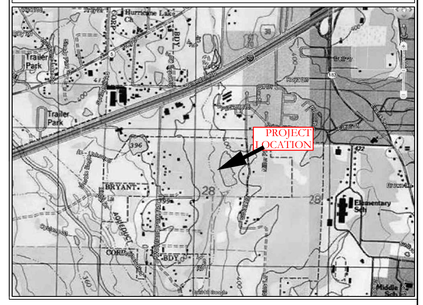


VICINITY MAP:



WATER UTILITY NOTES:
ALL WATER CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH BENTON UTILITIES' "MASTER SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER AND SEWER UTILITIES" 2015 EDITION.
SEWER CONSTRUCTION NOTES:
ALL SEWER CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH BENTON UTILITIES' "MASTER SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER AND SEWER UTILITIES" 2015 EDITION.

FUTURE COLLECTOR ROAD

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

LEGEND

COMPUTED POINT	FIRE HYDRANT	SEWER MANHOLE	MISC FENCE LINE
FOUND MONUMENT	WATER VALVE	S — SANITARY SEWER LINE	GRASS
SET ½" REBAR	POWER POLE	OHP — OVERHEAD POWER LINE	CONCRETE
(M) MEASURED	SD STORM DRAIN/MANHOLE	T — TELEPHONE LINE	
(P) PLAT/DEED	GM GAS METER	12W — 12" WATER LINE	B.S.L.=BUILDING SETBACK LINE
WATER METER	TB TELEPHONE PEDESTAL	8W — 8" WATER LINE	P.L.S =PERIMETER LANDSCAPE SETBACK

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20876
RAZI TAMZIDUL ISLAM

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

60 30 0 60

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

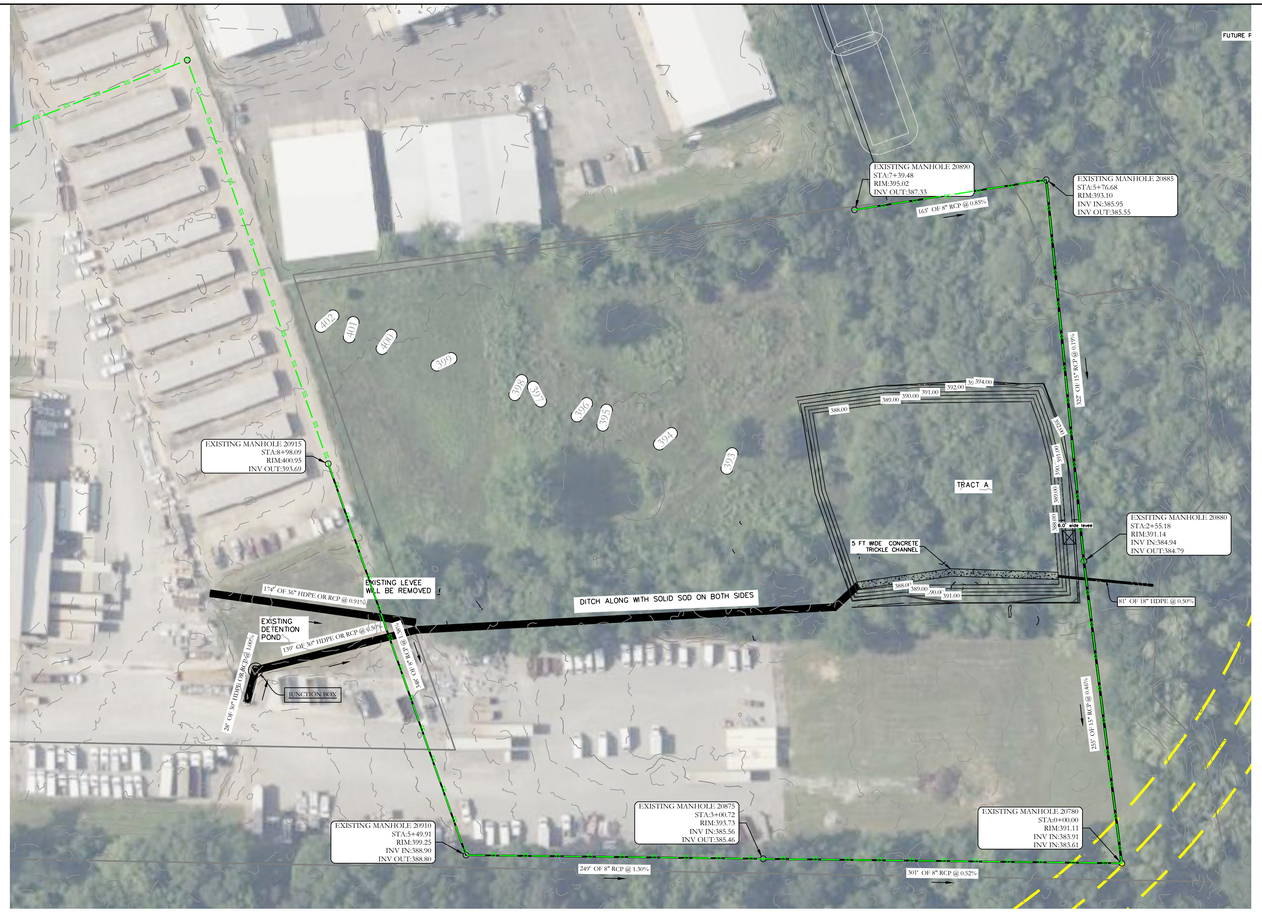
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FOR USE AND BENEFIT OF:
MIDDLETON DETENTION POND

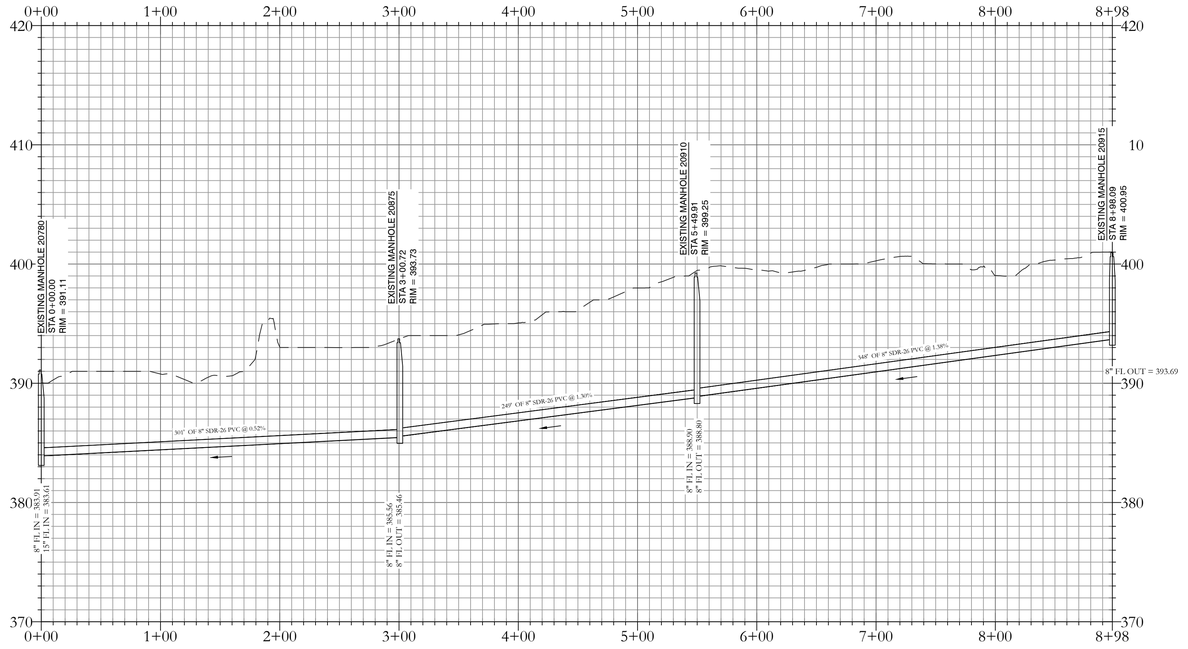
CEM PROPERTIES LIMITED PARTNERSHIP
SITE PLAN
1800 WOODLANDS PARK, BRYANT, ARKANSAS

DATE:	12/15/2022	C.A.D. BY:	###	DRAWING NUMBER:			
REVISED:	##	CHECKED BY:		22-1258			
SHEET:	C-1.0	SCALE:	1" = 60"				
500	01S	14W	0	27	430	62	1664

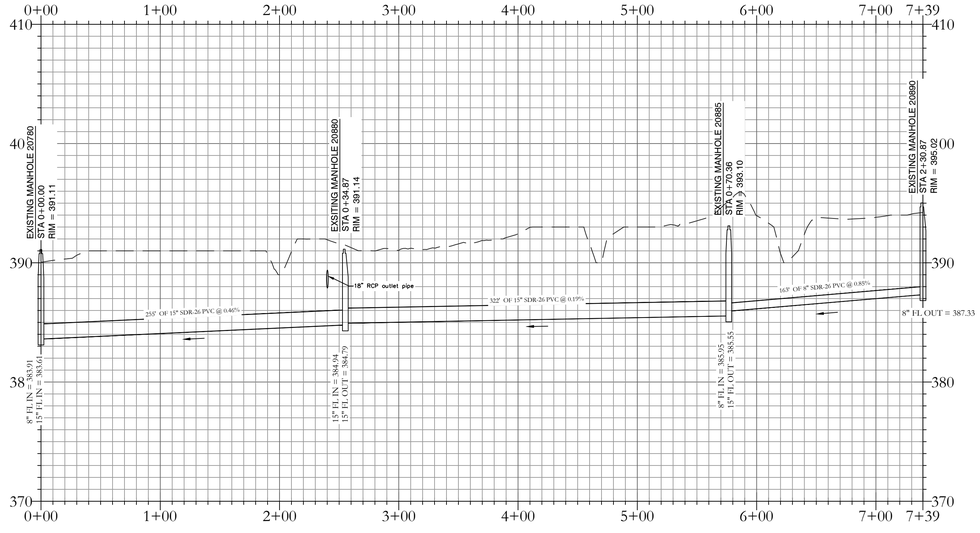
K:\LAND PROJECTS 2\0-0 COMMERCIAL\2022\22-1258 CIVIL 1800 WOODLAND PARK BRYANT\DWG\22-1258 MIDDLETON DETENTION POND 01-11-2023.DWG



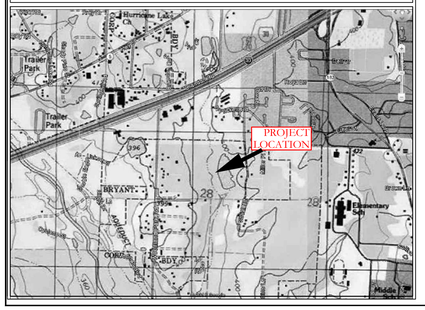
Existing Sewer 1 PROFILE



Existing Sewer 2 PROFILE



VICINITY MAP:



STATE OF ARKANSAS
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No. 20876
KEVIN TAMZIDI
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BASIS OF BEARING:
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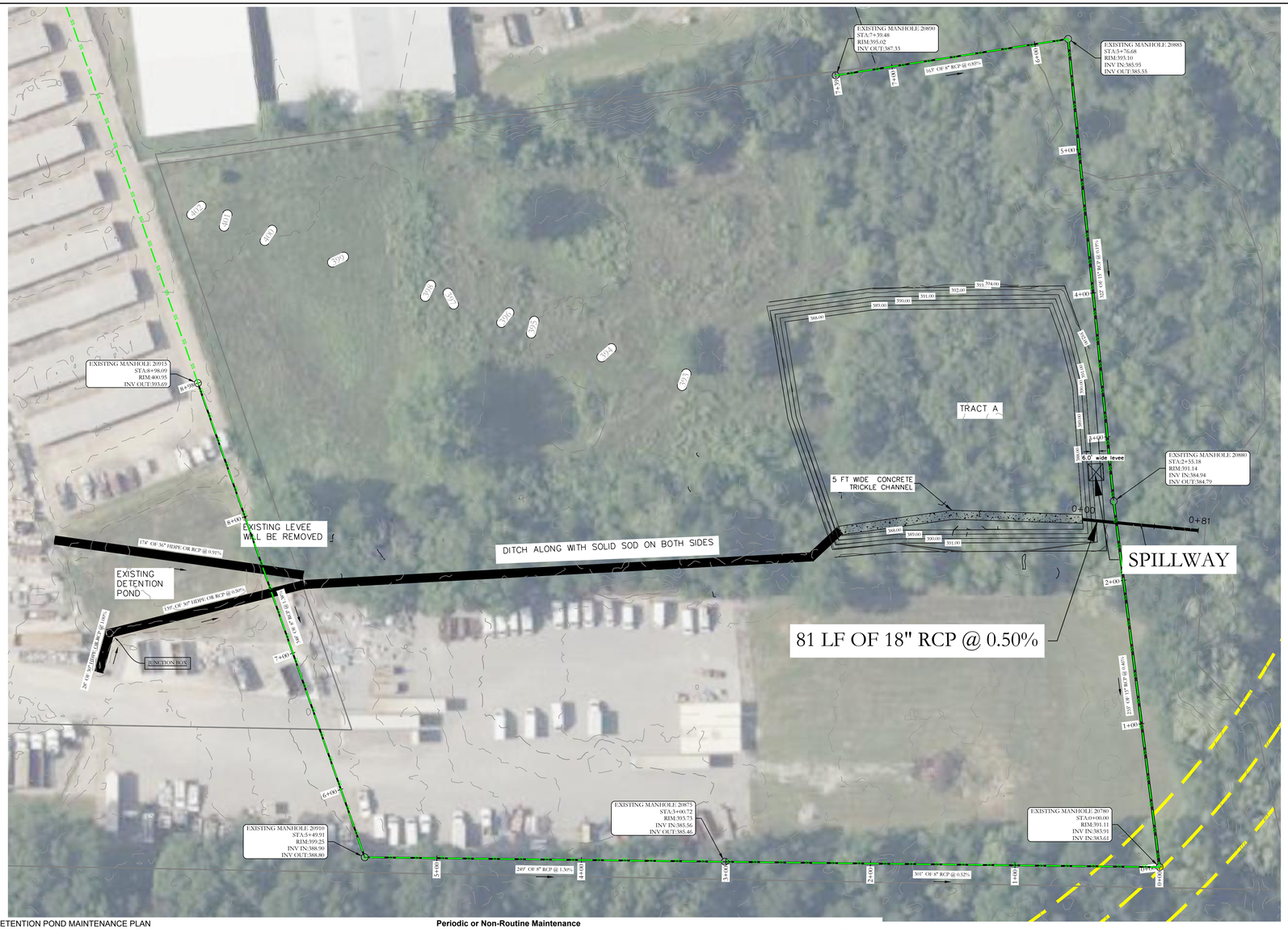
CEM PROPERTIES LIMITED PARTNERSHIP
UTILITY PLAN
1800 WOODLANDS PARK, BRYANT, ARKANSAS

DATE:	12/15/2022	C.A.D. BY:	###
REVISED:	##	CHECKED BY:	
SHEET:	C-2.0	SCALE:	1" = 60'

DRAWING NUMBER: 22-1258

500	01S	14W	0	27	430	62	1664

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DETENTION POND MAINTENANCE PLAN

Background
The detention pond is located on the southeast side of the property . It is designed to temporarily detain stormwater to meet water quantity criteria before discharging off the property.

Routine Maintenance
The property owners association will maintain the drainage easements located in Tract "A". 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:

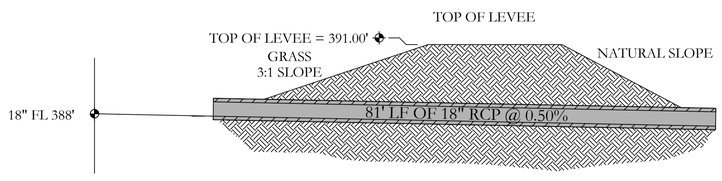
-Re-growth of trees on or around the pond bank. These should be cut and removed from the pond area.

-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.

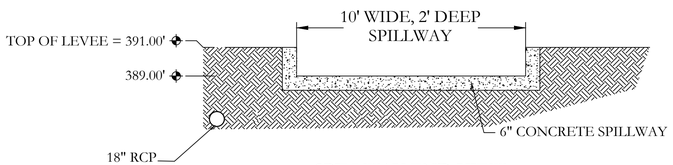
-Stabilization or re-grading of side slopes may be required periodically or after excessive rain events. Any disturbance of slopes should be reseeded or may require installation of erosion control materials until seeding can reestablish adequate grasses to prevent future erosion.

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

DETENTION POND

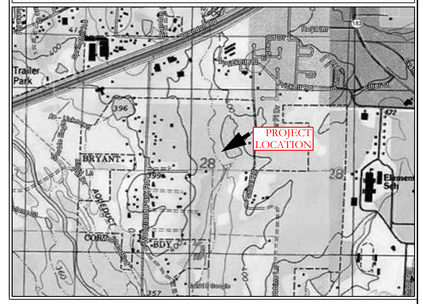


OUTLET SECTION
NTS



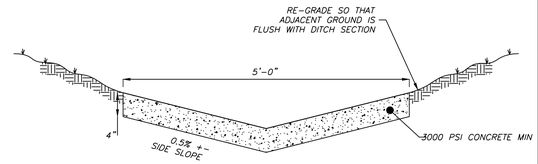
SPILLWAY END VIEW
NTS

VICINITY MAP:



EARTHEN SLOPE NOTE:
ALL 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 STABILIZATION PER THE STORM WATER MANAGEMENT MANUAL.
2. DETENTION POND WILL HAVE A 6' WIDE LEVEE.
3. DRAINAGE DITCH LEADING TO NEW DETENTION POND WILL REQUIRE SOLID SOD STABILIZATION PER THE STORM WATER MANAGEMENT MANUAL.
4. DETENTION POND WILL REQUIRE CONCRETE TRICKLE CHANNELS.



DETAIL (NTS)
TRICKLE CHANNEL SECTION

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MIDDLETON DETENTION POND

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DETENTION POND
1800 WOODLANDS PARK, BRYANT, ARKANSAS

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