DETAILED PLANS:

HILLCREST ADDITION

PART OF SECTION 12, T-4-N, R-10-W
CITY OF BRYANT, SALINE COUNTY, ARKANSAS

JULY 9, 2024
REVISED: OCTOBER 29, 2024

PREPARED FOR:

SPRINGHILL HWY 5 DEVELOPMENT, LLC
816 E. OAK STREET
CONWAY, ARKANSAS 72032

Arkansas 811
Know what's below.
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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 7373
TIMOTHY B. LEMONS

Prepared By:

LEMONS ENGINEERING CONSULTANTS, INC.
204 CHERRY STREET
CABOT, ARKANSAS 72023

ENGINEERING • SURVEYING • PLANNING

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 7373
TIMOTHY B. LEMONS

CERTIFICATE OF ENGINEERING ACCURACY:

I, TIMOTHY B. LEMONS, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A PLAT MADE BY ME, OR UNDER MY SUPERVISION, AND THAT ENGINEERING REQUIREMENTS OF THE BRYANT SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH.

DATE — *TIMOTHY B. LEMONS, REGISTERED PROFESSIONAL ENGINEER NO. 7373, ARKANSAS*

REGISTERED
STATE OF ARKANSAS
NO 1552
SIGNATURE
BILLY A. LAWRENCE
PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF SURVEYING ACCURACY:

I, BILLY A. LAWRENCE, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

DATE — *BILLY A. LAWRENCE, ARKANSAS PROFESSIONAL SURVEYOR, NO. 1552*

CERTIFICATE OF PRELIMINARY PLAT APPROVAL:

ALL REQUIREMENTS OF THE BRYANT SUBDIVISION RULES AND REGULATIONS RELATIVE TO THE PREPARATION AND SUBMITTAL OF A PRELIMINARY PLAT HAVING BEEN FULFILLED, APPROVAL OF THIS DOCUMENT IS HEREBY GRANTED, SUBJECT TO FURTHER PROVISIONS OF SAID RULES AND REGULATIONS, THIS CERTIFICATE SHALL EXPIRE _____ DATE

DATE OF EXECUTION — *SIGNED: CHAIRMAN, BRYANT PLANNING COMMISSION*

CERTIFICATE OF OWNERS:

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

DATE — *SPRINGHILL HWY 5 DEVELOPMENT, LLC*
816 E. OAK STREET
CONWAY, ARKANSAS 72032

LEGAL DESCRIPTION:

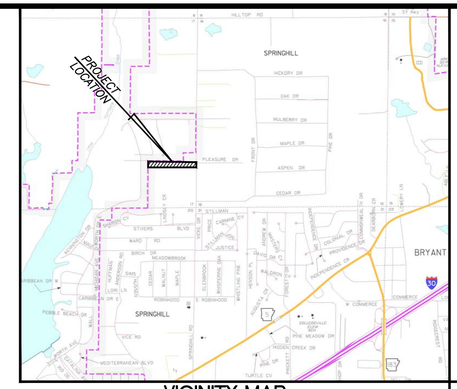
PART OF THE SE ¼, OF THE SE ¼, SECTION 17, T-1-S, R-14-W, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SE ¼, OF THE SE ¼, SECTION 17, T-1-S, R-14-W, SALINE COUNTY, ARKANSAS; THENCE N 02°17'33" E, 1167.19 FEET TO THE POINT OF BEGINNING; THENCE N 88°34'40" W, 1344.97 FEET; THENCE N 01°36'19" E, 167.98 FEET; THENCE S 87°44'58" E, 1346.85 FEET; THENCE S 02°18'02" W, 148.52 FEET; TO THE POINT OF BEGINNING, CONTAINING 4.89 ACRES, MORE OR LESS.

SOURCE OF TITLE: *2021-030121*

FLOOD CERTIFICATION:

BASED UPON REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FIRM COMMUNITY PANEL NO. 05125C0225E, EFFECTIVE DATE: JUNE 5, 2020 THE PROPERTY DEPICTED ON THIS PLAT IS LOCATED WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

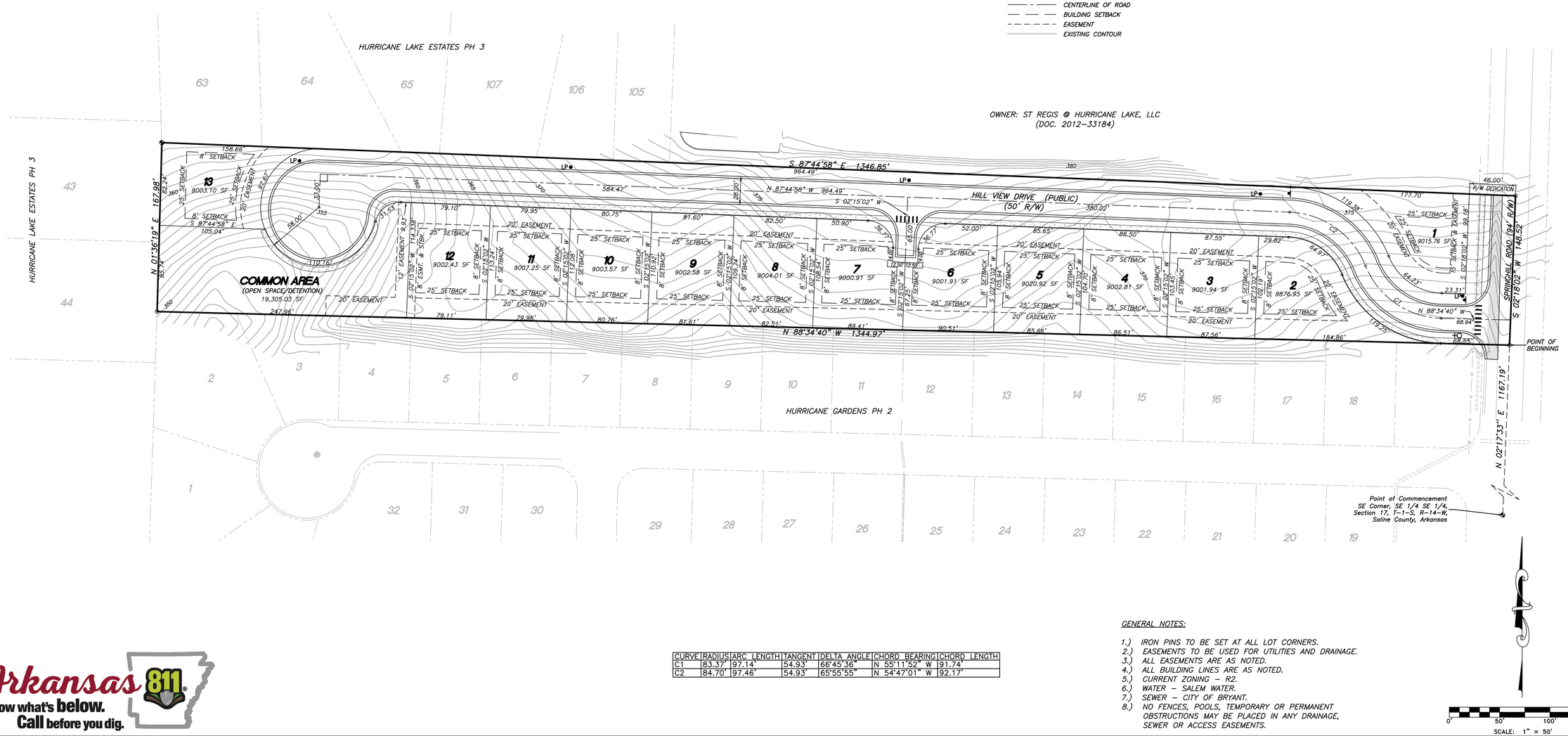


VICINITY MAP
SCALE: 1" = 2000'

LEGEND:

- FOUND CONC. MONUMENT
- FOUND IRON PIN (FIP)
- LP● LIGHT POLE
- STOP/STREET NAME SIGN
- STREET SIGN
- PROPERTY BOUNDARY
- LOT LINE
- CENTERLINE OF ROAD
- BUILDING SETBACK
- EASEMENT
- EXISTING CONTOUR

OWNER: ST REGIS @ HURRICANE LAKE, LLC
(DOC. 2012-33184)



CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	83.37'	97.14'	54.93'	66°45'36"	N 55°11'52" W	91.74'
C2	84.70'	97.46'	54.93'	65°55'55"	N 54°47'01" W	92.17'

GENERAL NOTES:

1.) IRON PINS TO BE SET AT ALL LOT CORNERS.
2.) EASEMENTS TO BE USED FOR UTILITIES AND DRAINAGE.
3.) ALL EASEMENTS ARE AS NOTED.
4.) ALL BUILDING LINES ARE AS NOTED.
5.) CURRENT ZONING – R2.
6.) WATER – SALEM WATER.
7.) SEWER – CITY OF BRYANT.
8.) NO FENCES, POOLS, TEMPORARY OR PERMANENT OBSTRUCTIONS MAY BE PLACED IN ANY DRAINAGE, SEWER OR ACCESS EASEMENTS.

0' 50' 100' 150'
SCALE: 1" = 50'

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PRELIMINARY PLAT
HILLCREST ADDITION
PART OF THE SE 1/4 OF SECTION 17, T-1-S, R-14-W
CITY OF BRYANT, SALINE COUNTY, ARKANSAS

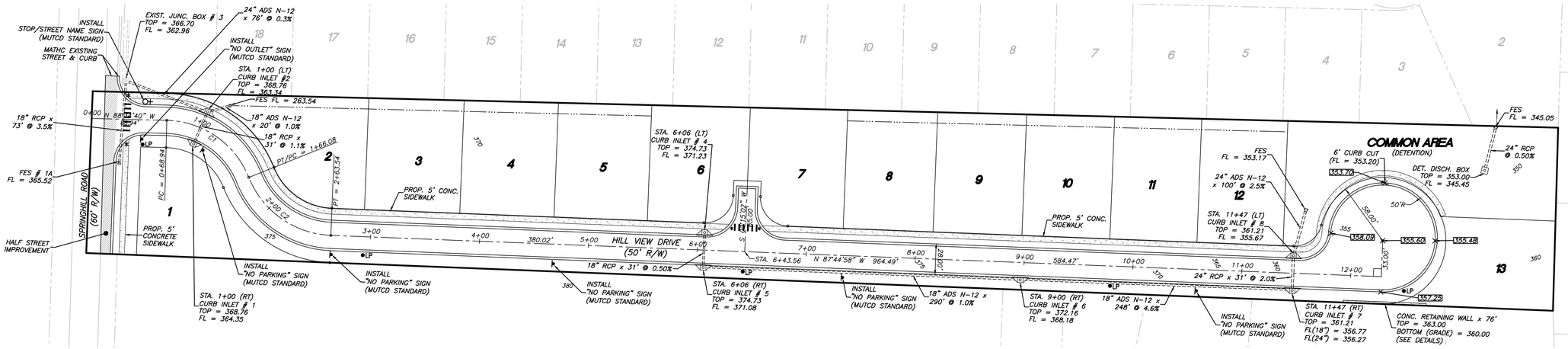
Prepared For:
Springhill HWY 5
Development, LLC
816 E. Oak Street
Conway, Arkansas 72032

No.	Issue / Revisions	Date	By
1	Revised as per city's comments.	7-25-24	B. Judd
2	Revised as per city's comments.	9-25-24	B. Judd
3	Revised as per city's comments.	10-21-24	B. Judd
4	Revised as per city's comments.	10-24-24	B. Judd

Project No.: 24-018
Date: JULY 9, 2024
File: 01_Hillcrest Plat
Scale: 1" = 50'
Drawn By: B. Judd
Sheet: 1 of 10

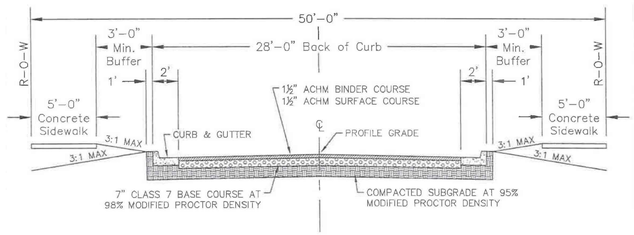
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CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
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C2	84.70'	97.46'	54.93'	65°55'55"	N 54°47'01" W	92.17'

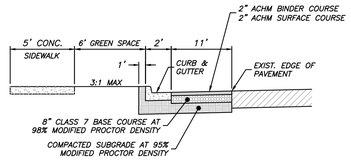


∗ – ADA COMPLIANT RAMP
INSTALL MUTCD SIGNAGE @ CROSSWALK.

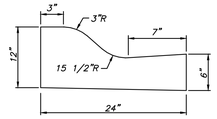
LEGEND:
- STOP / STREET NAME COMBINATION SIGN
- STREET SIGN
- LP ● LIGHT POLE
- ∗ ADA RAMP
- INLET
- PROPERTY BOUNDARY
- LOT LINE
- CENTERLINE OF ROAD
- EXISTING CONTOUR
- DRAINAGE PIPE
- PROPOSED SIDEWALK



TYPICAL CROSS SECTION - LOCAL STREET
NTS

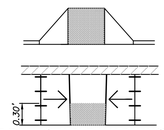


CROSS SECTION - SPRINGHILL RD (MINOR ARTERIAL)
NTS

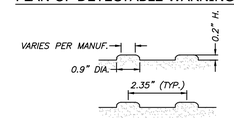


TYPICAL - CONC. CURB/GUTTER
NTS

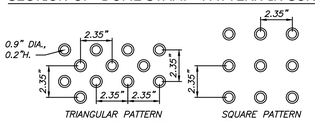
PAVEMENT STRUCTURE TO BE DETERMINED BY GEOTECHNICAL CONSULTANT



PLAN OF DETECTABLE WARNING SURFACE



SECTION OF "DOME STAMP" PATTERN IN SURFACE

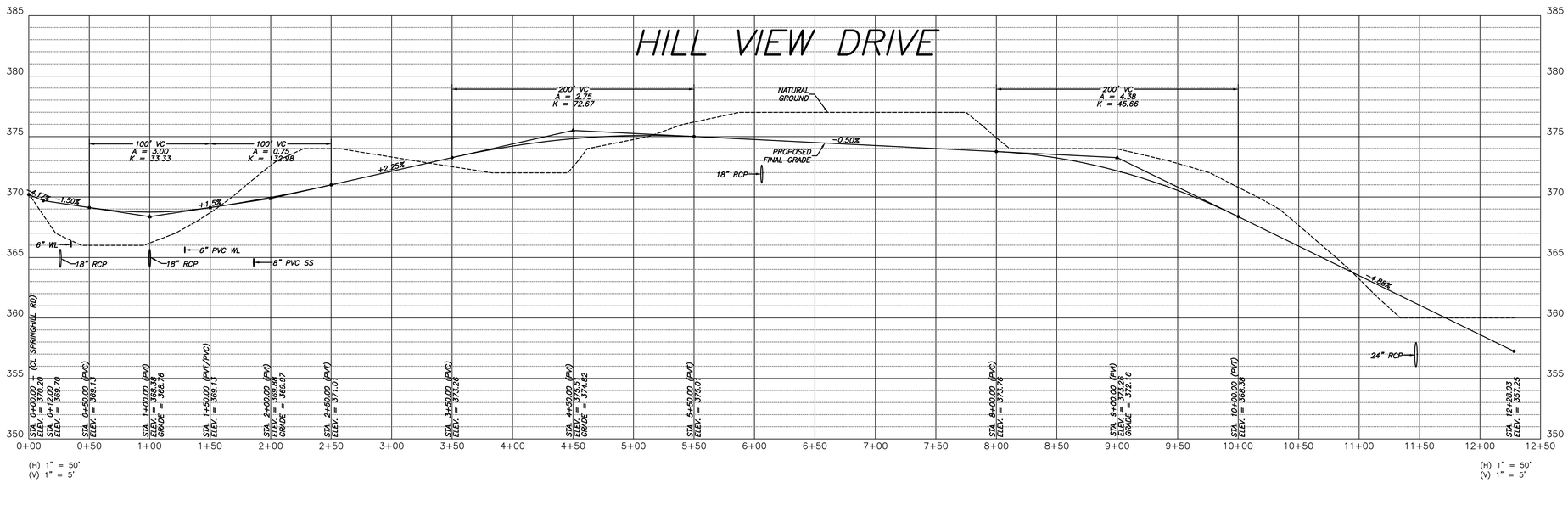


PLAN OF "DOME STAMP" PATTERN IN SURFACE

CURB RAMPS MUST HAVE A DETECTABLE WARNING FEATURE EXTENDING THE FULL WIDTH AND DEPTH OF THE RAMP (MID-WALK "IN-LINE" RAMPS ONLY NEED DETECTABLE WARNINGS AT WALK/PARKING TRANSITION). THE DETECTABLE SURFACE MUST CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 INCHES, A HEIGHT OF NOMINAL 0.2 INCHES AND A CENTER-TO CENTER SPACING OF NOMINAL 2.35 INCHES. THE TEXTURE OF THE DETECTABLE WARNING FEATURE MUST CONTRAST WITH THE SURROUNDING SURFACES (EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT). SEE ABOVE.

GENERAL NOTES

1. IN AREAS TO RECEIVE BITUMINOUS PAVING, CONCRETE DRIVEWAYS OR CURB AND GUTTER, SUBGRADE SHALL BE COMPACTED TO A DENSITY NOT LESS THAN 95% OF MAXIMUM MODIFIED DENSITY OBTAINED AT OPTIMUM MOISTURE CONTENT.
2. FOR AREAS OF SUBGRADE PREPARATION TO RECEIVE CONCRETE SIDEWALKS, SUBGRADE SHALL BE COMPACTED TO DENSITY OF 90% MAXIMUM MODIFIED DENSITY.
3. CRUSHED STONE – MATERIAL IN EACH COURSE SHALL BE COMPACTED TO A DENSITY OF 98% MAXIMUM MODIFIED DENSITY.
4. CONCRETE SIDEWALK SHALL BE A MINIMUM OF 4' WIDE IN RESIDENTIAL SUBDIVISIONS



0' 50' 100' 150'
SCALE: 1" = 50'

GENERAL NOTES:

1.) ALL STOP SIGNS SHALL BE 30" X 30"
2.) ALL TRAFFIC CONTROL MARKERS MUST MEET MUTCD SPECS.
3.) CONTRACTOR SHALL INCLUDE IN BID THE COST FOR COMPACTION TESTS ON SUBGRADE & SUBBASE. TEST TO BE CONDUCTED ON 500' INTERVALS.
4.) CONTRACTOR TO PROOF ROLL BOTH SUBGRADE AND SUBBASE (CITY TO INSPECT).
5.) LIGHT POLES SHALL BE PLACED AT ALL INTERSECTIONS. ADDITIONAL LOCATIONS TO BE DETERMINED BY THE CITY.
6.) ALL BACK OF CURB RADII AT INTERSECTIONS SHALL BE 25' UNLESS OTHERWISE NOTED.
7.) CONTRACTOR TO INCLUDE IN BID THE COST OF MATERIAL AND INSTALLATION OF STREET SIGNS & TRAFFIC CONTROL SIGNS.
8.) WHERE STOP SIGNS & STREET NAME SIGNS ARE SHOWN ON THE PLAN, A COMBINATION SIGN IS ACCEPTABLE.
10.) SEE PLAN/PROFILE SHEETS FOR ADDITIONAL INFORMATION.
11.) ALL PAVEMENT TO BE TYPE 'A'.
12.) ALL INLETS TO HAVE DOUBLE EXTENDED THROATS UNLESS STATED OTHERWISE.

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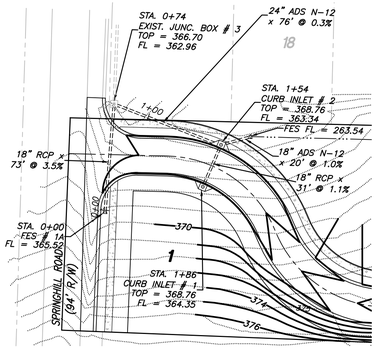
STREET PLAN/PROFILE
HILLCREST ADDITION
PART OF THE SE 1/4 OF SECTION 17, T-1-S, R-14-W
CITY OF BRYANT, SALINE COUNTY, ARKANSAS

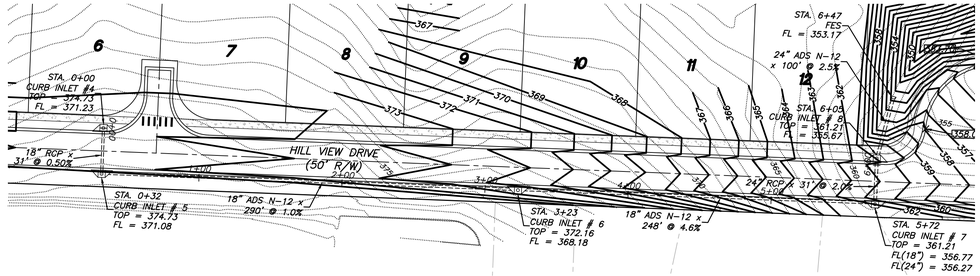
Prepared For:
Springhill HWY 5
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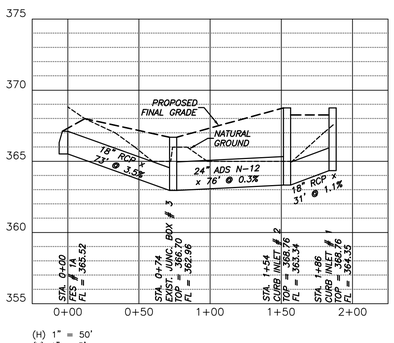
No.	Revisions	Date	By
1	Revised street width comments.	5-23-24	B. Judd
2	Revised per city comments.	9-25-24	B. Judd
3	Revised as per city's comments.	10-21-24	B. Judd
4	Revised as per city's comments.	10-24-24	B. Judd

Project No.: 24-018
Date: JULY 9, 2024
File: 02_Hillcrest Street
Scale: 1" = 50'
Drawn By: B. Judd
Sheet: 2 of 10

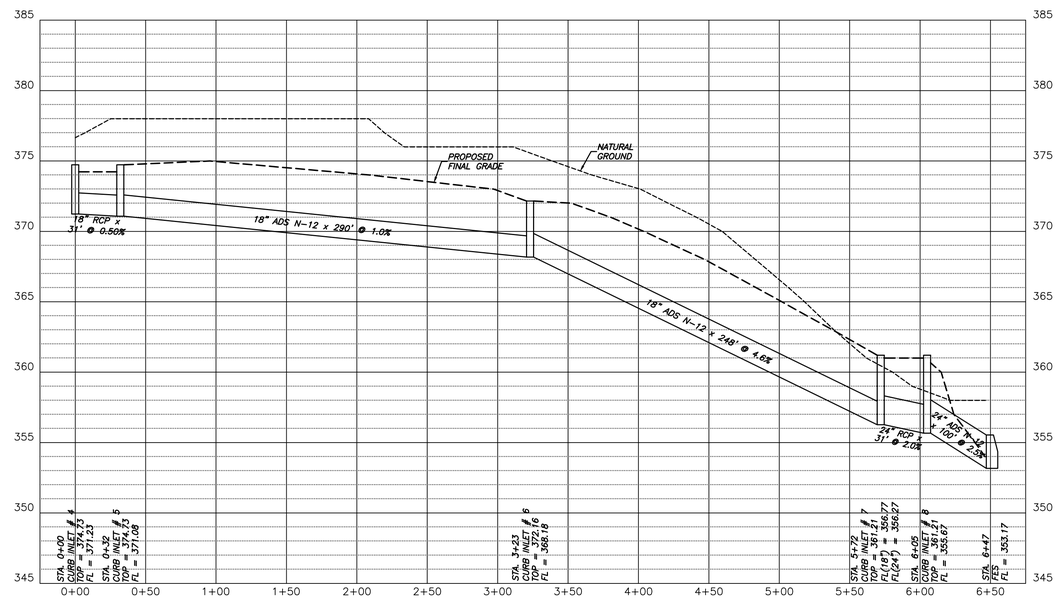
Arkansas 811
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(H) 1" = 50'
(V) 1" = 5'



(H) 1" = 50'
(V) 1" = 5'

0' 50' 100' 150'
SCALE: 1" = 50'

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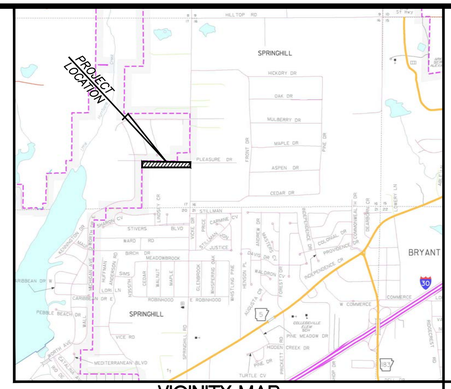
CULVERT PLAN/PROFILE
HILLCREST ADDITION

PART OF THE SE 1/4 OF SECTION 17, T-1-S, R-14-W
CITY OF BRYANT, SALINE COUNTY, ARKANSAS

Prepared For:
Springhill HWY 5
Development, LLC
816 E. Oak Street
Conway, Arkansas 72032

No.	Revisions	Date	By
1	Revised as per city's comments.	10-21-24	B. Judd
2	Revised as per city's comments.	10-25-24	B. Judd

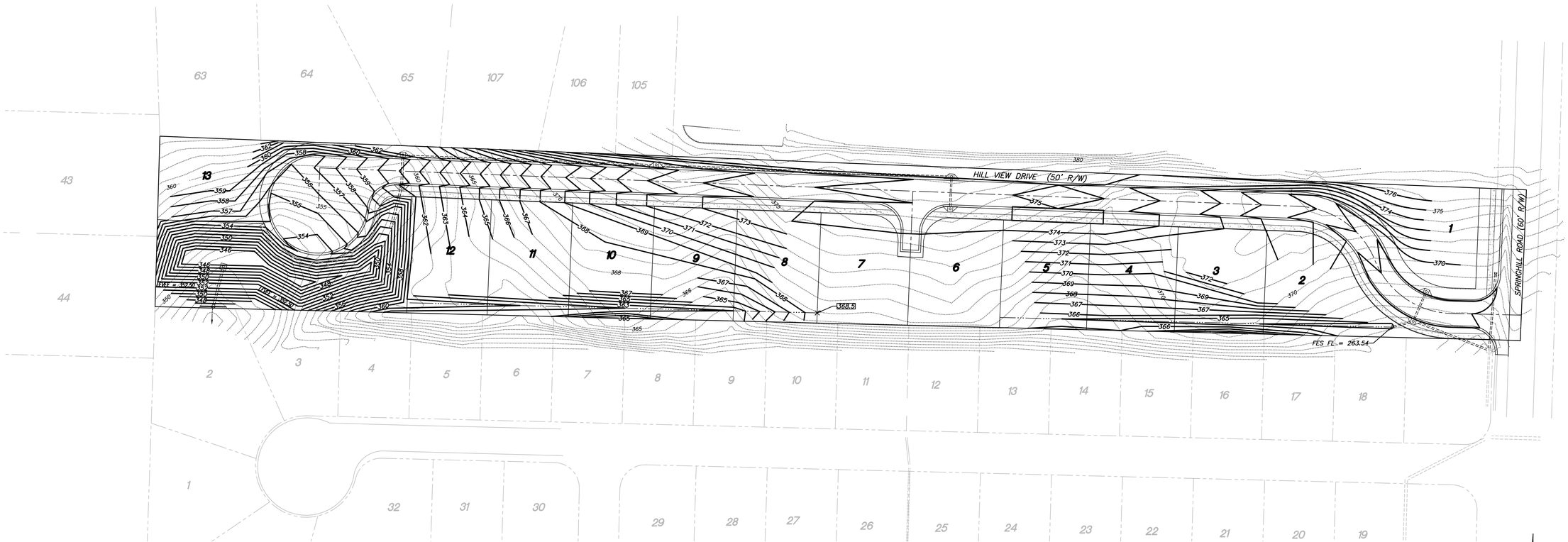
Project No.: 24-018
Date: SEPTEMBER 20, 2024
File: 03_Hillcrest Culvert
Scale: 1" = 50'
Drawn By: B. Judd
Sheet: 3 of 10



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES:

1.) *ALL CONSTRUCTION AND MATERIALS TO BE VERIFIED BY A GEOTECHNICAL CONSULTANT PRIOR TO CONSTRUCTION.*
2.) *CONTRACTOR SHALL NOTIFY ENGINEER IF SIGNIFICANT CHANGES ARE MADE TO GRADING PLAN.*
3.) *ALL MATERIAL TO BE COMPACTED TO 95% STANDARD PROCTOR, INSTALLED IN 6" – 8" LIFTS, OR AS DIRECTED BY GEOTECHNICAL CONSULTANT.*
4.) *CONTRACTOR SHALL PROVIDE TEMPORARY EROSION CONTROL MEASURES UNTIL CONSTRUCTION IS COMPLETE.*
5.) *ALL UTILITIES TO BE LOCATED PRIOR TO CONSTRUCTION (ONE CALL, CITY, ETC.).*
6.) *CONTRACTOR SHALL NOT DISTURB ANY MORE GROUND THAN IS NECESSARY FOR THE INSTALLATION OF IMPROVEMENTS & GRADING WORK.*
7.) *CONTRACTOR SHALL GRADE YARDS TO ENSURE THAT GROUND SLOPES AWAY FROM ALL BUILDINGS IN ALL DIRECTIONS.*



LEGEND:

350 – *EXISTING CONTOUR*
350 – *PROPOSED CONTOUR*

0' 50' 100' 150'
SCALE: 1" = 50'

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GRADING PLAN
HILLCREST ADDITION
PART OF THE SE 1/4 OF SECTION 17, T-1-S, R-14-W
CITY OF BRYANT, SALINE COUNTY, ARKANSAS

Prepared For:
Springhill HWY 5
Development, LLC
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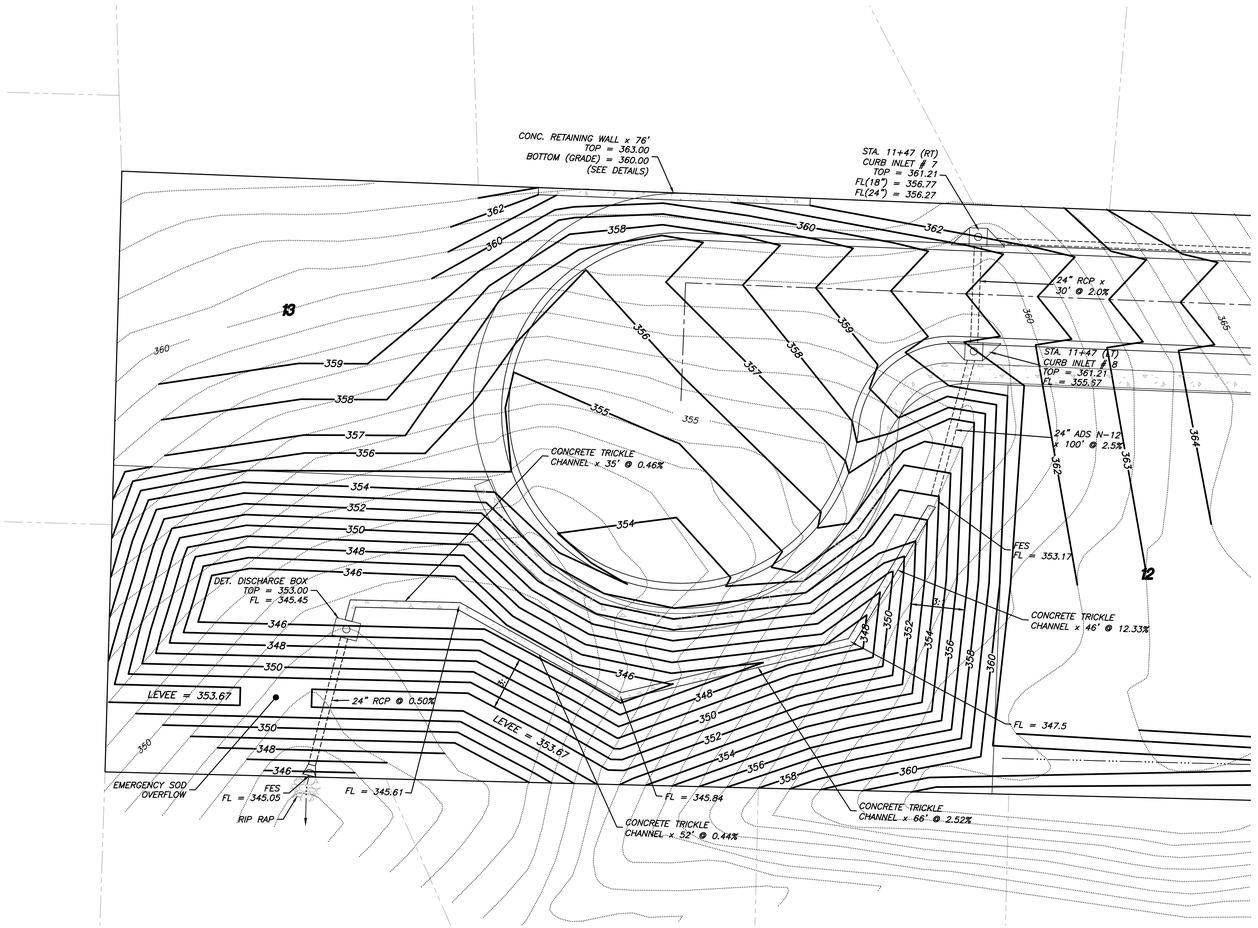
No.	Revisions	Date	By
1	Revised as per city's comments.	10-01-24	B. Judd
2	Revised as per city's comments.	10-21-24	B. Judd
3	Revised as per city's comments.	10-24-24	B. Judd

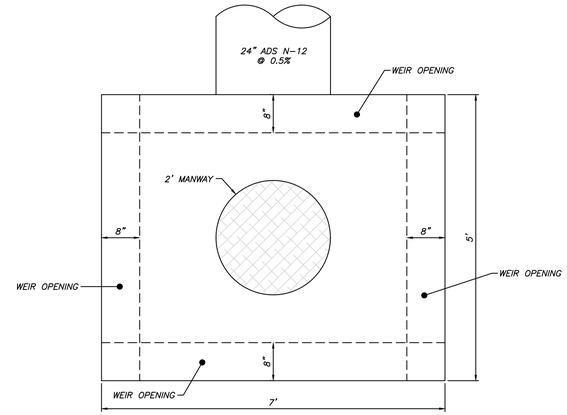
Project No.: 24-018
Date: JULY 9, 2024
File: 04_Hillcrest Grading
Scale: 1" = 50'
Drawn By: B. Judd
Sheet: 4 of 10

LEGEND:

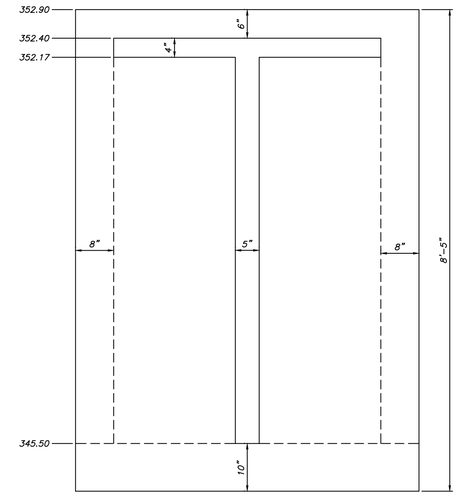
350 – EXISTING CONTOUR

350 – PROPOSED CONTOUR



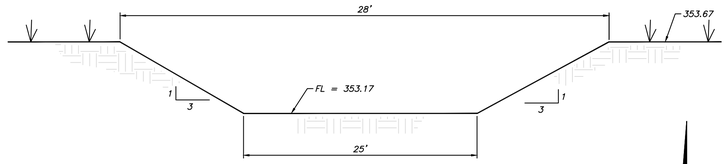


TOP VIEW



FRONT VIEW

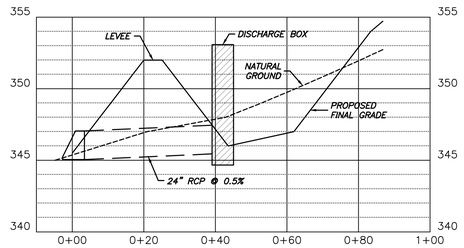
DISCHARGE STRUCTURE
NTS



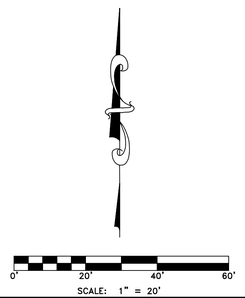
DETAIL - EMERGENCY OVERFLOW
NTS

GENERAL NOTES:

1.) ALL CONSTRUCTION AND MATERIALS TO BE VERIFIED BY A GEOTECHNICAL CONSULTANT PRIOR TO CONSTRUCTION.
2.) CONTRACTOR SHALL NOTIFY ENGINEER IF SIGNIFICANT CHANGES ARE MADE TO GRADING PLAN.
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4.) CONTRACTOR SHALL PROVIDE TEMPORARY EROSION CONTROL MEASURES UNTIL CONSTRUCTION IS COMPLETE.
5.) ALL UTILITIES TO BE LOCATED PRIOR TO CONSTRUCTION (ONE CALL, CITY, ETC.).
6.) CONTRACTOR SHALL NOT DISTURB ANY MORE GROUND THAN IS NECESSARY FOR THE INSTALLATION OF IMPROVEMENTS & GRADING WORK.
7.) ALL LEVEES ASSOCIATED WITH DETENTION FACILITY SHALL NOT HAVE A SLOPE GREATER THAN 3:1.
8.) ALL AREAS OF DETENTION FACILITY SHALL INCLUDE SOLID SOD STABILIZATION.



(H) 1" = 20'
(V) 1" = 5'



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DETENTION POND PLAN
HILLCREST ADDITION
PART OF THE SE 1/4 OF SECTION 17, T-1-S, R-14-W
CITY OF BRYANT, SALINE COUNTY, ARKANSAS

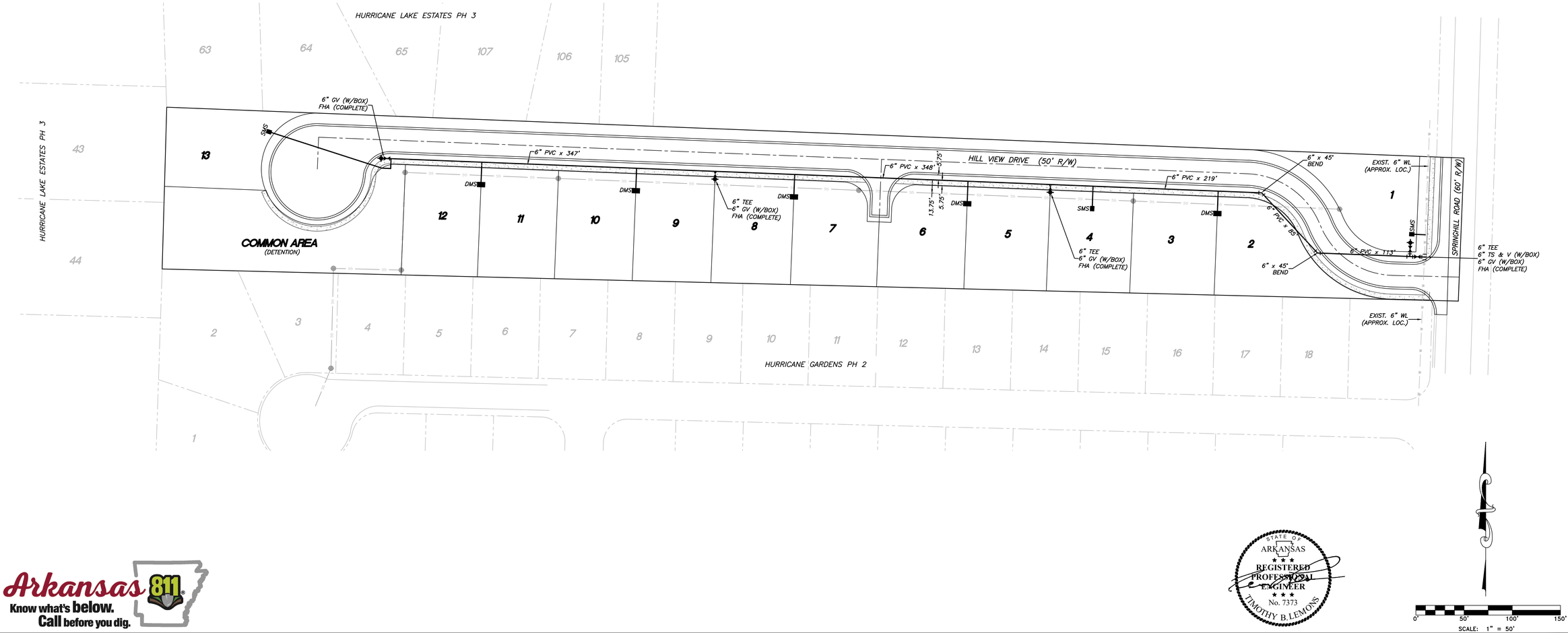
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816 E. Oak Street
Conway, Arkansas 72032

No.	Revisions	Date	By
1	Added cross sections.	7-25-24	B. Judd
2	Revised as per city's comments.	9-25-24	B. Judd
3	Revised as per city's comments.	10-24-24	B. Judd
4	Revised discharge structure.	10-29-24	B. Judd

Date: JULY 9, 2024
Scale: 1" = 20'
Drawn By: B. Judd
Project No. 24-018
File: 05_Hillcrest Pond
Sheet: 5 of 10

GENERAL NOTES:

1.) ALL CONSTRUCTION AND MATERIALS TO MEET OR EXCEED SALEM WATER SPECIFICATIONS.
2.) INSTALL 12ga BLUE POLYETHELENE COATED SOLID COPPER WIRE IN A CONTINUOUS CIRCUIT UNDER ALL WATER MAINS AND SERVICE LINES. DIRECT BURY, WATERPROOF WIRE SPLICE CONNECTORS SHALL BE USED. TRACER WIRE SHALL BE TURNED UP AT ALL VALVES, HYDRANTS, METERS, AND BLOW-OFF'S.
3.) ALL FITTINGS SHALL BE DUCTILE IRON M.J. (WHERE AVAILABLE).
4.) ATTENTION IS CALLED TO DETAILS FOR ADDITIONAL INFORMATION.
5.) CONSTRUCTION SHALL COMPLY WITH SECTION XIV.A -ADH RULES PERTAINING TO PUBLIC WATER SYSTEMS THAT STATES: "THE OPERATING ROUTINE SHALL INCLUDE NECESSARY PROTECTIVE MEASURES TO DETECT AND REMOVE OR DESTROY ANY CONTAMINANT OF CONCERN OR REGULATION THAT MIGHT ENTER THE DISTRIBUTION SYSTEM. EVERY PRECAUTION MUST BE TAKEN AGAINST THE POSSIBILITY OF SEWAGE CONTAMINATION OF THE WATER IN THE DISTRIBUTION SYSTEM. WATER MAINS AND SANITARY SEWERS SHALL BE CONSTRUCTED AS FAR APART AS PRACTICABLE, AND SHALL BE SEPARATED BY UNDISTURBED AND COMPACTED EARTH. A MINIMUM HORIZONTAL DISTANCE OF TEN FEET SHOULD BE MAINTAINED BETWEEN WATER LINES AND SEWER LINES OR OTHER SOURCES OF CONTAMINATION. WATER LINES AND SEWERS SHALL NOT BE LAID IN THE SAME TRENCH EXCEPT ON THE WRITTEN APPROVAL OF THE ARKANSAS DEPARTMENT OF HEALTH. WATER MAINS NECESSARILY IN CLOSE PROXIMITY TO SEWERS MUST BE PLACED SO THAT THE BOTTOM OF THE WATER LINE WILL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE AT ITS HIGHEST POINT. IF THIS DISTANCE MUST UNAVOIDABLY BE REDUCED, THE WATER LINE OR THE SEWER LINE MUST BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING. ANY JOINT IN THE ENCASEMENT PIPE IS TO BE MECHANICALLY RESTRAINED. THE ENCASEMENT PIPE MAY BE VENTED TO THE SURFACE IF CARRYING WATER OR SEWER UNDER PRESSURE. WHERE A WATER LINE MUST UNAVOIDABLY PASS BENEATH THE SEWER LINE, AT LEAST 18 INCHES OF SEPARATION MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE TWO PIPES IN ADDITION TO THE PRECEDING ENCASEMENT REQUIREMENT. EXCEPTIONS TO THIS MUST BE APPROVED IN WRITING BY THE ARKANSAS DEPARTMENT OF HEALTH. A MINIMUM HORIZONTAL DISTANCE OF THREE FEET SHALL BE MAINTAINED BETWEEN WATER LINES AND OTHER UNDERGROUND UTILITIES OF A NONSANITARY NATURE (GAS, ELECTRIC, ETC.). EXCEPTIONS TO THIS MUST BE APPROVED IN WRITING BY THE ARKANSAS DEPARTMENT OF HEALTH.
6.) CONTRACTOR SHALL ADHERE TO CURRENT OSHA REGULATIONS FOR EXCAVATION & TRENCH SAFETY.
7.) CONTRACTOR TO ADHERE TO AWWA SPECS FOR BLOCKING.
8.) CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED PRIOR TO CONSTRUCTION.
9.) CONTRACTOR SHALL CONTACT WATER & WASTEWATER UTILITIES FOR ALL APPLICABLE INSPECTION & TESTING.
10.) CONTRACTOR SHALL CONTACT WATER & WASTEWATER UTILITIES AT LEAST 24 HOURS PRIOR TO DISRUPTION OF ANY SERVICE.
11.) ALL MATERIALS AND COMPONENTS INSTALLED IN DRINKING WATER SYSTEMS ARE REQUIRED TO COMPLY WITH THE FEDERAL DEFINITION OF "LEAD FREE" CONTAINED IN PUBLIC LAW 111-380.



SCALE: 1" = 50'

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 7373 TIMOTHY B. LEMONS

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(501) 845-5081 • Fax (501) 941-0959
ENGINEERING + SURVEYING
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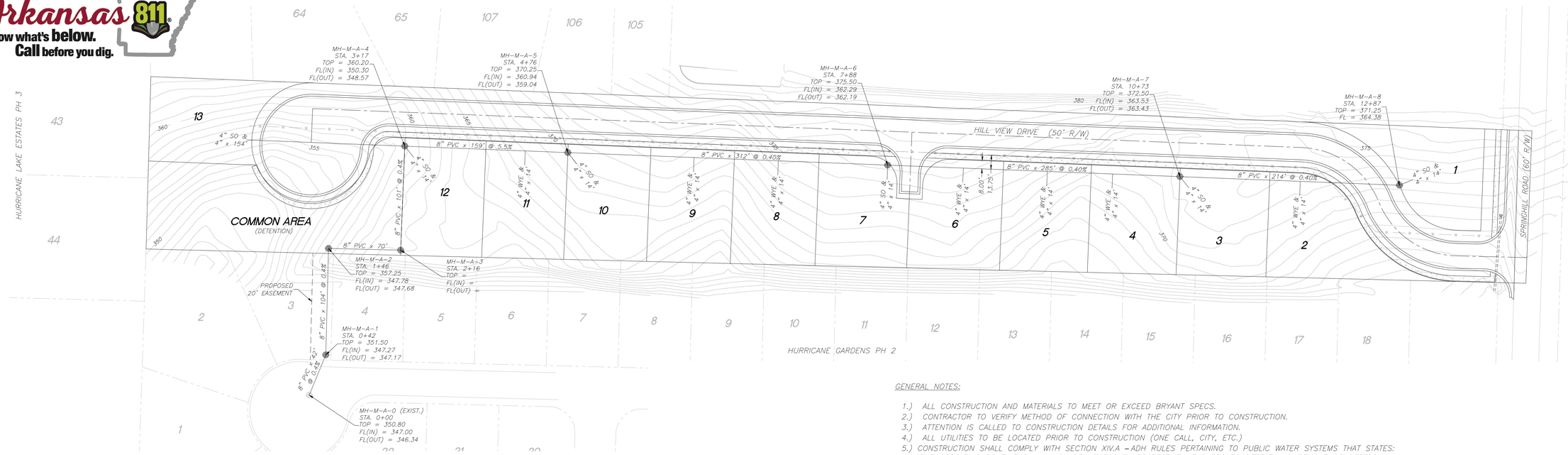
WATER LAYOUT
HILLCREST ADDITION
PART OF THE SE 1/4 OF SECTION 17, T-1-S, R-14-W
CITY OF BRYANT, SALINE COUNTY, ARKANSAS

Prepared For:
Springhill HWY 5
Development, LLC
816 E. Oak Street
Conway, Arkansas 72032

No.	Revisions	Date	By
1.	Revised as per city's comments.	9-20-24	B. Judd
2.	Revised as per city's comments.	10-21-24	B. Judd
3.	Revised as per city's comments.	10-24-24	B. Judd

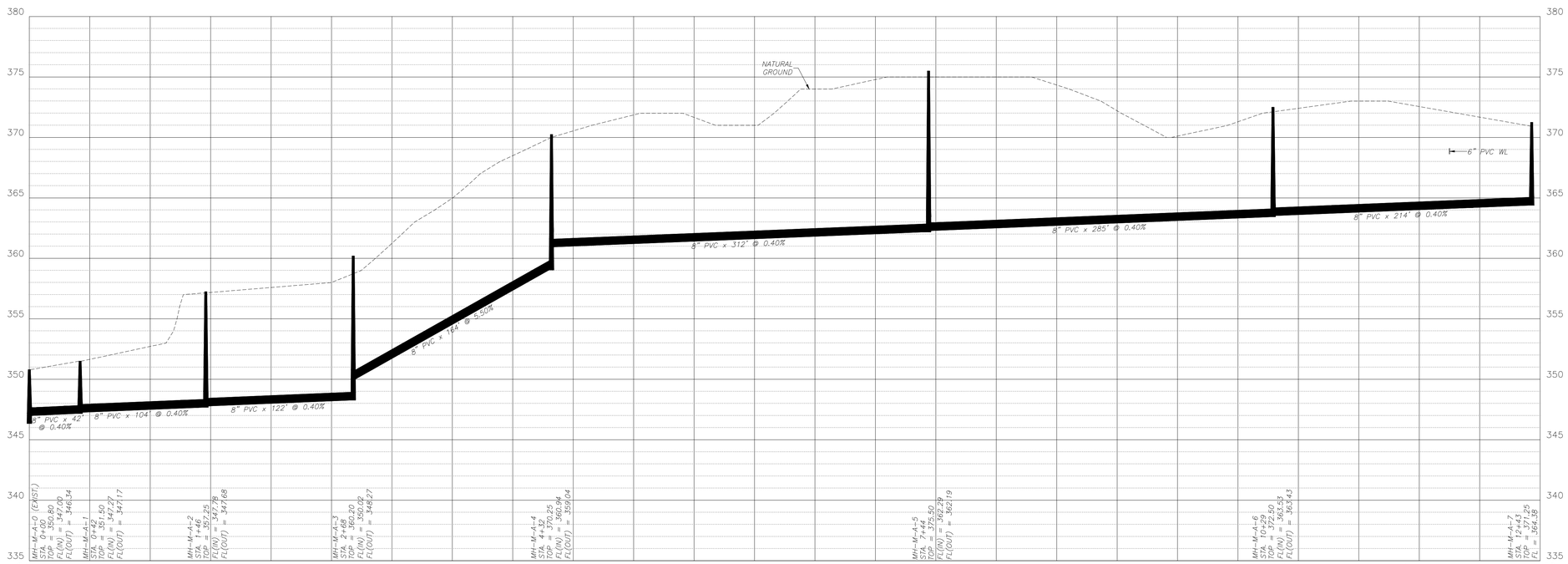
Project No. 24-018
Date: JULY 9, 2024
File: 06_Hillcrest Water
Scale: 1" = 50'
Drawn By: B. Judd
Sheet: 6 of 10

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GENERAL NOTES:

1.) ALL CONSTRUCTION AND MATERIALS TO MEET OR EXCEED BRYANT SPECS.
2.) CONTRACTOR TO VERIFY METHOD OF CONNECTION WITH THE CITY PRIOR TO CONSTRUCTION.
3.) ATTENTION IS CALLED TO CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
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6.) CONTRACTOR TO ADHERE TO CURRENT OSHA EXCAVATION & TRENCH SAFETY REGULATIONS.
7.) BACKFILL FOR ALL DISTURBED (EXCAVATED) AREAS TO BE COMPACTED TO 95% SP.



STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 7373
TIMOTHY B. LEMONS

0' 50' 100' 150'
SCALE: 1" = 50'

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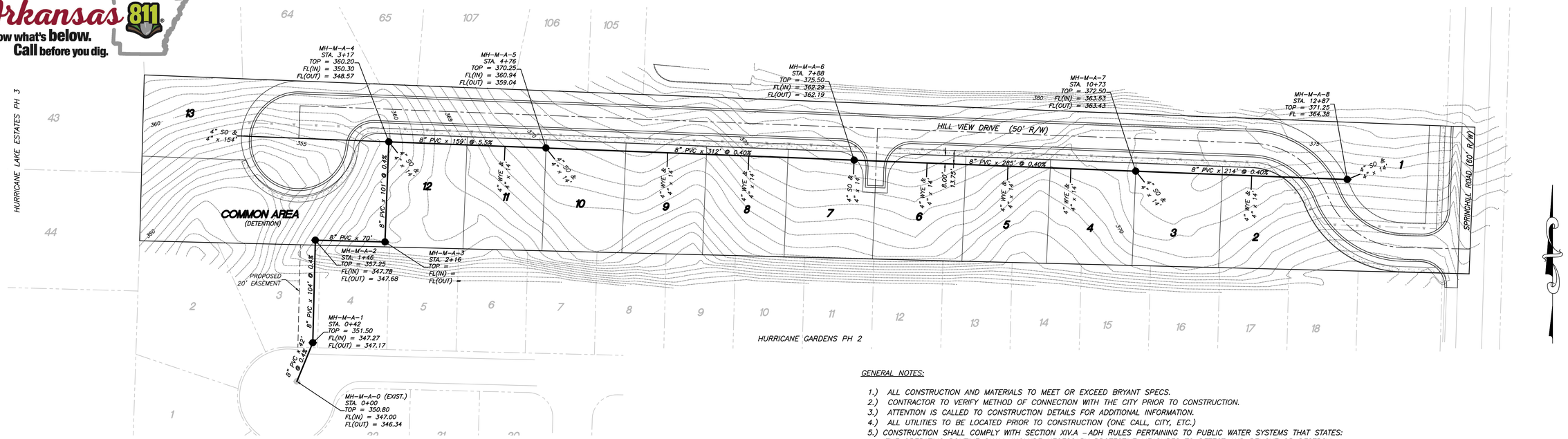
SEWER PLAN/PROFILE
HILLCREST ADDITION
PART OF THE SE 1/4 OF SECTION 17, T-1-S, R-14-W
CITY OF BRYANT, SALINE COUNTY, ARKANSAS

Prepared For:
Springhill HWY 5 Development, LLC
816 E. Oak Street
Conway, Arkansas 72032

No:	Revisions	Date	By
1	Revised sewer design.	7-31-24	B. Judd
2	Revised as per city's comments.	9-20-24	B. Judd
3	Revised as per city's comments.	10-21-24	B. Judd

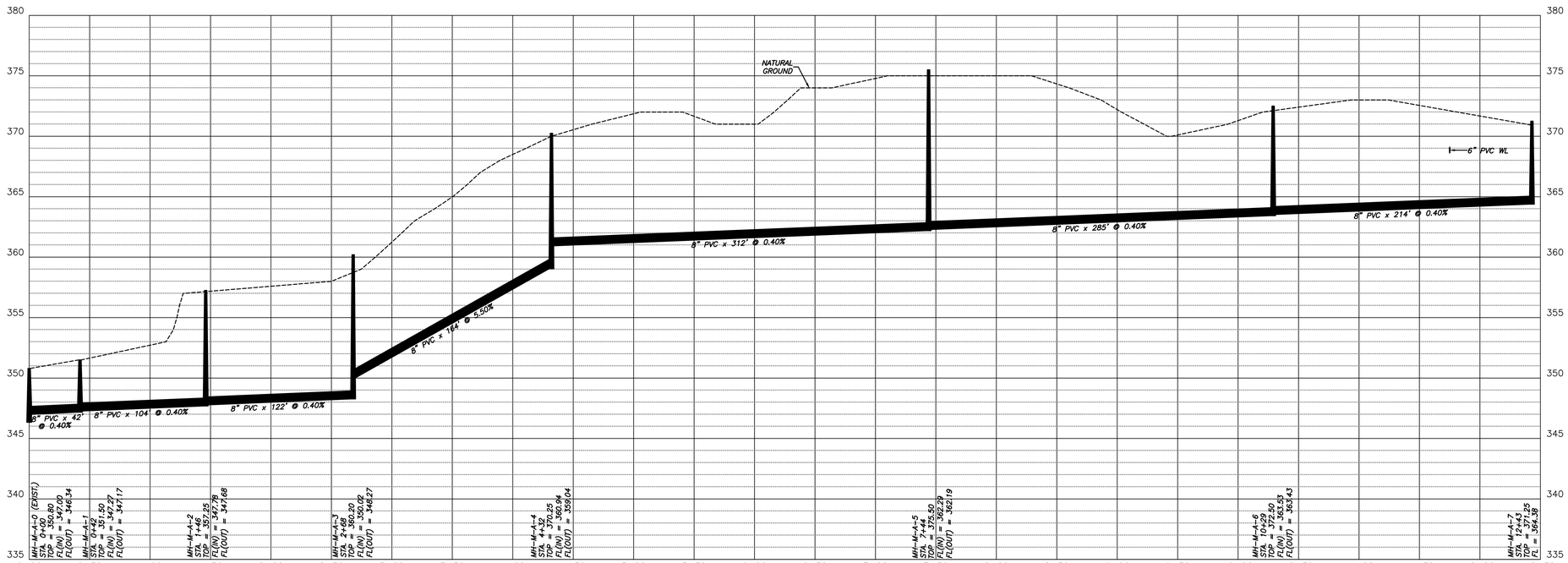
Date: JULY 9, 2024
Scale: 1" = 50'
Drawn By: B. Judd
Project No: 24-018
File: 08_Hillcrest Sewer
Sheet: 8 of 10

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(H) 1" = 50'
(V) 1" = 5'

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SEWER PLAN/PROFILE
HILLCREST ADDITION

PART OF THE SE 1/4 OF SECTION 17, T-1-S, R-14-W
CITY OF BRYANT, SALINE COUNTY, ARKANSAS

Prepared For:
Springhill HWY 5 Development, LLC
816 E. Oak Street
Conway, Arkansas 72032

No.	Revisions	Date	By
1	Revised sewer profile.	7-23-24	B. Judd
2	Revised as per ADH's comments.	9-20-24	B. Judd
3	Revised as per city's comments.	10-21-24	B. Judd
4	Revised as per city's comments.	10-24-24	B. Judd

Project No: 24-018
Date: JULY 9, 2024
Scale: 1" = 50'
Drawn By: B. Judd
File: 08_Hillcrest Sewer
Sheet: 8 of 10

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) 943-0466

TITLE: SEWER DETAILS — DESCRIPTION: SEWER TRENCH (NON-PAVED AREA) — DRAWN BY: — CHECKED BY: — FILE: S1-Sewer Trench (Non-Paved Area).dwg — DATE: APRIL 2019 — 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.
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CITY OF BRYANT, AR — WATER UTILITIES — 210 S.W. 3rd. STREET — BRYANT, AR — PHONE: (501) 943-0466

TITLE: SEWER DETAILS — DESCRIPTION: SEWER TRENCH (UNDER PAVEMENT) — DRAWN BY: — CHECKED BY: — FILE: S2-Sewer Trench (Under Pavement).dwg — DATE: APRIL 2019 — REVISED: ——— — SHEET: S2

SEWER MAIN INSTALLATION
PRIOR TO ROADWAY CONSTRUCTION

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) 943-0466

TITLE: SEWER DETAILS — DESCRIPTION: SEWER MAIN INSTALLATION PRIOR TO ROADWAY CONSTRUCTION — DRAWN BY: — CHECKED BY: — FILE: S3-Sewer Main Installation Prior to Roadway Const.dwg — DATE: APRIL 2019 — REVISED: ——— — SHEET: S3

Inside Diameter of Manhole	Minimum Wall Thickness	Base Thickness	Minimum Ring & Cover Size
4' DIA	6"	8"	24" (< or Equal to 24" Pipes)
5' DIA	8"	8"	30" (> 24" Pipes)
6' DIA	8"	12"	

MANHOLE INFORMATION TABLE

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

CAST-IN-PLACE MANHOLE

CITY OF BRYANT, AR — WATER UTILITIES — 210 S.W. 3rd. STREET — BRYANT, AR — PHONE: (501) 943-0466

TITLE: SEWER DETAILS — DESCRIPTION: CAST-IN-PLACE MANHOLE — DRAWN BY: — CHECKED BY: — FILE: S4-Cast In Place Manhole.dwg — DATE: APRIL 2019 — REVISED: ——— — SHEET: S4

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"	30" (> 24" Pipes)
6' DIA	7"	8"	

MANHOLE INFORMATION TABLE

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

PRECAST MANHOLE

CITY OF BRYANT, AR — WATER UTILITIES — 210 S.W. 3rd. STREET — BRYANT, AR — PHONE: (501) 943-0466

TITLE: SEWER DETAILS — DESCRIPTION: PRECAST MANHOLE — DRAWN BY: — CHECKED BY: — FILE: S5-Precast Manhole.dwg — DATE: APRIL 2019 — REVISED: ——— — SHEET: S5

ALL CASTINGS SHALL BE "MADE IN USA"

COVER DETAIL

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

CITY OF BRYANT, AR — WATER UTILITIES — 210 S.W. 3rd. STREET — BRYANT, AR — PHONE: (501) 943-0466

TITLE: SEWER DETAILS — DESCRIPTION: MANHOLE FRAME AND COVER — DRAWN BY: — CHECKED BY: — FILE: S6-Manhole Frame and Cover.dwg — DATE: APRIL 2019 — REVISED: ——— — SHEET: S6

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

CITY OF BRYANT, AR — WATER UTILITIES — 210 S.W. 3rd. STREET — BRYANT, AR — PHONE: (501) 943-0466

TITLE: SEWER DETAILS — DESCRIPTION: MANHOLE JOINT WRAP — DRAWN BY: — CHECKED BY: — FILE: S9-Manhole Joint Wrap.dwg — DATE: APRIL 2019 — REVISED: ——— — SHEET: S9

NOTES:

1. MODIFIED RISER LATERAL SHALL BE USED WHEN DEPTH OF COVER EXCEEDS 7'-0"
2. PLACE CLASS "A" CONCRETE UNDER EACH WYE BRANCH TO PREVENT CRACKING OR TWISTING UNDER EARTH LOADS.
3. SERVICE LATERAL STUBS SHALL TERMINATE AT LEAST 2 FEET INSIDE THE PROPERTY LINE BUT IN NO CASE SHALL THE SERVICE LATERAL STUB TERMINATE AT A DISTANCE LESS THAN 8 FEET FROM THE SANITARY SEWER MAIN.
4. BURY A 1/2" x 4' STEEL TEE FENCE POST AT END OF SERVICE LATERAL STUB AND BACKFILL TO FINISHED GRADE OF PROPERTY.
5. 4" DUCTILE IRON PIPE, LINED FOR SANITARY SEWER AND 4" DUCTILE IRON M.J. FITTINGS, LINED FOR SANITARY SEWER, SHALL BE INSTALLED FOR SERVICES BURIED AT DEPTHS OF 14 FEET AND GREATER.

SEWER SERVICE LATERAL

CITY OF BRYANT, AR — WATER UTILITIES — 210 S.W. 3rd. STREET — BRYANT, AR — PHONE: (501) 943-0466

TITLE: SEWER DETAILS — DESCRIPTION: SEWER SERVICE LATERAL — DRAWN BY: — CHECKED BY: — FILE: S15-Sewer Service Lateral.dwg — DATE: APRIL 2019 — REVISED: ——— — SHEET: S15

TYPICAL CLEANOUT

CITY OF BRYANT, AR — WATER UTILITIES — 210 S.W. 3rd. STREET — BRYANT, AR — PHONE: (501) 943-0466

TITLE: SEWER DETAILS — DESCRIPTION: SEWER SERVICE CLEANOUT — DRAWN BY: — CHECKED BY: — FILE: S16-Sewer Service Cleanout.dwg — DATE: APRIL 2019 — REVISED: ——— — SHEET: S16

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CONSTRUCTION DETAILS – SEWER
HILLCREST ADDITION

PART OF THE SE 1/4 OF SECTION 17, T-1-S, R-14-W
CITY OF BRYANT, SALINE COUNTY, ARKANSAS

Prepared For: Springhill HWY 5 Development, LLC 816 E. Oak Street Conway, Arkansas 72032

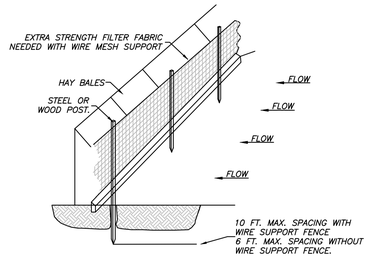
No.	Revisions	Date	By

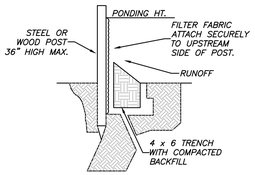
Project No.: 24-018
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Sheet: 9 of 10
Drawn By: B. Judd

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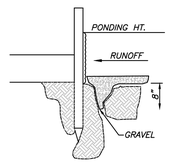
GENERAL NOTES:

1.) A SILT FENCE AND STRAW BALE DIKE SHALL BE PLACED AT POTENTIAL LOCATIONS OF HEAVY EROSION.
2.) TEMPORARY STRAW BALE DIKES ARE TO BE CONSTRUCTED NOT TO POND WATER ON ADJACENT PROPERTY.
3.) ALL TEMPORARY EROSION CONTROLS SHALL BE MAINTAINED UNTIL ALL CONSTRUCTION IS COMPLETE & PERMANENT GROUND COVER HAS BEEN ESTABLISHED.
4.) ONE OF THE FOLLOWING GROUND COVER METHODS SHALL BE USED AT AREAS OF CLEARING OTHER THAN FUTURE PAVEMENT SURFACES:
STRAW OR HAY–LOOSE 2.0 TONS/ACRE
STRAW OR HAY–TIED, ANCHORED, OR TACKED 1.5 TONS/ACRE
5.) SOIL EXPOSED FOR MORE THAN 14 DAYS WITH NO CONSTRUCTION ACTIVITY SHALL BE SEEDED OR REVEGITATED.
6.) CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING ON FLOW OF MUD INTO PUBLIC RIGHT–OF–WAY.
7.) ADDITIONAL EROSION CONTROL MEASURES WILL BE EMPLOYED WHERE NECESSARY BY SITE CONDITIONS.
8.) CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL MEASURES & PROVIDE RAIN FALL MONITORING & BI–WEEKLY INSPECTION REPORTS IN ACCORDANCE WITH THE NPDES PERMIT REQUIREMENTS.
9.) CONTRACTOR SHALL USE "BEST MANAGEMENT PRACTICES" (BMP'S) WHEN IMPLEMENTING & MAINTAINING SEDIMENT & RUN–OFF CONTROLS.
10.) THE USE OF "BIO–DEGRADABLE SOCK" IS ALLOWED AS OPPOSED TO SILT FENCE.





STANDARD DETAIL
TRENCH WITH NATIVE GRAVEL



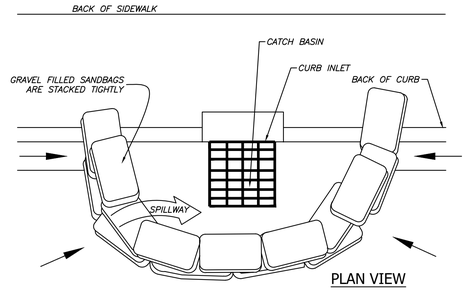
ALTERNATE DETAIL
TRENCH WITH GRAVEL

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

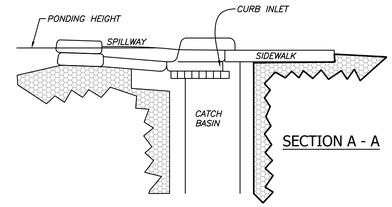
2.) REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF–SITE AND CAN BE PERMANENTLY STABILIZED.

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

SILT FENCE
NTS



PLAN VIEW



SECTION A - A

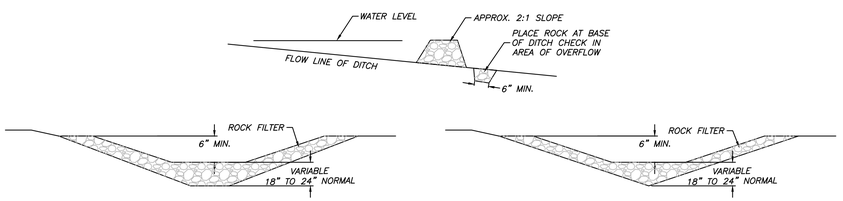
NOTES:
1.) PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.

2.) SANDBAGS OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC ARE FILLED WITH GRAVEL, LAYERED, AND PACKED TIGHTLY.

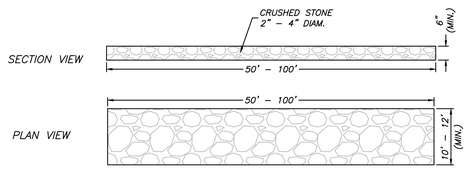
3.) LEAVE ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY FOR OVERFLOW.

4.) INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

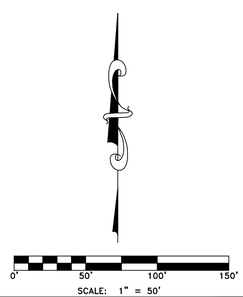
CURB INLET
SEDIMENT BARRIER
NTS



ROCK CHECK DAM
NTS



STABILIZED CONSTRUCTION ENTRANCE
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EROSION CONTROL PLAN
HILLCREST ADDITION
PART OF THE SE 1/4 OF SECTION 17, T–1–S, R–14–W
CITY OF BRYANT, SALINE COUNTY, ARKANSAS

Prepared For:
Springhill HWY 5
Development, LLC
816 E. Oak Street
Conway, Arkansas 72032

No.	Revisions	Date	By
1	Revised as per city's comments.	10-23-24	B. Judd
2	Revised as per city's comments.	10-24-24	B. Judd
3	Revised as per city's comments.		

Project No.: 24–018
File: 10_Hillcrest Erosion
Date: JULY 9, 2024
Scale: 1" = 50'
Drawn By: B. Judd
Sheet: 10 of 10