



Bryant Development and Review Committee Meeting

Boswell Municipal Complex - City Hall Conference Room

210 SW 3rd Street

Date: September 03, 2026 - **Time:** 9:00 AM

Invocation

Call to Order

Old Business

New Business

1. Lot 1 Elite District - Hwy 5 and Henry Ave - Final Plat

Zane Robbins - Requesting Recommendation for 1 Lot Subdivision Plat

- [1062-PLT-02.pdf](#)

2. Springhill Crossing - Springhill Rd - Preliminary Plat

Holloway Engineering - Requesting Recommendation for Preliminary Plat

- [1063-LTR-01.pdf](#)
- [1063-PLN-01.pdf](#)
- [1063-PLT-01.pdf](#)

3. Harpers Handcrafted LLC - 201 SW 3rd St. - Variance

Laine Harper - Requesting Recommendation for Sign Variance

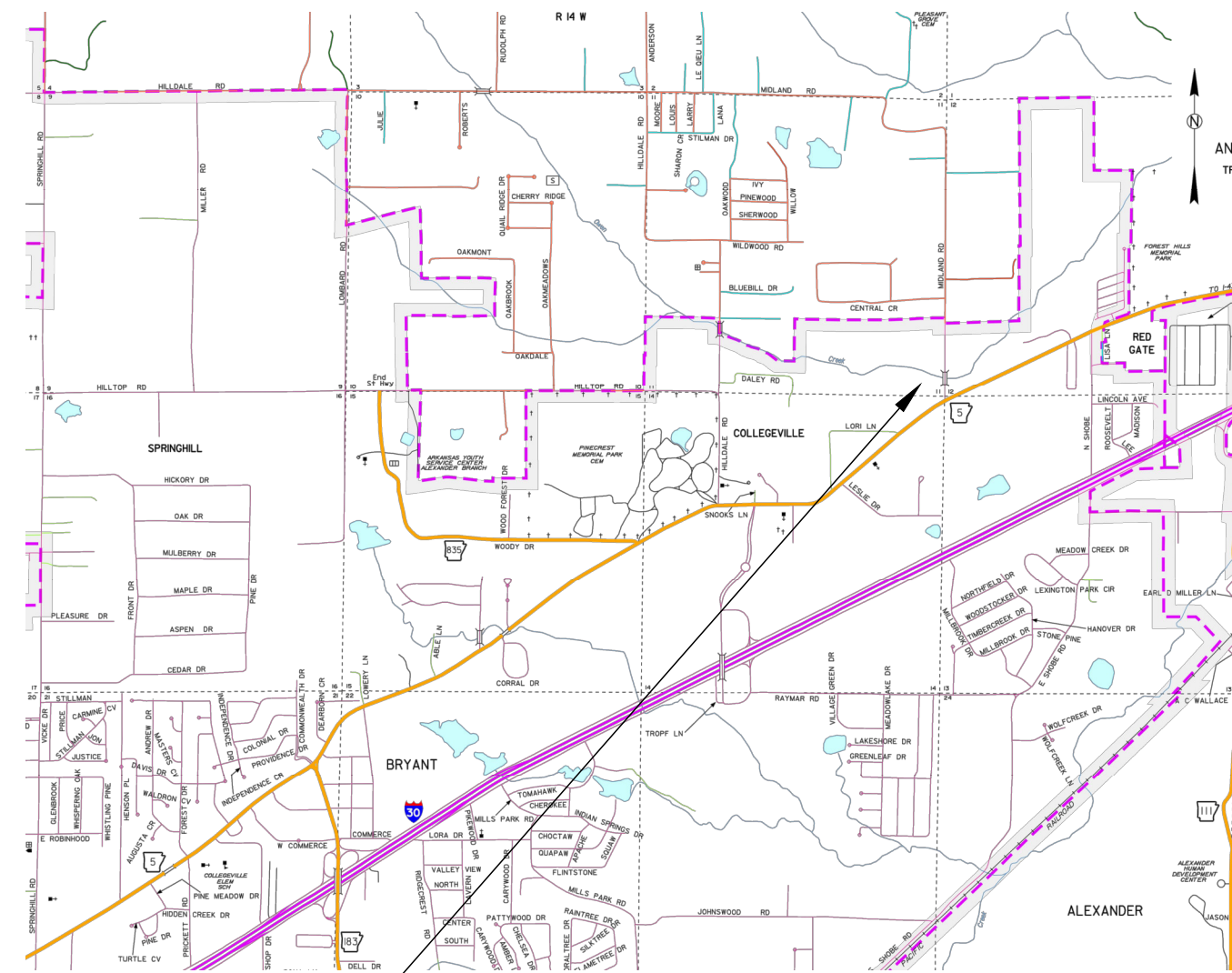
- [95357-APP-01.pdf](#)

Staff Approved

Permit Report

Adjournments

LEGEND OF SYMBOLS & ABBREVIATIONS			
	GAS METER		STORM DRAIN MANHOLE
	WATER METER		SEWER CLEANOUT
	GUY WIRE		NORTH
	POWER/UTILITY POLE		SOUTH
	TELEPHONE PEDESTAL		EAST
	SEWER MANHOLE		WEST
	WATER VALVE		AS MEASURED
	FIRE HYDRANT		PER DEED
	SIGNS		RECORDED
	LIGHT POLE		RIGHT-OF-WAY
	TELEPHONE MANHOLE		LANDSCAPED AREA
	GAS VALVE		CAPPED 1/2" REBAR
	SS SANITARY SEWER LINE		CONC.
	W WATER LINE		POINT OF COMMENCEMENT
	STORM SEWER PIPE		POINT OF BEGINNING
	ROADWAY CENTERLINE		CORRUGATED METAL PIPE
	UTILITY EASEMENT		REINFORCED CONCRETE PIPE
	BUILDING SETBACK LINE		EASEMENT
	R/W ROADWAY RIGHT-OF-WAY		HIGH DENSITY POLYETHYLENE
	OHE OVERHEAD ELECTRIC LINES		SUBDIVISION
	UGT UNDERGROUND TELEPHONE		FIRE DEPARTMENT CONNECTION
	G UNDERGROUND GAS		COTTON PICKER SPINDLE
	F.O. UNDERGROUND FIBER OPTIC		5/8" PIPE
	X FENCE		5/8" REBAR
	STEEL GUARD RAIL		1/2" REBAR
	[100] SURFACE CONTOUR LINE & ELEVATION		SURVEY NAIL
			TELEPHONE PULL BOX



SITE LOCATION

VICINITY MAP (NTS)

BRYANT, AR

SURVEY NOTES

S1. BASIS OF BEARING FOR THIS SURVEY IS BASED ON ARKANSAS STATE PLANE GRID SOUTH COORDINATES (NAD83 DATUM). MEASURED DISTANCES ARE GROUND DISTANCES.

SURVEY & DOCUMENT REFERENCES:

- WARRANTY DEED TO DANA-PAGA IN DEED BOOK 344, PAGE 456.
- DEED TO CENTRAL ARKANSAS DEVELOPERS, LLC. INSTRUMENT NO. 2006-058158.
- DEED TO CITY OF BRYANT. INSTRUMENT NO. 2006-058193.
- RIGHT OF WAY DEDICATION TO CITY OF BRYANT. INSTRUMENT NO. 2006-058190.
- RIGHT OF WAY PERMIT TO THE CITY OF BRYANT. INSTRUMENT NO. 2006-058188.
- PLAT OF KING'S CROSSING PHASE 1.

CURRENT OWNERSHIP INFORMATION

OWNER: PK2 PROPERTIES LLC
3525 HWY 5
BENTON AR 72019
PARCEL #840-11659-003

SOURCE:
SALINE COUNTY ASSESSOR

SURVEY CERTIFICATE

FOR USE AND BENEFIT: PK2 PROPERTIES, LLC

LOT 1 AS SURVEYED

PART OF THE NORTHEAST QUARTER OF NORTHEAST QUARTER, SECTION 14, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF OF LOT 1, KING'S CROSSING TO THE CITY OF BRYANT; THENCE SOUTH 02 DEG. 13 MIN. 35 SEC. WEST 224.51 FEET; THENCE NORTH 07 DEG. 50 MIN. 47 SEC. EAST 35.75 FEET; THENCE SOUTH 75 DEG. 08 MIN. 39 SEC. EAST 25.00 FEET; THENCE SOUTH 53 DEG. 27 MIN. 40 SEC. EAST 25.91 FEET; THENCE SOUTH 85 DEG. 53 MIN. 37 SEC. EAST 76.86 FEET; THENCE NORTH 51 DEG. 43 MIN. 03 SEC. EAST 267.62 FEET; THENCE NORTH 41 DEG. 33 MIN. 53 SEC. WEST 91.67 FEET; THENCE ALONG A NONTANGENTIAL CURVE TO THE LEFT WITH A RADIUS OF 100.00 FEET, LENGTH OF 27.50 FEET, CHORD BEARING AND DISTANCE OF NORTH 80 DEG. 27 MIN. 20 SEC. WEST 27.42 FEET; THENCE NORTH 87 DEG. 32 MIN. 34 SEC. WEST 258.35 FEET; THENCE NORTH 88 DEG. 07 MIN. 25 SEC. WEST 12.76 FEET TO THE POINT OF BEGINNING CONTAINING 1.53 ACRES (66,643.80 S.F.) MORE OR LESS.

UTILITY NOTES

U1. UTILITIES SHOWN ON THIS SURVEY ARE NOTED BY VISIBLE OBSERVATION COMBINED WITH INFORMATION OBTAINED FROM AVAILABLE SURVEYS AND UTILITY MAPS. LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS SURVEY MUST BE CONSIDERED TO BE APPROXIMATE AS NO EXCAVATION HAS TAKEN PLACE AS OF THIS DATE TO DETERMINE THEIR EXACT LOCATION. OTHER UTILITIES, TO WHICH THE EXISTENCE AND LOCATION ARE UNKNOWN, MAY BE LOCATED ON OR NEAR THE SUBJECT PROPERTY.

CERTIFICATE OF SURVEY ACCURACY

I, ZANE ROBBINS, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE OR VERIFIED BY ME, THAT ALL SURVEYING REQUIREMENTS OF THE STATE OF ARKANSAS AND CITY OF BRYANT SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH AND FILED FOR RECORD AS REQUIRED.

DATE OF EXECUTION

Zane Robbins
REGISTERED PROFESSIONAL LAND
SURVEYOR
NO. 1853 ARKANSAS

CERTIFICATE OF FINAL PLAT APPROVAL

ALL REQUIREMENTS OF THE BRYANT SUBDIVISION RULES AND REGULATIONS RELATIVE TO THE PREPARATION AND SUBMITTAL TO A FINAL PLAT HAVE BEEN FULFILLED, APPROVAL OF THIS PLAT IS HEREBY GRANTED, SUBJECT TO FURTHER PROVISIONS OF SAID RULES AND REGULATIONS.

SIGNED,

DATE OF EXECUTION

BRYANT PLANNING COMMISSION

DATE REVISIONS

PROPERTY ADDRESS:

8425 AR. STATE HWY NO. 5 N
ALEXANDER, AR. 72002

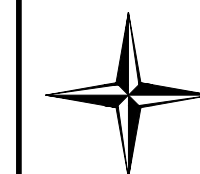
LOT 1, ELITE DISTRICT,
AN ADDITION TO THE CITY OF BRYANT,
SALINE COUNTY, ARKANSAS

FINAL PLAT

ROBBINS PROFESSIONAL LAND SERVICES
INCORPORATED

SURVEYING | GIS | CONSTRUCTION STAKING

PO BOX 591 | BRYANT, ARKANSAS 72809
OFFICE: 501-655-0509 | EMAIL: ZANE@ROBBINSLAND.COM



DRAWN BY ZR

CHECKED BY ZR

DATE 8-12-26

SCALE 1"=20'

PROJECT No. 2024105

SHEET 1

PAGE 1 of 1

CERTIFICATE OF OWNER

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

DATE OF EXECUTION

SIGNED

NAME PK2 PROPERTIES LLC

ADDRESS 3525 HWY 5

BENTON, AR 72011

FLOOD STATEMENT

BY GRAPHIC PLOTTING ALONE, ACCORDING TO FEMA FORM #05125C0240E, DATED JUNE 5, 2020, THIS PROPERTY LIES IN ZONE "X", AREAS OF MINIMAL FLOOD HAZARD.

PLAT CODE: 500-015-14W-0-14-110-62-1853

1.53 ACRES IN THE NE 1/4 SEC. 14 T-1-S, R-14-W

SOURCE OF TITLE: INSTRUMENT NO. 2024-005386 & 2026-001583



HOLLOWAY ENGINEERING

SURVEYING & CIVIL DESIGN

200 Casey Drive, Maumelle, AR 72113 | Work: 501.851.3366

August 26, 2026

City of Bryant
Planning and Development
210 W. 3rd Street
Bryant, AR 72022

Re: Preliminary Plat for Springhill Crossing Residential Subdivision, Bryant, Saline County,
Arkansas

Dear Reviewer,

We are requesting to be placed on the September 3, 2026, Development Review Committee agenda.

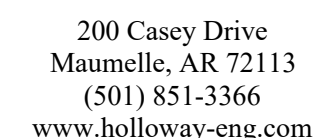
Please find attached the completed checklist, completed Agreement to Provide Performance Assurance, draft Bill of Assurance, and 20 copies of the Preliminary Plat.

Also attached are two (2) copies of the civil construction plans, which include the plan and profile of all streets, and the ADEQ SWPPP Plan, which includes the seeding of open spaces.

Please let us know if you need any additional information or have any questions, please call me at 501-851-3366.

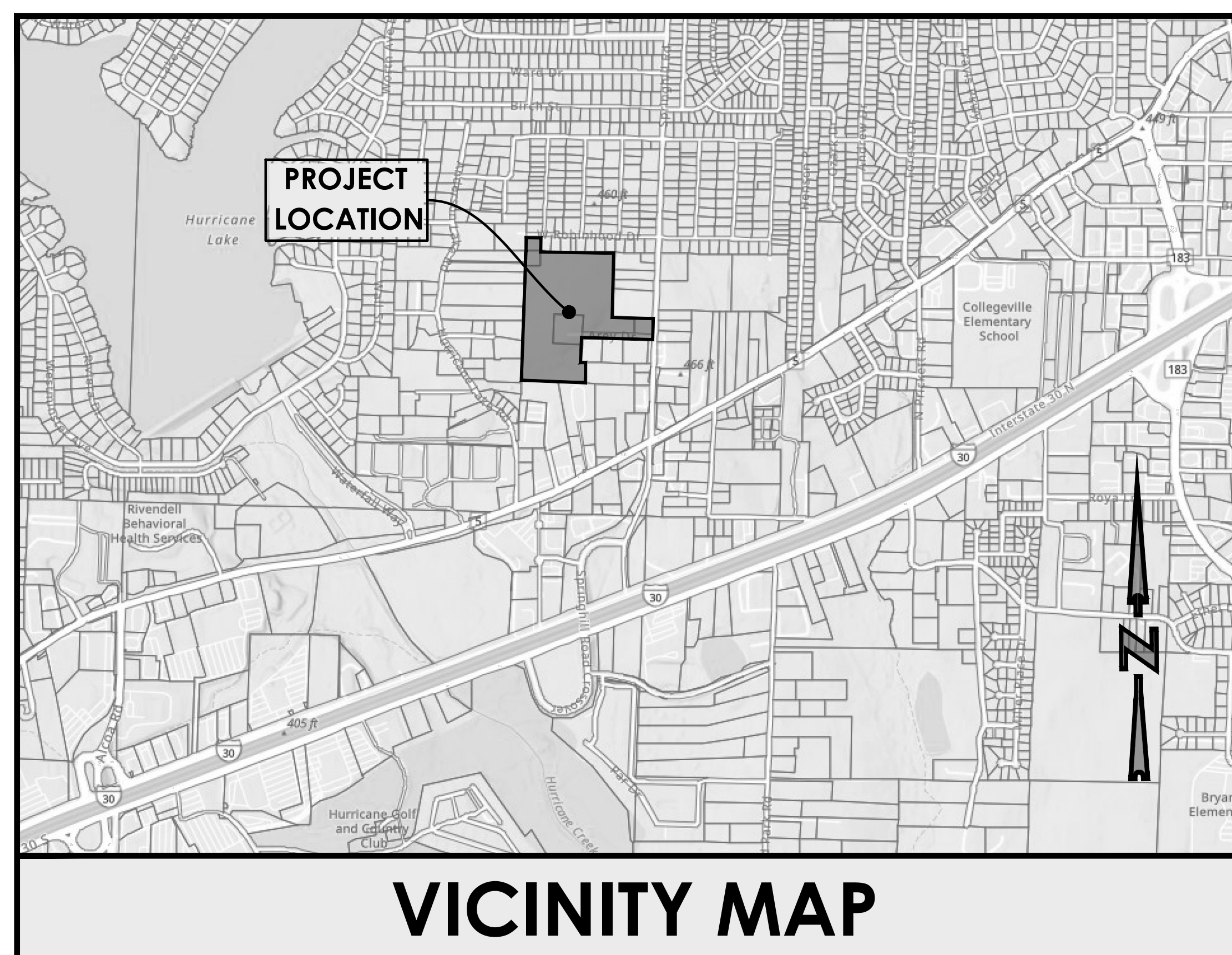
Sincerely,

Roy C. Andrews, PE



HOLLOWAY ENGINEERING JOB NO. 2026-071

LEGEND		
PROPOSED	DESCRIPTION	EXISTING
 W	WATER LINE	 W
 G	GAS LINE	 G
 SS	SANITARY SEWER LINE	 SS
 FO	FIBER OPTIC LINE	 FO
 UGT	UNDERGROUND PHONE LINE	 UGT
 OHE	OVERHEAD ELECTRIC LINE	 OHE
 UGE	UNDERGROUND ELECTRIC LINE	 UGE
	STORM DRAINAGE PIPE	
	DRAINAGE STRUCTURE - NO.	
 UGTV	CATV CABLE LINE	 UGTV
 X	FENCE	 X
	DITCH FLOW LINE	
	CURB INLET/JUNCTION BOX	
	CONTROL POINT	
	GAS METER	
	GAS REGULATOR	
	WATER METER	
	WATER VALVE	
	FIRE HYDRANT	
	AIR RELEASE VALVE	
	FIRE DEPARTMENT CONNECTION	
	GUY ANCHOR	
	UTILITY POLE	
	LIGHT POLE	
	ELECTRICAL BOX	
	SANITARY MANHOLE	
	SANITARY SEWER CLEAN-OUT	
	TELEPHONE PEDESTAL/RISER	
	SIGN	



SHEET LIST TABLE	
Sheet Number	Sheet Title
C0.00	COVER SHEET
C0.01	PRELIMINARY PLAT (1 OF 3)
C0.02	PRELIMINARY PLAT (2 OF 3)
C0.03	PRELIMINARY PLAT (3 OF 3)
C1.00	ROADWAY OVERVIEW
C1.01	SPRINGHILL CROSSING P&P (1 OF 2)
C1.02	SPRINGHILL CROSSING P&P (2 OF 2)
C1.03	DYLAN RIDGE P&P (1 OF 2)
C1.04	DYLAN RIDGE P&P (2 OF 2)
C1.05	AUSTIN TRAIL P&P
C1.06	LEXIE LOOP P&P (1 OF 2)
C1.07	LEXIE LOOP P&P (2 OF 2)
C1.08	MACEY TRAIL P&P
C1.09	LEXIE TRAIL P&P (1 OF 2)
C1.10	LEXIE TRAIL P&P (2 OF 2)
C1.50	ROADWAY DETAILS
C2.00	GRADING & DRAINAGE OVERALL
C2.01	GRADING & DRAINAGE PLAN (2 OF 3)
C2.02	GRADING & DRAINAGE PLAN (3 OF 3)
C2.03	STORM SEWER OVERVIEW
C2.04	STORM SEWER P&P MAIN 1
C2.05	STORM SEWER P&P MAIN 2 (1 OF 2)
C2.06	STORM SEWER P&P MAIN 2 (2 OF 2)

C2.07	STORM SEWER P&P MAINS 3-5 & LATERALS
C2.50	GRADING & DRAINAGE DETAILS
C3.00	SWPPP-EROSION CONTROL PLAN INITIAL
C3.01	SWPPP-EROSION CONTROL PLAN INTERMEDIATE
C3.02	SWPPP-EROSION CONTROL PLAN FINAL
C3.10	SWPPP DETAILS
C4.00	UTILITY COORDINATION PLAN
C5.00	SANITARY SEWER OVERVIEW
C5.01	SANITARY SEWER P&P MAIN 1 (1 OF 5)
C5.02	SANITARY SEWER P&P MAIN 1 (2 OF 5)
C5.03	SANITARY SEWER P&P MAIN 1 (3 OF 5)
C5.04	SANITARY SEWER P&P MAIN 1 (4 OF 5)
C5.05	SANITARY SEWER P&P MAIN 1 (5 OF 5)
C5.06	SANITARY SEWER P&P LATERAL 1
C5.07	SANITARY SEWER P&P MAIN 2 (1 OF 3)
C5.08	SANITARY SEWER P&P MAIN 2 (2 OF 3)
C5.09	SANITARY SEWER P&P MAIN 2 (3 OF 3)
C5.10	SANITARY SEWER P&P LATERAL 2
C5.11	SANITARY SEWER P&P LATERAL 3
C5.50	SANITARY SEWER DETAILS (1 OF 2)
C5.51	SANITARY SEWER DETAILS (2 OF 2)
C6.00	WATER PLAN
C6.50	WATER DETAILS (1 OF 2)
C6.51	WATER DETAILS (2 OF 2)

DATE	PLAN SET	SHEET NO.

OWNER / DEVELOPER

BROCK CUSTOM HOMES
PO BOX 11140
CONWAY, AR 72034

ENGINEER/ SURVEYOR

HOLLOWAY ENGINEERING
200 CASEY DRIVE
MAUMELLE, AR 72113
(501) 851-3366

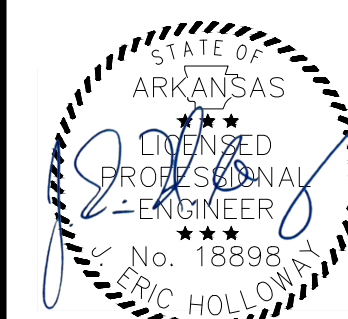


**Know what's below.
Call before you dig.**

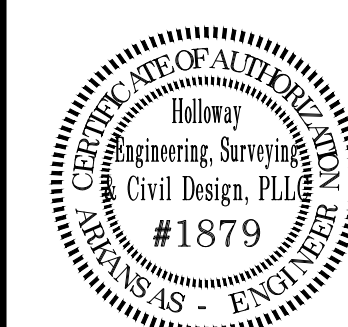
CAUTION: UNDERGROUND UTILITIES EXIST WITHIN AND ADJACENT TO THE LIMITS OF CONSTRUCTION AND AN ATTEMPT HAS BEEN MADE TO LOCATE THESE UTILITIES ON THE PLANS. HOWEVER, ALL EXISTING UTILITIES MAY NOT BE SHOWN AND THE ACTUAL LOCATIONS OF THE UTILITIES MAY VARY FROM THE LOCATIONS SHOWN. PRIOR TO BEGINNING ANY TYPE OF EXCAVATION, THE CONTRACTOR SHALL CONTACT THE UTILITIES INVOLVED AND MAKE ARRANGEMENTS FOR THE LOCATION OF THE UTILITIES ON THE GROUND. THE CONTRACTOR SHALL MAINTAIN THE UTILITY LOCATION MARKINGS UNTIL THEY ARE NO LONGER NECESSARY. ARKANSAS STATE LAW, THE UNDERGROUND FACILITIES DAMAGE PREVENTION ACT, REQUIRES TWO WORKING DAYS ADVANCE NOTIFICATION THROUGH THE ARKANSAS ONE-CALL SYSTEM CENTER BEFORE EXCAVATING USING MECHANIZED EQUIPMENT OR EXPLOSIVES (EXCEPT IN THE CASE OF AN EMERGENCY). THE ONE-CALL SYSTEM PHONE NUMBER IS 1-800-482-8998. THE CONTRACTOR IS ADVISED THAT THERE IS A SEVERE PENALTY FOR NOT MAKING THIS CALL. NOT ALL UTILITY COMPANIES ARE MEMBERS OF THE ARKANSAS ONE-CALL SYSTEM; THEREFORE, THE CONTRACTOR IS ADVISED TO CONTACT ALL NON-MEMBER UTILITIES, AS WELL AS THE ONE-CALL SYSTEM.

SPRINGHILL CROSSING
BRYANT, SALINE COUNTY, ARKANSAS

COVER SHEET

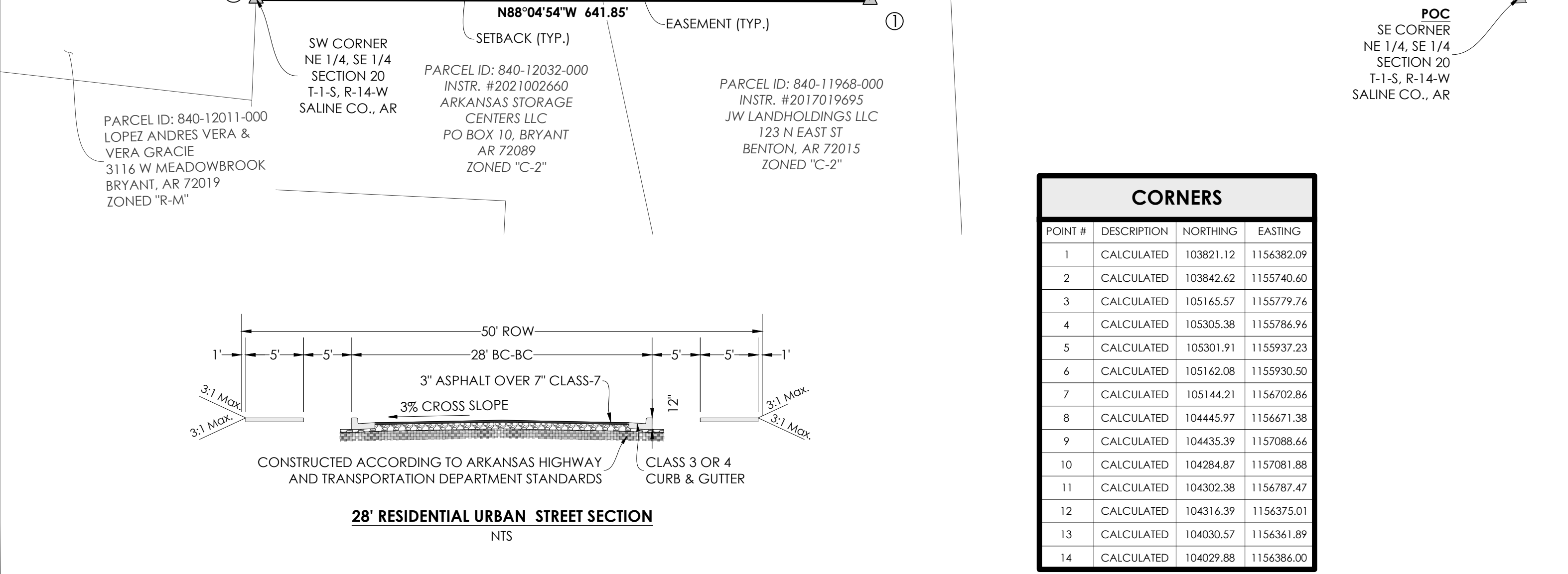
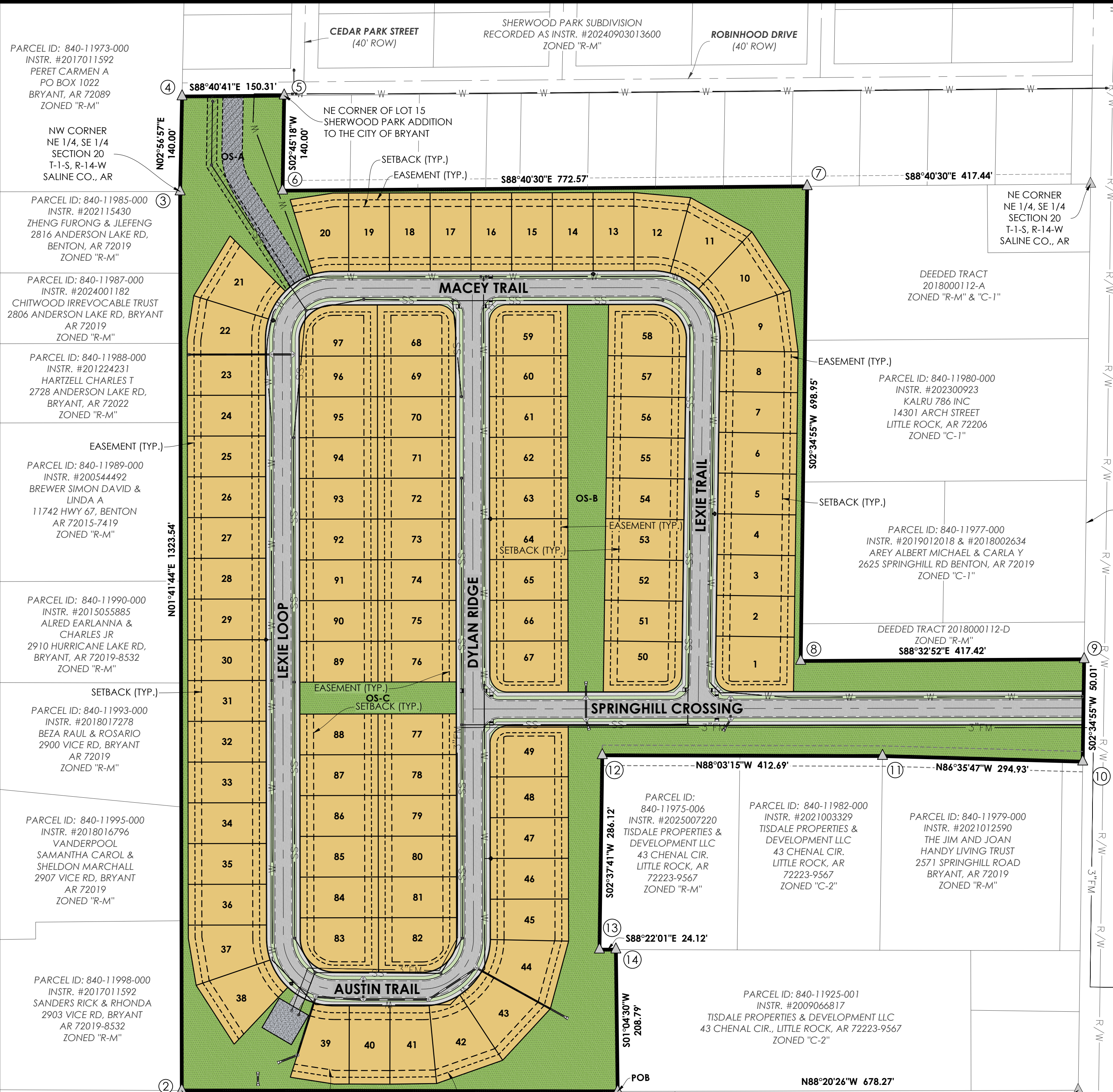


8/26/26



JOB NO.: 2026-071
DATE: 8/26/26
SHEET NUMBER:

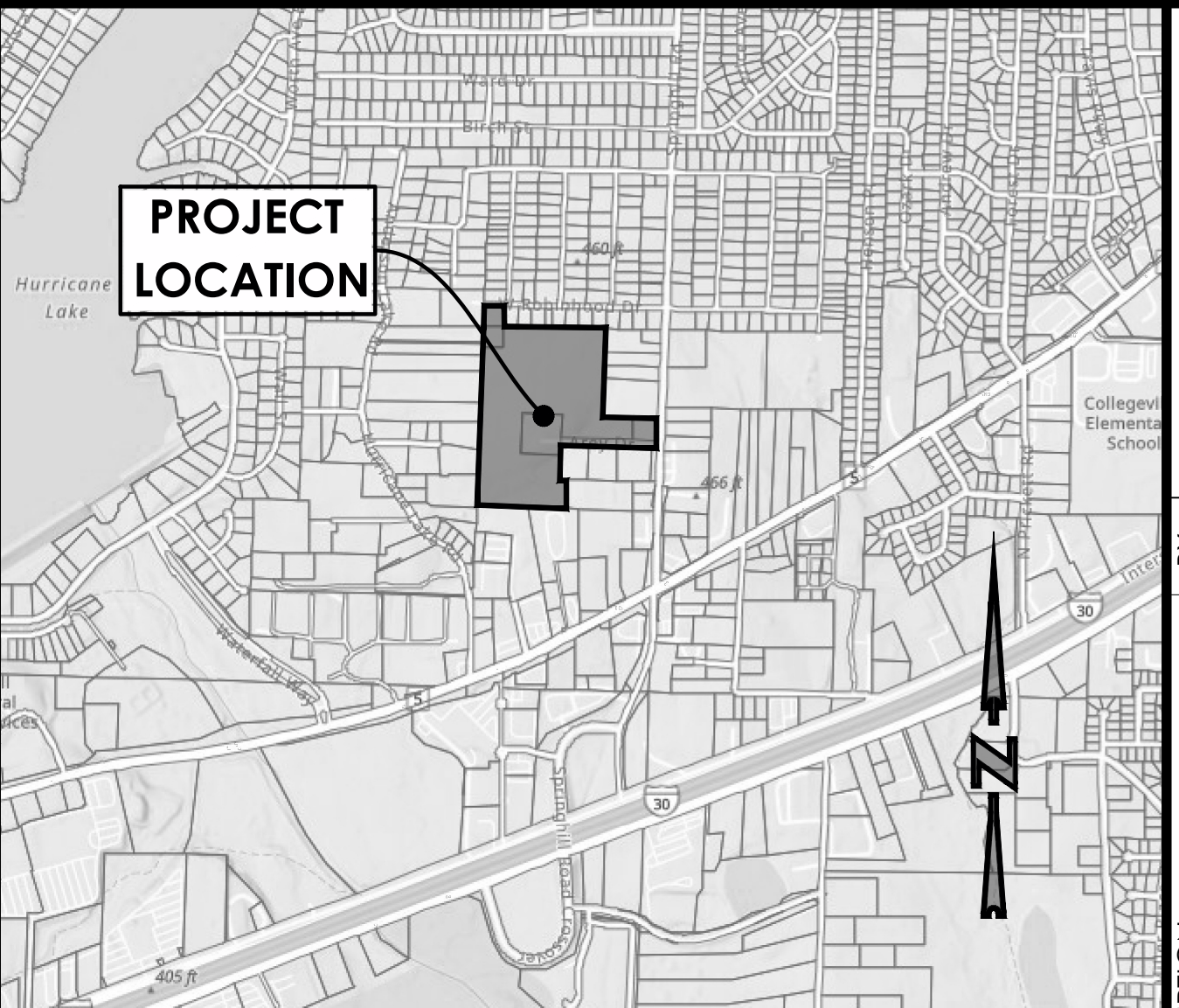
C0.00



LEGEND	
PROPOSED	DESCRIPTION
	BOUNDARY FINAL
	BOUNDARY ADJOINER
	EASEMENT
	BUILDING SETBACK
	WATER LINE
	SANITARY SEWER LINE
	STORM DRAINAGE PIPE
	FD MONUMENT (AS NOTED)
	SET MONUMENT (AS NOTED)
	CALCULATED POINT
	CURB INLET/JUNCTION BOX
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	SANITARY SEWER MANHOLE

TOTAL PARCEL SIZE	26.535 ACRES
PROPOSED USAGE	RESIDENTIAL "R-M"
COMMON OPEN SPACE	5.484 ACRES (20.67%)
LENGTH OF NEW ROADS	4354 LF
MINIMUM LOT SIZE	0.158 AC
# OF LOTS (RESIDENTIAL)	97 LOTS
LOTS PER GROSS ACRE	3.655 LOTS/ACRE
AVERAGE LOT SIZE	0.166 AC

OPEN SPACE:	
TRACT A	4.501 AC
TRACT B	0.735 AC
TRACT C	0.248 AC
TOTAL:	5.484 AC



PRELIMINARY PLAT
OF
SPRINGHILL CROSSING
BRYANT, SALINE COUNTY, ARKANSAS
8/26/26
ZONED "R-M"

TRACT 2018000112-F 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 THIS PLAT.

DATE CAROLYN COUNTS
324 OSMOND LN
BISMARCK, AR 721929
INSTRUMENT NO. 2018000112

TRACT 2018004312 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 THIS PLAT.

DATE CAROLYN R. COUNTS WALLACE
324 OSMOND LN
BISMARCK, AR 71929
INSTRUMENT NO. 2018004312

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY
I, J. ERIC HOLLOWAY, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE OR VERIFIED BY ME THAT ALL SURVEYING REQUIREMENTS OF THE STATE OF ARKANSAS AND CITY OF BRYANT SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH AND FILED FOR RECORD AS REQUIRED.

8/26/26
DATE J. ERIC HOLLOWAY
PROFESSIONAL SURVEYOR NO. 1803, AR

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY
I, J. ERIC HOLLOWAY HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A PLAT MADE BY ME, AND THAT ENGINEERING REQUIREMENTS OF THE BRYANT SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH.

8/26/26
DATE J. ERIC HOLLOWAY
PROFESSIONAL ENGINEER
AR-NO. 18898

TRACT 2007077496 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 THIS PLAT.

DATE BETTY L. HOPPER & BILLY R. HOPPER
271 MOCCASIN LANE
BISMARCK, AR 71929-6435
INSTRUMENT NO. 2007077496

TRACT 1998014967 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 THIS PLAT.

DATE CAROLYN A. COUNTS
ADDRESS
CITY, AR ZIP
INSTRUMENT NO. 1998014967

CERTIFICATE OF PRELIMINARY PLAT APPROVAL
PURSUANT TO THE CITY OF BRYANT SUBDIVISION RULES AND REGULATIONS, AND ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

DATE COLTON LEONARD
DIRECTOR
PLANNING & DEVELOPMENT

DEVELOPER
BROCK CUSTOM HOMES
PO BOX 11140
CONWAY, AR 72034

LEGAL DESCRIPTION:
Lands lying in the Northeast Quarter of the Southeast quarter and the Southeast quarter of the Northeast quarter all in Section 20, Township 1 South, Range 14 west, Saline County, Arkansas. Being more particularly described as follows:
Commencing at the Southeast corner of the Northeast Quarter of the Southeast Quarter of said Section 20 also being a point on the centerline of Springhill road; thence along the South line of said Northeast Quarter North 88 degrees 20 minutes 26 seconds West 678.27 feet to the point of beginning; thence continuing along said South line North 88 degrees 04 minutes 54 seconds West 641.85 feet to the Southwest corner of said Northeast Quarter; thence along the West line of said Northeast Quarter North 01 degrees 41 minutes 44 seconds East 1323.54 feet to the Northwest corner of said Northeast Quarter; thence leaving said Northeast Quarter and along the West line of the Southeast Quarter of the Northeast Quarter North 02 degrees 56 minutes 57 seconds East 140.00 feet to a point on the South Right-Of-Way line of West Robinhood Drive; thence leaving West line of said Southeast Quarter and along said South Right-Of-Way line South 88 degrees 40 minutes 41 seconds East 150.31 feet to the Northeast corner of Lot 15 Sherwood Park Addition to the City of Bryant recorded as instrument #202409030 records of Saline County, Arkansas; thence leaving said South Right-Of-Way line and along the West line of said Lot 15 South 02 degrees 45 minutes 18 seconds West 140.00 feet to a point on the South Line of the Southeast Quarter of the Northeast Quarter also being the North line of the Northeast Quarter of the Southeast Quarter; thence along the North line of the Northeast Quarter of the Southeast Quarter South 88 degrees 40 minutes 30 seconds East 772.57 feet; thence leaving said North line South 02 degrees 34 minutes 55 seconds west 698.95 feet; thence south 88 degrees 32 minutes 52 seconds east 417.42 feet to a point on the East line of the Northeast Quarter of the Southeast Quarter also being a point on the centerline of Springhill Road; thence along said East line and said centerline South 02 degrees 34 minutes 55 seconds West 50.01 feet; thence leaving said East line and said centerline North 86 degrees 35 minutes 47 seconds West 249.93 feet; thence North 88 degrees 03 minutes 15 seconds West 412.69 feet; thence south 02 degrees 37 minutes 41 seconds West 286.12 feet; thence South 88 degrees 22 minutes 01 seconds East 24.12 feet; thence South 01 degrees 04 minutes 30 seconds West 208.79 feet to the point of beginning.

- GENERAL NOTES:**
- ALL FRONT YARD SETBACKS ARE 20' UNLESS OTHERWISE NOTED.
 - ALL REAR YARD SETBACKS ARE 20' UNLESS OTHERWISE NOTED.
 - ALL INTERIOR SIDE YARD SETBACKS ARE 8' UNLESS OTHERWISE NOTED.
 - ALL EXTERIOR SIDE YARD SETBACKS ARE 15' UNLESS OTHERWISE NOTED.
 - ALL LOTS HAVE A FRONT, REAR AND EXTERIOR SIDE 10' DRAINAGE & UTILITY EASEMENT.
 - ALL LOTS HAVE A INTERIOR SIDE 5' DRAINAGE AND UTILITY EASEMENT.
 - ALL OPEN SPACES ARE ACCESS, DRAINAGE AND UTILITY EASEMENTS.
 - ALL ACCESS EASEMENTS, PARKS, AND OPEN SPACES SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
 - ALL STREET RADII ARE 25' UNLESS OTHERWISE NOTED.
 - ALL SIDEWALKS ARE 5' WIDE CONCRETE.
 - ALL LOTS ARE SINGLE FAMILY HOUSING.
 - RESIDENTIAL FLOOR ELEVATIONS SHALL BE 1'-0" ABOVE THE 100 YEAR FLOOD ELEVATION.
 - WATER IS SUPPLIED BY BRYANT WATER DISTRIBUTION.
 - WASTEWATER DISPOSAL IS SUPPLIED BY BRYANT WASTEWATER UTILITIES.
 - ALL WATER MAINS ARE 8" CL-50 DUCTILE IRON PIPE.
 - ALL SEWER MAINS ARE 8" SDR-26 PVC PIPE.
 - ALL DETENTION AND DRAINAGE SHALL BE BUILT TO CITY STANDARDS AND APPROVED BY ENGINEER.
 - MINIMUM SQ FT TO BE THE SAME AS CITY OF BRYANT R-1 ZONING.

FLOOD STATEMENT:
GRAPHIC PLOTTING OF THE INFORMATION SHOWN ON FLOOD INSURANCE RATE MAP NO. 05125C03060, DATED MAY 5, 2020, INDICATES THAT NO PORTION OF THE PROPERTIES SHOWN HEREON LIE WITHIN A SPECIAL FLOOD HAZARD.

Holloway Engineering,
Surveying & Civil Design

200 Casey Drive
Maumelle, AR 72113
(501) 851-3366
www.holloway-eng.com

REV.	DATE	DESCRIPTION

SPRINGHILL CROSSING
BRYANT, SALINE COUNTY, ARKANSAS

PRELIMINARY PLAT (1 OF 3)

8/26/26

8/26/26

JOB NO.: 2026-071
DATE: 8/26/26
SHEET NUMBER:

C0.01

BY _____
DESCRIPTION _____

REV. _____
DATE _____

SPRINGHILL CROSSING
BRYANT, SALINE COUNTY, ARKANSAS

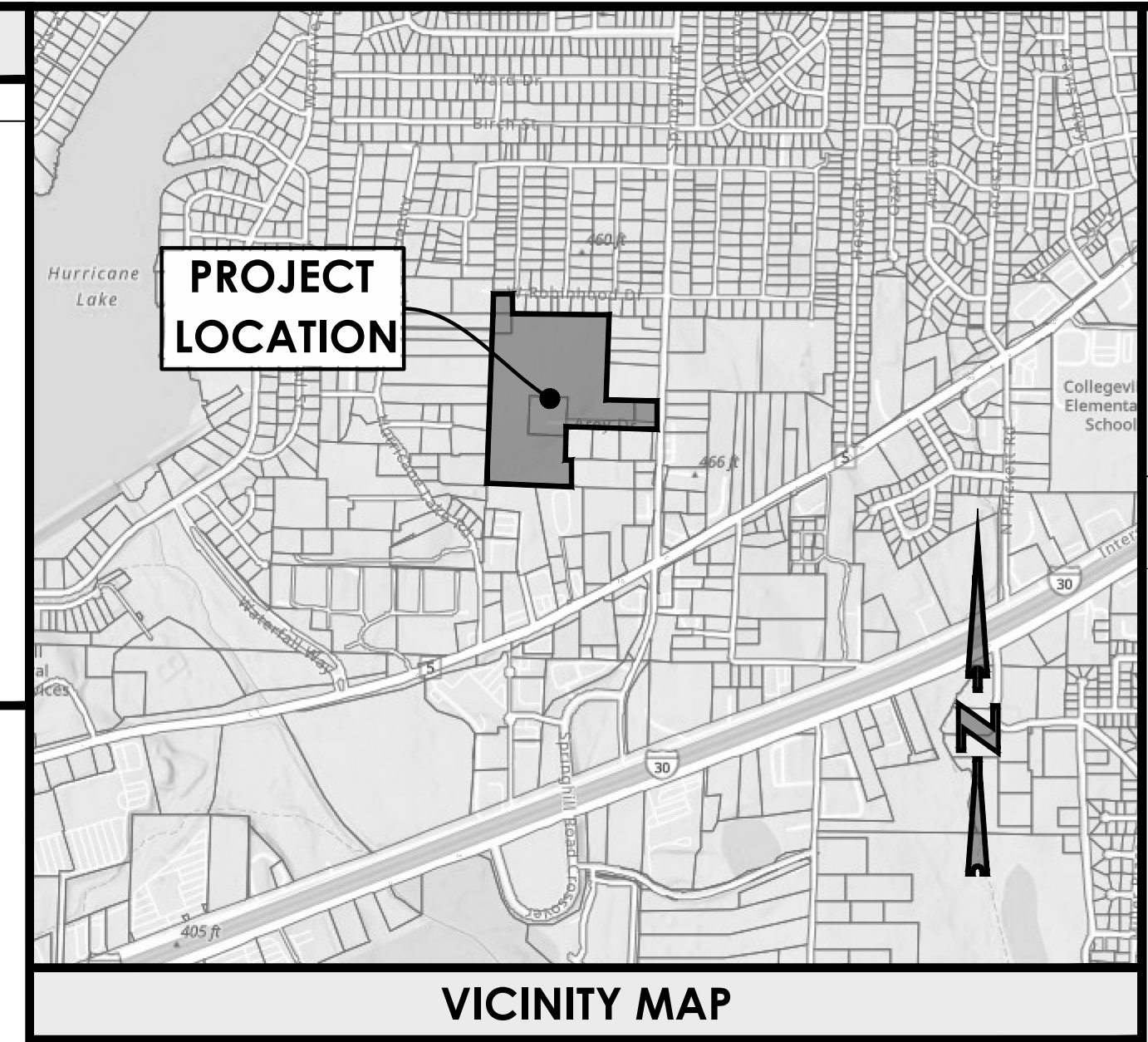
PRELIMINARY PLAT (3 OF 3)

ARKANSAS
LICENSED PROFESSIONAL
ENGINEER
No. 18898
ERIC HOLLOWAY
8/26/26

CERTIFICATE OF AUTHORIZATION
Holloway
Engineering, Surveying
& Civil Design, PLLC
#1879
AR 18898 - E.C.H.

JOB NO.: 2026-071
DATE: 8/26/26
SHEET NUMBER:

C0.03



PROJECT
LOCATION

PRELIMINARY PLAT
OF
SPRINGHILL CROSSING
BRYANT, SALINE COUNTY, ARKANSAS
8/26/26
ZONED "R-M"

LEGEND

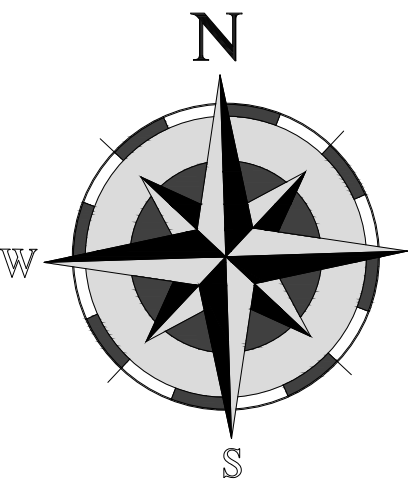
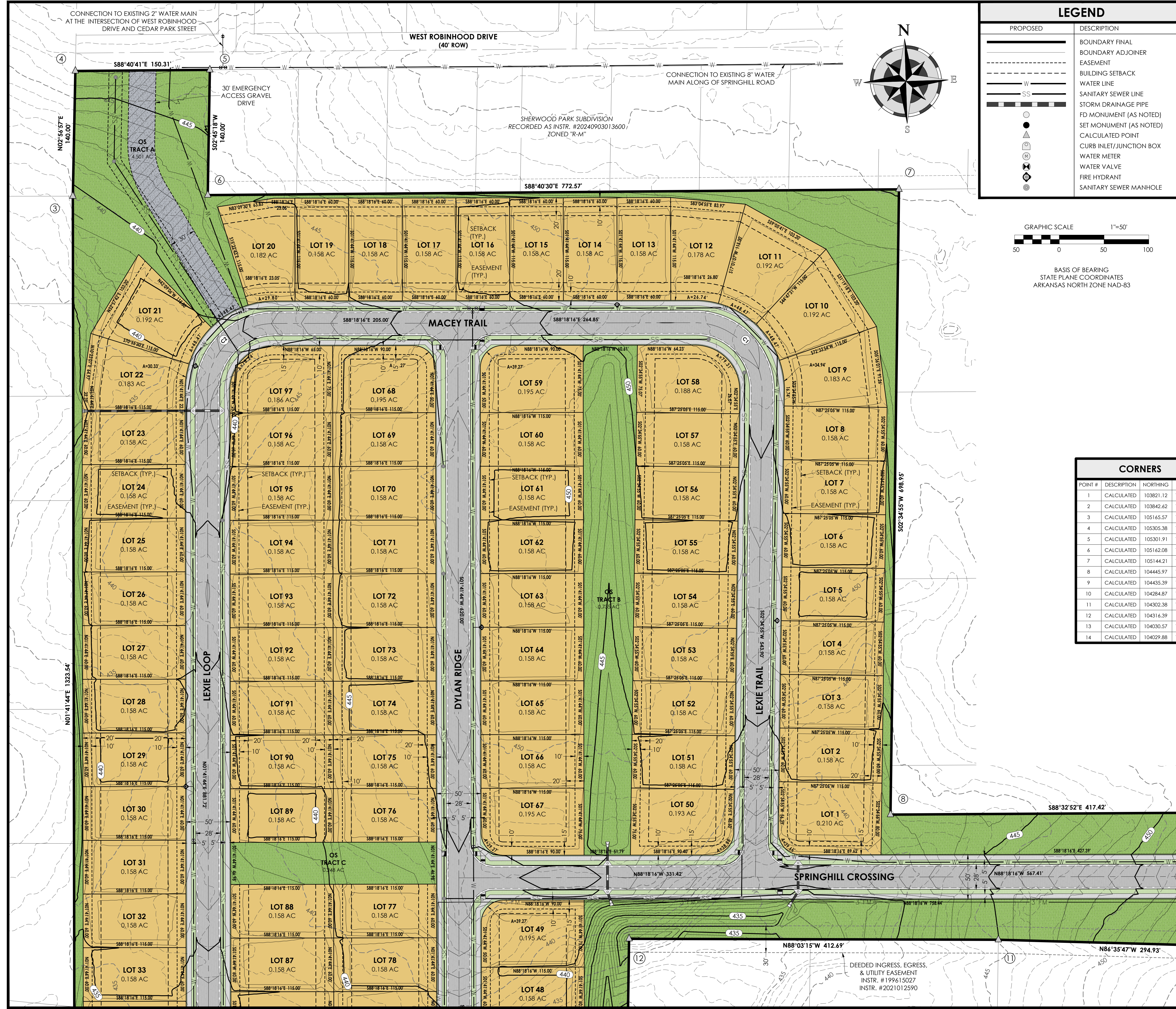
PROPOSED	DESCRIPTION
	BOUNDARY FINAL
	BOUNDARY ADJOINER
	EASEMENT
	BUILDING SETBACK
	WATER LINE
	SANITARY SEWER LINE
	STORM DRAINAGE PIPE
	FD MONUMENT (AS NOTED)
	SET MONUMENT (AS NOTED)
	CALCULATED POINT
	CURB INLET/JUNCTION BOX
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	SANITARY SEWER MANHOLE



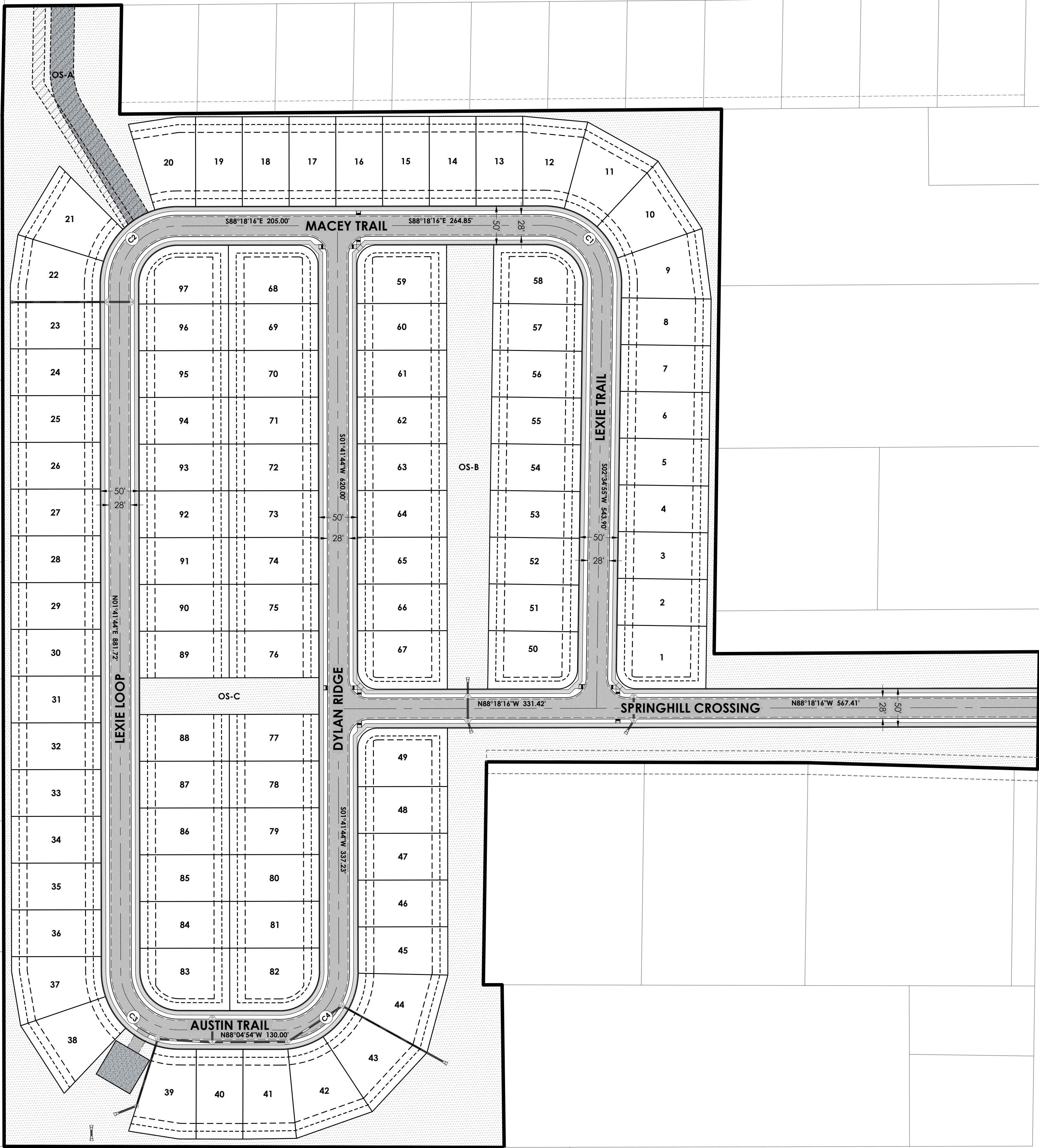
BASIS OF BEARING
STATE PLANE COORDINATES
ARKANSAS NORTH ZONE NAD-83

CORNERS			
POINT #	DESCRIPTION	NORTHING	EASTING
1	CALCULATED	103821.12	1156382.09
2	CALCULATED	103842.62	1155740.60
3	CALCULATED	105165.57	1155779.76
4	CALCULATED	105305.38	1155786.96
5	CALCULATED	105301.91	1155937.23
6	CALCULATED	105162.08	1155930.50
7	CALCULATED	105144.21	1156702.86
8	CALCULATED	104445.97	1156671.38
9	CALCULATED	104435.39	1157088.66
10	CALCULATED	104284.87	1157081.88
11	CALCULATED	104302.38	1156787.47
12	CALCULATED	104316.39	1156375.01
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14	CALCULATED	104029.88	1156386.00

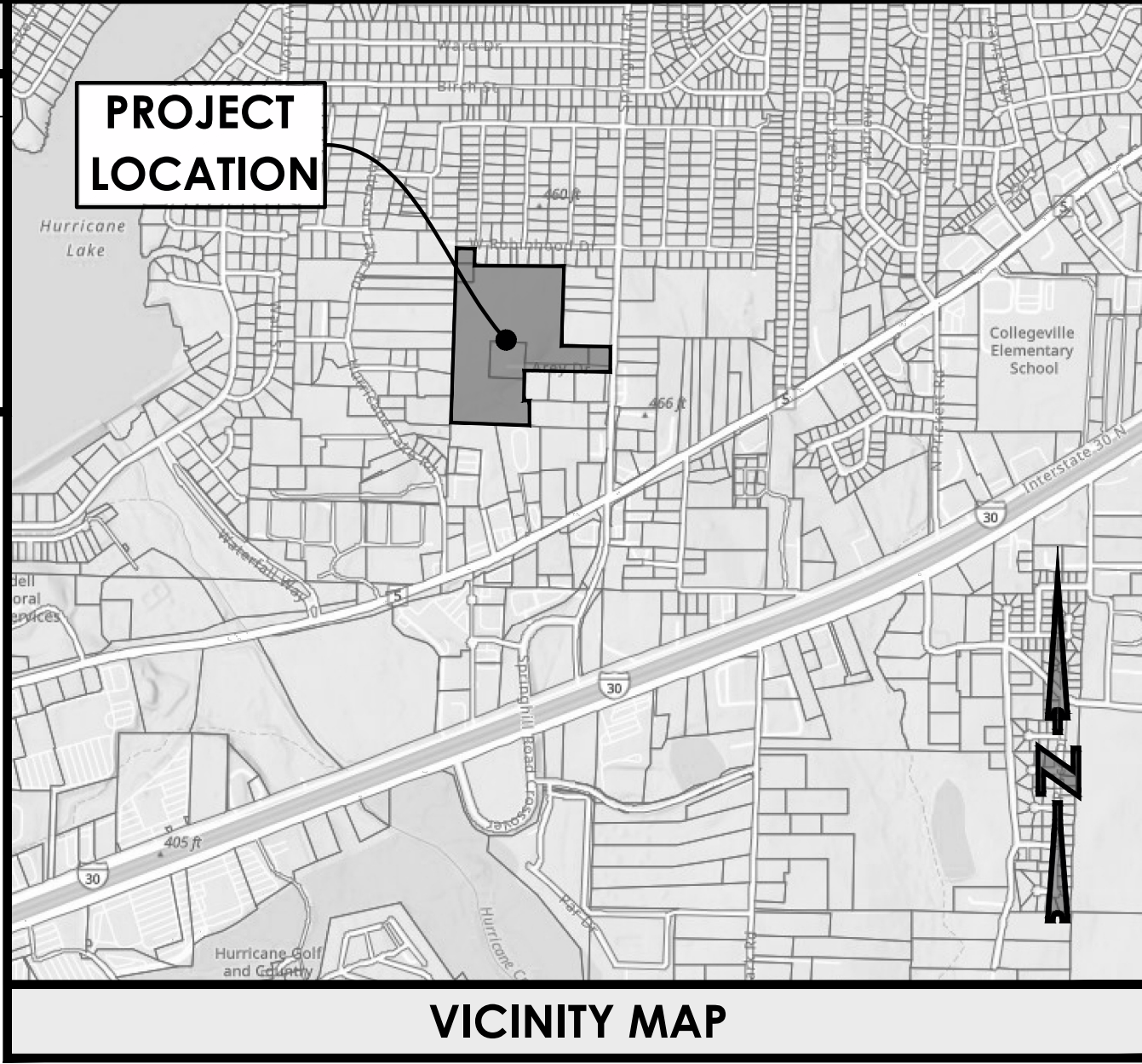
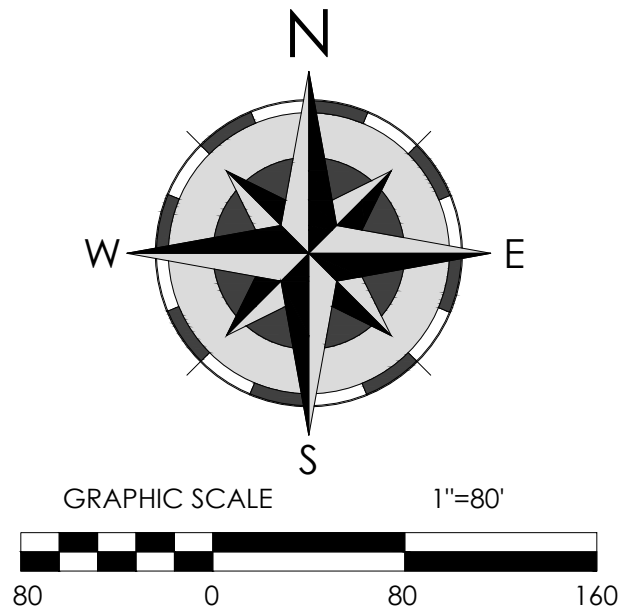
CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	118.97'	75.00'	S42°51'41"E	106.88'
C2	117.81'	75.00'	N46°41'44"E	106.07'
C3	117.52'	75.00'	N43°11'35"W	105.86'
C4	118.10'	75.00'	S46°48'25"W	106.27'



DEEDED INGRESS, EGRESS,
& UTILITY EASEMENT
INSTR. #199615027
INSTR. #2021012590



LEGEND	
PROPOSED	DESCRIPTION
	BOUNDARY FINAL
	BOUNDARY ADJOINER
	RIGHT-OF-WAY
	EASEMENT
	BUILDING SETBACK
	STORM DRAINAGE PIPE
	CURB INLET/JUNCTION BOX



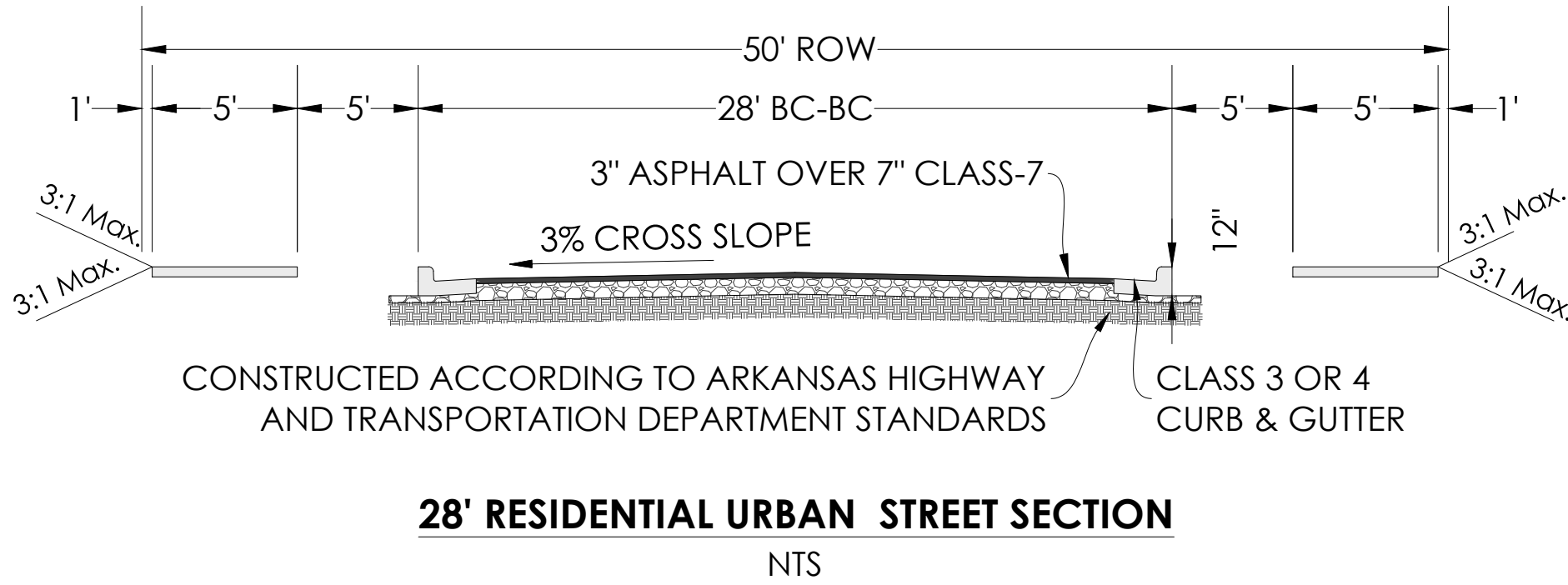
SPRINGHILL CROSSING

RESIDENTIAL SUBDIVISION

BRYANT, SALINE COUNTY, ARKANSAS

ROADWAY PLANS

August 2026
HOLLOWAY ENGINEERING JOB NO. 2026-071



CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	118.97'	75.00'	S42°51'41"E	106.88'
C2	117.81'	75.00'	N46°41'44"E	106.07'
C3	117.52'	75.00'	N43°11'35"W	105.86'
C4	118.10'	75.00'	S46°48'25"W	106.27'

SHEET LIST TABLE	
Sheet Number	Sheet Title
C1.00	ROADWAY OVERVIEW
C1.01	SPRINGHILL CROSSING P&P (1 OF 2)
C1.02	SPRINGHILL CROSSING P&P (2 OF 2)
C1.05	AUSTIN TRAIL P&P
C1.04	DYLAN RIDGE P&P (2 OF 2)
C1.03	DYLAN RIDGE P&P (1 OF 2)
C1.06	LEXIE LOOP P&P (1 OF 2)
C1.07	LEXIE LOOP P&P (2 OF 2)
C1.08	MACEY TRAIL P&P
C1.09	LEXIE TRAIL P&P (1 OF 2)
C1.10	LEXIE TRAIL P&P (2 OF 2)
C1.50	ROADWAY DETAILS

- ROADWAY NOTES:**
- LOCATIONS OF THE EXISTING UTILITIES ARE BASED ON RECORDS FROM SAID UTILITY COMPANIES AND ARE HORIZONTALLY FIELD LOCATED ONLY. THE CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING ACTUAL LOCATION.
 - CONTRACTOR TO MARK UTILITY LINES BEFORE CONSTRUCTION AND UNCOVER AS NEEDED.
 - EXISTING UTILITIES TO REMAIN SHALL BE PROTECTED. CONTRACTOR SHALL BEAR ALL RESPONSIBILITY AND COST OF REPAIR OR REPLACEMENT OF EXISTING UTILITIES, DAMAGED OR INTERRUPTED AS A RESULT OF THIS CONSTRUCTION PROJECT.
 - CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND THE OWNER OF ANY DAMAGED OR INTERRUPTED UTILITIES IMMEDIATELY.
 - CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL EXISTING SITE CONDITIONS DISTURBED BY CONSTRUCTION ACTIVITIES BACK TO EXISTING OR BETTER CONDITION.
 - ALL SEWER LINES AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE AHJ STANDARD SPECIFICATIONS FOR SEWER CONSTRUCTION, LATEST EDITION.
 - ALL WATER LINES AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH AHJ STANDARD PIPELINE MATERIALS AND CONSTRUCTION SPECIFICATIONS, LATEST EDITION.
 - EXISTING UTILITIES TO REMAIN ARE TO BE PROTECT AND ADJUSTED TO MATCH PROPOSED GRADE.
 - CONTRACTOR SHALL NOTIFY PROJECT ENGINEER PRIOR TO BEGINNING WORK.
 - AFTER NEW INLETS ARE CONSTRUCTED, GRAVEL FILTER BERMS OR SILT FENCE ARE TO BE PLACED TO ALLOW FLOW THROUGH THE EROSION CONTROL DEVICE.
 - CONTRACTOR WILL CONTROL AND PREVENT OFF-SITE TRACKING OF CONSTRUCTION RUNOFF AND SEDIMENT TO ADJACENT PROPERTY AND PUBLIC ROADS.
 - CONTRACTOR IS TO PROTECT EXISTING STORM DRAINAGE SYSTEM ACCORDING TO PROTECTION ILLUSTRATIONS PROVIDED.
 - CONTRACTOR TO CONFORM TO ALL CONSTRUCTION STORM WATER AND EROSION CONTROL PERMITTING REQUIREMENTS BY "EPA PHASE II STORM WATER REGULATIONS" AS ADMINISTERED BY THE DIVISION OF ENVIRONMENTAL QUALITY. WHERE PERMITTING IS REQUIRED, A COPY OF THE NOTICE OF INTENT SHALL BE PROVIDED TO THE LOCAL MUNICIPAL AUTHORITY.
 - CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES IN ACCORDANCE WITH THE ARKANSAS UNDERGROUND FACILITIES DAMAGE PREVENTION ACT. THIS LAW REQUIRES THAT THE CONTRACTOR MAKE A TELEPHONE CALL TO THE ARKANSAS ONE-CALL SYSTEM AT 1-800-482-8898 AT LEAST THREE WORKING DAYS PRIOR TO EXCAVATION TO ENSURE THAT ANY EXISTING UTILITIES CAN BE LOCATED.
 - CONTRACTOR TO CONSTRUCT ALL ACCESS RAMPS AND PAVING TO AHJ AND/OR ADA STANDARDS.
 - TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE DURING CONSTRUCTION.
 - CONTRACTOR SHALL NOTIFY ENGINEER AND REVIEW ALL REVISIONS TO THE PLANS PRIOR TO EXECUTING A CHANGE.

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Surveying & Civil Design

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REV.	DATE	DESCRIPTION

SPRINGHILL CROSSING
BRYANT, SALINE COUNTY, ARKANSAS

ROADWAY OVERVIEW

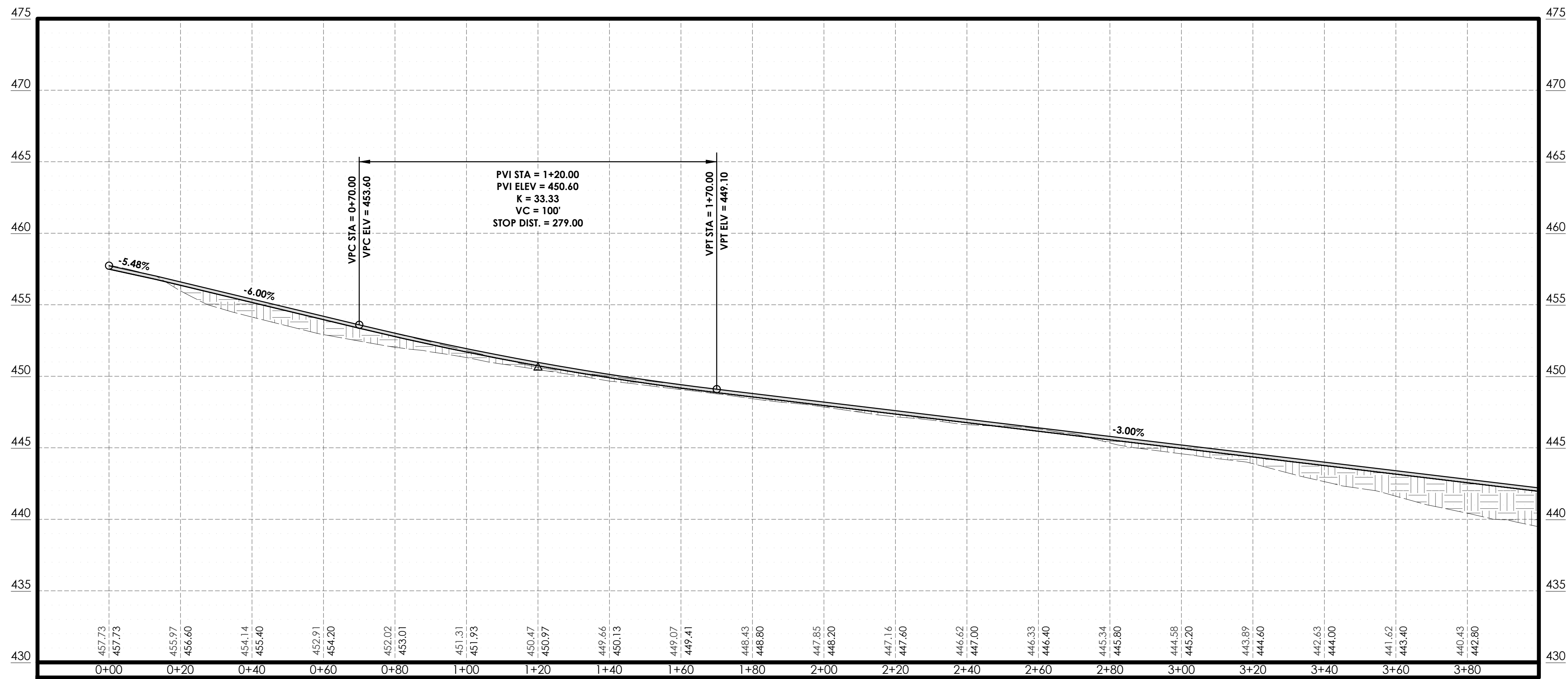
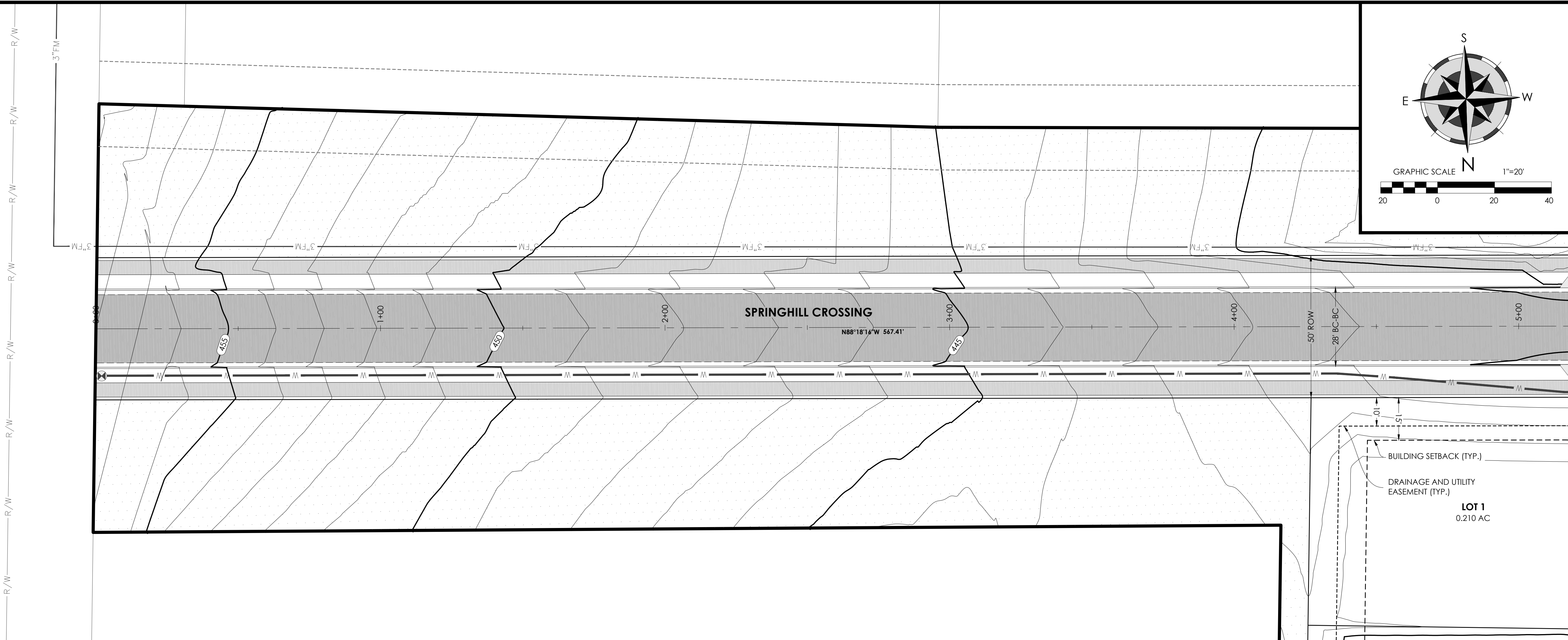
8/26/26

JOB NO.: 2026-071
DATE: 8/26/26
SHEET NUMBER:

C1.00

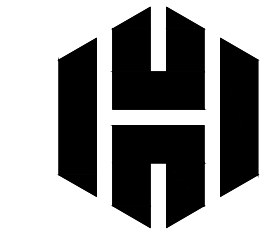
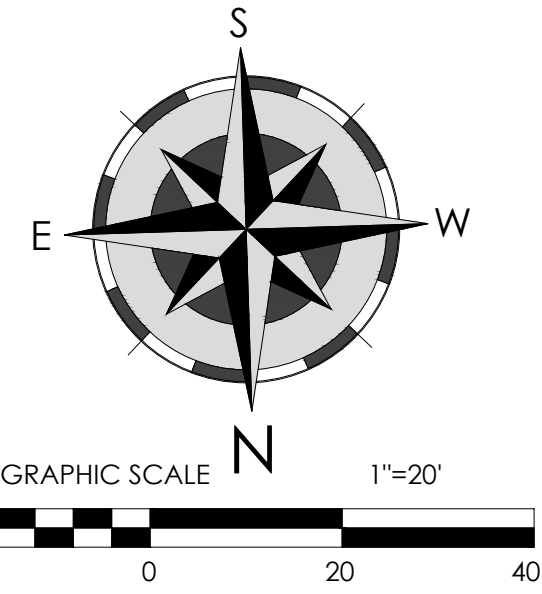
PLAN VIEW - SCALE 1"=20'

PROFILE VIEW - SCALE 1"=20'



PROPOSED
EXISTING

SPRINGHILL CROSSING
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'



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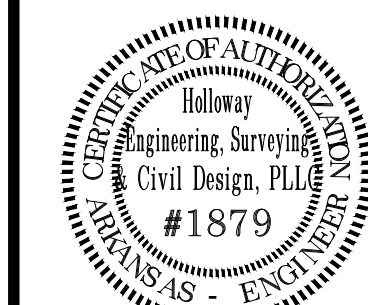
REV.	DATE	DESCRIPTION

SPRINGHILL CROSSING
BRYANT, SALINE COUNTY, ARKANSAS

SPRINGHILL CROSSING P&P (1 OF 2)



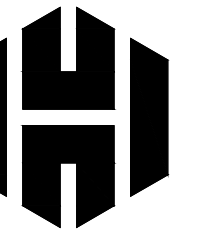
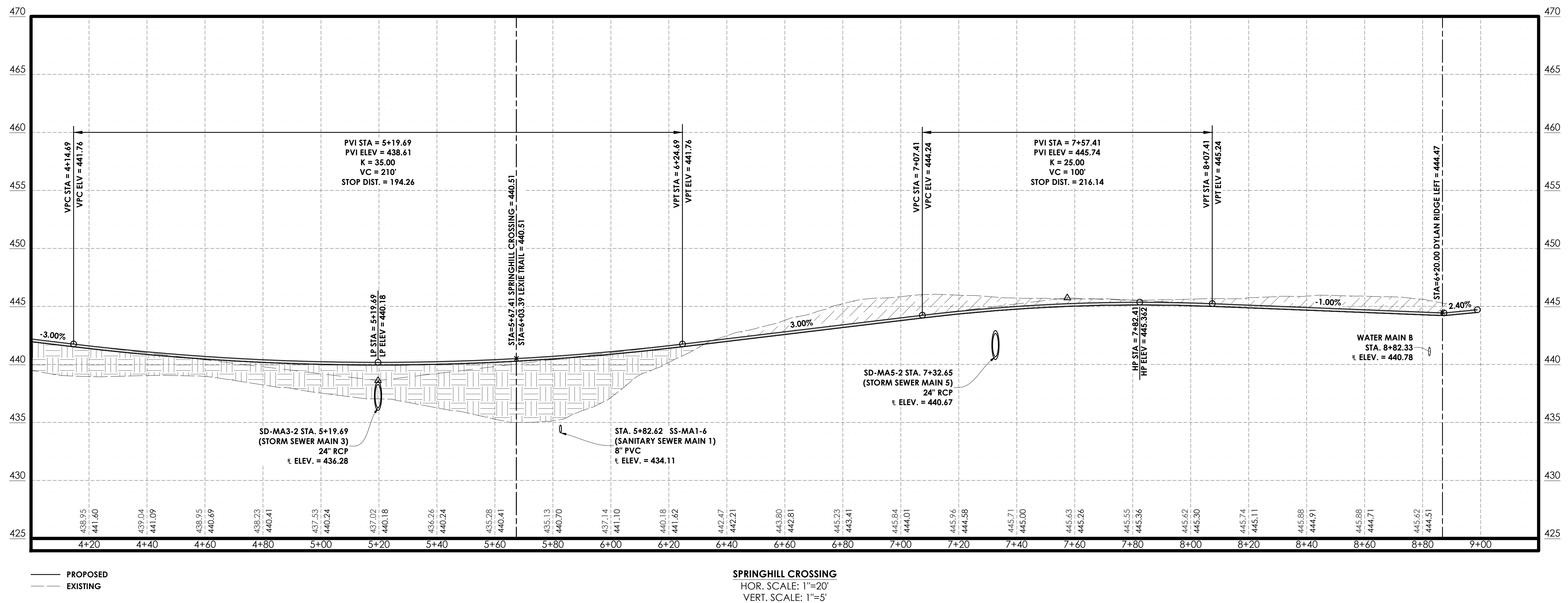
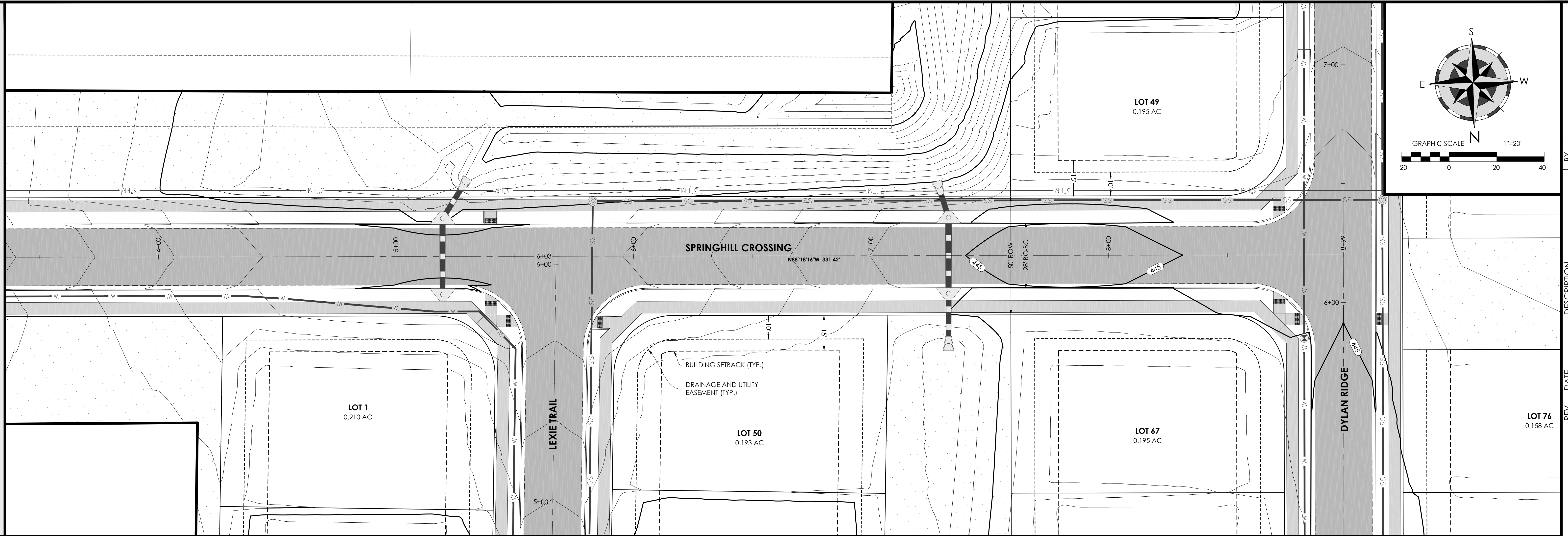
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DATE: 8/26/26
SHEET NUMBER:

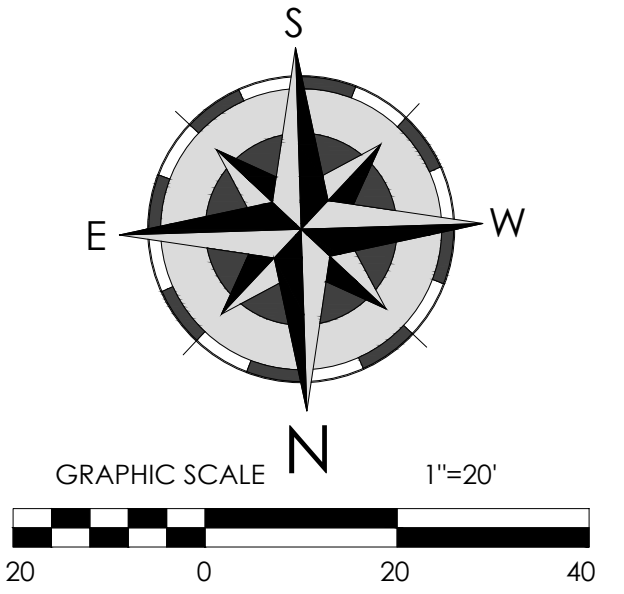
C1.01

PROFILE VIEW - SCALE 1"=20'



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SPRINGHILL CROSSING
BRYANT, SALINE COUNTY, ARKANSAS

SPRINGHILL CROSSING P&P (2 OF 2)



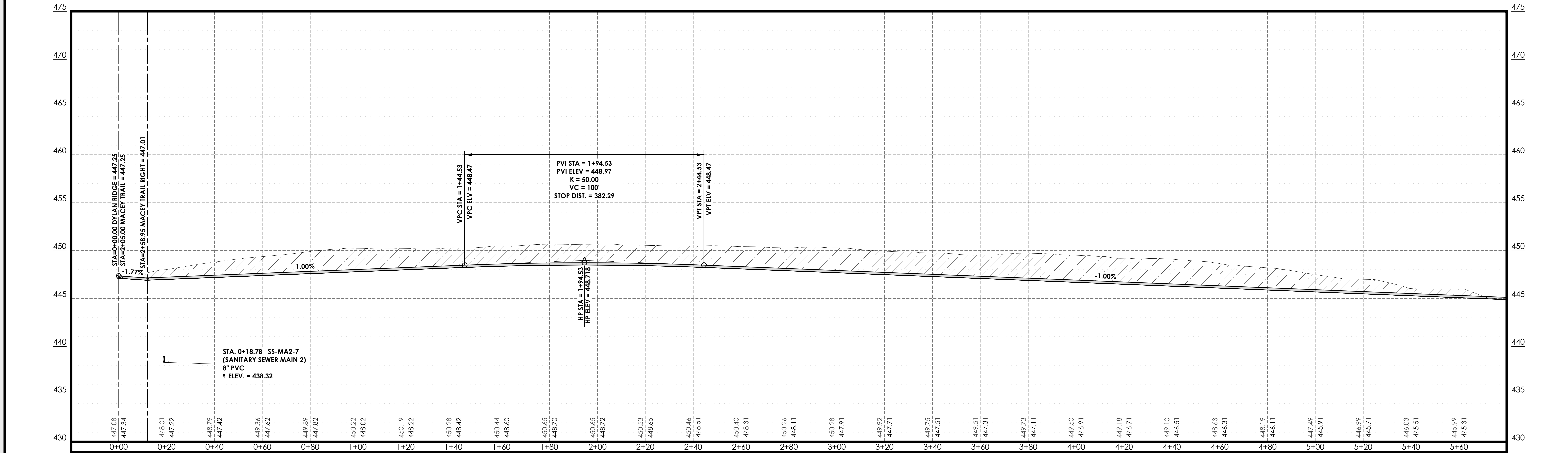
8/26/26



NO.: 2026-071
E: 8/26/26
ET NUMBER:

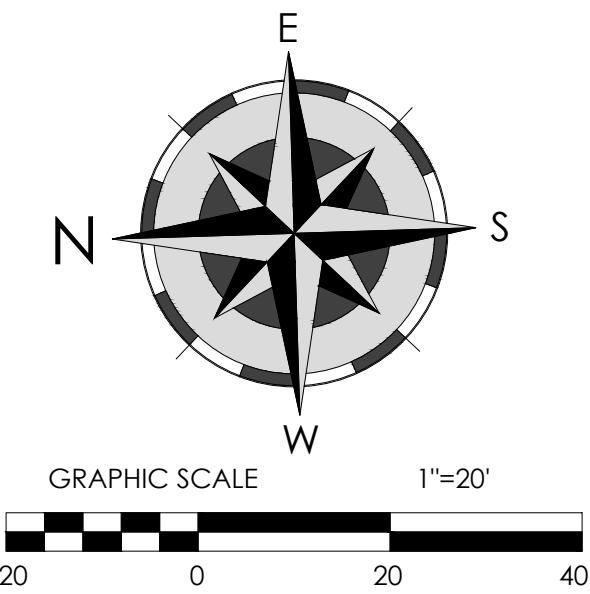
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PROFILE VIEW - SCALE 1"=20'



 PROPOSED
 EXISTING

DYLAN RIDGE
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'



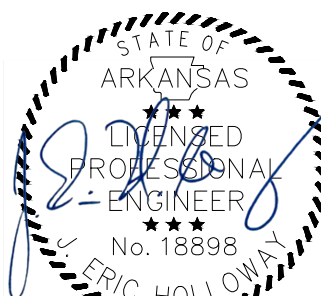
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SPRINGHILL CROSSING
BRYANT, SALINE COUNTY, ARKANSAS

DYLAN RIDGE P&P (1 OF 2)



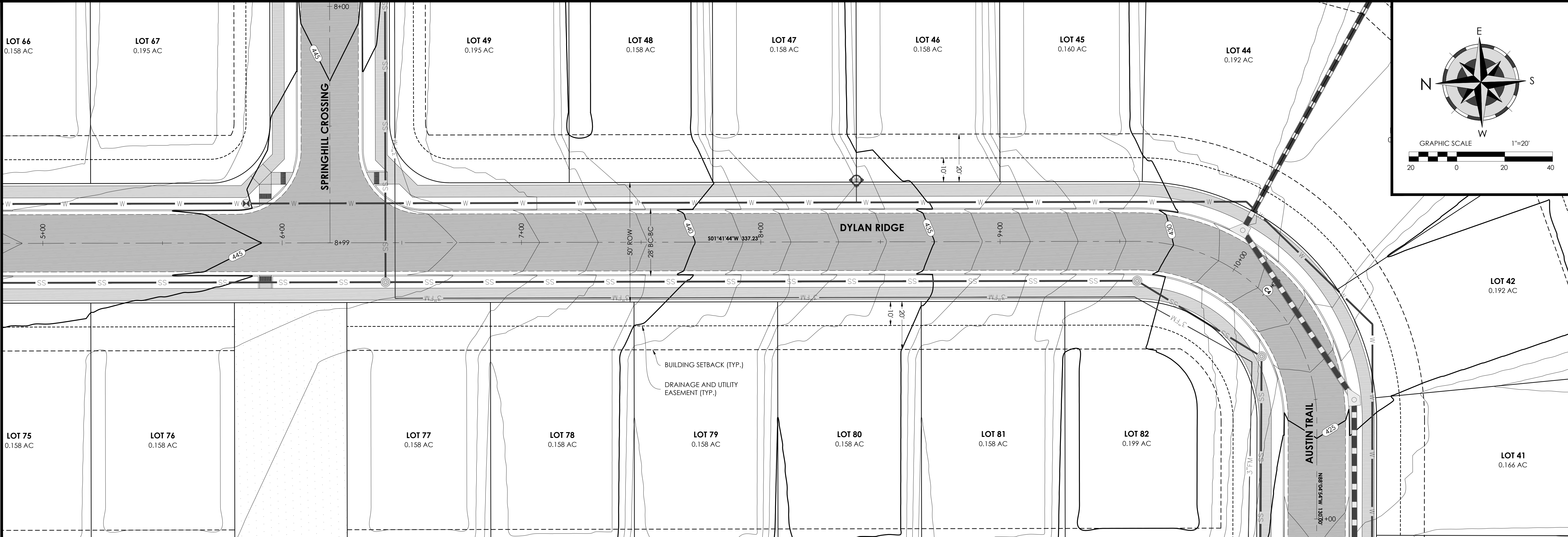
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DATE: 8/26/26
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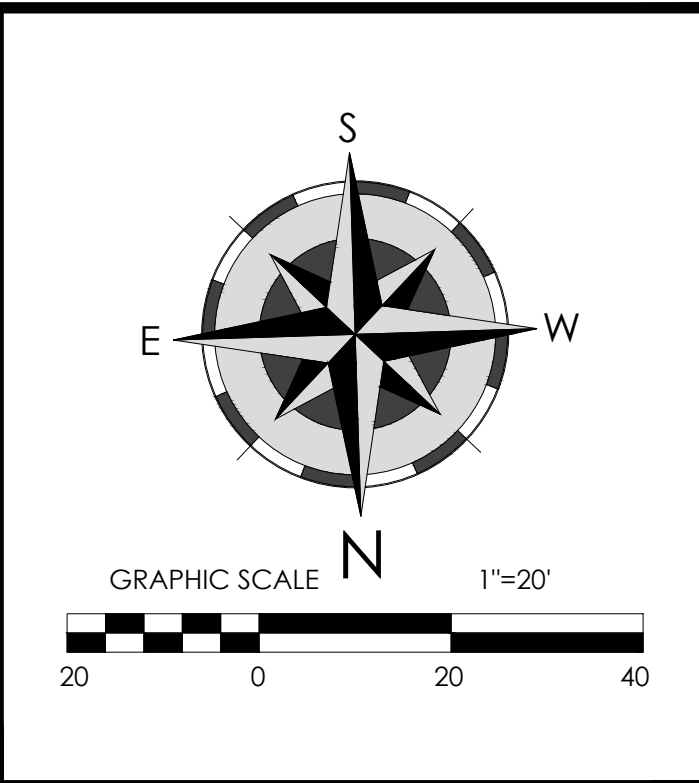
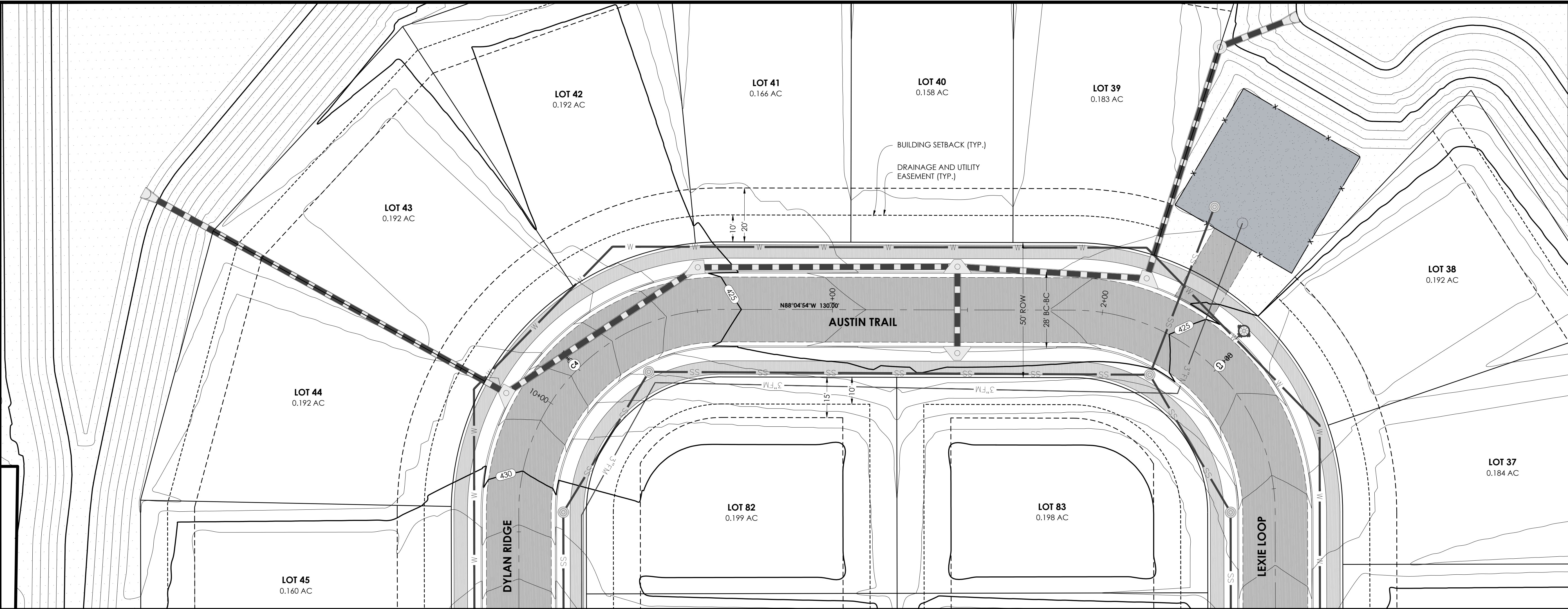
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PLAN VIEW - SCALE 1"=20'



PLAN VIEW - SCALE 1"=20'

PROFILE VIEW - SCALE 1"=20'



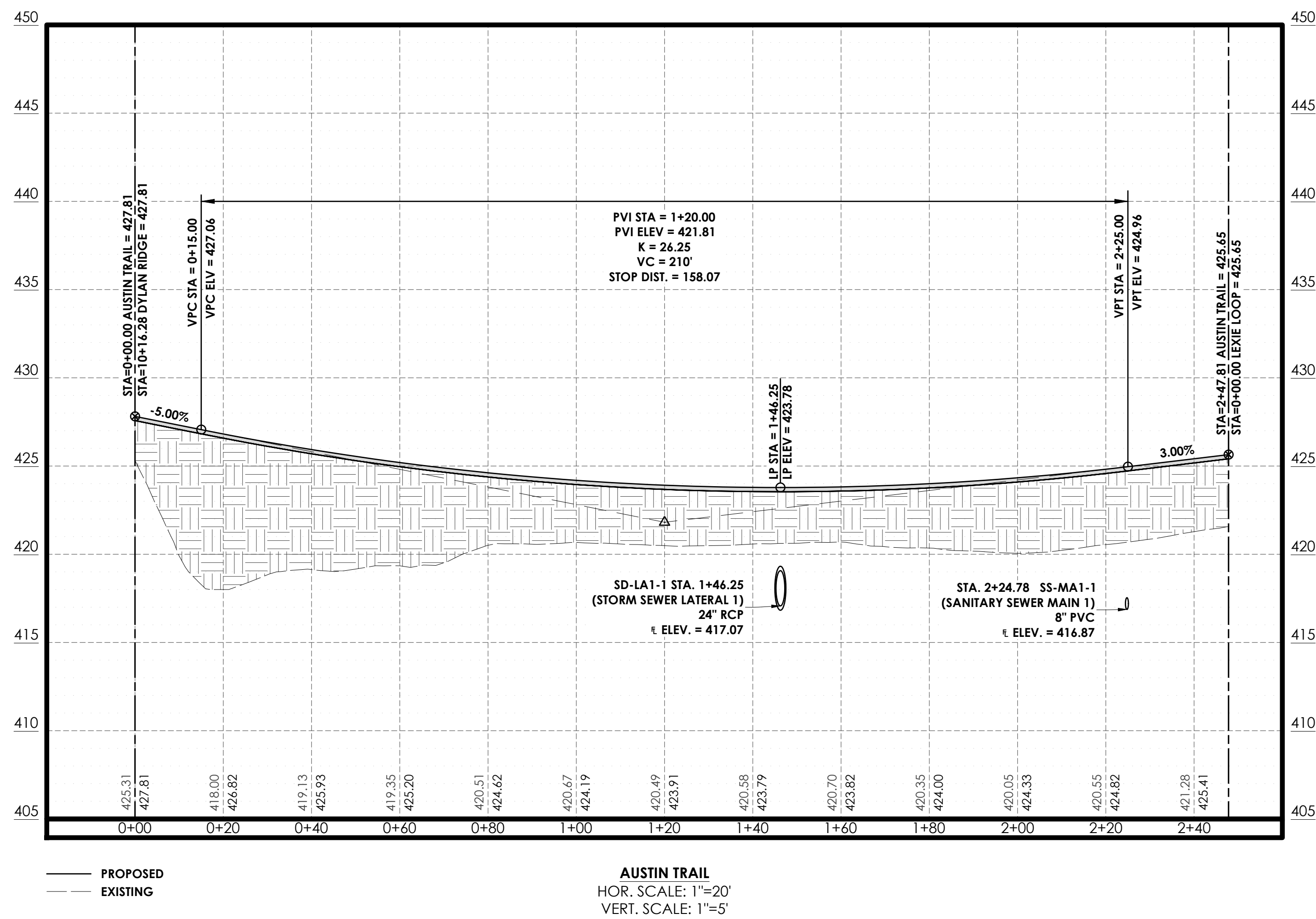
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REV.	DATE	DESCRIPTION

SPRINGHILL CROSSING
BRYANT, SALINE COUNTY, ARKANSAS

AUSTIN TRAIL P&P



ARKANSAS
LICENSED PROFESSIONAL
ENGINEER
No. 18898
ERIC HOLLOWAY

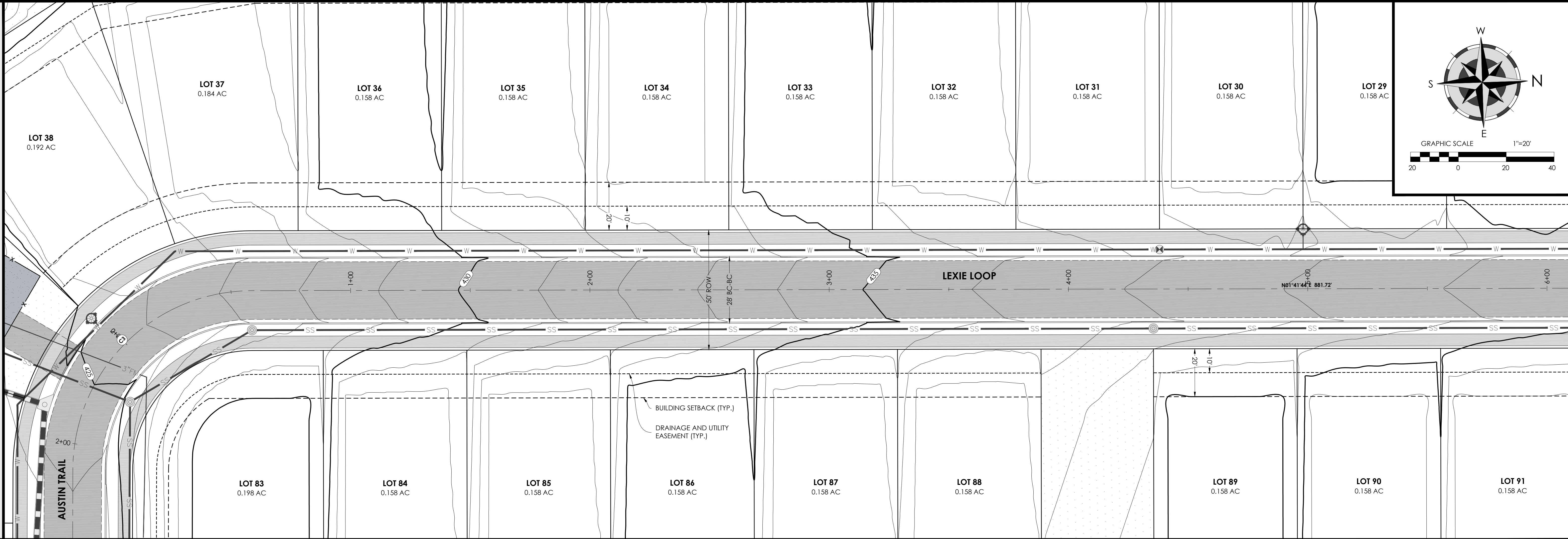
8/26/26

CERTIFICATE OF AUTHORIZATION
Holloway
Engineering, Surveying
& Civil Design, PLLC
#1879
ARKANSAS - ENGINEER

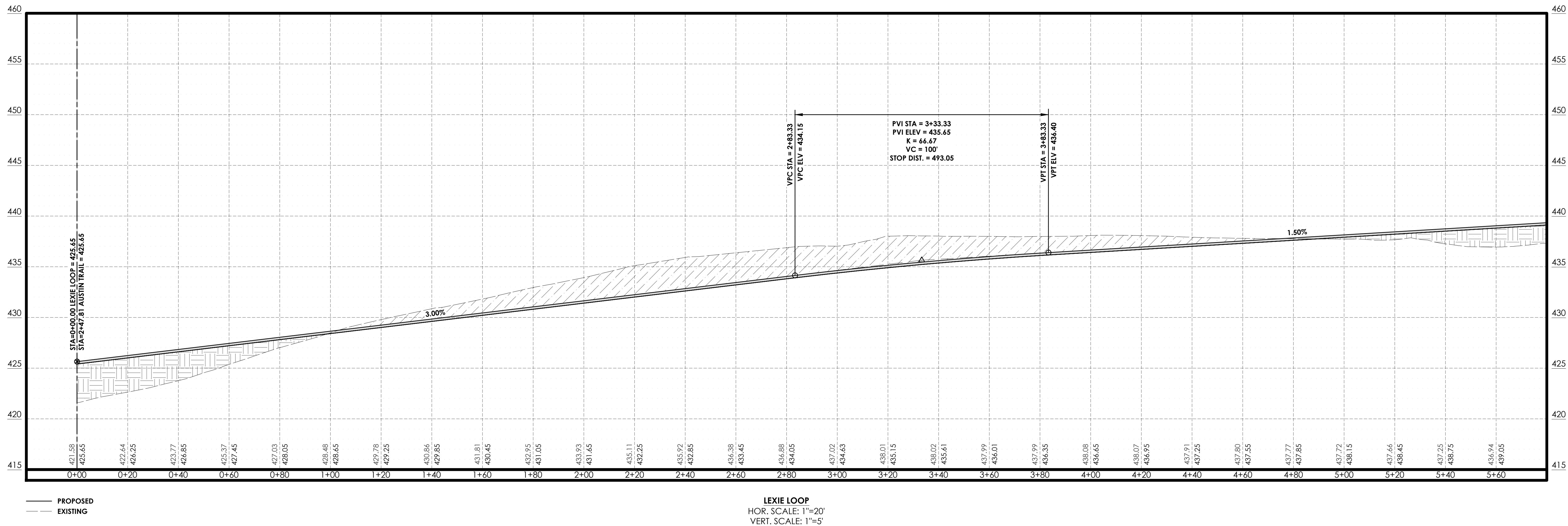
JOB NO.: 2026-071
DATE: 8/26/26
SHEET NUMBER:

C1.05

PLAN VIEW - SCALE 1"=20'



PROFILE VIEW - SCALE 1"=20'



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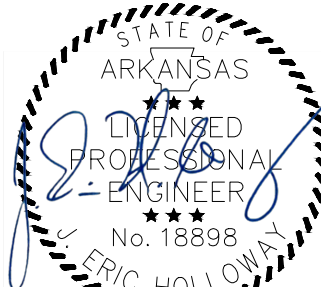
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DESCRIPTION

REV. DATE

SPRINGHILL CROSSING
BRYANT, SALINE COUNTY, ARKANSAS

LEXIE LOOP P&P (1 OF 2)

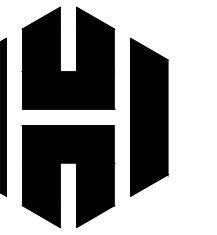
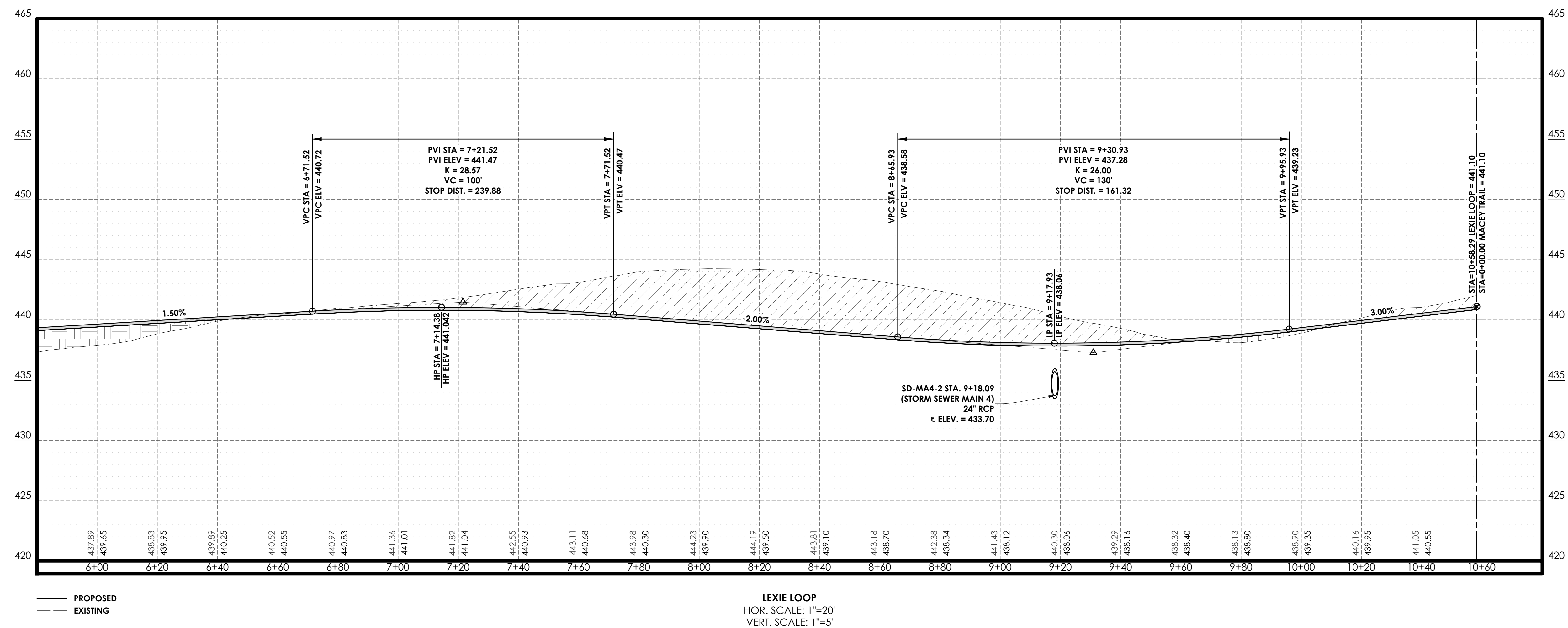
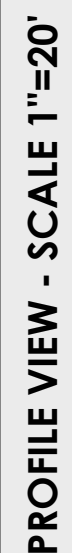
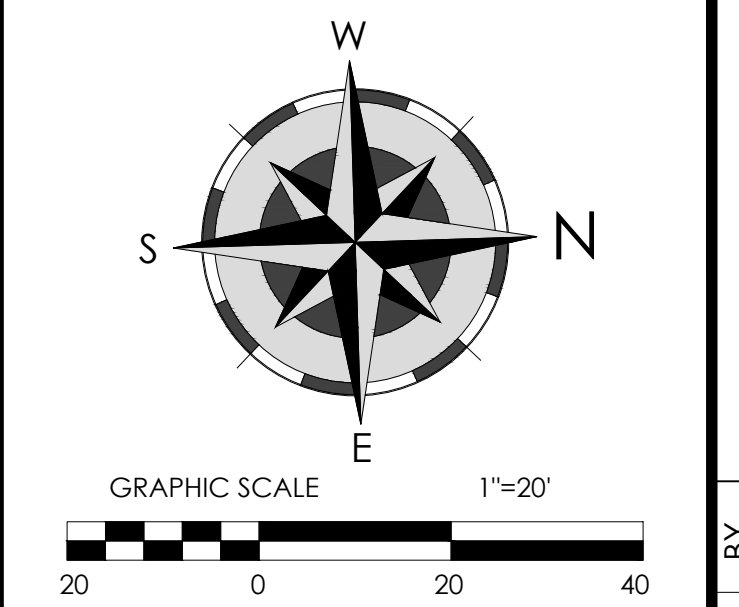
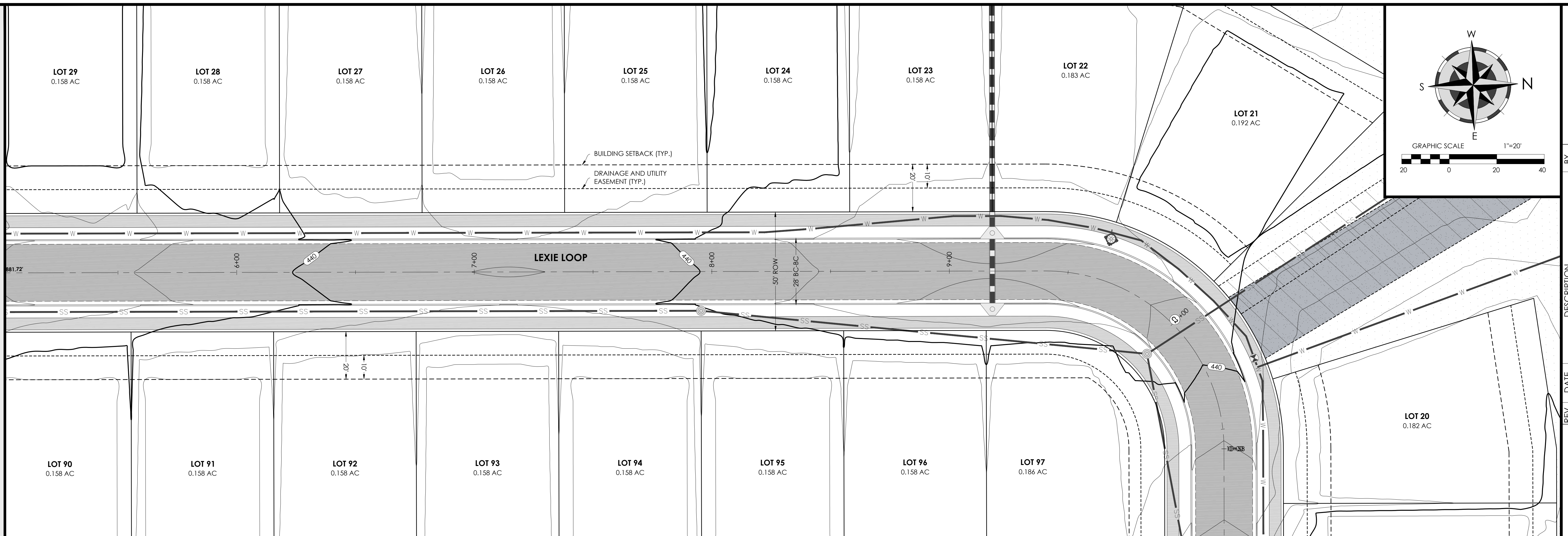
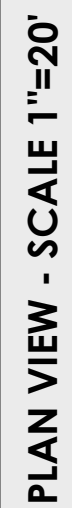


8/26/26



JOB NO.: 2026-071
DATE: 8/26/26
SHEET NUMBER:

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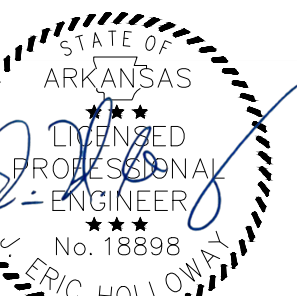


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SPRINGHILL CROSSING
BRYANT, SALINE COUNTY, ARKANSAS

LEXIE LOOP P&P (2 OF 2)



3/26/26

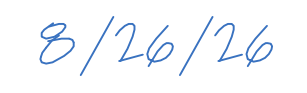


NO.: 2026-071
E: 8/26/26
ET NUMBER:

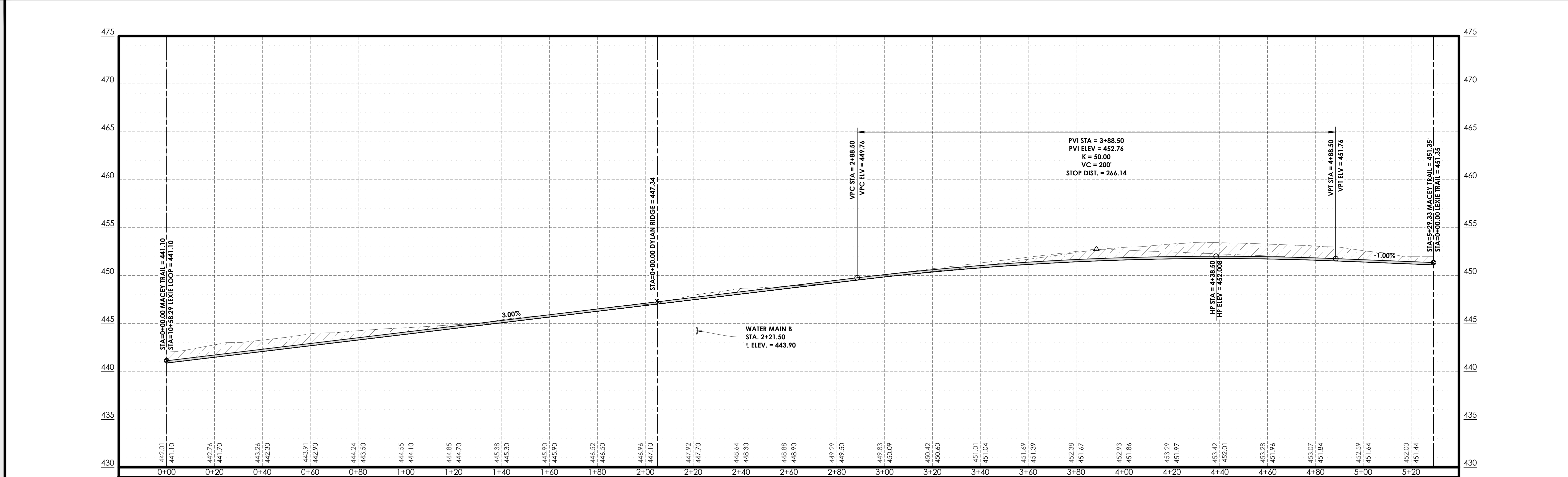
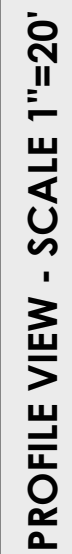
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MACEY TRAIL P&P



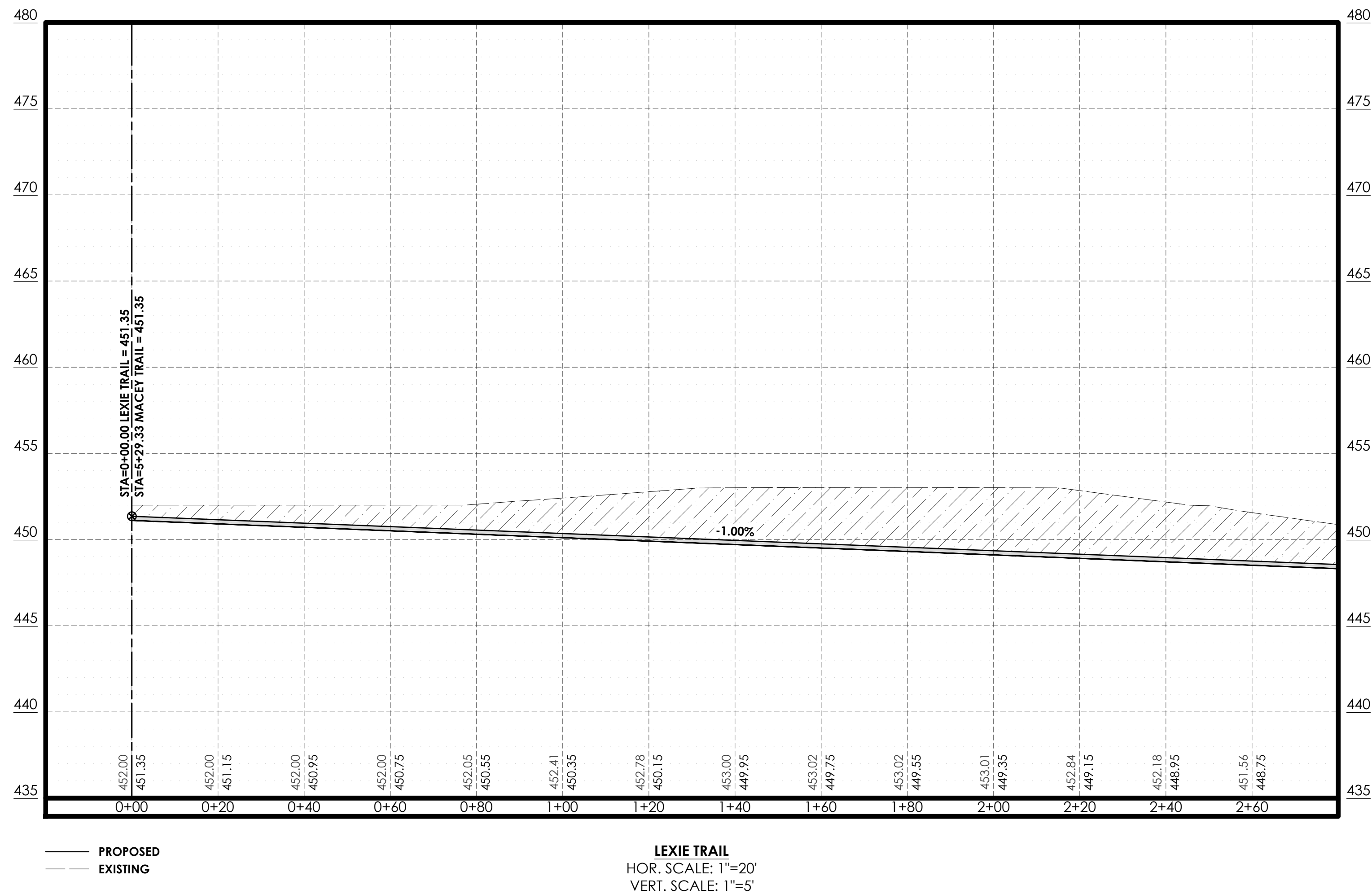
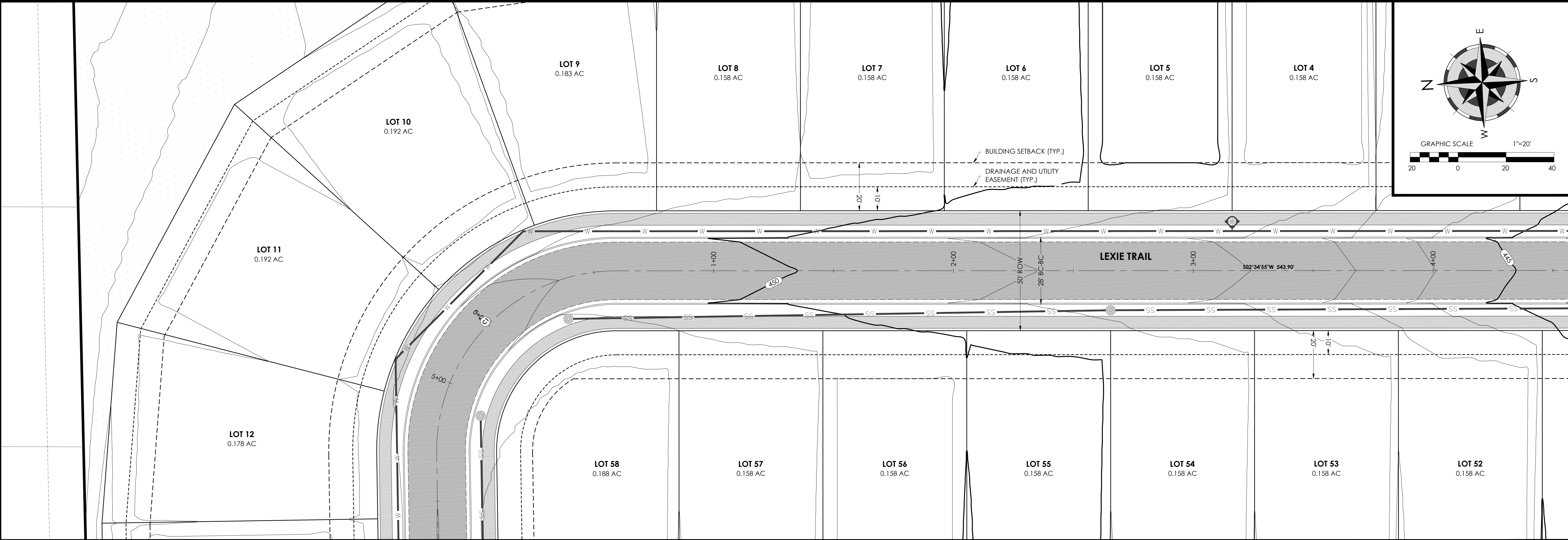
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MACEY TRAIL
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

PLAN VIEW - SCALE 1"=20'

PROFILE VIEW - SCALE 1"=20'



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REV.	DATE	DESCRIPTION

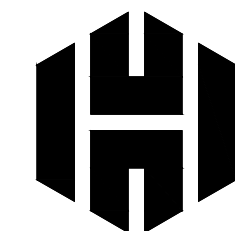
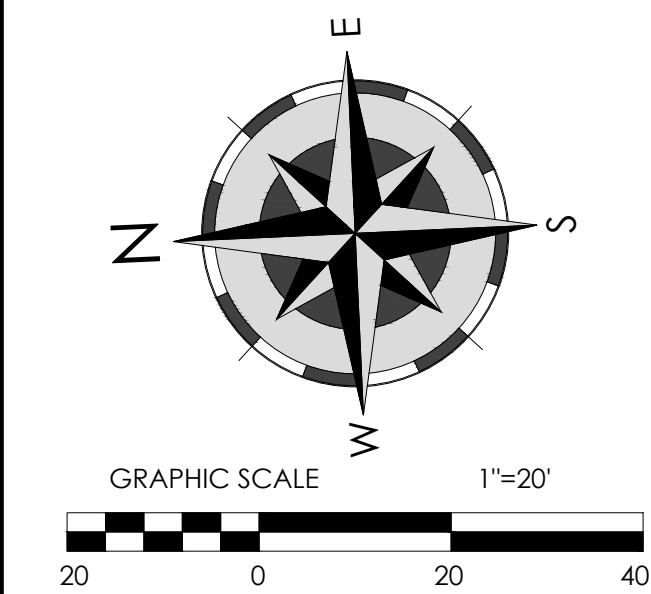
SPRINGHILL CROSSING
BRYANT, SALINE COUNTY, ARKANSAS

LEXIE TRAIL P&P (1 OF 2)

8/26/26

JOB NO.: 2026-071
DATE: 8/26/26
SHEET NUMBER:

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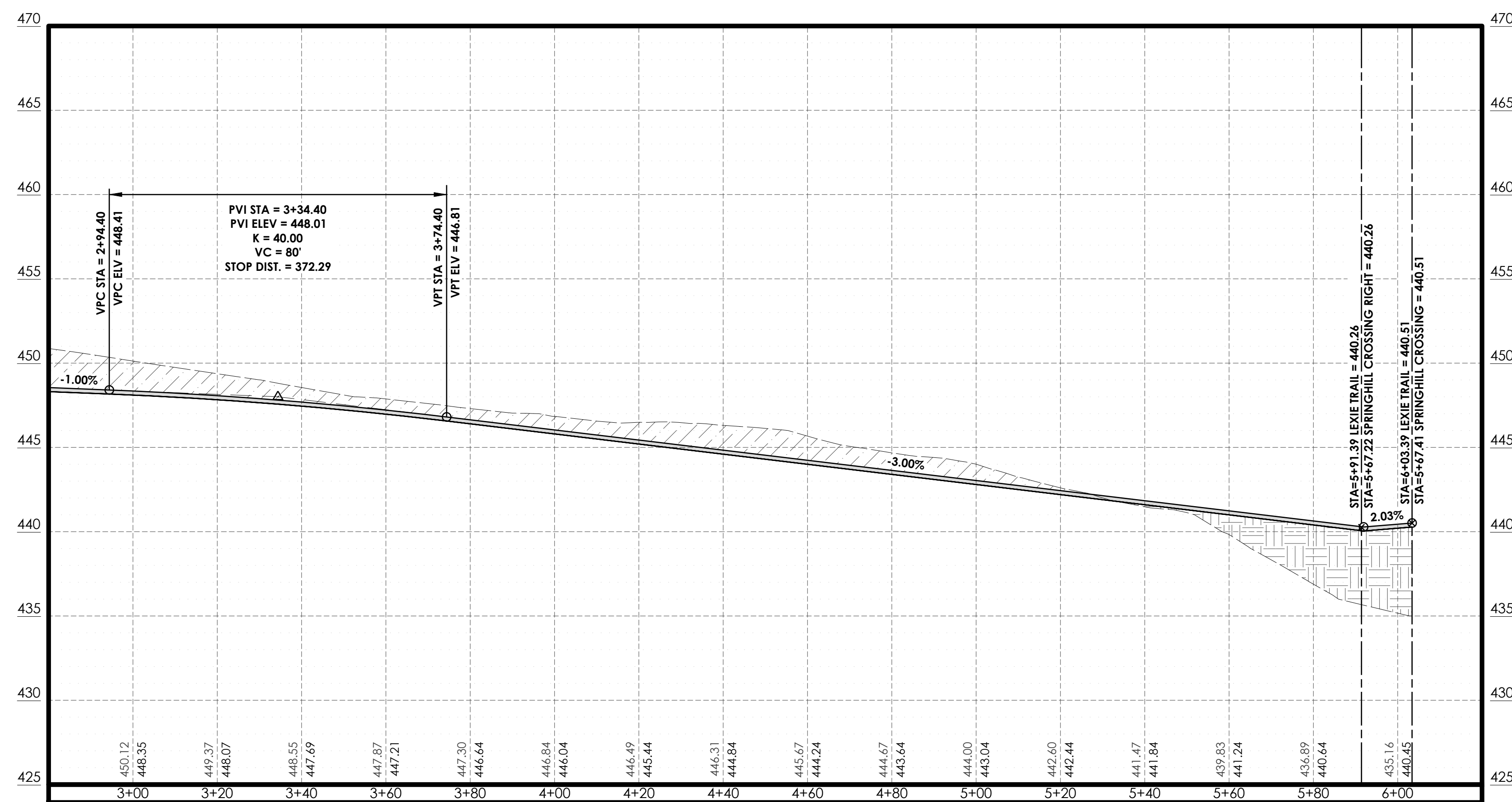
SPRINGHILL CROSSING
BRYANT, SALINE COUNTY, ARKANSAS

LEXIE TRAIL P&P (2 OF 2)



JOB NO.: 2026-071
DATE: 8/26/26
SHEET NUMBER:

C1.10



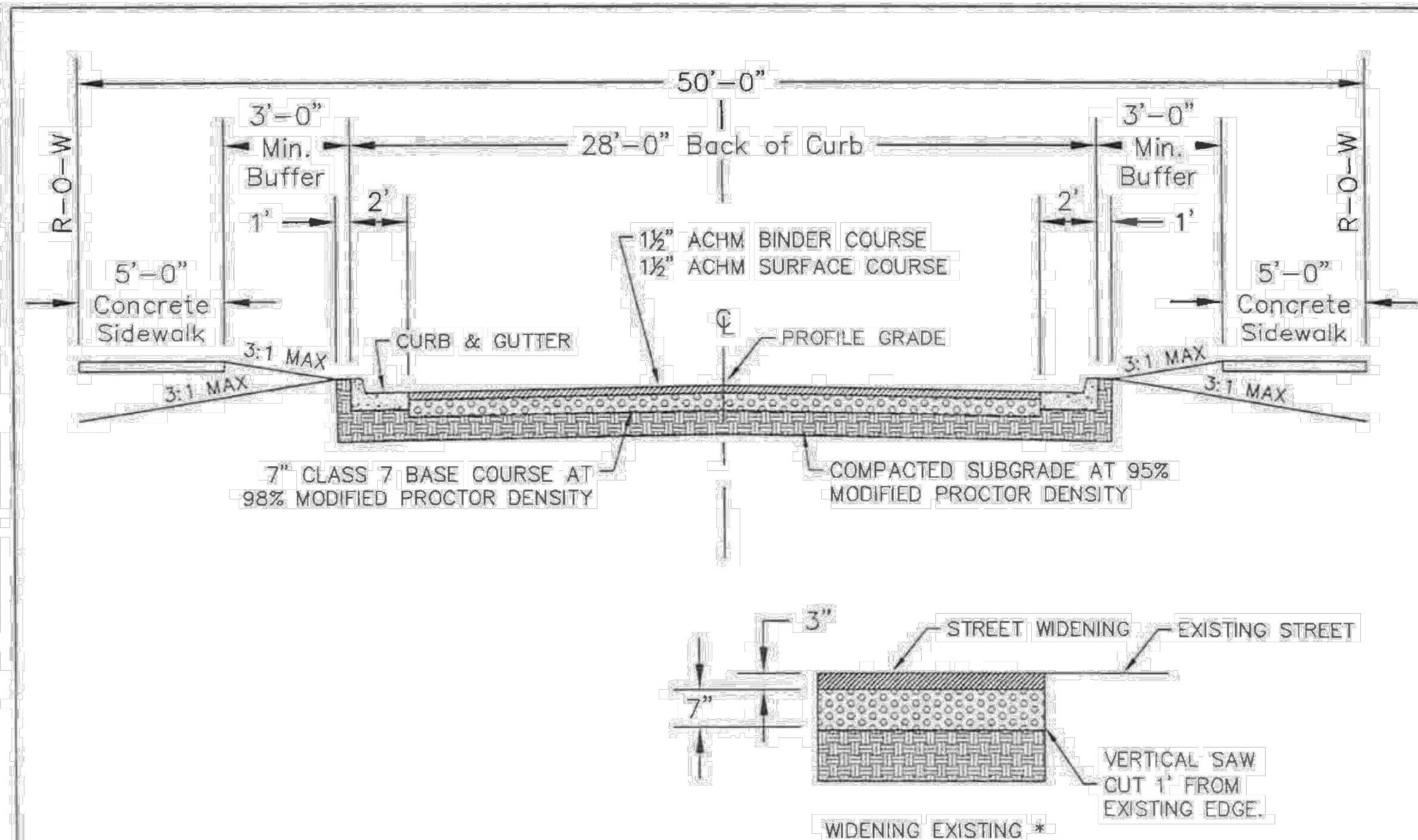
_____ PROPOSED
 _____ EXISTING

LEXIE TRAIL
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

L:\2026\2026-071 - Daryl Bryant 26 Ac project\Drawings\Sheets\C1.00 ROADWAY OVERVIEW.dwg

P:\2026 and Pre\2026 Projects\2026\2026\1136\1136 Street Master Plan Details.dwg, 2/11/2026 5:29:49 AM

A1



- GENERAL NOTES
1. IN AREAS TO RECEIVE BITUMINOUS PAVING, CONCRETE DRIVEWAYS OR CURB AND GUTTER, SUBGRADE SHALL BE COMPACTED TO A DENSITY 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 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 SIDEWALK SHALL BE A MINIMUM OF 4' WIDE IN RESIDENTIAL SUBDIVISIONS.

* NOTES: PAVEMENT RECONSTRUCTION TO CENTERLINE IS REQUIRED WHEN EXISTING STREET DOES NOT MEET THESE STANDARDS.

CITY OF BRYANT

TYPICAL SECTION
LOCAL 1 / RESIDENTIAL
STREET

DETAIL 1

Issue Date
APRIL 2013

Revision Date

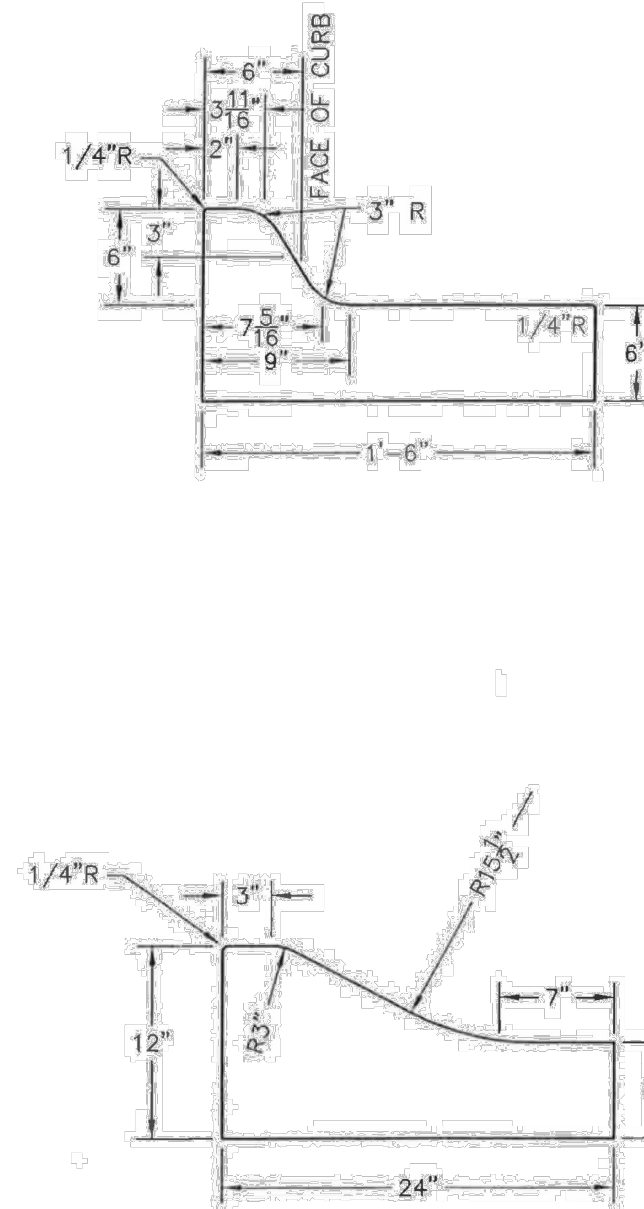
CITY OF BRYANT

CURB & GUTTER
SECTIONS

Issue Date
APRIL 2013

Revision Date

DETAIL 7



A7

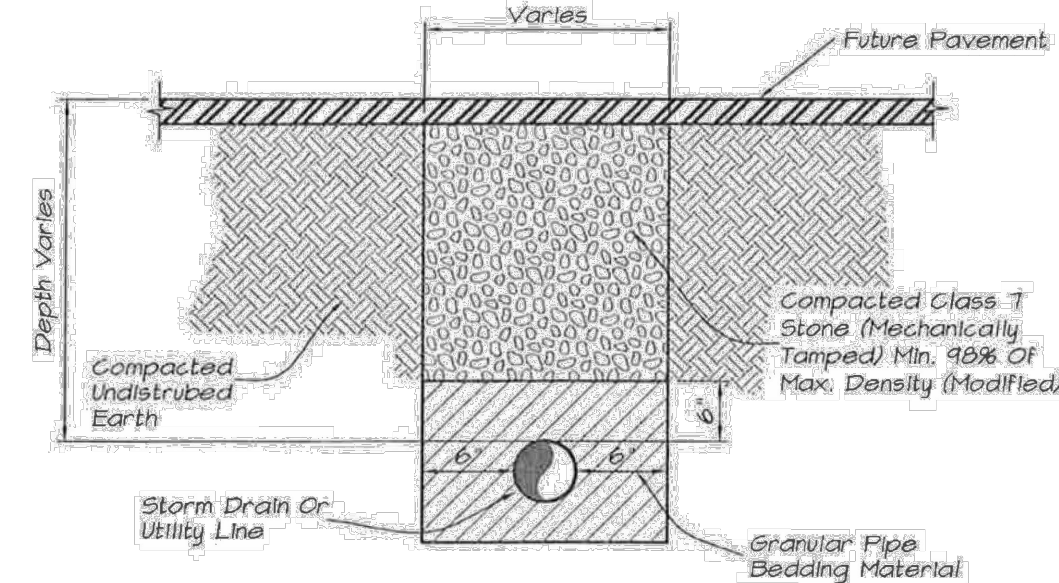
CITY OF BRYANT

TYPICAL SECTION
DRAINAGE AND
UTILITY CUT BACKFILL
ON STREET UNDER
CONSTRUCTION

Issue Date
APRIL 2013

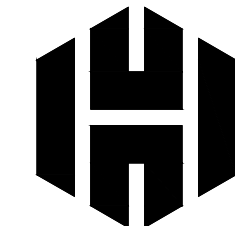
Revision Date

DETAIL 8



Note: This Backfill Procedure Shall Be Utilized For:
All Trenches Excavated In Area To Be Paved.

A8



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REV.	DATE	DESCRIPTION

SPRINGHILL CROSSING
BRYANT, SALINE COUNTY, ARKANSAS

ROADWAY DETAILS

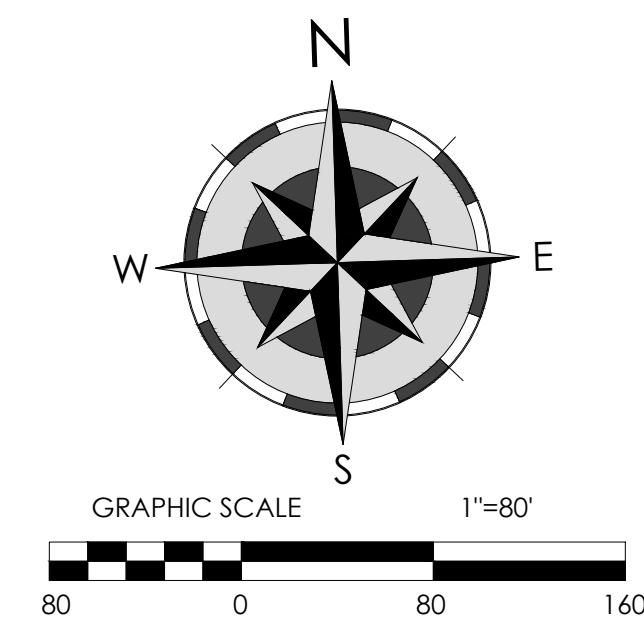


8/26/26

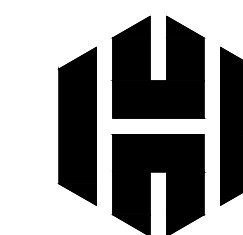


JOB NO.: 2026-071
DATE: 8/26/26
SHEET NUMBER:

C1.50



LEGEND	
PROPOSED	DESCRIPTION
	BOUNDARY FINAL
	BOUNDARY ADJOINER
	RIGHT-OF-WAY
	EASEMENT
	BUILDING SETBACK
	STORM DRAINAGE PIPE
	CURB INLET/JUNCTION BOX
	



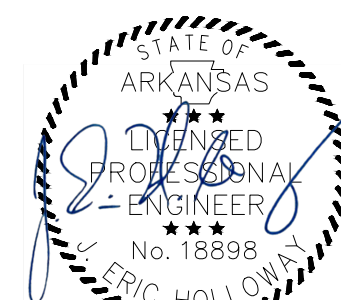
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Surveying & Civil Design

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[illegible]

SPRINGHILL CROSSING
BRYANT, SALINE COUNTY, ARKANSAS

GRADING & DRAINAGE OVERALL



8/26/26



JOB NO.: 2026-071
DATE: 8/26/26
SHEET NUMBER:

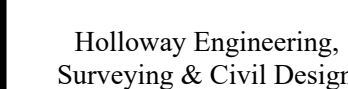
C2.00



Know what's below.
Call before you dig.

CAUTION: UNDERGROUND UTILITIES EXIST WITHIN AND ADJACENT TO THE LIMITS OF CONSTRUCTION AND AN ATTEMPT HAS BEEN MADE TO LOCATE THESE UTILITIES ON THE PLANS. HOWEVER, ALL EXISTING UTILITIES MAY NOT BE SHOWN AND THE ACTUAL LOCATIONS OF THE UTILITIES MAY VARY FROM THE LOCATIONS SHOWN. PRIOR TO BEGINNING ANY TYPE OF EXCAVATION, THE CONTRACTOR SHALL CONTACT THE UTILITIES INVOLVED AND MAKE ARRANGEMENTS FOR THE LOCATION OF THE UTILITIES ON THE GROUND. THE CONTRACTOR SHALL MAINTAIN THE UTILITY LOCATION MARKINGS UNTIL THEY ARE NO LONGER NECESSARY.

ARKANSAS STATE LAW, THE UNDERGROUND FACILITIES DAMAGE PREVENTION ACT, REQUIRES TWO WORKING DAYS ADVANCE NOTIFICATION THROUGH THE ARKANSAS ONE-CALL SYSTEM CENTER BEFORE EXCAVATING USING MECHANIZED EQUIPMENT OR EXPLOSIVES [EXCEPT IN THE CASE OF AN EMERGENCY]. THE ONE-CALL SYSTEM PHONE NUMBER IS 1-800-482-8998. THE CONTRACTOR IS ADVISED THAT THERE IS A SEVERE PENALTY FOR NOT MAKING THIS CALL. NOT ALL UTILITY COMPANIES ARE MEMBERS OF THE ARKANSAS ONE-CALL SYSTEM; THEREFORE, THE CONTRACTOR IS ADVISED TO CONTACT ALL NON-MEMBER UTILITIES, AS WELL AS THE ONE-CALL SYSTEM.

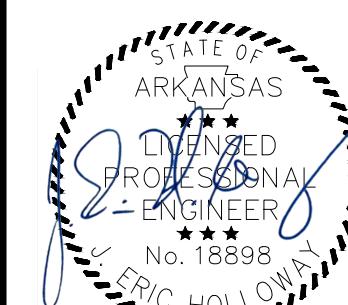


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REV.	DATE	DESCRIPTION	BY

SPRINGHILL CROSSING
BRYANT, SALINE COUNTY, ARKANSAS

GRADING & DRAINAGE PLAN (3 OF 3)

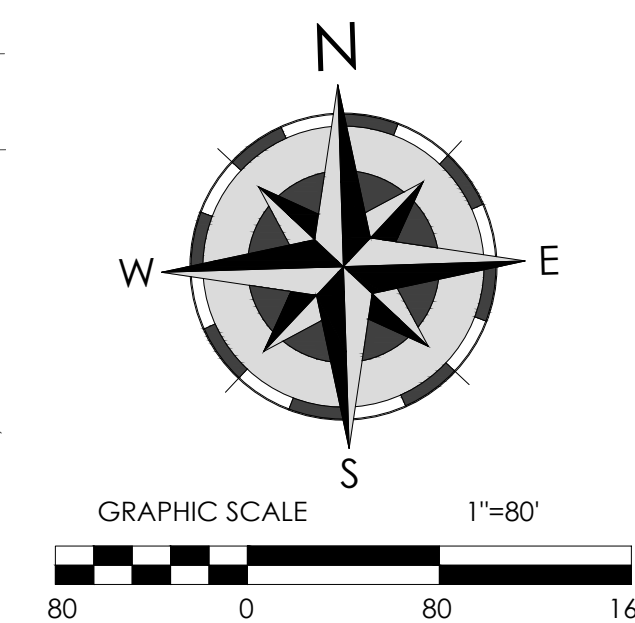


8/26/26

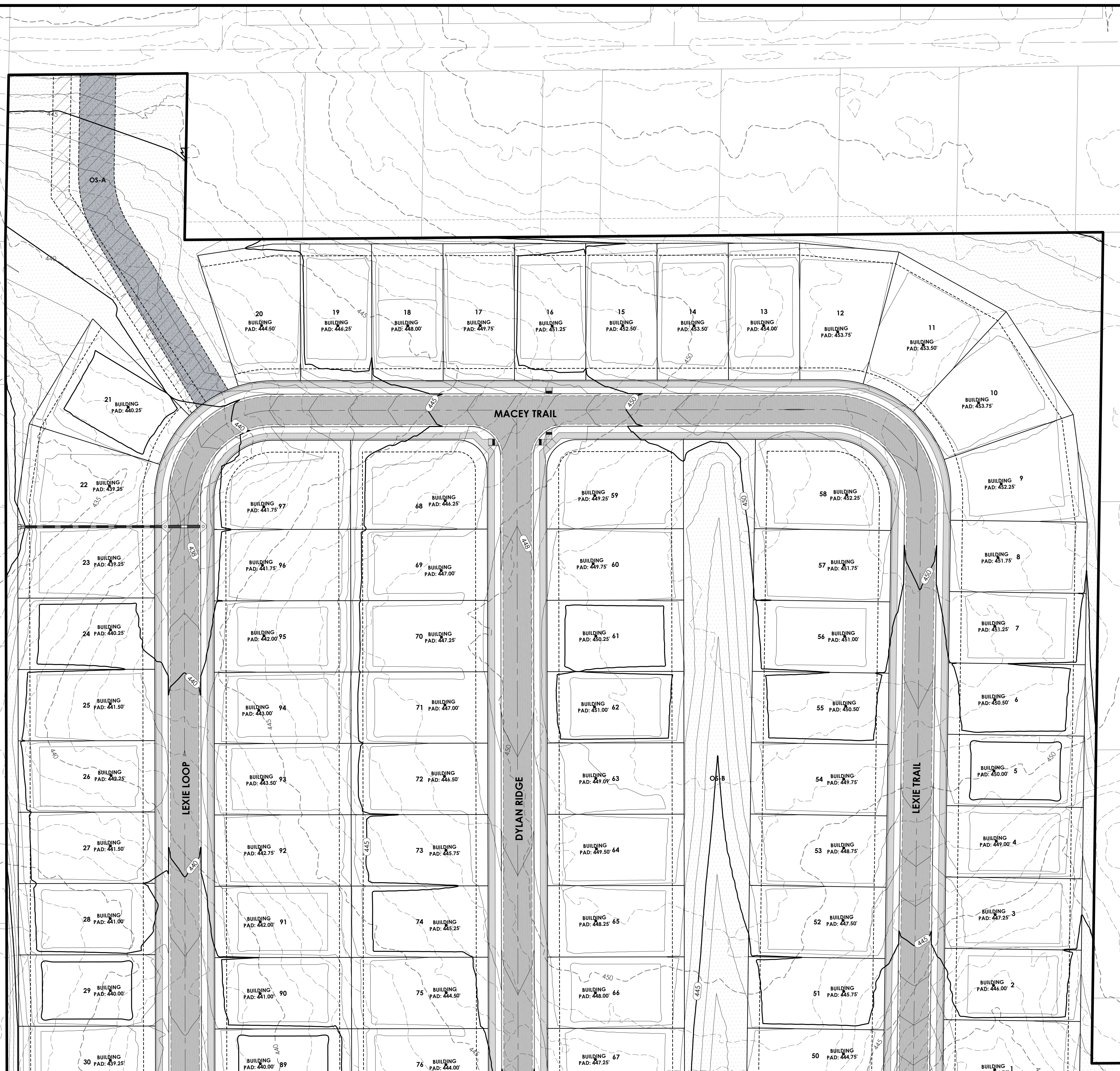


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DATE: 8/26/26
SHEET NUMBER:

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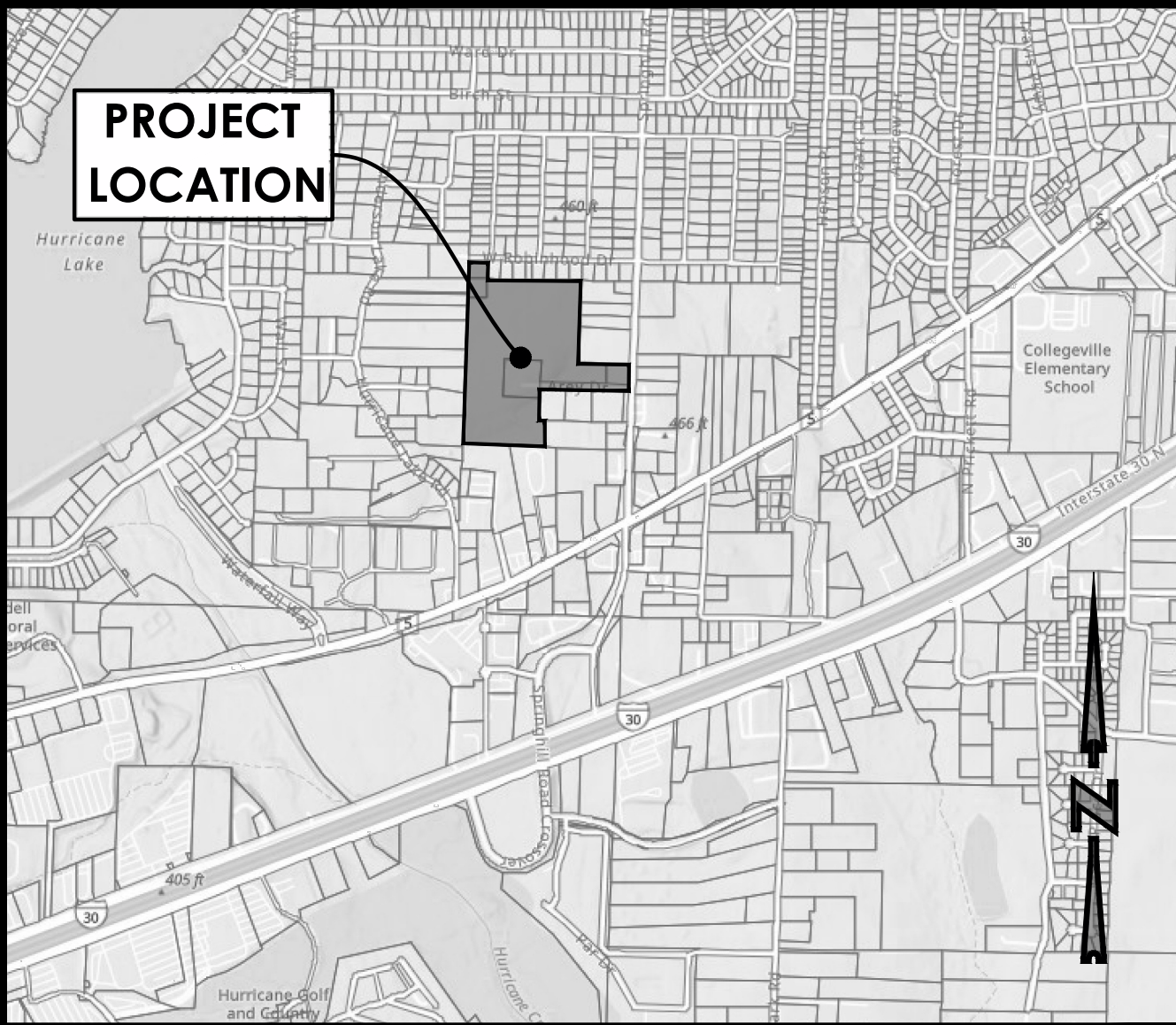
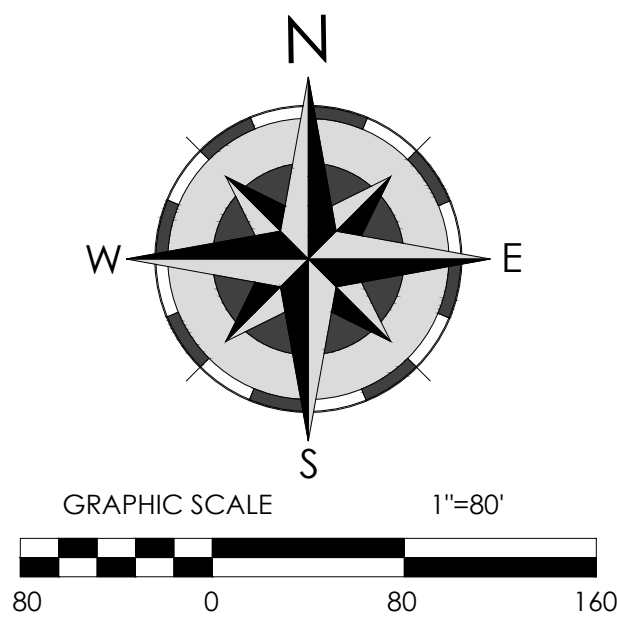


LEGEND	
PROPOSED	DESCRIPTION
	BOUNDARY FINAL
	BOUNDARY ADJOINER
 R/W	RIGHT-OF-WAY
	EASEMENT
	BUILDING SETBACK
	STORM DRAINAGE PIPE
	CURB INLET/JUNCTION BOX



SPRINGHILL CROSSING
RESIDENTIAL SUBDIVISION
BRYANT, SALINE COUNTY, ARKANSAS
STORM SEWER PLANS

August 2026
HOLLOWAY ENGINEERING JOB NO. 2026-071



VICINITY MAP

- STORM SEWER NOTES:**
1. CONTRACTOR TO NOTIFY "ARKANSAS ONE-CALL" AND ALL APPROPRIATE UTILITIES, CABLE COMPANIES, ETC., PRIOR TO STARTING ANY EXCAVATION. DIAL 811
 2. VEGETATION MUST BE ESTABLISHED ON DISTURBED AREAS WITHIN 14 DAYS OF COMPLETION OF GRADING ACTIVITIES.
 3. ADEQ STORMWATER PERMIT MUST BE OBTAINED AND EROSION CONTROL MEASURES MUST BE INSTALLED TO COMPLY WITH ALL STORMWATER RUNOFF REGULATIONS AS DEFINED BY THE SITE EROSION CONTROL PLAN.
 4. ALL SIDEWALK AREAS TO MAINTAIN A MAXIMUM 2% CROSS SLOPE AND A 5% RUNNING SLOPE & CONFORM TO ALL ADA REGULATIONS, ALL ADA PARKING TO BE MAX. 2% SLOPE ALL DIRECTIONS.
 5. ALL CONCRETE SPILLWAY SECTIONS TO BE INSTALLED WITH A MINIMUM 6" (0.5 FEET) GRADE CHANGE/SLOPE AWAY FROM GUTTER LINE OF CURB.
 6. THE LOCATION OF ANY UTILITIES SHOWN IS ONLY APPROXIMATE OR PROPOSED. THERE MAY EXIST MORE UTILITIES THAN THOSE SHOWN.
 7. ALL DRAINAGE PIPE SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS.

LEGEND	
PROPOSED	DESCRIPTION
	BOUNDARY FINAL
	BOUNDARY ADJOINER
	RIGHT-OF-WAY
	EASEMENT
	STORM DRAINAGE PIPE
	DRAINAGE STRUCTURE - NO. CURB INLET/JUNCTION BOX

STORM SEWER PIPE TABLE			
NAME	SIZE / PIPE MATERIAL	LENGTH	SLOPE %
SD-LA1-1	24" RCP	32.00'	1.00%
SD-MA1-1	24" HDPE	20.00'	4.60%
SD-MA2-1	24" RCP	30.89'	1.00%
SD-MA2-2	24" RCP	89.91'	1.00%
SD-MA2-3	24" RCP	70.19'	1.00%
SD-MA2-4	24" HDPE	96.13'	2.00%
SD-MA2-5	24" RCP	84.81'	3.00%
SD-MA2-6	24" HDPE	153.63'	1.00%
SD-MA3-1	24" HDPE	19.93'	1.00%
SD-MA3-2	24" RCP	32.00'	1.00%
SD-MA4-1	24" HDPE	124.00'	0.50%
SD-MA4-2	24" RCP	32.00'	0.50%
SD-MA5-1	24" HDPE	16.00'	3.00%
SD-MA5-2	24" RCP	32.00'	1.50%
SD-MA5-3	24" HDPE	24.00'	5.00%

STORM SEWER STRUCTURE TABLE			
STRUCTURE NAME	DETAILS	PIPES IN	PIPES OUT
SDMH-LA1-1 DTCL	RIM ELEV. = 424.09		SD-LA1-1 - 24" RCP INV OUT = 417.23
SDMH-MA1-1 FES	RIM ELEV. = 414.32	SD-MA1-1 - 24" HDPE INV IN = 412.08	
SDMH-MA1-2 FES	RIM ELEV. = 415.24		SD-MA1-1 - 24" HDPE INV OUT = 413.00
SDMH-MA2-1 FES	RIM ELEV. = 417.33	SD-MA2-1 - 24" RCP INV IN = 415.00	
SDMH-MA2-2 JB	RIM ELEV. = 421.01	SD-MA2-2 - 24" RCP INV IN = 415.31	SD-MA2-1 - 24" RCP INV OUT = 415.31
SDMH-MA2-3 STCI	RIM ELEV. = 424.52	SD-MA2-3 - 24" RCP INV IN = 416.21	SD-MA2-2 - 24" RCP INV OUT = 416.21
SDMH-MA2-4 DTCL	RIM ELEV. = 423.69	SD-LA1-1 - 24" RCP INV IN = 416.91	SD-MA2-3 - 24" RCP INV OUT = 416.91
SDMH-MA2-5 STCI	RIM ELEV. = 425.46	SD-MA2-5 - 24" RCP INV IN = 418.84	SD-MA2-4 - 24" HDPE INV OUT = 418.83
SDMH-MA2-6 STCI	RIM ELEV. = 428.91	SD-MA2-6 - 24" HDPE INV IN = 421.38	SD-MA2-5 - 24" RCP INV OUT = 421.38
SDMH-MA2-7 FES	RIM ELEV. = 425.15		SD-MA2-6 - 24" HDPE INV OUT = 422.92
SDMH-MA3-1 FES	RIM ELEV. = 438.15	SD-MA3-1 - 24" HDPE INV IN = 435.92	
SDMH-MA3-2 DTCL	RIM ELEV. = 439.86	SD-MA3-2 - 24" RCP INV IN = 436.12	SD-MA3-1 - 24" HDPE INV OUT = 436.12
SDMH-MA3-3 DTCL	RIM ELEV. = 440.18		SD-MA3-2 - 24" RCP INV OUT = 436.44
SDMH-MA4-1 FES	RIM ELEV. = 435.24	SD-MA4-1 - 24" HDPE INV IN = 433.00	
SDMH-MA4-2 DTCL	RIM ELEV. = 438.09	SD-MA4-2 - 24" RCP INV IN = 433.62	SD-MA4-1 - 24" HDPE INV OUT = 433.62
SDMH-MA4-3 DTCL	RIM ELEV. = 438.23		SD-MA4-2 - 24" RCP INV OUT = 433.78
SDMH-MA5-1 FES	RIM ELEV. = 442.19	SD-MA5-1 - 24" HDPE INV IN = 439.95	
SDMH-MA5-2 STCI	RIM ELEV. = 444.79	SD-MA5-2 - 24" RCP INV IN = 440.43	SD-MA5-1 - 24" HDPE INV OUT = 440.43
SDMH-MA5-3 STCI	RIM ELEV. = 444.86	SD-MA5-3 - 24" HDPE INV IN = 440.91	SD-MA5-2 - 24" RCP INV OUT = 440.91
SDMH-MA5-4 FES	RIM ELEV. = 444.35		SD-MA5-3 - 24" HDPE INV OUT = 442.11

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SPRINGHILL CROSSING
BRYANT, SALINE COUNTY, ARKANSAS
STORM SEWER OVERVIEW

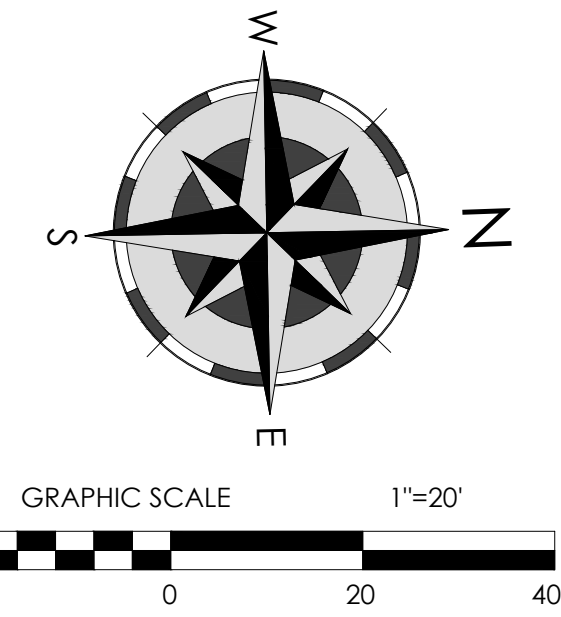
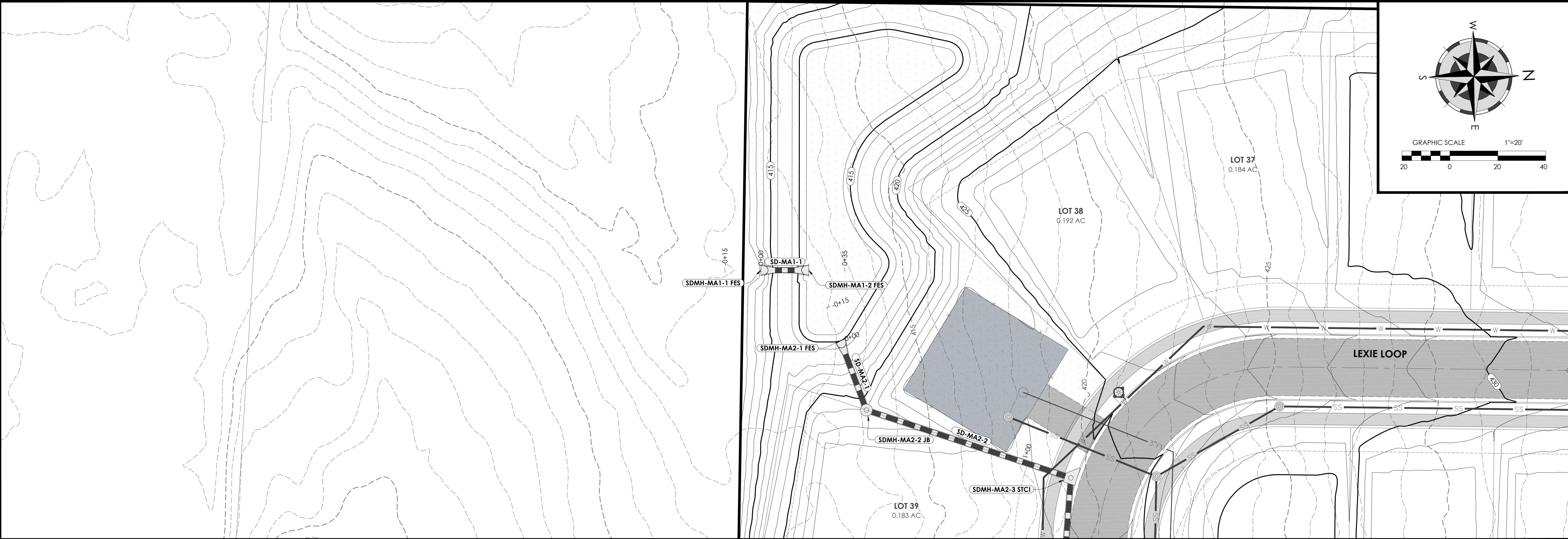
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DESIGNED
PROFESSIONAL
ENGINEER
No. 18898
ERIC HOLLOWAY
8/26/26

STATE OF ARKANSAS
Holloway
Engineering, Surveying
& Civil Design, PLLC
#1879
MAUMELLE, ARKANSAS - ENGINEER

JOB NO.: 2026-071
DATE: 8/26/26
SHEET NUMBER:

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PLAN VIEW - SCALE 1"=20'



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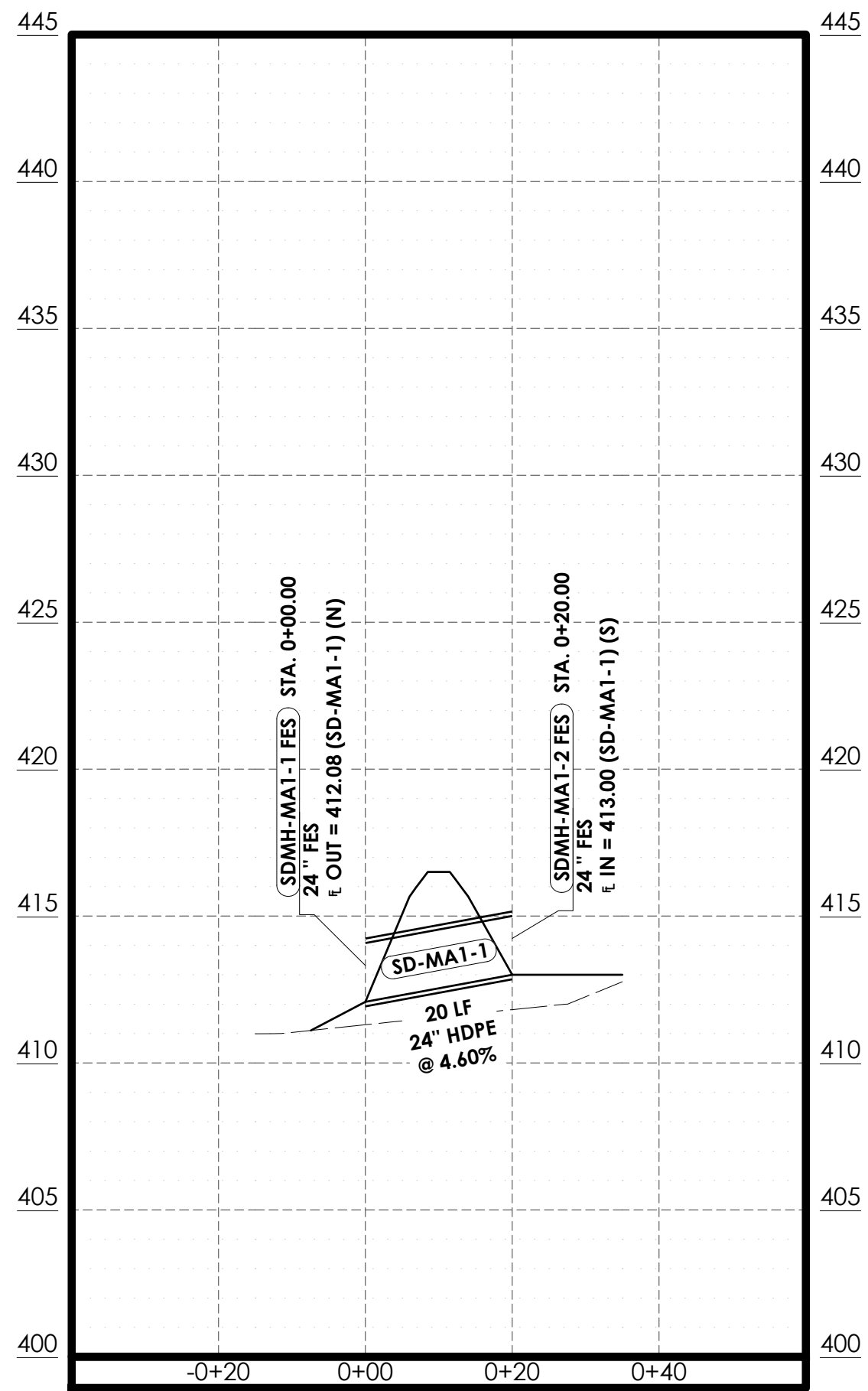
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BRYANT, SALINE COUNTY, ARKANSAS

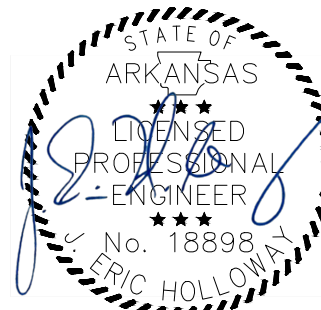
STORM SEWER P&P MAIN 1

PROFILE VIEW - SCALE 1"=20'

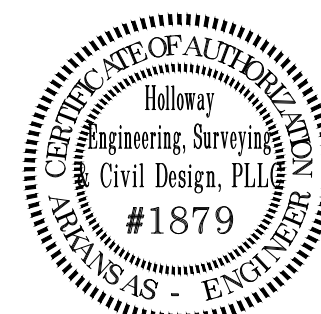


— PROPOSED
— EXISTING

STORM SEWER MAIN 1
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'



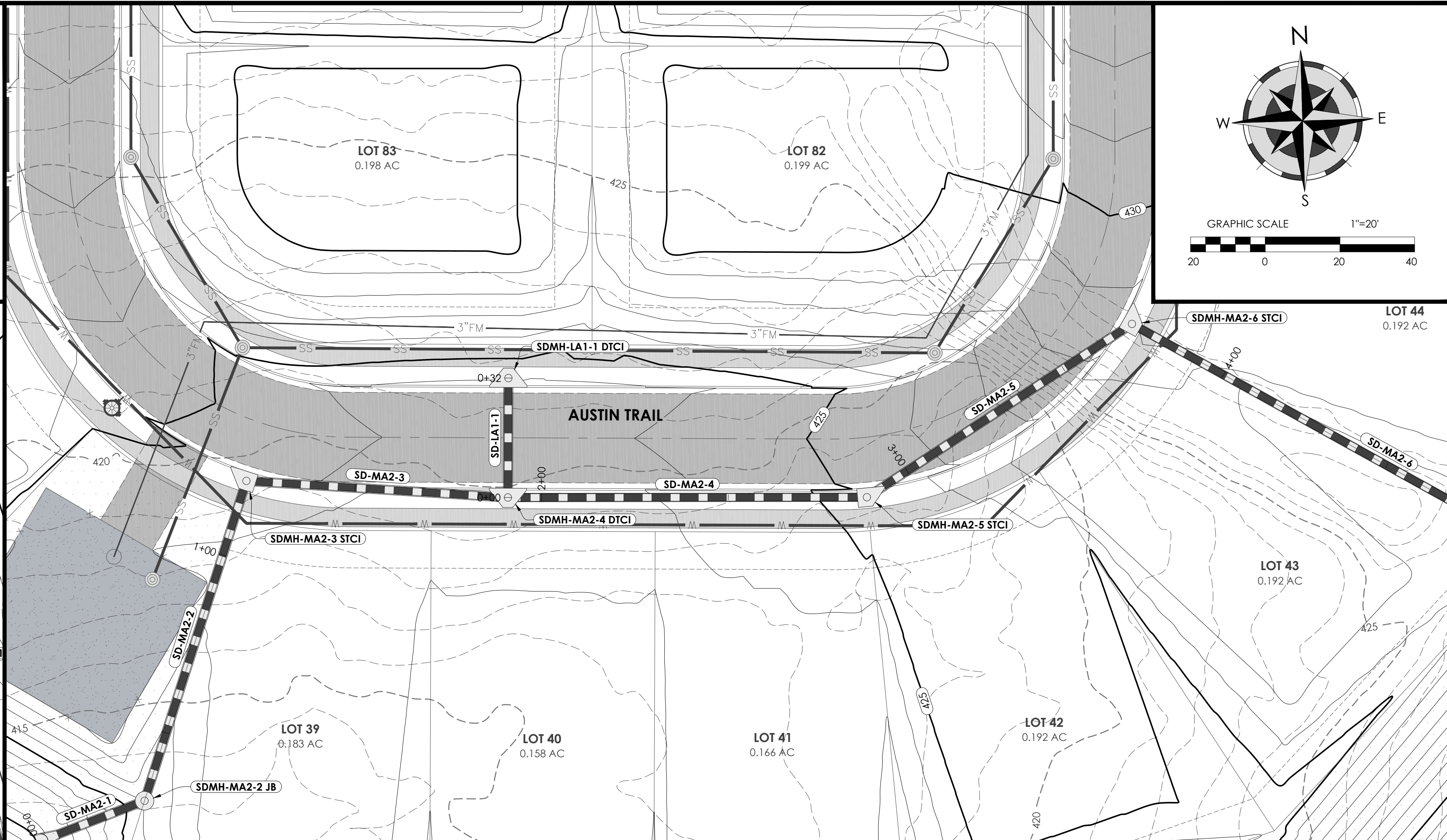
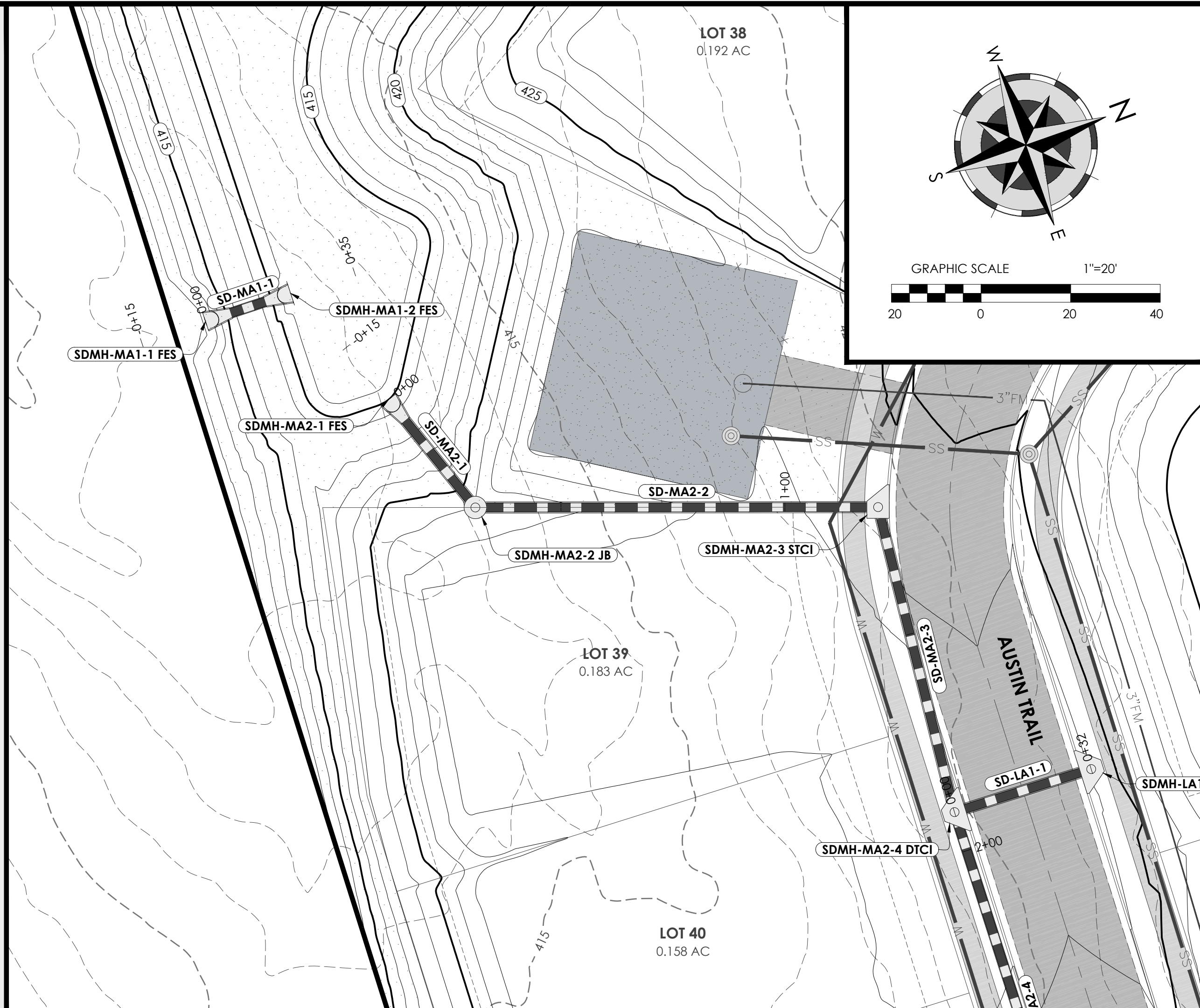
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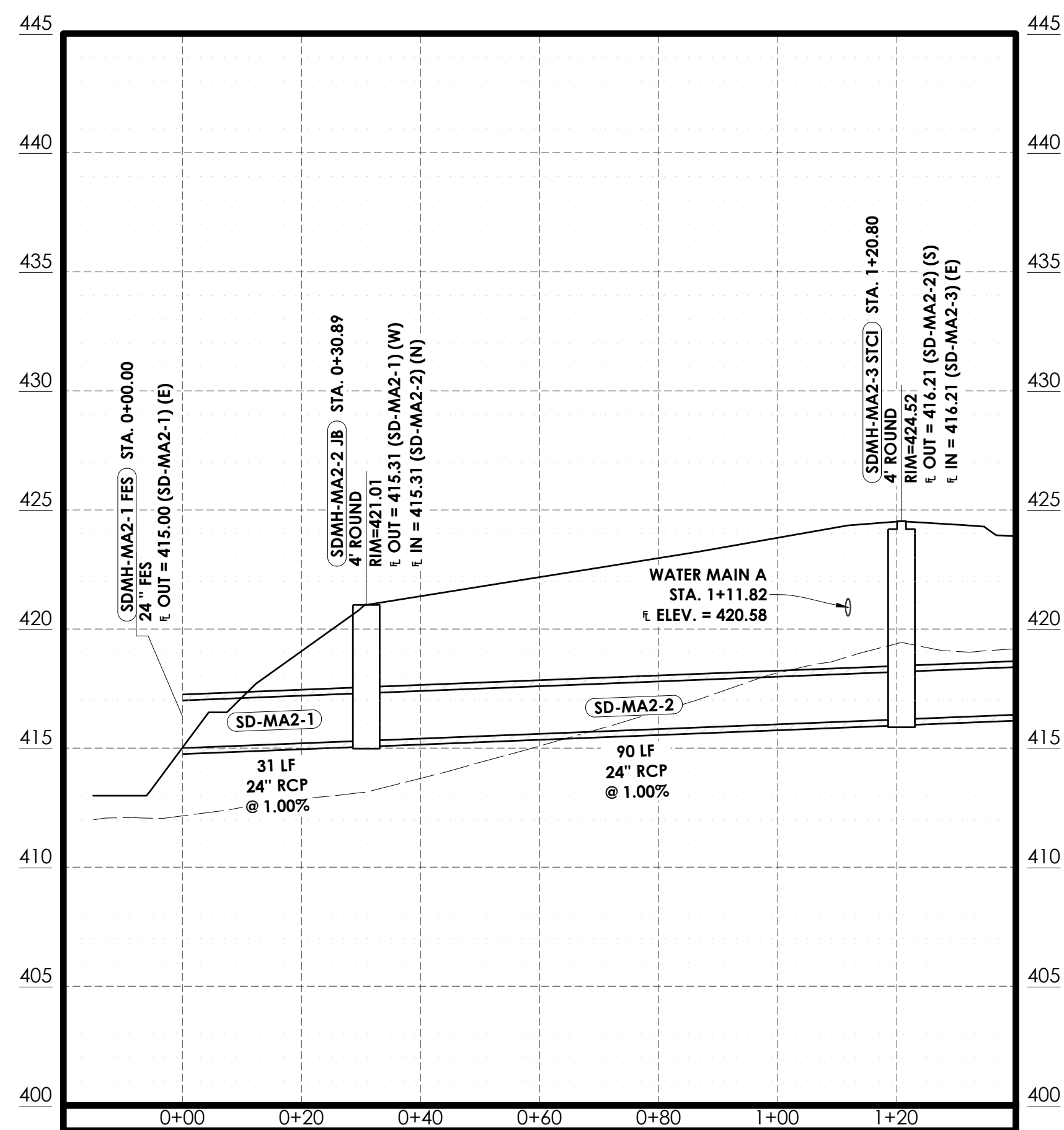
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DATE: 8/26/26
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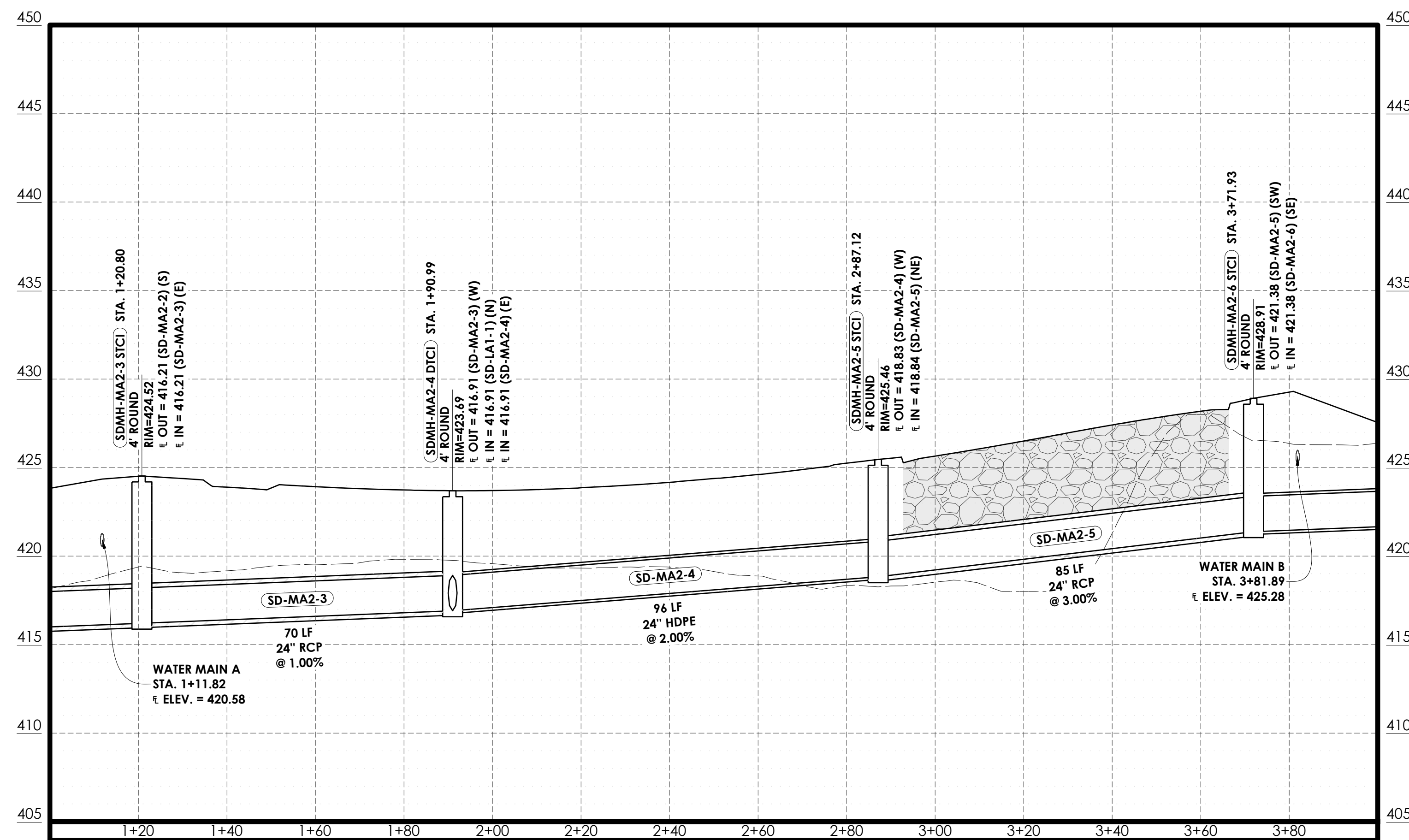
PLAN VIEW - SCALE 1"=20'



PROFILE VIEW - SCALE 1"=20'



STORM SEWER MAIN 2
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'



STORM SEWER MAIN 2
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'



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BRYANT, SALINE COUNTY, ARKANSAS

STORM SEWER P&P MAIN 2 (1 OF 2)

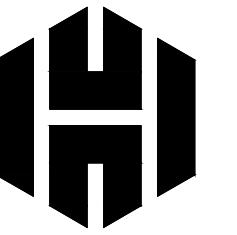
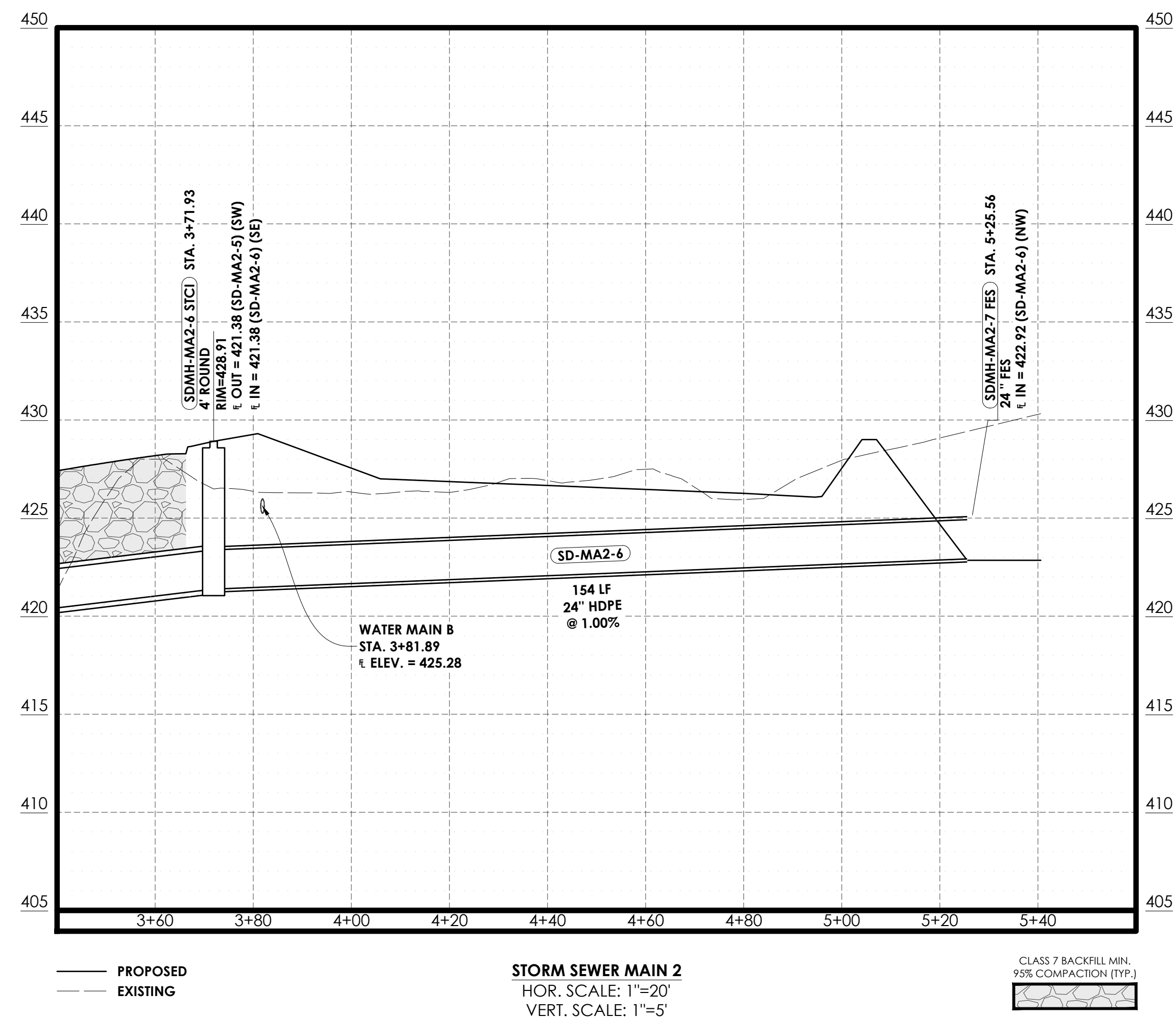
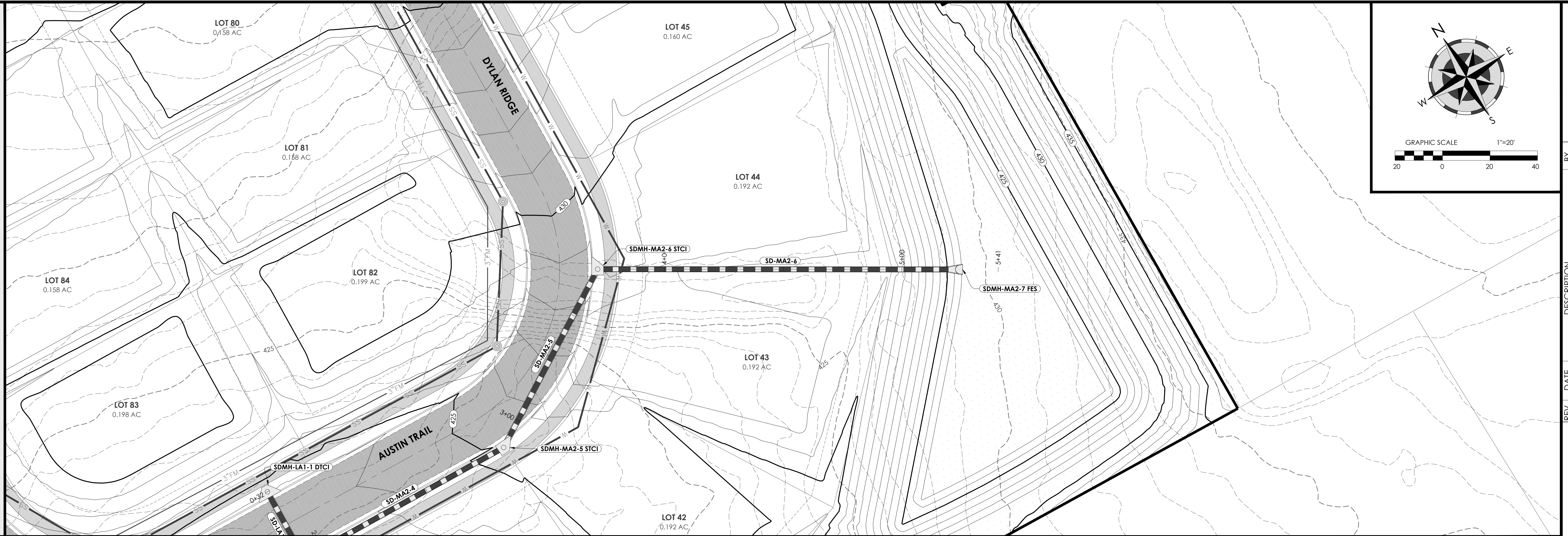
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8/26/26

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Civil Design, PLLC
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ARKANSAS - ENGINEER

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SHEET NUMBER:

C2.05

PROFILE VIEW - SCALE 1"=20'



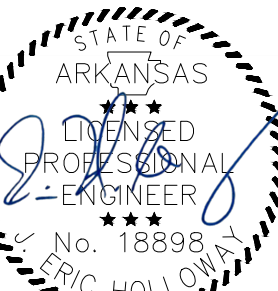
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STORM SEWER P&P MAIN 2 (2 OF 2)



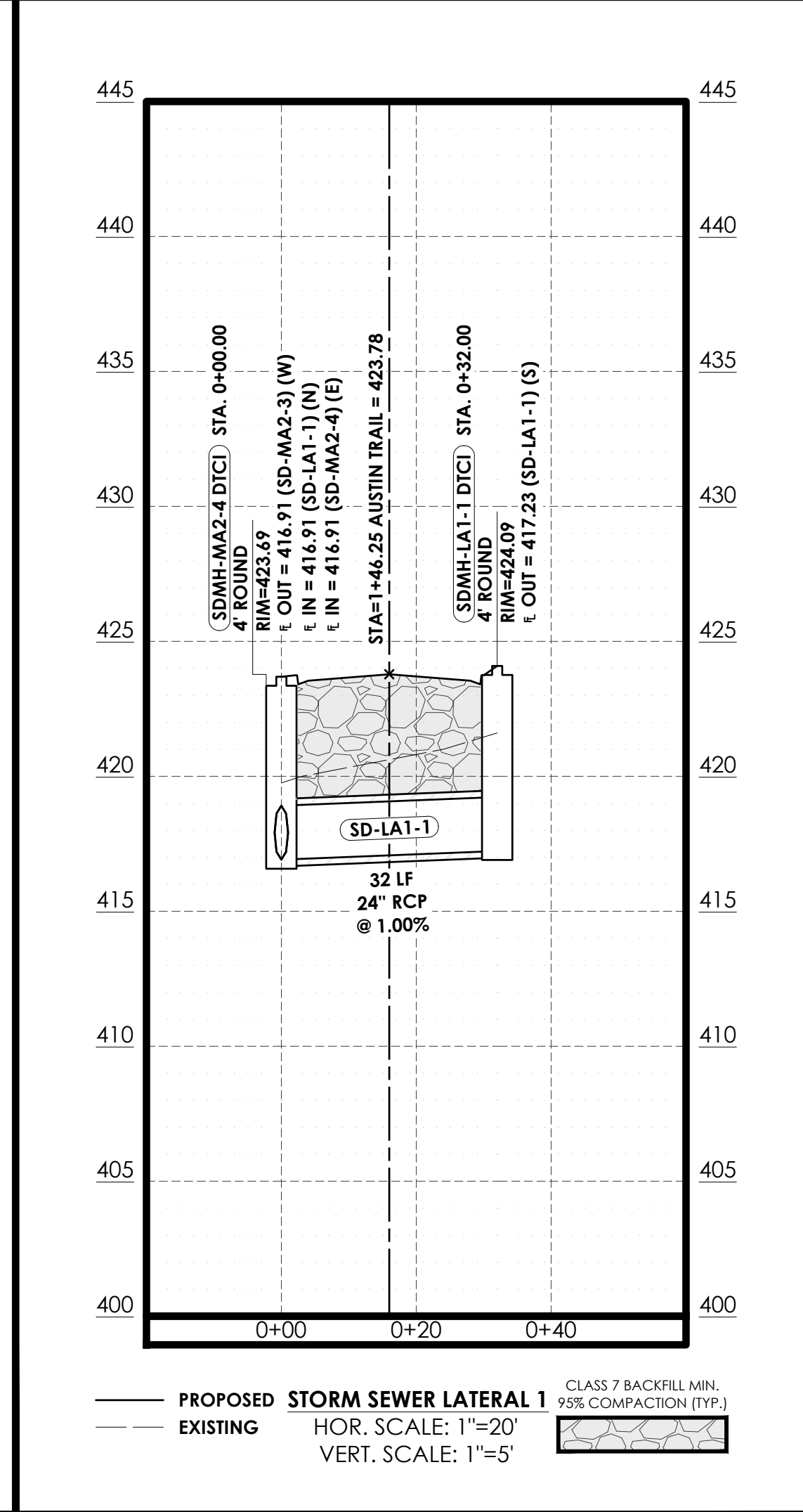
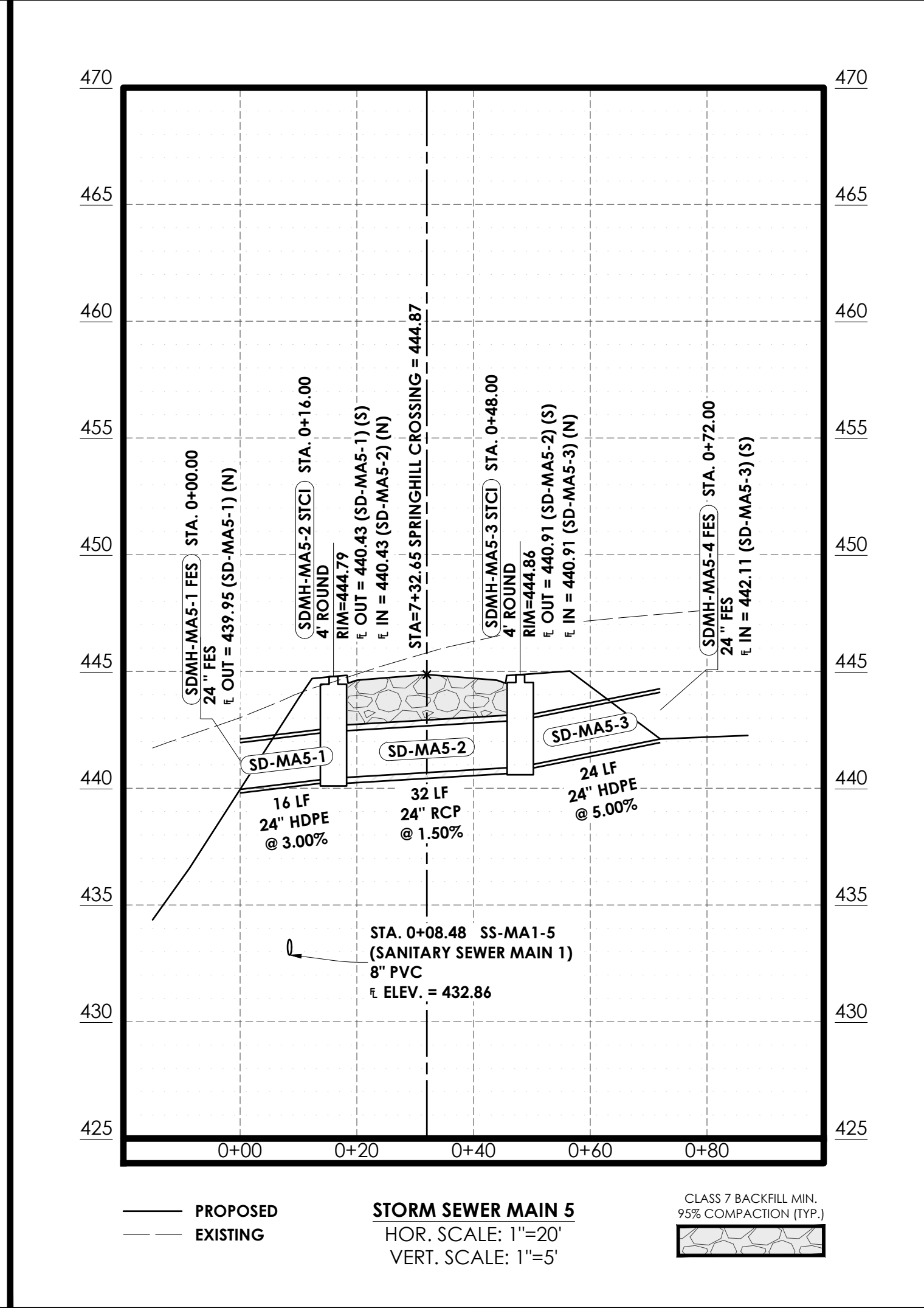
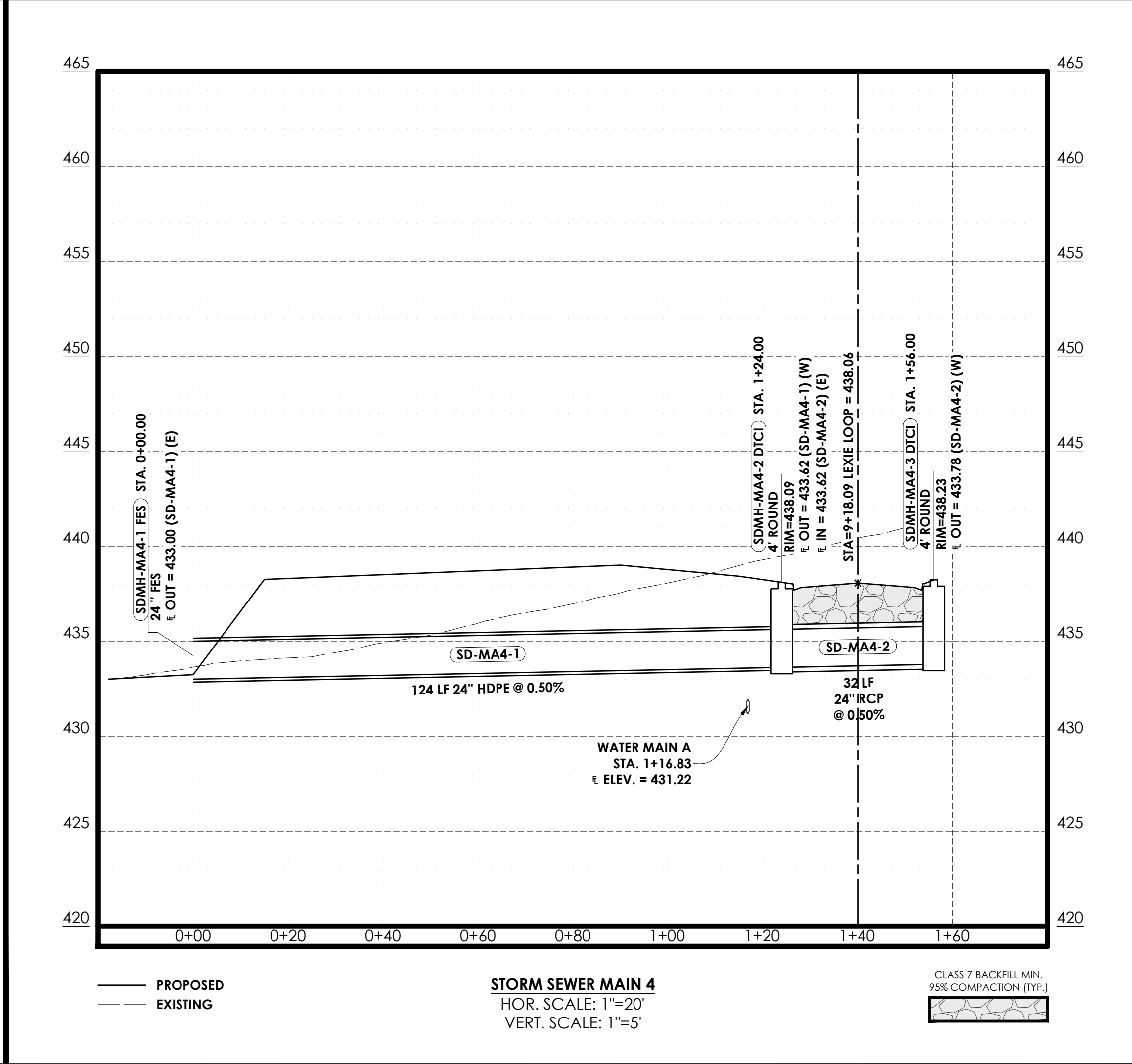
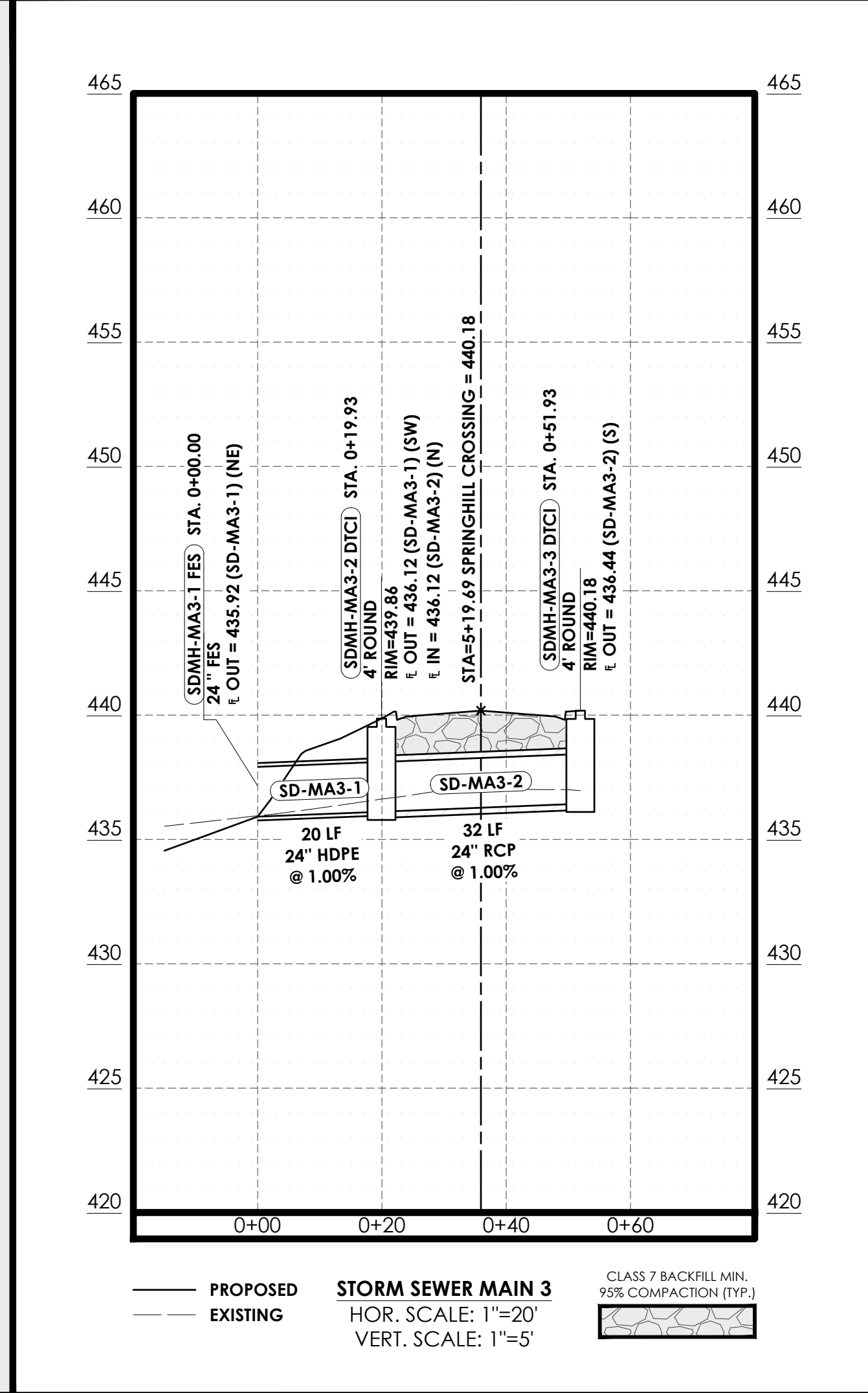
8/26/26



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DATE: 8/26/26
SHEET NUMBER:

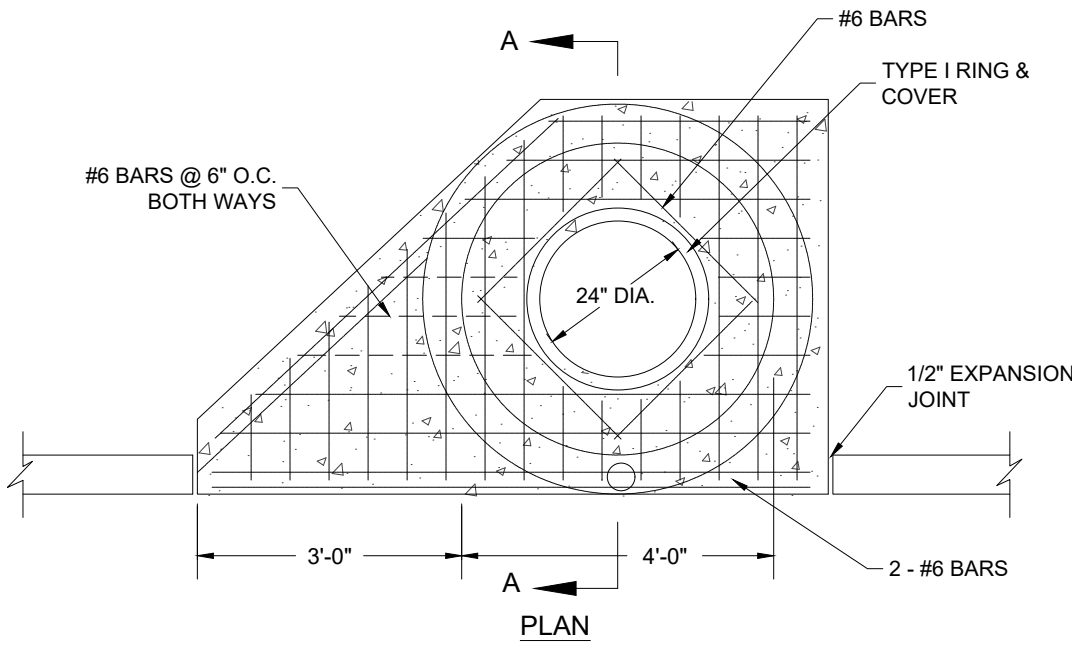
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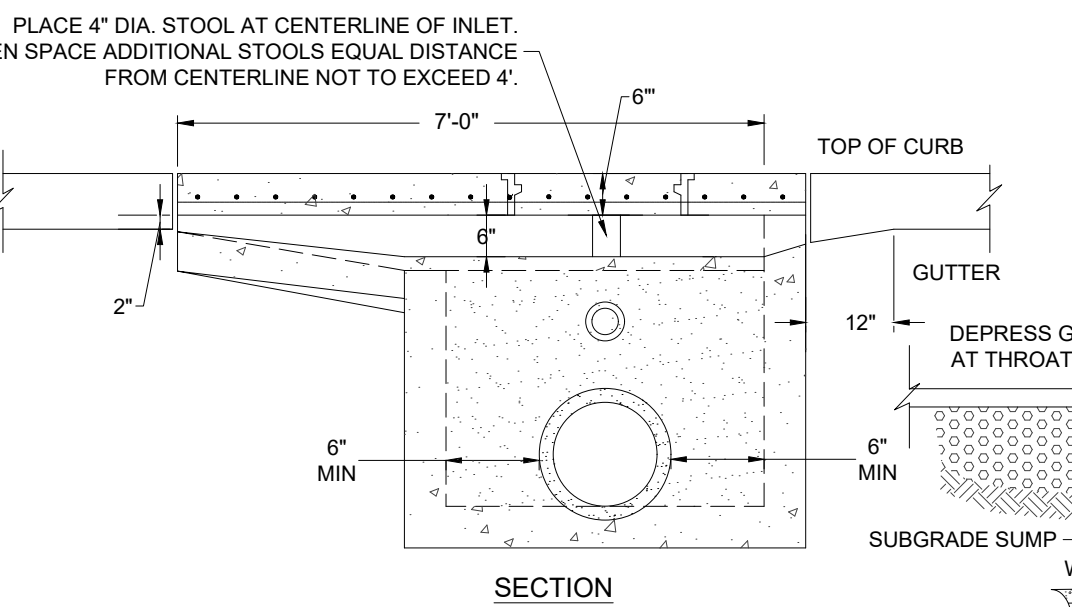


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REV.	DATE	DESCRIPTION		
SPRINGHILL CROSSING BRYANT, SALINE COUNTY, ARKANSAS				
STORM SEWER P&P MAINS 3-5 & LATERAL 1				
 3/26/26				
 JOB NO.: 2026-071 DATE: 8/26/26 SHEET NUMBER:				
C2.07				

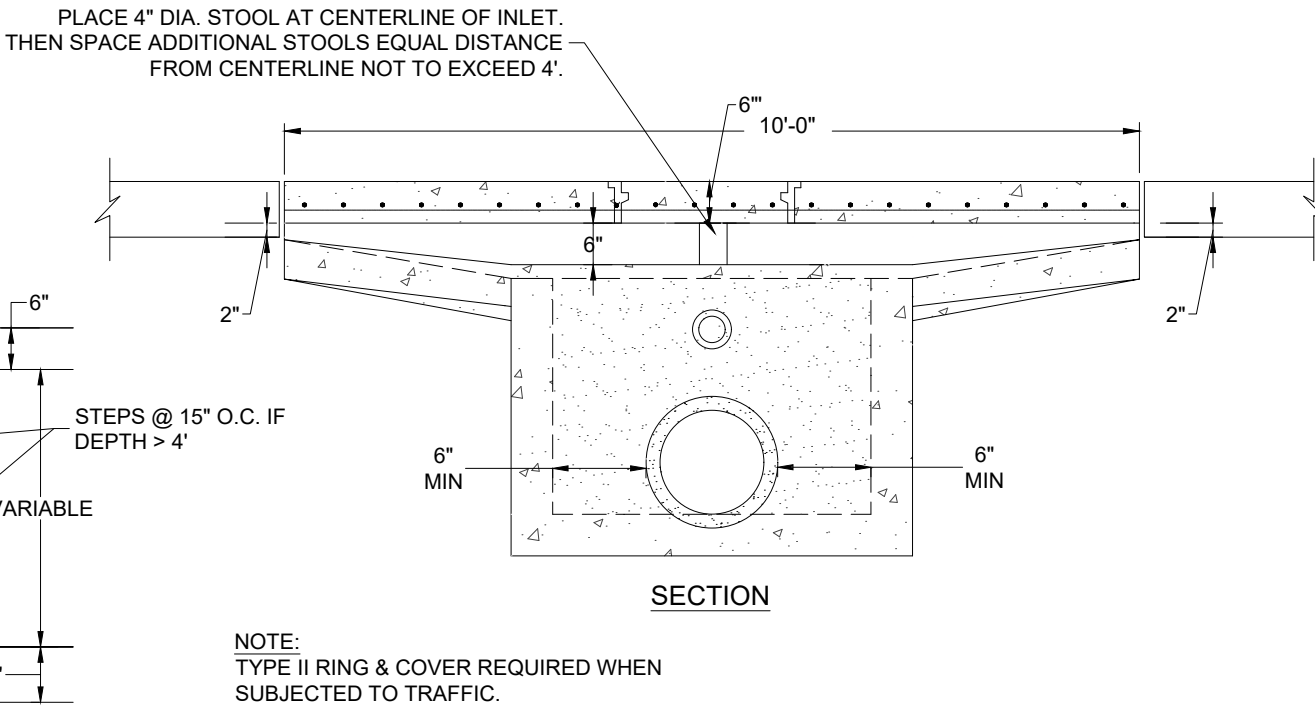
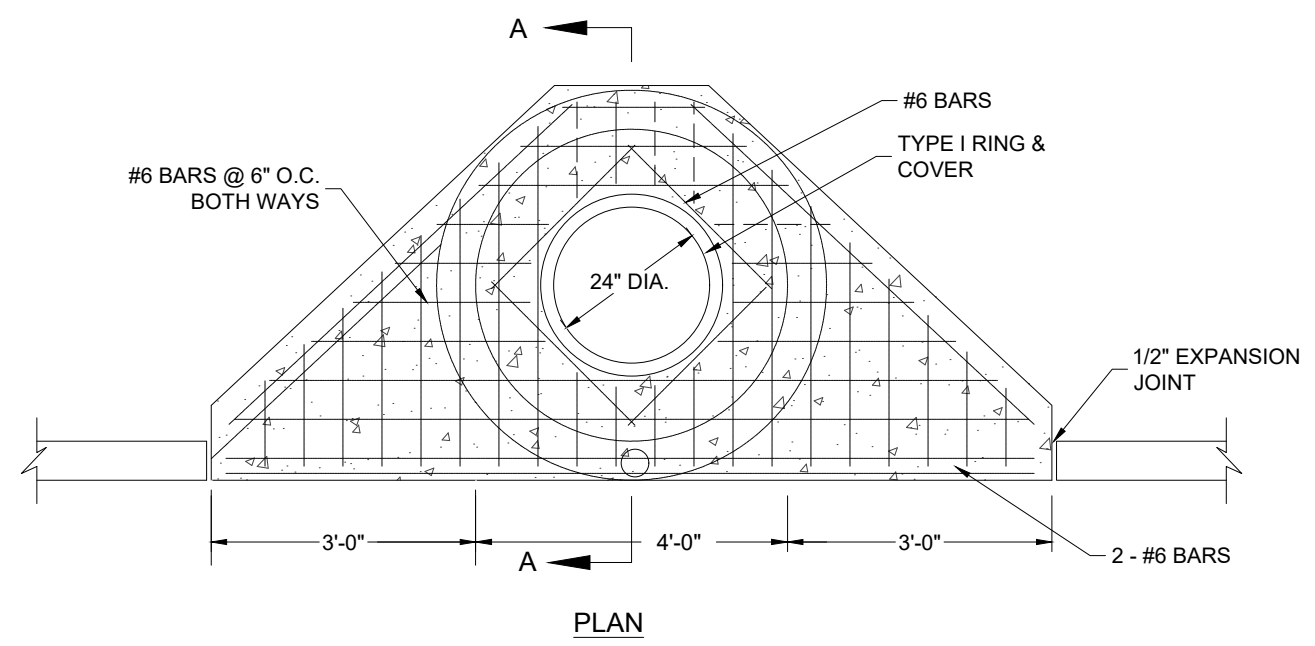
1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER.
2. STEPS SHALL BE INSTALLED IN ALL INLETS 4'-0" HIGH AND OVER OR AS DIRECTED BY THE ENGINEER
3. ALL REINFORCING BARS SHALL BE GRADE 60 AND HAVE MINIMUM 1' COVER.
4. ALL WORK SHALL COMPLY WITH SECTION 609 OF THE AASHTO STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, 2014 EDITION.
5. DROP INLETS AND EXTENSION ON CURVED SECTIONS SHALL CONFORM TO THE CURVATURE OF THE CURB.
6. MANHOLES SPACED AT MAXIMUM 100' INTERVALS SHALL BE INSTALLED ALONG INLET AND EXTENSION SUPPORT TOP.
7. BASE AND INLET WALLS SHALL BE CAST MONOLITHICALLY.
8. THE THROAT SHALL BE CAST INTEGRALLY WITH THE GUTTER.
9. PIPES MAY ENTER DROP INLET FROM ANY ANGLE OR ELEVATION AS MAY BE APPROVED BY THE ENGINEER.
10. ALTERNATE DROP INLET DESIGNS MAY BE SUBSTITUTED AS APPROVED BY THE ENGINEER.
11. DURING CONSTRUCTION OF THE ROADWAY THE CONTRACTOR SHALL MAINTAIN DRAINAGE INTO OR AROUND THE DROP INLET AS APPROVED BY THE ENGINEER.
12. 3'-1/2"x1'-1/2" NOTCH SHALL BE FORMED IN ALL DROP INLETS TO SUPPORT SIDEWALK CONSTRUCTION. REFER TO DETAIL OF NOTCH FOR SIDEWALKS.
13. HEAVY DUTY RING AND COVER SHALL BE USED WHEN INLET IS LOCATED WITHIN A RADIUS. STANDARD DUTY ("NON-TRAFFIC" RATED) RING AND COVER MAY BE USED IN OTHER AREAS OUTSIDE OF ROADWAY.
14. HEAVY DUTY RING AND COVER TO BE EAST JORDAN V-1600-2 & 1346A OR APPROVED EQUAL.
15. STANDARD DUTY RING AND COVER TO BE EAST JORDAN V-1685 MANHOLE ASSEMBLY OR APPROVED EQUAL.



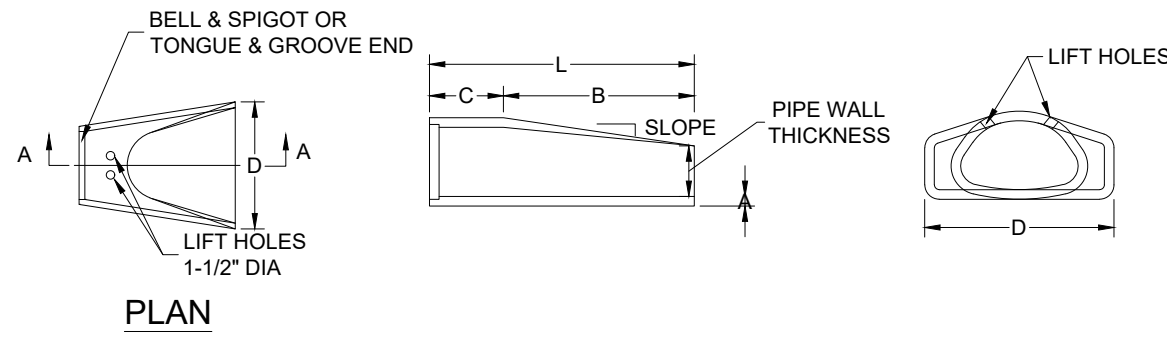
*DIA. OF STRUCTURE	WALL THICKNESS	DIA. OF OUTLET PIPE
4' I.D.	6"	15" THRU 27"
5' I.D.	8"	30" THRU 42"
6' I.D.	8"	48" THRU 54"
8' I.D.	10"	60" THRU 72"



SINGLE THROAT CURB INLET



DOUBLE THROAT CURB INLET

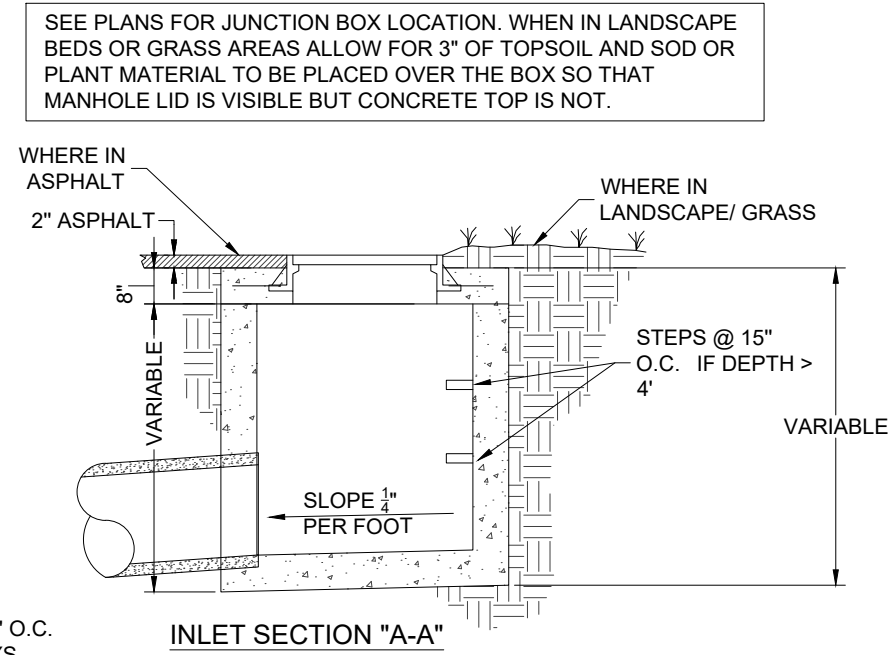
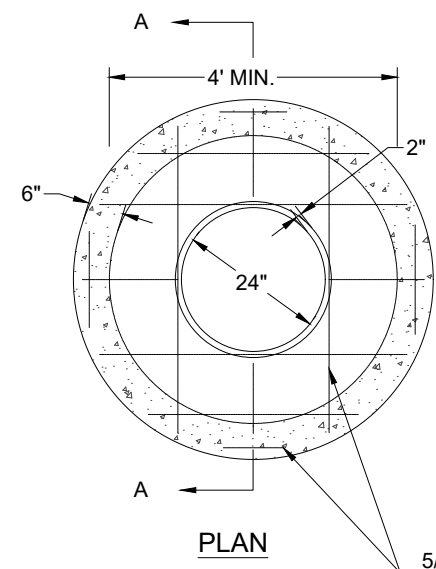


ARCH FLARED END SECTION DIMENSIONS

EQUIV SIZE	SPAN-RISE (NOMINAL)	METRIC EQUIV.	WALL THICK.	WT. LBS/SEC.	SLOPE	A IN.	B IN.	C IN.	D IN.	L IN.
18"	22X13	560X345	2-1/2	1,050	3:1	7	27	43	36	72
24"	29X18	725X460	3	1,580	3:1	8	39	33	48	72
30"	36X23	920X570	3-1/2	2,250	3:1	10	48	24	60	72
36"	44X27	1110X675	4	3,300	3:1	10	60	36	72	96
42"	51X31	1300X795	4-1/2	5,400	3:1	15	60	36	78	96
48"	58X36	1485X915	5	6,540	3:1	21	60	36	78	96
54"	65X40	1650X1075	5	8,540	3:1	25	60	36	90	96
60"	73X45	1855X1145	6	9,510	3:1	26	75	21	96	96
72"	88X54	2235X1370	7	14,840	3:1	35	78	22	120	100

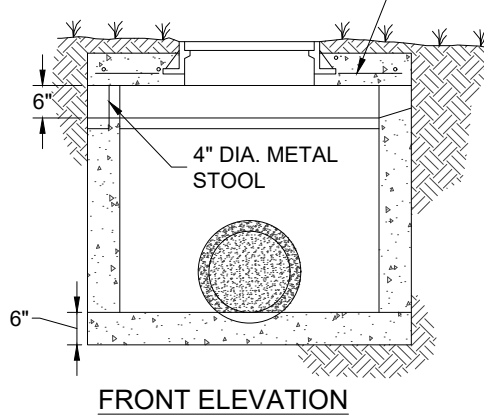
ROUND FLARED END SECTION DIMENSIONS

PiP	Metric Equiv.	Wall Thick.	WT. LBS./SEC	SLOPE	A IN.	B IN.	C IN.	D IN.	I IN.
15"	375	2-1/4	1000	3:1	6	27	46	32	73
18"	450	2-1/2	1180	3:1	9	27	46	36	73
24"	600	3	1666	3:1	10	44	30	48	74
30"	750	3-1/2	1960	3:1	12	54	20	60	74
36"	900	4	2430	3:1	15	63	35	72	98
42"	1050	4-1/2	2950	3:1	21	83	35	78	98
48"	1200	5	3670	3:1	24	72	24	72	98
54"	1350	5-1/2	4320	3:1	28	78	22	90	100
60"	1500	6	5000	3:1	31	78	22	96	100
66"	1650	6-1/2	5720	3:1	34	78	22	102	100
72"	1800	7	6480	3:1	46	78	22	102	100



*DIA. OF STRUCTURE	WALL THICKNESS	DIA. OF OUTLET PIPE
4' I.D.	6"	15" THRU 27"
5' I.D.	8"	30" THRU 42"
6' I.D.	8"	48" THRU 54"
8' I.D.	10"	60" THRU 72"

NOTE:
TYPE II RING & COVER REQUIRED WHEN SUBJECTED TO TRAFFIC.



JUNCTION BOX

N.T.S.

C-1 SINGLE AND DOUBLE THROAT CURB INLET

C1.50) N.T.S.

C-2 FLARED END SECTION

C1.50 / N.T.S.

C-3 JUNCTION BOX

C1.50 / N.T.S.



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BY

DESCRIPTION

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REV.

SPRINGHILL CROSSING
BRYANT, SALINE COUNTY, ARKANSAS

GRADING & DRAINAGE DETAILS



8/26/26



JOB NO.: 2026-071
DATE: 8/26/26
SHEET NUMBER:

C2.50

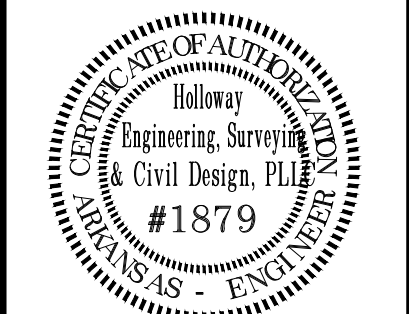
REV.	DATE	DESCRIPTION	BY

SPRINGHILL CROSSING
BRYANT, SALINE COUNTY, ARKANSAS

SWPPP-EROSION CONTROL PLAN INITIAL

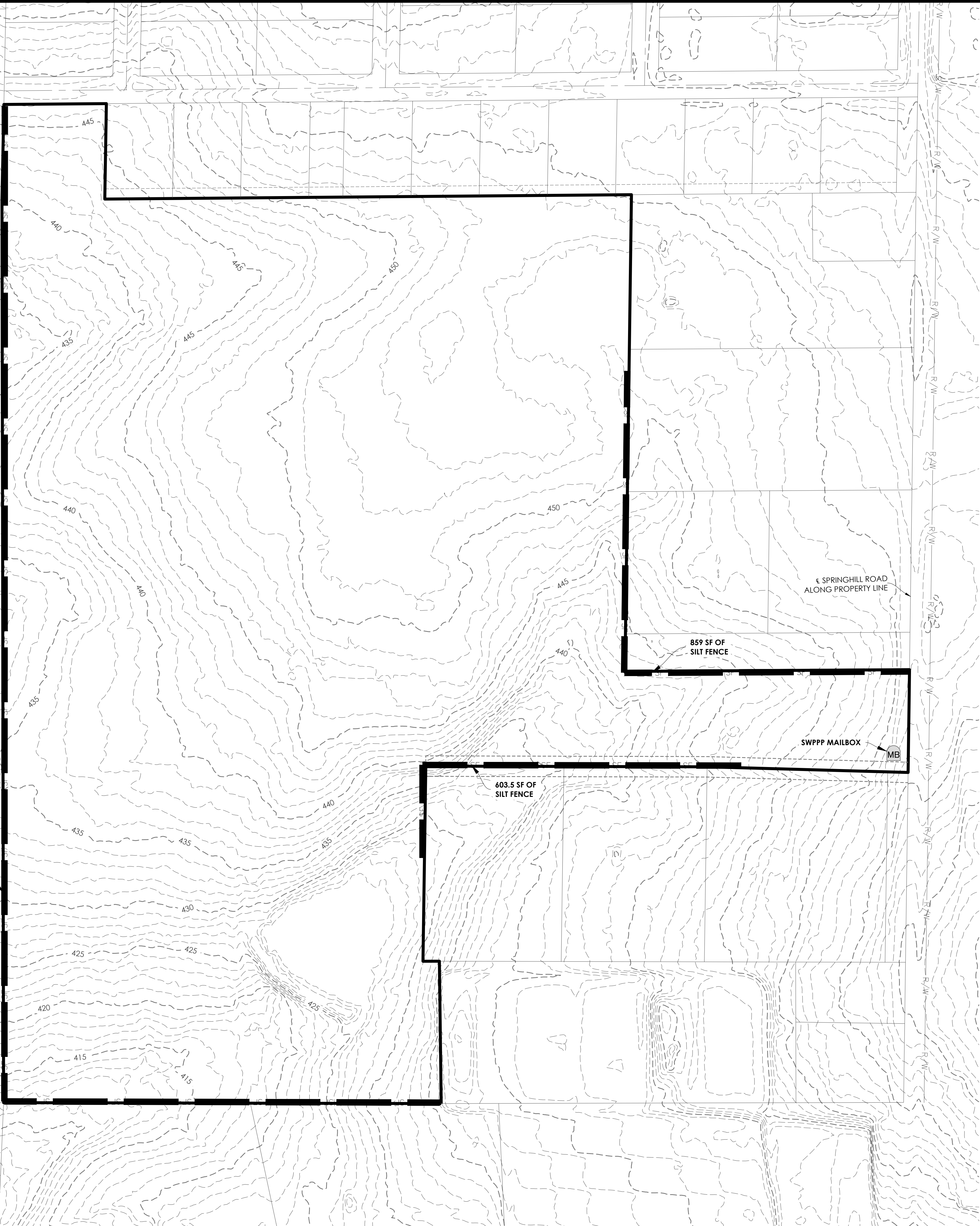


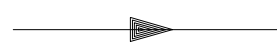
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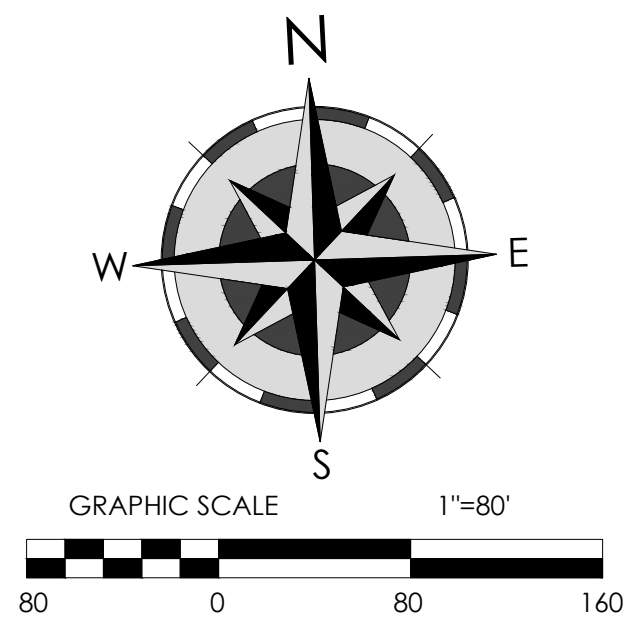


JOB NO.: 2026-071
DATE: 8/26/26
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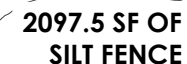
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EROSION CONTROL LEGEND	
SYMBOL	DESCRIPTION
 SF	SILT FENCE
	CENTER DITCH & FLOW DIRECTION

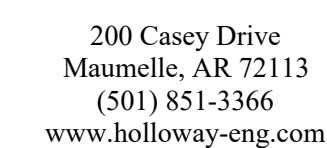
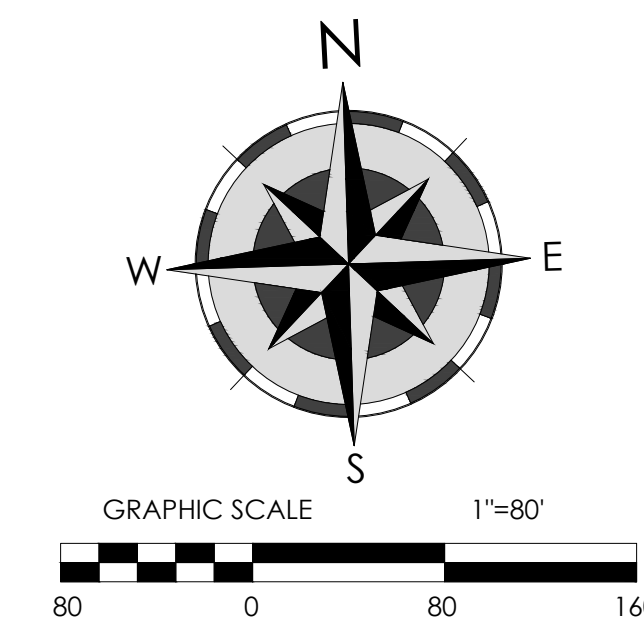


- SWPPP NOTES:**
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION BY CALLING ARKANSAS ONE-CALL AT 1-800-482-8998 OR 811.
 - WHEN SOIL IS EXPOSED FOR MORE THAN 14 DAYS WITH NO CONSTRUCTION ACTIVITY IMMINENT, THE SOIL SHALL BE STABILIZED WITH SEED AND MULCH.
 - ADDITIONAL EROSION CONTROL MEASURES SHALL BE EMPLOYED AS CONDITIONS WARRANT.
 - CONSTRUCTION EXITS SHALL BE MAINTAINED TO PREVENT THE TRACKING OR FLOW OF MUD AND DEBRIS ONTO PUBLIC RIGHT-OF-WAYS.
 - ALL EROSION CONTROL DEVICES MUST BE INSPECTED WEEKLY AND AFTER EVERY PRECIPITATION EVENT. THE DEVICES MUST BE REPAIRED OR REPLACED IF THEIR CONDITION WARRANTS IT. A RECORD OF ALL INSPECTIONS AND REPAIRS MUST BE KEPT ONSITE.
 - EROSION CONTROL DEVICES MUST REMAIN IN PLACE UNTIL ALL UPSTREAM GROUND HAS BEEN STABILIZED.
 - SEDIMENT MUST BE REMOVED FROM SILT FENCES, SEDIMENT TRAPS AND BASINS ONCE THE VOLUME OF SEDIMENT REACHES ONE HALF OR THE DEVICES' CAPACITY.
 - A CONCRETE WASH OUT AREA MUST BE PROVIDED BY THE CONTRACTOR IN ORDER TO ISOLATE THE WASHOUT FROM CONCRETE TRUCKS FROM INTERMINGLING WITH STORMWATER.
 - THE CONTRACTOR MUST STORE ALL ON-SITE FUELS AND HAZARDOUS MATERIALS SUCH THAT NO SPILL OF THE HAZARDOUS MATERIAL CAN CONTAMINATE STORMWATER RUNOFF, SURFACE OR GROUND WATER.



SWPPP NOTES:

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION BY CALLING ARKANSAS ONE-CALL AT 1-800-482-8998 OR 811.
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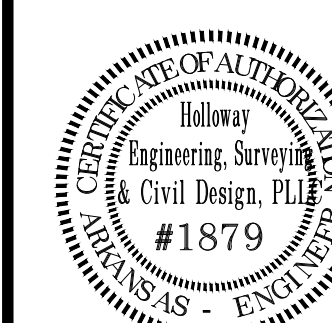


REV.	DATE	DESCRIPTION	BY
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SPRINGHILL CROSSING
BRYANT, SALINE COUNTY, ARKANSAS

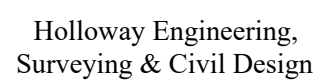
SWPPP-EROSION CONTROL PLAN
INTERMEDIATE

8/26/20



JOB NO.: 2026-07
DATE: 8/26/26
SHEET NUMBER:

C3.01



200 Casey Drive
Maumelle, AR 72113
(501) 851-3366
www.holloway-eng.com

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SPRINGHILL CROSSING
BRYANT, SALINE COUNTY, ARKANSAS

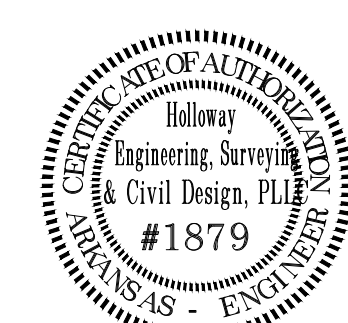
SWPPP-EROSION CONTROL PLAN FINAL

- SWPPP NOTES:**

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION BY CALLING ARKANSAS ONE-CALL AT 1-800-482-8998 OR 811.
2. WHEN SOIL IS EXPOSED FOR MORE THAN 14 DAYS WITH NO CONSTRUCTION ACTIVITY IMMINENT, THE SOIL SHALL BE STABILIZED WITH SEED AND MULCH.
3. ADDITIONAL EROSION CONTROL MEASURES SHALL BE EMPLOYED AS CONDITIONS WARRANT.
4. CONSTRUCTION EXITS SHALL BE MAINTAINED TO PREVENT THE TRACKING OR FLOW OF MUD AND DEBRIS ONTO PUBLIC RIGHT-OF-WAYS.
5. ALL EROSION CONTROL DEVICES MUST BE INSPECTED WEEKLY AND AFTER EVERY PRECIPITATION EVENT. THE DEVICES MUST BE REPAIRED OR REPLACED IF THEIR CONDITION WARRANTS IT. A RECORD OF ALL INSPECTIONS AND REPAIRS MUST BE KEPT ONSITE.
6. EROSION CONTROL DEVICES MUST REMAIN IN PLACE UNTIL ALL UPSTREAM GROUND HAS BEEN STABILIZED.
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9. THE CONTRACTOR MUST STORE ALL ON-SITE FUELS AND HAZARDOUS MATERIALS SUCH THAT NO SPILL OF THE HAZARDOUS MATERIAL CAN CONTAMINATE STORMWATER RUNOFF, SURFACE OR GROUND WATER.



8/26/26



JOB NO.: 2026-071
DATE: 8/26/26
SHEET NUMBER:

C3.02



C3.10 N.T.S.

1. INSTALLATION NOTES
- 1.1. WATTLÉS SHALL CONSIST OF STRAW, COMPOST, EXCERLSOR, OR COCONUT FIBER.
2. NOT FOR USE IN CONCENTRATED FLOW AREAS.
3. WATTLÉS SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF TWO (2) INCHES.
4. WATTLÉS SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
5. ON SLOPES, WATTLÉS SHOULD BE INSTALLED ON CONTOUR WITH A SLIGHT UPWARD CURVE AT THE END OF THE ROW IN ORDER TO CREATE PONDING.
6. RUNNING LINES SHOULD BE ABUTTED FIRMLY TO ENSURE NO LEAKAGE AT THE ABUTMENTS.
7. WHEN INSTALLING RUNNING LINES OF WATTLÉS, BUTT THE SECOND WATTLE TIGHTLY AGAINST THE FIRST, DO NOT OVERLAP THE ENDS. STAKE THE WATTLÉS AT EACH END AND FOUR FOOT ON CENTER.
8. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE, LEAVING 2 - 3 INCHES OF THE STAKE PROTRUDING ABOVE THE WATTLE, WHEN INSTALLING WATTLÉS ON SLOPES, DRIVE THE STAKES PERPENDICULAR TO THE SLOPE.
9. DRIVE THE FIRST END STAKE OF THE SECOND WATTLE AT AN ANGLE TOWARD THE FIRST WATTLE IN ORDER TO HELP ABUT THEM TIGHTLY TOGETHER.
10. WHEN DRIVING WOOD STAKES TO SECURE THE WATTLÉS, 1/2" TO 5/8" REBAR IS ALSO ACCEPTABLE WITH A SAFETY CAP. BE SURE TO USE A STAKE THAT IS LONG ENOUGH TO PROTRUDE SEVERAL INCHES ABOVE THE WATTLE.
11. THE CONTRACTOR SHALL INSPECT WATTLÉS EVERY TWO WEEKS AND AFTER ANY SIGNIFICANT STORM EVENT AND MAKE REPAIRS OR REMOVE SEDIMENT ACCUMULATED BEHIND WATTLE AS NECESSARY.
12. STAKES AROUND WATTLE SHALL BE REMOVED WHEN THE SEDIMENT HAS ACCUMULATED TO ONE HALF THE DIAMETER OF THE WATTLE.
13. WATTLÉS SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND IS ACCEPTED BY THE CITY.

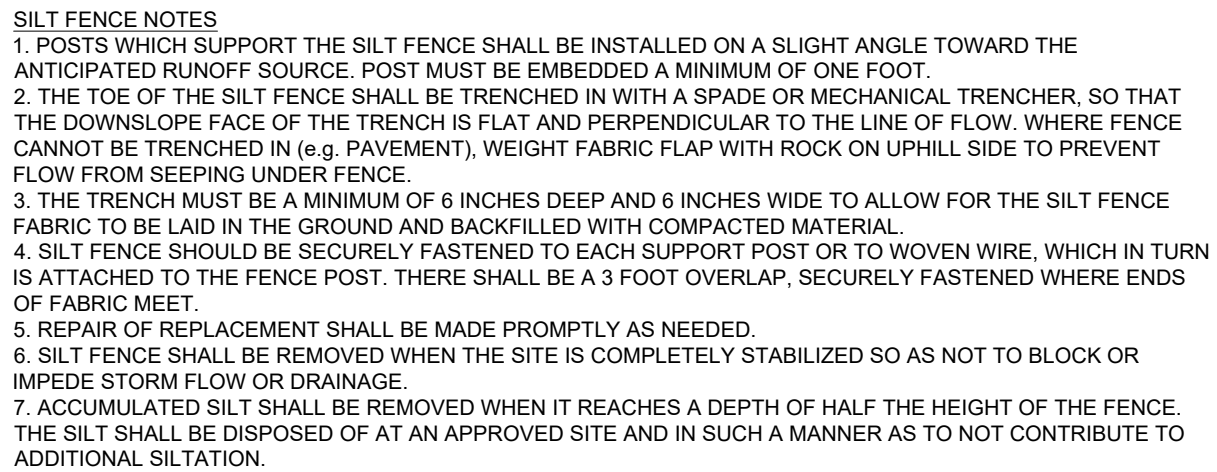
C3.10 N.T.S.



C3.10) N.T.S.



C3.10 N.T.S.



(C3.10) N.T.S.



NOTES:

- 1. STONE SIZE: 3"-5" OPEN GRADED ROCK.
- 2. LENGTH: AS EFFECTIVE BUT NOT LESS THAN 50'.
- 3. THICKNESS: NOT LESS THAN 8".
- 4. WIDTH: NOT LESS THAN 8".
- WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.
- 5. WASHING - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
- 6. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE CONDITIONS DEMAND, AND REPAIR AND CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENTS SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
- 7. DRAINAGE - THE ROADWAY SHOULD BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

C3.10	N.T.S.
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NOTES:

1. LA IS THE LENGTH OF THE RIPRAP APRON.
PLEASE SEE DESIGN PLANS FOR LENGTH.
2. D = 1.5 TIMES THE MAXIMUM STONE
DIAMETER BUT NOT LESS THAN 6".
3. IN A WELL-DEFINED CHANNEL BANK TO AN
ELEVATION OF 6" ABOVE THE MAXIMUM
TAILWATER DEPTH OF TO THE TOP OF THE
BANK, WHICHEVER IS LESS.
4. A FILTER BLANKET OR FILTER FABRIC SHOULD
BE INSTALLED BETWEEN THE RIPRAP AND
SOIL FOUNDATION COMPLYING WITH AASHTO M288.
5. PLEASE SEE DETAIL PW-60 FOR GROUTING.

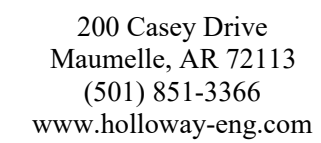
C3.10	N.T.S.
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WASHOUT NOTES:

- 1. NO WASHING OUT OF CONCRETE TRUCKS OR WASHING OF SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS IS ALLOWED.
- 2. CONCRETE TRUCKS ARE NOT ALLOWED TO DUMP ON-SITE, EXCEPT IN DESIGNATED TEMPORARY CONCRETE WASHOUT PIT AREAS.
- 3. ON-SITE TEMPORARY CONCRETE WASHOUT AREAS WILL BE LOCATED AT LEAST 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES AS DETERMINED IN THE FIELD.
- 4. ALL CONCRETE WASHOUT FACILITIES WILL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
- 5. ALL WASHOUT FACILITIES WILL BE CLEANED OUT OR REPLACED ONCE THE WASHOUT IS 75% FULL.
- 6. PLASTIC LINING MATERIAL WILL BE MINIMUM OF 10 MIL. POLYETHYLENE SHEETING AND WILL BE FREE OF HOLES, TEARS, OR OTHER DEFECTS.
- 7. WHEN WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR WORK, THE HARDENED CONCRETE WILL BE REMOVED AND DISPOSED OF AT AN APPROVED LOCATION USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE REMOVED FROM THE SITE AND DISPOSED OF



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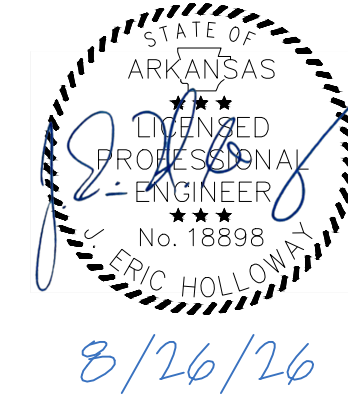
BY

DESCRIPTION

REV. DATE

SPRINGHILL CROSSING
BRYANT, SALINE COUNTY, ARKANSAS

SWPPP DETAILS



JOB NO.: 2026-071
DATE: 8/26/26
SHEET NUMBER:

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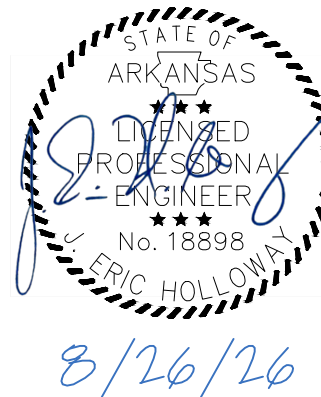
UTILITY COORDINATION PLAN NOTES:

1. ALL WATER UTILITY CONSTRUCTION SHALL COMPLY WITH THE LATEST EDITION OF BRYANT WATER DISTRIBUTION'S STANDARD SPECIFICATIONS AND DETAILS.
2. ALL WATER MAINS TO BE DUCTILE IRON WATER PIPE, CLASS DETERMINED BY SIZE OF MAINS. ALL WATERLINE 3" OR GREATER SHALL BE CLASS 50 DUCTILE IRON & ALL WATERLINES LESS THAN 3" SHALL BE PVC SDR 17 RATED FOR 250 PSI.
3. ALL SEWER PIPE SHALL BE APPROVED SEWER PIPE AS SPECIFIED IN THE LATEST EDITION OF BRYANT WASTEWATER UTILITIES STANDARDS. ALL SEWER MAIN LINES 8" OR LARGER SHALL BE PVC SDR 26 & ALL 4"-6" SEWER SERVICE LINES SHALL BE PVC SDR 21. ALL SANITARY SEWER SERVICE LINES SHALL HAVE CLEANOUTS LOCATED EVERY 80 LF MIN. & AT EVERY CHANGE IN DIRECTION.
4. ALL WATER AND SEWER MAINS AND SERVICES CROSSING ROADWAYS ARE TO BE BACKFILLED WITH CLASS 7 AGGREGATE BASE COURSE AND COMPACTED WITH A SHEEPS FOOT VIBRATORY ROLLER AS DIRECTED IN THE SPECIFICATION BOOK.
5. ALL WATER MAINS ARE TO BE A MINIMUM OF 1' BELOW STORM DRAINS OR AS DIRECTED BY CENTRAL ARKANSAS WATER PERSONNEL. ALL UTILITIES SHALL HAVE 24" OF MIN. COVER & ALL WATERLINES SHALL HAVE 36" OF MIN. COVER.
6. CONTRACTOR WILL NEED TO CALCULATE THE EXACT NUMBER OF DUCTILE IRON FITTINGS THIS PROJECT REQUIRES.
7. CONTROL POINTS AND PROPERTY PINS EXCAVATED BY CONTRACTOR ARE TO BE REPLACED PRIOR TO FINAL PAYMENT.
8. ALL WATER MAINS ARE TO BE PRESSURE TESTED AT 200 PSI OR DOUBLE THE SYSTEM PRESSURE, WHICHEVER IS THE HIGHEST ACCORDING TO THE LATEST EDITION OF THE BRYANT WATER DISTRIBUTION'S STANDARDS AND SPECIFICATIONS.
9. ALL SEWER MAINS AND SERVICES ARE TO BE AIR TESTED AS STATED IN THE LATEST EDITION OF BRYANT WASTEWATER UTILITIES STANDARDS.
10. ALL PVC SEWER MAINS ARE TO BE MANDREL TESTED AS STATED IN THE LATEST EDITION OF BRYANT WASTEWATER UTILITIES STANDARDS.
11. ALL MANHOLES ARE TO BE VACUUM TESTED AS STATED IN THE LATEST EDITION OF BRYANT WASTEWATER UTILITIES STANDARDS.
12. WATER SERVICES ARE TO BE INSTALLED BY EXCAVATING WITH A TRENCHING DEVICE OR AS DIRECTED BY CENTRAL ARKANSAS WATER PERSONNEL.
13. ALL SEWER LINES AND MANHOLES SHALL BE DRY AND FREE OF ALL DEBRIS WHEN TESTING AND UPON ACCEPTANCE OF MANHOLES, MAINS AND SERVICES.
14. ALL EXISTING UTILITIES ARE TO BE LOCATED PRIOR TO ANY EXCAVATING.
15. CONTRACTOR SHALL DISPOSE OF ALL TREES AND BRUSH EXCAVATED IN THIS PROJECT. THE COST OF CLEARING AND DISPOSING TREES AND BRUSH IS TO BE INCLUDED IN THE PRICE FOR TRENCHING.
16. ALL SEWER PIPE SHALL BE ENCASED IN CLEAN WASHED STONE OR CRUSHED STONE OF 3/4" MAXIMUM SIZE.
17. THE COST OF ALL STUB OUTS, WATER TIGHT PLUGS, CAPS AND WATERTIGHT GASKETS IN MANHOLES ARE TO BE INCLUDED IN PRICE OF MANHOLES.
18. ALL FIRE HYDRANT LEADS ARE TO BE INCLUDED IN THE PRICE OF FIRE HYDRANTS.
19. RETAINER GLANDS WITH SET SCREWS ARE TO BE USED ON ALL DUCTILE IRON WATER MAIN FITTINGS.
20. ALL WATER AND SEWER SERVICES ARE TO BE MARKED WITH PAINTED 2" PLASTIC PIPE.
21. ROCK EXCAVATION AS A PAY ITEM WILL INCLUDE ONLY THAT MATERIAL WHICH, IN THE OPINION OF THE ENGINEER, CAN NOT BE EXCAVATED EFFICIENTLY WITHOUT BLASTING OR USING A HYDRAULIC JACKHAMMER.
22. REVIEW TRENCH SAFETY, AS A PAY ITEM, AS DESCRIBED IN THE SPECIFICATION BOOK.
23. ALL TREES THAT DO NOT DIRECTLY INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE SPARED AS DIRECTED BY THE ENGINEER. CARE AND DISCRETION SHALL BE USED TO ENSURE THAT ALL TREES NOT TO BE REMOVED SHALL BE HARMED AS LITTLE AS POSSIBLE DURING THE CONSTRUCTION OPERATIONS.
24. A MINIMUM HORIZONTAL DISTANCE OF TEN FEET SHOULD BE MAINTAINED BETWEEN WATER LINES AND SEWER LINES. WATER MAINS NECESSARILY IN CLOSE PROXIMITY TO SEWERS MUST BE PLACED SO THAT THE BOTTOM OF THE WATER LINE WILL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE AT ITS HIGHEST POINT. IF THIS DISTANCE MUST UNAVOIDABLY BE REDUCED, THE WATER LINE OR THE SEWER LINE MUST BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING. ANY JOINT IN THE ENCASEMENT PIPE IS TO BE MECHANICALLY RESTRAINED. THE ENCASEMENT PIPE MAY BE VENTED TO THE SURFACE IF CARRYING WATER OR SEWER UNDER PRESSURE. WHERE A WATER LINE MUST UNAVOIDABLY PASS BENEATH THE SEWER LINE, AT LEAST 18 INCHES OF SEPARATION MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE TWO PIPES IN ADDITION TO THE PRECEDING ENCASEMENT REQUIREMENT. EXCEPTIONS TO THIS MUST BE APPROVED IN WRITING BY THE ARKANSAS DEPARTMENT OF HEALTH. A MINIMUM HORIZONTAL DISTANCE OF THREE FEET SHALL BE MAINTAINED BETWEEN WATER LINES AND OTHER UNDERGROUND UTILITIES OF A NON SANITARY NATURE (GAS, ELECTRIC, ETC.). EXCEPTIONS TO THIS MUST BE APPROVED IN WRITING BY THE ARKANSAS DEPARTMENT OF HEALTH AND HUMAN SERVICES.

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SPRINGHILL CROSSING
BRYANT, SALINE COUNTY, ARKANSAS

UTILITY COORDINATION PLAN



JOB NO.: 2026-071
DATE: 8/26/26
SHEET NUMBER:

C4.00



Holloway Engineering,
Surveying & Civil Design

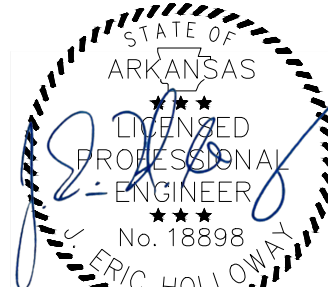
200 Casey Drive
Maumelle, AR 72113
(501) 851-3366
www.holloway-eng.com

BY
DISCRIPTION

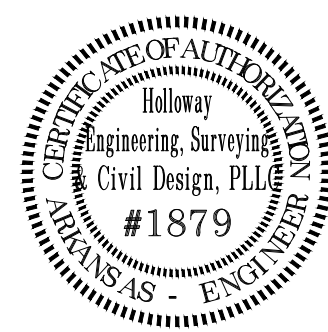
REV. DATE

SPRINGHILL CROSSING
BRYANT, SALINE COUNTY, ARKANSAS

SANITARY SEWER OVERVIEW



8/26/26



JOB NO.: 2026-071
DATE: 8/26/26
SHEET NUMBER:

C5.00

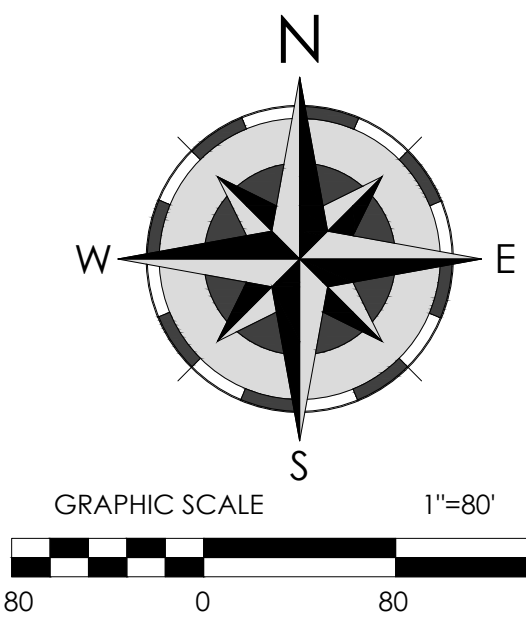
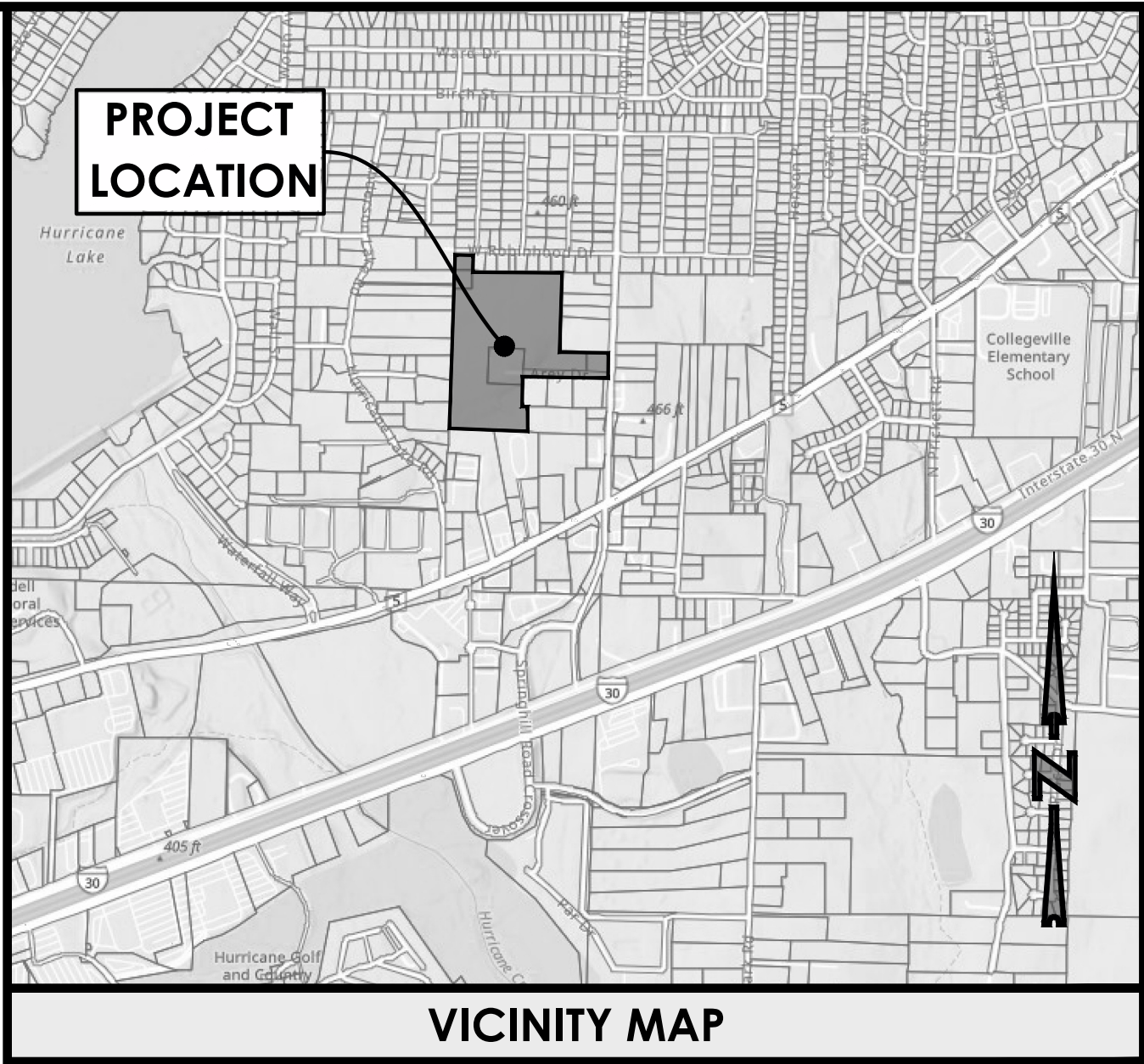
SPRINGHILL CROSSING

RESIDENTIAL SUBDIVISION

BRYANT, SALINE COUNTY, ARKANSAS

SANITARY SEWER PLANS

August 2026
HOLLOWAY ENGINEERING JOB NO. 2026-071



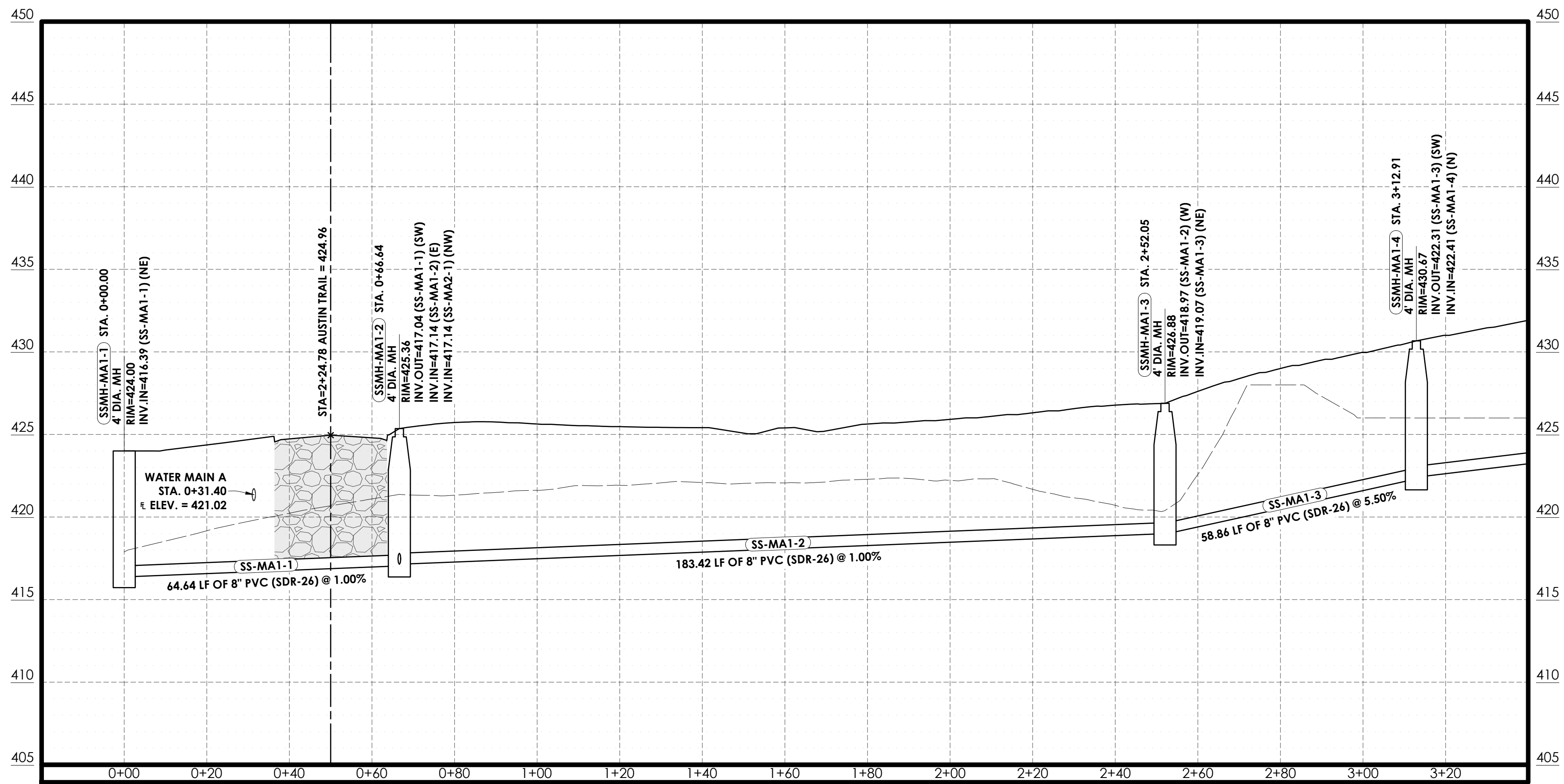
SANITARY SEWER NOTES:

- CONTRACTOR TO NOTIFY "ARKANSAS ONE-CALL" AND ALL UTILITY, CABLE COMPANIES, ETC., PRIOR TO COMMENCING ANY EXCAVATION, DIAL 811.
- SEWER LINE CONSTRUCTION TO BE IN ACCORDANCE WITH ALL AHJ STANDARD SPECIFICATIONS AND STANDARD DETAILS AS SUBMITTED FOR THE PROJECT.
- ALL SEWER LINE MAIN CONSTRUCTION TO BE PVC (SDR-26) OR AS NOTED ON PLANS.
- A MINIMUM HORIZONTAL DISTANCE OF TEN FEET SHOULD BE MAINTAINED BETWEEN WATER LINES AND SEWER LINES. WATER MAINS NECESSARILY IN CLOSE PROXIMITY TO SEWERS MUST BE PLACED SO THAT THE BOTTOM OF THE WATER LINE WILL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE AT ITS HIGHEST POINT. IF THIS DISTANCE MUST UNAVOIDABLY BE REDUCED, THE WATER LINE OR THE SEWER LINE MUST BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING. ANY JOINT IN THE ENCASEMENT PIPE IS TO BE MECHANICALLY RESTRAINED. THE ENCASEMENT PIPE MAY BE VENTED TO THE SURFACE IF CARRYING WATER OR SEWER UNDER PRESSURE. WHERE A WATER LINE MUST UNAVOIDABLY PASS BENEATH THE SEWER LINE, AT LEAST 18 INCHES OF SEPARATION MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE TWO PIPES IN ADDITION TO THE PRECEDING ENCASEMENT REQUIREMENT. EXCEPTIONS TO THIS MUST BE APPROVED IN WRITING BY THE ARKANSAS DEPARTMENT OF HEALTH. A MINIMUM HORIZONTAL DISTANCE OF THREE FEET SHALL BE MAINTAINED BETWEEN WATER LINES AND OTHER UNDERGROUND UTILITIES OF A NON SANITARY NATURE (GAS, ELECTRIC, ETC.). EXCEPTIONS TO THIS MUST BE APPROVED IN WRITING BY THE ARKANSAS DEPARTMENT OF HEALTH AND HUMAN SERVICES.
- ALL CONSTRUCTION TO COMPLY WITH CURRENT EDITIONS OF ALL APPLICABLE BUILDING, ELECTRIC & FIRE CODE, IN ADDITION TO ANY LOCAL, REGIONAL OR NATIONAL CODE REQUIREMENTS AND MANUFACTURER'S RECOMMENDED SPECIFICATIONS.
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
- SEWER SERVICE LINES TO BE CAST IRON OR SDR-26. IF SDR-26 IS USED FOR THE SERVICE LINES IT SHALL BE INSTALLED IN 6" OF #57 GRAVEL ON ALL SIDES OF THE PIPE. ALL SERVICE ENDS TO BE MARKED WITH T-POST TO EXTEND AT LEAST 4' ABOVE FINISHED GRADE. SEWER STUBS TO HAVE A MAXIMUM 5' DEPTH WHERE TERMINATED.

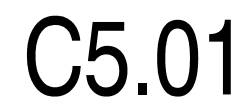
SANITARY SEWER PIPE TABLE				
NAME	SIZE / PIPE MATERIAL	LENGTH	SLOPE %	
SS-LA1-1	8" PVC (SDR-26)	363.17'	2.50%	
SS-LA2-1	8" PVC (SDR-26)	141.76'	3.00%	
SS-LA3-1	8" PVC (SDR-26)	251.02'	0.43%	
SS-LA3-2	8" PVC (SDR-26)	89.87'	0.43%	
SS-MA1-1	8" PVC (SDR-26)	64.64'	1.00%	
SS-MA1-2	8" PVC (SDR-26)	183.42'	1.00%	
SS-MA1-3	8" PVC (SDR-26)	58.86'	5.50%	
SS-MA1-4	8" PVC (SDR-26)	314.06'	3.00%	
SS-MA1-5	8" PVC (SDR-26)	330.44'	0.50%	
SS-MA1-6	8" PVC (SDR-26)	359.24'	2.00%	
SS-MA1-7	8" PVC (SDR-26)	226.12'	1.00%	
SS-MA2-1	8" PVC (SDR-26)	59.12'	1.00%	
SS-MA2-2	8" PVC (SDR-26)	376.72'	3.00%	
SS-MA2-3	8" PVC (SDR-26)	360.00'	0.50%	
SS-MA2-4	8" PVC (SDR-26)	188.57'	0.50%	
SS-MA2-5	8" PVC (SDR-26)	86.49'	3.00%	
SS-MA2-6	8" PVC (SDR-26)	130.93'	2.00%	
SS-MA2-7	8" PVC (SDR-26)	309.40'	2.50%	

SANITARY SEWER STRUCTURE TABLE				
STRUCTURE NAME	DETAILS	PIPES IN	PIPES OUT	DEPTH
SSMH-LA1-1	RIM ELEV. = 447.98		SS-LA1-1, 8" PVC INV OUT = 441.01	6.97
SSMH-LA2-1	RIM ELEV. = 448.46		SS-LA2-1, 8" PVC INV OUT = 441.84	6.62
SSMH-LA3-1	RIM ELEV. = 441.92	SS-LA3-2, 8" PVC INV IN = 433.37	SS-LA3-1, 8" PVC INV OUT = 433.26	8.65
SSMH-LA3-2	RIM ELEV. = 446.66		SS-LA3-2, 8" PVC INV OUT = 433.76	12.89
SSMH-MA1-1	RIM ELEV. = 424.00	SS-MA1-1, 8" PVC INV IN = 416.39		7.61
SSMH-MA1-2	RIM ELEV. = 425.36	SS-MA1-2, 8" PVC INV IN = 417.14 SS-MA2-1, 8" PVC INV IN = 417.14	SS-MA1-1, 8" PVC INV OUT = 417.04	8.32
SSMH-MA1-3	RIM ELEV. = 426.88	SS-MA1-3, 8" PVC INV IN = 419.07	SS-MA1-2, 8" PVC INV OUT = 418.97	7.91
SSMH-MA1-4	RIM ELEV. = 430.67	SS-MA1-4, 8" PVC INV IN = 422.41	SS-MA1-3, 8" PVC INV OUT = 422.31	8.36
SSMH-MA1-5	RIM ELEV. = 444.33	SS-MA1-5, 8" PVC INV IN = 431.93 SS-LA1-1, 8" PVC INV IN = 431.93	SS-MA1-4, 8" PVC INV OUT = 431.83	12.49
SSMH-MA1-6	RIM ELEV. = 439.76	SS-MA1-6, 8" PVC INV IN = 433.68	SS-MA1-5, 8" PVC INV OUT = 433.59	6.17
SSMH-MA1-7	RIM ELEV. = 448.78	SS-MA1-7, 8" PVC INV IN = 440.97	SS-MA1-6, 8" PVC INV OUT = 440.87	7.91
SSMH-MA1-8	RIM ELEV. = 451.08		SS-MA1-7, 8" PVC INV OUT = 443.23	7.85
SSMH-MA2-1	RIM ELEV. = 427.58	SS-MA2-2, 8" PVC INV IN = 417.83	SS-MA2-1, 8" PVC INV OUT = 417.73	9.85
SSMH-MA2-2	RIM ELEV. = 437.33	SS-MA2-3, 8" PVC INV IN = 429.23	SS-MA2-2, 8" PVC INV OUT = 429.13	8.20
SSMH-MA2-3	RIM ELEV. = 440.10	SS-MA2-4, 8" PVC INV IN = 431.13	SS-MA2-3, 8" PVC INV OUT = 431.03	9.07
SSMH-MA2-4	RIM ELEV. = 439.52	SS-MA2-5, 8" PVC INV IN = 432.18 SS-LA3-1, 8" PVC INV IN = 432.18	SS-MA2-4, 8" PVC INV OUT = 432.08	7.44
SSMH-MA2-5	RIM ELEV. = 442.28	SS-MA2-6, 8" PVC INV IN = 434.87	SS-MA2-5, 8" PVC INV OUT = 434.77	7.51
SSMH-MA2-6	RIM ELEV. = 446.42	SS-MA2-7, 8" PVC INV IN = 437.59 SS-LA2-1, 8" PVC INV IN = 437.59	SS-MA2-6, 8" PVC INV OUT = 437.49	8.93
SSMH-MA2-7	RIM ELEV. = 451.75		SS-MA2-7, 8" PVC INV OUT = 445.33	6.42

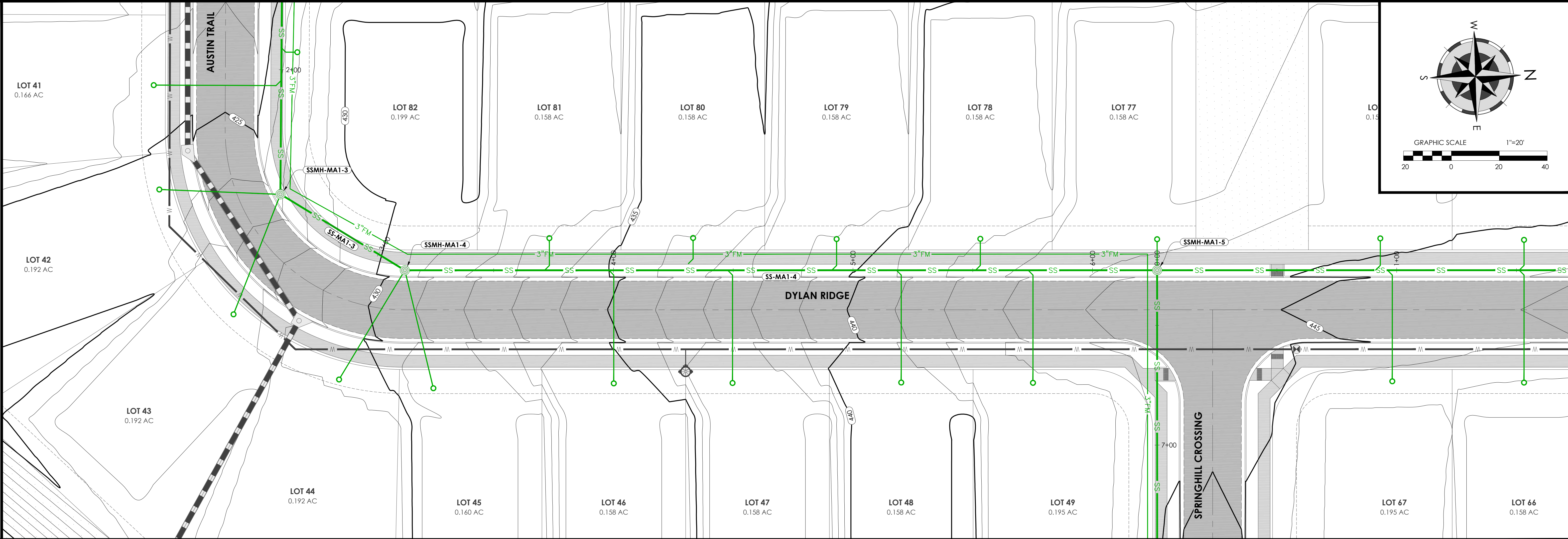
PROFILE VIEW - SCALE 1"=20'



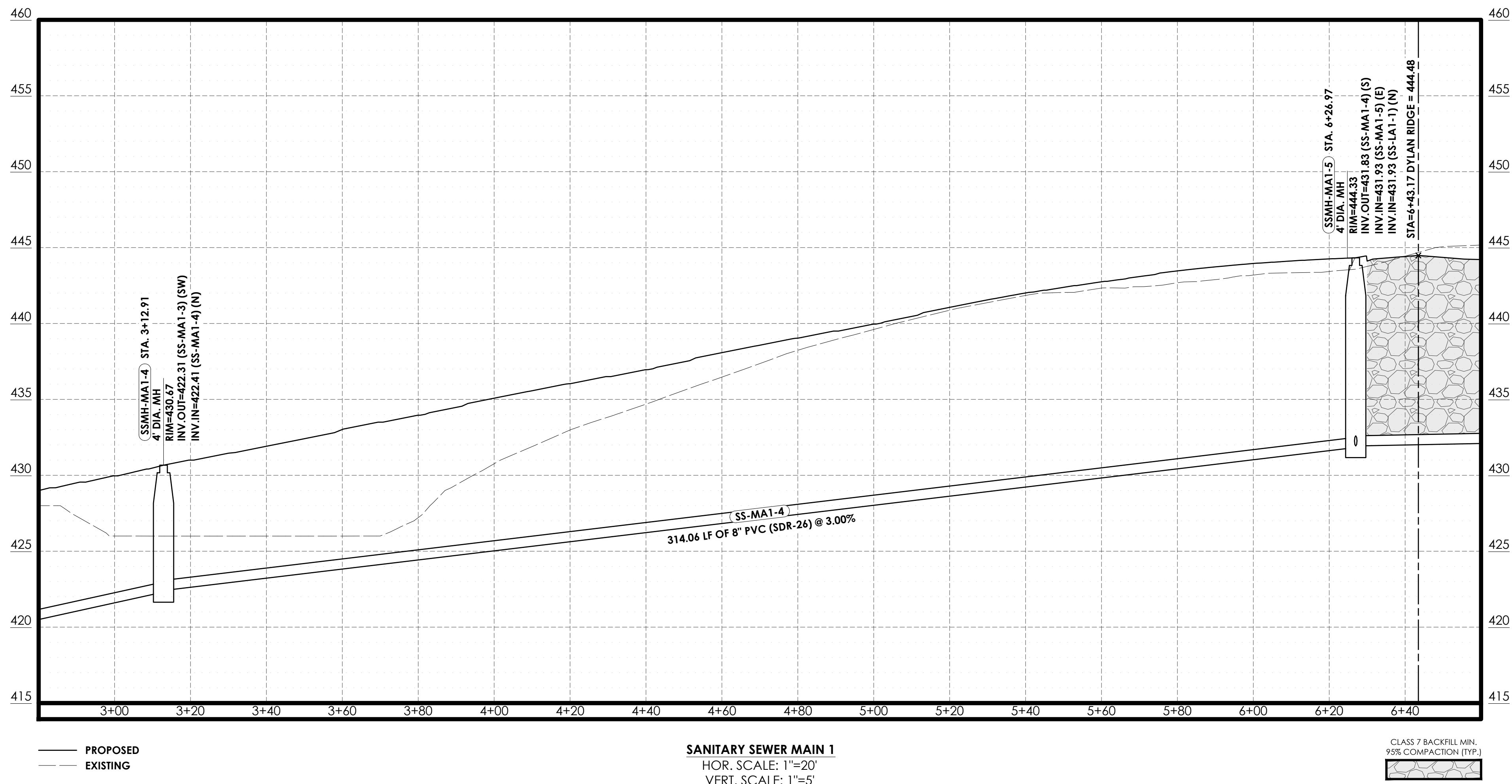
CLASS 7 BACKFILL MIN.
95% COMPACTION (TYP.)



PLAN VIEW - SCALE 1"=20'



PROFILE VIEW - SCALE 1"=20'



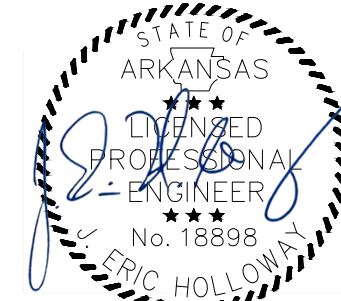
Holloway Engineering,
Surveying & Civil Design

200 Casey Drive
Maumelle, AR 72113
(501) 851-3366
www.holloway-eng.com

BY
DATE
DESCRIPTION

SPRINGHILL CROSSING
BRYANT, SALINE COUNTY, ARKANSAS

SANITARY SEWER P&P MAIN 1 (2 OF 5)



8/26/26

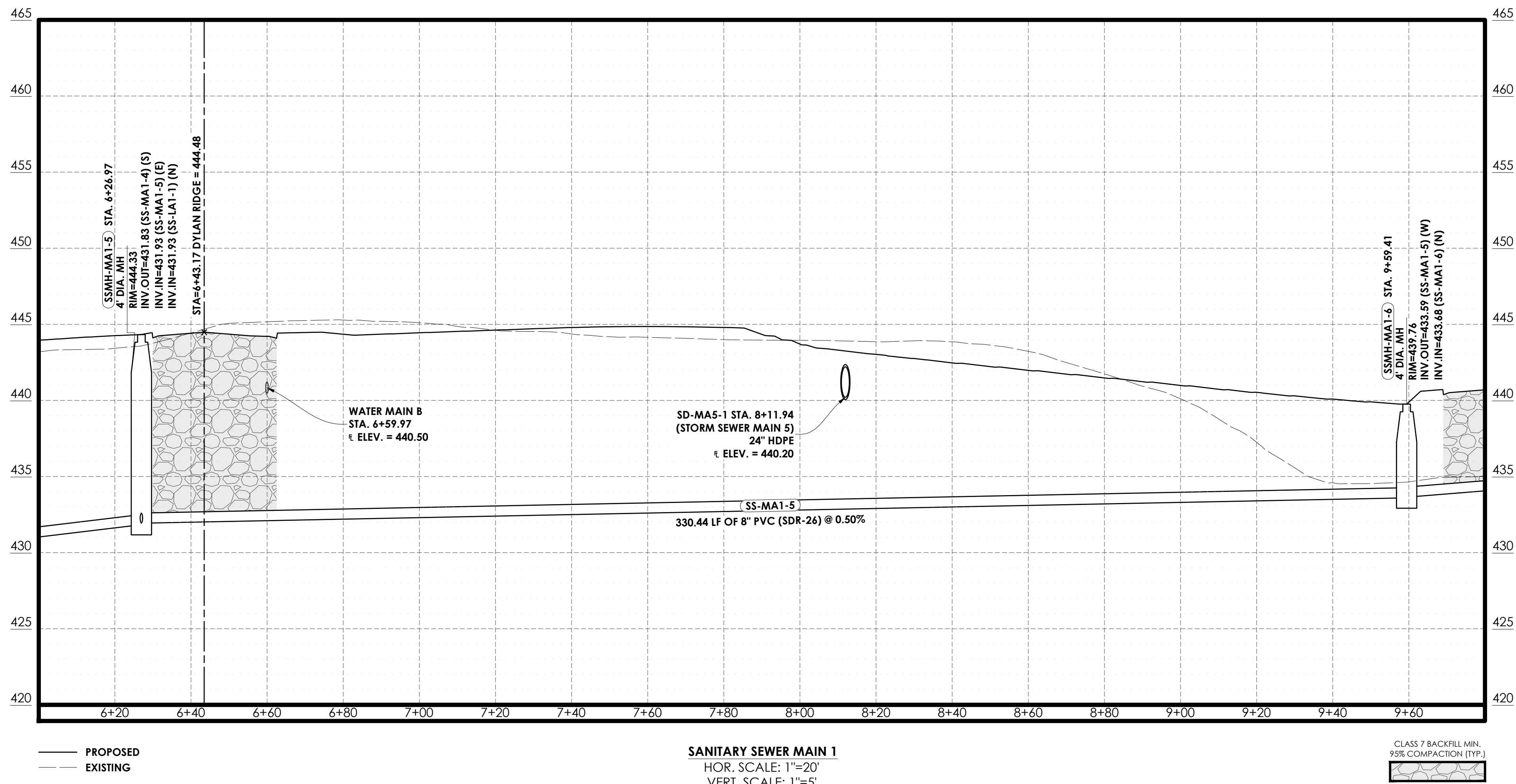
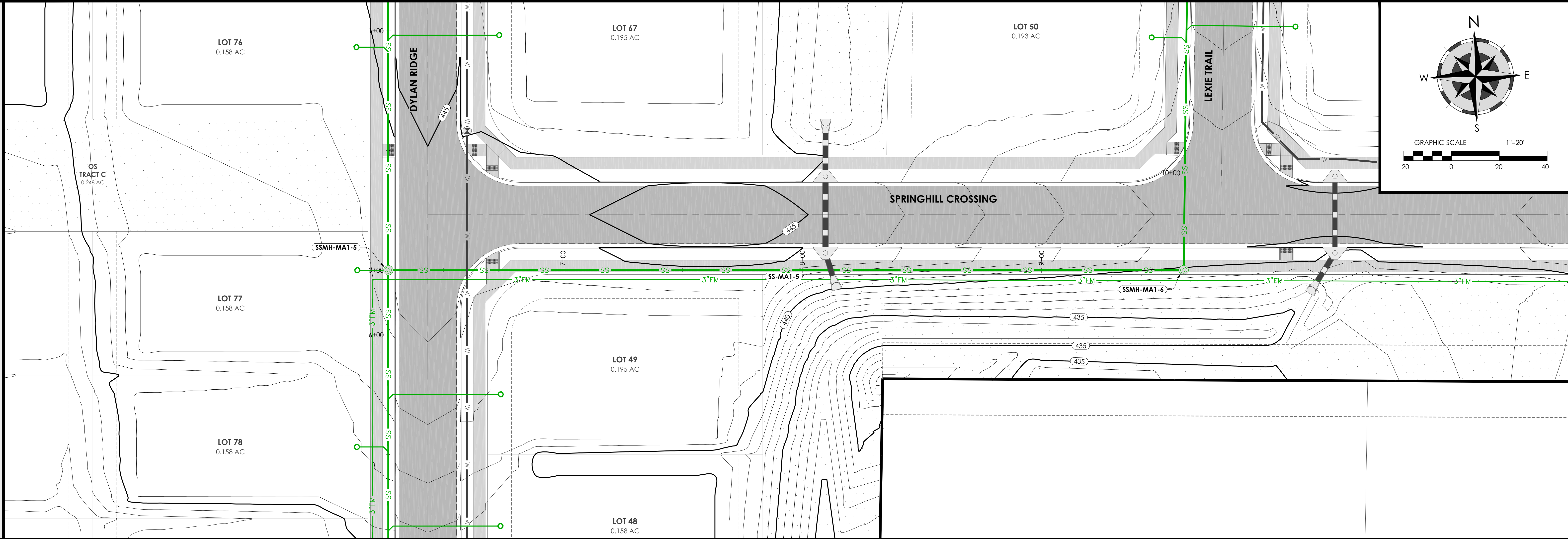


JOB NO.: 2026-071
DATE: 8/26/26
SHEET NUMBER:

C5.02

PLAN VIEW - SCALE 1"=20'

PROFILE VIEW - SCALE 1"=20'





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REV.	DATE	DESCRIPTION	BY

SPRINGHILL CROSSING
BRYANT, SALINE COUNTY, ARKANSAS

SANITARY SEWER P&P MAIN 1 (3 OF 5)



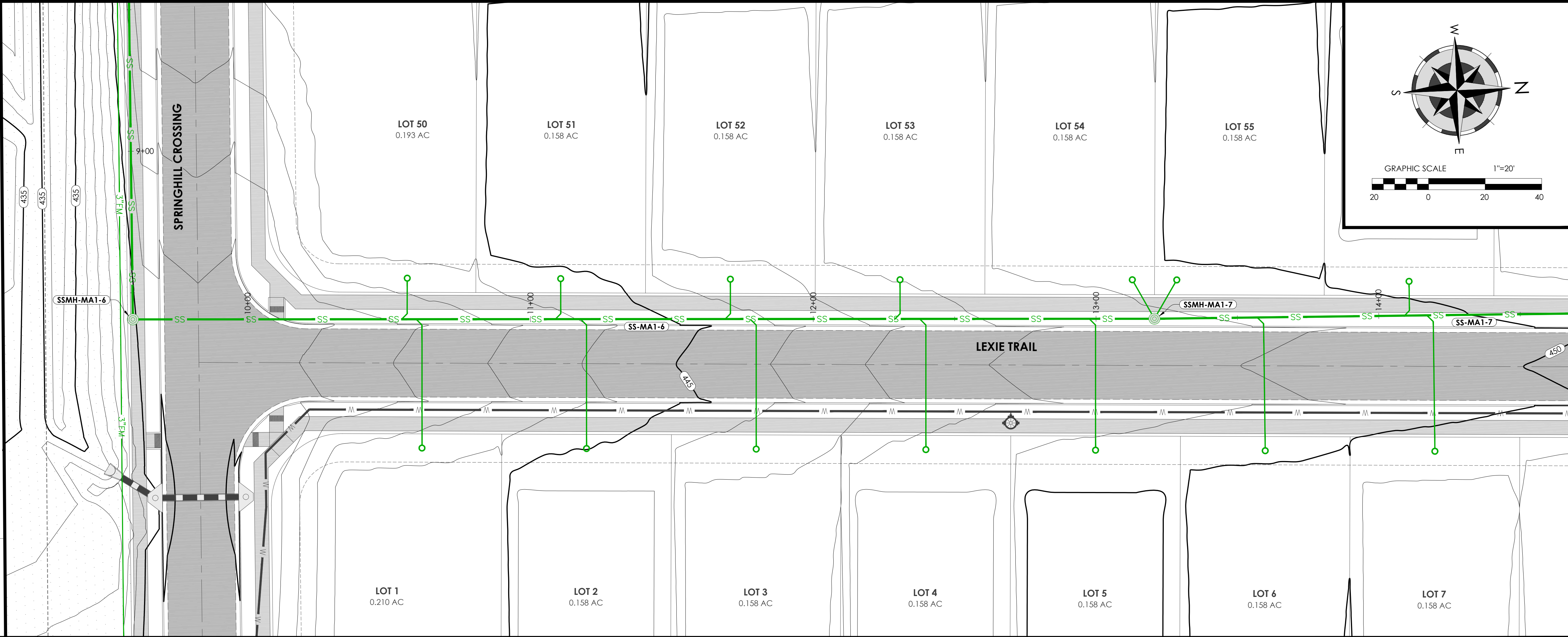
8/26/26



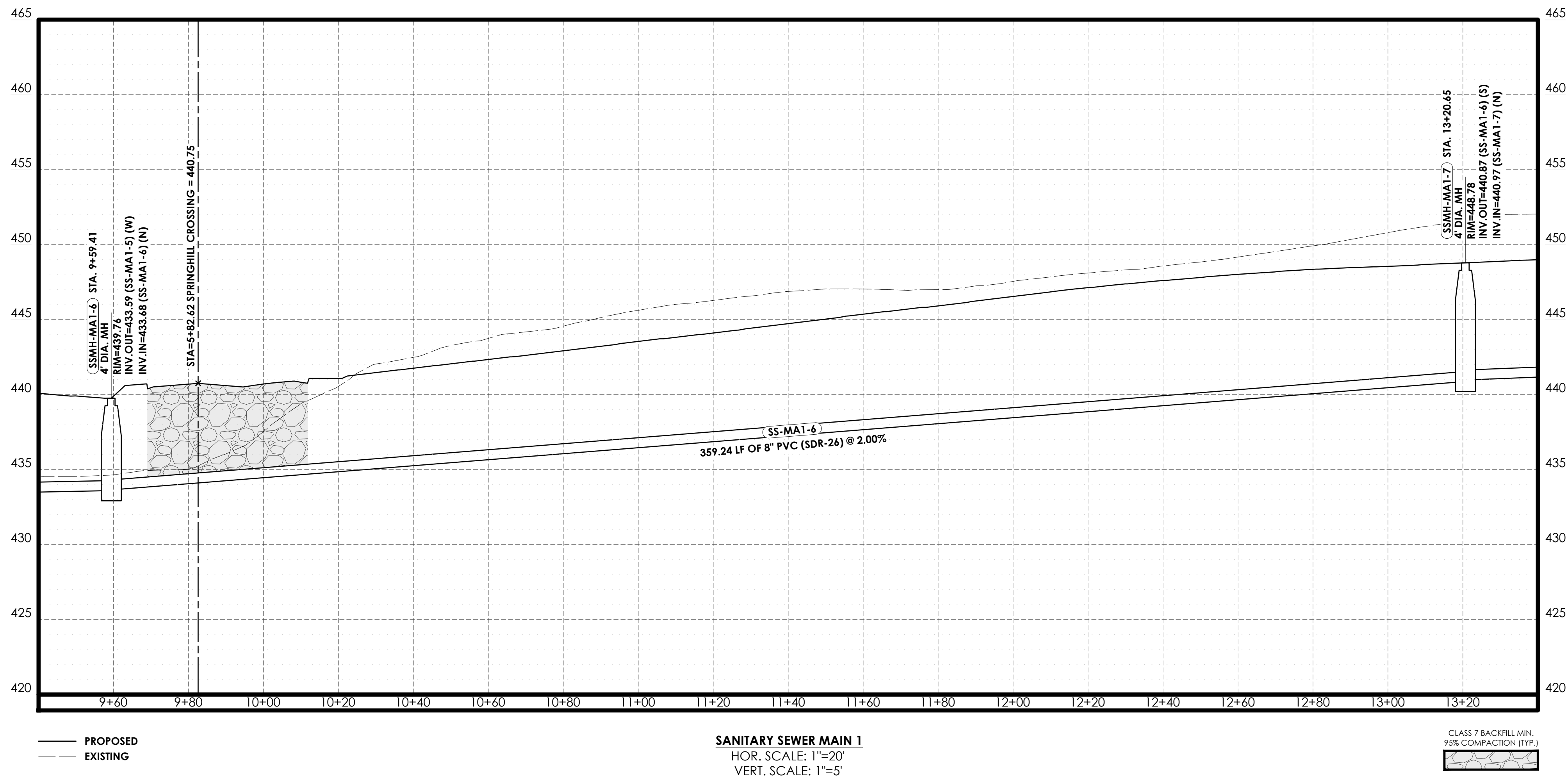
JOB NO.: 2026-0071
DATE: 8/26/26
SHEET NUMBER:

C5.03

PLAN VIEW - SCALE 1"=20'



PROFILE VIEW - SCALE 1"=20'



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DATE
DESCRIPTION

SPRINGHILL CROSSING
BRYANT, SALINE COUNTY, ARKANSAS

SANITARY SEWER P&P MAIN 1 (4 OF 5)



8/26/26

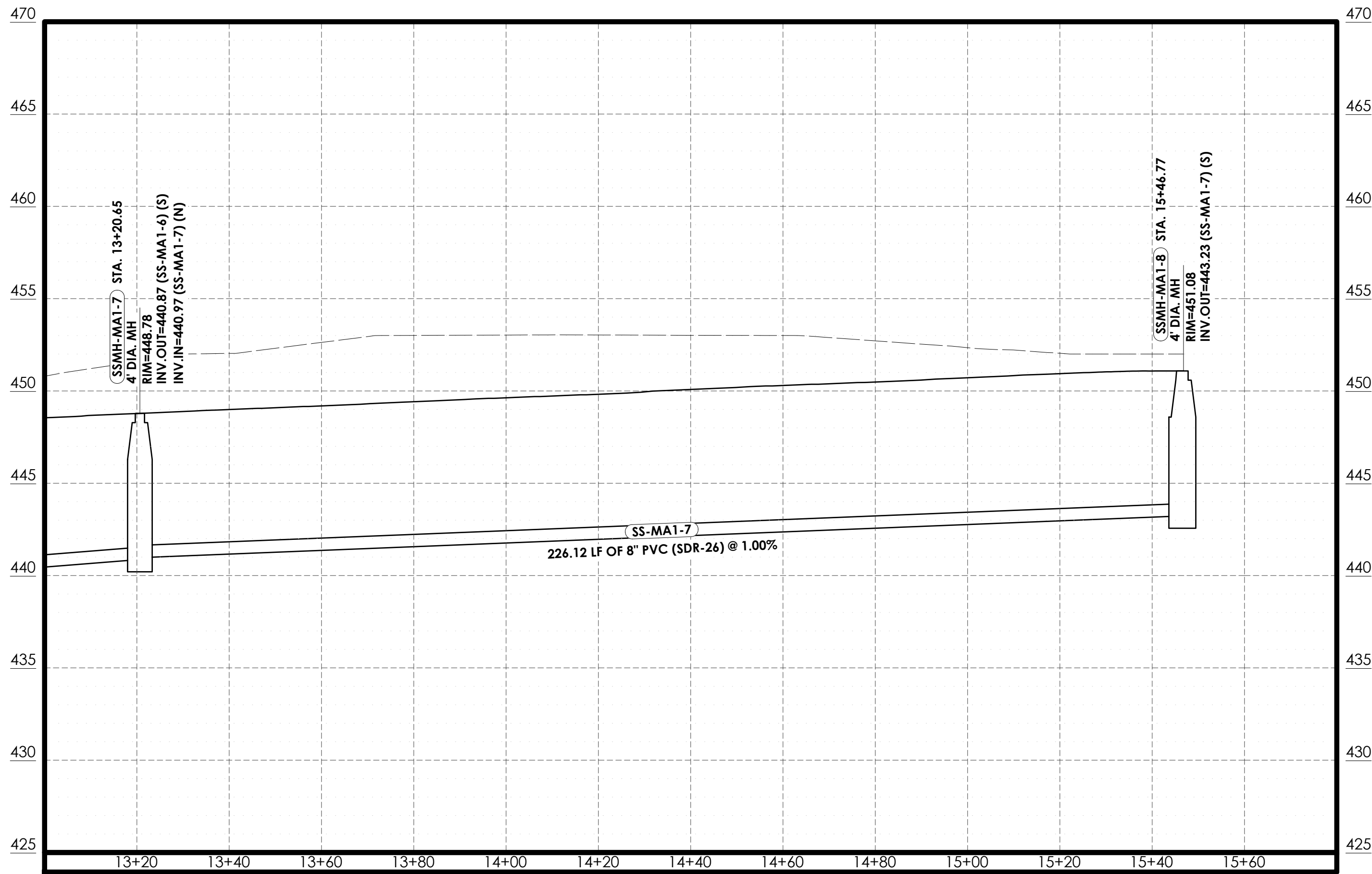


JOB NO.: 2026-071
DATE: 8/26/26
SHEET NUMBER:

C5.04

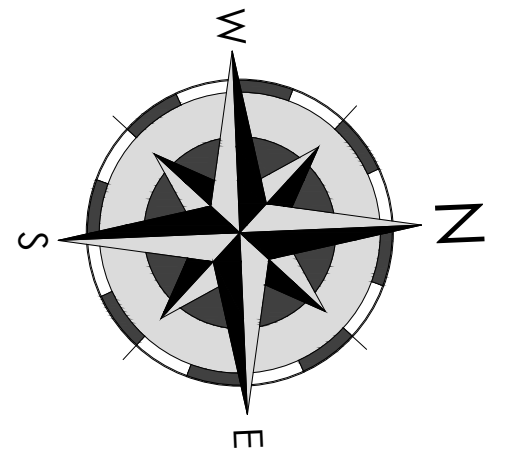
PLAN VIEW - SCALE 1"=20'

PROFILE VIEW - SCALE 1"=20'



— PROPOSED
--- EXISTING

SANITARY SEWER MAIN 1
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'




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REV.	DATE	DESCRIPTION

SPRINGHILL CROSSING
BRYANT, SALINE COUNTY, ARKANSAS
SANITARY SEWER P&P MAIN 1 (5 OF 5)

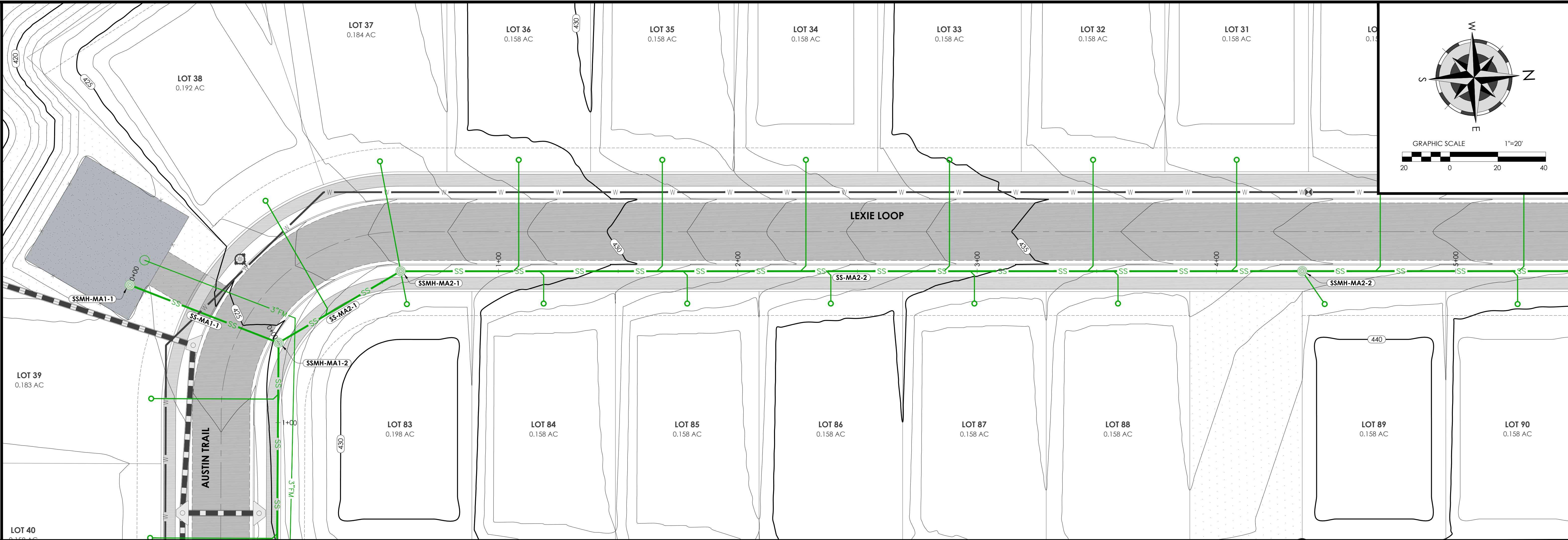

8/26/26


#1879

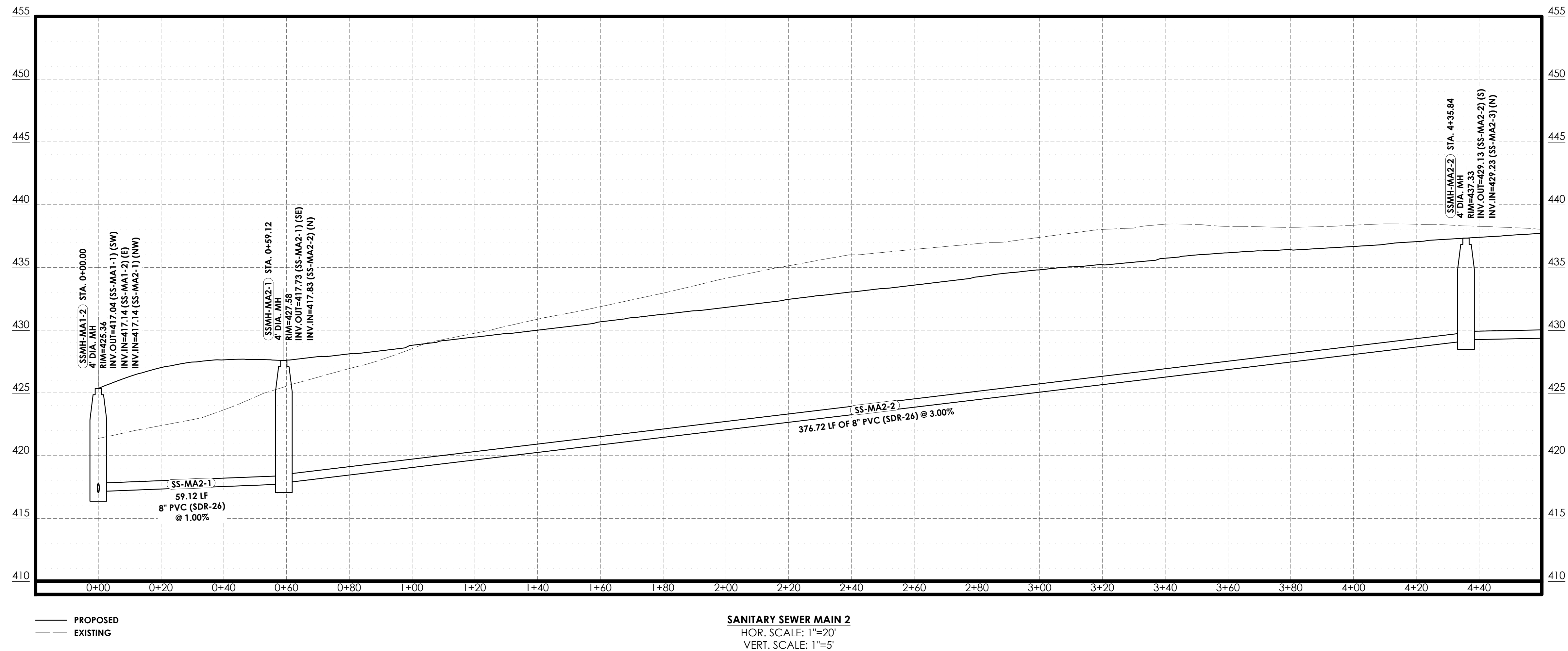
JOB NO.: XXXX-XXX
DATE: 8/26/26
SHEET NUMBER:

C5.05

PLAN VIEW - SCALE 1"=20'



PROFILE VIEW - SCALE 1"=20'



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SPRINGHILL CROSSING
BRYANT, SALINE COUNTY, ARKANSAS

SANITARY SEWER P&P MAIN 2 (1 OF 3)



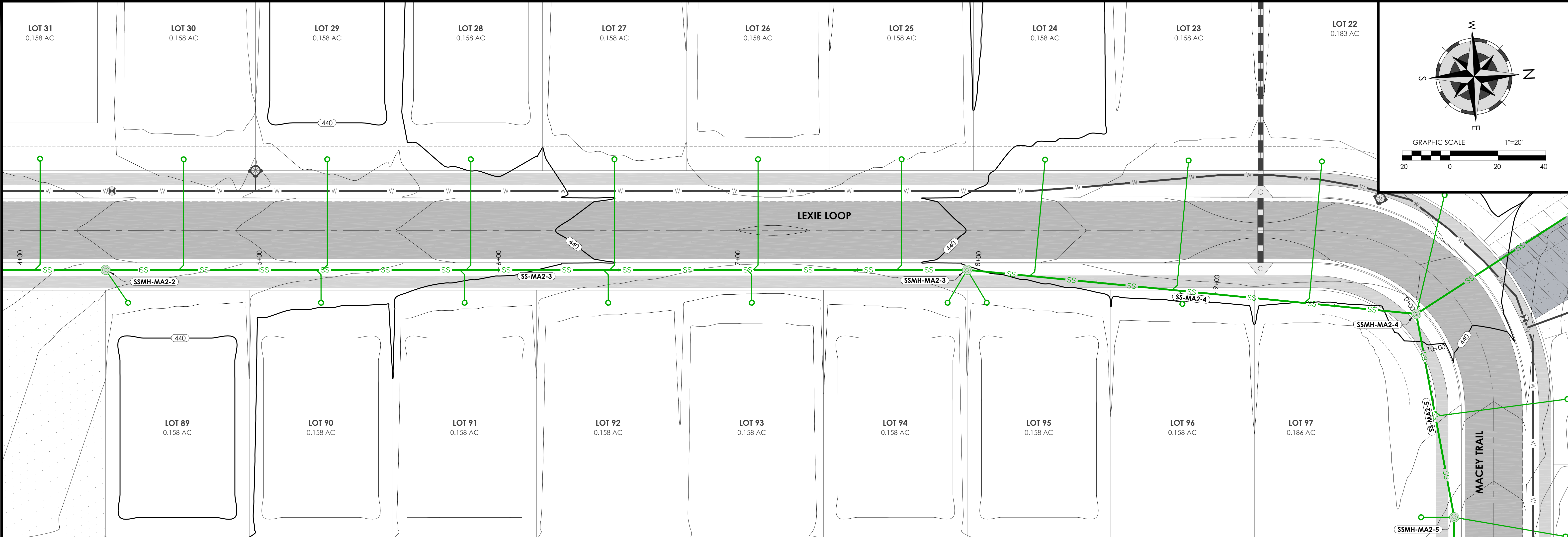
8/26/26



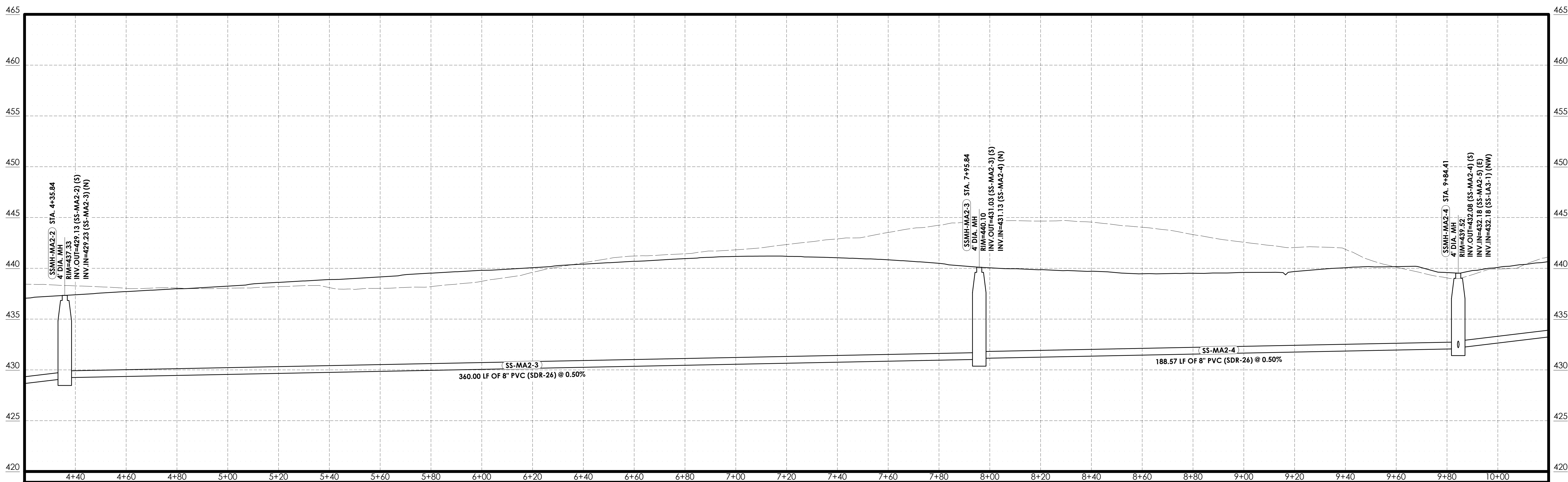
JOB NO.: 2026-071
DATE: 8/26/26
SHEET NUMBER:

C5.07

PLAN VIEW - SCALE 1"=20'



PROFILE VIEW - SCALE 1"=20'



PROPOSED
EXISTING

SANITARY SEWER MAIN 2
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'



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REV.	DATE	DESCRIPTION

SPRINGHILL CROSSING
BRYANT, SALINE COUNTY, ARKANSAS

SANITARY SEWER P&P MAIN 2 (2 OF 3)



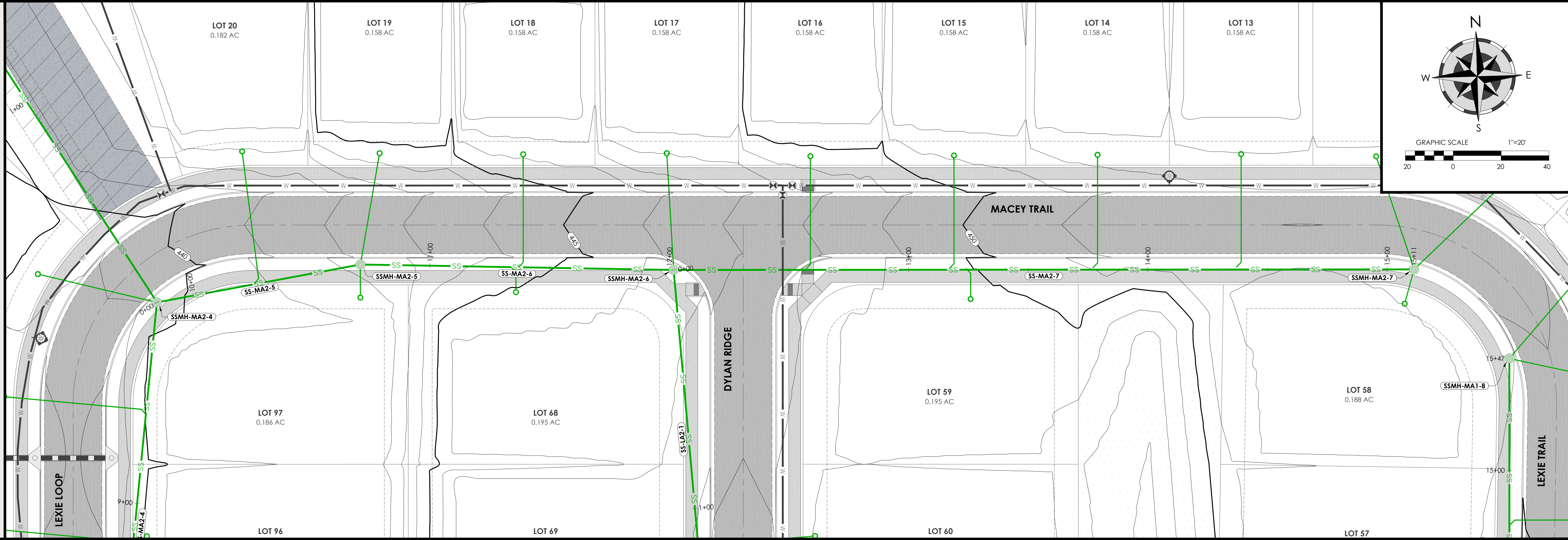
8/26/26



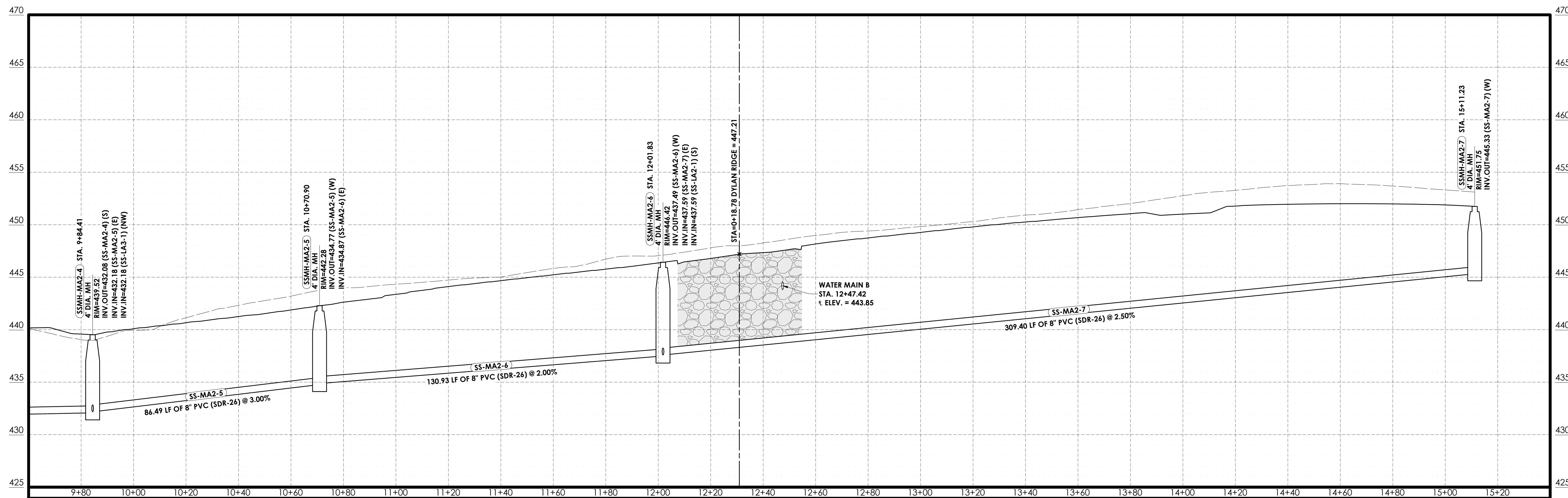
JOB NO.: 2026-071
DATE: 8/26/26
SHEET NUMBER:

C5.08

PLAN VIEW - SCALE 1"=20'

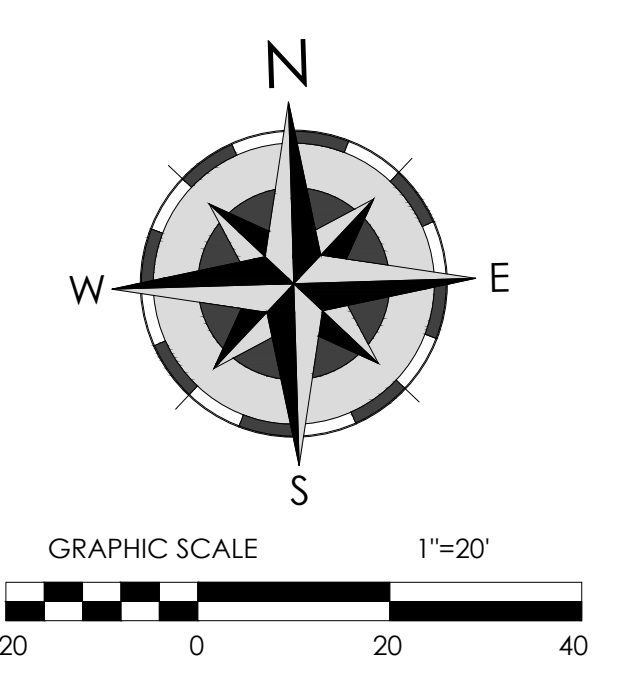
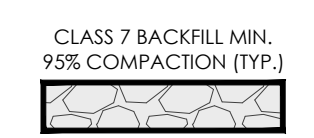


PROFILE VIEW - SCALE 1"=20'



— PROPOSED
- - - EXISTING

SANITARY SEWER MAIN 2
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'





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REV.	DATE	DESCRIPTION

SPRINGHILL CROSSING
BRYANT, SALINE COUNTY, ARKANSAS

SANITARY SEWER P&P MAIN 2 (3 OF 3)



8/26/26

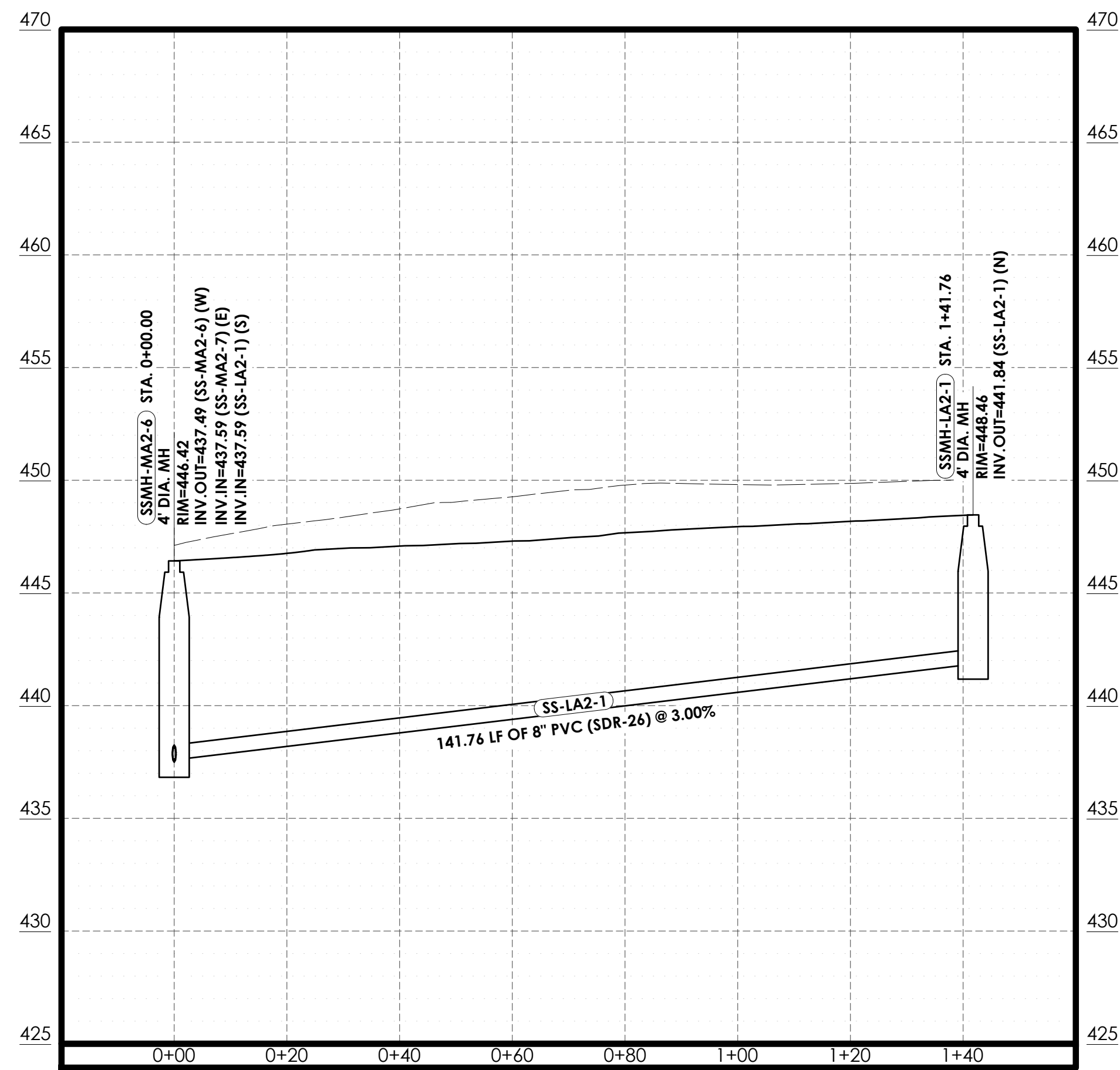
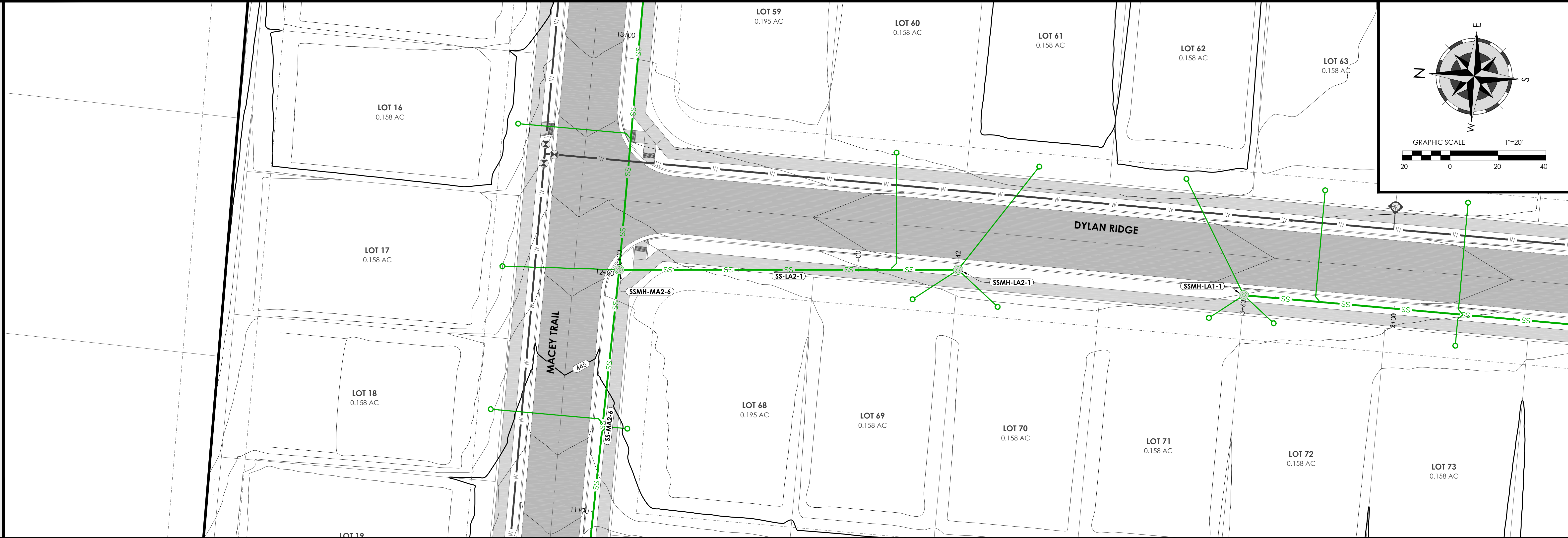


JOB NO.: 2026-071
DATE: 8/26/26
SHEET NUMBER:

C5.09

PLAN VIEW - SCALE 1"=20'

PROFILE VIEW - SCALE 1"=20'



— PROPOSED
- - - EXISTING

SANITARY SEWER LATERAL 2
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'



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REV.	DATE	DESCRIPTION

SPRINGHILL CROSSING
BRYANT, SALINE COUNTY, ARKANSAS

SANITARY SEWER P&P LATERAL 2



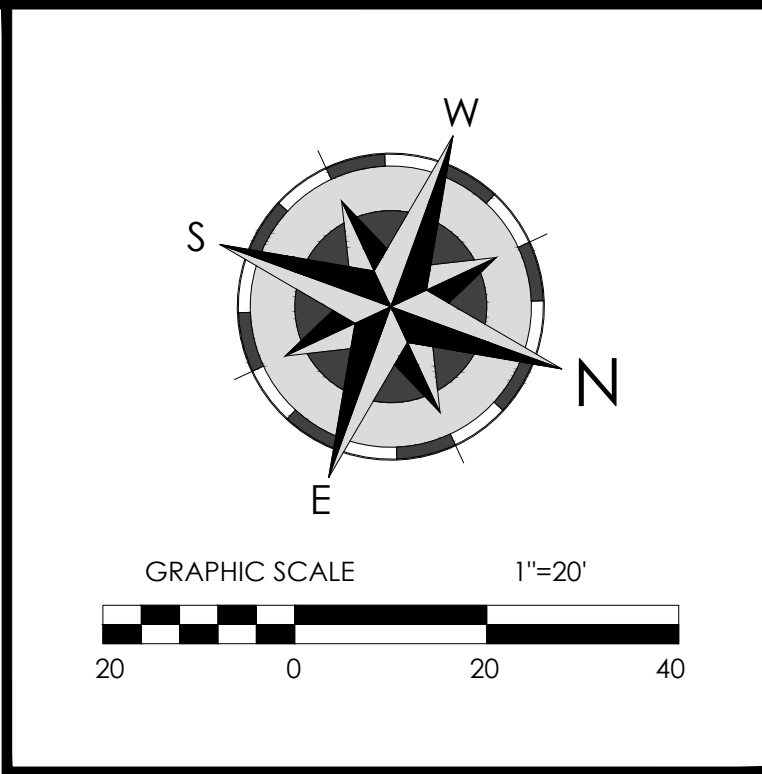
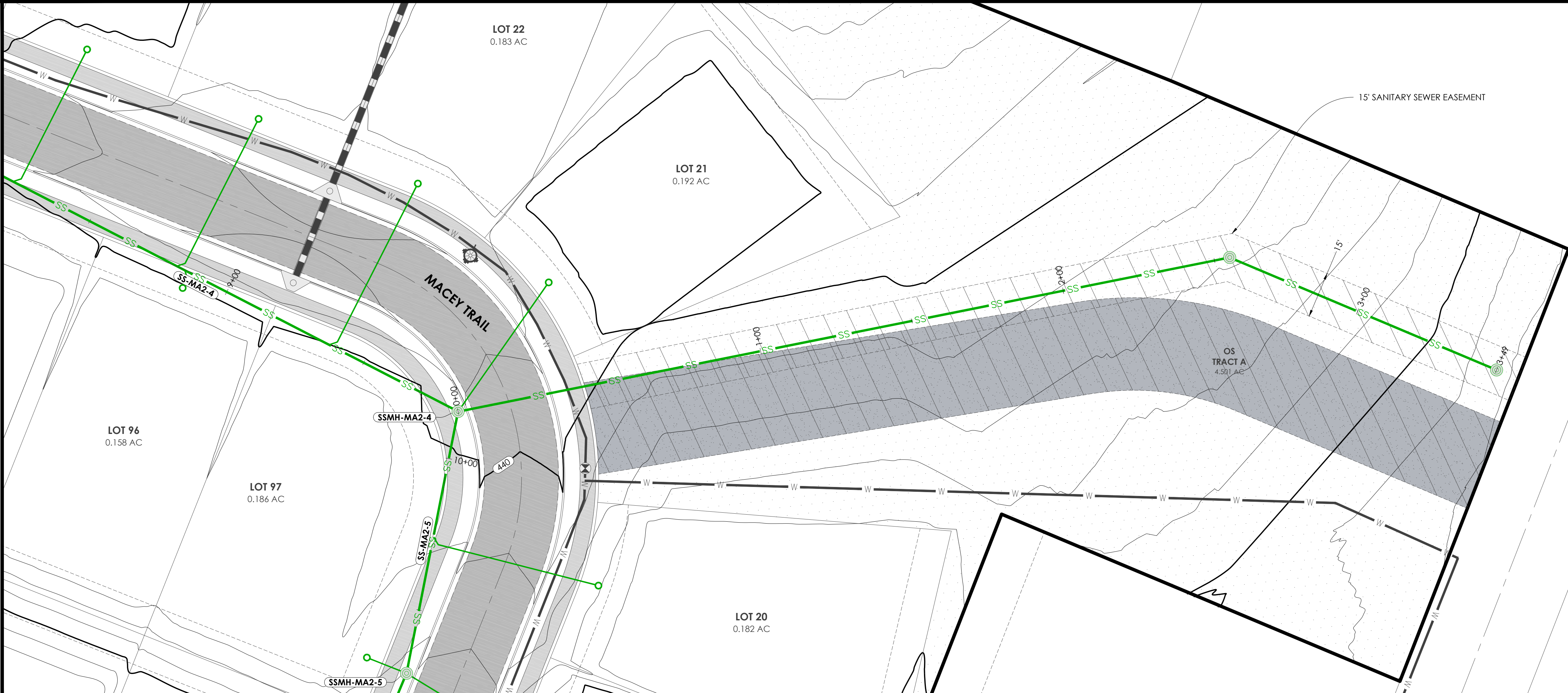
8/26/26



JOB NO.: 2026-071
DATE: 8/26/26
SHEET NUMBER:

C5.10

PLAN VIEW - SCALE 1"=20'





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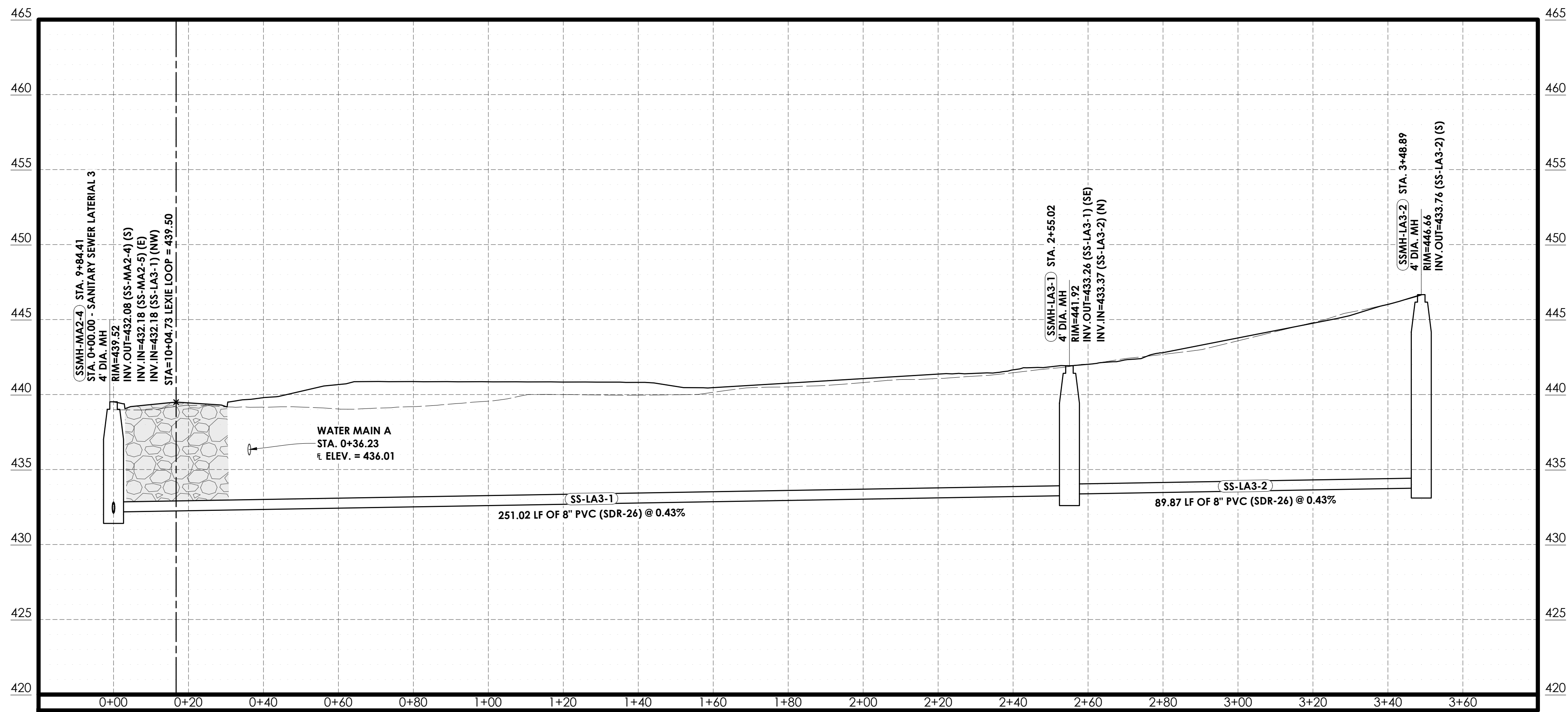
200 Casey Drive
Maumelle, AR 72113
(501) 851-3366
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REV.	DATE	DESCRIPTION

SPRINGHILL CROSSING
BRYANT, SALINE COUNTY, ARKANSAS

SANITARY SEWER P&P LATERAL 3

PROFILE VIEW - SCALE 1"=20'



— PROPOSED
--- EXISTING

SANITARY SEWER LATERAL 3
HOR. SCALE: 1"=20'
VERT. SCALE: 1"=5'

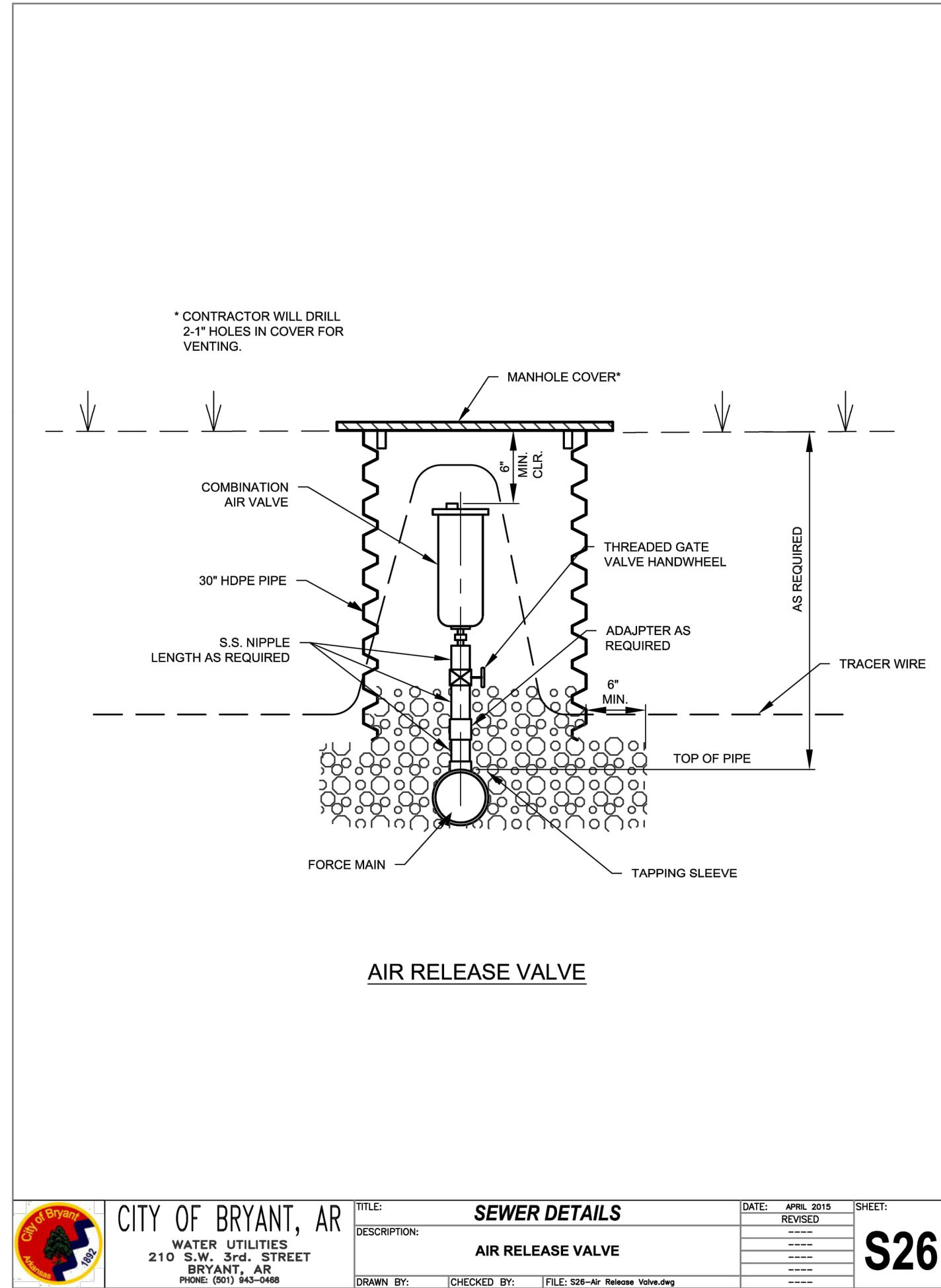
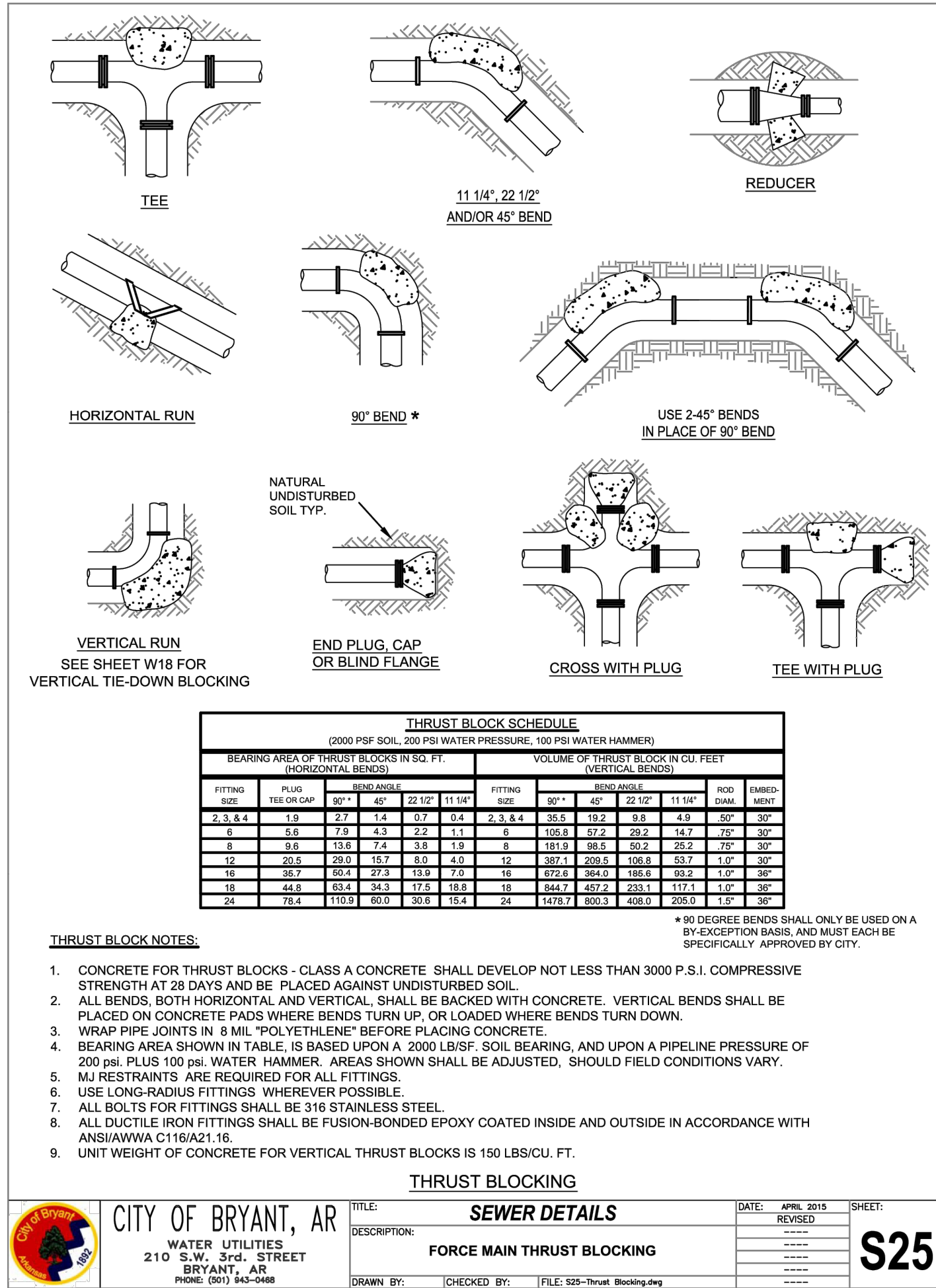
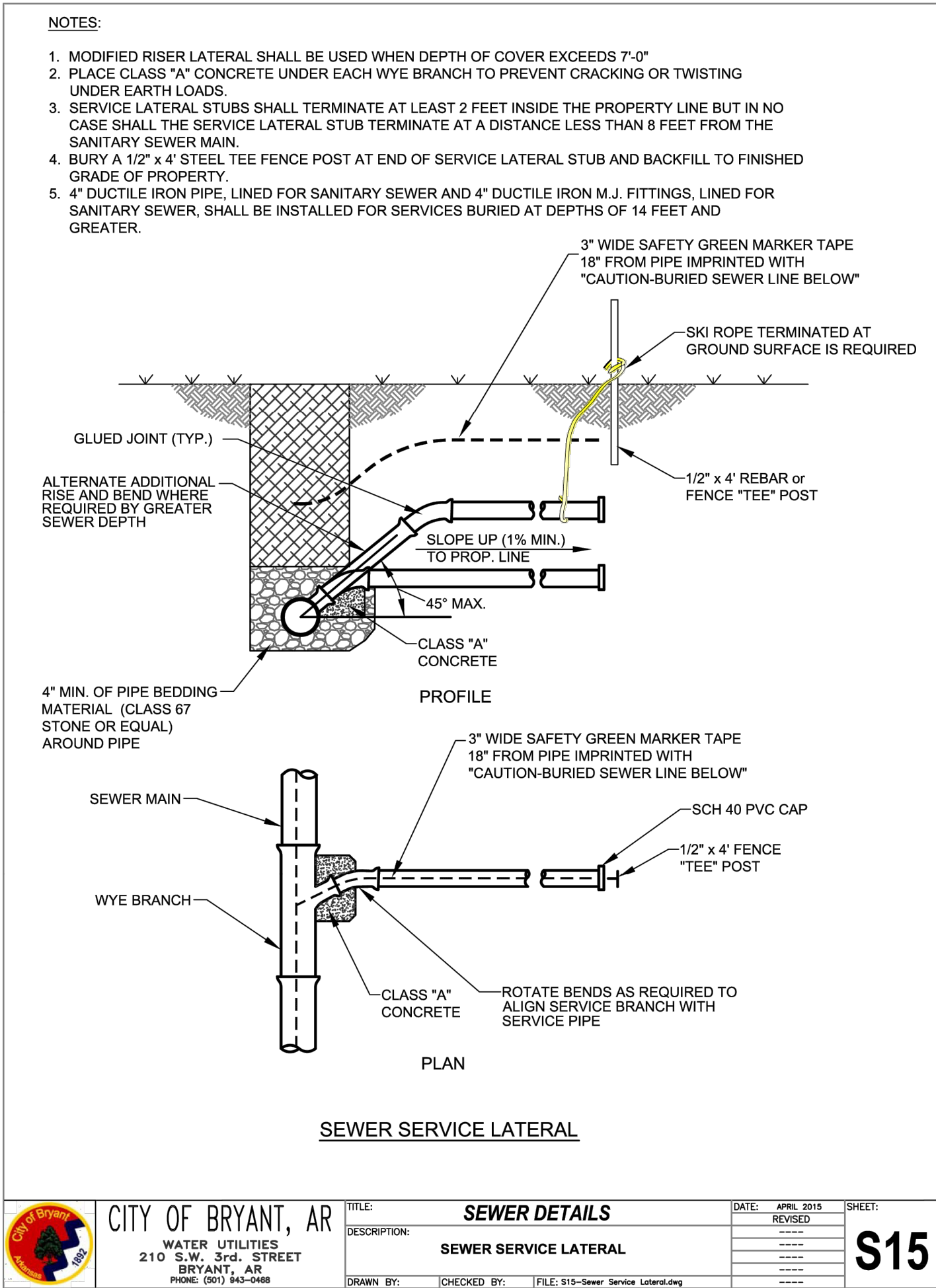
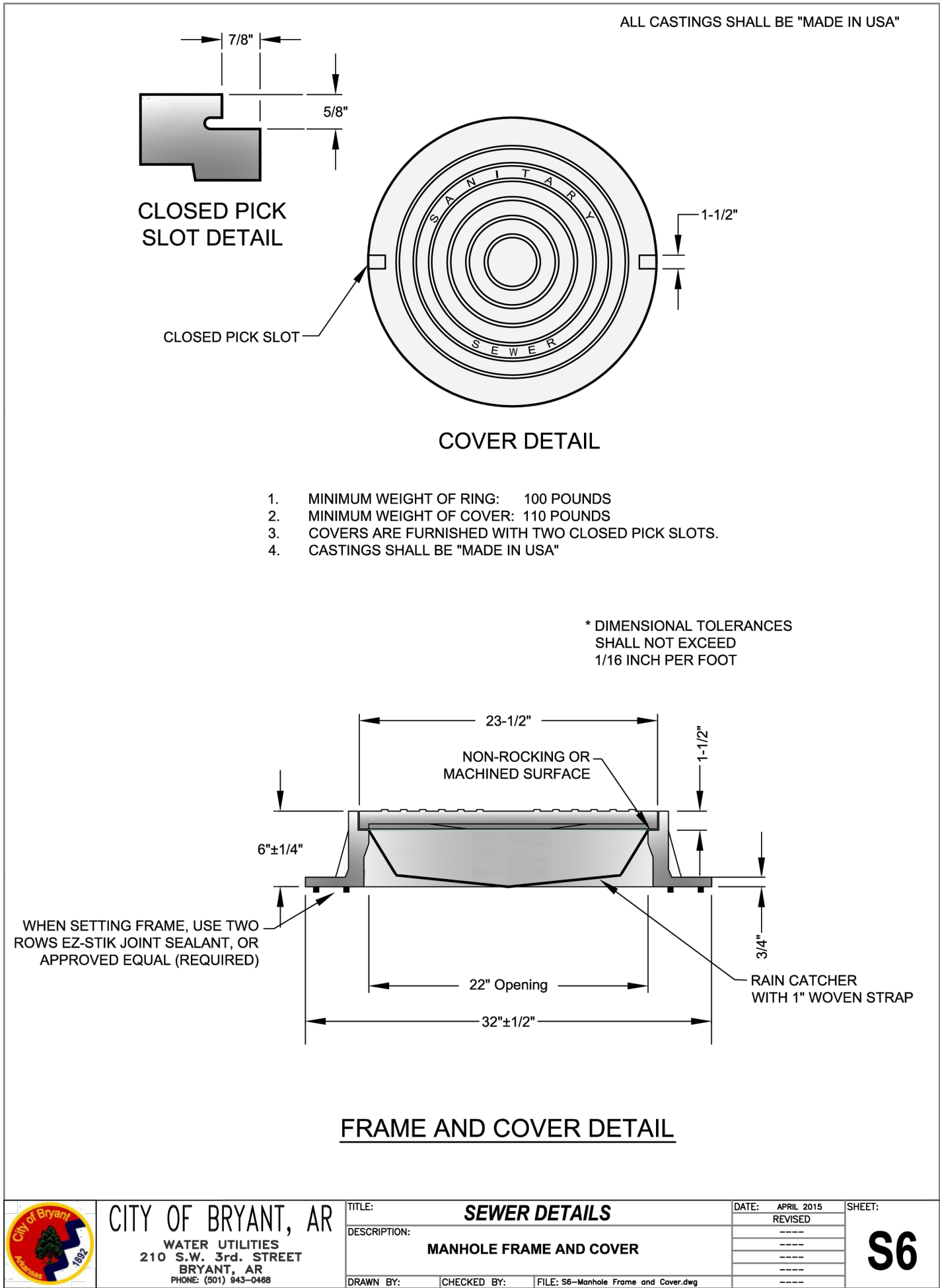
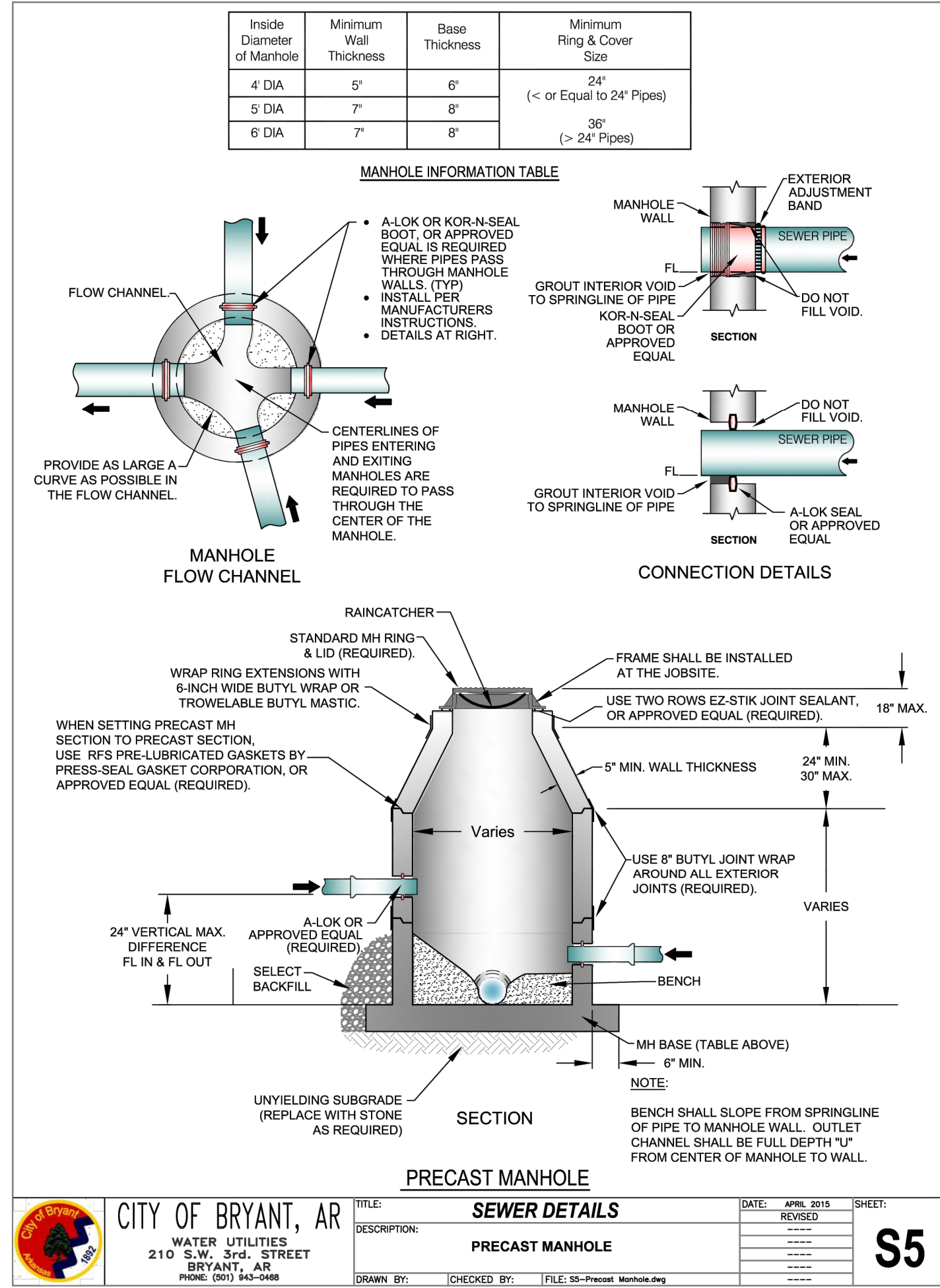
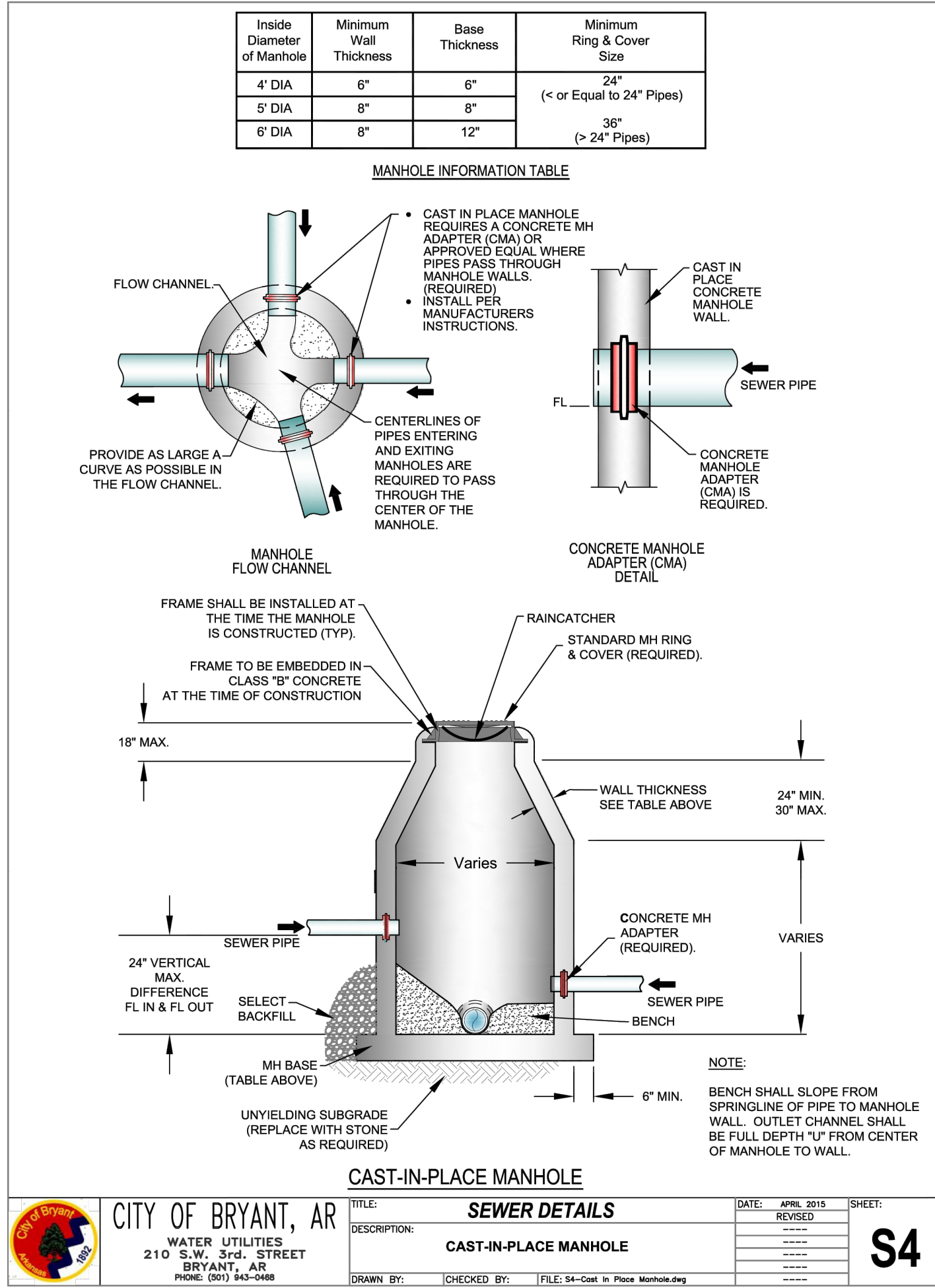
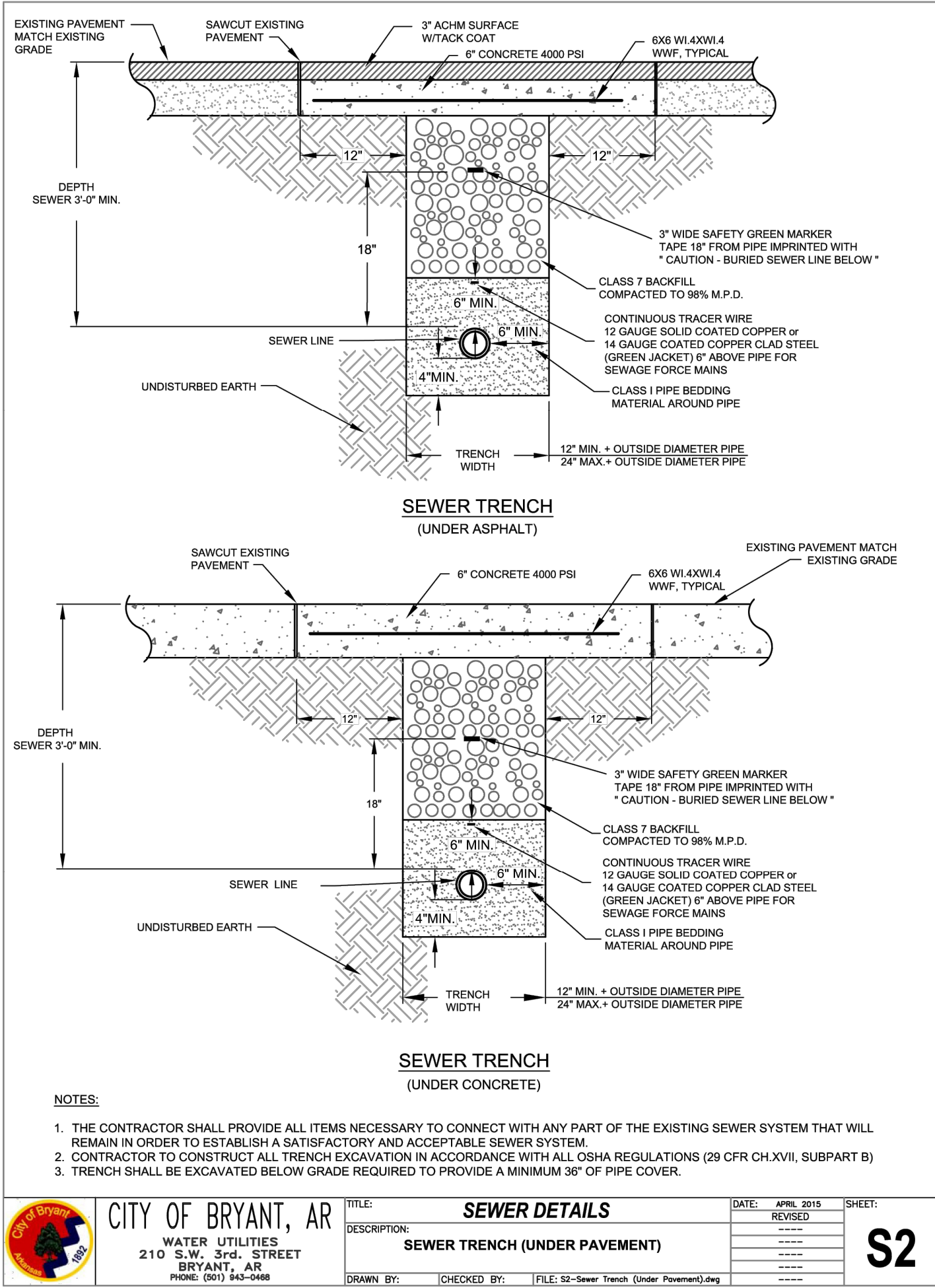
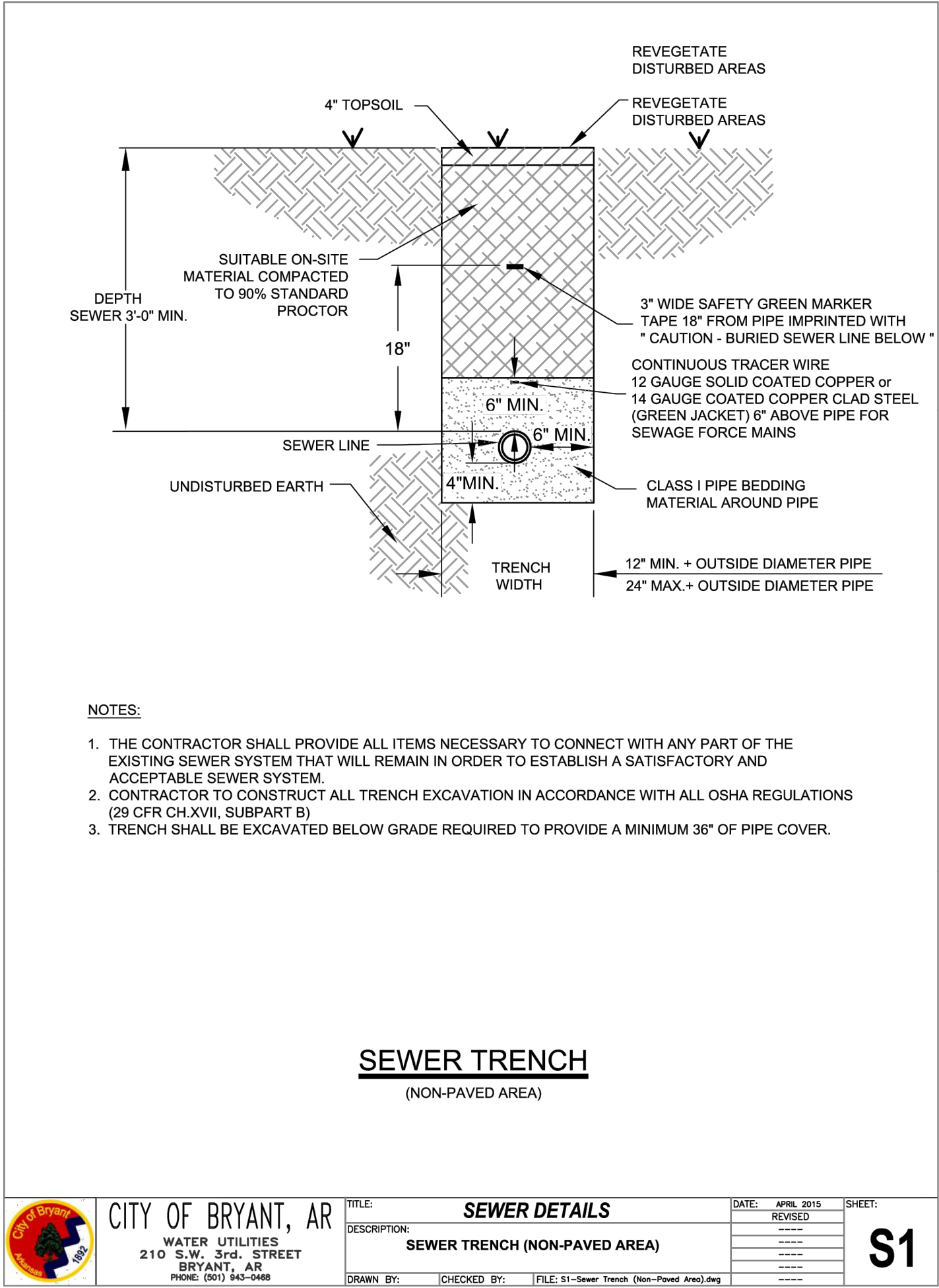


8/26/26



JOB NO.: 2026-071
DATE: 8/26/26
SHEET NUMBER:

C5.11



16'-0"

3:1 MAX

3:1 MAX

8" CLASS 7 BASE COURSE AT 98% MODIFIED PROCTOR DENSITY

COMPACTED SUBGRADE AT 95% MODIFIED PROCTOR DENSITY

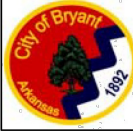
PROFILE GRADE

C

GRAVEL DRIVE FOR SEWAGE PUMP STATION

GENERAL NOTES

1. CRUSHED STONE - MATERIAL IN EACH COURSE SHALL BE COMPACTED TO A DENSITY OF 98% MAXIMUM MODIFIED DENSITY.



CITY OF BRYANT, AR
WATER UTILITIES
210 S.W. 3rd STREET
BRYANT, AR
PHONE (501) 844-3068

TITLE: SEWER DETAILS		DATE: APRIL 2019	SHEET:
DESCRIPTION: GRAVEL DRIVE FOR SEWAGE PUMP STATION		REVISED	
DRAWN BY:	CHECKED BY:	FILE: S32-Gravel Drive For Sewage Pump Station.dwg	

S32

REV.	DATE	DESCRIPTION	BY

SPRINGHILL CROSSING
BRYANT, SALINE COUNTY, ARKANSAS

SANITARY SEWER DETAILS (2 OF 2)



8/26/26

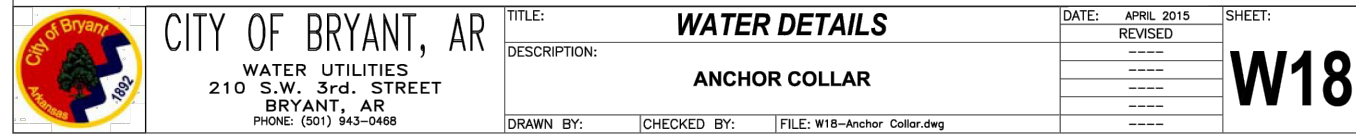


JOB NO.: 2026-071
DATE: 8/26/26
SHEET NUMBER:

C5.51



1. DESIGN PRESSURE IS 200 PSI PLUS 100 PSI SURGE AND 2,000 PSI SOIL BEARING.
2. ALL DIMENSIONS ARE MINIMUM REQUIREMENTS. ACTUAL FIELD CONDITIONS MAY REQUIRE LARGER DIMENSIONS.
3. ALL RETAINER GLANDS SHALL BE MEGA-LUG BY EBAA IRON.



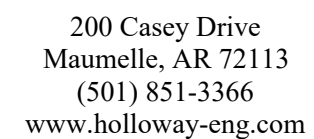
 CITY OF BRYANT, AR WATER UTILITIES 210 S.W. 3rd. STREET BRYANT, AR PHONE: (501) 843-0468	TITLE: WATER DETAILS	DATE: APRIL 2015	SHEET:
	DESCRIPTION:	REVISED	W19
	BLOW-OFF ASSEMBLY	04-01-2015	
	DRAWN BY:	04-01-2015	
	CHECKED BY:	04-01-2015	
FILE: W19-Blow-off Assembly.dwg			



	CITY OF BRYANT, AR WATER UTILITIES 210 S.W. 3rd. STREET BRYANT, AR PHONE: (501) 843-0468	TITLE: WATER DETAILS	DATE: APRIL 2015	SHEET:
		DESCRIPTION:	REVISED	
		RESTRAINED COUPLING	NO CHANGES	
			NO CHANGES	
			NO CHANGES	
DRAWN BY: _____ CHECKED BY: _____ FILE: W26-Restrained Coupling.dwg				



	CITY OF BRYANT, AR WATER UTILITIES 210 S.W. 3rd. STREET BRYANT, AR PHONE: (501) 843-0468	TITLE: WATER DETAILS DESCRIPTION: VALVE MARKER	DATE: APRIL 2015	SHEET:
			REVISED	W22
			04-01-15	
			04-01-15	
			04-01-15	
DRAWN BY:		CHECKED BY:	FILE: W22-Valve Marker.dwg	

[illegible]

SPRINGHILL CROSSING
BRYANT, SALINE COUNTY, ARKANSAS

WATER DETAILS (2 OF 2)



8/26/26



JOB NO.: 2026-071
DATE: 8/26/26
SHEET NUMBER:

C6.51



BY

REV. DATE

SPRINGHILL CROSSING
BRYANT, SALINE COUNTY, ARKANSAS

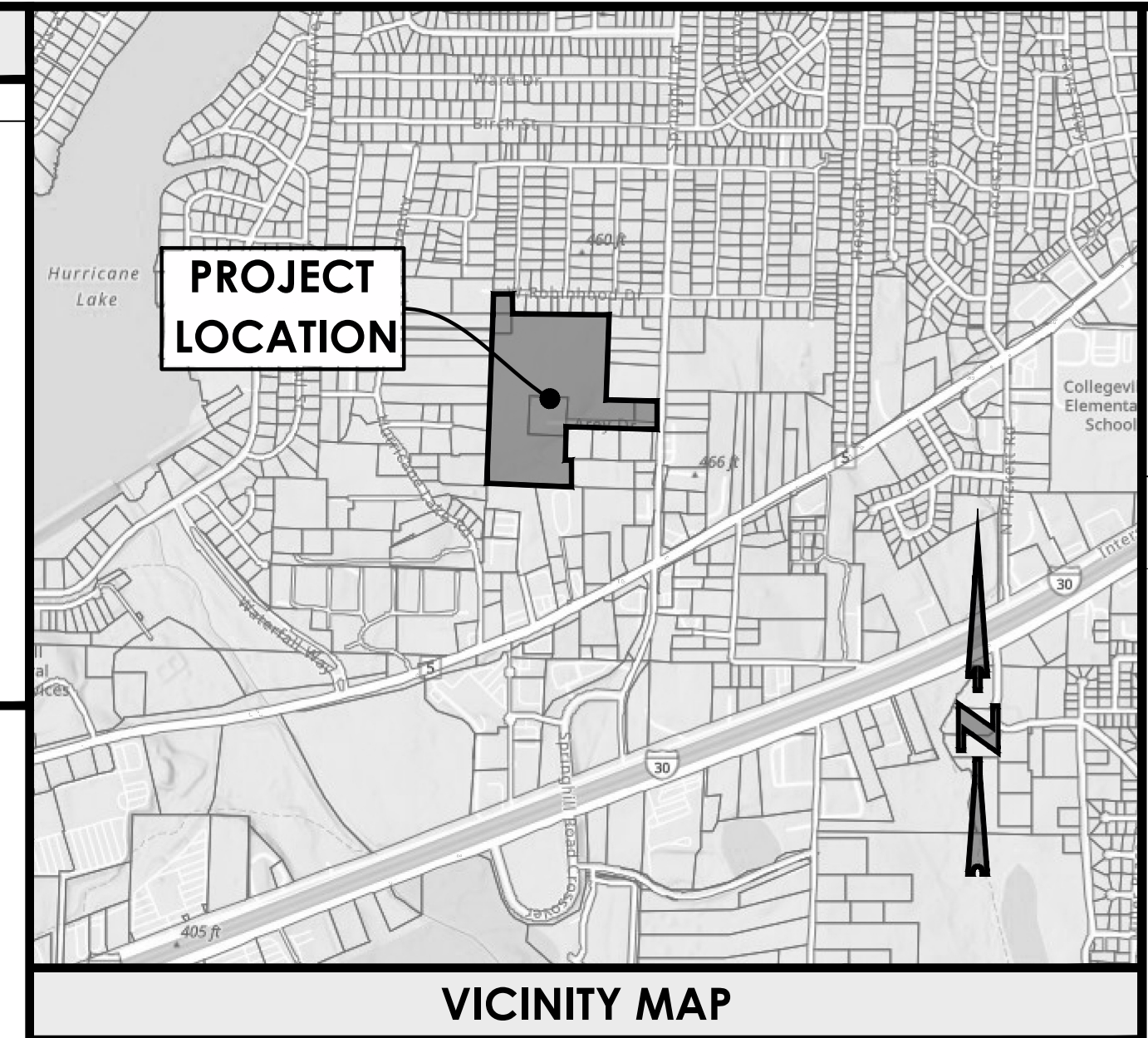
PRELIMINARY PLAT (3 OF 3)

8/26/26

CERTIFICATE OF AUTHORIZATION
Holloway Engineering, Surveying & Civil Design, PLLC
#1879

JOB NO.: 2026-071
DATE: 8/26/26
SHEET NUMBER:

C0.03



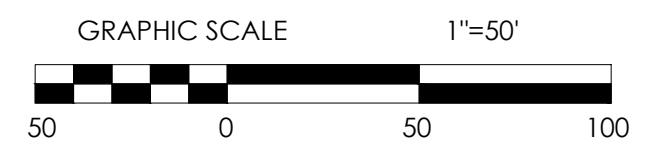
PROJECT
LOCATION

VICINITY MAP

PRELIMINARY PLAT
OF
SPRINGHILL CROSSING
BRYANT, SALINE COUNTY, ARKANSAS
8/26/26
ZONED "R-M"

LEGEND

PROPOSED	DESCRIPTION
	BOUNDARY FINAL
	BOUNDARY ADJOINER
	EASEMENT
	BUILDING SETBACK
	WATER LINE
	SANITARY SEWER LINE
	STORM DRAINAGE PIPE
	FD MONUMENT (AS NOTED)
	SET MONUMENT (AS NOTED)
	CALCULATED POINT
	CURB INLET/JUNCTION BOX
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	SANITARY SEWER MANHOLE



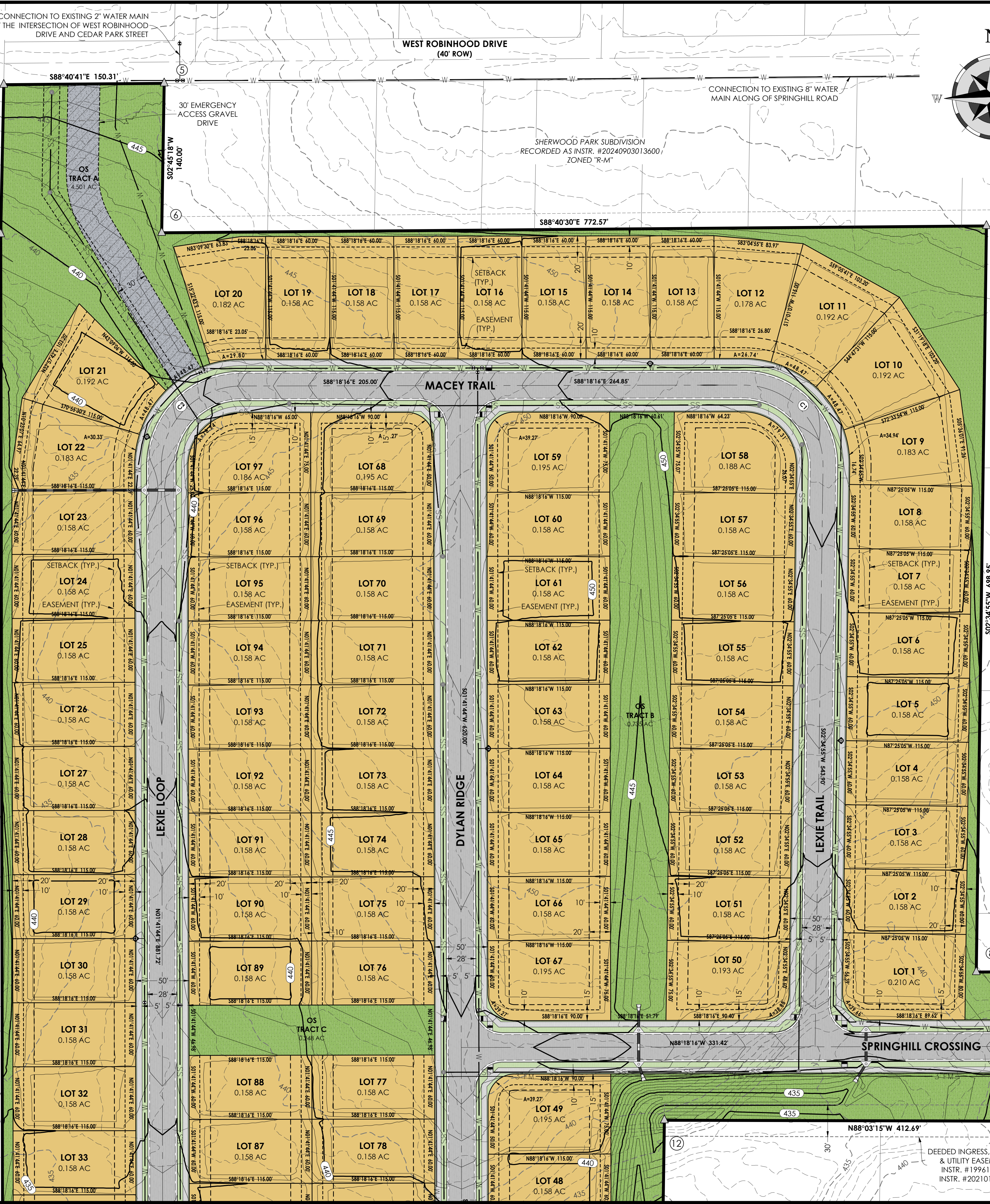
BASIS OF BEARING
STATE PLANE COORDINATES
ARKANSAS NORTH ZONE NAD-83

CORNERS

POINT #	DESCRIPTION	NORTHING	EASTING
1	CALCULATED	103821.12	1156382.09
2	CALCULATED	103842.62	1155740.60
3	CALCULATED	105165.57	1155779.76
4	CALCULATED	105305.38	1155786.96
5	CALCULATED	105301.91	1155937.23
6	CALCULATED	105162.08	1155930.50
7	CALCULATED	105144.21	1156702.86
8	CALCULATED	104445.97	1156671.38
9	CALCULATED	104435.39	1157088.66
10	CALCULATED	104284.87	1157081.88
11	CALCULATED	104302.38	1156787.47
12	CALCULATED	104316.39	1156375.01
13	CALCULATED	104030.57	1156361.89
14	CALCULATED	104029.88	1156386.00

CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	118.97'	75.00'	S42°51'41"E	106.88'
C2	117.81'	75.00'	N46°41'44"E	106.07'
C3	117.52'	75.00'	N43°11'35"W	105.86'
C4	118.10'	75.00'	S46°48'25"W	106.27'



CONNECTION TO EXISTING 2" WATER MAIN
AT THE INTERSECTION OF WEST ROBINHOOD
DRIVE AND CEDAR PARK STREET

WEST ROBINHOOD DRIVE
(40' ROW)

CONNECTION TO EXISTING 8" WATER
MAIN ALONG OF SPRINGHILL ROAD

SHERWOOD PARK SUBDIVISION
RECORDED AS INSTR. #20240903013600
ZONED "R-M"

30' EMERGENCY
ACCESS GRAVEL
DRIVE

OS TRACT A
4.501 AC

LOT 20 0.182 AC

LOT 19 0.158 AC

LOT 18 0.158 AC

LOT 17 0.158 AC

LOT 16 0.158 AC

LOT 15 0.158 AC

LOT 14 0.158 AC

LOT 13 0.158 AC

LOT 12 0.178 AC

LOT 11 0.192 AC

LOT 10 0.192 AC

LOT 21 0.192 AC

LOT 22 0.183 AC

LOT 23 0.158 AC

LOT 24 0.158 AC

LOT 25 0.158 AC

LOT 26 0.158 AC

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LOT 3 0.158 AC

LOT 2 0.158 AC

LOT 1 0.210 AC

OS TRACT B
0.713 AC

OS TRACT C
0.348 AC

MACEY TRAIL

LEXIE LOOP

DYLAN RIDGE

SPRINGHILL CROSSING

DEEDED INGRESS, EGRESS,
& UTILITY EASEMENT
INSTR. #199615027
INSTR. #2021012590

SPRINGHILL RD
ALONG PROPERTY LINE
(60' ROW)

OS TRACT A
4.501 AC

OS TRACT B
0.713 AC

OS TRACT C
0.348 AC

LOT 20 0.182 AC

LOT 19 0.158 AC

LOT 18 0.158 AC

LOT 17 0.158 AC

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LOT 1 0.210 AC

OS TRACT A
4.501 AC

OS TRACT B
0.713 AC

OS TRACT C
0.348 AC

MACEY TRAIL

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LOT 1

A: Harpers Handcrafted Monument Sign (replacement)

This sign will replace the old sign for the church, using the existing brick base. The illustration is a representation of the final product, but may vary slightly in color or size (only to fit the existing structure). This was drafted using AI, and the final product may not be exact but as close to this as possible.



Existing sign location:
NE corner of property



B: Harpers Handcrafted Façade - Front Eave

This sign will be attached at the front eave using either painted wood or powder coated metal.



C: Harpers Handcrafted Façade - East Side of Building

This logo will be part of a larger painted mural. The logo will be at this size; however, the specifics of the mural and what is portrayed around the logo will be up to the artist.



This is an AI generated mock up of the full mural to show how logo will be used, for reference. Again, the full, final design will be determined by the artist.

