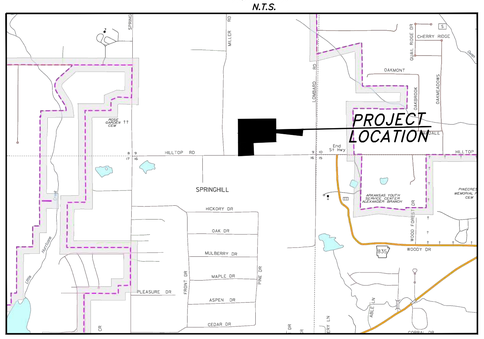
DETAILED PLANS:

ZYAIR ESTATES SUBDIVISION

PART OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$, SECTION 9, T-1-S, R-14-W
SALINE COUNTY, ARKANSAS

3/3/2026
REV:9/22/2026

VICINITY MAP
N.T.S.



Prepared By:

RICHARDSON ENGINEERING
Planning ▪ Engineering ▪ Development Consulting
325 W. SOUTH STREET, BENTON, AR 72015 (501)315-7225

PREPARED FOR:

EMINENT CONSTRUCTION
1100 HILLFARM ROAD
BRYANT, AR 72022

STATE OF ARKANSAS
LICENSED
PROFESSIONAL
ENGINEER
No. 14266
ERIC RYAN RICHARDSON
09/22/2026

PRE-CONSTRUCTION COPY -

PLANS FOR BIDDING PURPOSES. QUANTITIES TO BE VERIFIED PRIOR TO CONSTRUCTION. CONTRACTOR TO VERIFY GRADES WITH ENGINEER PRIOR TO CONSTRUCTION.

INDEX OF SHEETS

Cover Sheet	1
Street & Drainage Plan	2
Street Plan/Profile	3-9
Detention Pond Grading	10
Utility Plan	11
Sewer Plan/Profile	12-18
Erosion Control	19-19B
Misc. Details	20-25
Street signs & lights plan	26

PROPOSED ROAD TO TERMINATE AT GATE TO WATER TOWER

WATER TANK

WATER TANK

TRACT 2 28519 SQ. FT. 0.65 ACRES

ROAD 1 & 3 INTERSECTION STA:1+61.13

ROAD 1 & 4 INTERSECTION STA:2+91.00

ROAD 3 & 5 INTERSECTION STA:9+18.47

ROAD 1 & 2 INTERSECTION STA:5+55.29

ROAD 2 & 4 INTERSECTION STA:2+90.56

ROAD 2 & 5 INTERSECTION STA:0+82.24

ROAD INTERSECTION STA:0+00.00 N:2031773.3 E:1160719.8

ROAD_1

ROAD_2

ROAD_3

ROAD_4

ROAD_5

S89°04'37"E 515.30

S88°19'45"E 995.99

S63°56'07"E 21.28

S88°58'51"E 910.79

N11°59'54"E 686.49

N2°00'23"E 565.28

N1°59'09"E 619.59

832 LF OF FENCING TO MEET CITY OF BRYANT REQUIREMENTS.

TRACT 1 OPEN SPACE / RECREATION AREA 137356 SQ. FT. 3.15 ACRES

TRACT 3 RECREATION AREA 11023 SQ. FT. 0.25 ACRES

EMERGENCY ACCESS ROAD (GRAVEL)

9803 SQ.FT. | 10093 SQ.FT. | 10171 SQ.FT. | 10249 SQ.FT. | 12405 SQ.FT. MIN. FF 535.50 | 12452 SQ.FT. MIN. FF 535.50 | 10373 SQ.FT. | 10372 SQ.FT. | 10371 SQ.FT. | 10370 SQ.FT. | 10370 SQ.FT. | 10189 SQ.FT. | 9008 SQ.FT. | 9345 SQ.FT.

10577 SQ.FT. | 9000 SQ.FT. | 9000 SQ.FT. MIN.FF 535.25 | 9000 SQ.FT. MIN.FF 535.25 | 9000 SQ.FT. | 10872 SQ.FT. | 15498 SQ.FT. | 12738 SQ.FT. | 12723 SQ.FT. | 12830 SQ.FT. | 13897 SQ.FT. | 18148 SQ.FT.

10756 SQ.FT. | 9000 SQ.FT. | 9000 SQ.FT. | 9000 SQ.FT. | 9000 SQ.FT. | 10716 SQ.FT. | 9106 SQ.FT. | 9107 SQ.FT. | 9108 SQ.FT. | 9109 SQ.FT. | 9110 SQ.FT. | 9110 SQ.FT. | 9111 SQ.FT. | 11107 SQ.FT.

11028 SQ.FT. | 9000 SQ.FT. MIN. FF 515.00 | 9000 SQ.FT. MIN. FF 515.00 | 10555 SQ.FT. | 9000 SQ.FT. | 9000 SQ.FT. | 9000 SQ.FT. | 9000 SQ.FT. | 13328 SQ.FT.

10008 SQ.FT. | 9711 SQ.FT. | 9006 SQ.FT. | 11286 SQ.FT. | 9847 SQ.FT. | 9756 SQ.FT.

9355 SQ.FT. | 9302 SQ.FT. | 9425 SQ.FT. | 9548 SQ.FT. | 9671 SQ.FT. | 9795 SQ.FT. | 10132 SQ.FT. | 11930 SQ.FT. | 10820 SQ.FT. | 9015 SQ.FT. | 9041 SQ.FT. | 9041 SQ.FT. | 9041 SQ.FT. | 11547 SQ.FT., MIN FF 474.00 | 9669 SQ.FT. MIN FF 475.00 | 9609 SQ.FT. | 9549 SQ.FT. | 9489 SQ.FT. | 9429 SQ.FT. | 9370 SQ.FT. | 9310 SQ.FT.

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	38.95	25.00	N46° 17' 39"E	35.13
C2	39.59	25.00	S43° 42' 21"E	35.58
C3	38.99	25.00	S46° 20' 32"W	35.16
C4	39.55	25.00	N43° 39' 28"W	35.55
C5	29.22	25.00	N54° 51' 34"W	552.73
C6	9.97	25.00	N9° 57' 03"W	552.13
C7	43.89	175.00	N8° 39' 24"E	43.78
C8	54.20	225.00	N8° 56' 27"E	54.07
C9	38.82	25.00	N46° 31' 46"E	35.04
C20	39.56	25.00	S43° 39' 09"E	35.56
C23	38.98	25.00	N46° 20' 51"E	35.15
C27	39.27	25.00	N43° 19' 38"W	35.36
C29	95.80	225.00	N76° 07' 58"W	95.08
C31	69.00	175.00	N77° 46' 51"W	68.56
C34	38.95	25.00	S46° 17' 39"W	35.13
C42	39.55	25.00	S43° 39' 28"E	35.55
C49	39.27	25.00	N46° 40' 22"E	35.35
C50	66.72	225.00	S80° 33' 00"E	66.48
C51	11.82	225.00	S70° 32' 58"E	11.82
C52	27.81	175.00	S68° 29' 17"E	27.78

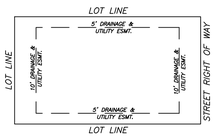
Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C53	46.70	175.00	S80° 41' 07"E	46.56
C54	42.16	175.00	S8° 56' 27"W	42.06
C55	56.44	225.00	S8° 39' 24"W	56.29
C56	38.28	25.00	S45° 20' 12"W	34.65
C58	85.15	200.00	S76° 07' 58"E	84.51
C59	87.76	200.00	S76° 30' 22"E	87.06
C64	50.17	200.00	S8° 39' 24"W	50.03
C65	48.18	200.00	S8° 56' 27"W	48.06

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TYPICAL LOT EASEMENTS

LEGEND

- STOP SIGN
- STREET NAME SIGN
- TRAFFIC SIGN
- STREET LIGHT
- ADA APPROVED HANDICAP RAMP

LEGEND

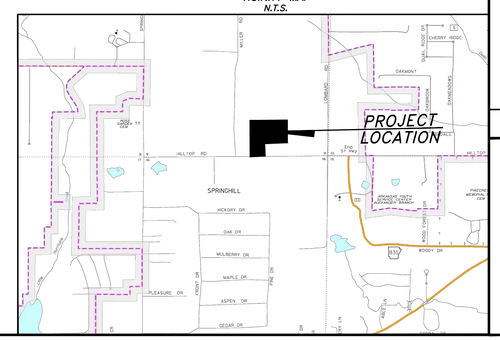
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- T — TELEPHONE LINE
- S — SANITARY SEWER
- X — FENCE
- W — WATER LINE
- STORM DRAIN
- DITCH OR SWALE
- OHE — POWER LINE (OVERHEAD)
- PROPOSED WATER METER BOX
- EXISTING MANHOLE
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- LIGHT POLE
- GATE VALVE
- BLOW-OFF
- FIRE HYDRANT
- * ADA RAMP
- CURB INLET
- FES
- POWER POLE

GRAPHIC SCALE

60 0 60 120 180

(IN FEET)
1 inch = 60 ft.

VICINITY MAP
N.T.S.



ENGINEER
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PROJECT REPRESENTATIVE:
ERIC RICHARDSON, P.E.

SURVEYOR
SOUTHPOINT SURVEYING
P.O. BOX 400
SHERIDAN, AR
501-837-2342

DEVELOPERS
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1100 HILLFARM ROAD
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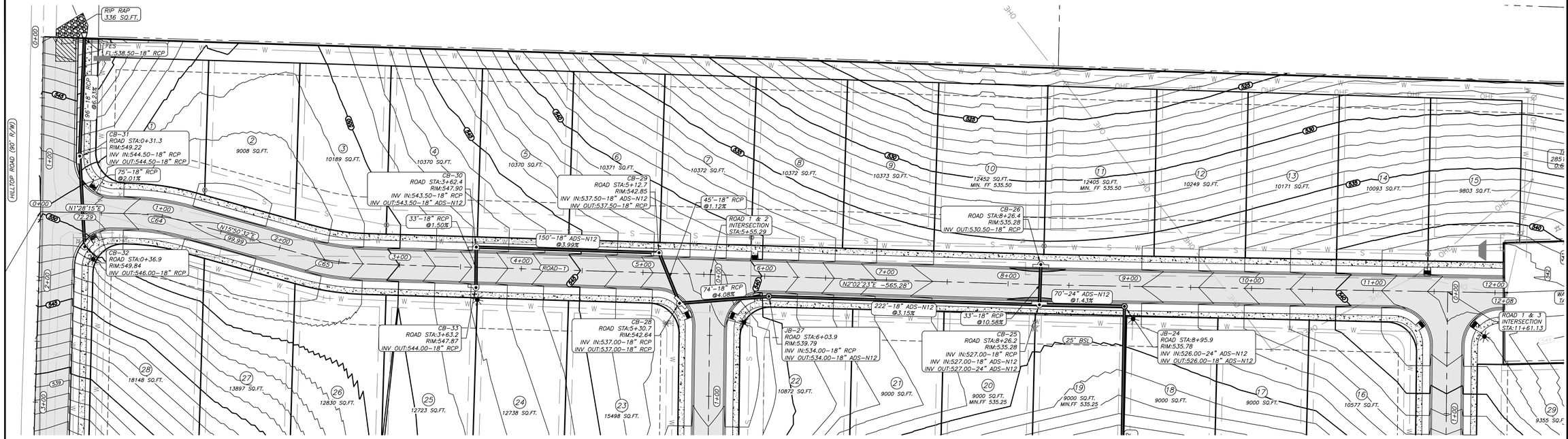
CERTIFICATE OF AUTHORIZATION
Richardson Engineering, PLLC
No. 2519
ARKANSAS

OVERALL STREET AND DRAINAGE PLAN
ZYAIR ESTATES
SUBDIVISION
HILLTOP ROAD
BRYANT, ARKANSAS

Prepared For:
EMINENT CONSTRUCTIONS

No.	Revisions	Date
1	AS PER CITY COMMENTS 4/15/26	4/15/2026
2	CITY COMMENTS	4/22/2026
3	REDESIGN ROAD PROFILES	4/30/2026

PROJECT NO.: 024-034
Date: 3/3/2026
REV:9/22/2026
Scale: 1" = 60'
Sheet: 2 of 26



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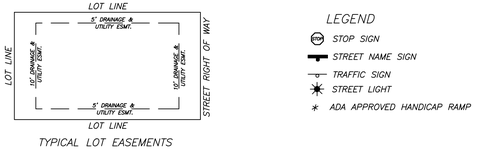
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P.O. BOX 400
SHERIDAN, AR
501–837–2342

DEVELOPERS
EMINENT CONSTRUCTION
1100 HILLFARM ROAD
BRYANT, AR 72022



TYPICAL LOT EASEMENTS

LEGEND

- STOP SIGN
- STREET NAME SIGN
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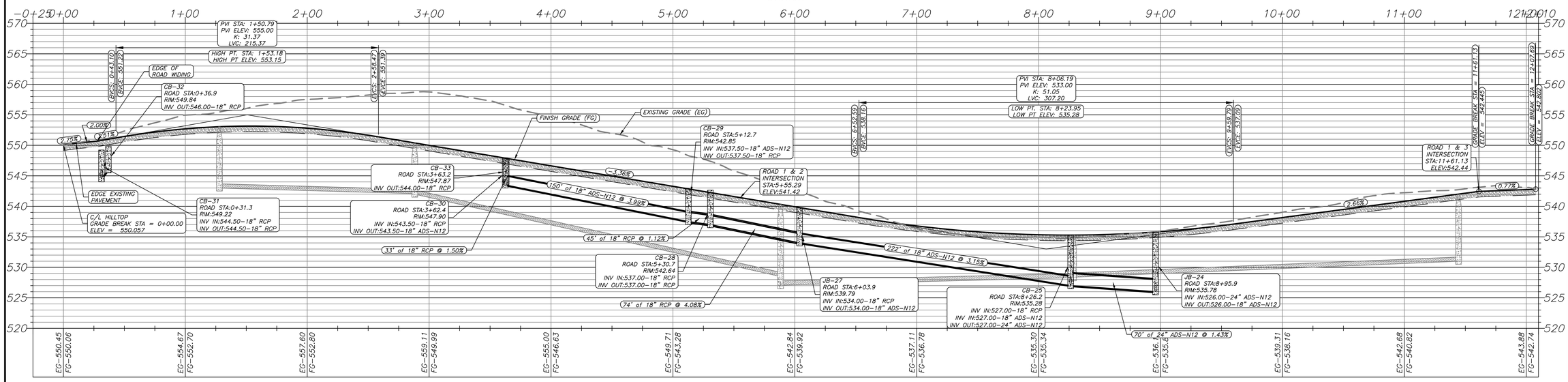
GRAPHIC SCALE

40 0 40 80 120

(IN FEET)
1 inch = 40 ft.

ROAD–1 PROFILE

Station



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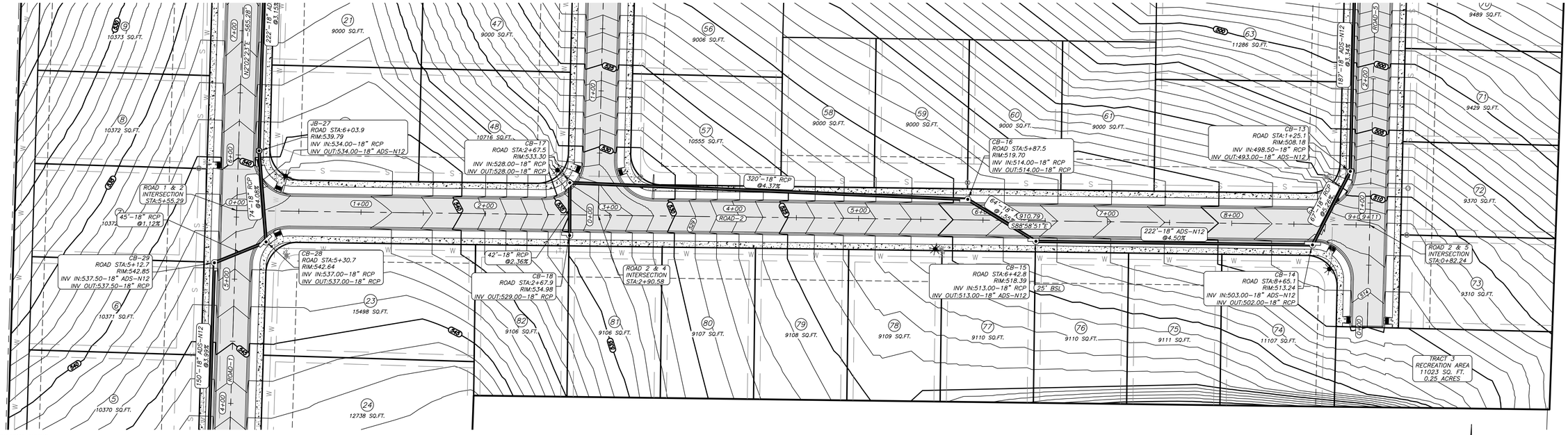
CERTIFICATE OF AUTHORIZATION
Richardson Engineering, PLLC
No. 2519
ARKANSAS

ROAD 1 PLAN & PROFILE
ZYAIR ESTATES SUBDIVISION
HILLTOP ROAD
BRYANT, ARKANSAS

Prepared For: EMINENT CONSTRUCTIONS

No.	Revisions	Date
1	AS PER CITY COMMENTS	4/7/2026
2	CITY COMMENTS 4/15/26	4/20/2026
3	REDESIGN ROAD PROFILES	5/20/2026

PROJECT NO.: 024–034
Date: 3/3/2026
REV:9/22/2026
Scale: 1" = 40'
Sheet: 3 of 26



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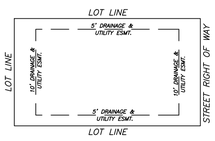
DEVELOPERS
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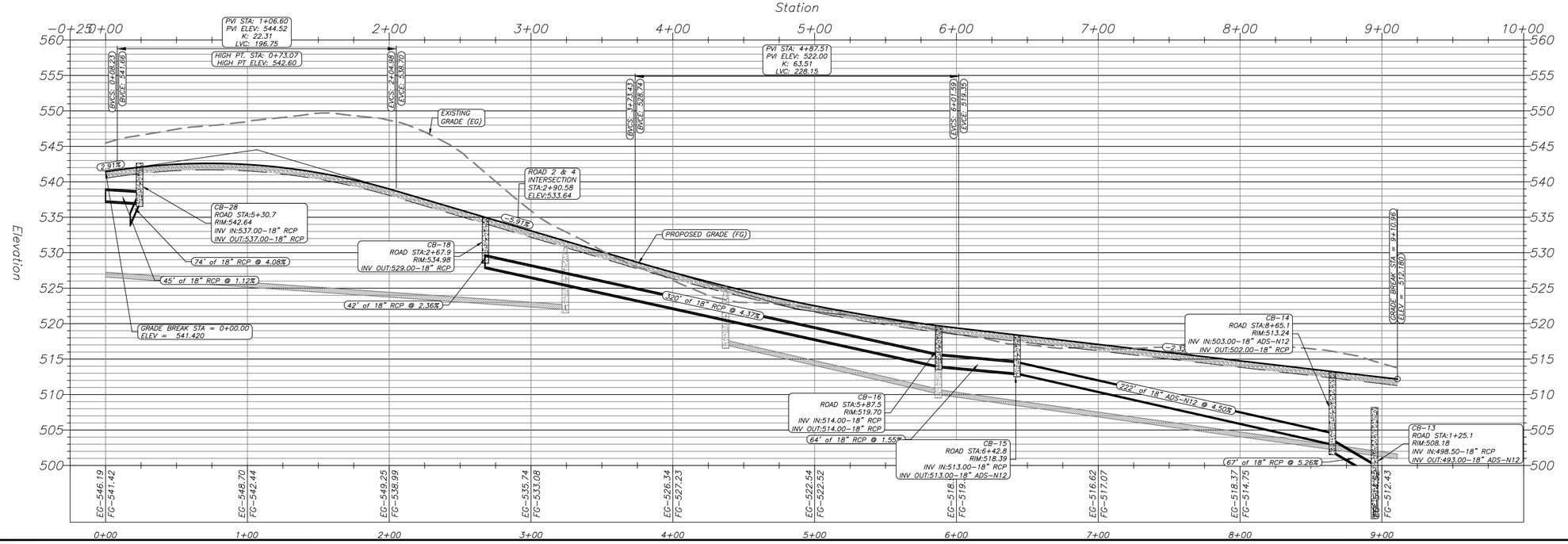
TYPICAL LOT EASEMENTS

GRAPHIC SCALE

40 0 40 80 120

(IN FEET)
1 inch = 40 ft.

ROAD-2 PROFILE



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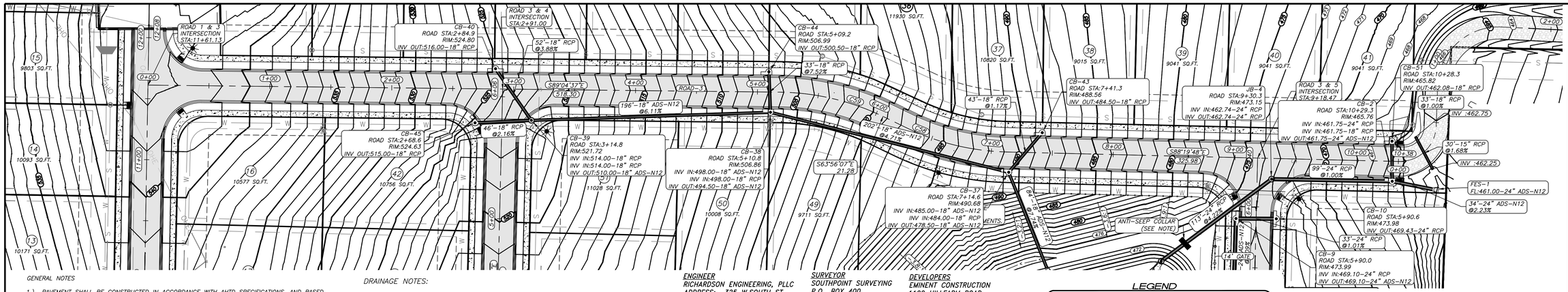
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ROAD 2 PLAN & PROFILE
ZYAIR ESTATES
SUBDIVISION
HILLTOP ROAD
BRYANT, ARKANSAS

Prepared For: EMINENT CONSTRUCTIONS

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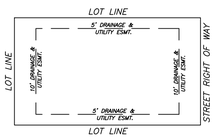
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LEGEND

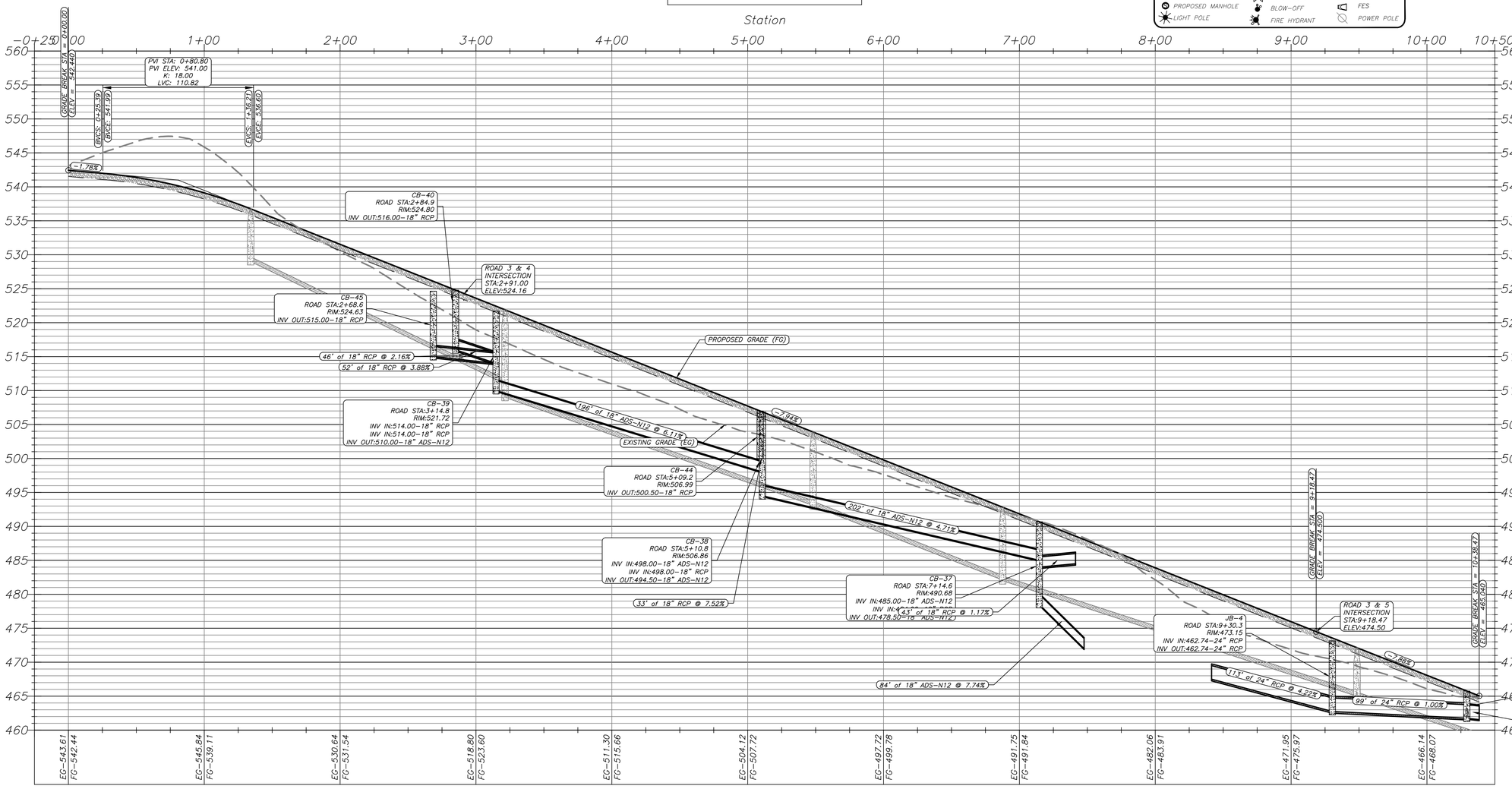
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- S — SANITARY SEWER
- X — FENCE
- W — WATER LINE
- STORM DRAIN
- DITCH OR SWALE
- OHE — POWER LINE (OVERHEAD)
- PROPOSED WATER METER BOX
- EXISTING MANHOLE
- PROPOSED MANHOLE
- LIGHT POLE
- GATE VALVE
- BLOW-OFF
- FIRE HYDRANT
- CURB INLET
- FES
- POWER POLE



TYPICAL LOT EASEMENTS

ROAD-3 PROFILE

Station



LEGEND

- STOP SIGN
- STREET NAME SIGN
- TRAFFIC SIGN
- STREET LIGHT
- ADA APPROVED HANDICAP RAMP

RICHARDSON ENGINEERING
Planning • Engineering • Development Consulting
325 W. SOUTH STREET, BENTON, AR 72015 (501)315-7225

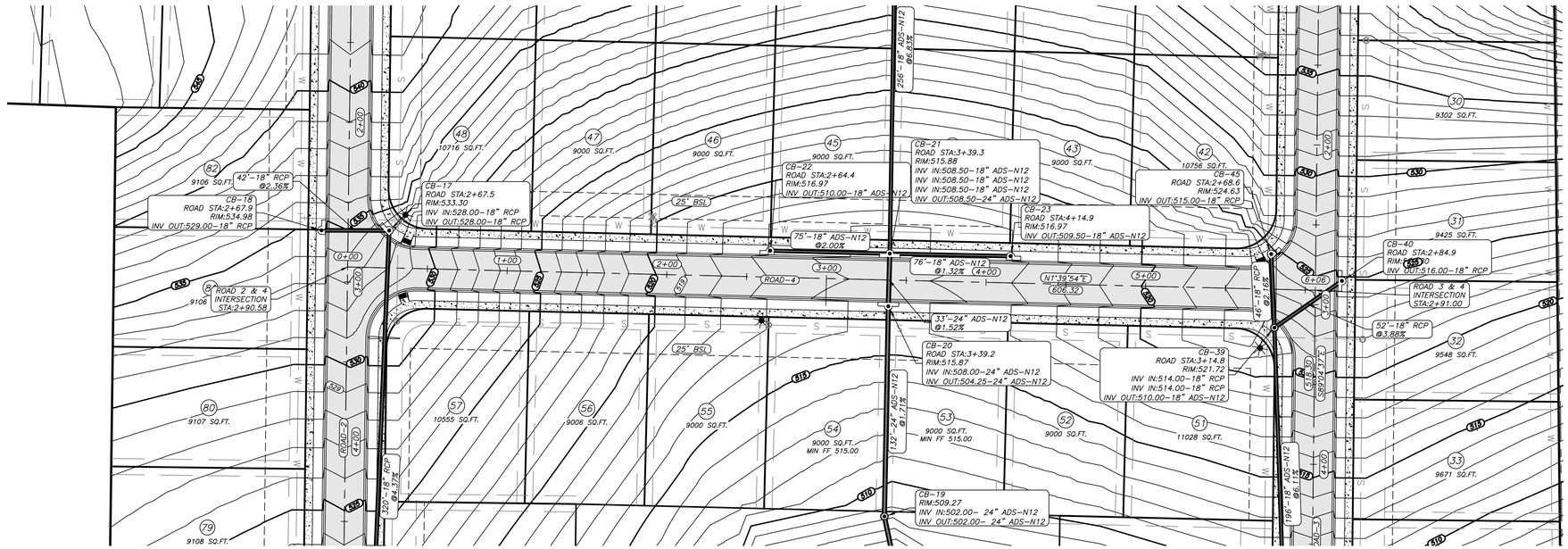
CERTIFICATE OF AUTHORIZATION
Richardson Engineering, PLLC
No. 2519
ARKANSAS

ROAD 3 PLAN & PROFILE
ZYAIR ESTATES
SUBDIVISION
HILLTOP ROAD
BRYANT, ARKANSAS

Prepared For:
EMINENT CONSTRUCTIONS

No.	Revisions	Date
1	AS PER CITY COMMENTS	4/7/2026
2	CITY COMMENTS 4/15/26	4/22/2026
3	REDESIGN ROAD PROFILES	9/22/2026

PROJECT NO.: 024-034
Date: 3/3/2026
REV:9/22/2026
Scale: 1" = 40'
Sheet: 5 of 26

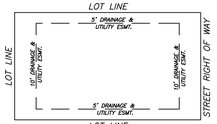


GENERAL NOTES

1.) PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH AHTD SPECIFICATIONS, AND BASED ON GEOTECHNICAL ANALYSIS OF THE SOIL CONDITIONS.
2.) COMPACTION TESTS TO BE CONDUCTED AS PER CITY OF BRYANT ROAD DEPT. SPECS.
3.) LIGHT POLES SHALL BE PLACED AS SHOWN ON DRAWINGS. ADDITIONAL LOCATIONS TO BE DETERMINED BY CITY OF BRYANT ROAD DEPARTMENT.
4.) ALL CORNERS TO HAVE A 25' RADIUS UNLESS OTHERWISE NOTED.
5.) PROPOSED LOCATIONS OF STREET SIGNS AND TRAFFIC CONTROL SIGNS ARE APPROXIMATE. ACTUAL LOCATION AND INSTALLATION MUST MEET MUTCD AND CITY OF BRYANT ROAD DEPT. SPECS.
6.) ALL UTILITIES TO BE LOCATED PRIOR TO CONSTRUCTION (ONE CALL, CITY, UTILITY OWNER, ETC.)
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9.) CONTRACTOR TO COORDINATE MAINTENANCE OF TRAFFIC ON PUBLIC RIGHT OF WAY WITH PROPER AUTHORITIES PRIOR TO COMMENCING CONSTRUCTION.

DRAINAGE NOTES:

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* ALL DRAINAGE EASEMENTS SHALL CONVEY FLOWS FROM THE 100-YEAR RAIN EVENT.
* (*) DENOTES 5' INNER DIAMETER BARREL, (**) DENOTES 6' INNER DIAMETER BARREL, AND ALL OTHERS ARE 4' INSIDE DIAMETER FOR CURB INLETS AND JUNCTION BOXES.
* ALL DRAINAGE EASEMENTS BETWEEN LOTS ARE 10' UNLESS OTHERWISE NOTED.



TYPICAL LOT EASEMENTS

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PHONE NO. (501) 315-7225
PROJECT REPRESENTATIVE:
ERIC RICHARDSON, P.E.

SURVEYOR
SOUTHPOINT SURVEYING
P.O. BOX 400
SHERIDAN, AR
501-837-2342

DEVELOPERS
EMINENT CONSTRUCTION
1100 HILLFARM ROAD
BRYANT, AR 72022

LEGEND

- STOP SIGN
- STREET NAME SIGN
- TRAFFIC SIGN
- STREET LIGHT
- ADA APPROVED HANDICAP RAMP

LEGEND

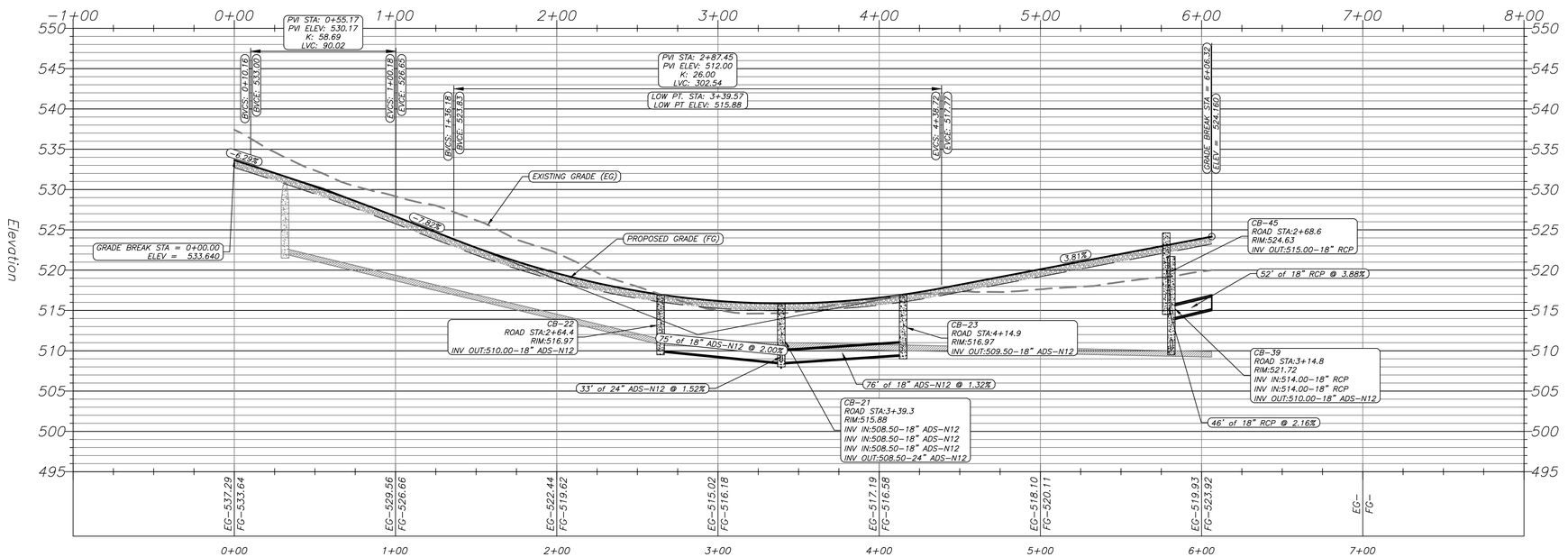
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- GATE VALVE
- BLOW-OFF
- FIRE HYDRANT
- CURB INLET
- FES
- POWER POLE

GRAPHIC SCALE

40 0 40 80 120

(IN FEET)
1 inch = 40 ft.

ROAD-4 PROFILE



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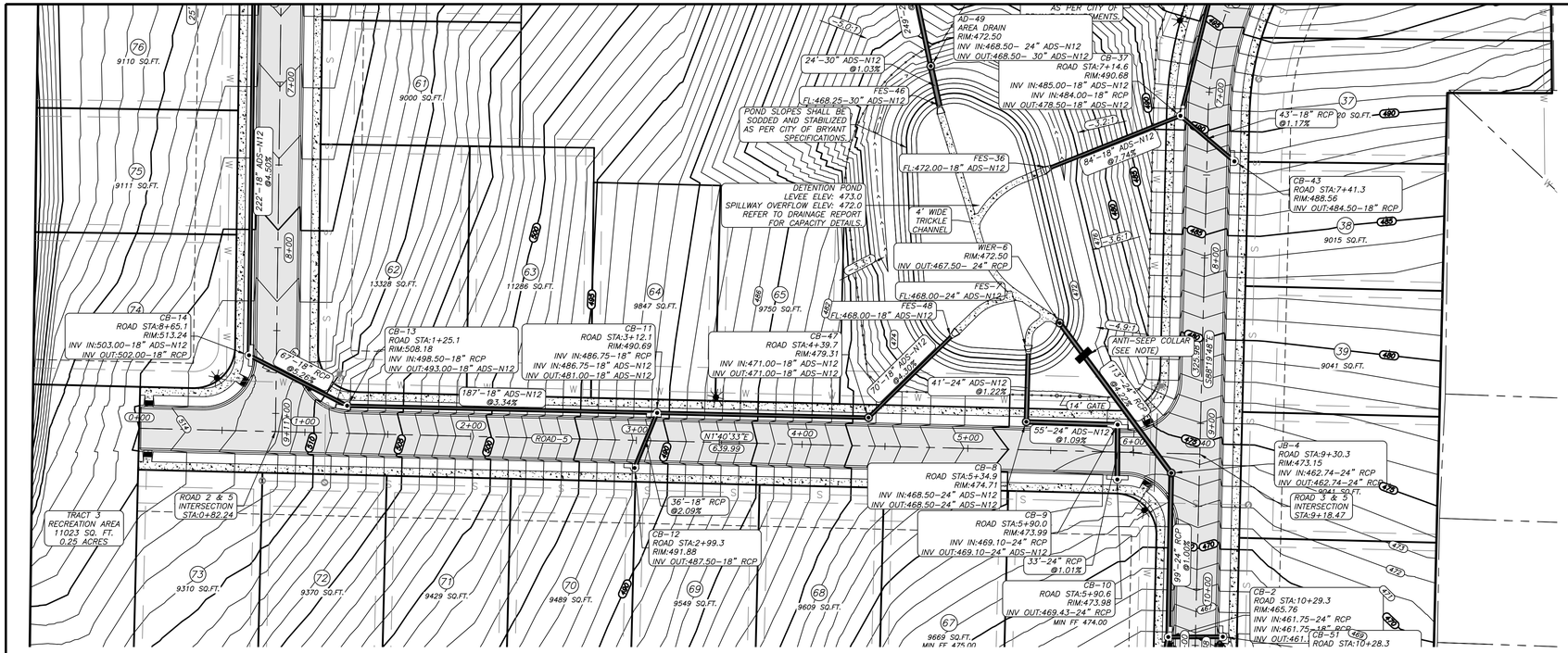
CERTIFICATE OF AUTHORIZATION
Richardson Engineering, PLLC
No. 2519
STATE OF ARKANSAS

ROAD 4 PLAN & PROFILE
ZYAIR ESTATES SUBDIVISION
HILLTOP ROAD
BRYANT, ARKANSAS

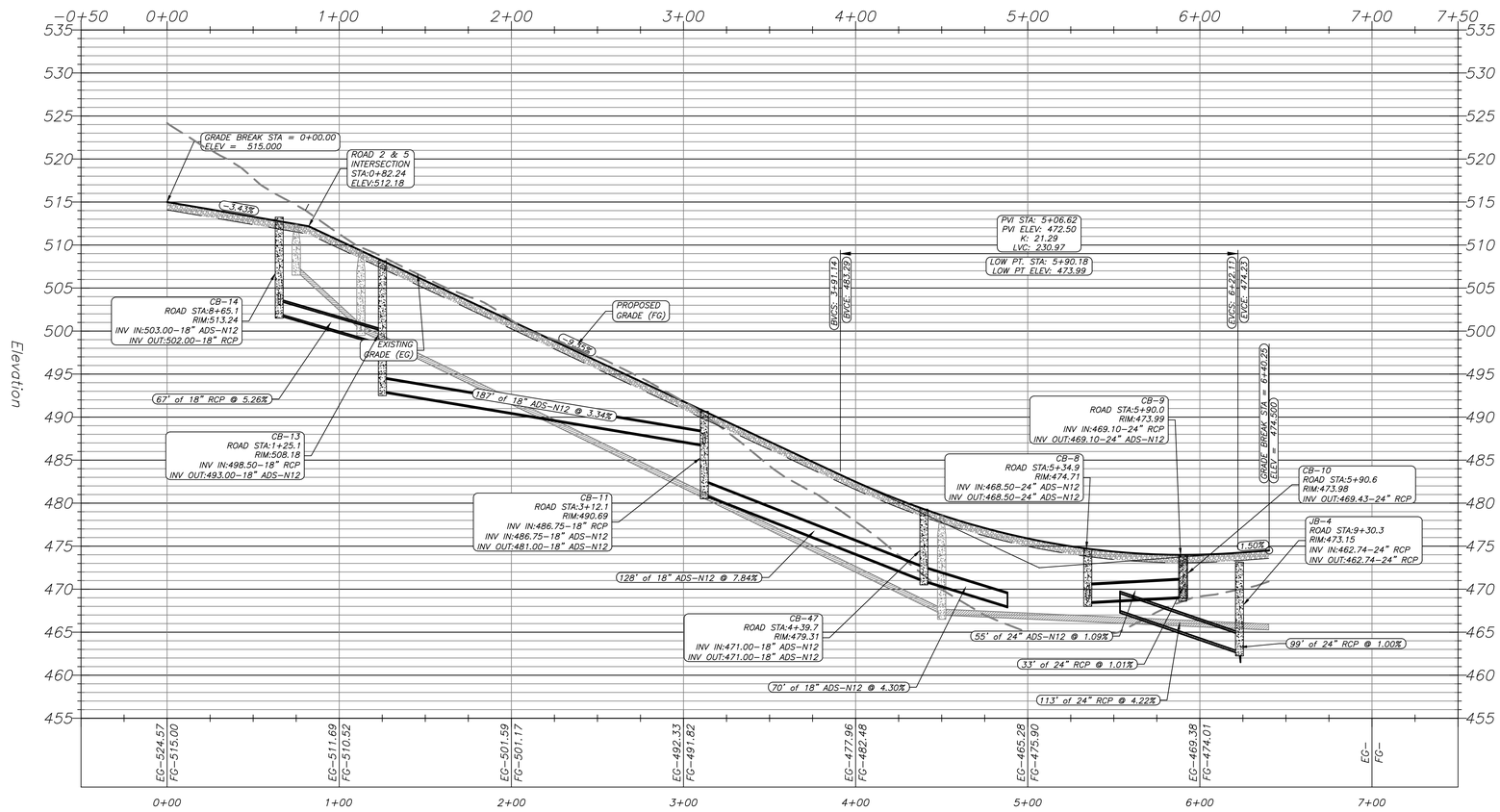
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ROAD-5 PROFILE



GENERAL NOTES

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DRAINAGE NOTES:

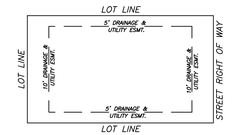
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SOUTHPOINT SURVEYING
P.O. BOX 400
SHERIDAN, AR
501-837-2342

DEVELOPERS
EMINENT CONSTRUCTION
1100 HILLFARM ROAD
BRYANT, AR 72022

GRAPHIC SCALE
40 0 40 80 120
(IN FEET)
1 inch = 40 ft.



TYPICAL LOT EASEMENTS

LEGEND
STOP SIGN
STREET NAME SIGN
TRAFFIC SIGN
STREET LIGHT
ADA APPROVED HANDICAP RAMP

LEGEND
G GAS LINE
T TELEPHONE LINE
S SANITARY SEWER
X FENCE
W WATER LINE
STORM DRAIN
DITCH OR SWALE
OHE POWER LINE (OVERHEAD)
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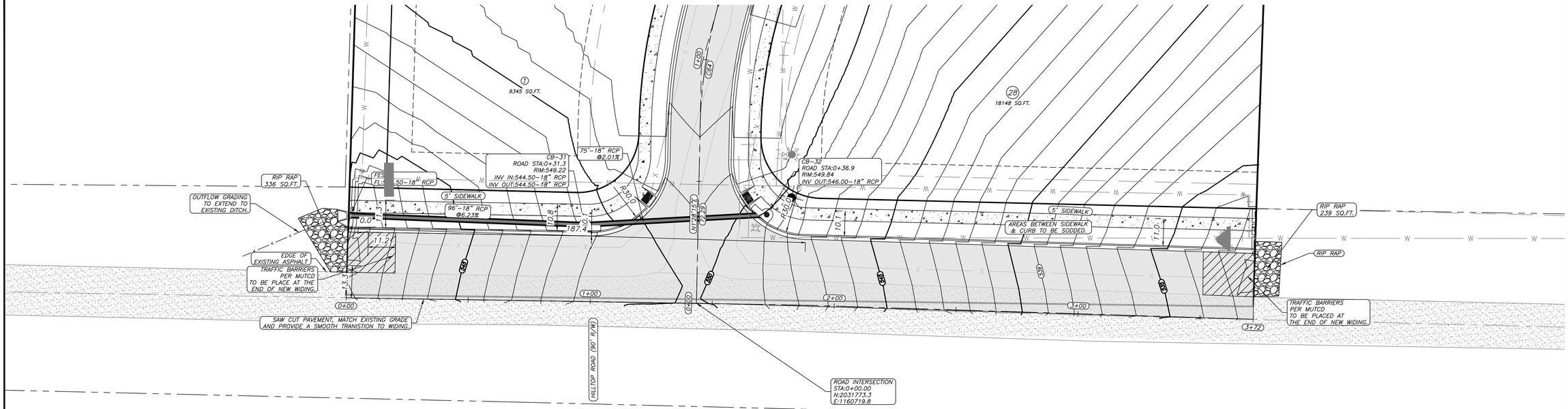
CERTIFICATE OF AUTHORIZATION
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ARKANSAS

ROAD 5 PLAN & PROFILE
ZYAIR ESTATES
SUBDIVISION
HILLTOP ROAD
BRYANT, ARKANSAS

Prepared For: EMINENT CONSTRUCTIONS

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SOUTHPOINT SURVEYING
P.O. BOX 400
SHERIDAN, AR
501-837-2342

DEVELOPERS
EMINENT CONSTRUCTION
1100 HILLFARM ROAD
BRYANT, AR 72022

GRAPHIC SCALE

20 0 20 40 60

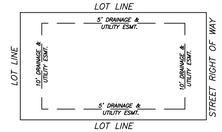
(IN FEET)
1 inch = 20 ft.

LEGEND

- STOP SIGN
- STREET NAME SIGN
- TRAFFIC SIGN
- STREET LIGHT
- ADA APPROVED HANDICAP RAMP

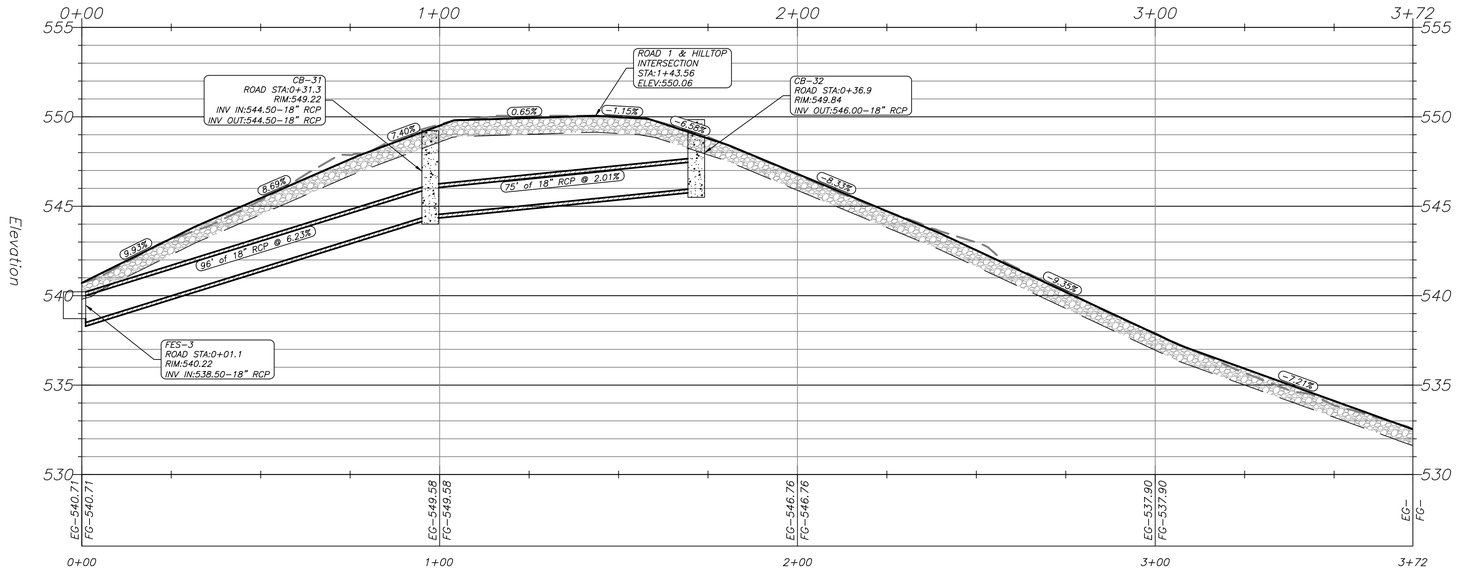
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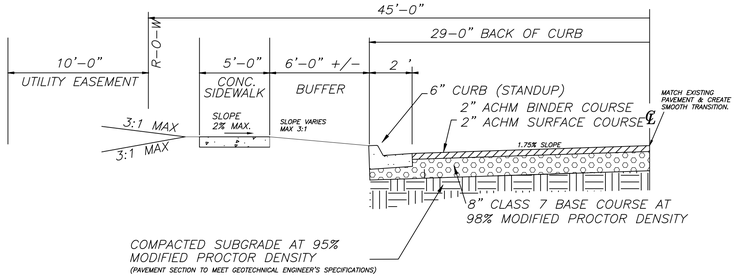
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- FES
- POWER POLE



TYPICAL LOT EASEMENTS

HILLTOP ROAD PROFILE





TYPICAL ROAD CROSS SECTION (HALF STREET)
N.T.S.

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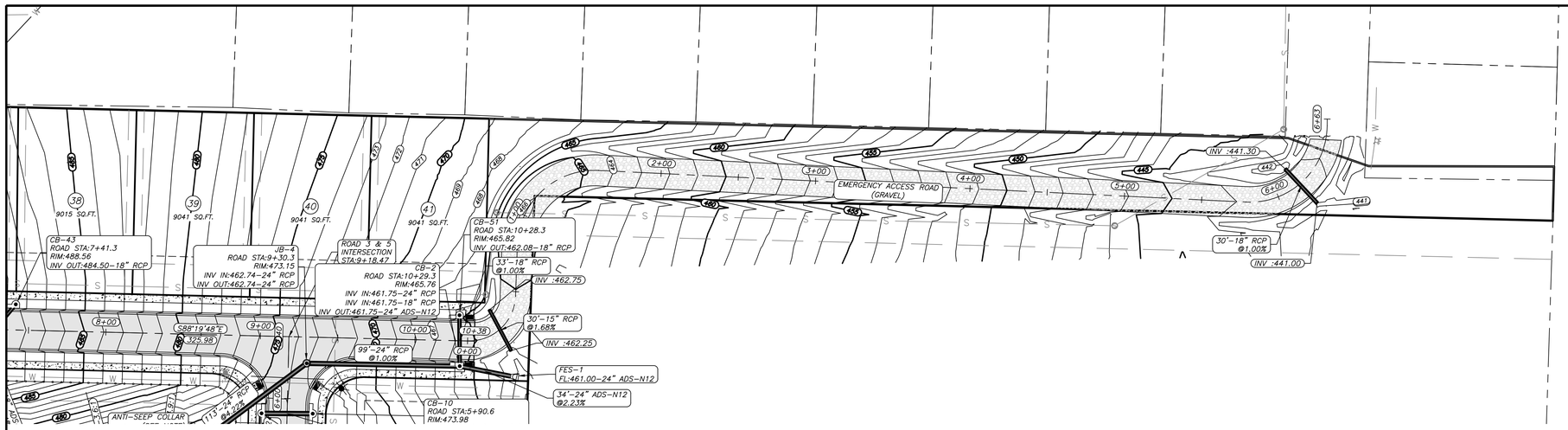
CERTIFICATE OF AUTHORIZATION
Richardson Engineering, PLLC
No. 2519
STATE OF ARKANSAS

HILLTOP RD WIDING PLAN & PROFILE
ZYAIR ESTATES
SUBDIVISION
HILLTOP ROAD
BRYANT, ARKANSAS

Prepared For: EMINENT CONSTRUCTIONS

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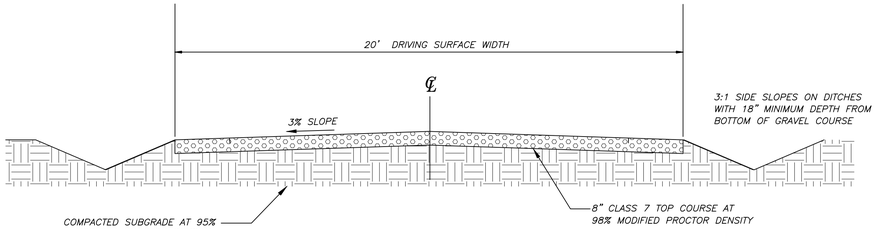


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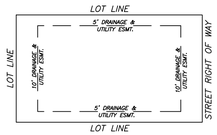
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TYPICAL ACCESS ROAD CROSS SECTION
N.T.S.

NOTE:
1. ROADWAY SHALL MEET CITY OF BRYANT SPECIFICATIONS
2. STREETS AND DRAINAGE TO BE MAINTAINED BY BRYANT ROAD DEPARTMENT
3. ROAD SHALL MEET STATE FIRE CODE REQUIREMENTS.

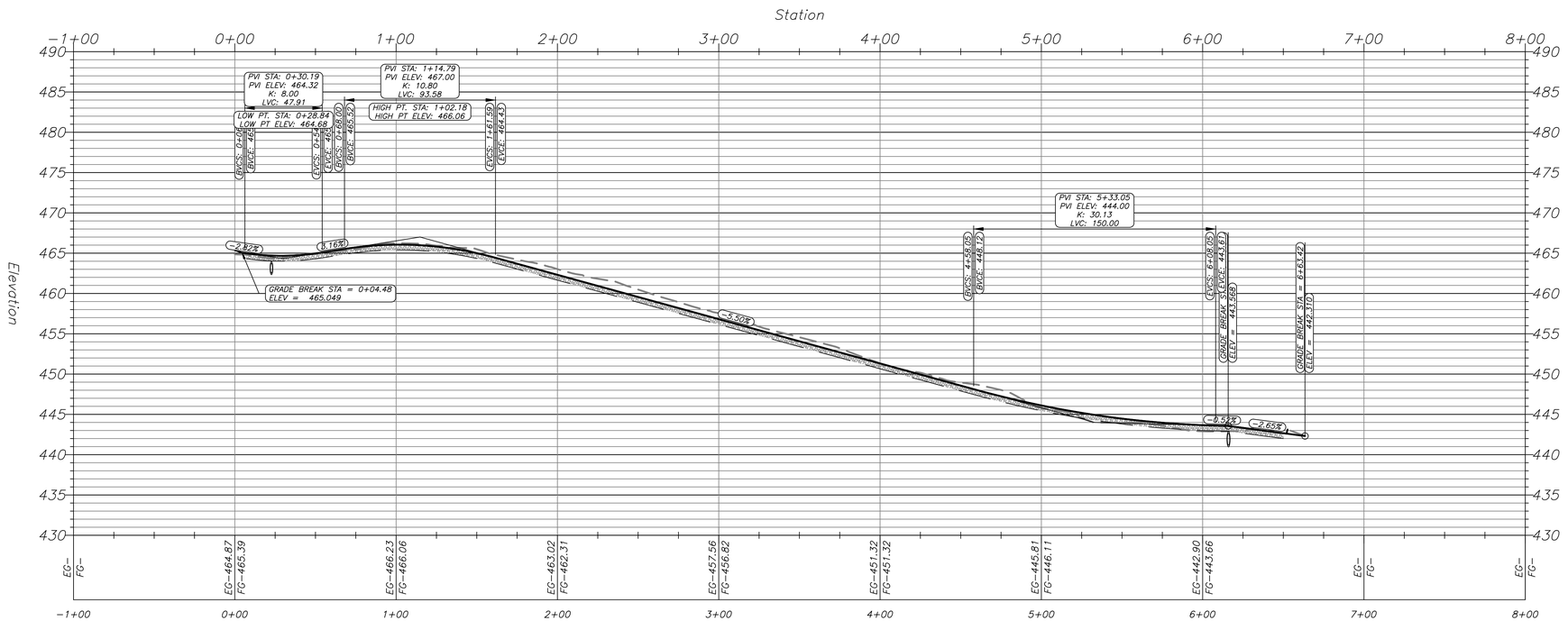


TYPICAL LOT EASEMENTS

LEGEND

- STOP SIGN
- STREET NAME SIGN
- TRAFFIC SIGN
- STREET LIGHT
- ADA APPROVED HANDICAP RAMP

EMERGENCY ACCESS ROAD PROFILE



LEGEND

- G — GAS LINE
- T — TELEPHONE LINE
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DEVELOPERS
EMINENT CONSTRUCTION
1100 HILLFARM ROAD
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GRAPHIC SCALE

40 0 40 80 120

(IN FEET)
1 inch = 40 ft.

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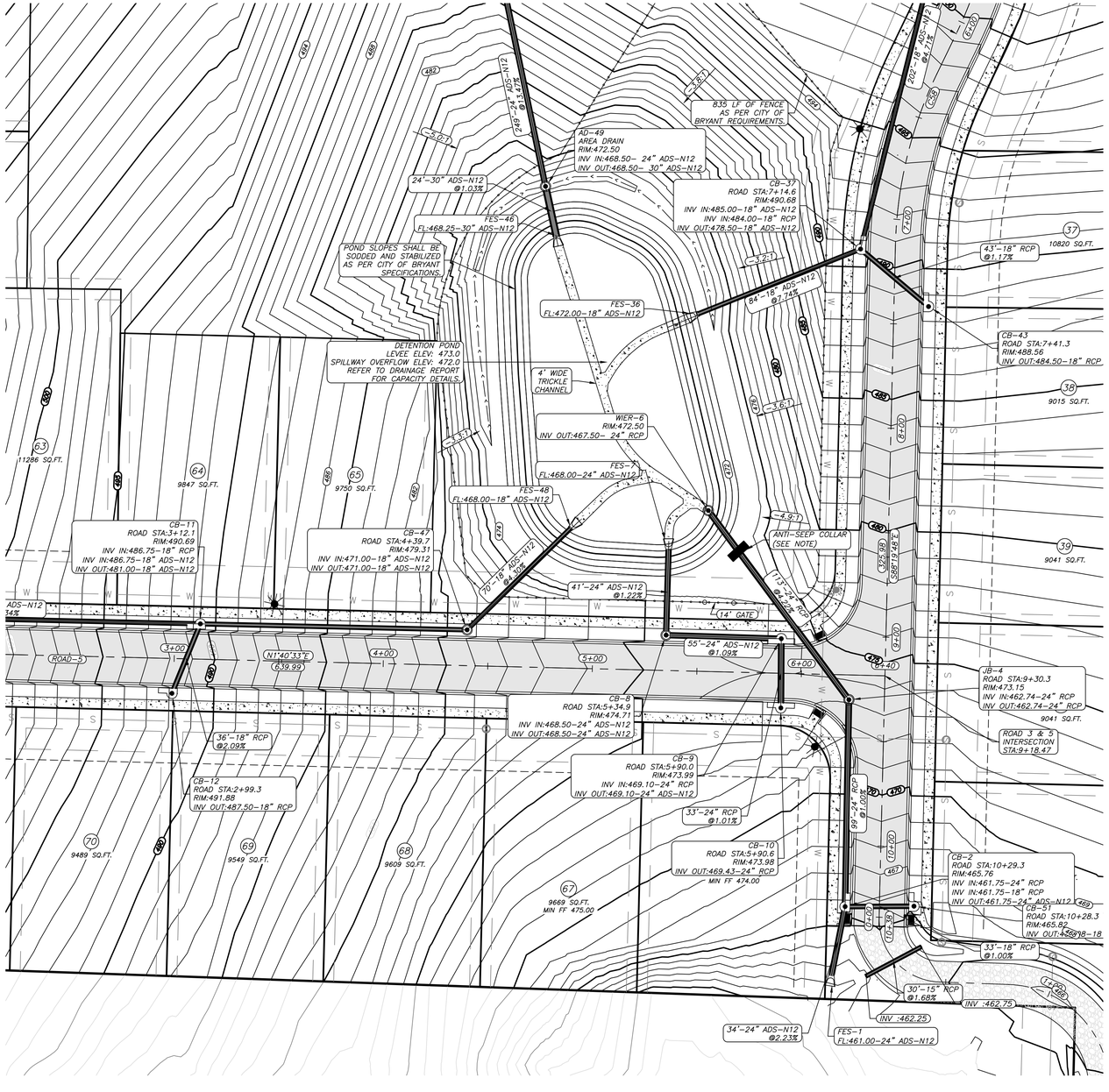
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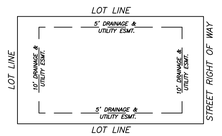
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- CURB INLET
- FES
- POWER POLE

GRAPHIC SCALE

30 0 30 60 90

(IN FEET)
1 inch = 30 ft.



TYPICAL LOT EASEMENTS

ANTI SEEP COLLAR NOTE:
ANTI SEEP COLLAR SHALL CONSIST OF QUALIFIED CLAY MATERIAL PACKED AROUND THE PIPE TO CREATE A BARRIER TO PREVENT WATER PASSING ALONG THE OUTSIDE DIAMETER OF PIPE. CLAY TO EXTEND 4' BEYOND THE PIPE IN ALL DIRECTIONS AND 2' THICK MIN. MATERIAL TO BE APPROVED BY GEO-TECHNICAL ENGINEER.

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9.) CONTRACTOR TO COORDINATE MAINTENANCE OF TRAFFIC ON PUBLIC RIGHT OF WAY WITH PROPER AUTHORITIES PRIOR TO COMMENCING CONSTRUCTION.

DRAINAGE NOTES:

* ALL DRAINAGE PIPING TO BE SIZED TO EFFECTIVELY HANDLE A 25-YEAR RAIN EVENT.
* ALL DRAINAGE EASEMENTS SHALL CONVEY FLOWS FROM THE 100-YEAR RAIN EVENT.
* (*) DENOTES 5' INNER DIAMETER BARREL, (**) DENOTES 6' INNER DIAMETER BARREL, AND ALL OTHERS ARE 4' INSIDE DIAMETER FOR CURB INLETS AND JUNCTION BOXES.
* ALL DRAINAGE EASEMENTS BETWEEN LOTS ARE 10' UNLESS OTHERWISE NOTED.

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PROJECT REPRESENTATIVE:
ERIC RICHARDSON, P.E.

SURVEYOR
SOUTHPOINT SURVEYING
P.O. BOX 400
SHERIDAN, AR
501-837-2342

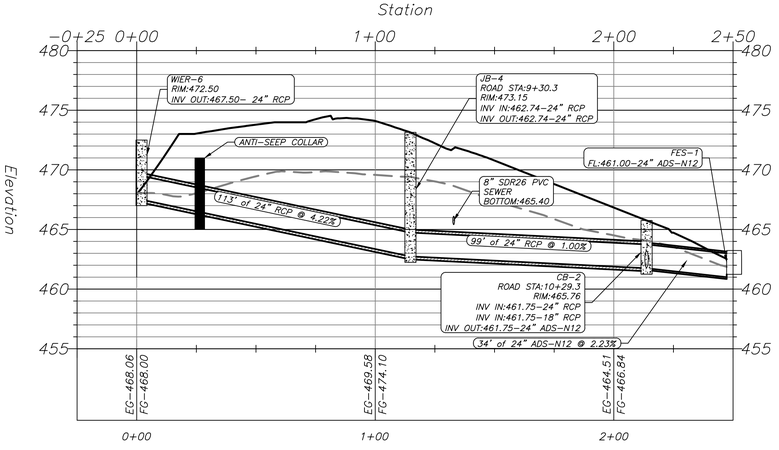
DEVELOPERS
EMINENT CONSTRUCTION
1100 HILLFARM ROAD
BRYANT, AR 72022

LEGEND

- STOP SIGN
- STREET NAME SIGN
- TRAFFIC SIGN
- STREET LIGHT
- ADA APPROVED HANDICAP RAMP

* SPILLWAY CONCRETE TO EXTEND TO 1'-0" BELOW MEAN WATER ELEVATION.

DETENTION POND DISCHARGE LINE PROFILE



RICHARDSON ENGINEERING
Planning • Engineering • Development Consulting
325 W. SOUTH STREET, BENTON, AR 72015 (501)315-7225

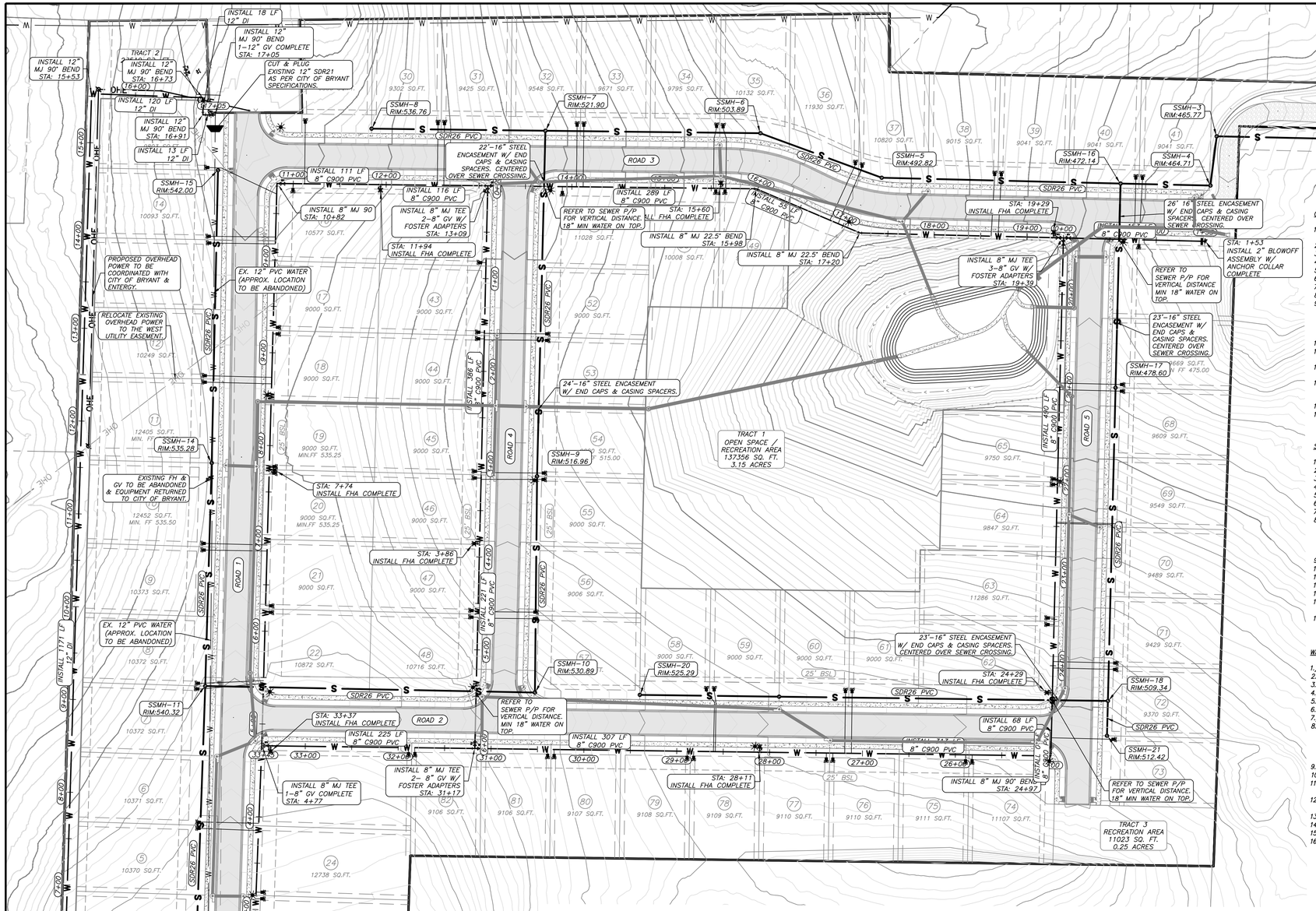
CERTIFICATE OF AUTHORIZATION
Richardson Engineering, PLLC
No. 2519
STATE OF ARKANSAS

RETENTION OUTFLOW PLAN & PROFILE
ZYAIR ESTATES
SUBDIVISION
HILLTOP ROAD
BRYANT, ARKANSAS

Prepared For:
EMINENT CONSTRUCTIONS

No.	Revisions	Date
1	AS PER CITY COMMENTS 4/15/26	4/17/2026
2	CITY COMMENTS 4/15/26	4/22/2026
3	REDESIGN ROAD PROFILES	9/30/2026

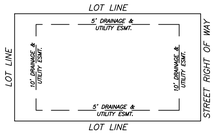
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DEVELOPERS
EMINENT CONSTRUCTION
1100 HILLFARM ROAD
BRYANT, AR 72022



TYPICAL LOT EASEMENTS

* CONTRACTOR WILL COORDINATE WITH THE CITY OF BRYANT AS TO THE SCHEDULE FOR THE RELOCATION OF EXISTING 12" WATER LINE.

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 14266
ERIC RYAN RICHARDSON

LEGEND

G	GAS LINE
T	TELEPHONE LINE
S	SANITARY SEWER
X	FENCE
W	WATER LINE
> >	STORM DRAIN
OHE	DITCH OR SWALE
	POWER LINE (OVERHEAD)
SMS	PROPOSED WATER METER BOX
	EXISTING MANHOLE
	PROPOSED MANHOLE
	LIGHT POLE
WV	GATE VALVE
	BLOW-OFF
	FIRE HYDRANT
	CURB INLET
	FES
	POWER POLE

GENERAL NOTES:

1.) ALL CONSTRUCTION AND MATERIALS TO MEET OR EXCEED CITY OF BRYANT AND BRYANT WATER STANDARD SPECIFICATIONS.
2.) ALL SEWER GRAVITY MAINS SHALL BE SDR-26 PVC, UNLESS OTHERWISE SHOWN ON PLAN.
3.) ALL WATER MAINS SHALL BE C900 PVC UNLESS OTHERWISE SHOWN ON PLAN.
4.) ALL STORM DRAINAGE SHALL BE AS SHOWN ON THE PLAN.
5.) ATTENTION IS CALLED TO WATER, SEWER, AND STREET LAYOUT FOR ADDITIONAL INFORMATION.
6.) ATTENTION IS CALLED TO CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
7.) ALL UTILITIES TO BE LOCATED PRIOR TO CONSTRUCTION (ONE CALL, CITY, ETC.)
8.) MINIMUM HORIZONTAL SEPARATION BETWEEN WATERLINES AND SEWERLINES SHALL BE 10'.
9.) MINIMUM VERTICAL SEPARATION BETWEEN WATERLINES AND SEWERLINES SHALL BE 18" (WATER ON TOP). IF 18" OF VERTICAL SEPARATION CAN NOT BE MAINTAINED EITHER THE WATER OR SEWER LINE MUST BE ENCASED 10' EITHER SIDE OF THE CROSSING AS PER ARKANSAS RULES PERTAINING TO PUBLIC WATER SYSTEMS SECTION XIV PART A. IF THE WATER LINE MUST PASS BENEATH THE SEWER LINE, IT MUST BE ENCASED AND MAINTAIN 18" OF VERTICAL SEPARATION.
10.) CONTRACTOR TO ADHERE TO CURRENT OSHA EXCAVATION & TRENCH SAFETY REGULATIONS.
11.) BACKFILL MATERIAL FOR STREET CROSSINGS SHALL BE ACCORDING TO CITY OF BRYANT STREET DEPT SPECS AND COMPACTED TO 98% M.P. UNLESS OTHERWISE APPROVED IN WRITING BY THE ENGINEER AND UTILITY OWNER.
12.) THIS SHEET IS PART OF A COMPLETE DESIGN SET. CONTRACTOR SHALL REFER TO ADDITIONAL DRAWINGS INCLUDED HEREIN, FOR MORE DETAIL REGARDING UTILITES, DRAINAGE, AND OTHER INFRASTRUCTURE.
13.) THE APPROXIMATE LOCATION OF KNOWN SURFACE AND SUBSURFACE STRUCTURES, PIPES, POWER, GAS, PHONE, ETC. ARE SHOWN ON THE DESIGN DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THE AFOREMENTIONED ITEMS, SHOWN AND NOT SHOWN.
14.) ALL UTILITIES SHALL BE CONSTRUCTED AT A MINIMUM OF 36" BELOW TOP BACK OF CURB GRADE.
15.) CONTRACTOR TO COORDINATE MAINTENANCE OF TRAFFIC ON PUBLIC RIGHT OF WAY WITH PROPER AUTHORITIES PRIOR TO COMMENCING CONSTRUCTION.

SEWER NOTES:

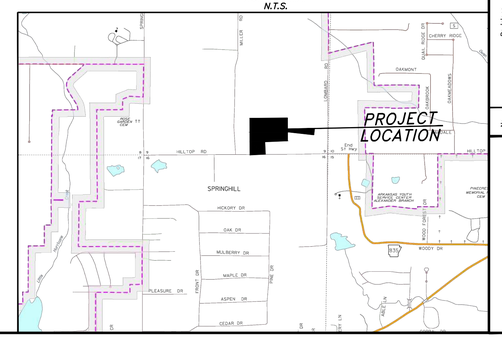
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10.) BACKFILL FOR ALL DISTURBED (EXCAVATED) AREAS TO BE COMPACTED TO 95% MP.
11.) DUCTILE IRON (PER CITY OF BRYANT SPECS.) TO BE USED IF COVER OVER SEWERLINE IS LESS THAN 36".
12.) ALL STREET CROSSINGS TO MEET CITY OF BRYANT STREET DEPARTMENT SPECIFICATIONS.
13.) TRENCH SHALL BE EXCAVATED BELOW GRADE REQUIRED TO PROVIDE A MINIMUM OF 36" PIPE COVER.
14.) NO MANHOLES SHALL BE CONSTRUCTED IN SIDEWALKS. SEWER STUB-OUTS SHALL EXTEND AT LEAST 5' OUTSIDE OF THE UTILITY EASEMENT. MANHOLE RIMS TO BE AT LEAST 2" ABOVE FINISH GRADE.
15.) 12ga GREEN COATED COPPER TRACING WIRE TO BE INSTALLED WITH ALL FORCE MAINS.

WATER NOTES:

1.) ALL CONSTRUCTION AND MATERIALS TO MEET OR EXCEED BRYANT STANDARD SPECIFICATIONS.
2.) ALL WATER MAINS SHALL BE AS NOTED ON PLANS.
3.) ALL SERVICE LINES AND METER SETTINGS SHALL BE AS PER BRYANT WATER STANDARD SPECIFICATIONS.
4.) 12ga BLUE COATED COPPER TRACING WIRE TO BE INSTALLED WITH ALL WATERLINES (MAINS & SERVICES).
5.) ALL FITTINGS SHALL BE DUCTILE IRON M.J.
6.) ATTENTION IS CALLED TO CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
7.) MINIMUM HORIZONTAL SEPARATION BETWEEN WATERLINES & SEWERLINES SHALL BE 10'.
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9.) CONTRACTOR SHALL ADHERE TO CURRENT OSHA REGULATIONS FOR EXCAVATION & TRENCH SAFETY.
10.) STREET CROSSINGS TO MEET CITY OF BRYANT STREET DEPARTMENT SPECIFICATIONS.
11.) VALVES SHALL NOT BE PLACED UNDER HARD SURFACES (PAVEMENT, CURB, ETC.). VALVES SHALL BE PLACED A MINIMUM OF 2' BEHIND THE BACK OF CURB.
12.) ALL WATER SERVICES REQUIRE DOUBLE METERS (DOMESTIC AND IRRIGATION) FOR EACH LOT. DOUBLE METER SETS SHALL BE PLACED AT A 5' OFFSET FROM THE LOT LINE.
13.) CONTRACTOR TO ADHERE TO AWWA SPECS FOR BLOCKING AND ANCHORING.
14.) ALL VALVES SHALL HAVE A 2" OPERATING NUT.
15.) ALL WATER METER BOXES & VALVE BOXES SHALL BE PLACED 2" ABOVE FINAL EARTHWORK GRADE.
16.) CONTRACTOR TO ADHERE TO CURRENT OSHA EXCAVATION & TRENCH SAFETY REGULATIONS.

GRAPHIC SCALE
60 0 60 120 180
(IN FEET)
1 inch = 60 ft.

VICINITY MAP
N.T.S.



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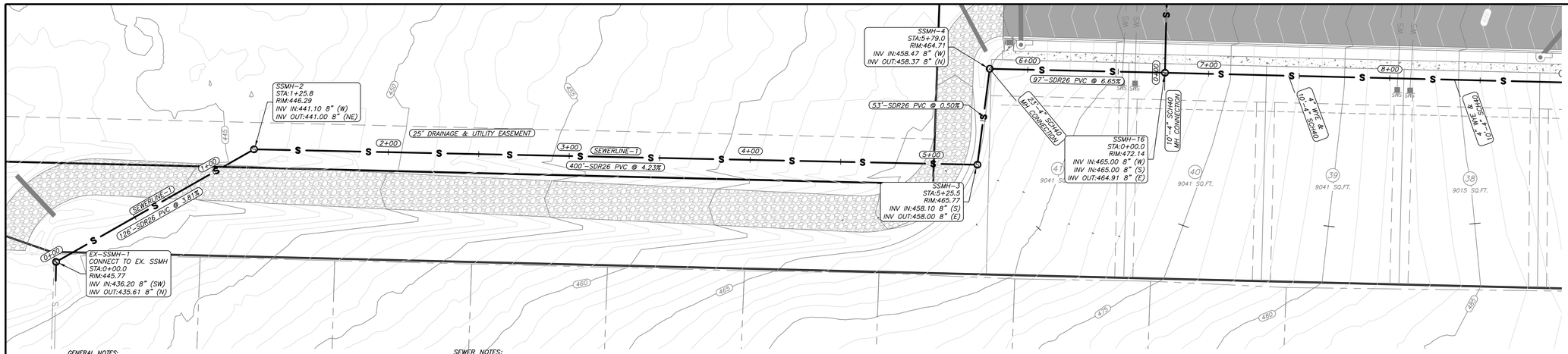
CERTIFICATE OF AUTHORIZATION
Richardson Engineering, PLLC
No. 2519
ARKANSAS

OVERALL UTILITY PLAN
ZYAIR ESTATES
SUBDIVISION
HILLTOP ROAD
BRYANT, ARKANSAS

Prepared For:
EMINENT CONSTRUCTIONS

No.	Revisions	Date
1	AS PER CITY COMMENTS 4/15/26	4/17/2026
2	CITY COMMENTS 4/15/26	4/23/2026
3	REDESIGN ROAD PROFILES	9/22/2026

PROJECT NO.: 024-034
Date: 3/3/2026
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Scale: 1" = 60'
Sheet: 11 of 26



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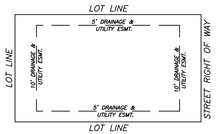
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TYPICAL LOT EASEMENTS

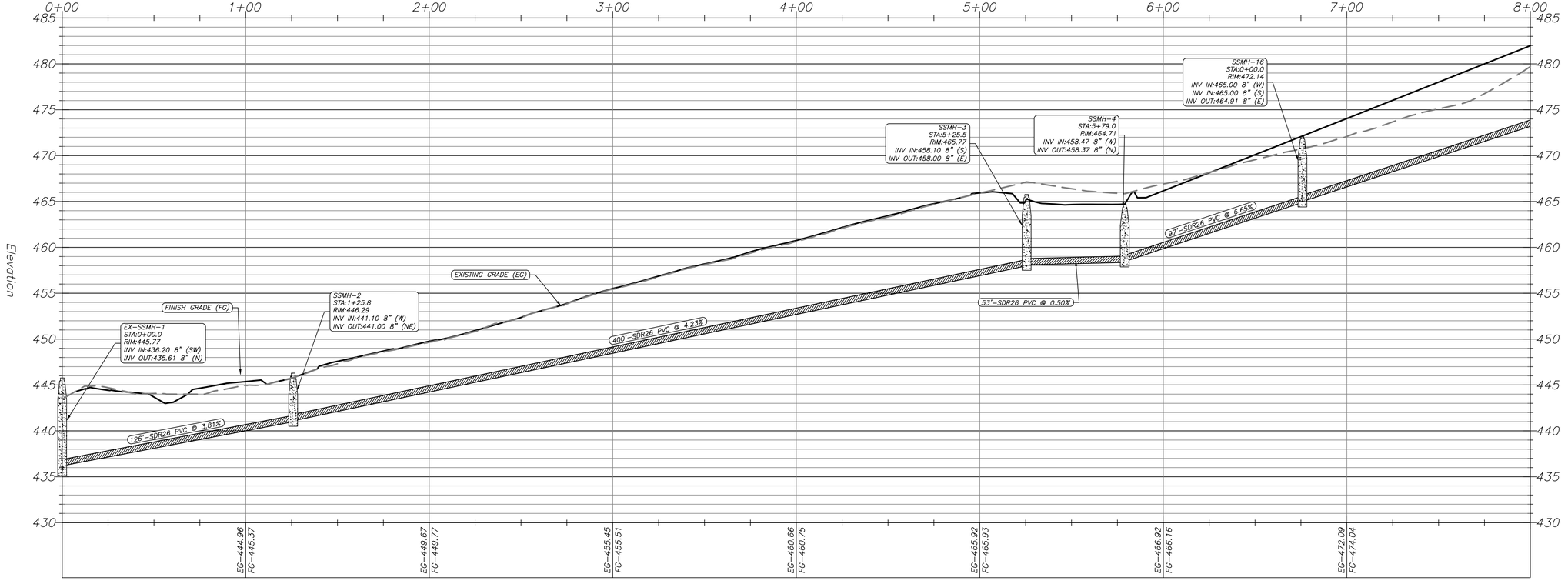
LEGEND

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SMS	PROPOSED WATER METER BOX
EXISTING MANHOLE	GATE VALVE
PROPOSED MANHOLE	BLOW-OFF
LIGHT POLE	FIRE HYDRANT
CURB INLET	
FES	
POWER POLE	

GRAPHIC SCALE

30 0 30 60 90
(IN FEET)
1 inch = 30 ft.

SEWERLINE-1 PROFILE



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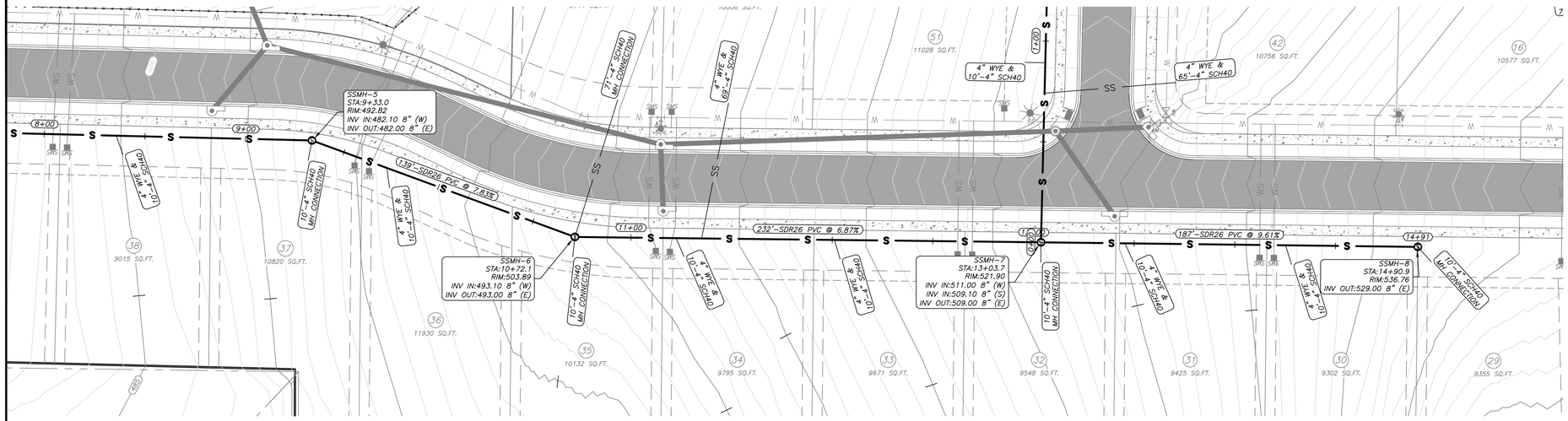
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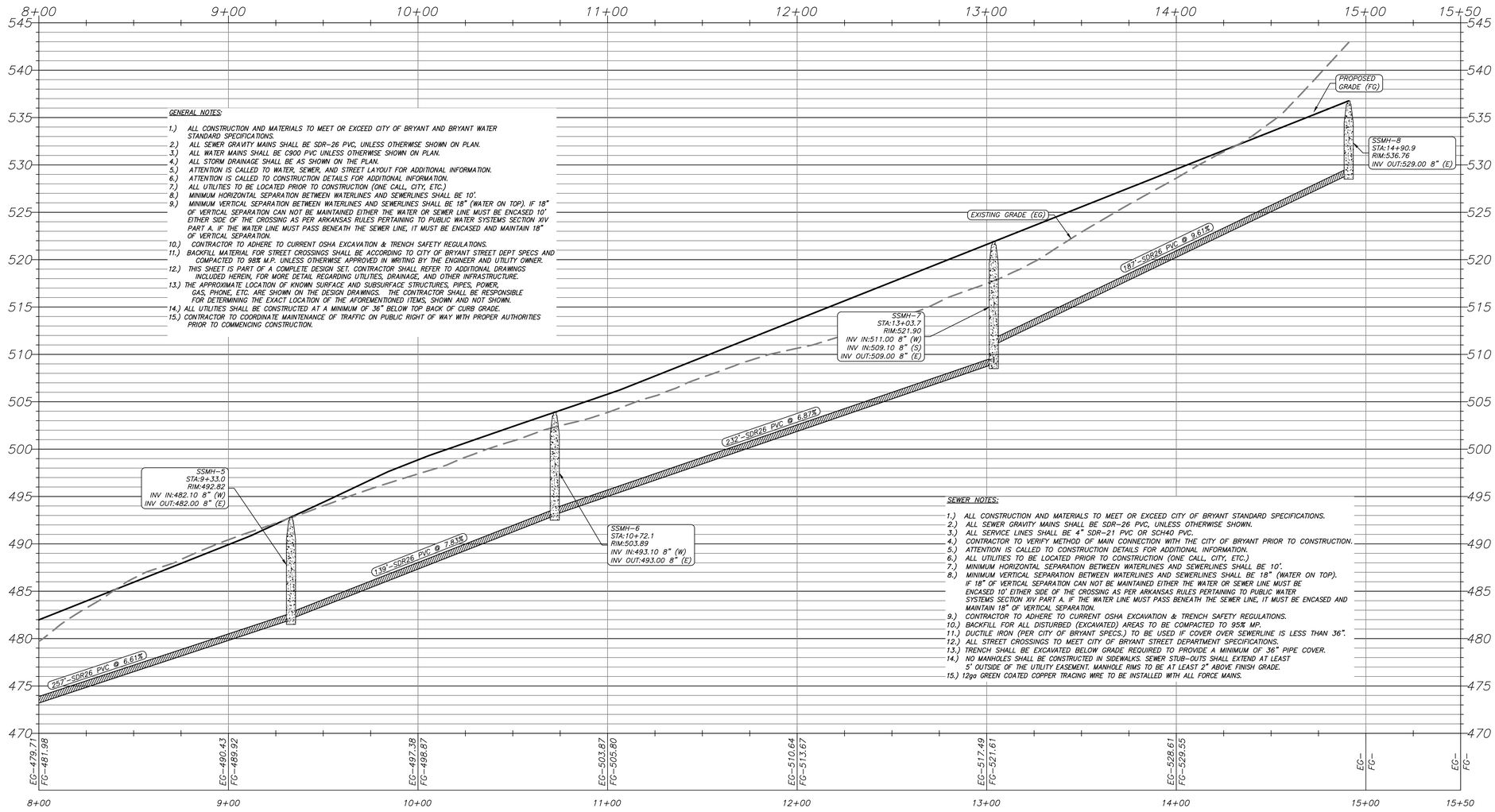
Prepared For: EMINENT CONSTRUCTIONS

No.	Revisions	Date
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SEWERLINE-1 PROFILE



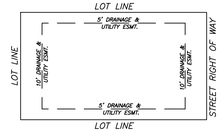
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TYPICAL LOT EASEMENTS

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PROJECT REPRESENTATIVE:
ERIC RICHARDSON, P.E.

SURVEYOR
SOUTHPOINT SURVEYING
P.O. BOX 400
SHERIDAN, AR
501-837-2342

DEVELOPERS
EMINENT CONSTRUCTION
1100 HILLFARM ROAD
BRYANT, AR 72022

LEGEND

- G — GAS LINE
- T — TELEPHONE LINE
- S — SANITARY SEWER
- X — FENCE
- W — WATER LINE
- STORM DRAIN
- DITCH OR SWALE
- OHE — POWER LINE (OVERHEAD)
- PROPOSED WATER METER BOX
- EXISTING MANHOLE
- PROPOSED MANHOLE
- LIGHT POLE
- GATE VALVE
- BLOW-OFF
- FIRE HYDRANT
- CURB INLET
- FES
- POWER POLE

GRAPHIC SCALE
30 0 30 60 90
(IN FEET)
1 inch = 30 ft.

RICHARDSON ENGINEERING
Planning • Engineering • Development Consulting
325 W. SOUTH STREET, BENTON, AR 72015 (501)315-7225

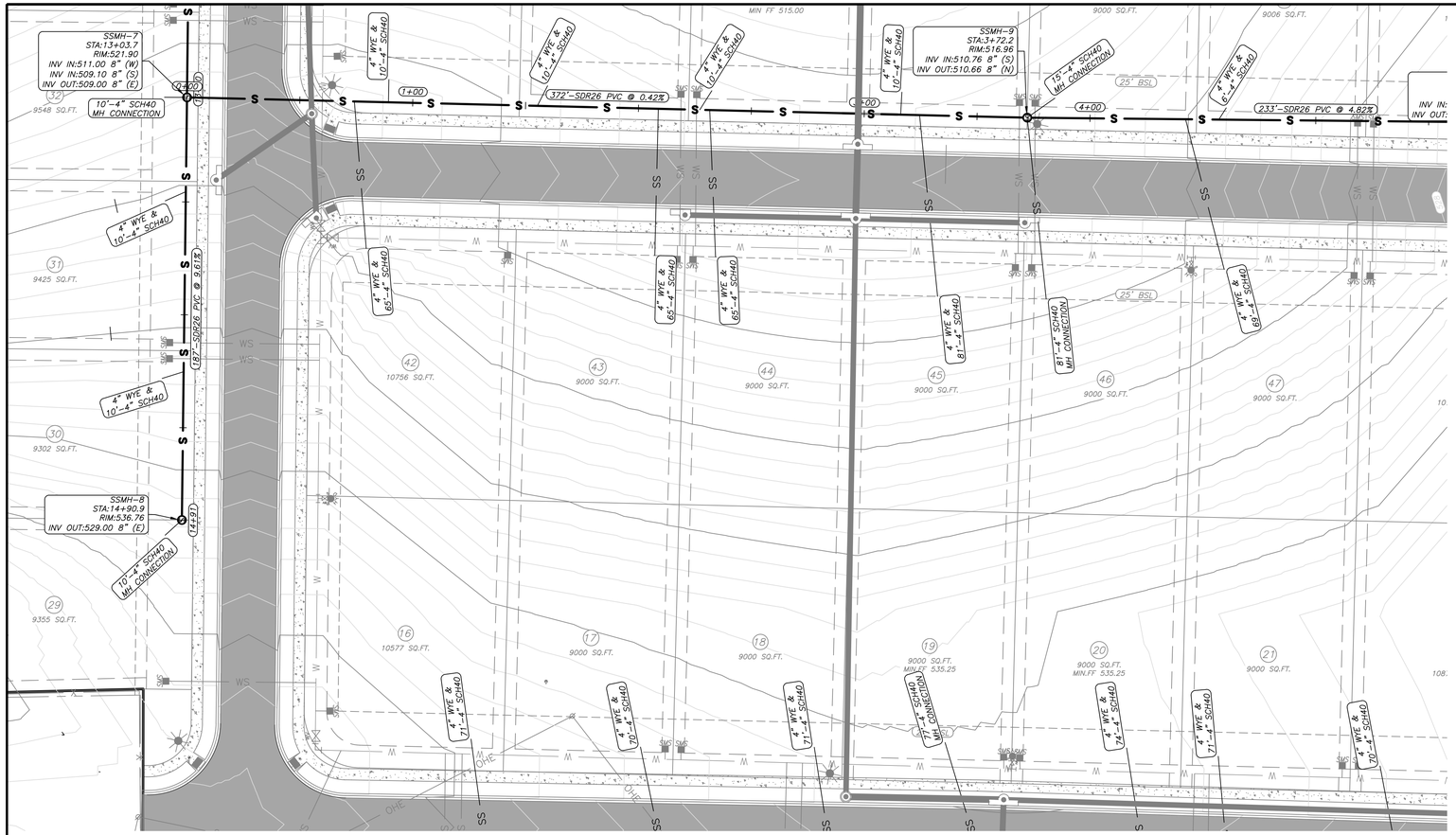
CERTIFICATE OF AUTHORIZATION
Richardson Engineering, PLLC
No. 2519
ARKANSAS

SEWER 1 P/P 8+00-END
ZYAIR ESTATES
SUBDIVISION
HILLTOP ROAD
BRYANT, ARKANSAS

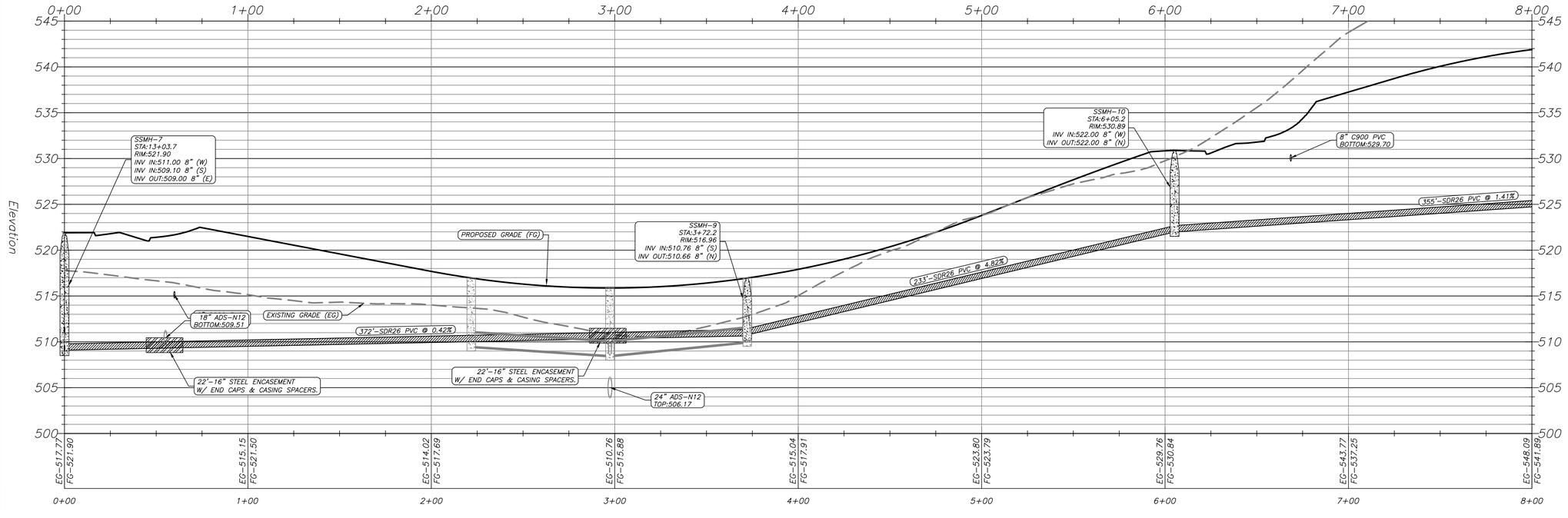
Prepared For: EMINENT CONSTRUCTIONS

No.	Revisions	Date
1	AS PER CITY COMMENTS 4/15/26	4/21/2026
2	CITY COMMENTS 4/15/26	4/30/2026
3	REDESIGN ROAD PROFILES	9/22/2026

PROJECT NO.: 024-034
Date: 3/3/2026 REV:9/22/2026
Scale: 1" = 30'
Sheet: 13 of 26



SEWERLINE-2 PROFILE



GENERAL NOTES:

1.) ALL CONSTRUCTION AND MATERIALS TO MEET OR EXCEED CITY OF BRYANT AND BRYANT WATER STANDARD SPECIFICATIONS.
2.) ALL SEWER GRAVITY MAINS SHALL BE SDR-26 PVC, UNLESS OTHERWISE SHOWN ON PLAN.
3.) ALL WATER MAINS SHALL BE C900 PVC UNLESS OTHERWISE SHOWN ON PLAN.
4.) ALL STORM DRAINAGE SHALL BE AS SHOWN ON THE PLAN.
5.) ATTENTION IS CALLED TO WATER, SEWER, AND STREET LAYOUT FOR ADDITIONAL INFORMATION.
6.) ATTENTION IS CALLED TO CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
7.) ALL UTILITIES TO BE LOCATED PRIOR TO CONSTRUCTION (ONE CALL, CITY, ETC.)
8.) MINIMUM HORIZONTAL SEPARATION BETWEEN WATERLINES AND SEWERLINES SHALL BE 10'.
9.) MINIMUM VERTICAL SEPARATION BETWEEN WATERLINES AND SEWERLINES SHALL BE 18" (WATER ON TOP). IF 18" OF VERTICAL SEPARATION CAN NOT BE MAINTAINED EITHER THE WATER OR SEWER LINE MUST BE ENCASED 10' EITHER SIDE OF THE CROSSING AS PER ARKANSAS RULES PERTAINING TO PUBLIC WATER SYSTEMS SECTION XIV PART A. IF THE WATER LINE MUST PASS BENEATH THE SEWER LINE, IT MUST BE ENCASED AND MAINTAIN 18" OF VERTICAL SEPARATION.
10.) CONTRACTOR TO ADHERE TO CURRENT OSHA EXCAVATION & TRENCH SAFETY REGULATIONS.
11.) BACKFILL MATERIAL FOR STREET CROSSINGS SHALL BE ACCORDING TO CITY OF BRYANT STREET DEPT SPECS AND COMPACTED TO 98% M.P. UNLESS OTHERWISE APPROVED IN WRITING BY THE ENGINEER AND UTILITY OWNER.
12.) THIS SHEET IS PART OF A COMPLETE DESIGN SET. CONTRACTOR SHALL REFER TO ADDITIONAL DRAWINGS INCLUDED HEREIN, FOR MORE DETAIL REGARDING UTILITIES, DRAINAGE, AND OTHER INFRASTRUCTURE.
13.) THE APPROXIMATE LOCATION OF KNOWN SURFACE AND SUBSURFACE STRUCTURES, PIPES, POWER, GAS, PHONE, ETC. ARE SHOWN ON THE DESIGN DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THE AFOREMENTIONED ITEMS, SHOWN AND NOT SHOWN.
14.) ALL UTILITIES SHALL BE CONSTRUCTED AT A MINIMUM OF 36" BELOW TOP BACK OF CURB GRADE.
15.) CONTRACTOR TO COORDINATE MAINTENANCE OF TRAFFIC ON PUBLIC RIGHT OF WAY WITH PROPER AUTHORITIES PRIOR TO COMMENCING CONSTRUCTION.

SEWER NOTES:

1.) ALL CONSTRUCTION AND MATERIALS TO MEET OR EXCEED CITY OF BRYANT STANDARD SPECIFICATIONS.
2.) ALL SEWER GRAVITY MAINS SHALL BE SDR-26 PVC, UNLESS OTHERWISE SHOWN.
3.) ALL SERVICE LINES SHALL BE 4" SDR-21 PVC OR SCH40 PVC.
4.) CONTRACTOR TO VERIFY METHOD OF MAIN CONNECTION WITH THE CITY OF BRYANT PRIOR TO CONSTRUCTION.
5.) ATTENTION IS CALLED TO CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
6.) ALL UTILITIES TO BE LOCATED PRIOR TO CONSTRUCTION (ONE CALL, CITY, ETC.)
7.) MINIMUM HORIZONTAL SEPARATION BETWEEN WATERLINES AND SEWERLINES SHALL BE 10'.
8.) MINIMUM VERTICAL SEPARATION BETWEEN WATERLINES AND SEWERLINES SHALL BE 18" (WATER ON TOP). IF 18" OF VERTICAL SEPARATION CAN NOT BE MAINTAINED EITHER THE WATER OR SEWER LINE MUST BE ENCASED 10' EITHER SIDE OF THE CROSSING AS PER ARKANSAS RULES PERTAINING TO PUBLIC WATER SYSTEMS SECTION XIV PART A. IF THE WATER LINE MUST PASS BENEATH THE SEWER LINE, IT MUST BE ENCASED AND MAINTAIN 18" OF VERTICAL SEPARATION.
9.) CONTRACTOR TO ADHERE TO CURRENT OSHA EXCAVATION & TRENCH SAFETY REGULATIONS.
10.) BACKFILL FOR ALL DISTURBED (EXCAVATED) AREAS TO BE COMPACTED TO 95% MP.
11.) DUCTILE IRON (PER CITY OF BRYANT SPECS.) TO BE USED IF COVER OVER SEWERLINE IS LESS THAN 36".
12.) ALL STREET CROSSINGS TO MEET CITY OF BRYANT STREET DEPARTMENT SPECIFICATIONS.
13.) TRENCH SHALL BE EXCAVATED BELOW GRADE REQUIRED TO PROVIDE A MINIMUM OF 36" PIPE COVER.
14.) NO MANHOLES SHALL BE CONSTRUCTED IN SIDEWALKS. SEWER STUB-OUTS SHALL EXTEND AT LEAST 5' OUTSIDE OF THE UTILITY EASEMENT. MANHOLE RIMS TO BE AT LEAST 2" ABOVE FINISH GRADE.
15.) 12ga GREEN COATED COPPER TRACING WIRE TO BE INSTALLED WITH ALL FORCE MAINS.

LEGEND

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GRAPHIC SCALE

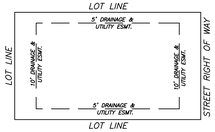
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(IN FEET)
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ENGINEER
RICHARDSON ENGINEERING, PLLC
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TYPICAL LOT EASEMENTS

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CERTIFICATE OF AUTHORIZATION — Richardson Engineering, PLLC — No. 2519 — ARKANSAS

SEWER 2 P/P 0+00-8+00
ZYAIR ESTATES SUBDIVISION
HILLTOP ROAD
BRYANT, ARKANSAS

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