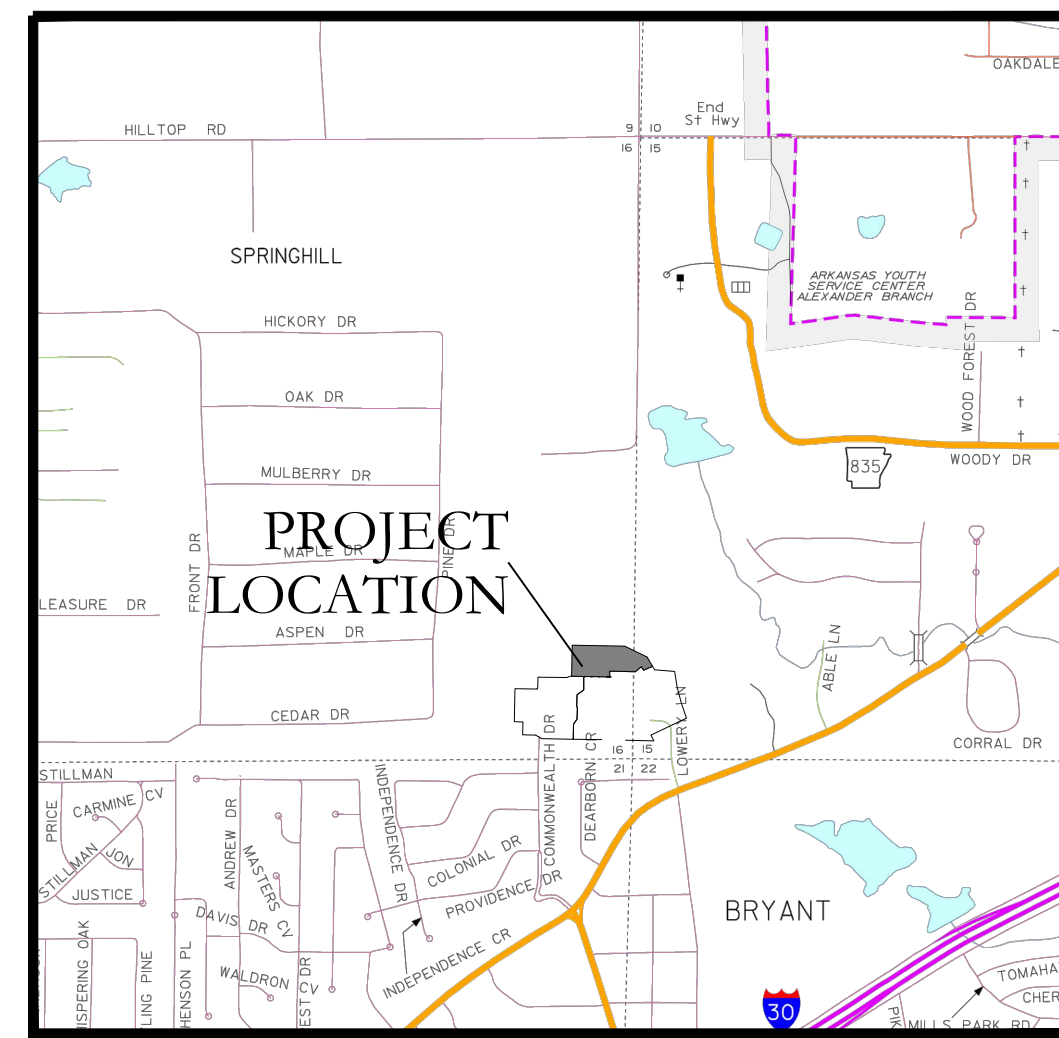


CONSTRUCTION PLANS MIDTOWN BRYANT PHASE-3 BRYANT, AR



VICINITY MAP

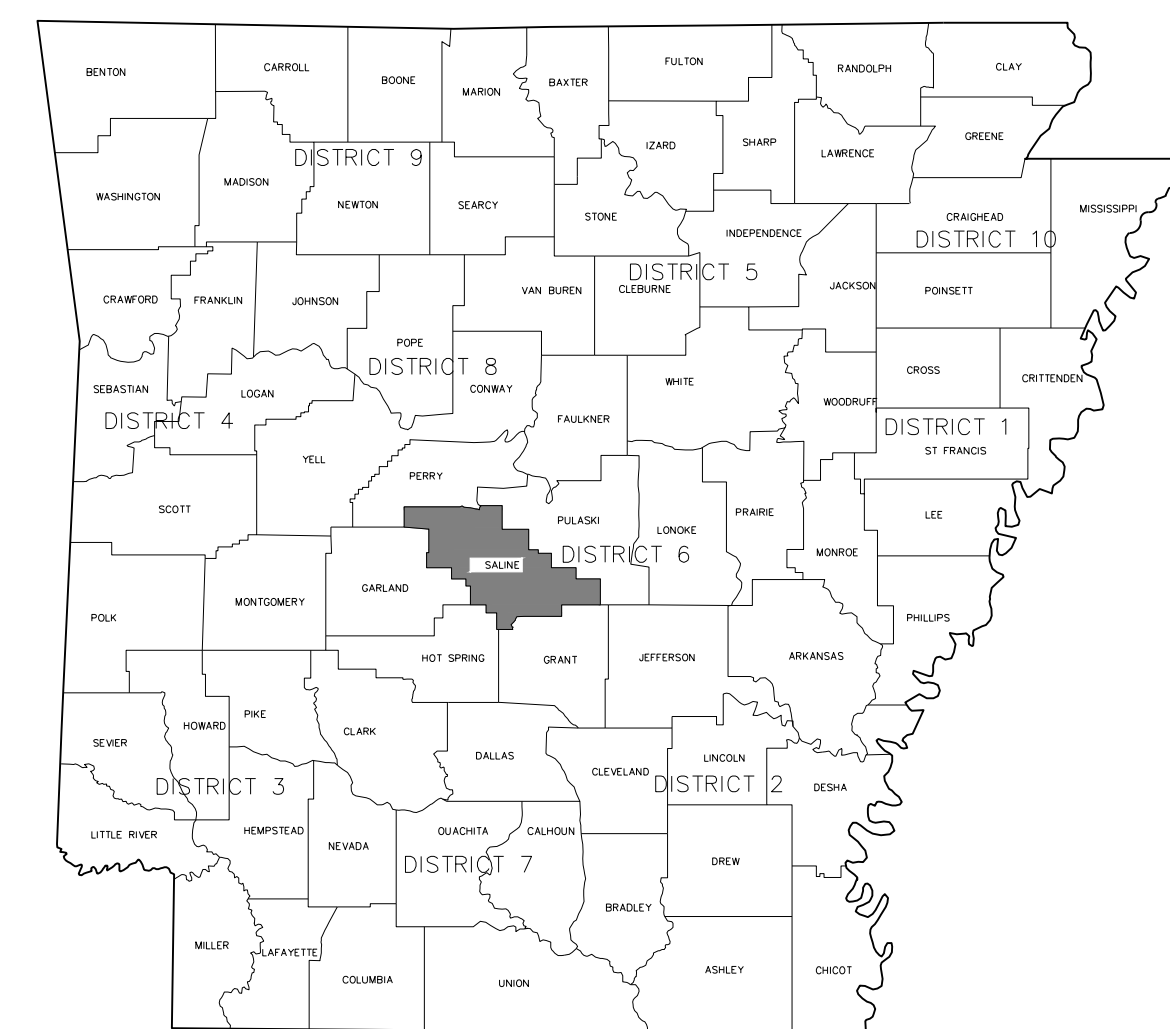
PREPARED BY:

HOPE
CONSULTING
ENGINEERS - SURVEYORS

117 S. Market Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

DRAWING INDEX

SHEET NO.	TITLE
	PLAT
C-1.0	STREET PLAN
C-1.1	STREET PLAN & PROFILE
C-2.0	UTILITY PLAN
C-2.1	SEWER PLAN & PROFILE
C-3.0	DRAINAGE PLAN
C-4.0	CIVIL SPECIFICATIONS
C-5.0	EROSION CONTROL PLAN



CIVIL ENGINEER
HOPE CONSULTING INC
117 S. MARKET STREET
BENTON, AR 72015

ARCHITECT
N/A

STRUCTURAL ENGINEER
N/A

GEOTECHNICAL ENGINEER

HOPE 117 S. Market Street,
CONSULTING Benton, Arkansas 72015
ENGINEERS - SURVEYORS PH. (501)315-2626
FAX (501) 315-0024
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FOR USE AND BENEFIT OF:
GRAHAM SMITH CONSTRUCTION, LLC

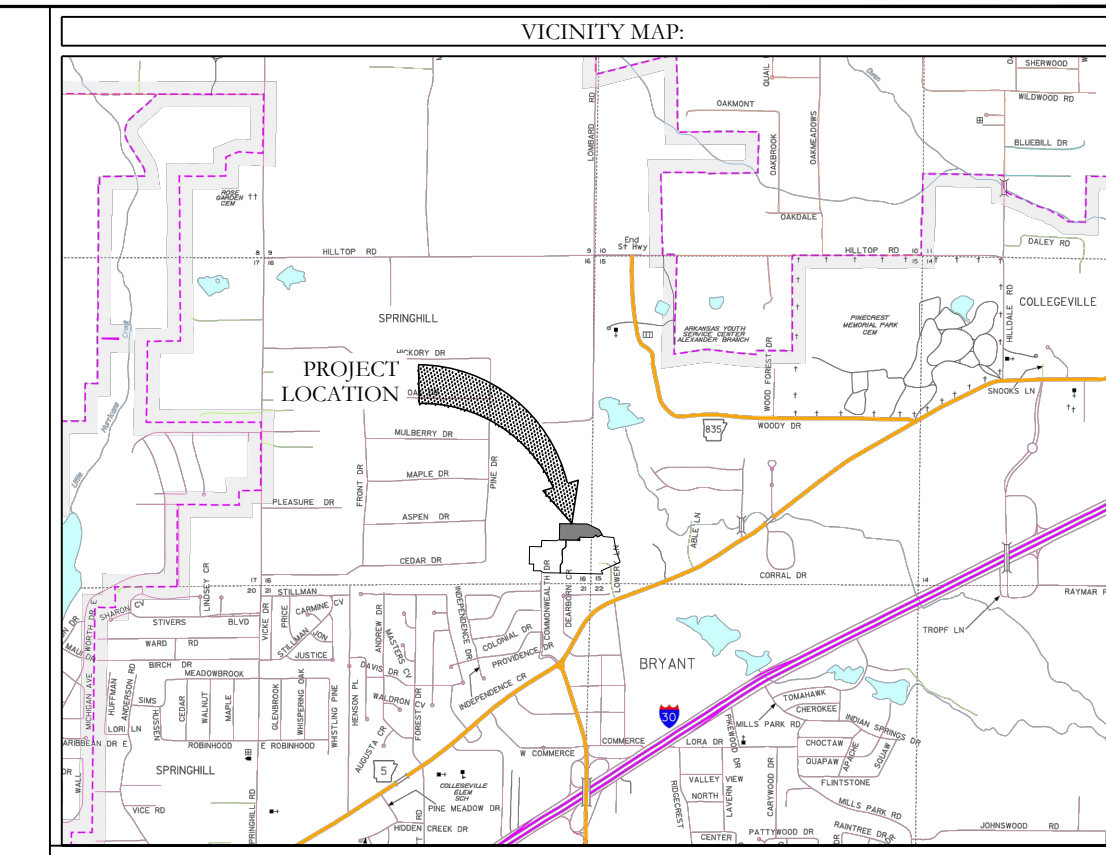
MIDTOWN BRYANT, PHASE-3

DATE:	06-22-2022	C.A.D. BY:		DRAWING NUMBER:
REVISED:		CHECKED BY:		07-0032
SHEET:		SCALE:		

TND OVERLAY - TRANS-SEC SETBACKS			
BUILDING DISPOSITION	T3	T4	T5
FRONT SETBACKS	18 FT. MIN.	6 FT. MIN. 18 FT. MAX.	0 FT. MIN. 6 FT. MAX.
SIDE SETBACKS	6 FT. MIN.	0 FT. TOTAL MIN.	0 FT. MIN. 24 FT. MAX.
REAR SETBACKS	6 FT. MIN.	3 FT. MIN.	3 FT. MIN.

SETBACKS MEASURED FROM BACK OF CURB

Curve Table				
Curve #	Delta	Chord B & D	Arc Length	Arc Radius
C1	14°31'10"	N51°44'21"W 43.47'	43.59'	172.00'
C3	4°25'20"	N86°39'04"W 13.27'	13.28'	172.00'
C4	19°59'13"	N74°26'48"W 59.70'	60.00'	172.00'
C5	19°59'13"	N54°27'35"W 59.70'	60.00'	172.00'
C6	3°28'02"	N41°43'57"W 16.41'	16.41'	172.00'
C7	49°51'48"	N63°55'50"W 123.09'	127.06'	146.00'



CERTIFICATIONS:	
OWNER:	DEVELOPER:
Name: GRAHAM SMITH	Name: GRAHAM SMITH
Address: 12 PINE MANOR	Address: 12 PINE MANOR
Address: LITTLE ROCK, AR 72207	Address: LITTLE ROCK, AR 72207

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 Title: _____ BOOK _____ PAGE _____

CERTIFICATE OF SURVEYING ACCURACY:
I, Jonathan L. Hope, hereby certify that this plan correctly represents a survey and a plan 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 have been adjusted to "as built conditions" and are accurately described on the plat and identified on the ground in terms of length and direction of the property side as required in accord with the City of Bryant Subdivision Regulation Ordinance.

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

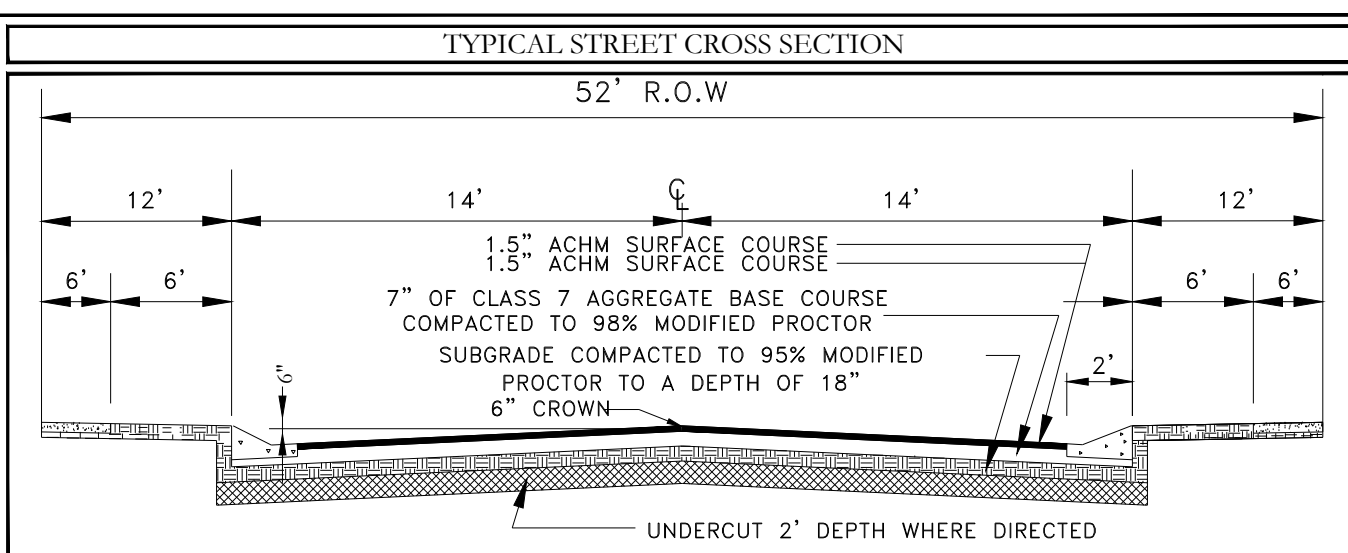
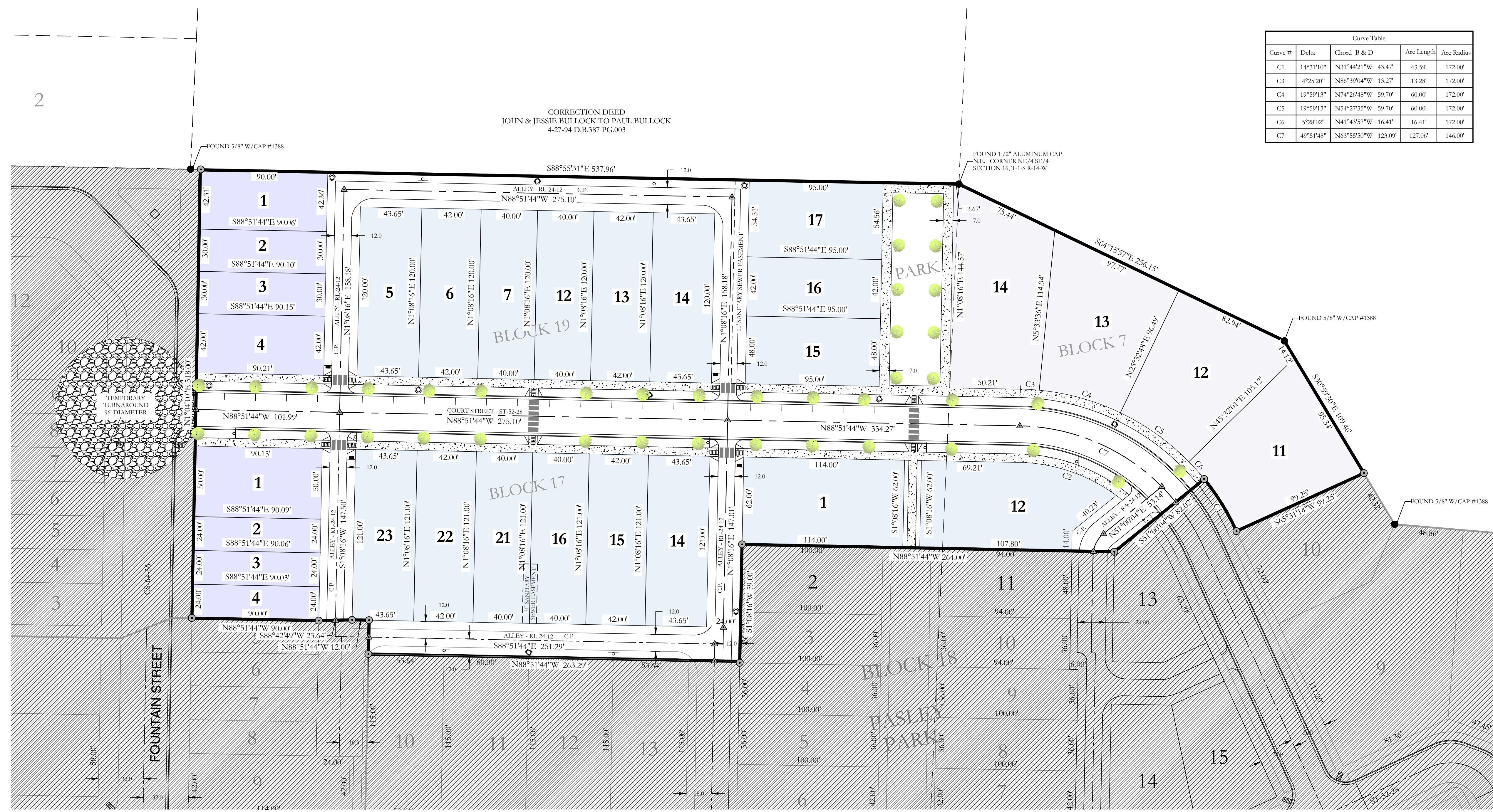
- NOTES:**
- ACCORDING TO TABLE 5 PUBLIC LIGHTING (PAGE 46) POST OR COLUMN LIGHT TYPES ARE ALLOWED.
 - LOT 11, 12, 13 & 14 WILL HAVE FRONT ACCESS FROM COURT STREET
 - ALL PRIVATE ALLEYS WILL BE UTILIZED AS UTILITY & DRAINAGE EASEMENTS.
 - PRIVATE ALLEYS ARE COMMON AREAS THAT WILL BE MAINTAINED BY THE OWNER'S ASSOCIATION.

PROPERTY SPECIFICATIONS:	
OWNER: GRAHAM SMITH 12 PINE MANOR LITTLE ROCK, AR 72207	NUMBER OF LOTS: 29 SOURCE OF WATER: CITY OF BRYANT SOURCE OF SEWER: CITY OF BRYANT
DEVELOPER: GRAHAM SMITH SUBDIVIDER: 12 PINE MANOR LITTLE ROCK, AR 72207	BUILDING SETBACKS: PER TND OVERLAY ORDINANCE T-4
ENGINEERS: HOPE CONSULTING INC. 117 S. MARKET STREET BENTON, AR 72015	FRONT: 6' MIN. 18' MAX SIDE: 0' TOTAL MIN. BACK: 3' MIN. SETBACKS ARE MEASURED FROM BACK OF CURB
NAME OF SUBDIVISION: MIDTOWN BRYANT PHASE 3	EASEMENTS: (UTILITY & DRAINAGE)
ZONING CLASSIFICATION: TND OVERLAY DISTRICT	1. ALL ALLEYS AND COMMERCIAL PARKING LOTS ARE CONSIDERED UTILITY & DRAINAGE EASEMENTS.
SOURCE OF TITLE:	2. ANY UTILITY OR DRAINAGE STRUCTURES OUTSIDE OF EXISTING R/W, ALLEYWAY OR PARKING LOT WILL BE WITHIN A 10' EASEMENT.

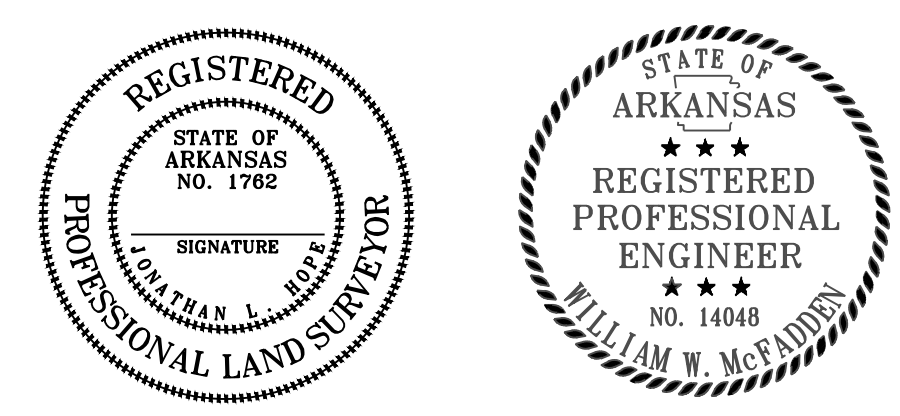
HOPE CONSULTING ENGINEERS - SURVEYORS

117 S. Market Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:		
GRAHAM SMITH		
PRELIMINARY PLAT MIDTOWN BRYANT, PHASE 3 A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.		
DATE: 06-21-2022	C.A.D. BY: BJOHNSON	DRAWING NUMBER:
REVISIONS:	CHECKED BY:	07-0032
	SCALE: 1"=40'	
	0	



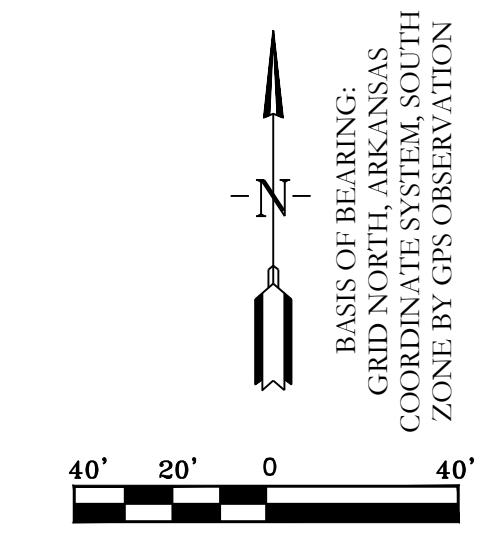
PRELIMINARY PLAT OF
MIDTOWN BRYANT, PHASE 3
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS



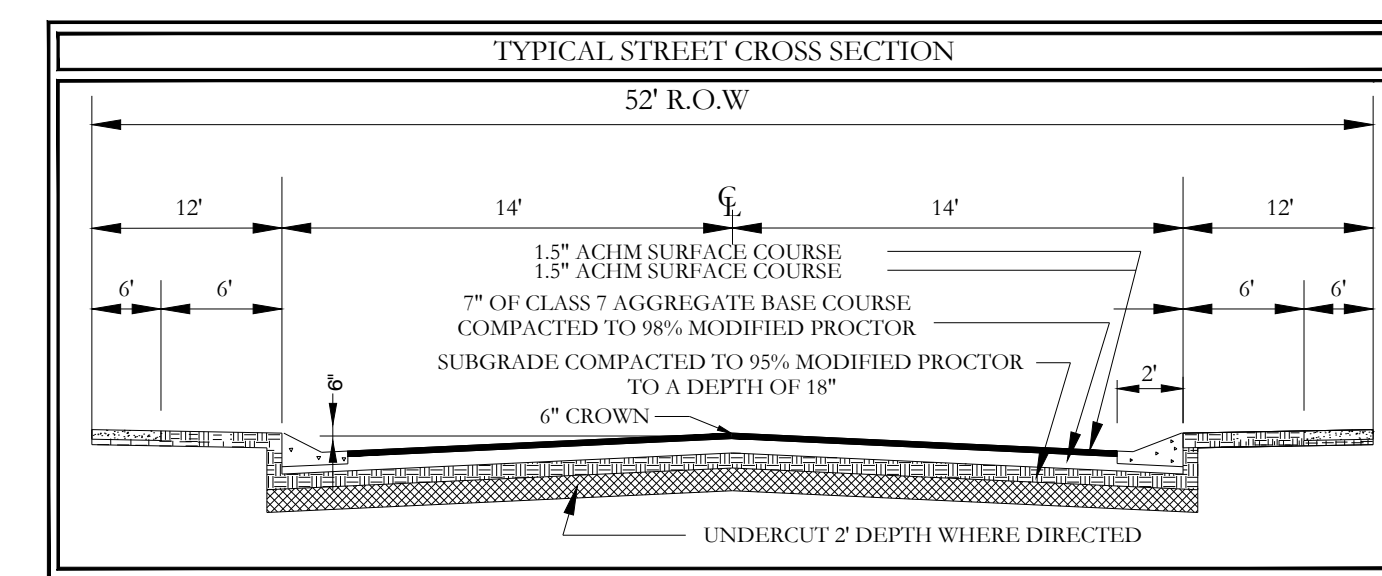
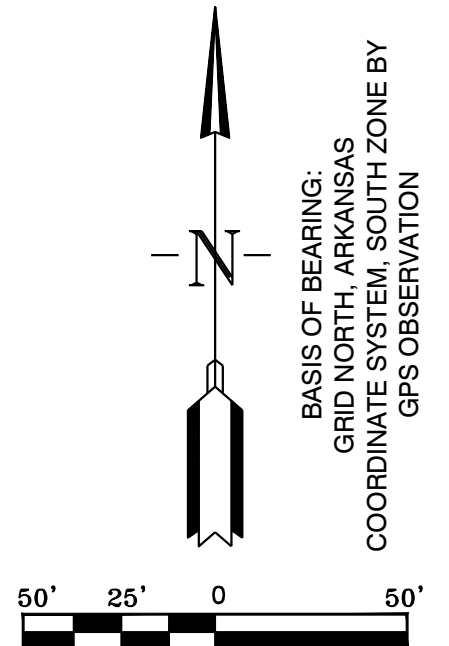
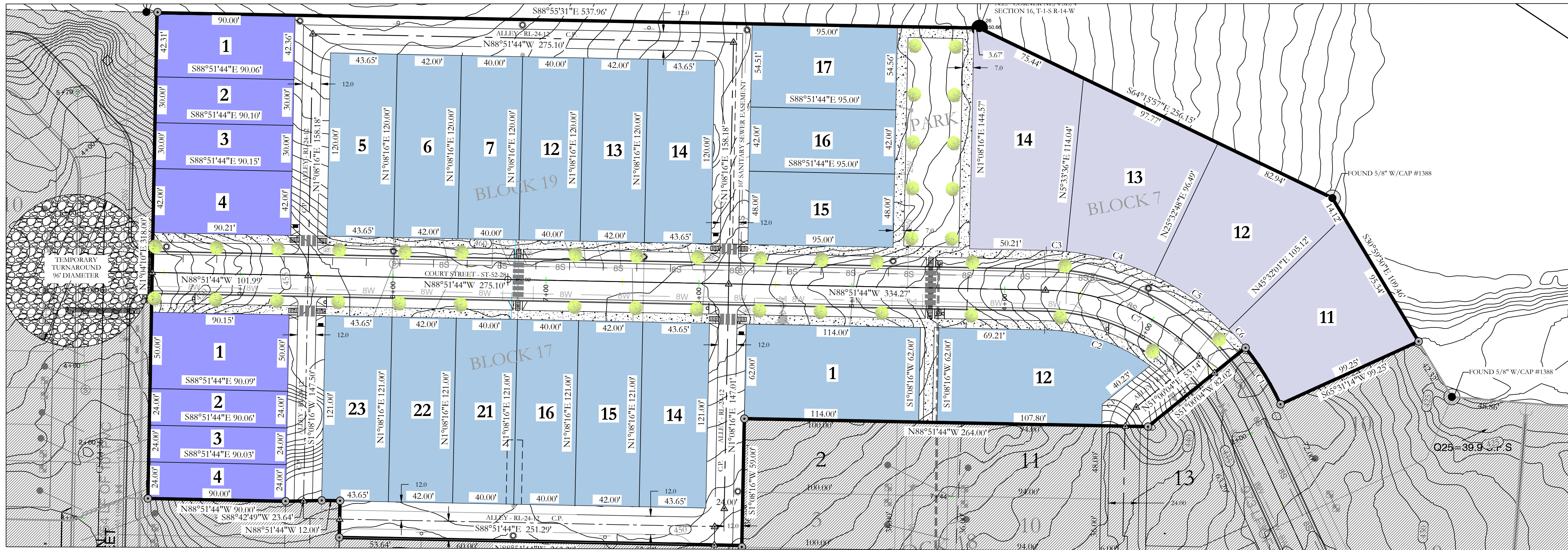
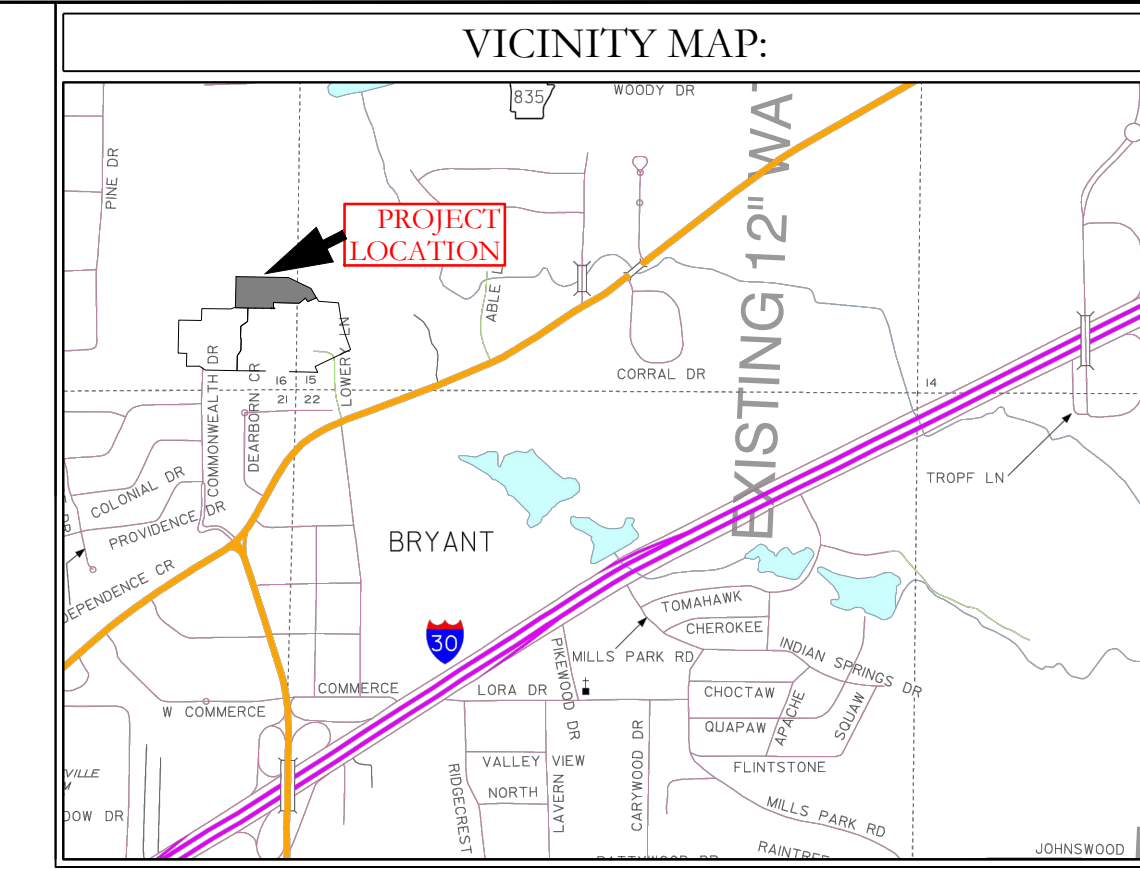
By affixing my seal and signature, Jonathan L. Hope, PLS No. 1762, hereby certify that this drawing correctly depicts a survey compiled under my supervision.

NOTE: This survey was based on legal descriptions and title work furnished by others and does not represent a title search.

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Saline County unincorporated areas, panel #151250225D, dated 16/19/2012, a portion of the property described herein does lie within the 100 year flood hazard boundary.



- LEGEND**
- △ - Computed point
 - - Found monument
 - - Set #4 RB/Plas. Cap(SIP)
 - (M) - Measured
 - (R) - Record
 - (P) - Platted
 - ☼ - Street Light
 - ⚡ - Fire Hydrant
 - 4 - No Parking Sign
 - - Stop Sign
 - C.P. - Common Place



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ENGINEERS - SURVEYORS

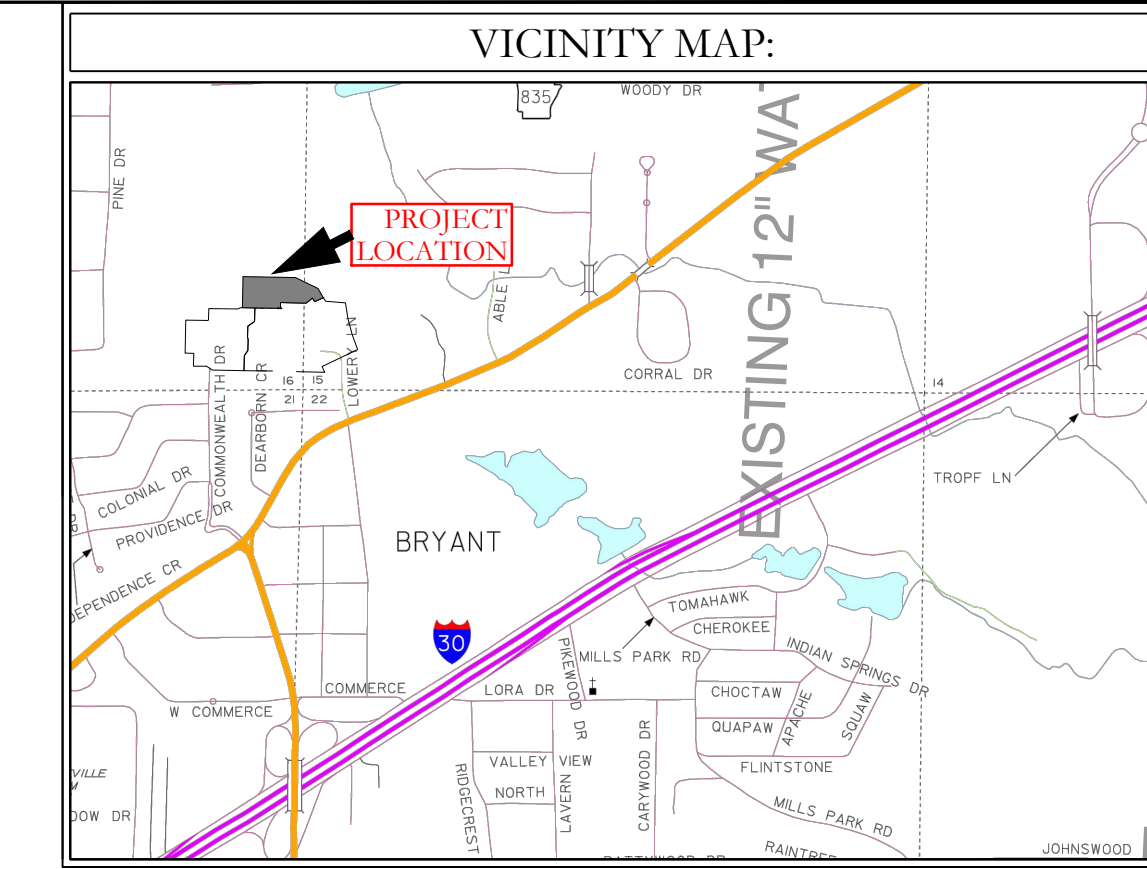
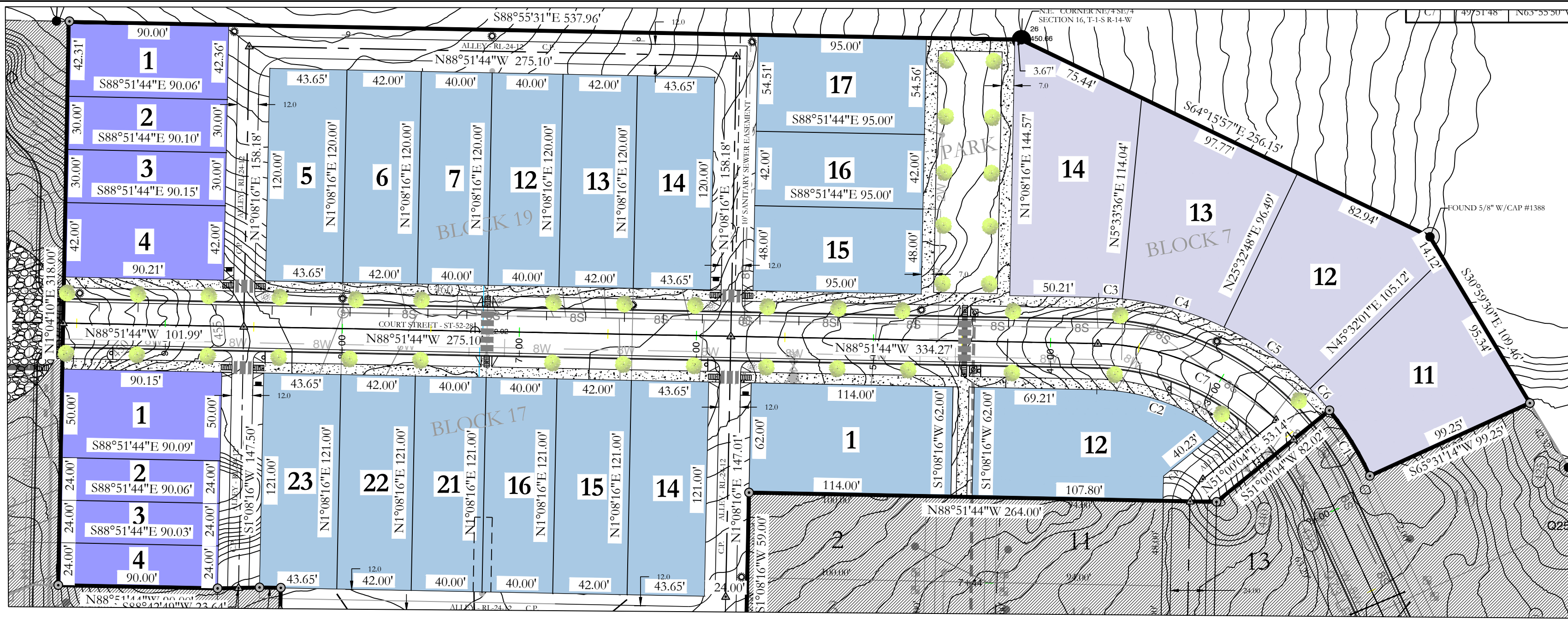
117 S. Market Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
GRAHAM SMITH CONSTRUCTION, LLC

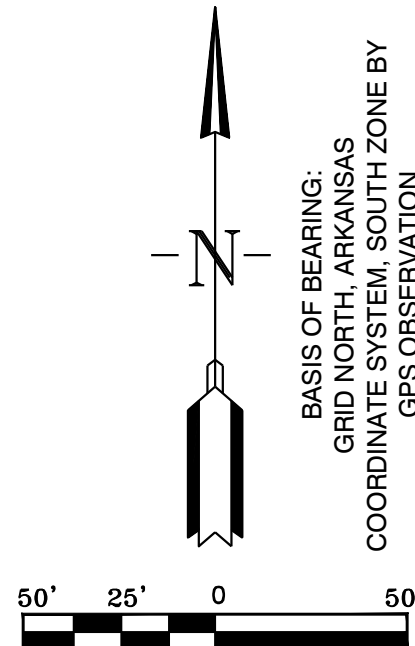
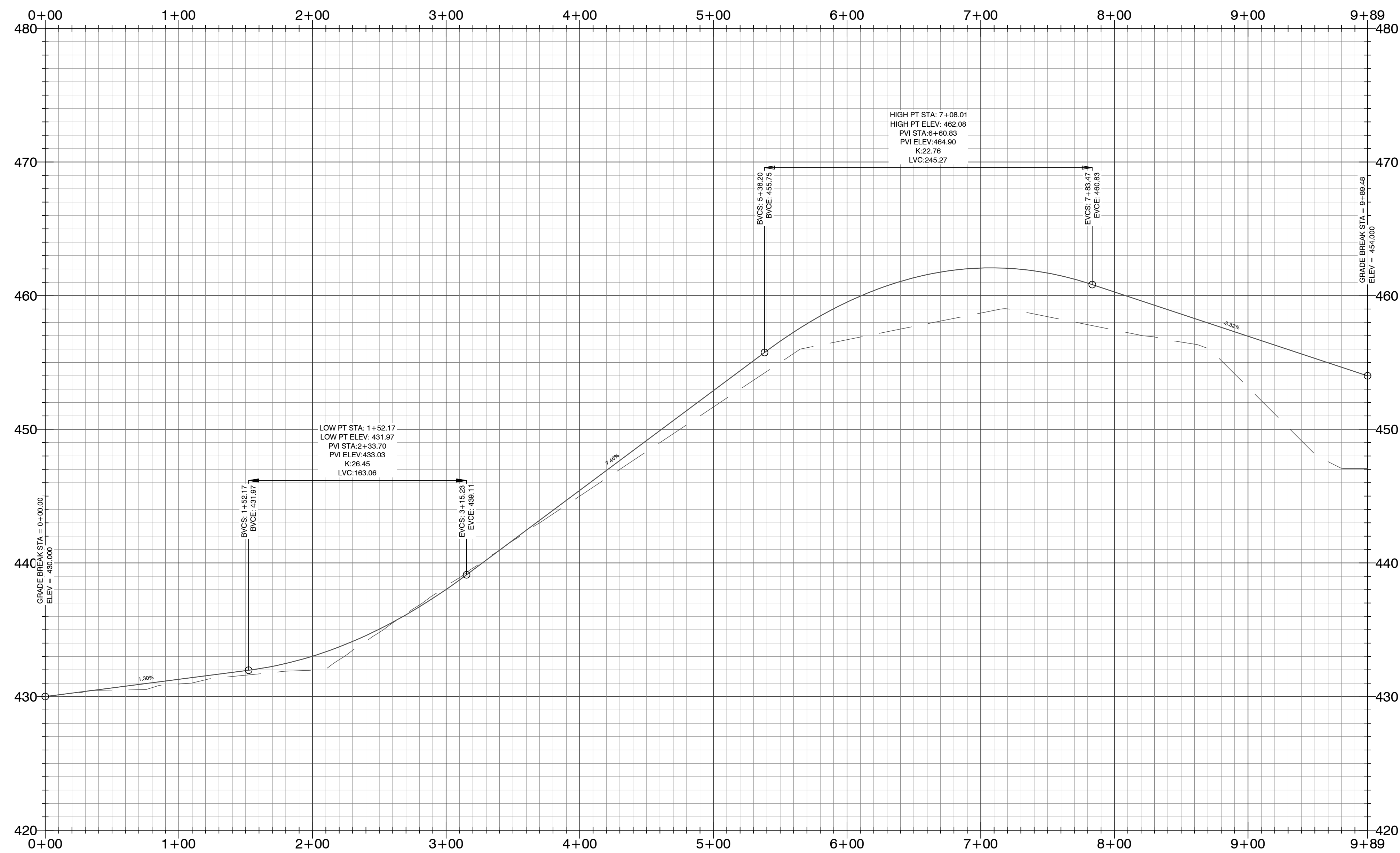
MIDTOWN BRYANT, PHASE-3
STREET LAYOUT
BRYANT, SALINE COUNTY, ARKANSAS

DATE: 6/22/2022	C.A.D. BY:	DRAWING NUMBER:
REVISION:	CHECKED BY:	07-0032
SHEET: C-1.0	SCALE:	

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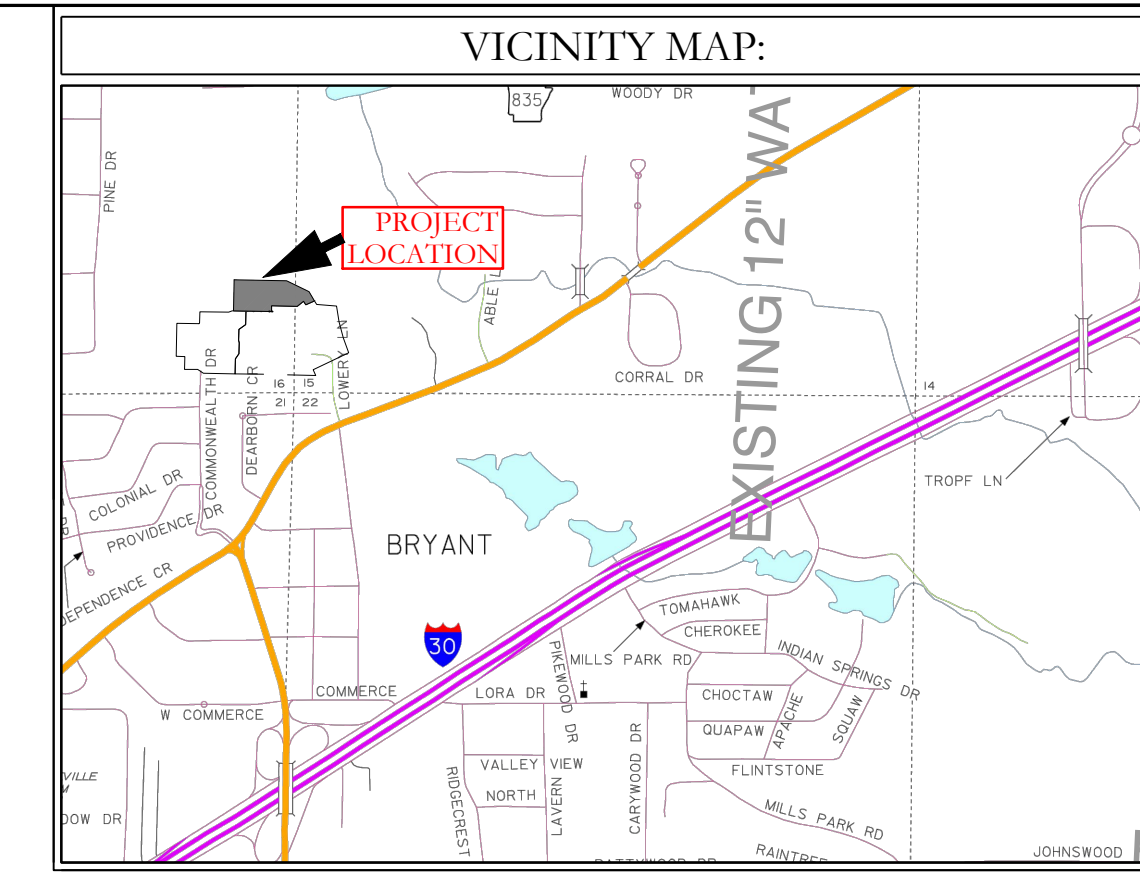
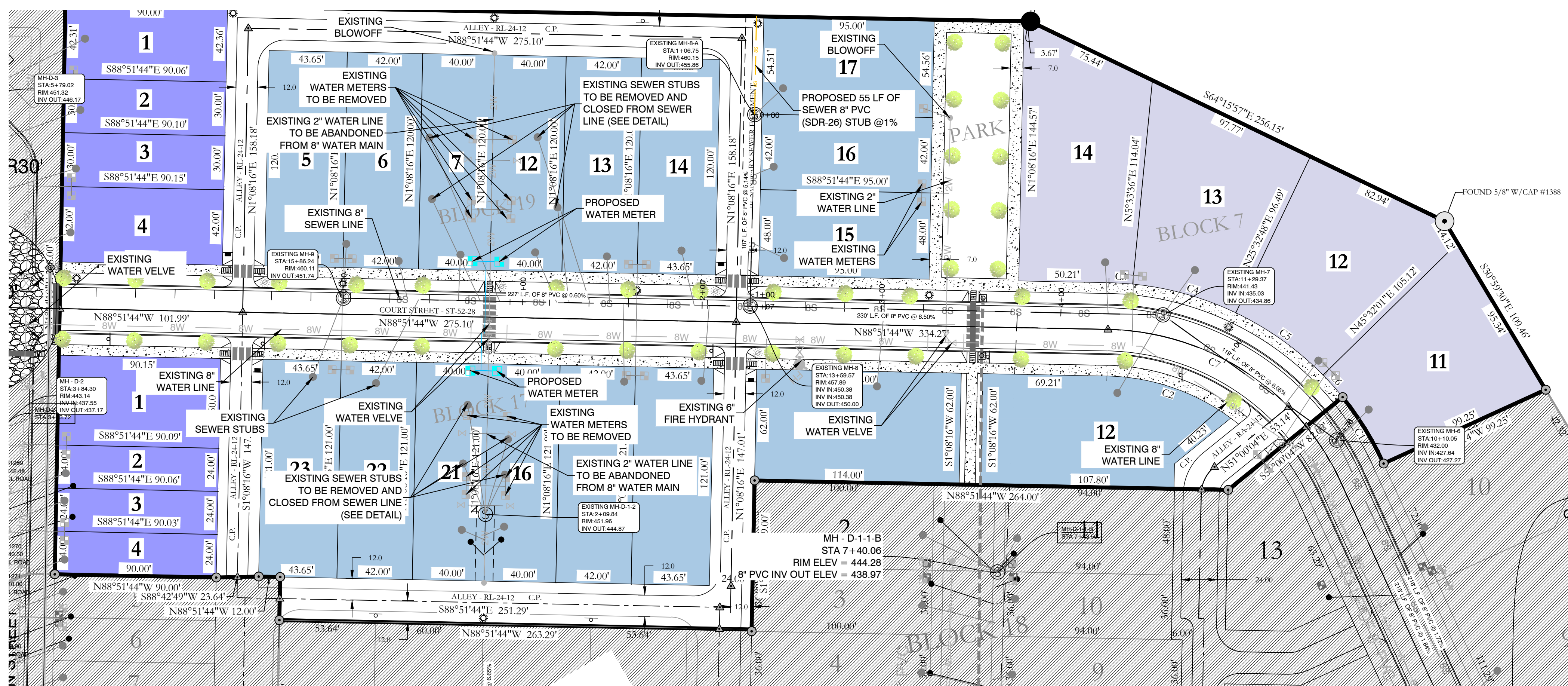
COURT STREET PROFILE



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FAX (501) 315-0024
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FOR USE AND BENEFIT OF: GRAHAM SMITH CONSTRUCTION, LLC			
MIDTOWN BRYANT, PHASE-3 STREET PROFILE BRYANT, SALINE COUNTY, ARKANSAS			
DATE: 6/22/2022	C.A.D. BY:	DRAWING NUMBER:	
REVISIONS:	CHECKED BY:	07-0032	
SHEET: C-1.0	SCALE:		
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K:\LAND PROJECTS\2004 SUBDIVISIONS\2007\07-0032 MIDTOWN BRYANT\DRAWINGS\BUILT\07-0032_MIDTOWN PHASE-3 CONSTRUCTION PLANS_2-09-2010.dwg



- 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.
 3. FORCE MAIN WILL BE TESTED IN ACCORDANCE WITH BRYANT WATER/WASTEWATER SPECIFICATION SECTION 5200-1.03.A.4
 4. SANITARY SEWER FORCE MAIN SHALL BE INSTALLED IN ACCORDANCE WITH BRYANT WATER/WASTEWATER SPECIFICATIONS.
 5. CONNECTING MANHOLE FROM FORCE MAIN SHALL BE REQUIRED TO BE COATED WITH AN EPOXY COATING ACCORDANCE WITH BRYANT WATER/WASTEWATER SPECIFICATION SECTION 1200-1.07A.1.1

WATER UTILITY NOTES:

ALL NEW 8-INCH AND 6-INCH WATER MAINS TO BE C800 DR 14 PVC

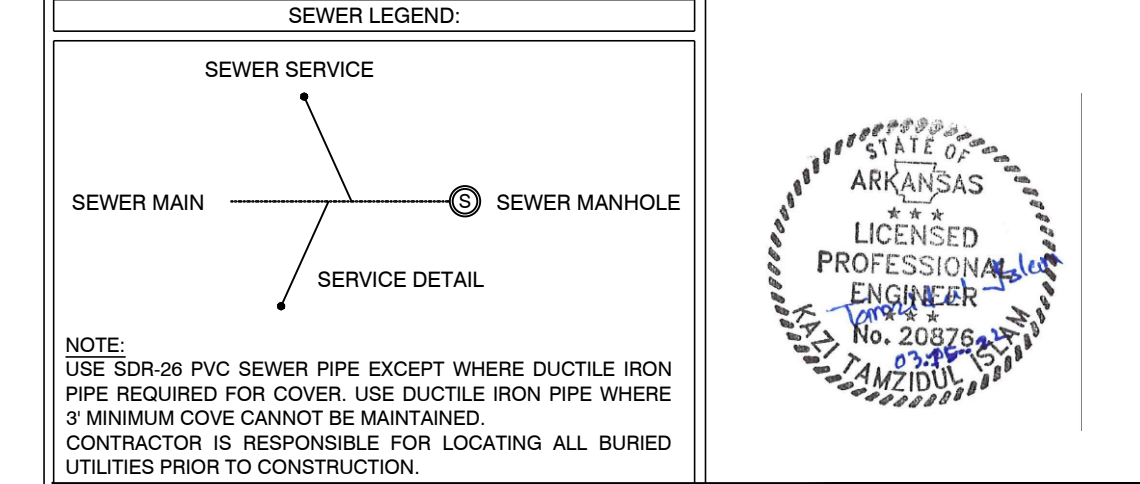
ALL WATER AND SEWER INSTALLATION TO BE IN ACCORDANCE WITH THE CITY OF BRYANT *STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER LINES AND SEWER LINES, 2015 EDITION*

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.

EACH WATER SERVICE METER MUST HAVE ITS OWN SERVICE LINE CONNECTION TO THE MAIN (INCLUDES DOUBLE METERS DISPLAYED AS ONE SERVICE LINE ON THE PLAN).

THE SEWER/WATER MAIN CROSSINGS THAT REQUIRE ENCASEMENT REQUIRE TEN (10) LINEAR FEET OF PIPE ON EITHER SIDE OF THE CROSSING.

ADH RULES PERTAINING TO PUBLIC WATER SYSTEMS NOTES REGARDING CROSS-CONNECTIONS AND SEPARATIONS OF WATER AND SEWER. WATER AND SEWER WILL BE 10 FEET APART IN PARALLEL AND IN THE CASE OF WATER CROSSING SEWER WATER LINE SHOULD BE MINIMUM 18" ABOVE SEWER LINE. AT THE EVENT OF WATER CROSSING BELOW SEWER EITHER ONE OF THE PIPE WILL NEED TO BE ENCASED.



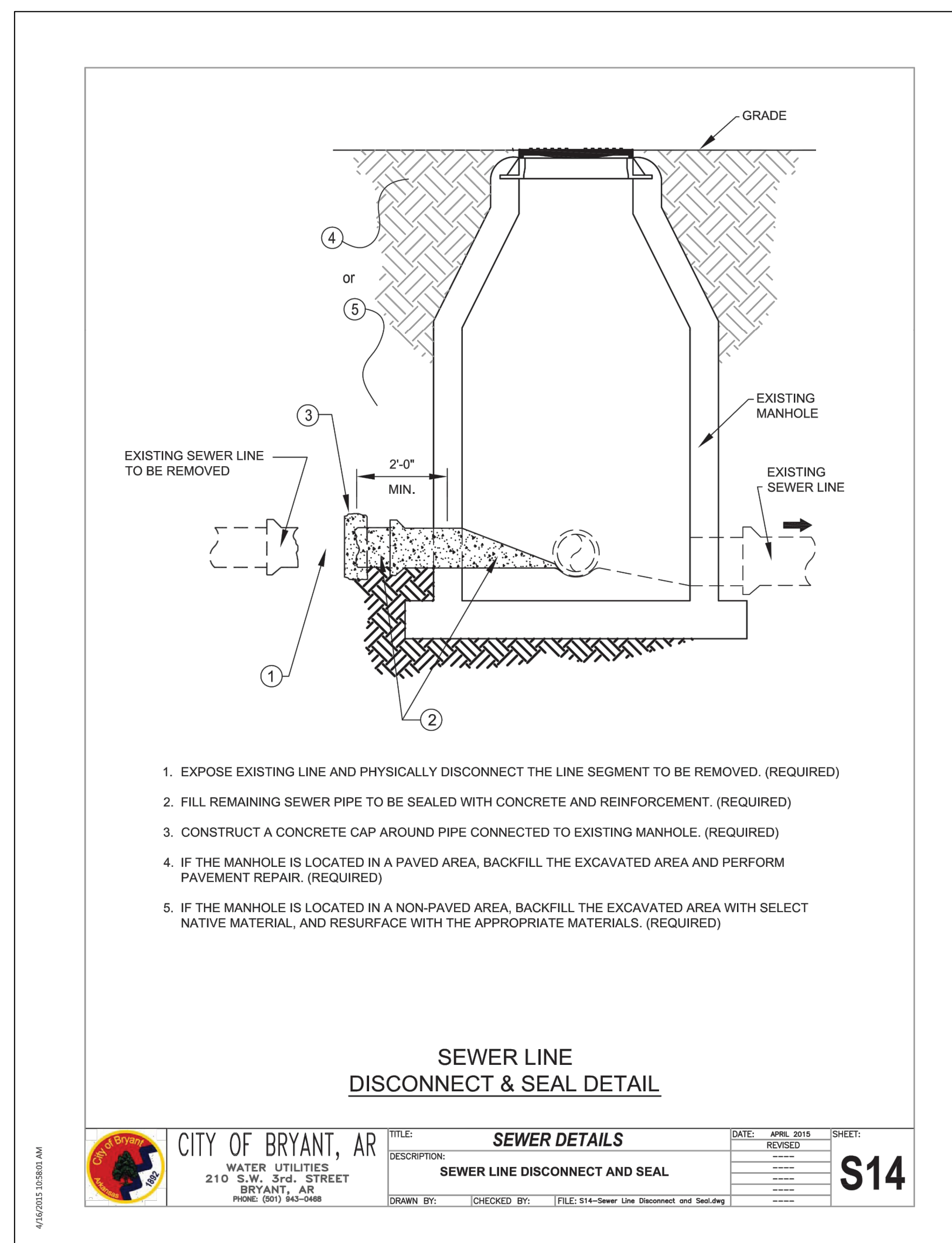
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FOR USE AND BENEFIT OF:
GRAHAM SMITH CONSTRUCTION, LLC

MIDTOWN BRYANT, PHASE-3
 UTILITY PLAN
 BRYANT, SALINE COUNTY, ARKANSAS

DATE: 6/22/2022 C.A.D. BY: DRAWING NUMBER:
 REVISION: CHECKED BY: 07-0032
 SHEET: C-20 SCALE:

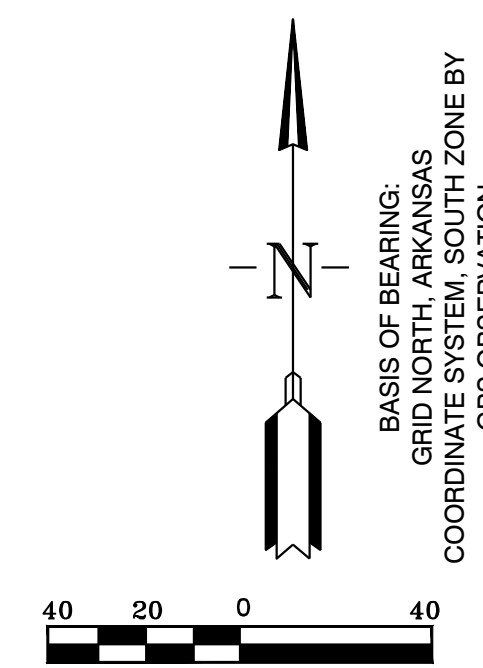


CITY OF BRYANT, AR

WATER UTILITIES
 210 S.W. 3rd STREET
 BRYANT, AR
 PHONE: (501) 843-3446

TITLE: **SEWER DETAILS**
 DESCRIPTION: **SEWER LINE DISCONNECT AND SEAL**

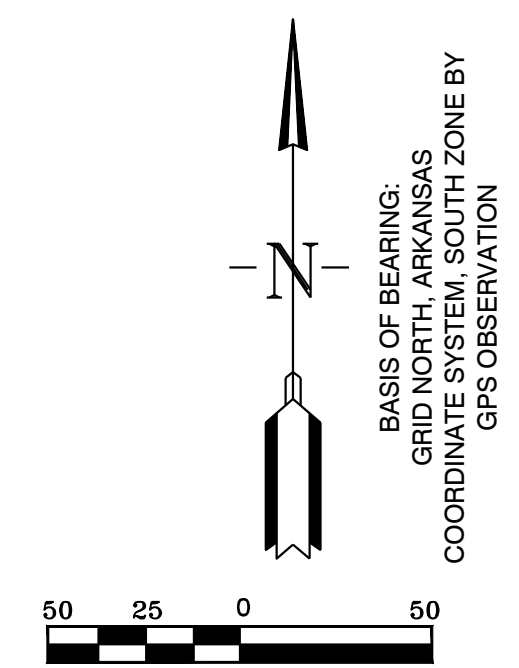
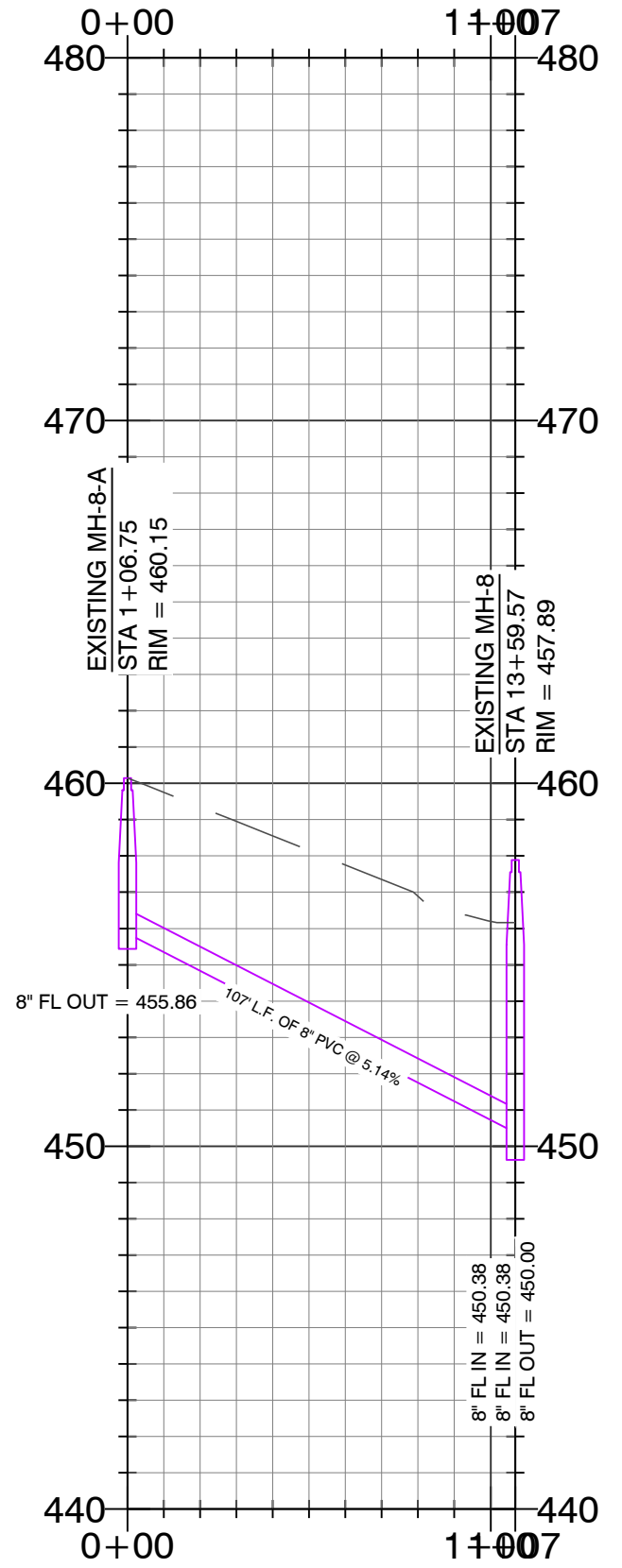
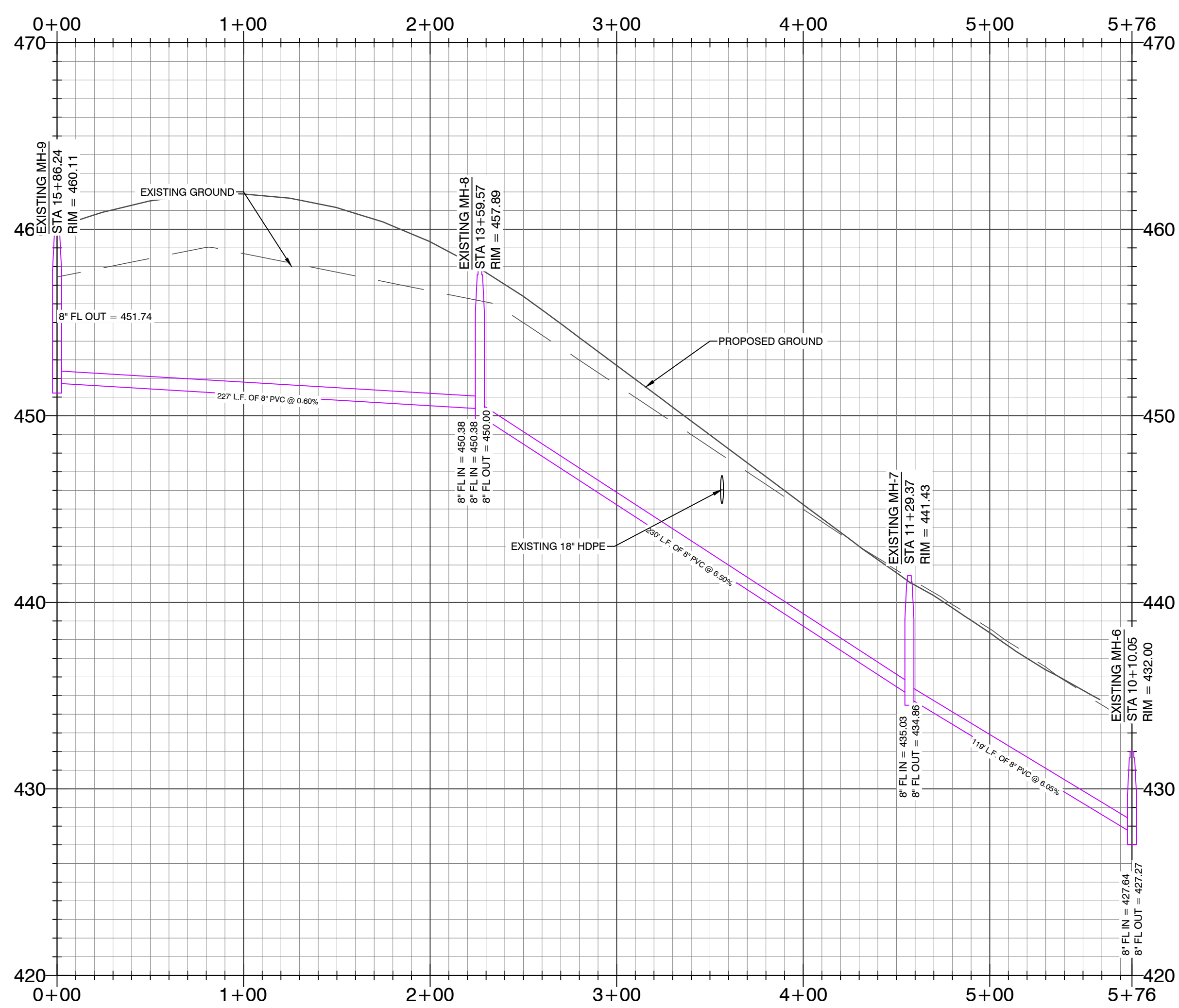
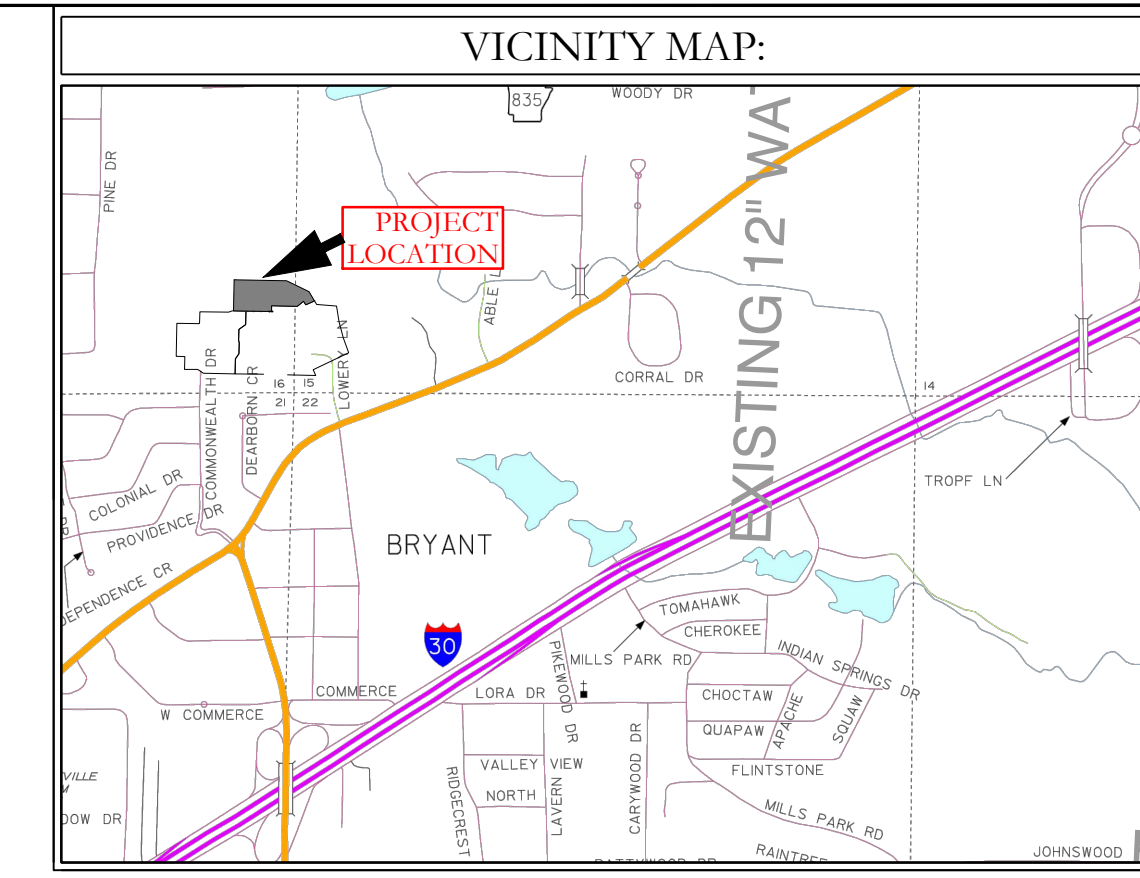
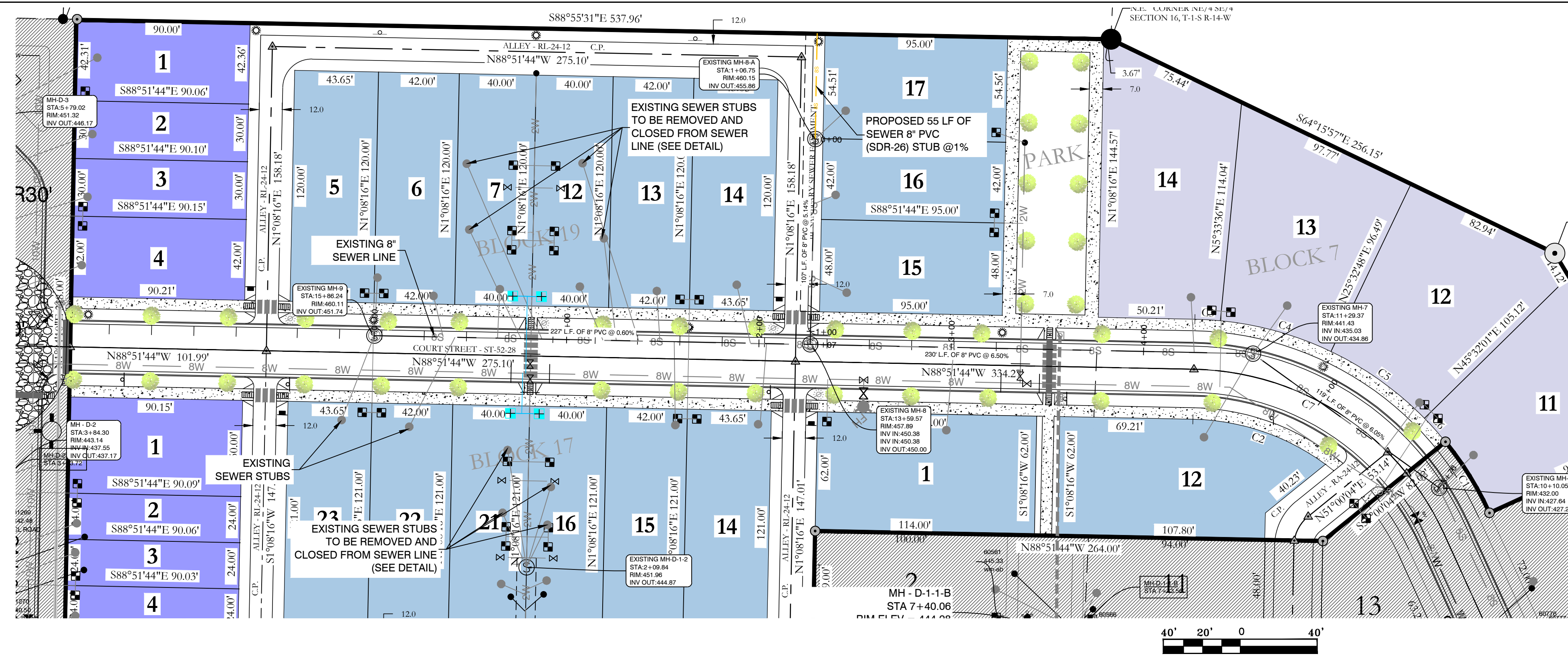
DATE: APR 2018 SHEET: **S14**
 DRAWN BY: CHECKED BY: FILE: S14-Sewer Line Disconnect and Sealing



WATER LEGEND:

⊕	DUAL WATER METERS
⊕	SINGLE WATER METER
X	GATE VALVE
⊕	45° FITTING
⊕	90° FITTING
⊕	TEE FITTING
⊕	CROSS FITTING
⊕	FIRE HYDRANT

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WATER LEGEND:

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

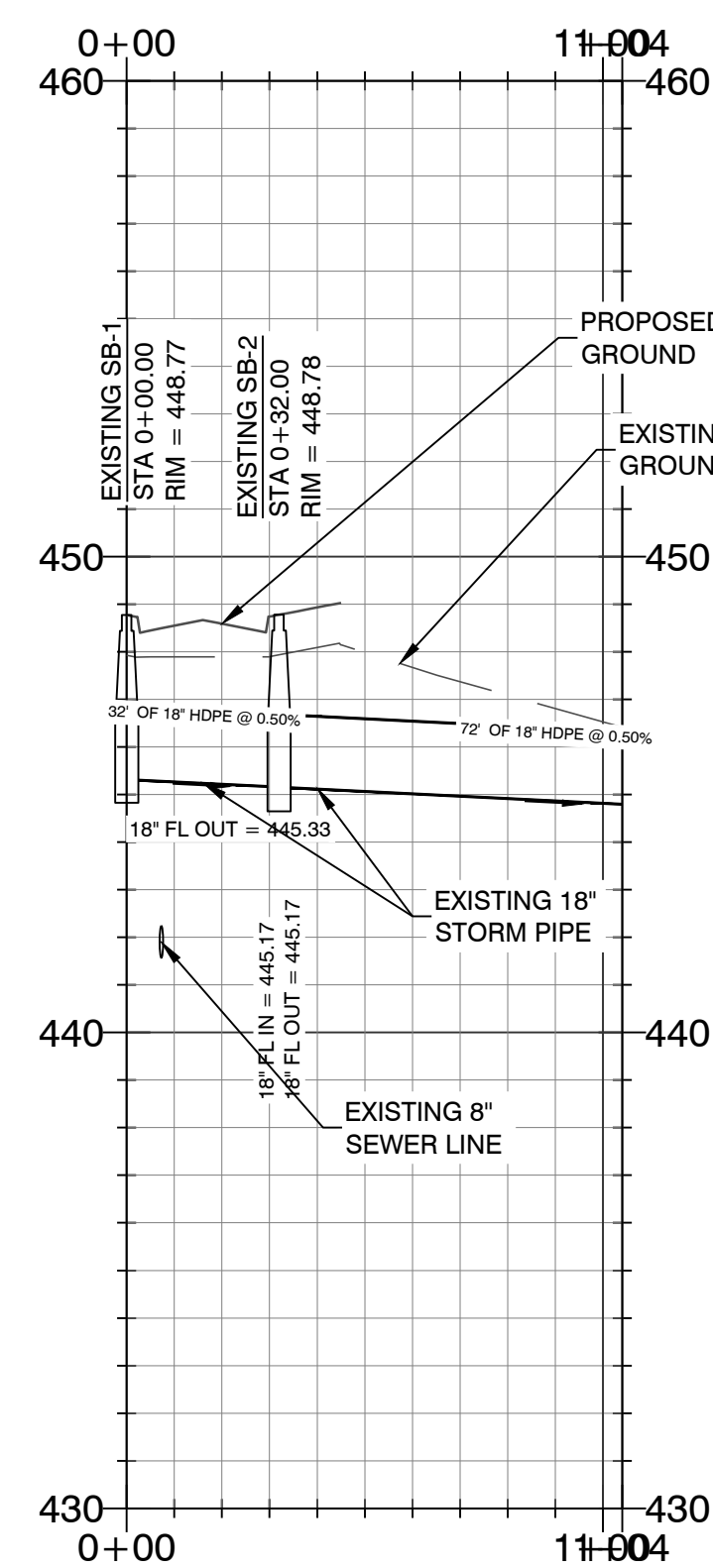
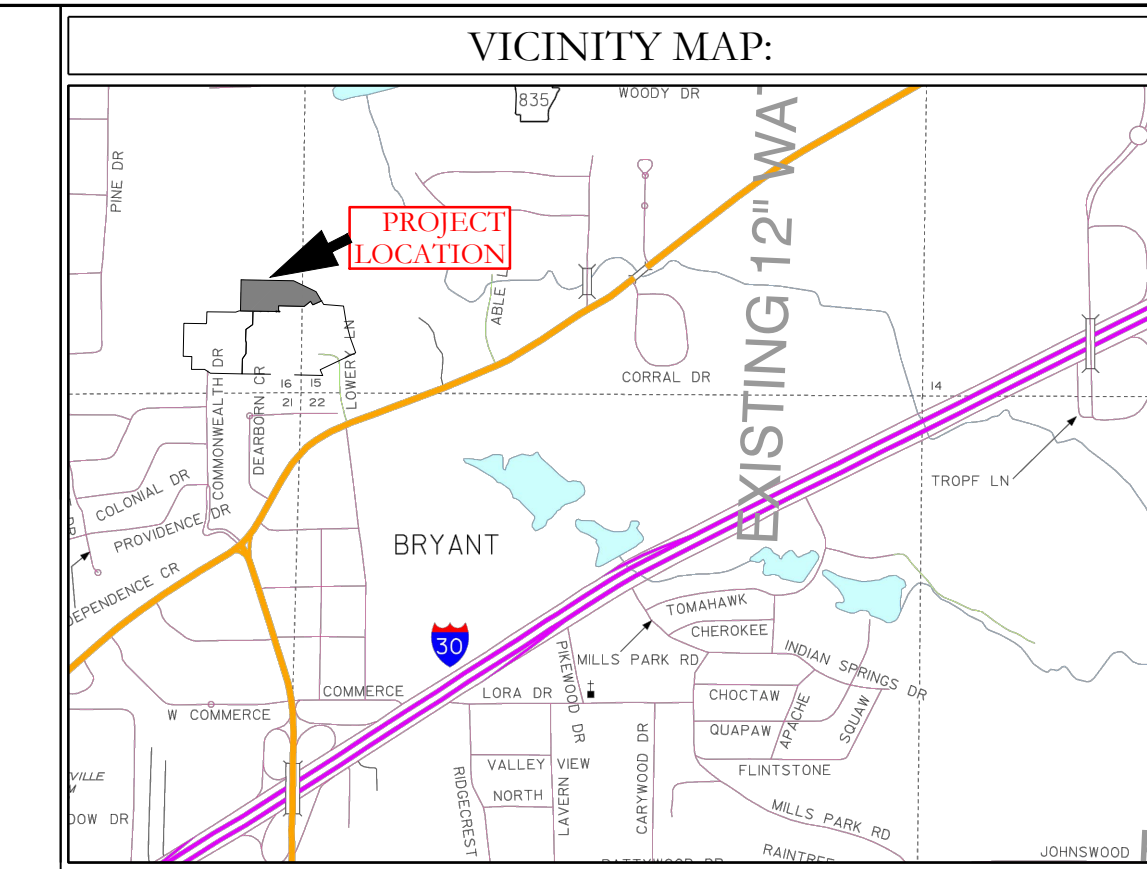
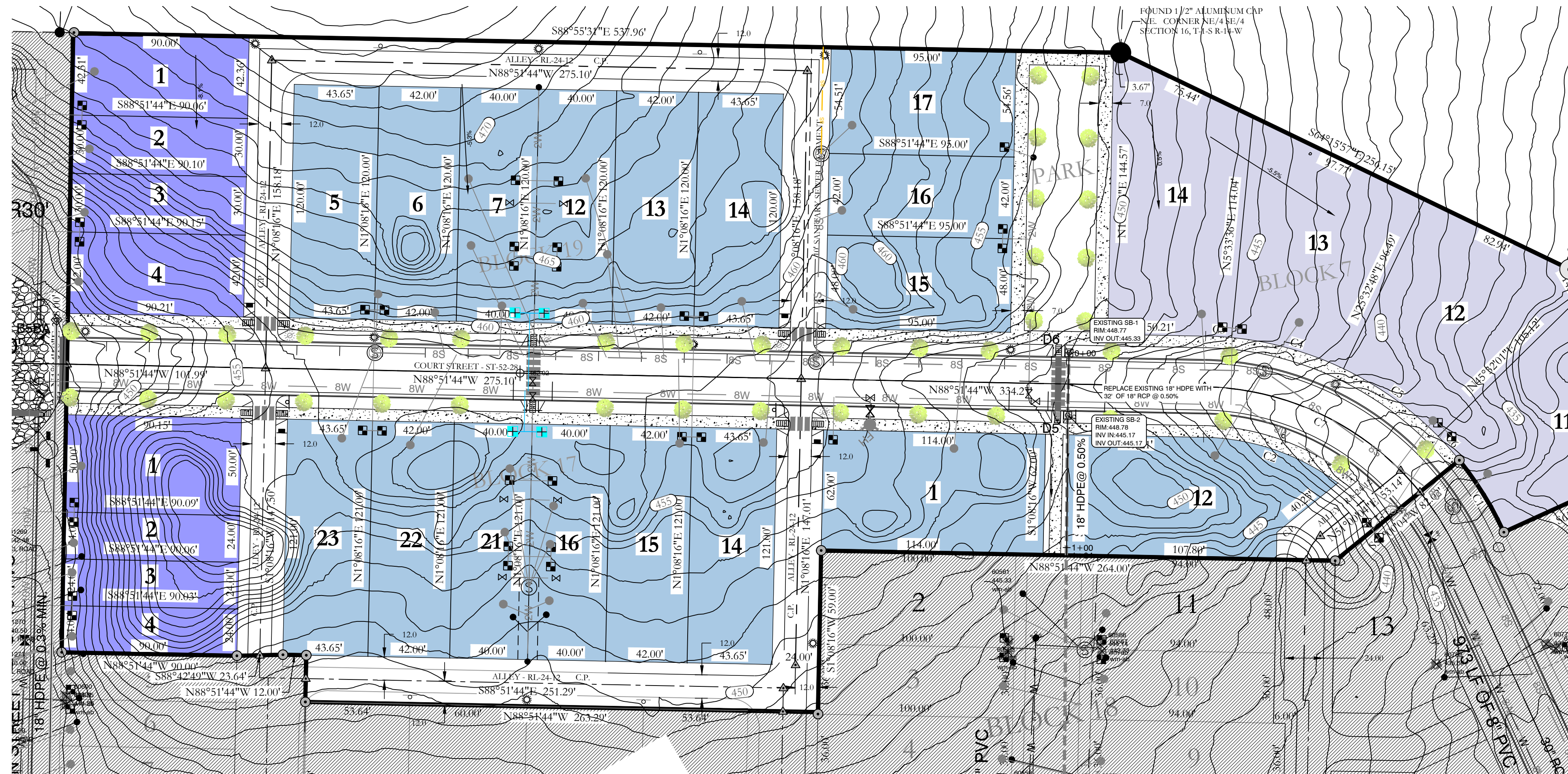
811 Know what's below. Call before you dig.



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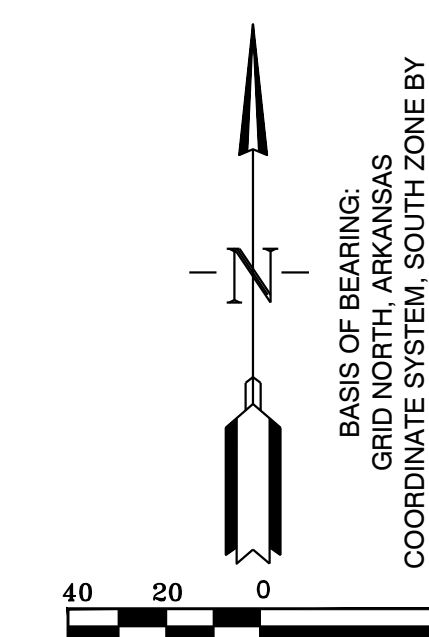
FOR USE AND BENEFIT OF:			
GRAHAM SMITH CONSTRUCTION, LLC			
MIDTOWN BRYANT, PHASE-3			
SEWER PLAN AND PROFILE			
BRYANT, SALINE COUNTY, ARKANSAS			
DATE: 6/22/2022	C.A.D. BY:	DRAWING NUMBER:	
REVISION:	CHECKED BY:	07-0032	
SHEET: C-21	SCALE:		
500	1S	15W	0 34 230 62 1807

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DRAINAGE NOTES

- No fences, pools or permanent obstructions may be placed in any access or drainage easements.
- Dead Storage of pond will be used as a sediment pond at the time of construction later it will remain as a water feature.
- Filter fabric shall be placed under all riprap areas.
- All drainage ditches and swales that are not concreted will be required to be stabilized with solid sod stabilization per the Stormwater Management Manual.
- Any new drainage ditches or swales, new or that have been disturbed during construction are required to have solid sod stabilization per Section 500.7.2 of the Stormwater management Manual. (This is required to be show in detail on the plans).



WATER LEGEND:

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



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FOR USE AND BENEFIT OF:			
GRAHAM SMITH CONSTRUCTION, LLC			
MIDTOWN BRYANT, PHASE-3			
STORM DRAINAGE PLAN AND PROFILE			
<small>BRYANT, SALINE COUNTY, ARKANSAS</small>			
DATE:	6/22/2022	C.A.D. BY:	DRAWING NUMBER:
REVISION:		CHECKED BY:	07-0032
SHEET:	C-30	SCALE:	
500	1S	15W	0 34 230 62 1807

SUBGRADE MATERIAL.

- A. Subgrade soils shall be all materials used for subgrade including in-situ materials and fill materials.
- B. Subgrades for pavement shall be stabilized by mechanical compaction. Stabilization methods such as fabrics and chemical stabilization may be submitted for approval when supported by engineering data and calculations to substantiate the adequacy of the stabilized procedure.
- C. Subgrade shall be compacted to 95 percent modified proctor density minimum. Moisture content shall be +/- 3% of optimum moisture unless otherwise supported by the site specific geotechnical data and approved by City.
- D. Subgrade shall be prepared in such a manner that the base course shall be placed on a firm foundation that is stable and free from soft spots, pumping, dust pockets, wheel ruts, or other defects.
- E. The top 24 inches of the subgrade shall be a material not susceptible to frost action unless modified with cement, lime or another method approved specifically by the City to resist frost action. Soils classified as A-4 and A-5 including sandy silts, fine silty sand or lean clays are highly susceptible to frost action.
- F. In-situ soils meeting the requirements outlined in these specifications may be utilized as subgrade material. In-situ soils used as subgrade shall be scarified to a minimum depth of 8-inches below finish subgrade, recompact and tested as described below. Fill material for subgrade shall be placed in lifts not to exceed 8-inches compacted depth.
- G. Methods and procedures for establishing the total depth of soil replacement and/or modification shall be as specified by the design engineer and geotechnical investigations. The adequacy of in-situ soils and fill materials as pavement subgrade shall be evaluated based upon the soils classification, liquid limit, and plasticity index.
- H. Soils with a liquid limit greater than 40, or a plasticity index greater than 15 shall be undercut and removed from the street section or improved by a design method of stabilization approved by the City.
- I. Quality control testing shall be as specified below.
- J. Undercut 24" of soil below finished street base course. Proof roll to verify stability.
- K. Backfill the undercut subgrade with Class 7 aggregate or soil meeting the requirements of this section and compact in lifts not exceeding 8".

BASE COURSE

- A. Base course material shall be crushed stone meeting the requirements of ArDOT Class 7 aggregate base course as specified in the latest edition of ArDOT Standard Specifications.
- B. Base course shall be compacted to 98 percent modified proctor density minimum. Moisture content shall be +/- 3% of optimum moisture.

SURFACE COURSE

- A. Surface course for flexible pavement designs shall utilize plant mix bituminous base and binder courses conforming to ArDOT Standard Specifications.

CURB AND GUTTER

- A. Curb and gutter shall be Portland Cement Concrete with a minimum 28-day compressive strength of 4,000 psi. Concrete shall be air-entrained with a maximum of 4-inch slump.
- B. Compaction requirements under curb and gutter shall conform to the requirements for street subgrade materials. Compaction requirements shall extend to a minimum of 1 foot behind the back of curb and gutter removing all soft spots and replacing with suitable material.
- C. Curb and gutter shall conform to the typical detail within these specifications or ArDOT Standard Roadway Drawing Details for curbing.
- D. Expansion joints shall be made with 1/2-inch preformed expansion joint filler of a non-extruding type. Expansion joints shall be placed at intervals not exceeding 195 feet, intersection radii, driveways, stationary structures, and sidewalks.
- E. Contraction joints shall be sawed or formed at intervals not greater than 20 feet. Depth of saw-cut shall be 1 1/2-inch and have a width of 1/4-inch. Contraction joints shall be sealed in accordance with ArDOT Standard Specifications.
- F. Forms shall be made of metal or wood and shall be properly braced. The minimum length of each section of form used shall be 10 feet. Each section of form shall be uniform and free from undesirable bends or warps. Forms shall be of such cross section and strength and so secured as to resist the pressure of the impact and vibration on any equipment which they support without springing or settlement.
- G. Curb and gutter placed with slip form or extruding equipment will be acceptable providing it complies with all of the above requirements.
- H. After curing, the curb shall be immediately backfilled to within 4 inches of the top curb to eliminate the possibility of washing beneath the curb. The remaining 4 inches shall be topsoil.
- I. Cold weather protection shall meet the requirements of the latest edition of ArDOT Standard Specifications.

SIDEWALKS

General

- A. Sidewalks shall be Portland Cement Concrete with a minimum 28-day compressive strength of 4,000 psi.
- B. Sidewalks shall be on both sides of streets in line with sidewalks on opposite corners of roads.
- C. All sidewalks including ramps shall meet all current Federal Americans with Disabilities (ADA) design guidelines or requirements.
- D. Traverse slopes shall not exceed 2 percent.
- E. Subgrade under sidewalks shall be compacted to 90 percent modified proctor density minimum.
- F. Sidewalks shall not be placed upon grassy or organic materials.
- G. Sidewalks which extend or link existing sidewalks shall adjoin the existing sidewalks to form a continuous, even pathway.
- H. Utility poles, utility boxes, mailboxes, fire hydrants, and other similar obstructions shall not be located in sidewalks. Sidewalk location may vary at the discretion of the City to avoid such obstacles.

Minimum thickness and reinforcement

- A. Sidewalks shall have a minimum thickness of 4 inches.
- B. Sidewalks shall be reinforced, at a minimum, with woven wire fabric reinforcement.

Contraction and expansion joints

- A. Contraction joints shall be provided perpendicular to the sidewalk at intervals equal to the sidewalk width.
- B. Expansion joints shall be constructed perpendicular to the sidewalk at intervals equal to five times the sidewalk width. Expansion joints shall be made with 1/2-inch preformed expansion joint filler of a non-extruding type. Expansion joints shall be placed at driveways, drop inlets, and curbs.

Quality control testing and inspection by the City

- A. Subgrade and formwork for sidewalks shall be inspected by the City prior to pouring of the sidewalk.
- B. All testing of materials and construction shall be provided and paid for by the Developer/Owner.
- C. All field tests required for a project shall be witnessed by the City, contractor, or their authorized representatives.
- D. All testing shall be accomplished by a testing firm approved by the City and shall be performed under the supervision of a licensed Professional Engineer.
- E. Sampling and testing locations shall be subject to approval by the City.
- F. Density tests on subgrades shall be taken every 300 feet or portion thereof.
- G. The City shall be notified at least one day in advance of the need to inspect subgrade and formwork of sidewalks.

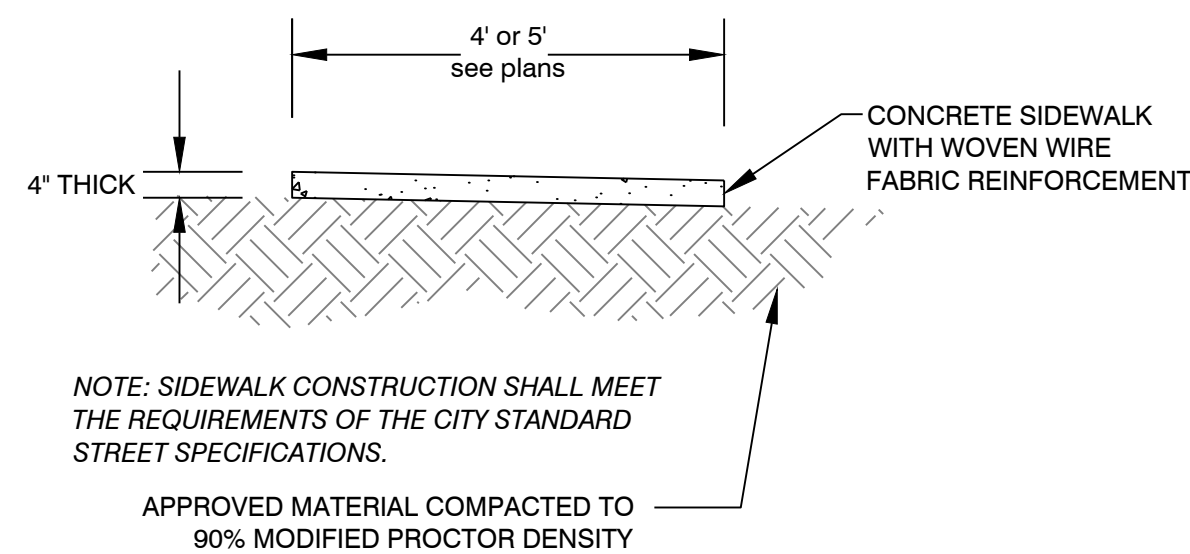
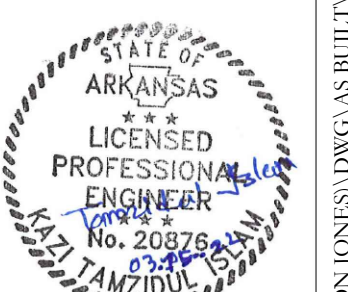
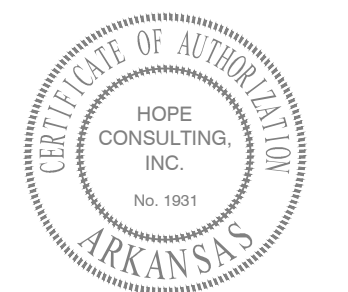
Subgrade

- A. Subgrade soils shall be all materials used for subgrade including in-situ materials and fill materials.
- B. Subgrade shall be compacted to 90 percent modified proctor density minimum. Moisture content shall be +/- 3% of optimum moisture unless otherwise supported by the site specific geotechnical data and approved by City.
- C. Subgrade shall be prepared in such a manner that the base course shall be placed on a firm foundation that is stable and free from soft spots, pumping, dust pockets, wheel ruts, or other defects.
- D. The top 24 inches of the subgrade shall be a material not susceptible to frost action unless modified with cement, lime or another method approved specifically by the City to resist frost action. Soils classified as A-4 and A-5 including sandy silts, fine silty sand or lean clays are highly susceptible to frost action.

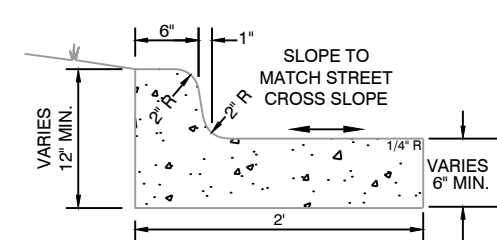
QUALITY CONTROL TESTING AND INSPECTIONS

General

- A. Materials and construction employed in street improvements shall be subject to inspection and quality control testing. All testing of materials and construction shall be provided and paid for by the Developer/Owner.
- B. The Developer/Owner shall provide for inspections of street improvements during construction. The inspections shall be accomplished under the supervision of the Engineer of Record. The Engineer of Record shall provide certification that all materials and construction conform to the approved plans and specifications and with these minimum street standards.
- C. The Engineer of Record shall furnish inspection whenever a critical construction activity is taking place. This means that a representative of the Engineer of Record must be on-site whenever a critical construction activity is taking place.
- D. All field tests required for a project shall be witnessed by the City, Engineer of Record, contractor, or other authorized representatives.
- E. The City shall be notified at least one day in advance of any test(s). It is the responsibility of the contractor to coordinated the scheduling of all tests with the City.



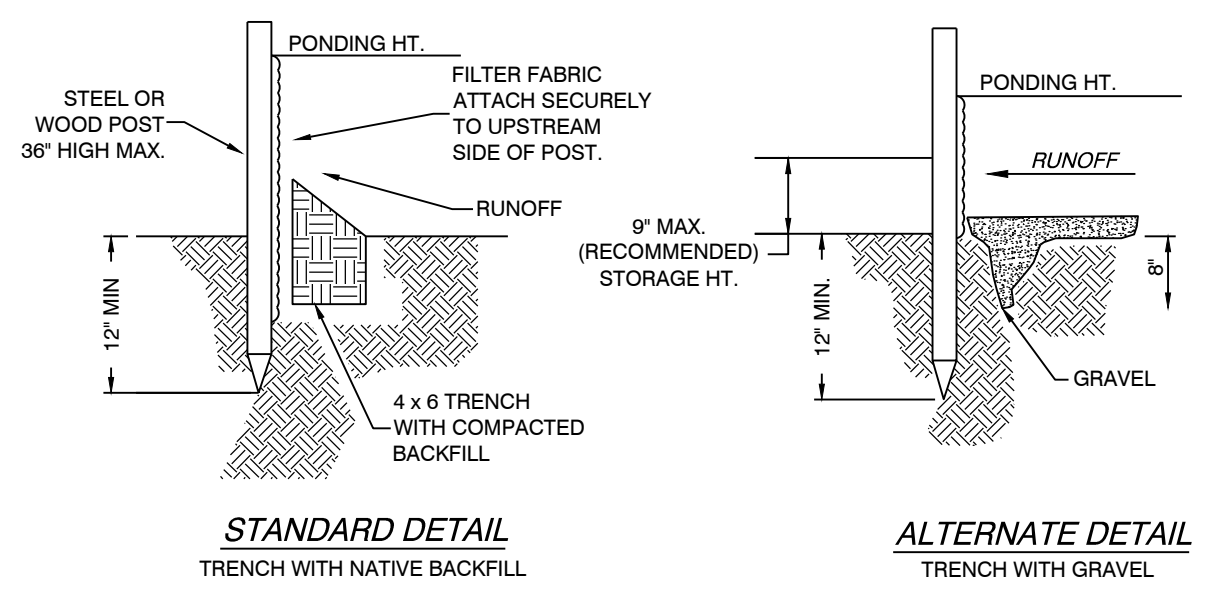
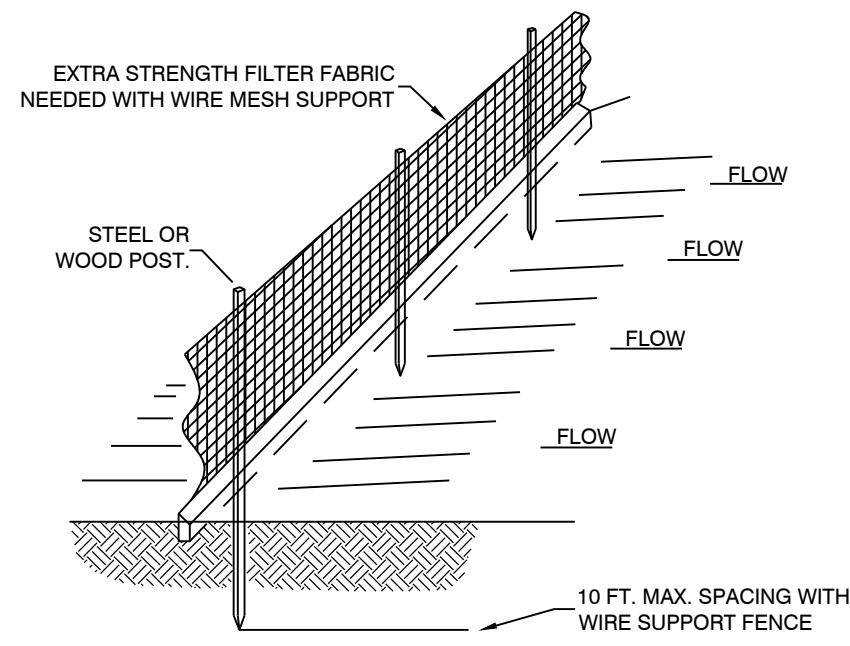
Typical Sidewalk Detail



Typical Curb Details & Notes
NOT TO SCALE

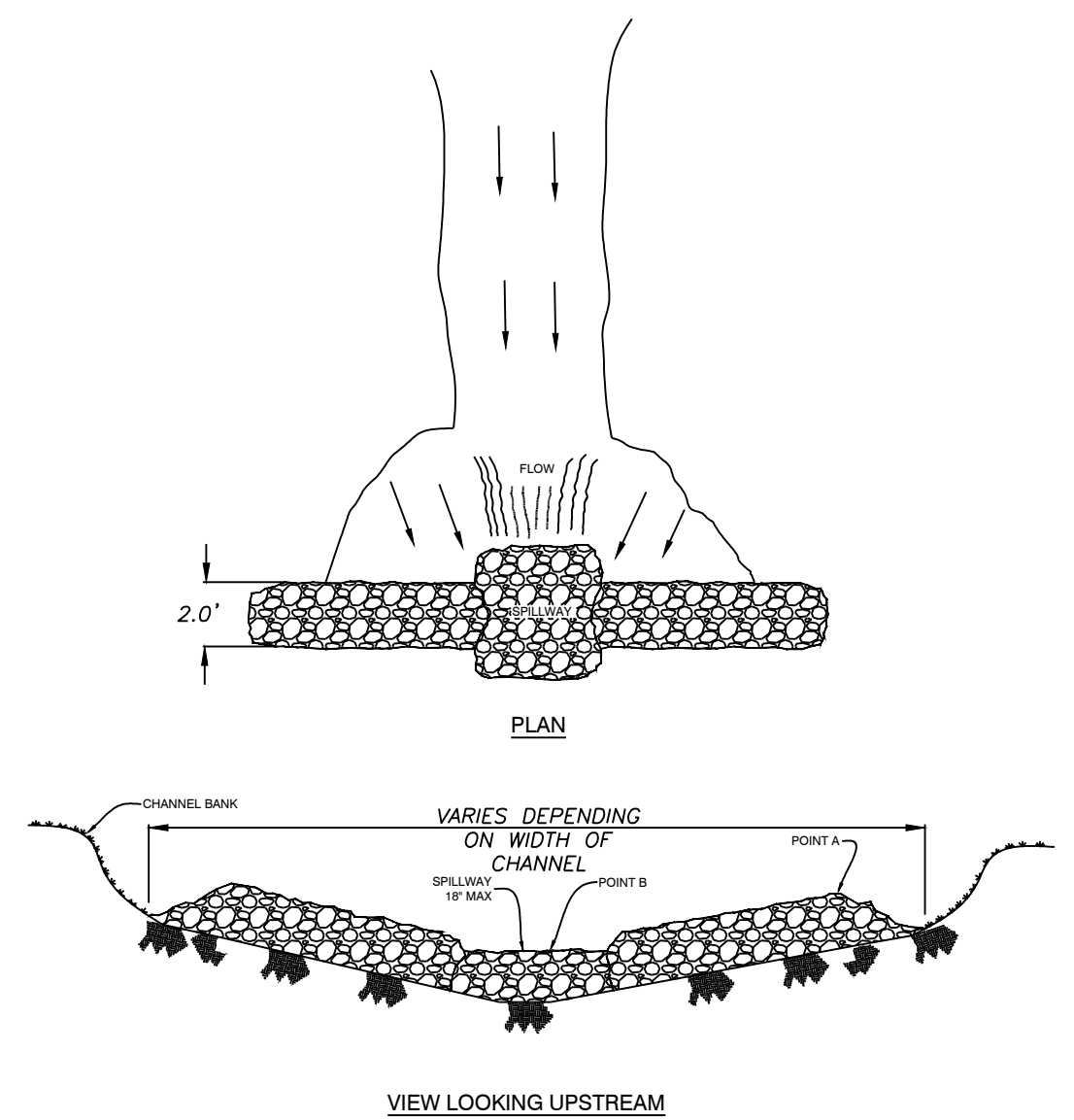
Typical Curb & Gutter Detail
4,000 psi concrete

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: GRAHAM SMITH CONSTRUCTION, LLC			
MIDTOWN BRYANT, PHASE-3 CIVIL SPECIFICATIONS BRYANT, SALINE COUNTY, ARKANSAS			
DATE:	6/22/2022	C.A.D. BY:	DRAWING NUMBER:
REVISION:		CHECKED BY:	07-0032
SHEET:	C-5.0	SCALE:	



- 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



- NOTES:
- 1) POINT A MUST BE HIGHER THAN POINT B (SPILLWAY HEIGHT).
 - 2) PLACE RIP-RAP BARRIERS PERPENDICULAR TO FLOW WITH 10' SPACING.
 - 3) USE STRAW, ROCKS, OR FILTER FABRIC TO FILL ANY GAPS AND TAMP.
 - 4) CHECK FOR EROSION OR LOW HEIGHTS TO THE DAM.
 - 5) SPILLWAY HEIGHT SHALL NOT EXCEED 18" IF 4'.
 - 6) INSPECT AFTER EACH SIGNIFICANT STORM. MAINTAIN AND REPAIR PROMPTLY.

RIP-RAP CHECK DAM

EROSION CONTROL NOTES

SOD OR SEED DETENTION AREA POST-CONSTRUCTION (IF APPLICABLE)

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

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

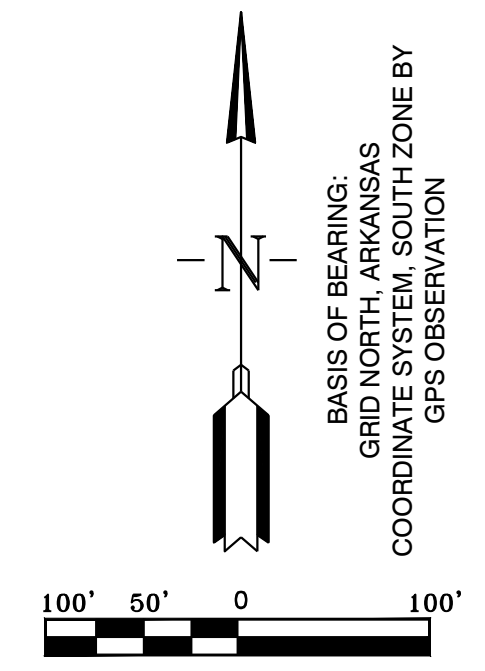
RIP-RAP SEDIMENT BARRIERS SHALL BE USED AT ALL STORMWATER DISCHARGE POINTS SHOWN ON PLANS ASAP

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.

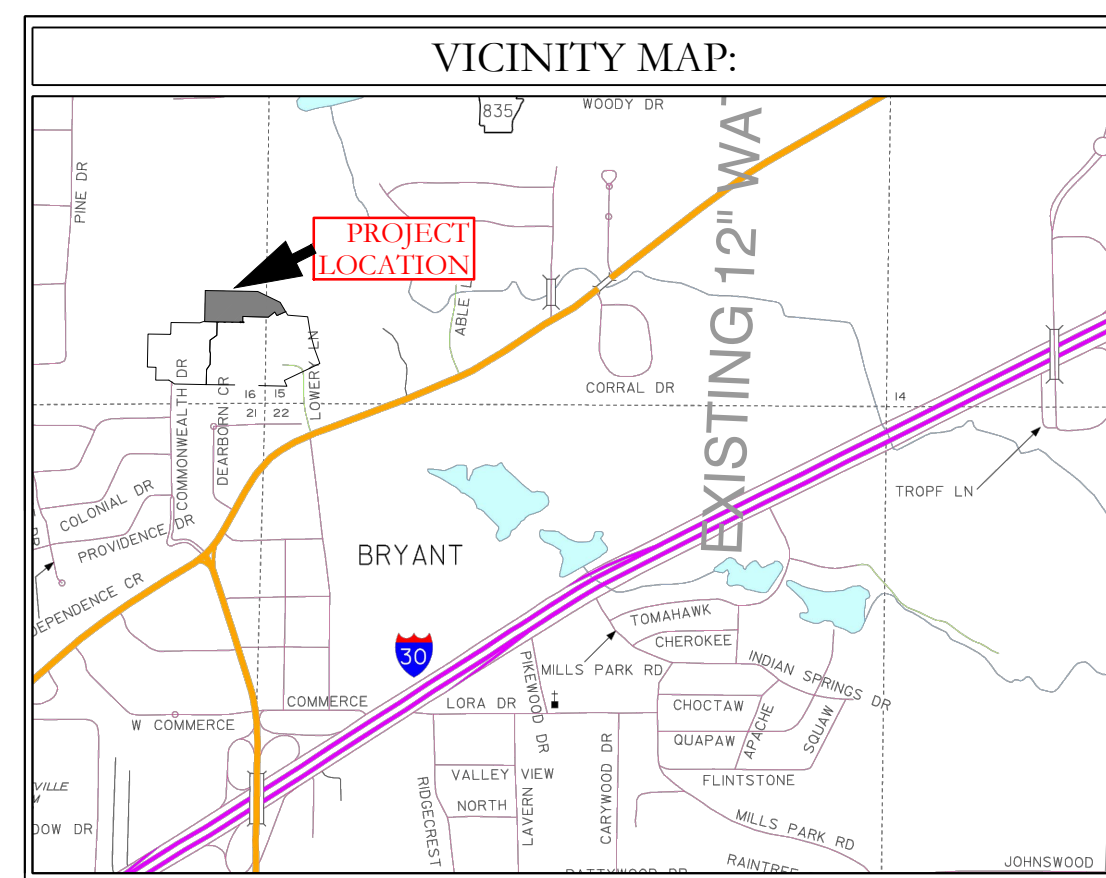
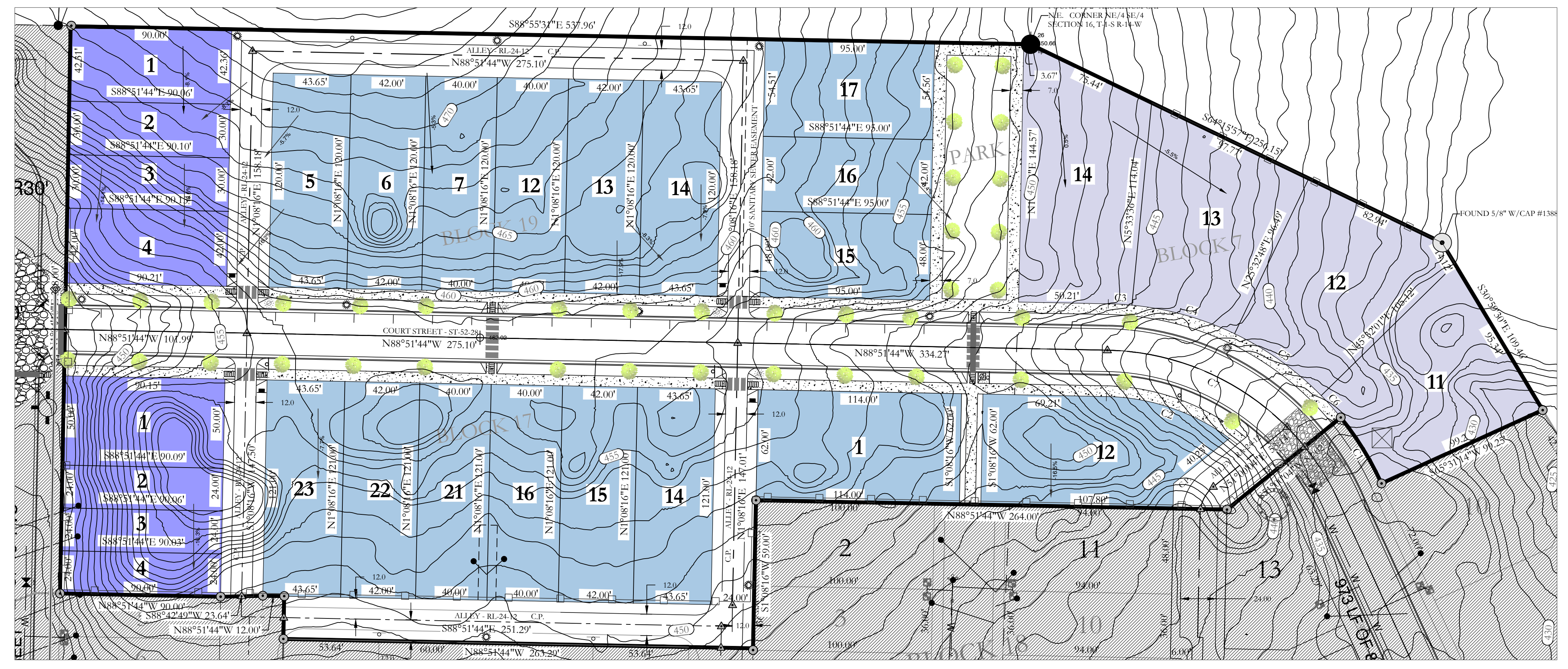
SOME EROSION CONTROL MEASURES, SILT FENCING, OR CHECK DAMS MAY NOT BE NECESSARY DURING INITIAL ROW CLEARING BUT MAY BE NEEDED ONCE LOT CLEARING AND HOME BUILDING BEGINS

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.

STABILIZATION PROCEDURES WILL BE INITIATED AFTER 14 DAYS IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED.



ERC LEGEND



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FOR USE AND BENEFIT OF: GRAHAM SMITH CONSTRUCTION, LLC		
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KS-LAND-PROJECTS-2014-SUBDIVISIONS-2007-07-06-02-MIDTOWN BRYANT, PHASE-3 CONSTRUCTION PLANS_16-09-2022.DWG