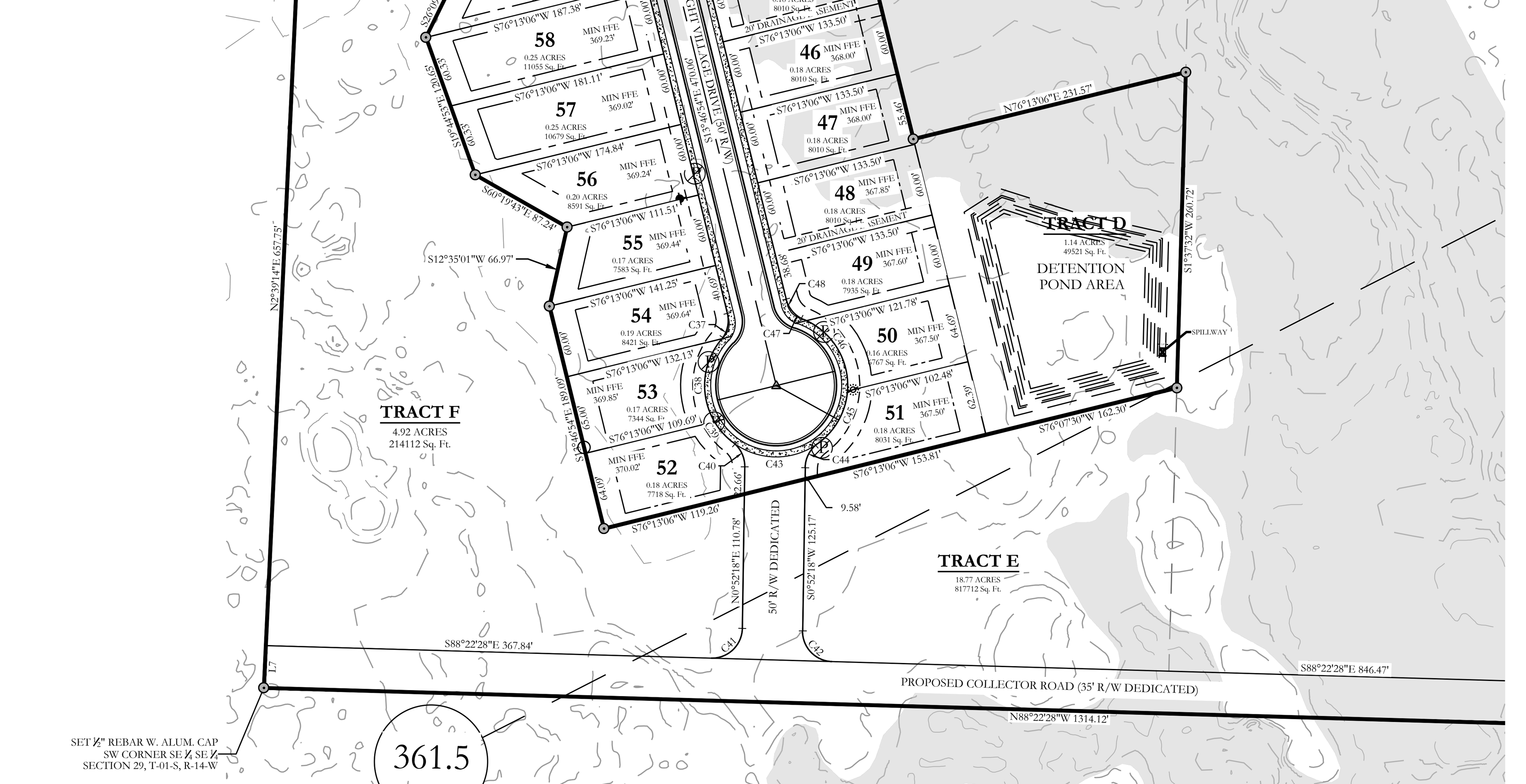
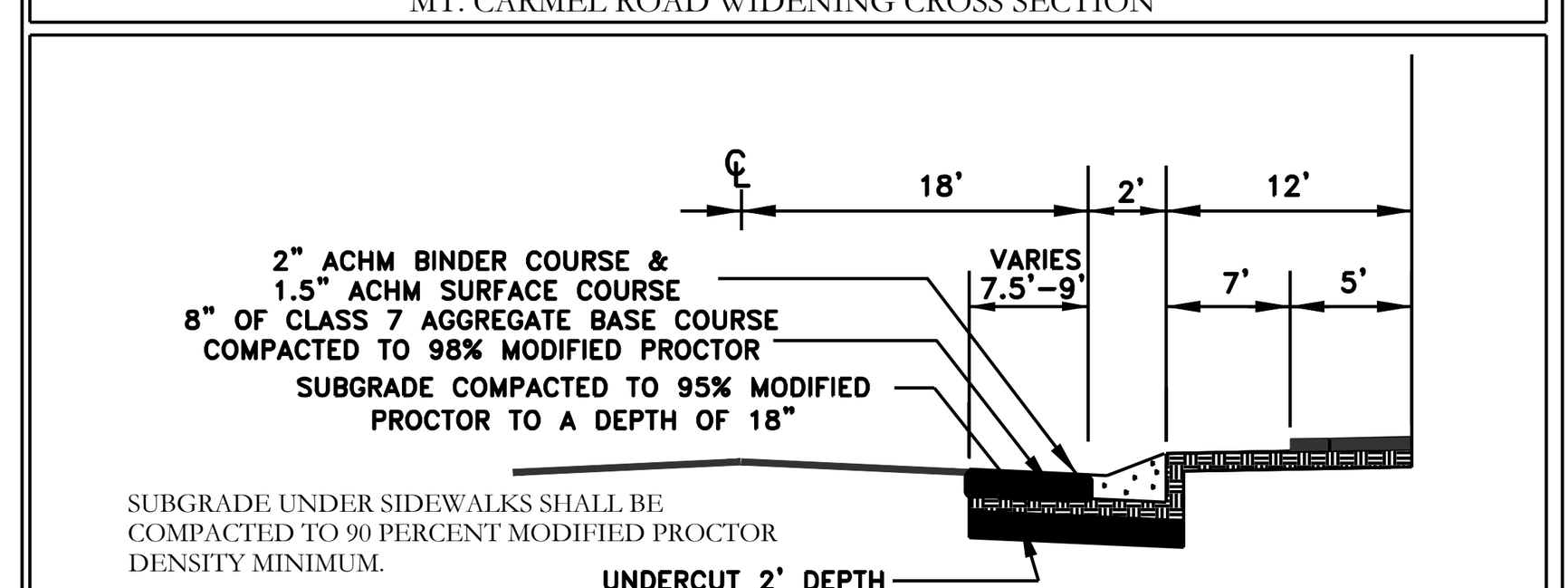
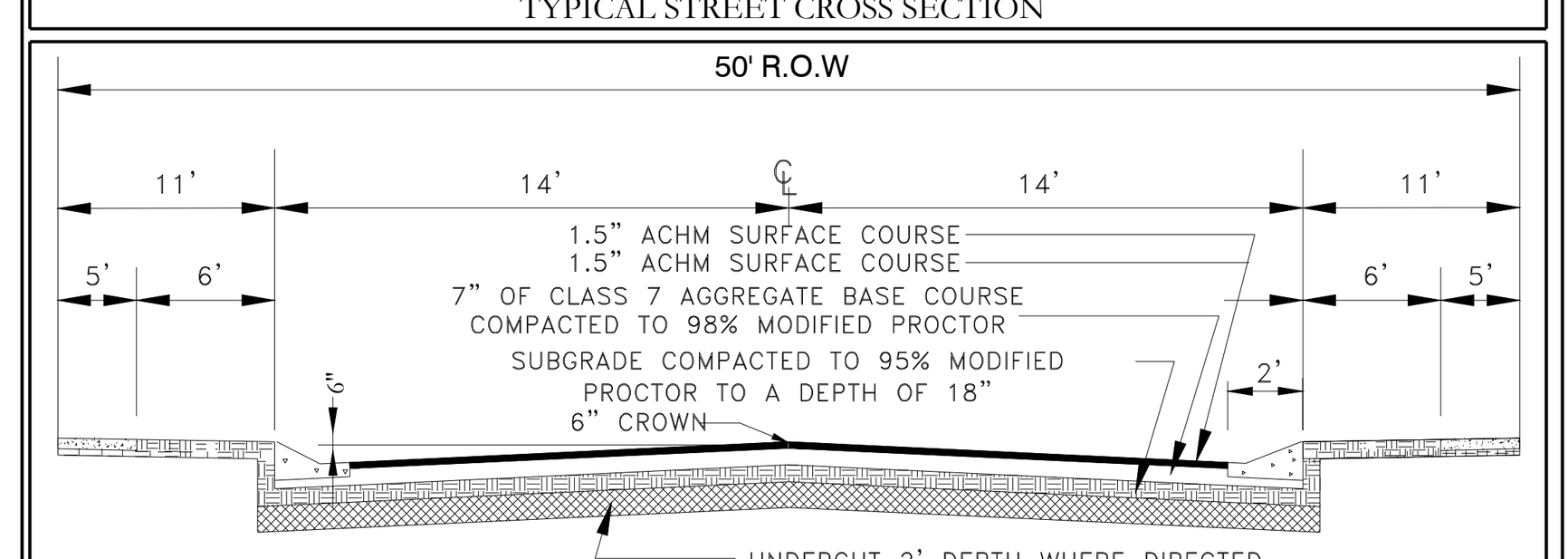


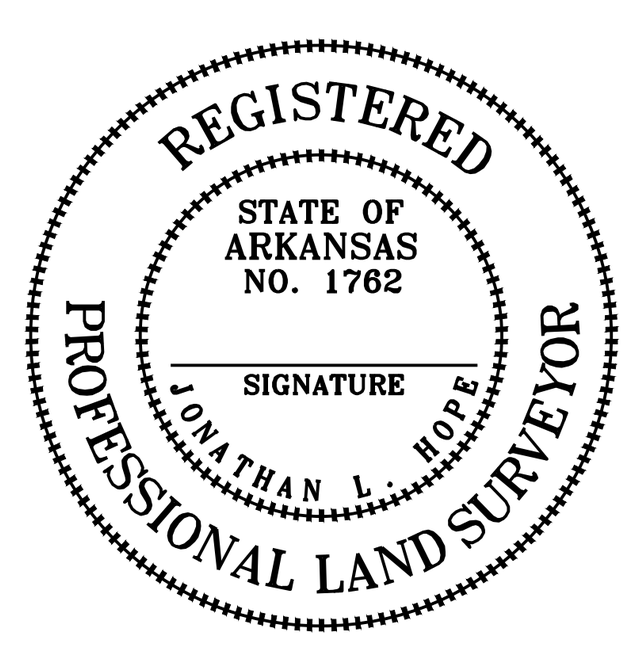


MT. CARMEL ROAD WIDENING CROSS SECTION

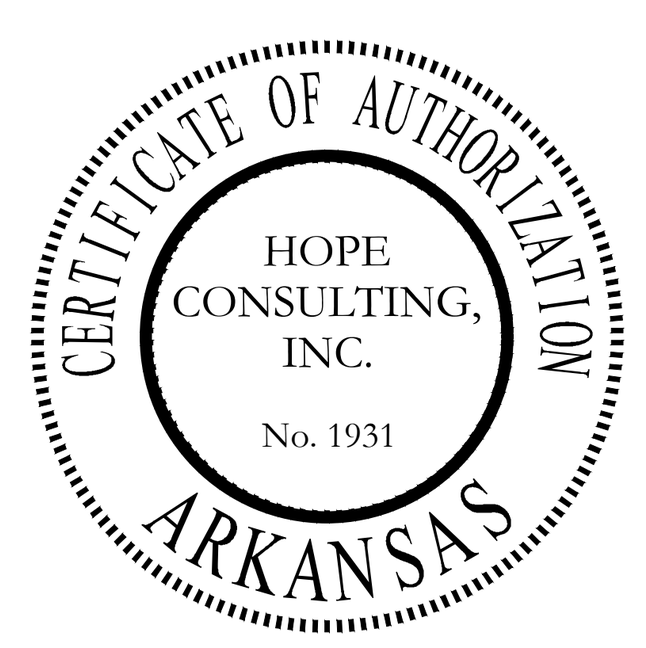


TYPICAL STREET CROSS SECTION









Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Ch. Length
C11	5.83	525.00	0°38'10"	S89° 05' 23"E	5.83
C12	60.15	525.00	6°33'54"	N87° 18' 35"E	60.12
C13	61.01	525.00	6°39'30"	N80° 41' 53"E	60.98
C14	52.58	525.00	5°44'18"	N74° 29' 59"E	52.56
C15	14.19	475.00	1°42'43"	N72° 29' 11"E	14.19
C16	61.85	475.00	7°27'38"	N77° 04' 22"E	61.81
C17	32.63	475.00	3°56'09"	N82° 46' 15"E	32.62
C18	41.98	25.00	96°13'18"	S47° 09' 01"E	37.22
C19	42.12	25.00	96°32'14"	S49° 13' 45"W	37.31
C20	32.52	475.00	3°55'20"	N80° 32' 28"W	32.51
C21	61.93	475.00	7°28'14"	N74° 50' 41"W	61.89
C22	35.71	475.00	4°18'26"	N68° 57' 21"W	35.70
C23	28.06	275.00	5°50'48"	N69° 43' 32"W	28.05
C24	61.06	275.00	12°43'16"	N79° 00' 34"W	60.93
C25	60.18	275.00	12°32'20"	S88° 21' 39"W	60.06
C26	47.02	275.00	9°47'47"	S77° 11' 35"W	46.96
C27	52.46	275.00	10°55'48"	S66° 49' 48"W	52.38
C28	52.46	275.00	10°55'48"	S55° 54' 00"W	52.38
C29	65.16	275.00	13°34'31"	S43° 38' 50"W	65.00
C30	50.09	225.00	12°45'20"	S43° 14' 15"W	49.99
C31	99.29	225.00	25°17'00"	S62° 15' 25"W	98.48
C32	65.78	225.00	16°45'03"	S83° 16' 27"W	65.55
C33	117.26	75.00	89°34'39"	N43° 33' 37"W	105.67
C34	21.56	525.00	2°21'12"	N0° 03' 06"E	21.56
C35	60.26	525.00	6°34'37"	N4° 24' 48"W	60.23
C36	55.71	525.00	6°04'47"	N10° 44' 30"W	55.68
C37	22.06	25.00	50°33'37"	S11° 29' 55"W	21.35
C38	72.11	59.00	70°01'24"	N4° 40' 37"E	67.70
C39	22.93	59.00	22°15'51"	N41° 28' 00"W	22.78
C40	23.33	25.00	53°28'13"	N25° 51' 49"W	22.49
C41	39.60	25.00	90°45'14"	N46° 14' 55"E	35.59
C42	38.94	25.00	89°14'46"	S43° 45' 05"E	35.12
C43	75.23	59.00	73°03'33"	N89° 07' 42"W	70.24
C44	23.33	25.00	53°28'13"	S27° 36' 25"W	22.49
C45	51.32	59.00	49°50'08"	S29° 25' 27"W	49.72
C46	71.87	59.00	69°47'39"	S30° 23' 26"E	67.51

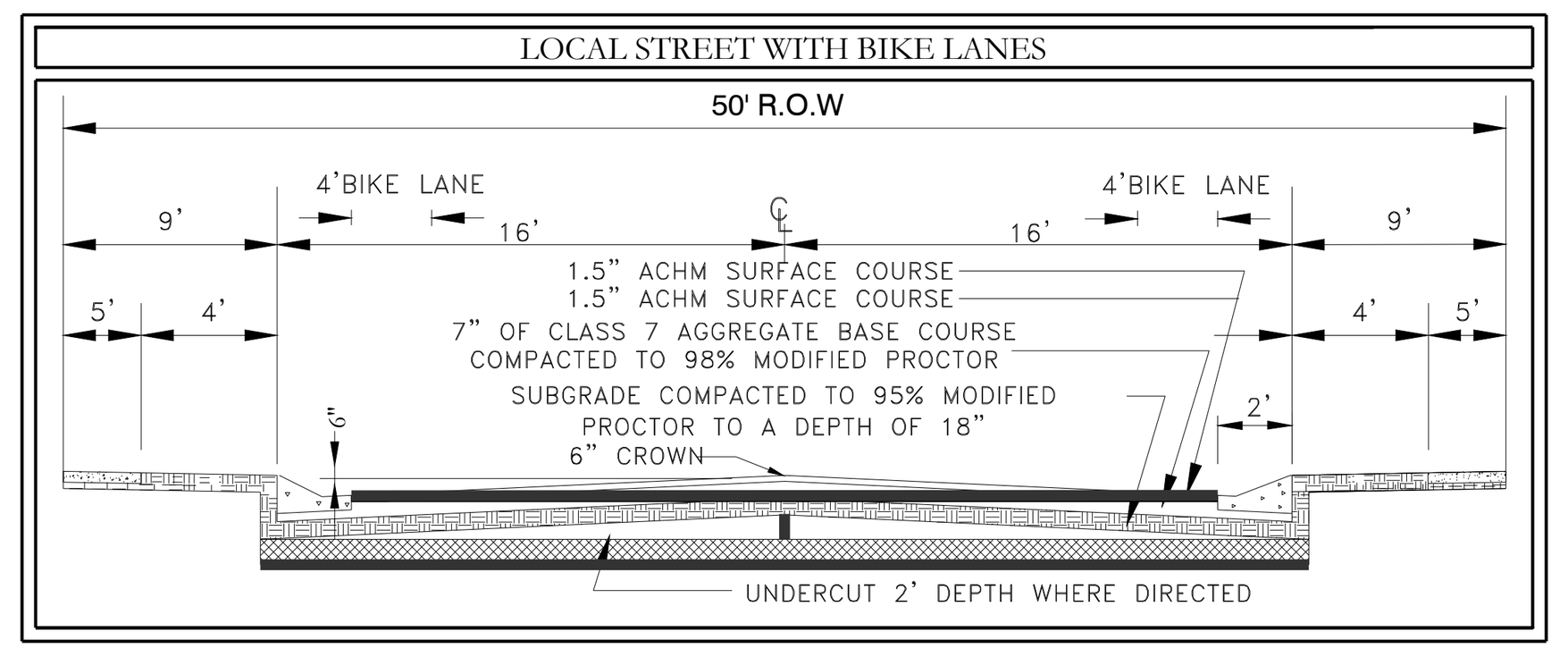
Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Ch. Length
C47	23.33	25.00	53°28'13"	S40° 31' 01"E	22.49
C48	23.33	25.00	53°28'13"	S40° 31' 01"E	22.49
C49	59.28	475.00	7°09'02"	S10° 12' 23"E	59.24
C50	63.47	475.00	7°39'23"	S2° 48' 11"E	63.43
C51	1.68	475.00	0°12'11"	S1° 07' 37"W	1.68
C52	19.44	25.00	44°33'02"	N23° 30' 13"E	18.95
C53	18.75	61.00	17°36'50"	N36° 58' 19"E	18.68
C54	81.31	61.00	76°22'11"	N10° 01' 11"W	75.42
C55	80.72	61.00	75°49'09"	N86° 06' 51"W	74.96
C56	9.45	61.00	8°52'33"	S51° 32' 18"W	9.44
C57	19.44	25.00	44°33'02"	S69° 22' 32"W	18.95
C58	50.65	275.00	10°33'08"	N86° 22' 24"E	50.57
C59	48.24	275.00	10°02'59"	N76° 04' 21"E	48.17
C60	56.02	275.00	11°40'15"	S61° 02' 29"W	55.92
C61	88.06	275.00	18°20'47"	S46° 01' 58"W	87.68
C62	35.26	225.00	8°58'40"	N41° 20' 55"E	35.22
C63	130.87	225.00	33°19'30"	N62° 30' 00"E	129.03
C64	60.36	225.00	15°22'11"	N86° 50' 50"E	60.18
C65	61.34	225.00	15°37'09"	S77° 39' 30"E	61.15
C66	11.96	225.00	3°02'48"	S68° 19' 32"E	11.96
C67	51.67	525.00	5°38'20"	S69° 37' 18"E	51.65
C68	61.61	525.00	6°43'24"	S75° 48' 10"E	61.57
C69	60.40	525.00	6°35'30"	S82° 27' 37"E	60.37
C70	60.03	525.00	6°33'06"	S89° 01' 55"E	60.00
C71	60.46	525.00	6°35'55"	N84° 23' 34"E	60.43
C72	61.74	525.00	6°44'17"	N77° 43' 28"E	61.71
C73	24.97	525.00	2°43'29"	N72° 59' 35"E	24.96
C74	38.02	475.00	4°35'10"	N73° 55' 25"E	38.01
C75	61.23	475.00	7°23'10"	N79° 54' 35"E	61.19
C76	63.22	475.00	7°37'32"	N87° 24' 56"E	63.17
C77	171.02	500.00	19°35'52"	S81° 25' 46"W	170.19
C78	362.74	500.00	41°34'02"	N87° 35' 09"W	354.84
C79	362.74	500.00	41°34'02"	N87° 35' 09"W	354.84
C80	333.09	250.00	76°20'17"	S75° 01' 43"W	308.99
C81	239.07	250.00	54°47'23"	S64° 15' 16"W	230.06

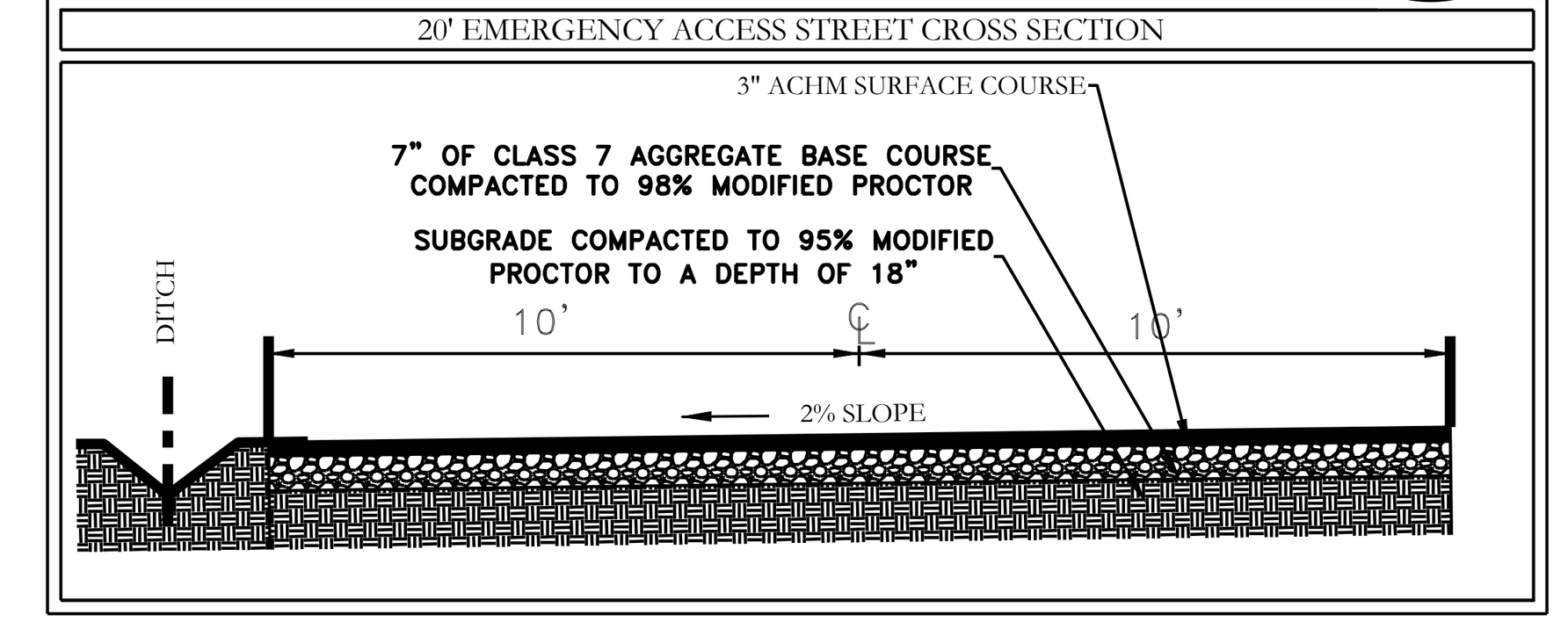
Parcel Line Table

Line #	Length	Direction
L1	60.44	S64° 12' 48.97"W
L2	28.52	S36° 51' 34.95"W
L5	24.09	S78° 15' 58.61"W
L6	28.62	S89° 23' 11.09"E
L7	35.01	N2° 39' 14.31"E
L8	35.01	S2° 58' 07.25"W
L9	37.36	N23° 07' 23.18"W
L10	41.12	N23° 03' 37.48"W

LOCAL STREET WITH BIKE LANES



20' EMERGENCY ACCESS STREET CROSS SECTION



CERTIFICATIONS:

OWNER:

Name: ____________

Address: ____________

DEVELOPER:

Name: ____________

Address: ____________

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: ____________

Address: ____________

Source of Tile: D.R. BOOK ______ PAGE ______

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, William W. McFadden, 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

William W. McFadden
Registered Professional
Engineer, No. 14048 Arkansas

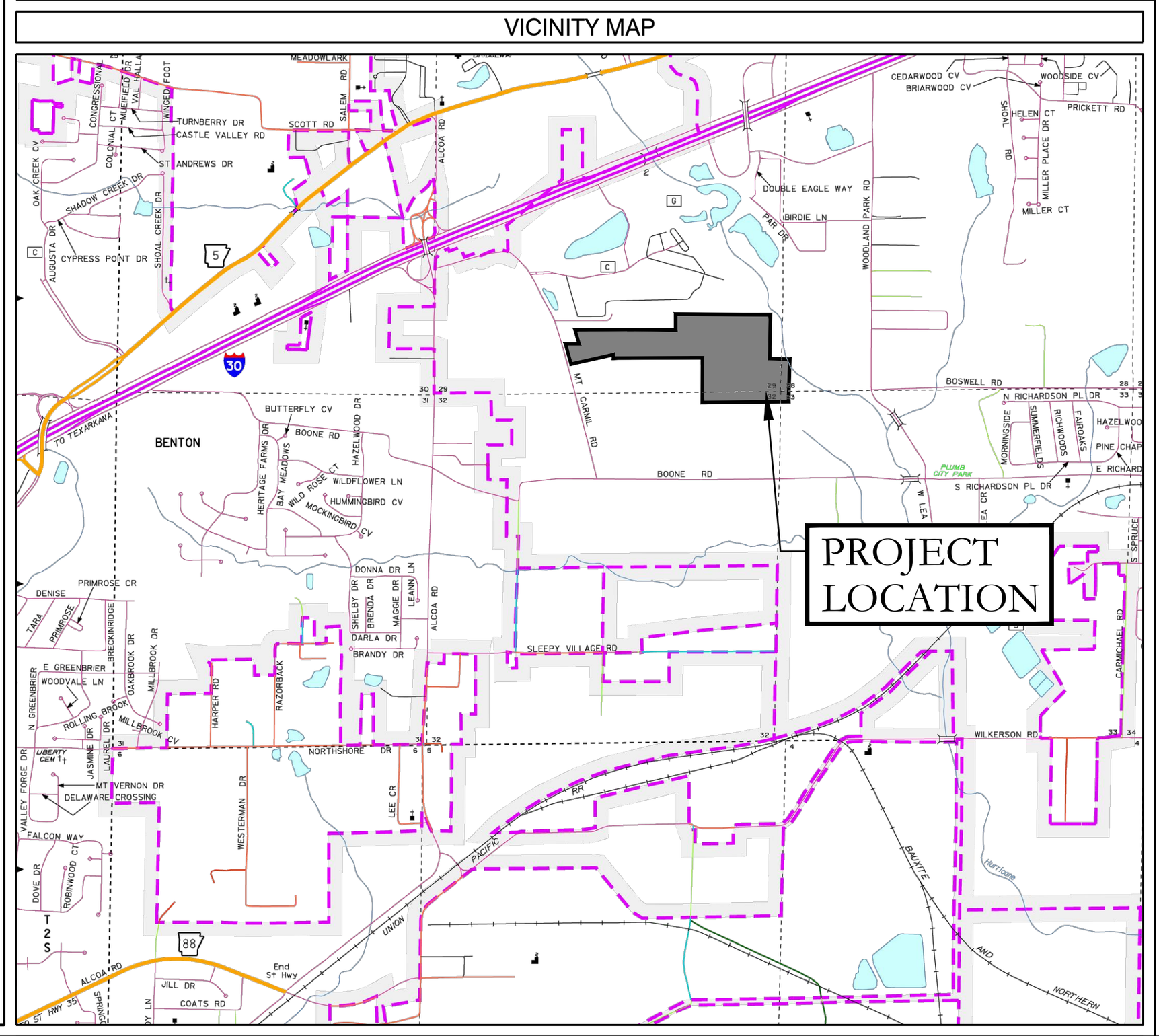
CERTIFICATE OF PRELIMINARY PLAT APPROVAL:

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

NAME,CHAIRMAN
BRYANT PLANNING COMMISSION

VICINITY MAP



AS-SURVEYED DESCRIPTION:

PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER (S ½ SE ¼) AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE ¼ SW ¼), ALL IN SECTION 29, TOWNSHIP 01 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 4" ANGLE IRON, ACCEPTED AS THE SOUTHEAST CORNER OF THE N ½ SE ¼ SW ¼ OF SECTION 29; THENCE N01°52'05"E, ALONG THE EAST LINE THEREOF, A DISTANCE OF 77.09 FEET TO A 1" PIPE AT A FENCE CORNER; THENCE LEAVING SAID EAST LINE, S78°15'59"W, ALONG A FENCE LINE, A DISTANCE OF 651.02 FEET TO A SET ½" REBAR ON THE EAST RIGHT-OF-WAY OF MT. CARMEL ROAD; THENCE N14°29'19"W, ALONG THE EAST RIGHT-OF-WAY OF MT. CARMEL ROAD, A DISTANCE OF 323.22 FEET TO A SET ½" REBAR ON THE SOUTH LINE OF A TRACT DESCRIBED IN SALINE COUNTY DEED BOOK 383 AT PAGE 216; THENCE LEAVING SAID EAST RIGHT-OF-WAY, S89°23'11"E, ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 195.39 FEET TO A SET ½" REBAR; THENCE N14°53'33"W, ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 210.00 FEET TO A SET ½" REBAR AT THE NORTHEAST CORNER OF SAID TRACT; THENCE S89°23'11"E, A DISTANCE OF 584.40 FEET TO A ½" REBAR AT THE SOUTHWEST CORNER OF A TRACT DESCRIBED IN SALINE COUNTY INSTRUMENT #2012-006447; THENCE S88°17'24"E, ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 940.00 FEET TO A SET ½" REBAR AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE N01°36'22"E, ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 231.30 FEET TO A SET ½" REBAR AT THE NORTHEAST CORNER OF SAID TRACT, BEING ON THE NORTH LINE OF THE SW ¼ SE ¼ OF SECTION 29 AND 940.00 FEET FROM THE NORTHWEST CORNER THEREOF; THENCE S88°11'40"E, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 381.26 FEET TO A SET ½" REBAR AT THE NORTHWEST CORNER OF THE SE ¼ SE ¼ OF SECTION 29; THENCE S88°11'40"E, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 1,006.26 FEET TO A SET ½" REBAR, BEING 315.00 FEET FROM THE NORTHEAST CORNER OF SAID SE ¼ SE ¼ OF SECTION 29; THENCE LEAVING SAID NORTH LINE, S02°58'26"W, A DISTANCE OF 728.61 FEET TO A SET ½" REBAR; THENCE S87°01'53"E, A DISTANCE OF 315.00 FEET TO A SET ½" REBAR ON THE EAST LINE OF THE SE ¼ SE ¼ OF SECTION 29, BEING 735.00 FEET FROM THE NORTHEAST CORNER THEREOF; THENCE S02°58'07"W, ALONG THE EAST LINE THEREOF, A DISTANCE OF 576.50 FEET TO A 1" FLAT IRON, ACCEPTED AS THE SOUTHEAST CORNER OF THE SE ¼ SE ¼ OF SECTION 29; THENCE N88°22'28"W, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 1,314.12 FEET TO A SET ½" REBAR AT THE SOUTHWEST CORNER OF THE SE ¼ SE ¼ OF SECTION 29; THENCE N02°39'14"E, ALONG THE WEST LINE THEREOF, A DISTANCE OF 657.75 FEET TO A SET ½" REBAR AT THE SOUTHEAST CORNER OF THE N ½ SW ¼ SE ¼ OF SECTION 29; THENCE N89°23'57"W, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 1,306.74 FEET TO T HE POINT OF BEGINNING; CONTAINING 2,443,901.8 SQUARE FEET, OR 56.104 ACRES, MORE OR LESS.

GENERAL NOTES:

SECONDARY ACCESS GATE SHOULD CONTAIN KNOX BOX LOCK WITH KEY TUMBLER.

FENCES ARE PROHIBITED IN THE DRAINAGE EASEMENT AREA.

ALL DRAINAGE (TRACT B & G) AND UTILITY EASEMENTS WILL BE MAINTAINED BY THE IMPROVEMENT DISTRICT.

DEVELOPER TO NOTIFY STREET DEPARTMENT WHEN CUTTING MT. CARMEL FOR INSPECTION AND DETERMINATION OF EXISTING SUBGRADE.

MAINTENANCE OF RETENTION PONDS WILL BE CONDUCTED BY THE IMPROVEMENT DISTRICT.

GENERAL SURVEYOR'S NOTES:

THIS PLAT REPRESENTS A BOUNDARY SURVEY OF A TRACT DESCRIBED IN SALINE COUNTY INSTRUMENT #2011-064685 (DEED OF RECORD)

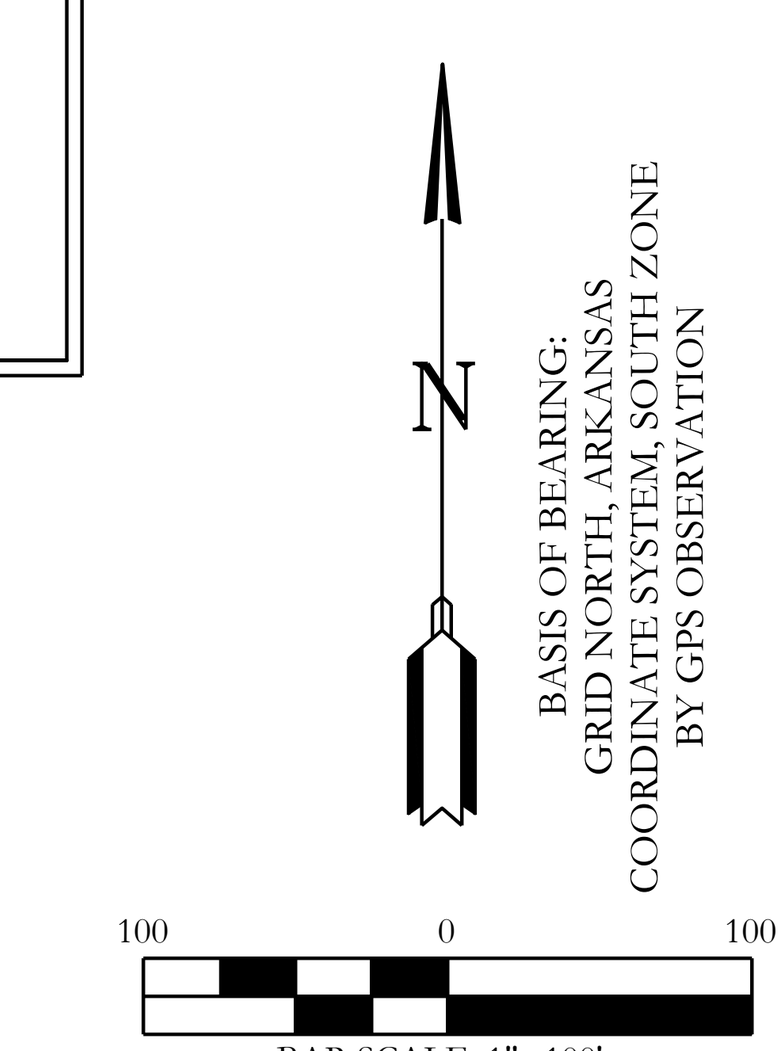
ALL LISTED MEASUREMENTS ARE AS MEASURED IN THE FIELD. FOR RECORD MEASUREMENTS, SEE DEEDS OF RECORD.

ADJACENT OWNERSHIP IS LISTED AS FILED IN THE SALINE COUNTY TAX ASSESSOR'S OFFICE AND IS SHOWN FOR REFERENCE ONLY.

THIS SURVEY IS FOR THE EXCLUSIVE USE AND BENEFIT OF PARTIES SHOWN HEREIN. USE OR DUPLICATION OF THIS DOCUMENT BY ANY OTHER PARTIES IS PROHIBITED AND VOIDS SAID DOCUMENT.

NOTE: THIS SURVEY IS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHERS. NO INVESTIGATION OR INDEPENDENT SEARCH HAS BEEN MADE FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. ANY LISTED EASEMENTS OR RIGHTS-OF-WAY WERE DETERMINED FROM LISTED REFERENCE DOCUMENTS AND HAVE NOT BEEN CHECKED FOR ACCURACY OR CORRECTNESS.

A PORTION OF THE PROPERTY DESCRIBED HEREON IS CONTAINED WITHIN THE 100-YEAR FLOOD PLANE, AS SHOWN, SCALED FROM FLOOD INSURANCE RATE MAP, PANEL #05125C0360D, DATED JUNE 19, 2012.



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: TITAN GENERAL CONTRACTORS, 204 WOODLAND DR., BENTON, AR 72019

DEVELOPER/: SUBDIVIDER: TITAN GENERAL CONTRACTORS, 204 WOODLAND DR., BENTON, AR 72019

ENGINEERS: HOPE CONSULTING INC., 117 S. MARKET STREET, BENTON, AR 72015

NAME OF SUBDIVISION: STARLIGHT VILLAGE

INSTRUMENT #

ZONING DISTRICT: R-1.S

AVERAGE LOT SIZE: 60 x 100' (6,000 S.F.)
NUMBER OF LOTS: 101

SOURCE OF WATER: BRYANT
SOURCE OF SEWER: BRYANT
SOURCE OF ELECTRIC: FIRST ELECTRIC

BUILDING SETBACKS:
FRONT-20' OR AS SHOWN
REAR-20' OR AS SHOWN
SIDE-8' OR AS SHOWN

UTILITY & DRAINAGE EASEMENTS:
FRONT-10' OR AS SHOWN
REAR - 5' OR AS SHOWN
SIDE - 5' OR AS SHOWN

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:
WIGGINS FAMILY REAL ESTATE HOLDINGS, LLC

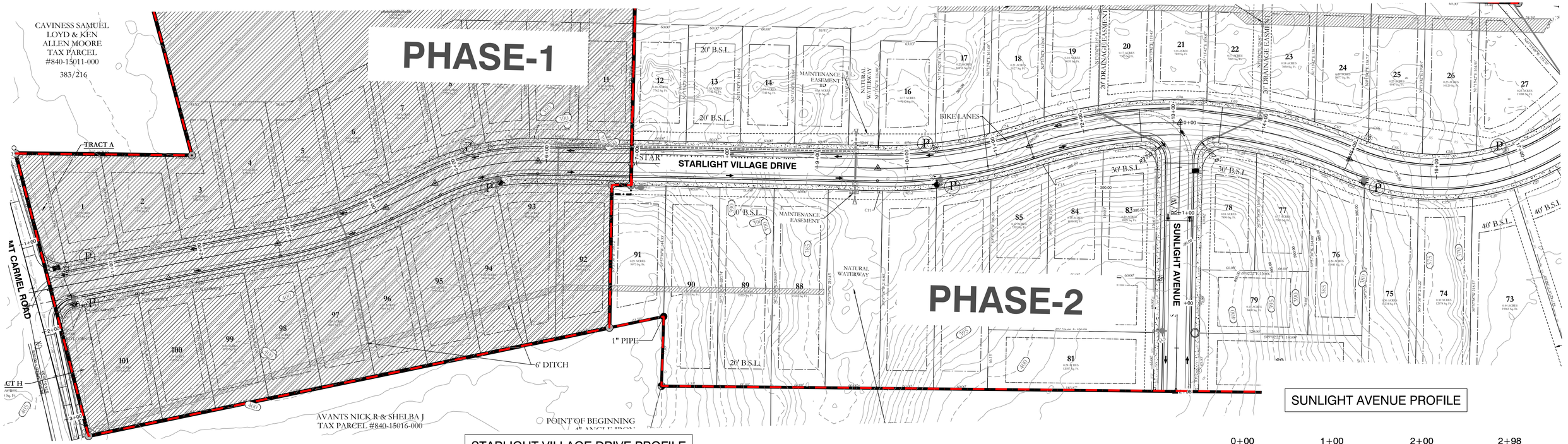
PRELIMINARY PLAT
THE VILLAGES AT MAGNOLIA LANE PHASE 2-3

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

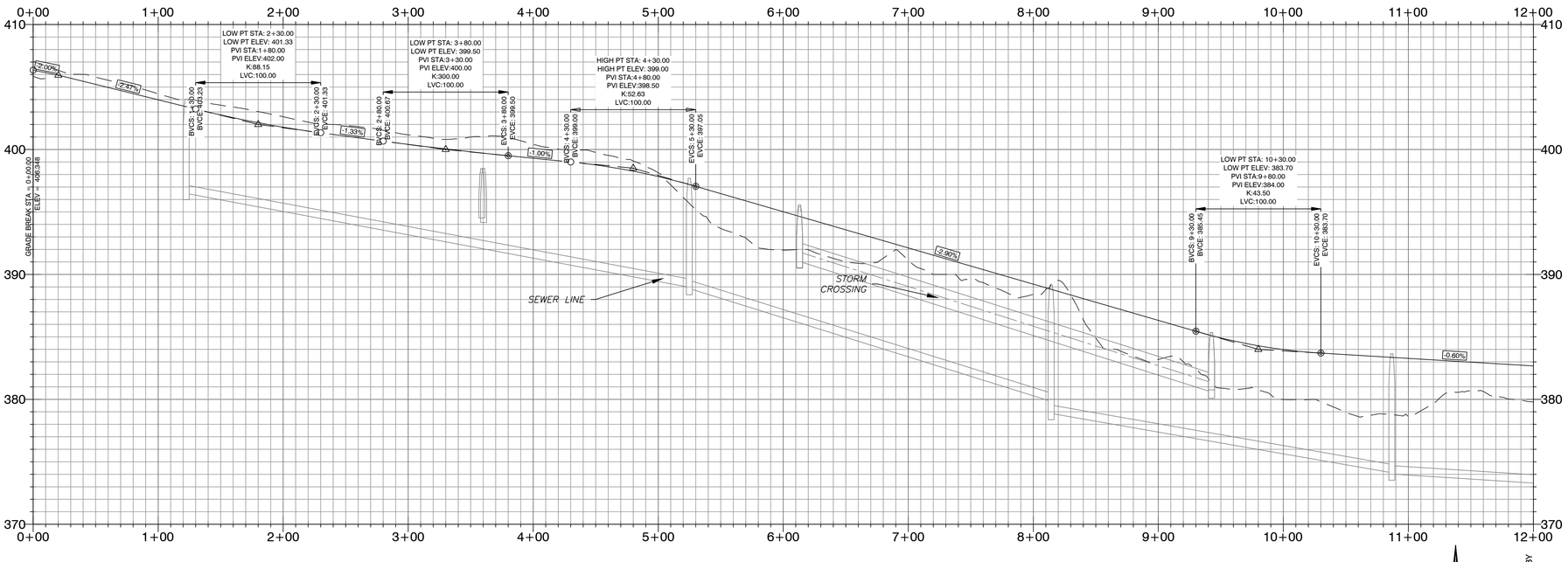
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REVISED:	03/06/2024	CHECKED BY:	19-0238
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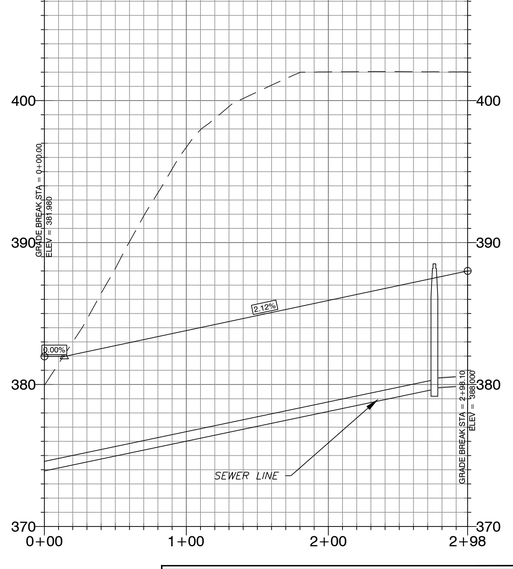
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STARLIGHT VILLAGE DRIVE PROFILE



SUNLIGHT AVENUE PROFILE



DESIGN SPEED : 25 MPH

HDPE
RCP
PHASE BOUNDARIES

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

50' 25' 0 50'

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:
WIGGINS FAMILY REAL ESTATE HOLDINGS, LLC

THE VILLAGES AT MAGNOLIA LANE PHASE 2-3 STREET PLAN AND PROFILES

A SUBDIVISION IN CITY OF BRYANT, SALINE COUNTY, ARKANSAS

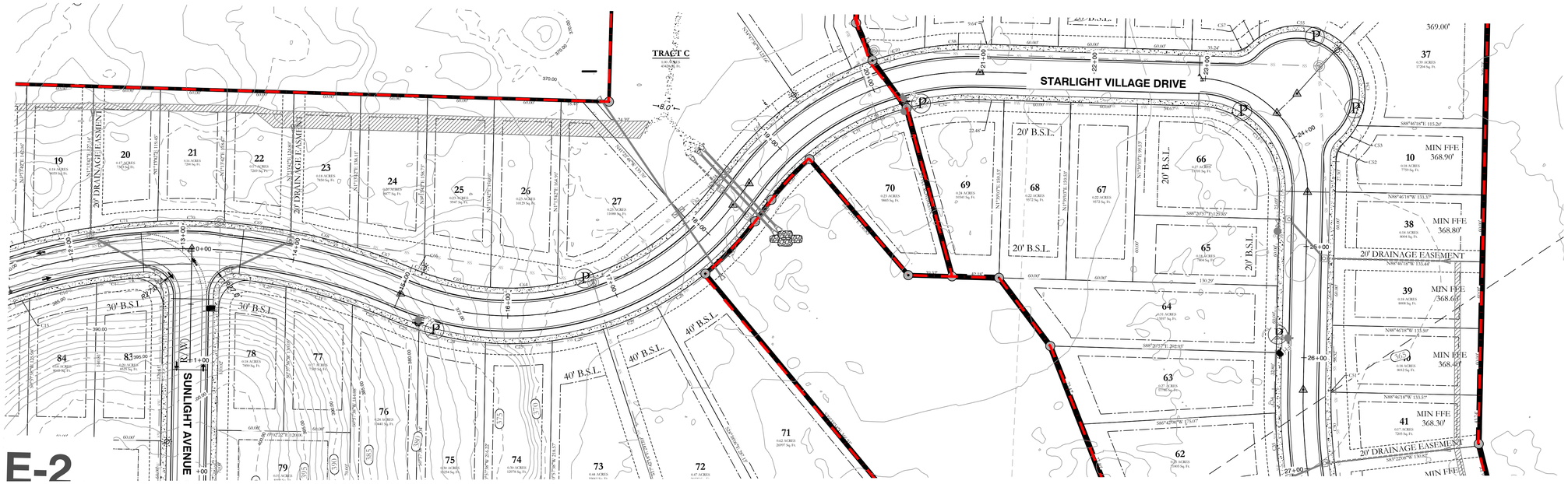
DATE:	10-05-2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:	12-22-2023	CHECKED BY:	19-0238
SHEET:	C-1.1	SCALE:	

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

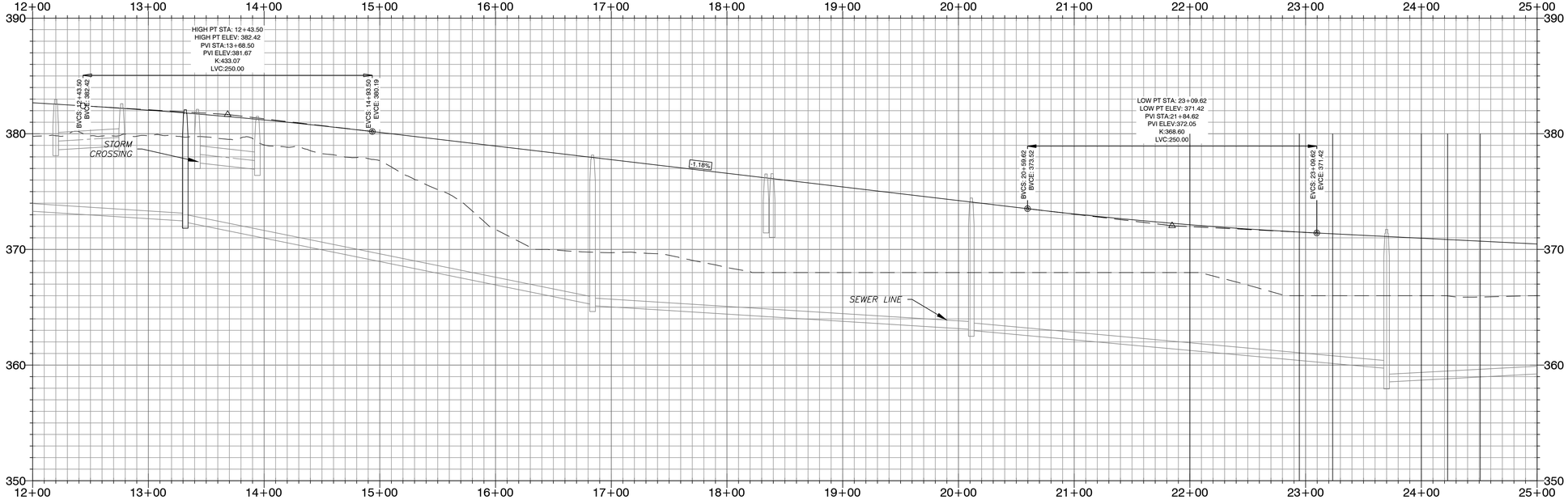
STATE OF ARKANSAS — LICENSED PROFESSIONAL ENGINEER — No. 20876 — KYLE TAMZIDUL ISLAM

K:\LAND PROJECTS 2\04\SUBDIVISIONS\2019\19-0238 STARLIGHT VILLAGE\PHASE 2\CIVIL\DWG\STARLIGHT VILLAGE SUBDIVISION_CONSTRUCTION PLANS_05-29-2024.DWG



E-2

STARLIGHT VILLAGE DRIVE PROFILE

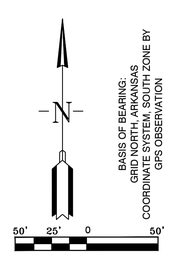


DESIGN SPEED : 25 MPH

HDPE

RCP

PHASE BOUNDARIES



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

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

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20876
KAZEM TAMZIDI ISLAM

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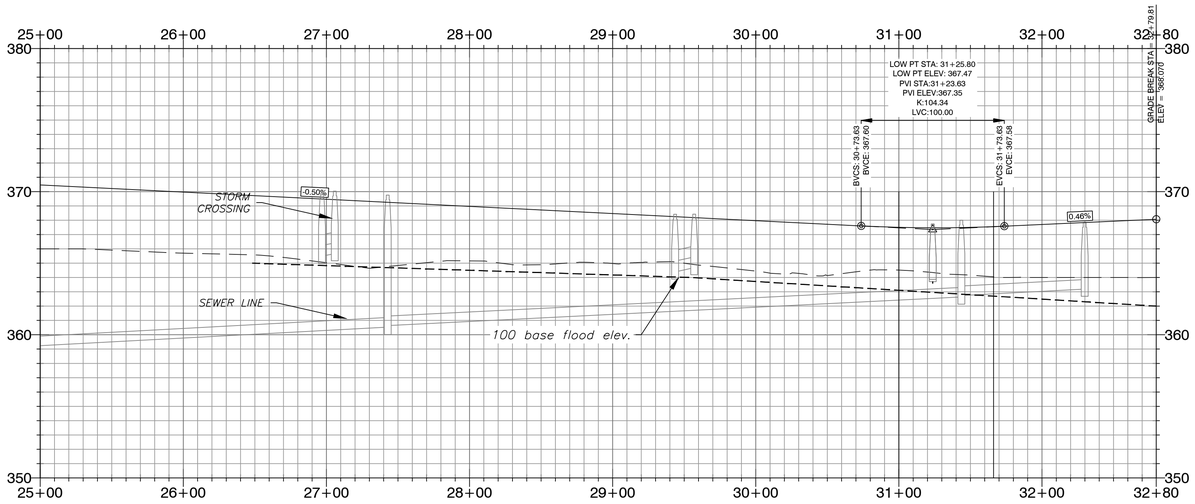
THE VILLAGES AT MAGNOLIA LANE PHASE 2-3
STREET PLAN AND PROFILE
A SUBDIVISION IN CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	10-5-2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:	11-22-2023	CHECKED BY:	19-0238
SHEET:	C-1.2	SCALE:	

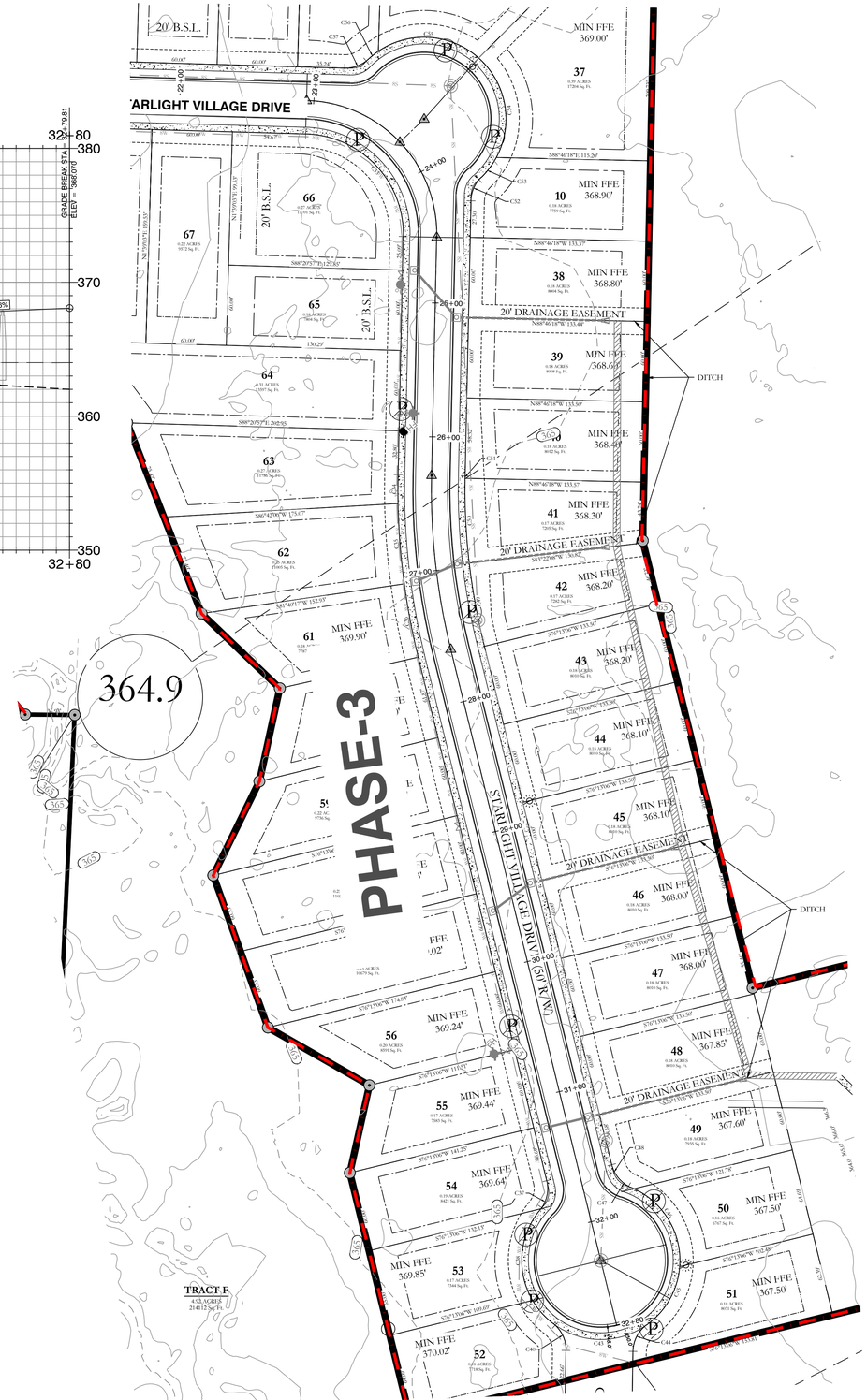
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K:\LAND PROJECTS 2004\SUBDIVISIONS\2019\19-0238 STARLIGHT VILLAGE\PHASE 2\CIVIL\DWG\STARLIGHT VILLAGE SUBDIVISION_CONSTRUCTION PLANS_C-Sheets.dwg

STARLIGHT VILLAGE DRIVE PROFILE



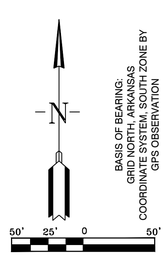
DESIGN SPEED : 25 MPH



HDPE

RCP

PHASE BOUNDARIES



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

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:
WIGGINS FAMILY REAL ESTATE HOLDINGS, LLC

THE VILLAGES AT MAGNOLIA LANE PHASE 2-3
STREET PLAN AND PROFILE

A SUBDIVISION IN CITY OF BRYANT, SALINE COUNTY, ARKANSAS

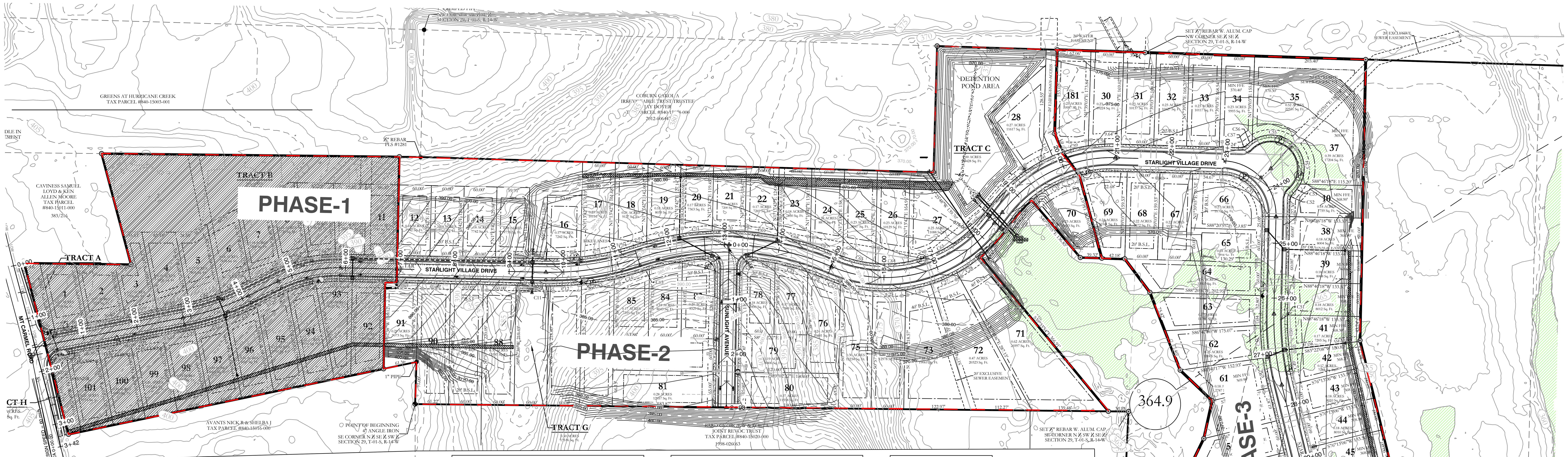
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REVISED:	12-22-2023	CHECKED BY:	19-0238
SHEET:	C-1.3	SCALE:	

500	1S	15W	0	34	230	62	1762

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

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

K:\LAND PROJECTS 2004\SUBDIVISIONS 2019\19-0238 STARLIGHT VILLAGE\PLANS\2 CIVIL\DWG\STARLIGHT VILLAGE SUBDIVISION_CONSTRUCTION PLANS_05-20-24.DWG



Curve #	Length	Radius	Delta	Chord Direction	Ch. Length
C11	5.83	525.00	0°38'10"	S89° 05' 23"E	5.83
C12	60.15	525.00	6°33'54"	N87° 18' 35"E	60.12
C13	61.01	525.00	6°39'30"	N80° 41' 53"E	60.98
C14	52.58	525.00	5°44'18"	N74° 29' 59"E	52.56
C15	14.19	475.00	1°42'43"	N72° 29' 11"E	14.19
C16	61.85	475.00	7°27'38"	N77° 04' 22"E	61.81
C17	32.63	475.00	3°56'09"	N82° 46' 15"E	32.62
C18	41.98	25.00	96°13'18"	S47° 09' 01"E	37.22
C19	42.12	25.00	96°32'14"	S49° 13' 45"W	37.31
C20	32.52	475.00	3°55'20"	N80° 32' 28"W	32.51
C21	61.93	475.00	7°28'14"	N74° 50' 41"W	61.89
C22	35.71	475.00	4°18'26"	N68° 57' 21"W	35.70
C23	28.06	275.00	5°50'48"	N69° 43' 32"W	28.05
C24	61.06	275.00	12°43'16"	N79° 00' 34"W	60.93
C25	60.18	275.00	12°32'20"	S88° 21' 39"W	60.06
C26	47.02	275.00	9°47'47"	S77° 11' 35"W	46.96
C27	52.46	275.00	10°55'48"	S66° 49' 48"W	52.38
C28	52.46	275.00	10°55'48"	S55° 54' 00"W	52.38
C29	65.16	275.00	13°34'31"	S43° 38' 50"W	65.00
C30	50.09	225.00	12°45'20"	S43° 14' 15"W	49.99
C31	99.29	225.00	25°17'00"	S62° 15' 25"W	98.48
C32	65.78	225.00	16°45'03"	S83° 16' 27"W	65.55
C33	117.26	75.00	89°34'39"	N43° 33' 37"W	105.67
C34	21.56	525.00	2°21'12"	N0° 03' 06"E	21.56
C35	60.26	525.00	6°34'37"	N4° 24' 48"W	60.23
C36	55.71	525.00	6°04'47"	N10° 44' 30"W	55.68
C37	22.06	25.00	50°33'37"	S11° 29' 55"W	21.35
C38	72.11	59.00	70°01'24"	N4° 40' 37"E	67.70
C39	22.93	59.00	22°15'51"	N41° 28' 00"W	22.78
C40	23.33	25.00	53°28'13"	N25° 51' 49"W	22.49
C41	39.60	25.00	90°45'14"	N46° 14' 55"E	35.59
C42	38.94	25.00	89°14'46"	S43° 45' 05"E	35.12
C43	75.23	59.00	73°03'33"	N89° 07' 42"W	70.24
C44	23.33	25.00	53°28'13"	S27° 36' 25"W	22.49
C45	51.32	59.00	49°50'08"	S29° 25' 27"W	49.72
C46	71.87	59.00	69°47'39"	S30° 23' 26"E	67.51

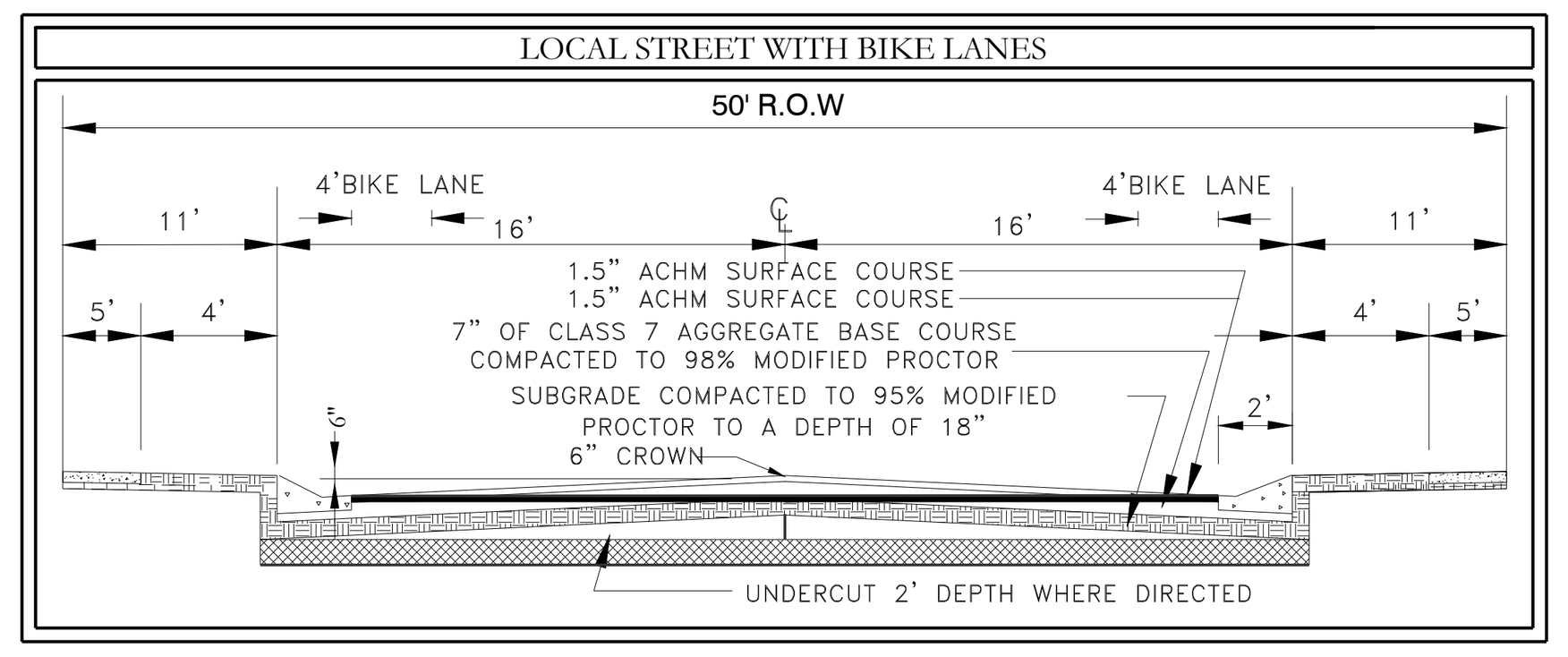
Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Ch. Length
C47	23.33	25.00	53°28'13"	S40° 31' 01"E	22.49
C48	23.33	25.00	53°28'13"	S40° 31' 01"E	22.49
C49	59.28	475.00	7°09'02"	S10° 12' 23"E	59.24
C50	63.47	475.00	7°39'23"	S2° 48' 11"E	63.43
C51	1.68	475.00	0°12'11"	S1° 07' 37"W	1.68
C52	19.44	25.00	44°33'02"	N23° 30' 13"E	18.95
C53	18.75	61.00	17°36'50"	N36° 58' 19"E	18.68
C54	81.31	61.00	76°22'11"	N10° 01' 11"W	75.42
C55	80.72	61.00	75°49'09"	N86° 06' 51"W	74.96
C56	9.45	61.00	8°52'33"	S51° 32' 18"W	9.44
C57	19.44	25.00	44°33'02"	S69° 22' 32"W	18.95
C58	50.65	275.00	10°33'08"	N86° 22' 24"E	50.57
C59	48.24	275.00	10°02'59"	N76° 04' 21"E	48.17
C60	56.02	275.00	11°40'15"	S61° 02' 29"W	55.92
C61	88.06	275.00	18°20'47"	S46° 01' 58"W	87.68
C62	35.26	225.00	8°58'40"	N41° 20' 55"E	35.22
C63	130.87	225.00	33°19'30"	N62° 30' 00"E	129.03
C64	60.36	225.00	15°22'11"	N86° 50' 50"E	60.18
C65	61.34	225.00	15°37'09"	S77° 39' 30"E	61.15
C66	11.96	225.00	3°02'48"	S68° 19' 32"E	11.96
C67	51.67	525.00	5°38'20"	S69° 37' 18"E	51.65
C68	61.61	525.00	6°43'24"	S75° 48' 10"E	61.57
C69	60.40	525.00	6°35'30"	S82° 27' 37"E	60.37
C70	60.03	525.00	6°33'06"	S89° 01' 55"E	60.00
C71	60.46	525.00	6°35'55"	N84° 23' 34"E	60.43
C72	61.74	525.00	6°44'17"	N77° 43' 28"E	61.71
C73	24.97	525.00	2°43'29"	N72° 59' 35"E	24.96
C74	38.02	475.00	4°35'10"	N73° 55' 25"E	38.01
C75	61.23	475.00	7°23'10"	N79° 54' 35"E	61.19
C76	63.22	475.00	7°37'32"	N87° 24' 56"E	63.17
C77	171.02	500.00	19°35'52"	S81° 25' 46"W	170.19
C78	362.74	500.00	41°34'02"	N87° 35' 09"W	354.84
C79	362.74	500.00	41°34'02"	N87° 35' 09"W	354.84
C80	333.09	250.00	76°20'17"	S75° 01' 43"W	308.99
C81	239.07	250.00	54°47'23"	S64° 15' 16"W	230.06

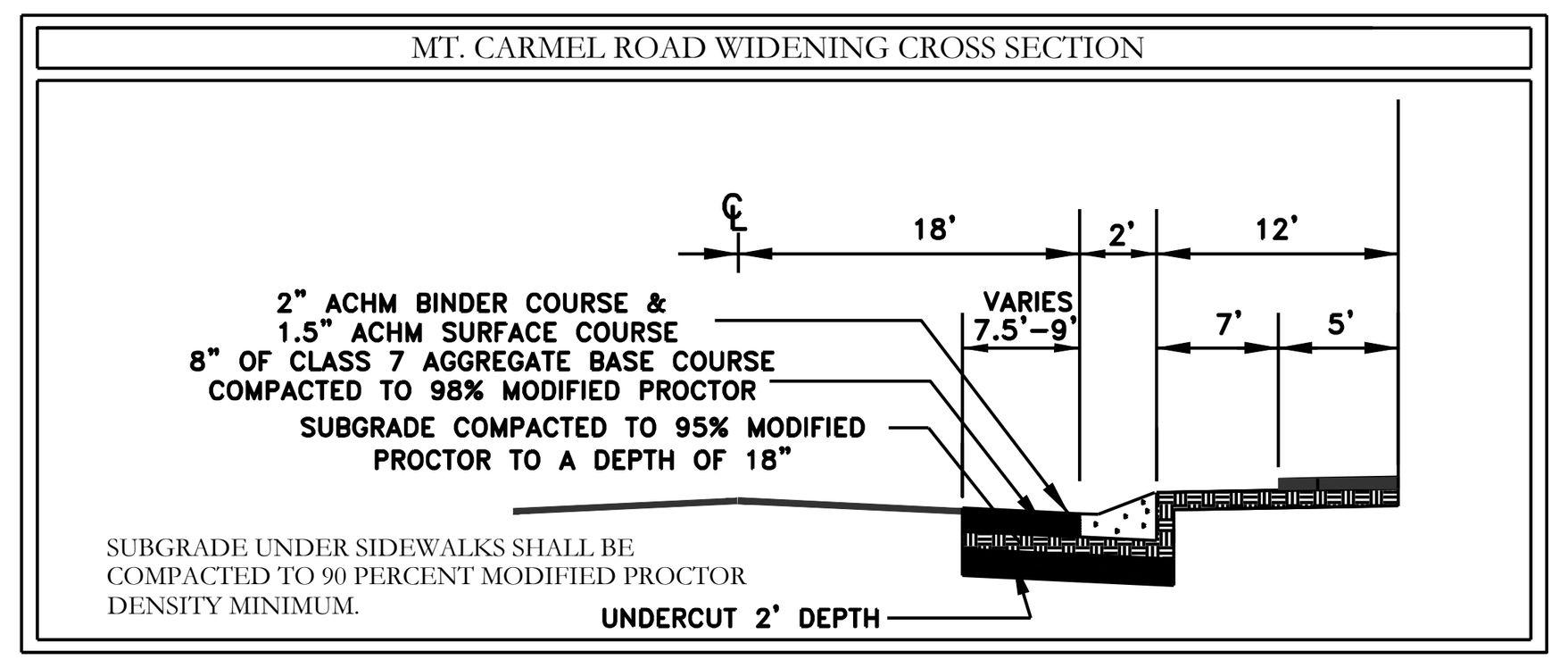
Parcel Line Table

Line #	Length	Direction
L1	60.44	S64° 12' 48.97"W
L2	28.52	S36° 51' 34.95"W
L5	24.09	S78° 15' 58.61"W
L6	28.62	S89° 23' 11.09"E
L7	35.01	N2° 39' 14.31"E
L8	35.01	S2° 58' 07.25"W
L9	37.36	N23° 07' 23.18"W
L10	41.12	N23° 03' 37.48"W

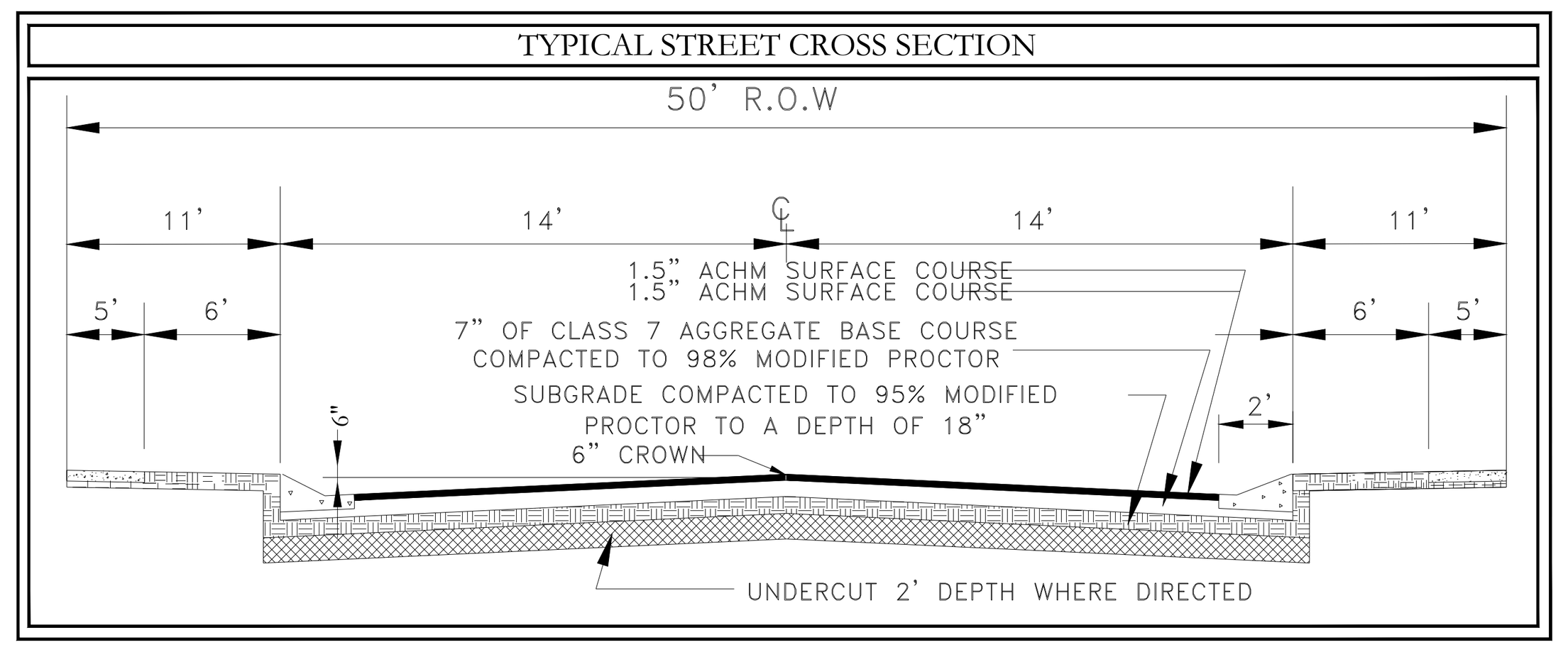
LOCAL STREET WITH BIKE LANES



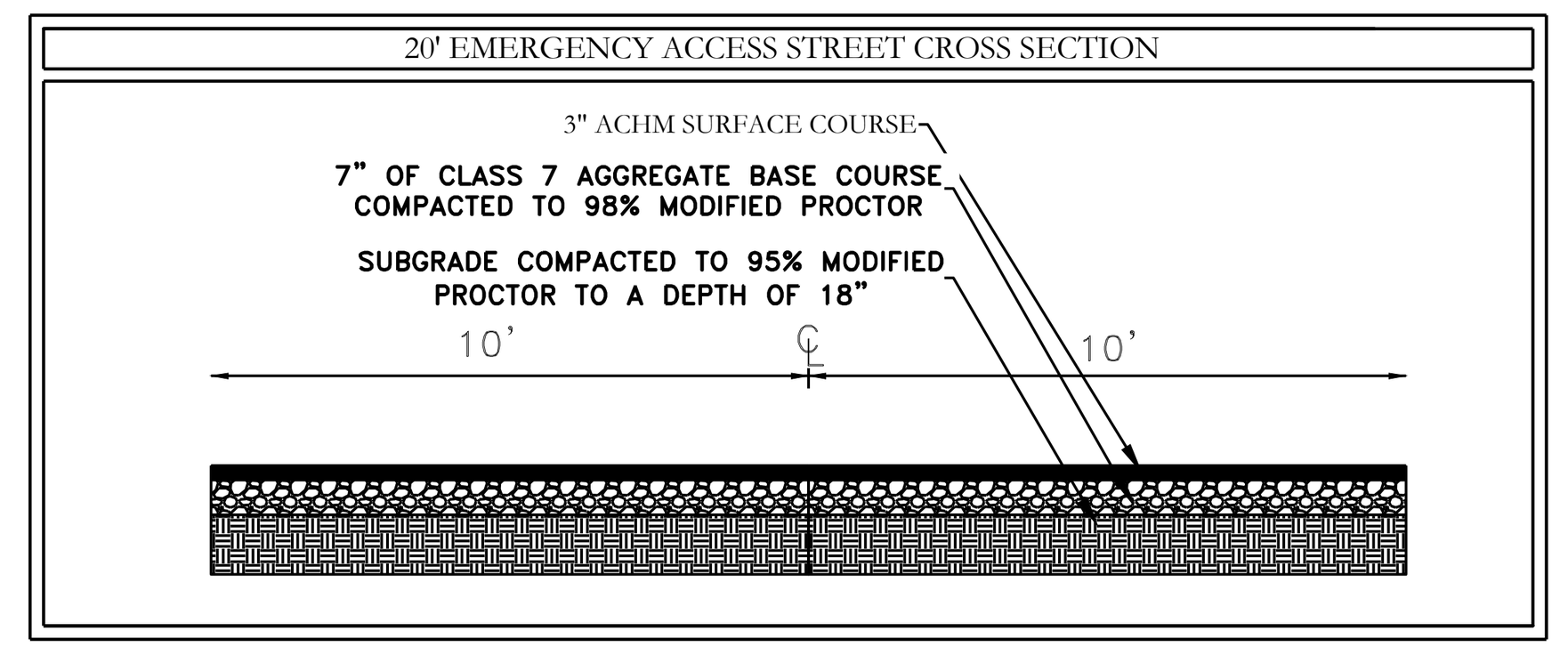
MT. CARMEL ROAD WIDENING CROSS SECTION

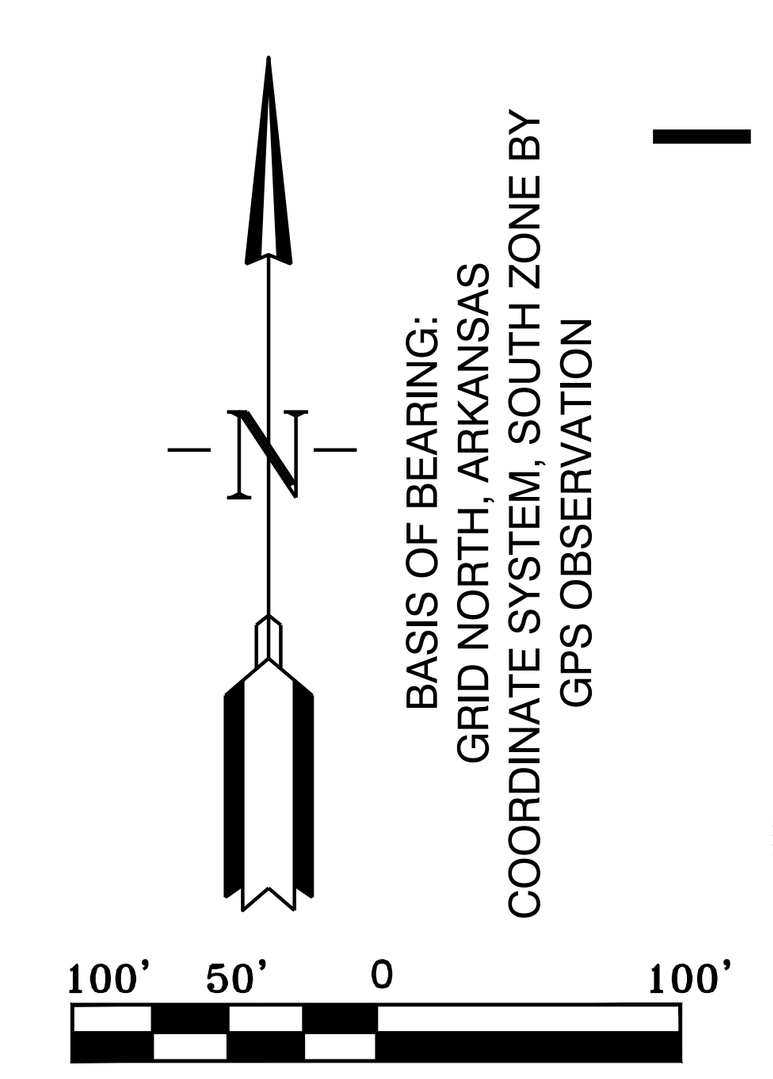


TYPICAL STREET CROSS SECTION



20' EMERGENCY ACCESS STREET CROSS SECTION





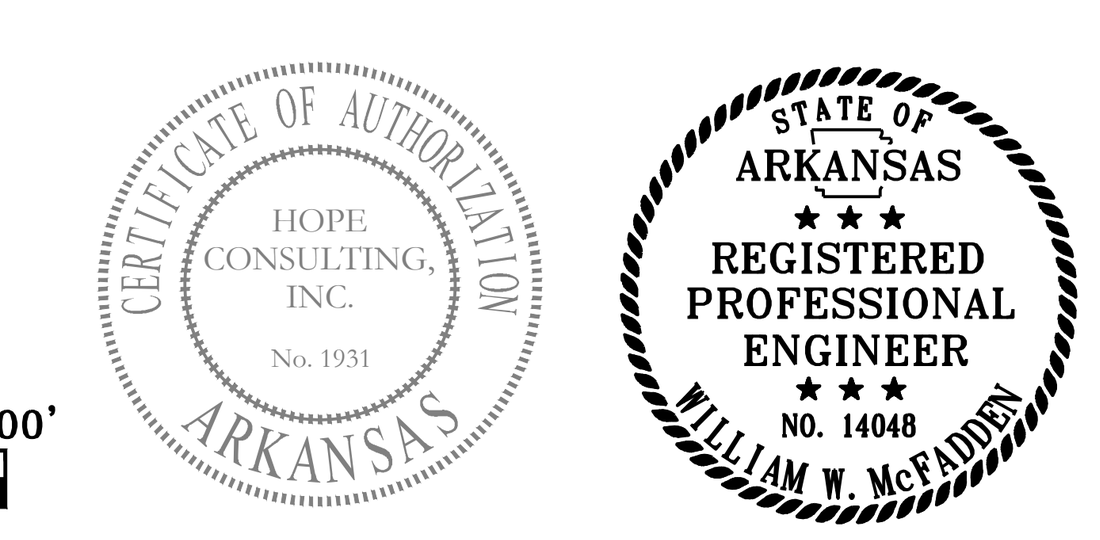
BASIS OF BEARING:
GRID NORTH, ARKANSAS
COORDINATE SYSTEM, SOUTH ZONE BY
GPS OBSERVATION

HDPE

RCP

PHASE BOUNDARIES

RIP RAP CHANNEL LINING
(Filter fabric shall be placed under all rip rap)



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www.hopeconsulting.com

FOR USE AND BENEFIT OF:
WIGGINS FAMILY REAL ESTATE HOLDINGS, LLC


THE VILLAGES AT MAGNOLIA LANE PHASE 2-3
GRADING PLAN_FINISHED GRADE

A SUBDIVISION IN CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	4/2/2024	C.A.D. BY:		DRAWING NUMBER:
REVISED:		CHECKED BY:		19-0238
SHEET:	C-1.0	SCALE:		

500	1S	15W	0	34	230	62	1762

K:\LAND PROJECTS 2004\SUBDIVISIONS\2019\19-0238 STARLIGHT VILLAGE\PHASE 2\CIVIL\DWG\STARLIGHT VILLAGE SUBDIVISION_CONSTRUCTION PLANS_03-20-2024.DWG



HDPE

RCP

PHASE BOUNDARIES

WATER & SEWER UTILITY NOTES:

1. ALL NEW 8-INCH WATER MAINS TO BE CLASS 900.
2. ALL WATER MAINS LARGER THAN 8" DIAMETER SHALL BE DUCTILE IRON (250 PSI PRESSURE CLASS).
3. ALL WATER AND 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.
4. WATER LINES UNDER CULVERTS, CREEKS, CONCRETE CHANNELS, RETAINING WALLS, OR OTHER DIFFICULT AND /OR DANGEROUS TO MAINTAIN AREAS SHALL BE ENCASED IN A SMOOTH STEEL ENCASEMENT PIPE. THE STEEL ENCASEMENT SHALL EXTEND FIVE FEET EITHER SIDE OF THE AREA.
5. EACH WATER SERVICE METER MUST HAVE ITS OWN SERVICE LINE CONNECTION TO THE MAIN (INCLUDES DOUBLE METERS DISPLAYED AS ONE SERVICE LINE ON THE PLAT.
6. WATER MAIN CONNECTION TO THE NORTH WILL BE CONSTRUCTED IN PHASE 2, CONNECTION TO THE SOUTH WILL BE IN THE FINAL PHASE.
7. THE WATER DISTRIBUTION SYSTEM SHALL BE DESIGNED TO MAINTAIN A MINIMUM WORKING WATER PRESSURE OF 45 PSI AT THE WATER METER.
8. VELOCITIES IN THE WATER DISTRIBUTION SYSTEM SHALL BE DESIGNED IN SUCH WAY THAT VELOCITIES WILL BE NO GREATER THAN 5 FT/SEC DURING NORMAL OPERATIONAL CONDITIONS.
9. FIRE FLOW DESIGN FOR SINGLE FAMILY & DUPLEXES SHALL BE 1500 GPM FOR A DURATION OF 2 HOURS.
10. VELOCITIES DURING FIRE FLOW CONDITIONS SHALL NOT EXCEED 10FT/SEC.

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.

VERTICAL SEPARATION OF WATER AND SANITARY SEWER NOTE:

WATER MAINS AND SANITARY SEWERS SHALL BE CONSTRUCTED AS FAR APART AS PRACTICABLE, AND SHALL BE SEPARATED BY UNDISTURBED AND COMPACT EARTH. A MINIMUM HORIZONTAL DISTANCE OF 10-FEET SHOULD BE MAINTAINED BETWEEN WATER LINES AND SEWER LINES OR OTHER SOURCES OF CONTAMINATION. WATER MAINS NECESSARILY IN CLOSE PROXIMITY TO SEWER MUST BE PLACED SO THAT THE BOTTOM OF THE WATER LINE WILL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE. IF THIS DISTANCE MUST UNAVOIDABLY PASS BENEATH THE SEWER LINE, AT LEAST 18-INCHES SEPARATION MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE TWO PIPES IN ADDITION TO THE PRECEDING ENCASEMENT REQUIREMENT.

STATE OF ARKANSAS ★★★ LICENSED PROFESSIONAL ENGINEER ★★★ No. 20876 KAZI TAMZIDUL ISLAM

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

SEWER LEGEND:

SEWER SERVICE

SEWER MAIN — SEWER MANHOLE

NOTE:
USE SDR-26 PVC SEWER PIPE EXCEPT WHERE DUCTILE IRON PIPE REQUIRED FOR COVER. USE DUCTILE IRON PIPE WHERE 3' MINIMUM COVER CANNOT BE MAINTAINED.

CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL BURIED UTILITIES PRIOR TO CONSTRUCTION.

WATER LEGEND:

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

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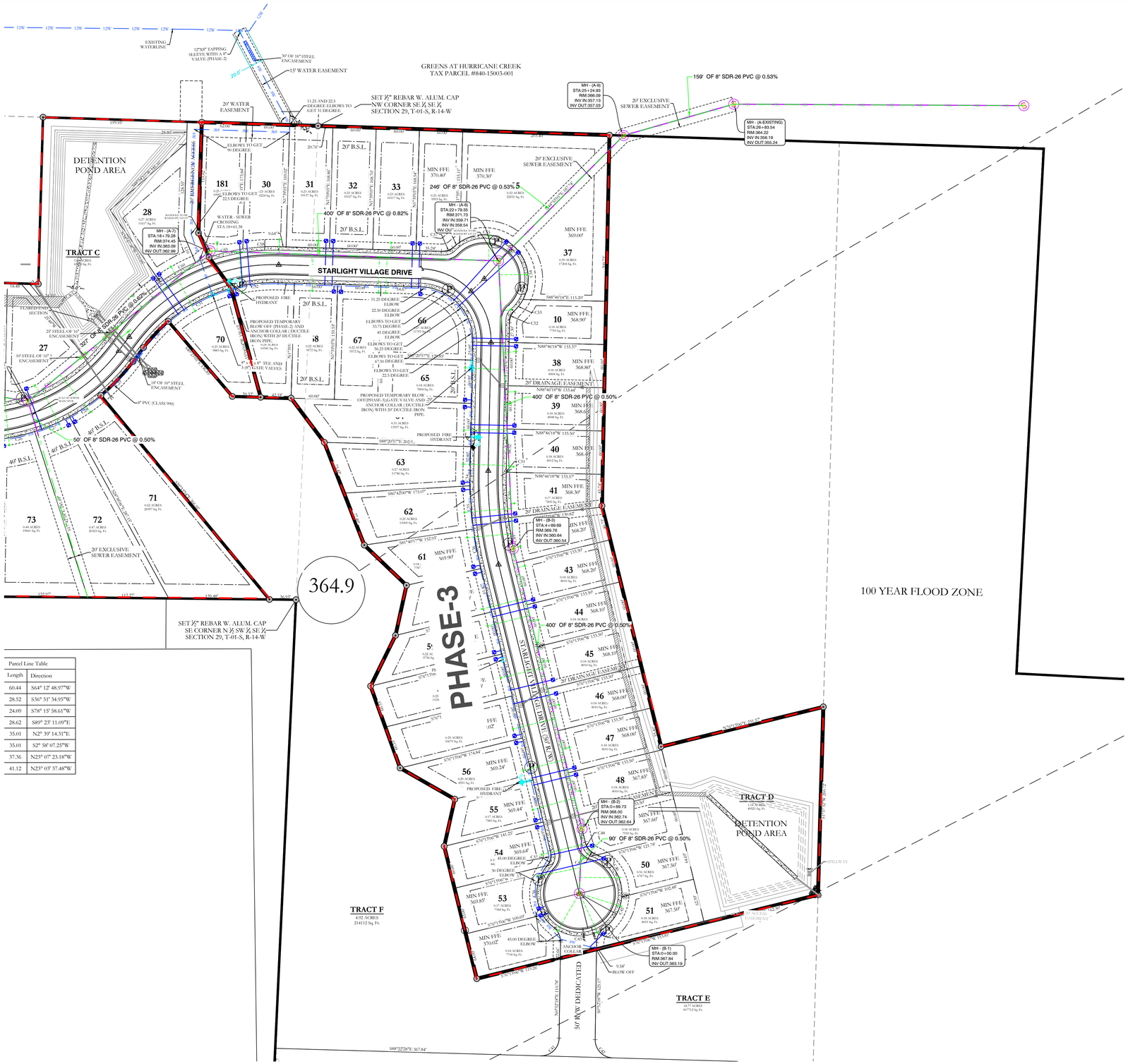
THE VILLAGES AT MAGNOLIA LANE PHASE 2-3 UTILITY PLAN

A SUBDIVISION IN CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	10-05-2023	C.A.D. BY:		DRAWING NUMBER:
REVISED:	12-22-2023	CHECKED BY:		19-0238
SHEET:	C-2.0	SCALE:		

500	1S	15W	0	34	230	62	1762

K:\LAND PROJECTS 2004\SUBDIVISIONS\2019\19-0238 STARLIGHT VILLAGE\PHASE 2\CIVIL\DWG\STARLIGHT VILLAGE SUBDIVISION_CONSTRUCTION PLANS_03-20-2024.DWG



Parcel Line Table	
Length	Direction
60.44	S64° 12' 48.97"W
28.52	S36° 51' 34.95"W
24.09	S78° 15' 58.61"W
28.62	S89° 25' 11.09"E
35.01	N2° 39' 14.31"E
35.01	S2° 58' 07.25"W
37.36	N23° 07' 23.18"W
41.12	N23° 05' 37.48"W

WATER & SEWER UTILITY NOTES:

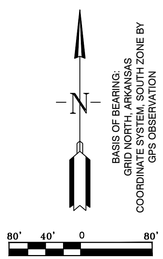
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STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20876
KAZI TAMZIDUL ISLAM

CERTIFICATE OF AUTHORIZATION
HOPE CONSULTING, INC.
No. 1918
ARKANSAS

SEWER LEGEND:

SEWER SERVICE
SEWER MAIN
SEWER MANHOLE

NOTE:
USE SDR-26 PVC SEWER PIPE EXCEPT WHERE DUCTILE IRON PIPE REQUIRED FOR COVER. USE DUCTILE IRON PIPE WHERE 3' MINIMUM COVER CANNOT BE MAINTAINED.

CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL BURIED UTILITIES PRIOR TO CONSTRUCTION.

WATER LEGEND:

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

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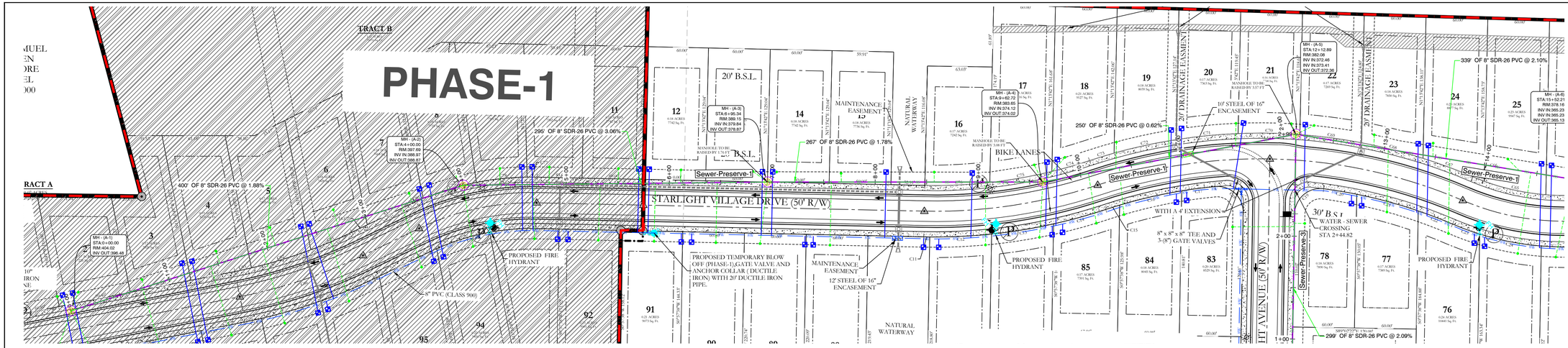
THE VILLAGES AT MAGNOLIA LANE PHASE 2-3 UTILITY PLAN

A SUBDIVISION IN CITY OF BRYANT, SALINE COUNTY, ARKANSAS

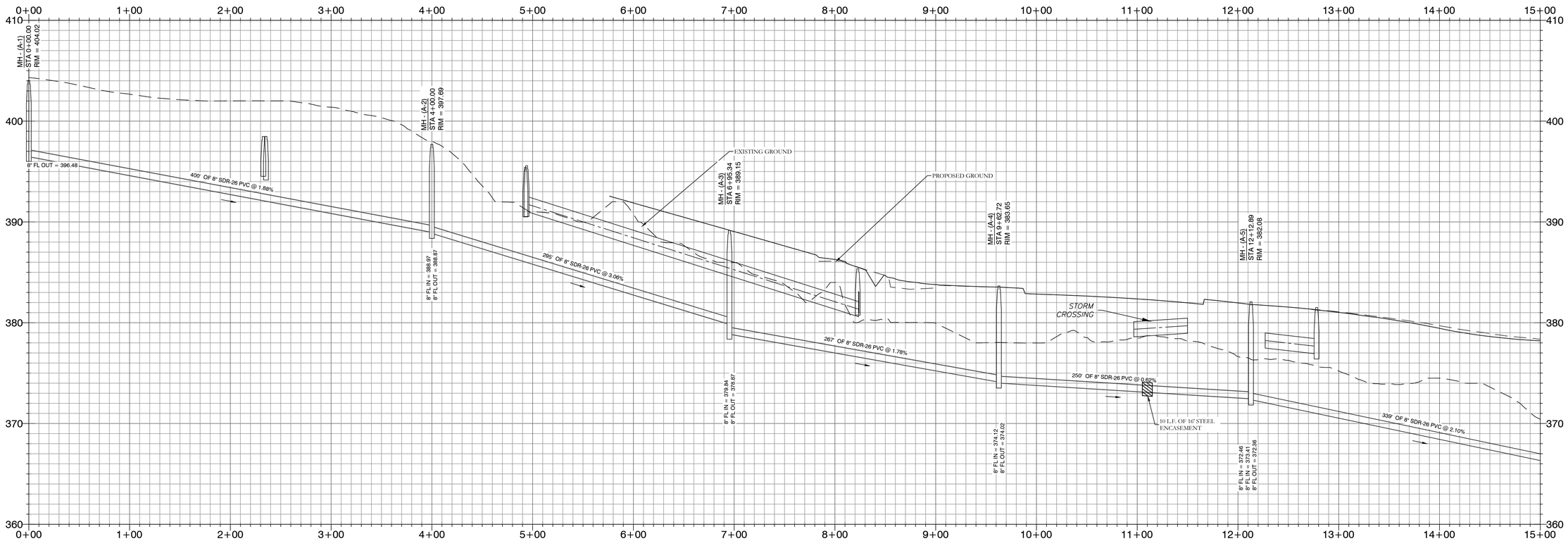
DATE:	10-05-2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:	12-22-2023	CHECKED BY:	19-0238
SHEET:	C-2.1	SCALE:	

500	1S	15W	0	34	230	62	1762

K:\LAND PROJECTS 2004\SUBDIVISIONS\2019\19-0238 STARLIGHT VILLAGE\PHASE 2\CIVIL\DWG\STARLIGHT VILLAGE SUBDIVISION_CONSTRUCTION PLANS_C-2.1-2024.DWG



Sewer-Preserve-1 PROFILE



HDPE

RCP

PHASE BOUNDARIES

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

FOR USE AND BENEFIT OF:
WIGGINS FAMILY REAL ESTATE HOLDINGS, LLC

THE VILLAGES AT MAGNOLIA LANE PHASE 2-3
SEWER PLAN AND PROFILE
A SUBDIVISION IN CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	10-05-2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:	12-22-2023	CHECKED BY:	19-0238
SHEET:	C-2.2	SCALE:	

500	1S	15W	0	34	230	62	1762

K:\LAND PROJECTS 2004\SUBDIVISIONS\2019\19-0238 STARLIGHT VILLAGE\PHASE 2\CIVIL\DWG\STARLIGHT VILLAGE SUBDIVISION_CONSTRUCTION PLANS_2-2-2024.DWG

GREENS AT HURRICANE CREEK
TAX PARCEL #840-15003-001

15' WATER EASEMENT

20' WATER EASEMENT

SET ½" REBAR W. ALUM. CAP
NW CORNER SE ¼ SE ¼
SECTION 29, T-01-S, R-14-W

11.25 AND 22.5 DEGREE ELBOWS TO GET 31 DEGREE

ELBOWS TO GET 90 DEGREE

DETENTION POND AREA

20' EMERGENCY ACCESS

TRACT C
4.61 ACRES
200,921 Sq. Ft.

ELBOWS TO GET 22.5 DEGREE

WATER - SEWER CROSSING STA 18+61.38

MH - (A-7)
STA 18+79.28
RIM=374.45
INV IN=365.09
INV OUT=362.99

MANHOLE TO BE RAISED BY 3.83 VF

400' OF 8" SDR-26 PVC @ 0.82%

Sewer-Preserve-1

339' OF 8" SDR-26 PVC @ 2.10%

327' OF 8" SDR-26 PVC @ 0.62%

MH - (A-6)
STA:15+52.21
RIM:378.16
INV IN:365.23
INV IN:365.23
INV OUT:365.13

FLARED END SECTION

25' STEEL OF 16" ENCASEMENT

10' STEEL OF 16" ENCASEMENT

18' OF 16" STEEL ENCASEMENT

8" PVC (CLASS 900)

30 L.F. OF SEWER MAIN STUB

PROPOSED FIRE HYDRANT

PROPOSED TEMPORARY BLOW OFF (PHASE-2) AND ANCHOR COLLAR (DUCTILE IRON) WITH 20' DUCTILE IRON PIPE.

8" x 8" x 8" TEE AND 3-(8") GATE VALVES

PROPOSED TEMPORARY BLOW OFF(PHASE-3) GATE VALVE AND 20' ANCHOR COLLAR (DUCTILE IRON) WITH 20' DUCTILE IRON PIPE.

11.25 DEGREE ELBOW
22.50 DEGREE ELBOW
ELBOWS TO GET 33.75 DEGREE
45 DEGREE ELBOW
ELBOWS TO GET 56.25 DEGREE
ELBOWS TO GET 67.50 DEGREE
ELBOWS TO GET 22.5 DEGREE

20' B.S.L.

MIN FFE 370.40'

MIN FFE 370.30'

20' EXCLUSIVE SEWER EASEMENT

246' OF 8" SDR-26 PVC @ 0.53%

MH - (A-8)
STA:22+79.35
RIM:371.73
INV IN:359.71
INV IN:358.54
INV OUT:358.44

MANHOLE TO BE RAISED BY 4.57 VF

MIN FFE 369.00'

MIN FFE 368.90'

MIN FFE 368.80'

MIN FFE 368.60'

20' DRAINAGE EASEMENT

159' OF 8" SDR-26 PVC @ 0.53%

MH - (A-9)
STA:25+24.93
RIM:366.09
INV IN:357.13
INV OUT:357.03

MH - (A-EXISTING)
STA:26+83.54
RIM:364.22
INV IN:356.19
INV OUT:355.24

400' OF 8" SDR-26 PVC @ 0.50%

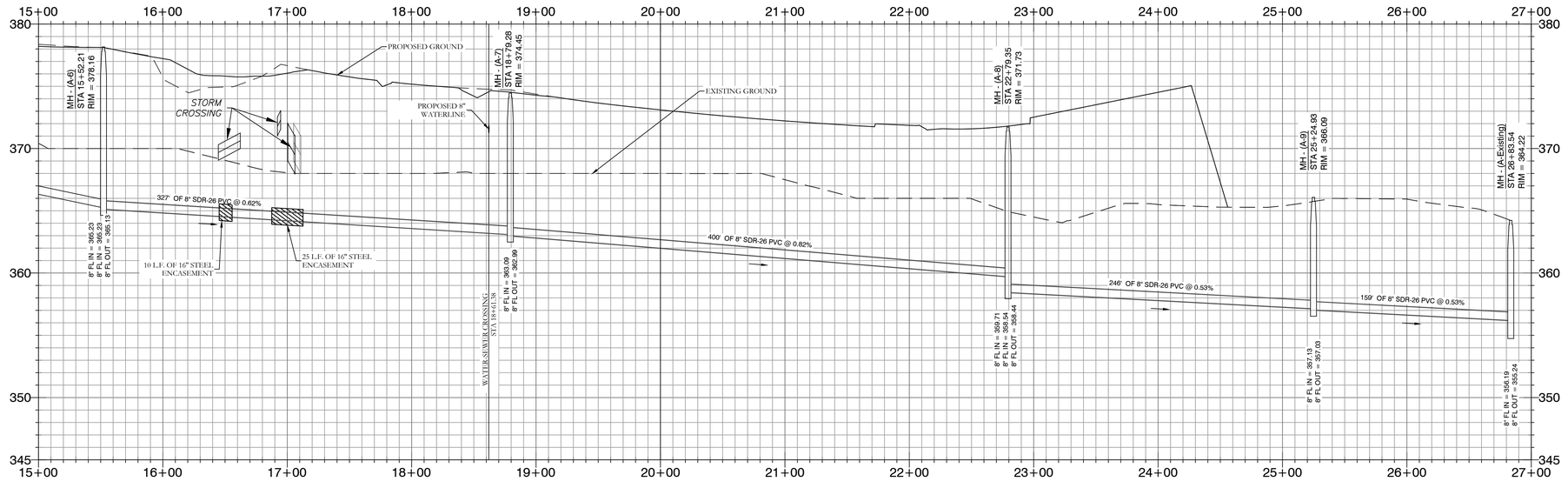
Sewer Preserve-2

N

50' 25' 0 50'

HDPE
RCP
PHASE BOUNDARIES

Sewer-Preserve-1 PROFILE



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

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

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

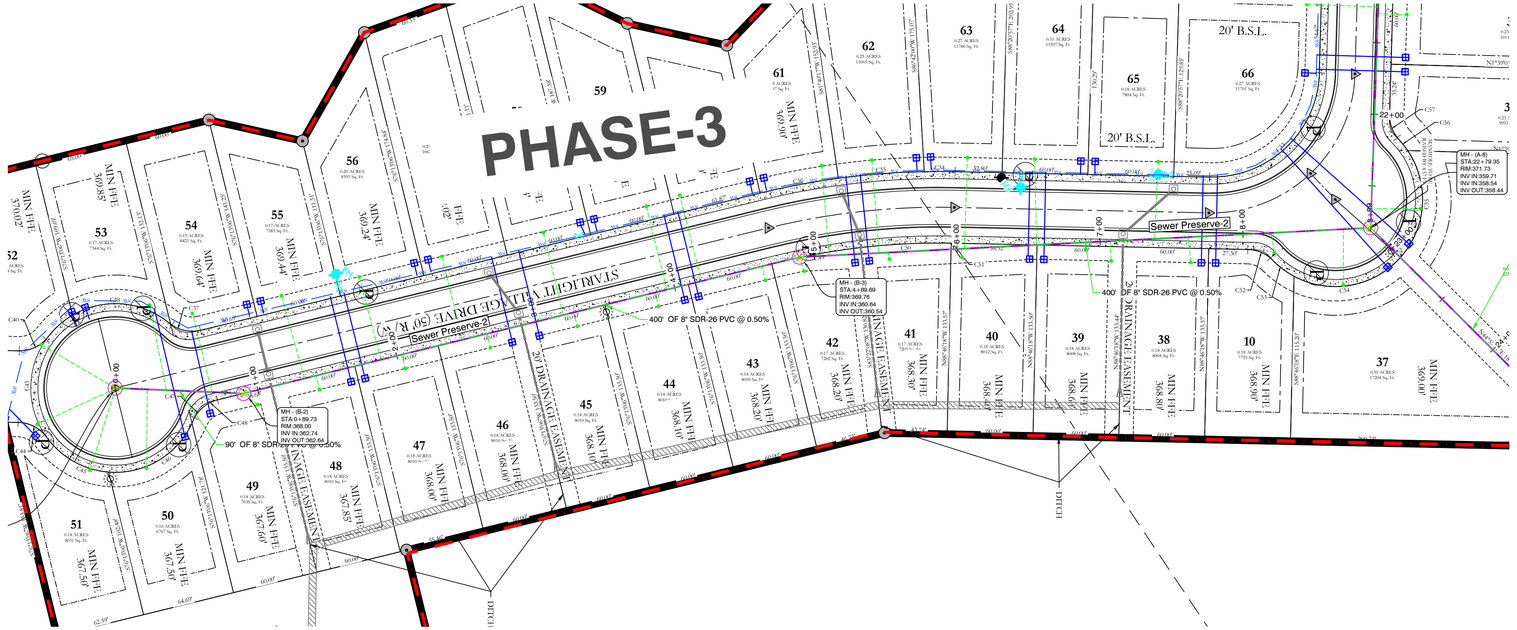
FOR USE AND BENEFIT OF:
WIGGINS FAMILY REAL ESTATE HOLDINGS, LLC

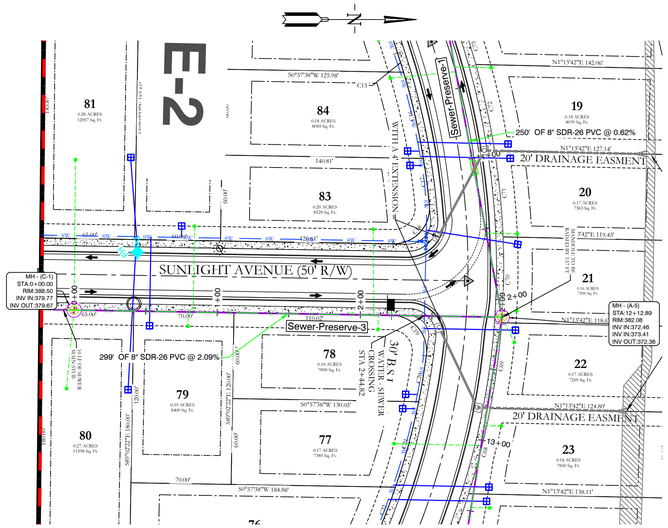
THE VILLAGES AT MAGNOLIA LANE PHASE 2-3
SEWER PLAN AND PROFILE

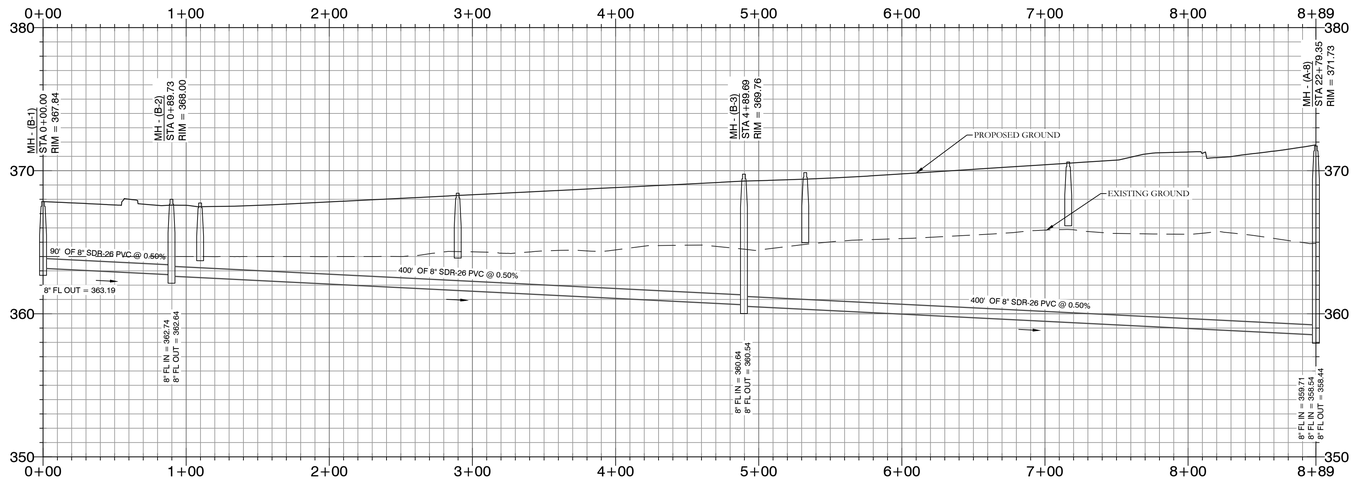
A SUBDIVISION IN CITY OF BRYANT, SALINE COUNTY, ARKANSAS

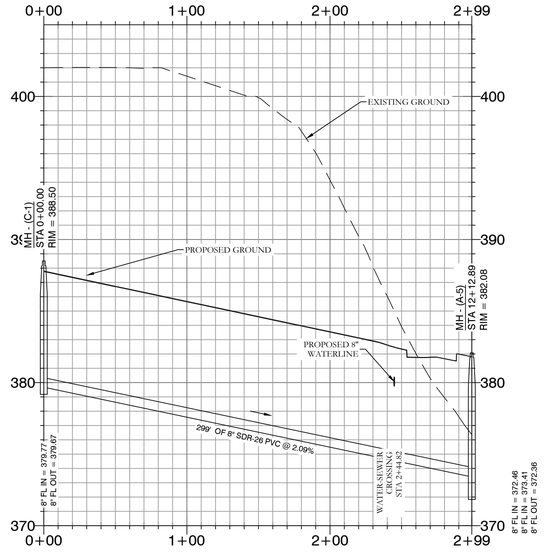
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REVISED:	3-22-2024	CHECKED BY:		19-0238				
SHEET:	C-2.3	SCALE:						
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50' 25' 0 50'

HDPE

RCP

PHASE BOUNDARIES

HOPE CONSULTING
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THE VILLAGES AT MAGNOLIA LANE PHASE 2-3
SEWER PLAN AND PROFILES

A SUBDIVISION IN CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	10-05-2023	C.A.D. BY:	DRAWING NUMBER:
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SHEET:	C-2.4	SCALE:	

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

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

K:\LAND PROJECTS\2004 SUBDIVISIONS\2019\19-0238 STARLIGHT VILLAGE\PHASE 2\CIVIL\DWG\STARLIGHT VILLAGE SUBDIVISION_CONSTRUCTION PLANS_10-20-2023.DWG

TAX PARCEL #840-15018-000
2012-006447

½" REBAR
PLS #1281

PHASE-1

PHASE-2

TRACT B

TRACT C

6' DITCH

STARLIGHT VILLAGE DRIVE (50' R/W)

SUNLIGHT AVENUE (50' R/W)

20' B.S.L.

MAINTENANCE EASEMENT

NATURAL WATERWAY

20' DRAINAGE EASEMENT

BIKE LANES

WITH A 4' EXTENSION

FLARED END SECTION

20' ACCESS EASEMENT

20' EXCLUSIVE SEWER EASEMENT

WATER - SEWER CROSSING STA 2+44.82

WATER - SEWER CROSSING STA 18+61.38

40' B.S.L.

1" PIPE

CB-A-1 RIM:398.47 INV OUT:390.02

CB-A-2 RIM:398.48 INV IN:394.65 INV OUT:394.65

CB-A-3 RIM:395.56 INV IN:391.20 INV OUT:391.03

CB-A-4 RIM:396.40 INV OUT:391.03

CB-A-5 RIM:395.35 INV IN:381.26 INV OUT:381.26

CB-A-6 RIM:385.35 INV IN:381.08 INV IN:380.59 INV OUT:381.08

CB-A-7 RIM:382.60 INV OUT:378.95

CB-A-8 RIM:382.97 INV IN:378.60 INV OUT:378.60

CB-A-9 RIM:382.11 INV OUT:377.48

CB-A-10 RIM:381.51 INV IN:376.90 INV OUT:376.90

CB-A-11 RIM:376.53 INV OUT:371.93

CB-A-12 RIM:376.55 INV IN:371.55 INV OUT:371.55

32' OF 18" RCP @ 1.03%

32' OF 18" RCP @ 0.45%

330' OF 18" HDPE @ 3.17%

19' OF 24" HDPE @ 0.50%

17' OF 24" HDPE @ 0.50%

32' OF 24" RCP @ 0.50%

65' OF 18" RCP @ 0.50%

58' OF 18" RCP @ 0.93%

107' OF 18" HDPE @ 0.51%

108' OF 18" HDPE @ 0.50%

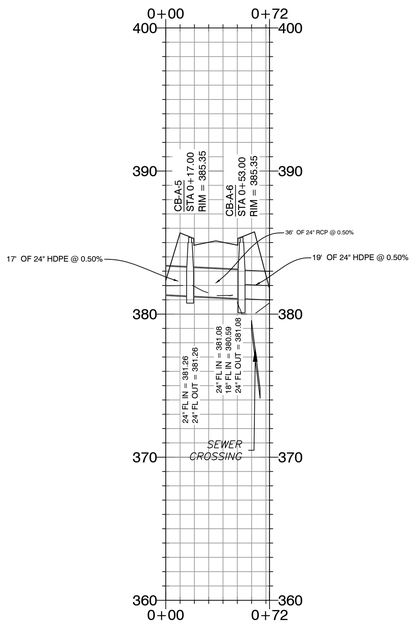
100' OF 18" HDPE @ 0.50%

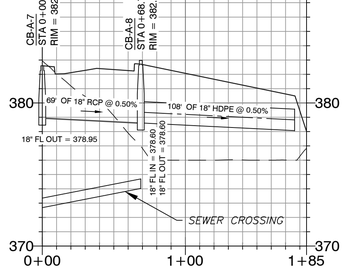
34' OF 18" HDPE @ 1.51%

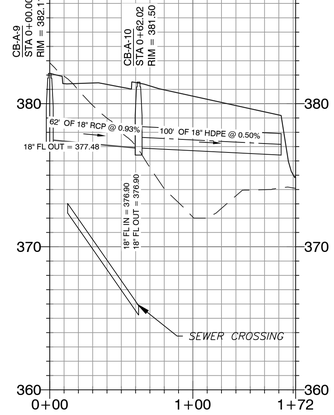
88 LF OF (2) 18" RCP @ 1.08%

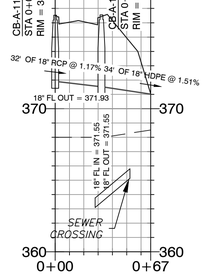
38' OF 18" RCP @ 1.17%

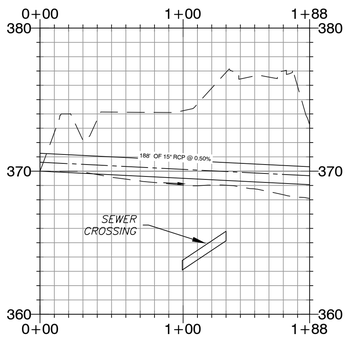
188 LF OF (1) 15" RCP @ 0.5%







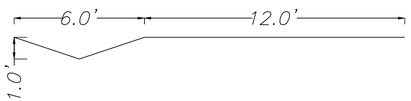




HDPE

RCP

PHASE BOUNDARIES



6 ' DITCH

GENERAL NOTES

- 6' ditches will have a 3:1 slope ratio
- 6' ditches will have solid sod stabilization

NOTE:
Drainage ditch will require solid sod stabilization

HOPE CONSULTING
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FOR USE AND BENEFIT OF:
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THE VILLAGES AT MAGNOLIA LANE PHASE 2-3
STORM DRAINAGE PLAN AND PROFILE
A SUBDIVISION IN CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	10-05-2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:	03-22-2024	CHECKED BY:	19-0238
SHEET:	C-3.0	SCALE:	

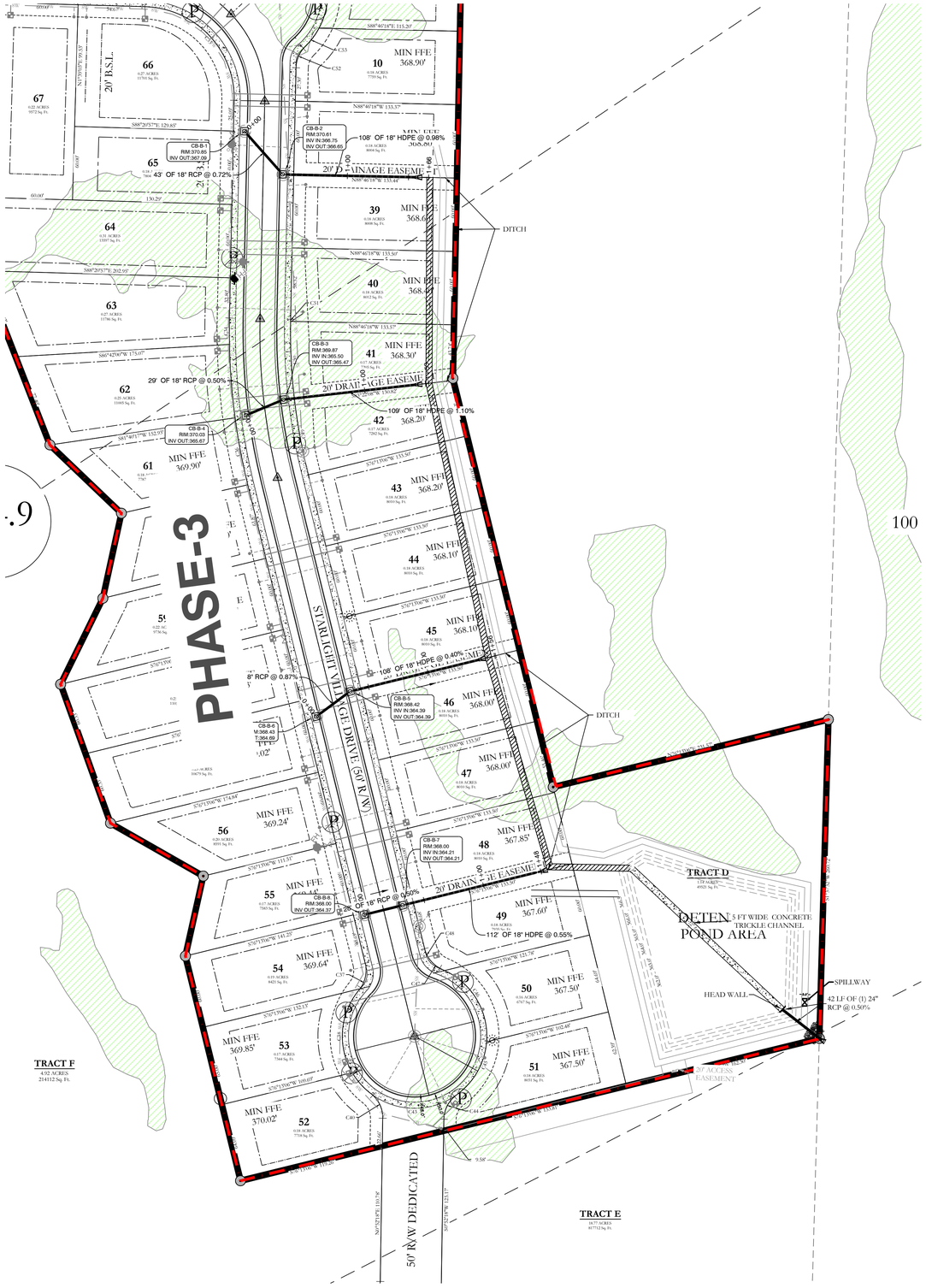
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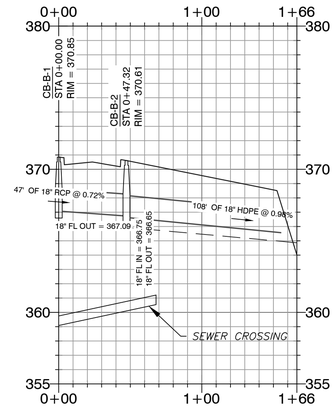
CERTIFICATE OF AUTHORIZATION — HOPE CONSULTING, INC. — No. 1931 — ARKANSAS

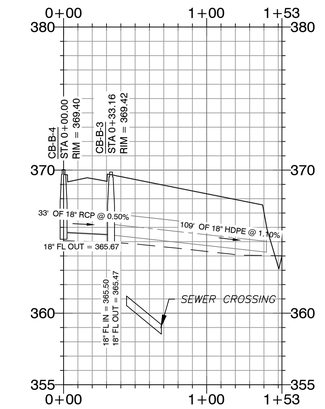
STATE OF ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — No. 14048 — WILLIAM W. McFADDIN

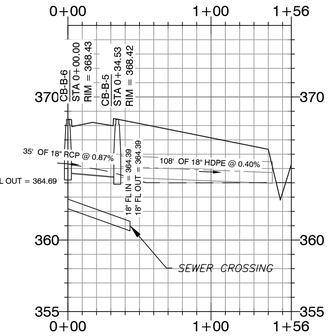
50' 25' 0 50'

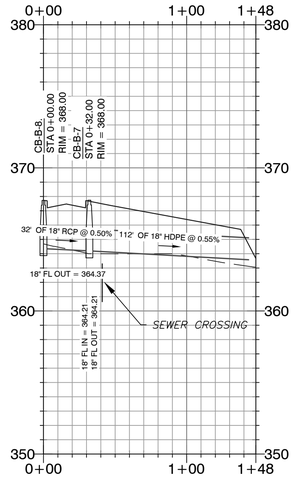
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HDPE

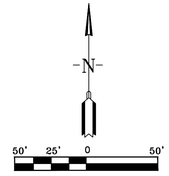
RCP

PHASE BOUNDARIES

NOTE:
Drainage ditch will require solid sod stabilization







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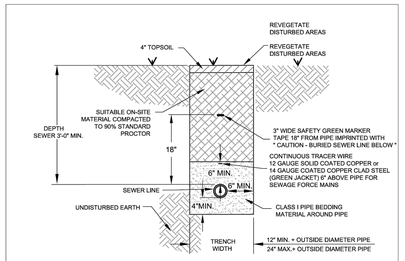
THE VILLAGES AT MAGNOLIA LANE PHASE 2-3
STORM DRAINAGE & PROFILES

A SUBDIVISION IN CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	10-05-2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:	12-22-2023	CHECKED BY:	19-0238
SHEET:	C-3.1	SCALE:	

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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)

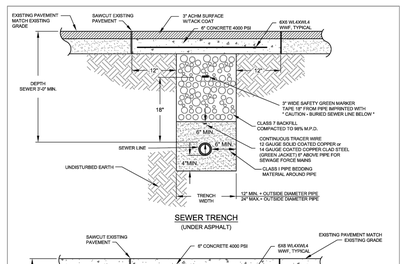
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CITY OF BRYANT, AR
WATER UTILITIES
210 S.W. 3rd. STREET
BRYANT, AR
PHONE: (501) 943-0488

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

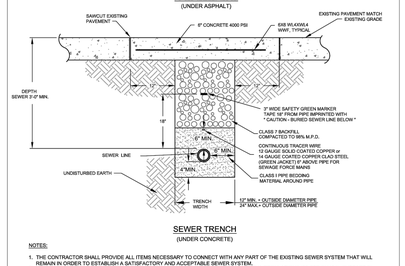
DATE:	APRIL 2015
REVISED	

SHEET: **S1**



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.

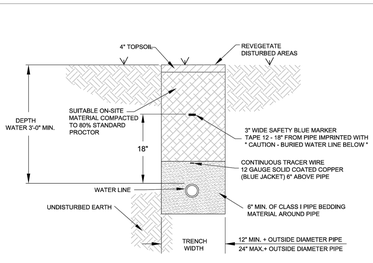
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CITY OF BRYANT, AR
WATER UTILITIES
210 S.W. 3rd. STREET
BRYANT, AR
PHONE: (501) 943-0488

TITLE: **SEWER DETAILS**
DESCRIPTION: **SEWER TRENCH (UNDER PAVEMENT)**
DRAWN: BY: CHECKED: BY: FILE: S2-Sewer Trench (Under Pavement).dwg

DATE:	APRIL 2015
REVISED	

SHEET: **S2**



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)

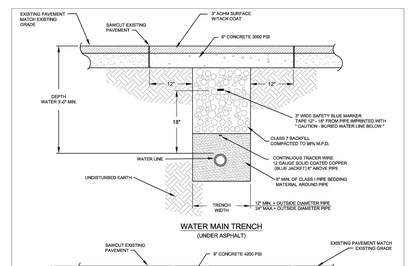
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CITY OF BRYANT, AR
WATER UTILITIES
210 S.W. 3rd. STREET
BRYANT, AR
PHONE: (501) 943-0488

TITLE: **WATER DETAILS**
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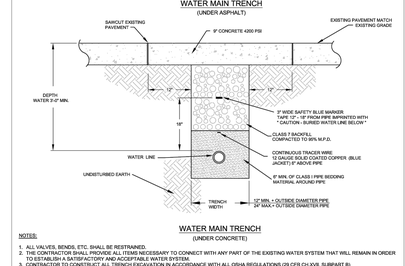
DATE:	APRIL 2015
REVISED	

SHEET: **W1**



WATER MAIN TRENCH

(UNDER ASPHALT)



WATER MAIN TRENCH

(UNDER CONCRETE)

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.

4/29/2015 7:59:54 AM

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

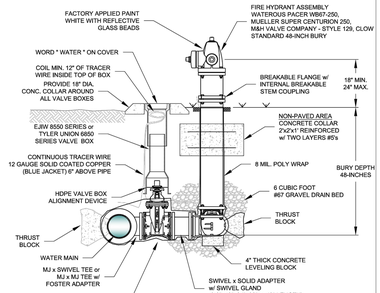
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DRAWN: BY: CHECKED: BY: FILE: W2-Water Trench (Under Pavement).dwg

DATE:	APRIL 2015
REVISED	

SHEET: **W2**

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. 7.5" 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

4/29/2015 8:00:08 AM

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

TITLE: **WATER DETAILS**
DESCRIPTION: **FIRE HYDRANT AND VALVE CONNECTION**
DRAWN: BY: CHECKED: BY: FILE: W8-Fire Hydrant and Valve.dwg

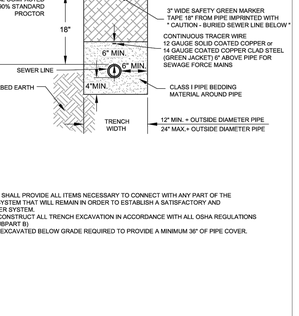
DATE:	APRIL 2015
REVISED	

SHEET: **W8**

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

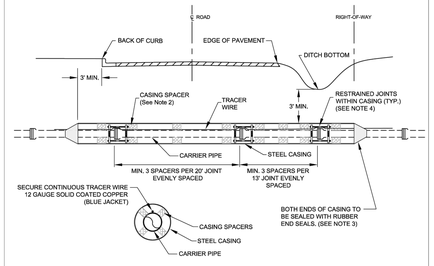
4/29/2015 11:04:52 AM

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

TITLE: **WATER DETAILS**
DESCRIPTION: **TAPPING SLEEVE AND VALVE**
DRAWN: BY: CHECKED: BY: FILE: W13-Tapping Sleeve and Valve.dwg

DATE:	APRIL 2015
REVISED	

SHEET: **W13**



NOTES:

1. STEEL CASING SHALL BE CONSTRUCTED OF SPIRAL OR STRAIGHT WELDED STEEL WITH A MINIMUM DIAMETER AND THICKNESS AS SHOWN BELOW (SEE TABLE).
2. PROVIDE CASING SPACERS BY CASCADE MODEL CCS AS MANUFACTURED BY CASCADE WATERWORKS MFG. CO., OR APPROVED EQUAL.
3. PROVIDE END SEALS BY CASCADE MODEL CCES AS MANUFACTURED BY CASCADE WATERWORKS MFG. CO., OR APPROVED EQUAL.
4. WHERE ENCASEMENTS ARE GREATER THAN 25 FEET IN LENGTH, SELF-RESTRAINING GASKETS OR BELL RESTRAINTS SHALL BE USED FOR ALL JOINTS INSIDE THE ENCASEMENT PIPE AND FOR THE FIRST JOINT IN EACH DIRECTION OUTSIDE THE ENCASEMENT PIPE.
5. BELL RESTRAINTS FOR PVC SHALL BE SERIES1900 RESTRAINT HARNESS AND BELL RESTRAINTS FOR DIP SHALL BE SERIES 1700 RESTRAINT HARNESS BY EBAA IRON INC., OR APPROVED EQUAL.
6. DIRECT BURY STEEL ENCASEMENT SHALL BE POLY WRAPPED.
7. JACK AND BORE STEEL ENCASEMENT SHALL HAVE 17# HP MAGNESIUM ANODES CAD WELDED TO THE END OF THE ENCASEMENT PIPE.

CARRIER AND CASING SIZES							
CARRIER (OD)	2"	3"	4"	6"	8	10"	12"
CASING (ID)	8"	8"	8"	12"	16"	20"	24"
CASING WALL THICKNESS	0.250	0.250	0.250	0.250	0.250	0.250	0.375
CARRIER (OD)	14" - 16"	18" - 20"	24"	30"	36"	42"	48"
CASING (ID)	30"	36"	42"	48"	54"	60"	72"
CASING WALL THICKNESS	0.375	0.500	0.625	0.625	0.625	0.625	0.750

STEEL ENCASEMENT

4/29/2015 11:04:52 AM

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

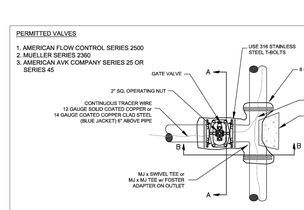
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DESCRIPTION: **STEEL ENCASEMENT**
DRAWN: BY: CHECKED: BY: FILE: W15-Steel Encasement.dwg

DATE:	APRIL 2015
REVISED	

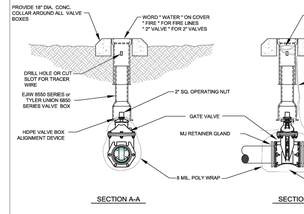
SHEET: **W15**

PERMITTED VALVES

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



PLAN



NOTES:

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

GATE VALVE DETAIL

2" - 12"

4/29/2015 11:04:52 AM

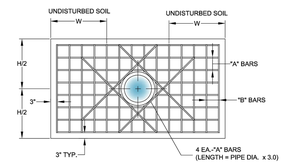
CITY OF BRYANT, AR
WATER UTILITIES
210 S.W. 3rd. STREET
BRYANT, AR
PHONE: (501) 943-0488

TITLE: **WATER DETAILS**
DESCRIPTION: **GATE VALVE**
DRAWN: BY: CHECKED: BY: FILE: W4-Gate Valve.dwg

DATE:	APRIL 2015
REVISED	

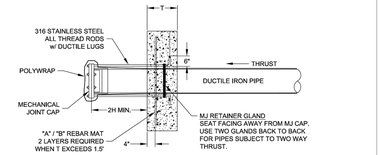
SHEET: **W4**

ANCHOR COLLAR SCHEDULE					
PIPE SIZE	♦ MINIMUM DIMENSIONS ♦			REINFORCING BARS	
	W	H	T	"A" BARS	"B" BARS
6"	1.5'	2.0'	1.0'	#5 @ 6"	#5 @ 6"
8"	2.0'	2.5'	1.0'	#5 @ 6"	#5 @ 6"
12"	2.5'	4.0'	1.5'	#5 @ 6"	#5 @ 6"
16"	3.5'	5.0'	1.5'	#6 @ 6"	#5 @ 6"
20"	5.0'	5.5'	2.0'	#6 @ 6"	#6 @ 6"
24"	6.5'	6.0'	2.0'	#7 @ 6"	#7 @ 10"



NOTES:

1. DESIGN PRESSURE IS 200 PSI PLUS 100 PSI SURGE AND 2,000 PSI SOIL BEARING.
2. ALL DIMENSIONS ARE MINIMUM REQUIREMENTS. ACTUAL FIELD CONDITIONS MAY REQUIRE LARGER DIMENSIONS.
3. ALL RETAINER GLANDS SHALL BE MEGA-LUG BY EBAA IRON.



4/29/2015 8:00:08 AM

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

TITLE: **WATER DETAILS**
DESCRIPTION: **ANCHOR COLLAR**
DRAWN: BY: CHECKED: BY: FILE: W18-Anchor Collar.dwg

DATE:	APRIL 2015
REVISED	

SHEET: **W18**

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THE VILLAGES AT MAGNOLIA LANE PHASE 2-3 TRENCH DETAILS

A SUBDIVISION IN CITY OF BRYANT, SALINE COUNTY, ARKANSAS

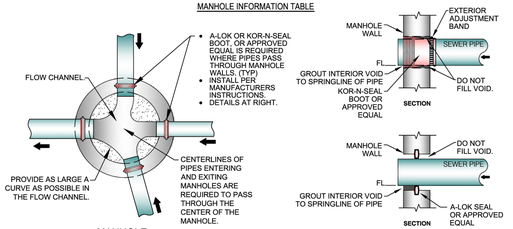
DATE:	4/2/2024	C.A.D. BY:	DRAWING NUMBER:
REVISED:		CHECKED BY:	19-0238
SHEET:	C-4.0	SCALE:	

500	1S	15W	0	34	230	62	1762

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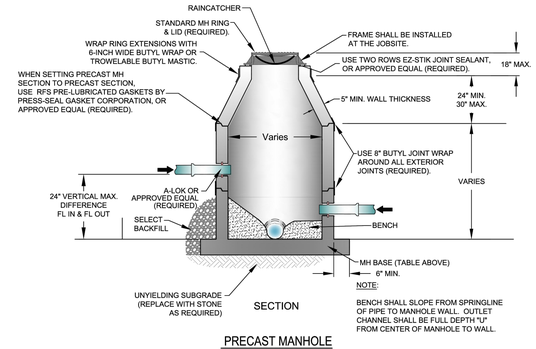
Inside Diameter of Manhole	Minimum Wall Thickness	Base Thickness	Minimum Ring & Cover Size
4' DIA	5"	6"	24" (< or Equal to 24' Pipes)
5' DIA	7"	8"	36" (> 24' Pipes)
6' DIA	7"	8"	

MANHOLE INFORMATION TABLE



MANHOLE FLOW CHANNEL

CONNECTION DETAILS

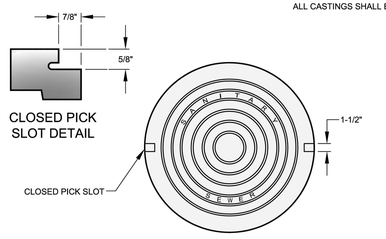


PRECAST MANHOLE

4/16/2021 10:06:57 AM

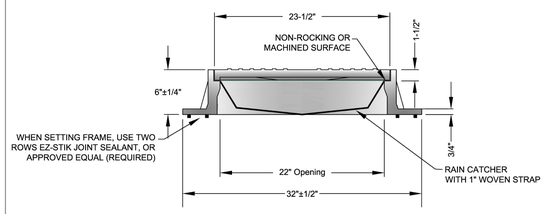
CITY OF BRYANT, AR	TITLE: SEWER DETAILS	DATE: APRIL 2015	SHEET:
WATER UTILITIES	DESCRIPTION: PRECAST MANHOLE	REVISED	S5
210 S.W. 3rd. STREET		-----	
BRYANT, AR		-----	
PHONE: (501) 943-0488		-----	
	DRAWN BY: CHECKED BY: FILE: S5-Precast Manhole.dwg	-----	

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"

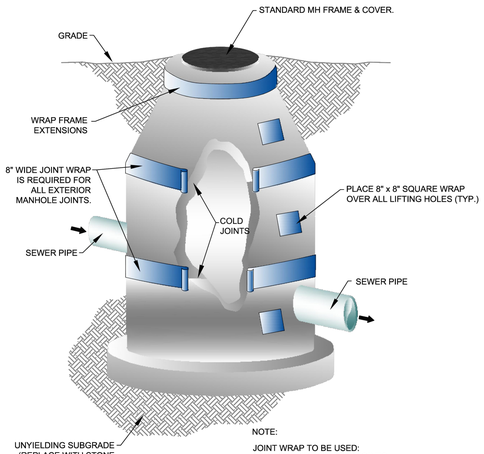
* DIMENSIONAL TOLERANCES SHALL NOT EXCEED 1/16 INCH PER FOOT



FRAME AND COVER DETAIL

4/16/2021 10:06:53 AM

CITY OF BRYANT, AR	TITLE: SEWER DETAILS	DATE: APRIL 2015	SHEET:
WATER UTILITIES	DESCRIPTION: MANHOLE FRAME AND COVER	REVISED	S6
210 S.W. 3rd. STREET		-----	
BRYANT, AR		-----	
PHONE: (501) 943-0488		-----	
	DRAWN BY: CHECKED BY: FILE: S6-Manhole Frame and Cover.dwg	-----	



NOTE:

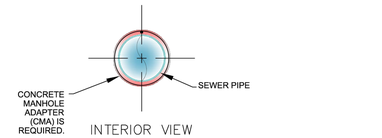
JOINT WRAP TO BE USED:
- ON OUTSIDE OF COLD JOINTS
- ON EXTERIOR OF ALL PRECAST MANHOLE JOINTS
- ON LIFT HOLES / SOCKETS

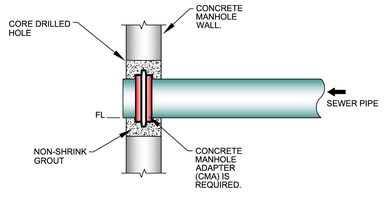
MANHOLE JOINT WRAP

4/16/2021 10:57:09 AM

CITY OF BRYANT, AR	TITLE: SEWER DETAILS	DATE: APRIL 2015	SHEET:
WATER UTILITIES	DESCRIPTION: MANHOLE JOINT WRAP	REVISED	S9
210 S.W. 3rd. STREET		-----	
BRYANT, AR		-----	
PHONE: (501) 943-0488		-----	
	DRAWN BY: CHECKED BY: FILE: S9-Manhole Joint Wrap.dwg	-----	

THE INSTALLATION SHALL BE DYE TESTED FOR ACCEPTANCE.

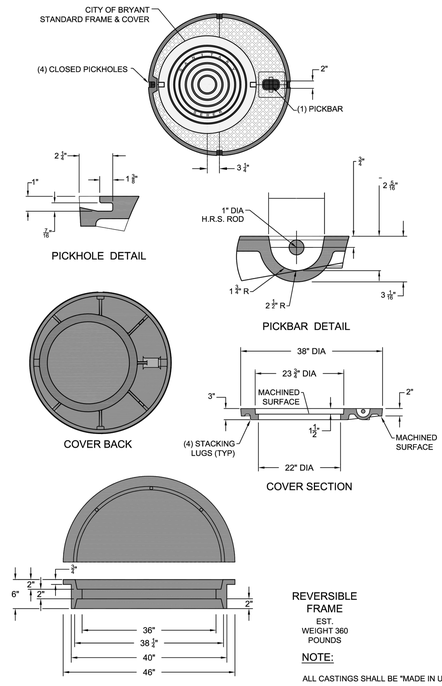




MANHOLE CORING DETAILS

4/16/2021 10:57:54 AM

CITY OF BRYANT, AR	TITLE: SEWER DETAILS	DATE: APRIL 2015	SHEET:
WATER UTILITIES	DESCRIPTION: MANHOLE CORING	REVISED	S11
210 S.W. 3rd. STREET		-----	
BRYANT, AR		-----	
PHONE: (501) 943-0488		-----	
	DRAWN BY: CHECKED BY: FILE: S11-Manhole Coring.dwg	-----	



REVERSIBLE FRAME
EST. WEIGHT 360 POUNDS

NOTE:

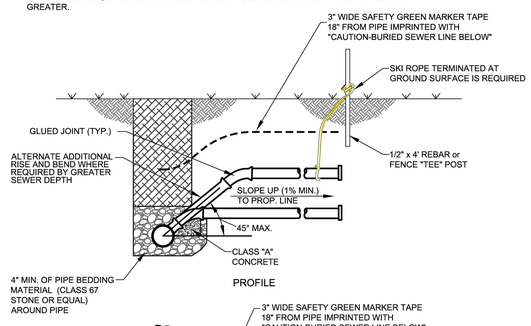
ALL CASTINGS SHALL BE "MADE IN USA"

4/16/2021 10:57:54 AM

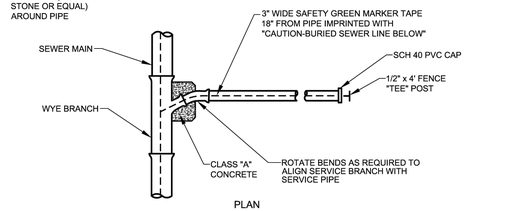
CITY OF BRYANT, AR	TITLE: SEWER DETAILS	DATE: APRIL 2015	SHEET:
WATER UTILITIES	DESCRIPTION: 36-INCH MANHOLE FRAME AND COVER	REVISED	S8
210 S.W. 3rd. STREET		-----	
BRYANT, AR		-----	
PHONE: (501) 943-0488		-----	
	DRAWN BY: CHECKED BY: FILE: S8-36 Inch Manhole Frame and Cover.dwg	-----	

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.



PROFILE



PLAN

SEWER SERVICE LATERAL

4/16/2021 10:57:54 AM

CITY OF BRYANT, AR	TITLE: SEWER DETAILS	DATE: APRIL 2015	SHEET:
WATER UTILITIES	DESCRIPTION: SEWER SERVICE LATERAL	REVISED	S15
210 S.W. 3rd. STREET		-----	
BRYANT, AR		-----	
PHONE: (501) 943-0488		-----	
	DRAWN BY: CHECKED BY: FILE: S15-Sewer Service Lateral.dwg	-----	

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THE VILLAGES AT MAGNOLIA LANE PHASE 2-3 SEWER DETAILS

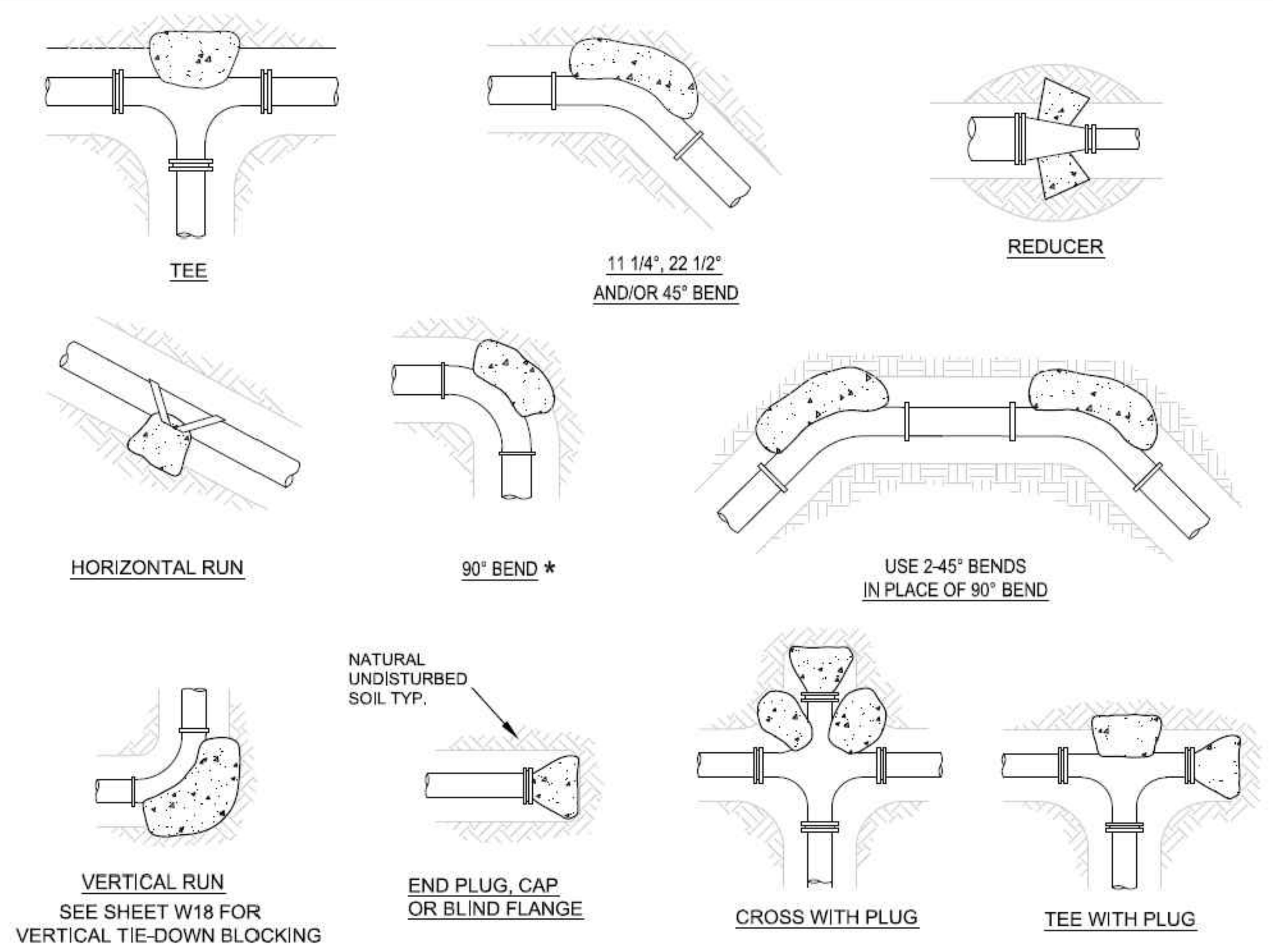
A SUBDIVISION IN CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	4/2/2024	C.A.D. BY:		DRAWING NUMBER:
REVISED:		CHECKED BY:		19-0238
SHEET:	C-4.1	SCALE:		

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K:\CLIENT\WIGGINS\2024\24-062 MAGNOLIA LANE PHASE 2-3\CAD\SHEETS\24-062 MAGNOLIA LANE PHASE 2-3 SEWER DETAILS.DWG, 4/16/2021 10:58:06 AM, CHRIS



THRUST BLOCK SCHEDULE

(2000 PSF SOIL, 200 PSI WATER PRESSURE, 100 PSI WATER HAMMER)

BEARING AREA OF THRUST BLOCKS IN SQ. FT. (HORIZONTAL BENDS)						VOLUME OF THRUST BLOCK IN CU. FEET (VERTICAL BENDS)						
FITTING SIZE	PLUG TEE OR CAP	BEND ANGLE 90° *	45°	22 1/2°	11 1/4°	FITTING SIZE	BEND ANGLE 90° *	45°	22 1/2°	11 1/4°	ROD DIAM.	EMBED-MENT
2, 3, & 4	1.9	2.7	1.4	0.7	0.4	2, 3, & 4	35.5	19.2	9.8	4.9	.50"	30"
6	5.6	7.9	4.3	2.2	1.1	6	105.8	57.2	29.2	14.7	.75"	30"
8	9.6	13.6	7.4	3.8	1.9	8	181.9	98.5	50.2	25.2	.75"	30"
12	20.5	29.0	15.7	8.0	4.0	12	387.1	209.5	106.8	53.7	1.0"	30"
16	35.7	50.4	27.3	13.9	7.0	16	672.6	364.0	185.6	93.2	1.0"	36"
18	44.8	63.4	34.3	17.5	18.8	18	844.7	457.2	233.1	117.1	1.0"	36"
24	78.4	110.9	60.0	30.6	15.4	24	1478.7	800.3	408.0	205.0	1.5"	36"

* 90 DEGREE BENDS SHALL ONLY BE USED ON A BY-EXCEPTION BASIS, AND MUST EACH BE SPECIFICALLY APPROVED BY CITY.

THRUST BLOCK NOTES:

1. CONCRETE FOR THRUST BLOCKS - CLASS A CONCRETE SHALL DEVELOP NOT LESS THAN 3000 P.S.I. COMPRESSIVE STRENGTH AT 28 DAYS AND BE PLACED AGAINST UNDISTURBED SOIL.
2. ALL BENDS, BOTH HORIZONTAL AND VERTICAL, SHALL BE BACKED WITH CONCRETE. VERTICAL BENDS SHALL BE PLACED ON CONCRETE PADS WHERE BENDS TURN UP, OR LOADED WHERE BENDS TURN DOWN.
3. WRAP PIPE JOINTS IN 8 MIL "POLYETHLENE" BEFORE PLACING CONCRETE.
4. BEARING AREA SHOWN IN TABLE, IS BASED UPON A 2000 LB/SF. SOIL BEARING, AND UPON A PIPELINE PRESSURE OF 200 psi. PLUS 100 psi. WATER HAMMER. AREAS SHOWN SHALL BE ADJUSTED, SHOULD FIELD CONDITIONS VARY.
5. MJ RESTRAINTS ARE REQUIRED FOR ALL FITTINGS.
6. USE LONG-RADIUS FITTINGS WHEREVER POSSIBLE.
7. ALL BOLTS FOR FITTINGS SHALL BE 316 STAINLESS STEEL.
8. ALL DUCTILE IRON FITTINGS SHALL BE FUSION-BONDED EPOXY COATED INSIDE AND OUTSIDE IN ACCORDANCE WITH ANSI/AWWA C116/A21.16.
9. UNIT WEIGHT OF CONCRETE FOR VERTICAL THRUST BLOCKS IS 150 LBS/CU. FT.

THRUST BLOCKING

CITY OF BRYANT, AR — WATER UTILITIES, 210 S.W. 3rd. STREET, BRYANT, AR, PHONE: (501) 943-0468	TITLE: WATER DETAILS	DATE: APRIL 2015 REVISED	SHEET: W16
	DESCRIPTION: THRUST BLOCKING		
	DRAWN BY: CHECKED BY: FILE: W16-Thrust Blocking.dwg		

4/16/2015 11:46:57 AM

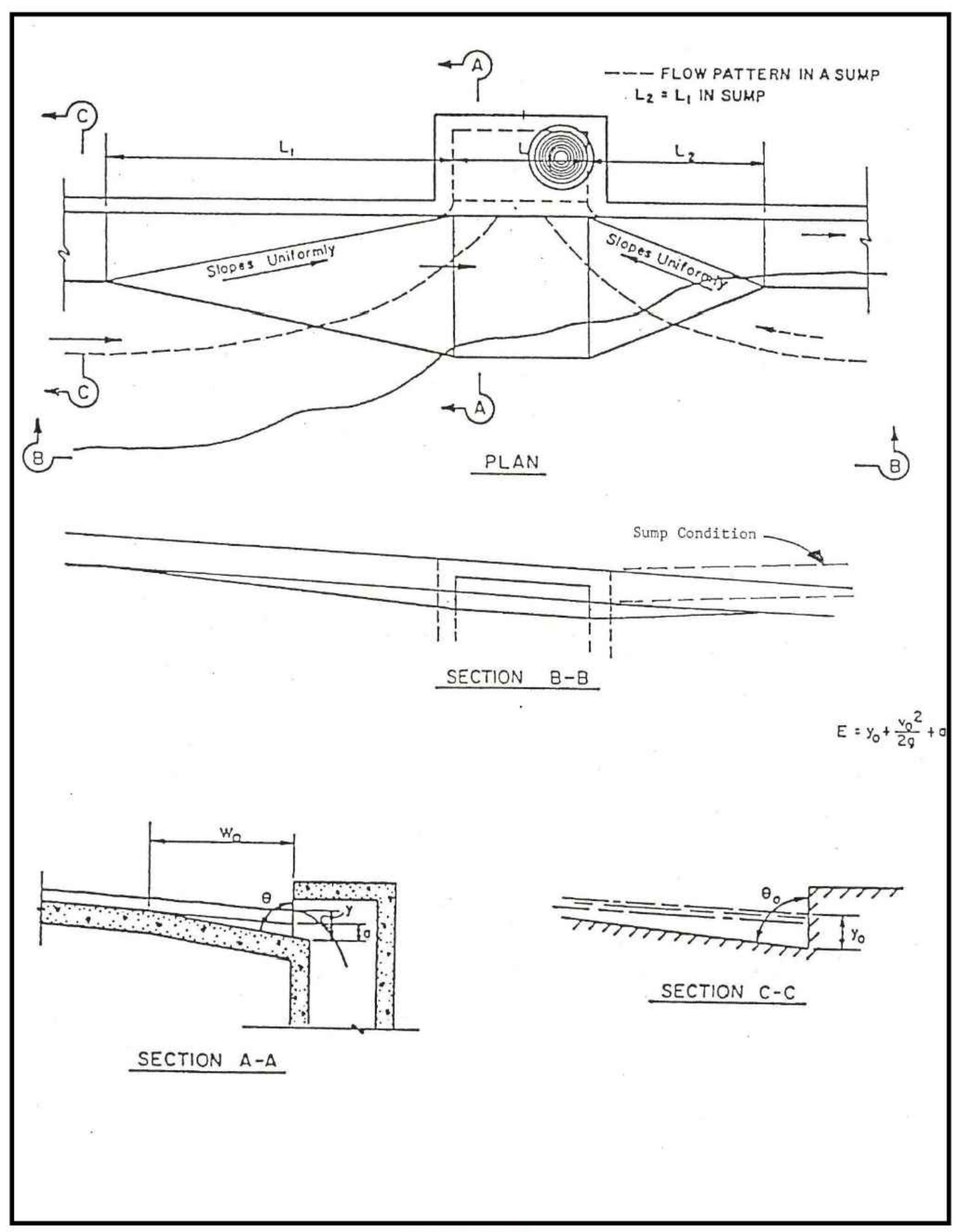
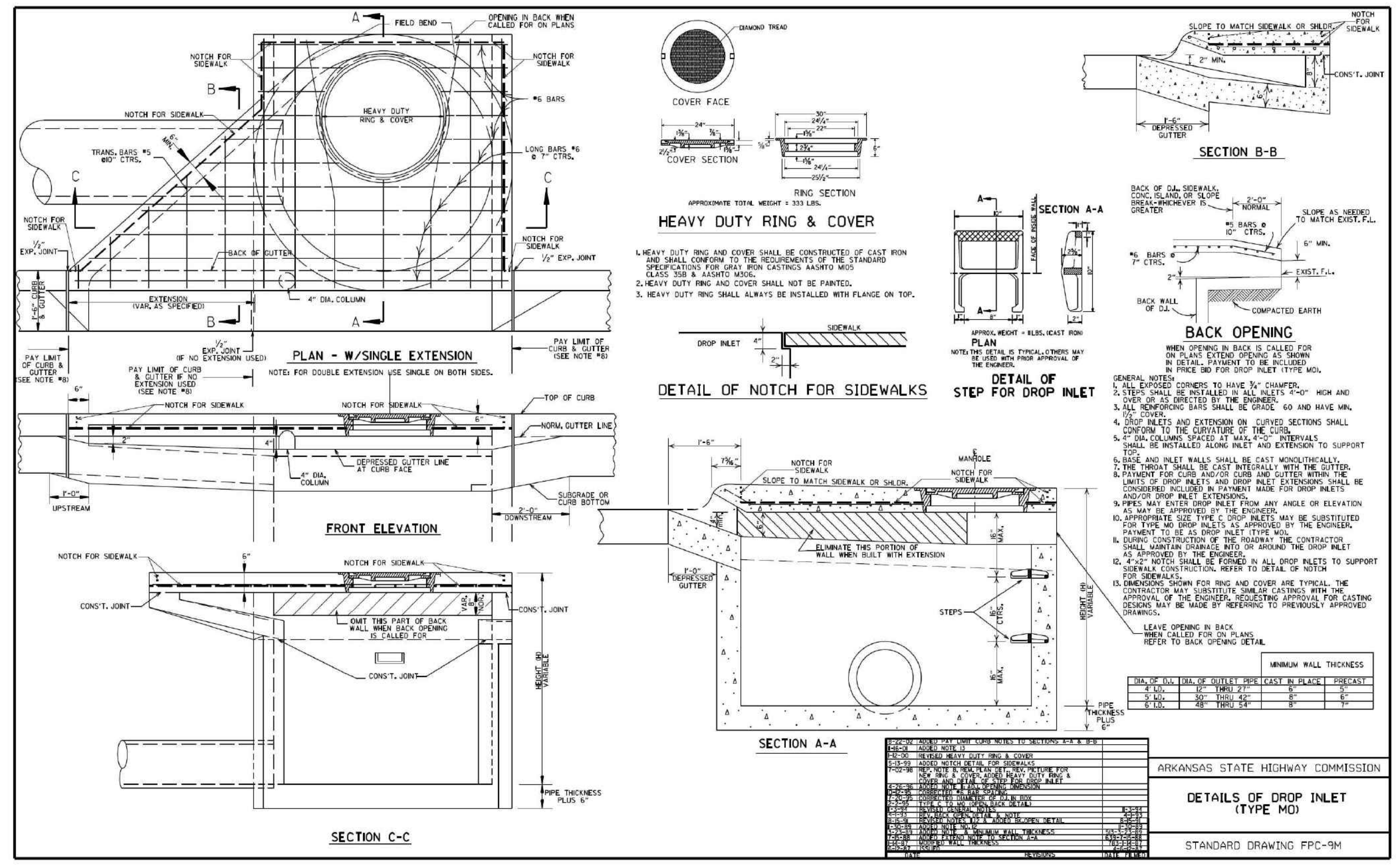


Exhibit 800-1
Depressed Curb Opening Inlet (Type A-1 and Type C-1)



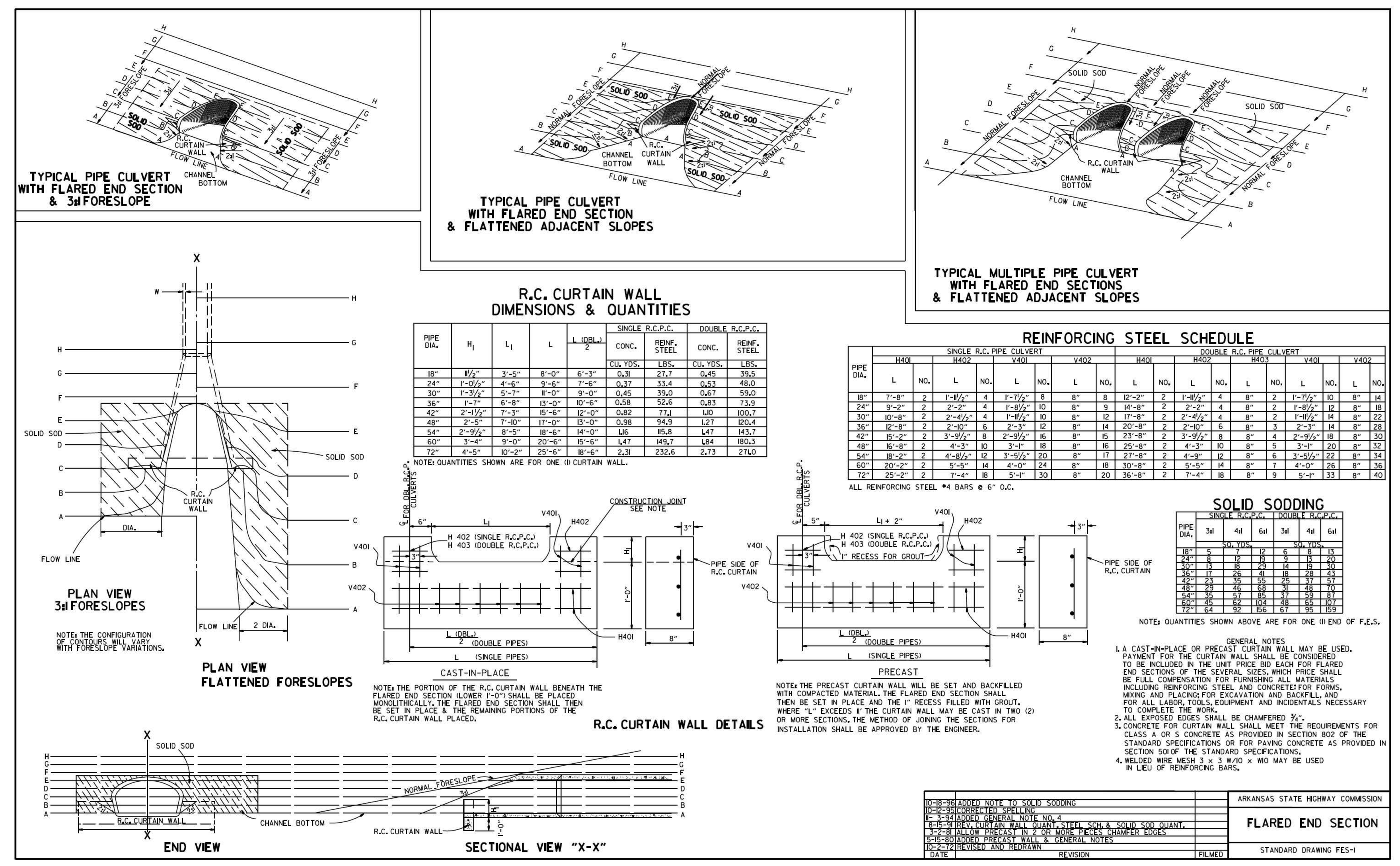
1. HEAVY DUTY RING AND COVER SHALL BE CONSTRUCTED OF CAST IRON AND SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS FOR GRAY IRON CASTINGS AASHTO M105 CLASS 35B & AASHTO M306.
2. HEAVY DUTY RING AND COVER SHALL NOT BE PAINTED.
3. HEAVY DUTY RING SHALL ALWAYS BE INSTALLED WITH FLANGE ON TOP.

WHEN OPENING IN BACK IS CALLED FOR ON PLANS EXTEND OPENING AS SHOWN IN DETAIL. PAYMENT TO BE INCLUDED IN PRICE BID FOR DROP INLET (TYPE MO).

GENERAL NOTES:
1. ALL EXPOSED CORNERS TO HAVE ¾" CHAMFER.
2. STEPS SHALL BE INSTALLED IN ALL INLETS 4'-0" HIGH AND OVER OR AS DIRECTED BY THE ENGINEER.
3. ALL REINFORCING BARS SHALL BE GRADE 60 AND HAVE MIN. 1½" COVER.
4. DROP INLETS AND EXTENSION ON CURVED SECTIONS SHALL CONFORM TO THE CURVATURE OF THE CURB.
5. 4" DIA. COLUMNS SPACED AT MAX. 4'-0" INTERVALS SHALL BE INSTALLED ALONG INLET AND EXTENSION TO SUPPORT TOP.
6. BASE AND INLET WALLS SHALL BE CAST MONOLITHICALLY.
7. THE THROAT SHALL BE CAST INTEGRALLY WITH THE GUTTER.
8. PAYMENT FOR CURB AND/OR CURB AND GUTTER WITHIN THE LIMITS OF DROP INLETS AND DROP INLET EXTENSIONS SHALL BE CONSIDERED INCLUDED IN PAYMENT MADE FOR DROP INLETS AND/OR DROP INLET EXTENSIONS.
9. PIPES MAY ENTER DROP INLET FROM ANY ANGLE OR ELEVATION AS MAY BE APPROVED BY THE ENGINEER.
10. APPROPRIATE SIZE TYPE C DROP INLETS MAY BE SUBSTITUTED FOR TYPE MO DROP INLETS AS APPROVED BY THE ENGINEER. PAYMENT TO BE AS DROP INLET (TYPE MO).
11. DURING CONSTRUCTION OF THE ROADWAY THE CONTRACTOR SHALL MAINTAIN DRAINAGE INTO OR AROUND THE DROP INLET AS APPROVED BY THE ENGINEER.
12. 4"x2" NOTCH SHALL BE FORMED IN ALL DROP INLETS TO SUPPORT SIDEWALK CONSTRUCTION. REFER TO DETAIL OF NOTCH FOR SIDEWALKS.
13. DIMENSIONS SHOWN FOR RING AND COVER ARE TYPICAL. THE CONTRACTOR MAY SUBSTITUTE SIMILAR CASTINGS WITH THE APPROVAL OF THE ENGINEER. REQUESTING APPROVAL FOR CASTING DESIGNS MAY BE MADE BY REFERRING TO PREVIOUSLY APPROVED DRAWINGS.

MINIMUM WALL THICKNESS			
DIA. OF D.I.	DIA. OF OUTLET PIPE	CAST IN PLACE	PRECAST
4' I.D.	12" THRU 27"	6"	5"
5' I.D.	30" THRU 42"	8"	6"
6' I.D.	48" THRU 54"	8"	7"

ARKANSAS STATE HIGHWAY COMMISSION
DETAILS OF DROP INLET (TYPE MO)
STANDARD DRAWING FPC-9M



NOTE: THE CONFIGURATION OF CONTOURS WILL VARY WITH FORESLOPE VARIATIONS.

R.C. CURTAIN WALL DIMENSIONS & QUANTITIES

PIPE DIA.	H_1	L_1	L	L (DBL.)/2	SINGLE R.C.P.C. CONC. CU. YDS.	SINGLE R.C.P.C. REINF. STEEL LBS.	DOUBLE R.C.P.C. CONC. CU. YDS.	DOUBLE R.C.P.C. REINF. STEEL LBS.
18"	11½"	3'-5"	8'-0"	6'-3"	0.31	27.7	0.45	39.5
24"	1'-0½"	4'-6"	9'-6"	7'-6"	0.37	33.4	0.53	48.0
30"	1'-3½"	5'-7"	11'-0"	9'-0"	0.45	39.0	0.67	59.0
36"	1'-7"	6'-8"	13'-0"	10'-6"	0.58	52.6	0.83	73.9
42"	2'-1½"	7'-3"	15'-6"	12'-0"	0.82	77.1	1.10	100.7
48"	2'-5"	7'-10"	17'-0"	13'-0"	0.98	94.9	1.27	120.4
54"	2'-9½"	8'-5"	18'-6"	14'-0"	1.16	115.8	1.47	143.7
60"	3'-4"	9'-0"	20'-6"	15'-6"	1.47	149.7	1.84	180.3
72"	4'-5"	10'-2"	25'-6"	18'-6"	2.31	232.6	2.73	271.0

NOTE: QUANTITIES SHOWN ARE FOR ONE (1) CURTAIN WALL.

REINFORCING STEEL SCHEDULE

PIPE DIA.	SINGLE H401 L	NO.	SINGLE H402 L	NO.	SINGLE V401 L	NO.	SINGLE V402 L	NO.	DOUBLE H401 L	NO.	DOUBLE H402 L	NO.	DOUBLE H403 L	NO.	DOUBLE V401 L	NO.	DOUBLE V402 L	NO.
18"	7'-8"	2	1'-11½"	4	1'-7½"	8	8"	8	12'-2"	2	1'-11½"	4	8"	2	1'-7½"	10	8"	14
24"	9'-2"	2	2'-2"	4	1'-8½"	10	8"	9	14'-8"	2	2'-2"	4	8"	2	1'-8½"	12	8"	18
30"	10'-8"	2	2'-4½"	4	1'-11½"	10	8"	12	17'-8"	2	2'-4½"	4	8"	2	1'-11½"	14	8"	22
36"	12'-8"	2	2'-10"	6	2'-3"	12	8"	14	20'-8"	2	2'-10"	6	8"	3	2'-3"	14	8"	28
42"	15'-2"	2	3'-9½"	8	2'-9½"	16	8"	15	23'-8"	2	3'-9½"	8	8"	4	2'-9½"	18	8"	30
48"	16'-8"	2	4'-3"	10	3'-1"	18	8"	16	25'-8"	2	4'-3"	10	8"	5	3'-1"	20	8"	32
54"	18'-2"	2	4'-8½"	12	3'-5½"	20	8"	17	27'-8"	2	4'-9"	12	8"	6	3'-5½"	22	8"	34
60"	20'-2"	2	5'-5"	14	4'-0"	24	8"	18	30'-8"	2	5'-5"	14	8"	7	4'-0"	26	8"	36
72"	25'-2"	2	7'-4"	18	5'-1"	30	8"	20	36'-8"	2	7'-4"	18	8"	9	5'-1"	33	8"	40

ALL REINFORCING STEEL #4 BARS @ 6" O.C.

SOLID SODDING

PIPE DIA.	SINGLE R.C.P.C. 3:1 (SQ. YDS.)	4:1	6:1	DOUBLE R.C.P.C. 3:1 (SQ. YDS.)	4:1	6:1
18"	5	7	12	6	8	13
24"	8	12	19	9	13	20
30"	13	18	29	14	19	30
36"	17	26	41	18	28	43
42"	23	35	55	25	37	57
48"	29	46	68	31	48	70
54"	35	57	85	37	59	87
60"	45	62	104	48	65	107
72"	64	92	156	67	95	159

NOTE: QUANTITIES SHOWN ABOVE ARE FOR ONE (1) END OF F.E.S.

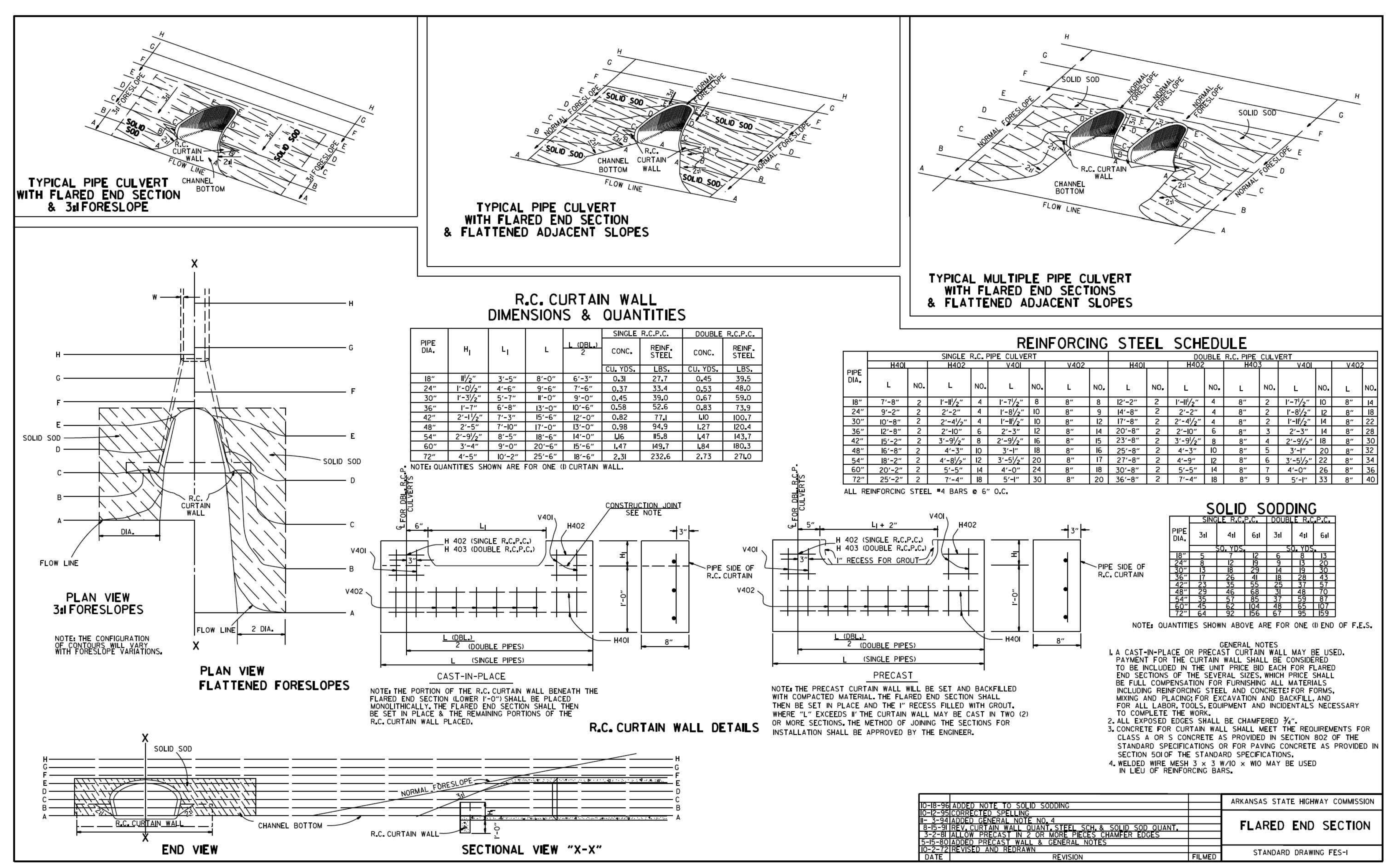
NOTE: THE PORTION OF THE R.C. CURTAIN WALL BENEATH THE FLARED END SECTION (LOWER 1'-0") SHALL BE PLACED MONOLITHICALLY. THE FLARED END SECTION SHALL THEN BE SET IN PLACE & THE REMAINING PORTIONS OF THE R.C. CURTAIN WALL PLACED.

NOTE: THE PRECAST CURTAIN WALL WILL BE SET AND BACKFILLED WITH COMPACTED MATERIAL. THE FLARED END SECTION SHALL THEN BE SET IN PLACE AND THE 1" RECESS FILLED WITH GROUT. WHERE "L" EXCEEDS 11' THE CURTAIN WALL MAY BE CAST IN TWO (2) OR MORE SECTIONS. THE METHOD OF JOINING THE SECTIONS FOR INSTALLATION SHALL BE APPROVED BY THE ENGINEER.

GENERAL NOTES
1. A CAST-IN-PLACE OR PRECAST CURTAIN WALL MAY BE USED. PAYMENT FOR THE CURTAIN WALL SHALL BE CONSIDERED TO BE INCLUDED IN THE UNIT PRICE BID EACH FOR FLARED END SECTIONS OF THE SEVERAL SIZES, WHICH PRICE SHALL BE FULL COMPENSATION FOR FURNISHING ALL MATERIALS INCLUDING REINFORCING STEEL AND CONCRETE; FOR FORMS, MIXING AND PLACING; FOR EXCAVATION AND BACKFILL, AND FOR ALL LABOR, TOOLS, EQUIPMENT AND INCIDENTALS NECESSARY TO COMPLETE THE WORK.
2. ALL EXPOSED EDGES SHALL BE CHAMFERED ¾".
3. CONCRETE FOR CURTAIN WALL SHALL MEET THE REQUIREMENTS FOR CLASS A OR S CONCRETE AS PROVIDED IN SECTION 802 OF THE STANDARD SPECIFICATIONS OR FOR PAVING CONCRETE AS PROVIDED IN SECTION 501 OF THE STANDARD SPECIFICATIONS.
4. WELDED WIRE MESH 3 x 3 W/10 x W10 MAY BE USED IN LIEU OF REINFORCING BARS.

DATE	REVISION
10-18-96	ADDED NOTE TO SOLID SODDING
10-12-95	CORRECTED SPELLING
11-3-94	ADDED GENERAL NOTE NO. 4
8-15-91	REV. CURTAIN WALL QUANT., STEEL SCH. & SOLID SOD QUANT.
3-2-81	ALLOW PRECAST IN 2 OR MORE PIECES CHAMFER EDGES
5-15-80	ADDED PRECAST WALL & GENERAL NOTES
10-2-72	REVISED AND REDRAWN

ARKANSAS STATE HIGHWAY COMMISSION
FLARED END SECTION
STANDARD DRAWING FES-1



TYPICAL PIPE CULVERT WITH FLARED END SECTION & 3:1 FORESLOPE
TYPICAL PIPE CULVERT WITH FLARED END SECTION & FLATTENED ADJACENT SLOPES
TYPICAL MULTIPLE PIPE CULVERT WITH FLARED END SECTIONS & FLATTENED ADJACENT SLOPES
R.C. CURTAIN WALL DIMENSIONS & QUANTITIES
REINFORCING STEEL SCHEDULE
SOLID SODDING
R.C. CURTAIN WALL DETAILS
ARKANSAS STATE HIGHWAY COMMISSION
FLARED END SECTION
STANDARD DRAWING FES-1

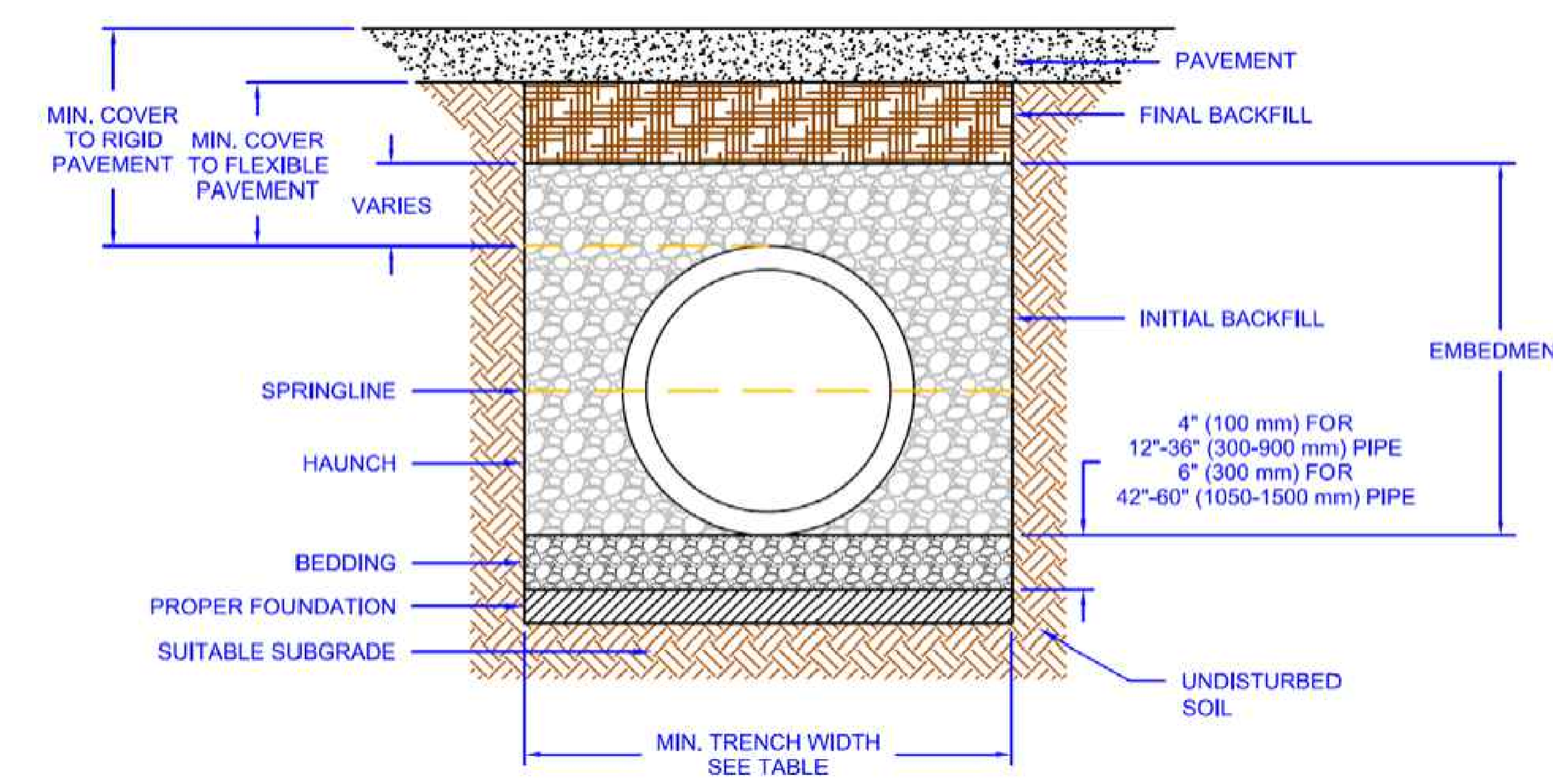


Fig: Typical Stormwater Trench Detail

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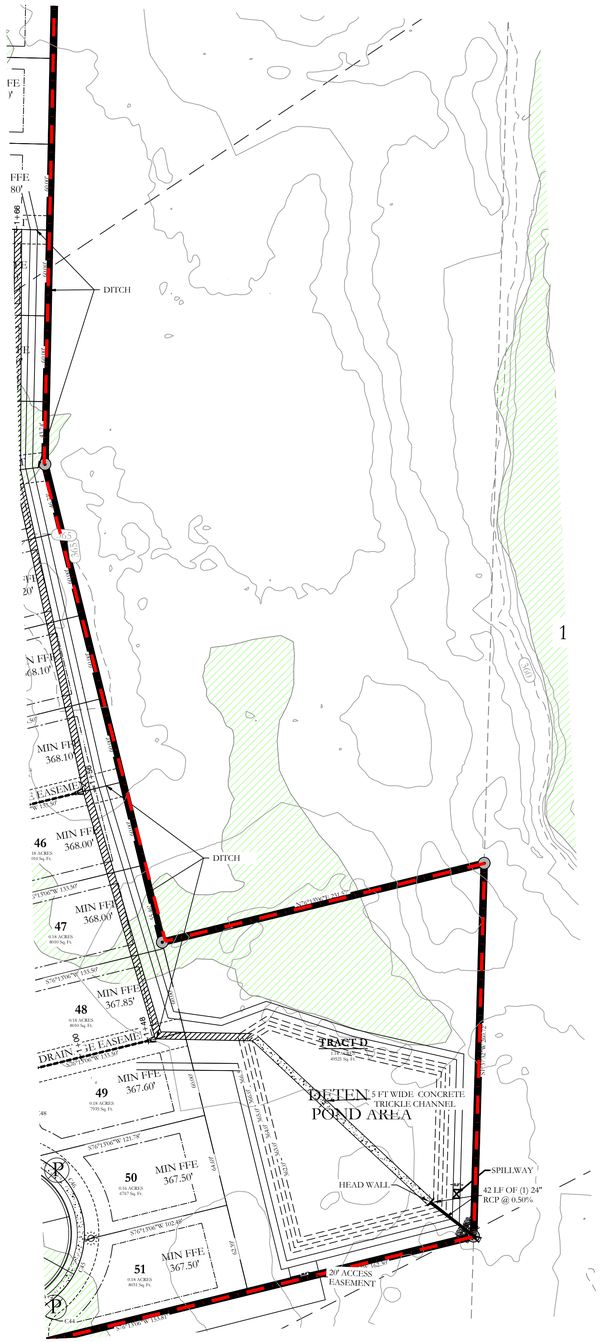
FOR USE AND BENEFIT OF:
WIGGINS FAMILY REAL ESTATE HOLDINGS, LLC

THE VILLAGES AT MAGNOLIA LANE PHASE 2-3
DETAILS
A SUBDIVISION IN CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 4/2/2024	C.A.D. BY:	DRAWING NUMBER:
REVISED:	CHECKED BY:	19-0238
SHEET: C-4.2	SCALE:	

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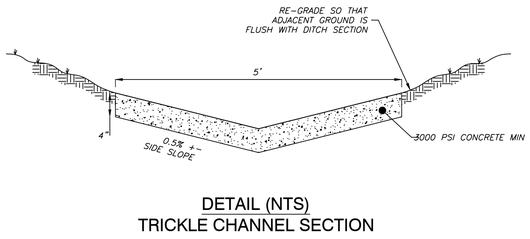
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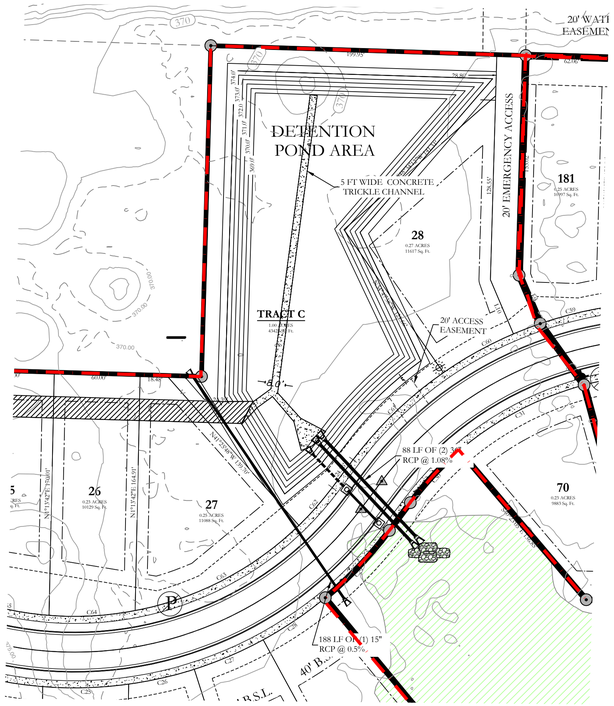
EARTHEN SLOPE NOTE:
ALL EARTHEN DETENTION POND SLOPES ON BOTH THE INTERIOR AND EXTERIOR OF THE POND SHALL HAVE A MAXIMUM SLOPE OF 3:1.

NOTE:

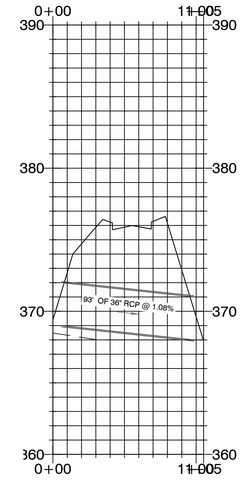
1. DETENTION POND WILL BE REQUIRED TO BE STABILIZED WITH SOLID SOD STABILIZATION PER THE STORM WATER MANAGEMENT MANUAL.
2. DETENTION POND WILL HAVE A 6' WIDE LEVEE.
3. DRAINAGE DITCH LEADING TO NEW DETENTION POND WILL REQUIRE SOLID SOD STABILIZATION PER THE STORM WATER MANAGEMENT MANUAL.
4. DETENTION POND WILL REQUIRE CONCRETE TRICKLE CHANNELS.

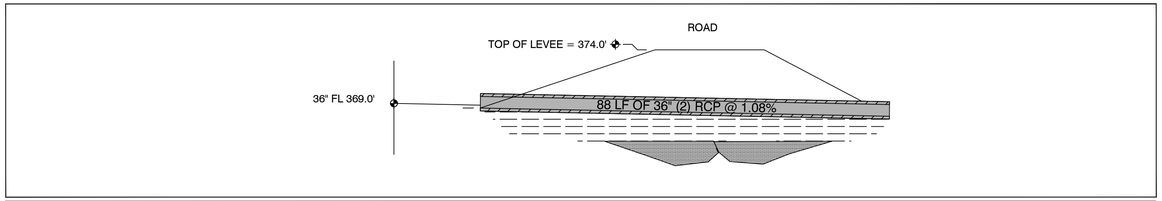


DETAIL (NTS)
TRICKLE CHANNEL SECTION



DETENTION POND - PLAN VIEW





DETENTION POND - OUTLET CROSS-SECTIONS & DETAILS
SCALE: VARIES

OUTLET SECTION
NTS

DETENTION POND MAINTENANCE PLAN

Background
The detention ponds (Tract C and D) are located at the North and South side of the subject property. Detention ponds are designed to temporarily detain storm water to meet water quantity criteria before discharging off the property.

Stabilization of Detention Basin provided with 3-1 slopes with required Sodding.

6' Swales with required sodding.

Fences are prohibited in the drainage easement area.

Maintenance of retention ponds will be conducted by the improvement district.

Detention Pond Tract C will be constructed in Phase-2.

Routine Maintenance
Routine maintenance will include but not be limited to:

-Mowing of the bank slopes and area around the pond on a monthly basis during the growing season and as needed during the cooler months.

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

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

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

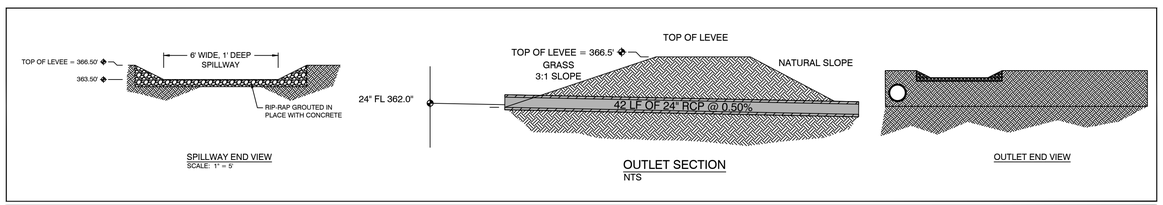
Periodic or Non-Routine Maintenance
The routine inspection of the pond area and discharge pipe will identify needed repairs and non-routine maintenance. These items may include but not be limited to:

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

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

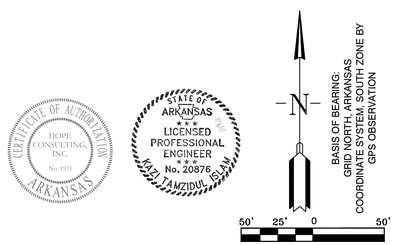
-Stabilization or re-grading of side slopes may be required periodically or after excessive rain events. Any disturbance of slopes should be reseeded or may require installation of erosion control materials until seeding can reestablish adequate grasses to prevent future erosion.

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



DETENTION POND - OUTLET CROSS-SECTIONS & DETAILS
SCALE: VARIES

30' 15' 0 30'



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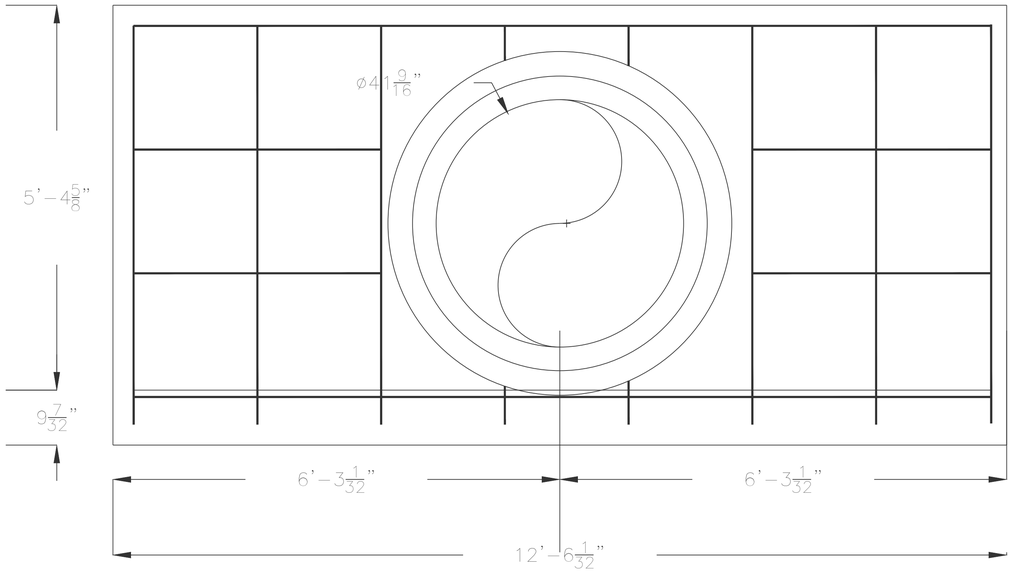
FOR USE AND BENEFIT OF:
WIGGINS FAMILY REAL ESTATE HOLDINGS, LLC

THE VILLAGES AT MAGNOLIA LANE PHASE 2-3
DETENTION POND
A SUBDIVISION IN CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	10-05-2023	C.A.D. BY:		DRAWING NUMBER:	19-0238
REVISED:	12-22-2023	CHECKED BY:			
SHEET:	C-5.0	SCALE:			

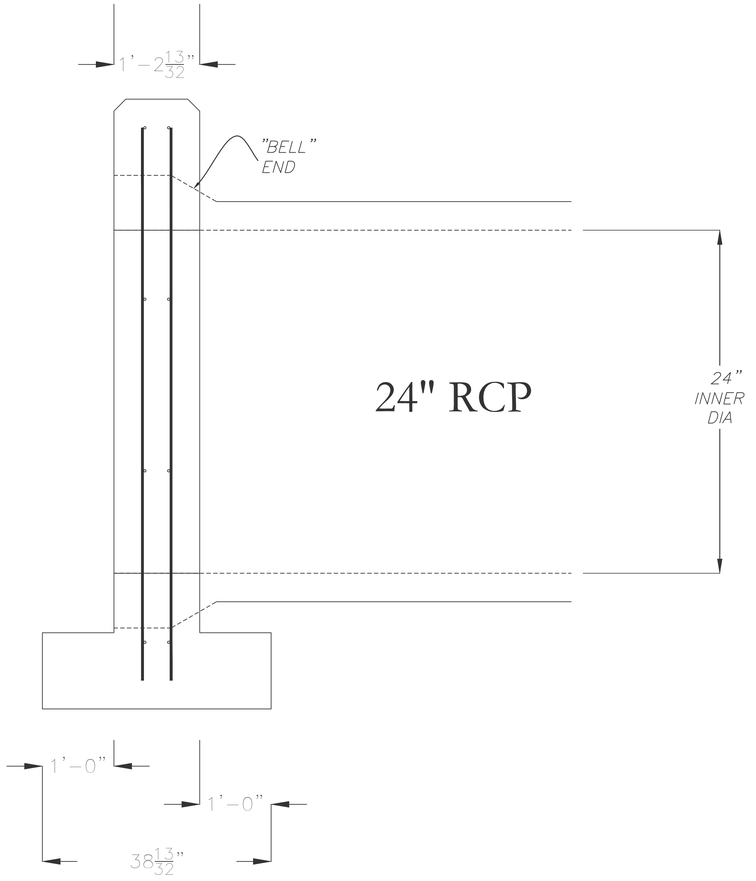
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Front Elevation View for one 24" RCP

Note:
All reinforcing steel #4 bars. all vertical and horizontal tie bars 1'-6" maximum spacing.



Side Elevation View

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THE VILLAGES AT MAGNOLIA LANE PHASE 2-3
HEADWALL DETAILS
A SUBDIVISION IN CITY OF BRYANT, SALINE COUNTY, ARKANSAS

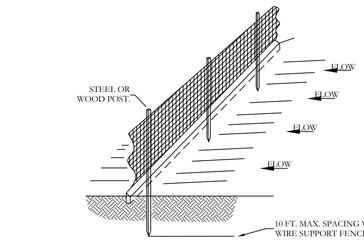
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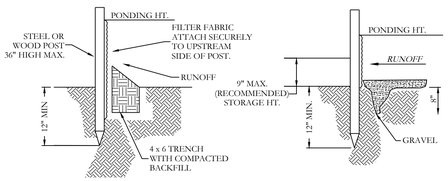
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CERTIFICATE OF AUTHORIZATION HOPE CONSULTING, INC. No. 1931 ARKANSAS

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

K:\LAND PROJECTS 2024\SUBDIVISIONS\2019\19-0238 STARLIGHT VILLAGE\PHASE 2\CIVIL\DWG\STARLIGHT VILLAGE SUBDIVISION_CONSTRUCTION PLANS_05-24-24.DWG





STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

ALTERNATE DETAIL
TRENCH WITH GRAVEL

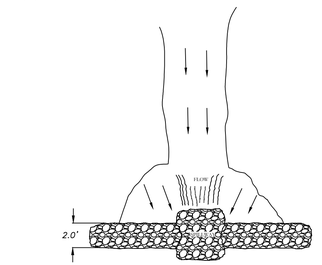
NOTE:
1.) INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.

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.) SILT FENCE SHALL BE WIRE BACKED.

SILT FENCE



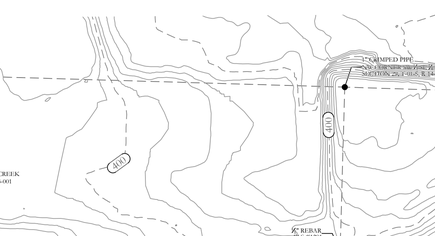
PLAN



VIEW LOOKING UPSTREAM

NOTES:
1.) POINT 'A' MUST BE 18 HIGHER THAN POINT 'B' (SPILLWAY HEIGHT)
2.) PLACE RIP RAP BARRIER PERPENDICULAR TO THE FLOW WITH TIGHT GROUPING. USE STRAW, ROCKS, OR FILTER FABRIC TO FILL ANY GAPS AND TAMP BACKFILL MATERIAL TO PREVENT EROSION OR FLOW AROUND THE DAM.
3.) SPILLWAY HEIGHT SHALL NOT EXEED 18"-24"
4.) INSPECT AFTER EACH SIGNIFICANT STORM, MAINTAIN AND REPAIR PROMPTLY.

RIP-RAP
CHECK DAM



STABILIZED CONSTRUCTION ENTRANCE
N.T.S

EROSION CONTROL NOTES

DETENTION POND AREAS ARE REQUIRED TO BE SOLID SOD STABILIZATION ONLY.

MAXIMUM SLOPE OF 3H:1V ON DETENTION POND LEVEES

CONTRACTOR MUST HAVE INLET PROTECTION MEASURES INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF DRAINAGE INLETS/STRUCTURES IS COMPLETE. SEDIMENT BARRIERS SHALL BE MAINTAINED THROUGHOUT AND INSPECTED THROUGHOUT CONSTRUCTION PROCESS UNTIL PROJECT IS COMPLETE

RIP RAP SEDIMENT BARRIERS SHALL BE USED AT ALL STORMWATER DISCHARGE POINTS SHOWN ON PLANS ASAP

CONTRACTOR SHOULD WORK WITH ENGINEER TO ESTABLISH EFFECTIVE AND EFFICIENT PLAN TO PREVENT SEDIMENT RUNOFF BY DETERMINING WHERE SILT FENCING OR OTHER TYPES OF CONTROLS ARE NECESSARY

SOME EROSION CONTROL MEASURES, SILT FENCING, OR CHECK DAMS MAY NOT BE NECESSARY DURING INITIAL ROW CLEARING BUT MAY BE NEEDED ONCE LOT CLEARING AND HOME BUILDING BEGINS

EXISTING VEGETATION WILL ONLY BE REMOVED INSIDE ROW AND WITHIN HOUSE FOOTPRINTS AS THEY ARE CONSTRUCTED. ADDITIONAL SILT FENCING WILL BE ADDED TO INDIVIDUAL LOTS AS HOME CONSTRUCTION TAKES PLACE.

DEADLINES FOR STABILIZATION AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASES.
STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY CEASED.

STABILIZATION MEASURES SHALL BE INITIATED IMMEDIATELY IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED



ERC LEGEND

SITE POSTING

CONC. WASHOUT DETENTION AREA

SILT FENCE

ROCK CHECK DAM

CONSTRUCTION ENTRANCE

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FOR USE AND BENEFIT OF:
WIGGINS FAMILY REAL ESTATE HOLDINGS, LLC

THE VILLAGES AT MAGNOLIA LANE PHASE 2-3
EROSION CONTROL PLAN
A SUBDIVISION IN CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	10-05-2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:	03-22-2024	CHECKED BY:	19-0238
SHEET:	C-6.0	SCALE:	

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HOPE CONSULTING, INC. No. 1031 CERTIFICATE OF AUTHORIZATION ARKANSAS



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