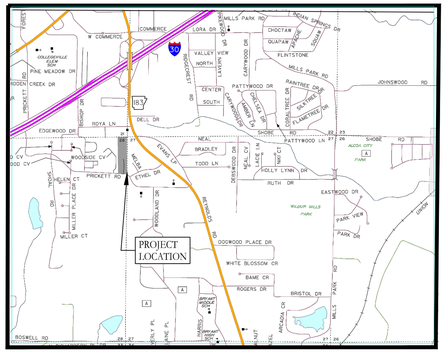
CONSTRUCTION PLANS
PROPOSED RESIDENTIAL DEVELOPMENT

PRICKETT RD, BRYANT , AR


PROJECT LOCATION
W COMMERCE
COMMERCE
LORA DR
MILLS PARK RD
CHOCTAW
QUAPAW
FLINTSTONE
VALLEY VIEW
NORTH
CENTER
SOUTH
PATTYWOOD DR
RANTREE DR
JOHNSWOOD RD
EDGEWOOD DR
NOVA LN
BELL DR
NEAL
BRADLEY
TODD LN
SHORE
PATTYWOOD LN
ALCOA CITY PARK
HOLLY LYNN DR
RUTH DR
EASTWOOD DR
WILSON MILLS PARK
PARK VIEW
PARK DR
WOODWOOD PLACE DR
WHITE BLOSSOM CR
BAME CIR
ROGERS DR
BRISTOL DR
WILLIS PARK RD
PRICKETT RD
WOODSIDE CV
HIDDEN CREEK DR
PINE MEADOW DR
COLLEGEVILLE CLUB DEAN
WILLER PLACE
WILLER CT
HELEN CT
TROY DR
WILLIS DR
WOODLAND DR
BOSWELL RD
ROBINSON
ROBINSON PARK
ROBINSON PARK
ROBINSON PARK

125-840-12128-018
NEW B, B & T LLC
2013/69747

125-840-12128-000
STINGER MANAGEMENT LLC

125-840-12128-005
BRYANT CHAMBER OF COMMERCE

125-840-12128-010
NGUYEN CHIEU HOANG & LETHUY TH

125-840-12128-001
BAULING CHRISTIAN

125-840-12648-003
CAPLE EVANS M TRUSTEE RAYMON & EVANS CAPLE REVOCAB
275/262

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

ADA RAMP

COTTAGE DRIVE (PRIVATE 50' R/W)
S88°40'49"E 1176.67'

SIGN LOCATION

ADA RAMP

N

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

30' 15' 0 30'

TRACT A
0.35 ACRES
15041 Sq. Ft.

DETENTION AREA

125-840-14849-001
ESCH INC GENERAL PARTNERSHIP

125-840-14850-001
NORTHGATE LIMITED PARTNERSHIP
2025/016076

TRACT C
COMMON USABLE SPACE

NOTES:

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

20
0.18 ACRES
7724 Sq. Ft.

19
0.18 ACRES
7783 Sq. Ft.

18
0.18 ACRES
7841 Sq. Ft.

17
0.18 ACRES
7900 Sq. Ft.

16
0.18 ACRES
7959 Sq. Ft.

15
0.18 ACRES
8018 Sq. Ft.

14
0.19 ACRES
8077 Sq. Ft.

13
0.18 ACRES
8048 Sq. Ft.

TRACT B
0.43 ACRES
18818 Sq. Ft.

1
0.26 ACRES
11148 Sq. Ft.

2
0.17 ACRES
7308 Sq. Ft.

3
0.17 ACRES
7263 Sq. Ft.

4
0.17 ACRES
7209 Sq. Ft.

5
0.16 ACRES
7148 Sq. Ft.

6
0.16 ACRES
7085 Sq. Ft.

7
0.16 ACRES
7022 Sq. Ft.

8
0.16 ACRES
6952 Sq. Ft.

9
0.16 ACRES
6888 Sq. Ft.

10
0.16 ACRES
6836 Sq. Ft.

11
0.16 ACRES
6784 Sq. Ft.

12
0.18 ACRES
8039 Sq. Ft.

COMMON USABLE SPACE

COMMUNITY FACLITY
& OUTDOOR
RECREATIONAL AREA

COMMON USABLE SPACE

125-840-14258-000
LAUGHLIN GARY H
2002/60568

125-840-14259-000
O'REILLY AUTOMOTIVES INC
2008/47584

125-840-00753-001
1905 REYNOLDS RD LLC
2020/007552

125-840-01253-000
HUNTER JOHN EDWARD & DANITA DEALVA
2003/11747

125-840-01251-000
HUNTER JOHN E & DANITA
2002/25415

125-840-14849-000
GOLDEN CHERYL D JACKSON & DARRYL
2022/014424

125-840-14850-000
PDC THIRTY NINE LIMITED PARTNERSHIP
2012/45506

PRICKETT ROAD (60' R/W)
COLLECTOR STREET
PER CITY OF BRYANT MASTER STREET PLAN

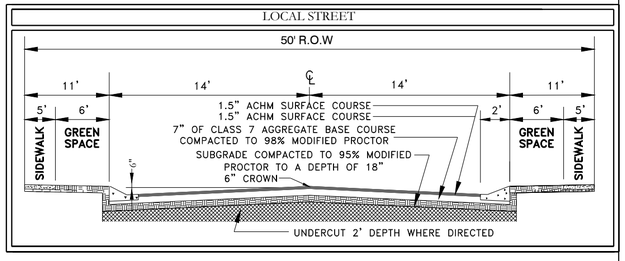
SIGN LOCATION

STREET CENTERLINE

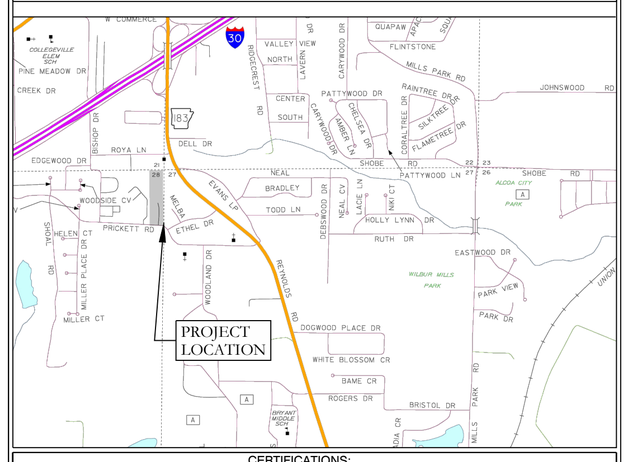
STREET RIGHT OF WAY

TYPICAL LOT
SETBACKS & EASEMENTS
NTS

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

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

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

FOR USE AND BENEFIT OF:
HERITAGE HOMES, LLC

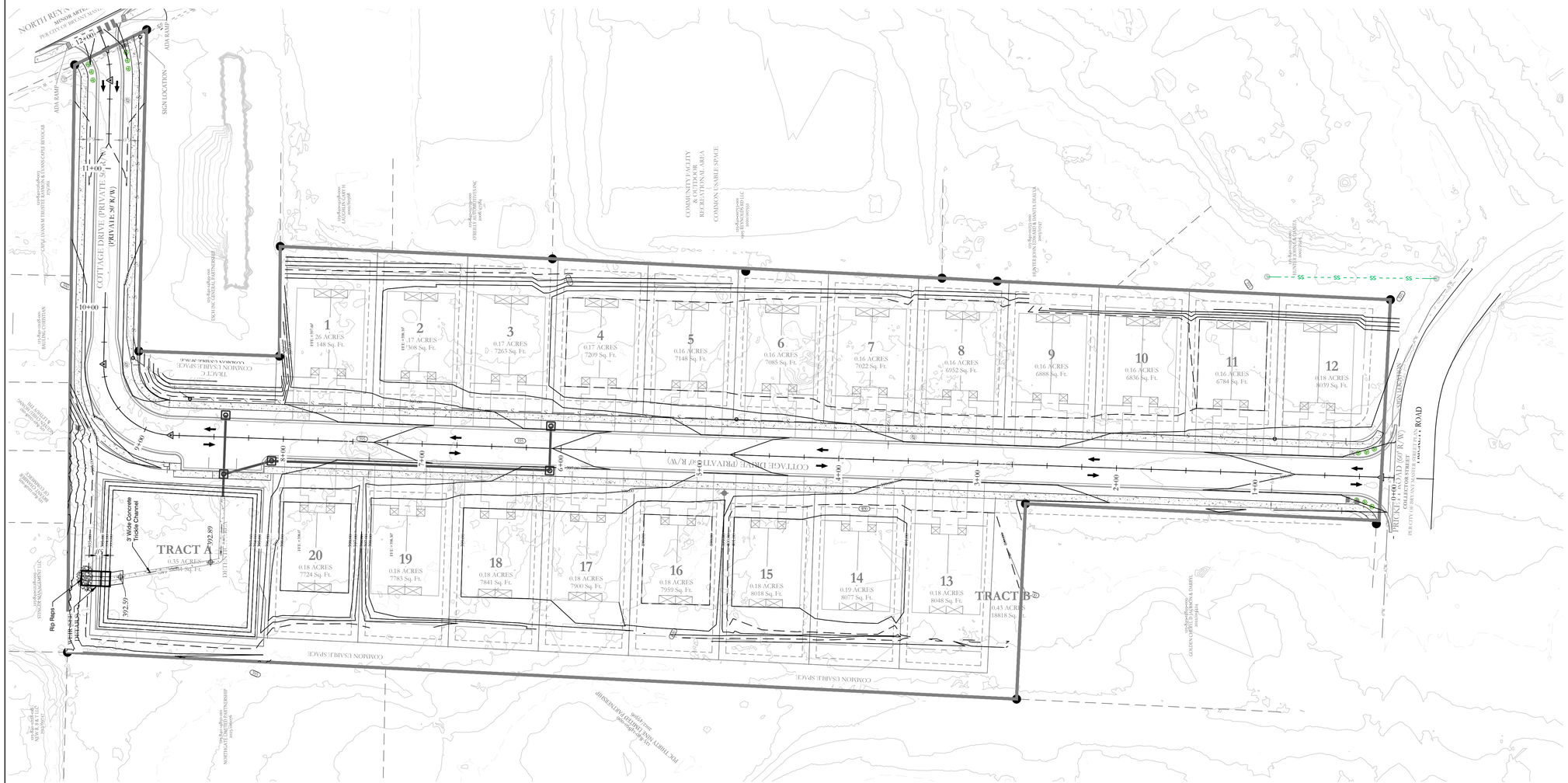
PLANNED UNIT DEVELOPMENT (PUD)
THE COTTAGES OF BRYANT

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

DATE:	09-23-2026	C.A.D. BY:	GPW	DRAWING NUMBER:				
REVISED:	10-21-2026	CHECKED BY:		26-0288				
SHEET:	C-1.0	SCALE:	1" = 30'					
500	01S	14W	0	28	110	62	1762	

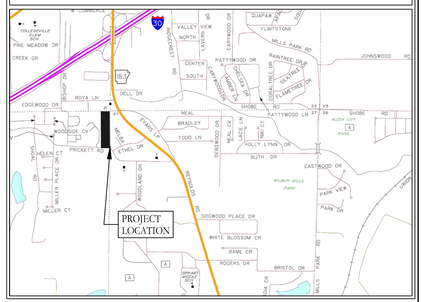
H:\Shared\Hope\Consulting\Land Projects 2\044\Subdivision\2026\26-0288 Heritage Homes - Prickett Rd\DWG\26-0288-PUD-08-17-26.dwg


Rip Raps
3' Wide Concrete Trickle Channel
TRACT A
0.95 ACRES
41411 Sq. Ft.
392.59
392.89
DETENTION AREA
COTTAGE DRIVE (PRIVATE 50' R/W)
(PRIVATE 30'R/W)
10+00
9+00
8+00
7+00
6+00
5+00
4+00
3+00
2+00
1+00
0+00
SIGN LOCATION
ADA RAMP
NORTH BRANCH ROAD (80' R/W)
NORTH BRANCH ROAD (80' R/W)
20
0.18 ACRES
7724 Sq. Ft.
N88°00'26"W 119.26'
19
0.18 ACRES
7783 Sq. Ft.
N88°00'26"W 120.18'
18
0.18 ACRES
7841 Sq. Ft.
N88°00'26"W 121.09'
17
0.18 ACRES
7900 Sq. Ft.
N88°00'26"W 122.00'
16
0.18 ACRES
7959 Sq. Ft.
N88°00'26"W 122.90'
15
0.18 ACRES
8018 Sq. Ft.
N88°00'26"W 123.81'
14
0.19 ACRES
8077 Sq. Ft.
N88°00'26"W 124.71'
13
0.18 ACRES
8048 Sq. Ft.
N87°22'20"W 125.61'
1
0.26 ACRES
11148 Sq. Ft.
N88°00'26"W 112.78'
2
0.17 ACRES
7308 Sq. Ft.
N88°00'26"W 112.09'
3
0.17 ACRES
7265 Sq. Ft.
N88°00'26"W 111.38'
4
0.17 ACRES
7209 Sq. Ft.
N88°00'26"W 110.48'
5
0.16 ACRES
7148 Sq. Ft.
N88°00'26"W 109.49'
6
0.16 ACRES
7085 Sq. Ft.
N88°00'26"W 108.52'
7
0.16 ACRES
7022 Sq. Ft.
N88°00'26"W 107.53'
8
0.16 ACRES
6952 Sq. Ft.
N88°00'26"W 106.36'
9
0.16 ACRES
6888 Sq. Ft.
N88°00'26"W 105.57'
10
0.16 ACRES
6836 Sq. Ft.
N88°00'26"W 104.77'
11
0.16 ACRES
6784 Sq. Ft.
N88°00'26"W 103.97'
12
0.18 ACRES
8039 Sq. Ft.
78.40'
TRACT B
0.43 ACRES
18818 Sq. Ft.
COMMUNITY FACILITY & OUTDOOR RECREATIONAL AREA
COMMON USABLE SPACE
COMMON USABLE SPACE
COMMON USABLE SPACE
COTTAGE DRIVE (PRIVATE 50' R/W)
PRICK 0+00
COLLECTOR STREET
PER CITY OF BRYANT MASTER STREET PLAN
PRICKETT ROAD
(60' R/W)
SIDEWALK
SIDEWALK
65.01'
65.00'
57.85'
79.75'
53.52'
370.50'
S5
S5
S5



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

VICINITY MAP:



GRADING PLAN NOTES

1. DESIGN CONTOURS SHOWN ARE FINISHED GRADE.
2. CLEAR AND GRUB AREAS OF THE SITE WHERE CUT OR FILL IS TO OCCUR.
3. FILL SHALL BE COMPACTED AT LEAST 98% OF THE MATERIALS MAXIMUM STANDARD PROCTOR DRY DENSITY.
4. THE MOISTURE CONTENT OF 1% BELOW TO 3% ABOVE THE OPTIMUM MOISTURE CONTENT.
5. SUB-GRADES SHALL BE PROOF-ROLLED WITH A LOADED DUMP TRUCK TO DETECT ZONES OF UNSUITABLE AND/OR EXCESSIVELY WET SOILS. IF PUMPING BEGINS, COMPACTION SHALL BE STOPPED IMMEDIATELY AND RESUMED ONLY WHEN THE MATERIAL IS SUFFICIENTLY DRY THAT PUMPING DOES NOT OCCUR.
6. ALL UNUSABLE SOILS SHALL BE USED ON SITE FOR FILL PURPOSES OUTSIDE THE AREAS OF BUILDING AND PAVEMENT CONSTRUCTION.
7. PROPER DRAINAGE SHALL BE MAINTAINED THROUGHOUT THE PROJECT SITE TO PREVENT THE INCREASE OF THE IN-SITU SOILS MOISTURE CONTENT.

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

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20076
RANDALL TAMZIDUL ISLAM

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

40 20 0 40

HOPE CONSULTING
ENGINEERS - SURVEYORS
129N. Main Street,
Benton, Arkansas 72015
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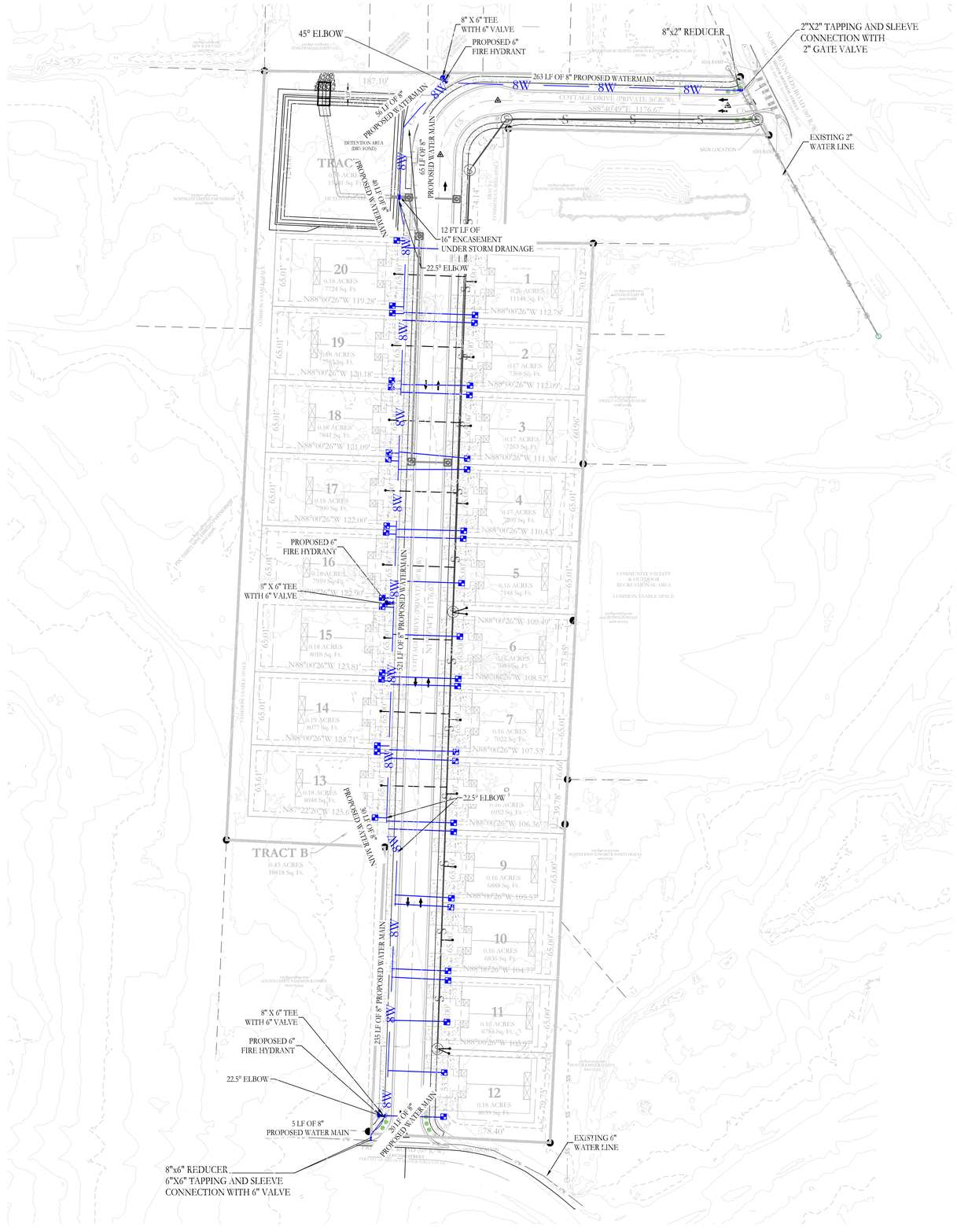
FOR USE AND BENEFIT OF:
HERITAGE HOMES

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

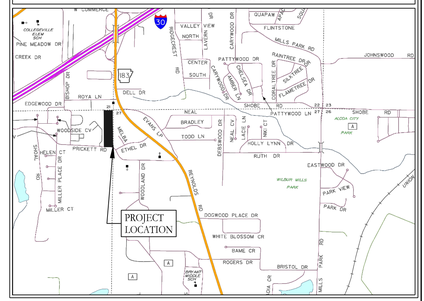
DATE:	9/23/2026	C.A.D. BY:	DRAWING NUMBER:
REVISED:	10-21-2026	CHECKED BY:	26-0288
SHEET:	C-1.2	SCALE:	

500	01S	14W	0	28		62	1664

SURBED HOPECONSULTING\LAND PROJECTS\2026\SURDIVISIONS\2026-026 HERITAGE HOMES - PRICKETT RD\DWG\26-026 PRICKETT RD.DWG - 10/13/2026 3:58 PM



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.
13. ALL WATER LINES CROSSINGS UNDER ANY STORM DRAIN SHALL BE STEEL ENCASES A MINIMUM OF 5 FEET EITHER SIDE OF THE STORM DRAIN.
14. THE ENGINEER OF RECORD TO PROVIDE INSPECTIONS ON CONSTRUCTION ACTIVITIES FOR WATER LINES.

STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER NO. 29876 KAZI TAWZIUL ISLAM

CERTIFICATE OF AUTHORIZATION HOPE CONSULTING, INC. No. 1011 ARKANSAS

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

HOPE CONSULTING ENGINEERS - SURVEYORS
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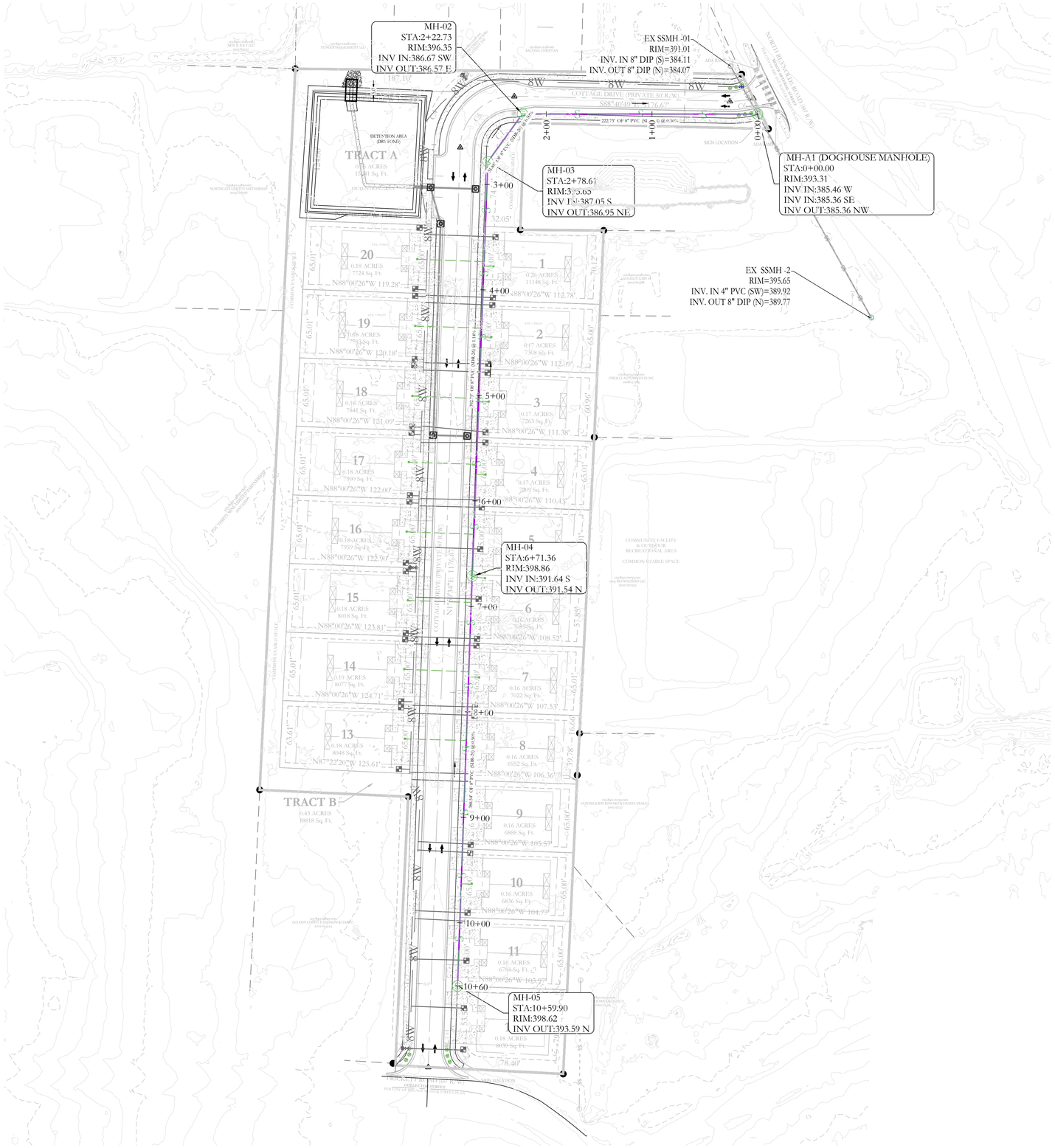
FOR USE AND BENEFIT OF:
HERITAGE HOMES

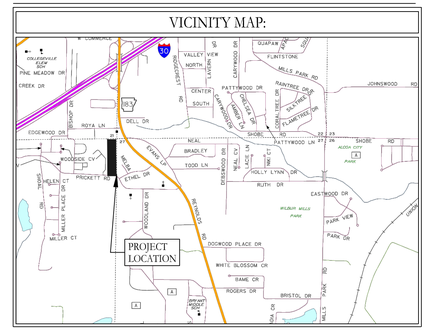
THE COTTAGES OF BRYANT
WATER PLAN
PRICKETT ROAD, BRYANT ,ARKANSAS

DATE:	09-23-2026	C.A.D. BY:		DRAWING NUMBER:	26-0288
REVISED:	10-21-2026	CHECKED BY:			
SHEET:	C-2.0	SCALE:			

500	01S	14W	0	28		62	1664

©THESE DRAWINGS AND PLANS ARE THE PROPERTY OF HOPE CONSULTING AND MAY NOT BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION OF HOPE CONSULTING. ALL RIGHTS RESERVED HOPECONSULTING:LAND PROJECTS:2026 SURVEYS:2026-26-028 HERITAGE HOMES - PRICKETT RD:DWG:C-2026-028 PRICKETT RD.DWG 09-15-2026.DWG

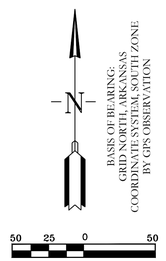




811 Know what's below. Call before you dig.

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 (EXCEPT FOR POTABLE WATER LINES) OR RELATED 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.
9. THE ENGINEER OF RECORD TO PROVIDE INSPECTIONS ON CONSTRUCTION ACTIVITIES FOR SEWER LINES.



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

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

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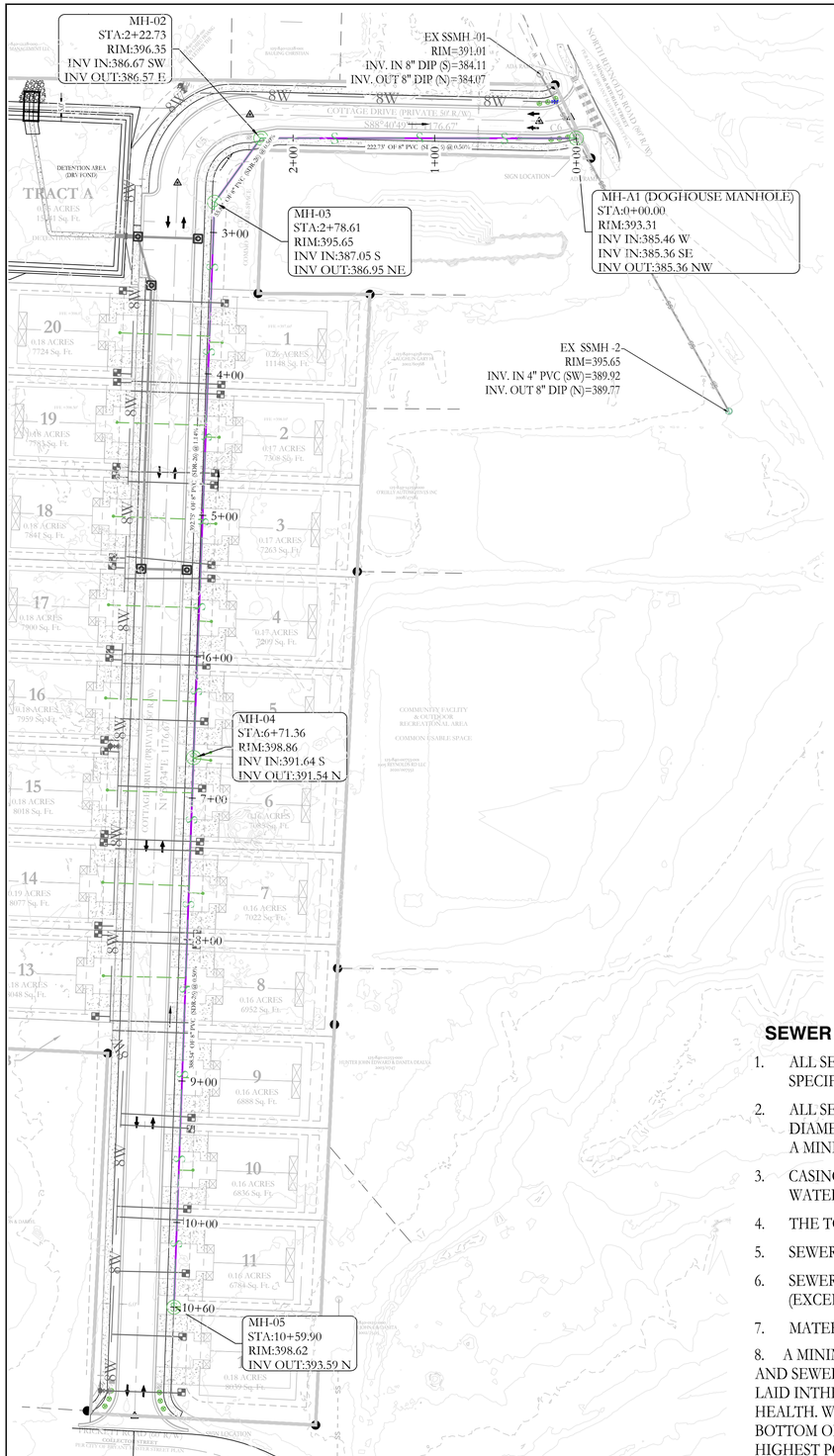
FOR USE AND BENEFIT OF:
HERITAGE HOMES

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

DATE:	09-23-2026	C.A.D. BY:	DRAWING NUMBER:
REVISED:	10-21-2026	CHECKED BY:	26-0288
SHEET:	C-2.1	SCALE:	

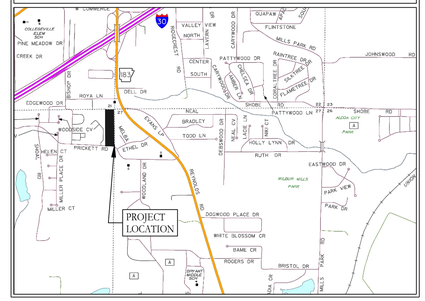
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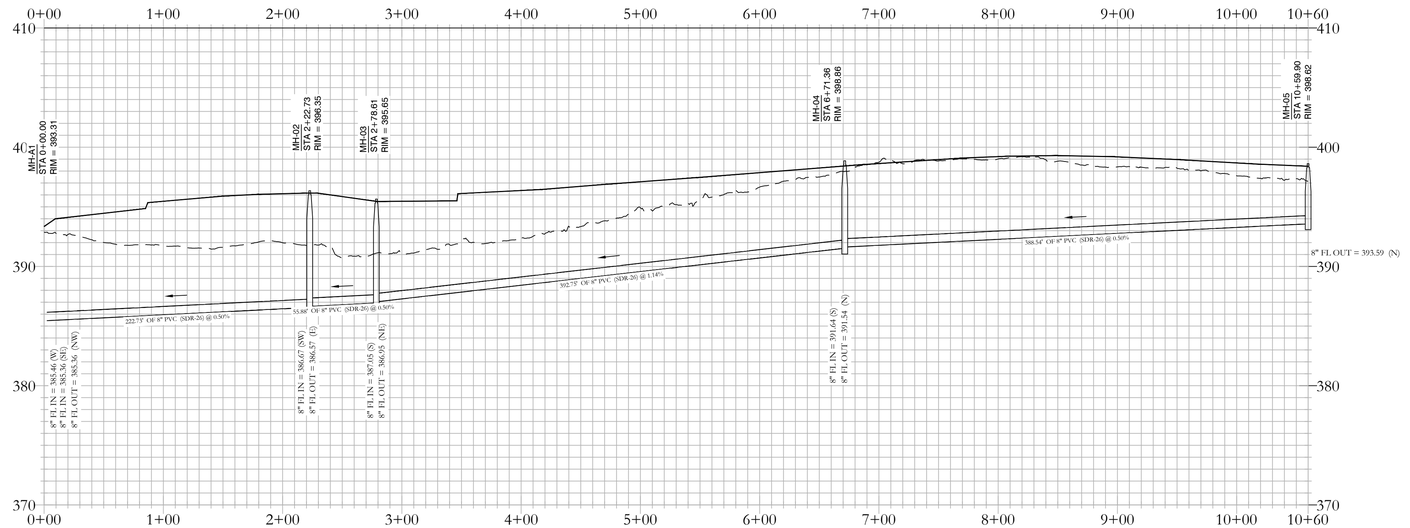
S:\SHARED\HOPE CONSULTING\LAND PROJECTS 2026\SEDIVISIONS\2026-26-038 HERITAGE HOMES - PRICKETT RD (DWG-26-038) PUD\PRICKETT ROAD DRAINAGE AND DETENTION 09-15-2026.DWG



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

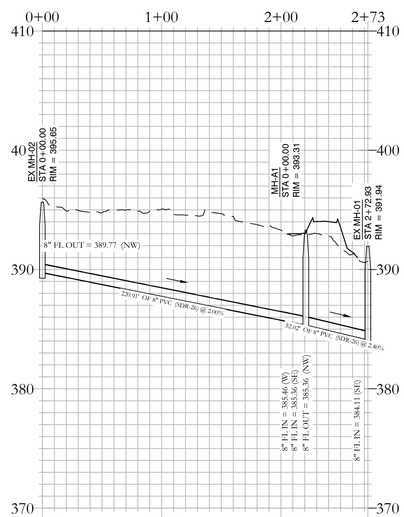
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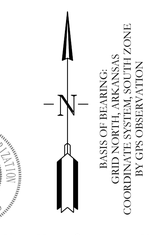


SEWER CONSTRUCTION NOTES:

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9. THE ENGINEER OF RECORD TO PROVIDE INSPECTIONS ON CONSTRUCTION ACTIVITIES FOR SEWER LINES.



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



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

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
NO. 20878
KAAL DAMZIDU ISIAH

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FOR USE AND BENEFIT OF:
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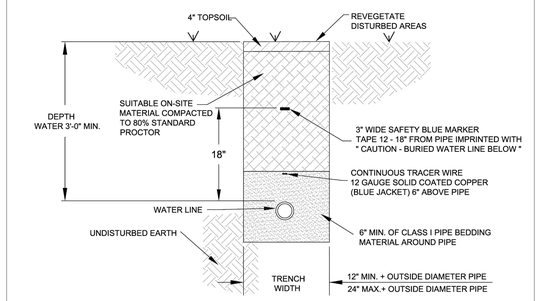
THE COTTAGES OF BRYANT
SEWER PLAN & PROFILE

PRICKETT ROAD, BRYANT ,ARKANSAS

DATE:	09-23-2026	C.A.D. BY:	DRAWING NUMBER:
REVISED:	10-21-2026	CHECKED BY:	26-0288
SHEET:	C-2.2	SCALE:	

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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.

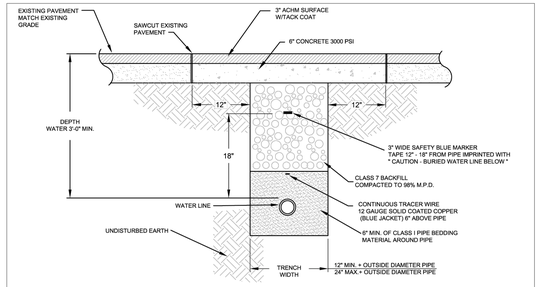
WATER MAIN TRENCH

(NON-PAVED AREA)

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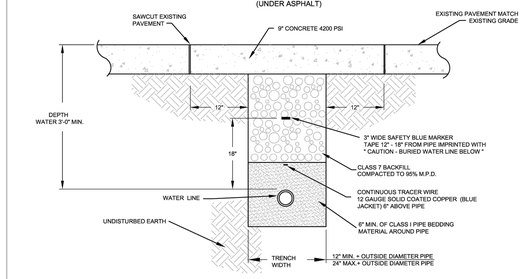
CITY OF BRYANT, AR
WATER UTILITIES
210 S.W. 3rd. STREET
BRYANT, AR
PHONE: (501) 943-0468

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



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.
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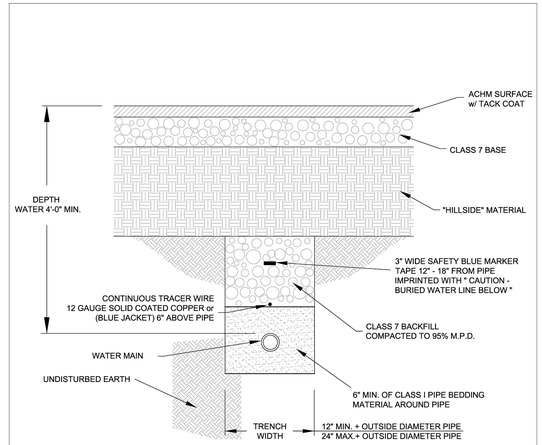
WATER MAIN TRENCH

(UNDER CONCRETE)

4/16/2015 11:45:00 AM

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

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



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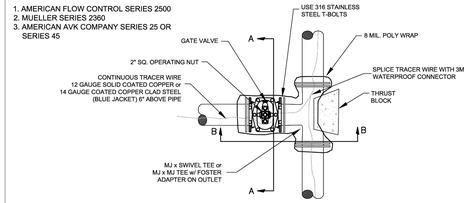
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CITY OF BRYANT, AR
WATER UTILITIES
210 S.W. 3rd. STREET
BRYANT, AR
PHONE: (501) 943-0468

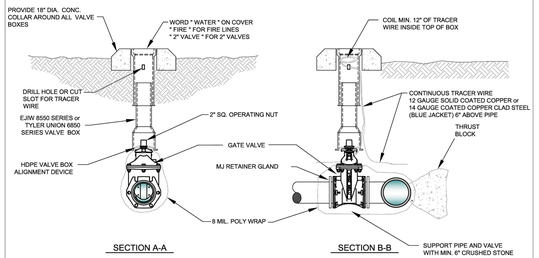
TITLE:	WATER DETAILS	DATE: APRIL 2015	SHEET:
DESCRIPTION:	WATER MAIN INSTALLATION PRIOR TO ROADWAY CONSTRUCTION	REVISED ---- ---- ---- ----	W3
DRAWN BY:	CHECKED BY:	FILE: W3-Water Main Installation Prior to Roadway Const.dwg	

PERMITTED VALVES

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



PLAN



SECTION A-A SECTION B-B

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"

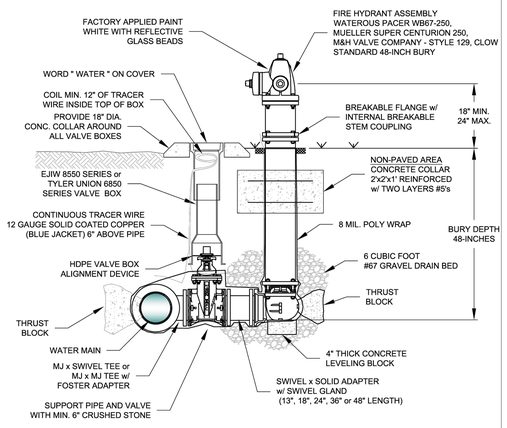
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CITY OF BRYANT, AR
WATER UTILITIES
210 S.W. 3rd. STREET
BRYANT, AR
PHONE: (501) 943-0468

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

NOTES:

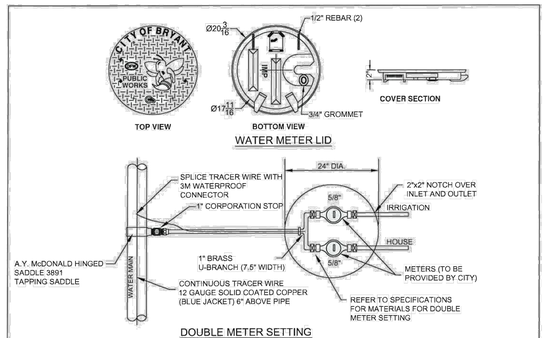
1. THE 6" GATE VALVE SHALL BE POSITIVELY RESTRAINED TO THE MAIN BY THE USE OF EITHER A SWIVEL TEE OR FOSTER ADAPTER.
2. FIRE HYDRANTS SHALL BE DESIGNED FOR A MINIMUM 48" BURY.
3. BURY LINE OF HYDRANT SHALL BE NO LESS THAN THE PROPOSED FINISHED ELEVATION OF BACK OF CURB, OR SIDEWALK, WHICHEVER IS GREATER.
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

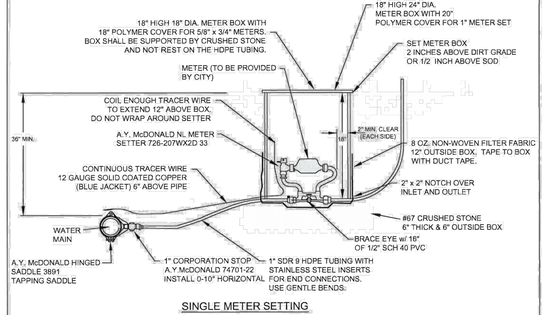
TITLE:	WATER DETAILS	DATE: APRIL 2015	SHEET:
DESCRIPTION:	FIRE HYDRANT AND VALVE CONNECTION	REVISED ---- ---- ---- ----	W8
DRAWN BY:	CHECKED BY:	FILE: W8-Fire Hydrant and Valve.dwg	



WATER METER LID

DOUBLE METER SETTING

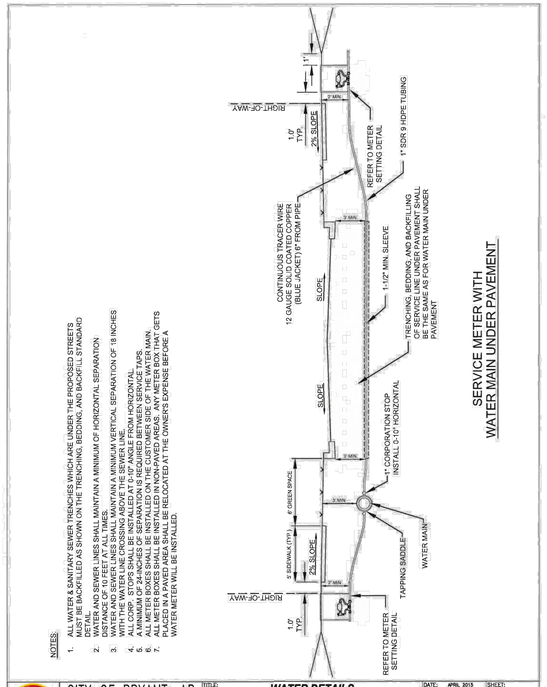
ONLY FOR 1 LOT



SINGLE METER SETTING

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

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



NOTES:

1. ALL WATER & SANITARY SEWER TRENCHES WHICH ARE UNDER THE PROPOSED STREETS MUST BE BACKFILLED AS SHOWN ON THE TRENCHING, BEDDING, AND BACKFILL STANDARD
2. WATER AND SEWER LINES SHALL MAINTAIN A MINIMUM OF HORIZONTAL SEPARATION DISTANCE OF 10 FEET AT ALL TIMES.
3. WATER AND SEWER LINES SHALL MAINTAIN A MINIMUM VERTICAL SEPARATION OF 18 INCHES WITH THE WATER LINE CROSSING ABOVE THE SEWER LINE.
4. ALL CORP. STOPS SHALL BE INSTALLED AT 0-10° ANGLE FROM HORIZONTAL.
5. ALL SERVICE LINES SHALL BE INSTALLED WITH NO JOINTS OR TAPS.
6. ALL METER BOXES SHALL BE INSTALLED ON THE CUSTOMER SIDE OF THE WATER MAIN.
7. ALL METERS SHALL BE INSTALLED BY THE CITY OF BRYANT AFTER THE SERVICE LINE IS PLACED IN A PAVED AREA SHALL BE RELOCATED AT THE OWNER'S EXPENSE BEFORE WATER METER WILL BE INSTALLED.

SERVICE METER WITH WATER MAIN UNDER PAVEMENT

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

TITLE:	WATER DETAILS	DATE: APRIL 2015	SHEET:
DESCRIPTION:	METER SERVICE LINE UNDER PAVEMENT	REVISED ---- ---- ---- ----	W11
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.
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FOR USE AND BENEFIT OF:
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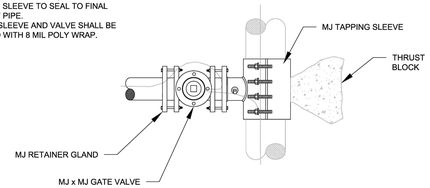
THE COTTAGES OF BRYANT
WATER DETAILS
PRICKETT ROAD, BRYANT ,ARKANSAS

DATE:	09-23-2026	C.A.D. BY:		DRAWING NUMBER:
REVISED:	10-21-2026	CHECKED BY:		26-0288
SHEET:	C-3.0	SCALE:		

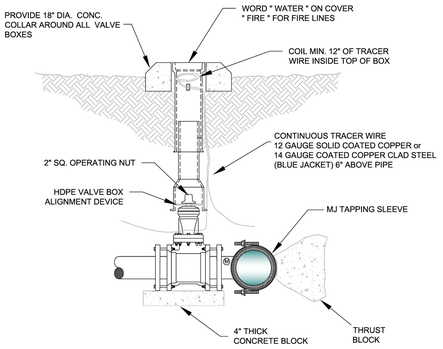
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NOTES:

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

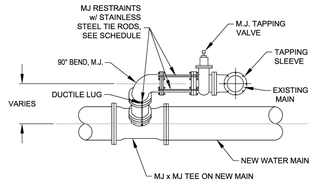
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CITY OF BRYANT, AR	TITLE:	WATER DETAILS	DATE: APRIL 2015	SHEET:
WATER UTILITIES 210 S.W. 3rd. STREET BRYANT, AR PHONE: (501) 943-0468	DESCRIPTION:	TAPPING SLEEVE AND VALVE	REVISED --- --- --- ---	W13
	DRAWN BY:	CHECKED BY:	FILE: W13-Tapping Sleeve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

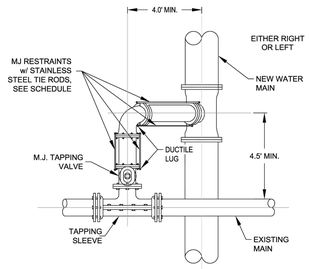
NOTES:

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



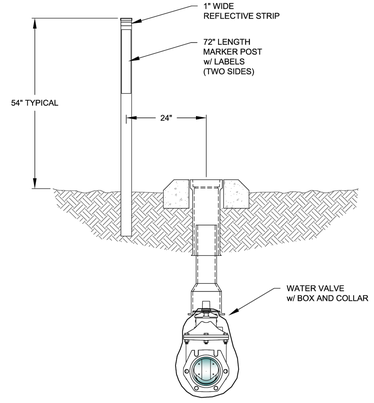
PLAN VIEW

4/6/2015 11:43:23 AM

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

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

4/6/2015 11:47:01 AM

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

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
NO. 20876
KAL TAMZIDI

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

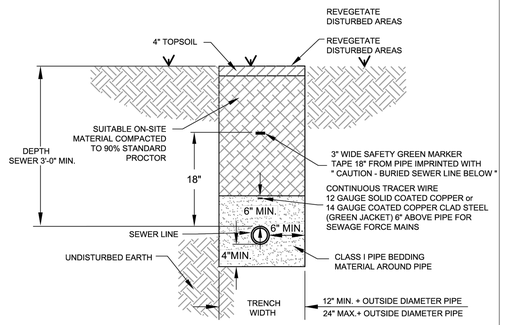
HOPE CONSULTING
ENGINEERS - SURVEYORS
129N. Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
HERITAGE HOMES

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

DATE:	09-23-2026	C.A.D. BY:	DRAWING NUMBER:
REVISED:	10-21-2026	CHECKED BY:	26-0288
SHEET:	C-3.1	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.

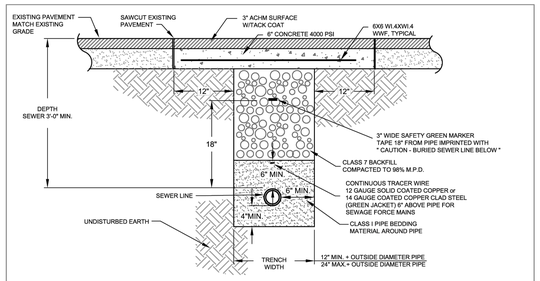
SEWER TRENCH

(NON-PAVED AREA)

4/15/2015 10:56:59 AM

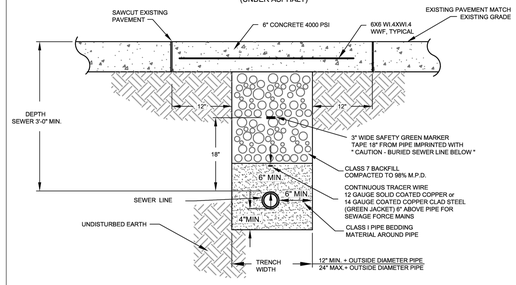
CITY OF BRYANT, AR
WATER UTILITIES
210 S.W. 3rd. STREET
BRYANT, AR
PHONE: (501) 943-0488

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	



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.

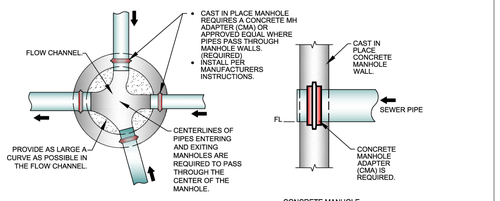
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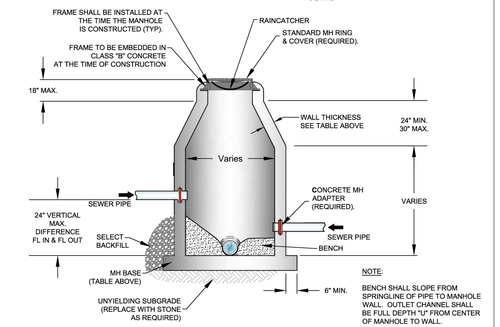
CITY OF BRYANT, AR
WATER UTILITIES
210 S.W. 3rd. STREET
BRYANT, AR
PHONE: (501) 943-0488

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	

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





NOTE:

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

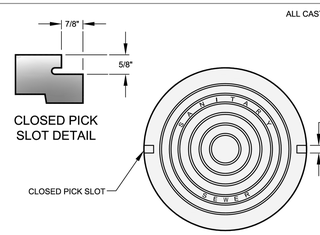
CAST-IN-PLACE MANHOLE

4/15/2015 10:56:22 AM

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

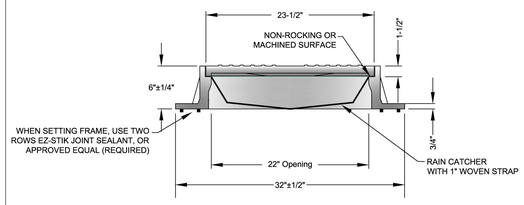
TITLE:	SEWER DETAILS	DATE: APRIL 2015	SHEET:
DESCRIPTION:	CAST-IN-PLACE MANHOLE	REVISED ----- ----- ----- -----	S4
DRAWN BY:	CHECKED BY:	FILE: S4--Cast In Place Manhole.dwg	

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

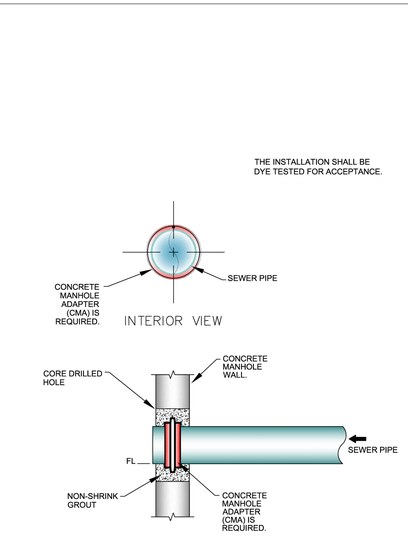


FRAME AND COVER DETAIL

4/15/2015 10:56:53 AM

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	



MANHOLE CORING DETAILS

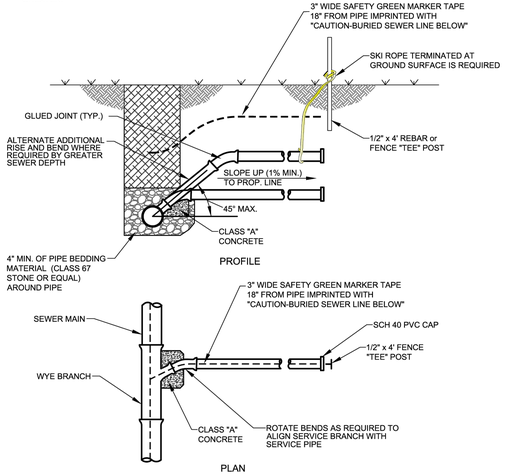
4/26/2015 10:57:34 AM

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	

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

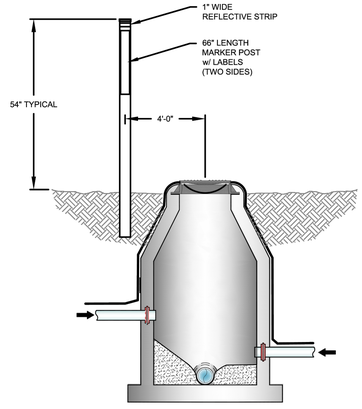
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CITY OF BRYANT, AR
WATER UTILITIES
210 S.W. 3rd. STREET
BRYANT, AR
PHONE: (501) 943-0488

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

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

4/26/2015 10:59:01 AM

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	

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
NO. 20876
SAJJ TAMZIDUL 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

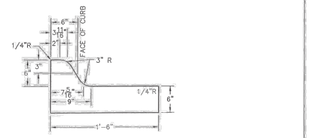
FOR USE AND BENEFIT OF:
HERITAGE HOMES

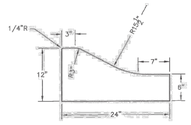
THE COTTAGES OF BRYANT
SEWER DETAILS
PRICKETT ROAD, BRYANT ,ARKANSAS

DATE:	09-23-2026	C.A.D. BY:		DRAWING NUMBER:
REVISED:	10-21-2026	CHECKED BY:		26-0288
SHEET:	C-3.2	SCALE:		

500	01S	14W	0	28		62	1664

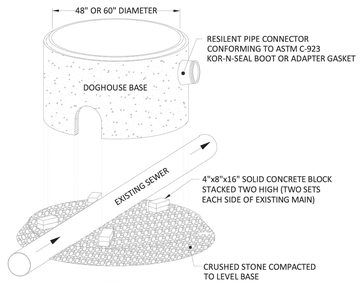
CITY OF BRYANT	CURB & GUTTER SECTIONS	Issue Date: APRIL 2013	Revision Date
		DETAIL 7	



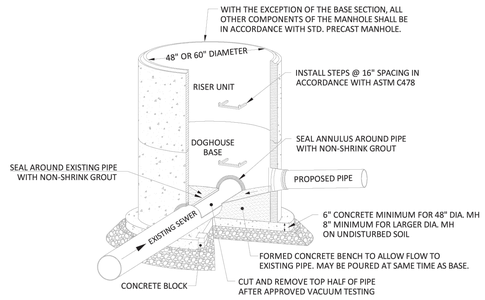


A7

P:\2022 Jnd Projects Projects\Engineering\22.0256 Stone Industrial Park\dwg\ 3/1/2023 9:52:57 AM



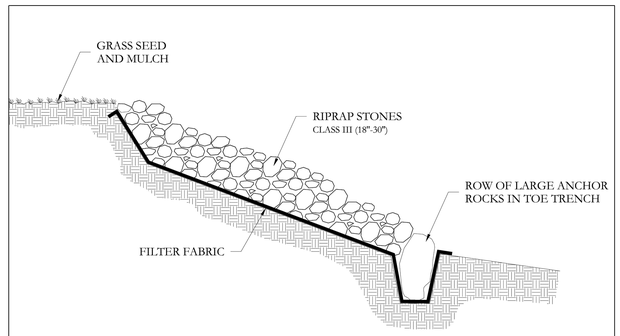
STEP 1



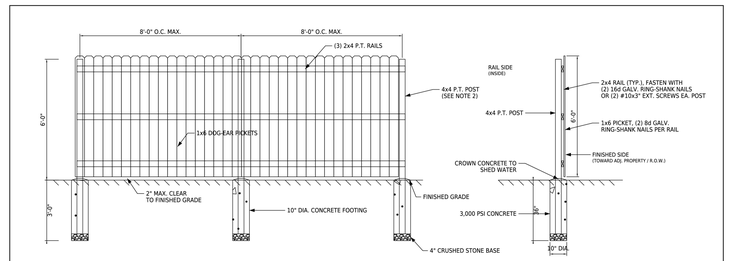
STEP 2

NOTES:
1. CAST-IN-PLACE CONCRETE SHALL BE 4000 PSI, PER ASTM C-94.
2. ALL PRECAST MANHOLE COMPONENTS SHALL MEET ASTM C-478.

Typical Doghouse Manhole Detail for Existing Sewer Mains



RIP RAP DETAIL
NTS

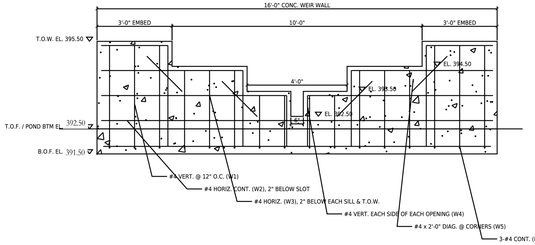


FENCE ELEVATION
(VIEWED FROM RAIL SIDE)

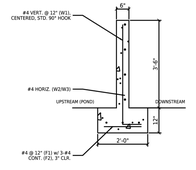
FENCE SECTION
N.T.S.

GENERAL NOTES:
1. FENCE SHALL BE 6'-0" HIGH ABOVE FINISHED GRADE AND MEET THE SCREENING REQUIREMENTS OF THE CITY OF BRYANT ZONING CODE.
2. POSTS: 4x4 NO. 2 SOUTHERN YELLOW PINE, PRESSURE TREATED FOR GROUND CONTACT (AWPA UC4A), 8'-0" O.C. MAX. USE 6x6 POSTS AT CORNERS, ENDS, GATES AND CHANGES IN DIRECTION. EMBED POSTS 32" MIN. ON 4" CRUSHED STONE.
3. FOOTINGS: 10" DIA. x 36" DEEP (12" DIA. AT 6x6 POSTS), 3,000 PSI CONCRETE, TOP CROWNED TO SHED WATER.
4. RAILS: (3) 2x4 P.T. (AWPA UC3B MIN.), SPLICED ONLY OVER POSTS. PICKETS: 1x6x6' DOG-EAR P.T. PINE OR CEDAR.
5. ALL FASTENERS AND HARDWARE HOT-DIP GALVANIZED (ASTM A153) OR STAINLESS STEEL FOR USE WITH TREATED LUMBER.
6. FINISHED (PICKET) SIDE SHALL FACE OUTWARD TOWARD ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY.
7. BOTTOM OF PICKETS 2" MAX. ABOVE FINISHED GRADE. ON SLOPES, STEP OR RACK FENCE TO FOLLOW GRADE.
8. FENCE SHALL NOT BLOCK DRAINAGE SWALES, INLETS OR OVERLAND FLOW PATHS WITHIN DRAINAGE EASEMENTS, OR ACCESS TO THE DETENTION POND (TRACT A). PROVIDE OPENINGS OR GATES WHERE THE FENCE CROSSES A FLOW PATH.
9. CONTACT ARKANSAS ONE CALL (811) TO LOCATE UTILITIES BEFORE DIGGING POST HOLES.
10. FENCE LOCATION AND EXTENT AS SHOWN ON THE PLANS OR AS APPROVED BY THE ENGINEER.

6' WOOD PRIVACY FENCE DETAIL N.T.S.	THE COTTAGES OF BRYANT PRICKETT ROAD, BRYANT, ARKANSAS FOR: HERITAGE HOMES, LLC	HOPE CONSULTING, INC. 129 N. MAIN ST., BENTON, AR 72015 JOB NO. 26-0288 DATE: 10/21/2026

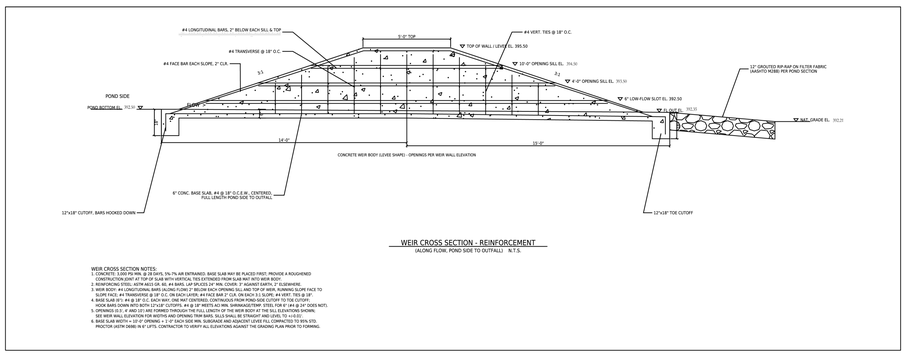


WEIR WALL ELEVATION
(LOOKING DOWNSTREAM) N.T.S.



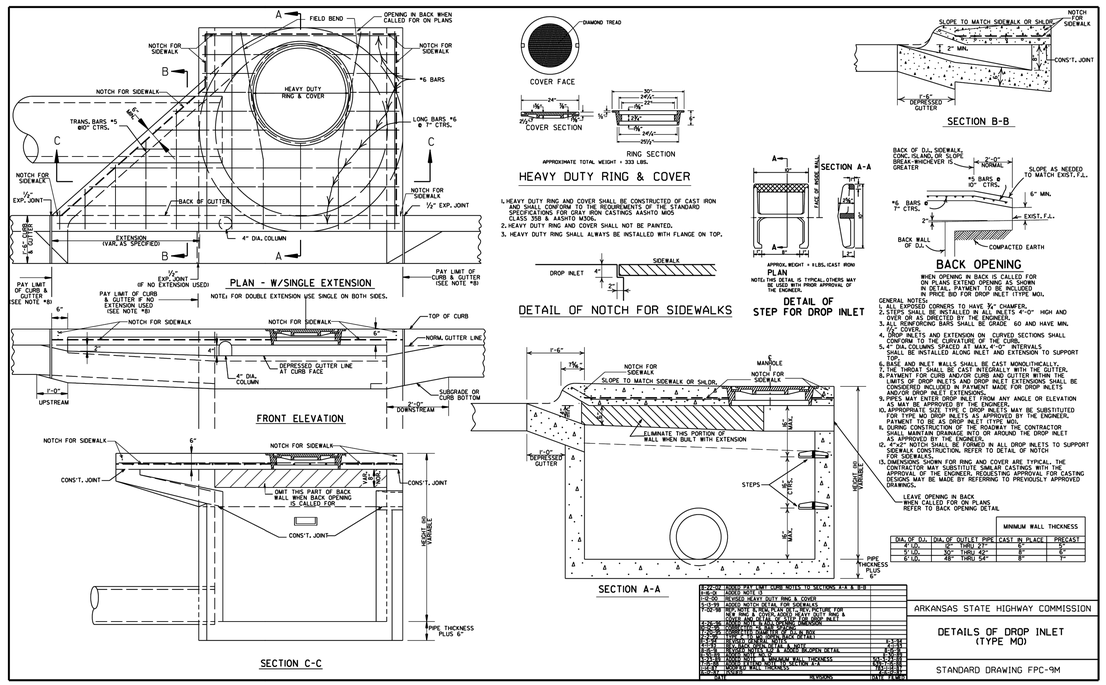
SECTION A-A
N.T.S.

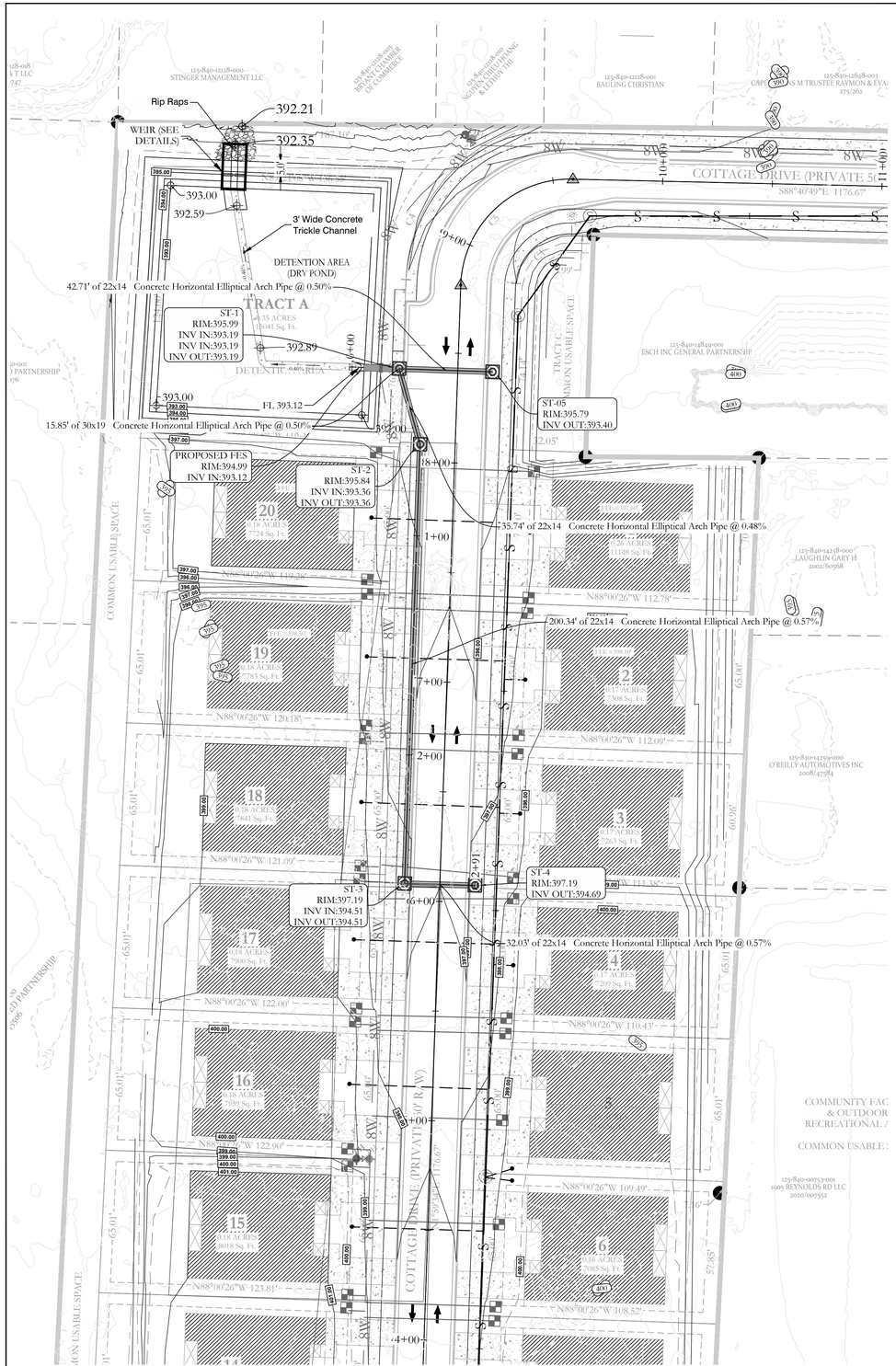
WEIR REINFORCEMENT NOTES:
1. CONCRETE: 3,000 PSI MIN. @ 28 DAYS, 5%-7% AIR ENTRAINED. CHAMFER EXPOSED EDGES 3/4" EXCEPT WEIR SILLS, WHICH SHALL BE STRAIGHT, LEVEL AND SHARP-EDGED; SET ALL SILL INVERTS TO +/-0.01' OF PLAN ELEVATIONS.
2. REINFORCING STEEL: ASTM A615 GRADE 60, #4 BARS UNLESS NOTED. LAP SPLICES 24" MIN.; HOOKS AS STANDARD 90°.
3. CLEAR COVER: 3" CONCRETE CAST AGAINST EARTH; 2" FORMED SURFACES AND TOP OF WALL/CRESTSLOT.
4. WALL (6" THK.): ONE MAT CENTERED - #4 VERT. @ 12" O.C. (W1) HOOKED INTO FOOTING; #4 HORIZ. CONTINUOUS (W2) 2" BELOW SLOT INVERT; #4 HORIZ. (W3) 2" BELOW EACH SILL AND T.O.W., STOPPED 2" CLR. AT OPENINGS; #4 VERT. (W4) 2" CLR. EACH SIDE OF EACH OPENING; #4 x 2'-0" DIAGONAL (W5) AT RE-ENTRANT CORNERS OF THE 4' AND 10' OPENINGS.
5. FOOTING (2'-0" x 12"): #4 @ 12" O.C. TRANSVERSE (F1) WITH 3-#4 CONTINUOUS (F2), 3" CLR. TO BOTTOM.
6. EXTEND WALL 3'-0" INTO LEVEE EACH SIDE OF THE WEIR OPENING; COMPACT LEVEE FILL AGAINST WALL IN 6" LIFTS TO 95% STD. PROCTOR (ASTM D698). FOUND FOOTING ON FIRM UNDISTURBED SOIL OR COMPACTED FILL.
7. PROVIDE RIP-RAP / SPLASH PAD DOWNSTREAM OF WEIR PER POND SECTION DETAIL.
8. CONTRACTOR TO VERIFY ALL ELEVATIONS AGAINST GRADING PLAN PRIOR TO FORMING.

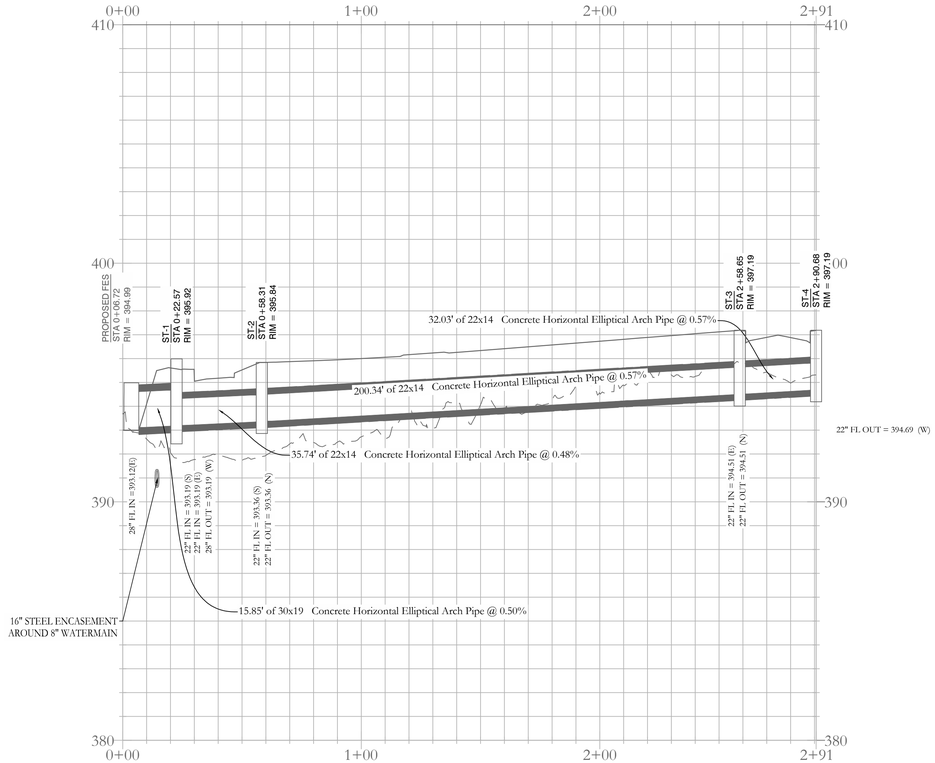


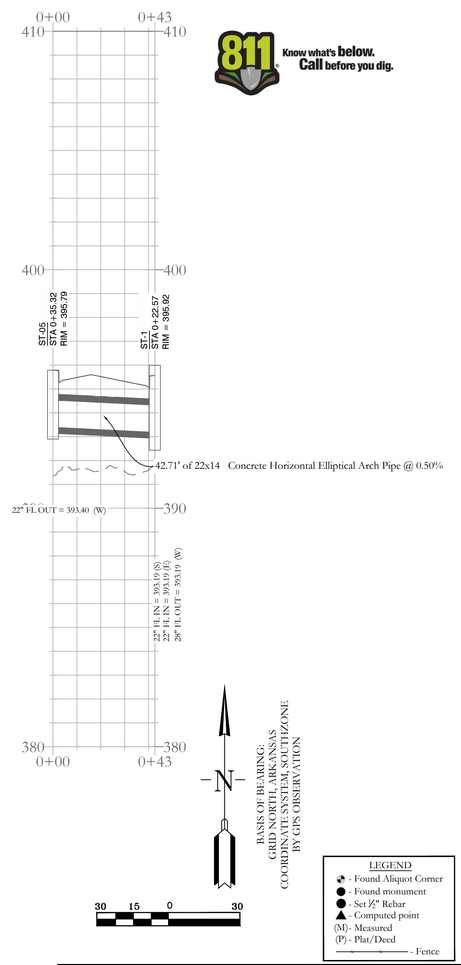
WEIR CROSS SECTION - REINFORCEMENT
(ALONG FLOW, POND SIDE TO OUTFALL) N.T.S.

WEIR CROSS SECTION NOTES:
1. CONCRETE: 3,000 PSI MIN. @ 28 DAYS, 5%-7% AIR ENTRAINED. BASE SLAB MAY BE PLACED FIRST. PROVIDE A ROUGHENED CONSTRUCTION JOINT AT TOP OF SLAB WITH VERTICAL TIES EXTENDED FROM SLAB MAT INTO WEIR BODY.
2. REINFORCING STEEL: ASTM A615 GRADE 60, #4 BARS UNLESS NOTED. LAP SPLICES 24" MIN.; HOOKS AS STANDARD 90°.
3. CLEAR COVER: 3" CONCRETE CAST AGAINST EARTH; 2" FORMED SURFACES AND TOP OF WALL/CRESTSLOT.
4. WEIR BODY (LEVEE SHAPE): #4 TRANSVERSE @ 18" O.C. ON EACH LAYER; #4 FACE BAR 2" CLR. ON EACH 3:1 SLOPE; #4 VERT. TIES @ 18".
5. BASE SLAB (6"): #4 @ 18" O.C. EACH WAY, ONE MAT CENTERED, CONTINUOUS FROM POND-SIDE CUTOFF TO TOE CUTOFF.
6. CUTOFFS (12"x18"): #4 CONTINUOUS, BENT TO HOOK AT BASE SLAB MID-DEPTH (POND-SIDE CUTOFF HOOKS DOWN; TOE CUTOFF HOOKS NOT).
7. OPENINGS (LO-F, 4' AND 10') ARE FORMED THROUGH THE FULL LENGTH OF THE WEIR BODY AT THE SILL ELEVATIONS SHOWN. SEE WEIR WALL ELEVATION FOR WIDTHS AND OPENING TRIM BARS. SILLS SHALL BE STRAIGHT AND LEVEL TO +/-0.01'.
8. BASE SLAB WIDTH = 15'-0" OPENING + 1'-0" EACH SIDE MIN. SUBGRADE AND ADJACENT LEVEE FILL COMPACTED TO 95% STD. PROCTOR (ASTM D698) IN 6" LIFTS. CONTRACTOR TO VERIFY ALL ELEVATIONS AGAINST THE GRADING PLAN PRIOR TO FORMING.


A
FIELD BEND
OPENING IN BACK WHEN CALLED FOR ON PLANS
NOTCH FOR SIDEWALK
*6 BARS
HEAVY DUTY RING & COVER
TRANS. BARS *5 @60° CTRS.
LONG BARS *6 @ 7" CTRS.
NOTCH FOR SIDEWALK
½" EXP. JOINT
BACK OF GUTTER
4" DIA. COLUMN
EXTENSION (VARIES AS SPECIFIED)
PAY LIMIT OF CURB & GUTTER (SEE NOTE *B)
PAY LIMIT OF CURB & GUTTER IF NO EXTENSION USED (SEE NOTE *B)
PLAN - W/SINGLE EXTENSION
NOTE: FOR DOUBLE EXTENSION USE SINGLE ON BOTH SIDES.
TOP OF CURB
NORM. GUTTER LINE
DEPRESSED GUTTER LINE AT CURB FACE
SUBGRADE OR CURB BOTTOM
UPSTREAM
DOWNSTREAM
FRONT ELEVATION
CONS'T. JOINT
OMIT THIS PART OF BACK WALL WHEN BACK OPENING IS CALLED FOR
HEIGHT VARIES
PIPE THICKNESS PLUS 6"
SECTION C-C
DIAMOND TREAD
COVER FACE
COVER SECTION
RING SECTION
APPROXIMATE TOTAL WEIGHT = 333 LBS.
HEAVY DUTY RING & COVER
1. HEAVY DUTY RING AND COVER SHALL BE CONSTRUCTED OF CAST IRON AND SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS FOR GRAY IRON CASTINGS AASHTO M105 CLASS 35B & AASHTO M306.
2. HEAVY DUTY RING AND COVER SHALL NOT BE PAINTED.
3. HEAVY DUTY RING SHALL ALWAYS BE INSTALLED WITH FLANGE ON TOP.
SIDEWALK
DROP INLET
DETAIL OF NOTCH FOR SIDEWALKS
SECTION A-A
TOP OF NORMAL
APPROX. WEIGHT = 9 LBS. (CAST IRON)
PLAN
NOTE: THIS DETAIL IS TYPICAL; OTHERS MAY BE USED WITH PRIOR APPROVAL OF THE ENGINEER.
DETAIL OF STEP FOR DROP INLET
SLOPE TO MATCH SIDEWALK OR SHLDR.
NOTCH FOR SIDEWALK
2" MIN.
CONS'T. JOINT
6"x6" DEPRESSED GUTTER
SECTION B-B
BACK OF D.I. SIDEWALK, CONC. SLOPE OR SLOPE BREAK-WHICHEVER IS GREATER
2'-0" NORMAL
SLOPE AS NEEDED TO MATCH EXIST. F.L.
*5 BARS @ 60° CTRS.
6" MIN.
*6 BARS @ 7" CTRS.
EXIST. F.L.
BACK WALL OF D.I.
COMPACTED EARTH
BACK OF CURB
BACK WALL
BACK OF SIDEWALK
BACK OF CURB
BACK OF SIDEWALK
BACK OF CURB
BACK WALL
BACK OF SIDEWALK
BACK OF CURB
BACK WALL
BACK OF SIDEWALK
BACK OF CURB
BACK WALL

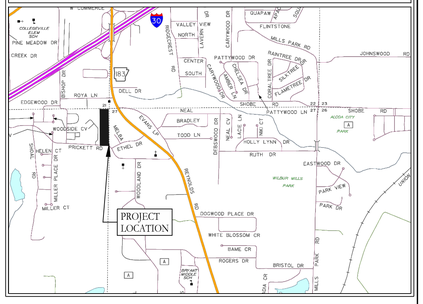






VERTICAL SCALE : 1"=6'
HORIZONTAL SCALE : 1"=60'

VICINITY MAP:



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

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

NOTES:

1. ALL WATER LINES CROSSING UNDER ANY STORM DRAIN, SHALL BE STEEL ENCASED A MINIMUM OF 5 FEET EITHER SIDE OF THE STORM DRAIN.

2. THE ENGINEER OF RECORD TO PROVIDE INSPECTIONS ON CONSTRUCTION ACTIVITIES FOR STORM LINES.

3. ALL THE STORM DRAINAGE HAVE BEEN DESIGNED IN COMPLIANCE WITH THE CITY OF BRYANT STANDARD SPECIFICATIONS AND STORM DRAINAGE MANUAL.

CERTIFICATE OF AUTHORIZATION HOPE CONSULTING, INC. No.161 ARKANSAS

STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER NO. 20876 KARL TAMZIUS

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:	09-23-2026	C.A.D. BY:	DRAWING NUMBER:
REVISED:	10-21-2026	CHECKED BY:	26-0288
SHEET:	C-4.0	SCALE:	

500	01S	14W	0	28		62	1664

S:\HERITAGE HOMES\PROJECTS\2026\26-0288 PRICKETT ROAD DRAINAGE AND DETENTION\26-0288 PRICKETT RD DWG\26-0288 PLD PRICKETT 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.

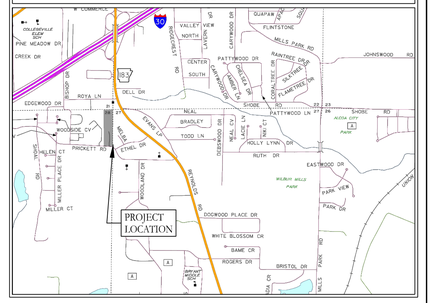
INSPECTION AND MAINTENANCE PLAN

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.

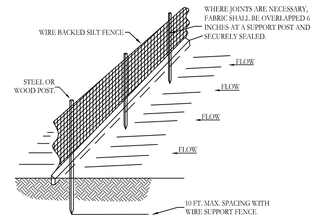
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4.) USE ONLY WIRE BACKED SILT FENCE.

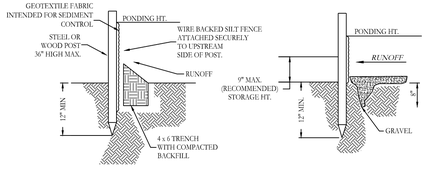
5.) IF THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER SHALL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

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

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

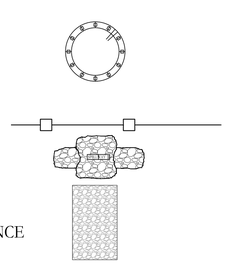
CONC. WASHOUT

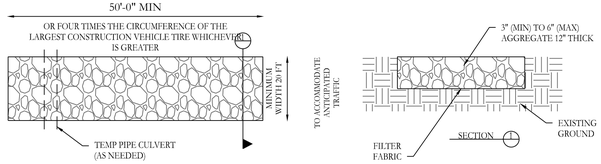
SILT FENCE

RIP RAP CHECK DAM

CONSTRUCTION ENTRANCE

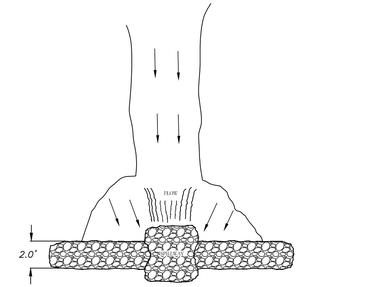
FLOW ARROW



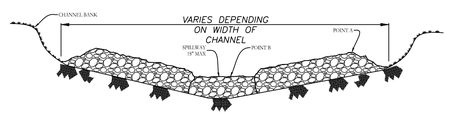


STABILIZED CONSTRUCTION ENTRANCE
N.T.S

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



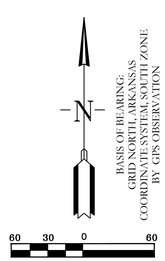
PLAN CHECK DAM



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.







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FOR USE AND BENEFIT OF:
HERITAGE HOMES

THE COTTAGES OF BRYANT
EROSION CONTROL PLAN-1

PRICKETT ROAD, BRYANT ,ARKANSAS

DATE:	09-23-2026	C.A.D. BY:	DRAWING NUMBER:
REVISED:	10-21-2026	CHECKED BY:	26-0288
SHEET:	C-5.0	SCALE:	

500	01S	14W	0	28		62	1664

H:\SHARED DRIVE\CONSULTING\LAND PROJECTS\2026\SUBDIVISIONS\2026-26-0288 HERITAGE HOMES - PRICKETT RD\ DWG\26-0288 PCD 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.
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SWPPP SPECIFIC NOTES

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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.

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

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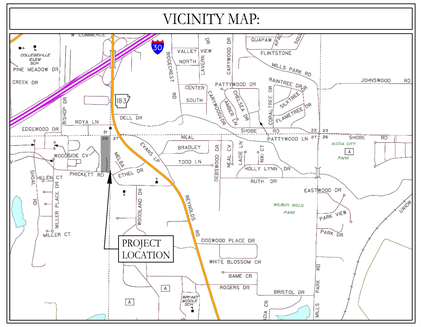
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DESCRIBE PROCEDURES TO KEEP THE FOLLOWING IN GOOD AND EFFECTIVE OPERATING CONDITION:

- 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
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(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.

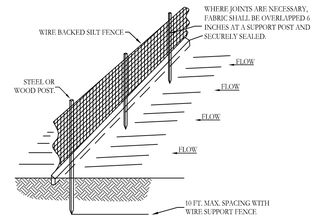
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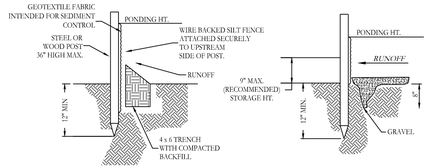
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7.) SILT FENCES SHALL BE REMOVED AFTER THEY HAVE SERVED THEIR PURPOSE, AND ONLY AFTER ALL UPSLOPE DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.



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.

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.

ERC LEGEND

SITE POSTING

CONC. WASHOUT

SILT FENCE

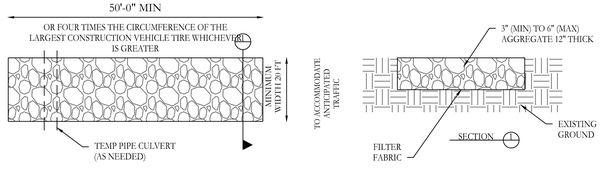
RIP RAP CHECK DAM

CONSTRUCTION ENTRANCE

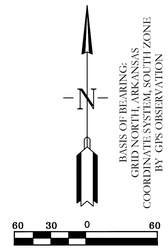
FLOW ARROW

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



STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
NO. 20078
KAZI TAMZIDUL ISLAM

CERTIFICATE OF AUTHORIZATION
HOPE CONSULTING, INC
No. 1911
ARKANSAS

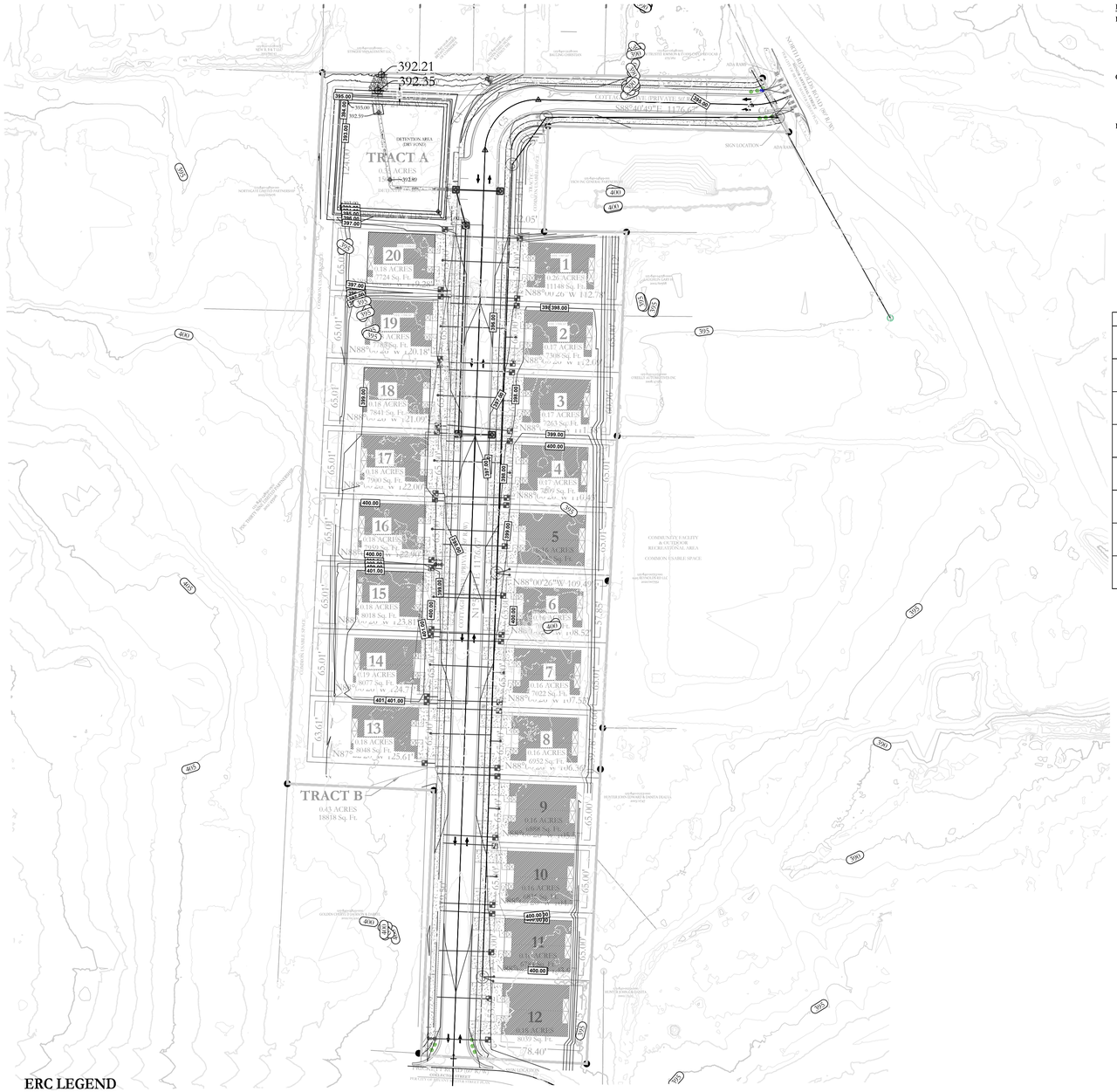
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FOR USE AND BENEFIT OF:
HERITAGE HOMES

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

DATE:	09-23-2026	C.A.D. BY:	DRAWING NUMBER:
REVISED:	10-21-2026	CHECKED BY:	26-0288
SHEET:	C-5.1	SCALE:	

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ERC LEGEND

SITE POSTING

CONC. WASHOUT

SILT FENCE

RIP RAP CHECK DAM

CONSTRUCTION ENTRANCE

FLOW ARROW

POST-CONSTRUCTION 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.

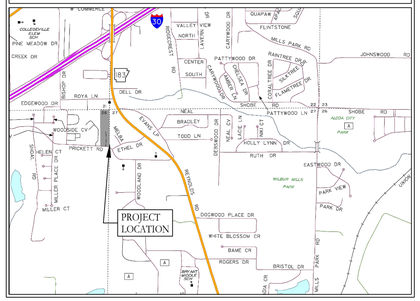
INSPECTION AND MAINTENANCE PLAN

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.

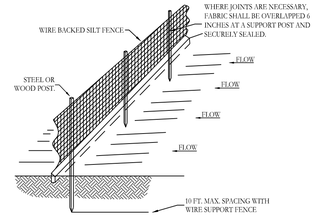
3.) SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

4.) USE ONLY WIRE BACKED SILT FENCE.

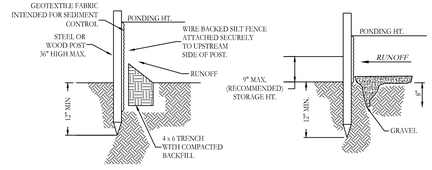
5.) IF THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER SHALL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

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.

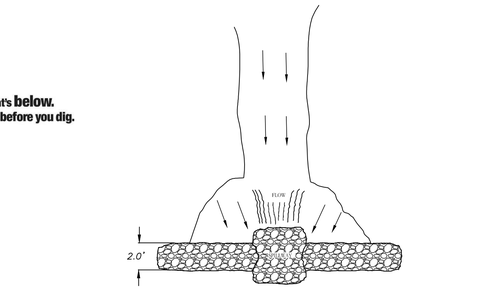


SILT FENCE

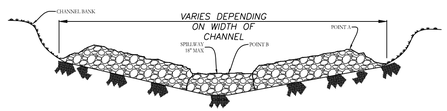


STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

ALTERNATE DETAIL
TRENCH WITH GRAVEL



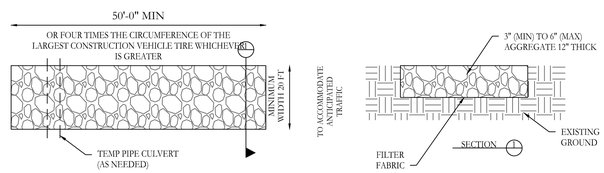
PLAN CHECK DAM



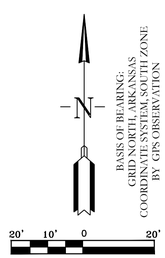
VIEW LOOKING UPSTREAM

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.



STABILIZED CONSTRUCTION ENTRANCE
N.T.S



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.

Know what's below. Call before you dig.

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

CERTIFICATE OF AUTHORIZATION
HOPE CONSULTING, INC.
No. 1931
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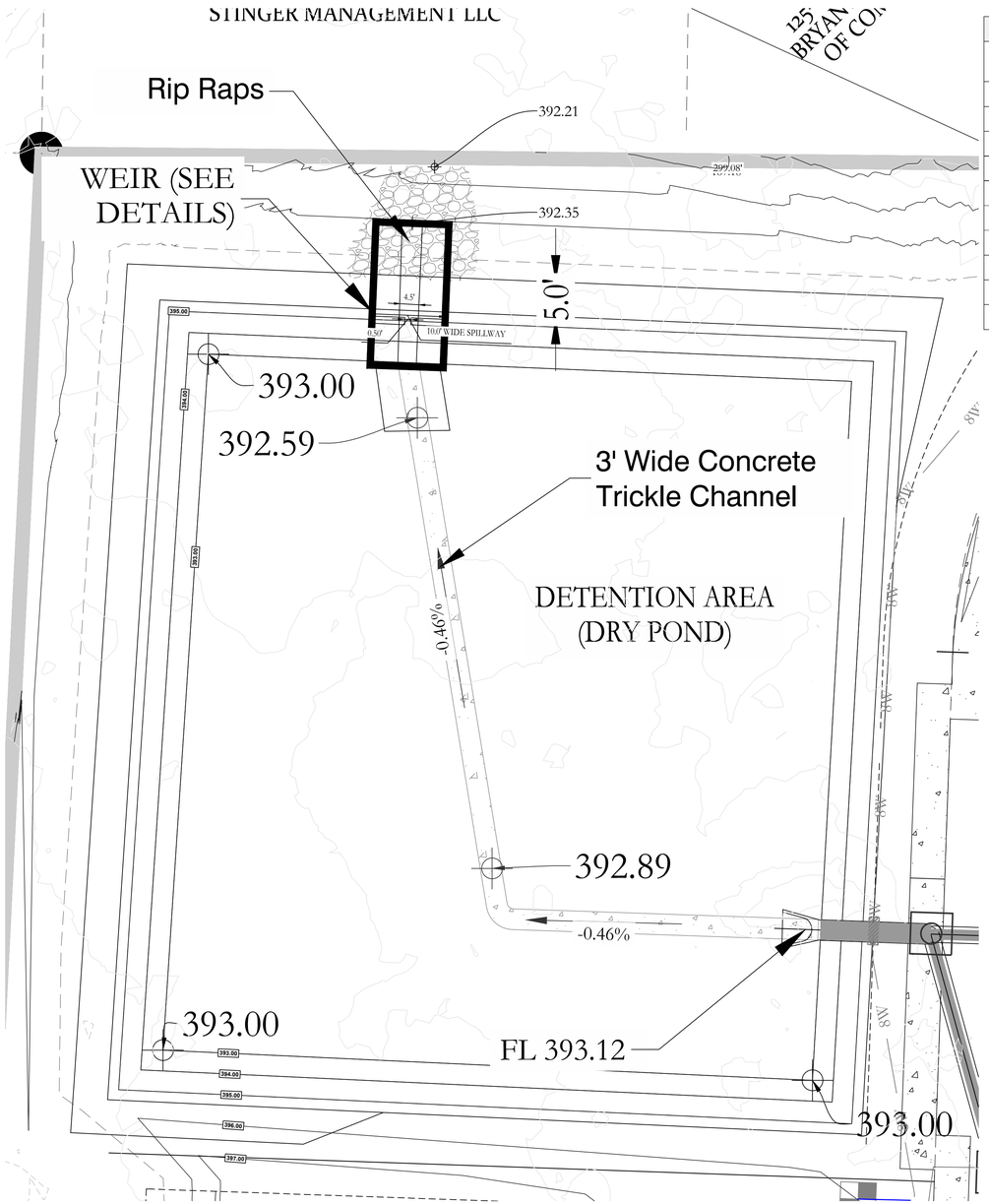
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EROSION CONTROL PLAN-3
PRICKETT ROAD, BRYANT ,ARKANSAS

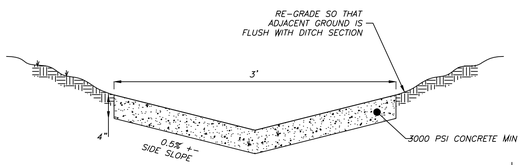
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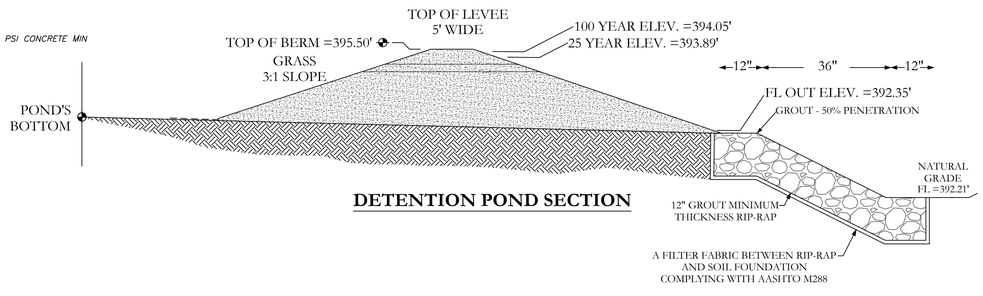


DETENTION POND

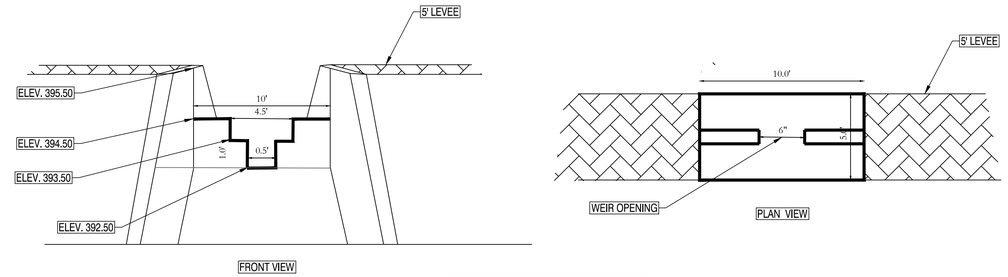
POND DETAILS	
Pond bottom	393.00' min. (at channel edges, weir end), graded at 0.5% min. toward trickle channel
FES invert / rim	393.12' / 394.99'
Trickle channel type	3'-0" wide x 6" deep concrete V-ditch, 3:1 side slopes
Trickle channel flowline, FES end	393.12' (top of edge 393.62')
Trickle channel flowline, weir end	392.50' (top of edge 393.00')
Trickle channel length / grade	135' at 0.46%
Weir opening invert	392.50'
Weir opening width	4.5'
25-year WSE	393.89'
100-year WSE	394.05'
Top of berm	395.50'



DETAIL (NTS)
TRICKLE CHANNEL SECTION



DETENTION POND SECTION

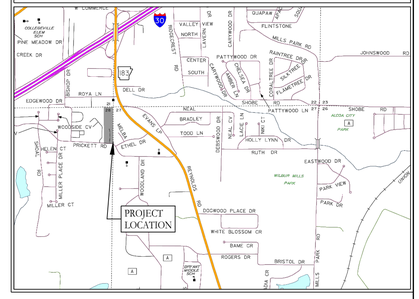


POND WEIR

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.
3. SAFETY: UPON COMPLETION, THE DETENTION BASIN SHALL BE ENCLOSED WITH FENCING PER THE FENCE DETAIL ON THIS SHEET,WITH A LOCKABLE MAINTENANCE ACCESS GATE, IN ACCORDANCE WITH SECTION 1000.7 OF THE CITY OF BRYANT STORMWATER MANAGEMENT MANUAL.

VICINITY MAP:



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ARKANSAS

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.

-The pond shall be maintained in accordance with section 1000 of the city of bryant storm water management manual.

-Mosquito control: the detention pond is designed as a dry pond and shall drain completely within 72 hours after a storm event.

Standing water shall not be permitted. The owner shall correct any ponding areas by regrading and shall keep the trickle channel and outlet free of debris.

-The engineer of record shall be responsible for inspection of the detention pond, outlet structure,and trickle channel during construction and shall certify that the pond was constructed in accordance with the approved plans prior to final acceptance.

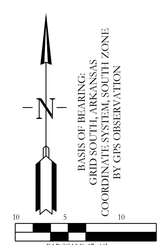
Periodic or Non-Routine Maintenance
The routine inspection of the pond area and discharge pipe will identify needed repairs and non-routine maintenance. These items may include but not be limited to:

-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.



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