HOPE CONSULTING
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Stormwater Infrastructure Maintenance Plan Agreement

The Cottages of Bryant

A subdivision in the City of Bryant, Saline County, Arkansas

Responsible party	The Cottages of Bryant Property Owners Association (POA)
Developer / Grantor	Heritage Homes, LLC 12585 Samples Road, Alexander, AR 72002 Will deed Tract A (detention area) and Tracts B and C (common areas) to the POA
Project location	Prickett Road, Bryant, Arkansas (Section 28, T-1-S, R-14-W)
Engineer of record	Hope Consulting, Inc., 129 N. Main Street, Benton, AR 72015 Kazi Tamzidul Islam, P.E. No. 20876
Hope job number	26-0288

This plan covers the detention pond (dry pond) in Tract A and the private storm sewer system that serve The Cottages of Bryant, a 20-lot residential Planned Unit Development. The Cottages of Bryant Property Owners Association (the POA) accepts the maintenance obligations below, and Heritage Homes, LLC, as owner and developer, will deed the detention area and common areas to the POA. This plan contains or upholds, without limitation, the following provisions:

(1) Property description and easements. The Cottages of Bryant is a part of Section 28, Township 1 South, Range 14 West, Saline County, Arkansas, containing 5.85 acres, more or less, as shown on The Cottages of Bryant plat (Hope Consulting Job No. 26-0288). The stormwater detention facility is located in Tract A (Detention Area / Dry Pond) at the northwest corner of the subdivision, north of Lot 20 and west of Cottage Drive. Runoff reaches the pond through the platted utility and drainage easements and the storm sewer in Cottage Drive, a private 50-foot right-of-way whose storm sewer is maintained by the POA. Tract A is platted as a detention area/dry pond and utility easement, and Tracts B and C as common green space, all maintained by the POA. Heritage Homes, LLC will convey Tracts A, B and C to the POA by deed, and the POA will own and maintain them, together with the private storm sewer system, from the date of conveyance.

(2) Size and configuration. The facility is one open earthen detention pond (dry pond) in Tract A, 0.35 acre (15,041 sq. ft.). Pond bottom is elevation 392.00 with a 3-foot-wide concrete trickle channel; top of berm is elevation 394.50 with a 5-foot-wide grassed levee and 3:1 maximum slopes. Storage is approximately 27,282 cu. ft. at top of berm; the 100-year storm peaks at elevation 393.32 (13,509 cu. ft.) and the 25-year at 393.19. The outlet is a rectangular weir structure with openings 0.5 foot wide at elevation 392.00, 4.5 feet wide at elevation 393.00 and 10.0 feet wide at elevation 393.50, discharging over a grouted rip-rap apron. The storm sewer consists of five structures (ST-1 through ST-5) and approximately 324 linear feet of concrete horizontal elliptical arch pipe (22 x 14 inch and 30 x 19 inch), entering the pond through a flared end section at flowline 392.00. The 100-year peak release is 5.17 cfs versus 21.44 cfs pre-development. Design details are as shown in the approved construction plans (Sheets C-4.1 and C-6.0) and drainage report dated September 2026, which are kept with the as-built drawings.

(3) Access rights. Properties served by the facilities are granted the right to construct, use, reconstruct, repair and maintain access to the facilities.

(4) Responsibility of lot owners. Each lot served by the facilities is responsible for repairs and maintenance of the facilities and for any unpaid ad valorem taxes, public assessments for improvements, and unsafe building and public nuisance abatement liens charged against the facilities, including all interest charges together with attorney fees, costs and expenses of collection. These responsibilities are delegated to the POA. Membership in the POA is mandatory for each parcel served by the facilities and for any successive buyer. The POA has the power to levy assessments for these obligations, and all unpaid assessments become a lien on the individual parcel.

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(5) Design and access. The facilities are designed to minimize the need for maintenance, to provide easy vehicle and personal access for maintenance, and to be structurally sound. The applicant is responsible for obtaining any easements or other property interests needed to allow access to the facilities for inspection or maintenance.

(6) General upkeep. The detention pond, levee and earthen slopes, storm structures ST-1 through ST-5, storm pipe, flared end section, concrete trickle channel, outlet weir, grouted rip-rap apron and any fencing are regularly inspected, maintained and repaired so that they operate properly and do not create hazards or nuisances.

(7) Sediment and surveys. Major deposits of sediment are removed from the pond annually, after any extreme storm event, and whenever sediment reduces design volume or begins to pass the outlet weir. Excavated material is disposed of off-site. Every five years the pond is surveyed to confirm the as-constructed contours, including pond bottom, top of berm and weir elevations.

(8) Piping and outlets. Every three months, storm structures ST-1 through ST-5 and the storm pipe are inspected and cleared of accumulated debris. The flared end section, trickle channel and outlet weir openings are inspected monthly and after rainfall events exceeding 1 inch in 24 hours. Debris that could restrict flow is removed immediately.

(9) Erosion. Erosion of the pond slopes, levee and drainage easements is promptly repaired, re-graded where needed, and stabilized with solid sod or seed per the City of Bryant Stormwater Management Manual, with erosion control matting or other Best Management Practices (BMPs) until grass is re-established. Damaged rip-rap or grout at the outlet apron is repaired.

(10) Mowing and vegetation. The pond and surrounding area are mowed monthly during the growing season, May through September, to keep turf height at 6 inches or less, and as needed during the cooler months. Brush or trees growing in the pond bottom, slopes or levee are cut and removed.

(11) Litter. Litter and foreign material are removed from the pond and its surroundings weekly. Large or noxious items are removed immediately. The pond and outlet are inspected visually after rainfall events exceeding 1 inch in 24 hours.

(12) Monthly inspections. The detention pond and its components are inspected monthly and conditions are noted on an inspection form. Any remedial action required is noted and corrected.

(13) Records. All inspection forms are retained on-site, together with the as-built drawings and photographs of the improvements in their original condition.

(14) Items 1 through 13 are listed on this Stormwater Infrastructure Maintenance Plan Agreement.

(15) Inspection forms for the stormwater infrastructure components are required. An inspection form is attached.

Agreed and accepted:

_____ _____

The Cottages of Bryant POA – authorized officer Date

_____ _____

Heritage Homes, LLC (Developer / Grantor) Date

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Attachment A – Stormwater Infrastructure Inspection Form

The Cottages of Bryant (Job No. 26-0288) | Retain on-site with the as-built drawings

Inspector: _____ Date: _____ Time: _____ Weather: _____ Rain in last 24 hrs (in.): _____

Component	Frequency	Condition OK (Y/N)	Action needed	Date corrected
Structures ST-1 to ST-5	Monthly			
Storm pipe – debris cleared	Every 3 months			
Outlet weir openings clear	Monthly			
Flared end and trickle channel	Monthly			
Levee – settlement, seepage, erosion	Monthly			
Pond bottom and slopes – erosion	Monthly			
Sediment depth / deposits	Annually and after extreme storm			
Turf height 6 in. or less (May–Sept.); brush and trees removed	Monthly			
Litter and foreign material removed	Weekly; after rain over 1 in.			
Rip-rap apron; fencing (if any)	Monthly			
Access and drainage easements clear	Monthly			
Five-year as-built contour survey	Every 5 years			

Remedial action taken / notes: _____

Attach dated photographs. Inspector signature: _____