

SURVEY DESCRIPTION:

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, AND THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS; AND LOTS 11, 12, 17, AND 18, OF WILDWOOD TERRACE SUBDIVISION TO SALINE COUNTY, ARKANSAS AS SHOWN AND RECORDED IN SALINE COUNTY BOOK 108, PAGE 272; ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" PIPE MARKING THE NORTHWEST CORNER OF SAID SW1/4, NE1/4, OF SECTION 11, THENCE ALONG THE NORTH LINE THEREOF S 85°29'11" E A DISTANCE OF 1,329.88 FEET TO A 1" IRON ROD MARKING THE NORTHEAST CORNER OF SAID SW1/4, NE1/4, THENCE ALONG THE EAST LINE THEREOF S 02°15'16" W A DISTANCE OF 656.51 FEET TO A 3/8" REBAR MARKING THE NW CORNER OF SAID SW1/4, NE1/4, OF SECTION 11 (REF: SURVEY BY WILLIAMS PS #1091); THENCE LEAVING SAID EAST LINE S 88°06'05" E A DISTANCE OF 660.28 FEET TO A 1/2" REBAR & CAP (PS #1664); THENCE CONTINUE S 88°06'05" E A DISTANCE OF 658.28 FEET TO THE COMPUTED LOCATION OF THE NE CORNER OF SAID S1/2, SE1/4, NE1/4 OF SECTION 11 (REF: SURVEY BY WILLIAMS PS #1091); THENCE ALONG THE EAST LINE THEREOF S 01°20'58" W A DISTANCE OF 334.18 FEET TO A IRON SPIKE IN MIDLAND ROAD; THENCE LEAVING SAID EAST LINE N 86°39'24" W A DISTANCE OF 662.49 FEET TO A 1/2" REBAR AND CAP (PS #1664); THENCE S 01°59'29" W A DISTANCE OF 315.73 FEET TO A 1/2" REBAR AND CAP (PS #1664) ON THE SOUTH LINE OF SAID SW1/4, NE1/4, OF SECTION 11; THENCE ALONG SAID SOUTH LINE N 87°03'53" W A DISTANCE OF 662.97 FEET TO THE COMPUTED LOCATION OF THE SE CORNER OF SAID SW1/4, NE1/4 OF SECTION 11; THENCE ALONG THE SOUTH LINE THEREOF N 87°03'53" W A DISTANCE OF 833.46 FEET TO A 1/2" REBAR; THENCE LEAVING SAID SOUTH LINE N 01°23'40" E A DISTANCE OF 465.63 FEET TO A 1/2" REBAR; THENCE N 87°10'32" W A DISTANCE OF 469.29 FEET TO A 1/2" REBAR AND CAP (PS #1664) ON THE WEST LINE OF SAID SW1/4, NE1/4; THENCE ALONG SAID WEST LINE N 09°52'05" E A DISTANCE OF 439.06 FEET TO A 1/2" REBAR MARKING THE SW CORNER OF LOT 11, WILDWOOD TERRACE SUBDIVISION; THENCE ALONG THE SOUTH LINE OF SAID LOT 11 N 87°36'46" W A DISTANCE OF 139.77 FEET TO A 5/8" REBAR MARKING THE SW CORNER OF SAID LOT 11; THENCE ALONG THE WEST LINE OF LOTS 11 AND 12, OF SAID WILDWOOD TERRACE N 00°35'40" E A DISTANCE OF 101.78 FEET TO A 5/8" REBAR MARKING THE NW CORNER OF SAID LOT 12; THENCE ALONG THE NORTH LINE OF SAID LOT 12 S 86°40'01" E A DISTANCE OF 139.03 FEET TO A 5/8" REBAR MARKING THE NE CORNER OF SAID LOT 12; THENCE ALONG THE WEST LINE OF SAID SW1/4, NE1/4, OF SECTION 11 N 09°38'53" E A DISTANCE OF 210.07 FEET TO A 1/2" REBAR MARKING THE SE CORNER OF LOT 17 OF SAID WILDWOOD TERRACE SUBDIVISION; THENCE LEAVING THE SOUTH LINE OF SAID LOT 17 N 86°38'57" W A DISTANCE OF 138.71 FEET TO A 1/2" IRON PIPE MARKING THE SW CORNER OF SAID LOT 17; THENCE ALONG THE WEST LINES OF LOTS 17 AND 18 OF SAID WILDWOOD TERRACE N 02°18'25" E A DISTANCE OF 99.47 FEET TO A 5/8" REBAR MARKING THE NW CORNER OF SAID LOT 18; THENCE ALONG THE NORTH LINE OF SAID LOT 18 S 86°49'52" E A DISTANCE OF 139.64 FEET TO THE POINT OF BEGINNING; CONTAINING 2,140,251.37 SQUARE FEET, OR 49.13 ACRES, MORE OR LESS.

NOTE:

TRACTS A, B, C, D AND E WILL BE UTILIZED FOR DRAINAGE AND UTILITIES PURPOSES AND WILL MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION (POA) OR IMPROVEMENT DISTRICT.

Curve Table					Curve Table					Curve Table							
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	36.44	25.00	83.51	N46°31'18"W	33.30	C27	43.88	100.00	25.14	N80°29'25"E	43.53	C52	78.60	50.00	90.07	S43°14'26"E	70.75
C2	78.54	50.00	90.00	S46°43'28"W	70.71	C28	13.22	75.00	10.10	S81°53'17"E	13.20	C53	39.24	25.00	89.93	S46°45'34"W	35.33
C3	15.74	25.00	36.08	S16°19'00"E	15.48	C29	41.41	75.00	31.63	S61°01'20"E	40.88	C54	39.33	25.00	90.14	N43°12'13"W	35.40
C4	3.29	25.00	7.54	S38°07'47"E	3.29	C30	39.26	75.00	30.00	S30°12'28"E	38.82	C55	39.21	25.00	89.86	N46°47'47"E	35.31
C5	65.64	50.00	75.21	S4°17'44"E	61.02	C31	22.26	75.00	17.00	S6°42'27"E	22.18	C56	39.30	25.00	90.07	S43°14'26"E	35.38
C6	42.15	50.00	48.30	S57°27'40"W	40.91	C32	39.27	25.00	90.00	S43°12'19"E	35.36	C57	39.30	25.00	90.07	N43°10'07"W	35.38
C7	46.94	50.00	53.79	N71°29'33"W	45.24	C33	147.27	100.00	84.38	S40°19'16"E	134.32	C58	39.24	25.00	89.93	N46°49'53"E	35.33
C8	16.26	25.00	37.26	N9°20'12"W	15.97	C34	39.33	25.00	90.14	S43°12'13"E	35.40	C59	39.00	25.00	89.38	S43°30'55"E	35.16
C10	53.12	100.00	30.43	N67°06'45"W	52.50	C35	39.21	25.00	89.86	N46°47'47"E	35.31	C60	39.54	25.00	90.62	S46°29'05"W	35.55
C11	54.85	100.00	31.43	N36°10'54"W	54.17	C36	0.94	25.00	2.15	N0°47'36"E	0.94	C61	78.60	50.00	90.07	N43°10'07"W	70.76
C12	38.86	100.00	22.26	N9°20'12"W	38.61	C37	20.09	25.00	46.04	N23°18'05"W	19.55	C62	39.27	25.00	90.00	N46°47'41"E	35.36
C13	39.27	25.00	90.00	N43°12'19"W	35.36	C38	55.98	50.00	64.14	N14°41'58"W	53.10	C63	39.00	25.00	89.38	S43°30'55"E	35.16
C14	19.69	25.00	45.13	S69°13'41"W	19.19	C39	43.73	50.00	50.11	N42°52'47"E	42.35	C64	80.19	50.00	91.89	S47°07'07"W	71.87
C15	117.81	75.00	90.00	S46°43'28"W	106.07	C40	50.36	50.00	57.71	S83°12'24"E	48.26	C65	38.72	25.00	88.73	N42°34'17"W	34.96
C16	63.54	50.00	72.81	S80°10'34"W	59.35	C41	35.14	50.00	40.26	S34°13'06"E	34.42	C66	58.90	75.00	45.00	N24°13'28"E	57.40
C17	43.81	50.00	50.20	N38°18'56"W	42.42	C42	55.98	50.00	64.14	S17°59'09"W	53.10	C67	61.60	75.00	47.06	N70°15'11"E	59.88
C18	54.47	50.00	62.42	N17°39'35"E	51.81	C43	19.96	25.00	45.75	S27°10'54"W	19.44	C68	117.90	75.00	90.07	S43°14'26"E	106.13
C19	19.69	25.00	45.12	N26°38'19"E	19.18	C44	1.06	25.00	2.44	S3°05'13"W	1.06	C69	39.00	50.00	44.69	S65°51'37"E	38.02
C20	39.27	25.00	90.00	N43°12'19"W	35.36	C45	39.33	25.00	90.14	S43°12'13"E	35.40	C71	39.00	50.00	44.69	S21°10'12"E	38.02
C21	39.40	25.00	90.29	S46°01'44"W	35.45	C46	78.54	50.00	90.00	N46°43'28"E	70.71	C72	120.28	75.00	91.89	S47°07'07"W	107.80
C22	39.02	25.00	89.42	S44°06'55"E	35.18	C47	30.06	100.00	17.22	N10°20'12"E	29.95	C73	77.43	50.00	88.73	N42°34'17"W	69.92
C23	39.27	25.00	90.00	N43°12'19"W	35.36	C48	111.48	100.00	63.87	N50°53'08"E	105.80	C74	117.91	75.00	90.07	N43°10'07"W	106.13
C24	15.42	100.00	8.83	N5°35'30"E	15.40	C49	15.54	100.00	8.90	N87°16'23"E	15.52	C247	39.27	25.00	90.00	S46°47'41"W	35.36
C25	50.54	100.00	28.96	N24°29'09"E	50.00	C50	38.91	25.00	89.18	N47°08'03"E	35.10						
C26	50.54	100.00	28.96	N53°26'27"E	50.00	C51	39.21	25.00	89.86	N46°47'47"E	35.31						

PRELIMINARY PLAT
MIDLAND ROAD ESTATES
 A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

CERTIFICATIONS:

OWNER:
 Name: HAVENS DEVELOPMENT, LLC
 Address: 2615 N. PRICKETT ROAD, SUITE 5 BRYANT, AR 72022

DEVELOPER:
 Name: HAVENS DEVELOPMENT, LLC
 Address: 2615 N. PRICKETT ROAD, SUITE 5 BRYANT, AR 72022

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:
 I, Kazi Tamzidul Islam, hereby certify that this plat 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 requirements of the City of Bryant Subdivision Rules and Regulations have been fully complied with.

Date of Execution _____
 Signature: Kazi Tamzidul Islam
 Registered Professional Engineer, No. 20876 Arkansas

CERTIFICATE OF OWNER:
 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 the within plat.

Source of Title: 2021-009870
 Date of Execution _____
 Signature: _____

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY:
 I, Corbett R. Shoffner, hereby certify that this proposed preliminary plat correctly represents a survey completed by me, or under my supervision on _____ 2023; that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source Title; and that all monuments which were found or placed on the property are correctly described and located.

Date of Execution _____
 Signature: Jonathan L. Hope
 Registered Professional Land Surveyor No. 1762 Arkansas

CERTIFICATE OF PRELIMINARY PLAT APPROVAL:
 All requirements of the City of Bryant Subdivision Rules and Regulations relative to the preparation and submission of a Preliminary Plat having been fulfilled, approval of this plat is hereby granted, subject to further provisions of said Rules and Regulations.

Date of Execution _____
 Signature: Rick Johnson, Chairman
 Bryant Planning Commission

PROPERTY SPECIFICATIONS:

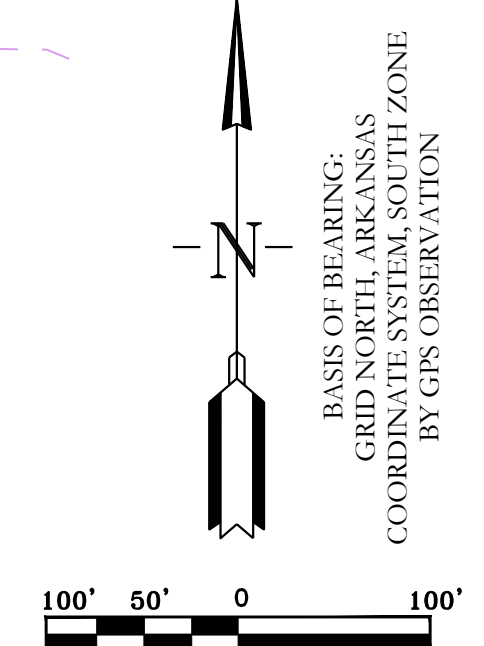
OWNER: HAVENS DEVELOPMENT, LLC 2615 N. PRICKETT ROAD, SUITE 5 BRYANT, AR 72022	MIN. LOT SIZE: 6,000 SQ. FT. NUMBER OF LOTS: 198 SOURCE OF WATER: CITY OF BRYANT SOURCE OF SEWER: CITY OF BRYANT SOURCE OF ELECTRIC: FIRST ELECTRIC COOP SOURCE OF GAS: CENTERPOINT ENERGY
DEVELOPER/SUBDIVIDER: HAVENS DEVELOPMENT, LLC 2615 N. PRICKETT ROAD, SUITE 5 BRYANT, AR 72022	BUILDING SETBACKS: FRONT - 20' OR AS SHOWN REAR - 20' OR AS SHOWN SIDE - 8' OR AS SHOWN
ENGINEERS: HOPE CONSULTING INC. 129 N. MAIN STREET BENTON, AR 72015	EASEMENTS, UTILITY & DRAINAGE (D.E. & U.): FRONT - 10' OR AS SHOWN REAR - 10' OR AS SHOWN SIDE - 5' OR AS SHOWN
NAME OF SUBDIVISION: MIDLAND ROAD ESTATES	STREET RIGHT OF WAYS: 50' OR AS SHOWN STREET WIDTH: 28' BOC TO BOC LOT CORNERS: SET 1/2" REBAR WITH CAP
ZONING CLASSIFICATION: PROPOSED R-1S	SOURCE OF TITLE: SALINE COUNTY DOCUMENT BOOK PAGE

HOPE CONSULTING ENGINEERS - SURVEYORS

FOR USE AND BENEFIT OF:
HAVENS DEVELOPMENT, LLC

PRELIMINARY PLAT
MIDLAND ROAD ESTATES
 A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

DATE: 03/08/2023	C.A.D. BY: BJOHNSON	DRAWING NUMBER:
REVISED:	CHECKED BY:	23-0024
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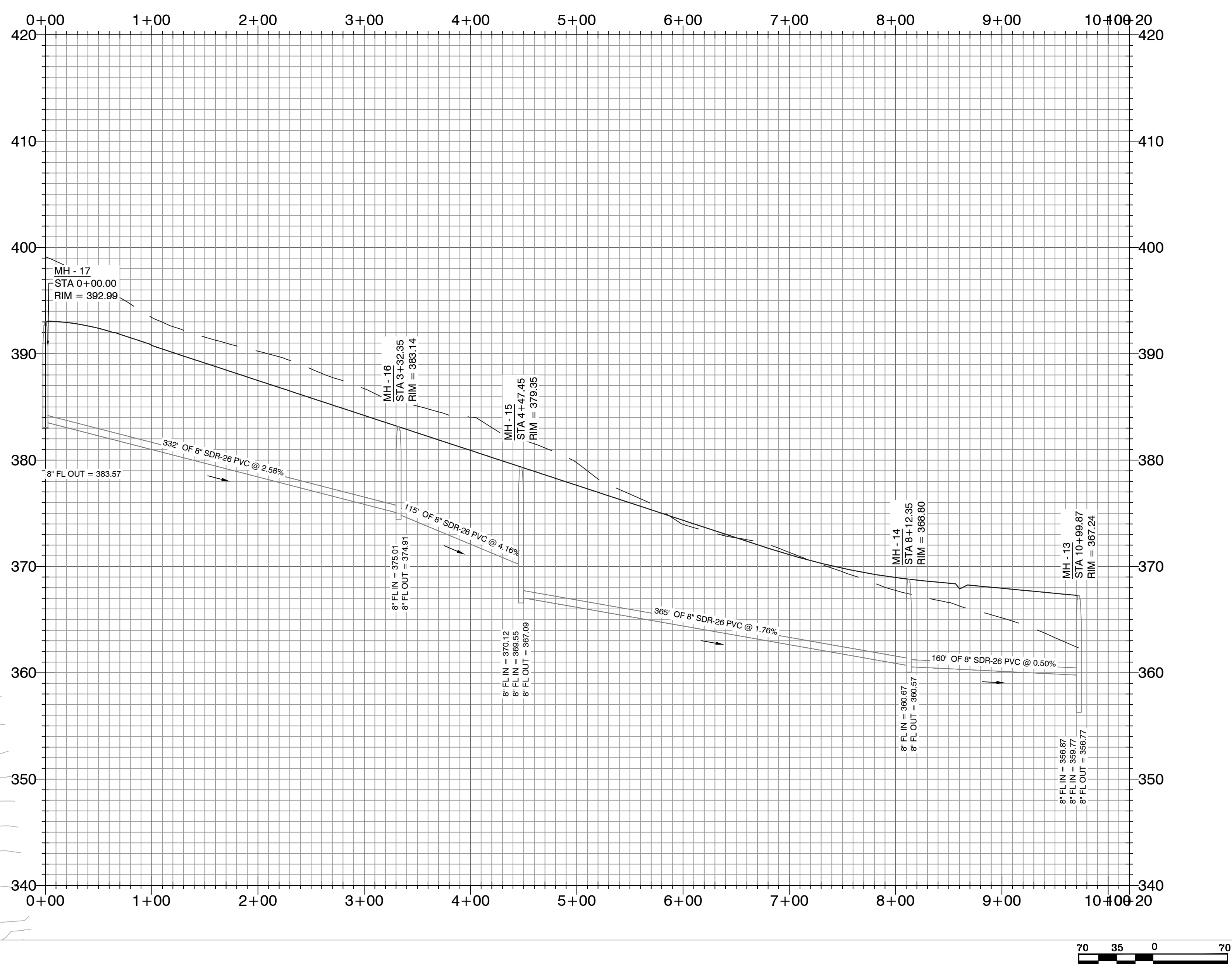


By affixing my seal and signature, I William Cobitt R. Shoffner PLS No. 1762, hereby certify that this drawing correctly depicts a survey completed under my supervision.

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

No portion of the property described hereon lies within the 100 year floodplain, according to the Federal Insurance Rate Map, panel #0125C0365, Dated: 06/05/2020.

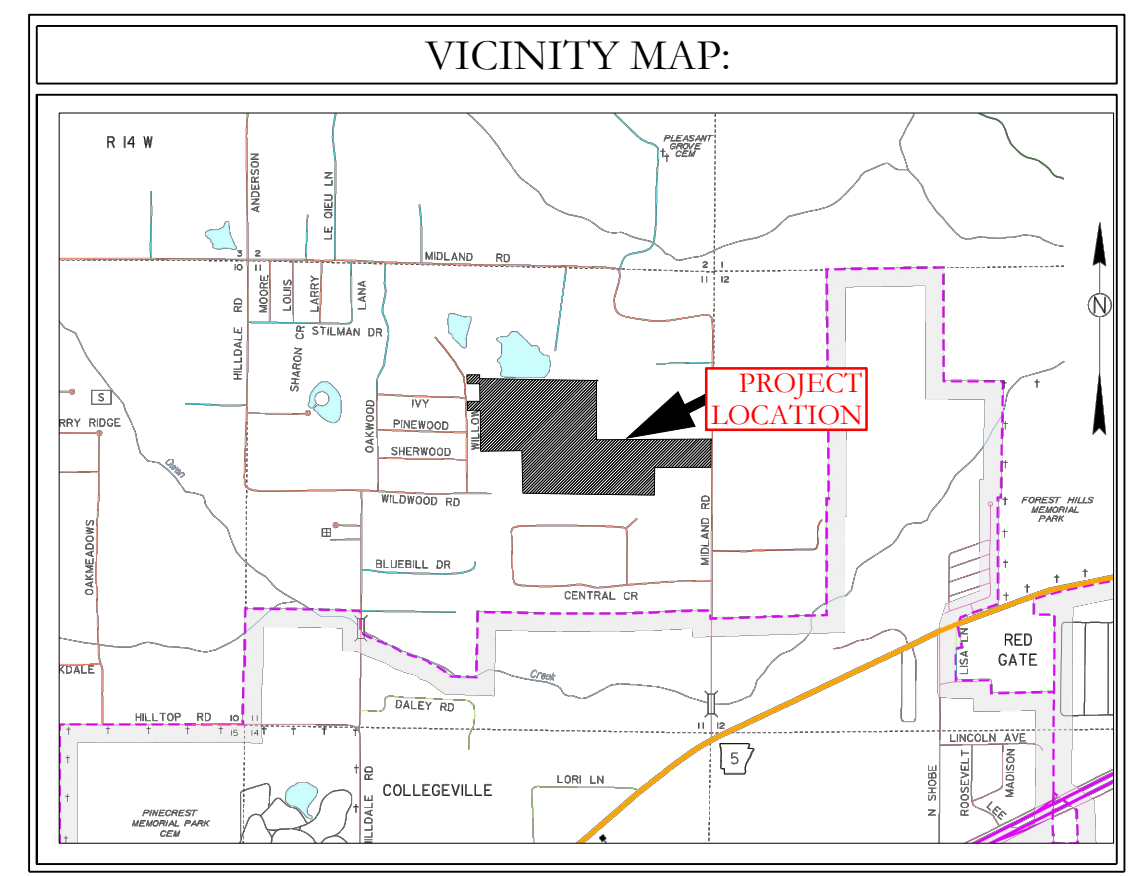
Sanitary-1 PROFILE



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

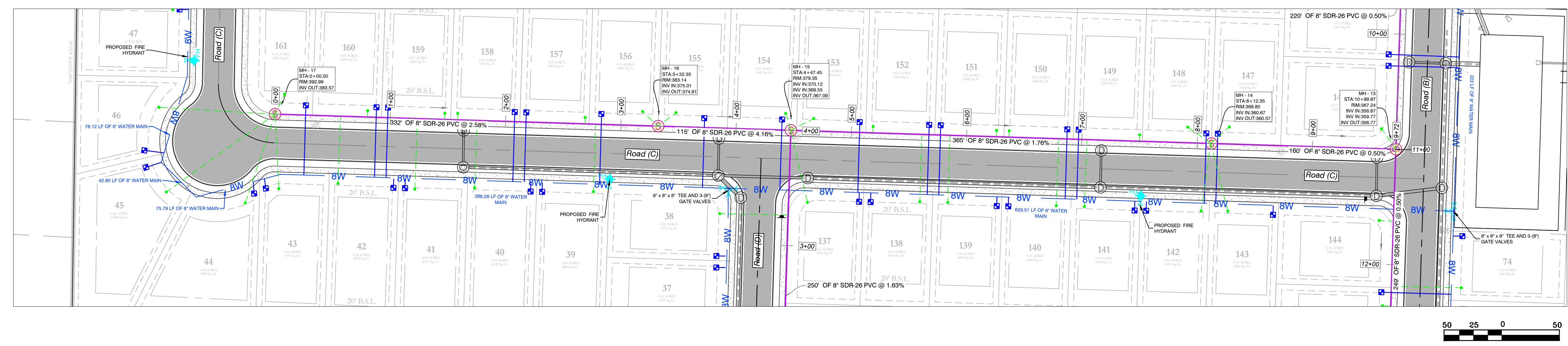
- WATER & SEWER UTILITY NOTES:
1. ALL NEW 8-INCH WATER MAINS TO BE CLASS 900.
 2. ALL WATER MAINS LARGER THAN 8" DIAMETER SHALL BE DUCTILE IRON (250 PSI PRESSURE CLASS).
 3. ALL WATER AND SEWER INSTALLATION TO BE IN ACCORDANCE WITH THE CITY OF BRYANT "STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION 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 ENCASUREMENT PIPE. THE STEEL ENCASUREMENT 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. CASING SPACERS: SHALL BE STAINLESS STEEL, CASCADE MODEL CCS AS MANUFACTURED BY CASCADE WATER MFG. CO., OR APPROVED EQUAL.

- 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. CASING SPACERS: SHALL BE STAINLESS STEEL, CASCADE MODEL CCS AS MANUFACTURED BY CASCADE WATER MFG. CO., OR APPROVED EQUAL.



SEWER LEGEND:		WATER LEGEND:	
	SEWER SERVICE		DUAL WATER METERS
	SEWER MAIN		SINGLE WATER METER
	SEWER MANHOLE		GATE VALVE
			45° FITTING
			90° FITTING
			TEE FITTING
			CROSS FITTING
			FIRE HYDRANT

NOTE: USE SDR-26 PVC SEWER PIPE EXCEPT WHERE DUCTILE IRON PIPE REQUIRED FOR COVER. USE DUCTILE IRON PIPE WHERE 3' MINIMUM COVE CANNOT BE MAINTAINED.
CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL BURIED UTILITIES PRIOR TO CONSTRUCTION.



HOPE CONSULTING
ENGINEERS - SURVEYORS

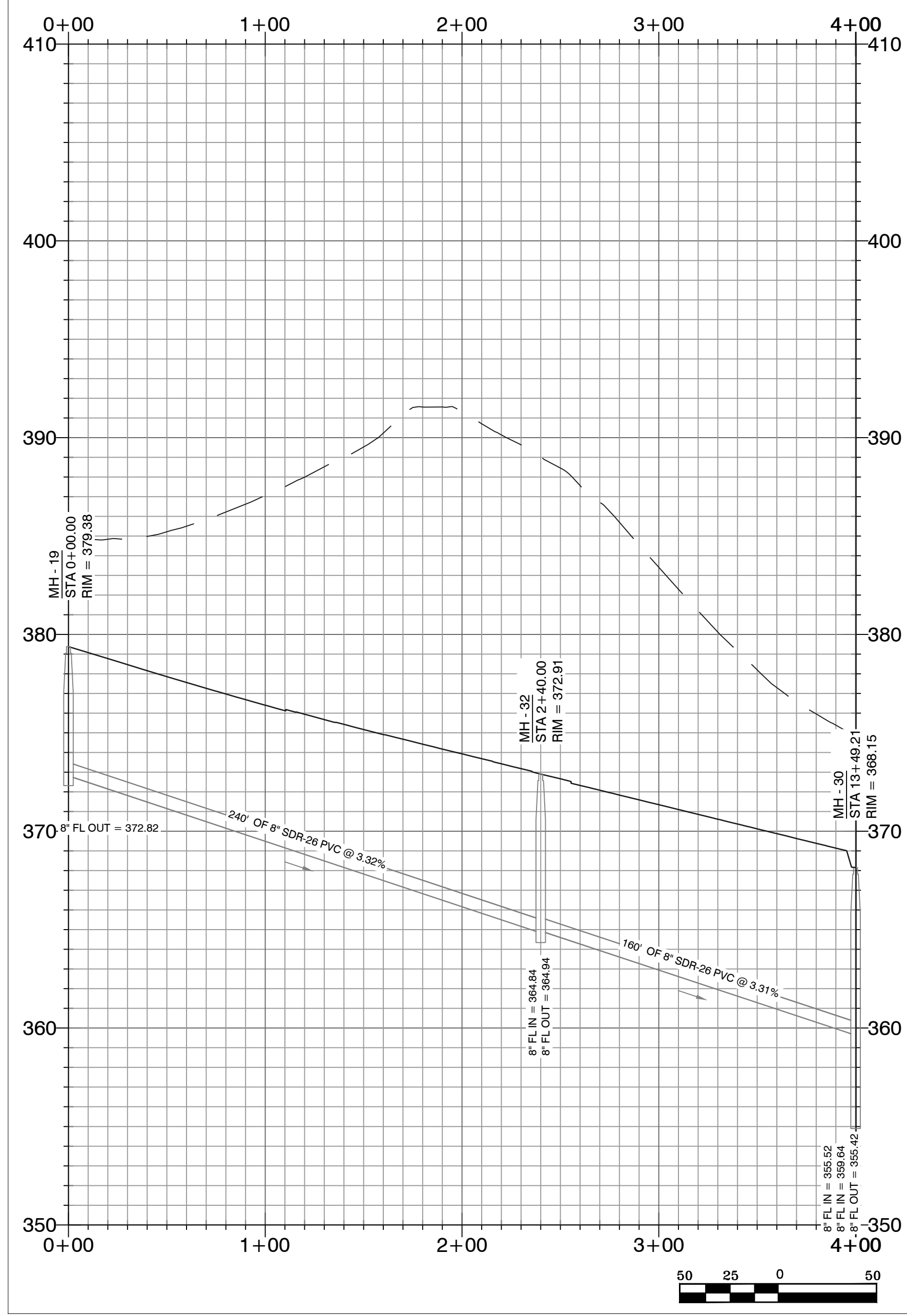
129 North Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF: HAVEN'S DEVELOPMENT, LLC		
MIDLAND ROAD SEWER PROFILES BRYANT, SALINE COUNTY, ARKANSAS		
DATE: 4/18/2023	C.A.D. BY:	DRAWING NUMBER:
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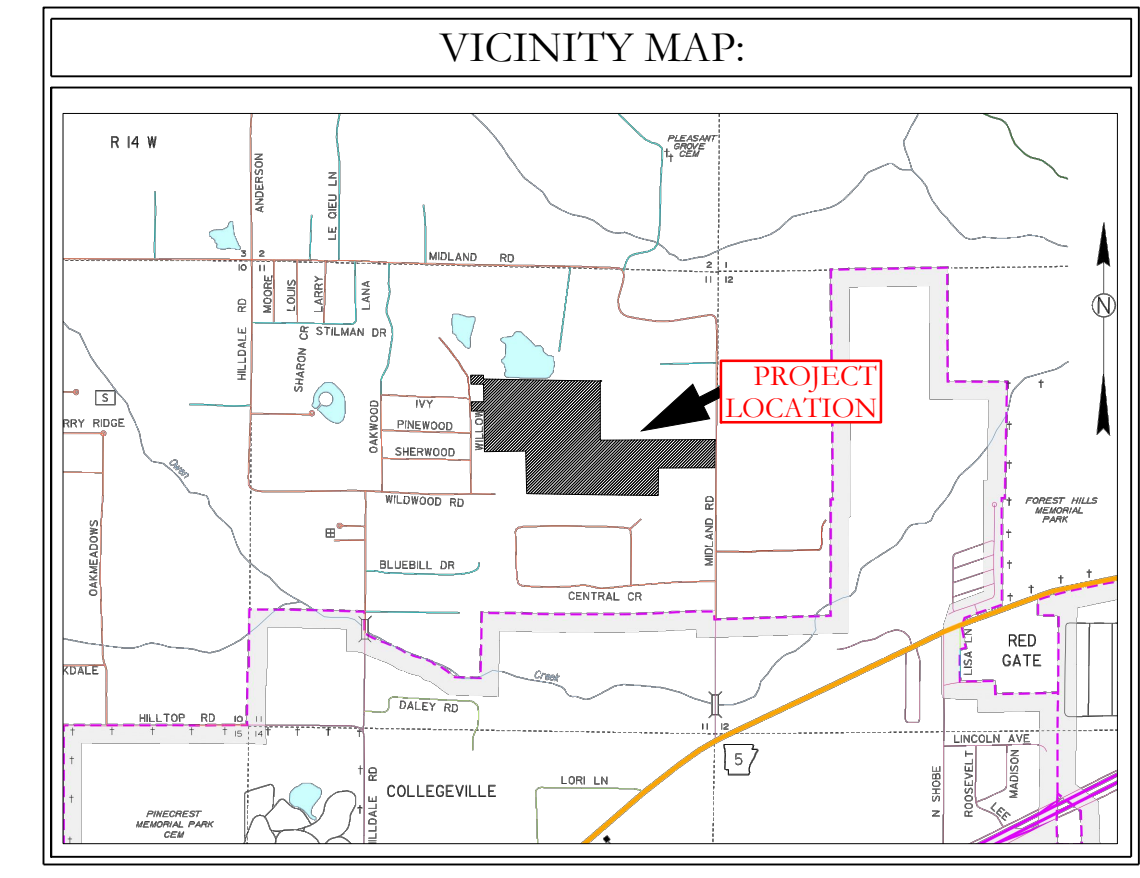
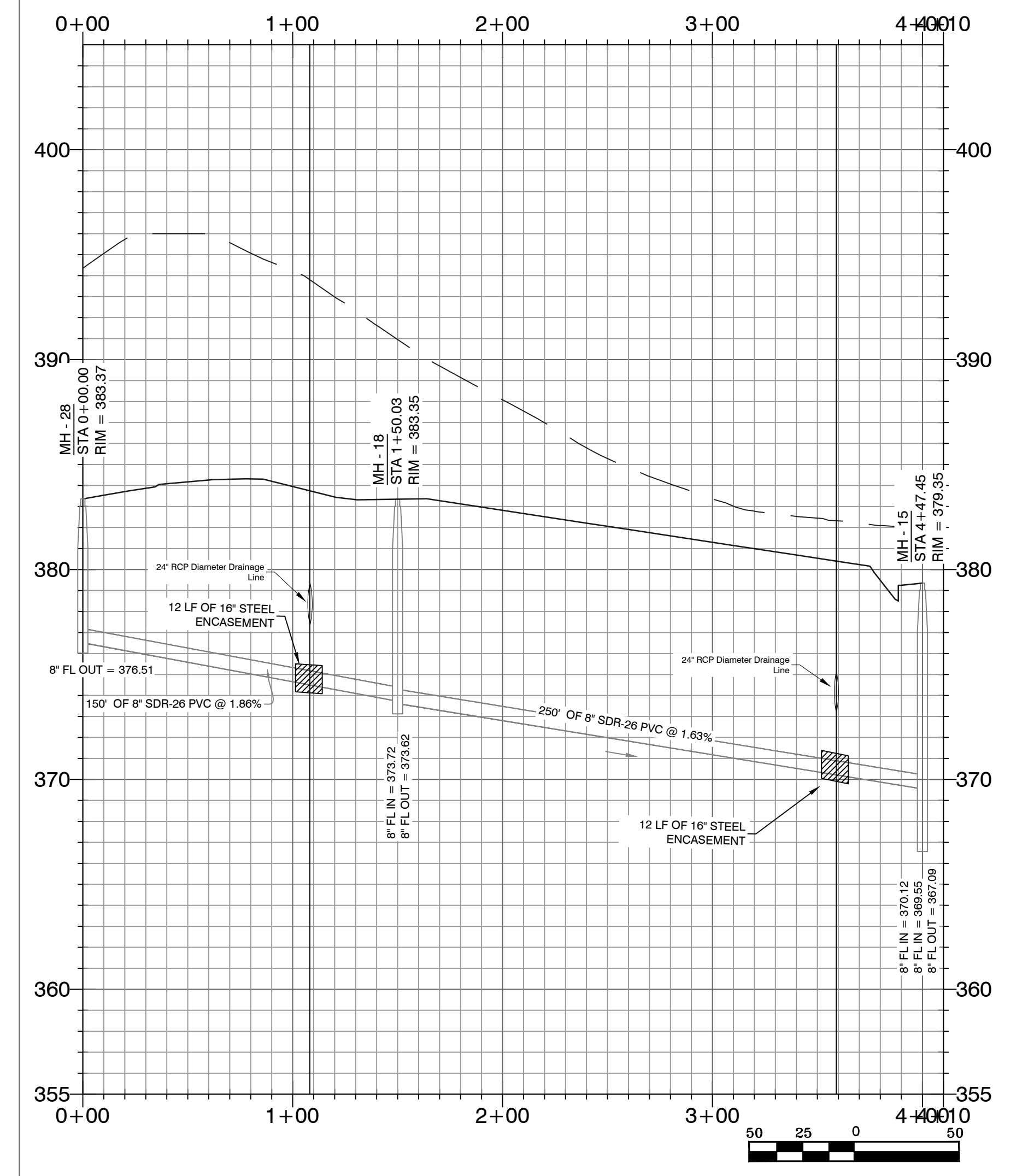
MIDLAND ROAD SUBDIVISION
SEWER PLAN & PROFILES

KSLAND PROJECTS 2004 (SUBDIVISIONS) 2023 23-0024 (HAVEN'S DEVELOPMENT) AND ROAD SUBDIVISION S11715 KAW CVL.DWG 23-0024 CONSTRUCTION PLAN (FINAL DRAFT) (AFTER COMMENTS) (4-20-2023).DWG

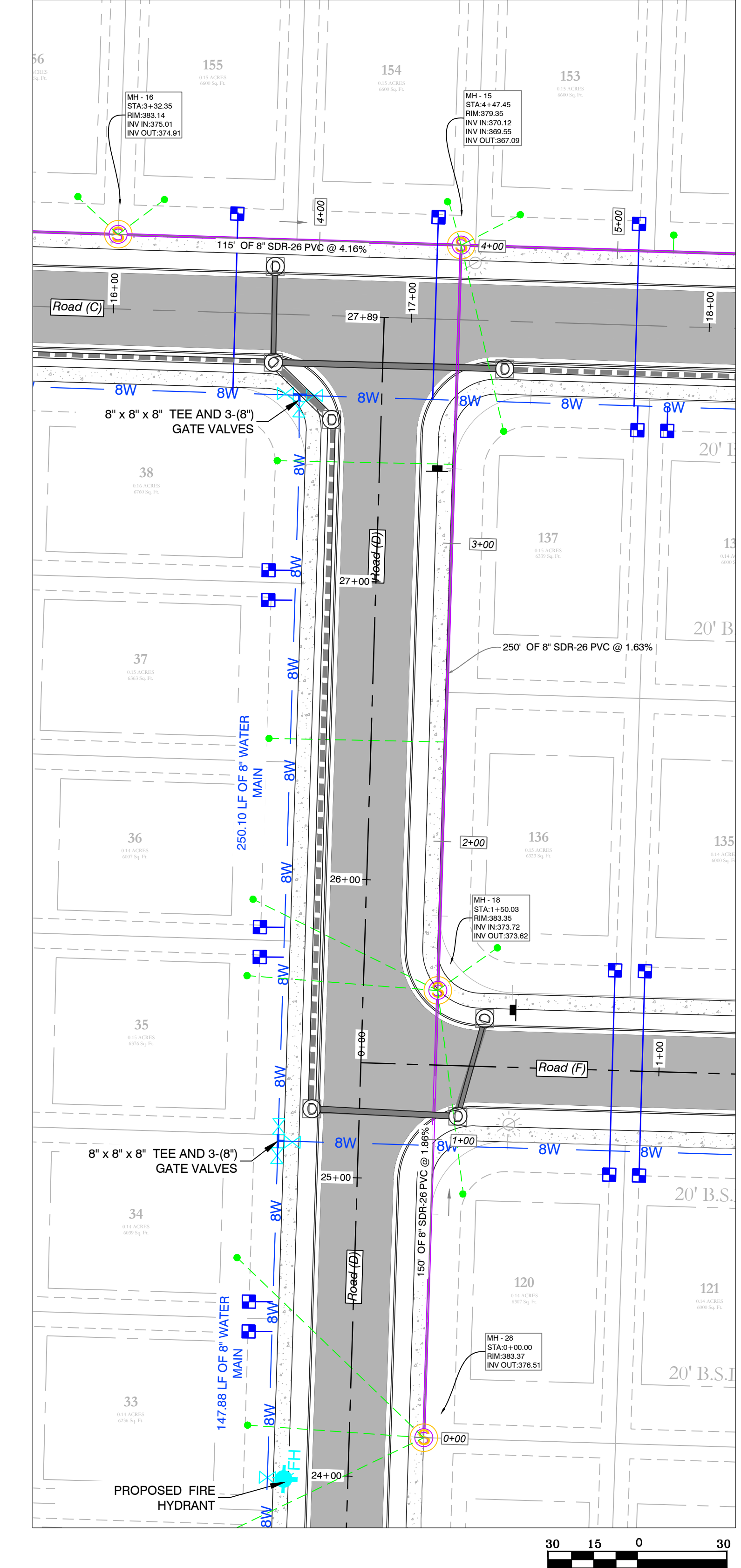
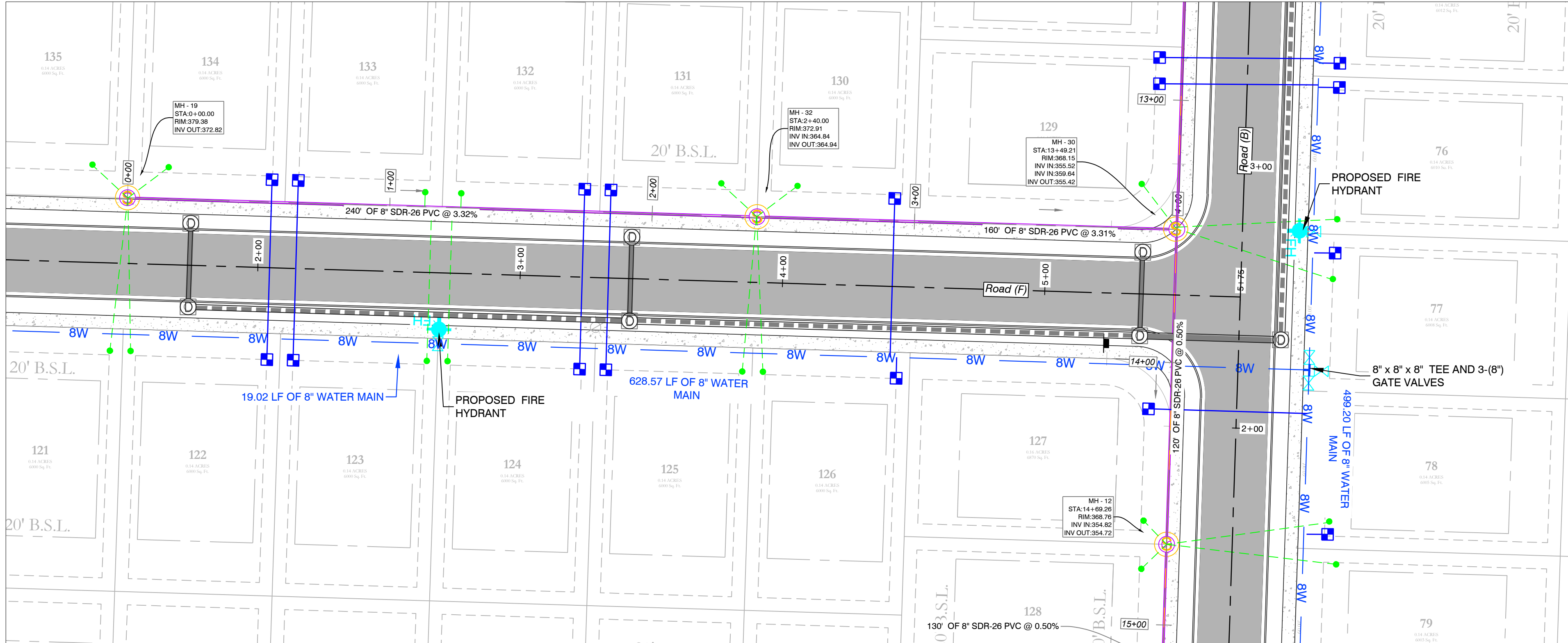
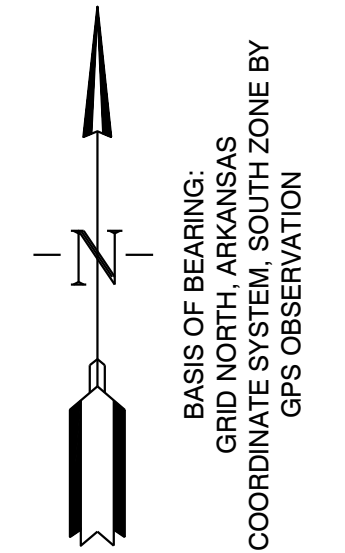
Sanitary 3 PROFILE



Sanitary-2 PROFILE



- WATER & SEWER UTILITY NOTES:**
1. ALL NEW 8-INCH WATER MAINS TO BE CLASS 900.
 2. ALL WATER MAINS LARGER THAN 8\"/>
- 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.
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SEWER LEGEND:		WATER LEGEND:	
	SEWER SERVICE		DUAL WATER METERS
	SEWER MAIN		SINGLE WATER METER
	SEWER MANHOLE		GATE VALVE
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			CROSS FITTING
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CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL BURIED UTILITIES PRIOR TO CONSTRUCTION.

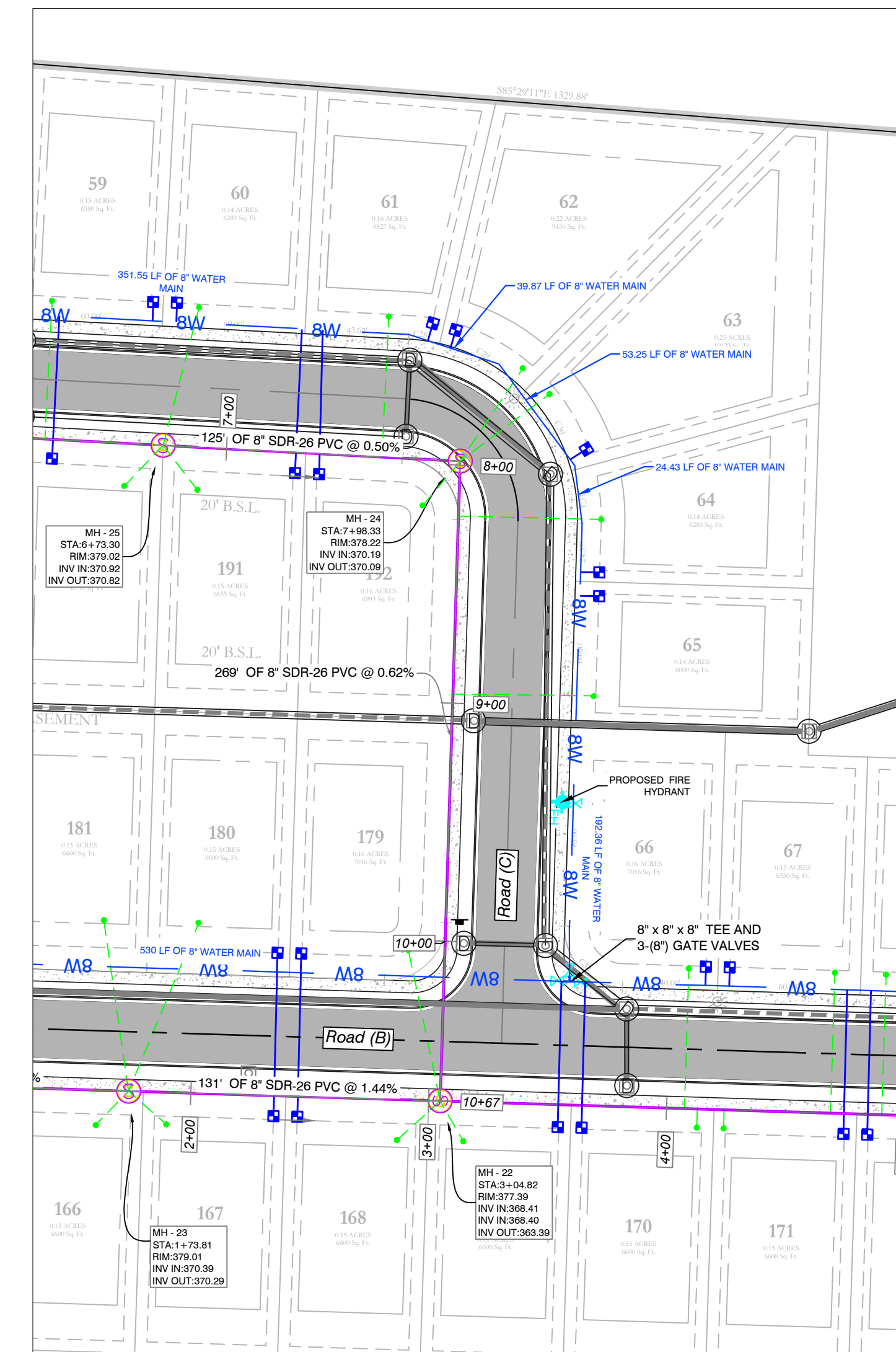
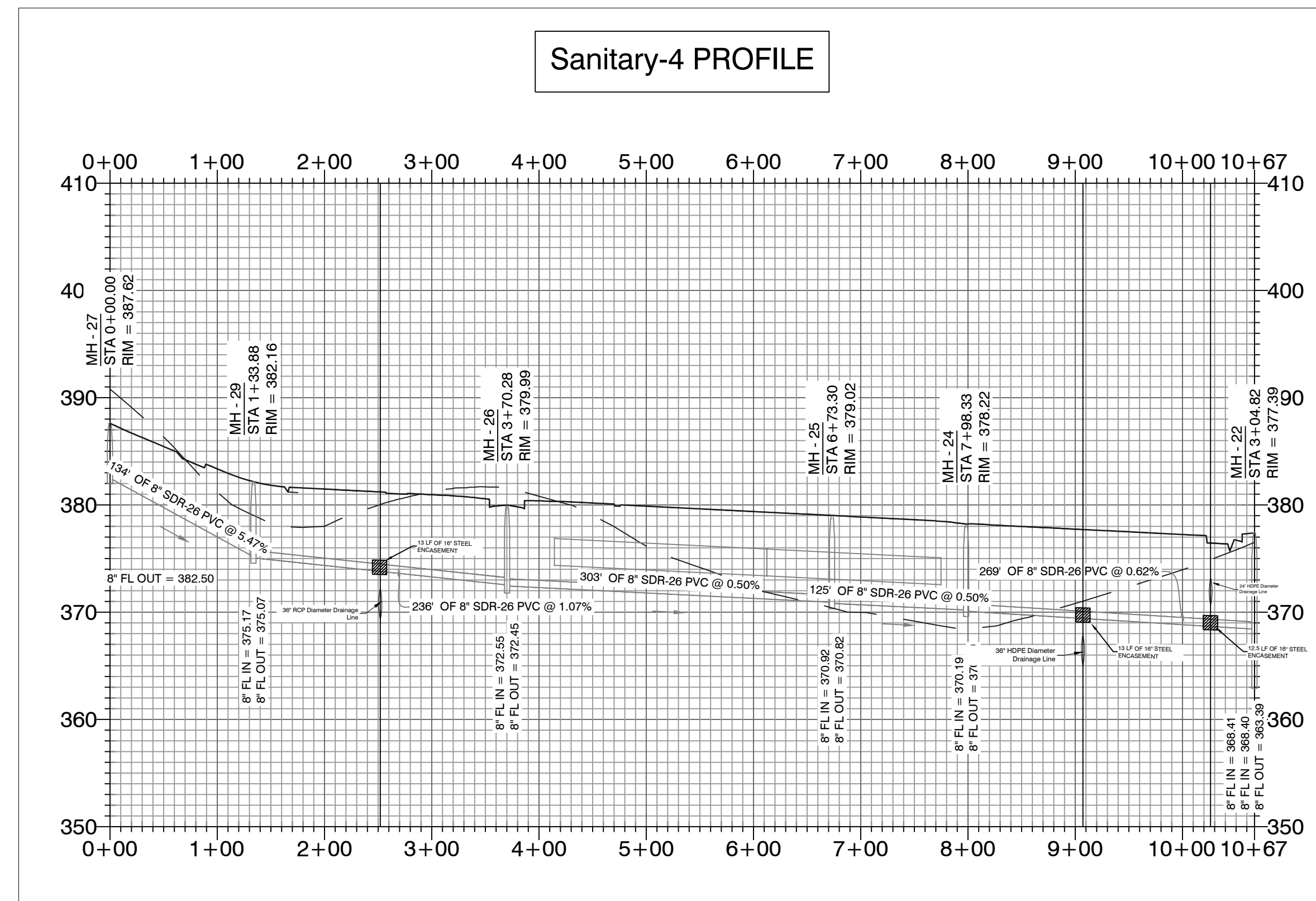
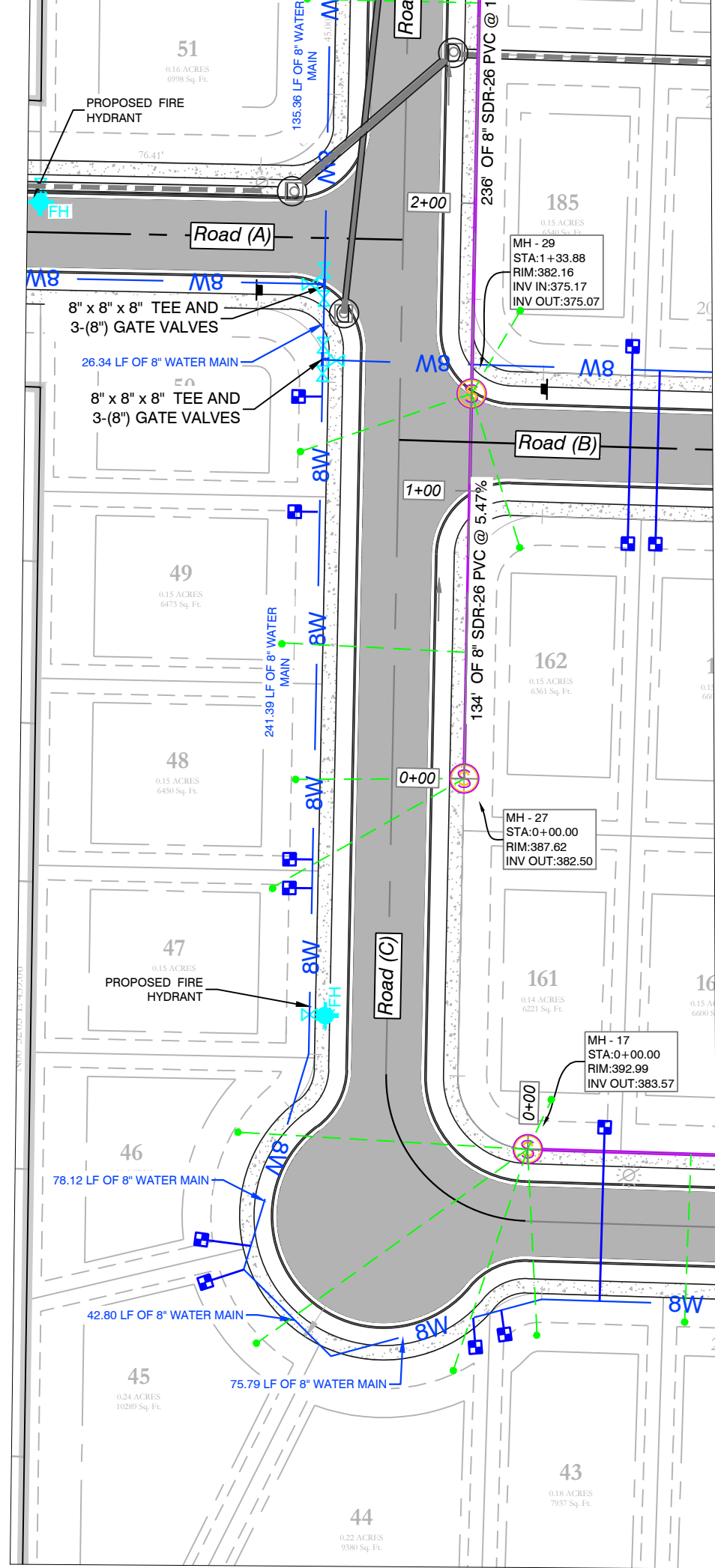
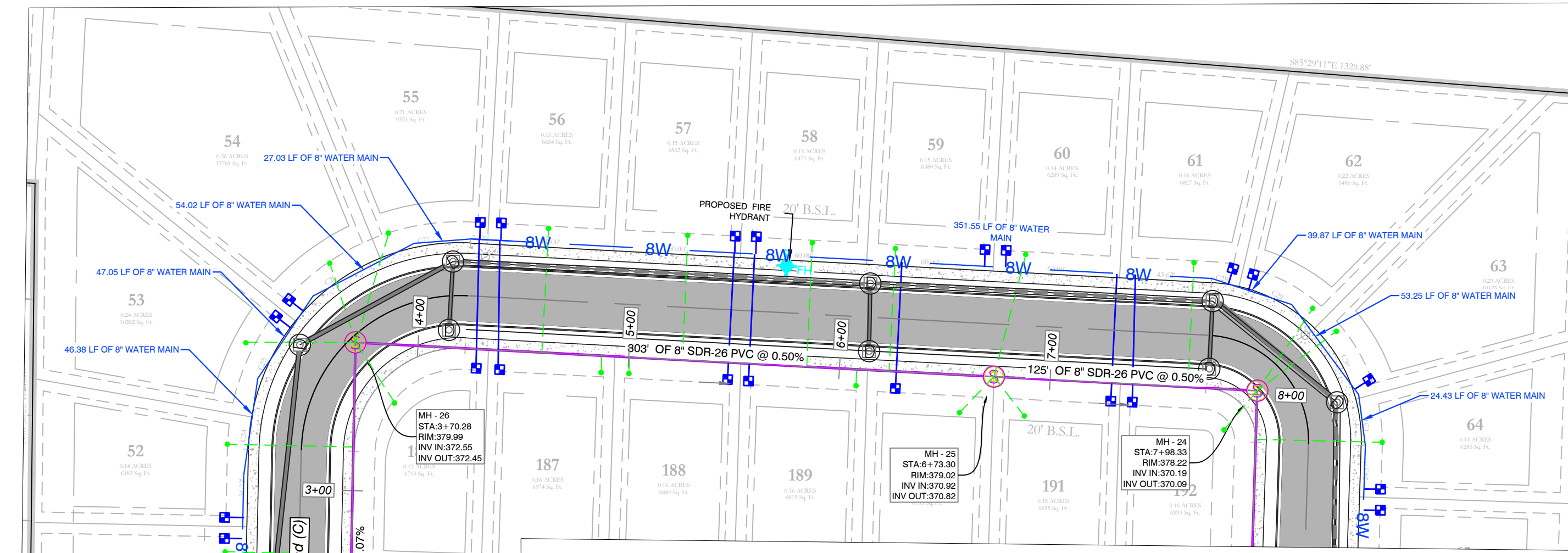
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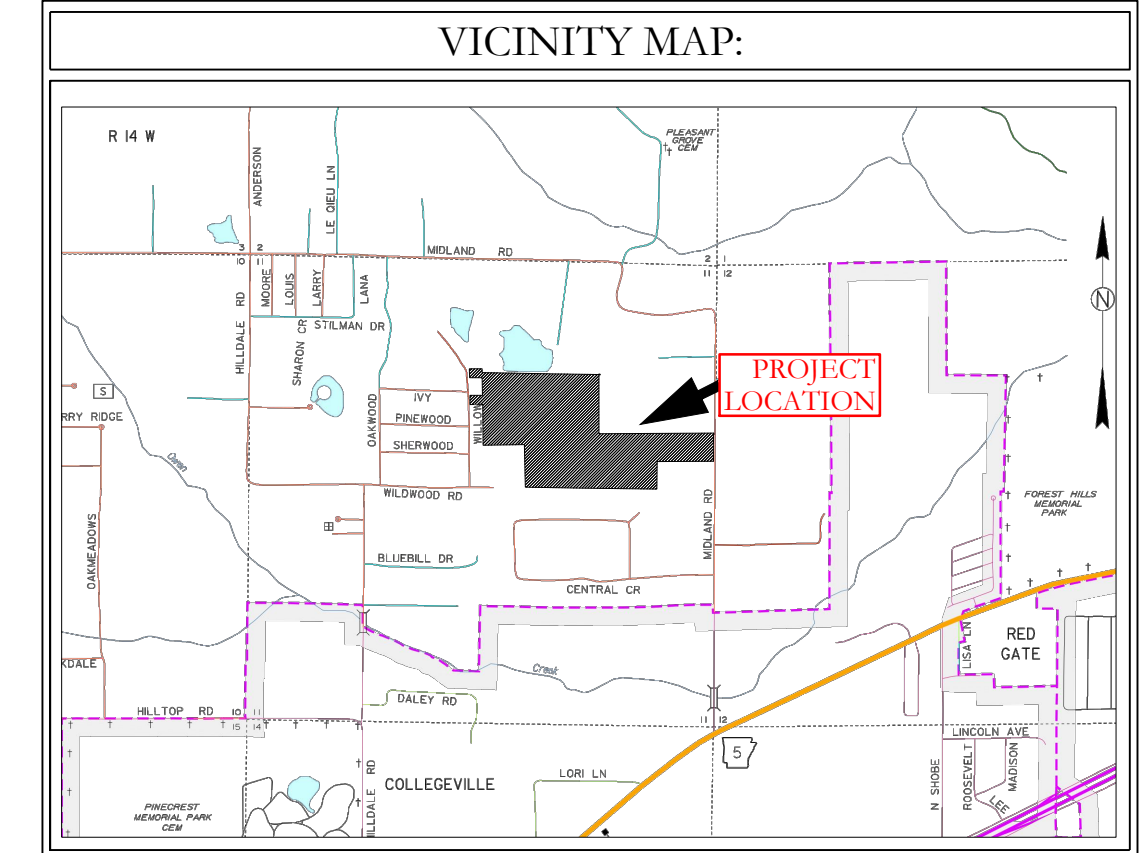
FOR USE AND BENEFIT OF: HAVEN'S DEVELOPMENT, LLC			
MIDLAND ROAD SEWER PROFILES BRYANT, SALINE COUNTY, ARKANSAS			
DATE: 4/18/2023	C.A.D. BY:	DRAWING NUMBER:	
REVISID:	CHECKED BY:	23-0024	
SHEET: C-3.3	SCALE:		
500	1S	15W	0 34 230 62 1807

MIDLAND ROAD SUBDIVISION
SEWER PLAN & PROFILES

KS-LAND PROJECTS 2004/SUBDIVISIONS/2023/23-0024 HAVEN'S DEVELOPMENT AND ROADS SUBDIVISION, S1175 R14W, T31N, D10E3, CONSTRUCTION PLAN (FINAL DRAFT) (AFTER COMMENTS) (4-20-2023).DWG



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 3. CASING SPACERS SHALL BE STAINLESS STEEL, CASCADE MODEL CCS AS MANUFACTURED BY CASCADE WATER MFG. CO., OR APPROVED EQUAL.
- - - - - HDPE
 ——— RCP



MIDLAND ROAD SUBDIVISION SEWER PLAN & PROFILES

SEWER LEGEND:		WATER LEGEND:	
	SEWER SERVICE		DUAL WATER METERS
	SEWER MAIN		SINGLE WATER METER
	SEWER MANHOLE		GATE VALVE
			45° FITTING
			90° FITTING
			TEE FITTING
			CROSS FITTING
			FIRE HYDRANT

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

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

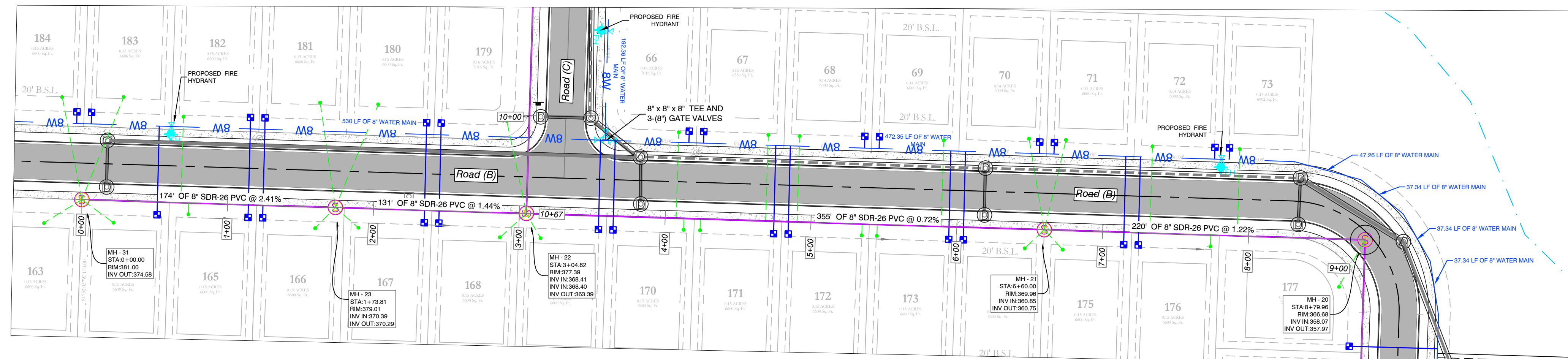
BASIS OF BEARING:
 GRID NORTH, ARKANSAS
 COORDINATE SYSTEM, SOUTH ZONE BY
 GPS OBSERVATION

HOPE CONSULTING
ENGINEERS - SURVEYORS

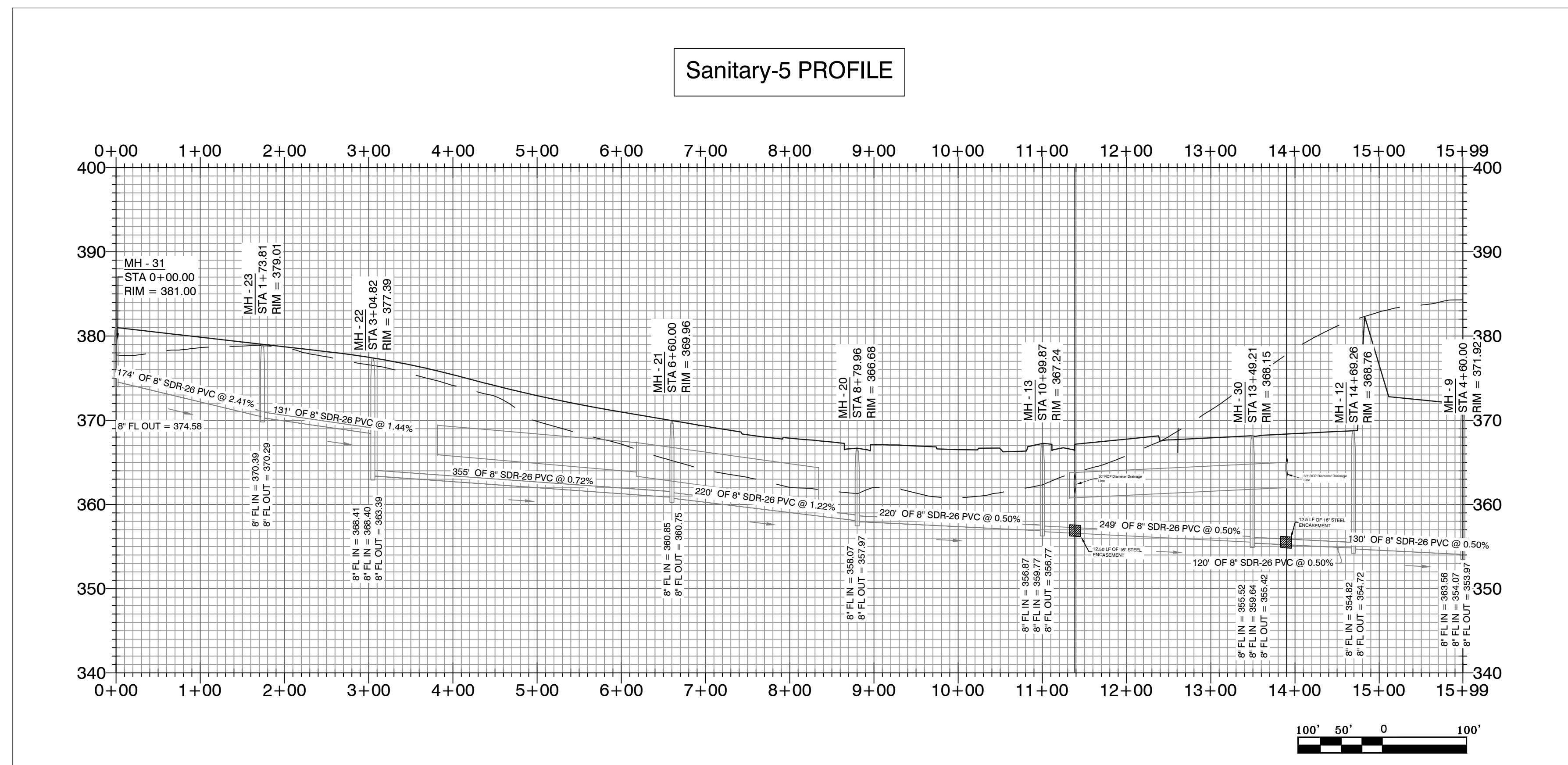
129 North Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF: HAVEN'S DEVELOPMENT, LLC		
MIDLAND ROAD SEWER PROFILES BRYANT, SALINE COUNTY, ARKANSAS		
DATE: 4/18/2023	C.A.D. BY:	DRAWING NUMBER:
REVISIONS:	CHECKED BY:	23-0024
SHEET: C-3.4	SCALE:	
500	1S	15W 0 34 230 62 1807

K:\LAND PROJECTS\2004\SUBDIVISIONS\2023\23-0024\HAVEN'S DEVELOPMENT\PROJ\DWG\23-0024\CONSTRUCTION PLAN (FINAL.DWG) (AFTER COMMENTS) (4-20-2023).DWG



Sanitary-5 PROFILE



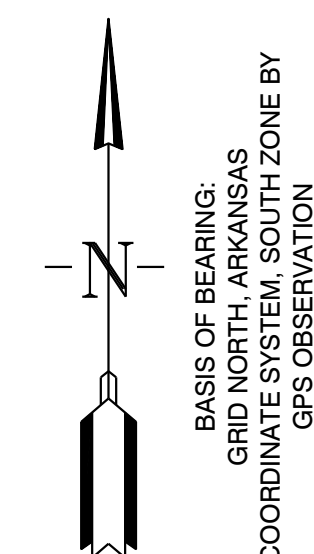
WATER & SEWER UTILITY NOTES:

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 ENCASUREMENT PIPE. THE STEEL ENCASUREMENT SHALL EXTEND FIVE FEET EITHER SIDE OF THE AREA.
5. EACH WATER SERVICE METER SHALL HAVE ITS OWN SERVICE LINE CONNECTION TO THE MAIN (INCLUDES DOUBLE METERS DISPLAYED AS ONE SERVICE LINE ON THE PLAN).
6. CASING SPACERS SHALL BE STAINLESS STEEL, CASCADE MODEL CCS AS MANUFACTURED BY CASCADE WATER MFG. CO., OR APPROVED EQUAL.

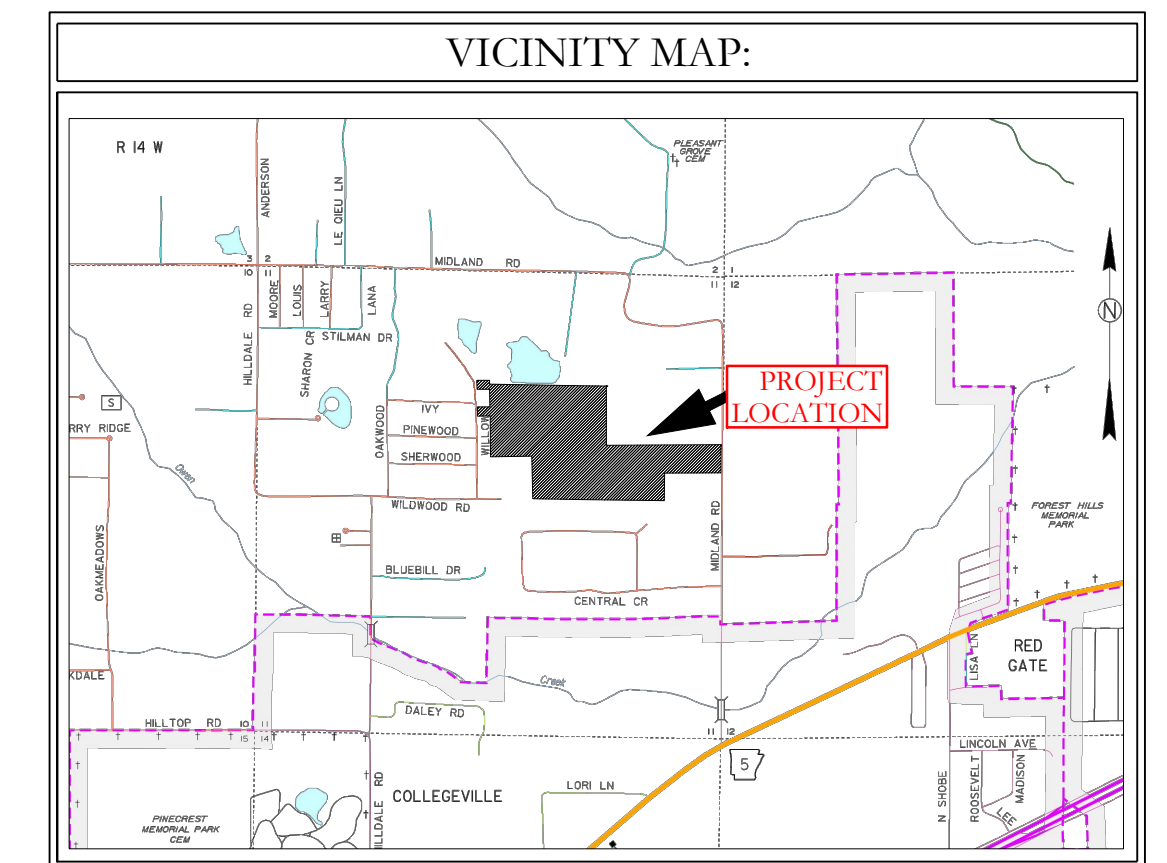
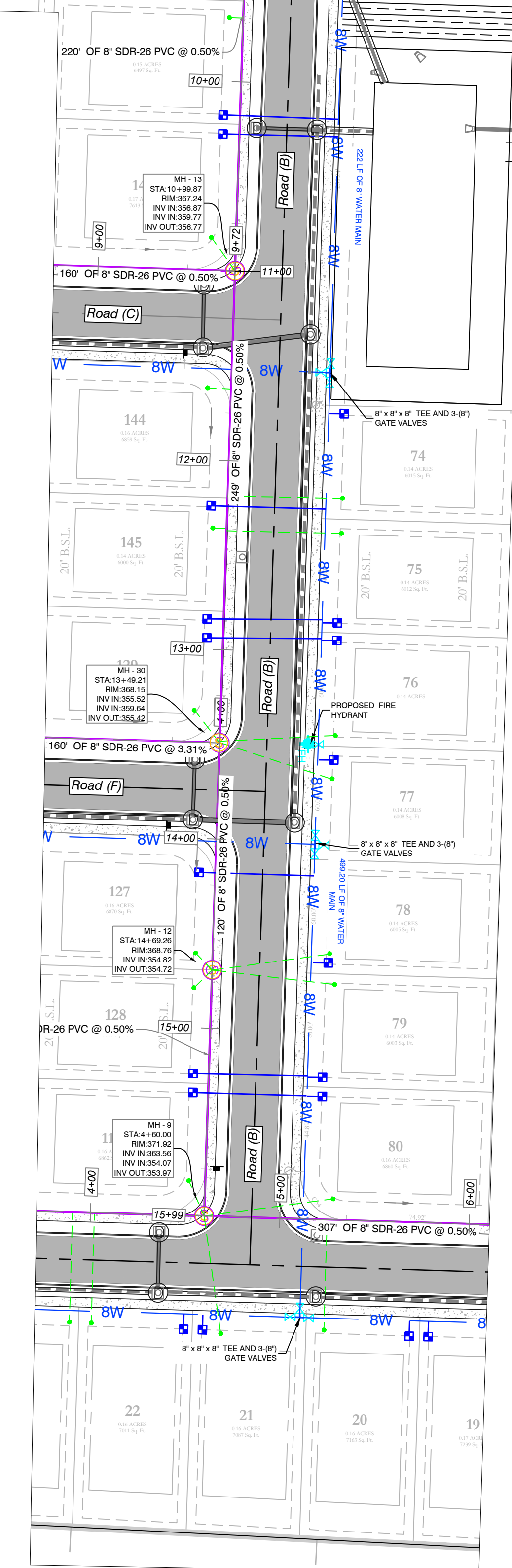
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--- HDPE
 --- RCP



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



MIDLAND ROAD SUBDIVISION SEWER PLAN & PROFILES

SEWER LEGEND:		WATER LEGEND:	
—	SEWER SERVICE	⊕	DUAL WATER METERS
—	SEWER MAIN	⊕	SINGLE WATER METER
⊕	SEWER MANHOLE	⊕	GATE VALVE
		⊕	45° FITTING
		⊕	90° FITTING
		⊕	TEE FITTING
		⊕	CROSS FITTING
		⊕	FIRE HYDRANT

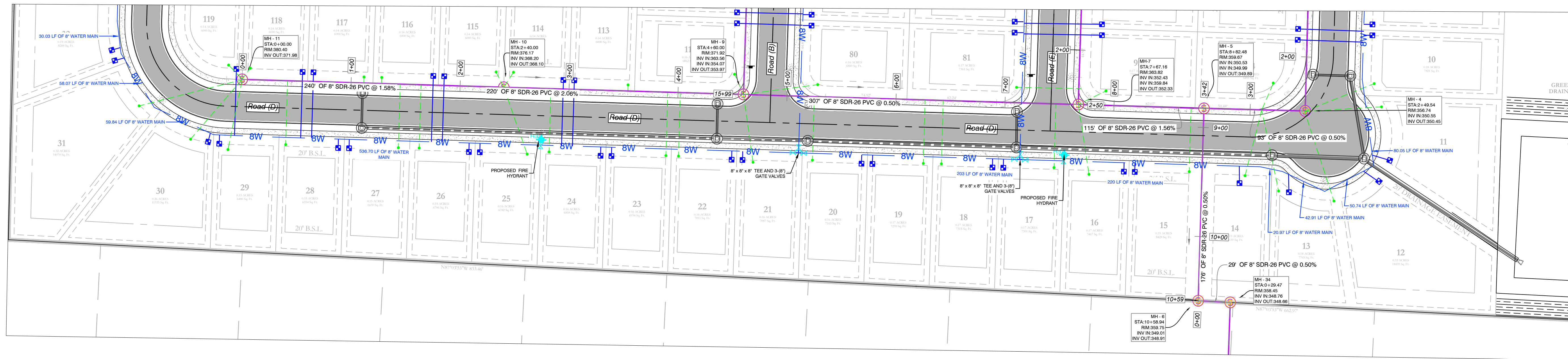
NOTE:
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 CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL BURIED UTILITIES PRIOR TO CONSTRUCTION.

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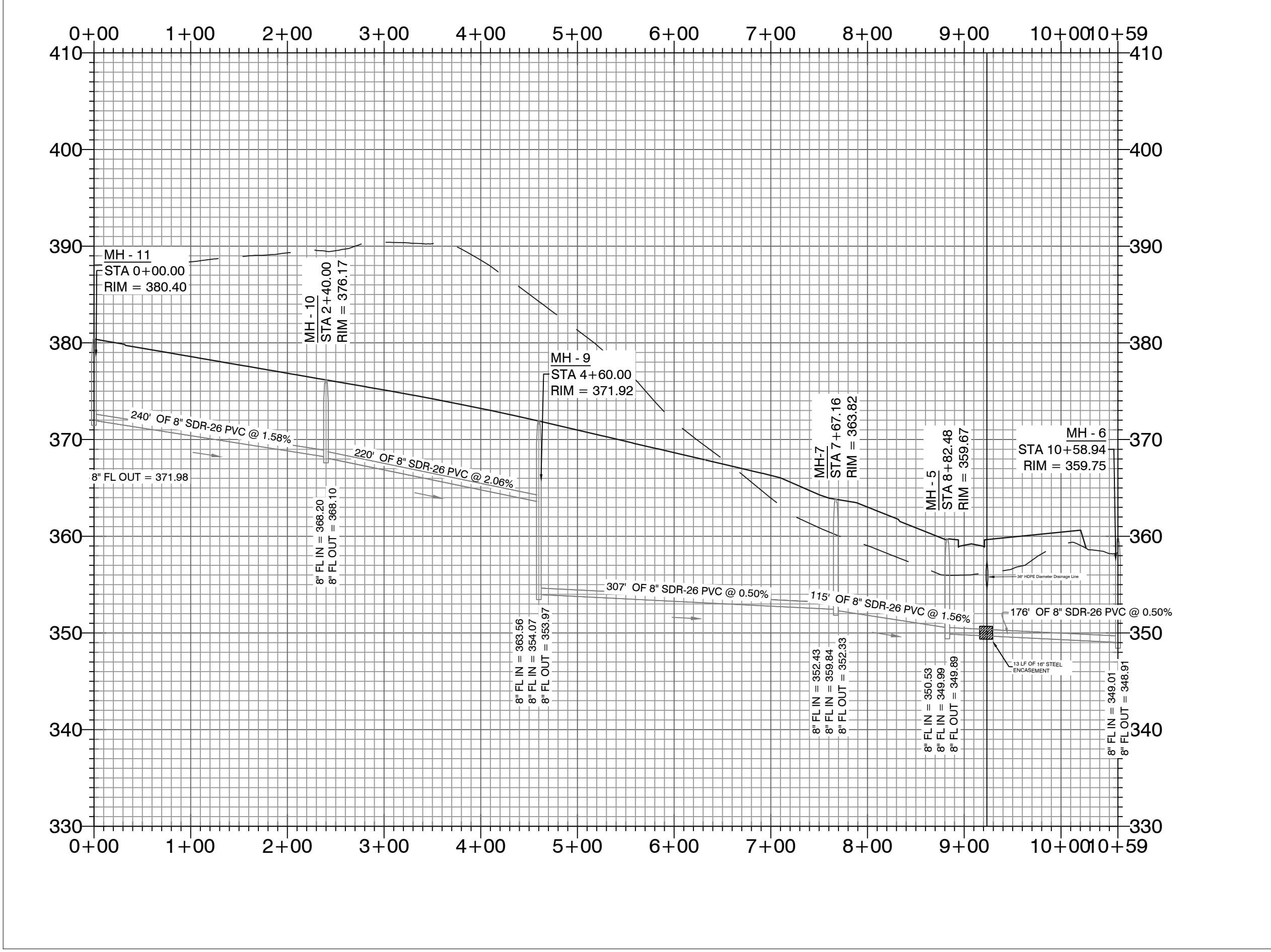
129 North Main Street,
 Benton, Arkansas 72015
 PH. (501)315-2626
 FAX (501) 315-0024
 www.hopeconsulting.com

FOR USE AND BENEFIT OF: HAVEN'S DEVELOPMENT, LLC			
MIDLAND ROAD SEWER PROFILES			
BRYANT, SALINE COUNTY, ARKANSAS			
DATE: 4/19/2023	C.A.D. BY:	DRAWING NUMBER:	
REVISION:	CHECKED BY:	23-0024	
SHEET: C-3.5	SCALE:		
500	1S	15W	0 34 230 62 1807

K:\LAND PROJECTS\2004\SUBDIVISIONS\2023\23-0024\HAVEN'S DEVELOPMENT AND MIDLAND ROAD SUBDIVISION\SET\TFS\RAW\CIVIL\DWG\23-0024-CONSTRUCTION.PLAN (FINAL.DWG), (AFTER COMMENTS) (4-20-2023).DWG



Sanitary-6 PROFILE

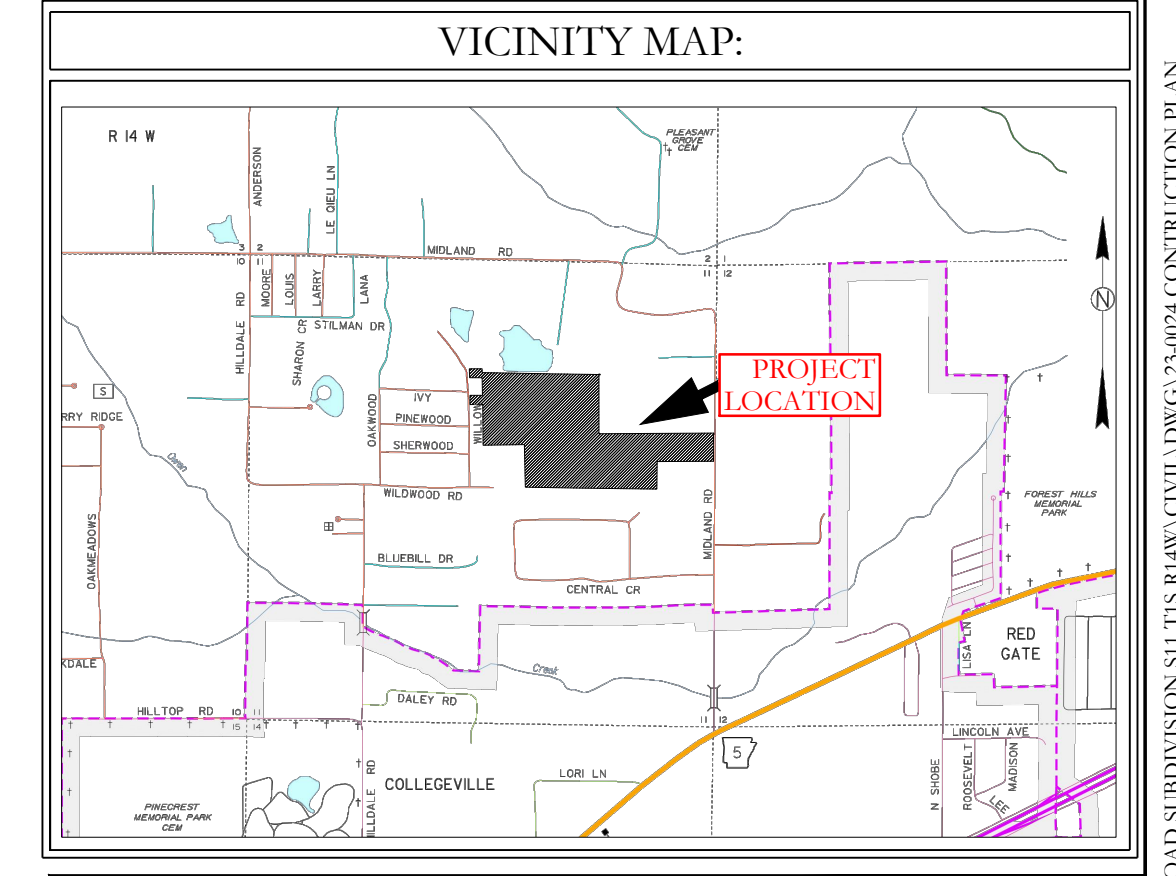


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SEWER LEGEND:		WATER LEGEND:	
	SEWER SERVICE		DUAL WATER METERS
	SEWER MAIN		SINGLE WATER METER
	SEWER MANHOLE		GATE VALVE
			45° FITTING
			90° FITTING
			TEE FITTING
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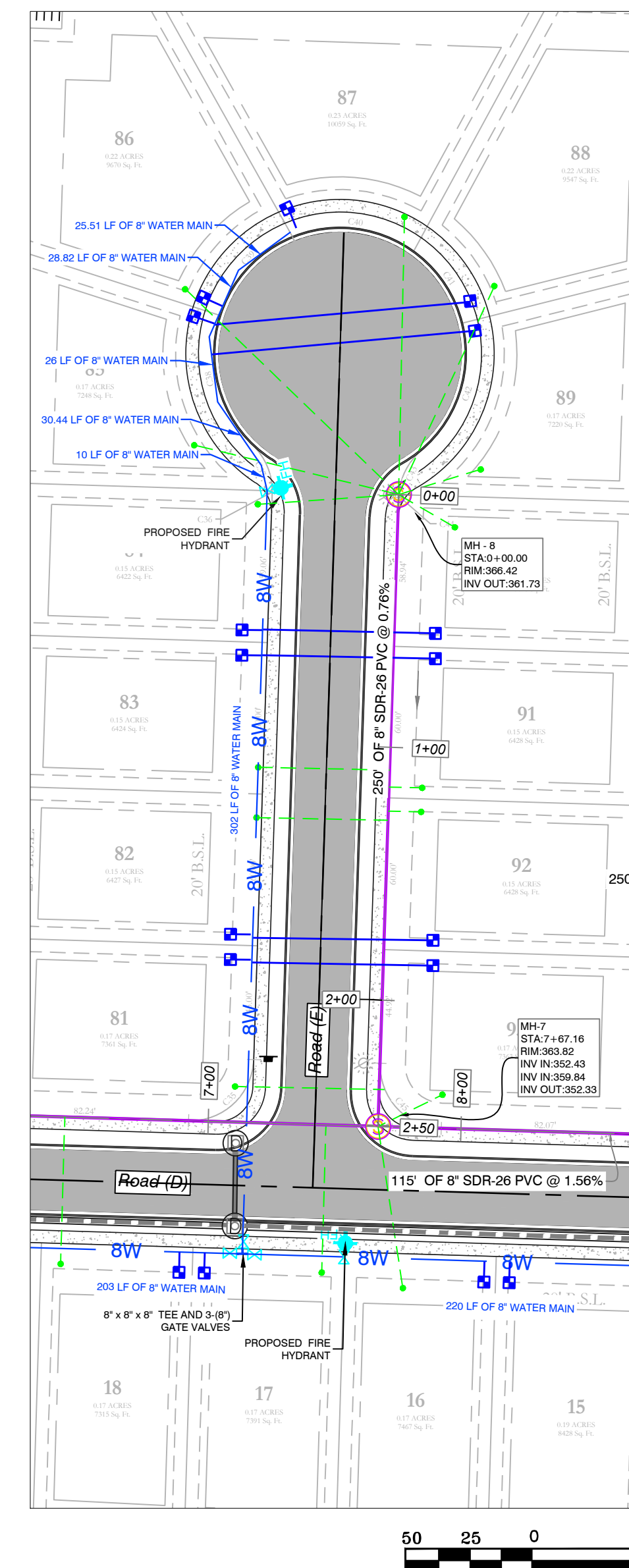
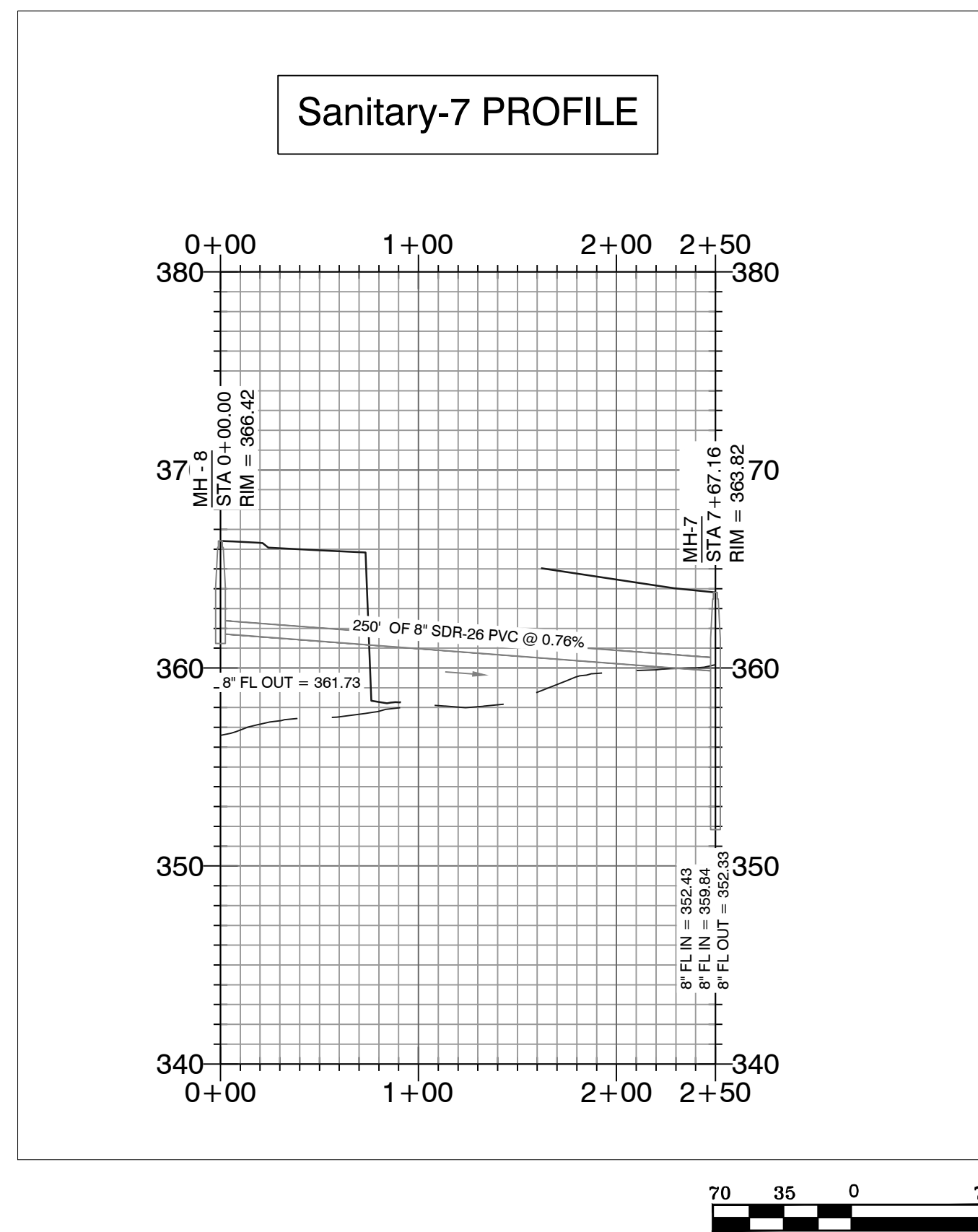
MIDLAND ROAD SUBDIVISION SEWER PLAN & PROFILES

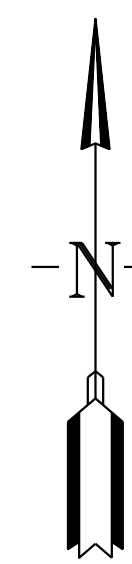


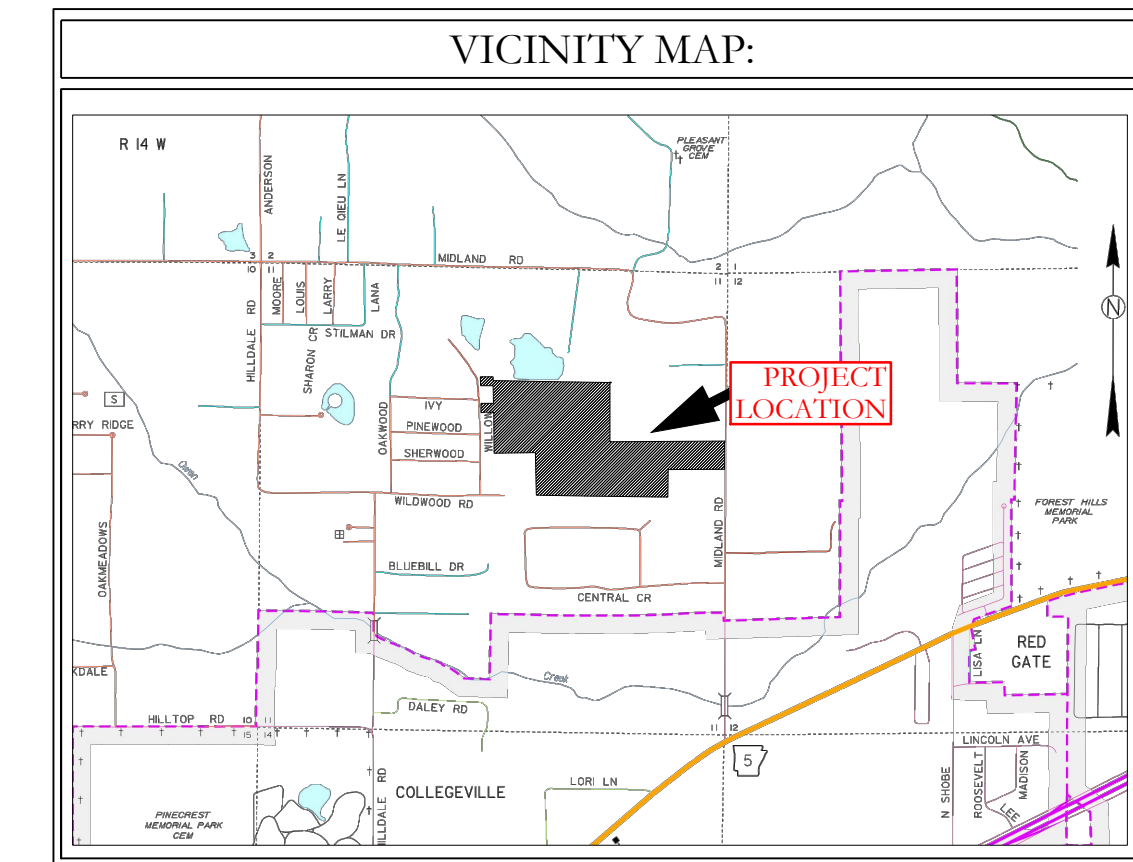
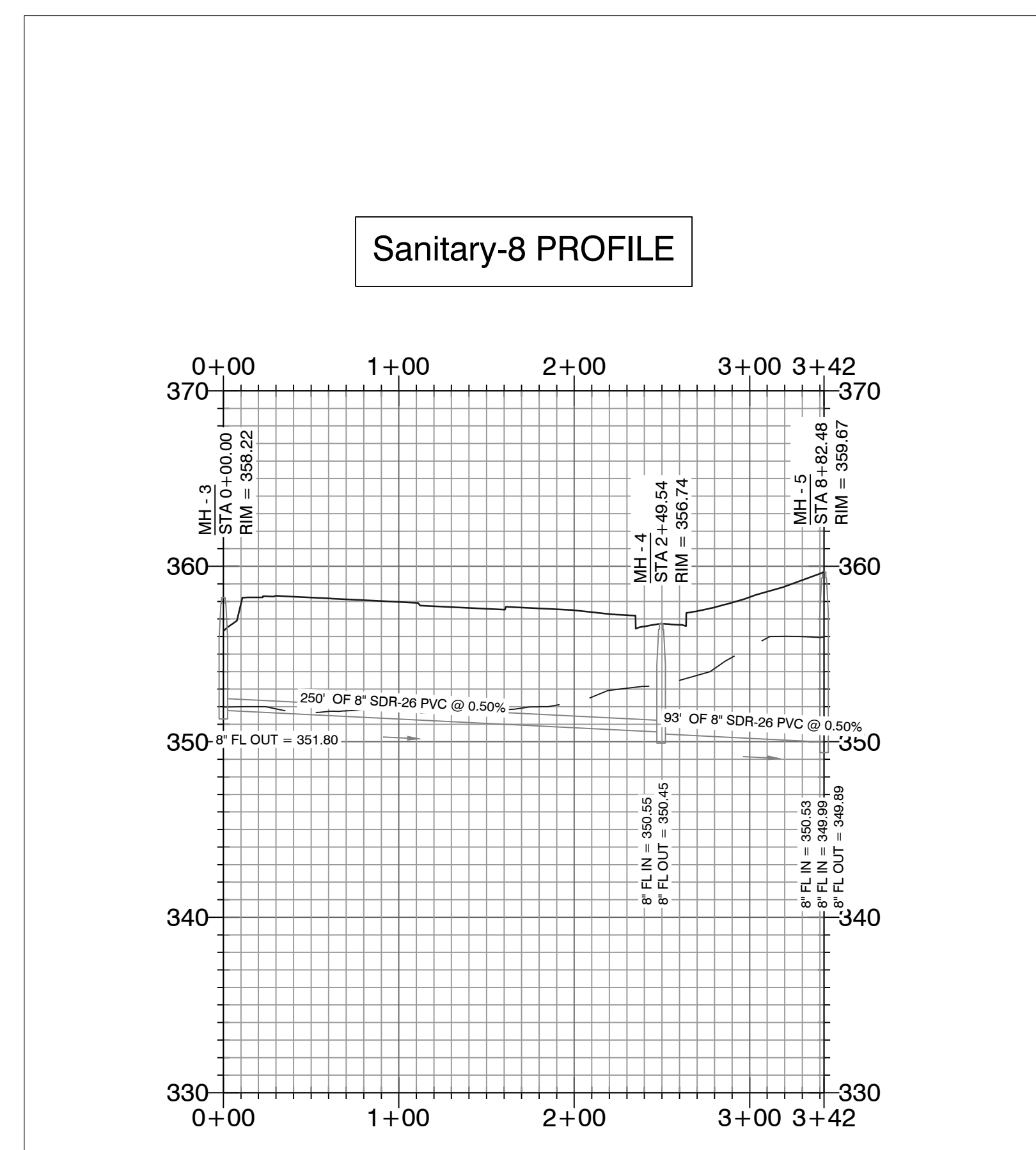
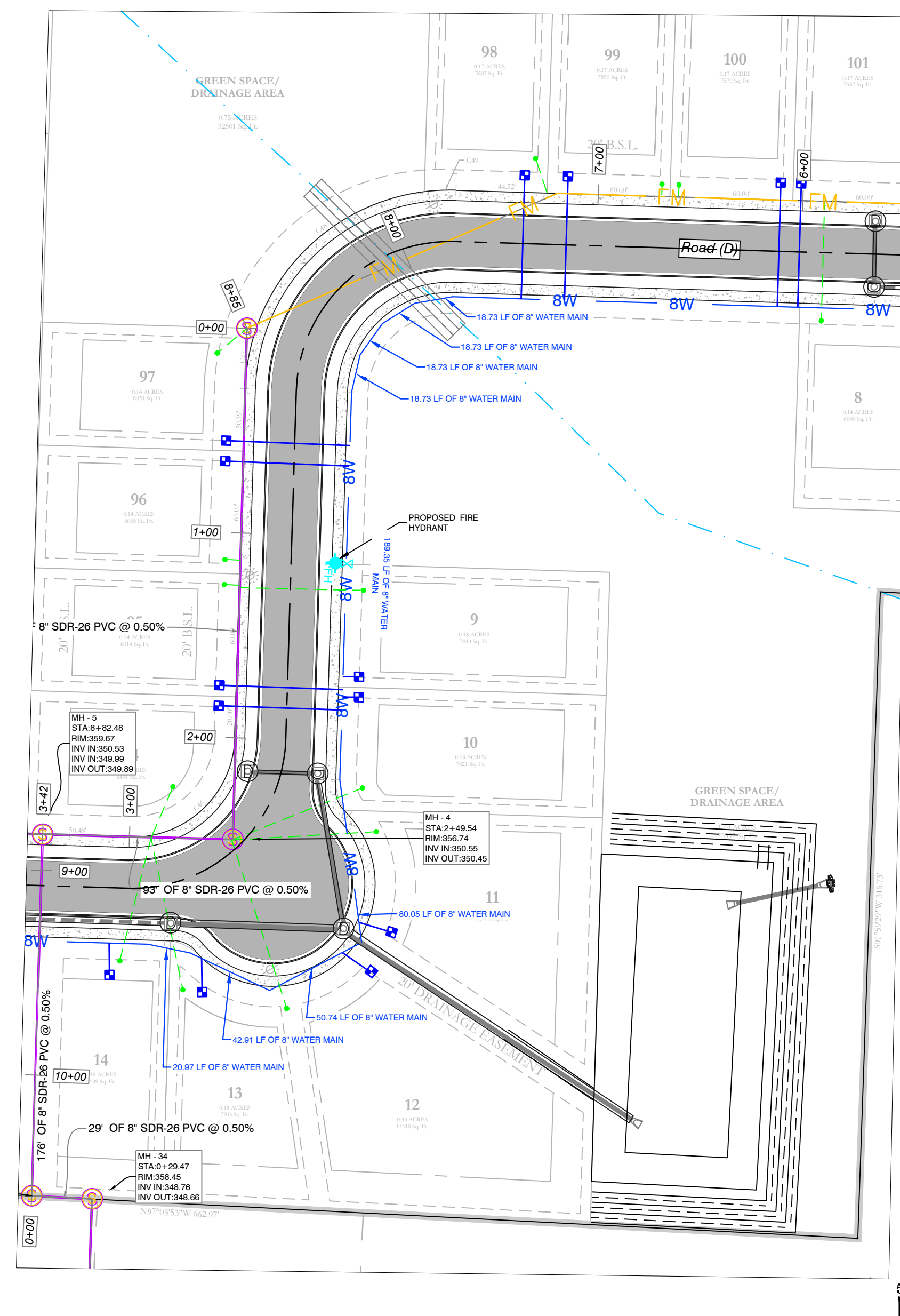
HOPE CONSULTING ENGINEERS - SURVEYORS
 129 North Main Street, Benton, Arkansas 72015
 PH. (501)315-2626 FAX (501) 315-0024
 www.hopeconsulting.com

FOR USE AND BENEFIT OF: HAVEN'S DEVELOPMENT, LLC		
MIDLAND ROAD SEWER PROFILES BRYANT, SALINE COUNTY, ARKANSAS		
DATE: 4/19/2023	C.A.D. BY:	DRAWING NUMBER:
REVISION:	CHECKED BY:	23-0024
SHEET: C-3.6	SCALE:	
500	1S	15W 0 34 230 62 1807

K:\LAND PROJECTS\2004\SUBDIVISIONS\2023\23-0024\HAVEN'S DEVELOPMENT AND PROPOSAL SUBDIVISION\SET\175 RAW\CV\15.DWG (23-0024) CONSTRUCTION PLAN (FINAL.DRW) (AFTER COMMENTS) (4-20-2023).DWG




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



WATER & SEWER UTILITY NOTES:

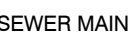
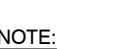

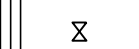






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MIDLAND ROAD SUBDIVISION SEWER PLAN & PROFILES

SEWER LEGEND:	WATER LEGEND:
 SEWER MAIN  SEWER MANHOLE	 DUAL WATER METERS  SINGLE WATER METER  GATE VALVE  45° FITTING  90° FITTING  TEE FITTING  CROSS FITTING  FIRE HYDRANT
<small>NOTE: USE SDR-26 PVC SEWER PIPE EXCEPT WHERE DUCTILE IRON PIPE REQUIRED FOR COVER. USE DUCTILE IRON PIPE WHERE 3' MINIMUM COVE CANNOT BE MAINTAINED. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL BURIED UTILITIES PRIOR TO CONSTRUCTION.</small>	

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ENGINEERS - SURVEYORS

129 North Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

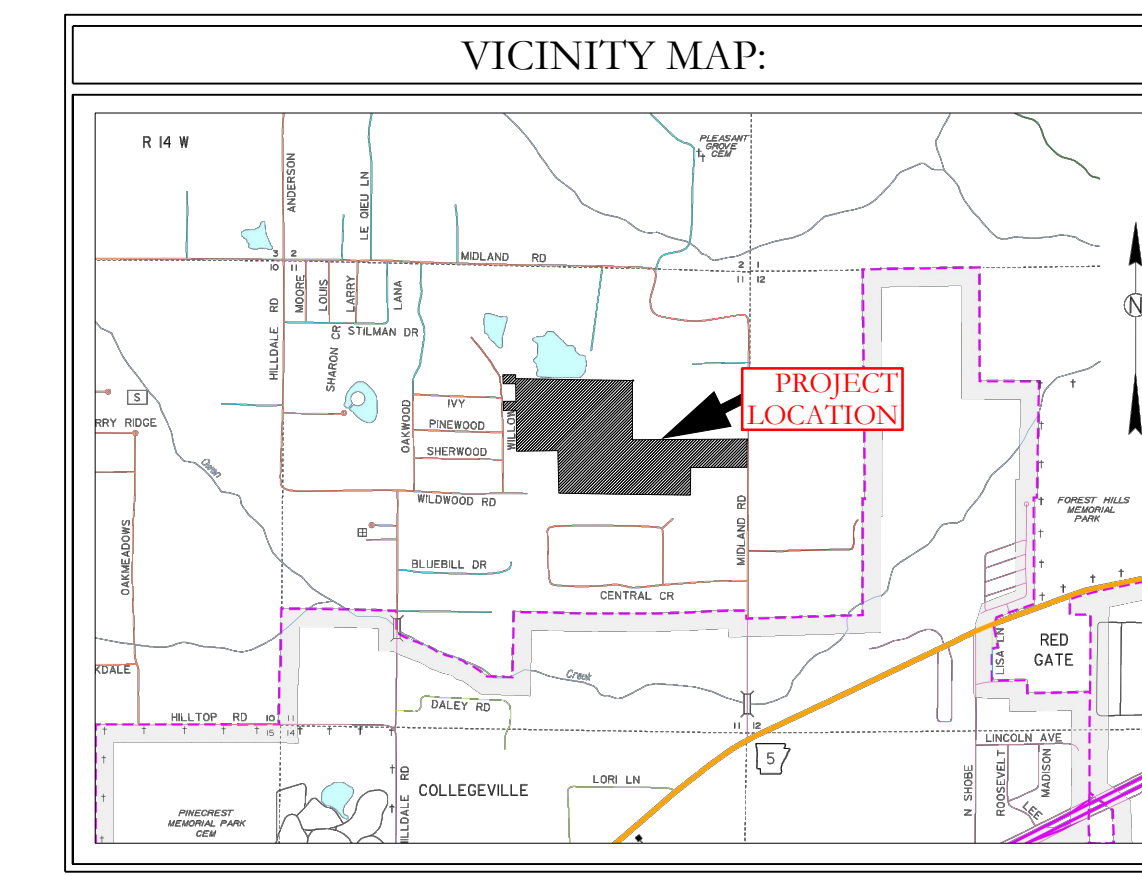
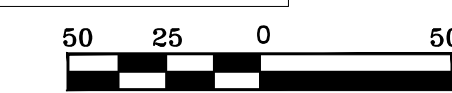
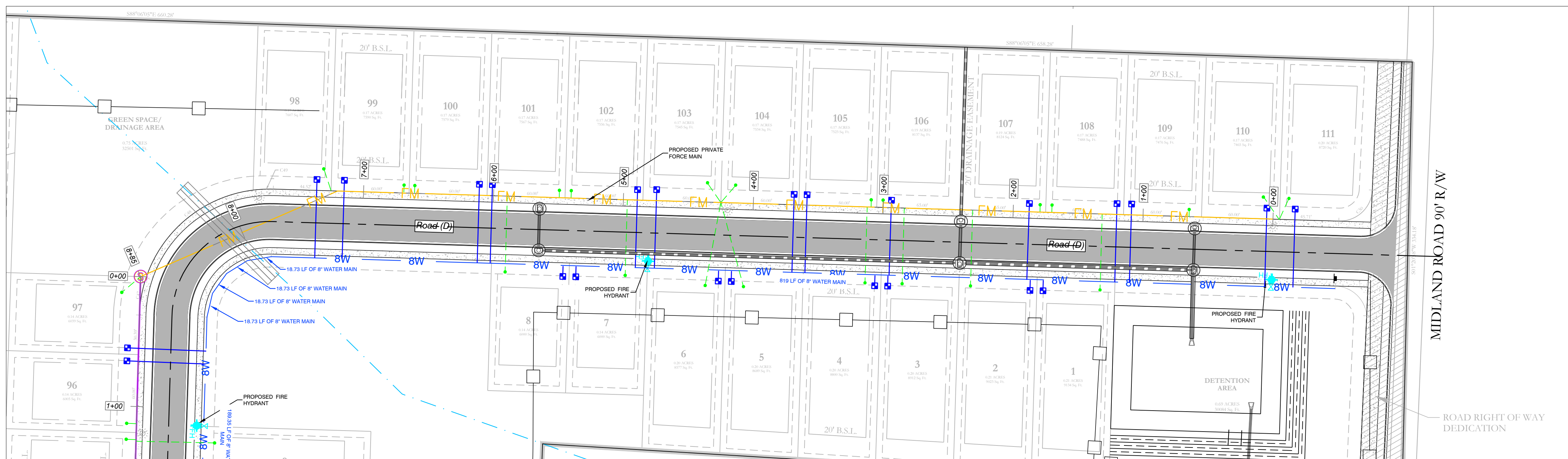
FOR USE AND BENEFIT OF: HAVEN'S DEVELOPMENT, LLC		
MIDLAND ROAD SEWER PROFILES BRYANT, SALINE COUNTY, ARKANSAS		
DATE: 4/19/2023	C.A.D. BY:	DRAWING NUMBER:
REVISID:	CHECKED BY:	23-0024
SHEET: C-3.7	SCALE:	
500	1S	15W
0	34	230
62	1807	

WATER & SEWER UTILITY NOTES:

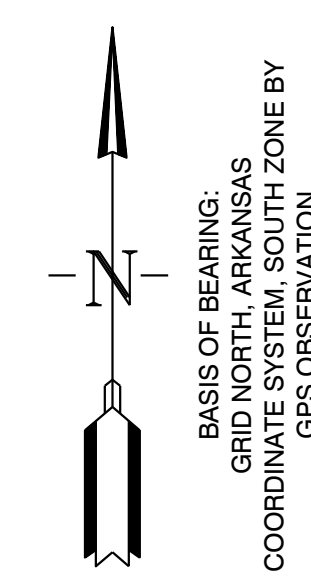
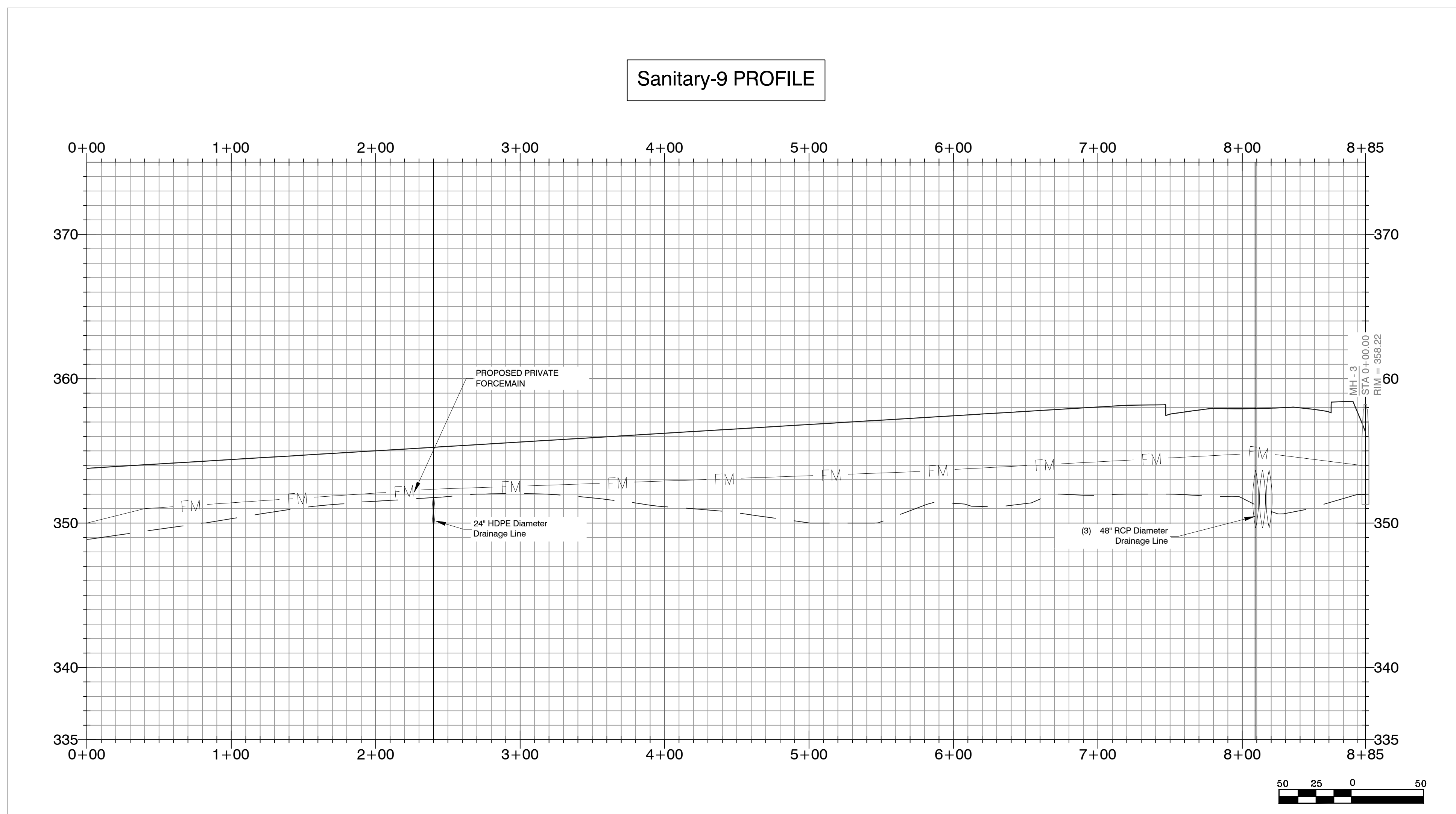
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Sanitary-9 PROFILE



Sanitary-9 Profile Note:
1. Sanitary-9 pipe network is operated by 2" SDR-21 pipe force main.

SEWER LEGEND:	WATER LEGEND:
SEWER SERVICE	DUAL WATER METERS
SEWER MAIN	SINGLE WATER METER
SEWER MANHOLE	GATE VALVE
	45° FITTING
	90° FITTING
	TEE FITTING
	CROSS FITTING
	FIRE HYDRANT

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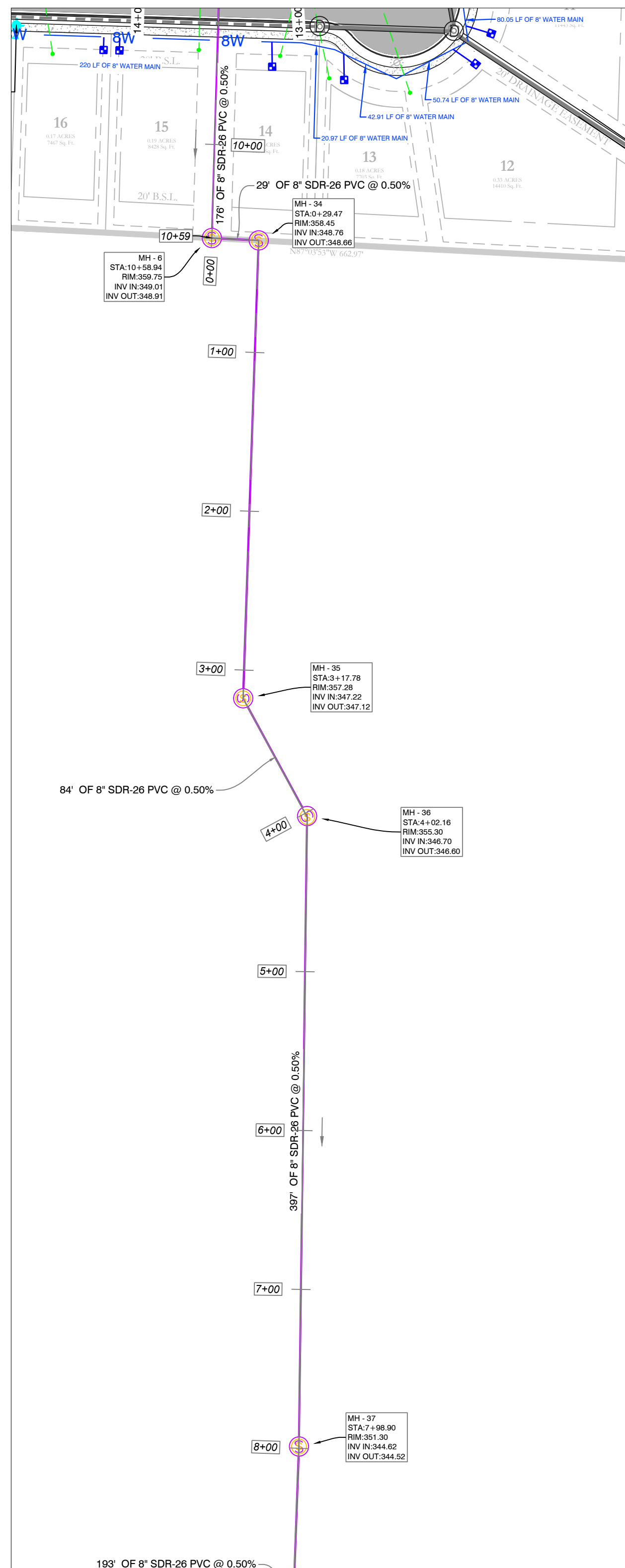
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ENGINEERS - SURVEYORS

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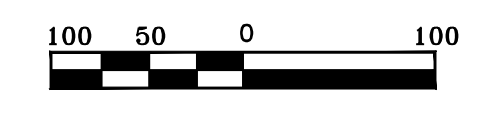
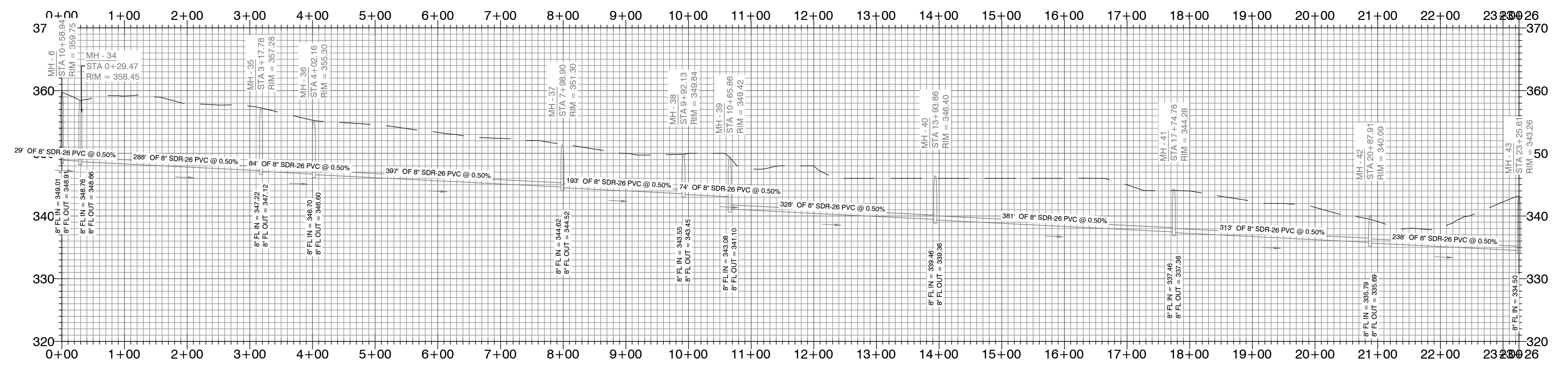
FOR USE AND BENEFIT OF: HAVEN'S DEVELOPMENT, LLC			
MIDLAND ROAD SEWER PROFILES BRYANT, SALINE COUNTY, ARKANSAS			
DATE: 4/19/2023	C.A.D. BY:	DRAWING NUMBER:	
REVISIONS:	CHECKED BY:	23-0024	
SHEET: C-3.8	SCALE:	500	1807

MIDLAND ROAD SUBDIVISION
SEWER PLAN & PROFILES

K:\LAND PROJECTS\2004\SUBDIVISIONS\2023\23-0024\HAVEN'S MIDLAND ROAD SUBDIVISION_S11715_R14W_C11N.DWG:23-0024.CONSTRUCTION PLAN (FINAL.DWG), (AFTER COMMENTS) (4-20-2023).DWG



Offset Sewer Line PROFILE



MIDLAND ROAD SUBDIVISION
SEWER PLAN & PROFILES

SEWER SERVICE	SEWER MANHOLE	SEWER LEGEND:	WATER LEGEND:
SEWER MAIN	SEWER MANHOLE	<ul style="list-style-type: none"> DUAL WATER METERS SINGLE WATER METER GATE VALVE 45° FITTING 90° FITTING TEE FITTING CROSS FITTING FIRE HYDRANT 	<ul style="list-style-type: none"> DUAL WATER METERS SINGLE WATER METER GATE VALVE 45° FITTING 90° FITTING TEE FITTING CROSS FITTING FIRE HYDRANT

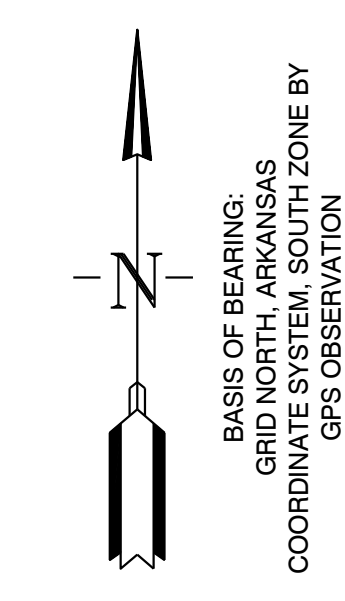
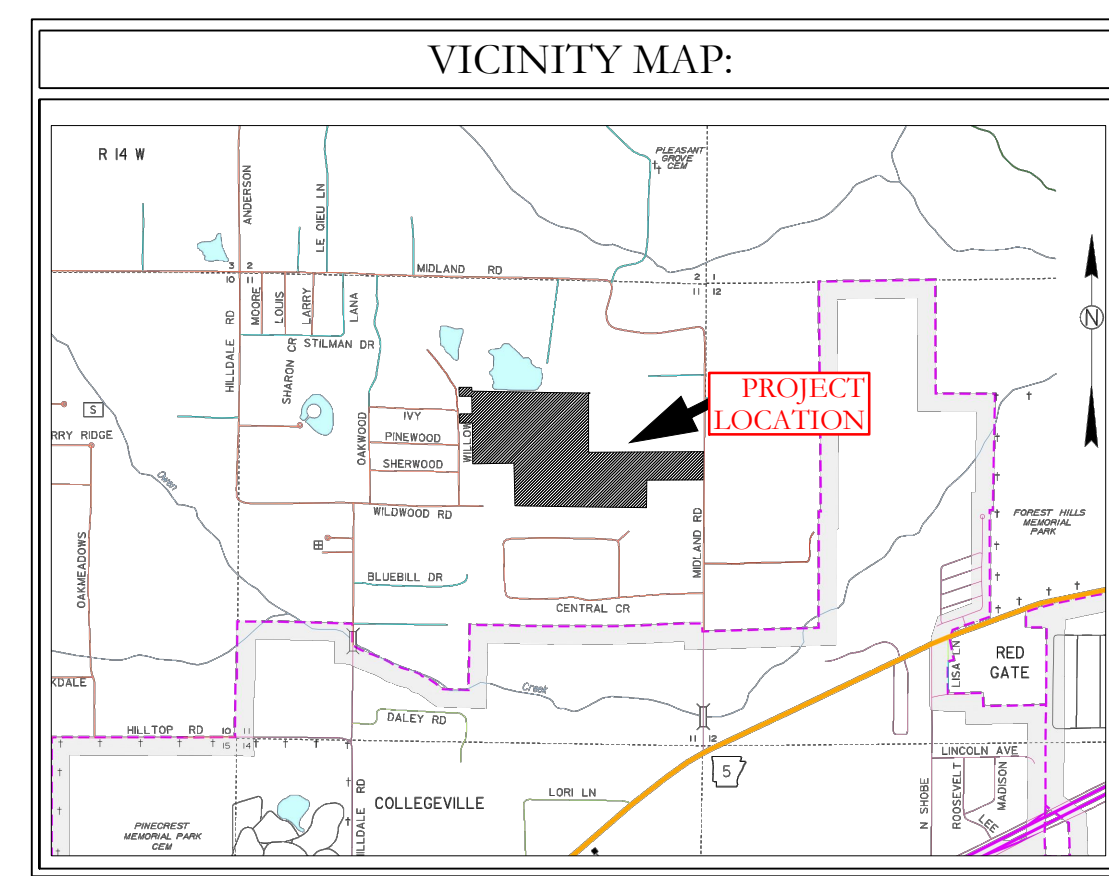
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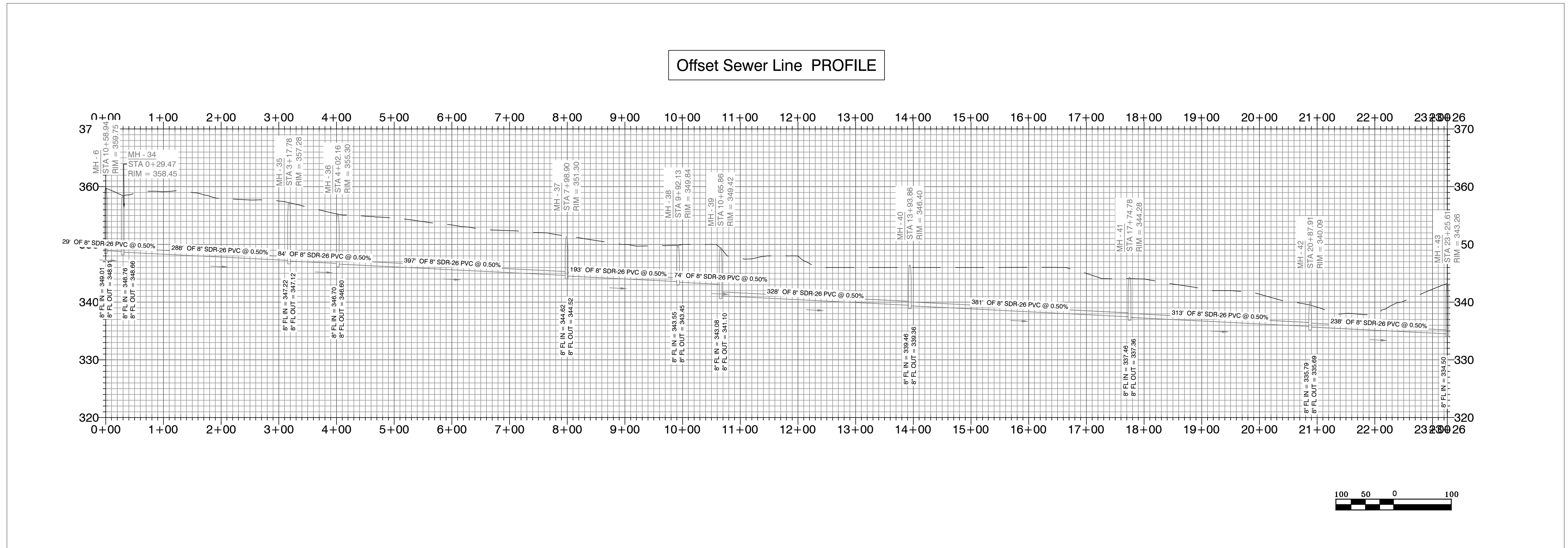
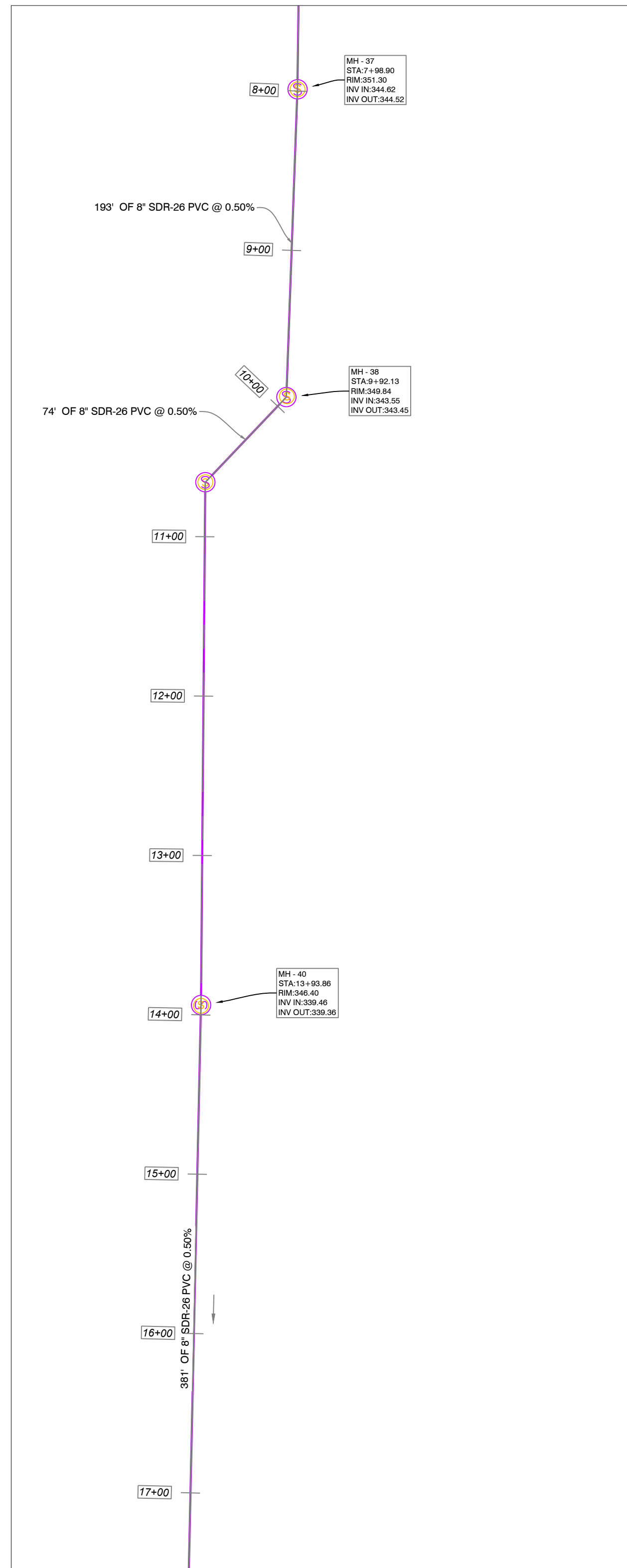
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129 North Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF: HAVEN'S DEVELOPMENT, LLC					
MIDLAND ROAD SEWER PROFILES BRYANT, SALINE COUNTY, ARKANSAS					
DATE:	4/19/2023	C.A.D. BY:	DRAWING NUMBER:		
REVISION:		CHECKED BY:	23-0024		
SHEET:	C-3.9	SCALE:			
500	1S	15W	0	34	230
					62
					1807



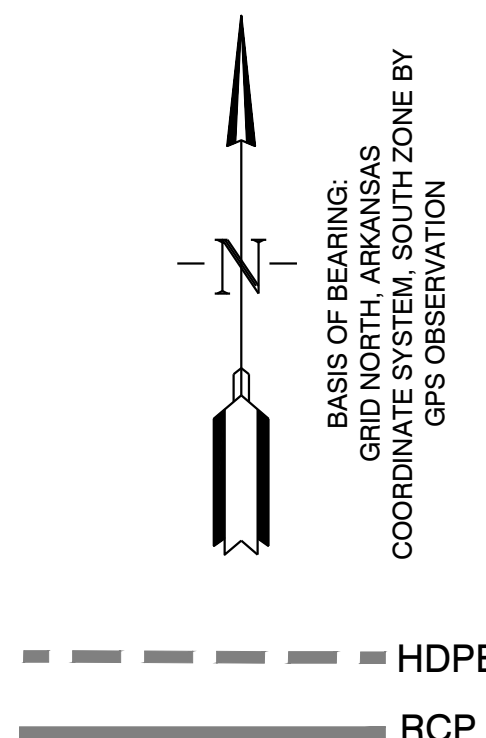
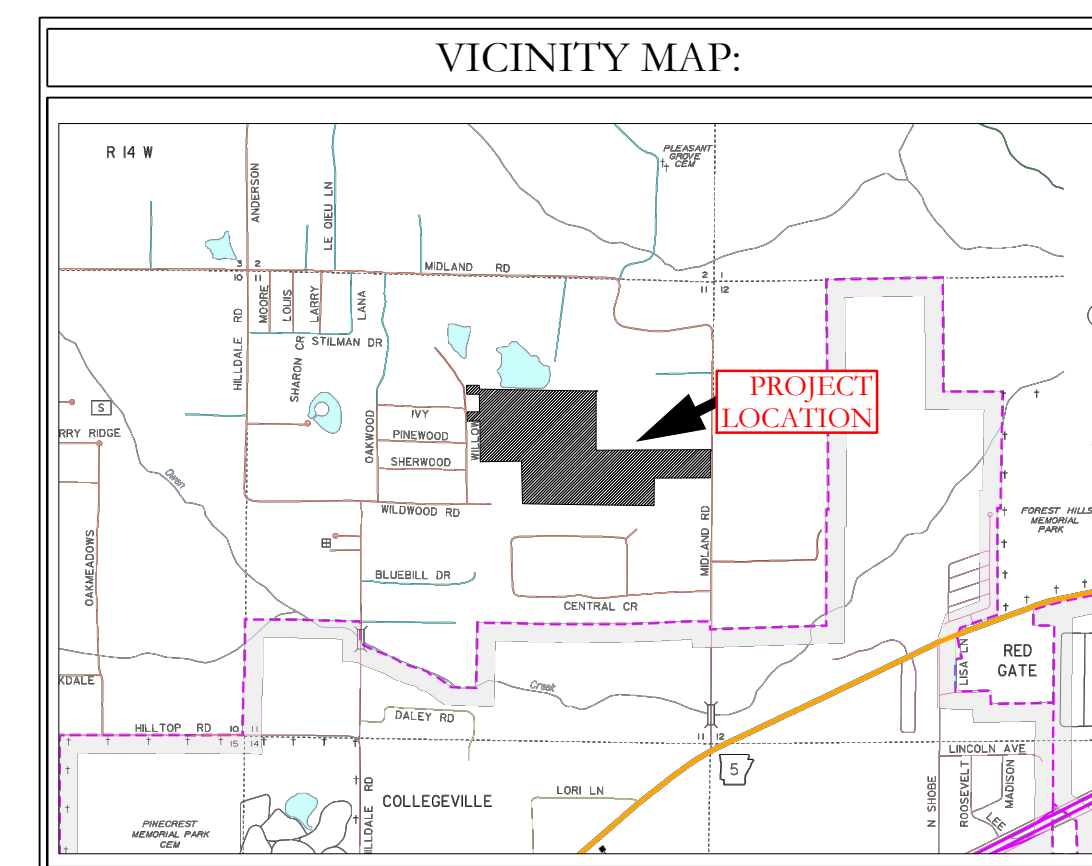
MIDLAND ROAD SUBDIVISION SEWER PLAN & PROFILES

SEWER LEGEND:	WATER LEGEND:
SEWER SERVICE	DUAL WATER METERS
SEWER MAIN	SINGLE WATER METER
SEWER MANHOLE	GATE VALVE
	45° FITTING
	90° FITTING
	TEE FITTING
	CROSS FITTING
	FIRE HYDRANT

NOTE:
USE SDR-26 PVC SEWER PIPE EXCEPT WHERE DUCTILE IRON PIPE REQUIRED FOR COVER. USE DUCTILE IRON PIPE WHERE 3' MINIMUM COVE CANNOT BE MAINTAINED.
CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL BURIED UTILITIES PRIOR TO CONSTRUCTION.

- WATER & SEWER UTILITY NOTES:**
- ALL NEW 8-INCH WATER MAINS TO BE CLASS 900.
 - ALL WATER MAINS LARGER THAN 8" DIAMETER SHALL BE DUCTILE IRON (250 PSI PRESSURE CLASS).
 - 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 ENCASUREMENT PIPE. THE STEEL ENCASUREMENT 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).
 - CASING SPACERS: SHALL BE STAINLESS STEEL, CASCADE MODEL CCS AS MANUFACTURED BY CASCADE WATER MFG. CO., OR APPROVED EQUAL.

- SEWER CONSTRUCTION NOTES:**
- 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"
 - 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.
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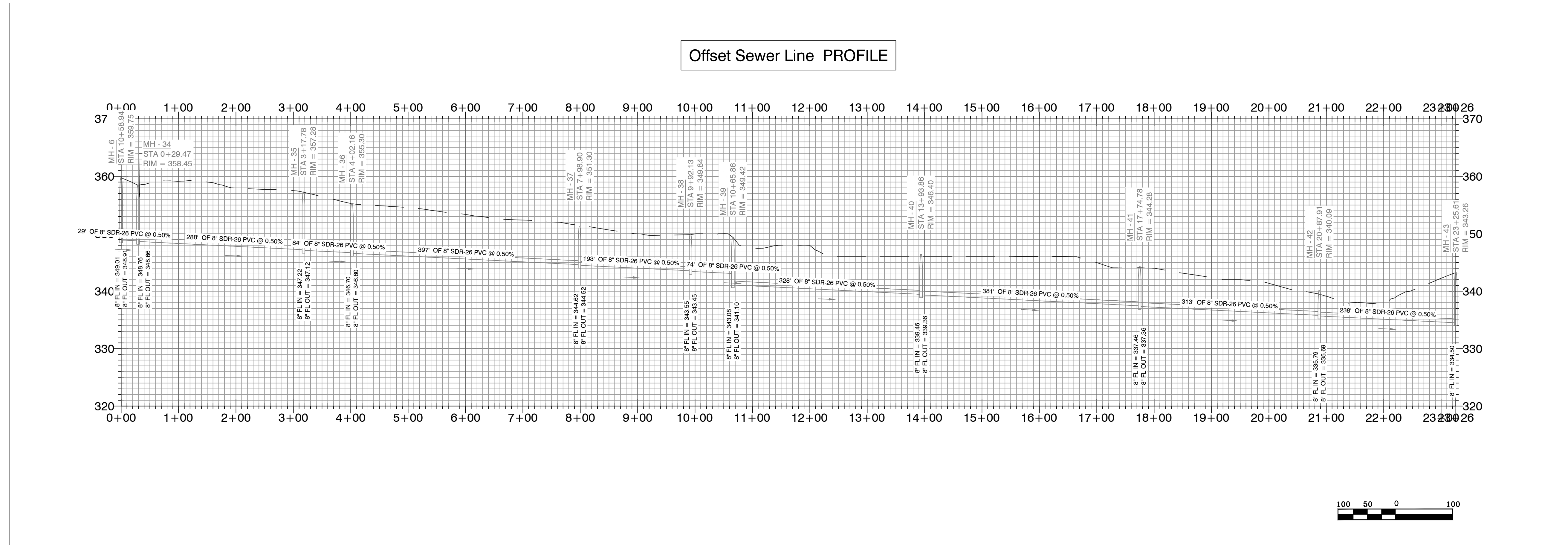
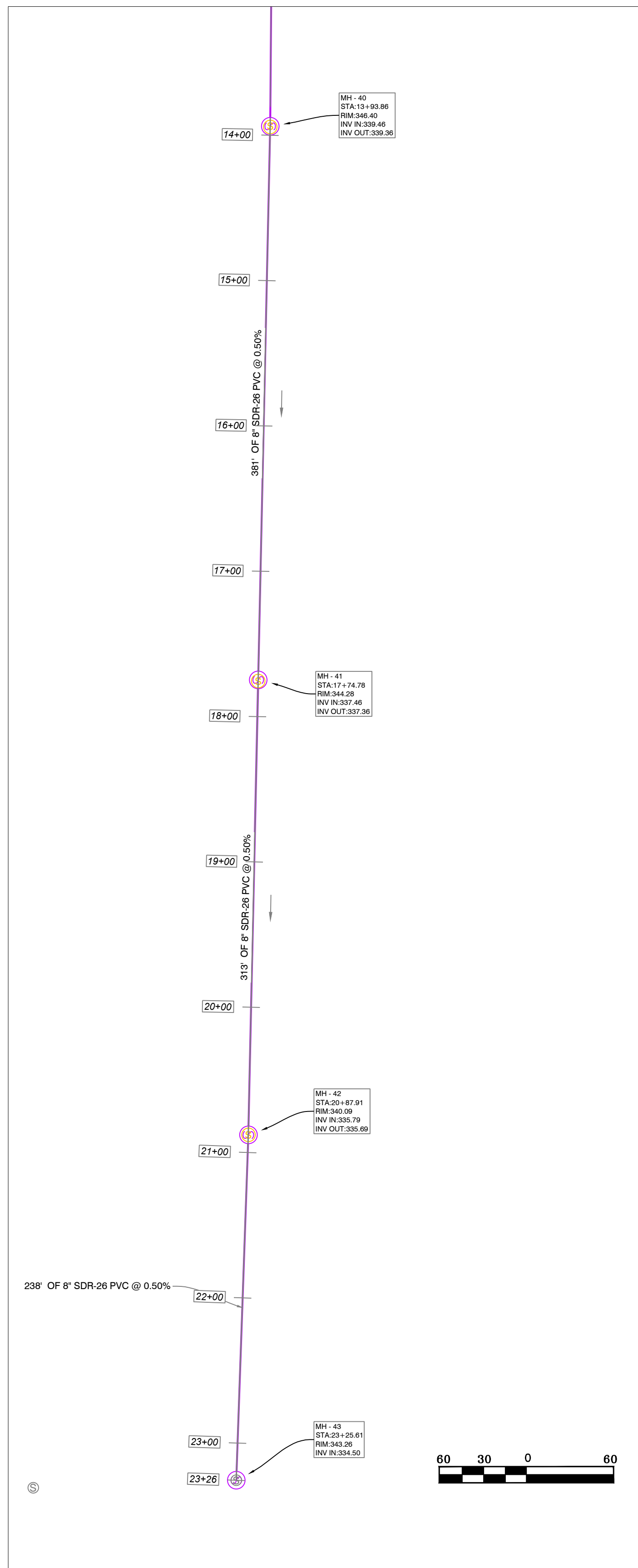


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MIDLAND ROAD SEWER PROFILES BRYANT, SALINE COUNTY, ARKANSAS		
DATE: 4/19/2023	C.A.D. BY:	DRAWING NUMBER:
REVISIONS:	CHECKED BY:	23-0024
SHEET: C-3.10	SCALE:	
500	1S	15W
0	34	230
62	1807	

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MIDLAND ROAD SUBDIVISION SEWER PLAN & PROFILES

SEWER LEGEND:	WATER LEGEND:
SEWER MAIN SEWER MANHOLE	DUAL WATER METERS SINGLE WATER METER GATE VALVE 45° FITTING 90° FITTING TEE FITTING CROSS FITTING FIRE HYDRANT

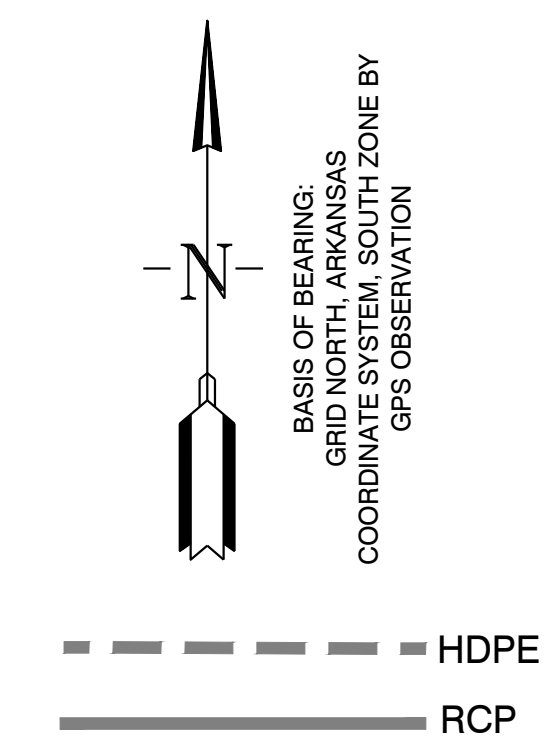
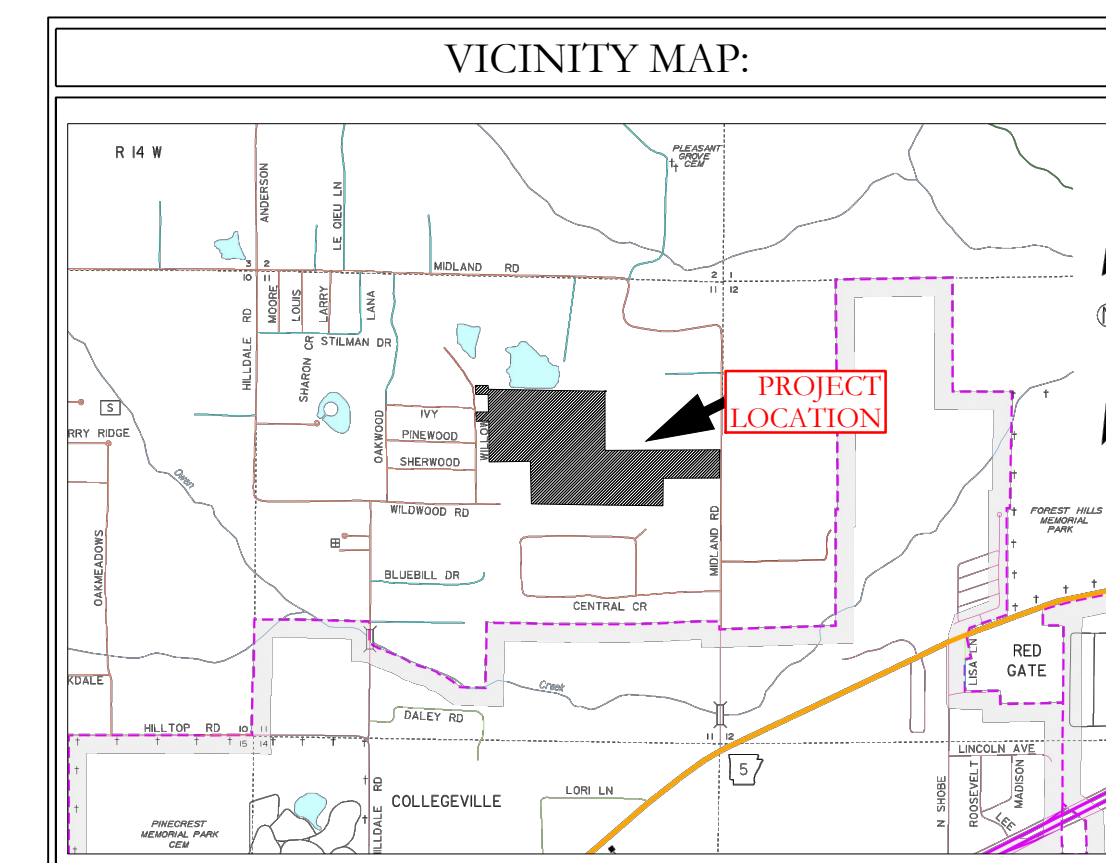
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HAVEN'S DEVELOPMENT, LLC

**MIDLAND ROAD
SEWER PROFILES**
BRYANT, SALINE COUNTY, ARKANSAS

DATE: 4/19/2023	C.A.D. BY:	DRAWING NUMBER:
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SHEET: C-3.11	SCALE:	
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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.

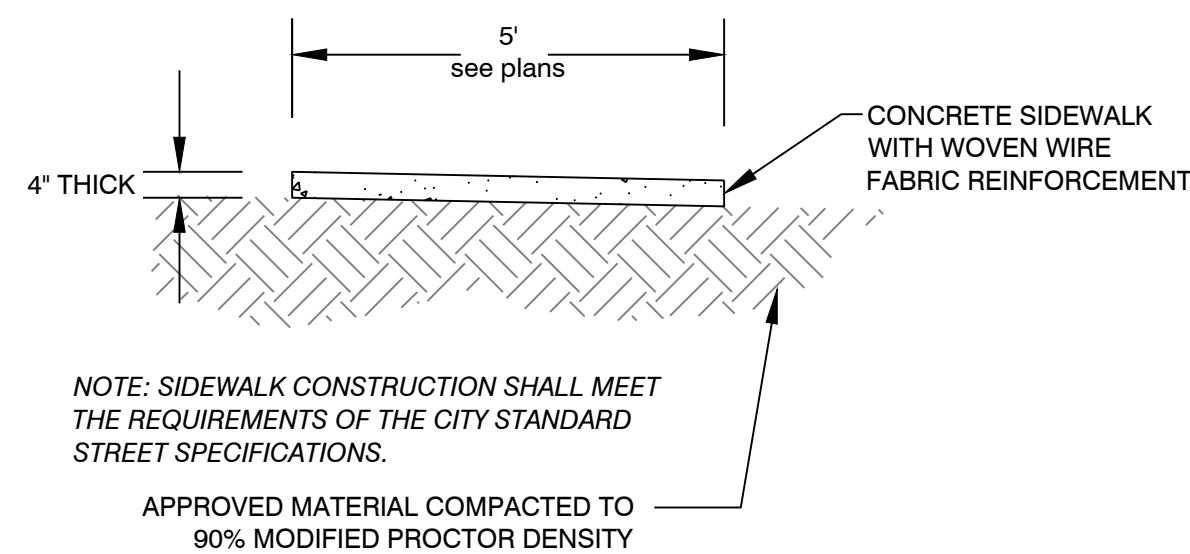
Subgrade

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- 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.

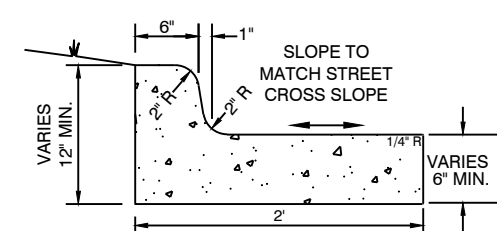
QUALITY CONTROL TESTING AND INSPECTIONS

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



STANDARD CURB & GUTTER
NOT TO SCALE

TYPICAL CURB DETAILS & NOTES
NOT TO SCALE

Typical Curb & Gutter Detail
4,000 psi concrete

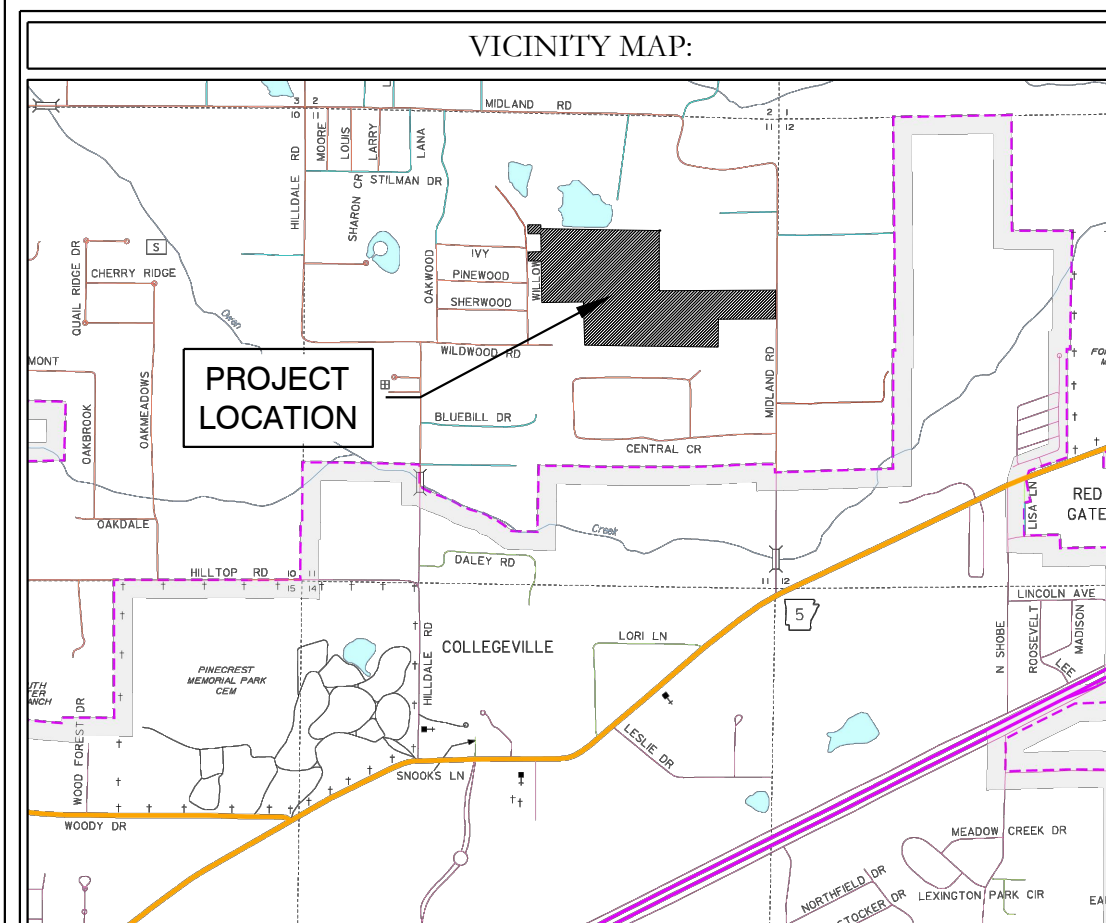
HOPE CONSULTING ENGINEERS - SURVEYORS		129 North Main Street, Benton, Arkansas 72015 PH. (501)315-2626 FAX (501) 315-0024 www.hopeconsulting.com	
FOR USE AND BENEFIT OF: HAVEN'S DEVELOPMENT, LLC			
MIDLAND ROAD CIVIL SPECS BRYANT, SALINE COUNTY, ARKANSAS			
DATE:	4/19/2023	C.A.D. BY:	DRAWING NUMBER:
REVISION:		CHECKED BY:	23-0024
SHEET:	C-5.0	SCALE:	
500	1S	15W	0 34 230 62 1807

K:\LAND PROJECTS 2004\SUBDIVISIONS 2023\23-0024 HAVENS MIDLAND ROAD SUBDIVISION S11 T15 R14W\CIVIL\DWG\23-0024 CONSTRUCTION PLAN (FINAL DRAFT)\AFTER COMMENTS\6-26-2023.DWG



GREEN SPACE/
DRAINAGE AREA

WILLOW STREET, 90' R/W



DRAINAGE NOTES

No fences, pools or permanent obstructions may be placed in any access or drainage easements.

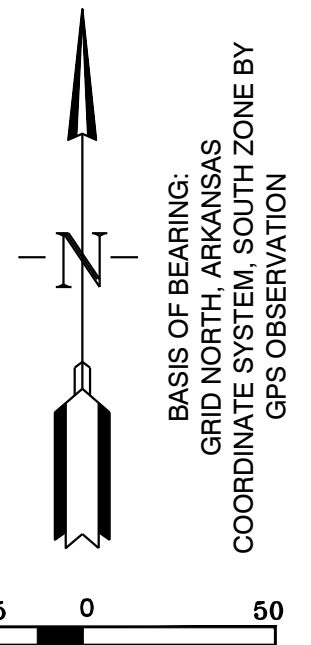
Dead Storage of pond will be used as a sediment pond at the time of construction later it will remain as a water feature.

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.

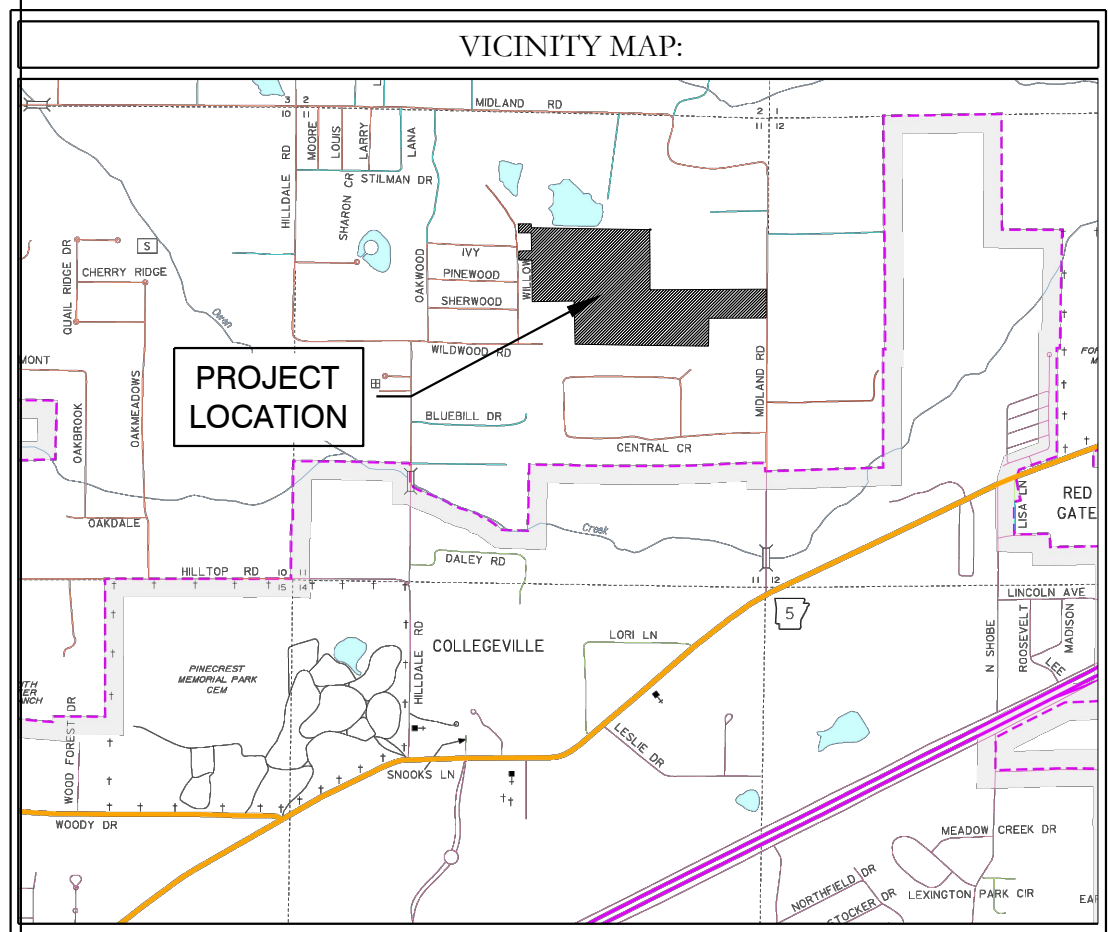
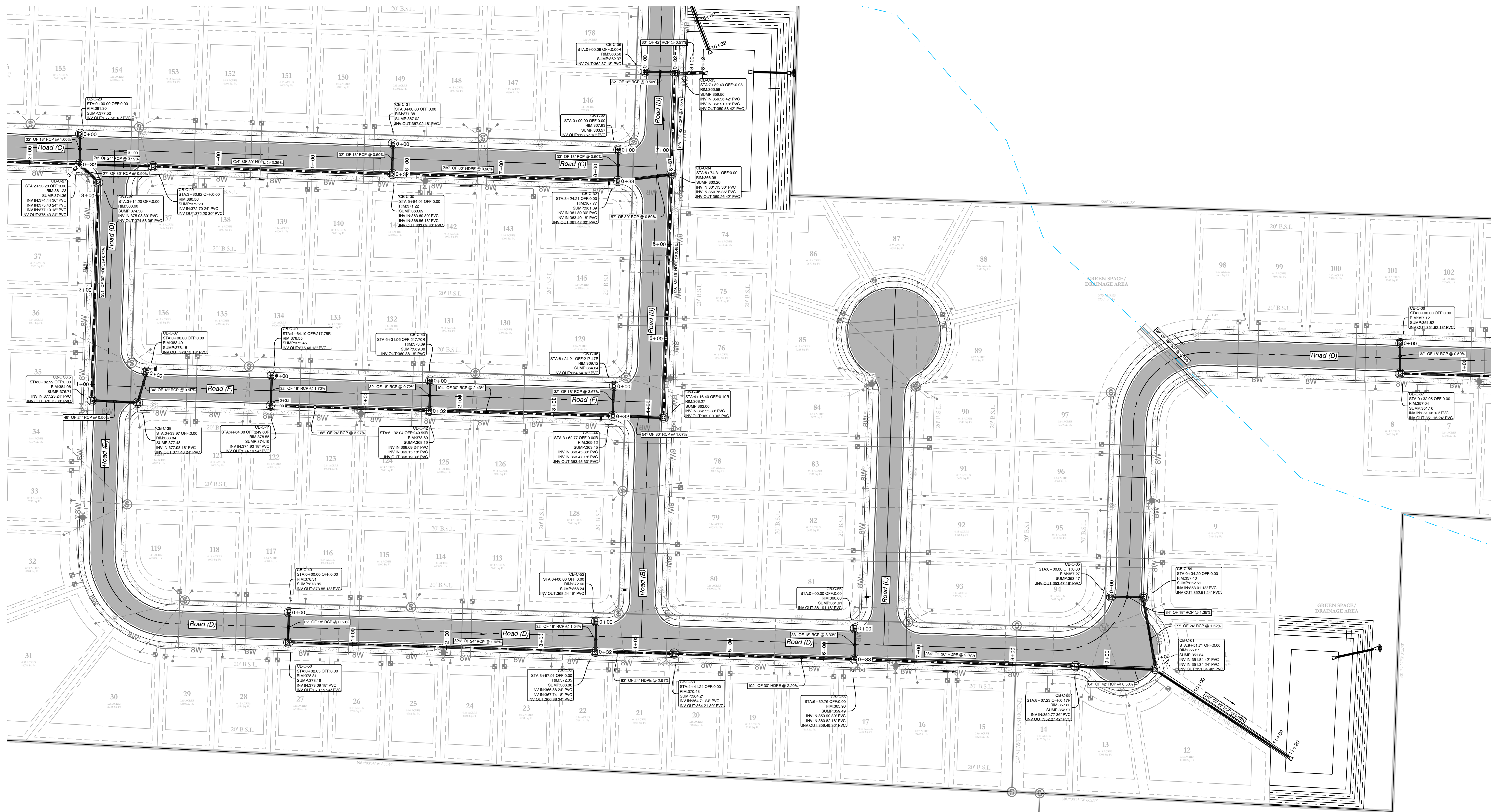
Any new drainage ditches or swales, new or that have been disturbed during construction are required to have solid sod stabilization per Section 500.7.2 of the Stormwater management Manual. (This is required to be show in detail on the plans).

MIDLAND ROAD SUBDIVISION DRAINAGE PLAN



		129 North Main Street, Benton, Arkansas 72015 PH. (501)315-2626 FAX (501) 315-0024 www.hopeconsulting.com
FOR USE AND BENEFIT OF: HAVEN'S DEVELOPMENT, LLC		
MIDLAND ROAD DRAINAGE PLAN IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS		
DATE: 4/19/2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:	CHECKED BY:	23-0024
SHEET: C-6.0	SCALE: 1" = 50'	
500	0	

--- HDPE
 ——— RCP



DRAINAGE NOTES

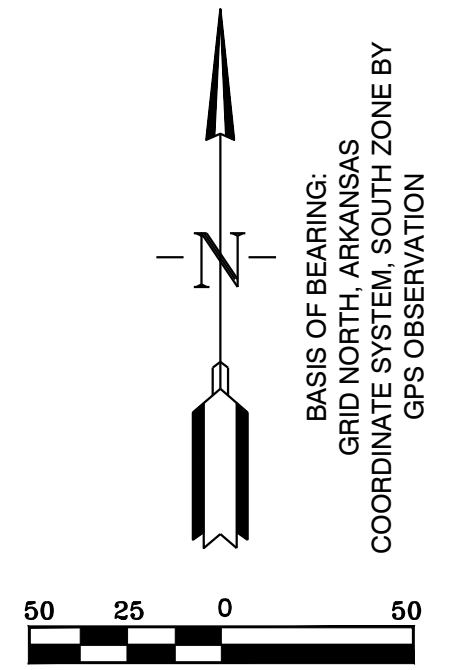
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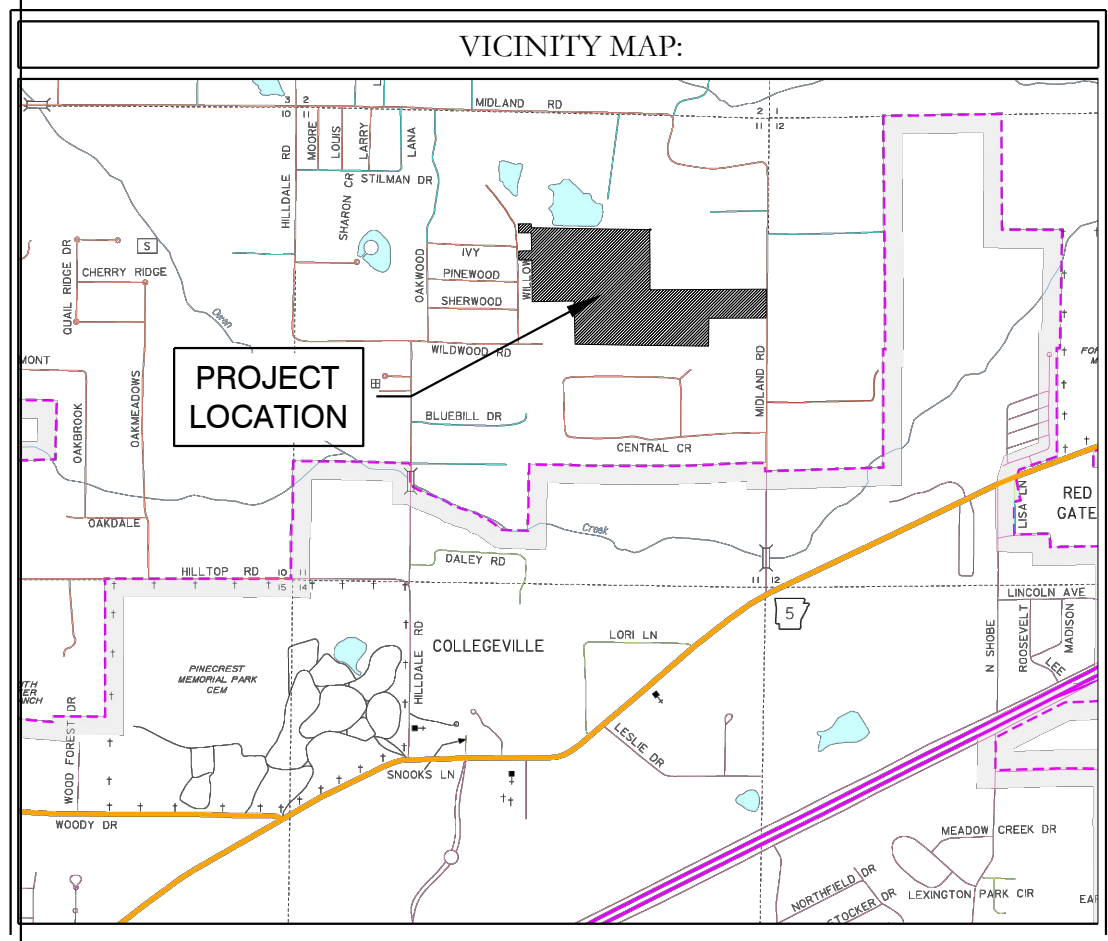
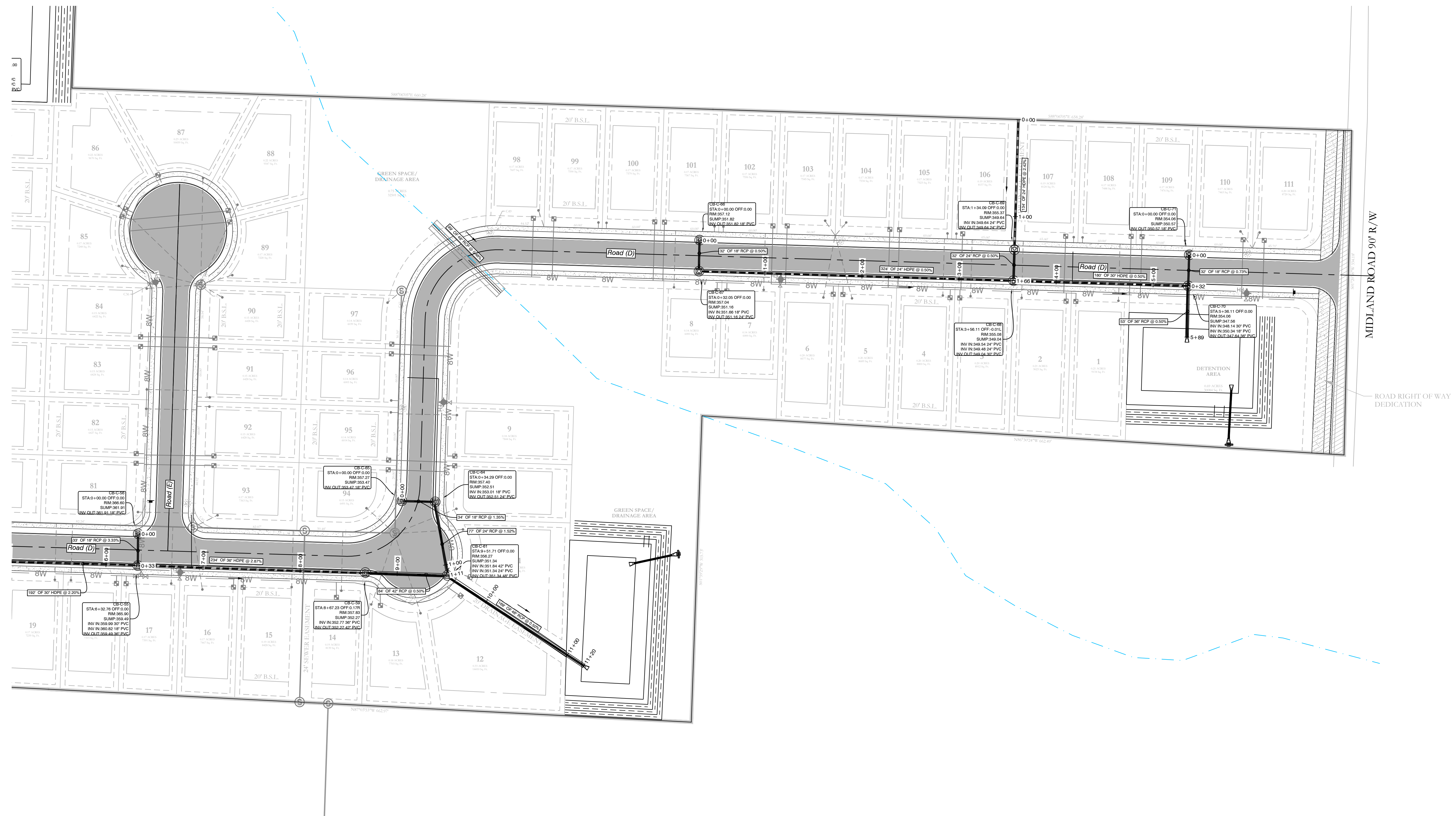


MIDLAND ROAD SUBDIVISION DRAINAGE PLAN

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REVISED:	CHECKED BY:	23-0024
SHEET: C-6.1	SCALE: 1" = 50'	
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DRAINAGE NOTES

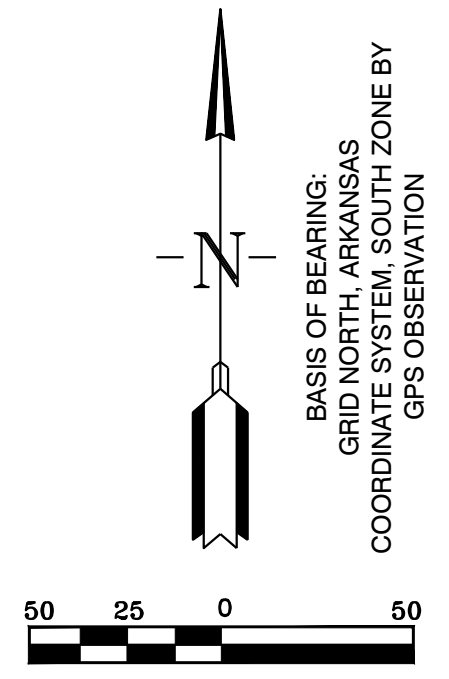
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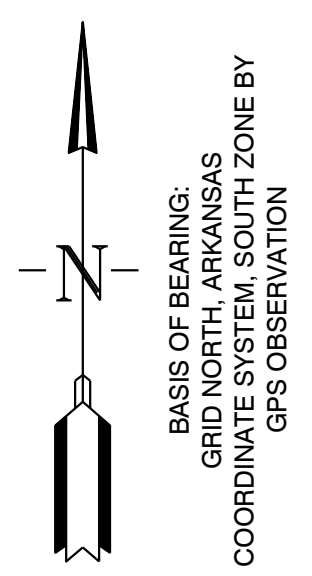
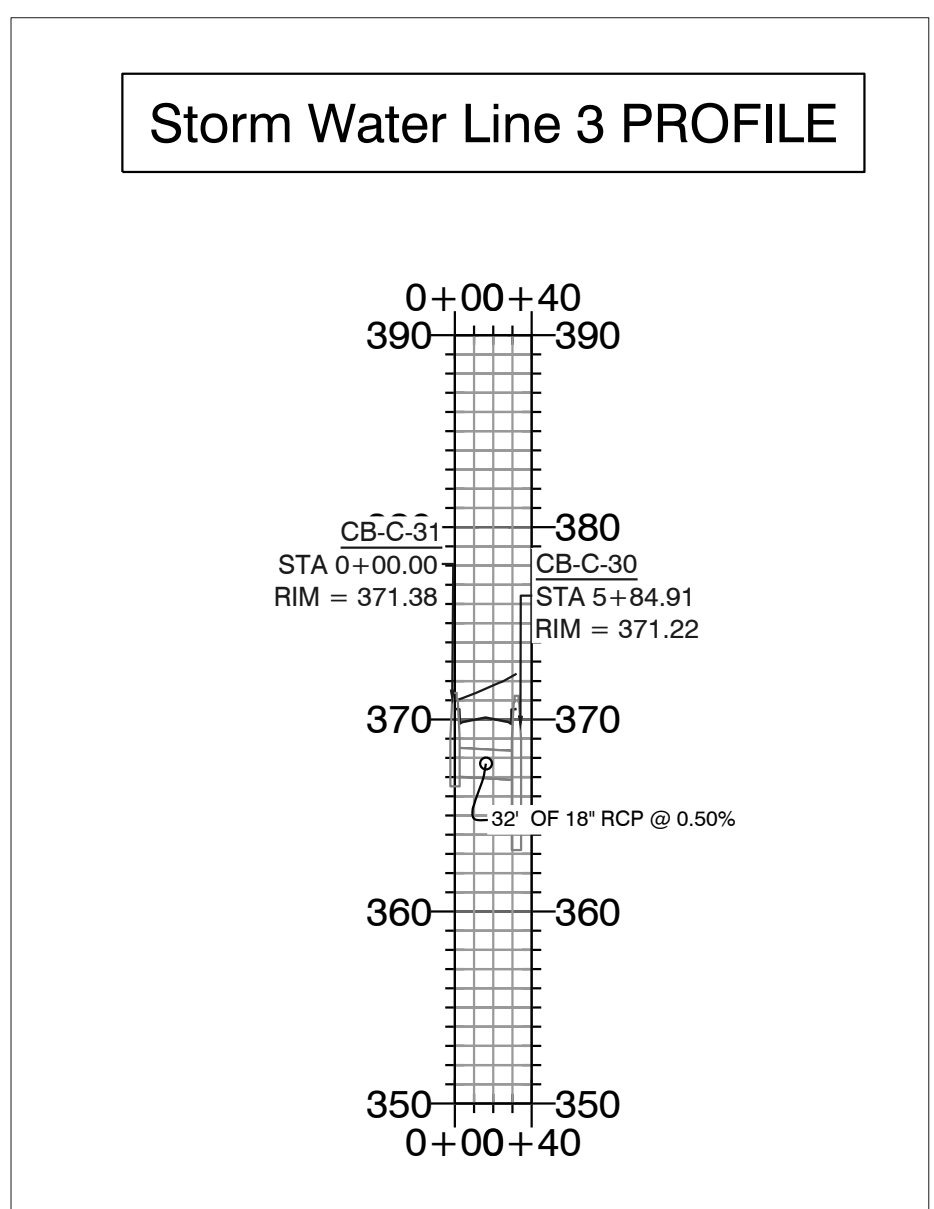
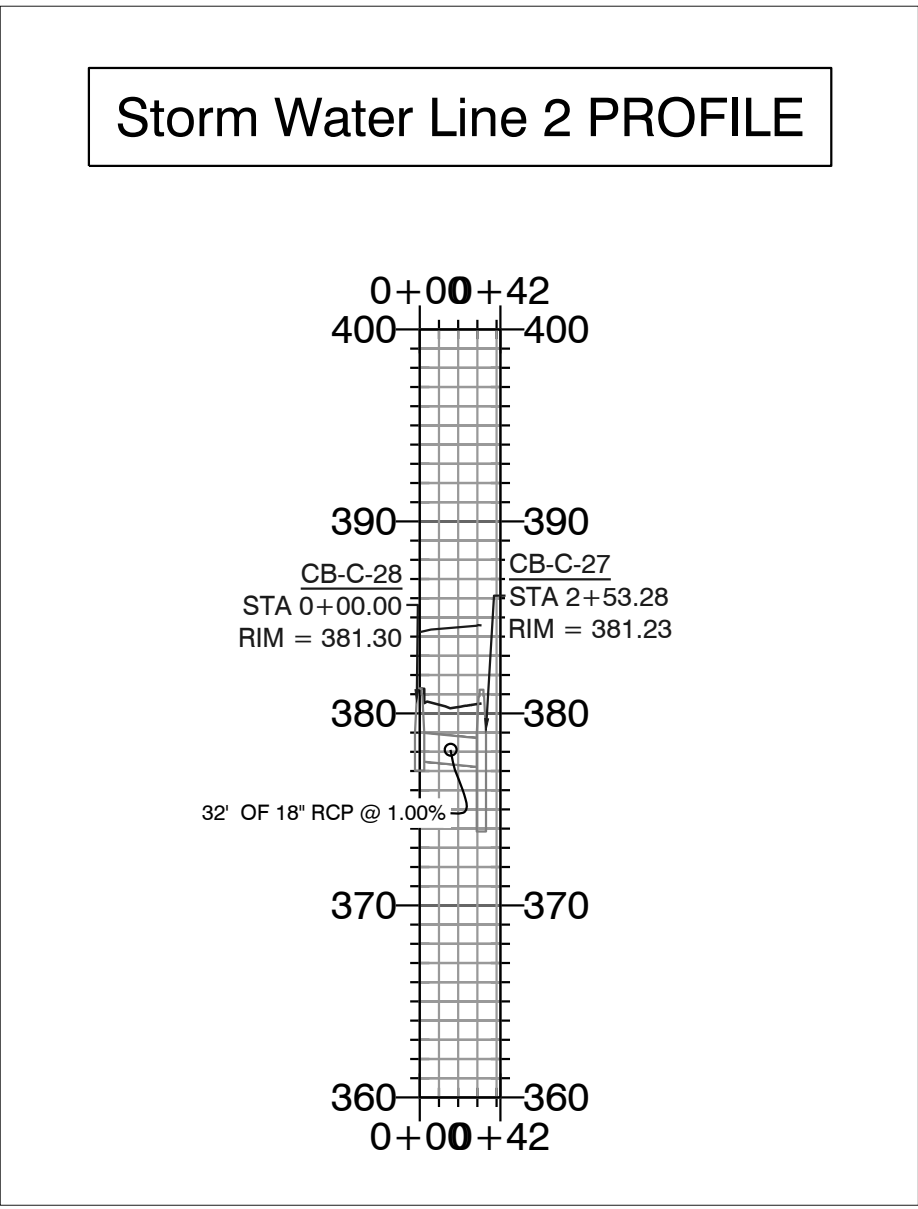
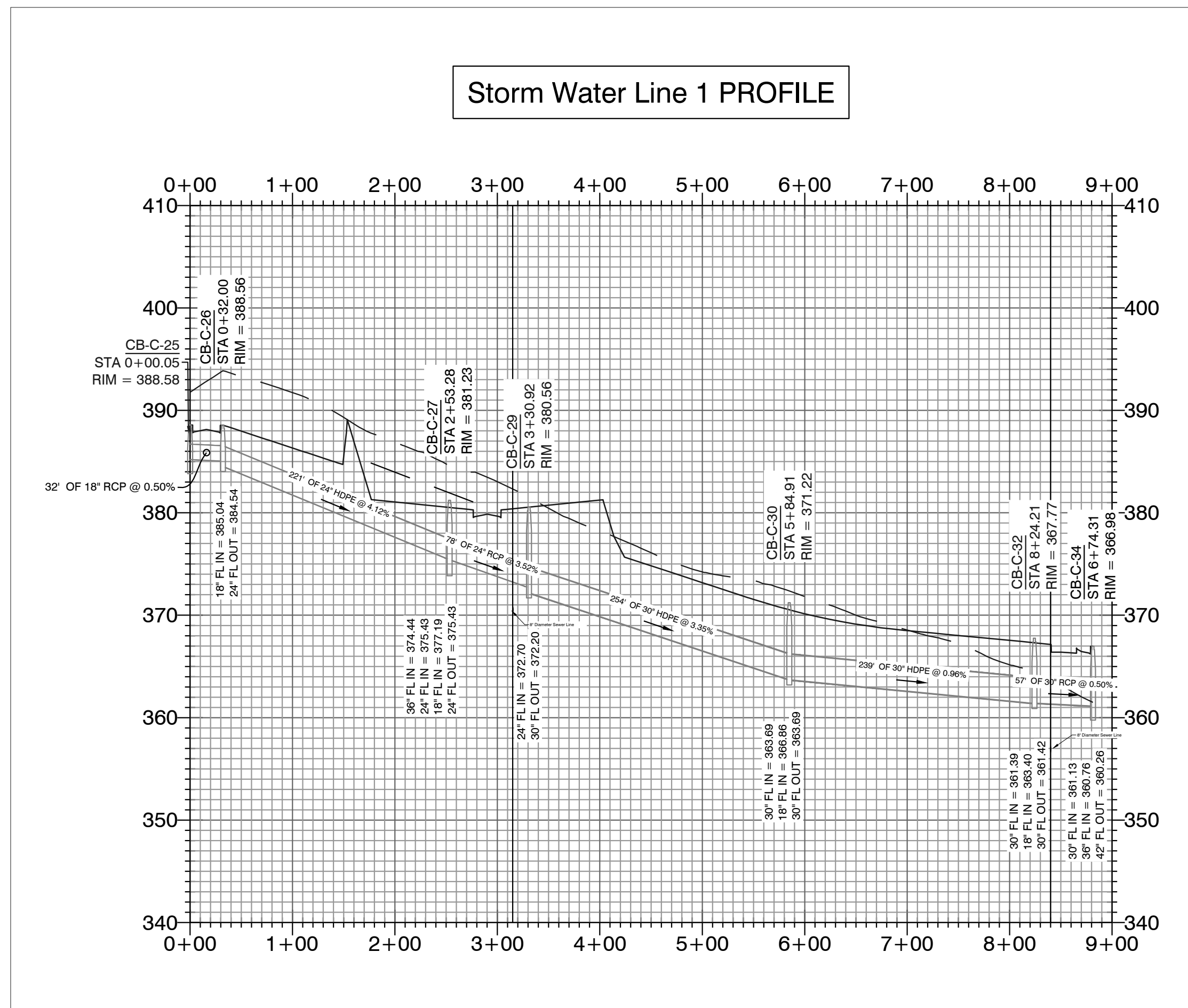
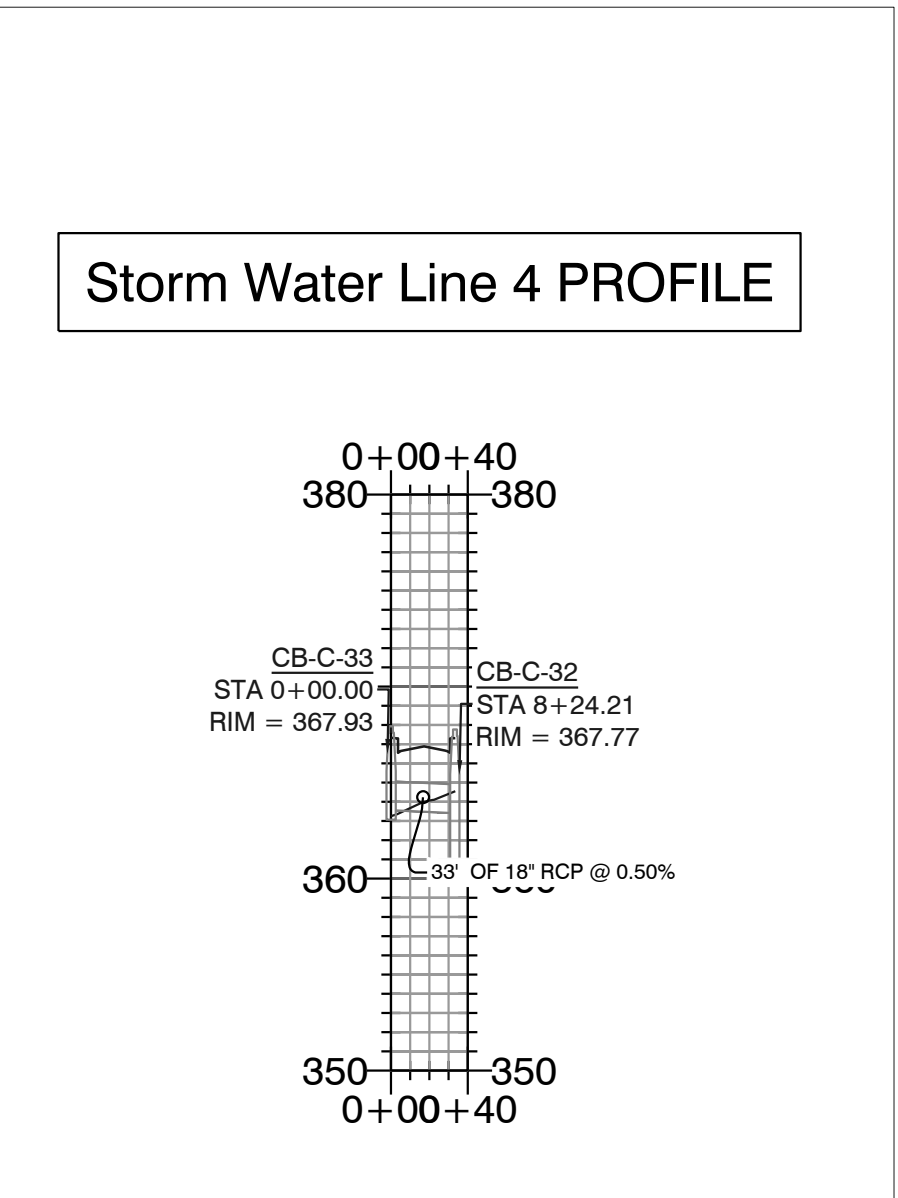
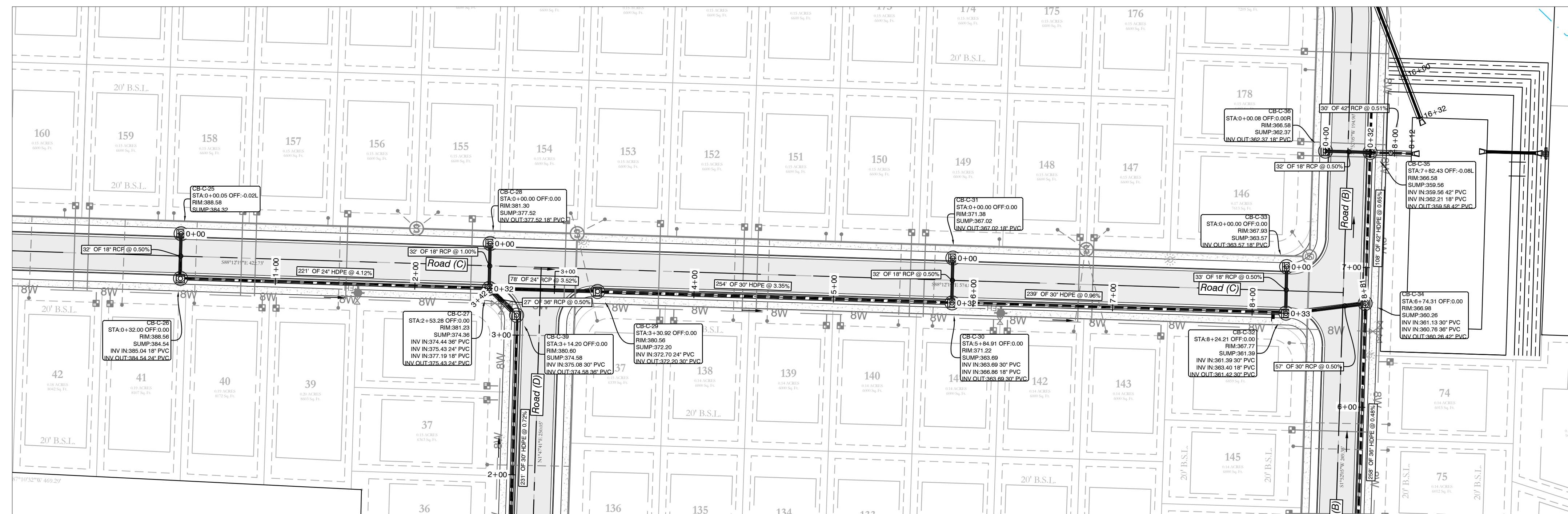
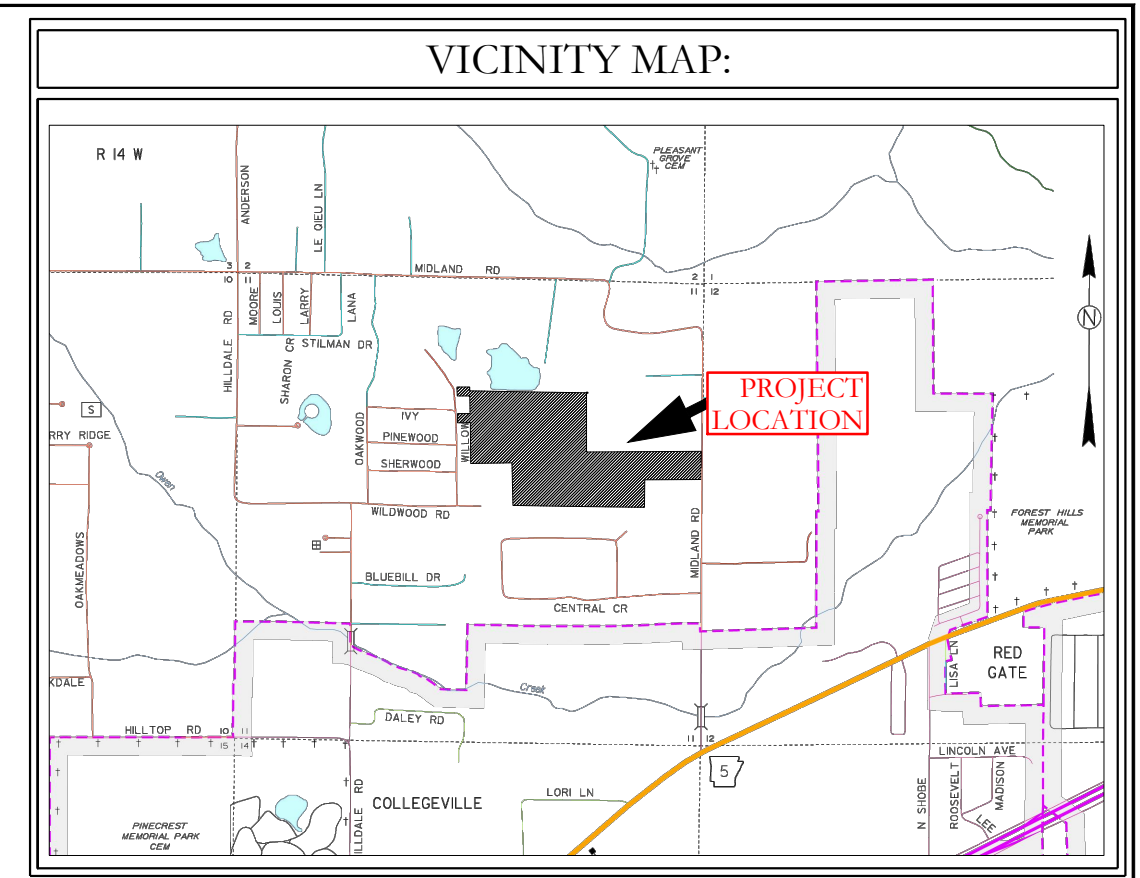
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MIDLAND ROAD SUBDIVISION DRAINAGE PLAN

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DATE: 4/19/2023	C.A.D. BY:	DRAWING NUMBER:	
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SHEET: C-6.2	SCALE: 1" = 50'		
500	0		



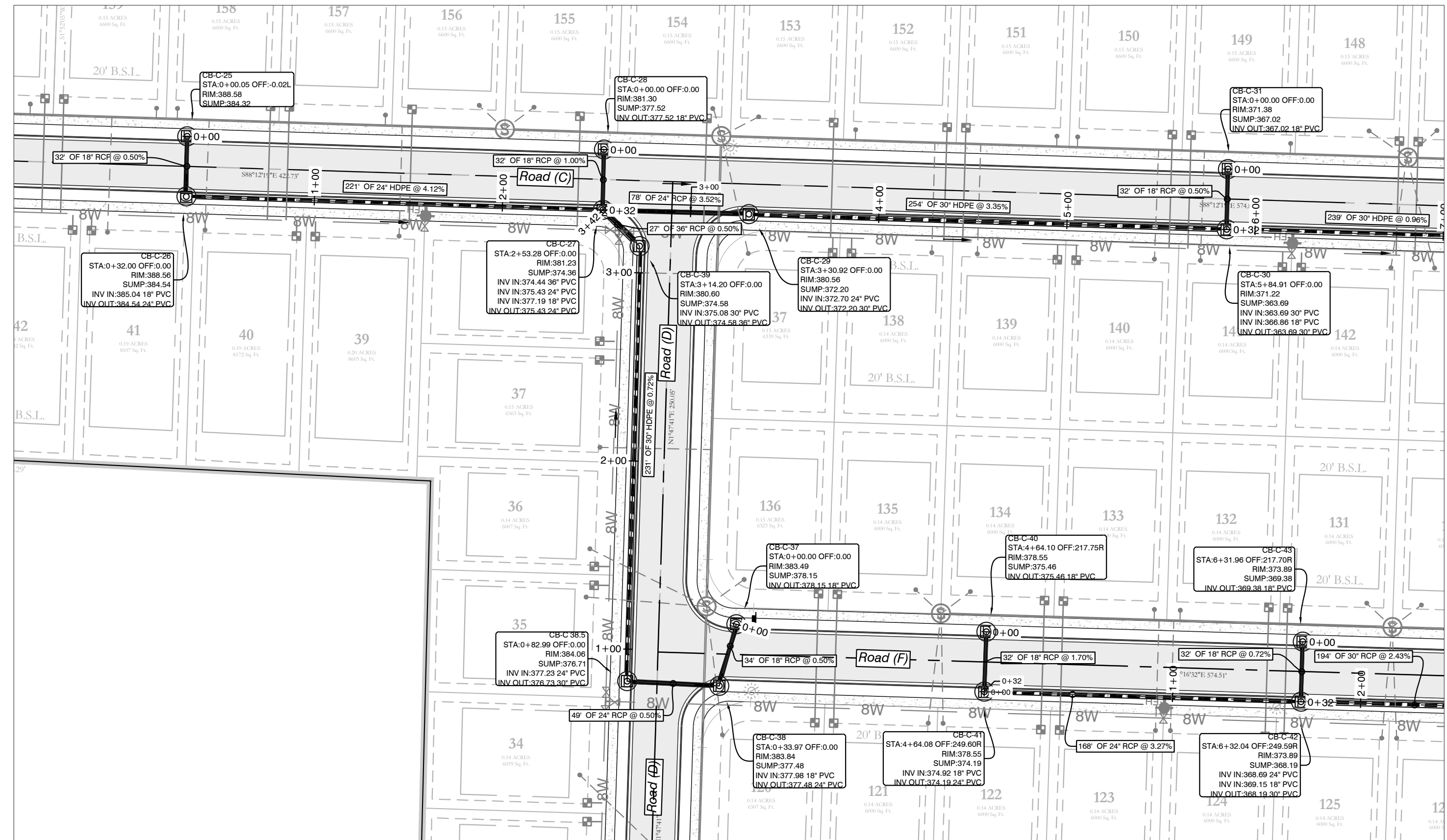
BASIS OF BEARING:
GRID NORTH, ARKANSAS
COORDINATE SYSTEM, SOUTH ZONE BY
GPS OBSERVATION

--- HDPE
— RCP

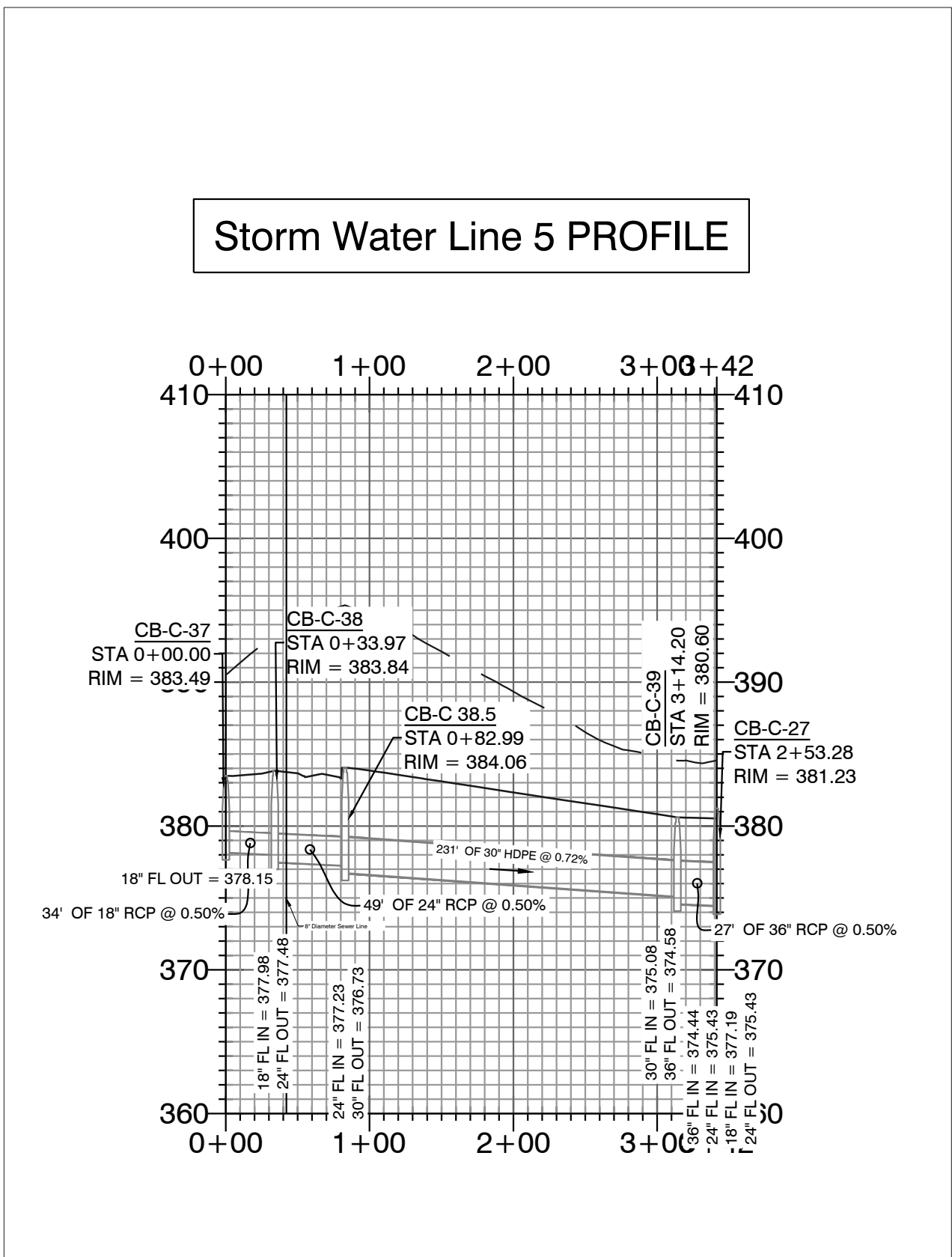
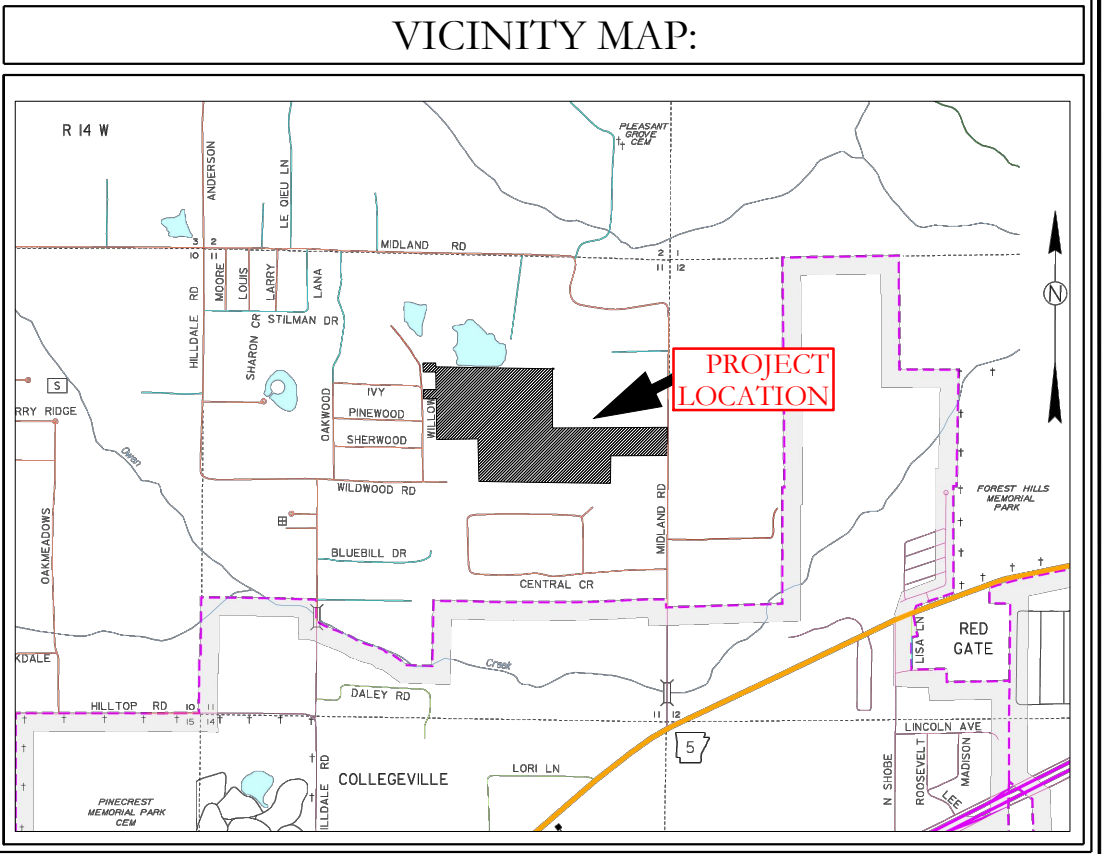
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FOR USE AND BENEFIT OF: HAVEN'S DEVELOPMENT, LLC		
DRAINAGE PROFILES MIDLAND ROAD BRYANT, SALINE COUNTY, ARKANSAS		
DATE: 4/19/2023	C.A.D. BY: xxxx	DRAWING NUMBER: 23-0024
REVISED:	CHECKED BY:	
SHEET: C-6.3	SCALE: as shown	

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--- HDPE
 — RCP



DRAINAGE NOTES

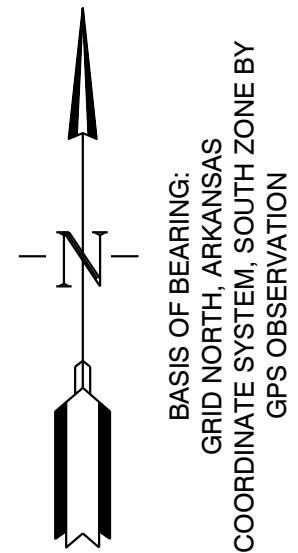
No fences, pools or permanent obstructions may be placed in any access or drainage easements.

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).



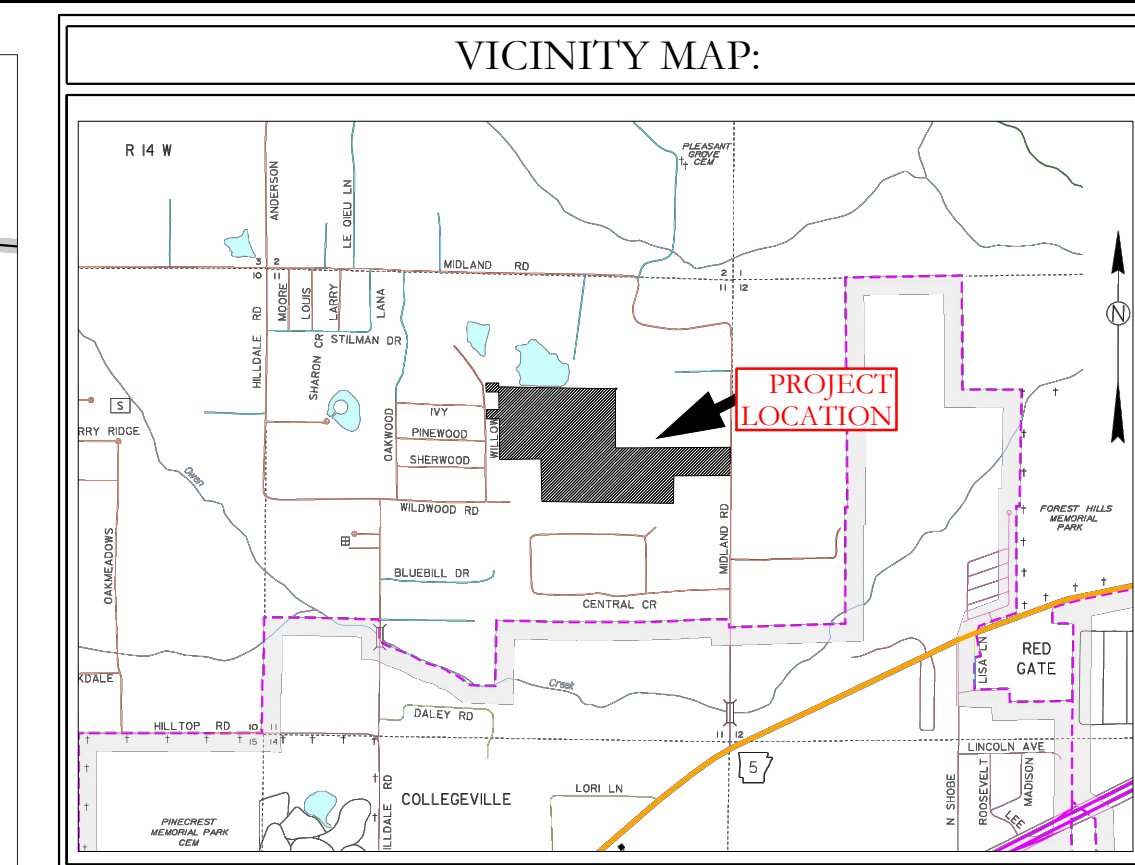
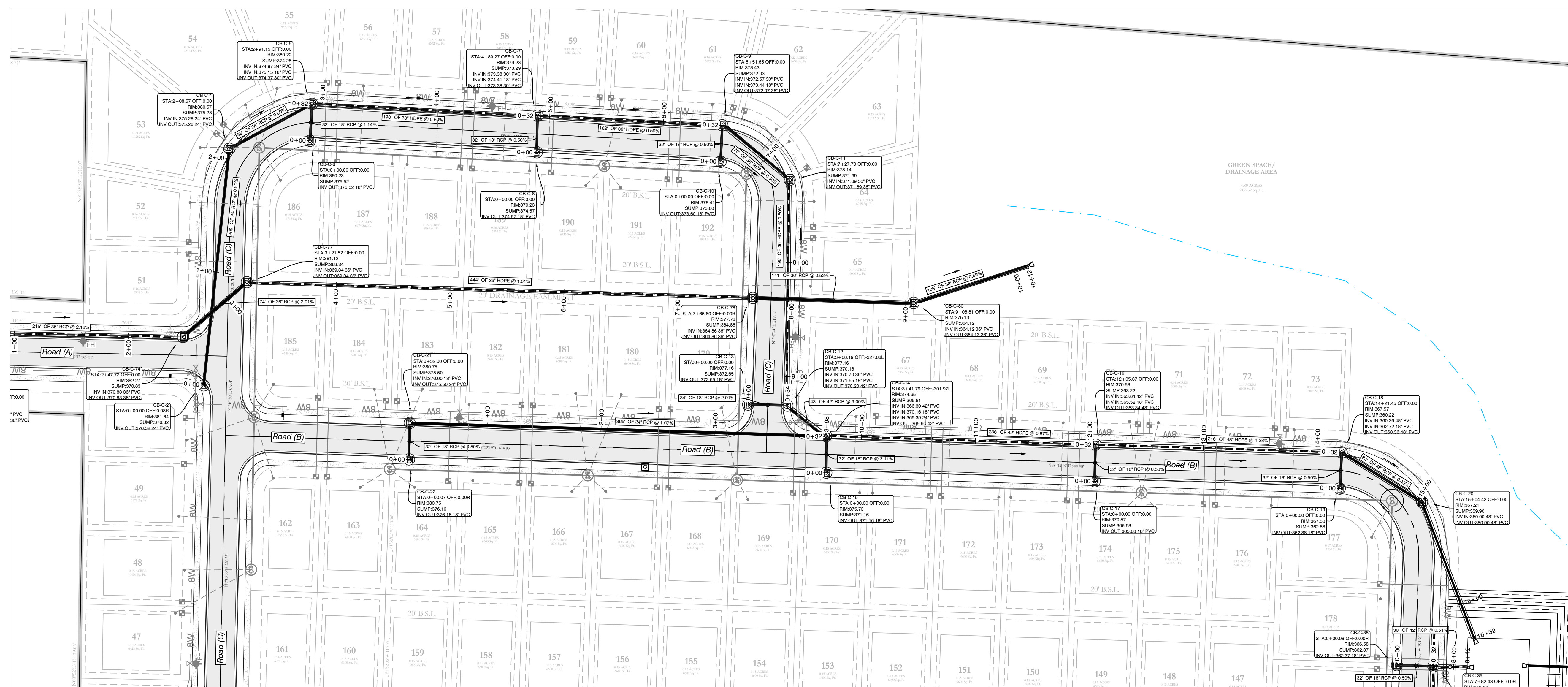
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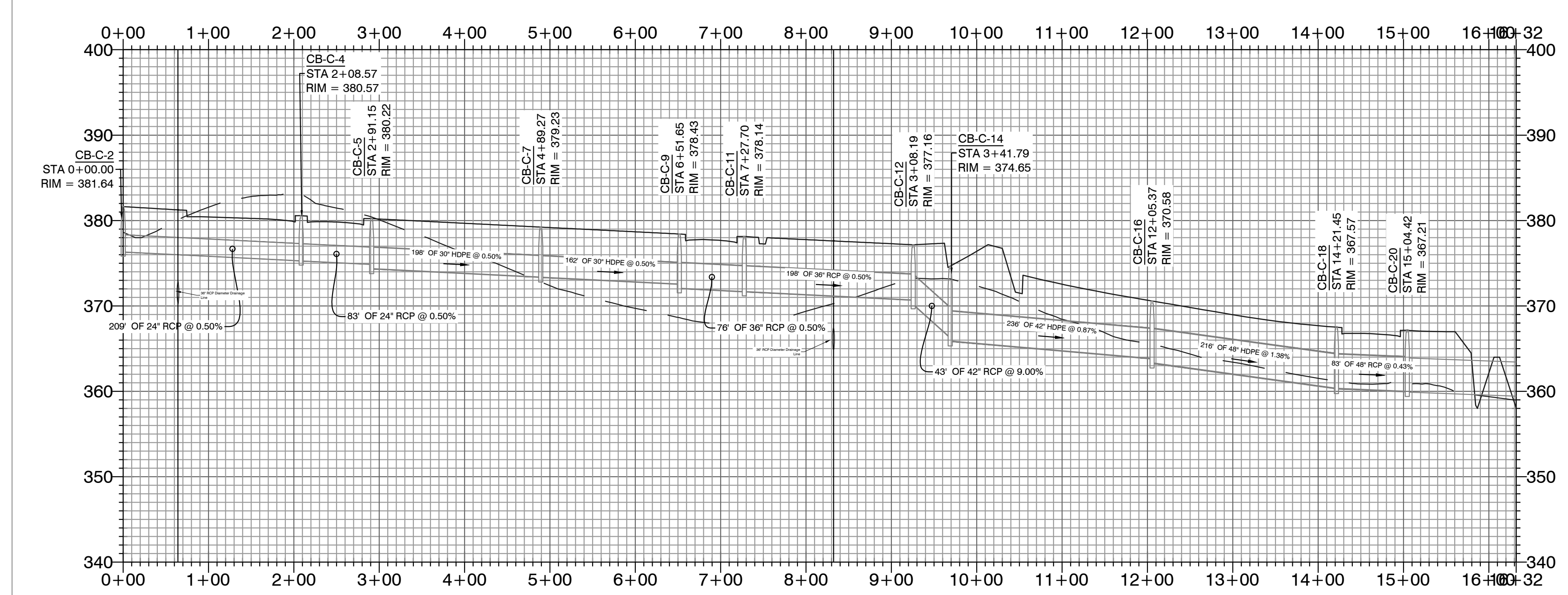
DRAINAGE PROFILES
 MIDLAND ROAD
 BRYANT, SALINE COUNTY, ARKANSAS

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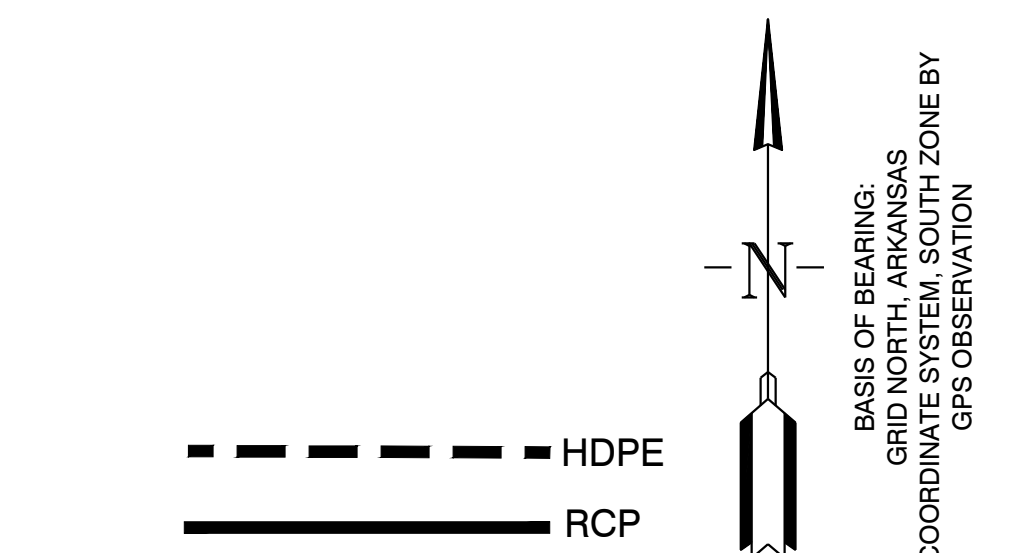
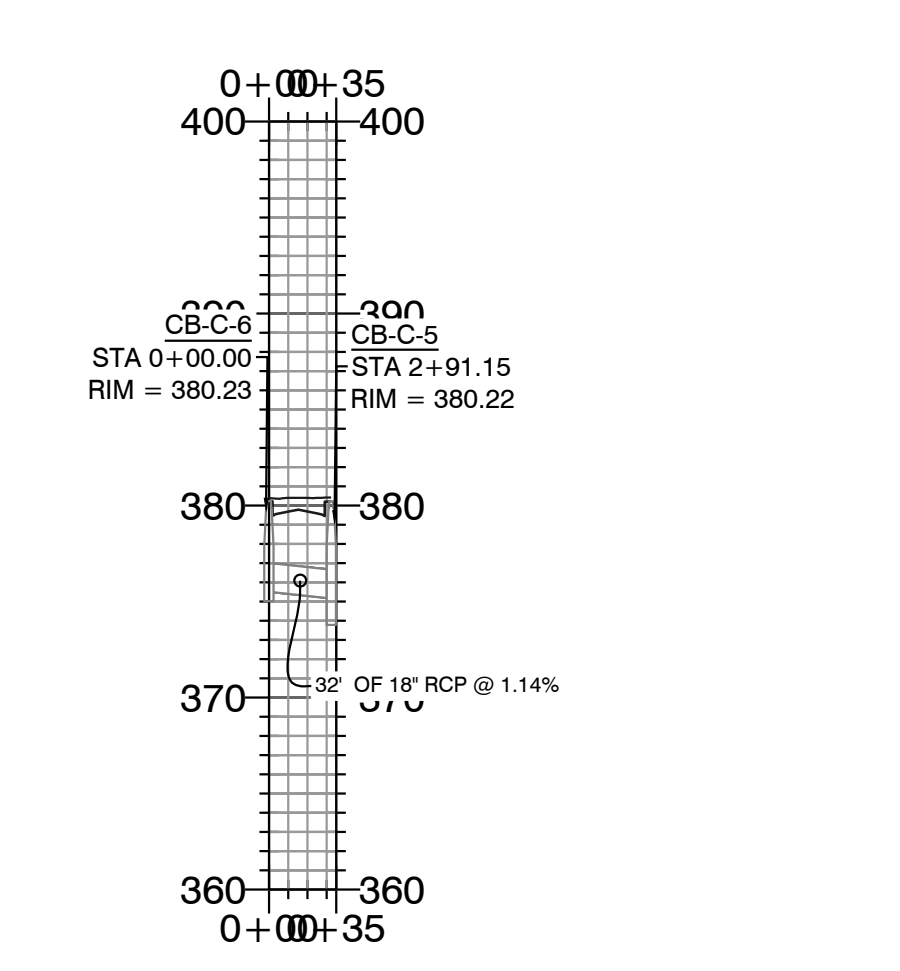
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Storm Water Line 6 PROFILE



Storm Water Line 7 PROFILE

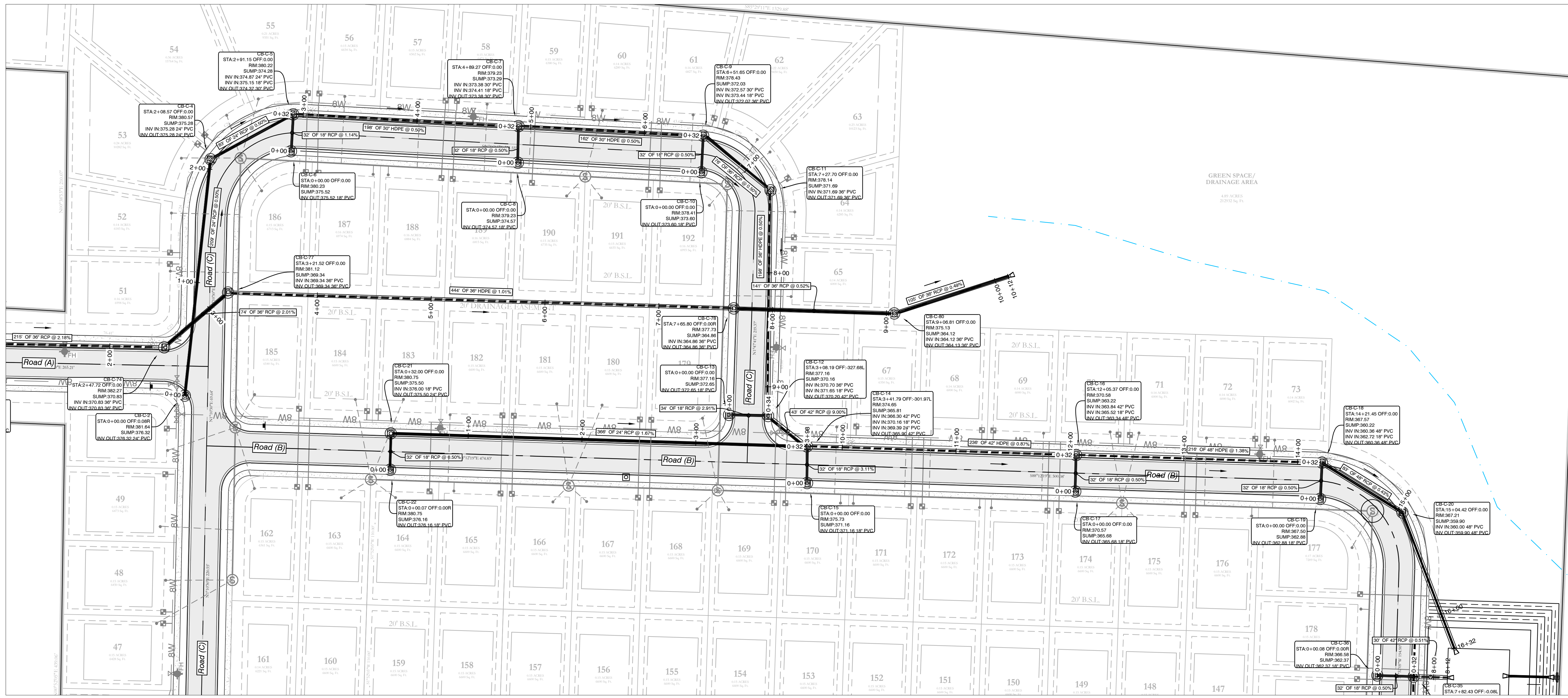
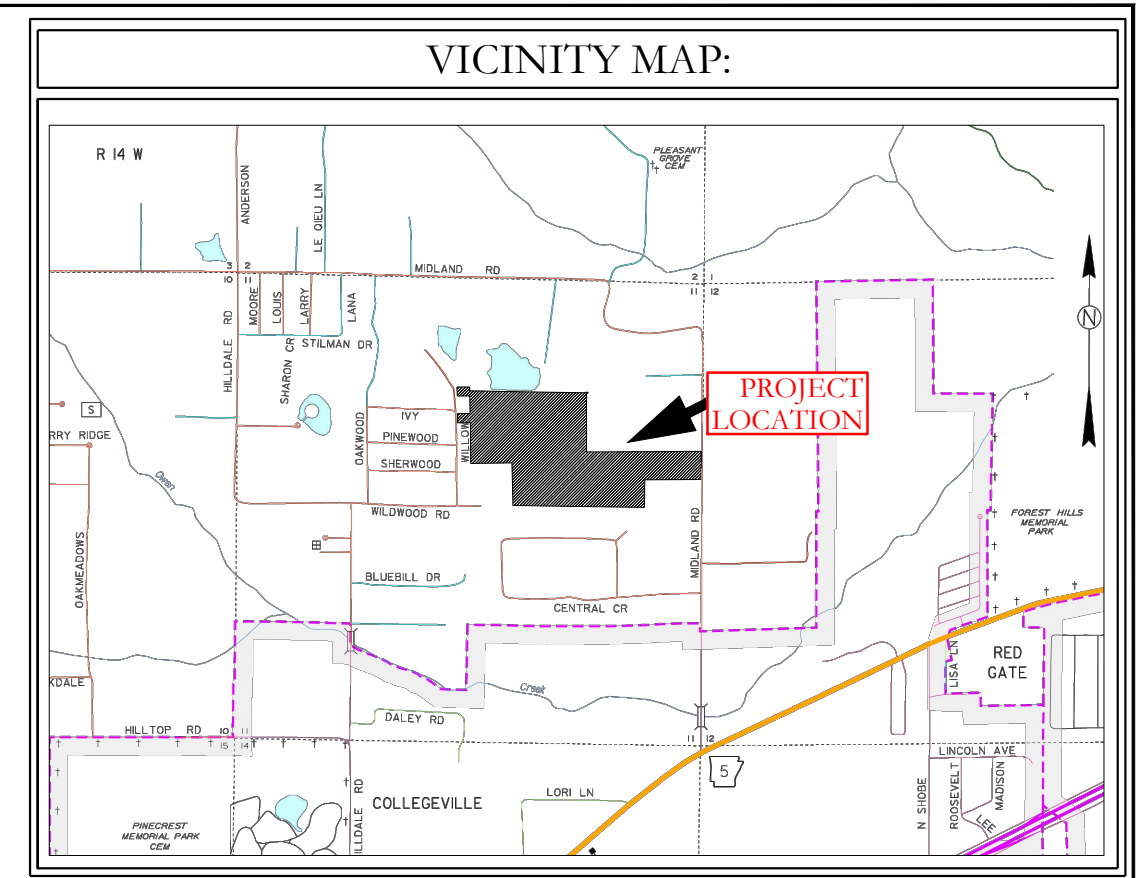


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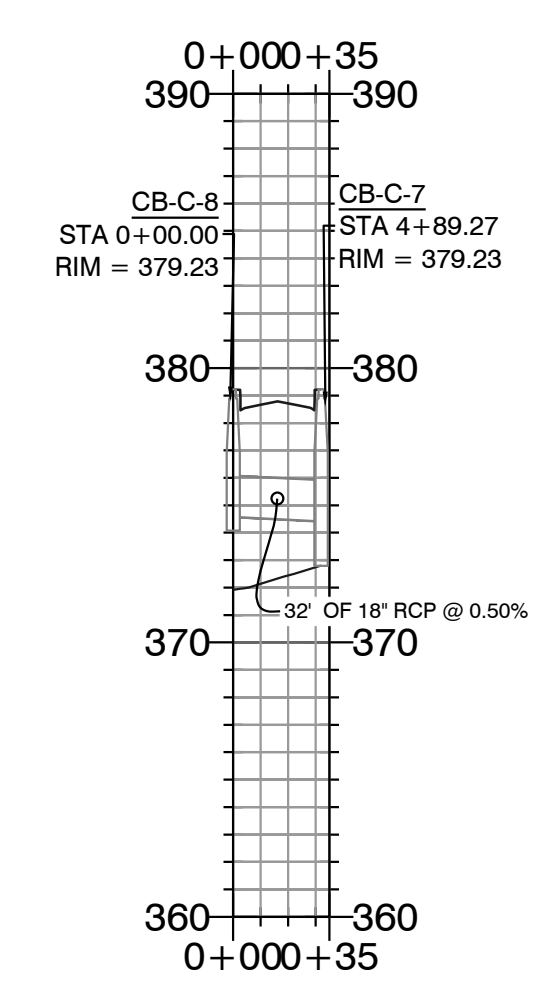
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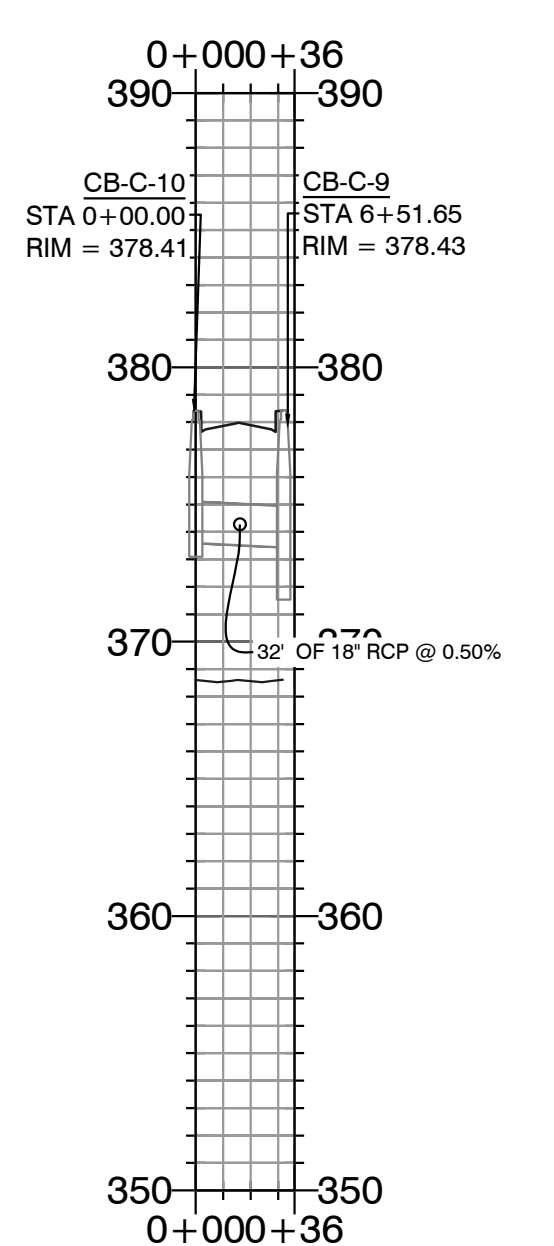
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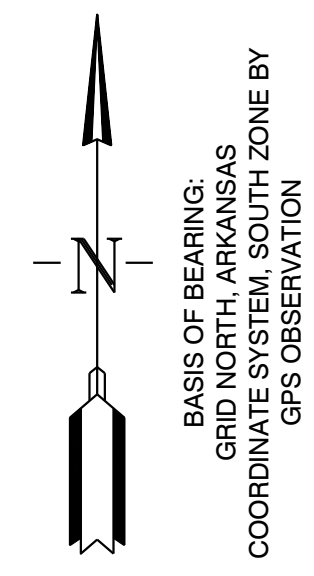
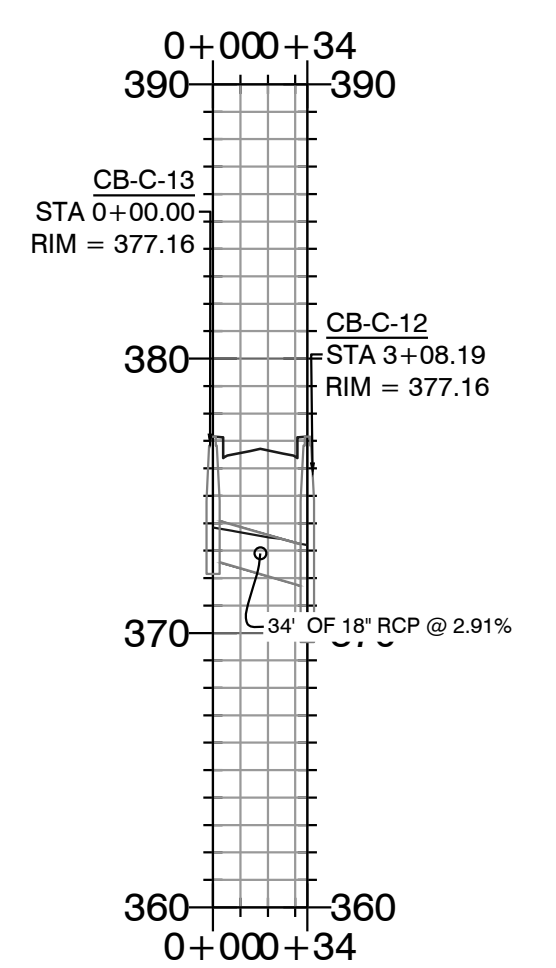
Storm Water Line 8 PROFILE



Storm Water Line 9 PROFILE



Storm Water Line 10 PROFILE

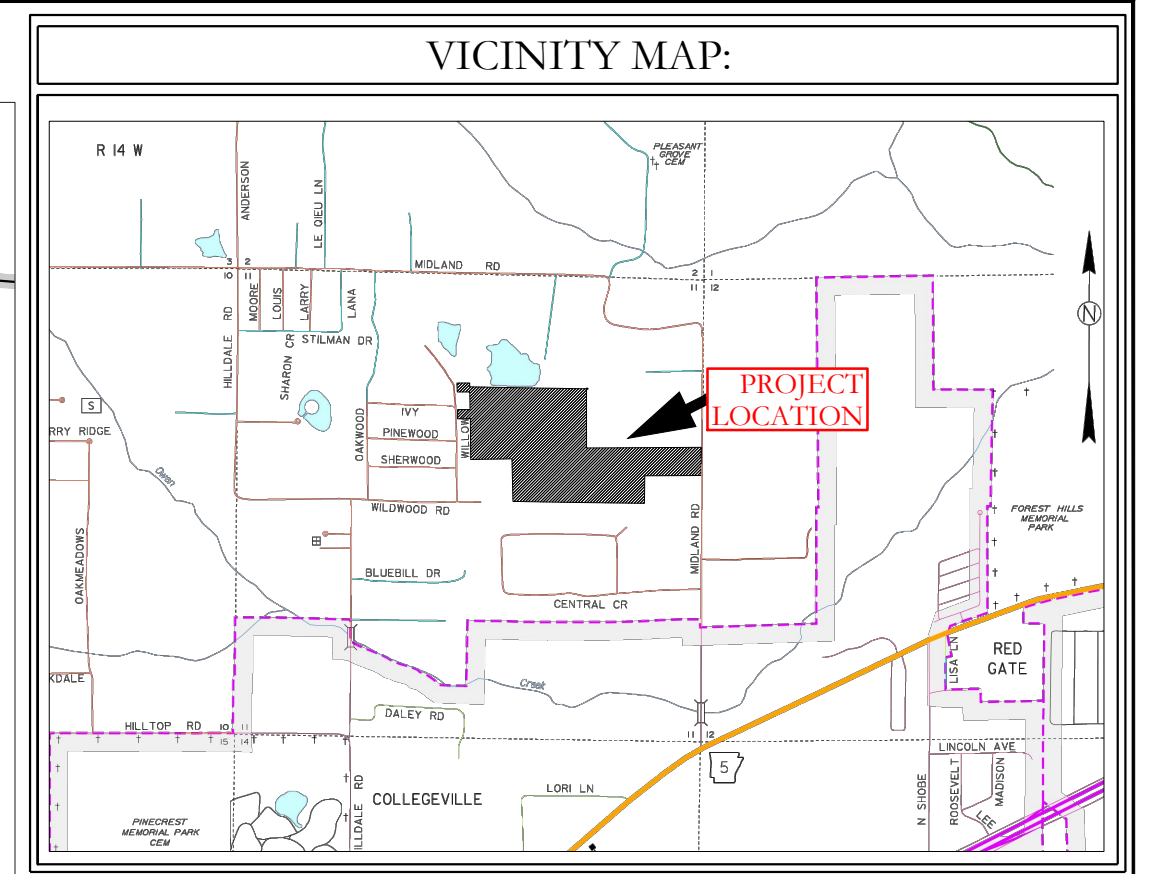
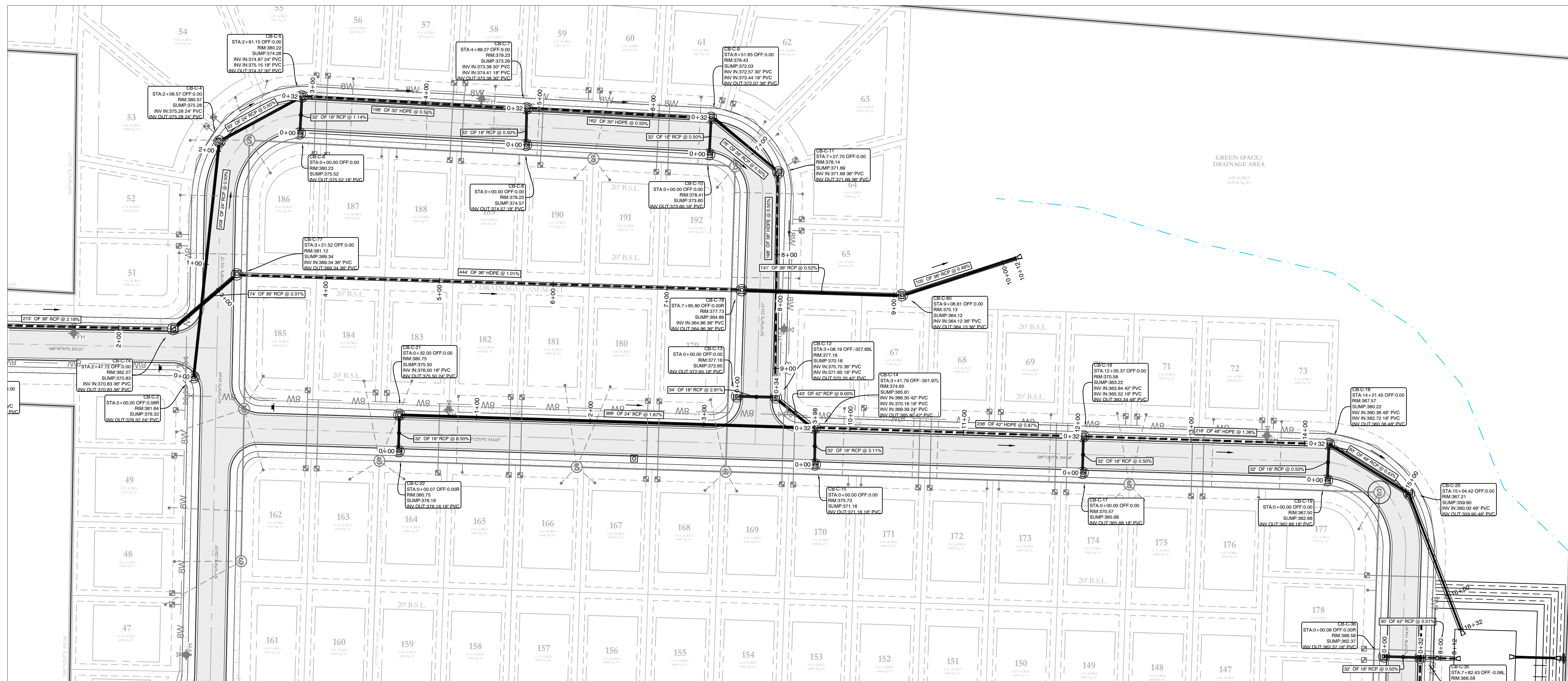


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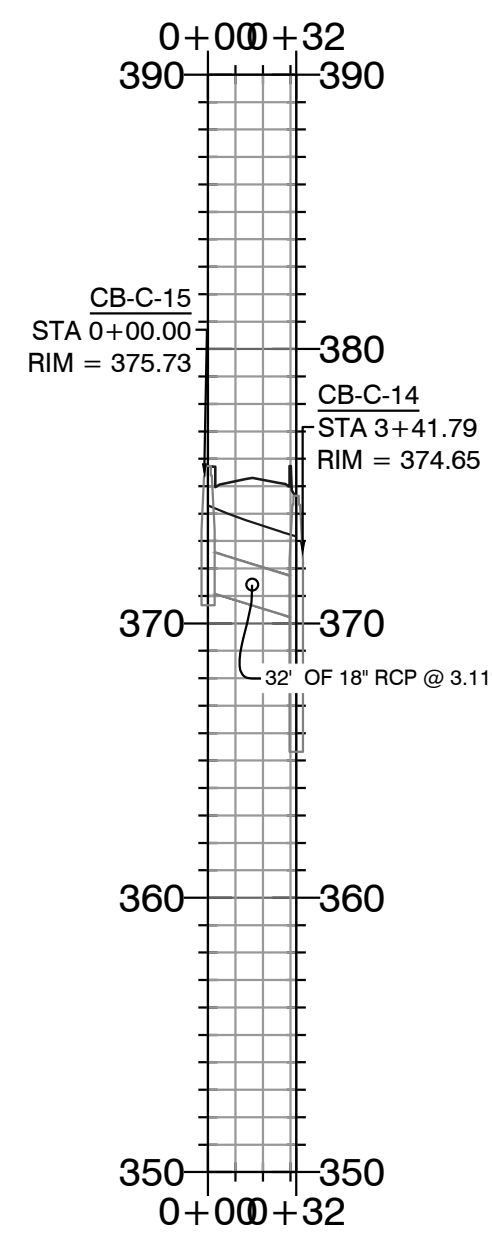
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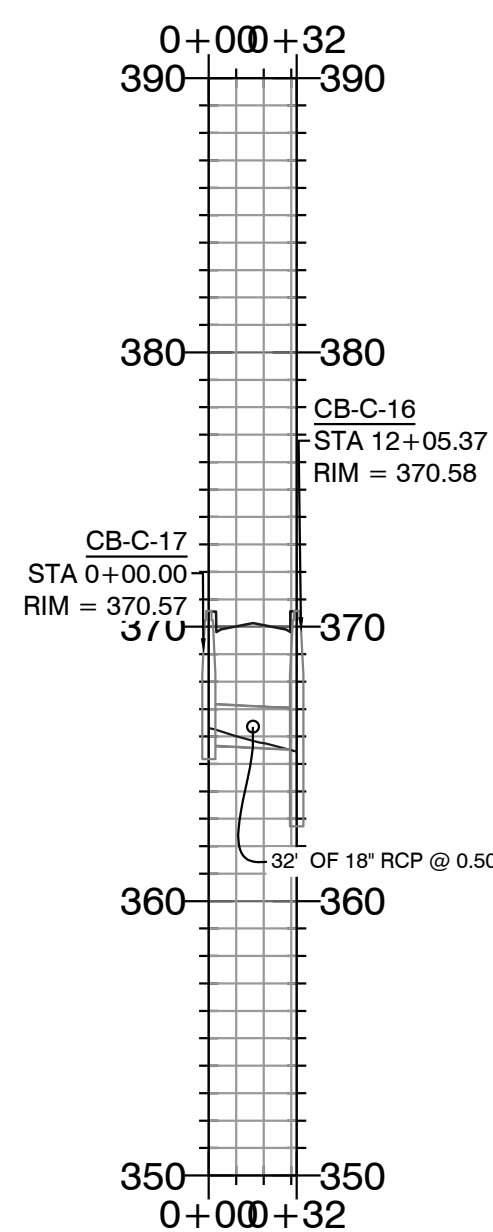
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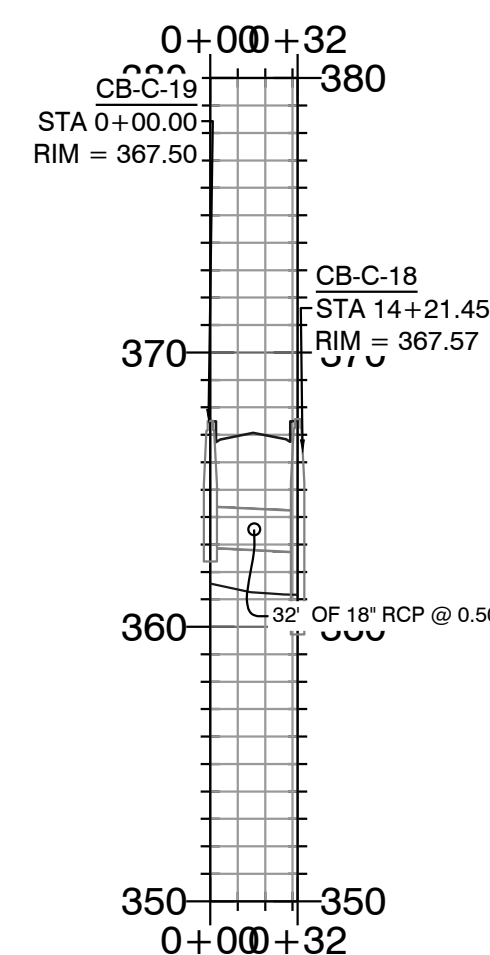
Storm Water Line 11 PROFILE



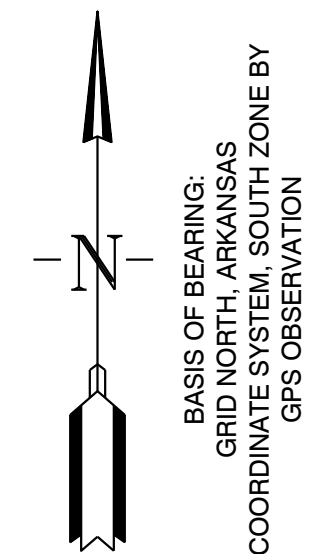
Storm Water Line 12 PROFILE



Storm Water Line 13 PROFILE



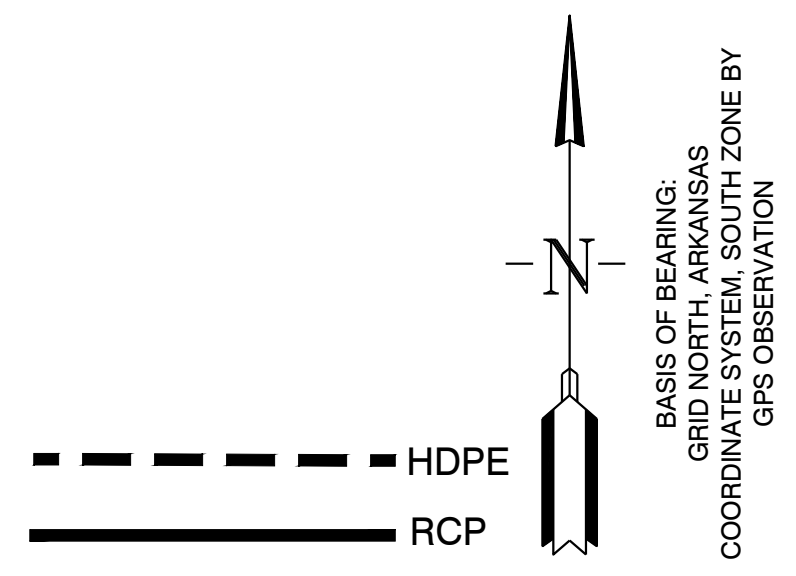
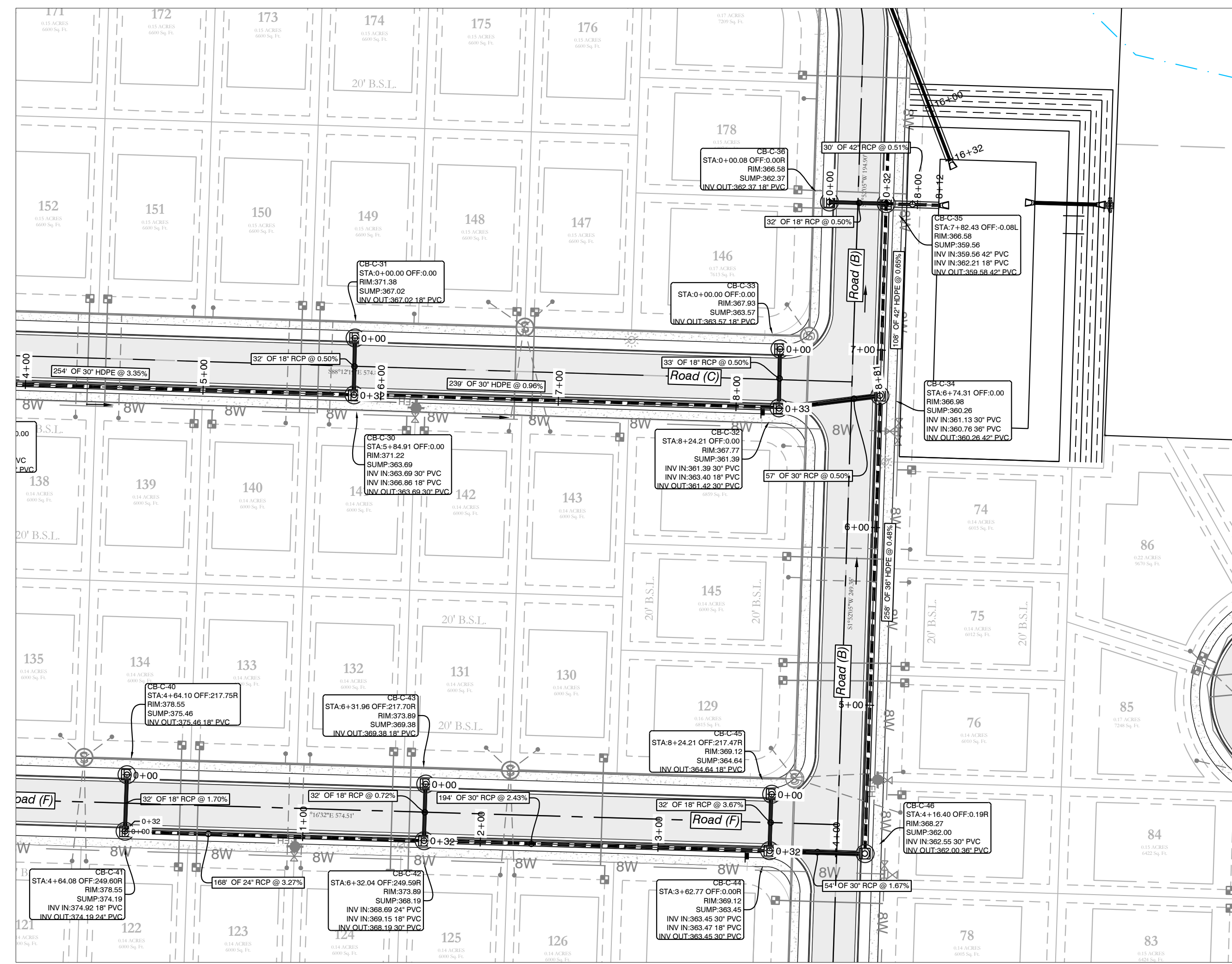
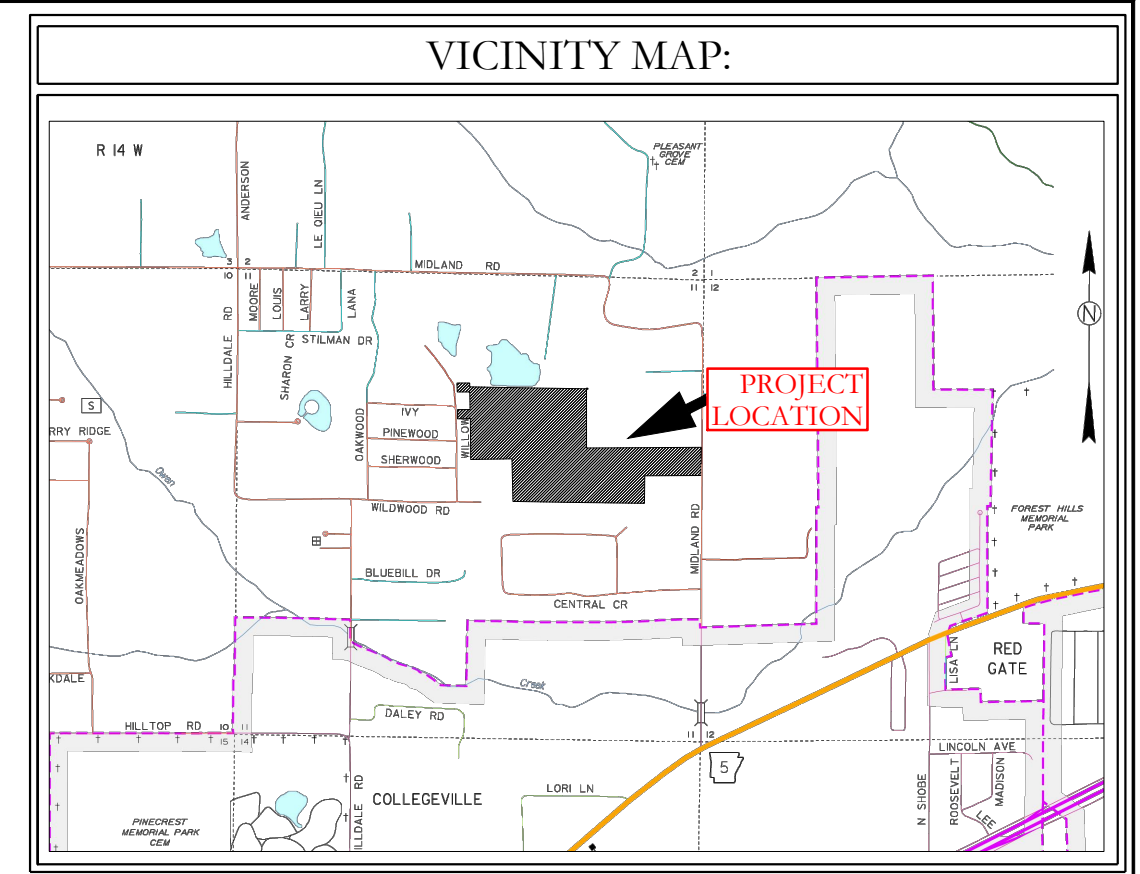
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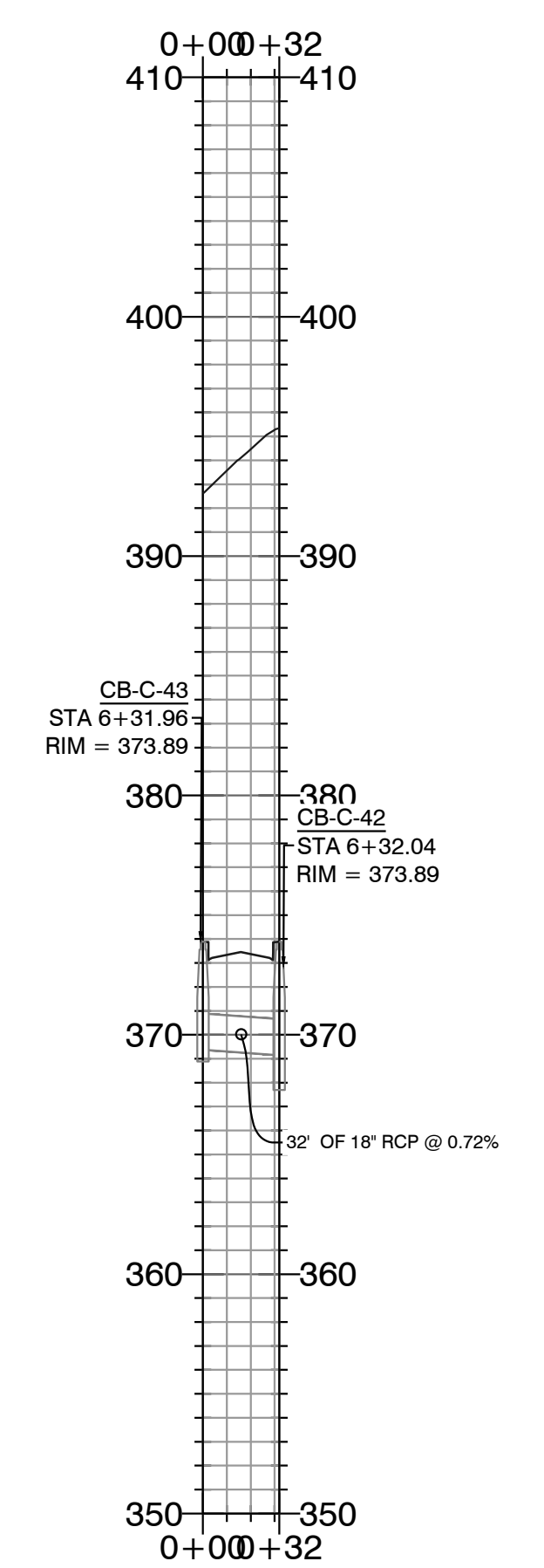
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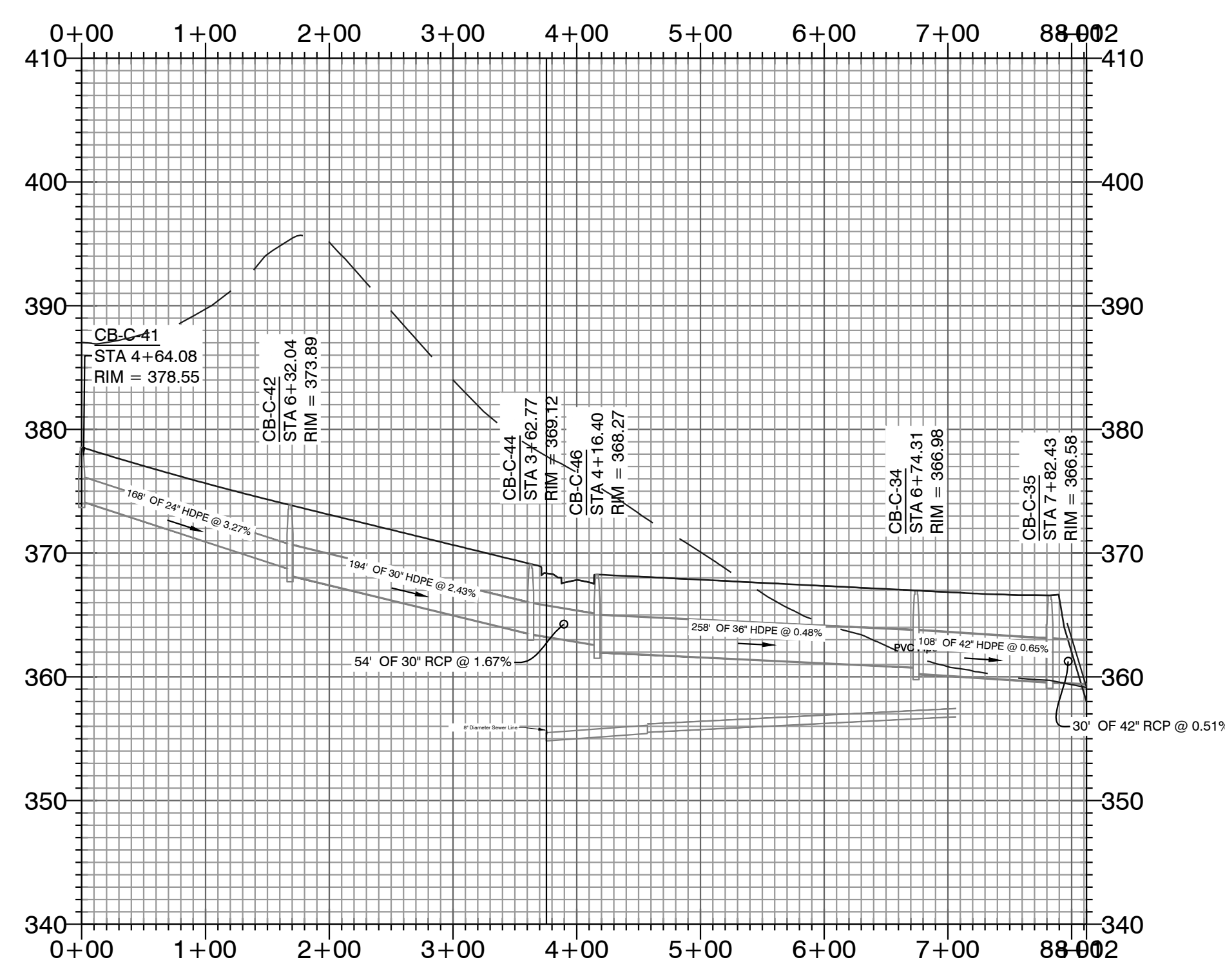
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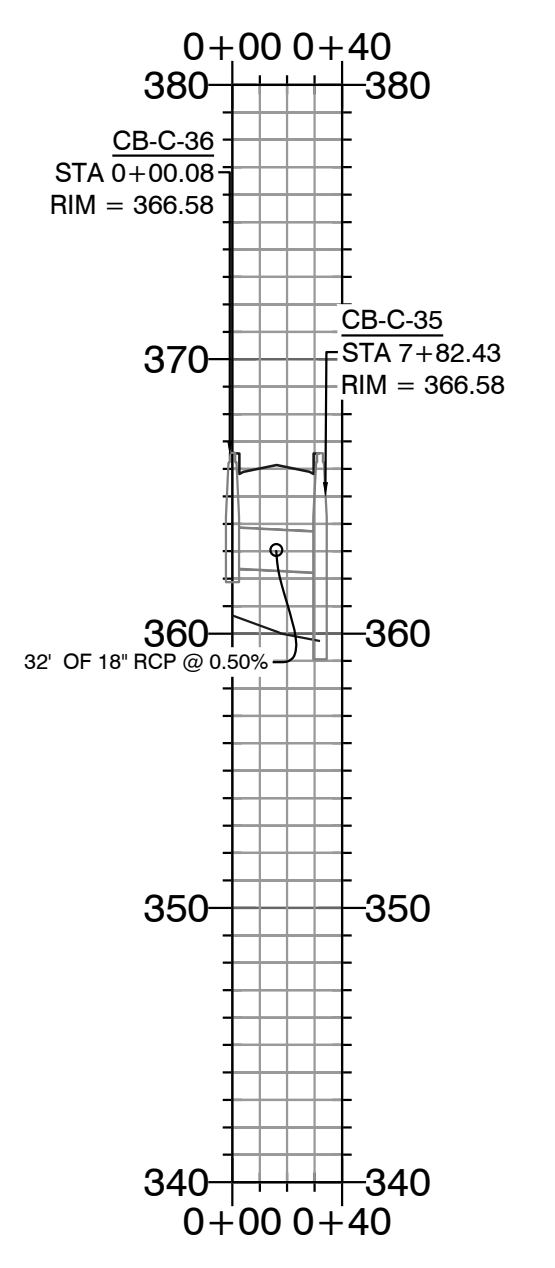
Storm Water Line 28 PROFILE



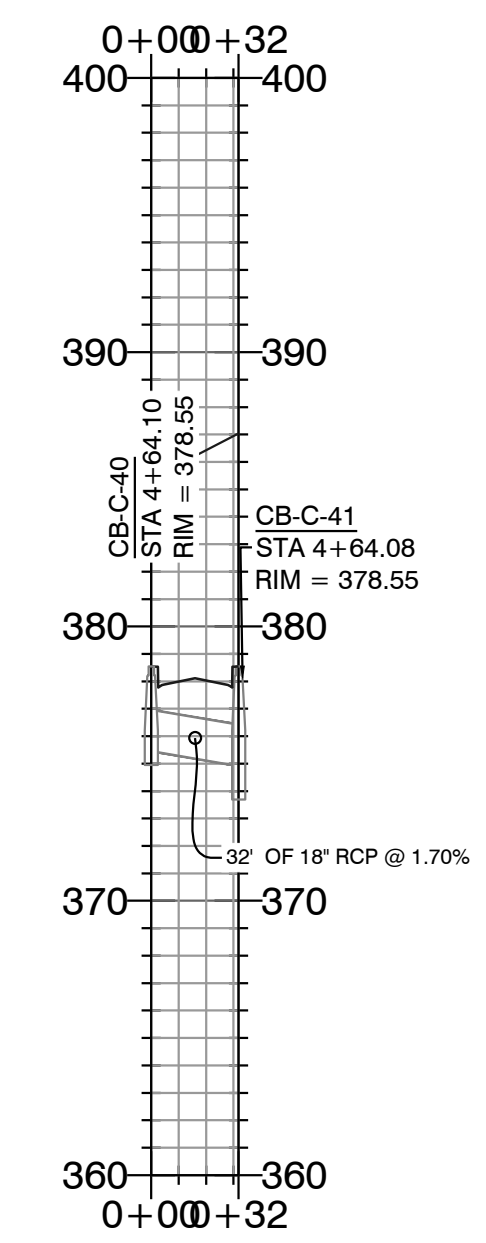
Storm Water Line 14 PROFILE



Storm Water Line 15 PROFILE



Storm Water Line 27 PROFILE

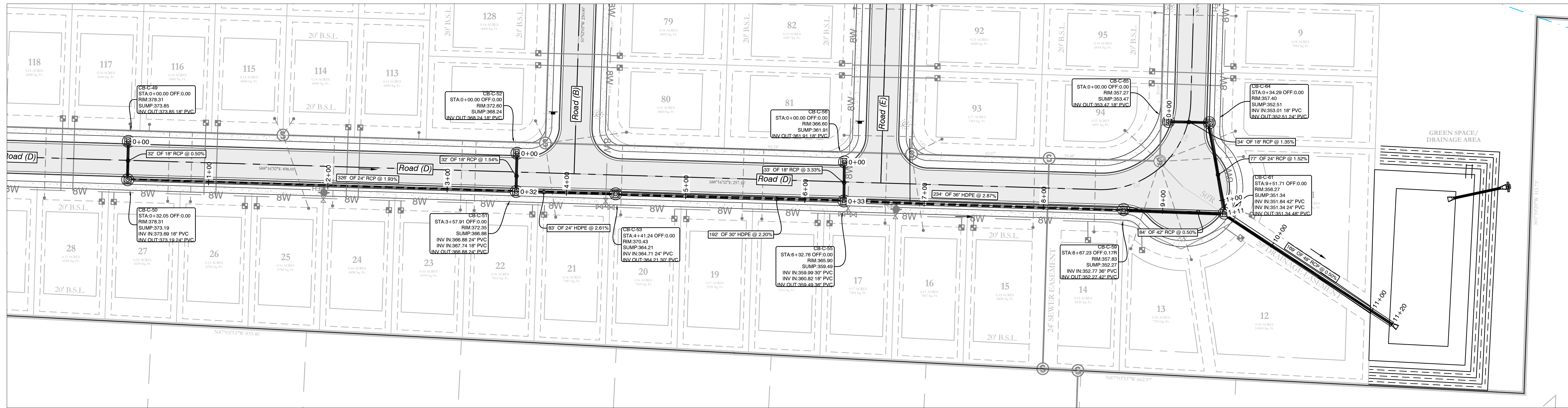
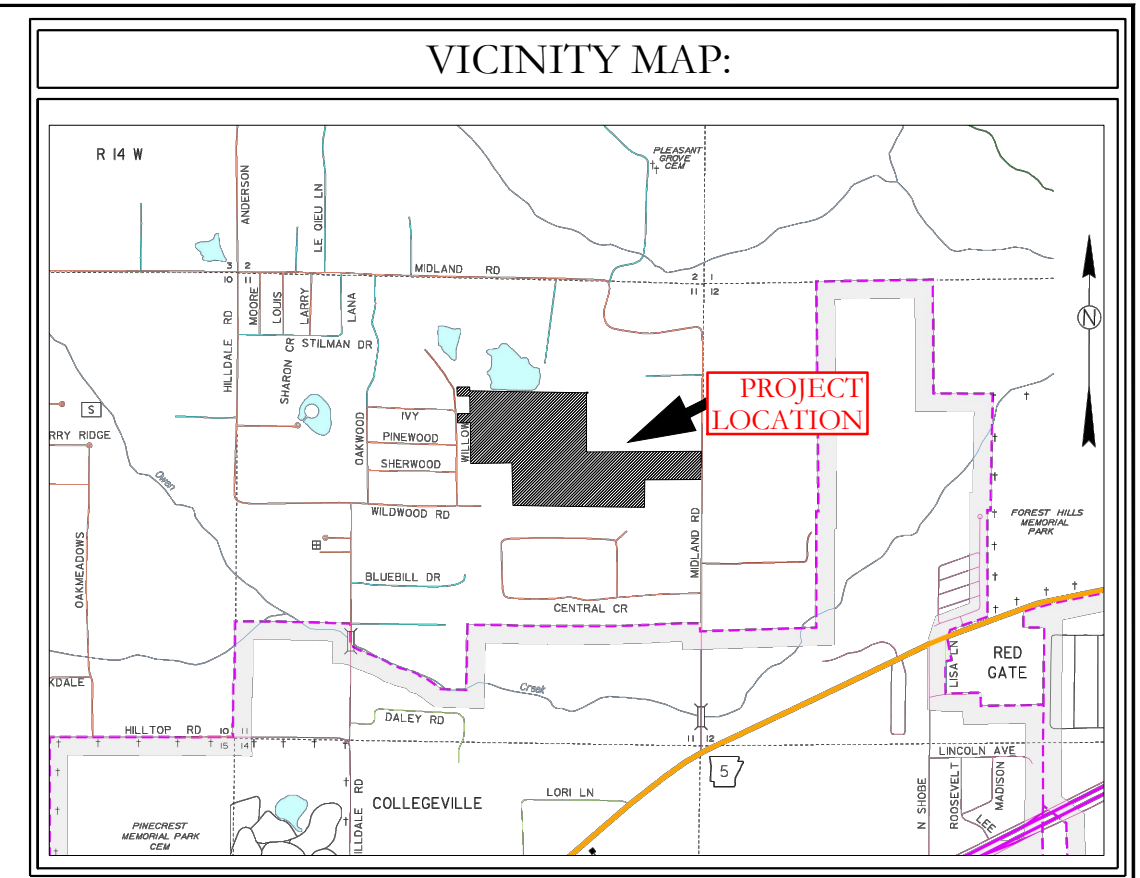


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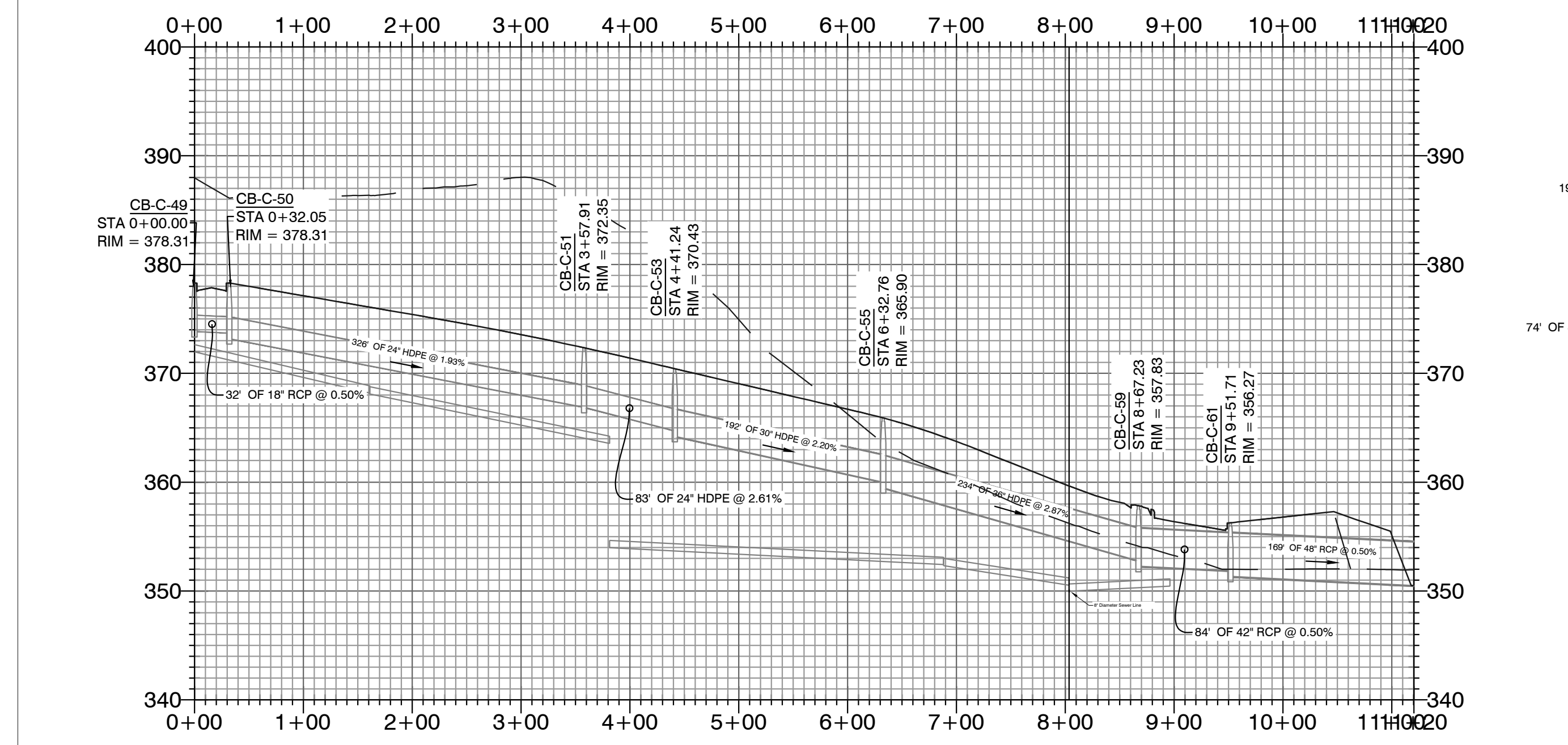
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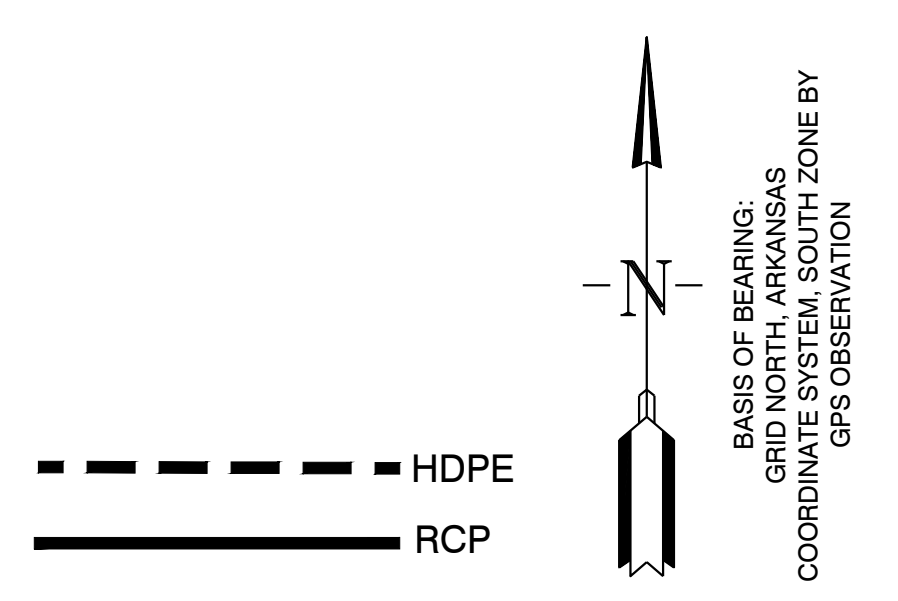
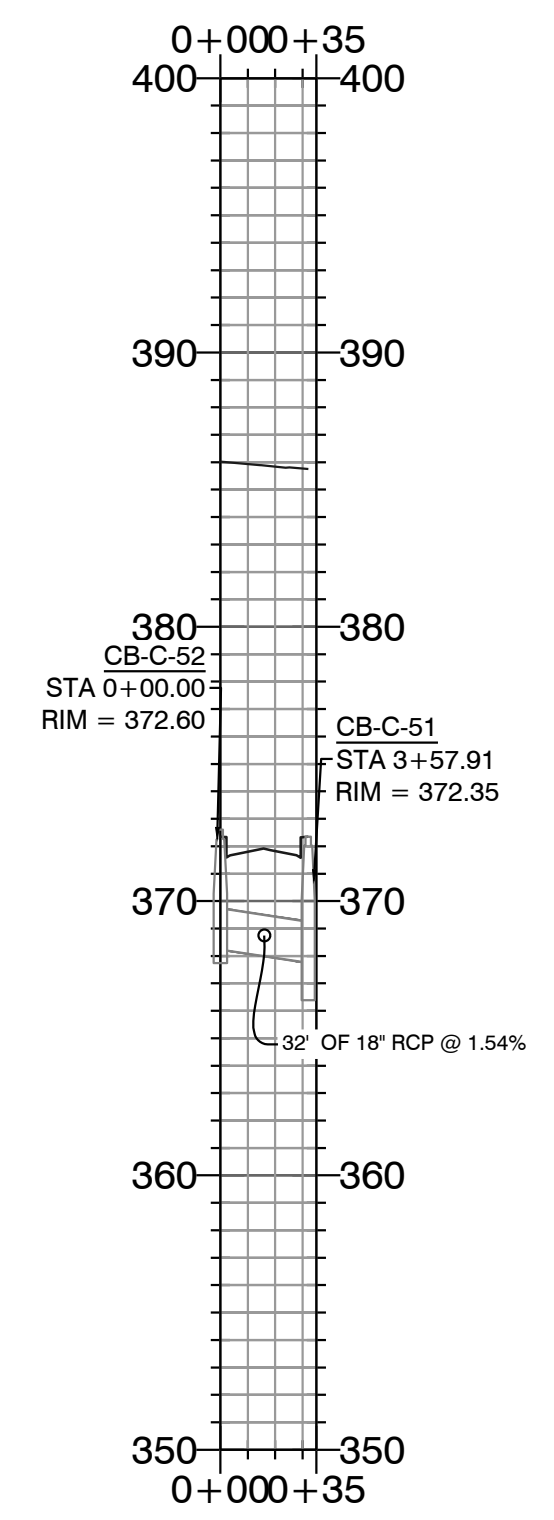
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Storm Water Line 16 PROFILE



Storm Water Line 17 PROFILE

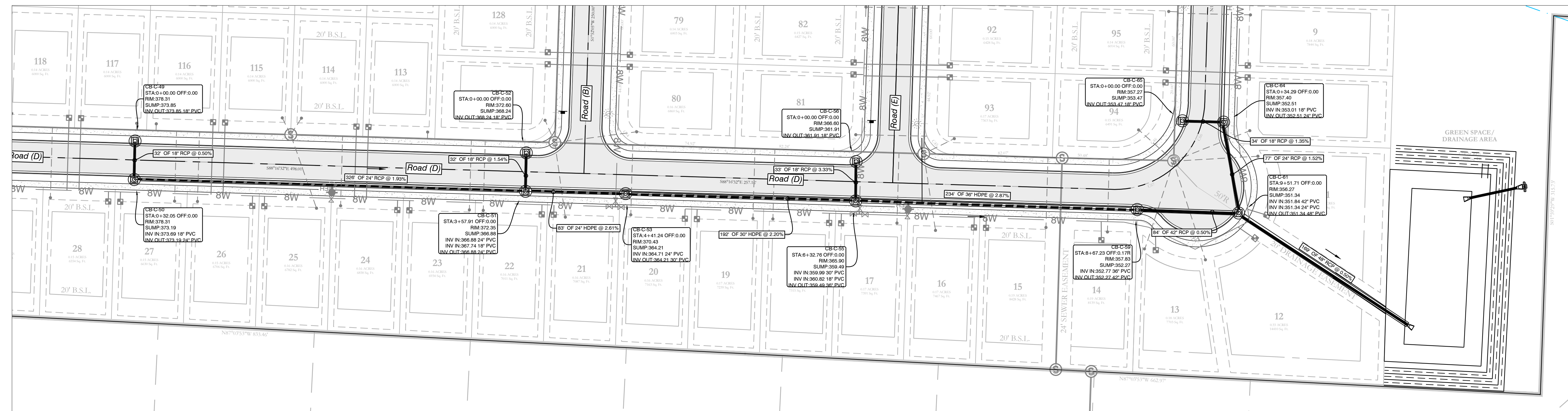
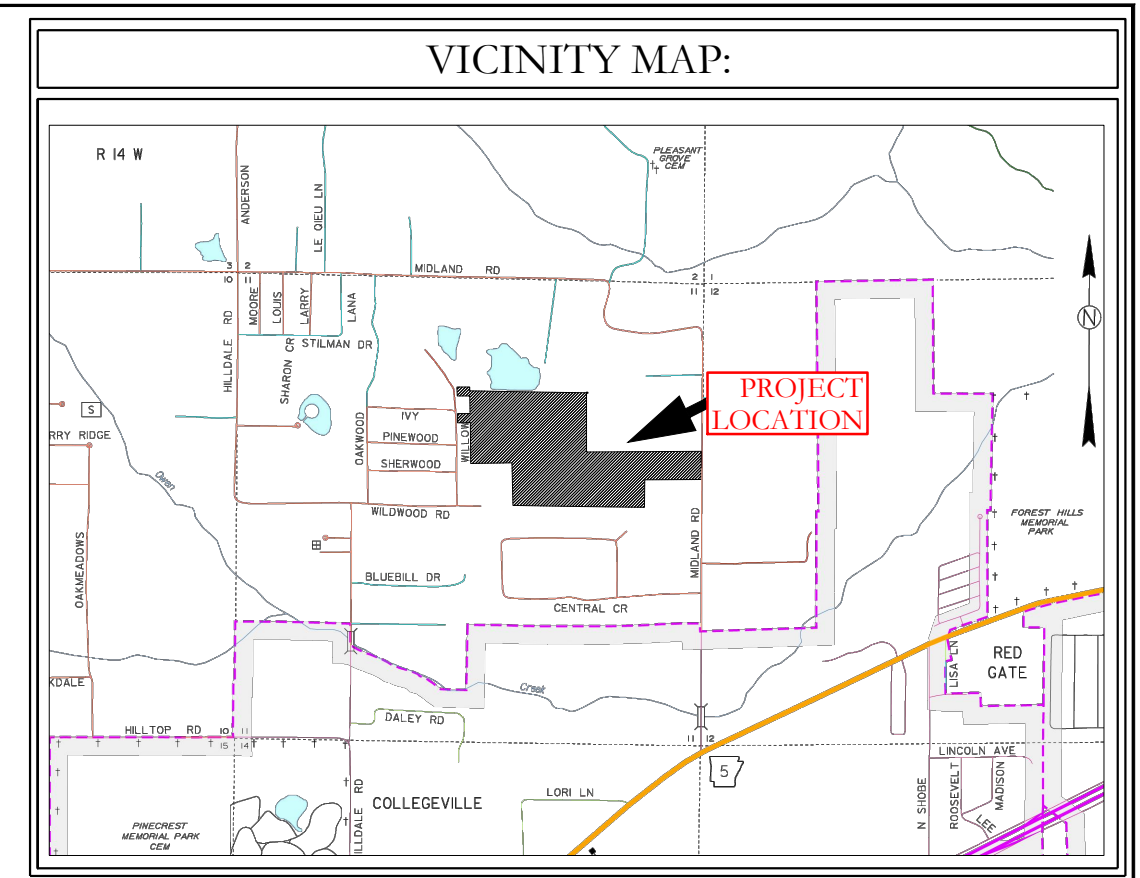


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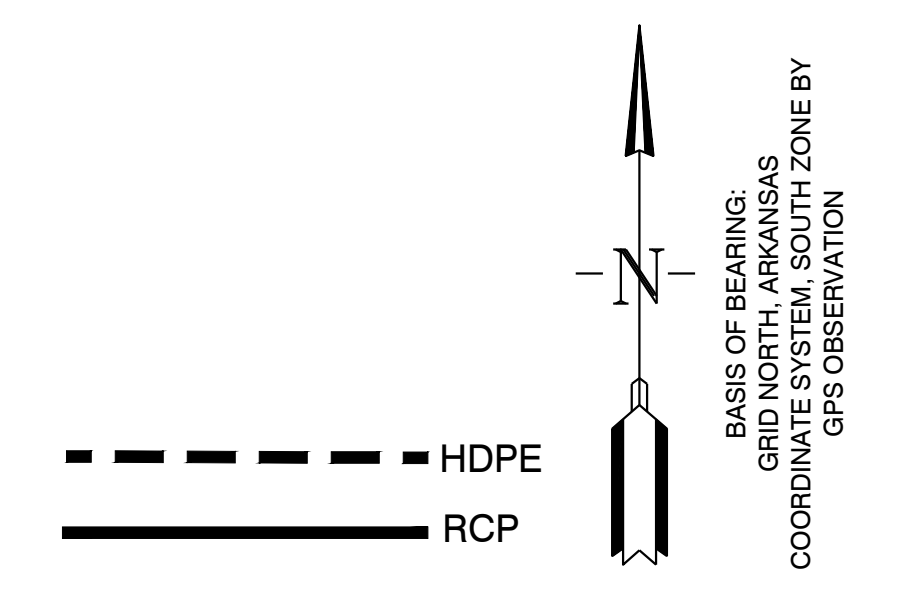
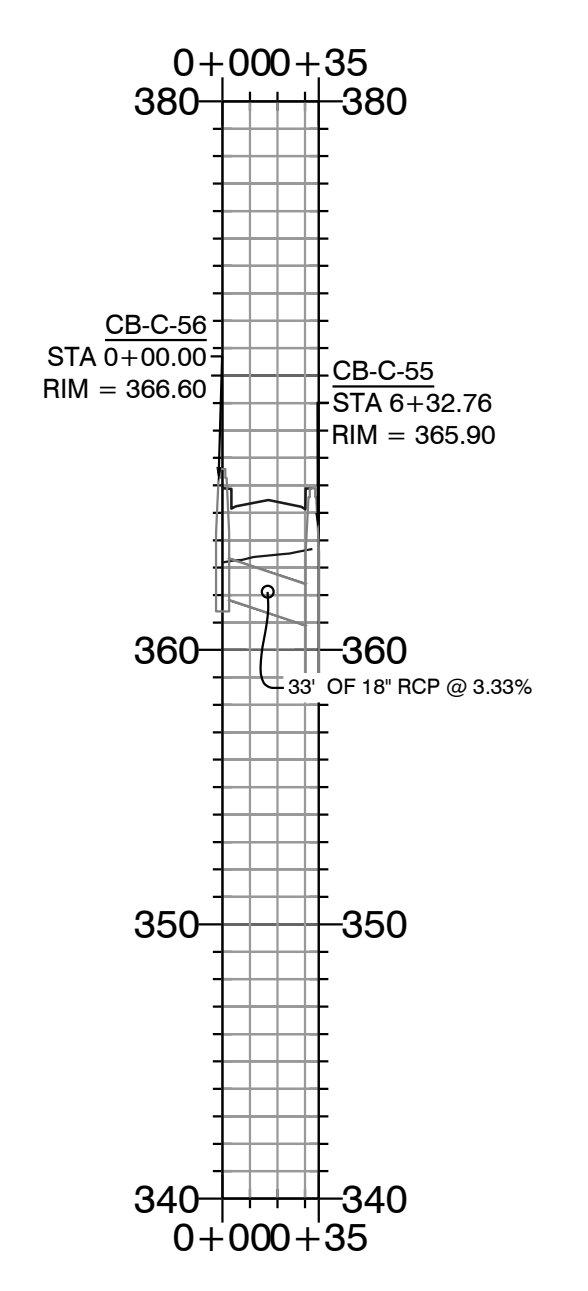
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Storm Water Line 19 PROFILE

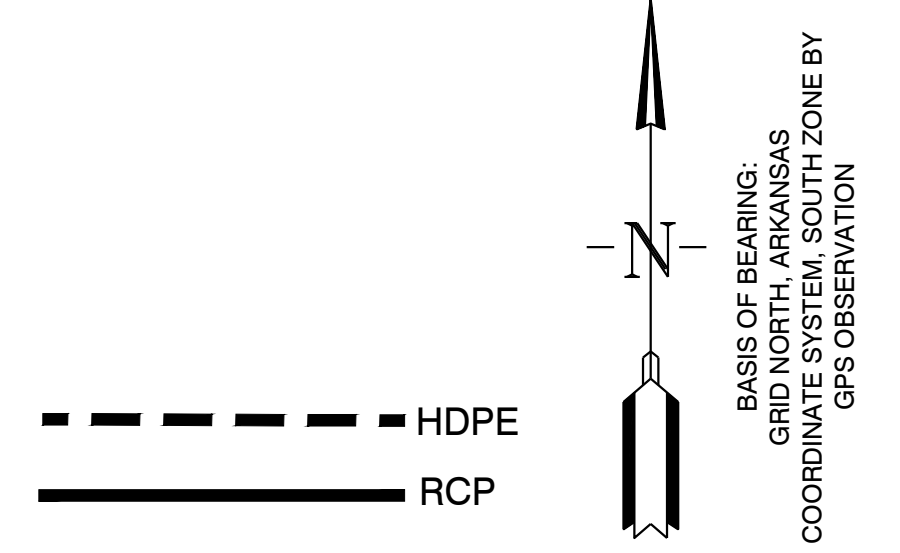
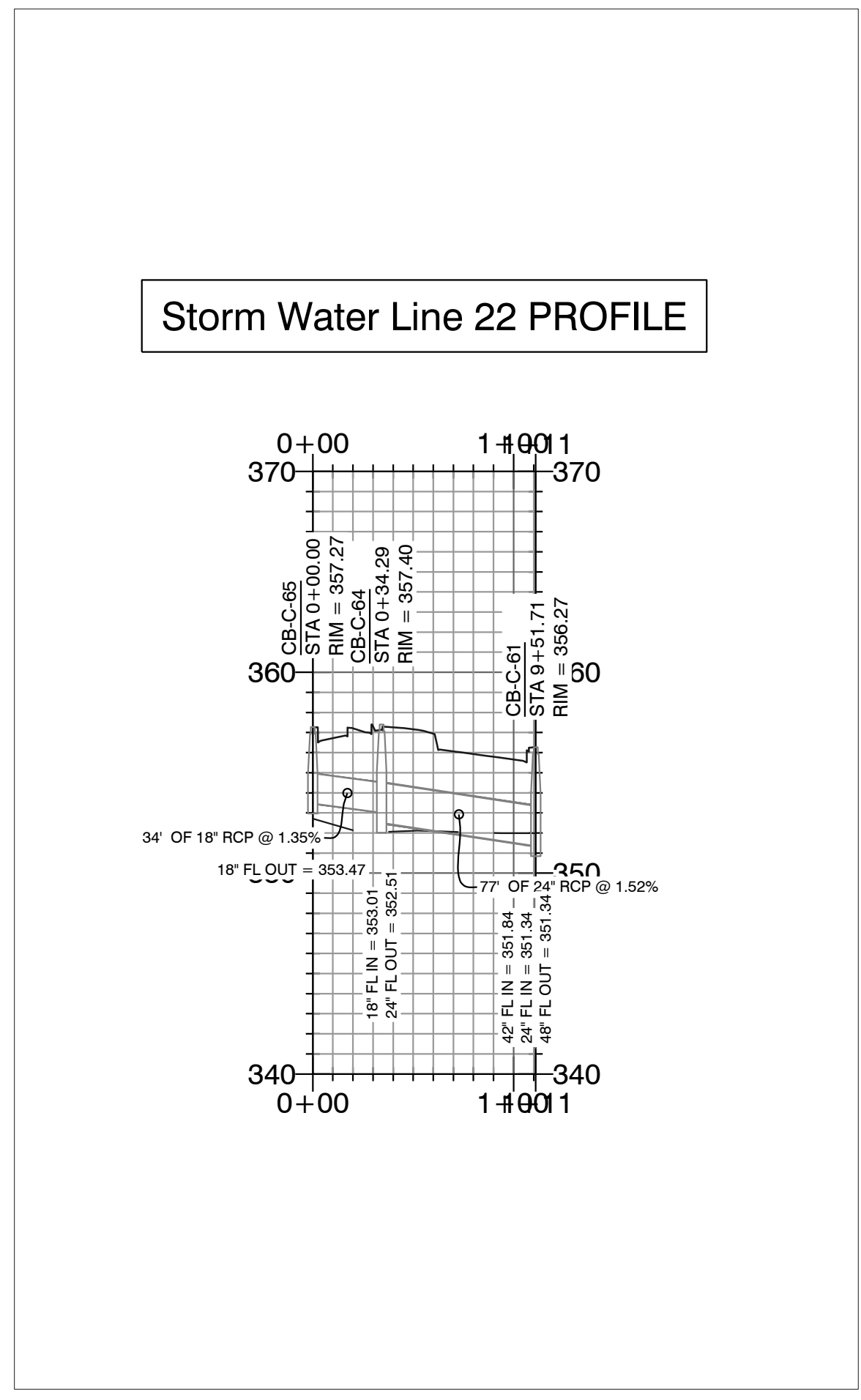
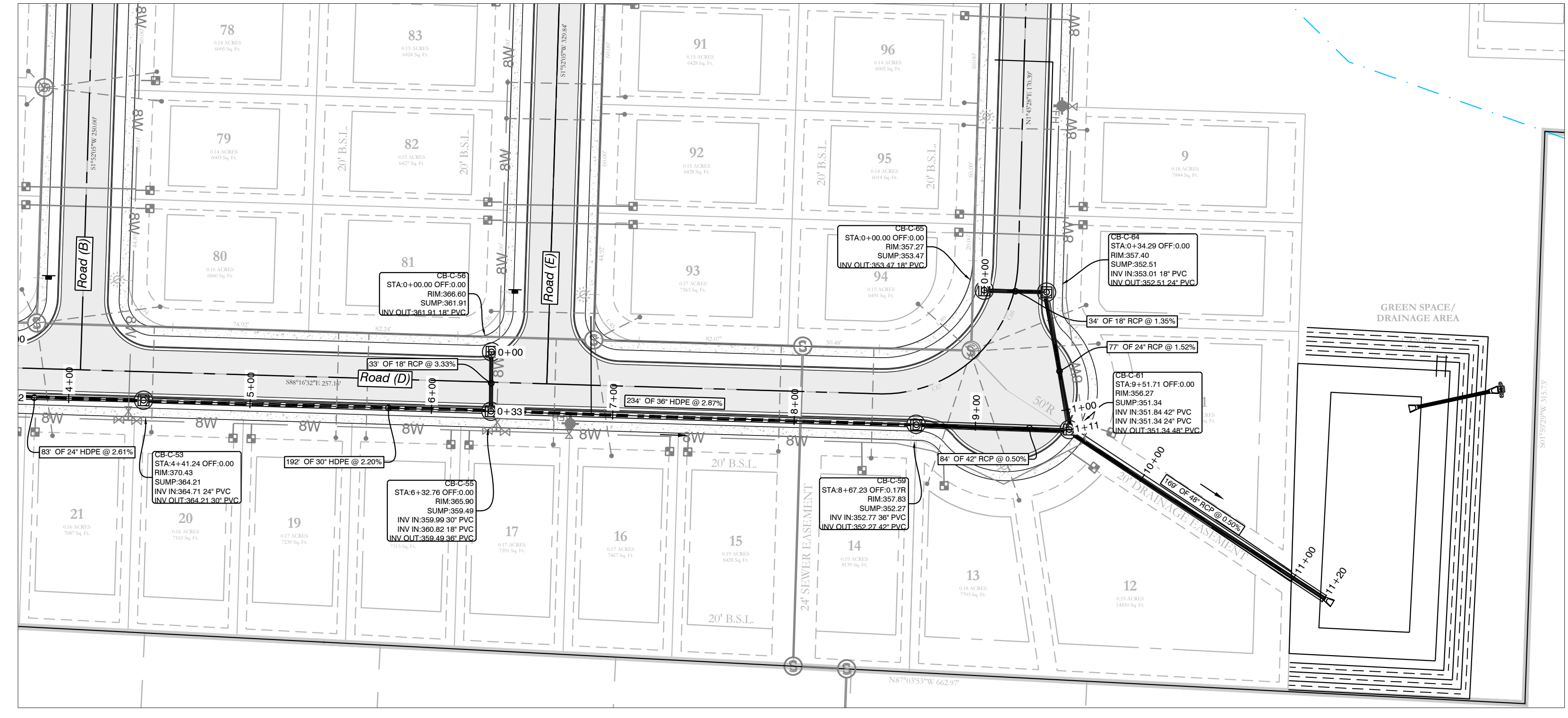
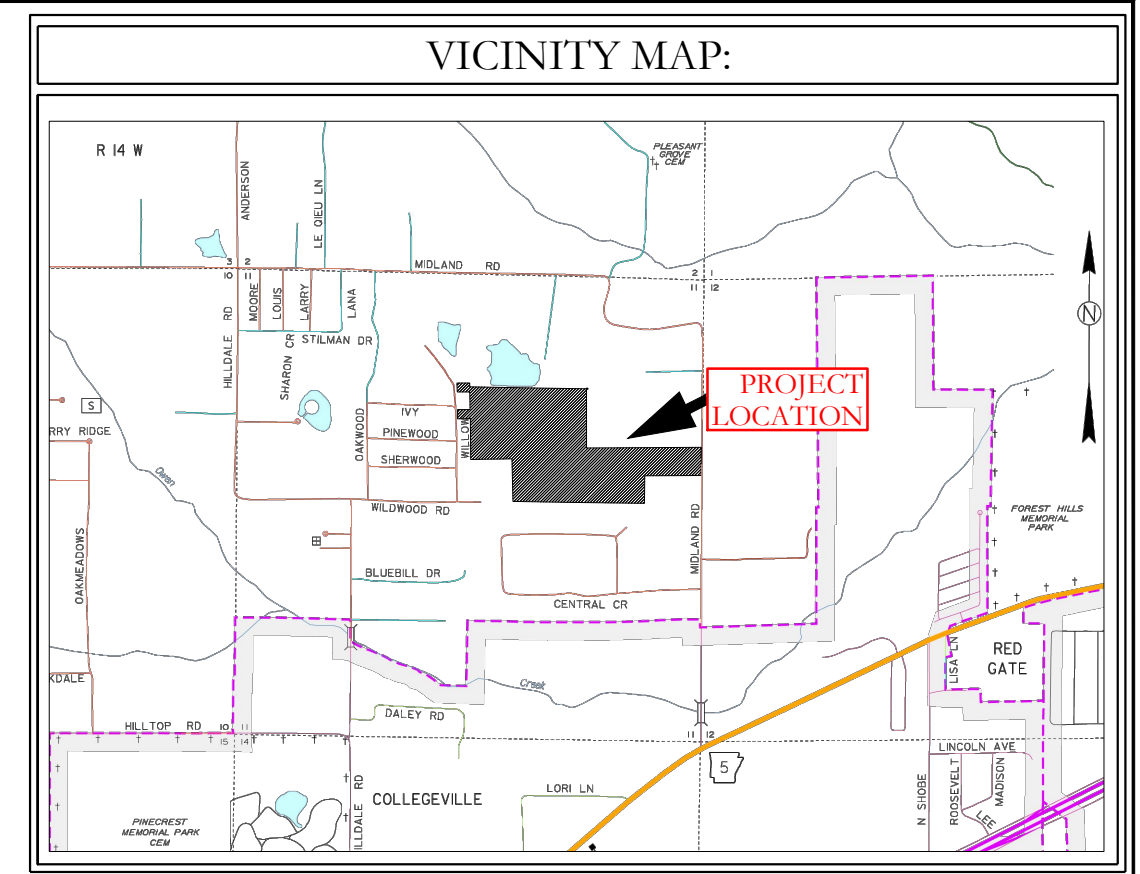


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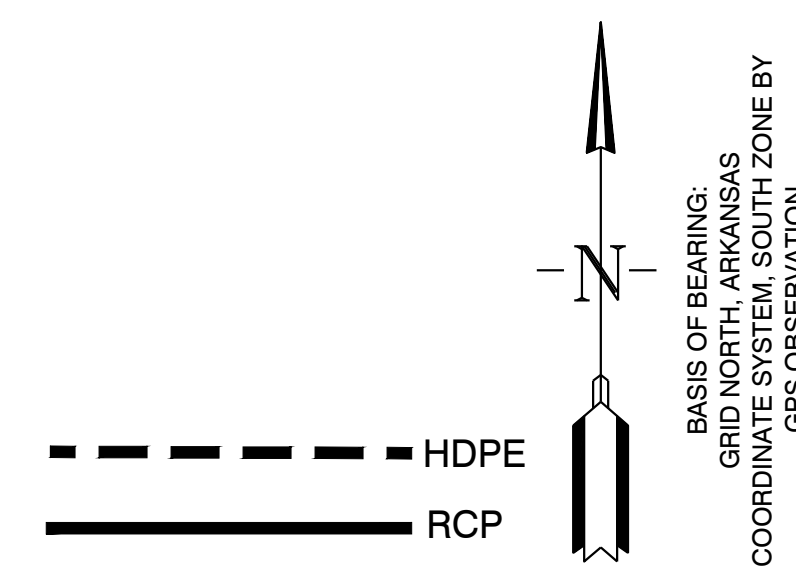
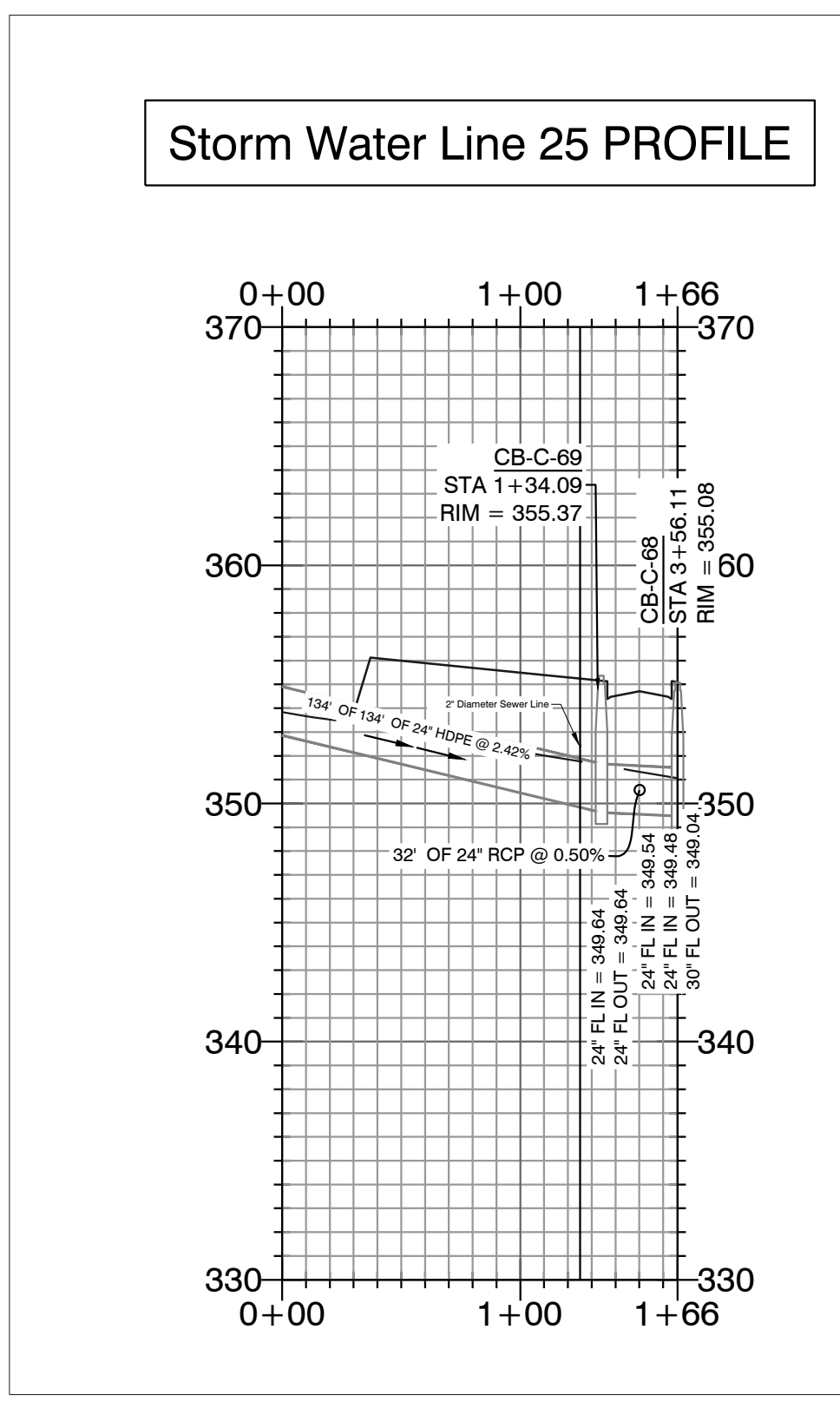
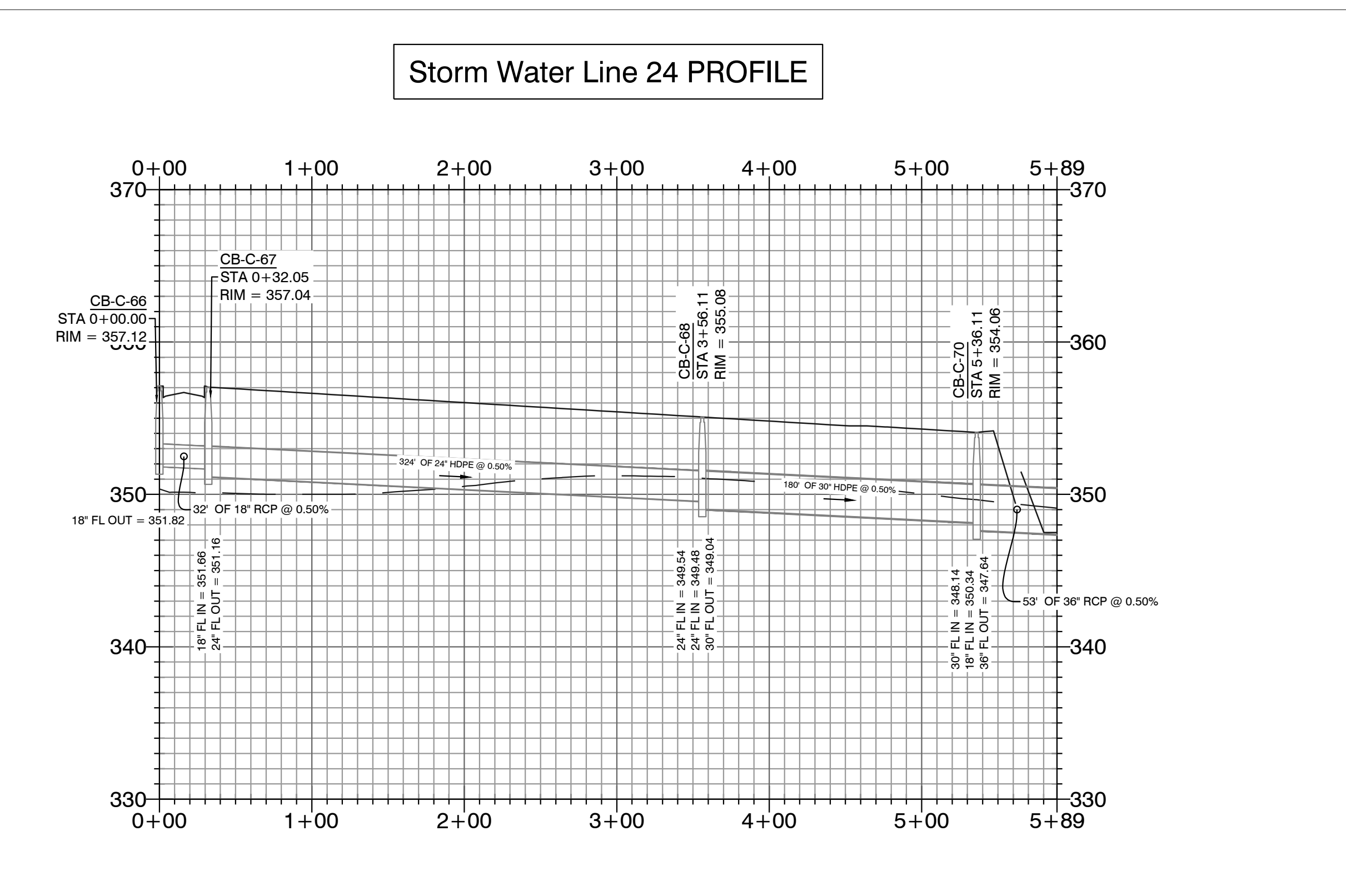
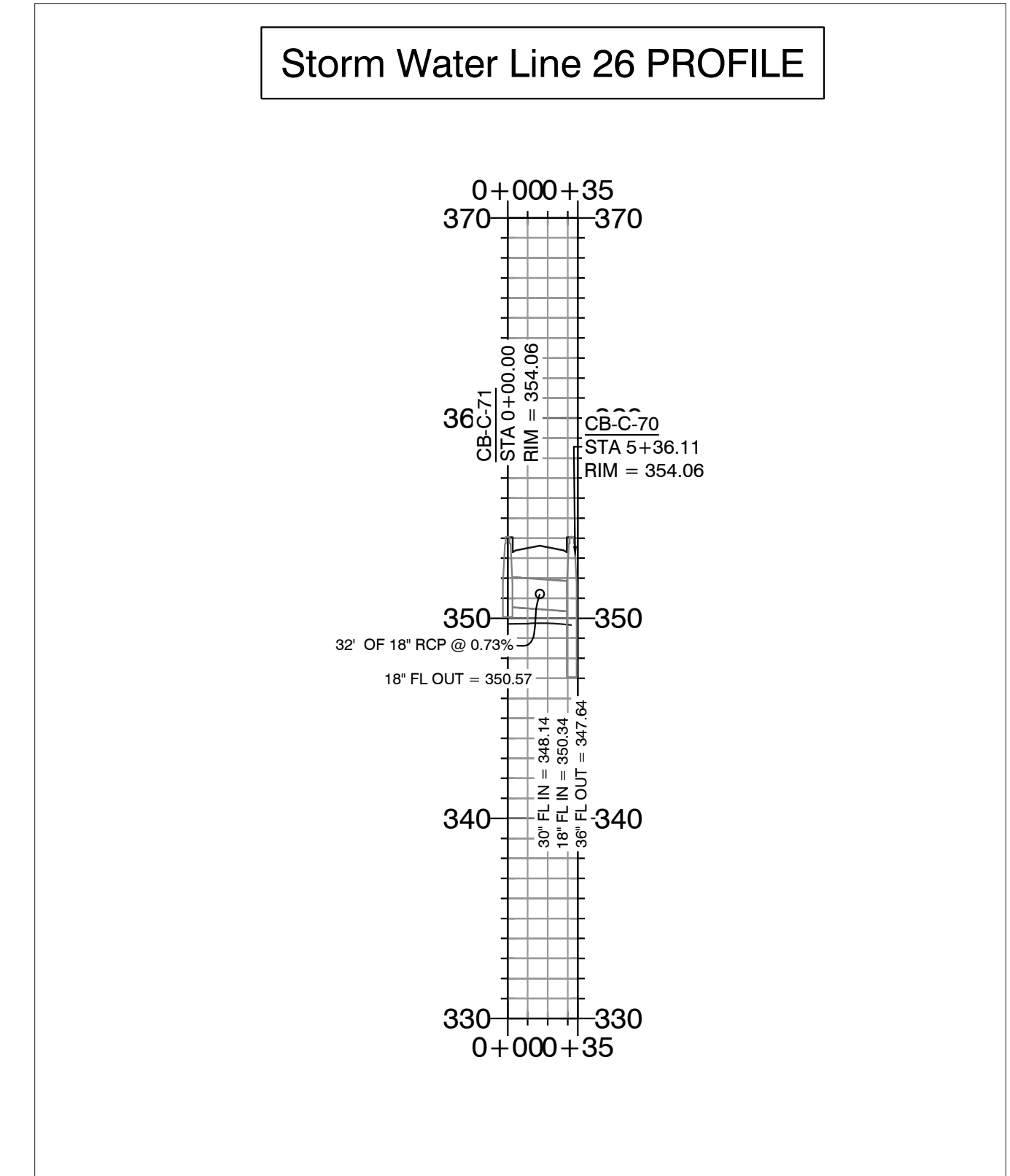
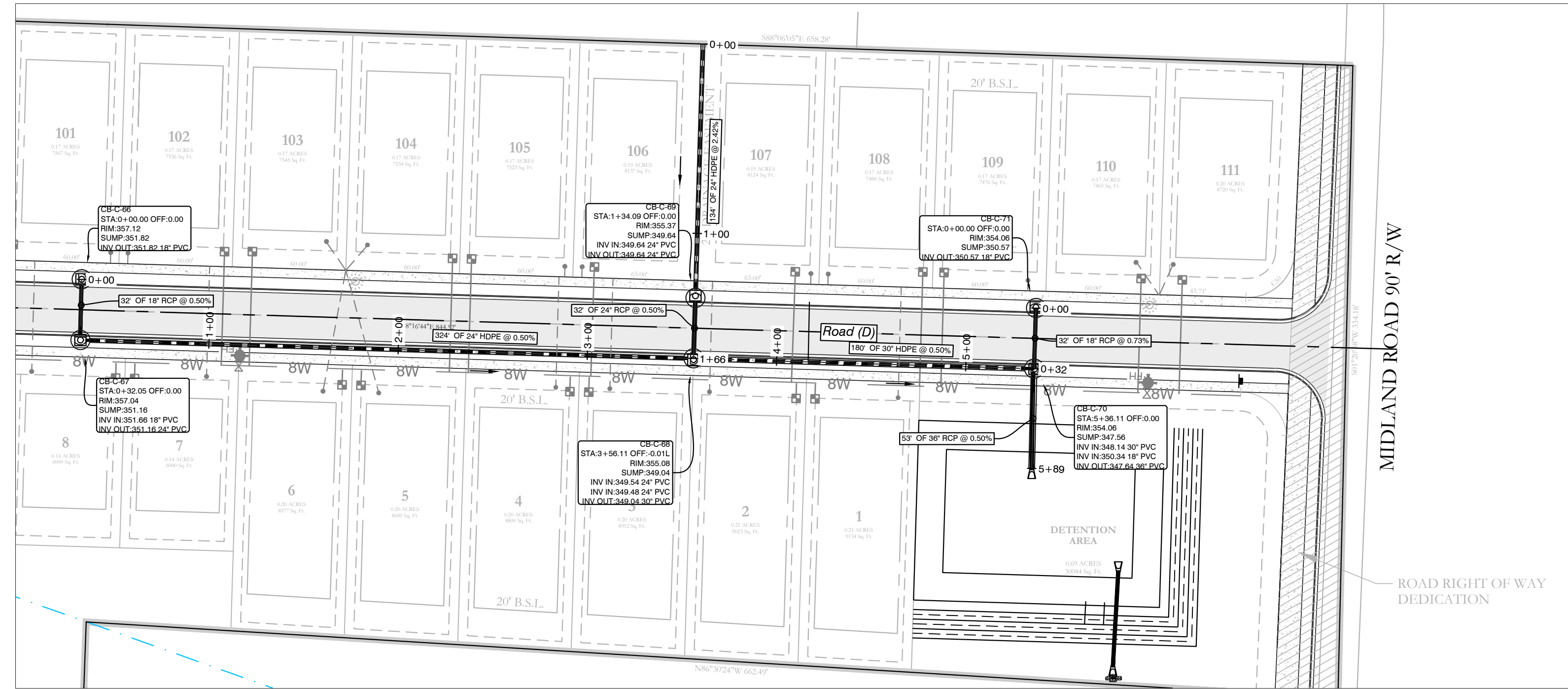
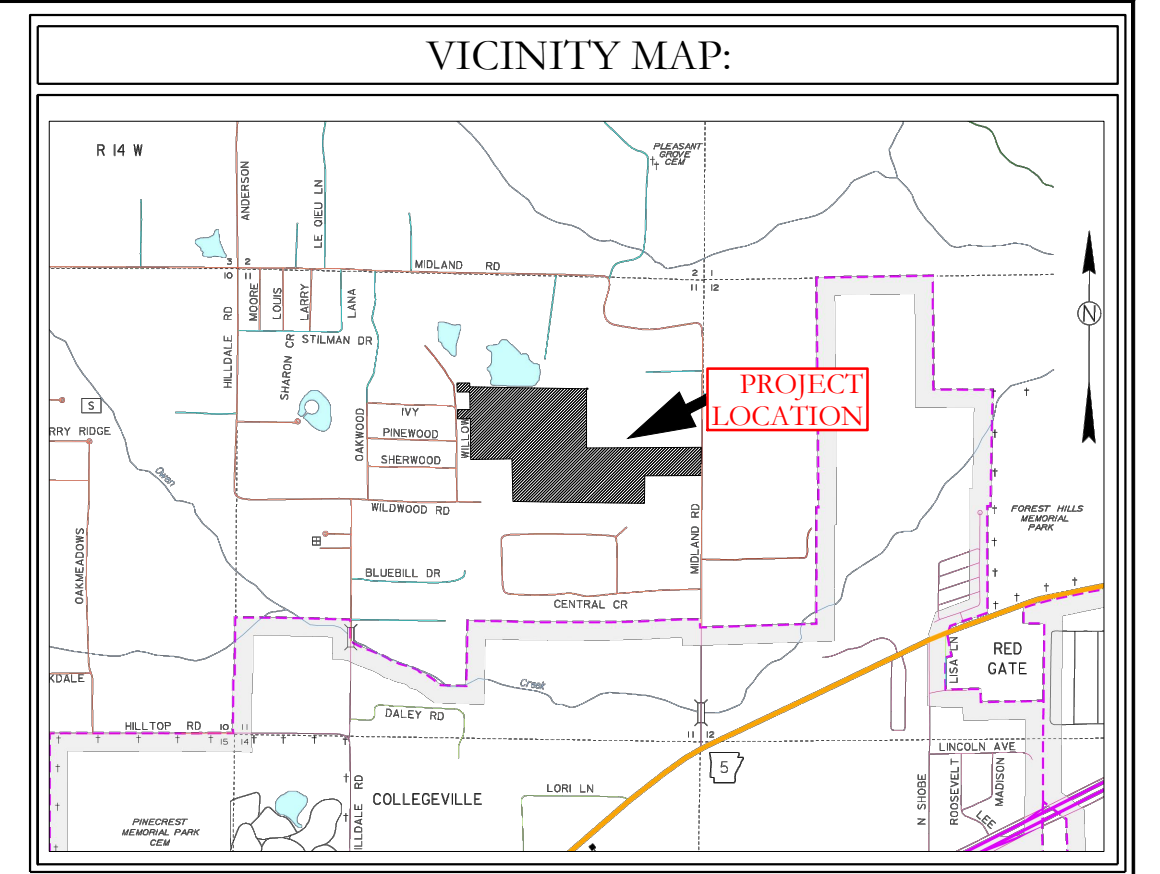
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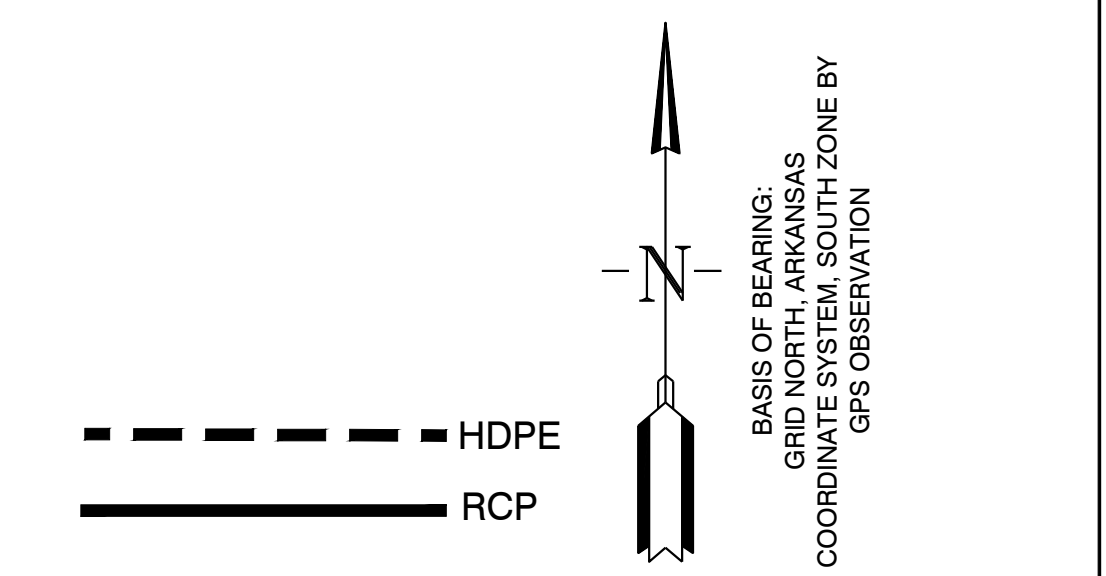
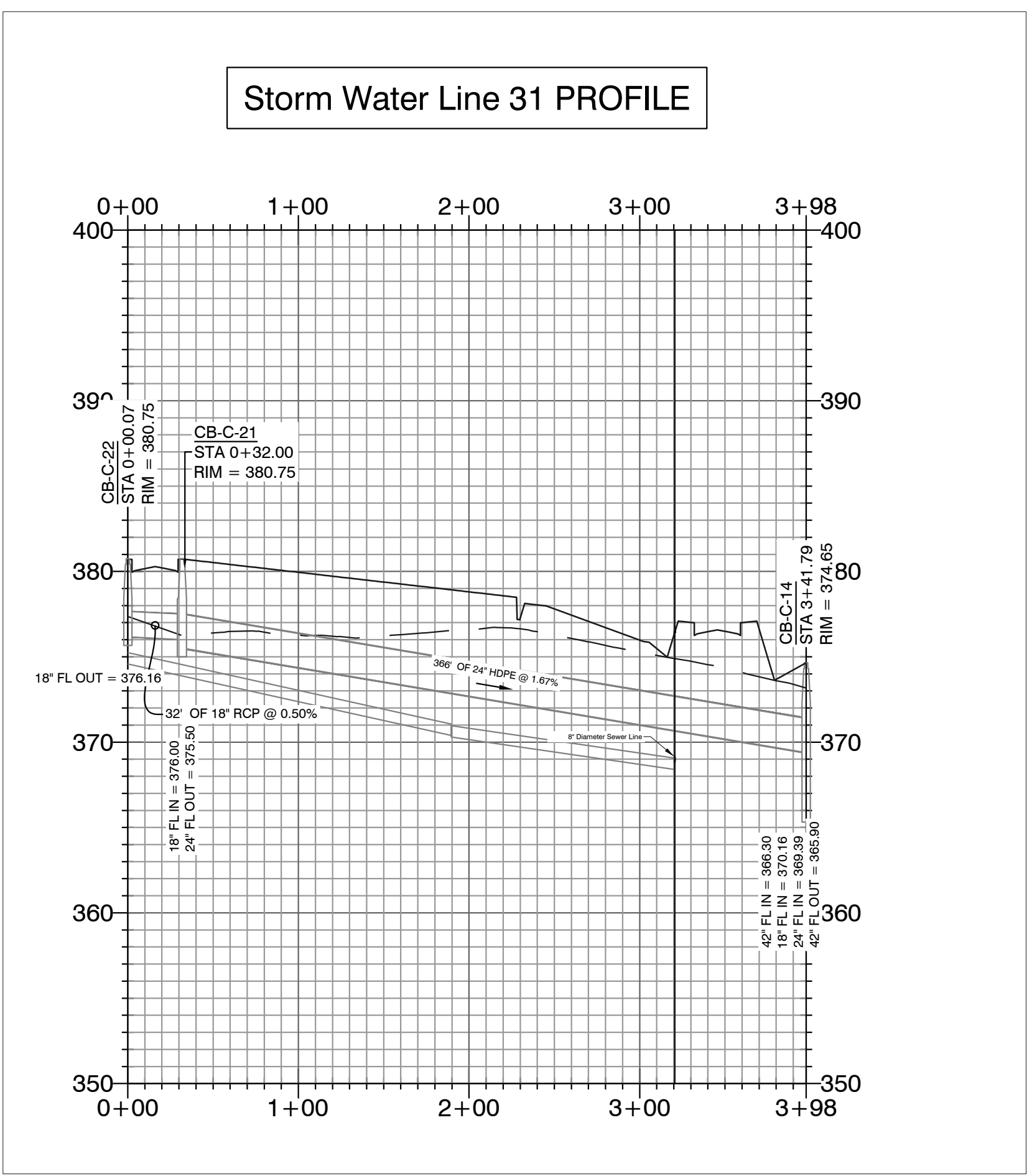
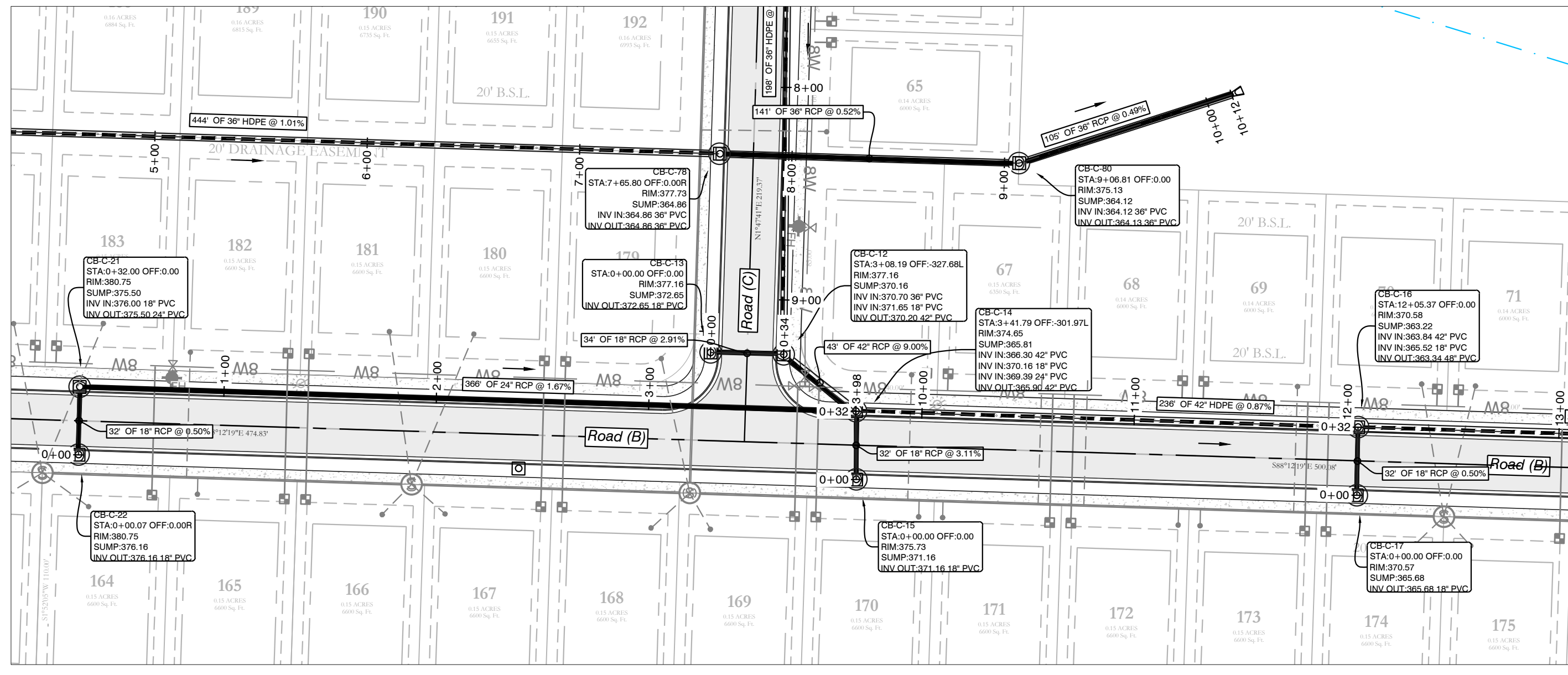
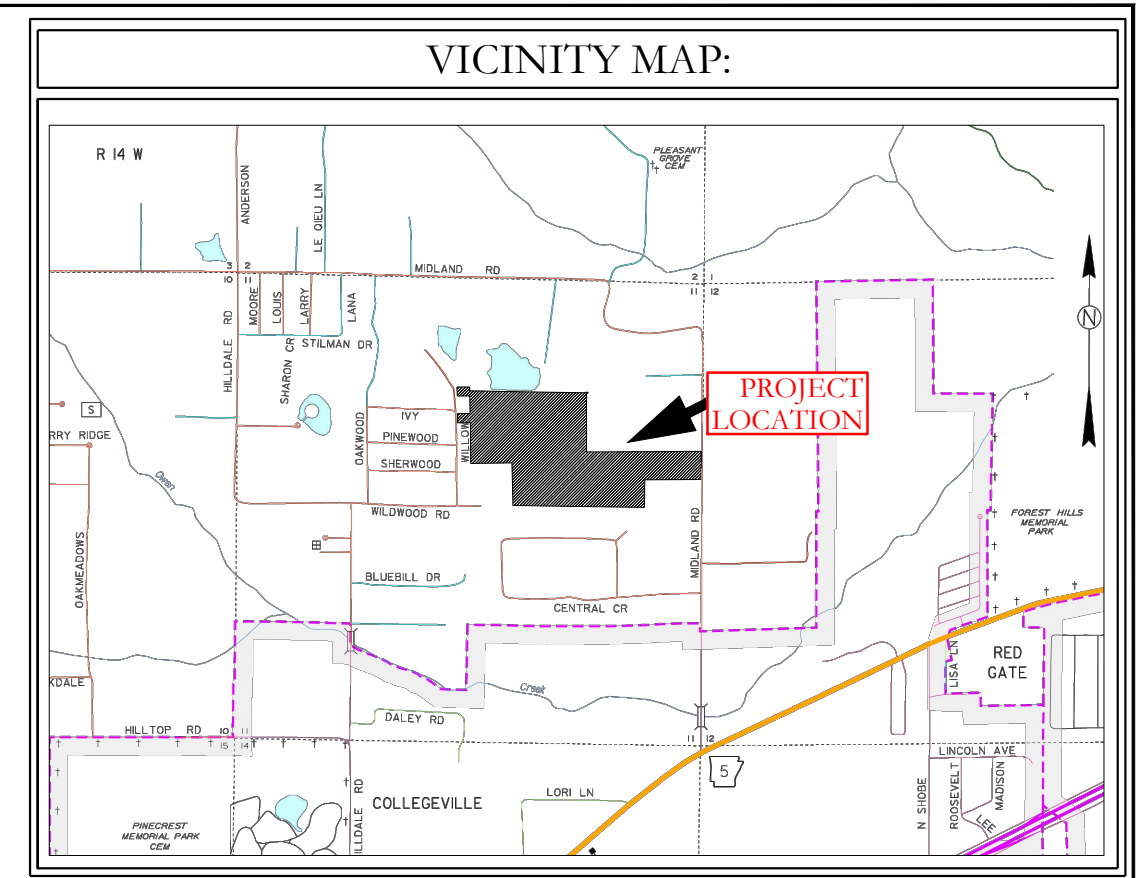


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COORDINATE SYSTEM, SOUTH ZONE BY
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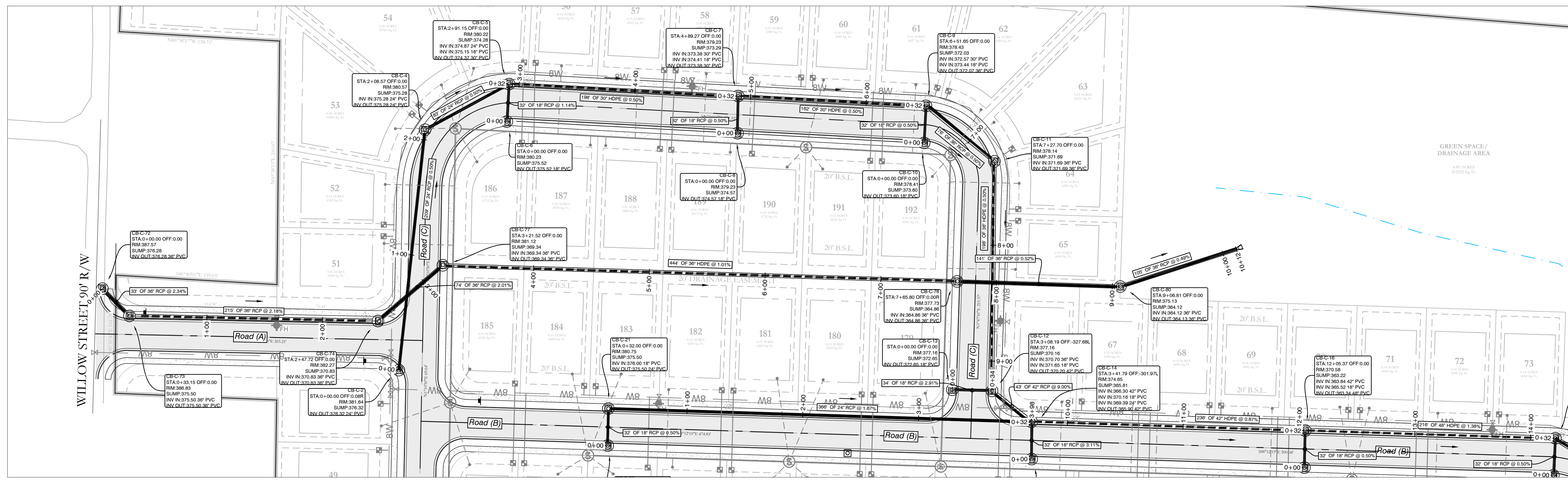
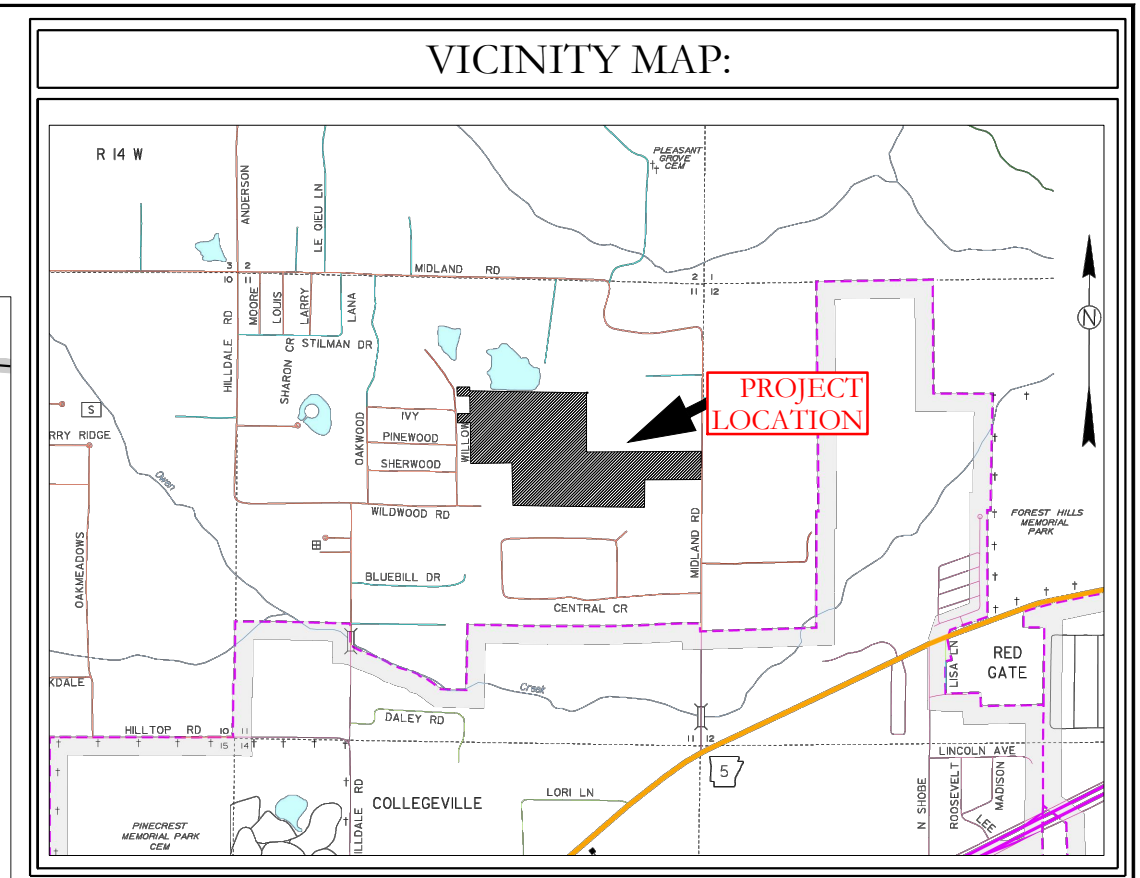


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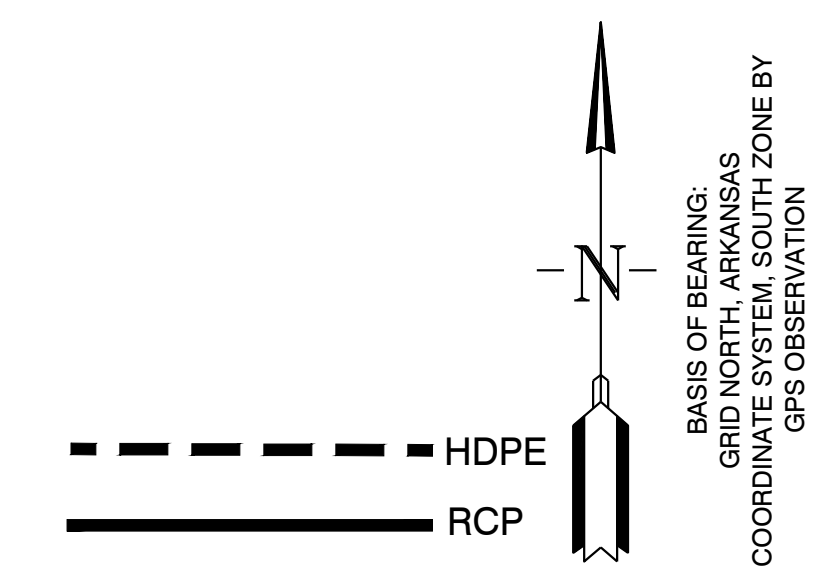
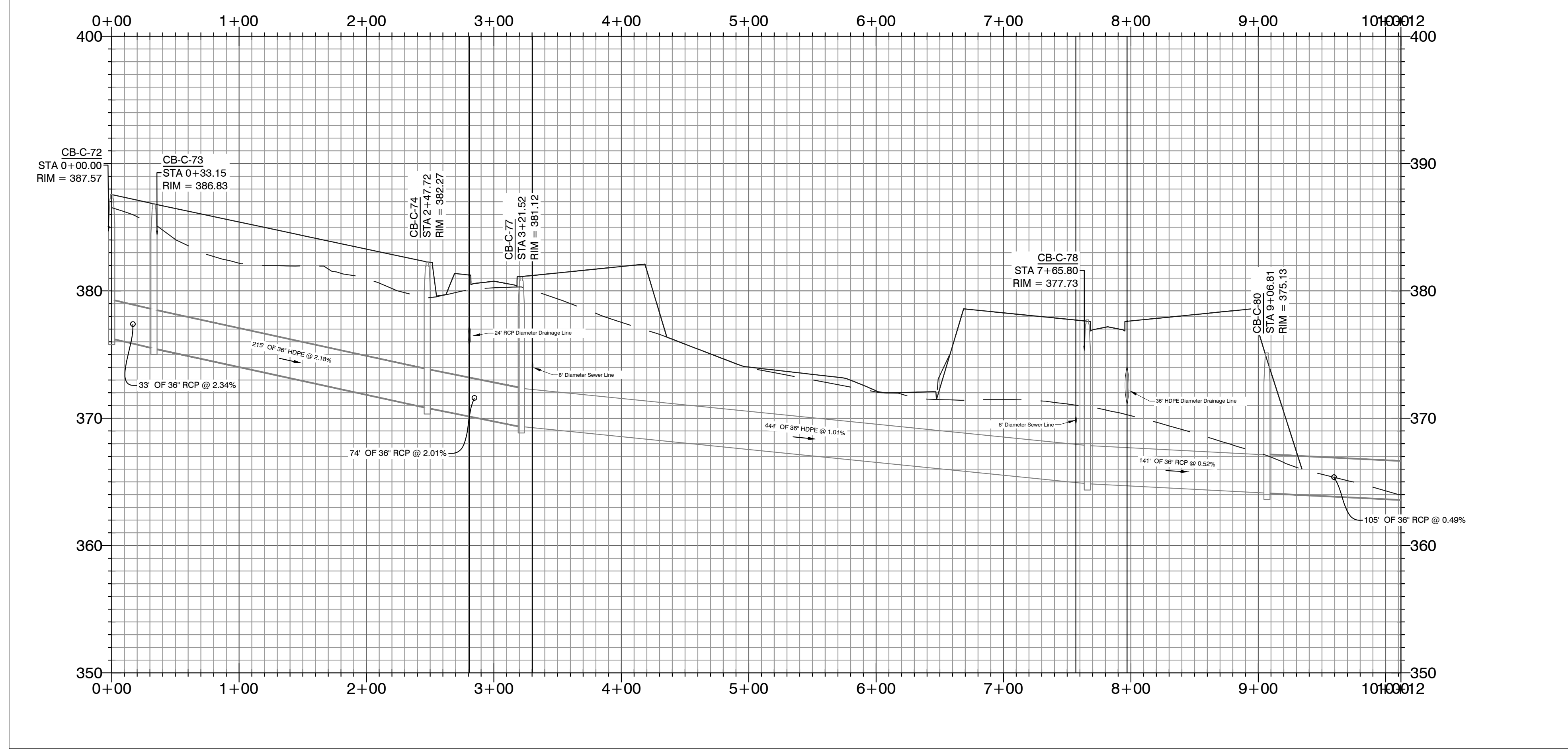
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External Discharge (Storm Water) PROFILE

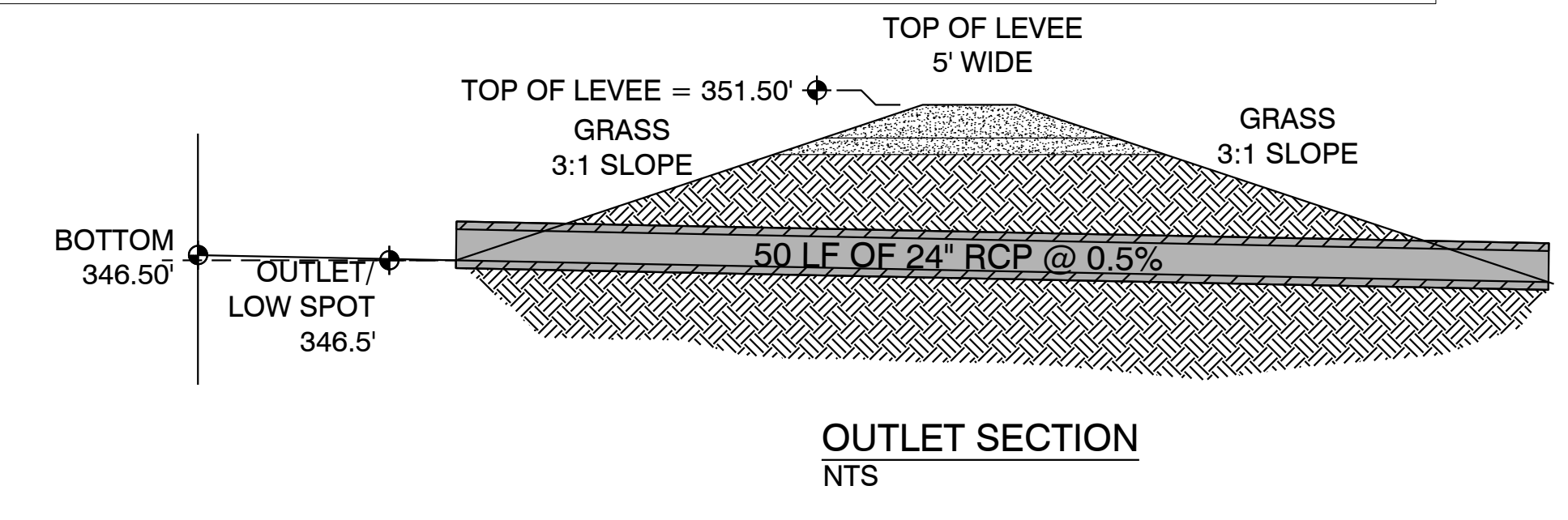
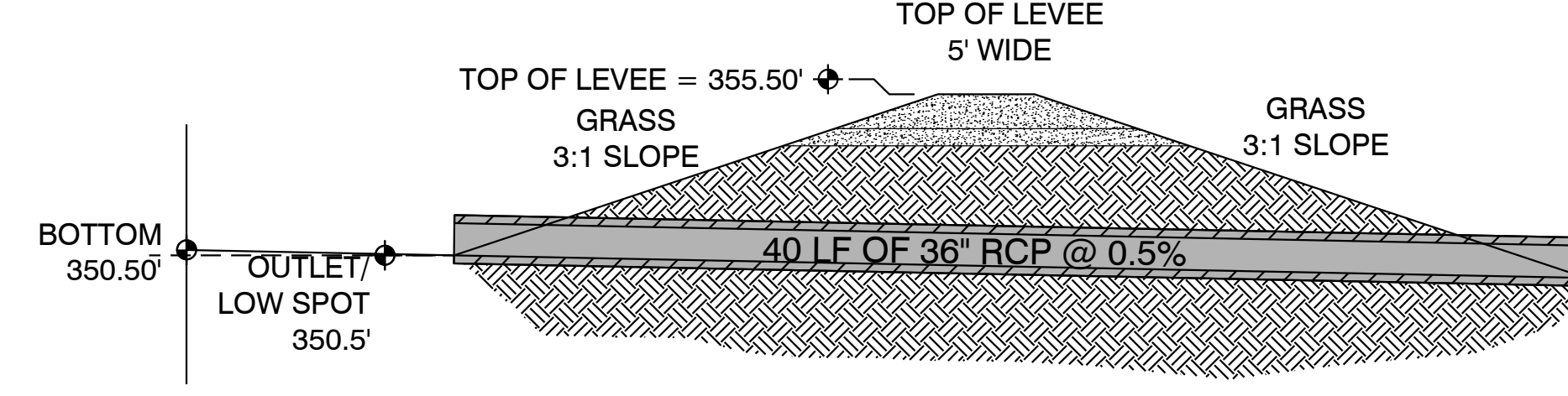
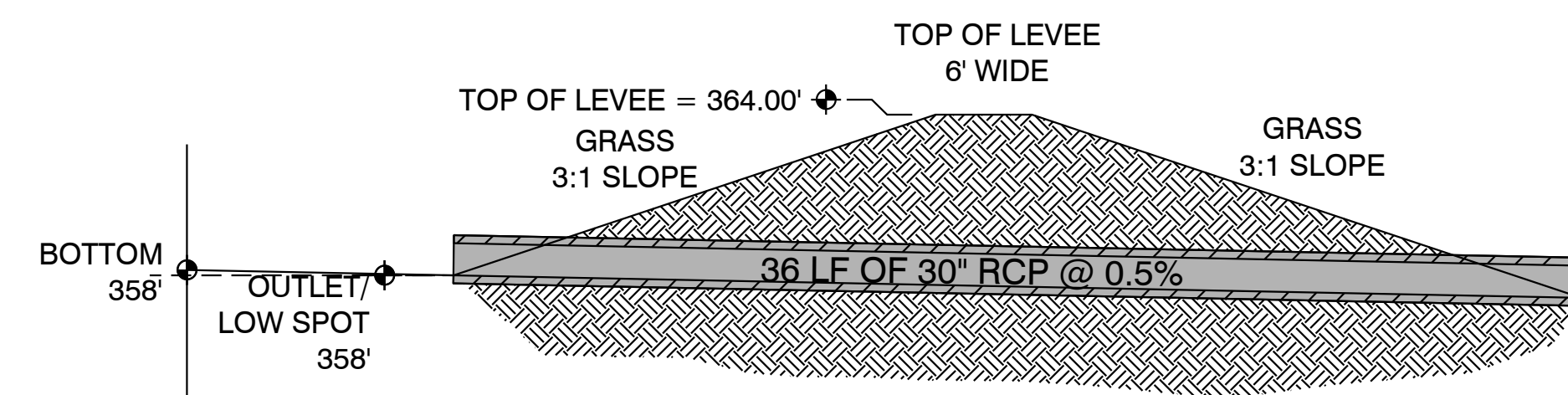
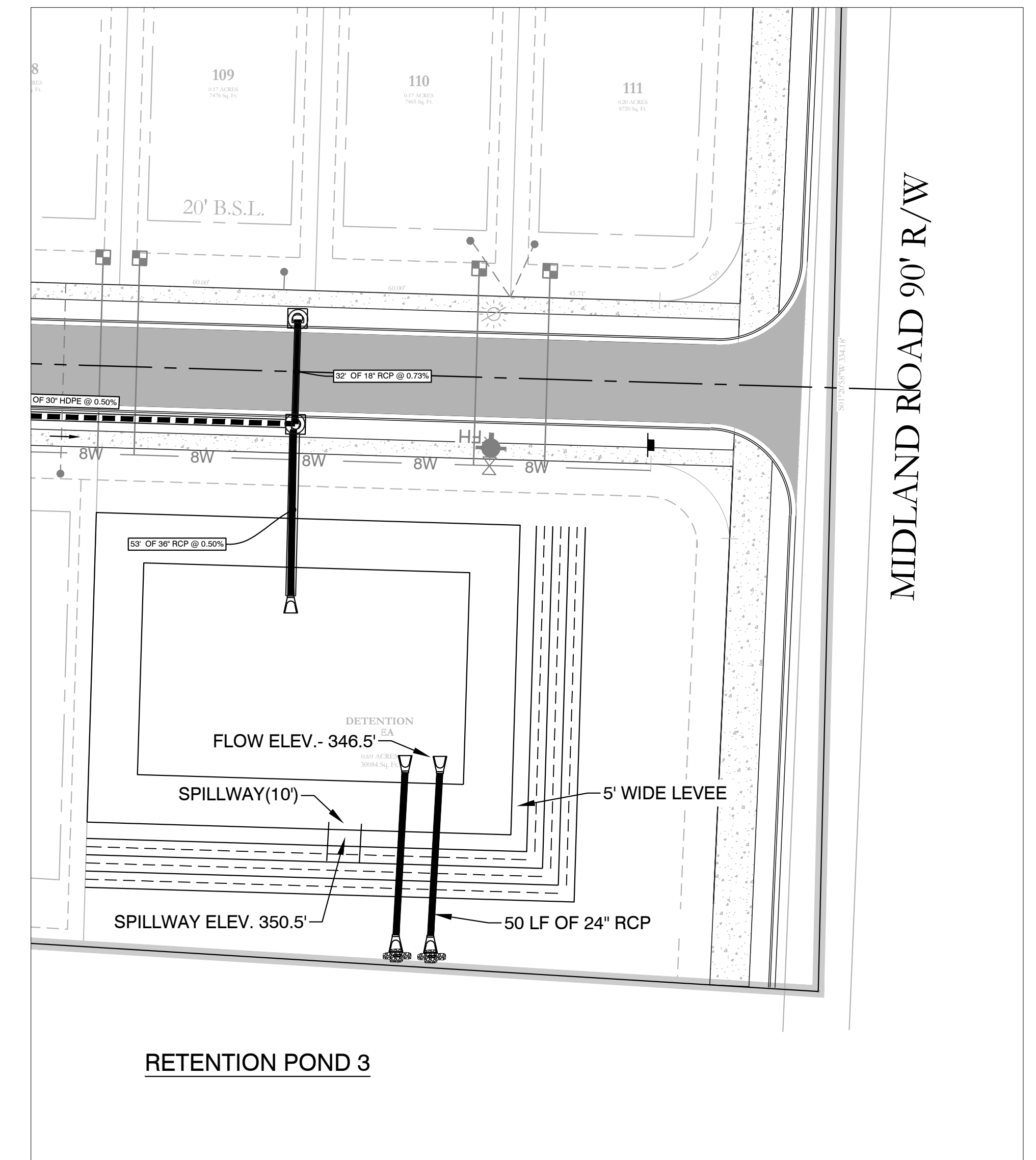
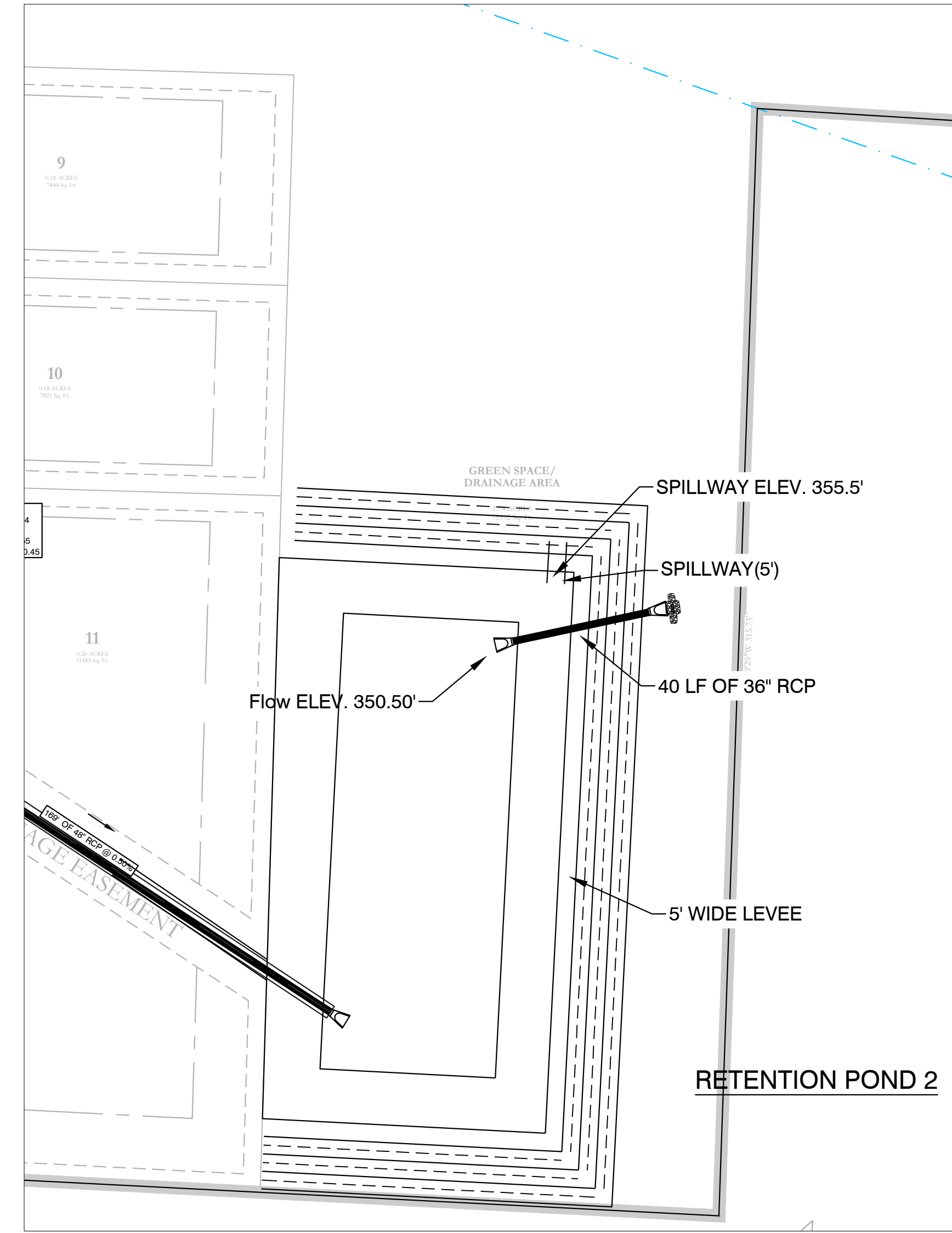
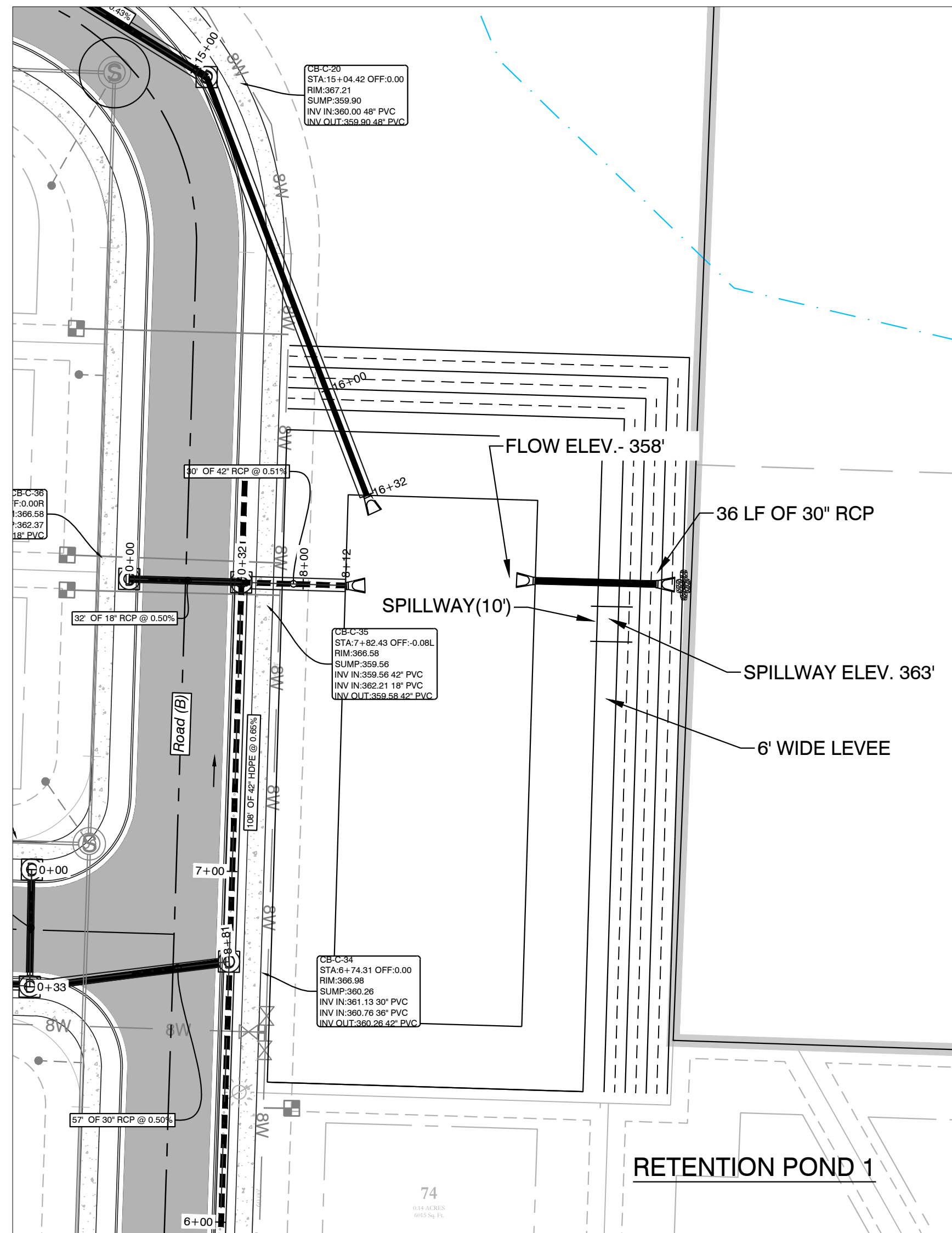


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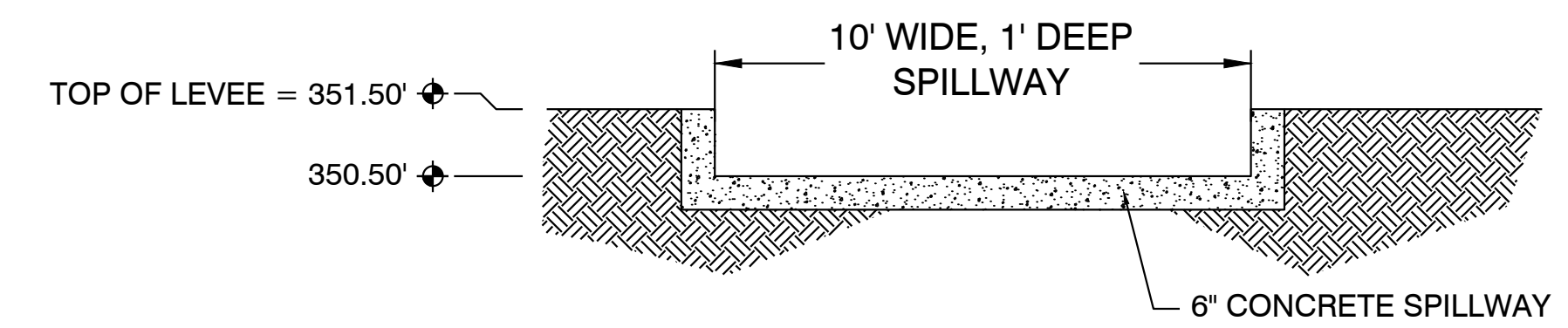
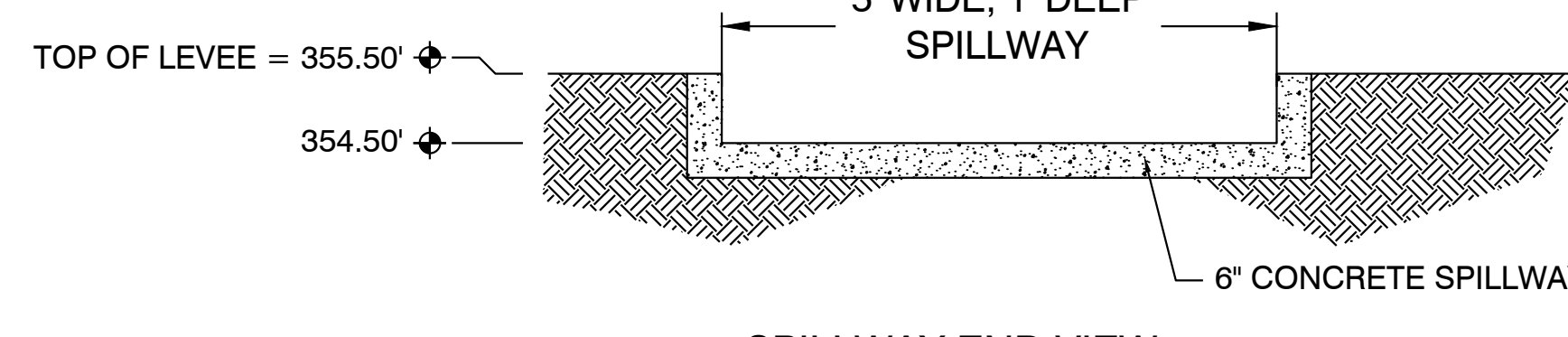
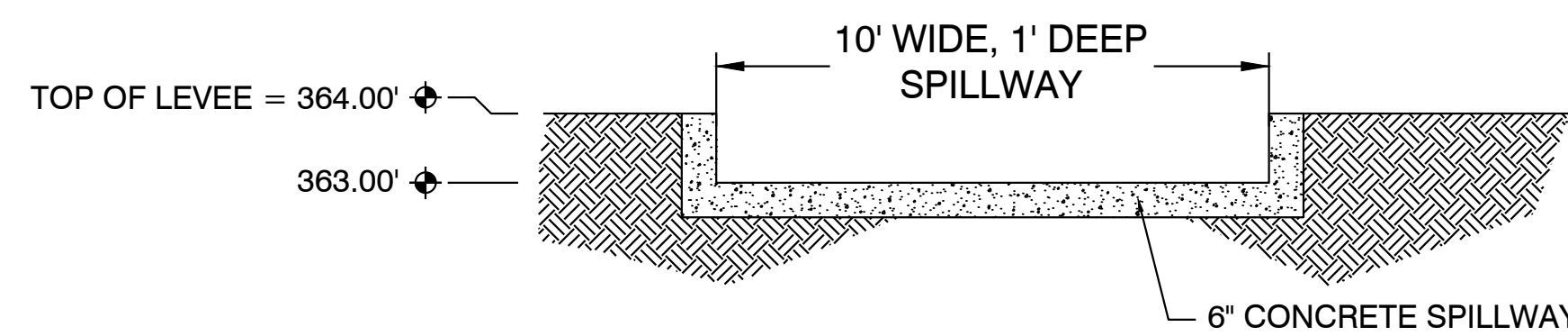
KS/LAND PROJECTS 2004 (SUBDIVISIONS) 2023.23-0024 HAVEN'S MIDLAND ROAD SUBDIVISION SUTS RAW/CIVIL.DWG:23-0024 CONSTRUCTION PLAN (FINAL DRAFT) (AFTER COMMENTS) (4-20-2023).DWG



OUTLET PROFILE
NTS

OUTLET SECTION
NTS

OUTLET SECTION
NTS



SPILLWAY END VIEW
NTS

SPILLWAY END VIEW
NTS

SPILLWAY END VIEW
NTS

RETENTION POND MAINTENANCE PLAN

Background
There will be three retention ponds in this project. The retention ponds are located at the NW Corner, SW Corner, and SE Corner of the subject property. It is designed to temporarily detain stormwater to meet water quantity criteria before discharging off the property.

Routine Maintenance
The property owners association will maintain the drainage easements. 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.

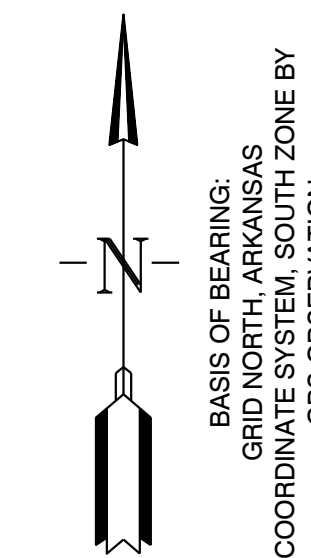
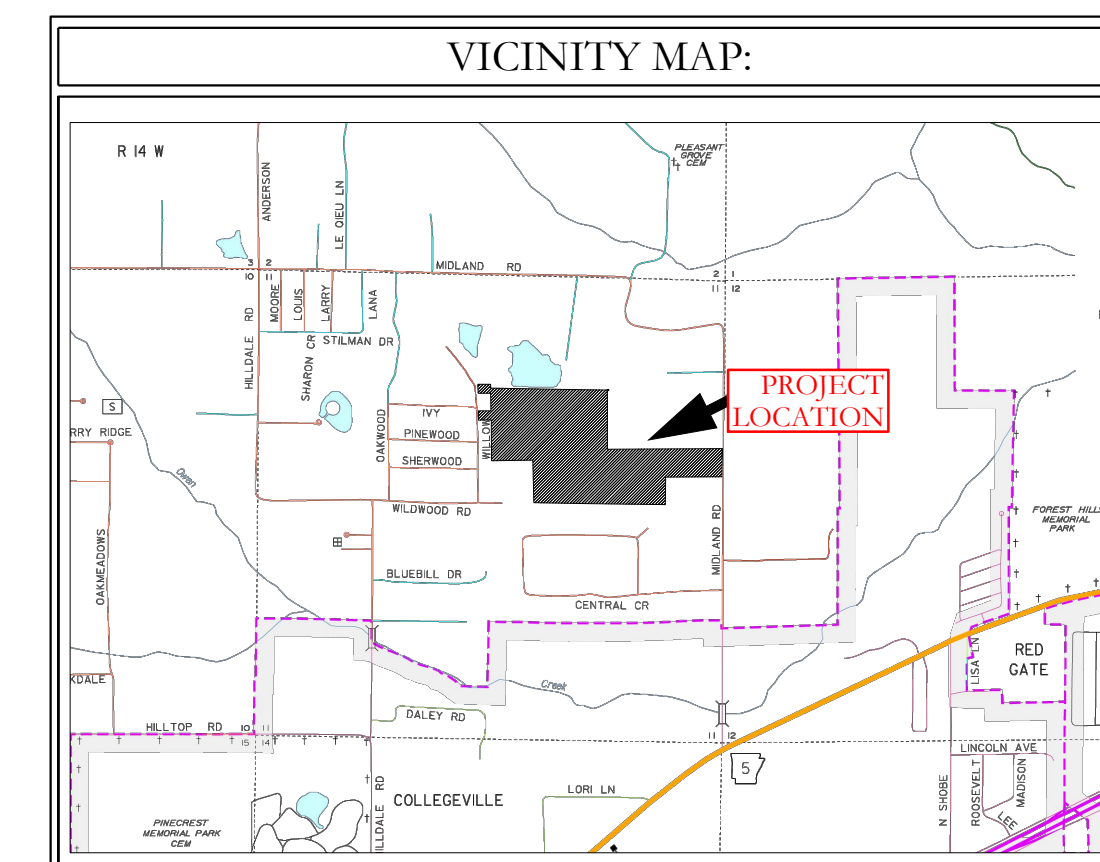
-Inspect the pond and outlet pipe for non-routine maintenance need.

Periodic or Non-Routine Maintenance

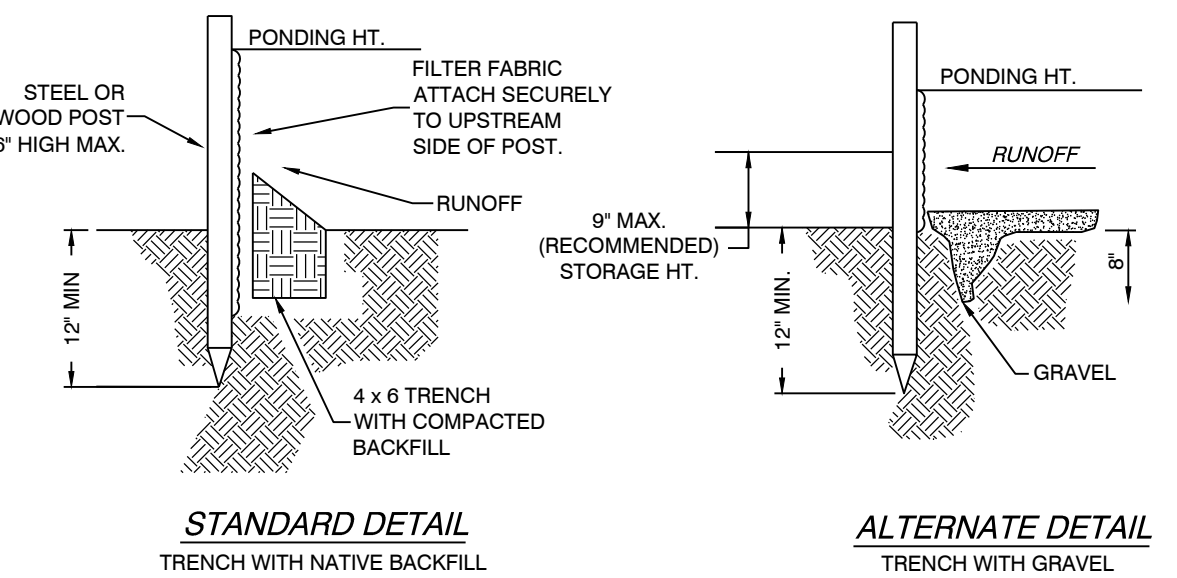
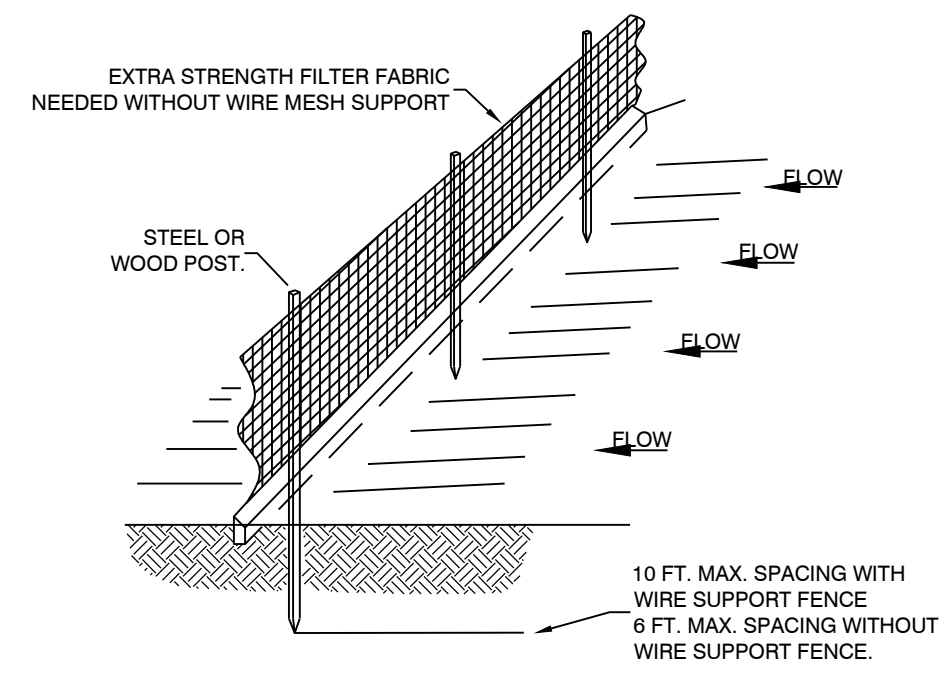
The routine inspection of the pond area and discharge pipe will identify needed repairs and non-routine maintenance. These items may include but not be limited to:

- 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.

For questions or concerns about Tract "A", contact at 501-

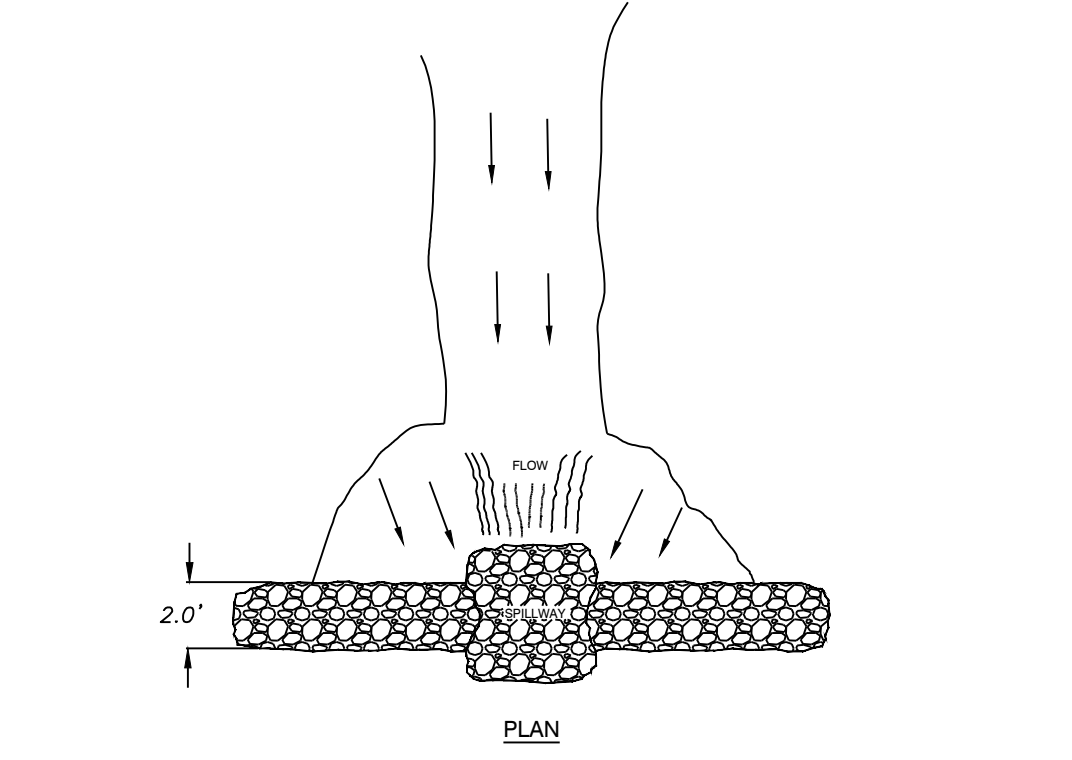


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FOR USE AND BENEFIT OF: HAVEN'S DEVELOPMENT, LLC		
MIDLAND ROAD RETENTION PLAN BRYANT, SALINE COUNTY, ARKANSAS		
DATE: 4/19/2023	C.A.D. BY:	DRAWING NUMBER:
REVISIONS:	CHECKED BY:	23-0024
SHEET: C-6.16	SCALE:	



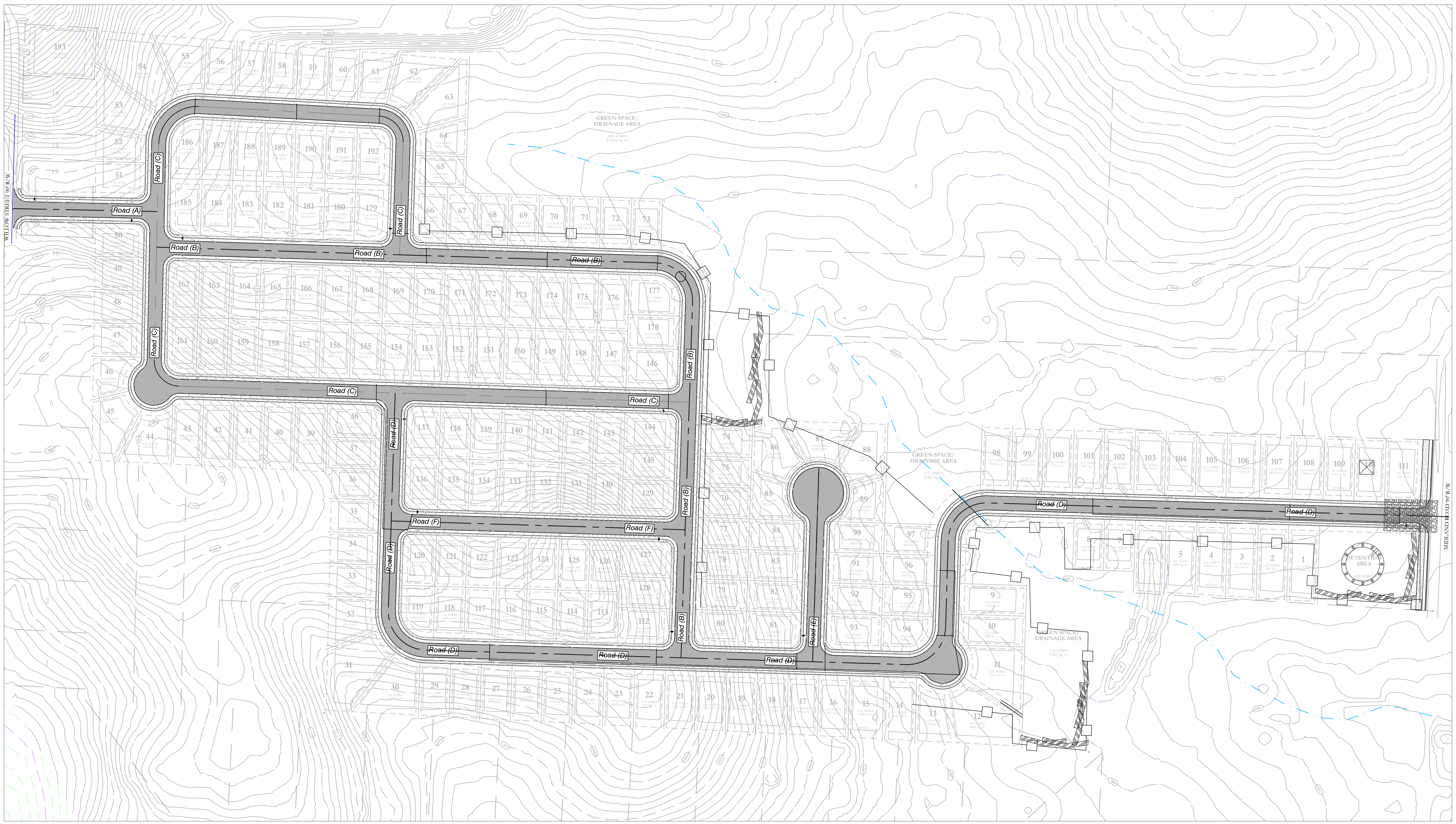
NOTE:
 1) INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
 2) REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
 3) SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

SILT FENCE



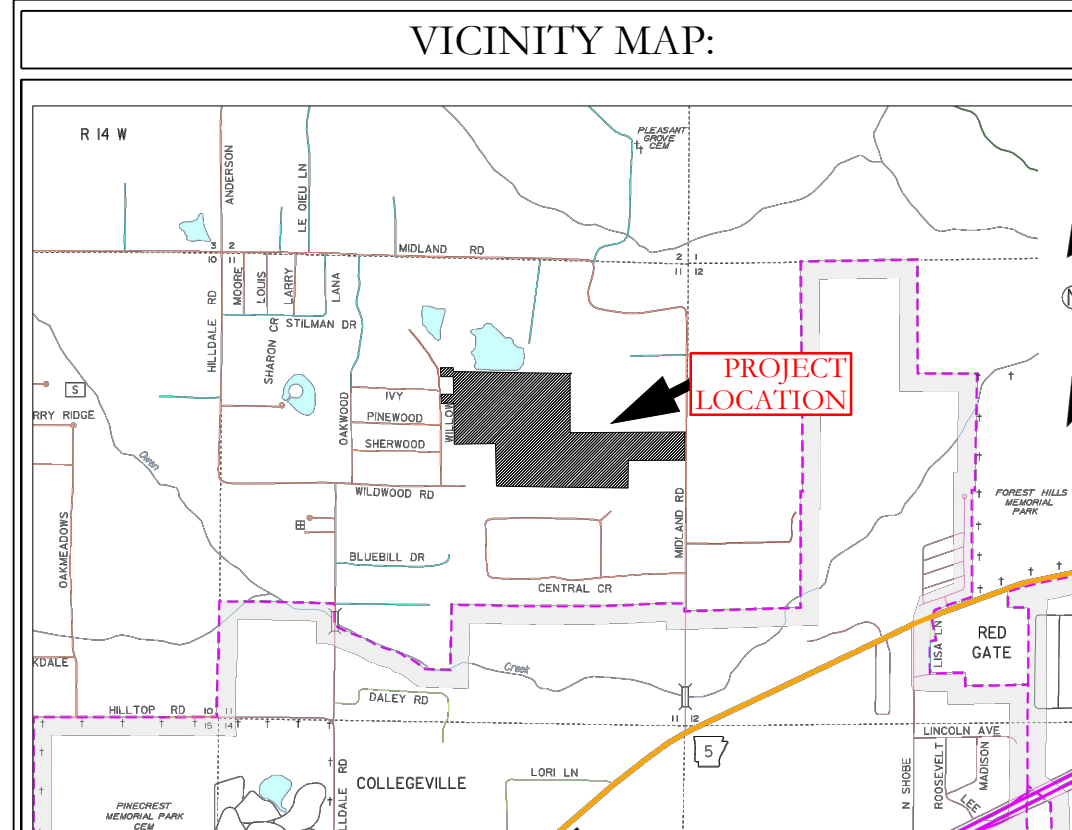
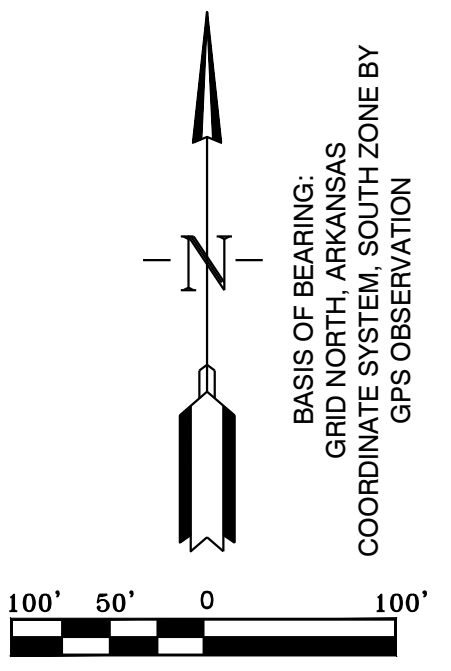
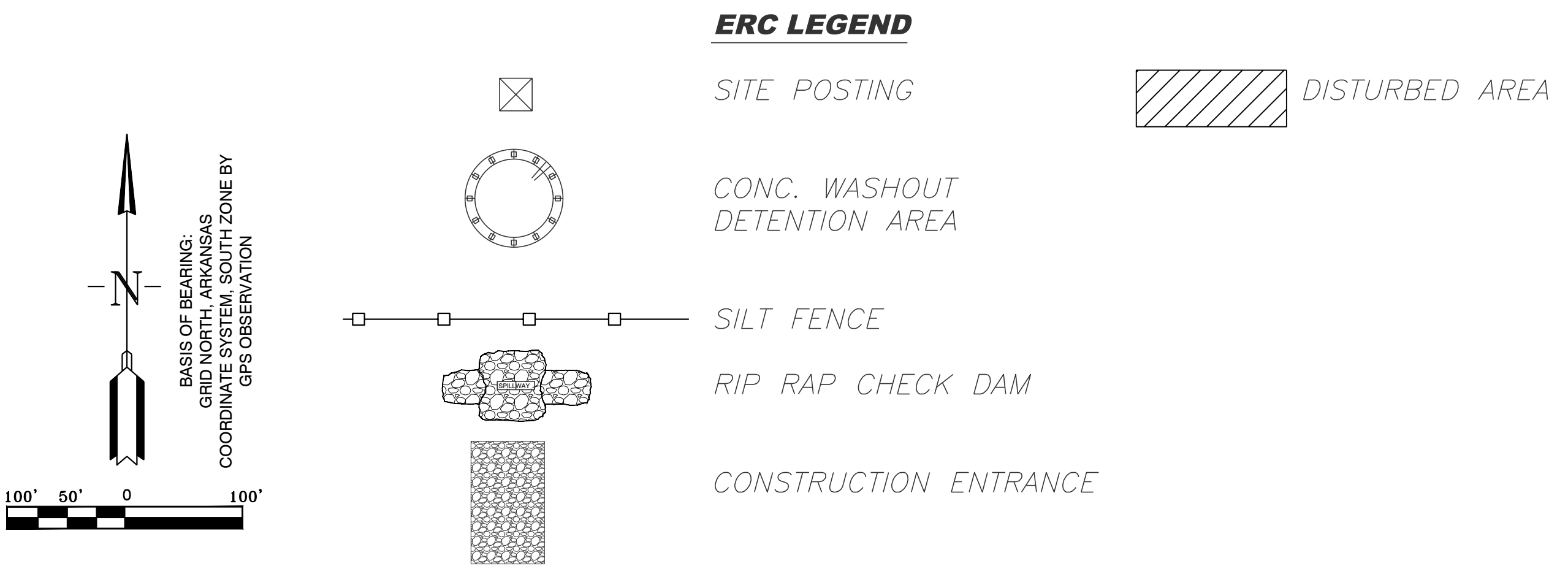
NOTE:
 1) POINT B MUST BE HIGHER THAN POINT A (SPILLWAY HEIGHT)
 2) PLACE RIP-RAP BARRIER PERPENDICULAR TO THE FLOW WITH TIGHT GROUPING
 3) SEE DRAWING NOTES ON FILTER FABRIC TO THE RIGHT AND TAKE APPROPRIATE MEASUREMENTS TO BE SURE TO GET THE CORRECT SPILLWAY HEIGHT
 4) INSPECT AFTER EACH SIGNIFICANT STORM. MAINTAIN AND REPAIR PROMPTLY.

RIP-RAP CHECK DAM



EROSION CONTROL NOTES

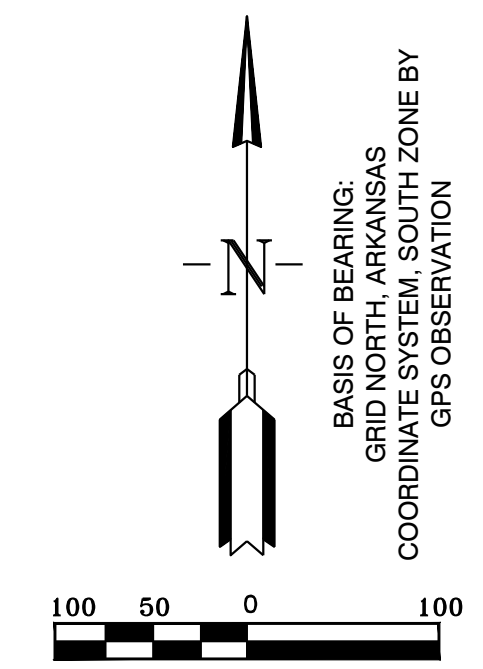
SOD OR SEED DETENTION AREA POST-CONSTRUCTION (IF APPLICABLE)
 MAXIMUM SLOPE OF 3H:1V ON DETENTION POND LEVES
 CONTRACTOR MUST HAVE INLET PROTECTION MEASURES INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF DRAINAGE INLETS/STRUCTURES IS COMPLETE. SEDIMENT BARRIERS SHALL BE MAINTAINED THROUGHOUT AND INSPECTED 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.



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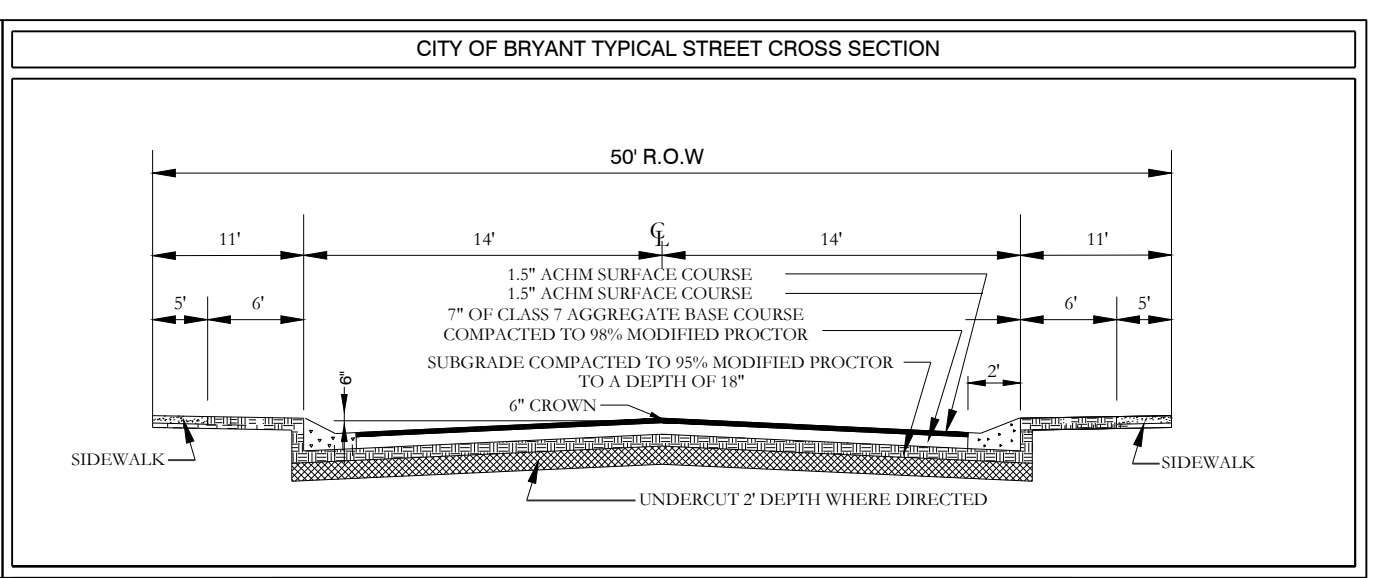
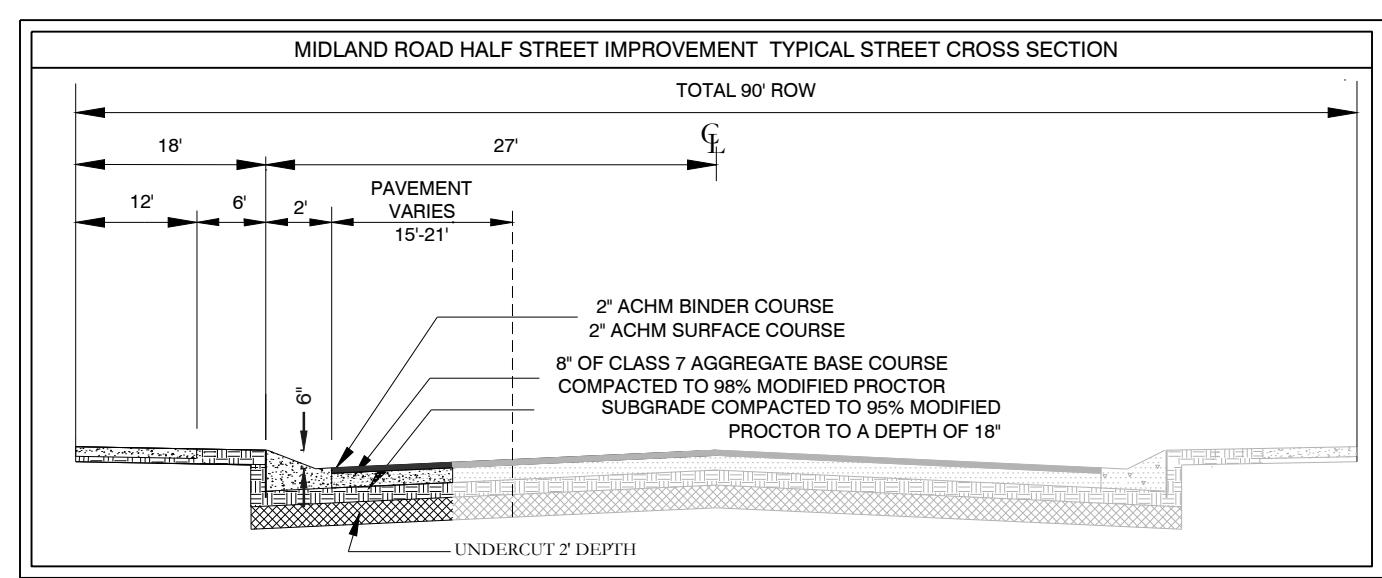
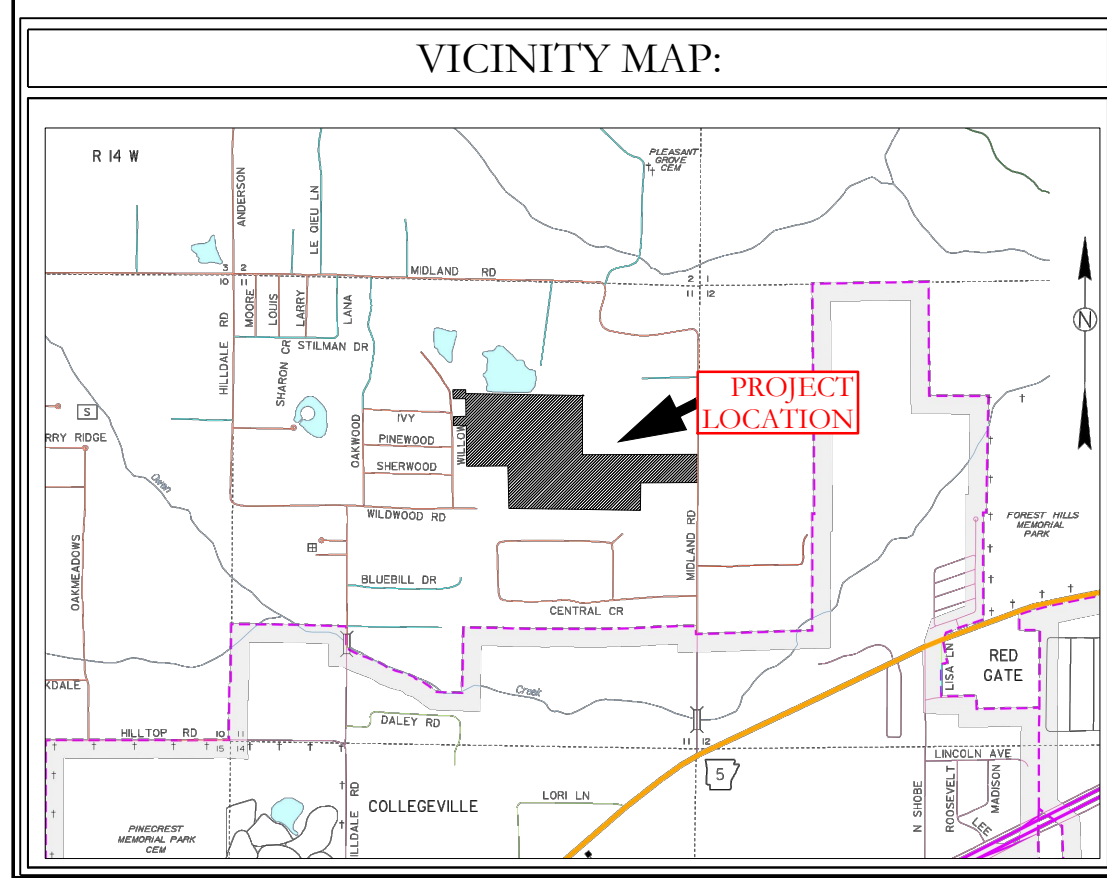
FOR USE AND BENEFIT OF: HAVEN'S DEVELOPMENT, LLC		
MIDLAND ROAD EROSION CONTROL PLAN BRYANT, SALINE COUNTY, ARKANSAS		
DATE: 4/19/23	C.A.D. BY:	DRAWING NUMBER:
REVISIONS:	CHECKED BY:	23-0024
SHEET: C-7.0	SCALE:	
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K:\LAND PROJECTS\2004\SUBDIVISIONS\23-0024\HAVEN'S MIDLAND ROAD SUBDIVISION_S1175_RAW\CIVIL\DWG\23-0024.CONSTRUCTION PLAN (FINAL.DWG).AFTER COMMENTS\4-20-2023.DWG



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

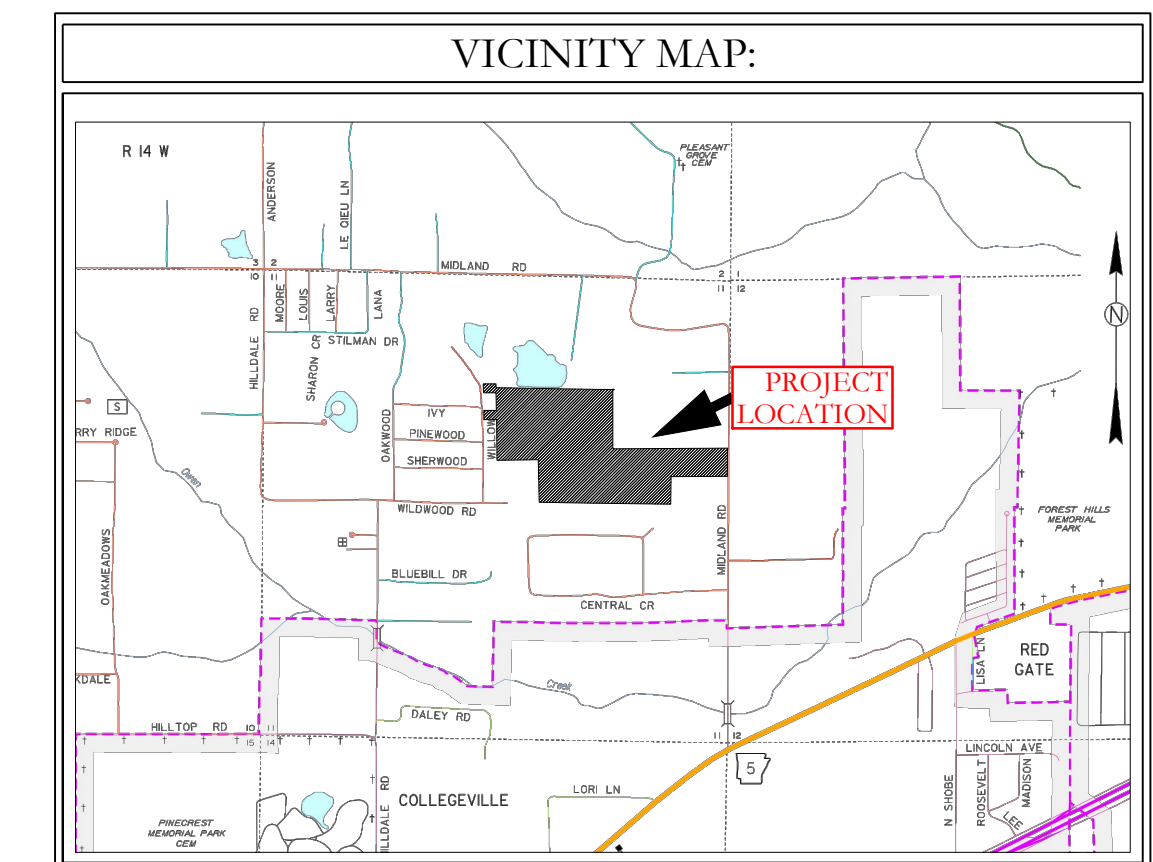
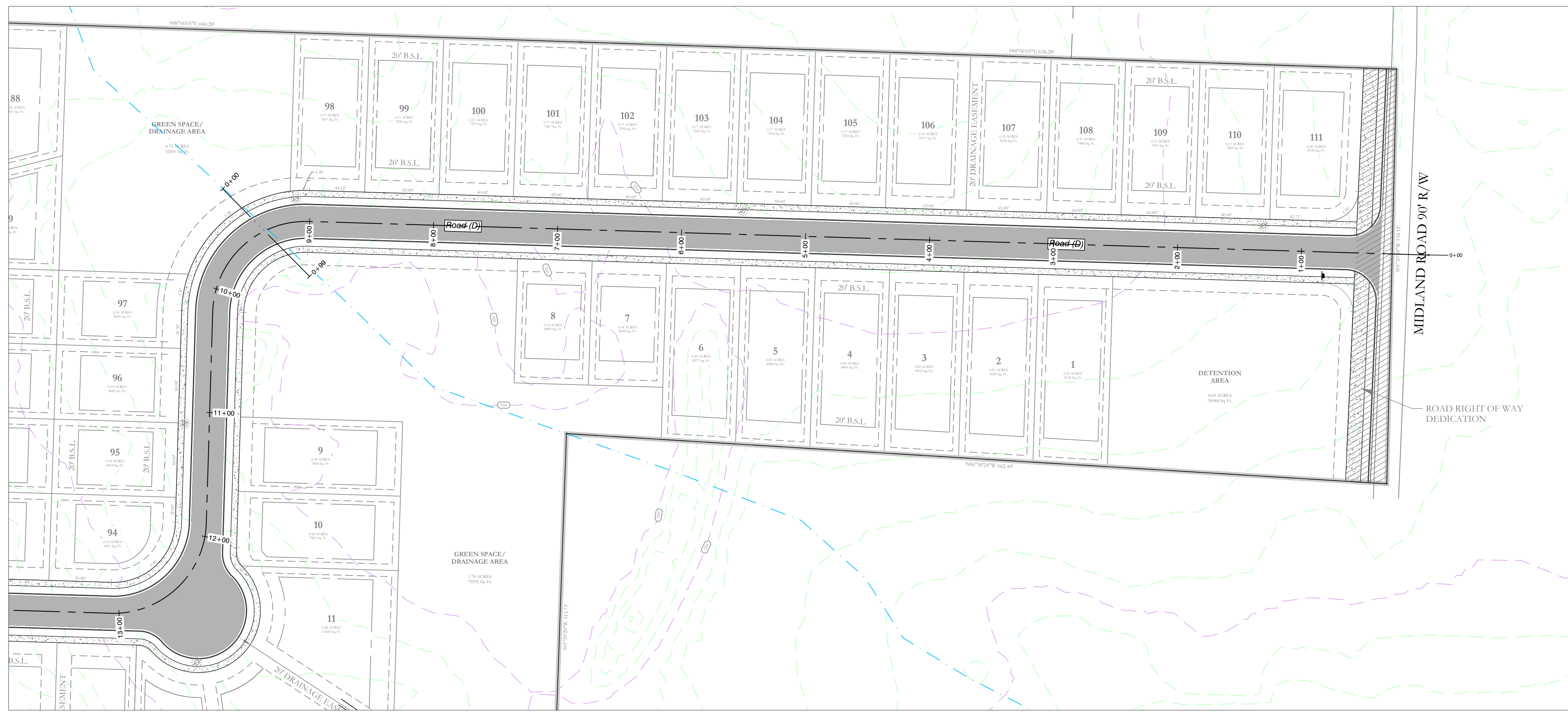
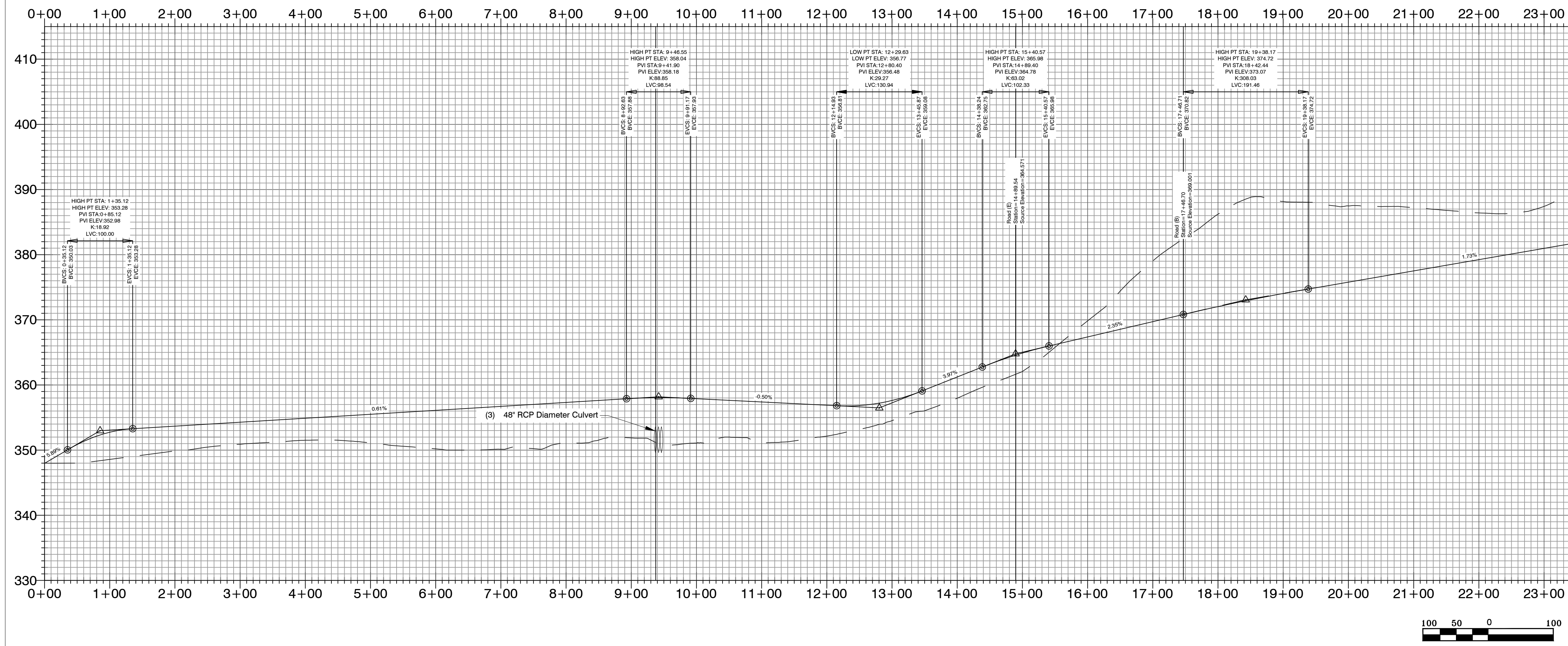
MIDLAND ROAD SUBDIVISION STREET PLAN



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MIDLAND ROAD STREET LAYOUT BRYANT, SALINE COUNTY, ARKANSAS			
DATE: 4/18/2023	C.A.D. BY:	DRAWING NUMBER:	
REVISION:	CHECKED BY:	23-0024	
SHEET: C-1.0	SCALE:		
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Road (D) PROFILE



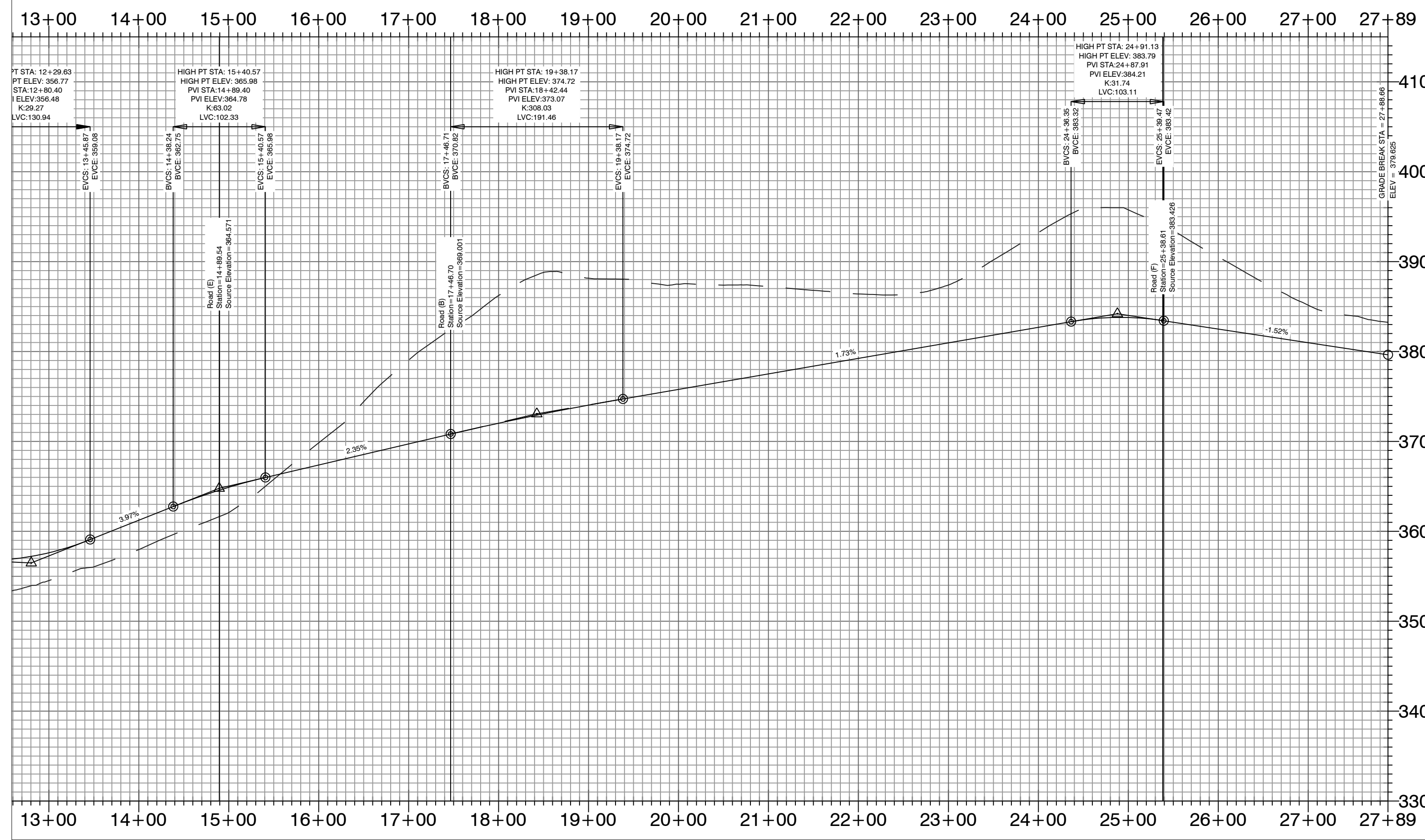
MIDLAND ROAD SUBDIVISION
STREET PLAN & PROFILES

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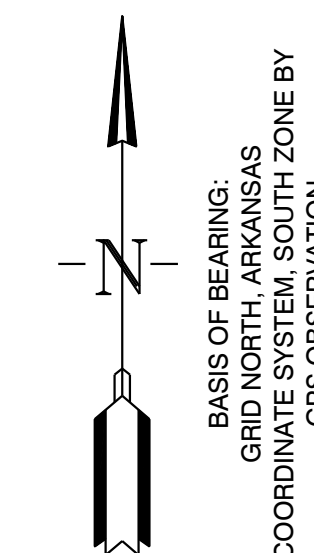
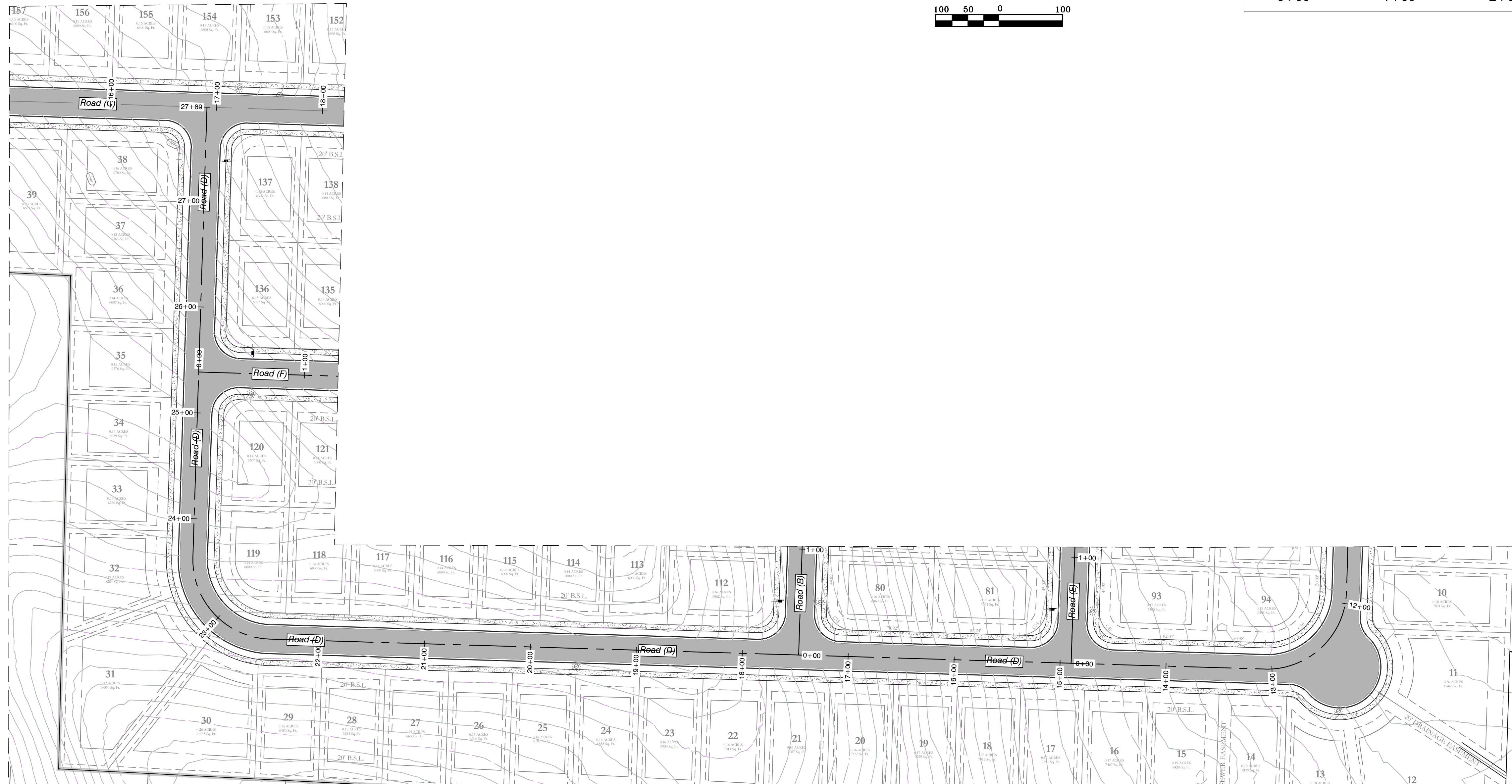
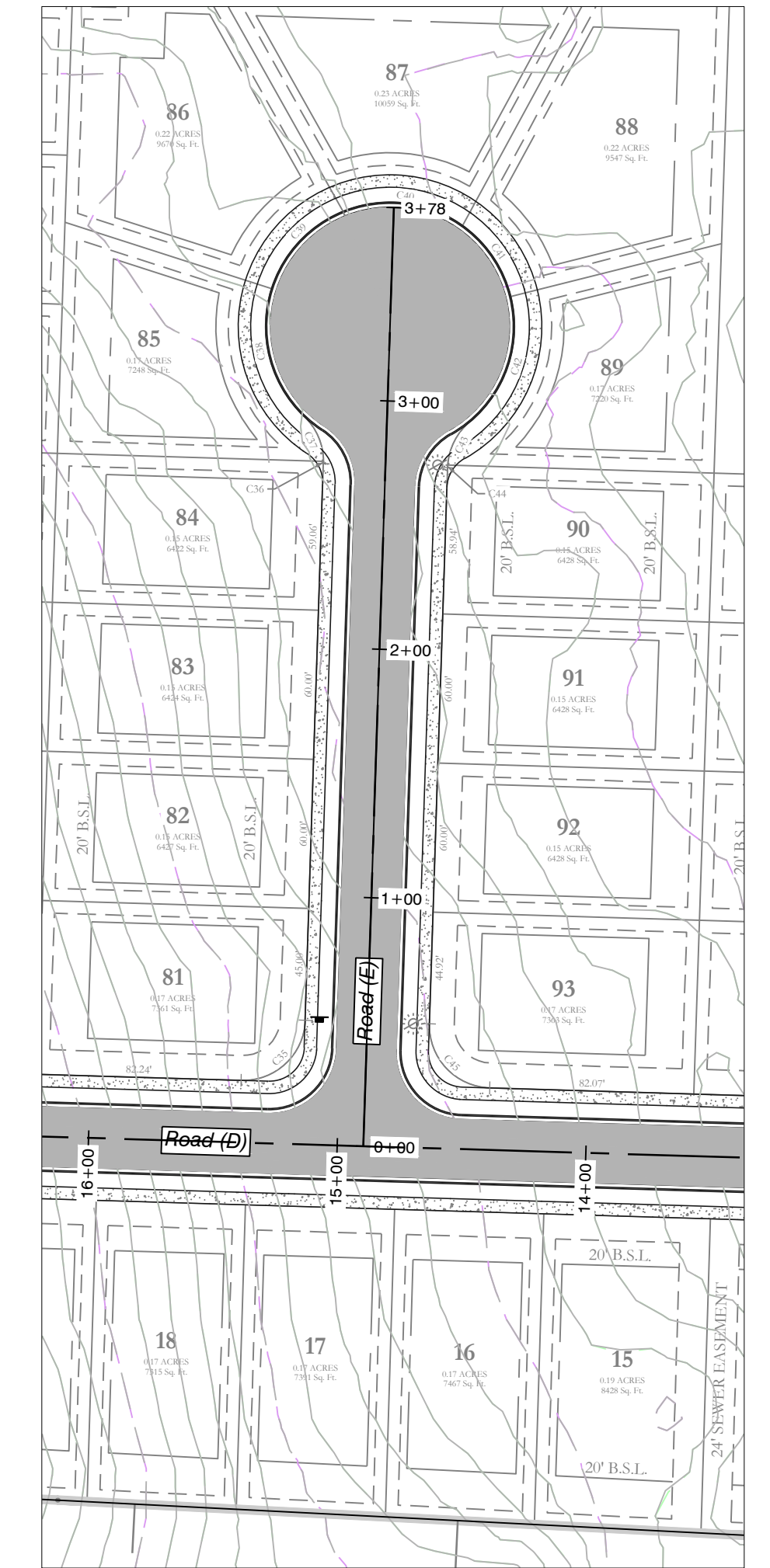
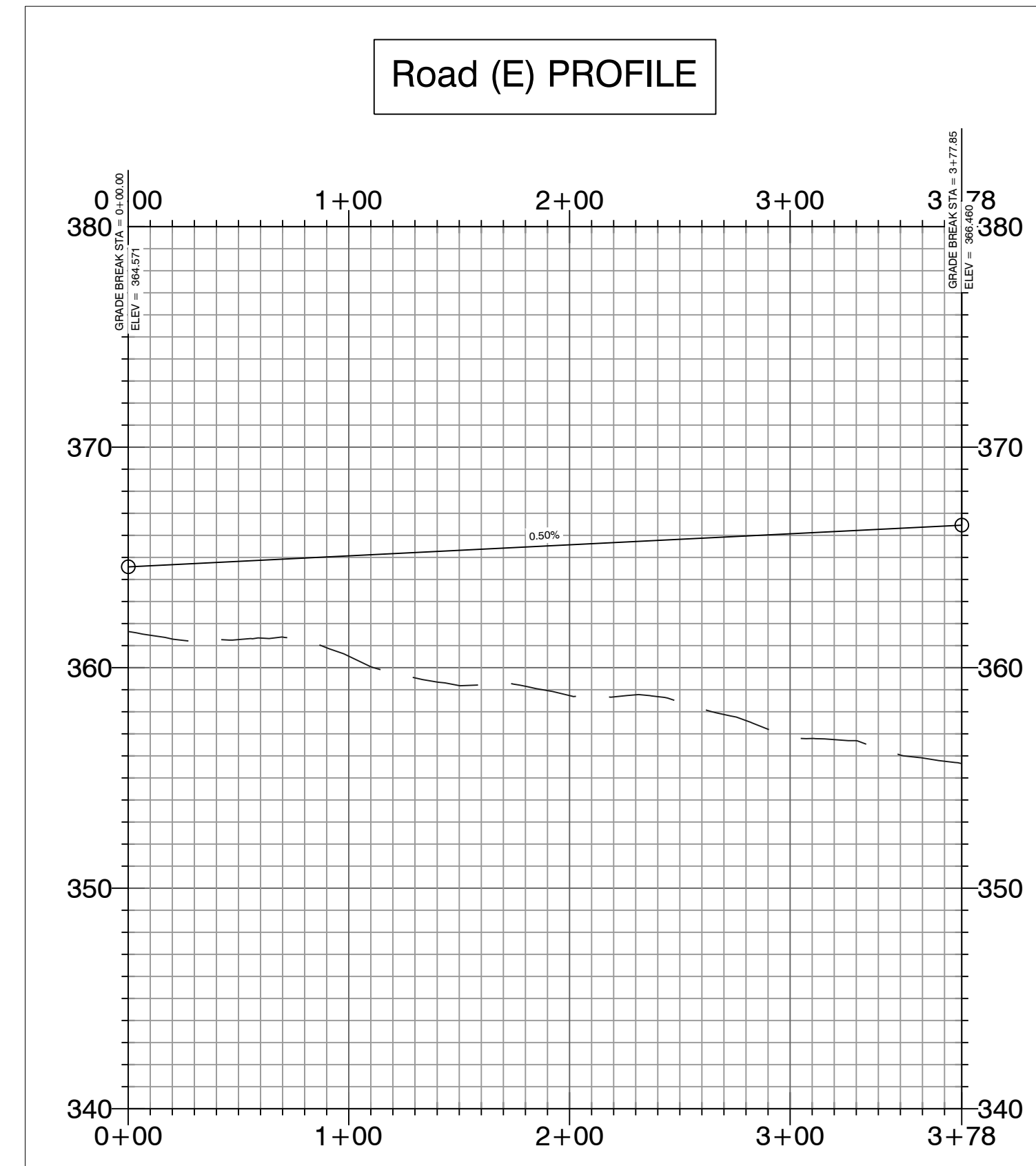
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REVISIONS:	CHECKED BY:	23-0024	
SHEET: C-2.0	SCALE:	500	01S 15W 0 34 230 62 1807

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Road (D) PROFILE



Road (E) PROFILE



BASIS OF BEARING:
GRID NORTH, ARKANSAS
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GPS OBSERVATION

MIDLAND ROAD SUBDIVISION STREET PLAN & PROFILES

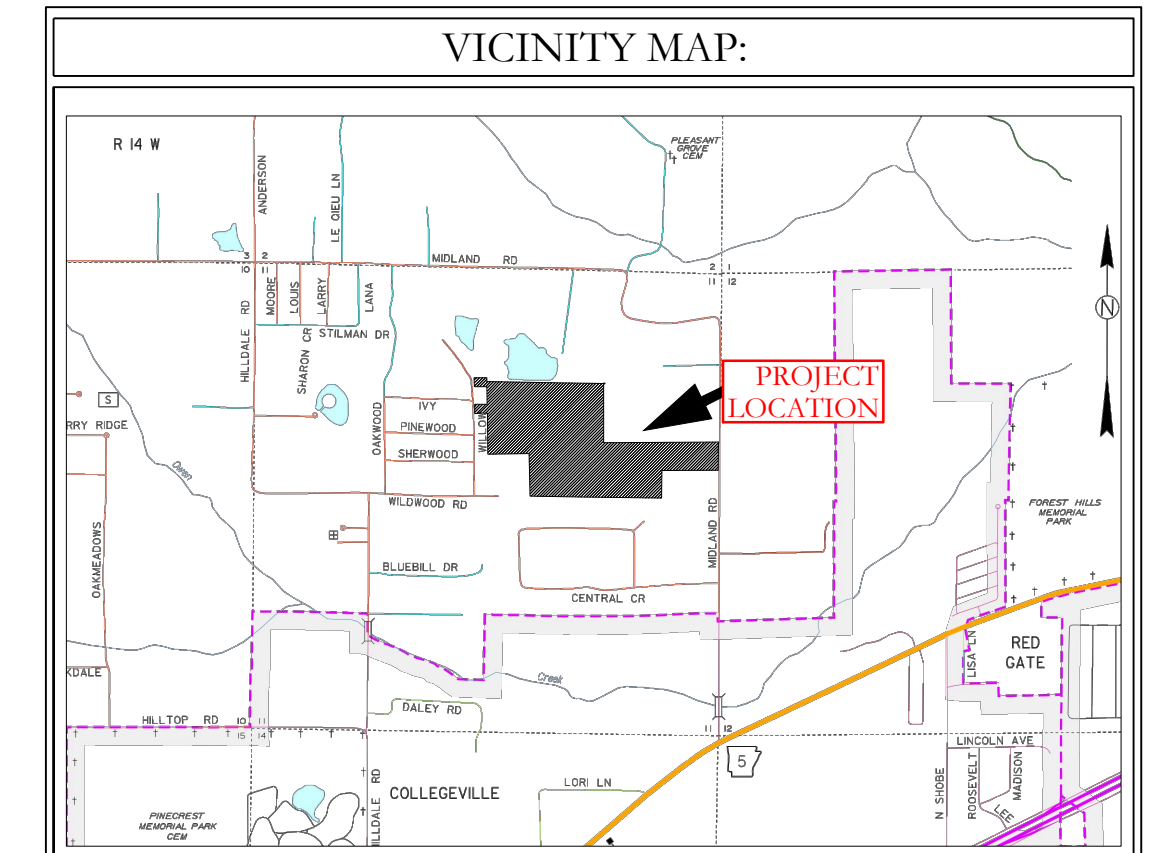
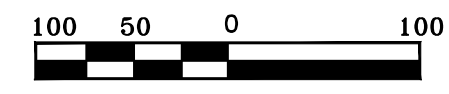
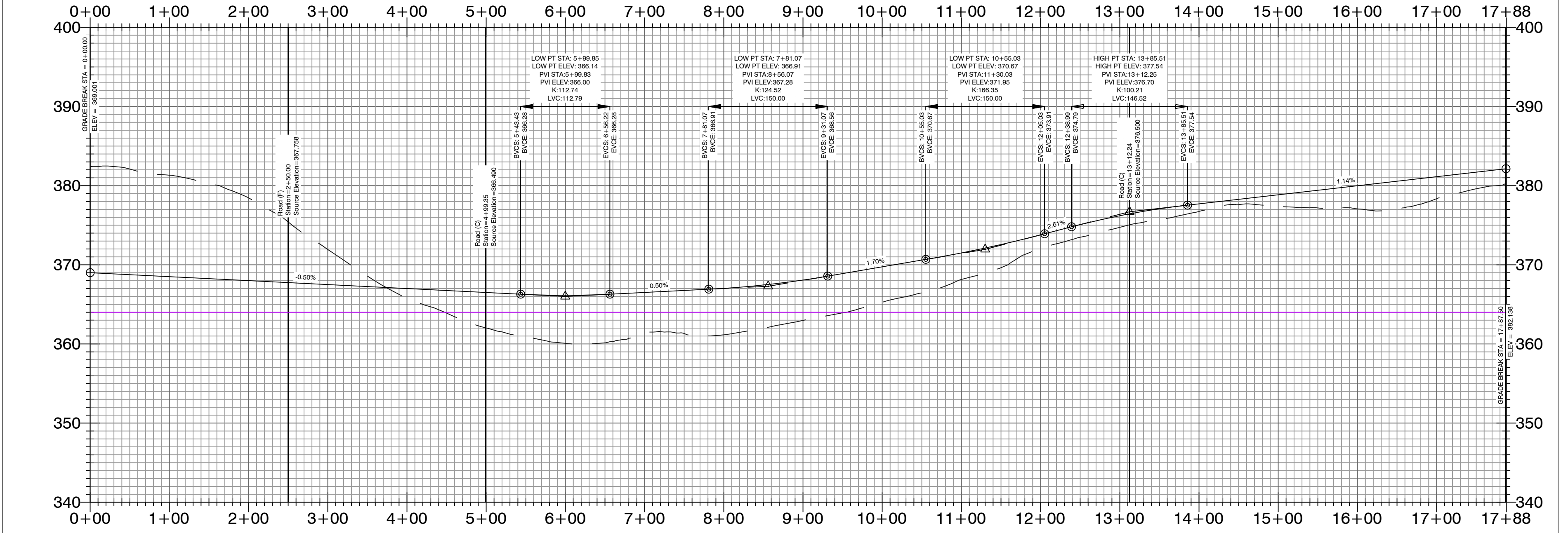
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DATE: 4/18/2023	C.A.D. BY:	DRAWING NUMBER:
REVISIONS:	CHECKED BY:	23-0024
SHEET: C-2.1	SCALE:	
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Road (B) PROFILE



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

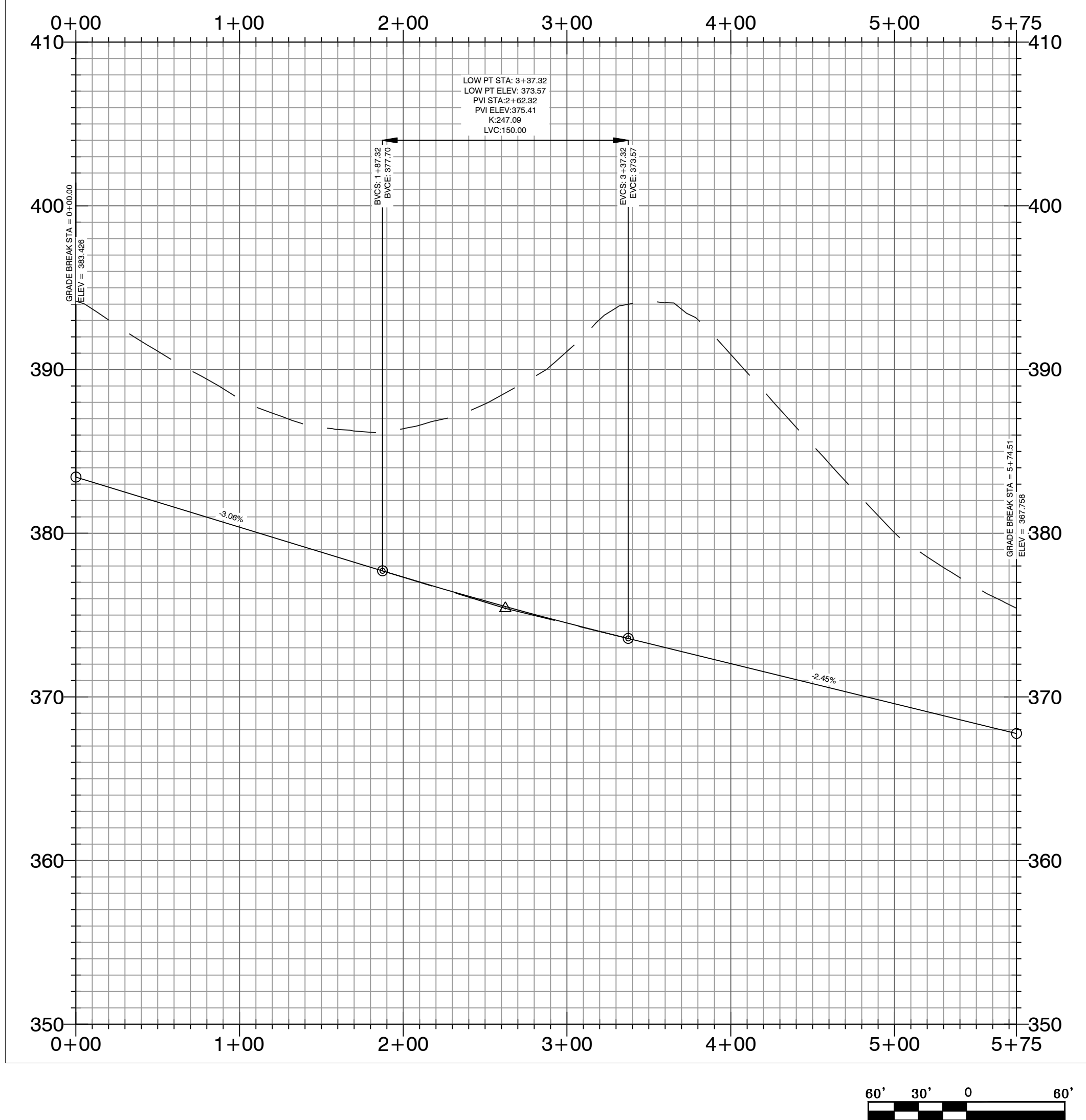
MIDLAND ROAD SUBDIVISION
STREET PLAN & PROFILES

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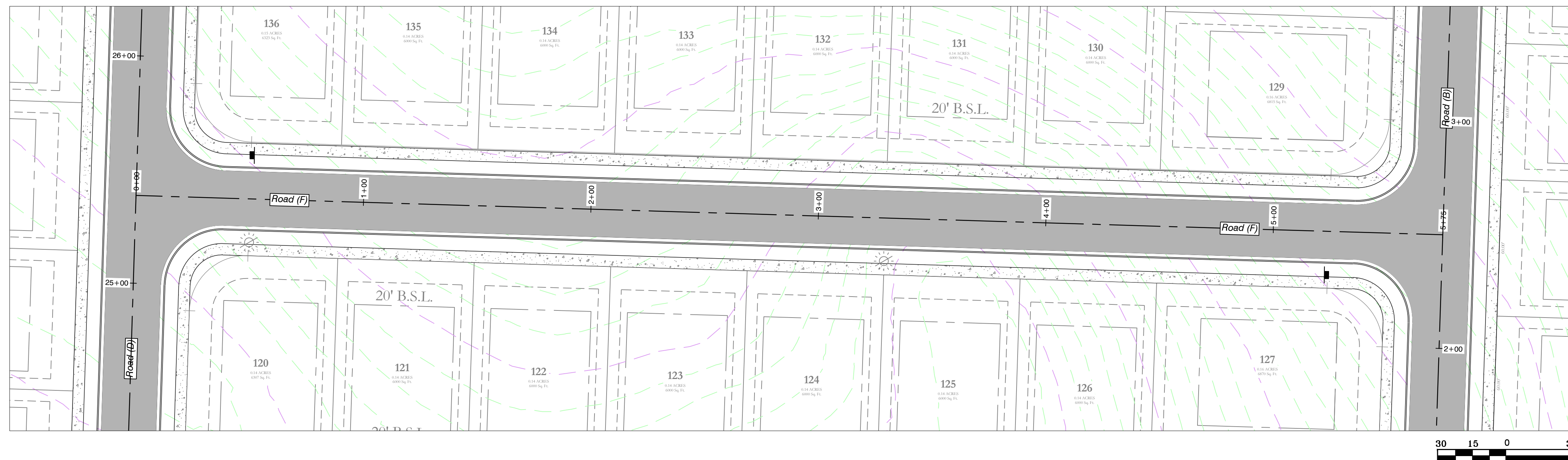
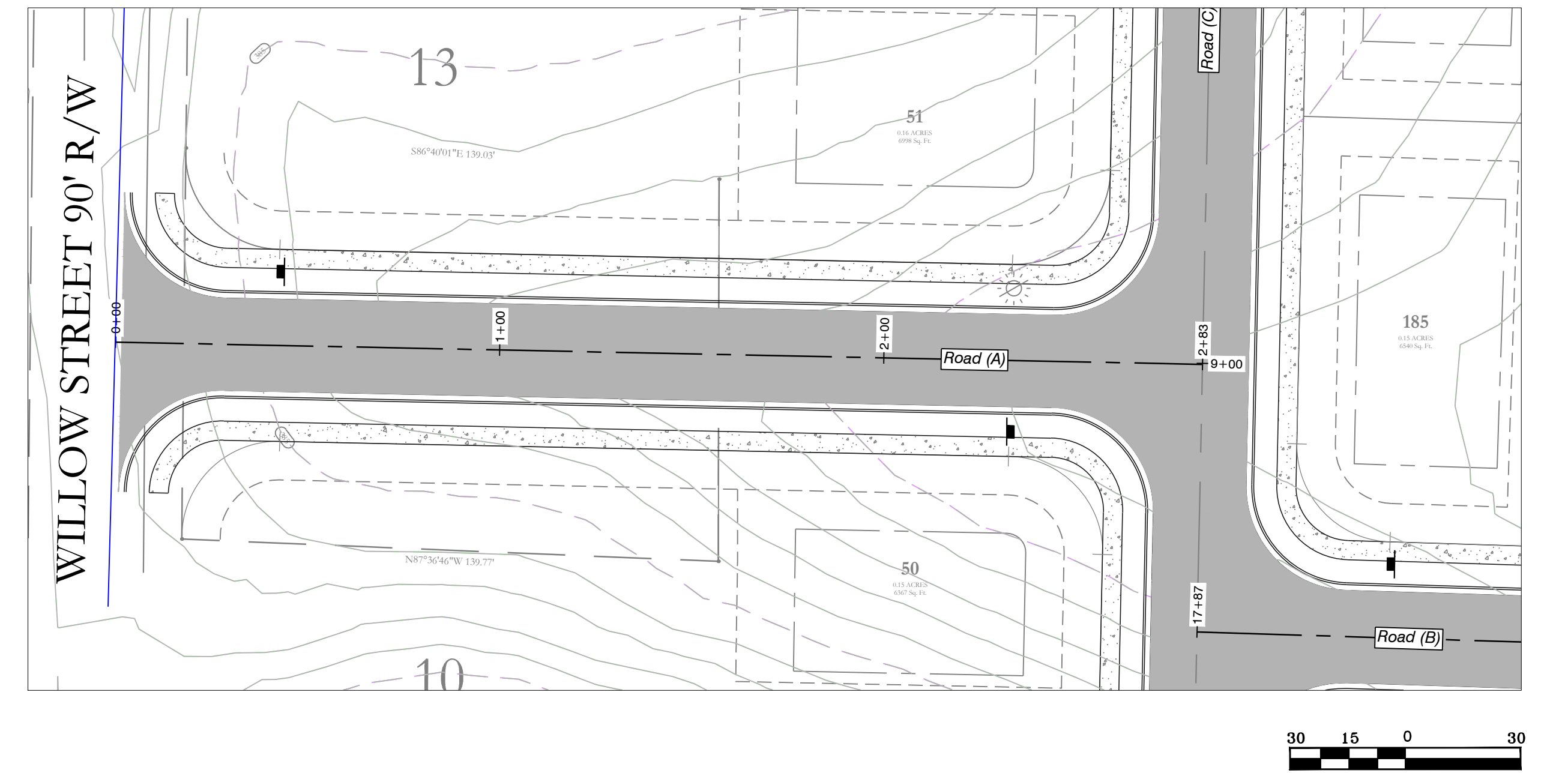
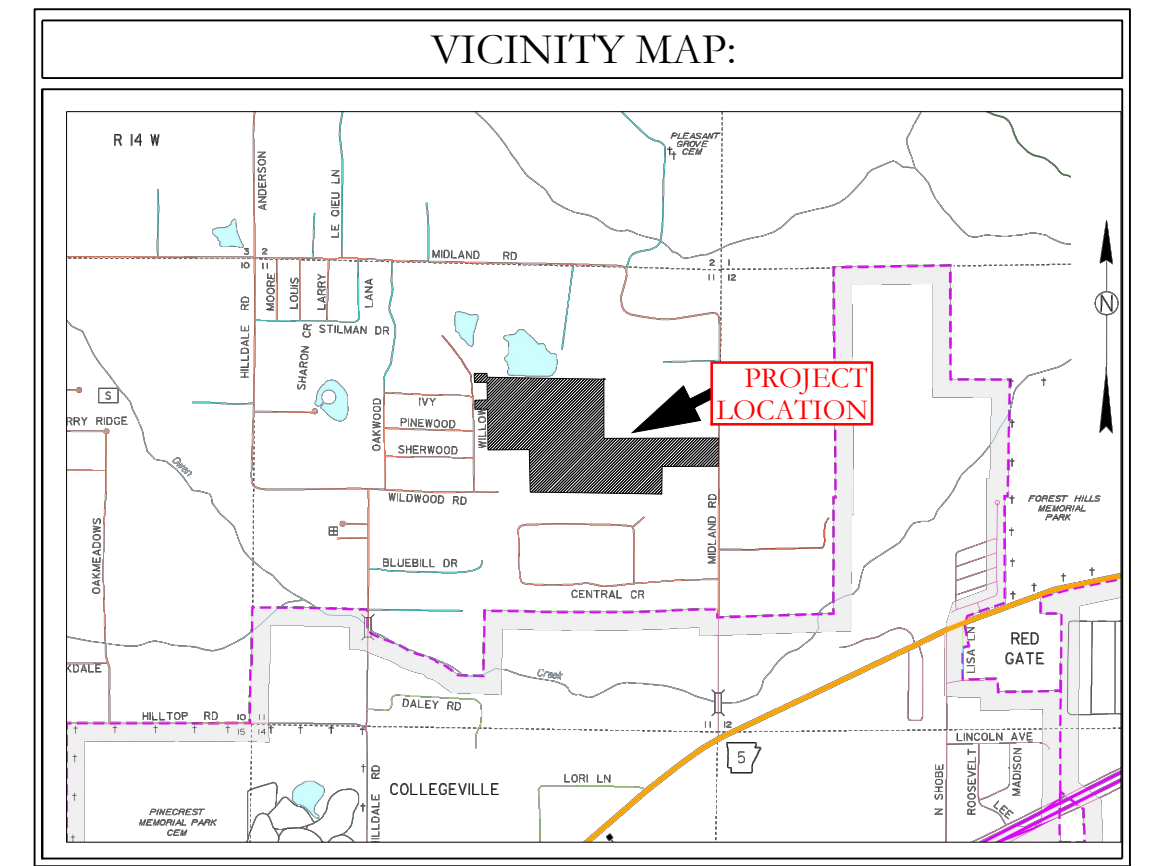
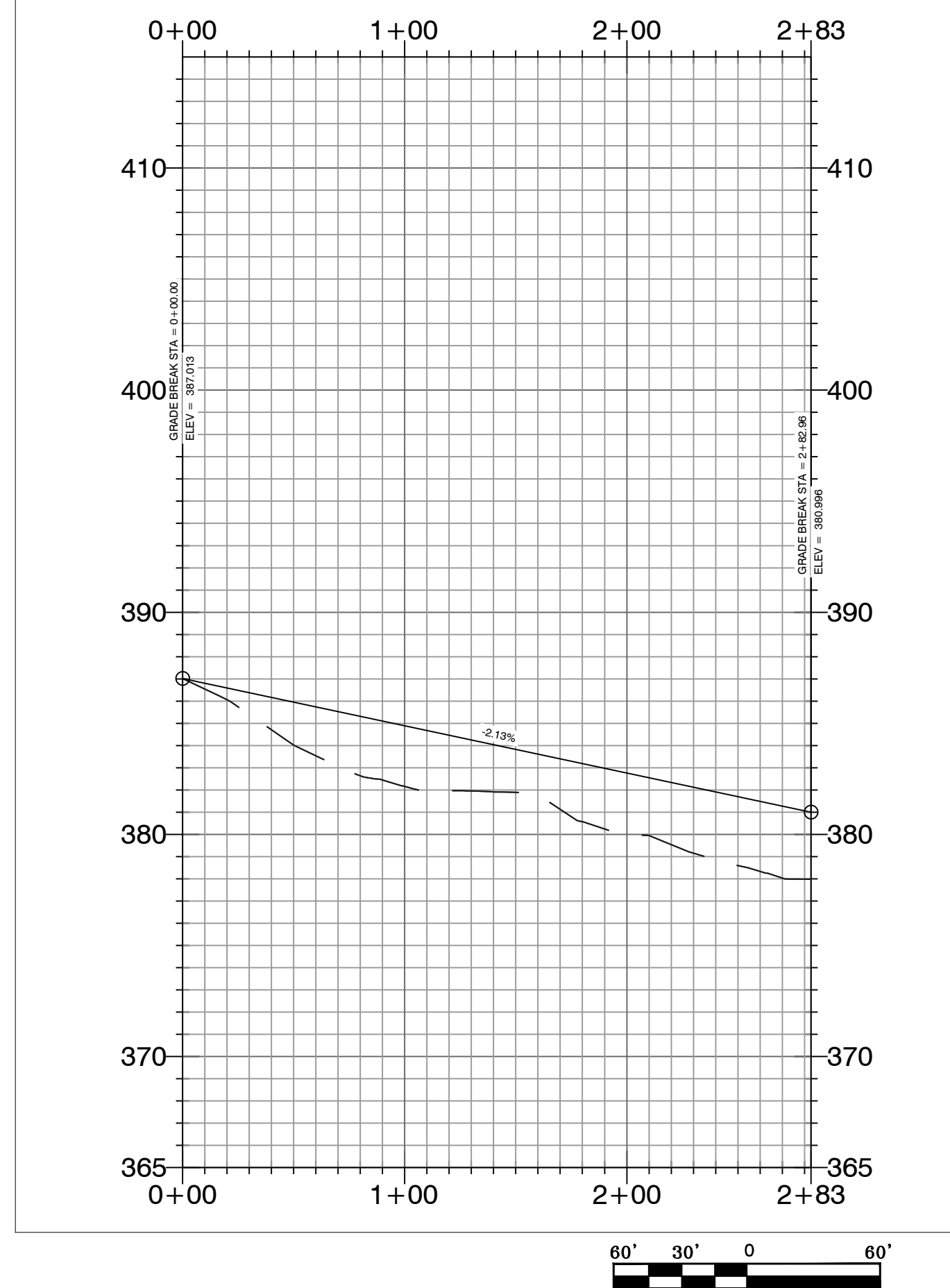
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DATE: 4/18/2023	C.A.D. BY:	DRAWING NUMBER:	
REVISIONS:	CHECKED BY:	23-0024	
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ES/LAND PROJECTS 2004/SUBDIVISIONS/2023/23-0024 HAVEN'S MIDLAND ROAD SUBDIVISION/SUITS/RAW/CIVIL/DWG/23-0024 CONSTRUCTION PLAN (FINAL DRAFT) (AFTER COMMENTS) (4-26-2023).DWG

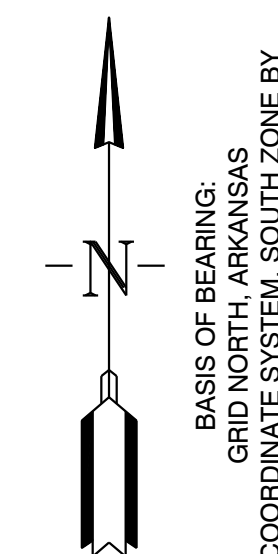
Road (F) PROFILE



Road (A) PROFILE



MIDLAND ROAD SUBDIVISION STREET PLAN & PROFILES

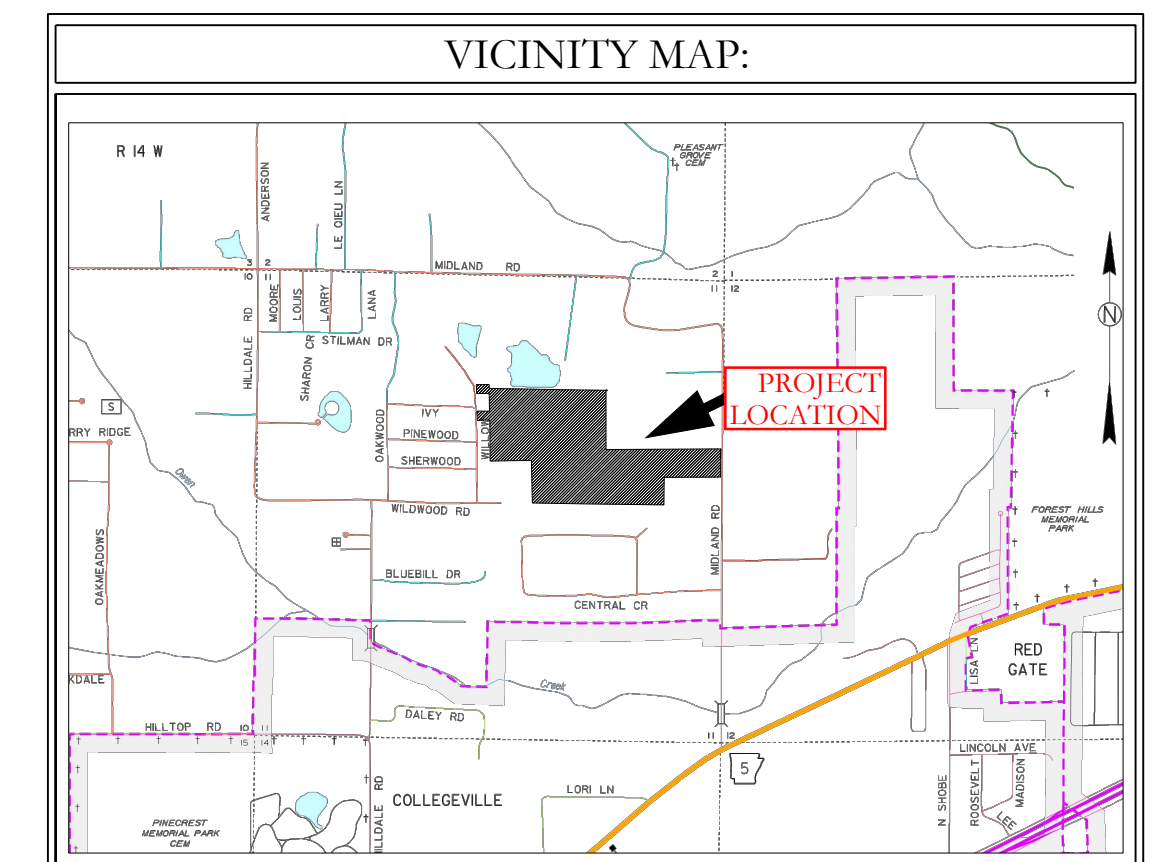
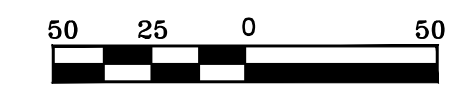
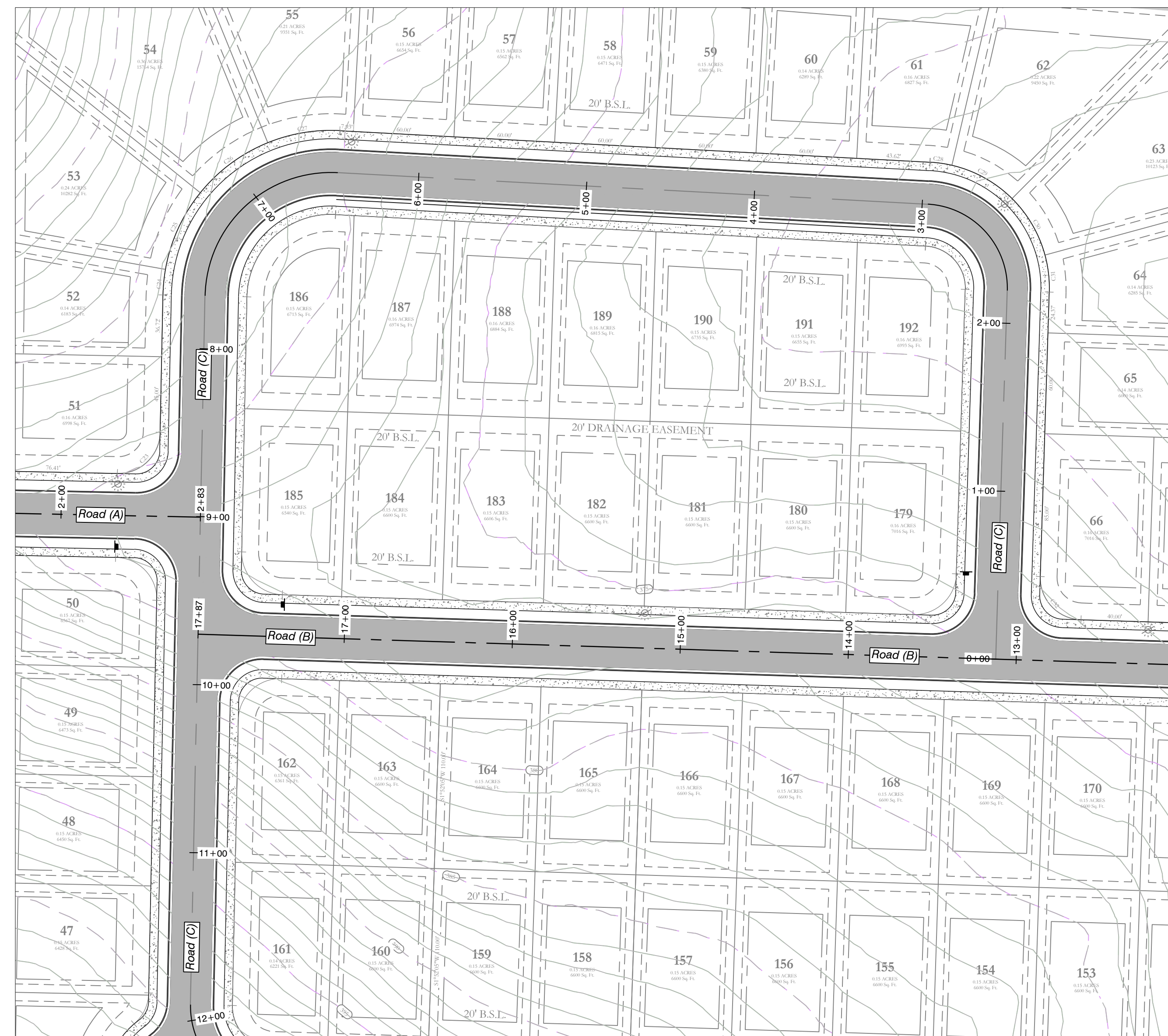
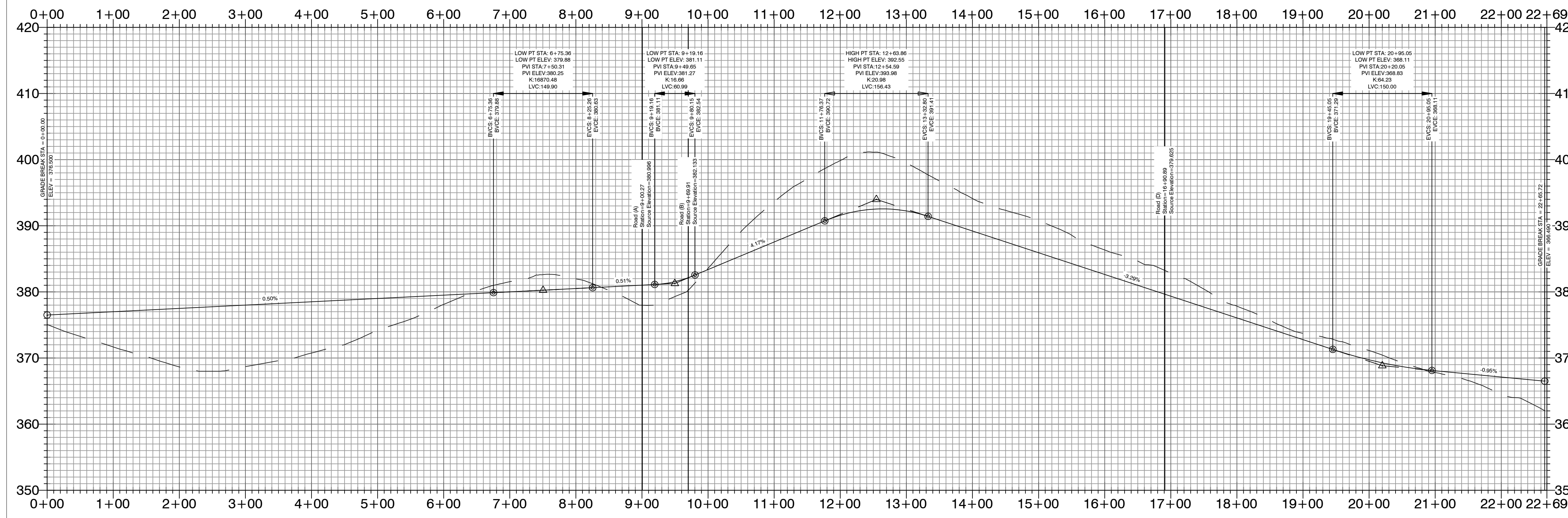


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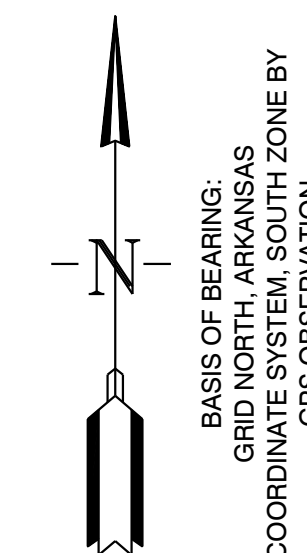
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REVISIONS:	CHECKED BY:	23-0024
SHEET: C-23	SCALE:	
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Road (C) PROFILE



MIDLAND ROAD SUBDIVISION
STREET PLAN & PROFILES

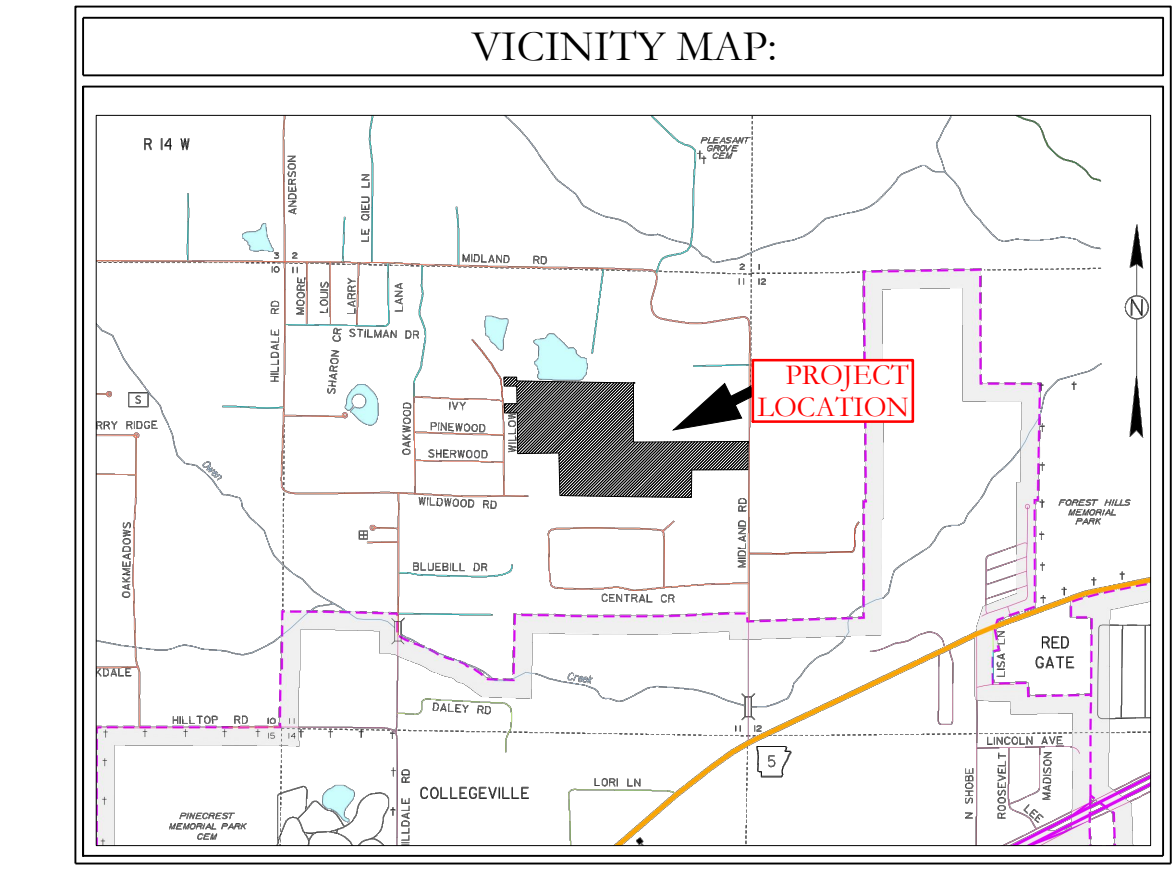
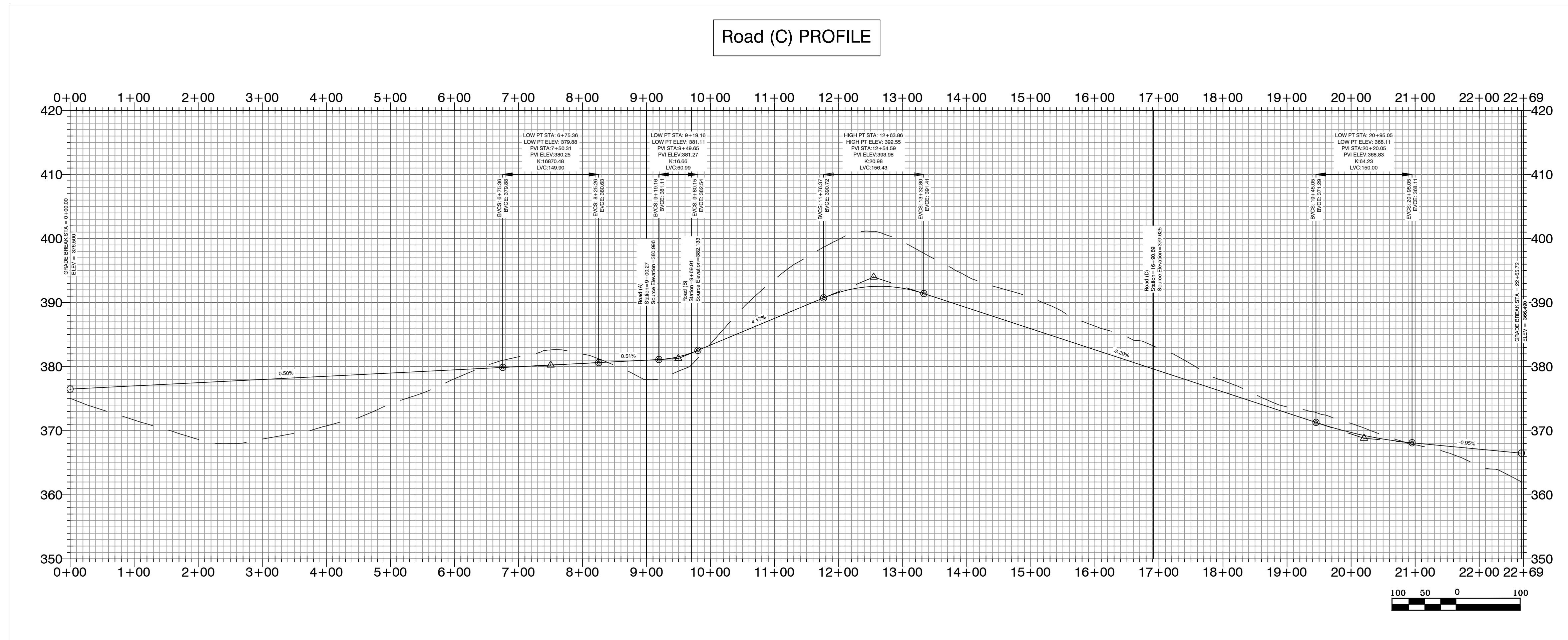


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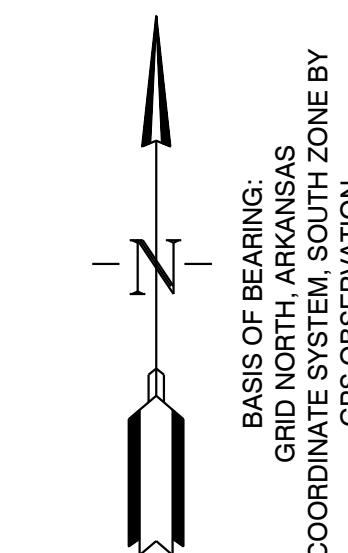
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REVISION:		CHECKED BY:	23-0024
SHEET:	C-24	SCALE:	
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ES:LAND PROJECTS 2004 SUBDIVISIONS 2023 23-0024 HAVEN'S MIDLAND ROAD SUBDIVISION SUTS RAW CIVIL.DWG:23-0024 CONSTRUCTION PLAN (FINAL DRAFT) (AFTER COMMENTS) (4-20-2023).DWG



MIDLAND ROAD SUBDIVISION STREET PLAN & PROFILES



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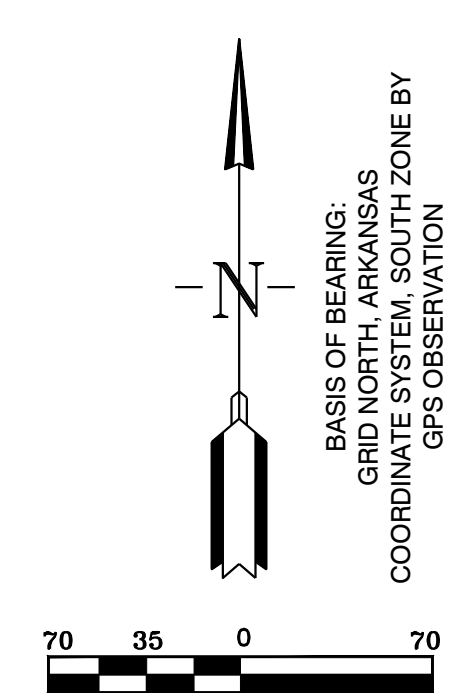
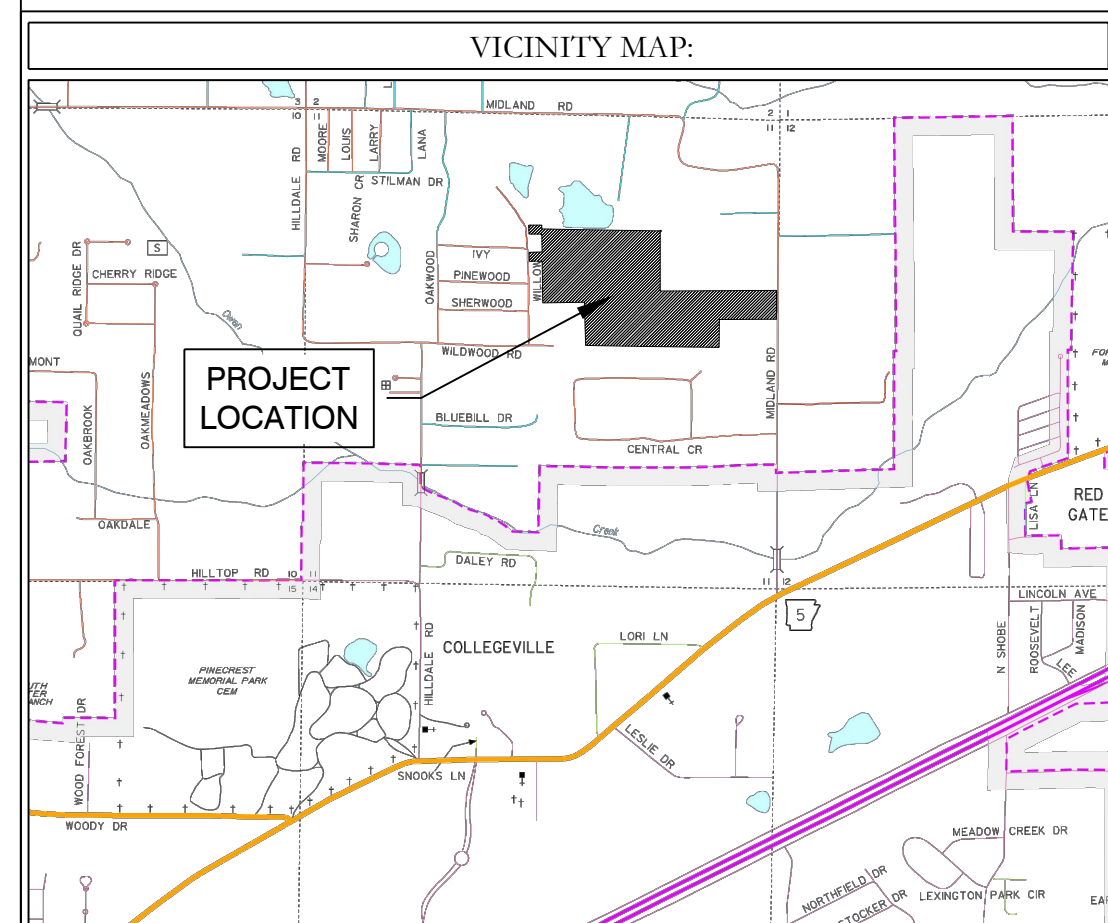
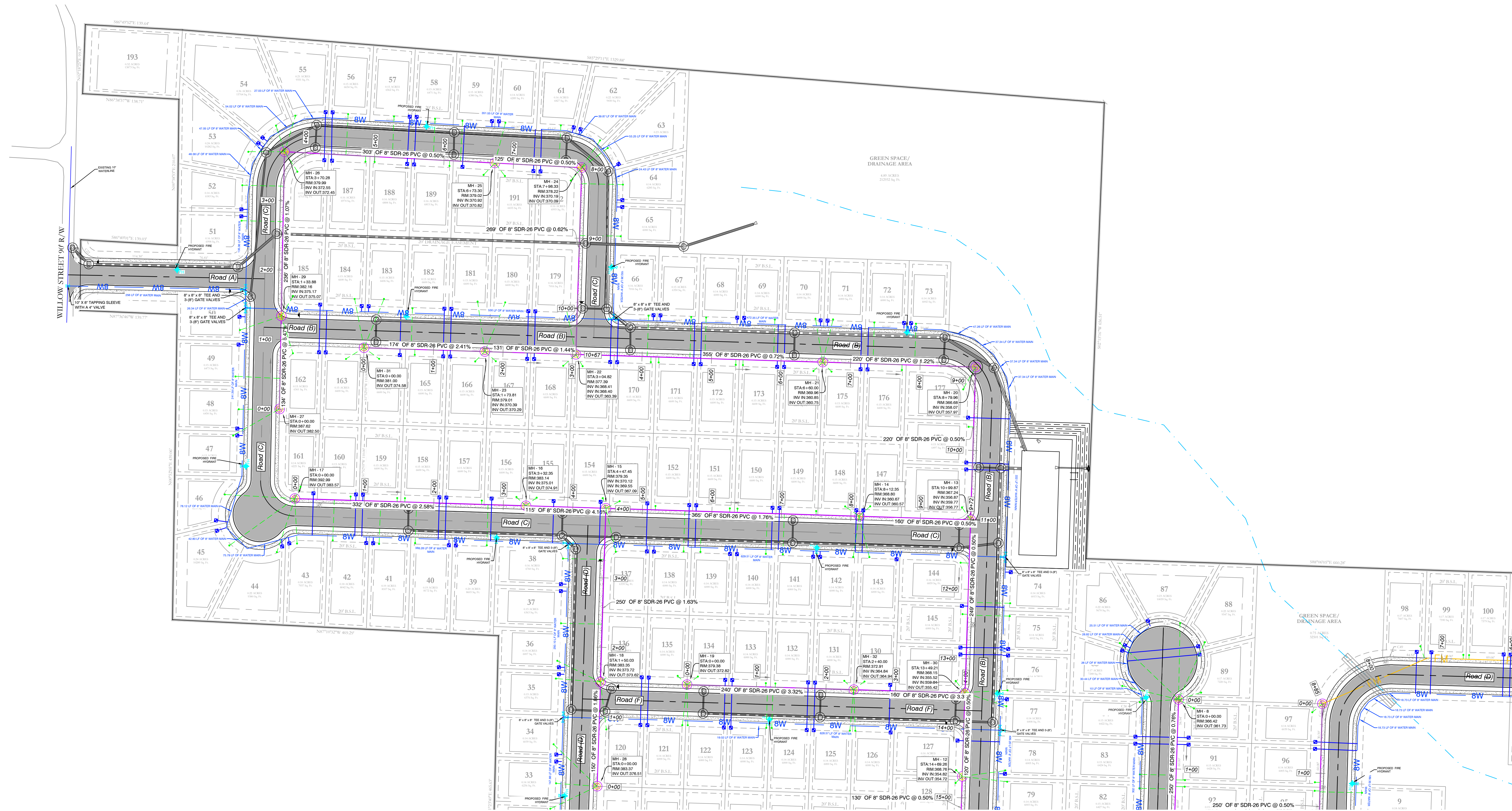
FOR USE AND BENEFIT OF:
HAVEN'S DEVELOPMENT, LLC

MIDLAND ROAD
STREET PLAN AND PROFILES
 BRYANT, SALINE COUNTY, ARKANSAS

DATE: 4/12/2023	C.A.D. BY:	DRAWING NUMBER:
REVISIONS:	CHECKED BY:	23-0024
SHEET: C-2.5	SCALE:	

500	01S	15W	0	34	230	62	1807
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KS LAND PROJECTS 2004 SUBDIVISIONS/2023/23-0024 HAVENS MIDLAND ROAD SUBDIVISION SHEETS RAW/CIVIL/DWG/23-0024 CONSTRUCTION PLAN (FINAL DRAFT) (AFTER COMMENTS) (4-26-2023).DWG

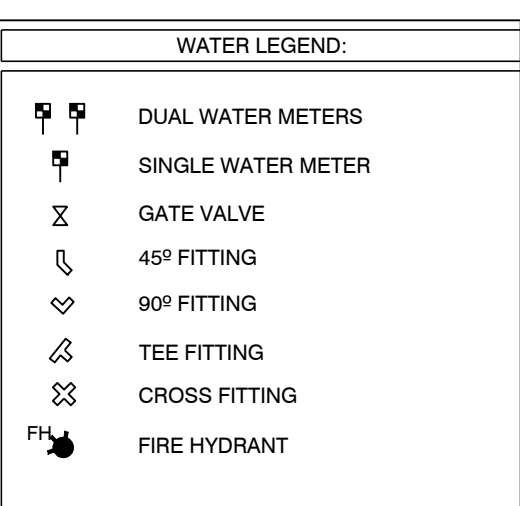
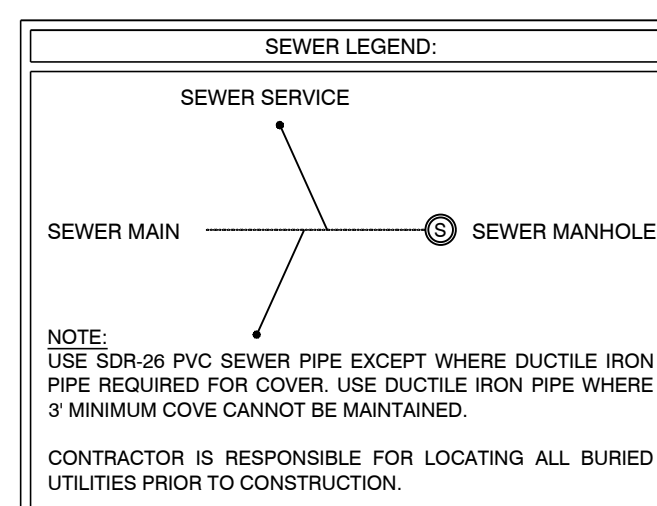


WATER & SEWER UTILITY NOTES:

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 ENCASUREMENT PIPE. THE STEEL ENCASUREMENT 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. CASING SPACERS: SHALL BE STAINLESS STEEL, CASCADE MODEL CCS AS MANUFACTURED BY CASCADE WATER MFG. CO., OR APPROVED EQUAL.

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. CASING SPACERS: SHALL BE STAINLESS STEEL, CASCADE MODEL CCS AS MANUFACTURED BY CASCADE WATER MFG. CO., OR APPROVED EQUAL.



MIDLAND ROAD SUBDIVISION UTILITY PLAN

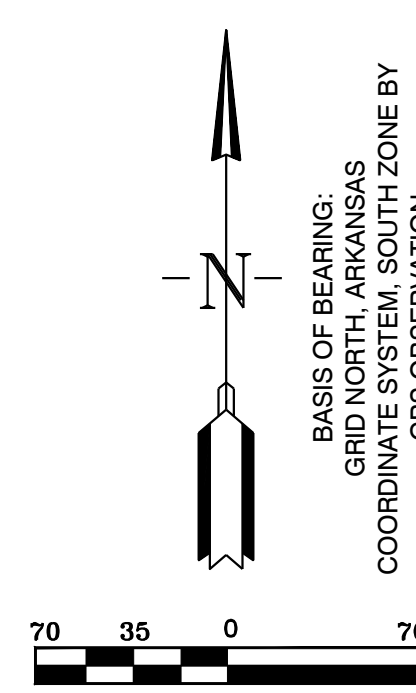
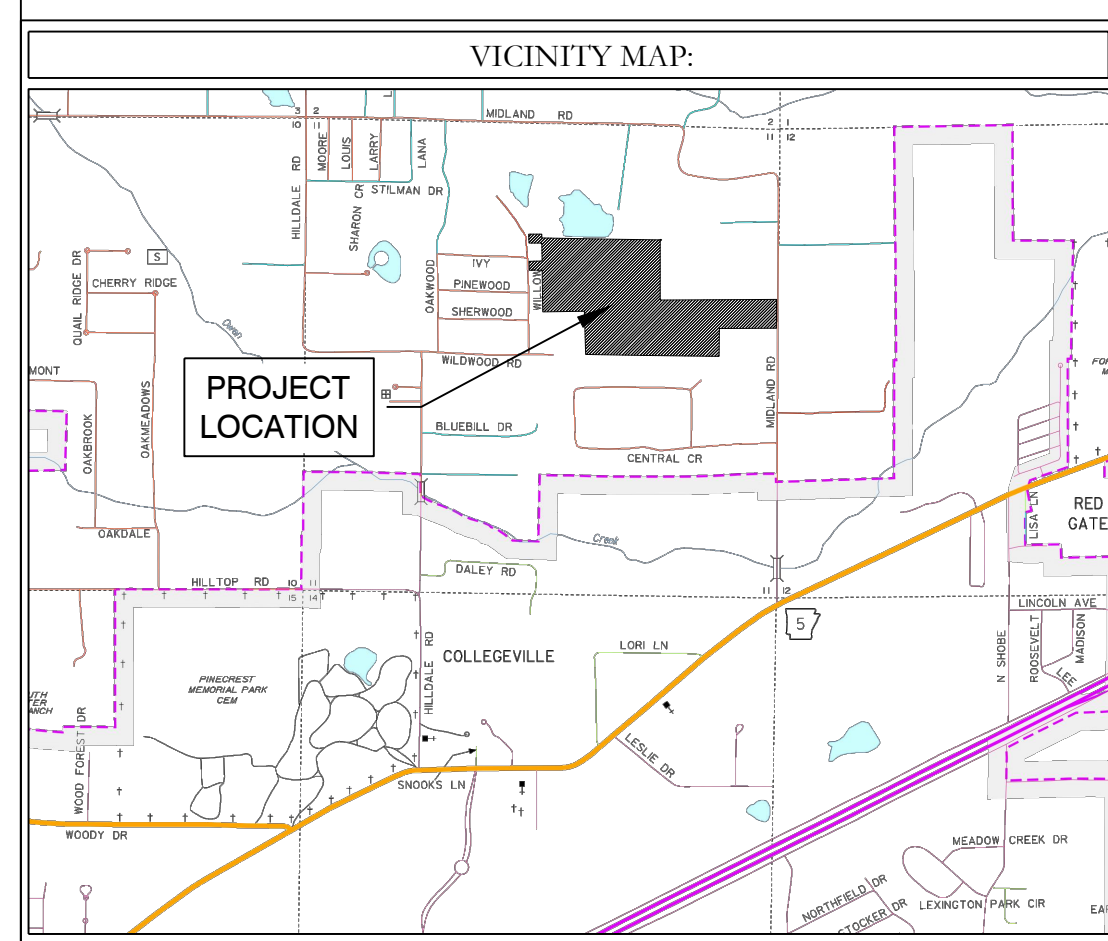
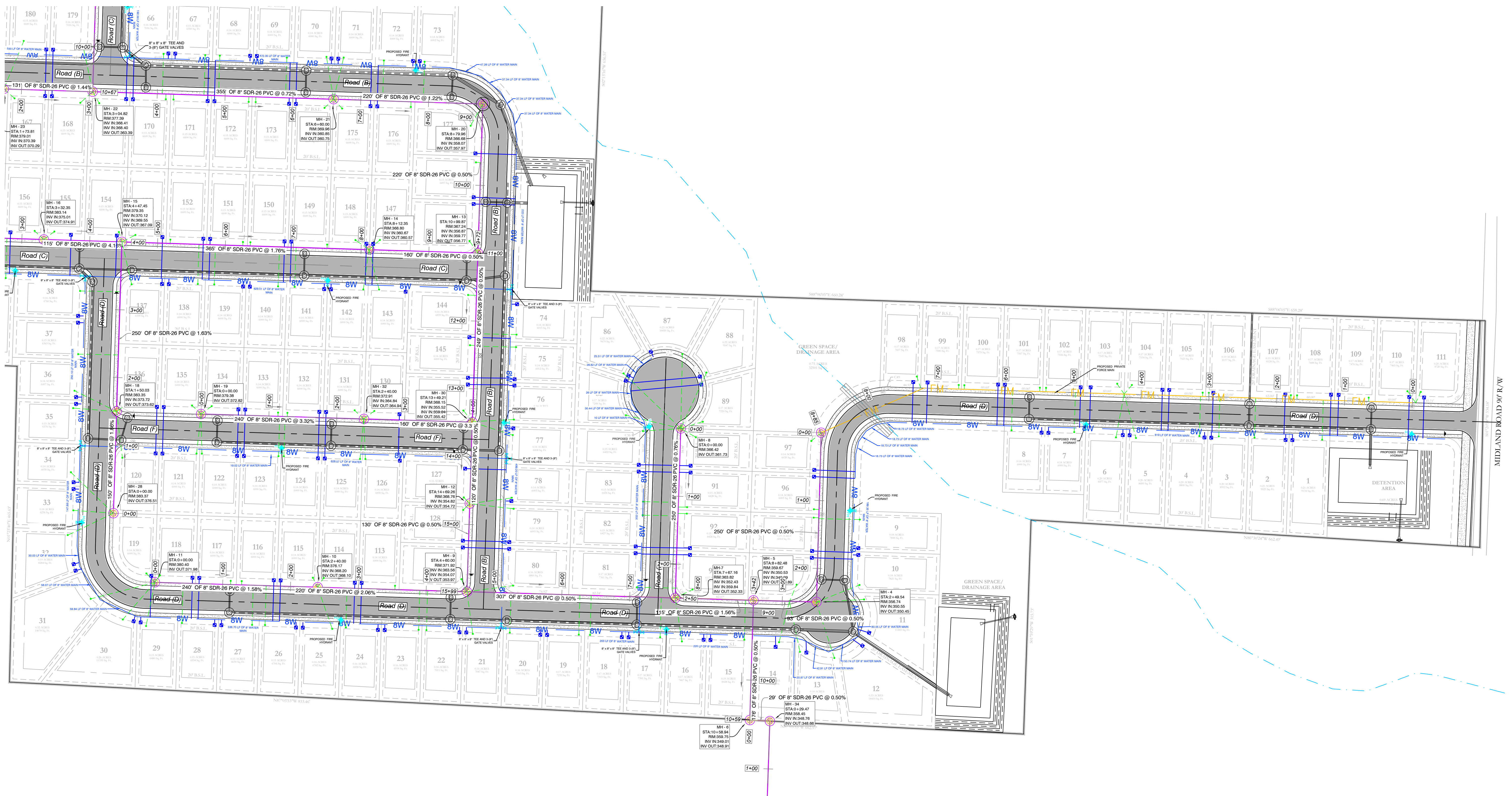
HOPE CONSULTING
ENGINEERS - SURVEYORS

129 North Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
HAVEN'S DEVELOPMENT, LLC

**UTILITY PLAN
MIDLAND ROAD**
IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 4/18/2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:	CHECKED BY:	23-0024
SHEET: C-3.0	SCALE: 1" = 70'	
500	0	

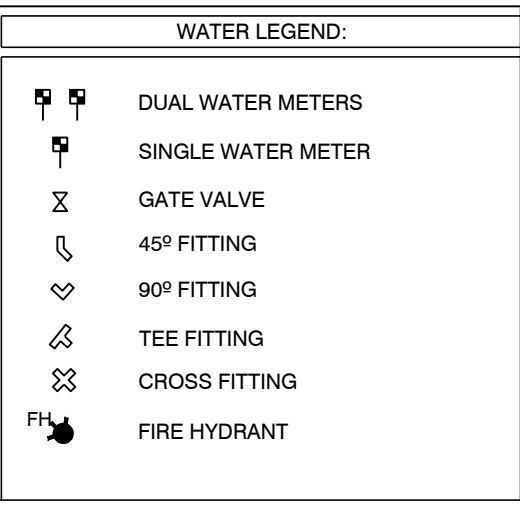
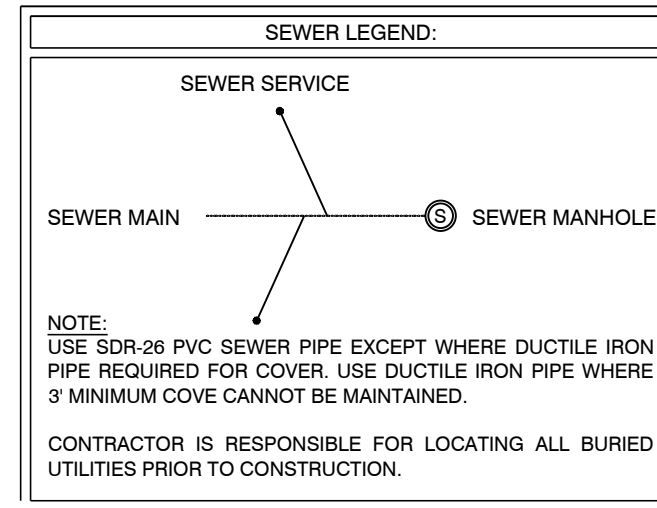


WATER & SEWER UTILITY NOTES:

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 ENCASUREMENT PIPE. THE STEEL ENCASUREMENT 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. CASING SPACERS SHALL BE STAINLESS STEEL, CASCADE MODEL CCS AS MANUFACTURED BY CASCADE WATER MFG. CO., OR APPROVED EQUAL.

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. CASING SPACERS SHALL BE STAINLESS STEEL, CASCADE MODEL CCS AS MANUFACTURED BY CASCADE WATER MFG. CO., OR APPROVED EQUAL.



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