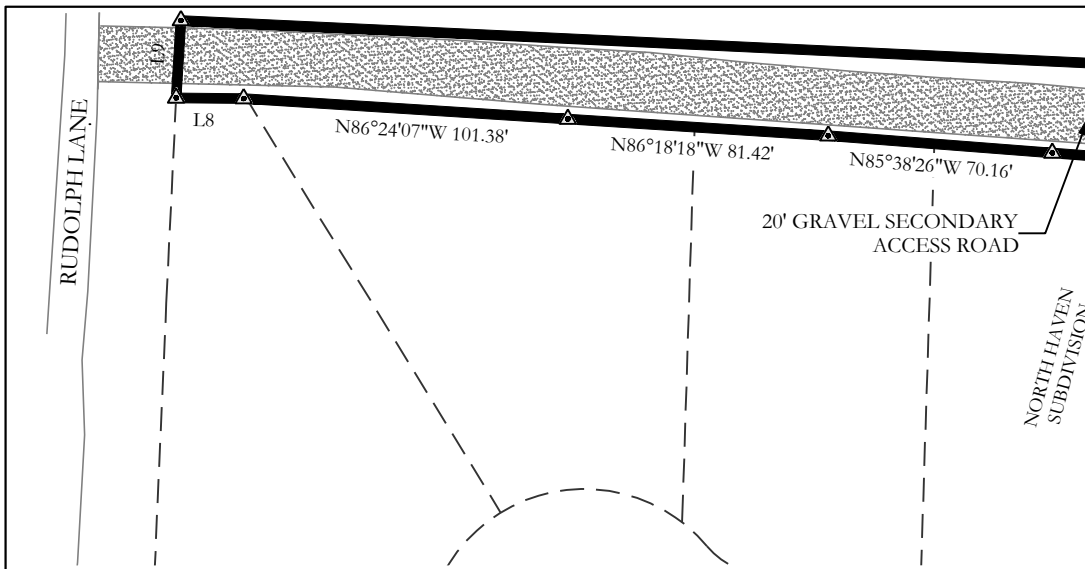
New Business

2. Hilldale Crossing Subdivision Phase 2 - Final Plat

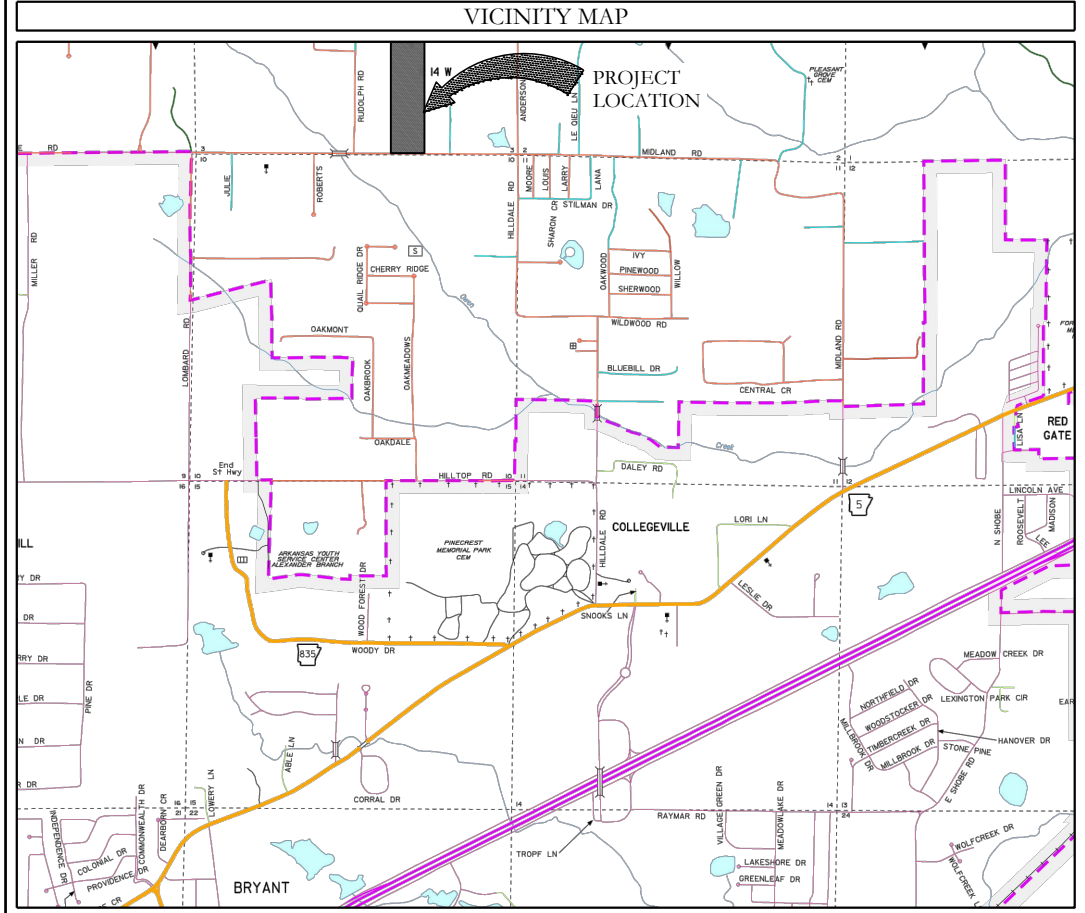
Hope Consulting - Requesting Final Plat Approval

- [0689-PLN-03.pdf](#)
- [0689-EAR-01.pdf](#)
- [0689-FNCE-01.pdf](#)
- [0689-ASB-03.pdf](#)
- [0689-ASB-04.pdf](#)
- [0689-ELC-01.pdf](#)
- [0689-APP-01.pdf](#)
- [0689-SWB-01.pdf](#)
- [0689-ADH-01.pdf](#)
- [0689-LTR-01.pdf](#)

Adjournments



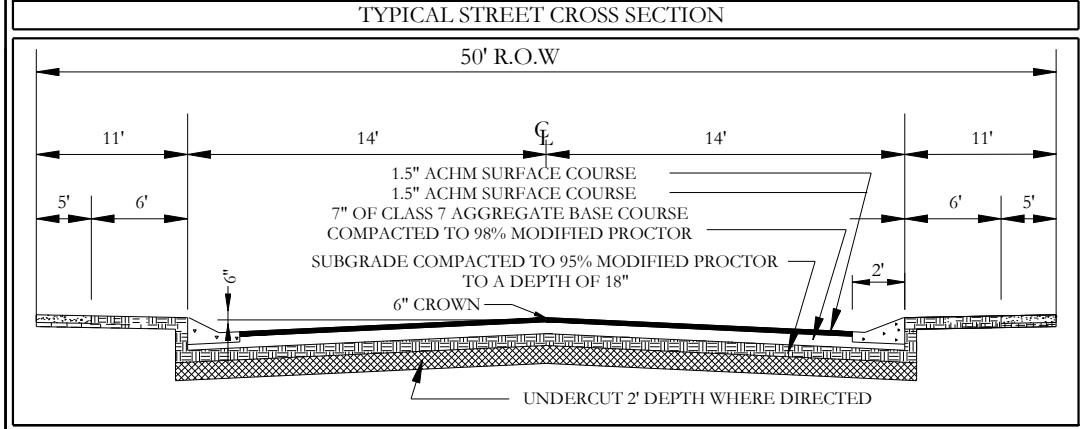
Curve #	Delta	Chord B & D	Arc Length	Arc Radius
C15	51°49'12"	N23°57'59"W 21.85'	22.61'	25.00'
C16	37°22'22"	N31°11'24"W 32.04'	32.61'	50.00'
C17	54°56'09"	N14°57'51"E 46.13'	47.94'	50.00'
C18	51°15'03"	N68°03'28"E 43.25'	44.72'	50.00'
C19	41°55'43"	S63°21'09"W 35.78'	36.59'	50.00'
C20	43°40'05"	S66°13'20"E 18.60'	19.05'	25.00'
C21	89°51'27"	N47°09'54"E 70.62'	78.42'	50.00'
C22	90°06'33"	N42°59'06"W 55.40'	59.35'	25.00'
C23	48°07'03"	S67°52'06"W 20.40'	21.01'	25.00'
C24	63°11'07"	S75°20'09"W 52.46'	55.23'	50.00'
C25	47°05'50"	N49°22'21"W 39.95'	41.10'	50.00'
C26	55°15'01"	N1°48'04"E 46.37'	48.22'	50.00'
C27	47°22'55"	N53°07'03"E 40.18'	41.35'	50.00'
C28	63°21'50"	S71°30'57"E 52.52'	55.30'	50.00'
C29	48°15'43"	S63°50'51"E 20.43'	21.04'	25.00'
C30	89°51'27"	N47°09'54"E 35.31'	39.21'	25.00'
C35	43°43'24"	S19°46'32"E 18.62'	19.08'	25.00'
C36	34°24'02"	S24°20'13"E 29.57'	30.02'	50.00'
C37	49°06'39"	S17°19'07"W 41.56'	42.86'	50.00'
C38	44°11'24"	S63°58'09"W 37.61'	38.56'	50.00'
C39	49°39'59"	S69°06'10"W 42.00'	43.34'	50.00'
C60	43°47'13"	N66°09'47"W 18.64'	19.11'	25.00'
C61	90°06'00"	S46°50'37"W 70.71'	78.54'	50.00'
C89	41°59'09"	N22°56'11"E 53.74'	54.96'	75.00'
C90	48°06'51"	N67°56'11"E 61.03'	62.85'	75.00'
C91	44°55'44"	N69°28'45"E 57.32'	58.81'	75.00'
C92	44°55'44"	N24°33'02"E 57.32'	58.81'	75.00'



PROPERTY DESCRIPTION:
PART OF THE WEST HALF OF THE SOUTHWEST QUARTER (SW 1/4 SE 1/4) OF SECTION 03, TOWNSHIP 01 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RAIL SPIKE, ACCEPTED AS THE SOUTHWEST CORNER OF THE SW 1/4 SE 1/4 OF SECTION 03; THENCE N01°58'17"E, A DISTANCE OF 43.65 FEET TO A POINT ON THE NORTH LINE OF HILLDALE ROAD; THENCE N01°57'07"E, ALONG THE EAST LINE THEREOF, A DISTANCE OF 918.94 FEET TO THE POINT OF BEGINNING; THENCE S88°03'23"E, DISTANCE OF 377.91 FEET; THENCE N01°56'37"E, DISTANCE OF 30.00 FEET; THENCE S88°03'23"E, DISTANCE OF 100.00 FEET; THENCE N01°53'30"E, DISTANCE OF 44.99 FEET; THENCE N89°57'06"E, DISTANCE OF 50.17 FEET; THENCE S88°03'23"E, DISTANCE OF 132.25 FEET TO A POINT ON THE WEST LINE OF THE E 1/2 SW 1/4 SE 1/4 OF SECTION 03; THENCE N07°40'8"E, ALONG THE WEST LINE OF SAID E 1/2 SW 1/4 SE 1/4 AND THE EAST LINE OF PHASES 1 AND 3 OF NORTH HAVEN SUBDIVISION, A DISTANCE OF 422.36 FEET TO THE SOUTHWEST CORNER OF THE E 1/2 NW 1/4 SE 1/4 OF SECTION 03; THENCE N01°46'52"E, ALONG THE NORTH LINE OF SAID PHASE 6 OF NORTH HAVEN SUBDIVISION THE FOLLOWING NINE (9) CURVES: N86°31'06"W, A DISTANCE OF 22.77 FEET; THENCE N84°02'24"W, A DISTANCE OF 131.54 FEET; THENCE N84°31'04"W, A DISTANCE OF 62.99 FEET; THENCE N85°46'50"W, A DISTANCE OF 67.99 FEET; THENCE N85°41'34"W, A DISTANCE OF 72.05 FEET; THENCE N85°38'26"W, A DISTANCE OF 70.16 FEET; THENCE N86°19'07"W, A DISTANCE OF 81.42 FEET; THENCE N86°24'07"W, A DISTANCE OF 101.38 FEET; THENCE N89°23'01"W, A DISTANCE OF 21.11 FEET TO THE NORTHWEST CORNER OF SAID PHASE 6 OF NORTH HAVEN SUBDIVISION; THENCE N03°27'25"E, A DISTANCE OF 24.22 FEET TO A POINT ON THE NORTH LINE OF THE S 1/2 NW 1/4 SE 1/4 OF SECTION 03, BEING 27.51 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE S87°08'31"E, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 655.61 FEET; THENCE LEAVING SAID NORTH LINE THEREOF, S01°48'09"W, A DISTANCE OF 58.87 FEET; THENCE S88°03'23"E, A DISTANCE OF 383.43 FEET; THENCE S02°05'10"W, A DISTANCE OF 30.00 FEET; THENCE S88°03'23"E, A DISTANCE OF 100.00 FEET; THENCE S27°09'07"E, A DISTANCE OF 58.18 FEET; THENCE S87°54'59"E, A DISTANCE OF 100.52 FEET TO A POINT ON THE EAST LINE OF THE NW 1/4 SE 1/4 OF SECTION 03; THENCE S01°36'20"W, ALONG THE EAST LINE THEREOF, A DISTANCE OF 106.83 FEET TO THE NORTHEAST CORNER OF THE E 1/2 SW 1/4 SE 1/4 OF SECTION 03; THENCE S01°50'30"W, ALONG THE EAST LINE THEREOF, A DISTANCE OF 332.99 FEET TO THE POINT OF BEGINNING, CONTAINING 367,423 SQUARE FEET, OR 8.44 ACRES, MORE OR LESS.

- NOTES:**
- TRACT C WILL BE UTILIZED AS A DRAINAGE, UTILITY AND ACCESS EASEMENTS THAT WILL BE MAINTAINED BY THE HILLDALE CROSSING IMPROVEMENT DISTRICT/PROPERTY OWNER ASSOCIATION.
 - ALL DRAINAGE PATHWAYS FROM TRACT C WILL BE INSPECTED, MAINTAINED, AND REPAIRED TO POINT OF DISCHARGE ON HILLDALE ROAD RIGHT-OF-WAY.



CERTIFICATIONS:

OWNER: HAVENS DEVELOPMENT, LLC
DEVELOPER: HAVENS DEVELOPMENT, LLC
 Name: 22095 L-30 #500
 Address: 22095 L-30 #500
 BRYANT AR 72022

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

Date of Execution _____ Name: _____
 Source of Title: D.R. BOOK 2020 PAGE: 007050

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

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

CERTIFICATE OF FINAL ENGINEERING ACCURACY:
 I, Kazim Tamizdul Islam, 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 complied with.

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

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

Date of Execution _____ Rick Johnson,
 Bryant Planning Commission Chairman

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 00125202400; Dated: 06/05/2020.

PROPERTY SPECIFICATIONS:	
OWNER: HAVENS DEVELOPMENT, LLC P.O. BOX 7745 LITTLE ROCK, AR 72217	AVERAGE LOT SIZE: 60 x 100' (6,000 S.F.) NUMBER OF LOTS: 37
DEVELOPER/SUBDIVIDER: HAVENS DEVELOPMENT, LLC P.O. BOX 7745 LITTLE ROCK, AR 72217	SOURCE OF WATER: WATER USERS SOURCE OF SEWER: BRYANT SOURCE OF ELECTRIC: FIRST ELECTRIC
ENGINEERS: HOPE CONSULTING INC. 117 S. MARKET STREET BRYANT, AR 72015	BUILDING SETBACKS: FRONT: 5' OR AS SHOWN REAR: 20' OR AS SHOWN SIDE: 5' OR AS SHOWN
NAME OF SUBDIVISION: HILLDALE CROSSING PHASE 2	UTILITY & DRAINAGE EASEMENTS: FRONT: 10' OR AS SHOWN REAR: 5' OR AS SHOWN SIDE: 5' OR AS SHOWN
INSTRUMENT # 2020-007050	

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

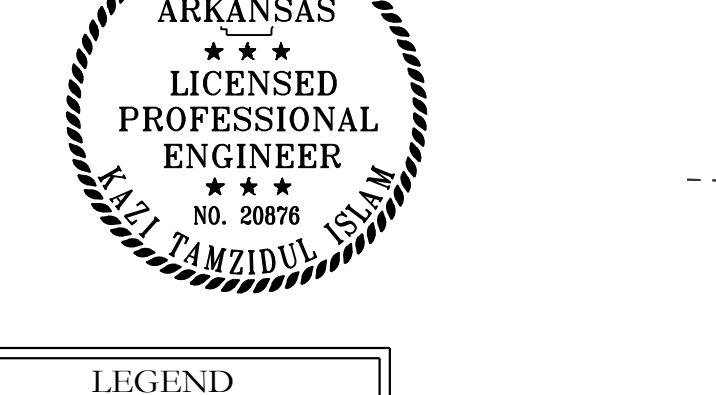
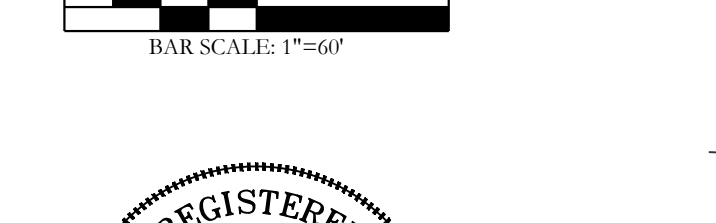
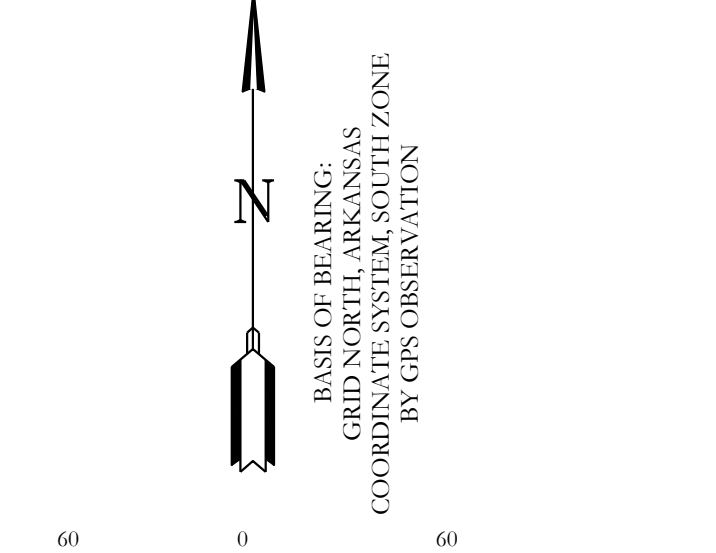
FOR USE AND BENEFIT OF:
HAVENS DEVELOPMENT, LLC

FINAL PLAT
HILLDALE CROSSING PHASE 2
 A SUBDIVISION IN SALINE COUNTY, ARKANSAS

DATE: 05/10/2023 C.A.D. BY: BJOHNSON DRAWING NUMBER:
 REVISIONS: CHECKED BY: SCALE: 1"=60'

500	1S	14W	0	3	330	62	1762
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Line #	Direction	Length
1.3	S46°06'12"E	30.78'
1.4	N42°59'06"W	25.00'
1.7	N86°33'06"W	22.77'
1.8	N89°23'01"W	21.11'
1.9	N37°27'25"E	24.22'



- LEGEND**
- Stop Sign
 - Street light
 - Fire Hydrant
 - Computed point
 - Found monument
 - Set #4 RB/Plas. Cap (SIP)
 - Decided (D)
 - Measured (M)
 - Platted (P)



WINKLER GARY & PAT
 SALINE COUNTY
 TAX PARCEL #0016389-001

MAINTENANCE OF DRAINAGE & DRAINAGE STRUCTURES WILL BE THE RESPONSIBILITY OF THE POA FROM THE OUTLET STRUCTURE TO HILLDALE ROW

RIGHT OF WAY TO BE DEDICATED TO SALINE COUNTY

RIGHT OF WAY TO BE DEDICATED TO SALINE COUNTY

POINT OF COMMENCEMENT RAIL SPIKE SE CORNER SW 1/4 SE 1/4, SECTION 3, T-01-S, R-14-W

May 23, 2023

Hope Consulting Engineers
129 N. Main Street
Benton, Arkansas

Subject: Gravel Exit Road
Hilldale Subdivision
Saline County

As requested, MTA Engineers visually inspected the gravel road in the back of the Hilldale Subdivision in Saline County. Visually there are no signs of rutting or yielding areas under traffic. A few areas are distressed due to weathering and traffic and unrelated to subgrade failures.

To verify that the gravel road has the required structural capacity to enable a 75,000 lb emergency without impairing movement, it was determined that the subgrade had an average CBR of 7 and the base had a CBR of 27. Based on the current visible condition and the calculated CBR design values, the current drives are sufficient to support 75,000 lb emergency vehicles without impairing movement structurally.

Sincerely,

A handwritten signature in black ink that reads "SRG" with a small arrow pointing to the right.

Steve Garrett, Ph.D., PE
Senior Geotechnical Engineer

FenceMasters & Decks of AR, INC.

Estimate

PO Box 1944

Benton, AR 72018 US

(501) 847-3700

srodgers@fencemastersar.com

www.fencemastersar.com



ADDRESS
Todd Havens 6588 West Minister Benton, AR 72019 US

ESTIMATE #	DATE
1544	05/17/2023

P.O. NUMBER

Retention Pond Fence

SALES REP

Shane

DATE	ACTIVITY	QTY	RATE	AMOUNT
	02 Site Work Install 6' Dog related pine privacy to enclose retention pond , 4 x4 post all set in concrete	350	29.00	10,150.00
	02 Site Work ****+ Todd please Let us know when to get started on this project	1	0.00	0.00

Thank you, have a great day!

Deposit:

A 50% deposit is due upfront before scheduling. If paying a credit card, add 3% for fees.

Balance:

Due upon completion.

Warranty is not valid until balance is paid in full.

Fencemasters is not responsible for warping of wood, property lines or damage to underground obstructions including utilities.

TOTAL

\$10,150.00

Balance is due upon completion.

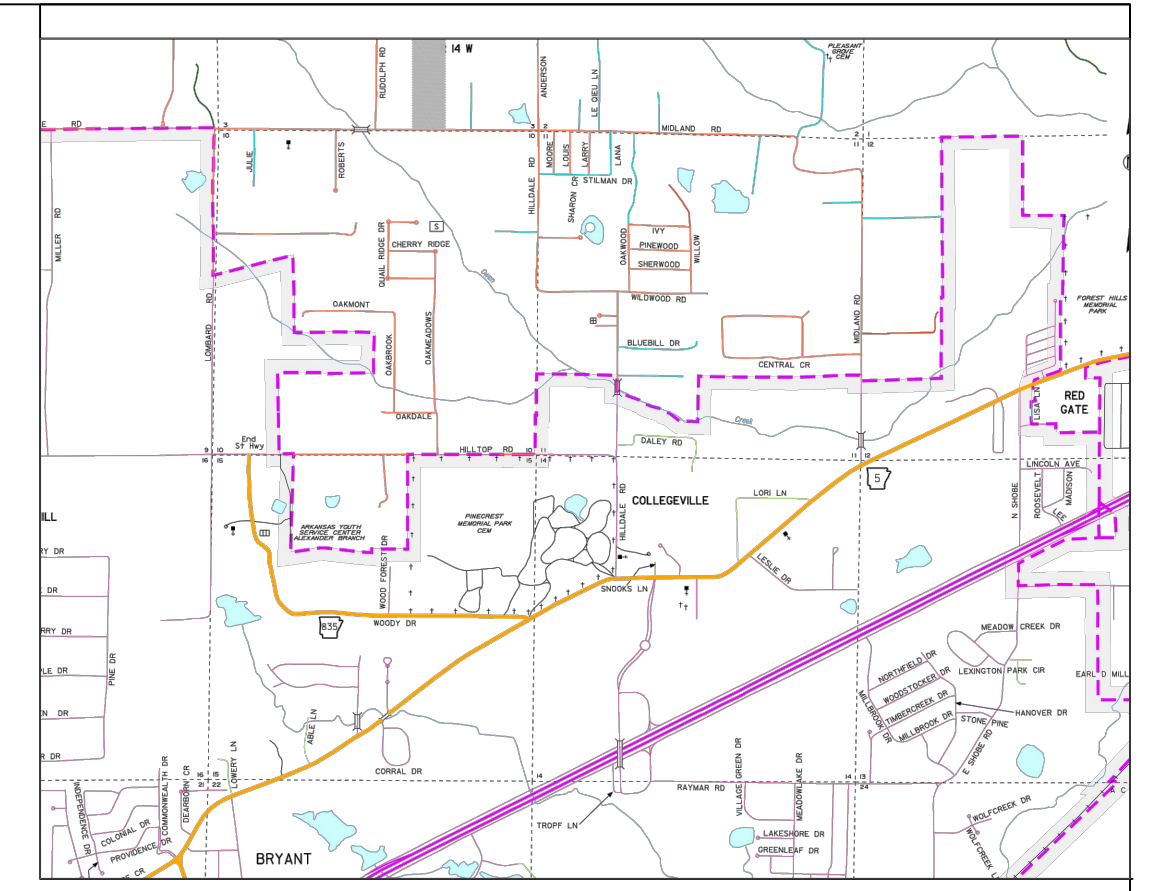
Warranty is not valid until balance is paid in full.

5% Late Fee after 30 Days

Accepted By

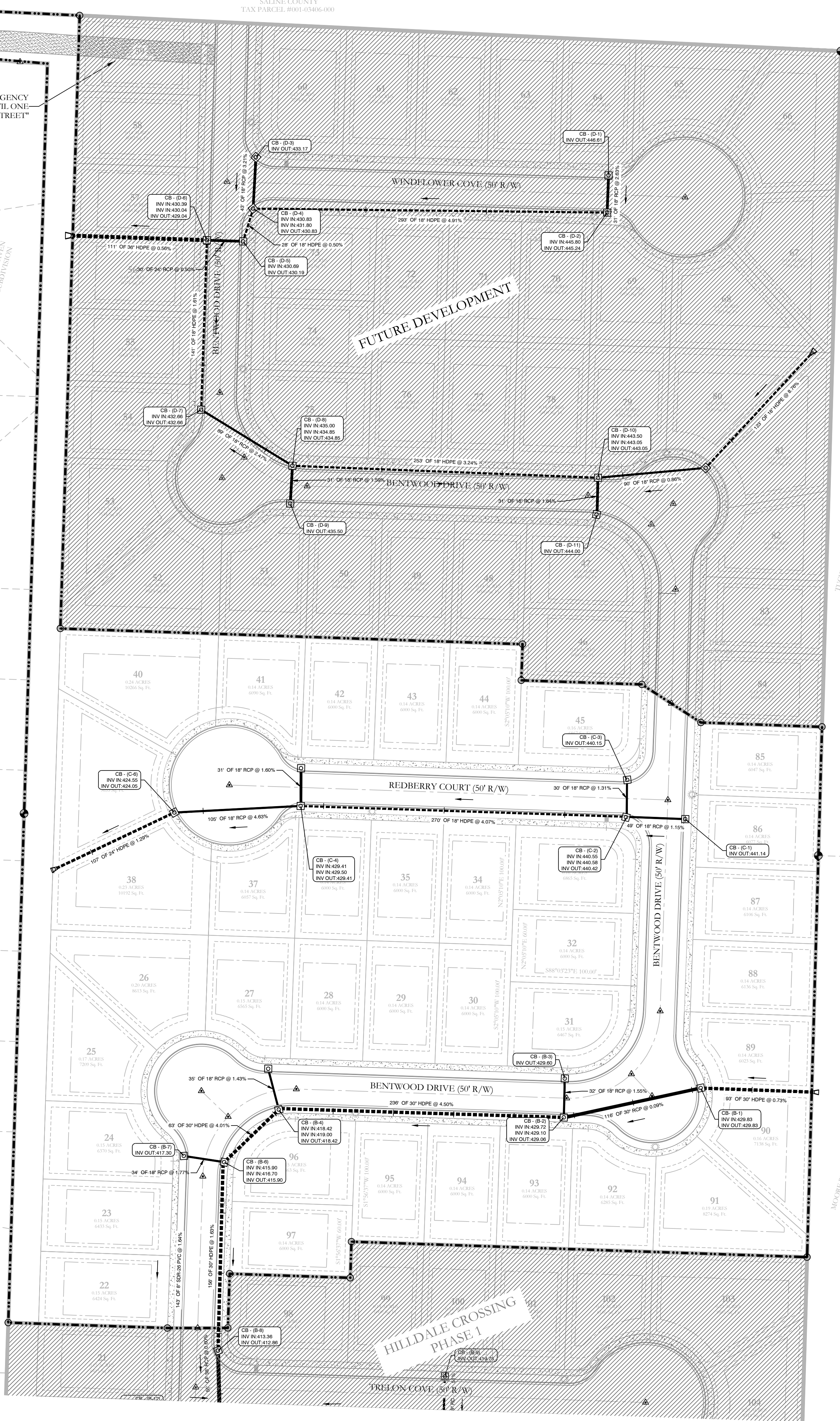
Accepted Date

Balance is due upon completion.
Warranty is not valid until balance is paid in full.
5% Late Fee after 30 Days



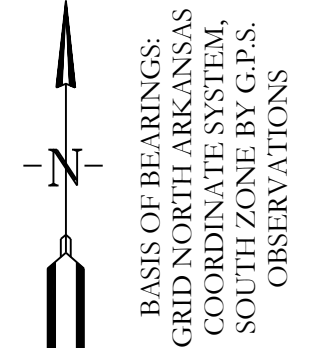
BOSSHART MARGARET
ALANNA S & KIMBERLY C.
SALINE COUNTY
TAX PARCEL #001-03406-000

LOT 59 RESERVED FOR TEMPORARY EMERGENCY VEHICLE ACCESS FROM RUDOLPH LANE UNTIL ONE STUB STREET OPENS TO A PUBLIC ACCESS STREET

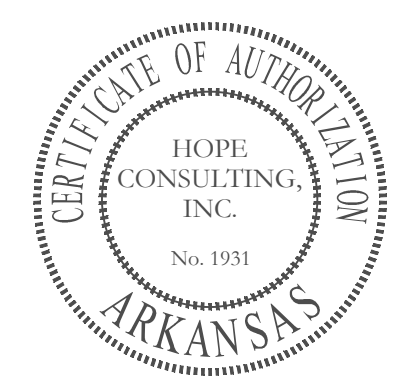


TUCKER CREEK & MEGAN
SALINE COUNTY
TAX PARCEL #001-03404-002

MOORE REDD LAGUE
SALINE COUNTY
TAX PARCEL #001-03412-004



DRAINAGE AS-BUILTS HILLDALE CROSSING PHASE 2 A SUBDIVISION IN SALINE COUNTY, ARKANSAS

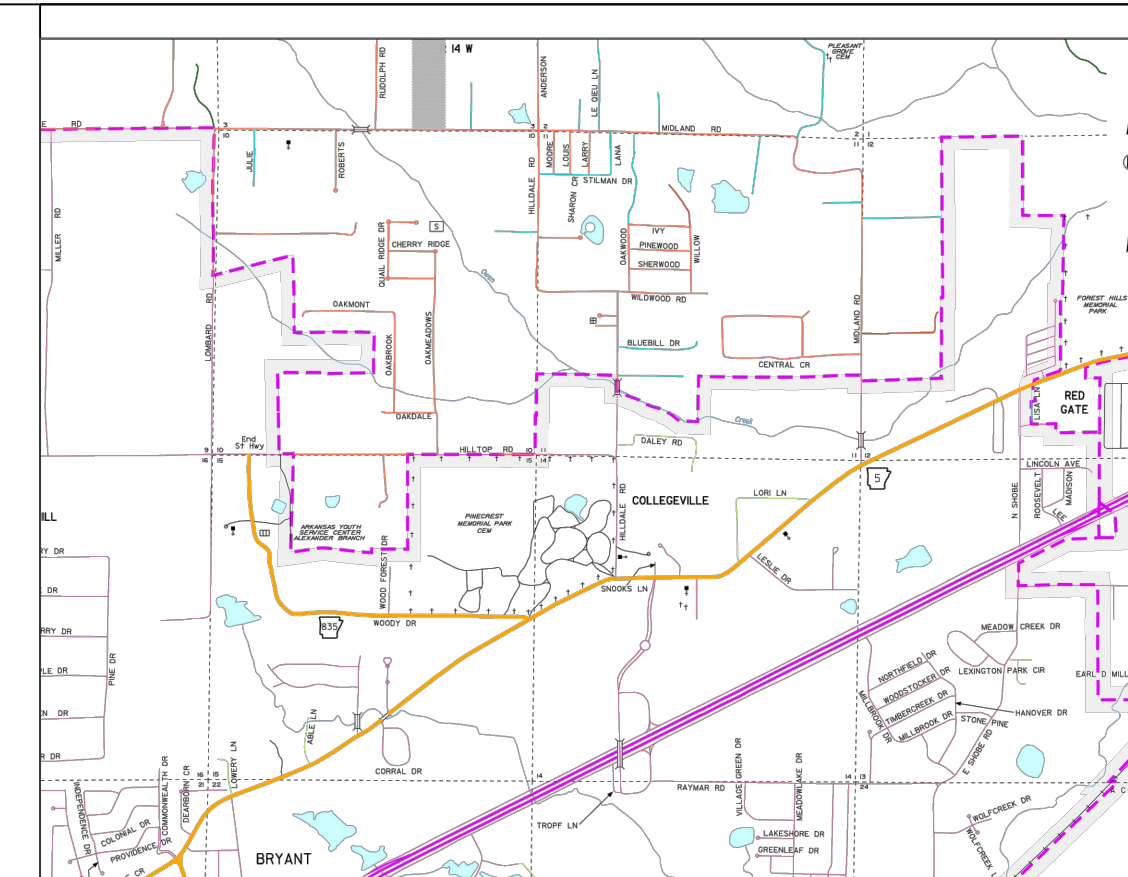


HOPE CONSULTING
ENGINEERS - SURVEYORS

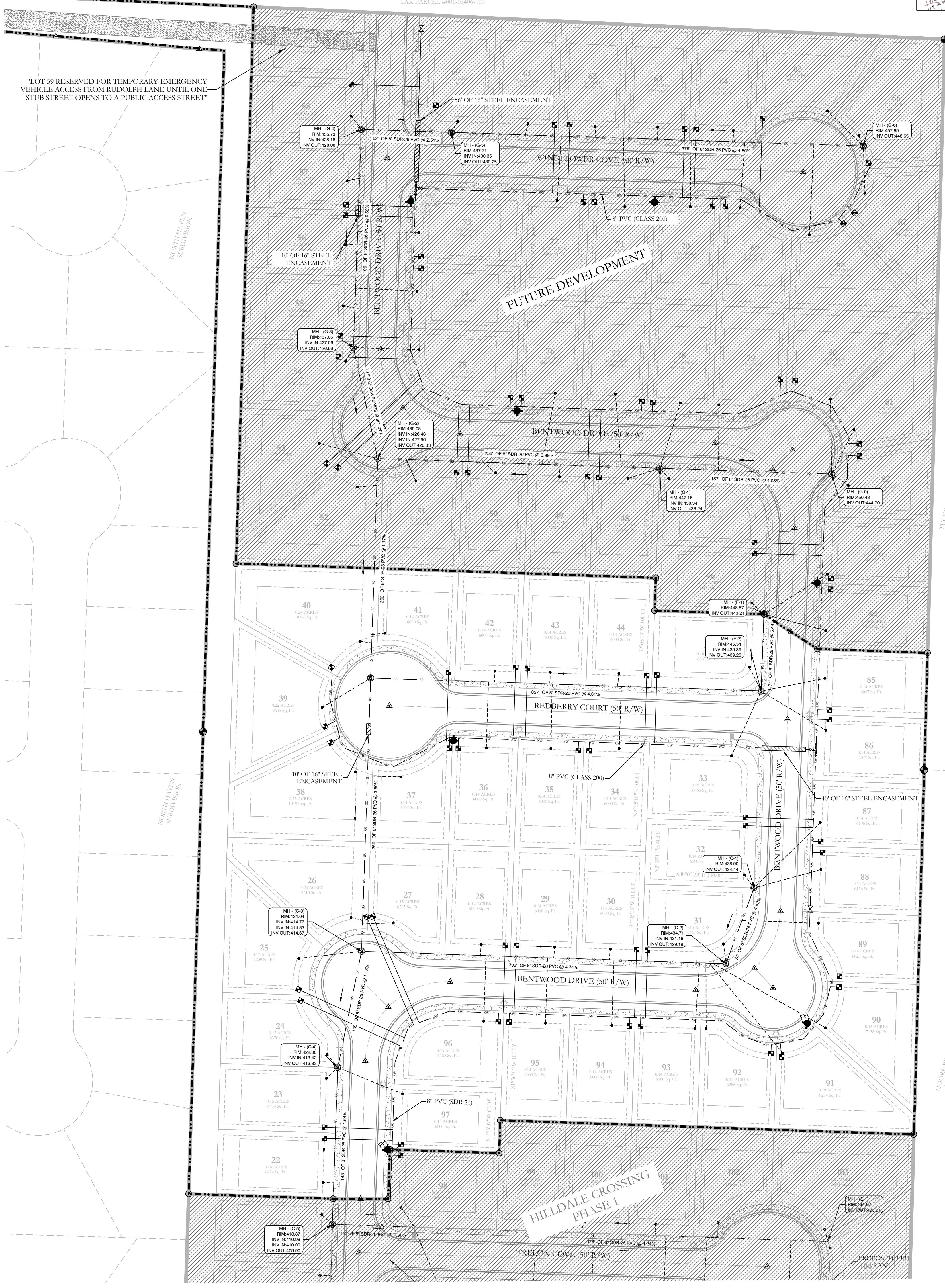
117 S. Market Street,
Benton, Arkansas 72015
PH. (501) 315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF: HAVENS DEVELOPMENT, LLC		
DRAINAGE AS-BUILTS PLAN HILLDALE CROSSING PHASE 2 A SUBDIVISION IN SALINE COUNTY, ARKANSAS		
DATE: 05/10/2023	C.A.D. BY: BJOHNSON	DRAWING NUMBER: 20-0169
REVISED:	CHECKED BY:	SCALE: 1"=50'
500	01S	14W 0 03 330 62 1762

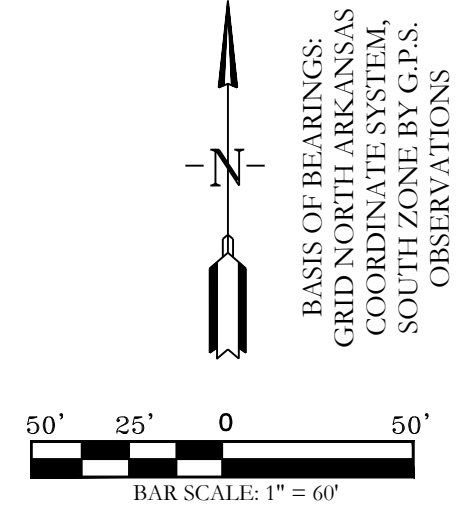
C:\APR\PROJECTS\2020\HILLDALE CROSSING\PHASE 2\HILLDALE CROSSING PHASE 2 AS-BUILTS 15-05-2023.DWG



BOSSHART MARGARET
ALANA S & KIMBERLY C
SALINE COUNTY
TAX PARCEL #001-03406-000



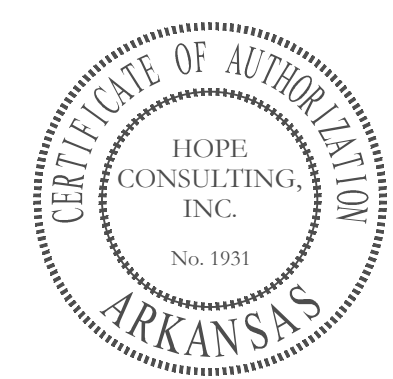
SANITARY SEWER AND WATER AS-BUILTS
HILLDALE CROSSING PHASE 2
A SUBDIVISION IN SALINE COUNTY, ARKANSAS



SEWER LEGEND:	WATER LEGEND:	TYPICAL FIRE HYDRANT:
AIR RELEASE VALVE	3" BLOW OFF	3" BLOW OFF
CLEAN OUT	GATE VALVE	REDUCER
ISOLATION VALVE	REDUCER	8"
SEWER SERVICE	WATER LINE	GATE VALVE
SEWER SERVICE	FIRE HYDRANT	FIRE HYDRANT
	DOUBLE WATER SERVICE	
	SINGLE WATER SERVICE	

NOTE: PROPOSED SEWER MAINS IS TO HAVE TRACER WIRE. ALSO A NON-BIODEGRADABLE TRENCH MARKING THE LINE AS "SEWER" MUST BE PLACED AT LEAST 18" ABOVE THE SEWER MAINS.

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



HOPE CONSULTING
ENGINEERS - SURVEYORS

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

FOR USE AND BENEFIT OF: HAVENS DEVELOPMENT, LLC		
WATER & SEWER AS-BUILTS PLAN HILLDALE CROSSING PHASE 2 A SUBDIVISION IN SALINE COUNTY, ARKANSAS		
DATE: 05/10/2023	C.A.D. BY: BJOHNSON	DRAWING NUMBER: 20-0169
REVISED:	CHECKED BY:	SCALE: 1"=50'
500	01S	14W 0 03 330 62 1762

K:\CADD\PROJECTS\2020\HILLDALE CROSSING PHASE 2\AS-BUILTS\20-0169.DWG



First Electric Cooperative Corporation

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

May 2, 2023

Mr. Truett-Smith
Planning Director
City of Bryant Planning and Development
210 S.W. Third Street
Bryant, Arkansas 72022

RE: Installation of Electrical facilities for Hilldale Crossing Phase Two

Dear Mr. Smith

This letter is to inform you that the developer for the above referenced subdivision has paid First Electric Cooperative all fees associated with the installation of electric facilities for the above referenced development. The underground conduits have been installed. The installation of the conductors, transformers, and street lighting will be completed as soon as contract crews become available. First Electric has requested that our contractor provide additional crews. The electric utility industry is currently experiencing a severe labor shortage.

We anticipate that the installation of the remaining equipment will take two weeks to complete as crews become available.

If you need additional information, please let me know.

Sincerely

A handwritten signature in blue ink, appearing to read "Randy Jones", is written over the typed name.

Randy Jones
Field Engineer



First Electric Cooperative Corporation

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

NOTICE OF CONSTRUCTION PAYMENT REQUIRED

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

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

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

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

Name:	E - SAMS HILL SUBDIVISION PHASE 2
Account Number:	
Job Description:	UG subdivision with 9 street lights
Service Address:	Sams Hill subdivision
City:	
Work Order Number:	64086123
Service Order Number:	
District:	BENTON
Design Technician:	Doug Hall
Notification Date:	2022-09-14
Payment Required:	\$3,500.00 + \$23,114.23

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

Bryant Planning Commission

Subdivision Checklist

Approved by
Bryant Planning Commission
07/14/2003 Revised 6/18/2007

Instructions

The attached checklist must be completed by the owner and subdivision engineer and must be submitted along with the Preliminary Plat Plan and other specified documentation for review and approval by the Planning Commission. The owner may not begin developing the subdivision until the review of the Preliminary Plat plan is approved.

No changes or alterations can be made to the approved Preliminary Plat Plan without Planning Commission approval.

When all lots have been surveyed, the utilities and drainage measures are in place, and roads have been constructed, the owner and engineer will submit a Final Plat Plan for approval by the Commission. This Final Plat Plan will incorporate all approved changes and will be verified by the City Engineer. No lots will be sold or rights-of-way and easements conveyed until the Final Plat has been submitted and approved.

Fees due to City of Bryant upon submission of Preliminary Plat application

- \$300.00 + \$3.00 per lot - for Subdivision preliminary plat review $\$300+(192*\$3)=\$876$
- \$250.00 or \$25.00 per lot (**whichever is greater**) - Stormwater Detention and Drainage Plan Engineering Fee $128*\$25.00=\$4,800$
- A Surety Bond or Cashier's check in the amount of 10% of the estimated development cost must be furnished within 10 days after Preliminary Plat approval.

Fees due to Bryant Water and Sewer Department upon submission of Final Plat application

- \$100 per lot - Water/Sewer Impact Fee
- \$100 per Subdivision Phase - Water/Sewer Flushing Fee

Fees due to City of Bryant upon submission of Final Plat application

- \$25.00 + \$1.00 per lot - for Subdivision Final Plat review

Subdivision Review= \$376

Stormwater Review= \$4,800

Total Fee Required= \$5,176

City of Bryant Subdivision Checklist

Subdivision/Project Name Midland Road Subdivision
Contact Person Jonathan Hope Phone 501-860-0467
Mailing Address 129 N Main Street Street Benton, Arkansas

I. BASIC INFORMATION NEEDED ON THE PLAT

- ✓ ▲ 1. Name of Subdivision/Project
- ✓ ▲ 2. Current zoning N/A Proposed R-1.S
- ✓ ▲ 3. Name and Address of owner of Record
- ✓ ▲ 4. Illustrate Source of Title giving deed record book and page number
- ✓ ▲ 5. Name & address of the sub-divider
- ✓ ▲ 6. Date of Survey
- ✓ ▲ 7. Vicinity map locating streets, highways, section lines, railroad, schools, & parks within ½ mile
- ✓ ▲ 8. Legal description of the property with exact boundary lines
- ✓ ▲ 9. Acreage of property
- ✓ ▲ 10. Number of Lots
- ✓ ▲ 11. Lot area in square feet
- ✓ ▲ 12. Lot lines with appropriate dimensions
- ✓ ▲ 13. Building setback lines
- ✓ ▲ 14. Preliminary Engineering certificate seal and signature on each page
- ✓ ▲ 15. Certificate of Engineering Accuracy
- ✓ ▲ 16. Certificate of Owner
- ✓ ▲ 17. Certificate of Final Plat Approval
- ✓ ▲ 18. Certificate of Recording
- ✓ ▲ 19. Show scale (not less than 1" = 100')
- ✓ ▲ 20. North Arrow
- ✓ ▲ 21. Show Title block
- ✓ ▲ 22. Show adjoining property owners
- ✓ ▲ 23. Layout of all proposed streets including traffic control devices (stop signs, speed limit, etc.)
- ✓ ▲ 24. Layout of all subdivision entrance street upgrades
- ✓ ▲ 25. Layout of all proposed alleys
- ✓ ▲ 26. Layout of all proposed sidewalk systems
- ✓ ▲ 27. Layout identifies any FEMA flood plain and flood way property within the 100-year flood elevation. (Provide Corp of Engineers 404 Permit if required)
- ✓ ▲ 28. Drainage easements for stormwater run-off and detention giving dimensions, locations, and purpose
- ✓ ▲ 29. Layout accommodates Master Street Plan segments within the boundaries
- ✓ ▲ 30. Street layout ties to existing adjoining subdivision stub-out streets and provides stub-out streets for future adjoining subdivisions.
- ✓ ▲ 31. Street width and right-of-way properly shown for each functional classification
- ✓ ▲ 32. Street centerlines showing angles of deflection, intersection, radii, length oftangents and arcs, and degree of curvature with basis of curve data
- ✓ ▲ 33. Typical cross section of streets
- ✓ ▲ 34. Location and name of existing streets
- ✓ ▲ 35. New street names that are not similar to existing street names
- ✓ ▲ 36. Show street lights
- ✓ ▲ 37. Show Fire Hydrant placement

- ✓ ▲ 38. Show and label all permanent & proposed easements
- ✓ ▲ 39. Any proposed open space must be shown
- ✓ ▲ 40. Show the direction and flow of all water courses entering the tract
- ✓ ▲ 41. Show the direction and flow of all water courses leaving the tract
- ✓ ▲ 42. The drainage area of all water courses above the points of entry.
- ✓ ▲ 43. The downstream drainage channel and drainage structures substantially impacted by the subdivision/project.
- ✓ ▲ 44. Show source of water supply
- ✓ ▲ 45. Show location of waste water connection to municipal main & sanitary sewer layout
- ✓ ▲ 46. A phasing plan outlining the boundaries for each phase

II. ADDITIONAL INFORMATION NEEDED, BUT NOT NECESSARILY ON THE PLAT

- ✓ ▲ 47. Natural features within the proposed subdivision including drainage channels, bodies of water, wooded areas, and other significant features
- ✓ ▲ 48. Existing streets, buildings, water courses, railroads. Culverts, utilities and easement on and adjacent to the tract.
- ✓ ▲ 49. Where method of disposal of wastewater is other than connection to a public waste water system, detailed information shall accompany the plat.
- ✓ ▲ 50. Calculations and field notes, including drainage calculations along with support drawing
- ✓ ▲ 51. Stormwater detention plan approval from City Engineer (attach copy of approval)
- ✓ ▲ 52. The Certificate of Preliminary Engineering Accuracy on each set of street and drainage plans.
- ✓ ▲ 53. ADA Accessibility Standard Form completed (and attached)
- ✓ ▲ 54. A Bill of Assurance has been prepared for this subdivision (and attached)
- ✓ ▲ 55. All lots comply with minimum square footage area and minimum lot width at the front building line
- ✓ ▲ 56. Street pavement design will be as specified by City or AHTD design procedures, approved by the City Engineer.
- ✓ ▲ 57. Made the "One Call" prior to site clearance or other excavation activity

III. PRELIMINARY PLAT ATTACHMENTS

(APPLICATION WILL NOT BE ACCEPTED UNTIL ALL ATTACHMENT REQUIREMENTS ARE MET)

- ✓ ▲ 58. Letter to Planning Commission stating your request
- ✓ ▲ 59. Completed Checklist
- ✓ ▲ 60. Completed agreement to provide performance assurance
- ✓ ▲ 61. Subdivider Performance Bond or Cashier's Check for infrastructure installation
- ✓ ▲ 62. Landscaping plan of any proposed common open space
- ✓ ▲ 63. Draft of Bill of Assurance proposed for the subdivision (if applicable)
- ✓ ▲ 64. 20 copies of Preliminary Plat Plan (folded) that includes vicinity map (minimum size 17" X 34" paper)
- ✓ ▲ 65. Two (2) IBM compatible diskettes or CDR's with pertinent data and Plat in CAD compatible .DXF electronic file format
- ✓ ▲ 66. Copy of Stormwater Detention approval
- ✓ ▲ 67. 2 copies Plan and profile of all streets
- ✓ ▲ 68. Receipt for \$300.00 + \$3.00 per lot for preliminary Subdivision fee
- ✓ ▲ 69. Receipt for \$250.00 or \$25.00 per lot (whichever is greater) for Stormwater Detention and Drainage Plan review
- ✓ ▲ 70. Copy of ADEQ Stormwater Pollution Prevention Plan for property parcel containing one acre or larger.

III. FINAL PLAT ATTACHMENTS


(APPLICATION WILL NOT BE ACCEPTED UNTIL ALL ATTACHMENT REQUIREMENTS ARE MET)

- ▲ 71. Letter to Planning Commission stating your request
- ▲ 72. Completed Checklist
- ▲ 73. 20 copies of Final Plat Plan (folded) that includes vicinity map (minimum size 17" X 34" paper)
- ▲ 74. Two (2) IBM compatible diskettes or CDR's with pertinent data and Plat in CAD compatible .DXF electronic file format
- ▲ 75. Bill of Assurance including provisions set out in Title 15 Subdivision Regulations 15.16.01
- ▲ 76. Copy of Water & Sewer Commission approval or....
- ▲ 77. State Health Department approval of any new water supply and/or sewage system.
- ▲ 78. Letter submitted by a Registered Professional Engineer, certifying that all infrastructure improvements and installations have been installed in accordance with the submitted construction plans and drawings and the standards established by the City of Bryant and are functioning properly.
- ▲ 79. Infrastructure Maintenance Bond or Cashier's check.
- ▲ 80. Check for \$25.00 + \$1.00 per lot for final Subdivision fee
- ▲ 81. Check for Water Sewer impact fees (\$100.00 Flushing Fee and \$100.00 impact fee per lot)

Midland Road Subdivision
Name of Subdivision _____

Jonathan Hope
Surveyor _____

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


Owner Signature _____

Kazi Islam
Engineer Signature _____

CITY USE

Preliminary Plat Approved _____

Planning Commission Date _____

Final Plat Approved _____

Planning Commission Date _____

Proof of Recording - County _____

County Clerk _____

Date _____



City of Bryant Stormwater Department

1019 SW 2nd St.

Bryant, Arkansas 72022

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

WARRANTY BOND PROCEDURES

For Stormwater Infrastructure Public & Private

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

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

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

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

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

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

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

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

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

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

Hilldale Crossing

Name of Project Site/Addition

Todd Havens

Applicant Name
(Print)



Applicant Name
(Signature)

Haven's Development, LLC

Applicant Business Name

2615 N Prickett Road Bryant, Arkansas

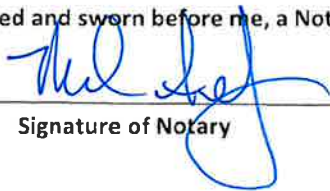
Applicant Mailing Address

Notarization

State of Arkansas

County of Saline

Subscribed and sworn before me, a Notary Public, on this 18th day of April, 2023.



Signature of Notary

Nov. 5, 2030

My commission expires:

Notary Seal Stamp Here:





Arkansas Department of Health

4815 West Markham Street • Little Rock, Arkansas 72205-3867 • Telephone (501) 661-2000

Governor Asa Hutchinson

José R. Romero MD, Secretary of Health

Engineering Section, Slot 37 Ph (501) 661-2623 Fax (501) 661-2032
www.healthy.arkansas.gov/eng After Hours Emergency (501) 661-2136

September 14, 2020

William McFadden PE
Hope Consulting
117 South Market Street
Benton, Arkansas 72015

RE: WATER AND SEWER EXTENSION
Sam's Hill Subdivision (Lots 1- 128) | Project #20-0169
Salem Water Users (PWS 492), Bryant, Saline County
Reference: ADH Project No. 62280
ADH Project No. 112190

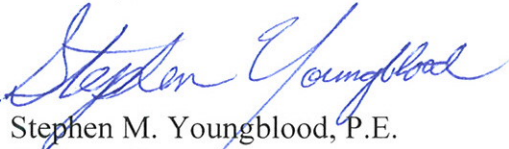
Dear Mr. McFadden:

The plans for the above-captioned project dated 8-28-19, and submitted to the Engineering Section on 9-4-20, have been reviewed and are hereby approved with the following conditions:

1. The Engineering Section relied upon the statements and representations made in the engineer's report, plans and specifications. In case any statement or representation in the aforementioned documents is found to be incorrect, this Approval may be revoked.
2. There shall be no deviation from the plans and specifications unless revised plans and specifications have been first submitted for review and written consent given.
3. The review and approval of the plans and specifications were for functional and sanitary features and in no way constitute an analysis of the structural design.
4. If construction on this project is not started within one year of the date affixed hereto, this Letter of Approval is void.
5. Construction shall be performed according to the Salem Water Users and Bryant Sewer standard specifications and details.
6. Construction inspection for this project shall be the responsibility of William McFadden PE (Hope Consulting).
7. All materials and components installed after January 3, 2014 in drinking water systems are required to comply with the federal definition of "lead free" contained in Public Law 111-380.

One set of the plans is being retained for our files and a copy is being returned to you. When submitting correspondence pertaining to this project, please include our reference number 112190.

Sincerely,

A handwritten signature in blue ink that reads "Stephen M. Youngblood". The signature is written in a cursive style with a large initial 'S'.

Stephen M. Youngblood, P.E.
Engineer Supervisor
Engineering Section

SMY: SGB: sgb

cc: Salem Water Association (PWS 492)
Bryant Wastewater (PSS S78)

HOPE
CONSULTING
ENGINEERS - SURVEYORS

March 6, 2023

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

RE: Hilldale Crossing-Hilldale Final Plat Phase 2

Dear Truett:

On behalf of the property owner, Hope Consulting is requesting the final review of this residential subdivision project located in the Bryant ETJ. This subdivision development consists of sewer provided by Bryant, Water provided by Water Users, and Electric provided by First Electric. We are submitting to start the review for the Final plat. It is the desire of our client to be on the April Planning Commission agenda.

The developer of this project is Todd and Callie Havens of Havens Development.

Todd Havens: todd@havensdev.com
Callie Havens: callie@havensdev.com

Please feel free to contact me with any questions or concerns or if I can be of any further assistance.

Sincerely,


Jonathan Hope

129 N MAIN ST. BENTON, ARKANSAS 72015
501-315-2626
WWW.HOPECONSULTING.COM