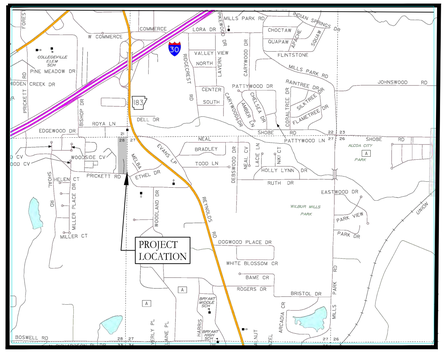
CONSTRUCTION PLANS
PROPOSED RESIDENTIAL DEVELOPMENT

PRICKETT RD, BRYANT , AR



VICINITY MAP

N

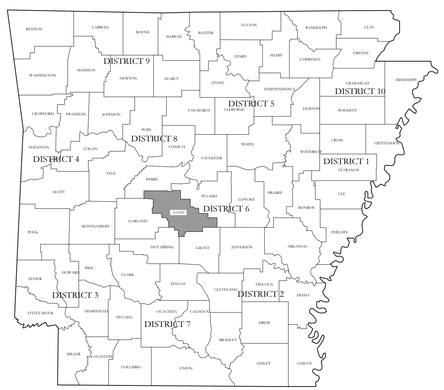
PREPARED BY:

HOPE CONSULTING
ENGINEERS - SURVEYORS

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

DRAWING INDEX

SHEET NO.	TITLE
	PLAT
C-1.1	STREET PLANS & PROFILES
C-1.2	GRADING PLAN
C-2.1	WATER PLAN
C-2.2	SEWER PLAN
C-2.3	SEWER PLAN & PROFILE
C-3.1	WATER DETAILS
C-3.2	WATER DETAILS
C-3.3	SEWER DETAILS
C-4.1	DRAINAGE PLAN & PROFILE
C-5.1-5.3	EROSION CONTROL PLAN
C-6.0	DETENTION



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

CIVIL ENGINEER
HOPE CONSULTING INC
129 N. MAIN STREET
BENTON, AR 72015

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

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

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

FOR USE AND BENEFIT OF:
HERITAGE HOMES LLC.

THE COTTAGES OF BRYANT
HIGHWAY 5 , BRYANT, AR

DATE:	09/23/2026	C.A.D. BY:	DRAWING NUMBER:
REVISED:		CHECKED BY:	26-0288
SHEET:		SCALE:	

500	01S	14W	0	28		62	1664

H:\SHARED\HOPECONSULTING\CLIENTS AND PROJECTS 2026\HERITAGE HOMES - PRICKETT RD\26-0288 PUD PRICKETT ROAD DRAINAGE AND DETENTION 09-15-2026.DWG

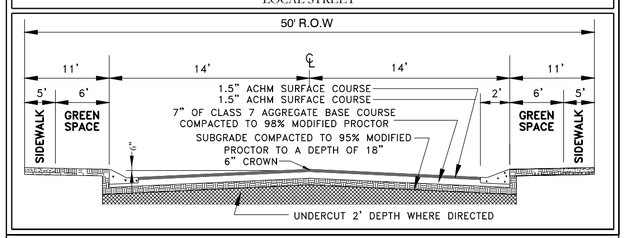


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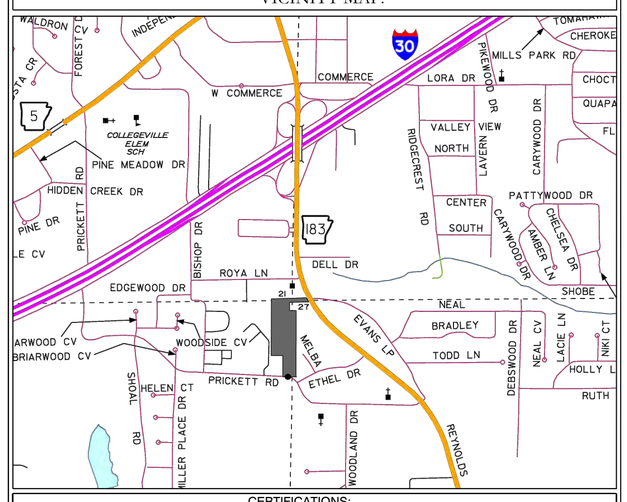
1. TRACTS B AND C WILL BE USED FOR RECREATIONAL USE AND WALKING TRAILS AND WILL BE MAINTAINED AND OWNED BY THE PROPERTY OWNERS ASSOCIATION.
2. TRACT A WILL BE UTILIZED AS A DETENTION AREA/DRY POND AND UTILITY EASEMENT MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	38.98	24.99	89.36	N46° 39' 06"E	35.14
C2	38.85	25.05	88.86	N42° 33' 19"W	35.08
C3	17.76	25.00	40.70	N22° 20' 37"E	17.39
C4	55.88	75.00	42.69	N23° 20' 10"E	54.59
C5	77.95	50.00	89.33	N46° 39' 22"E	70.29
C6	22.45	75.00	17.15	N82° 44' 41"E	22.37
C7	39.94	75.00	30.51	N59° 56' 01"E	39.47

LOCAL STREET



VICINITY MAP:



CERTIFICATIONS:

OWNER:

Name: HERITAGE HOMES, LLC
Address: 12585 SAMPLES ROAD
ALEXANDER , AR 72002

DEVELOPER:

Name: HERITAGE HOMES, LLC
Address: 12585 SAMPLES ROAD
ALEXANDER , AR 72002

CERTIFICATE OF OWNER:

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

Date of Execution _____ Name: HERITAGE HOMES, LLC
Address: 12585 SAMPLES ROAD
ALEXANDER , AR 72002

Source of Tile: D.R. BOOK 2023 PAGE 015874

CERTIFICATE OF SURVEYING ACCURACY:

I, Jonathan L. Hope, hereby certify that this plat correctly represents a boundary survey made by me or under my supervision; that all monuments shown hereon actually exist and their location, size, type and material are correctly shown; and that all interior lot lines are accurately described in terms of length and direction of the property sides.

Date of Execution

Jonathan L. Hope
Registered Professional
Land Surveyor No. 1762 Arkansas

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:

I, Kazi Tamzidul Islam, hereby certify that this plat correctly represents a plan made by me, and that the engineering requirements of the City of Bryant Subdivision Rules and Regulations have been complied with.

Date of Execution

Kazi Tamzidul Islam
Registered Professional Engineer
Arkansas No. 20876

CERTIFICATE OF PRELIMINARY PLAT APPROVAL:

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

Date of Execution

Lance Penfield
Bryant Planning Commission

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

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

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

OPEN SPACE CALCULATION

TRACT A	DETENTION AREA / DRY POND	0.35 ACRES
TRACT B	GREEN SPACE / WALKING TRAIL	0.43 ACRES
TRACT C	COMMON / OUTER GREEN SPACE	0.10 ACRES
COMMON	GREEN SPACE BEHIND SIDEWALK	0.02 ACRES
		0.90 ACRES
	GREEN SPACE BETWEEN BOC & SIDEWALK	0.31 ACRES
	TOTAL	1.21 ACRES OR 24.69%

RESIDENTIAL DENSITY CALCULATIONS

HOUSING UNITS	42 UNITS
TOTAL DEVELOPABLE AREA	4.90 ACRES
TOTAL COMMON USABLE OPEN SPACE	1.21 ACRES
RESIDENTIAL DENSITY	42 / (4.90+1.21) = 6.87 DUA.

LEGEND

- (P) – No Parking Sign
- – Stop Sign
- – Street light
- – Fire Hydrant
- – Computed point
- – Found monument
- – Set #4 RB/Plas. Cap (SIP)
- (D) -- Deeded
- (M) -- Measured
- (P) -- Platted

STREET CENTERLINE

STREET RIGHT OF WAY

TYPICAL LOT
SETBACKS & EASEMENTS
NTS

PROPERTY SPECIFICATIONS:

OWNER: HERITAGE HOMES, LLC
12585 SAMPLES ROAD
ALEXANDER , AR 72002

DEVELOPER/: HERITAGE HOMES, LLC
SUBDIVIDER 12585 SAMPLES ROAD
ALEXANDER , AR 72002

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

NAME OF SUBDIVISION: THE COTTAGES OF BRYANT

RESIDENTIAL DUPLEX HOMES.

ALLOWABLE FACADE: BRICK, VINYL, GLASS & WOOD

SOURCE OF TITLE: SALINE COUNTY DOCUMENT
BOOK 2023 PAGE 015874

MIN. LOT SIZE:
NUMBER OF LOTS: 20

EXISTING ZONING: R-E (RESIDENTIAL-NO SEWER)
PROPOSED ZONING: PLANNED UNIT DEVELOPMENT

SOURCE OF WATER: CITY OF BRYANT
SOURCE OF SEWER: CITY OF BRYANT
SOURCE OF ELECTRIC: ENTERGY
SOURCE OF GAS: CENTERPOINT ENERGY

BUILDING SETBACKS:
FRONT - 25' OR AS SHOWN
REAR - 15' OR AS SHOWN
SIDE - 5' OR AS SHOWN

EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
FRONT - 10' OR AS SHOWN
REAR - 10' OR AS SHOWN
SIDE - 5' OR AS SHOWN

STREET RIGHT OF WAYS: 50' OR AS SHOWN
STREET WIDTH: 28' BOC TO BOC
LOT CORNERS: SET 1/2" REBAR WITH CAP

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

FOR USE AND BENEFIT OF:
HERITAGE HOMES, LLC

PLANNED UNIT DEVELOPMENT (PUD)
THE COTTAGES OF BRYANT

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

DATE: 09-23-2026		C.A.D. BY: GPW					DRAWING NUMBER: 26-0288	
REVISED:		CHECKED BY:						
SHEET: 1		SCALE: 1" = 30'						
500	01S	14W	0	28	110	62	1762	

H:\Shared\Hope\Consulting\Land Projects 2\044\Subdivision\26\26-0288 Heritage Homes - Prelim Rd\26-0288 PUD 08-17-26.dwg

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

BASIS OF BEARINGS:
GRID NORTH, ARKANSAS COORDINATE SYSTEM (1983),
SOUTH ZONE (4302), PER GNSS OBS.

0 20' 40' 80'
SCALE: 1" = 40'

SSMH RIM=391.01
INV. IN 8" DIP (S)=384.11
INV. OUT 8" DIP (N)=384.07

NORTH REYNOLDS ROAD (80' R/W)
MINOR ARTERIAL STREET
PER CITY OF BRYANT MASTER STREET PLAN

COTTAGE DRIVE
(PRIVATE 50' R/W)

FL TRICKLE CHANNEL 391.35

DETENTION AREA
(DRY POND)
TOP = 394.5 BTM = 392
COMMON USABLE SPACE
AND DRAINAGE

TRACT A
0.35 ACRES
15041 Sq. Ft.

FL TRICKLE CHANNEL 392.00

COMMON USABLE SPACE
0.08 AC
3,301.7 SF

COMMON USABLE SPACE

20 0.18 ACRES 7724 Sq. Ft. — FF = 395.54
1 0.18 ACRES 7847 Sq. Ft. — FF = 395.01
19 0.18 ACRES 7783 Sq. Ft. — FF = 396.47
2 0.17 ACRES 7308 Sq. Ft. — FF = 396.34
18 0.18 ACRES 7841 Sq. Ft. — FF = 397.35
3 0.17 ACRES 7263 Sq. Ft. — FF = 397.41
17 0.18 ACRES 7900 Sq. Ft. — FF = 398.43
4 0.17 ACRES 7209 Sq. Ft. — FF = 398.16
16 0.18 ACRES 7959 Sq. Ft. — FF = 398.80
5 0.16 ACRES 7148 Sq. Ft. — FF = 398.83
RIGHT OF WAY 1.36 ACRES 59263 Sq. Ft.
15 0.18 ACRES 8018 Sq. Ft. — FF = 399.47
6 0.16 ACRES 7085 Sq. Ft. — FF = 399.53
14 0.19 ACRES 8077 Sq. Ft. — FF = 399.96
7 0.16 ACRES 7022 Sq. Ft. — FF = 399.99
13 0.18 ACRES 8048 Sq. Ft. — FF = 400.10
8 0.16 ACRES 6952 Sq. Ft. — FF = 400.09
9 0.16 ACRES 6888 Sq. Ft. — FF = 400.66
10 0.16 ACRES 6836 Sq. Ft. — FF = 399.65
11 0.16 ACRES 6784 Sq. Ft. — FF = 399.06
12 0.18 ACRES 8040 Sq. Ft. — FF = 398.47

COTTAGE DRIVE (PRIVATE 50' R/W)

1000
SIP 1664

PRICKETT ROAD

NOTES:

SLOPES ARE 3:1 TO CATCH EXISTING GRADE.

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

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

FLOOD ZONE INFORMATION

NOPORTION OF THE PROPERTY DESCRIBED HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP LISTED BELOW:
PANEL #05125C0380E , DATED:06/05/2020 .

LEGEND

- PLSS Aliquot Corner
- Fnd. Corner Monument
- Set 1/2" Rebar/Cap (1664)
- Computed Point
(M)- As Measured
(P) - Per Deed or Plat Records
ESMT - Easement
B.S.L. - Building Setback Lines
- Clean Out
- Water Meter
- Power Pole
- Sewer Manhole
- Light Pole
- Telephone Pedestal
- Drainage Manhole
- Gas Meter
- Fence
- Overhead Power
- Sewer Line
- Water Line
- Telephone Line
- Electric Line
- Gas Line

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ENGINEERS • SURVEYORS
129 North Main Street
Benton, Arkansas 72015
Office: (501) 315-2626 | Fax: (501) 315-0024
www.HopeConsulting.com

GRADING PLAN

FOR USE AND BENEFIT OF:
JOEL GREEN
HERITAGE HOMES, LLC

DATE: 09/23/2026	CAD BY: GPW	PROJECT NUMBER: 26-0288
REVISED:	CHECKED BY:	
SHEET: C1.1 OF	SCALE: 1" = 40'	

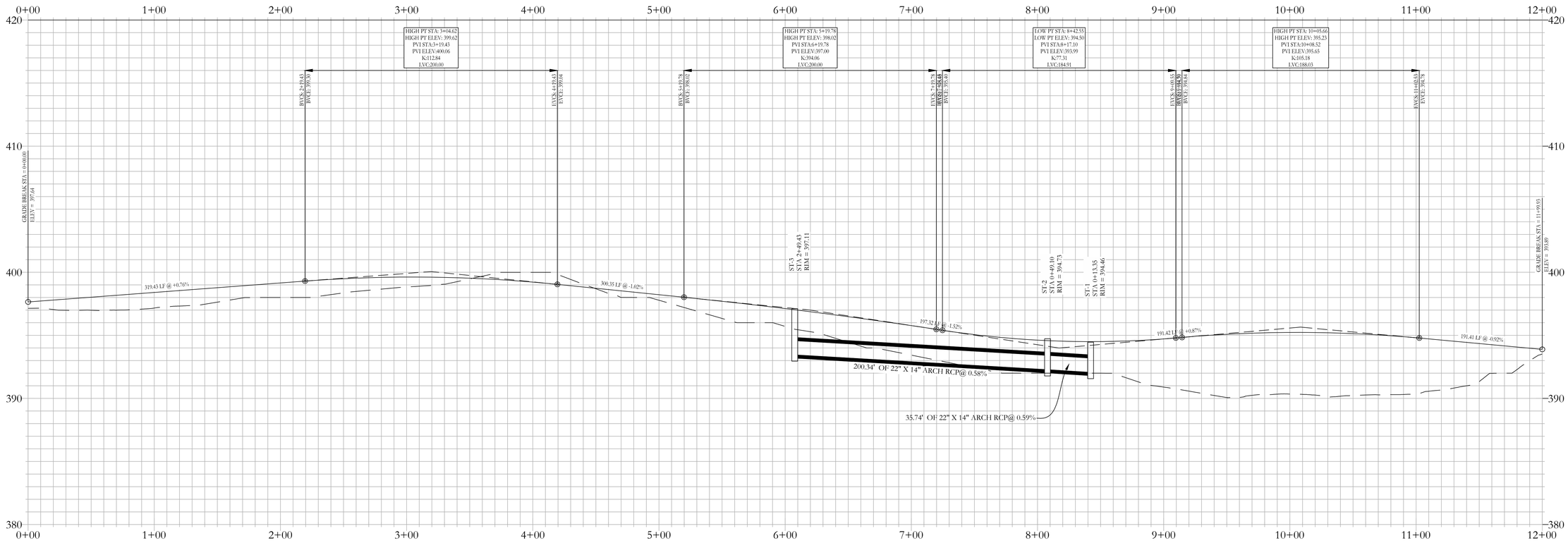
AR STATE LAND SURVEY FILING CODE: 500 - 01S - 14W - 0 - 28 - 110 - 62 - 1573

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

0 20' 40' 80'
SCALE: 1" = 40'

CL COTTAGE DR PROFILE



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

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
NO. 20878
KAZI TAWZIDUL ISLAM

LEGEND

- PLSS Aliquot Corner	- Clean Out	- Fence
- Fnd. Corner Monument	- Water Meter	- Overhead Power
- Set 1/2" Rebar/Cap (1664)	- Power Pole	- Sewer Line
- Computed Point	- Sewer Manhole	- Water Line
(M)- As Measured	- Light Pole	- Telephone Line
(P) - Per Deed or Plat Records	- Telephone Pedestal	- Electric Line
ESMT - Easement	- Drainage Manhole	- Gas Line
B.S.L. - Building Setback Lines	- Gas Meter	

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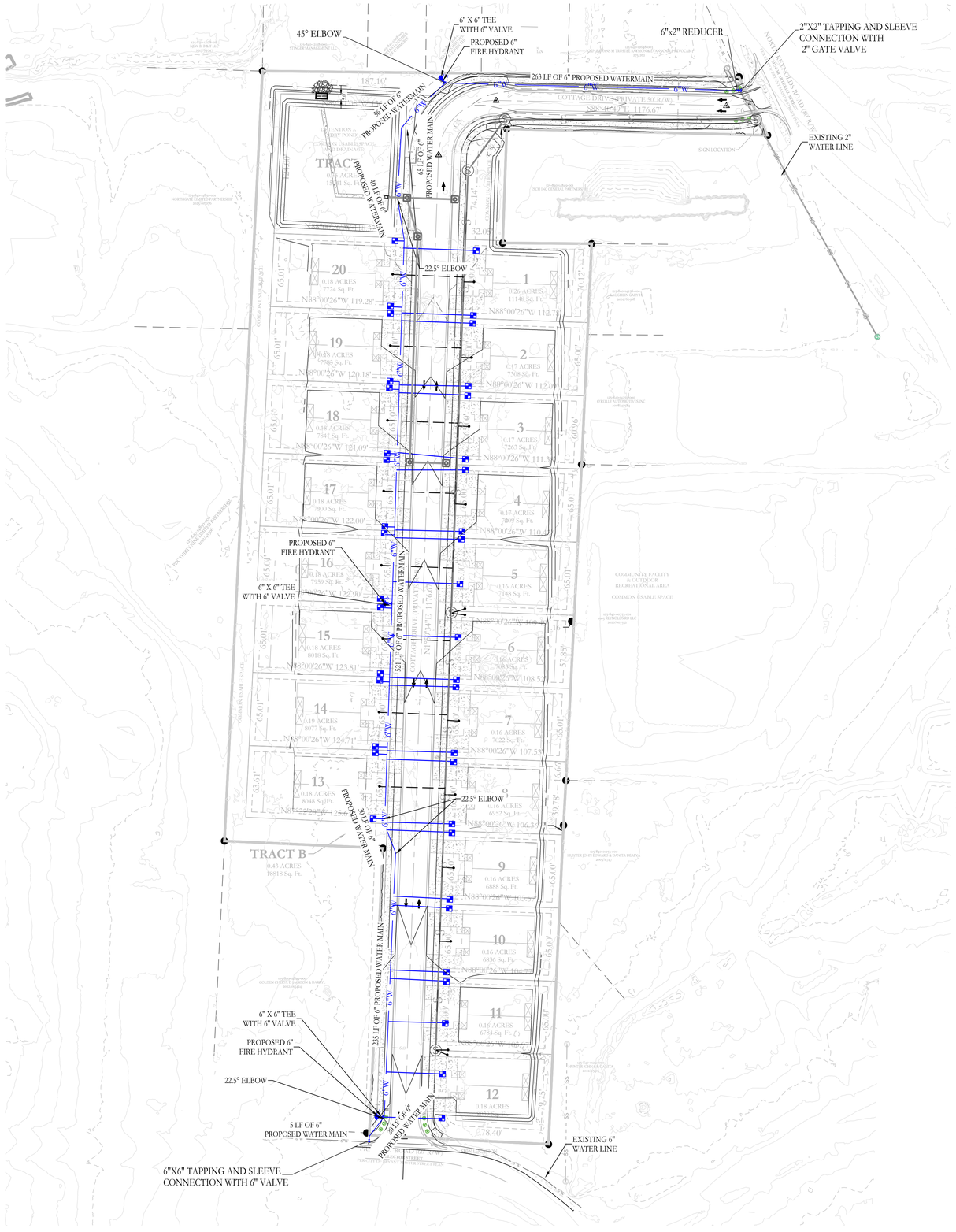
ROAD PROFILE
COTTAGE DRIVE

FOR USE AND BENEFIT OF:
JOEL GREEN
HERITAGE HOMES, LLC

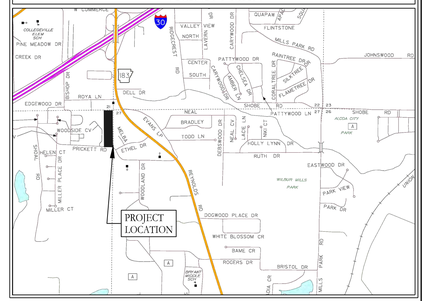
DATE: 09/23/2026	CAD BY: GPW	PROJECT NUMBER: 26-0288
REVISED:	CHECKED BY:	
SHEET: C1.2 OF	SCALE: 1" = 40'	

AR STATE LAND SURVEY FILING CODE: 500 - 01S - 14W - 0 - 28 - 110 - 62 - 1573

Plot Date: 9/23/2026 - 2:26:05 PM | User Name: Kazi Tawzidul Islam | Drawing Path: C:\Users\Kazi Tawzidul Islam\Hope Consulting\Hope Consulting - Documents\Projects\2026\26-0288 Heritage Homes - Bentonville\Civil\Drawings\26-0288 Heritage Homes - Bentonville.dwg



VICINITY MAP:



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

WATER UTILITY NOTES:

1. ALL NEW 6-INCH WATER MAINS TO BE CLASS 900.
2. ALL WATER CONSTRUCTION SHALL CONFORM TO " CITY OF BRYANT STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER LINES AND SEWER LINES".(2015 EDITION)
3. WATER SERVICE LINE UNDER PAVEMENT WILL HAVE 1.5"/ 2" SLEEVE.
4. ALL WATER MAIN FITTINGS SHALL BE MEGALUG BRAND MECHANICAL JOINT FITTINGS
5. ALL PVC WATER MAINS SHALL HAVE A 12-GAUGE COPPER TRACER WIRE.
6. WATER METERS SHALL BE FREE OF OBSTRUCTIONS FOR A MINIMUM OF A 3-FOOT RADIUS FROM THE CENTER OF THE WATER METER BOX.
7. MINIMUM DEPTH TO THE TOP OF PIPE FOR ALL WATER MAIN LINES SHALL BE 3.0 FEET.
8. MINIMUM DEPTH TO THE TOP OF PIPE FOR WATER LINES 18-INCHES AND GREATER SHALL BE 4.0 FEET.
9. SERVICE LINES SERVING SINGLE METER SETS AND DOUBLE METER SETS SHALL BE 1-INCH HDPE TUBING IN ACCORDANCE WITH THE CURRENT BRYANT WATER SYSTEM SPECIFICATIONS
10. SANITARY SEWERS SHALL BE INSTALLED AT LEAST TEN (10) FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER LINE.
11. SEWER LINES INSTALLED UNDER A WATER LINE MUST HAVE A CLEAR DISTANCE BETWEEN PIPES OF AT LEAST EIGHTEEN (18) INCHES.
12. A MINIMUM HORIZONTAL DISTANCE OF TEN FEET SHOULD BE MAINTAINED BETWEEN WATERLINES AND SEWER LINES OR OTHER SOURCES OF CONTAMINATION. WATER LINES AND SEWERS SHALL NOT BE LAID INTHE SAME TRENCH EXCEPT ON THE WRITTEN APPROVAL OF THE ARKANSAS DEPARTMENT OF HEALTH. WATER MAINS NECESSARILY IN CLOSE PROXIMITY TO SEWERS MUST BE PLACED SO THAT THE BOTTOM OF THE WATERLINE 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.

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
NO. 20076
KAZI TAMZIDUL ISLAM

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

N

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

50 25 0 50

WATER LEGEND:

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

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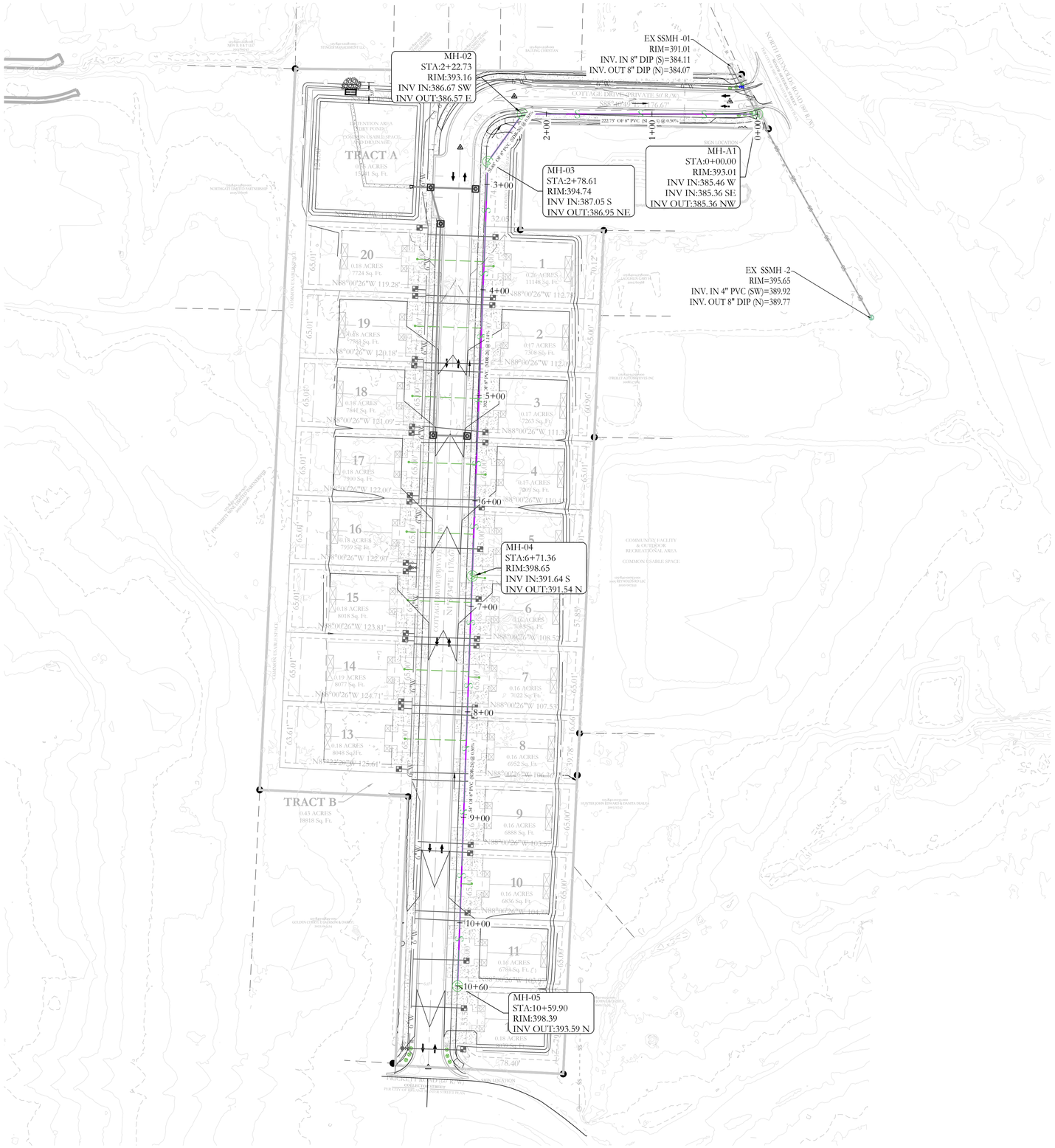
FOR USE AND BENEFIT OF:
HERITAGE HOMES

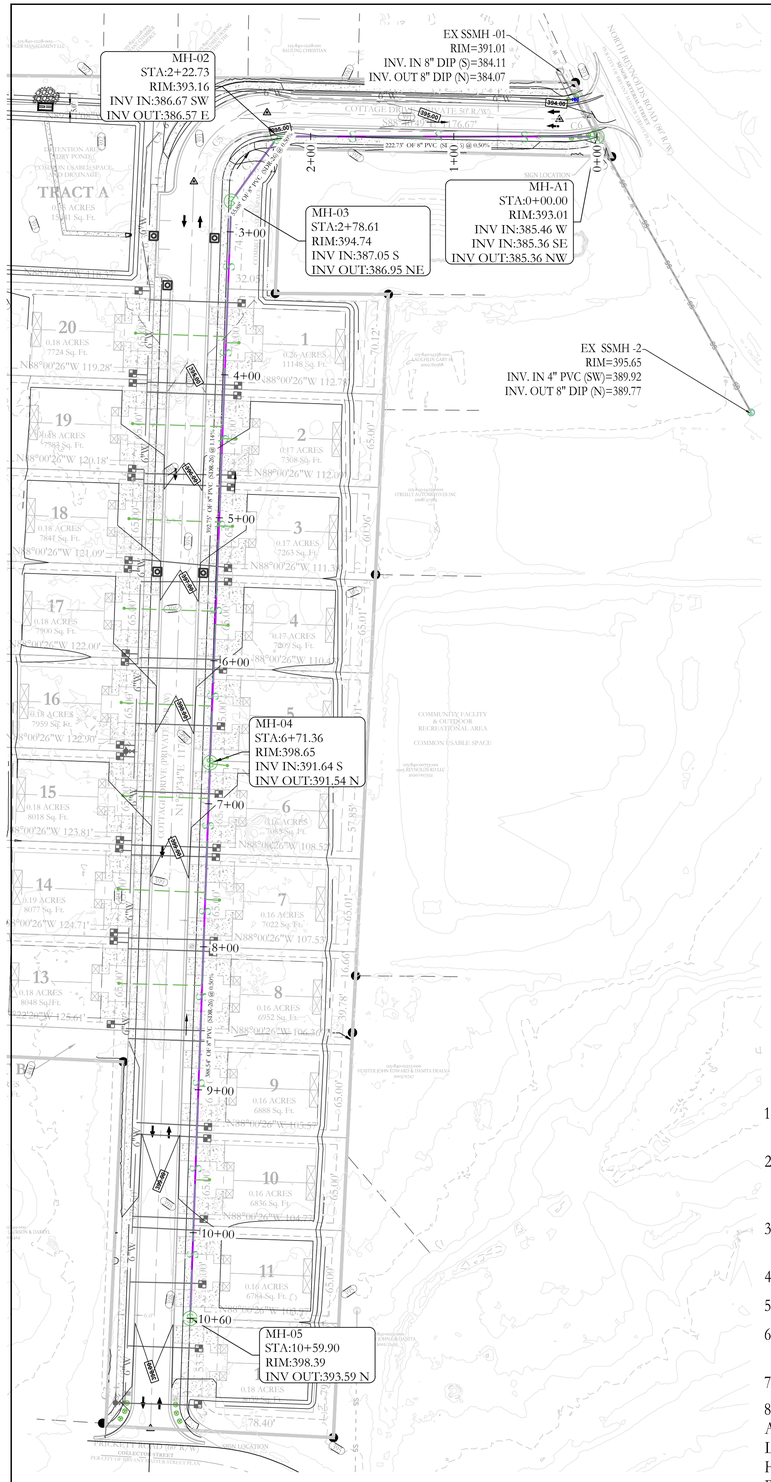
THE COTTAGES OF BRYANT
WATER PLAN
PRICKETT ROAD, BRYANT ,ARKANSAS

DATE:	9/23/2026	C.A.D. BY:	DRAWING NUMBER:
REVISED:		CHECKED BY:	26-0288
SHEET:	C-2.1	SCALE:	

500	01S	14W	0	28		62	1664

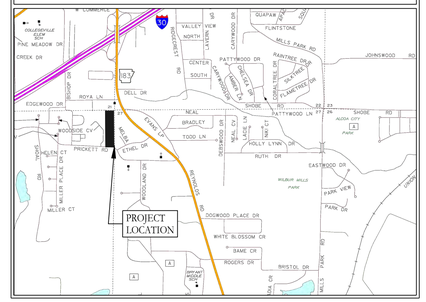
S:\SHARED\HOPECONSULTING\LAND PROJECTS\2026\SURDIVISIONS\2026-26-0288 PLED PRICKETT ROAD\DRAINAGE\ AND DETENTION\06-15-2026.DWG

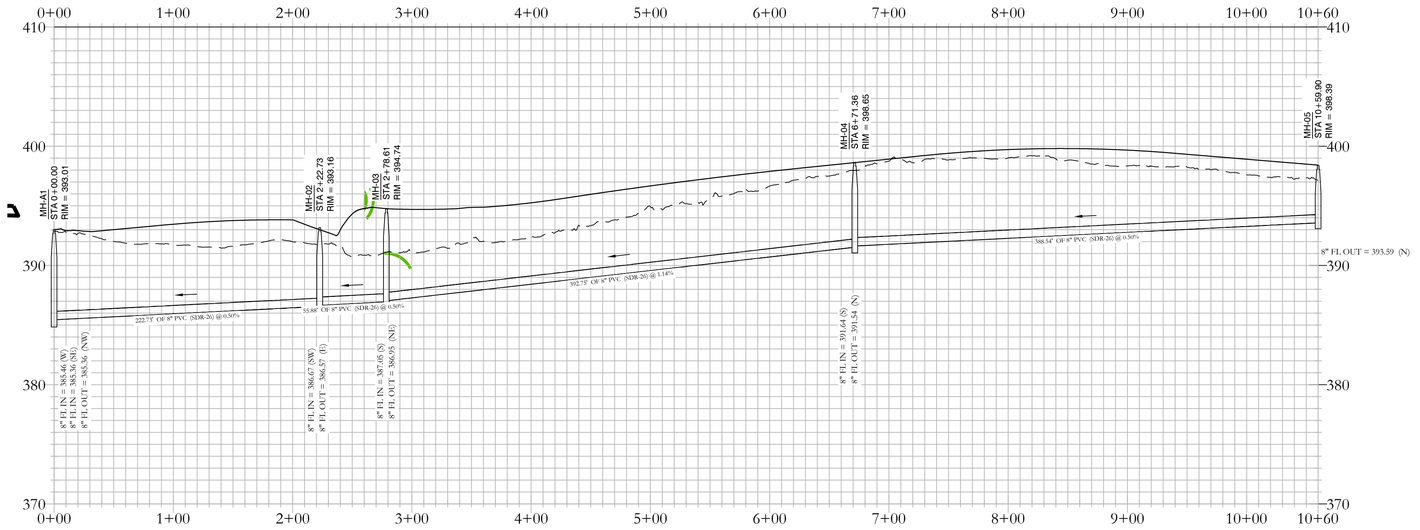

MH-02
STA:2+22.73
RIM:393.16
INV IN:386.67 SW
INV OUT:386.57 E
EX SSMH -01
RIM=391.01
INV. IN 8" DIP (S)=384.11
INV. OUT 8" DIP (N)=384.07
MH-03
STA:2+78.61
RIM:394.74
INV IN:387.05 S
INV OUT:386.95 NE
MH-A1
STA:0+00.00
RIM:393.01
INV IN:385.46 W
INV IN:385.36 SE
INV OUT:385.36 NW
EX SSMH -2
RIM=395.65
INV. IN 4" PVC (SW)=389.92
INV. OUT 8" DIP (N)=389.77
MH-04
STA:6+71.36
RIM:398.65
INV IN:391.64 S
INV OUT:391.54 N
MH-05
STA:10+59.90
RIM:398.39
INV OUT:393.59 N
TRACT A
0.85 ACRES
15441 Sq. Ft.
TRACT B
0.43 ACRES
18818 Sq. Ft.
COTTAGE DRIVE -PRIVATE 50' R/W
NORTH HENDERSON ROAD (60' R/W)
COMMUNITY FACILITY & OUTDOOR RECREATIONAL AREA
COMMON USABLE SPACE
DETENTION AREA
GRASS PONDS
COMMON USABLE SPACE
LANDSCAPE BUFFER
COLLECTOR STREET
PER CITY OF BRYANT STD.
SITE LOCATION
0+00
1+00
2+00
3+00
4+00
5+00
6+00
7+00
8+00
9+00
10+00
10+60
222.75' OF 8" PVC (SDR-26) @ 0.50%
34.10' OF 8" PVC (SDR-26) @ 0.50%
382.36' OF 8" PVC (SDR-26) @ 0.50%
34' OF 8" PVC (SDR-26) @ 0.50%
N88°00'26"W 276.67'
N88°00'26"W 112.78'
N88°00'26"W 112.09'
N88°00'26"W 111.39'
N88°00'26"W 110.69'
N88°00'26"W 108.57'
N88°00'26"W 107.53'
N88°00'26"W 106.37'
N88°00'26"W 105.67'
N88°00'26"W 104.97'
N88°00'26"W 104.27'
N88°00'26"W 120.18'
N88°00'26"W 122.00'
N88°00'26"W 123.81'
N88°00'26"W 124.71'
N88°00'26"W 125.61'
N88°00'26"W 120.28'
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811 Know what's below. Call before you dig.

VICINITY MAP:

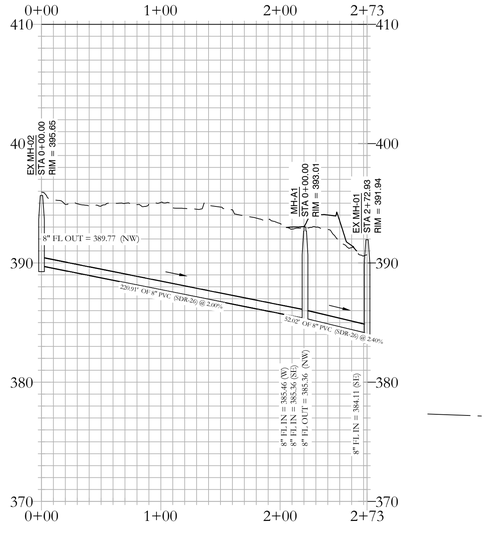




C

SEWER CONSTRUCTION NOTES:

1. ALL SEWER INSTALLATION TO BE IN ACCORDANCE WITH THE CITY OF BRYANT " STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER LINES AND SEWER LINES, 2015 EDITION"
2. ALL SEWER LINES CROSSING UNDER ALL CONCRETE STORM DRAINS OR ANY STORM DRAIN 30-INCH DIAMETER AND LARGER, OR ALL STORM DRAINS WITH MULTIPLE PIPE RUNS, SHALL BE STEEL ENCASED A MINIMUM OF 5 FEET EITHER SIDE OF THE STORM DRAIN.
3. CASING SPACERS: SHALL BE STAINLESS STEEL, CASCADE MODEL CCS AS MANUFACTURED BY CASCADE WATER MFG. CO., OR APPROVED EQUAL.
4. THE TOP ELEVATION OF MH`S MUST BE EQUAL TO THE FINAL ASPHALT GRADE IN THE ROAD.
5. SEWER LINES SHALL BE EXTENDED TO EACH PROPERTY TO BE SERVED BY CITY OF BRYANT SEWER.
6. SEWER LINES SHALL BE LOCATED A MINIMUM OF 36-INCHES FROM ANY OTHER PARALLEL UTILITIES OR STRUCTURES.
7. MATERIALS FOR SEWER LINE MAINS SHALL BE PVC SDR-26
8. A MINIMUM HORIZONTAL DISTANCE OF TEN FEET SHOULD BE MAINTAINED BETWEEN WATERLINES AND SEWER LINES OR OTHER SOURCES OF CONTAMINATION. WATER LINES AND SEWERS SHALL NOT BE LAID INTHE SAME TRENCH EXCEPT ON THE WRITTEN APPROVAL OF THE ARKANSAS DEPARTMENT OF HEALTH. WATERMAINS NECESSARILY IN CLOSE PROXIMITY TO SEWERS MUST BE PLACED SO THAT THE BOTTOM OF THE WATERLINE 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.



VERTICAL SCALE : 1"=6'
HORIZONTAL SCALE : 1"=60'

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
NO. 20878
KAZI TAMZIDUL ISLAM

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

N

50 25 0 50

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

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

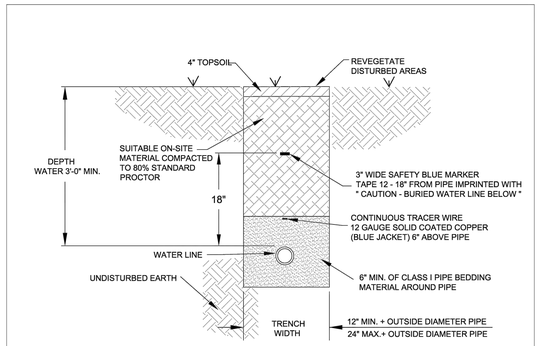
FOR USE AND BENEFIT OF:
HERITAGE HOMES

THE COTTAGES OF BRYANT
SEWER PLAN & PROFILE
PRICKETT ROAD, BRYANT ,ARKANSAS

DATE:	9/23/2026	C.A.D. BY:	DRAWING NUMBER:
REVISED:		CHECKED BY:	26-0288
SHEET:	C-2.3	SCALE:	

500	01S	14W	0	28		62	1664

H:\SHARED\HOPECONSULTING\LAND PROJECTS 26\0SCRIPTS\DWG\26-0288 HERITAGE HOMES - PRICKETT RD 26-0288 PFD PRICKETT ROAD DRAINAGE AND DETENTION 09-15-2026.DWG



NOTES:

1. ALL VALVES, BENDS, ETC. SHALL BE RESTRAINED.
2. THE CONTRACTOR SHALL PROVIDE ALL ITEMS NECESSARY TO CONNECT WITH ANY PART OF THE EXISTING WATER SYSTEM THAT WILL REMAIN IN ORDER TO ESTABLISH A SATISFACTORY AND ACCEPTABLE WATER SYSTEM.
3. CONTRACTOR TO CONSTRUCT ALL TRENCH EXCAVATION IN ACCORDANCE WITH ALL OSHA REGULATIONS (29 CFR CH.XVII, SUBPART B)
4. TRENCH SHALL BE EXCAVATED BELOW GRADE REQUIRED TO PROVIDE A MINIMUM 36" OF PIPE COVER.
5. MAXIMUM PIPE COVER SHALL BE 60" UNDER NORMAL CONDITIONS. COVER GREATER THAN 60" MAY BE ALLOWED FOR SHORT DISTANCES WHERE REQUIRED BY FIELD CONDITIONS. NO HYDRANT SHALL BE ALLOWED WHERE LINES ARE GREATER THAN 60" DEEP.

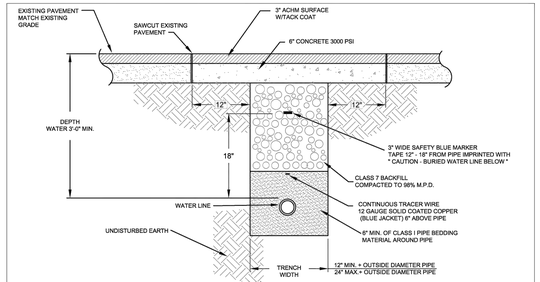
WATER MAIN TRENCH

(NON-PAVED AREA)

CITY OF BRYANT, AR
WATER UTILITIES
210 S.W. 3rd. STREET
BRYANT, AR
PHONE: (501) 943-0468

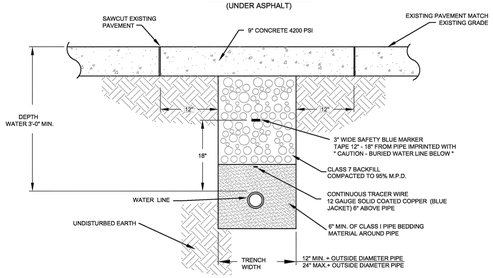
TITLE:	WATER DETAILS	DATE: APRIL 2015 REVISED	SHEET: W1
DESCRIPTION:	WATER MAIN TRENCH (NON-PAVED AREA)		
DRAWN BY:	CHECKED BY:	FILE: W1-Water Trench (Non-Paved Area).dwg	

4/16/2015 11:45:11 AM



WATER MAIN TRENCH

(UNDER ASPHALT)



NOTES:

1. ALL VALVES, BENDS, ETC. SHALL BE RESTRAINED.
2. THE CONTRACTOR SHALL PROVIDE ALL ITEMS NECESSARY TO CONNECT WITH ANY PART OF THE EXISTING WATER SYSTEM THAT WILL REMAIN IN ORDER TO ESTABLISH A SATISFACTORY AND ACCEPTABLE WATER SYSTEM.
3. CONTRACTOR TO CONSTRUCT ALL TRENCH EXCAVATION IN ACCORDANCE WITH ALL OSHA REGULATIONS (29 CFR CH.XVII, SUBPART B)
4. TRENCH SHALL BE EXCAVATED BELOW GRADE REQUIRED TO PROVIDE A MINIMUM 36" OF PIPE COVER.
5. MAXIMUM PIPE COVER SHALL BE 60" UNDER NORMAL CONDITIONS. COVER GREATER THAN 60" MAY BE ALLOWED FOR SHORT DISTANCES WHERE REQUIRED BY FIELD CONDITIONS. NO HYDRANT SHALL BE ALLOWED WHERE LINES ARE GREATER THAN 60" DEEP.

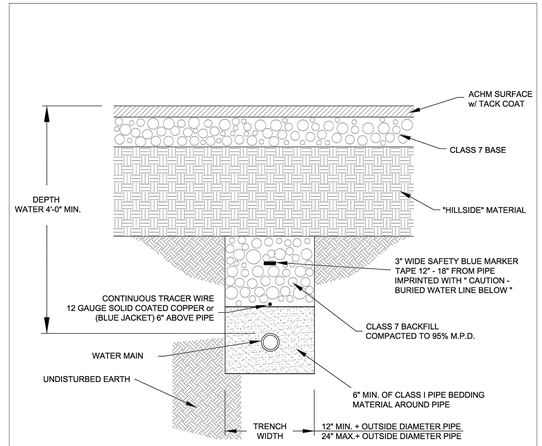
WATER MAIN TRENCH

(UNDER CONCRETE)

CITY OF BRYANT, AR
WATER UTILITIES
210 S.W. 3rd. STREET
BRYANT, AR
PHONE: (501) 943-0468

TITLE:	WATER DETAILS	DATE: APRIL 2015 REVISED	SHEET: W2
DESCRIPTION:	WATER MAIN TRENCH (UNDER PAVEMENT)		
DRAWN BY:	CHECKED BY:	FILE: W2-Water Trench (Under Pavement).dwg	

4/16/2015 11:45:00 AM



WATER MAIN INSTALLATION
PRIOR TO ROADWAY CONSTRUCTION

NOTES:

1. ALL VALVES, BENDS, ETC. SHALL BE RESTRAINED.
2. THE CONTRACTOR SHALL PROVIDE ALL ITEMS NECESSARY TO CONNECT WITH ANY PART OF THE EXISTING WATER SYSTEM THAT WILL REMAIN IN ORDER TO ESTABLISH A SATISFACTORY AND ACCEPTABLE WATER SYSTEM.
3. CONTRACTOR TO CONSTRUCT ALL TRENCH EXCAVATION IN ACCORDANCE WITH ALL OSHA REGULATIONS (29 CFR CH.XVII, SUBPART B)
4. TRENCH SHALL BE EXCAVATED BELOW GRADE REQUIRED TO PROVIDE A MINIMUM 36" OF PIPE COVER.
5. MAXIMUM PIPE COVER SHALL BE 60" UNDER NORMAL CONDITIONS. COVER GREATER THAN 60" MAY BE ALLOWED FOR SHORT DISTANCES WHERE REQUIRED BY FIELD CONDITIONS. NO HYDRANT SHALL BE ALLOWED WHERE LINES ARE GREATER THAN 60" DEEP.

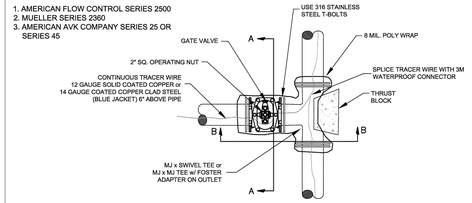
CITY OF BRYANT, AR
WATER UTILITIES
210 S.W. 3rd. STREET
BRYANT, AR
PHONE: (501) 943-0468

TITLE:	WATER DETAILS	DATE: APRIL 2015 REVISED	SHEET: W3
DESCRIPTION:	WATER MAIN INSTALLATION PRIOR TO ROADWAY CONSTRUCTION		
DRAWN BY:	CHECKED BY:	FILE: W3-Water Main Installation Prior to Roadway Const.dwg	

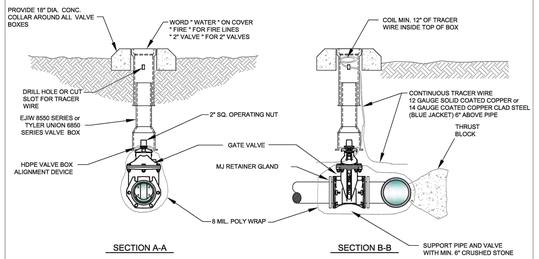
4/16/2015 11:45:08 AM

PERMITTED VALVES

1. AMERICAN FLOW CONTROL SERIES 2500
2. MUELLER SERIES 2360
3. AMERICAN AVK COMPANY SERIES 25 OR SERIES 45



PLAN



NOTES:

1. ALL VALVES SHALL BE SECURELY ANCHORED TO THE TEE.
2. ALL HARDWARE SHALL BE 316 STAINLESS STEEL.
3. IF DEPTH OF BURY EXCEEDS 4 FT., A VALVE STEM EXTENSION SHALL BE REQUIRED. THE VALVE STEM EXTENSION NUT SHALL BE WITHIN 24-INCHES TO 12-INCHES OF THE FINISHED SURFACE.

GATE VALVE DETAIL

2" - 12"

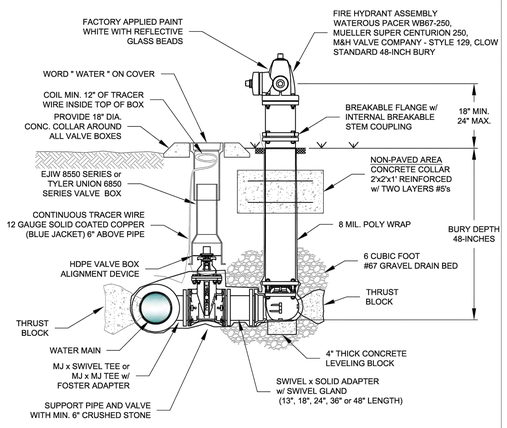
CITY OF BRYANT, AR
WATER UTILITIES
210 S.W. 3rd. STREET
BRYANT, AR
PHONE: (501) 943-0468

TITLE:	WATER DETAILS	DATE: APRIL 2015 REVISED	SHEET: W4
DESCRIPTION:	GATE VALVE		
DRAWN BY:	CHECKED BY:	FILE: W4-Gate Valve.dwg	

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NOTES:

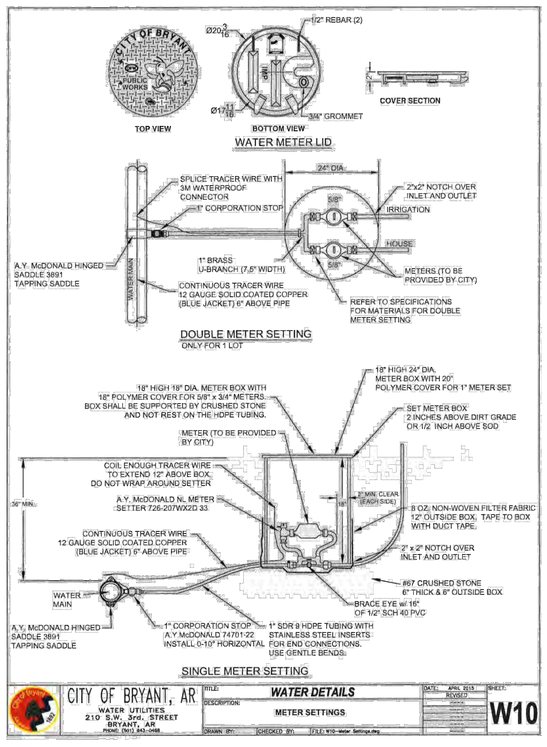
1. THE 6" GATE VALVE SHALL BE POSITIVELY RESTRAINED TO THE MAIN BY THE USE OF EITHER A SWIVEL TEE OR FOSTER ADAPTER.
2. FIRE HYDRANTS SHALL BE DESIGNED FOR A MINIMUM 48" BURY.
3. BURY LINE OF HYDRANT SHALL BE NO LESS THAN THE PROPOSED FINISHED ELEVATION OF BACK OF CURB, OR SIDEWALK, WHICHEVER IS GREATER.
4. NO MORE THAN ONE EXTENSION PER HYDRANT.
5. IF SIDEWALK IS PRESENT, HYDRANT SHALL BE INSTALLED 2' MINIMUM BEHIND THE BACK OF THE SIDEWALK OR CURB. VALVES SHALL BE INSTALLED 1' MINIMUM BEHIND THE BACK OF THE SIDEWALK OR CURB.
6. DO NOT COVER UP WEEP HOLE WITH CONCRETE.
7. MJ RETAINER GLANDS ARE REQUIRED FOR ALL FITTINGS.
8. 7, 6" DUCTILE IRON PIPE IS REQUIRED FOR ALL FIRE HYDRANT LEADS GREATER THAN 48-INCHES FROM THE MAIN VALVE.
9. AN ADDITIONAL GUARDIAN VALVE IS REQUIRED FOR ALL FIRE HYDRANT LEADS GREATER THAN 30 FEET IN LENGTH.



FIRE HYDRANT & VALVE CONNECTION

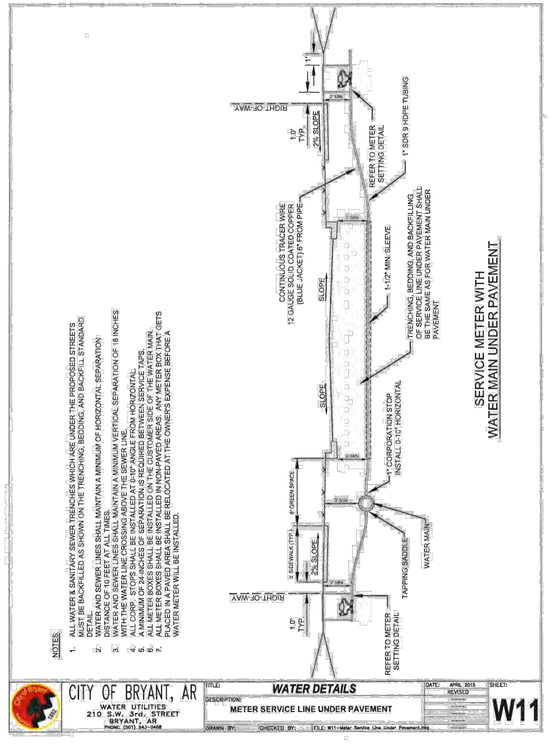
CITY OF BRYANT, AR
WATER UTILITIES
210 S.W. 3rd. STREET
BRYANT, AR
PHONE: (501) 943-0468

TITLE:	WATER DETAILS	DATE: APRIL 2015 REVISED	SHEET: W8
DESCRIPTION:	FIRE HYDRANT AND VALVE CONNECTION		
DRAWN BY:	CHECKED BY:	FILE: W8-Fire Hydrant and Valve.dwg	



CITY OF BRYANT, AR
WATER UTILITIES
210 S.W. 3rd. STREET
BRYANT, AR
PHONE: (501) 943-0468

TITLE:	WATER DETAILS	DATE: APRIL 2015 REVISED	SHEET: W10
DESCRIPTION:	METER SETTINGS		
DRAWN BY:	CHECKED BY:	FILE: W10-Water Settings.dwg	



CITY OF BRYANT, AR
WATER UTILITIES
210 S.W. 3rd. STREET
BRYANT, AR
PHONE: (501) 943-0468

TITLE:	WATER DETAILS	DATE: APRIL 2015 REVISED	SHEET: W11
DESCRIPTION:	METER SERVICE LINE UNDER PAVEMENT		
DRAWN BY:	CHECKED BY:	FILE: W11-Water Service Line Under Pavement.dwg	

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
NO. 20876
SAJJAD ZAMZIDUL ISLAM

CERTIFICATE OF AUTHORIZATION
HOPE CONSULTING, INC.
No. 595
ARKANSAS

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

FOR USE AND BENEFIT OF:
HERITAGE HOMES

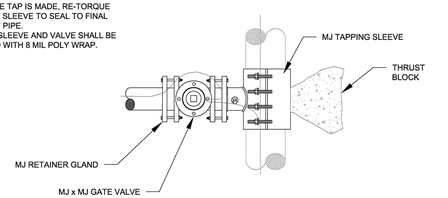
THE COTTAGES OF BRYANT
WATER DETAILS
PRICKETT ROAD, BRYANT ,ARKANSAS

DATE:	9/23/2026	C.A.D. BY:	DRAWING NUMBER: 26-0288
REVISED:		CHECKED BY:	
SHEET:	C-3.1	SCALE:	

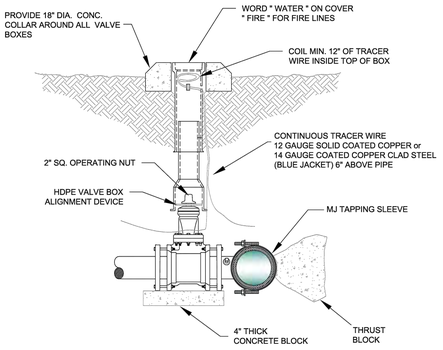
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NOTES:

1. TAPPING SLEEVE SHALL BE SMITH-BLAIR 662 OR FORD FAST.
2. AFTER THE TAP IS MADE, RE-TORQUE BOLTS ON SLEEVE TO SEAL TO FINAL SHAPE OF PIPE.
3. TAPPING SLEEVE AND VALVE SHALL BE WRAPPED WITH 8 MIL POLY WRAP.



PLAN VIEW



PROFILE VIEW

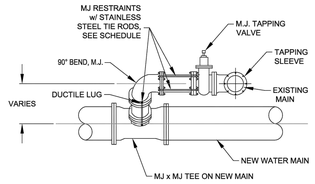
CITY OF BRYANT, AR WATER UTILITIES 210 S.W. 3rd. STREET BRYANT, AR PHONE: (501) 943-0468	TITLE: **WATER DETAILS**	DATE: APRIL 2015 REVISED --- --- --- ---	SHEET: **W13**
	DESCRIPTION: **TAPPING SLEEVE AND VALVE**		
	DRAWN BY: CHECKED BY: FILE: W13-Tapping Sleeve and Valve.dwg		

4/6/2015 11:46:04 AM

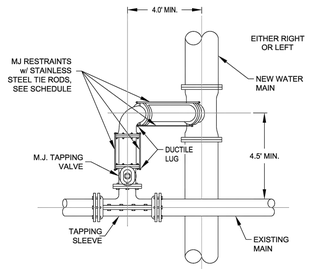
NOTES:

1. SWING CONNECTIONS USING 90° BENDS SHALL BE PERMITTED BY THE CITY ON A CASE BY CASE BASIS.
2. CONTRACTOR SHALL LOCATE EXISTING MAIN IN ADVANCE OF LAYING NEW LINE IN ORDER TO ASSURE ADEQUATE LENGTH TO ADJUST DEPTH OF NEW MAIN.
3. DIMENSIONS SHOWN ARE RECOMMENDED MINIMUMS TO PROVIDE ADEQUATE ROOM FOR TIGHTENING BOLTS ON JOINTS (OTHER DIMENSIONS MAY BE USED).
4. PROVIDE ALL THREAD STAINLESS STEEL TIE RODS WITH DUCTILE LUGS FOR ANCHORING ALL JOINTS.
5. ROTATE TEE UP & ELBOW DOWN AS REQUIRED TO MATCH.
6. TRACER WIRE SHALL BE INSTALLED ON ALL NEW WATER LINES.
7. ALL FITTINGS, VALVES, AND DIP SHALL BE POLY WRAPPED.

SCHEDULE OF TIE RODS		
SIZE	NUMBER OF ROD PER FITTING	DIAMETER OF S.S. RODS
8"	4	3/4"
12"	4	3/4"



SECTION VIEW



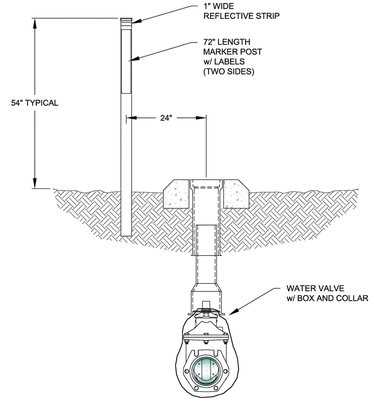
PLAN VIEW

CITY OF BRYANT, AR WATER UTILITIES 210 S.W. 3rd. STREET BRYANT, AR PHONE: (501) 943-0468	TITLE: **WATER DETAILS**	DATE: APRIL 2015 REVISED --- --- --- ---	SHEET: **W20**
	DESCRIPTION: **SWING CONNECTION - NEW MAIN TO EXISTING MAIN**		
	DRAWN BY: CHECKED BY: FILE: W20-Swing Connection.dwg		

4/6/2015 11:47:23 AM

NOTES:

1. WATER LINE MARKERS SHALL BE TRI-VIEW MARKING SYSTEM BY RHINO MARKING AND PROTECTION SYSTEMS OR CARSONITE INTERNATIONAL DUAL-SIDED UTILITY MARKER (CIB-380).
2. THE UPPERMOST PORTION OF THE CARSONITE MARKER SHALL BE MADE OF VISIBILITY ENHANCER (CVE-360).
3. TRI-VIEW MARKERS DO NOT REQUIRE VISIBILITY ENHANCERS.
4. AN ADDITIONAL WHITE 1" WIDE REFLECTIVE TAPE (3M OR EQUAL) SHALL BE PLACED AROUND THE FULL CIRCUMFERENCE OF THE TOP OF THE MARKER.



VALVE MARKER

CITY OF BRYANT, AR WATER UTILITIES 210 S.W. 3rd. STREET BRYANT, AR PHONE: (501) 943-0468	TITLE: **WATER DETAILS**	DATE: APRIL 2015 REVISED --- --- --- ---	SHEET: **W22**
	DESCRIPTION: **VALVE MARKER**		
	DRAWN BY: CHECKED BY: FILE: W22-Valve Marker.dwg		

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
NO. 20876
KAL TAMZIDI ISLAM

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

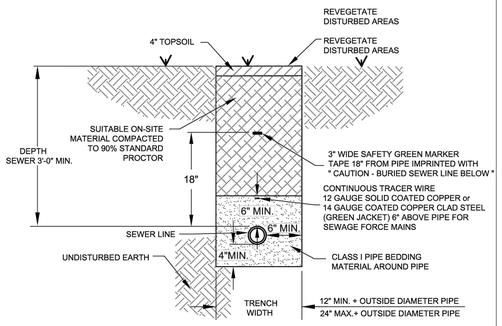
HOPE CONSULTING
ENGINEERS - SURVEYORS
129N. Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
HERITAGE HOMES

THE COTTAGES OF BRYANT
WATER DETAILS
PRICKETT ROAD, BRYANT ,ARKANSAS

DATE:	9/23/2026	C.A.D. BY:	DRAWING NUMBER: 26-0288
REVISED:		CHECKED BY:	
SHEET:	C-3.2	SCALE:	

500	01S	14W	0	28		62	1664



NOTES:

1. THE CONTRACTOR SHALL PROVIDE ALL ITEMS NECESSARY TO CONNECT WITH ANY PART OF THE EXISTING SEWER SYSTEM THAT WILL REMAIN IN ORDER TO ESTABLISH A SATISFACTORY AND ACCEPTABLE SEWER SYSTEM.
2. CONTRACTOR TO CONSTRUCT ALL TRENCH EXCAVATION IN ACCORDANCE WITH ALL OSHA REGULATIONS (29 CFR CH.XVII, SUBPART B)
3. TRENCH SHALL BE EXCAVATED BELOW GRADE REQUIRED TO PROVIDE A MINIMUM 36" OF PIPE COVER.

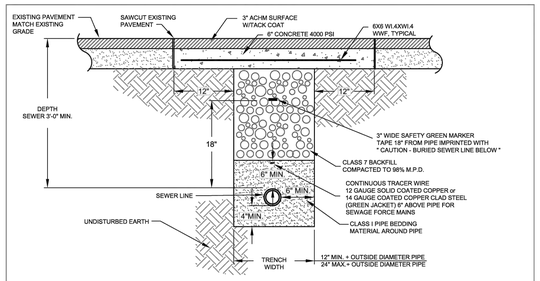
SEWER TRENCH

(NON-PAVED AREA)

CITY OF BRYANT, AR
WATER UTILITIES
210 S.W. 3rd. STREET
BRYANT, AR
PHONE: (501) 943-0488

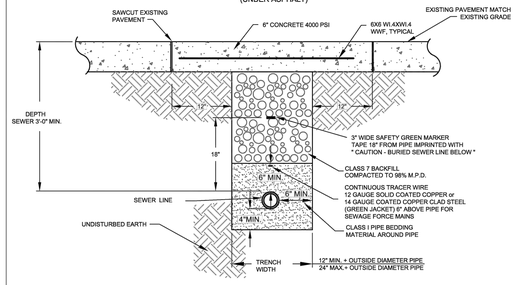
TITLE:	SEWER DETAILS	DATE: APRIL 2015	SHEET:
DESCRIPTION:	SEWER TRENCH (NON-PAVED AREA)	REVISED ----- ----- ----- -----	S1
DRAWN BY:	CHECKED BY:	FILE: S1-Sewer Trench (Non-Paved Area).dwg	

4/16/2015 10:56:04 AM



SEWER TRENCH

(UNDER ASPHALT)



SEWER TRENCH

(UNDER CONCRETE)

NOTES:

1. THE CONTRACTOR SHALL PROVIDE ALL ITEMS NECESSARY TO CONNECT WITH ANY PART OF THE EXISTING SEWER SYSTEM THAT WILL REMAIN IN ORDER TO ESTABLISH A SATISFACTORY AND ACCEPTABLE SEWER SYSTEM.
2. CONTRACTOR TO CONSTRUCT ALL TRENCH EXCAVATION IN ACCORDANCE WITH ALL OSHA REGULATIONS (29 CFR CH.XVII, SUBPART B)
3. TRENCH SHALL BE EXCAVATED BELOW GRADE REQUIRED TO PROVIDE A MINIMUM 36" OF PIPE COVER.

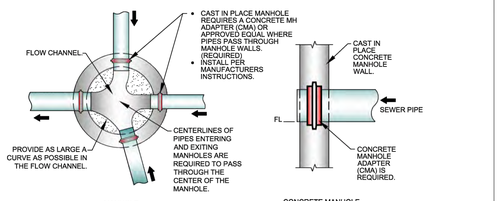
CITY OF BRYANT, AR
WATER UTILITIES
210 S.W. 3rd. STREET
BRYANT, AR
PHONE: (501) 943-0488

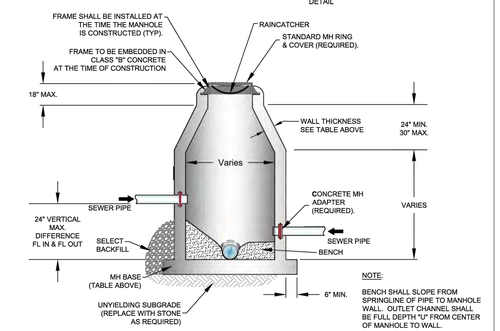
TITLE:	SEWER DETAILS	DATE: APRIL 2015	SHEET:
DESCRIPTION:	SEWER TRENCH (UNDER PAVEMENT)	REVISED ----- ----- ----- -----	S2
DRAWN BY:	CHECKED BY:	FILE: S2-Sewer Trench (Under Pavement).dwg	

4/16/2015 10:56:11 AM

Inside Diameter of Manhole	Minimum Wall Thickness	Base Thickness	Minimum Ring & Cover Size
4' DIA	6"	6"	24" (< or Equal to 24" Pipes)
5' DIA	8"	8"	
6' DIA	8"	12"	36" (> 24" Pipes)

MANHOLE INFORMATION TABLE





CAST-IN-PLACE MANHOLE

NOTE:

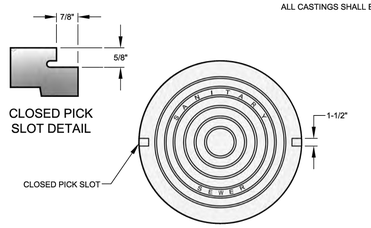
BENCH SHALL SLOPE FROM SPRINGLINE OF PIPE TO MANHOLE WALL. OUTLET CHANNEL SHALL BE FULL DEPTH "U" FROM CENTER OF MANHOLE TO WALL.

CITY OF BRYANT, AR
WATER UTILITIES
210 S.W. 3rd. STREET
BRYANT, AR
PHONE: (501) 943-0488

TITLE:	SEWER DETAILS	DATE: APRIL 2015	SHEET:
DESCRIPTION:	CAST-IN-PLACE MANHOLE	REVISED ----- ----- ----- -----	S4
DRAWN BY:	CHECKED BY:	FILE: S4-Cast In Place Manhole.dwg	

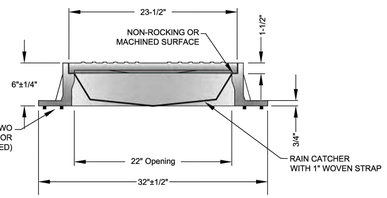
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ALL CASTINGS SHALL BE "MADE IN USA"



1. MINIMUM WEIGHT OF RING: 100 POUNDS
2. MINIMUM WEIGHT OF COVER: 110 POUNDS
3. COVERS ARE FURNISHED WITH TWO CLOSED PICK SLOTS.
4. CASTINGS SHALL BE "MADE IN USA"

* DIMENSIONAL TOLERANCES SHALL NOT EXCEED 1/16 INCH PER FOOT

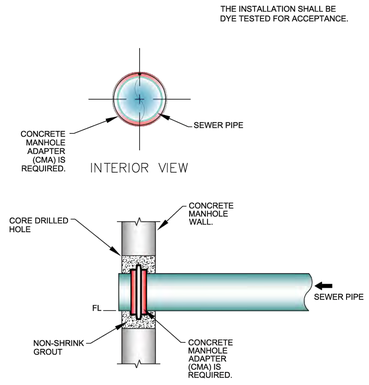


FRAME AND COVER DETAIL

CITY OF BRYANT, AR
WATER UTILITIES
210 S.W. 3rd. STREET
BRYANT, AR
PHONE: (501) 943-0488

TITLE:	SEWER DETAILS	DATE: APRIL 2015	SHEET:
DESCRIPTION:	MANHOLE FRAME AND COVER	REVISED ----- ----- ----- -----	S6
DRAWN BY:	CHECKED BY:	FILE: S6-Manhole Frame and Cover.dwg	

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MANHOLE CORING DETAILS

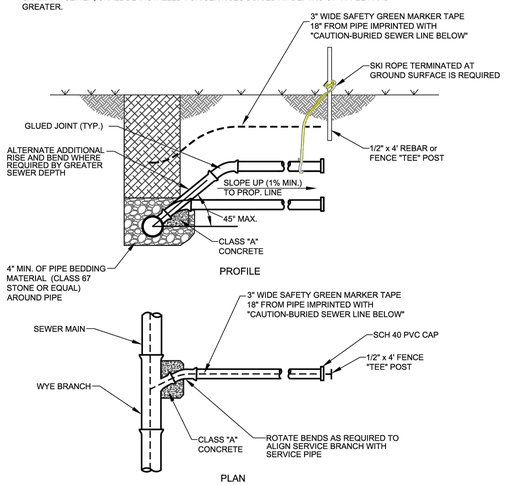
CITY OF BRYANT, AR
WATER UTILITIES
210 S.W. 3rd. STREET
BRYANT, AR
PHONE: (501) 943-0488

TITLE:	SEWER DETAILS	DATE: APRIL 2015	SHEET:
DESCRIPTION:	MANHOLE CORING	REVISED ----- ----- ----- -----	S11
DRAWN BY:	CHECKED BY:	FILE: S11-Manhole Coring.dwg	

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NOTES:

1. MODIFIED RISER LATERAL SHALL BE USED WHEN DEPTH OF COVER EXCEEDS 7'-0"
2. PLACE CLASS "A" CONCRETE UNDER EACH WYE BRANCH TO PREVENT CRACKING OR TWISTING UNDER EARTH LOADS.
3. SERVICE LATERAL STUBS SHALL TERMINATE AT LEAST 2 FEET INSIDE THE PROPERTY LINE BUT IN NO CASE SHALL THE SERVICE LATERAL STUB TERMINATE AT A DISTANCE LESS THAN 8 FEET FROM THE SANITARY SEWER MAIN.
4. BURY A 1/2" x 4' STEEL TEE FENCE POST AT END OF SERVICE LATERAL STUB AND BACKFILL TO FINISHED GRADE OF PROPERTY.
5. 4" DUCTILE IRON PIPE, LINED FOR SANITARY SEWER AND 4" DUCTILE IRON M.J. FITTINGS, LINED FOR SANITARY SEWER, SHALL BE INSTALLED FOR SERVICES BURIED AT DEPTHS OF 14 FEET AND GREATER.



SEWER SERVICE LATERAL

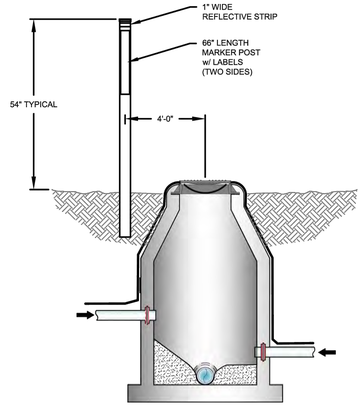
CITY OF BRYANT, AR
WATER UTILITIES
210 S.W. 3rd. STREET
BRYANT, AR
PHONE: (501) 943-0488

TITLE:	SEWER DETAILS	DATE: APRIL 2015	SHEET:
DESCRIPTION:	SEWER SERVICE LATERAL	REVISED ----- ----- ----- -----	S15
DRAWN BY:	CHECKED BY:	FILE: S15-Sewer Service Lateral.dwg	

4/16/2015 10:58:06 AM

NOTES:

1. SEWER LINE MARKERS SHALL BE TRI-VIEW MARKING SYSTEM BY RHINO MARKING AND PROTECTION SYSTEMS OR CARSONITE INTERNATIONAL DUAL-SIDED UTILITY MARKER (CIB-380).
2. THE UPPERMOST PORTION OF THE CARSONITE MARKER SHALL BE MADE OF VISIBILITY ENHANCER (CVE-360).
3. TRI-VIEW MARKERS DO NOT REQUIRE VISIBILITY ENHANCERS.
4. AN ADDITIONAL WHITE 1" WIDE REFLECTIVE TAPE (3M OR EQUAL) SHALL BE PLACED AROUND THE FULL CIRCUMFERENCE OF THE TOP OF THE MARKER.



SEWER MARKER

CITY OF BRYANT, AR
WATER UTILITIES
210 S.W. 3rd. STREET
BRYANT, AR
PHONE: (501) 943-0488

TITLE:	SEWER DETAILS	DATE: APRIL 2015	SHEET:
DESCRIPTION:	SEWER MARKER	REVISED ----- ----- ----- -----	S24
DRAWN BY:	CHECKED BY:	FILE: S24-Sewer Marker.dwg	

4/16/2015 10:59:01 AM

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
NO. 20876
SAJJAD ZAMZIDUL ISLAM

CERTIFICATE OF AUTHORIZATION
HOPE CONSULTING, INC.
No. 1197
ARKANSAS

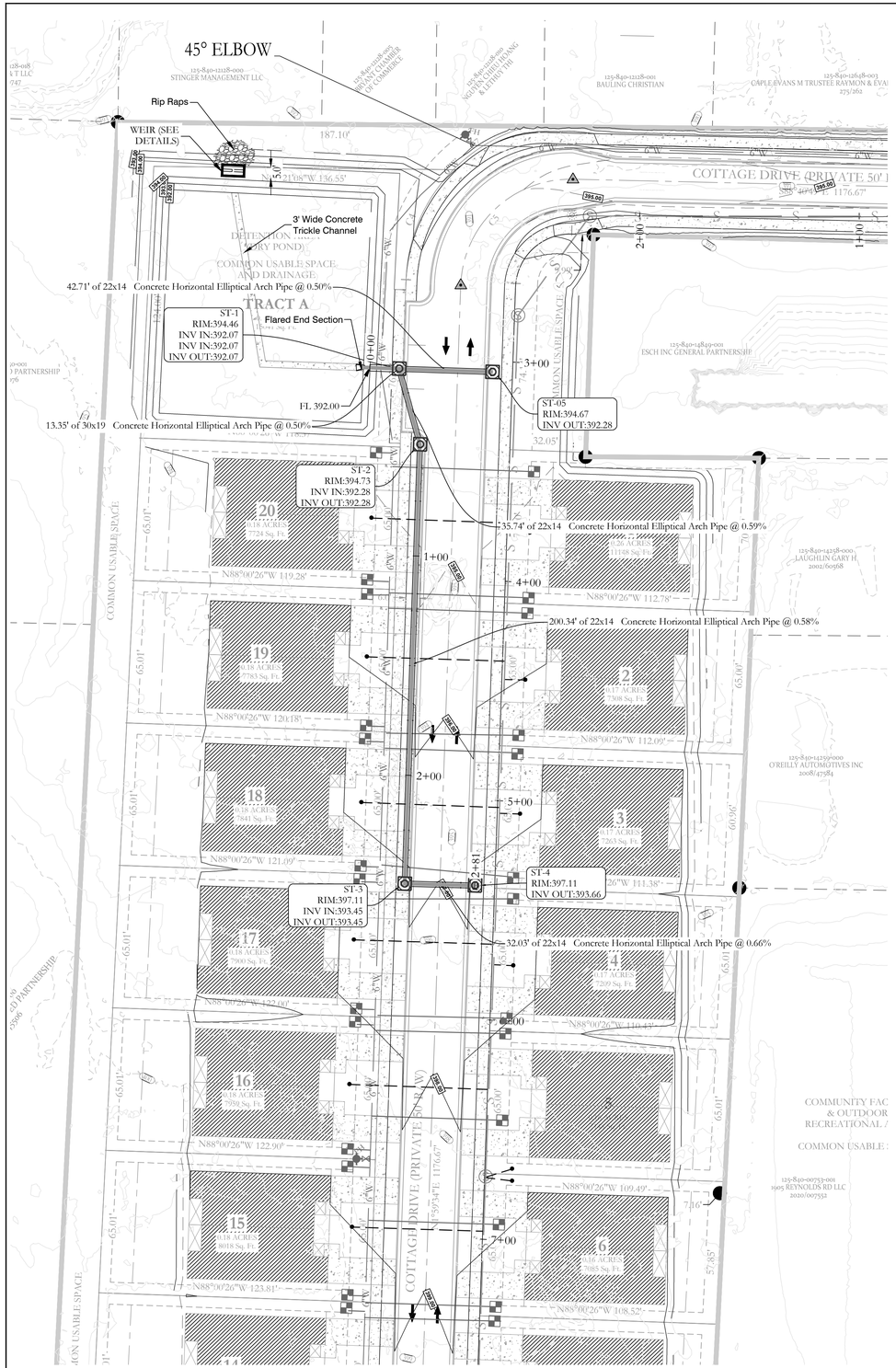
HOPE CONSULTING
ENGINEERS - SURVEYORS
129N. Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

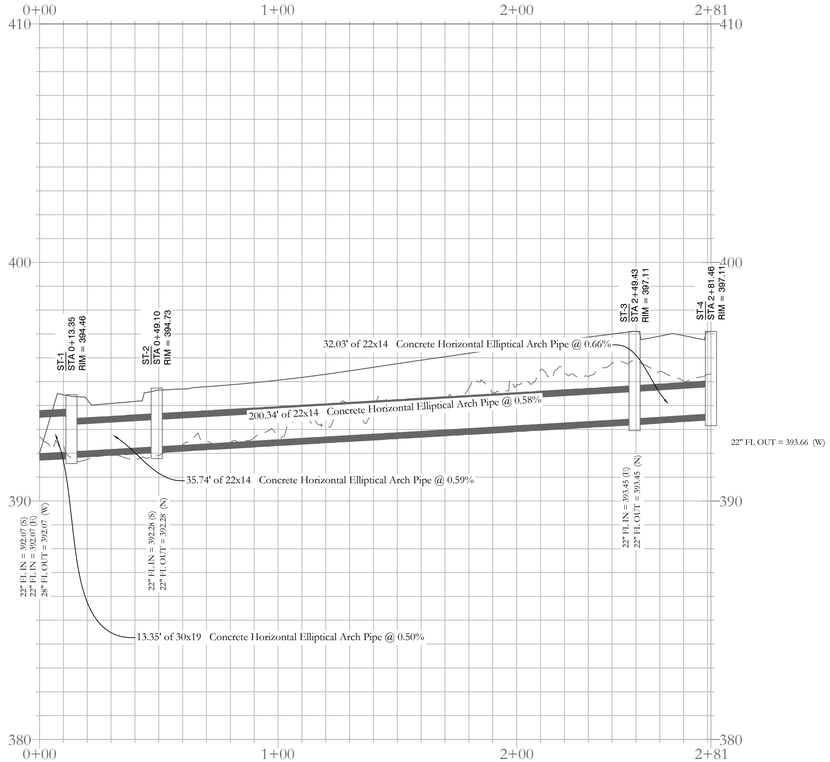
FOR USE AND BENEFIT OF:
HERITAGE HOMES

THE COTTAGES OF BRYANT
SEWER DETAILS
PRICKETT ROAD, BRYANT ,ARKANSAS

DATE:	9/23/2026	C.A.D. BY:	DRAWING NUMBER:
REVISED:		CHECKED BY:	26-0288
SHEET:	C-3.3	SCALE:	

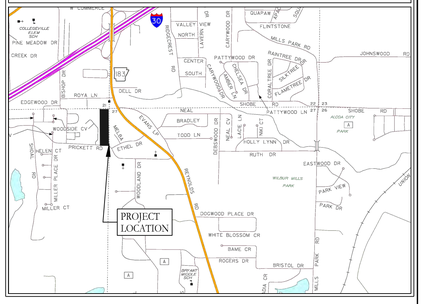
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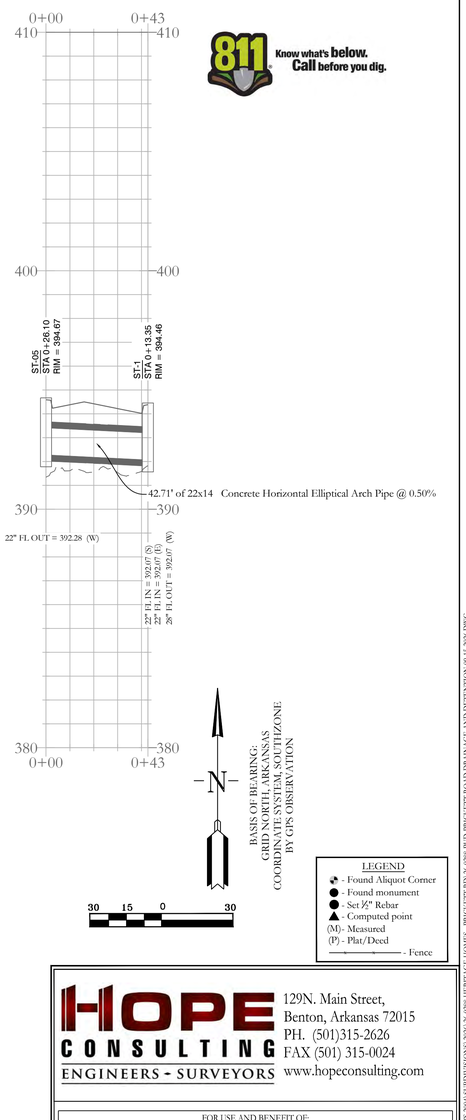




VERTICAL SCALE : 1"=6'
HORIZONTAL SCALE : 1"=60'

VICINITY MAP:





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

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

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

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

STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER NO. 20076 KAZI TAWZIDUL ISLAM

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

FOR USE AND BENEFIT OF:
HERITAGE HOMES

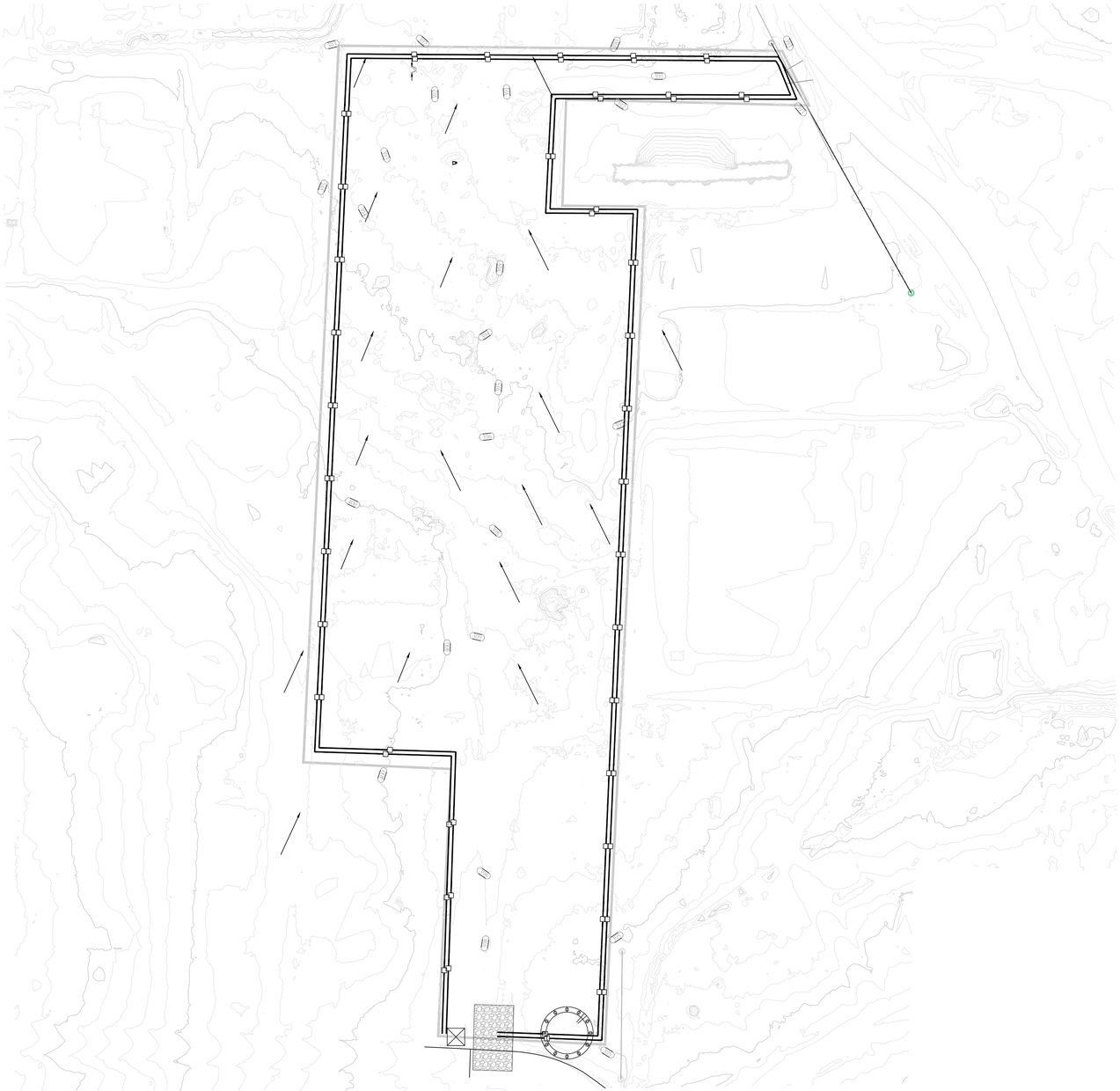
THE COTTAGES OF BRYANT
DRAINAGE PLAN & PROFILE

PRICKETT ROAD, BRYANT ,ARKANSAS

DATE:	9/23/2026	C.A.D. BY:	DRAWING NUMBER:
REVISED:		CHECKED BY:	26-0288
SHEET:	C-4.1	SCALE:	

500	01S	14W	0	28		62	1664

I:\SHARED\HOPECONSULTING\LAND PROJECTS\2026\26-0288 HERITAGE HOMES - PRICKETT RD 26-0288 PUD BRICKETT ROAD DRAINAGE AND DETENTION 09-15-2026.DWG



PRE-CONSTRUCTION PHASE OR
INITIAL PHASE

EROSION CONTROL CONSTRUCTION PHASES

PRE-CONSTRUCTION:

1. INSTALL SILT FENCES AROUND THE PROJECT SITE.
2. ESTABLISH A CONSTRUCTION ENTRANCE TO CONTROL SITE ACCESS AND MINIMIZE DISTURBANCE.
3. MAINTAIN EXISTING DRAINAGE SWALES.

CONSTRUCTION:

1. INSTALL CONCRETE WASHOUT AREAS.
2. CONSTRUCT RIP-RAP CHECK DAMS FOR EROSION CONTROL.
3. MAINTAIN SILT FENCES THROUGHOUT CONSTRUCTION.

POST-CONSTRUCTION:

1. SEED OR SOD AND MULCH DISTURBED AREAS TO STABILIZE SOIL.
2. MAINTAIN SILT FENCES UNTIL VEGETATION IS FULLY ESTABLISHED.
3. REPAIR OR REPLACE DAMAGED BMPS WITHIN 3 BUSINESS DAYS OR BEFORE THE NEXT RAIN EVENT.

SWPPP SPECIFIC NOTES

1. ALL DEVELOPMENT SHALL COMPLY WITH CITY OF BRYANT AND ADEQ ARR150000 STORMWATER PERMIT REQUIREMENTS.

2. INSTALL SILT FENCE AS SHOWN ON THE PLANS; ADD ADDITIONAL FENCING WHERE HEAVY RUNOFF MAY OCCUR. CONTRACTOR SHALL INSPECT AND INSTALL SUPPLEMENTAL MEASURES AS NEEDED TO CONTAIN RUNOFF.

3. CONSTRUCT RIP-RAP CHECK DAMS PER ADEQ REQUIREMENTS. LOCATIONS SHOWN ARE APPROXIMATE; ADD ADDITIONAL CHECK DAMS AS SITE CONDITIONS REQUIRE.

4. MAINTAIN CONSTRUCTION ENTRANCES/EXITS TO PREVENT TRACKING OF MUD ONTO PUBLIC RIGHTS-OF-WAY.

5. IMPLEMENT ADDITIONAL EROSION-CONTROL MEASURES AS NECESSARY BASED ON SITE CONDITIONS.

6. CONTRACTOR SHALL UTILIZE ACCEPTED BEST MANAGEMENT PRACTICES (BMPS) FOR ALL SEDIMENT AND RUNOFF CONTROL MEASURES.

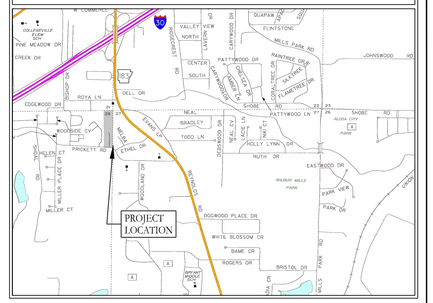
INSPECTION AND MAINTENANCE PLAN

QUALIFIED PERSONNEL MUST INSPECT ALL DISTURBED AREAS AT LEAST ONCE EVERY 7 DAYS, AND ALSO WITHIN 24 HOURS AFTER ANY STORM OF ≥ 0.5 IN.

DESCRIBE PROCEDURES TO KEEP THE FOLLOWING IN GOOD AND EFFECTIVE OPERATING CONDITION:

- VEGETATION
- EROSION & SEDIMENT CONTROL MEASURES
- ANY OTHER PROTECTIVE MEASURES LISTED IN THE SITE PLAN

VICINITY MAP:



SEQUENCE OF CONSTRUCTION PLAN

Step	Activity	ESC/Control Measures	Notes
1	Install temporary ESC	Silt fence, construction entrance, riprap	Must be installed before any land disturbing activity
2	Site Clearing	Maintain temporary ESC, protect sensitive areas	Limit disturbance to only necessary areas
3	Final Grading / Slope Stabilization	Temporary ESC still in place	Install permanent measures where needed
4	Permanent Control Installation	Permanent pond structures, spillway, riprap, ditches	Remove temporary ESC only after permanent controls installed and stabilized
5	Vegetation / Stabilization	Permanent seeding / sod	Stabilize slopes and disturbed areas as soon as possible
6	Monitoring & Maintenance	Weekly inspections, repair damaged ESC measures	Follow SWPPP inspection schedule (every 7 days or after rain ≥0.5")
7	Site Final Stabilization	Confirm 80% vegetative cover or equivalent permanent measures	Required before filing Notice of Termination (NOT)
8	Project Completion / Termination	Remove temporary measures, submit NOT	Only after full stabilization

(Reference: Bryant Stormwater Management Manual,Sections 1104.4.1-1104.4.7)

SILT FENCE MATERIAL: IT SHALL BE GEOTEXTILE FABRIC (ASTM D4632), MINIMUM 3 FT HEIGHT, HAVING 10 FT MAXIMUM SPACING WITH STEEL WIRE SUPPORT FENCE.

SILT FENCE NOTE:

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

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

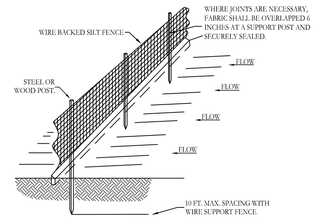
3.) SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

4.) USE ONLY WIRE BACKED SILT FENCE.

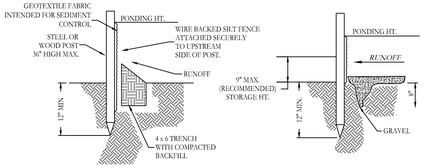
5.) IF THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER SHALL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

6.) ALL SILT FENCES SHALL BE PLACED AS CLOSE TO THE EXISTING CONTOUR AS POSSIBLE TO PREVENT CONCENTRATED FLOWS.

7.) SILT FENCES SHALL BE REMOVED AFTER THEY HAVE SERVED THEIR PURPOSE, AND ONLY AFTER ALL UPSLOPE DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.



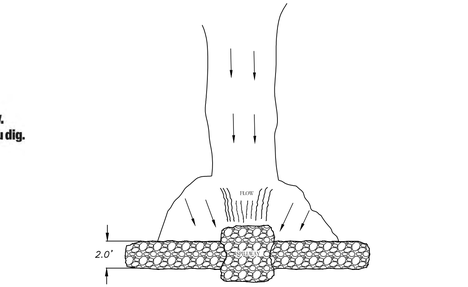
SILT FENCE



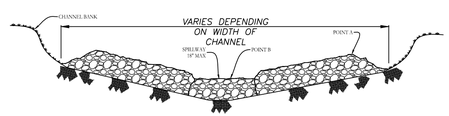
STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

ALTERNATE DETAIL
TRENCH WITH GRAVEL

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



CHECK DAM



VIEW LOOKING UPSTREAM

NOTES:

1.) POINT "A" MUST BE HIGHER THAN POINT "B" (SPILLWAY HEIGHT)
2.) PLACE RIP-RAP BARRIER PERPENDICULAR TO THE FLOW WITH TIGHT GROUPING.
USE LOOSE ROCK OR AGGREGATE PLACED OVER SOIL SURFACES, BROKEN CONCRETE IS NOT ACCEPTABLE
STRAW, ROCKS, OR FILTER FABRIC TO FILL ANY GAPS AND TAMP BACKFILL MATERIAL TO PREVENT EROSION OR FLOW AROUND THE DAM.
3.) USE CLEAN CRUSHED STONE OR COBBLE IN A SMALLER GRADATION IN CHECK DAM.
4.) SPILLWAY HEIGHT SHALL NOT EXCEED 18"-24".
5.) INSPECT AFTER EACH SIGNIFICANT STORM, MAINTAIN AND REPAIR PROMPTLY.

EROSION CONTROL NOTES

- A COPY OF THE SWPPP MUST BE KEPT ON-SITE AT ALL TIMES.
- THE CONTRACTOR SHALL NOT BEGIN SOIL-DISTURBING ACTIVITIES UNTIL ALL PERIMETER CONTROLS ARE INSTALLED.
- THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS AND DRAINAGE PATTERNS BEFORE CLEARING BEGINS.
- ALL EXISTING VEGETATION WHICH ARE DESIGNATED TO REMAIN SHALL BE PROJECTED.
- THE CONTRACTOR SHALL ENSURE ALL EROSION CONTROL MATERIALS AND SUPPLIES ARE ON-SITE BEFORE DISTURBANCE BEGINS.
- ALL EXISTING DRAINAGE CHANNELS, CULVERTS, AND CONVEYANCES MUST BE PROTECTED FROM SEDIMENTATION.
- ALL DOWNSTREAM RECEIVING WATERS MUST BE PROTECTED PRIOR TO STARTING WORK.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER BEFORE REMOVING OR ALTERING ANY EXISTING EROSION CONTROL FEATURES ON SITE.
- ALL STORM DRAINS INLETS HAVE TO BE PROTECTED PRIOR TO DISTURBANCE IN THEIR DRAINAGE AREA.
- ANY DEFICIENCIES IN EROSION CONTROL MEASURES MUST BE REPORT TO THE ENGINEER IMMEDIATELY AND CORRECT THEM BEFORE PROCEEDING.

ERC LEGEND

SITE POSTING

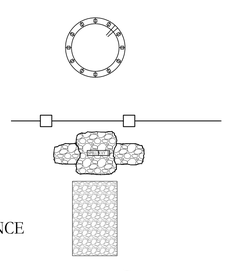
CONC. WASHOUT

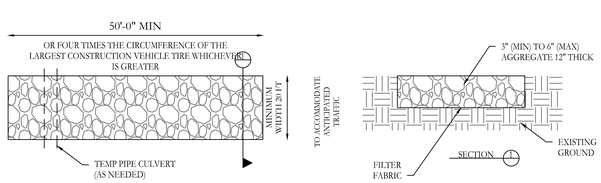
SILT FENCE

RIP RAP CHECK DAM

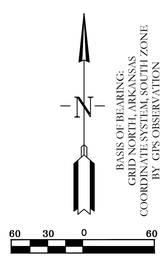
CONSTRUCTION ENTRANCE

FLOW ARROW





STABILIZED CONSTRUCTION ENTRANCE
N.T.S



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

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
NO. 23078
KAZI TAMZIDUL ISLAM

CERTIFICATE OF AUTHORIZATION
HOPE CONSULTING, INC.
No. 1911
ARKANSAS

HOPE CONSULTING ENGINEERS - SURVEYORS
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www.hopeconsulting.com

FOR USE AND BENEFIT OF:
HERITAGE HOMES

THE COTTAGES OF BRYANT
EROSION CONTROL PLAN-1
PRICKETT ROAD, BRYANT ,ARKANSAS

DATE:	9/23/2026	C.A.D. BY:	DRAWING NUMBER:
REVISED:		CHECKED BY:	26-0288
SHEET:	C-6.1	SCALE:	

500	01S	14W	0	28		62	1664

I:\SURVEY\HOPE CONSULTING LAND PROJECTS 2026\SUBDIVISIONS 2026\26-0288 HERITAGE HOMES - PRICKETT RD\26-0288 PRICKETT ROAD DRAINAGE AND DETENTION 09-15-2026.DWG



EROSION CONTROL CONSTRUCTION PHASES

PRE-CONSTRUCTION:

1. INSTALL SILT FENCES AROUND THE PROJECT SITE.
2. ESTABLISH A CONSTRUCTION ENTRANCE TO CONTROL SITE ACCESS AND MINIMIZE DISTURBANCE.
3. MAINTAIN EXISTING DRAINAGE SWALES.

CONSTRUCTION:

1. INSTALL CONCRETE WASHOUT AREAS.
2. CONSTRUCT RIP-RAP CHECK DAMS FOR EROSION CONTROL.
3. MAINTAIN SILT FENCES THROUGHOUT CONSTRUCTION.

POST-CONSTRUCTION:

1. SEED OR SOD AND MULCH DISTURBED AREAS TO STABILIZE SOIL.
2. MAINTAIN SILT FENCES UNTIL VEGETATION IS FULLY ESTABLISHED.
3. REPAIR OR REPLACE DAMAGED BMPS WITHIN 3 BUSINESS DAYS OR BEFORE THE NEXT RAIN EVENT.

SWPPP SPECIFIC NOTES

1. ALL DEVELOPMENT SHALL COMPLY WITH CITY OF BRYANT AND ADEQ ARR150000 STORMWATER PERMIT REQUIREMENTS.

2. INSTALL SILT FENCE AS SHOWN ON THE PLANS; ADD ADDITIONAL FENCING WHERE HEAVY RUNOFF MAY OCCUR. CONTRACTOR SHALL INSPECT AND INSTALL SUPPLEMENTAL MEASURES AS NEEDED TO CONTAIN RUNOFF.

3. CONSTRUCT RIP-RAP CHECK DAMS PER ADEQ REQUIREMENTS. LOCATIONS SHOWN ARE APPROXIMATE; ADD ADDITIONAL CHECK DAMS AS SITE CONDITIONS REQUIRE.

4. MAINTAIN CONSTRUCTION ENTRANCES/EXITS TO PREVENT TRACKING OF MUD ONTO PUBLIC RIGHTS-OF-WAY.

5. IMPLEMENT ADDITIONAL EROSION-CONTROL MEASURES AS NECESSARY BASED ON SITE CONDITIONS.

6. CONTRACTOR SHALL UTILIZE ACCEPTED BEST MANAGEMENT PRACTICES (BMPS) FOR ALL SEDIMENT AND RUNOFF CONTROL MEASURES.

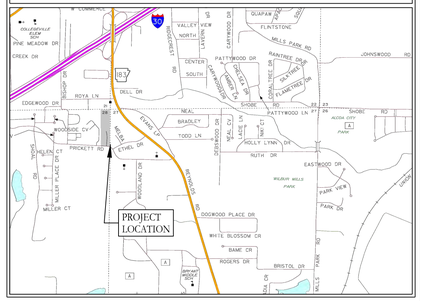
INSPECTION AND MAINTENANCE PLAN

QUALIFIED PERSONNEL MUST INSPECT ALL DISTURBED AREAS AT LEAST ONCE EVERY 7 DAYS, AND ALSO WITHIN 24 HOURS AFTER ANY STORM OF ≥ 0.5 IN.

DESCRIBE PROCEDURES TO KEEP THE FOLLOWING IN GOOD AND EFFECTIVE OPERATING CONDITION:

- VEGETATION
- EROSION & SEDIMENT CONTROL MEASURES
- ANY OTHER PROTECTIVE MEASURES LISTED IN THE SITE PLAN

VICINITY MAP:



SEQUENCE OF CONSTRUCTION PLAN

Step	Activity	ESC/Control Measures	Notes
1	Install temporary ESC	Silt fence, construction entrance, riprap	Must be installed before any land disturbing activity
2	Site Clearing	Maintain temporary ESC, protect sensitive areas	Limit disturbance to only necessary areas
3	Final Grading / Slope Stabilization	Temporary ESC still in place	Install permanent measures where needed
4	Permanent Control Installation	Permanent pond structures, spillway, riprap, ditches	Remove temporary ESC only after permanent controls installed and stabilized
5	Vegetation / Stabilization	Permanent seeding / sod	Stabilize slopes and disturbed areas as soon as possible
6	Monitoring & Maintenance	Weekly inspections, repair damaged ESC measures	Follow SWPPP inspection schedule (every 7 days or after rain ≥0.5")
7	Site Final Stabilization	Confirm 80% vegetative cover or equivalent permanent measures	Required before filing Notice of Termination (NOT)
8	Project Completion / Termination	Remove temporary measures, submit NOT	Only after full stabilization

(Reference: Bryant Stormwater Management Manual,Sections 1104.4.1-1104.4.7)

SILT FENCE MATERIAL: IT SHALL BE GEOTEXTILE FABRIC (ASTM D4632), MINIMUM 3 FT HEIGHT, HAVING 10 FT MAXIMUM SPACING WITH STEEL WIRE SUPPORT FENCE.

SILT FENCE NOTE:

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

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

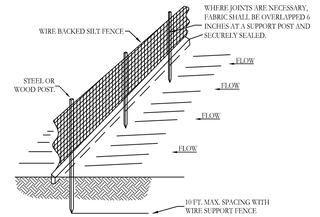
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4.) USE ONLY WIRE BACKED SILT FENCE.

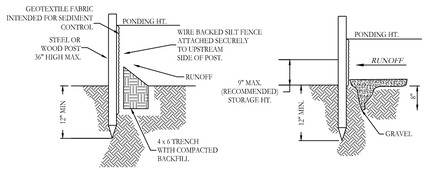
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6.) ALL SILT FENCES SHALL BE PLACED AS CLOSE TO THE EXISTING CONTOUR AS POSSIBLE TO PREVENT CONCENTRATED FLOWS.

7.) SILT FENCES SHALL BE REMOVED AFTER THEY HAVE SERVED THEIR PURPOSE, AND ONLY AFTER ALL UPSLOPE DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.



SILT FENCE



STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

ALTERNATE DETAIL
TRENCH WITH GRAVEL

EROSION CONTROL NOTES

- ALL DOWNSLOPE AND SIDESLOPE PERIMETER CONTROLS (SILT FENCE, STRAW BALES, BERMS) MUST BE INSTALLED BEFORE ANY LAND-DISTURBING ACTIVITIES BEGIN.
- ANY DISTURBED AREA WHERE CONSTRUCTION ACTIVITIES CEASE FOR MORE THAN 14 DAYS SHALL BE TEMPORARILY STABILIZED USING MULCH, MATTING, SEED, OR OTHER APPROVED STABILIZATION MEASURES.
- SEDIMENT-TRAPPING DEVICES MUST BE INSTALLED AT ALL POINTS WHERE RUNOFF EXITS THE SITE TO PREVENT SEDIMENT FROM LEAVING THE PROJECT AREA.
- QUALIFIED PERSONNEL MUST INSPECT ALL EROSION AND SEDIMENT CONTROLS EVERY 7 DAYS AND WITHIN 24 HOURS OF A RAINFALL EVENT OF 0.5 INCHES OR GREATER.
- DAMAGED SILT FENCES, WASHED-OUT BERMS, CLOGGED INLETS, OR ERODED CHANNELS MUST BE REPAIRED IMMEDIATELY AFTER EACH INSPECTION.
- A STABILIZED CONSTRUCTION ENTRANCE MUST BE USED AT ALL SITE ACCESS POINTS AND MAINTAINED REGULARLY TO PREVENT MUD TRACKING ONTO PUBLIC ROADS. STREET SWEEPING SHALL OCCUR DAILY AS NEEDED.
- UNPAVED SURFACES AND DISTURBED AREAS SHALL BE WATERED OR COVERED TO PREVENT WIND-BLOWN DUST AND SOIL LOSS.
- SLOPES STEEPER THAN 3H:1V REQUIRE STABILIZATION USING EROSION CONTROL BLANKETS, MATS, OR TURF REINFORCEMENT. NO SLOPE MAY EXCEED 2H:1V WITHOUT ENGINEERED STABILIZATION.
- SEDIMENT BASINS AND TRAPS MUST BE REGULARLY CLEANED OUT WHEN SEDIMENT REACHES ONE-HALF OF THE DESIGN DEPTH.
- ANY SPILL OF OIL OR HAZARDOUS SUBSTANCES ABOVE REPORTABLE QUANTITIES MUST BE REPORTED TO REGULATORY AGENCIES AND RECORDED AS REQUIRED.
- ALL EROSION AND SEDIMENT CONTROL DEVICES MUST REMAIN IN PLACE AND FUNCTIONAL THROUGHOUT ALL PHASES OF CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED.
- ADDITIONAL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AS REQUIRED, BASED ON SITE-SPECIFIC CONDITIONS.
- ALL DISTURBED AREAS LEFT IDLE FOR 14 DAYS OR LONGER SHALL BE TREATED WITH TEMPORARY VEGETATION AND MULCHING.

CHECK DAM

VIEW LOOKING UPSTREAM

NOTES:

1) POINT 'A' MUST BE HIGHER THAN POINT 'B' (SPILLWAY HEIGHT)
2) PLACE RIP-RAP BARRIER PERPENDICULAR TO THE FLOW WITH TIGHT GROUPING.
USE LOOSE ROCK OR AGGREGATE PLACED OVER SOIL SURFACES, BROKEN CONCRETE IS NOT ACCEPTABLE
STRAW, ROCKS, OR FILTER FABRIC TO FILL ANY GAPS AND TAMP BACKFILL MATERIAL TO PREVENT EROSION OR FLOW AROUND THE DAM.
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ERC LEGEND

SITE POSTING

CONC. WASHOUT

SILT FENCE

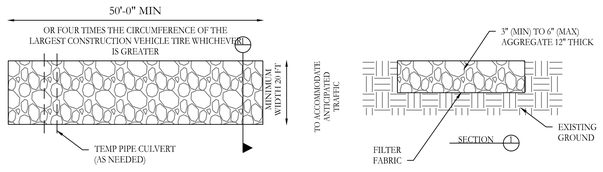
RIP RAP CHECK DAM

CONSTRUCTION ENTRANCE

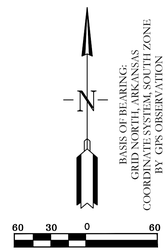
FLOW ARROW

CONSTRUCTION PHASE

LEGEND
BOC = TOP OF BACK OF CURB
FG = FINISHED GRADE
EG = EXISTING GRADE
SW = TOP OF SIDEWALK
T/AS = TOP OF ASPHALT



STABILIZED CONSTRUCTION ENTRANCE
N.T.S







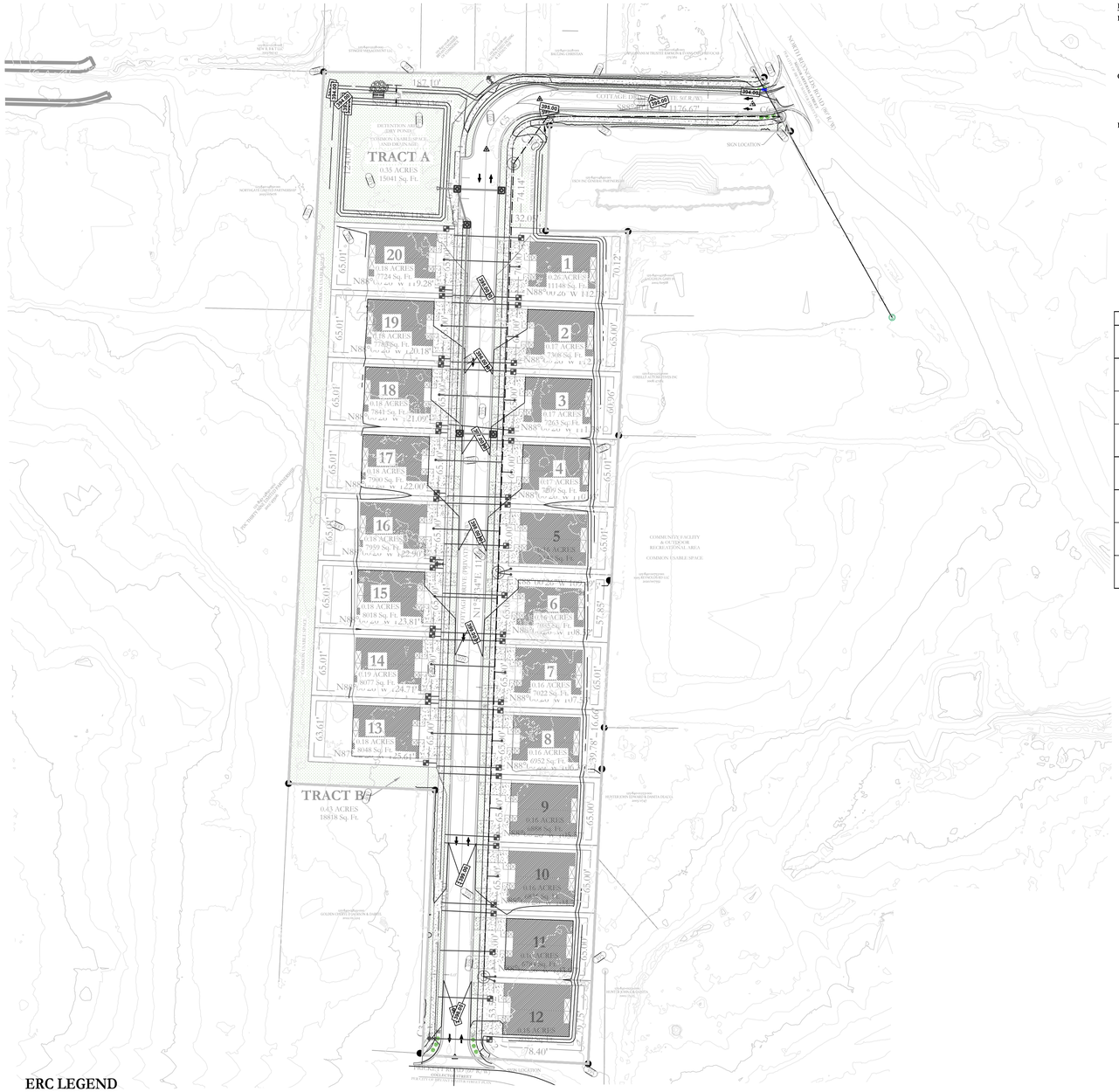
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FOR USE AND BENEFIT OF:
HERITAGE HOMES

THE COTTAGES OF BRYANT
EROSION CONTROL PLAN-2
PRICKETT ROAD, BRYANT ,ARKANSAS

DATE:	9/23/2026	C.A.D. BY:	DRAWING NUMBER:
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ERC LEGEND

SITE POSTING

CONC. WASHOUT

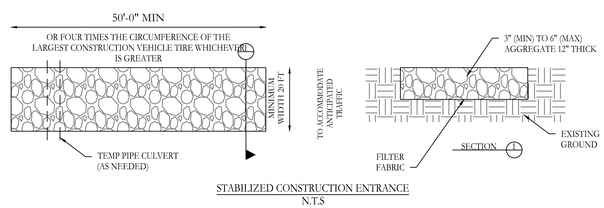
SILT FENCE

RIP RAP CHECK DAM

CONSTRUCTION ENTRANCE

FLOW ARROW

POST-CONSTRUCTION PHASE



STABILIZED CONSTRUCTION ENTRANCE
N.T.S

EROSION CONTROL CONSTRUCTION PHASES

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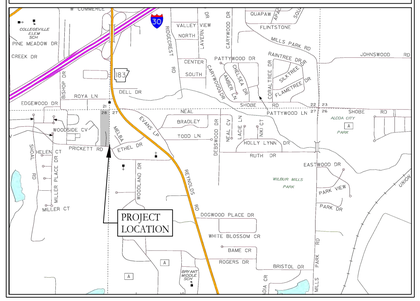
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VICINITY MAP:

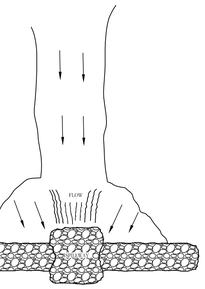


SEQUENCE OF CONSTRUCTION PLAN

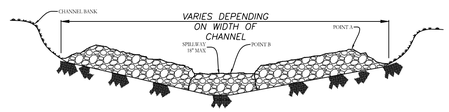
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(Reference: Bryant Stormwater Management Manual,Sections 1104.4.1-1104.4.7)

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



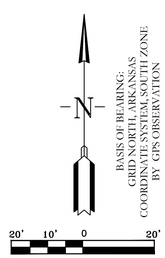
PLAN CHECK DAM



VIEW LOOKING UPSTREAM

NOTES:

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SILT FENCE MATERIAL: IT SHALL BE GEOTEXTILE FABRIC (ASTM D4632), MINIMUM 3 FT HEIGHT, HAVING 10 FT MAXIMUM SPACING WITH STEEL WIRE SUPPORT FENCE.

SILT FENCE NOTE:

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

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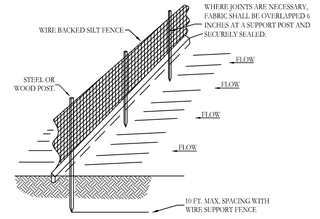
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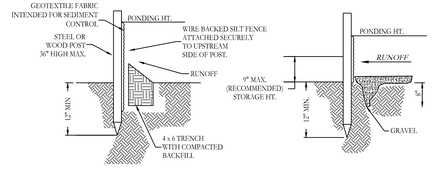
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SILT FENCE



STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

ALTERNATE DETAIL
TRENCH WITH GRAVEL

EROSION CONTROL NOTES

- ALL EXPOSED SOIL AREAS MUST ACHIEVE A UNIFORM 80% VEGETATIVE COVER OR EQUIVALENT PERMANENT STABILIZATION BEFORE THE PROJECT CAN BE CONSIDERED COMPLETE.
- TEMPORARY BMPS (E.G., SILT FENCES, STRAW BALES, SEDIMENT BASINS) MUST BE REMOVED ONLY AFTER UPSTREAM AREAS ARE PERMANENTLY STABILIZED.
- ANY AREAS DISTURBED DURING THE REMOVAL OF TEMPORARY CONTROL MEASURES MUST BE RE-GRADED, SEEDED, AND STABILIZED IMMEDIATELY.
- ALL PERMANENT DRAINAGE CHANNELS, DITCHES, AND CONVEYANCE SYSTEMS MUST BE COMPLETED AND STABILIZED (VEGETATED OR ARMORED) TO PREVENT POST-CONSTRUCTION EROSION.
- INLET PROTECTION SHOULD REMAIN IN PLACE UNTIL SURROUNDING DRAINAGE AREAS ACHIEVE FINAL STABILIZATION AND NO LONGER CONTRIBUTE SEDIMENT.
- INSPECTIONS MUST CONTINUE UNTIL THE NOTICE OF TERMINATION (NOT) IS APPROVED. INSPECT MONTHLY OR AFTER MAJOR STORM EVENTS TO VERIFY STABILIZATION EFFECTIVENESS.
- ANY ACCUMULATED SEDIMENT IN STORMWATER PONDS, SWALES, OR CHANNELS MUST BE REMOVED TO RESTORE DESIGN CAPACITY.
- STREAM BUFFERS, CHANNELS, AND WETLANDS MUST BE RESTORED TO PRE-CONSTRUCTION CONDITION AND PROTECTED FROM FUTURE EROSION.

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

CERTIFICATE OF AUTHORIZATION
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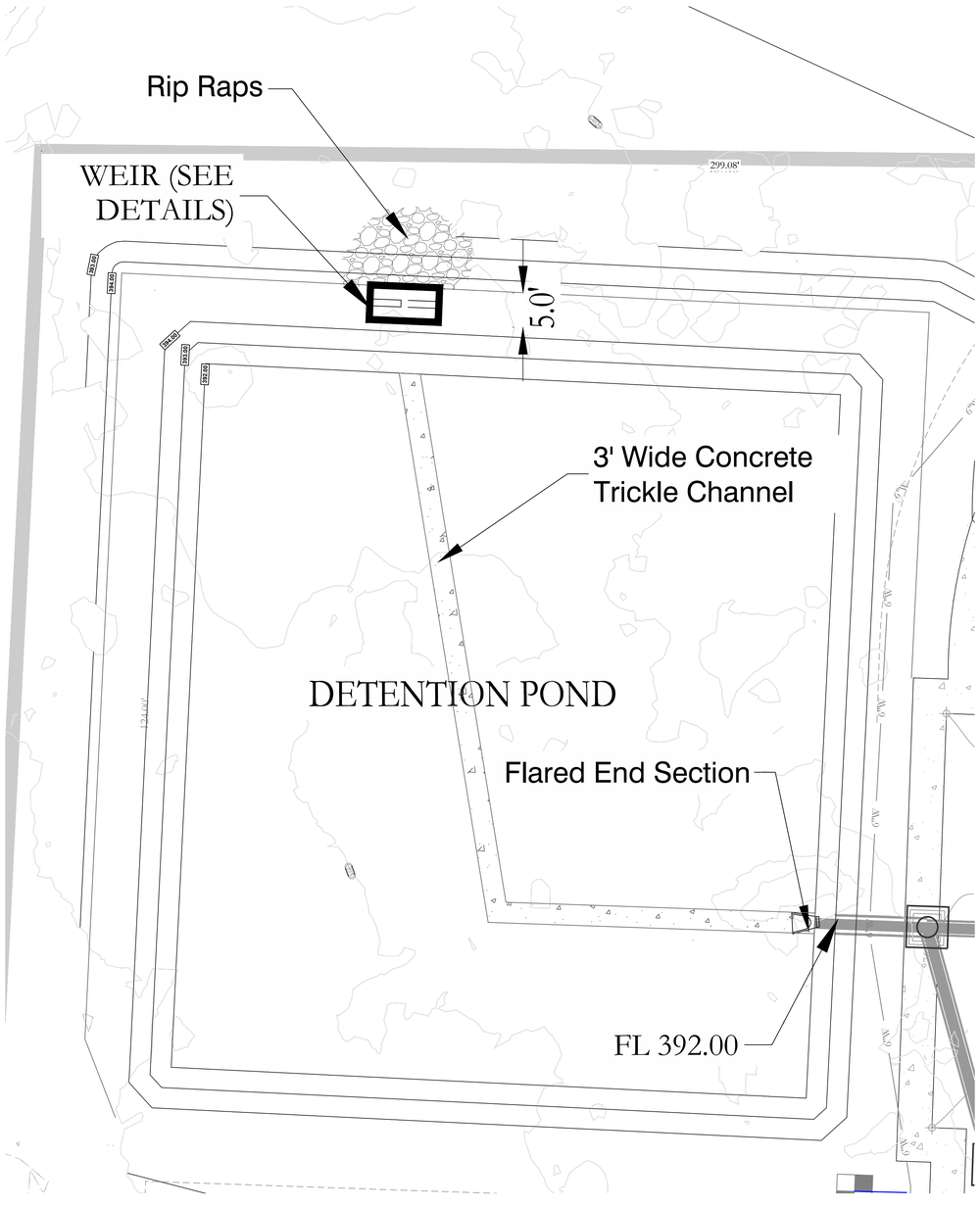
FOR USE AND BENEFIT OF:
HERITAGE HOMES

THE COTTAGES OF BRYANT
EROSION CONTROL PLAN-3

PRICKETT ROAD, BRYANT ,ARKANSAS

DATE:	9/23/2026	C.A.D. BY:		DRAWING NUMBER:	
REVISED:		CHECKED BY:		26-0288	
SHEET:	C-5.3	SCALE:			

500	01S	14W	0	28		62	1664



DETENTION POND

DETENTION POND MAINTENANCE PLAN

Background
The Detention pond is located at the North West of the subjected property. It is designed to temporarily detain stormwater to meet water quantity criteria before discharging off the property.

Routine Maintenance
Routine maintenance will include but not be limited to:
-Mowing of the bank slopes and area around the pond on a monthly basis during the growing season and as needed during the cooler months.

-The outlet pipe from the pond and other areas will be inspected monthly for debris which could inhibit the proper flow of discharge. Any debris will be removed immediately and disposed of or placed in a location to prevent future maintenance and to not cause impact up or downstream of the structure.

-Trash will be removed from around the pond to prevent entering the pond. Generally, the site should be kept free of loose trash which could be carried off site by wind or rain.

-Inspect the pond and outlet pipe for non-routine maintenance need.

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

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

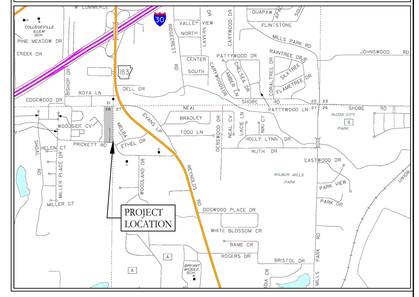
-Sediment from the site may accumulate in the pond bottom and reduce the pond to below design volume requirements. The pond should be excavated if the pond bottom elevation reached a level that allows excessive aquatic growth or reduces the pond efficiency such, that the sediments are passing the discharge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

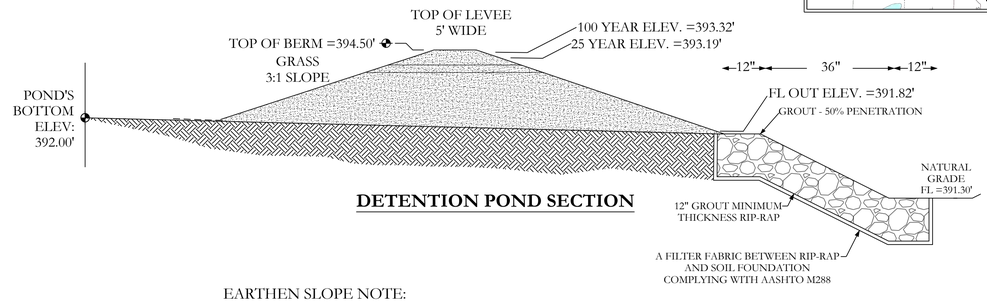
-Stabilization or re-grading of side slopes may be required periodically or after excessive rain events. Any disturbance of slopes should be reseeded or may require installation of erosion control materials until seeding can reestablish adequate grasses to prevent future erosion.

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

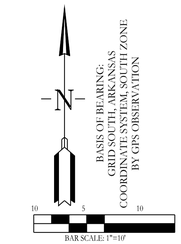
811 Know what's below. Call before you dig.

VICINITY MAP:





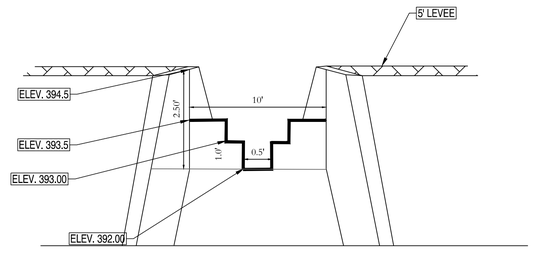
DETENTION POND SECTION



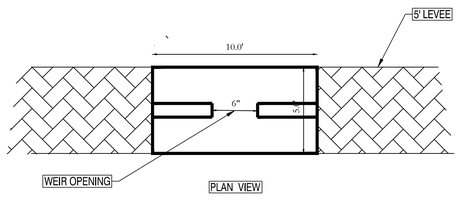
EARTHEN SLOPE NOTE:
EARTHEN DETENTION POND SLOPES ON BOTH THE INTERIOR AND EXTERIOR OF THE POND SHALL HAVE A MAXIMUM SLOPE OF 3:1.

NOTE:
1. DETENTION POND WILL BE REQUIRED TO BE STABILIZED WITH SOLID SOD/SEED STABILIZATION PER THE STORM WATER MANAGEMENT MANUAL.

2. DETENTION POND WILL HAVE A 5' WIDE LEVEE.



FRONT VIEW



PLAN VIEW

POND WEIR

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

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

FOR USE AND BENEFIT OF:
HERITAGE HOMES

THE COTTAGES OF BRYANT
DETENTION POND
PRICKETT ROAD, BRYANT ,ARKANSAS

DATE: 9/23/2026	C.A.D. BY:	DRAWING NUMBER:	
REVISED:	CHECKED BY:	26-0288	
SHEET: C-6.0	SCALE:		

500	01S	14W	0	28		62	1664	

H:\SURVEY\JOBS\PROJECTS 2004\SURVISIONS\2026\26-0288 HERITAGE HOMES - PRICKETT RD\26-0288 PLT\D PRICKETT ROAD DRAINAGE AND DETENTION 09-15-2026.DWG