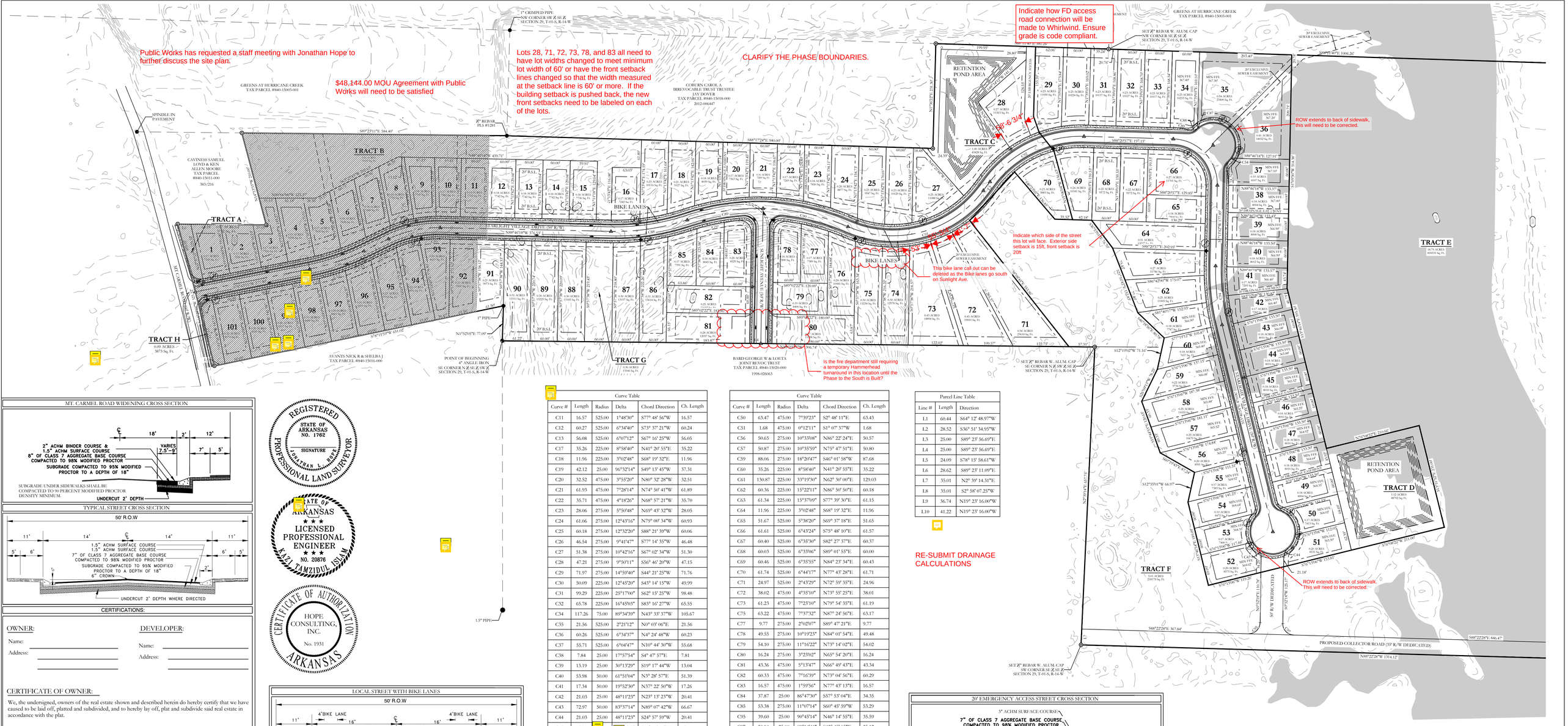
Public Works has requested a staff meeting with Jonathan Hope to further discuss the site plan.

$48,144.00 MOU Agreement with Public Works will need to be satisfied

Lots 28, 71, 72, 73, 78, and 83 all need to have lot widths changed to meet minimum lot width of 60' or have the front setback lines changed so that the width measured at the setback line is 60' or more. If the building setback is pushed back, the new front setbacks need to be labeled on each of the lots.

CLARIFY THE PHASE BOUNDARIES.

Indicate how FD access road connection will be made to Whirlwind. Ensure grade is code compliant.



MT. CARMEL ROAD WIDENING CROSS SECTION

TYPICAL 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

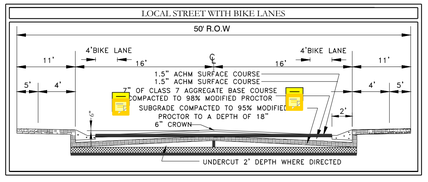
NAME,CHAIRMAN
BRYANT PLANNING COMMISSION

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

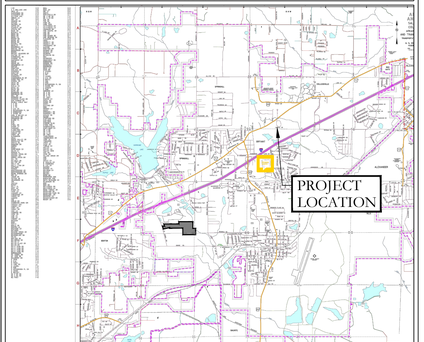
STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
KAZI TAMZIDUL ISLAM
NO. 20876

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

LOCAL STREET WITH BIKE LANES



VICINITY MAP



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Ch. Length
C11	16.57	525.00	1°48'30"	S77° 48' 56"W	16.57
C12	60.27	525.00	6°34'46"	S73° 37' 21"W	60.24
C13	56.08	525.00	6°07'12"	S67° 16' 25"W	56.05
C17	35.26	225.00	8°58'40"	N41° 20' 55"E	35.22
C18	11.96	225.00	3°02'48"	S68° 19' 32"E	11.96
C19	42.12	25.00	96°32'14"	S49° 13' 45"W	37.31
C20	32.52	475.00	3°55'20"	N86° 32' 28"W	32.51
C21	61.93	475.00	7°28'14"	N74° 56' 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	46.54	275.00	9°41'47"	S77° 14' 35"W	46.48
C27	51.38	275.00	10°42'16"	S67° 02' 34"W	51.30
C28	47.21	275.00	9°50'11"	S56° 46' 20"W	47.15
C29	71.97	275.00	14°59'40"	S44° 21' 25"W	71.76
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
C34	117.26	75.00	89°34'39"	N43° 33' 37"W	105.67
C35	21.56	525.00	2°21'12"	N0° 03' 06"E	21.56
C36	60.26	525.00	6°34'37"	N4° 24' 48"W	60.23
C37	55.71	525.00	6°04'47"	N10° 44' 30"W	55.68
C38	7.84	25.00	17°57'54"	S4° 47' 57"E	7.81
C39	13.19	25.00	30°13'29"	S19° 17' 44"W	13.04
C40	53.98	50.00	61°51'04"	N3° 28' 57"E	51.39
C41	17.34	50.00	19°52'30"	N37° 22' 50"W	17.26
C42	21.03	25.00	48°11'23"	N23° 13' 23"W	20.41
C43	72.97	50.00	83°37'14"	N89° 07' 42"W	66.67
C44	21.03	25.00	48°11'23"	S24° 57' 59"W	20.41
C45	35.88	25.00	82°12'37"	S28° 30' 22"W	35.11
C46	61.02	50.00	69°54'21"	S27° 00' 36"E	57.30
C47	11.04	25.00	25°18'00"	S49° 19' 17"E	10.95
C48	9.99	25.00	22°53'22"	S25° 13' 35"E	9.92
C49	59.28	475.00	7°09'02"	S16° 12' 23"E	59.24

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Ch. Length
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
C56	50.65	275.00	10°33'08"	N86° 22' 24"E	50.57
C57	50.87	275.00	10°35'59"	N75° 47' 51"E	50.80
C59	88.06	275.00	18°20'47"	S46° 01' 58"W	87.68
C60	35.26	225.00	8°58'40"	N41° 20' 55"E	35.22
C61	130.87	225.00	33°19'30"	N62° 30' 00"E	129.03
C62	60.36	225.00	15°22'11"	N86° 50' 50"E	60.18
C63	61.34	225.00	15°37'09"	S77° 39' 30"E	61.15
C64	11.96	225.00	3°02'48"	S68° 19' 32"E	11.96
C65	51.67	525.00	5°38'20"	S69° 37' 18"E	51.65
C66	61.61	525.00	6°43'24"	S75° 48' 10"E	61.57
C67	60.40	525.00	6°35'30"	S82° 27' 37"E	60.37
C68	60.03	525.00	6°33'06"	S89° 01' 55"E	60.00
C69	60.46	525.00	6°35'55"	N84° 23' 34"E	60.43
C70	61.74	525.00	6°44'17"	N77° 43' 28"E	61.71
C71	24.97	525.00	2°43'20"	N72° 59' 35"E	24.96
C72	38.02	475.00	4°35'10"	N73° 55' 25"E	38.01
C73	61.23	475.00	7°23'10"	N79° 54' 35"E	61.19
C75	63.22	475.00	7°37'32"	N87° 24' 56"E	63.17
C77	9.77	275.00	2°02'07"	S89° 47' 21"E	9.77
C78	49.55	275.00	10°19'23"	N84° 01' 54"E	49.48
C79	54.10	275.00	11°16'22"	N73° 14' 02"E	54.02
C80	16.24	275.00	3°23'02"	N65° 54' 20"E	16.24
C81	43.36	475.00	5°13'47"	N66° 49' 43"E	43.34
C82	60.33	475.00	7°16'39"	N73° 04' 56"E	60.29
C83	16.57	475.00	1°59'56"	N77° 43' 13"E	16.57
C84	37.87	25.00	86°47'30"	S57° 53' 04"E	34.35
C85	53.38	275.00	11°07'14"	S60° 45' 59"W	53.29
C95	39.60	25.00	90°43'14"	N46° 14' 55"E	35.59
C97	38.94	25.00	89°14'46"	S43° 45' 05"E	35.12

Parcel Line Table		
Line #	Length	Direction
L1	60.44	S64° 12' 48.97"W
L2	28.52	S36° 51' 34.95"W
L3	25.00	S89° 23' 56.69"E
L4	25.00	S89° 23' 56.69"E
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	36.74	N19° 23' 16.00"W
L10	41.22	N19° 23' 16.00"W

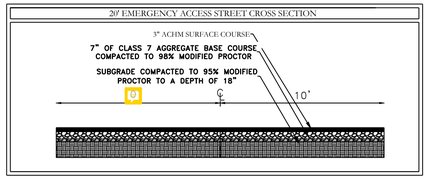
RE-SUBMIT DRAINAGE CALCULATIONS

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 REBAR AT THE SOUTHEAST CORNER OF THE N ½ SW ¼ SE ¼ OF SECTION 29; THENCE N89°25'53"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.

20' EMERGENCY ACCESS STREET CROSS SECTION



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)

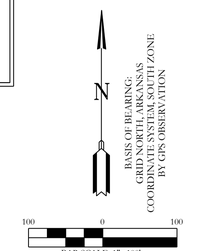
ALL LISTED MEASUREMENTS ARE AS MEASURED IN THE FIELD. FOR RECORD MEASUREMENTS, SEE DEEDS OF RECORD.

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, SURVEYED 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-1.5

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
117 S. Market 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

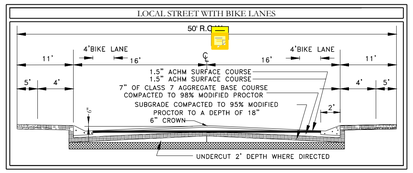
PRELIMINARY PLAT
THE VILLAGES AT MAGNOLIA LANE PHASE 2-3

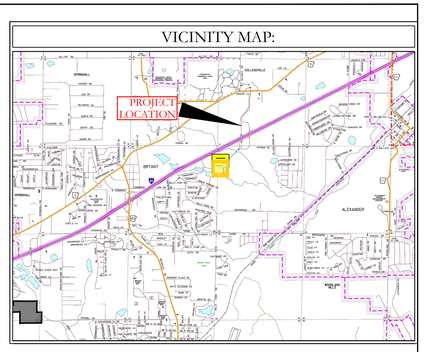
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

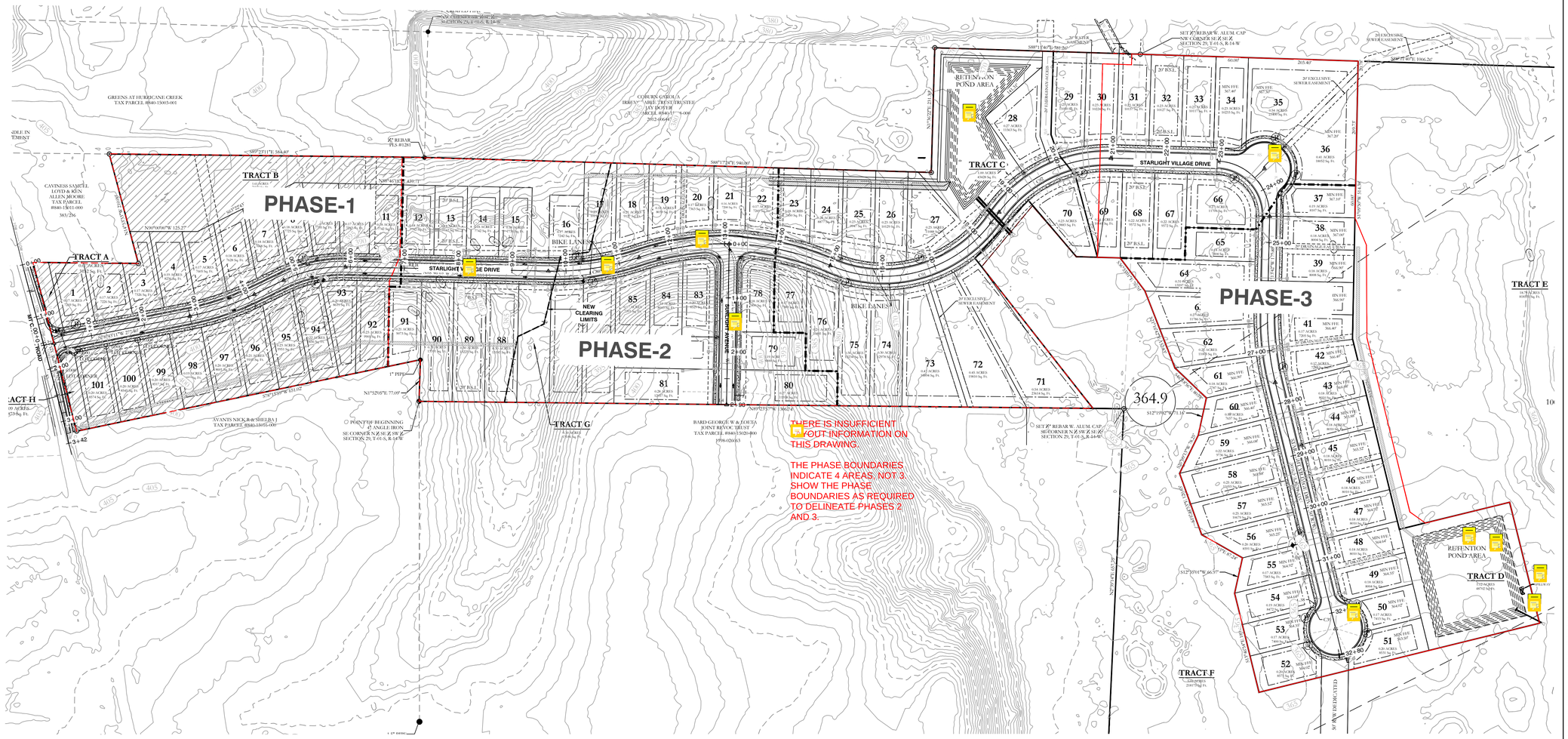
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REVISED:	11/21/2023	CHECKED BY:	19-0238
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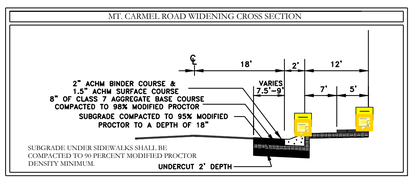
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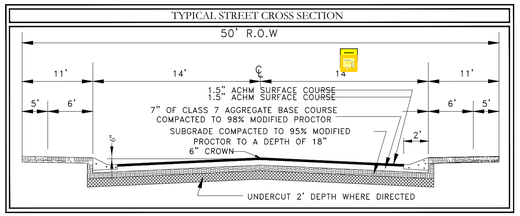
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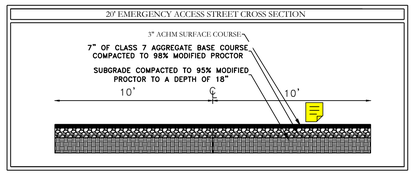


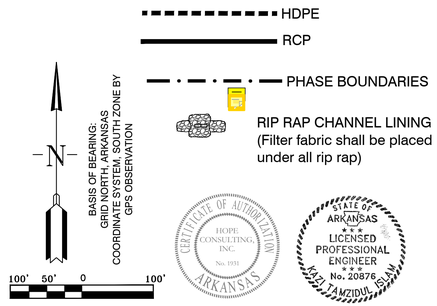












HOPE CONSULTING
ENGINEERS - SURVEYORS
129 N. Main Street,
Benton, Arkansas 72015
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FOR USE AND BENEFIT OF:
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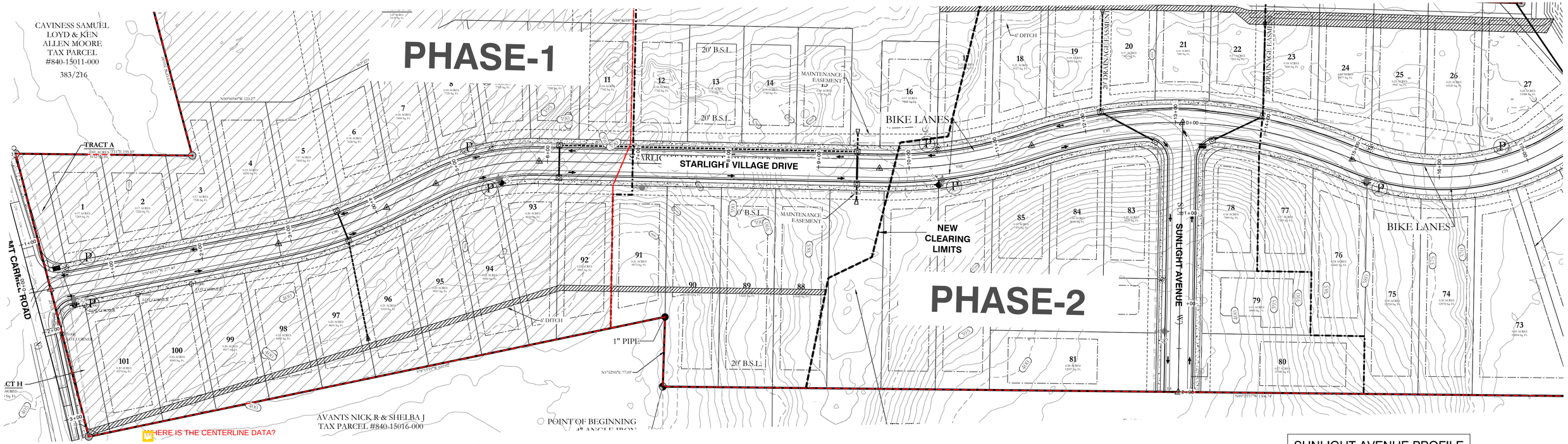
THE VILLAGES AT MAGNOLIA LANE PHASE 2-3 STREET LAYOUT

A SUBDIVISION IN CITY OF BRYANT, SALINE COUNTY, ARKANSAS

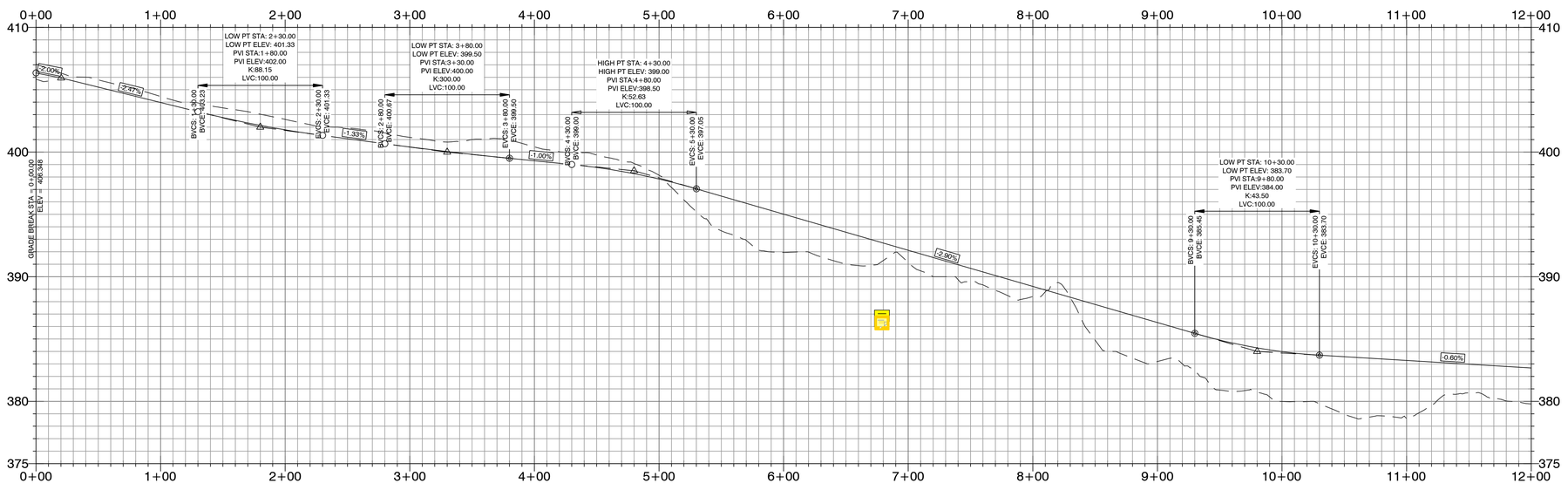
DATE:	10-05-2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:	11-21-2023	CHECKED BY:	19-0238
SHEET:	C-1.0	SCALE:	

500	1S	15W	0	34	230	62	1762

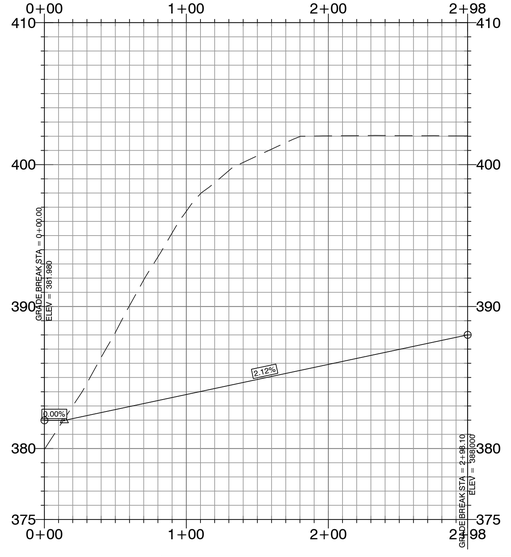
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STARLIGHT VILLAGE DRIVE PROFILE



SUNLIGHT AVENUE PROFILE



HDPE

RCP

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

N
50' 25' 0 50'

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

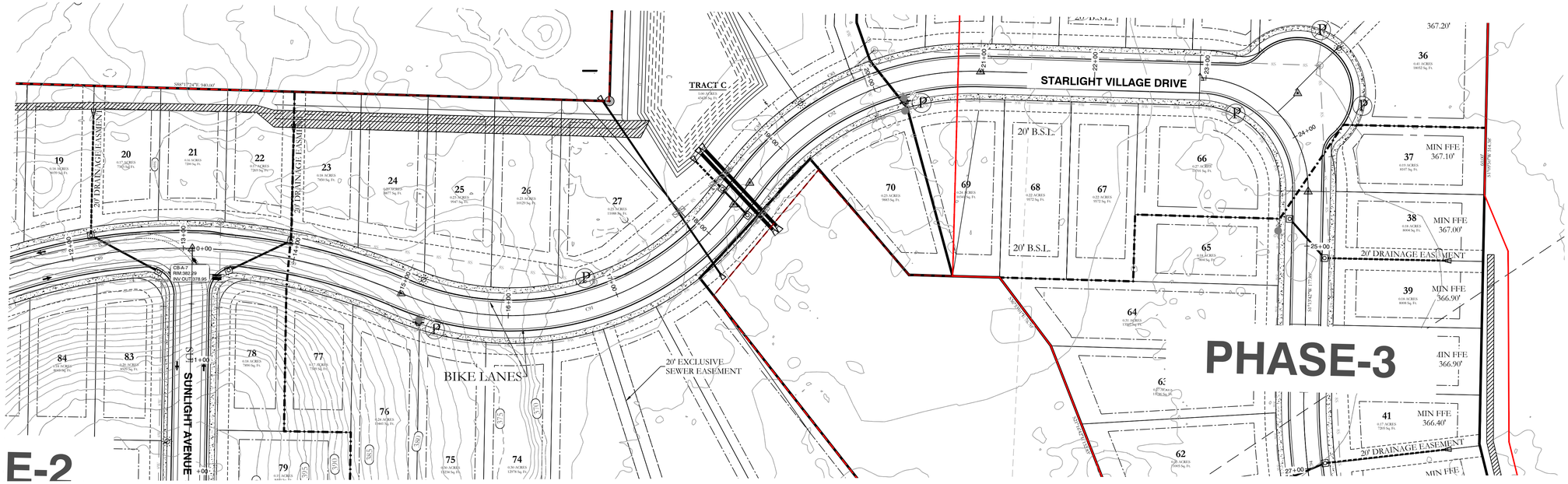
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REVISED:	11-21-2023	CHECKED BY:	19-0238
SHEET:	C-1.1	SCALE:	

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 — JOSEPH TAMZIDUL ISLAM

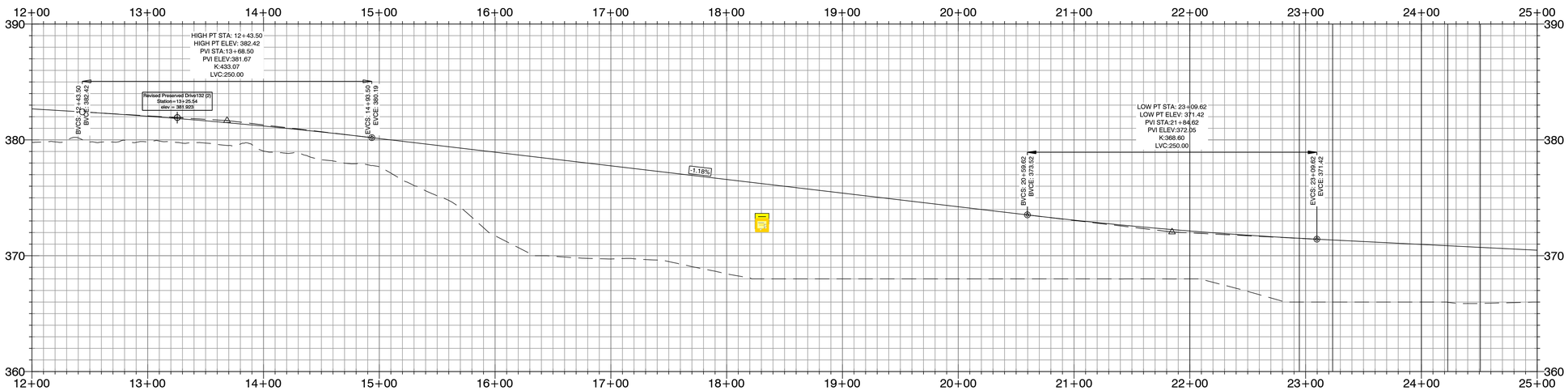
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WHERE IS THE CENTERLINE DATA?

SEE ALL THE NOTES ON THE FIRST TWO SHEETS

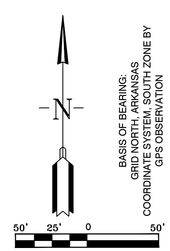
STARLIGHT VILLAGE DRIVE PROFILE



DESIGN SPEED?

HDPE

RCP



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

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

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

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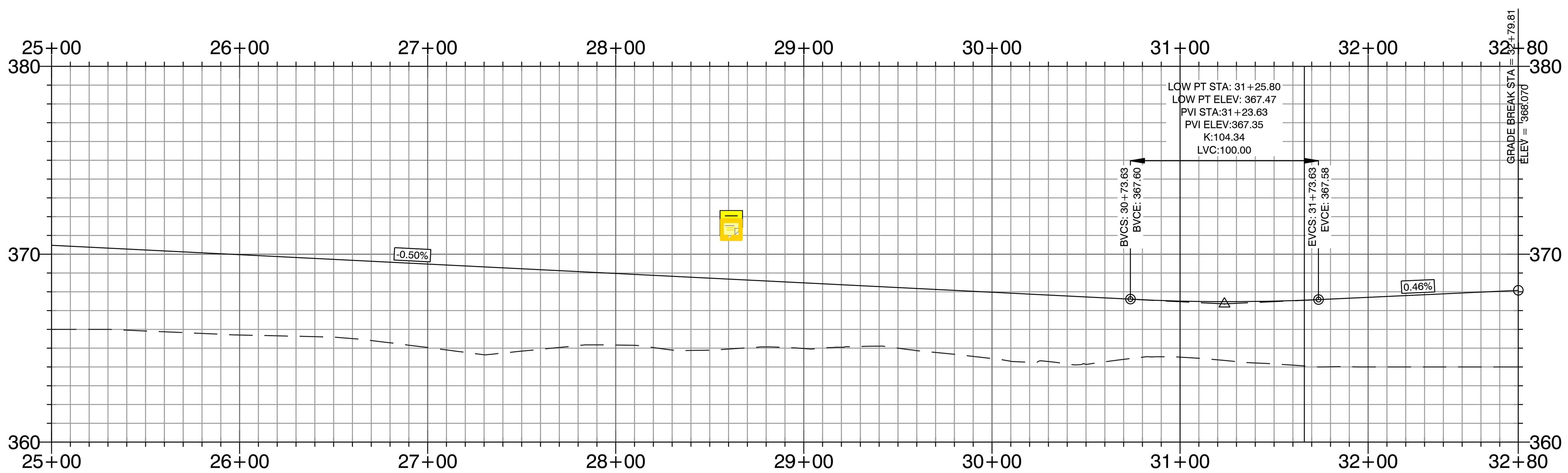
THE VILLAGES AT MAGNOLIA LANE PHASE 2-3
STREET PLAN AND PROFILE
A SUBDIVISION IN CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	10-5-2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:	11-21-2023	CHECKED BY:	19-0238
SHEET:	C-1.2	SCALE:	

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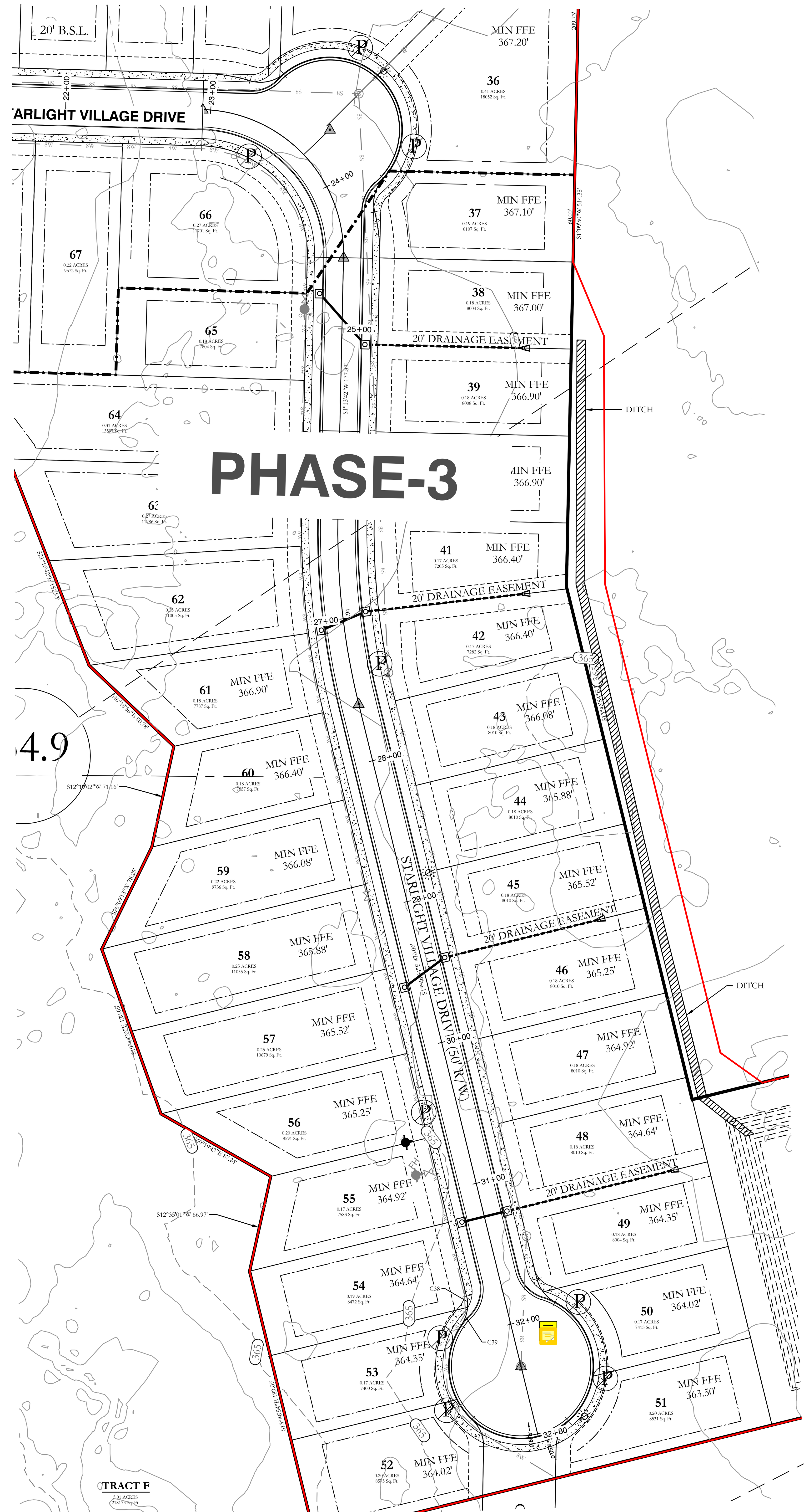
STARLIGHT VILLAGE DRIVE PROFILE



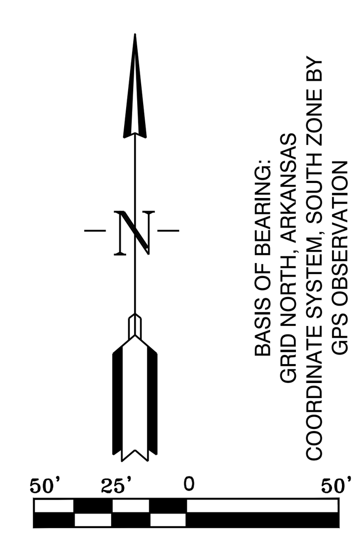
WHERE IS THE CENTERLINE DATA?

SEE ALL THE NOTES ON THE FIRST TWO SHEETS

DESIGN SPEED?



SHOW 100-YEAR FLOOD ELEVATION ON PROFILE



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

HDPE

RCP

CERTIFICATE OF AUTHORIZATION HOPE CONSULTING, INC. No. 1551 ARKANSAS

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

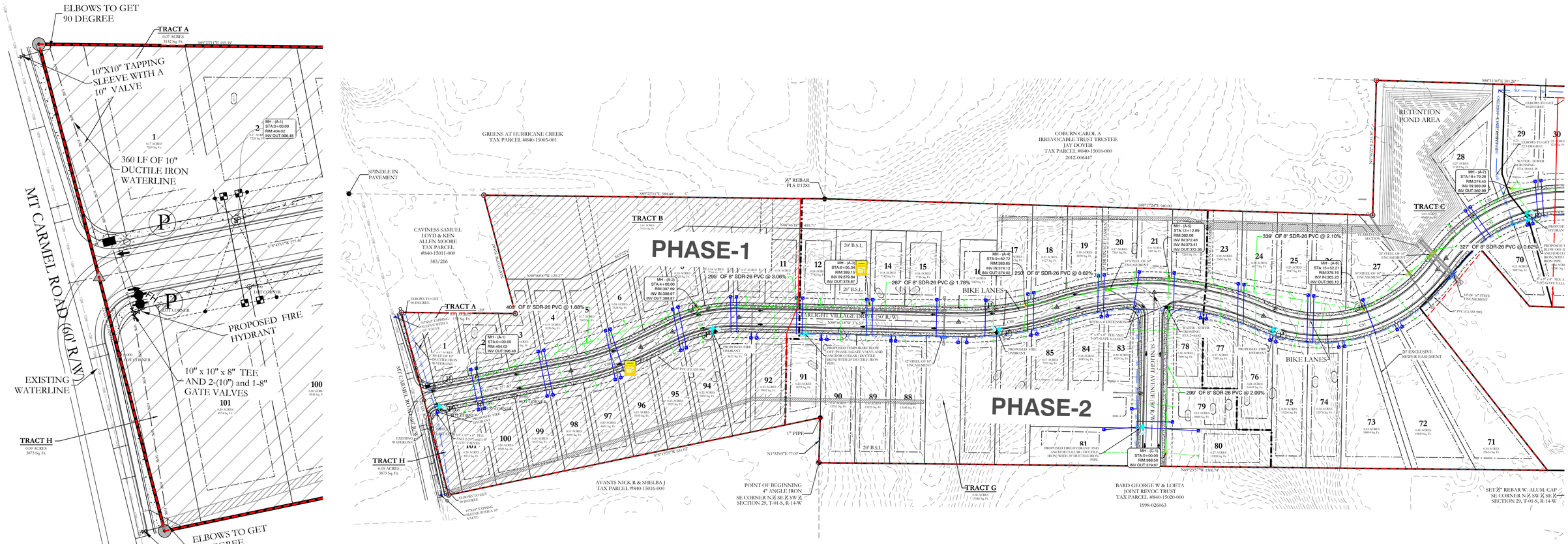
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THE VILLAGES AT MAGNOLIA LANE PHASE 2-3
STREET PLAN AND PROFILE
A SUBDIVISION IN CITY OF BRYANT, SALINE COUNTY, ARKANSAS

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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.

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
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No. 1931
ARKANSAS

SEWER LEGEND:

SEWER SERVICE
SEWER MAIN
S 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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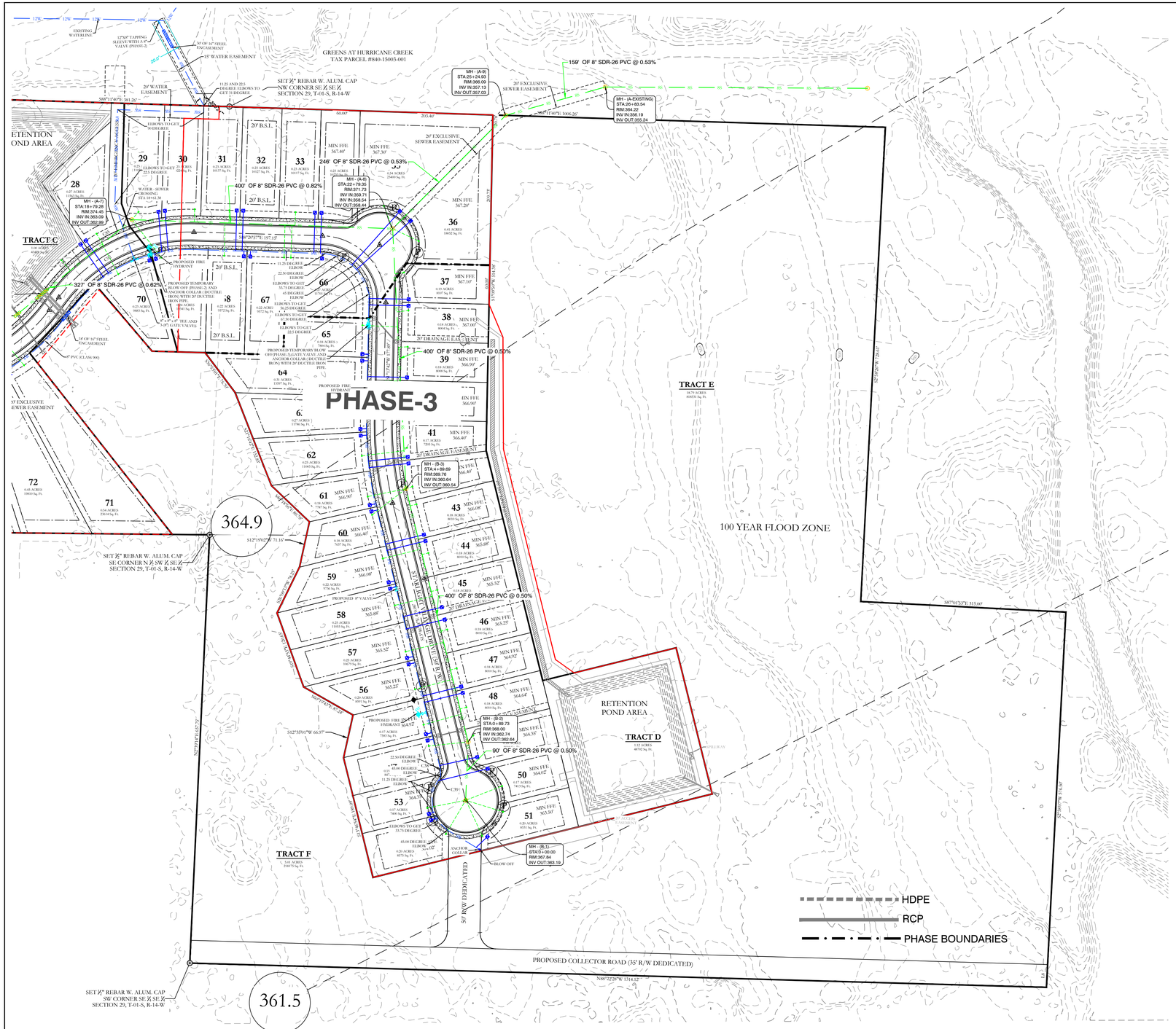
THE VILLAGES AT MAGNOLIA LANE PHASE 2-3 UTILITY PLAN

A SUBDIVISION IN CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	10-05-2023	C.A.D. BY:	DRAWING NUMBER:
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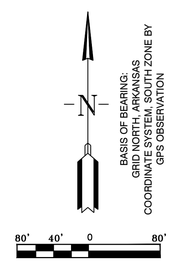
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SEWER SERVICE
SEWER MAIN
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STATE OF ARKANSAS
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No. 20876
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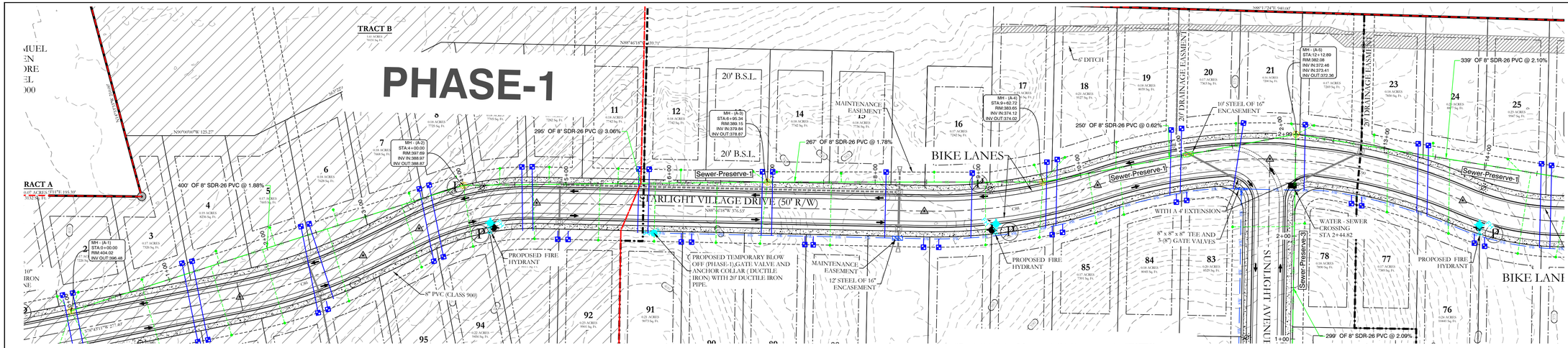
THE VILLAGES AT MAGNOLIA LANE PHASE 2-3 UTILITY PLAN

A SUBDIVISION IN CITY OF BRYANT, SALINE COUNTY, ARKANSAS

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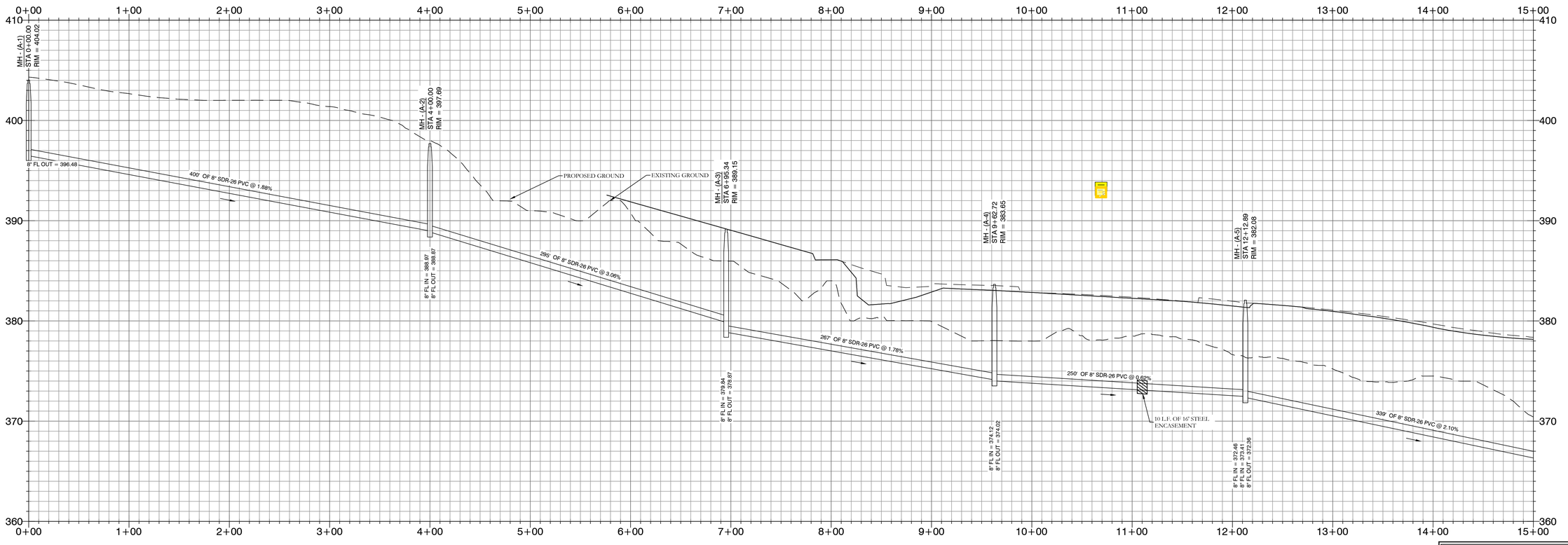
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SEE COMMENTS AS ON UTILITY LAYOUT SHEET

Sewer-Preserve-1 PROFILE



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SEWER PLAN AND PROFILE
A SUBDIVISION IN CITY OF BRYANT, SALINE COUNTY, ARKANSAS

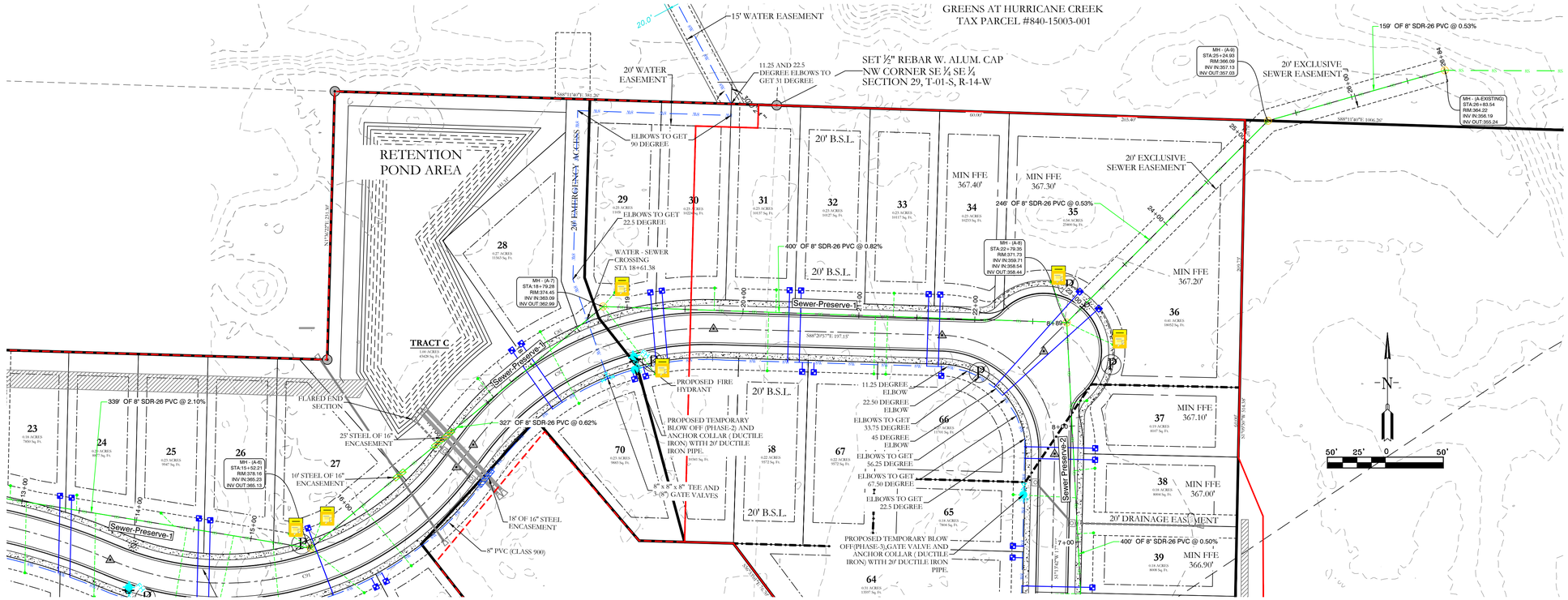
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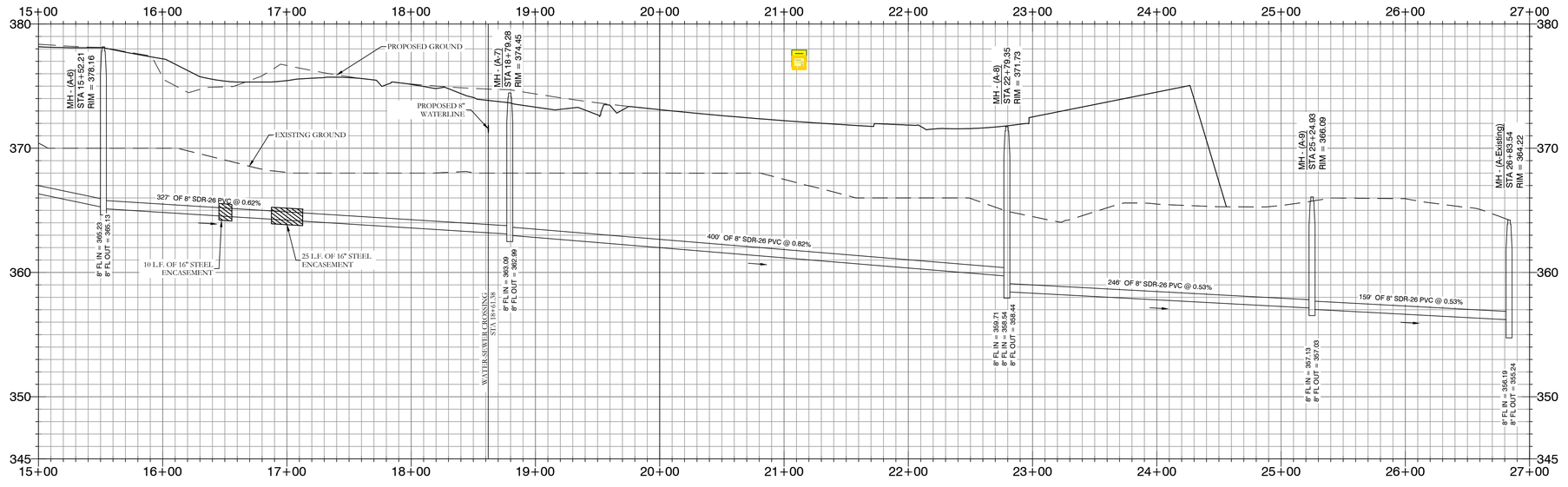
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STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER No. 20876 KAZI TAMZIDUL ISLAM

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Sewer-Preserve-1 PROFILE



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

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

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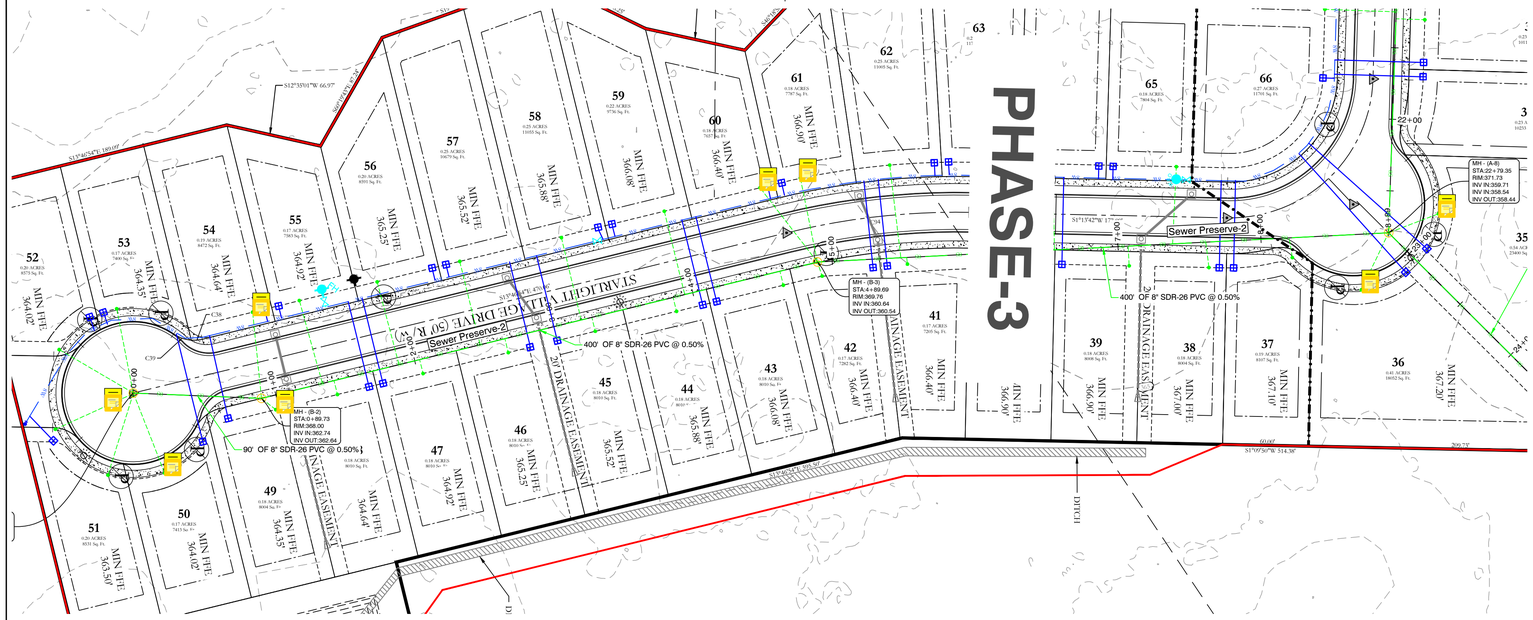
THE VILLAGES AT MAGNOLIA LANE PHASE 2-3
SEWER PLAN AND PROFILE

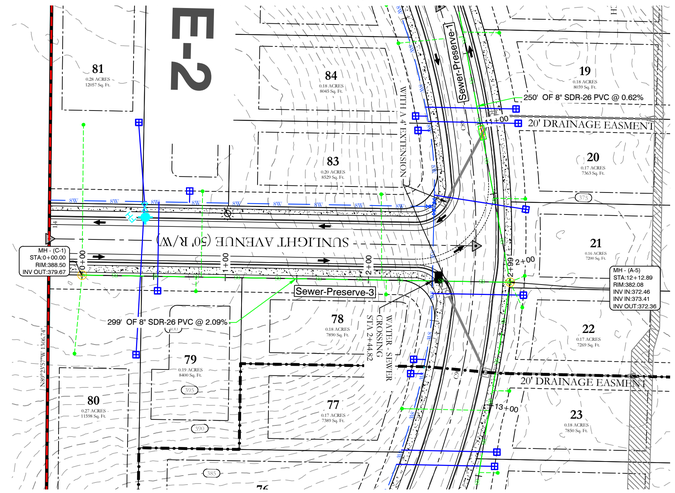
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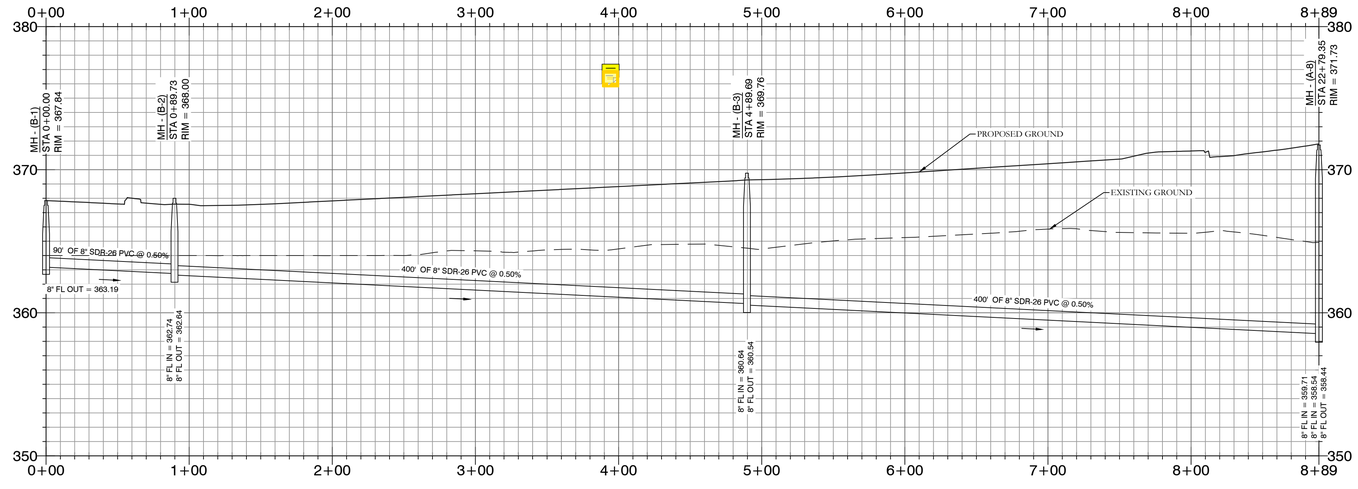
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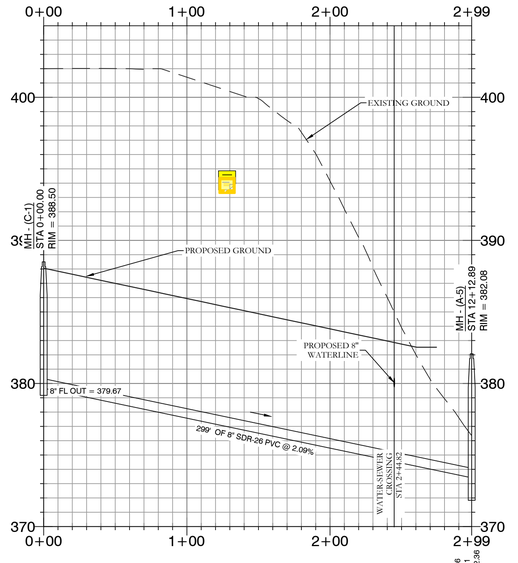
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THE VILLAGES AT MAGNOLIA LANE PHASE 2-3
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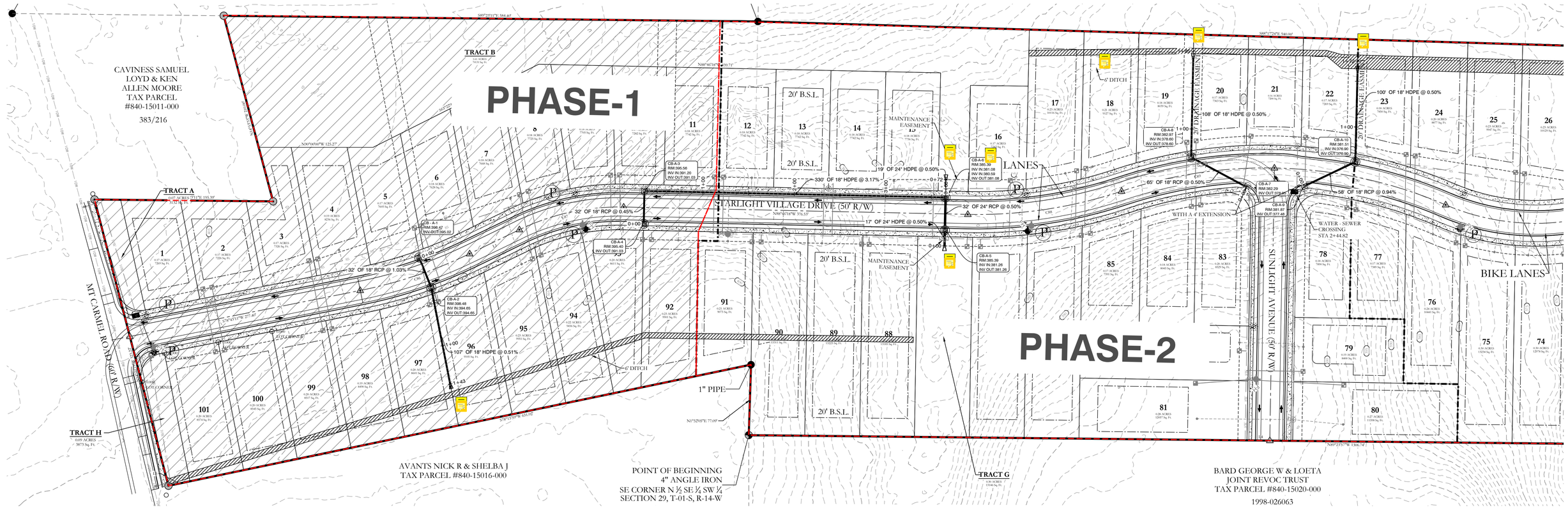
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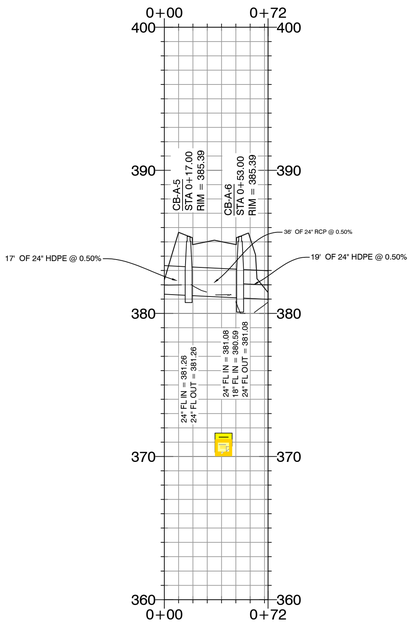
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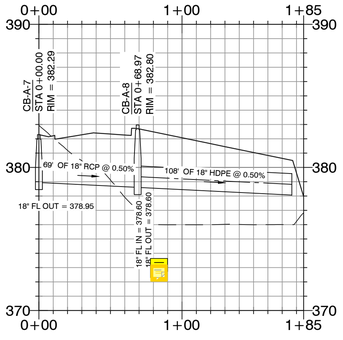
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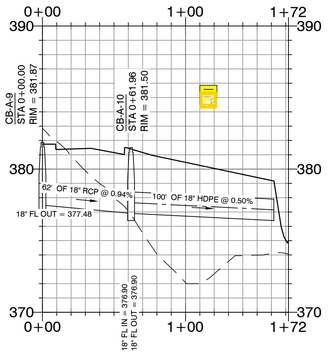
STATE OF ARKANSAS — LICENSED PROFESSIONAL ENGINEER — No. 20876 — KAZI TAMZIDUL ISLAM

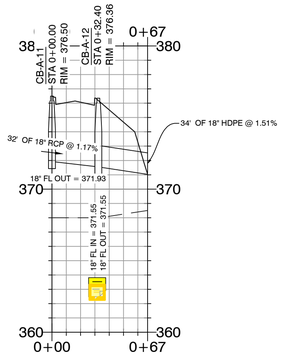
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6 ' DITCH

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

CERTIFICATE OF AUTHORIZATION
HOPE CONSULTING, INC.
No. 930
ARKANSAS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 14048
WILLIAM W. McFADDEN

N
50' 25' 0 50'

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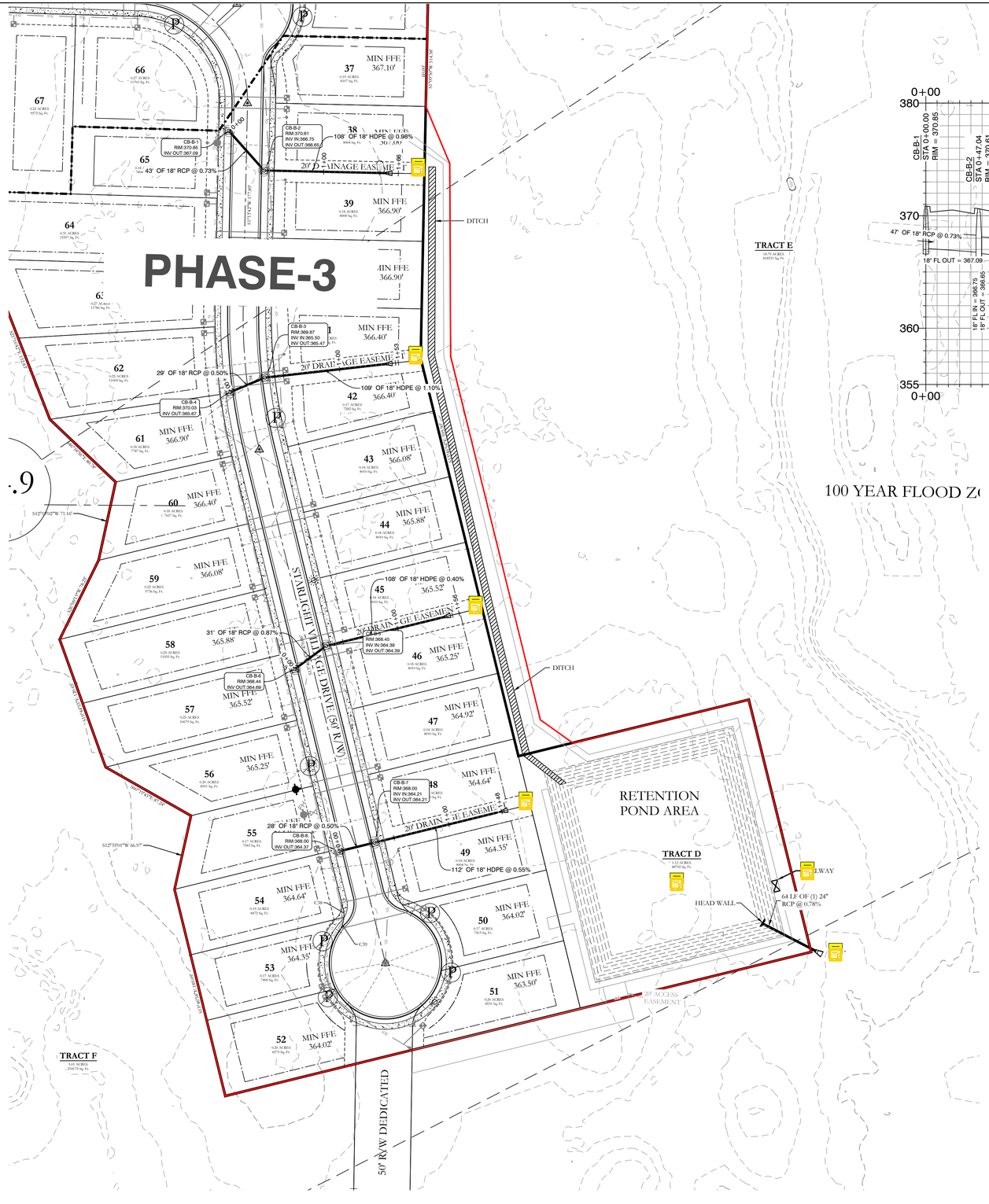
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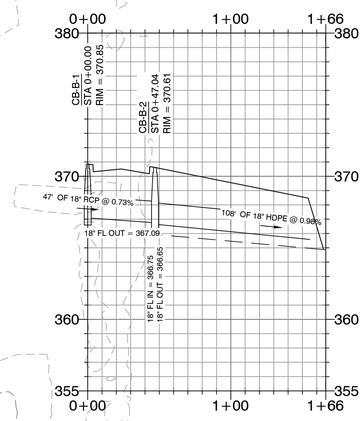
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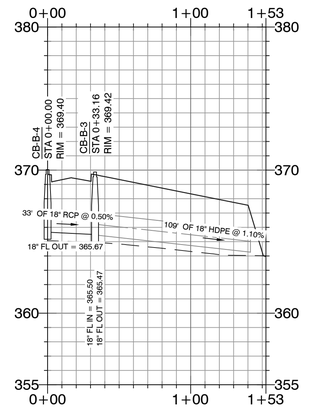
DATE:	10-05-2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:	11-21-2023	CHECKED BY:	19-0238
SHEET:	C-3.0	SCALE:	

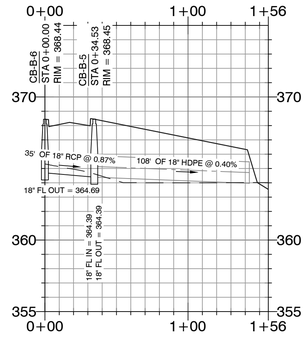
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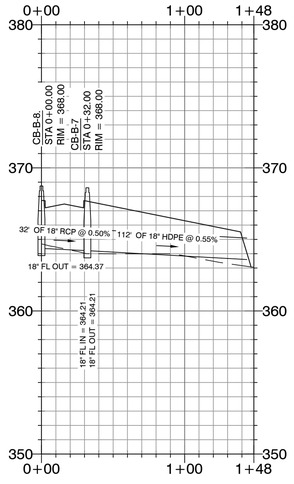
K:\LAND PROJECTS\2019\19-0238 STARLIGHT VILLAGE PHASE 2\CIVIL\DWGS\STARLIGHT VILLAGE SUBDIVISION_CONSTRUCTION PLANS_10-5-2023.DWG











NOTE:
Drainage ditch will require solid sod stabilization

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
STORM DRAINAGE & PROFILES

A SUBDIVISION IN CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	10-05-2023	C.A.D. BY:	DRAWING NUMBER:	19-0238
REVISED:	11-21-2023	CHECKED BY:		
SHEET:	C-3.1	SCALE:		

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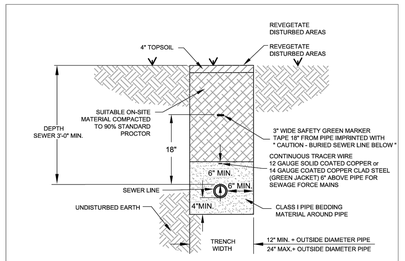
CERTIFICATE OF AUTHORIZATION
HOPE CONSULTING, INC.
No. 1931
ARKANSAS

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

N

50' 25' 0 50'

K:\LAND PROJECTS 2004\SUBDIVISIONS\2019\19-0238 STARLIGHT VILLAGE\PLOTS\2 CIVIL\DWGS\STARLIGHT VILLAGE SUBDIVISION_CONSTRUCTION PLANS_10-05-2023.DWG



NOTES:

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

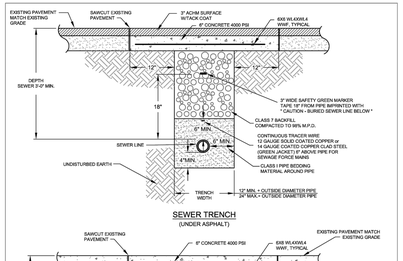
SEWER TRENCH

(NON-PAVED AREA)

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

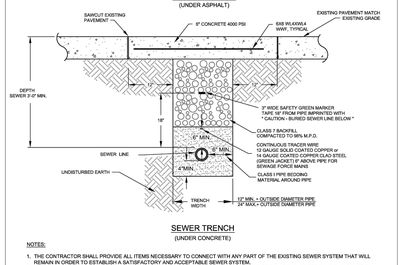
TITLE:	**SEWER DETAILS**	DATE: APRIL 2015	SHEET:
DESCRIPTION:	**SEWER TRENCH (NON-PAVED AREA)**	REVISED ----- ----- -----	**S1**
DRAWN: BY:	CHECKED: BY:	FILE: S1-Sewer Trench (Non-Paved Area).dwg	

4/29/2015 11:04:52 AM



SEWER TRENCH

(UNDER ASPHALT)



SEWER TRENCH

(UNDER CONCRETE)

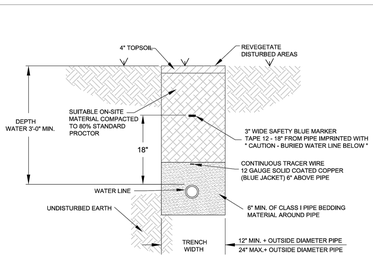
NOTES:

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

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

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

4/29/2015 11:04:52 AM



NOTES:

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

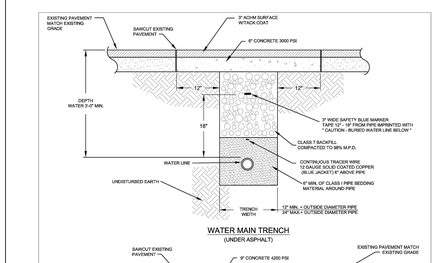
WATER MAIN TRENCH

(NON-PAVED AREA)

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

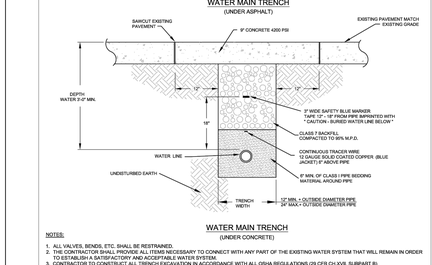
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DESCRIPTION:	**WATER MAIN TRENCH (NON-PAVED AREA)**	REVISED ----- ----- -----	**W1**
DRAWN: BY:	CHECKED: BY:	FILE: W1--Water Trench (Non-Paved Area).dwg	

4/29/2015 11:04:52 AM



WATER MAIN TRENCH

(UNDER ASPHALT)



WATER MAIN TRENCH

(UNDER CONCRETE)

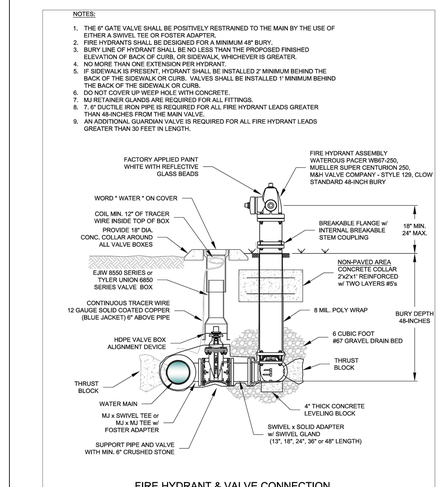
NOTES:

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.

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

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

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NOTES:

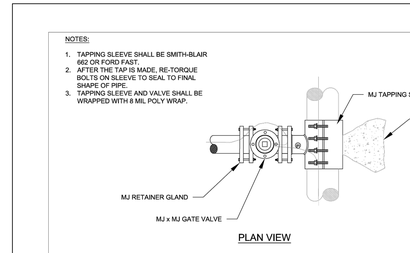
1. THE 6" GATE VALVE SHALL BE POSITIVELY RESTRAINED TO THE MAIN BY THE USE OF EITHER A SWIVEL TEE OR FOSTER ADAPTER.
2. FIRE HYDRANTS SHALL BE DESIGNED FOR A MINIMUM 48" BURY.
3. BURY LINE OF HYDRANT SHALL BE NO LESS THAN THE PROPOSED FINISHED ELEVATION OF BACK OF CURB, OR SIDEWALK, WHICHEVER IS GREATER.
4. NO MORE THAN ONE EXTENSION PER HYDRANT.
5. IF SIDEWALK IS PRESENT, HYDRANT SHALL BE INSTALLED 2' MINIMUM BEHIND THE BACK OF THE SIDEWALK OR CURB. VALVES SHALL BE INSTALLED 1' MINIMUM BEHIND THE BACK OF THE SIDEWALK OR CURB.
6. DO NOT COVER UP WEEP HOLE WITH CONCRETE.
7. MJ RETAINER GLANDS ARE REQUIRED FOR ALL FITTINGS.
8. 7.5" 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

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

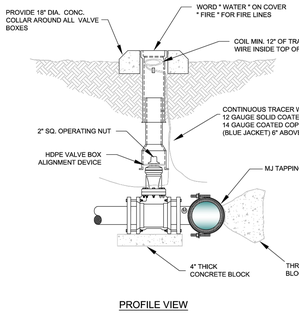
4/29/2015 11:04:53 AM



NOTES:

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

PLAN VIEW

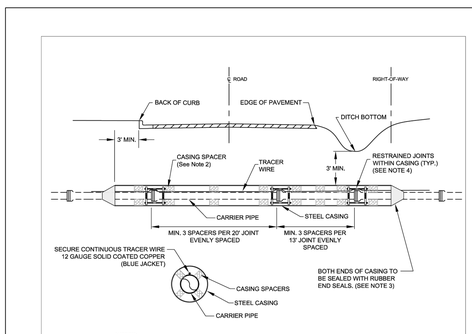


PROFILE VIEW

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

TITLE:	**WATER DETAILS**	DATE: APRIL 2015	SHEET:
DESCRIPTION:	**TAPPING SLEEVE AND VALVE**	REVISED ----- ----- -----	**W13**
DRAWN: BY:	CHECKED: BY:	FILE: W13--Tapping Sleeve and Valve.dwg	

4/29/2015 11:04:53 AM



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.

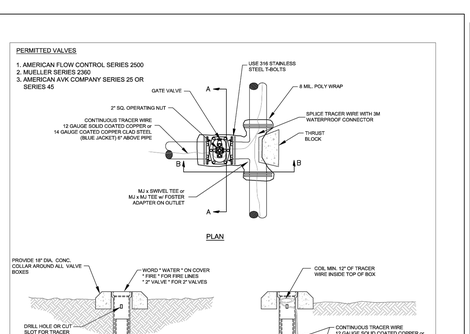
CARRIER AND CASING SIZES							
CARRIER (OD)	2"	3"	4"	6"	8	10"	12"
CASING (ID)	6"	8"	8"	12"	16"	20"	24"
CASING WALL THICKNESS	0.250	0.250	0.250	0.250	0.250	0.250	0.375
CARRIER (OD)	14" - 16"	18" - 20"	24"	30"	36"	42"	48"
CASING (ID)	30"	36"	42"	48"	54"	60"	72"
CASING WALL THICKNESS	0.375	0.500	0.625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

STEEL ENCASEMENT

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

TITLE:	**WATER DETAILS**	DATE: APRIL 2015	SHEET:
DESCRIPTION:	**STEEL ENCASEMENT**	REVISED ----- ----- -----	**W15**
DRAWN: BY:	CHECKED: BY:	FILE: W15-Steel Encasement.dwg	

4/29/2015 11:04:53 AM



NOTES:

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

GATE VALVE DETAIL

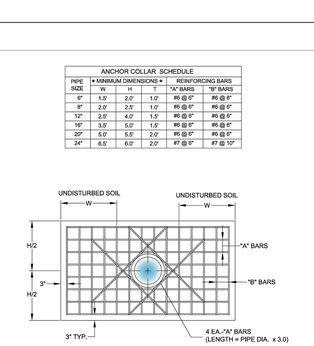
2" - 12"

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

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

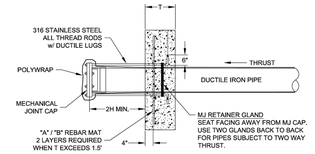
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ANCHOR COLLAR SCHEDULE					
PIPE SIZE	♦ MINIMUM DIMENSIONS ♦ W	H	T	REINFORCING BARS "A" BARS	"B" BARS
6"	1.5'	2.0'	1.0'	#6 @ 6"	#6 @ 6"
8"	2.0'	2.5'	1.0'	#6 @ 6"	#6 @ 6"
12"	2.5'	4.0'	1.5'	#6 @ 6"	#6 @ 6"
16"	3.5'	5.0'	1.5'	#6 @ 6"	#6 @ 6"
20"	5.0'	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.



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210 S.W. 3rd. STREET
BRYANT, AR
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TITLE:	**WATER DETAILS**	DATE: APRIL 2015	SHEET:
DESCRIPTION:	**ANCHOR COLLAR**	REVISED ----- ----- -----	**W18**
DRAWN: BY:	CHECKED: BY:	FILE: W18--Anchor Collar.dwg	

4/29/2015 11:04:53 AM

INCLUDE DETAILS FOR

CURB INLETS

DITCHES

RETENTION PONDS (LAYOUTS, SECTIONS, PIPE DRAIN, SPILLWAY, ETC.)

STORM PIPE TRENCH

STORM PIPE FLARED END SECTIONS

RIPRAP DETAIL

FENCING?

THRUST BLOCKS?

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

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

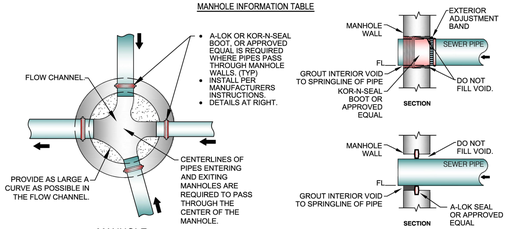
DATE:	11/22/2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:		CHECKED BY:	19-0238
SHEET:	C-4.0	SCALE:	

500	1S	15W	0	34	230	62	1802

CONSTRUCTION DRAWINGS\19-0238 MAGNOLIA PHASE 2-3\CAD\DETAILS\19-0238 DETAILS.DWG 12/22/2023 9:36:36 AM CST

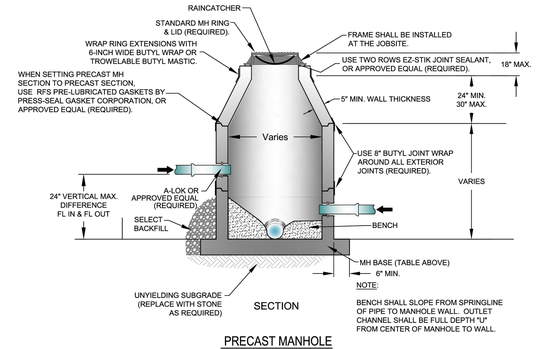
Inside Diameter of Manhole	Minimum Wall Thickness	Base Thickness	Minimum Ring & Cover Size
4' DIA	5"	6"	24" (< or Equal to 24' Pipes)
5' DIA	7"	8"	36" (> 24' Pipes)
6' DIA	7"	8"	

MANHOLE INFORMATION TABLE



MANHOLE FLOW CHANNEL

CONNECTION DETAILS

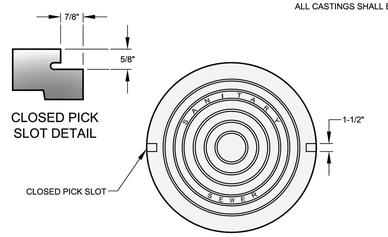


PRECAST MANHOLE

4/16/2021 10:06:57 AM

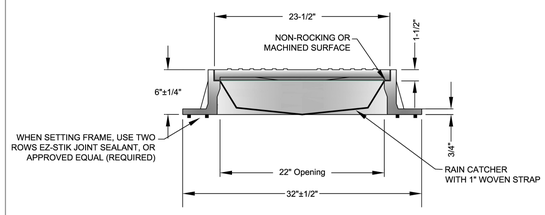
CITY OF BRYANT, AR WATER UTILITIES 210 S.W. 3rd. STREET BRYANT, AR PHONE: (501) 943-0488	TITLE: SEWER DETAILS	DATE: APRIL 2015	SHEET:
	DESCRIPTION: PRECAST MANHOLE	REVISED ----- ----- ----- -----	S5
	DRAWN BY: CHECKED BY: FILE: S5--Precast Manhole.dwg	-----	

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"

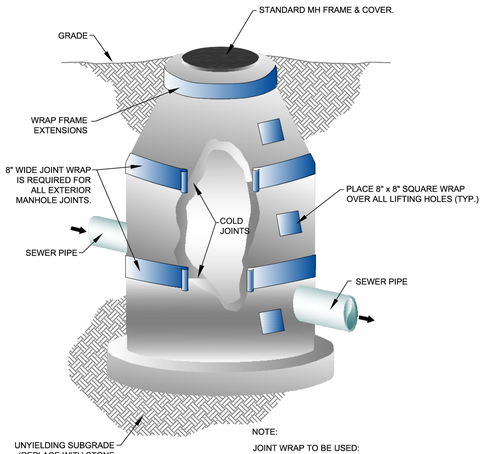
* DIMENSIONAL TOLERANCES SHALL NOT EXCEED 1/16 INCH PER FOOT



FRAME AND COVER DETAIL

4/16/2021 10:06:53 AM

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



NOTE:

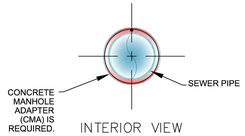
JOINT WRAP TO BE USED:
- ON OUTSIDE OF COLD JOINTS
- ON EXTERIOR OF ALL PRECAST MANHOLE JOINTS
- ON LIFT HOLES / SOCKETS

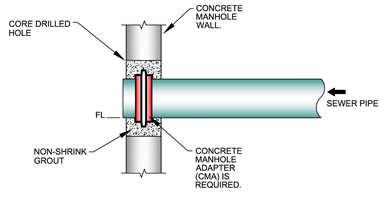
MANHOLE JOINT WRAP

4/16/2021 10:57:09 AM

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

THE INSTALLATION SHALL BE DYE TESTED FOR ACCEPTANCE.

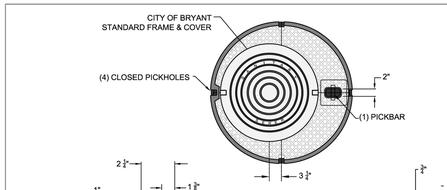


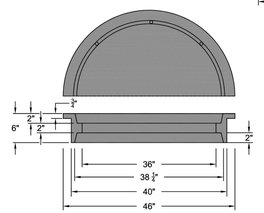


MANHOLE CORING DETAILS

4/16/2021 10:57:54 AM

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





REVERSIBLE FRAME
EST. WEIGHT 360 POUNDS

NOTE:

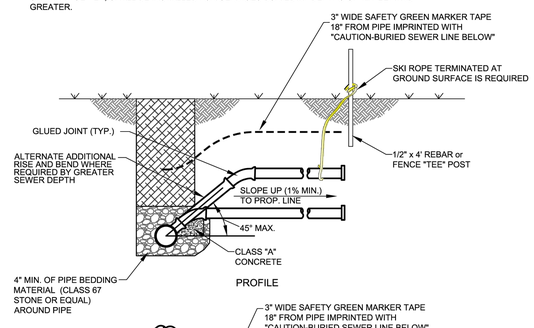
ALL CASTINGS SHALL BE "MADE IN USA"

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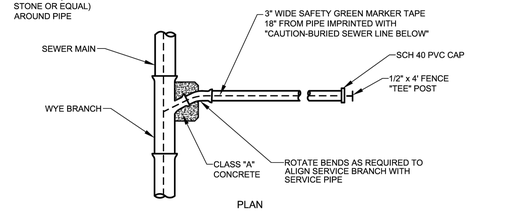
CITY OF BRYANT, AR WATER UTILITIES 210 S.W. 3rd. STREET BRYANT, AR PHONE: (501) 943-0488	TITLE: SEWER DETAILS	DATE: APRIL 2015	SHEET:
	DESCRIPTION: 36-INCH MANHOLE FRAME AND COVER	REVISED ----- ----- ----- -----	S8
	DRAWN BY: CHECKED BY: FILE: S8--36 Inch Manhole Frame and Cover.dwg	-----	

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

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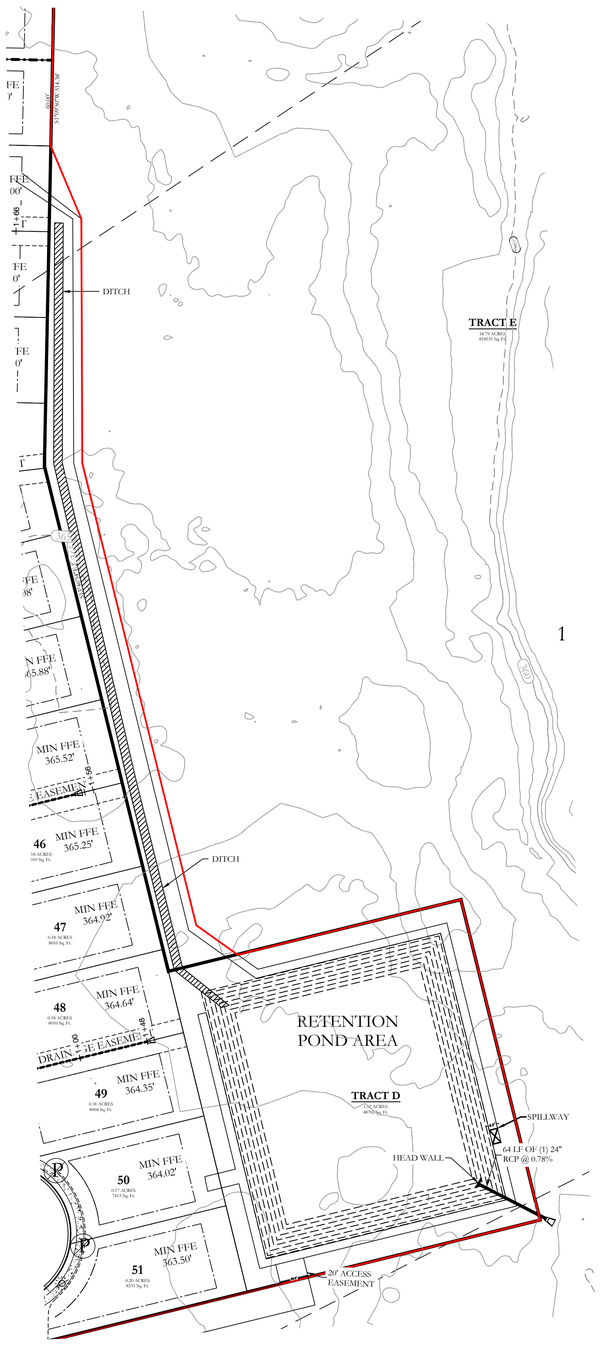
THE VILLAGES AT MAGNOLIA LANE PHASE 2-3 SEWER DETAILS

A SUBDIVISION IN CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	11/22/2023	C.A.D. BY:		DRAWING NUMBER:
REVISED:		CHECKED BY:		19-0238
SHEET:	C-4.01	SCALE:		

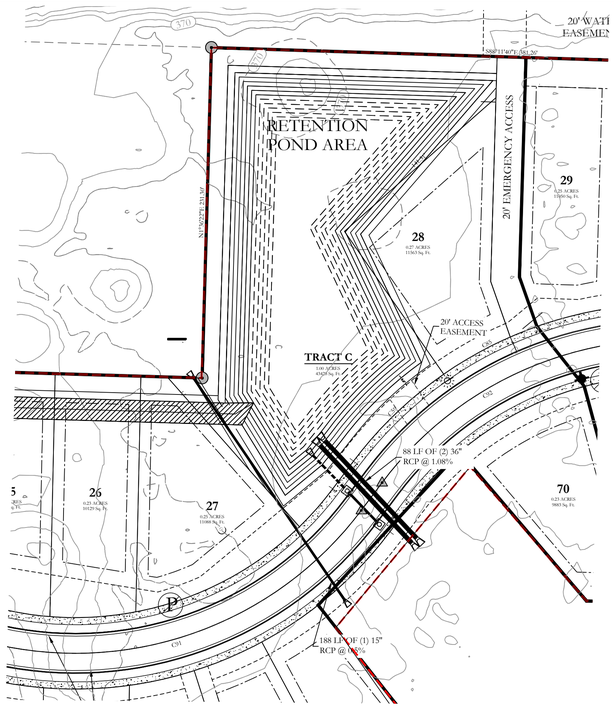
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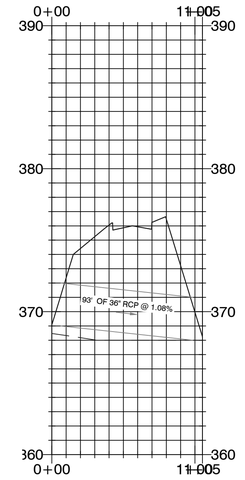


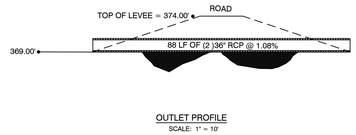
NOTE:

1. Retention pond banks and slopes shall be solid sod stabilization.
2. Retention pond banks shall be a minimum of 5' in width.
3. Drainage ditch will require solid sod stabilization.



RETENTION POND - PLAN VIEW





OUTLET PROFILE
SCALE: 1" = 10'

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

RETENTION POND MAINTENANCE PLAN

Background

The retention 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 Retention 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.

Retention 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

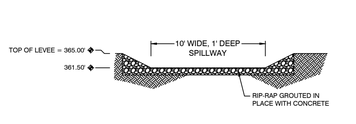
The routine inspection of the pond area and discharge pipe will identify needed repairs and non-routine maintenance. These items may include but not be limited to:

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

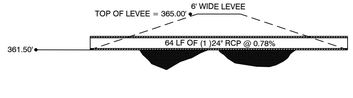
-Sediment from the site may accumulate in the pond bottom and reduce the pond to below design volume requirements. The pond should be excavated if the pond bottom elevation reached a level that allows excessive aquatic growth or reduces the pond efficiency such, that the sediments are passing the discharge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

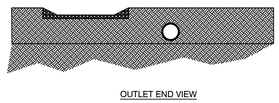
-Any other maintenance or repairs which would minimize other maintenance to the pond or outfall structures.



SPILLWAY END VIEW
SCALE: 1" = 5'



OUTLET PROFILE
SCALE: 1" = 10'



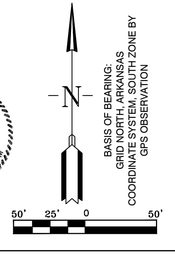
OUTLET END VIEW

30' 15' 0 30'

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







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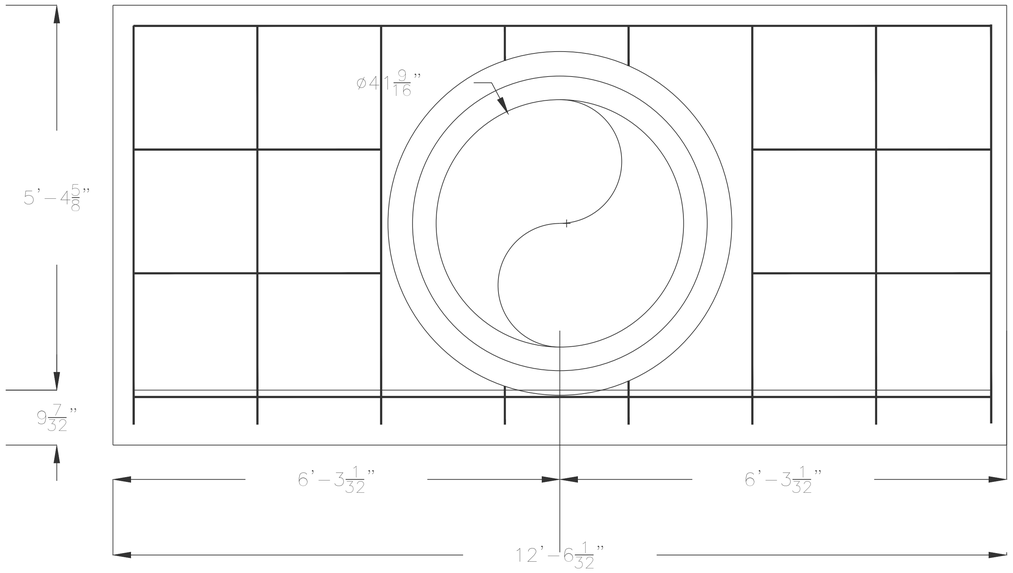
THE VILLAGES AT MAGNOLIA LANE PHASE 2-3 DETENTION POND

A SUBDIVISION IN CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	10-05-2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:	11-21-2023	CHECKED BY:	19-0238
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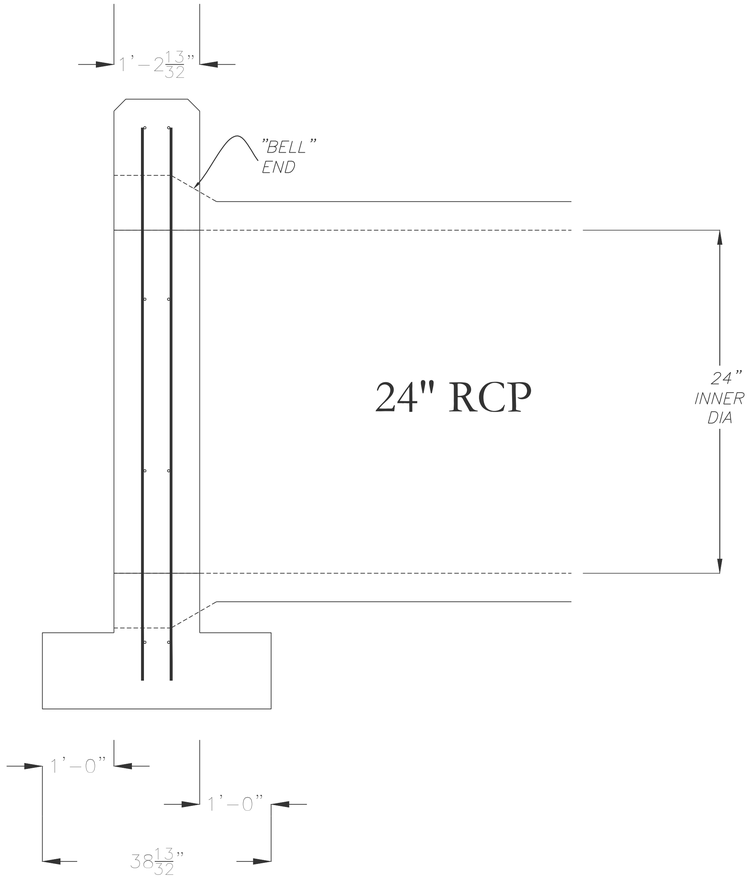
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Front Elevation View for one 24" RCP

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

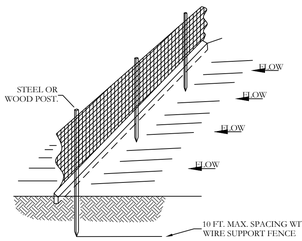
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REVISED:	11-21-2023	CHECKED BY:	19-0238
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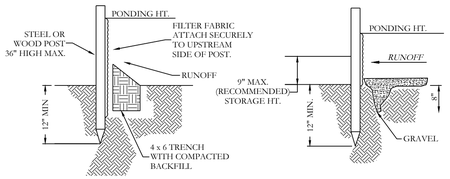
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CERTIFICATE OF AUTHORIZATION
HOPE CONSULTING, INC.
No. 1931
ARKANSAS

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20876
KAELI TAMZIDUL HOPE

K:\LAND PROJECTS 2\04\SUBDIVISIONS\2019\19-0238 STARLIGHT VILLAGE\PHASE 2\CIVIL\DWG\STARLIGHT VILLAGE SUBDIVISION_CONSTRUCTION PLANS_19-0238.DWG





STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL.

ALTERNATE DETAIL
TRENCH WITH GRAVEL.

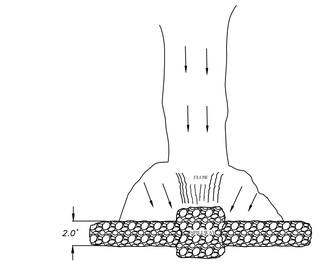
NOTE:
1.) INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.

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.

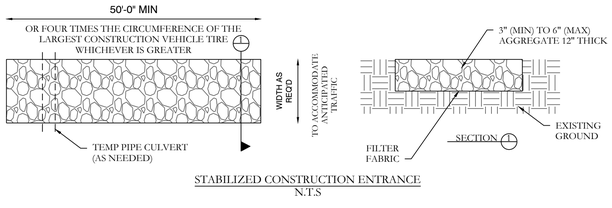
4.) SILT FENCE SHALL BE WIRE BACKED.

SILT FENCE



NOTES:
1.) POINT 'A' MUST BE HIGHER THAN POINT 'B' SPILLWAY HEIGHT)
2.) PLACE RIP-RAP BARRIER PERPENDICULAR TO THE FLOW WITH TIGHT GROUPING. USE STRONG 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 EXCEED 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

RETENTION 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

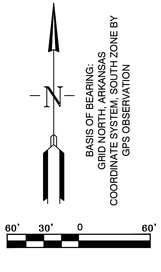
CONTRACTOR SHOULD WORK WITH ENGINEER TO ESTABLISH EFFECTIVE AND EFFICIENT PLAN TO PREVENT SEDIMENT RUNOFF BY DETERMINING WHERE SILT FENCING OR OTHER TYPES OF CONTROLS ARE NECESSARY

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

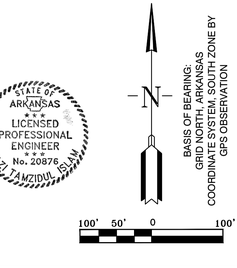
SITE POSTING

CONC. WASHOUT DETENTION AREA

SILT FENCE

ROCK CHECK DAM

CONSTRUCTION ENTRANCE



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KAZI TAMZIDUL ISLAM

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Benton, Arkansas 72015
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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 EROSION CONTROL PLAN

A SUBDIVISION IN CITY OF BRYANT, SALINE COUNTY, ARKANSAS

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

500	1S	15W	0	34	230	62	1762

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