

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

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

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

CLARIFY THE PHASE BOUNDARIES.

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

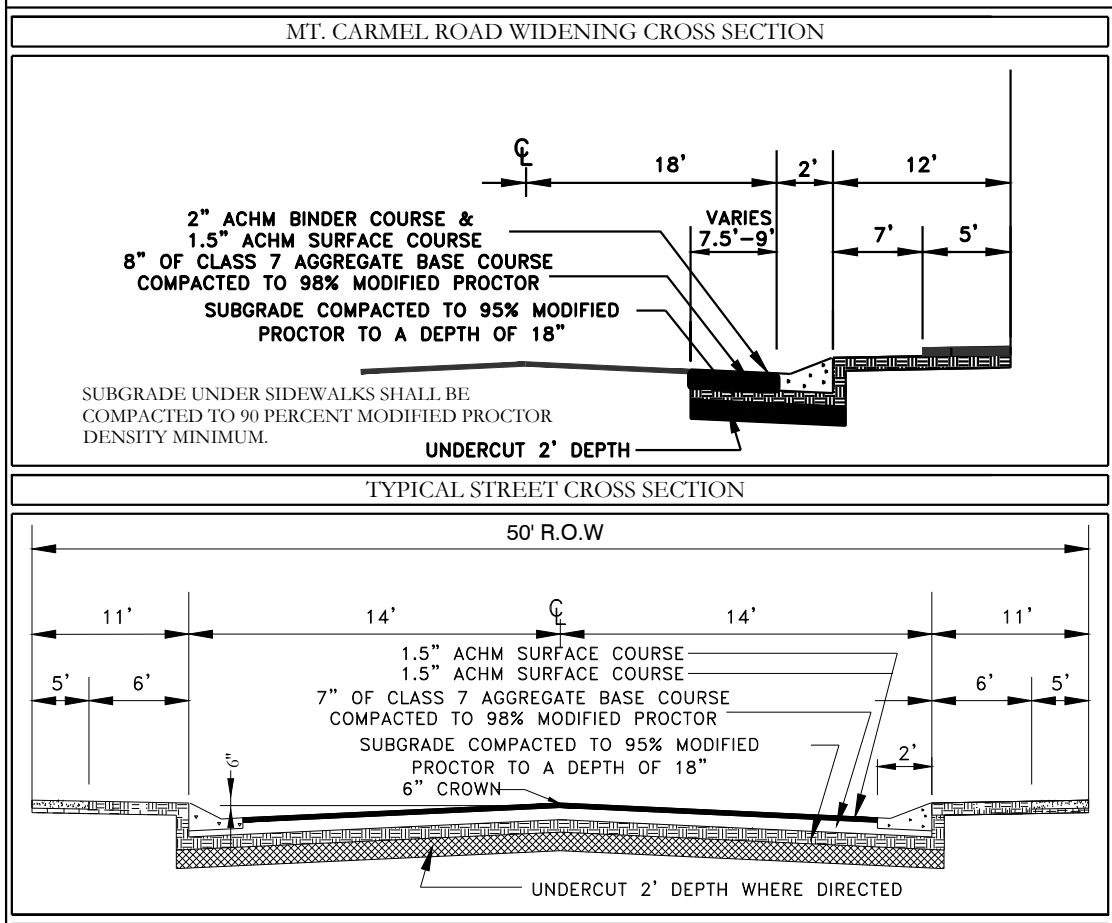
ROW extends to back of sidewalk, this will need to be corrected.

Indicate which side of the street this lot will face. Exterior side setback is 15ft, front setback is 20ft.

This bike lane call out can be deleted as the bike lanes go south of Sunlight Ave.

In the fire department call requiring a stoppage of hammerhead turnaround in this location until the Phase to the South is Built?

ROW extends to back of sidewalk, this will need to be corrected.

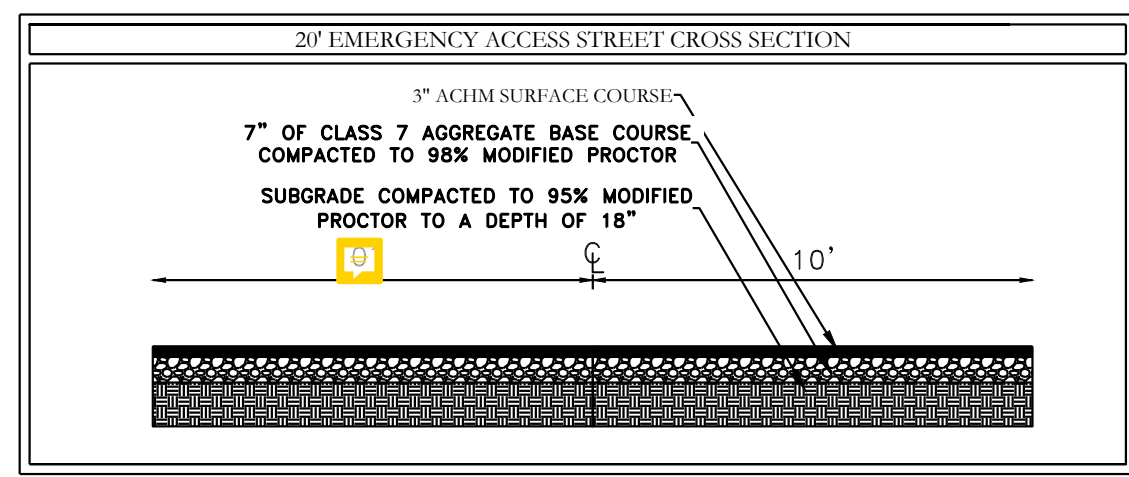


Curve Table with columns: Curve #, Length, Radius, Chord Direction, Ch. Length. Lists curves C11 through C49 with their respective geometric data.

Curve Table with columns: Curve #, Length, Radius, Chord Direction, Ch. Length. Lists curves C50 through C97 with their respective geometric data.

Parceled Line Table with columns: Line #, Length, Direction. Lists lines L1 through L10 with their respective lengths and bearings.

RE-SUBMIT DRAINAGE CALCULATIONS



OWNER and DEVELOPER information fields. Includes Name, Address, and Source of Title.

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, and Source of Title fields for the certificate of owner.

CERTIFICATE OF SURVEYING ACCURACY:

I, Jonathan L. Hope, hereby certify that this plat correctly represents a boundary survey made by me or under my supervision; that all monuments shown hereon actually exist and their location, size, type and material are correctly shown; and that all interior lot lines are accurately described in terms of length and direction of the property sides.

Date of Execution, Name, Address, and Source of Title fields for the certificate of surveying accuracy.

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:

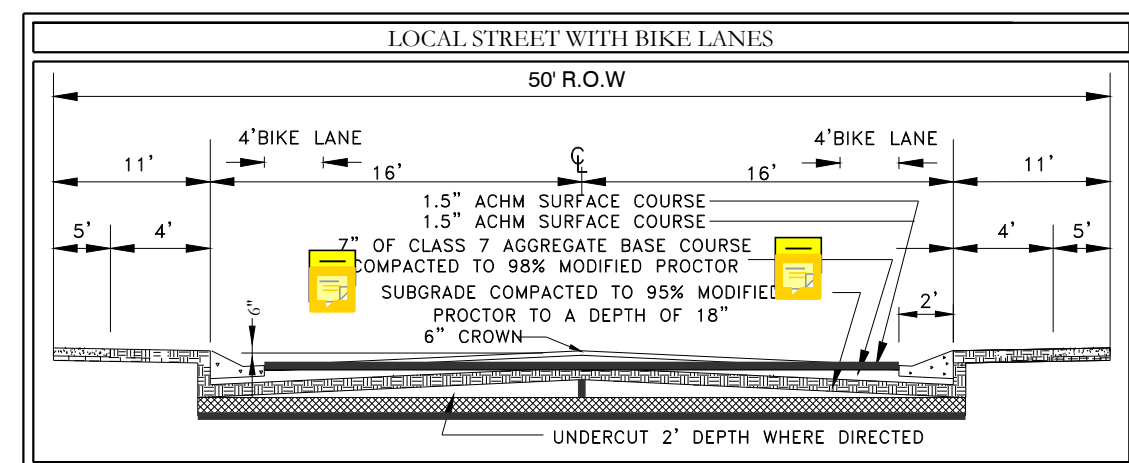
I, William W. McFadden, hereby certify that this plat correctly represents a plan made by me, and that the engineering requirements of the City of Bryant Subdivision Rules and Regulations have been complied with.

Date of Execution, Name, Address, and Source of Title fields for the certificate of preliminary engineering accuracy.

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, Address, and Source of Title fields for the certificate of preliminary plat approval.

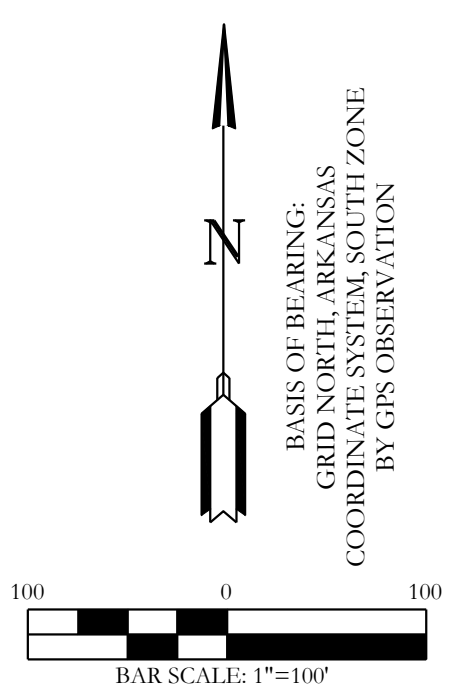


AS-SURVEYED DESCRIPTION:

Detailed description of the surveyed area, including bearings and distances for the boundaries of the tracts and lots. Includes references to previous surveys and instruments.

GENERAL NOTES:

- Secondary access gate should contain Knox box lock with key tumbler.
Fences are prohibited in the drainage easement area.
All drainage (tract B & G) and utility easements will be maintained by the improvement district.
Developer to notify street department when cutting Mt. Carmel for inspection and determination of existing subgrade.
Maintenance of retention ponds will be conducted by the improvement district.
This plat represents a boundary survey of a tract described in Saline County instrument #2011-064685 (Deed of Record).
All listed measurements are as measured in the field. For record measurements, see deeds of record.
Adjacent ownership is listed as filed in the Saline County Tax Assessor's Office and is shown for reference only.
This survey is for the exclusive use and benefit of parties shown herein. Use or duplication of this document by any other parties is prohibited and voids said document.
Note: This survey is based on legal descriptions and title work furnished by others. No investigation or independent search has been made for easements of record, encumbrances, restrictive covenants, or ownership title evidence, or any other facts which an accurate and current title search may disclose. Any listed easements or rights-of-way were determined from listed reference documents and have not been checked for accuracy or correctness.
A portion of the property described hereon is contained within the 100-year flood plane, as shown, and is excluded from flood insurance rate map, panel #05125C0560D, dated June 19, 2012.

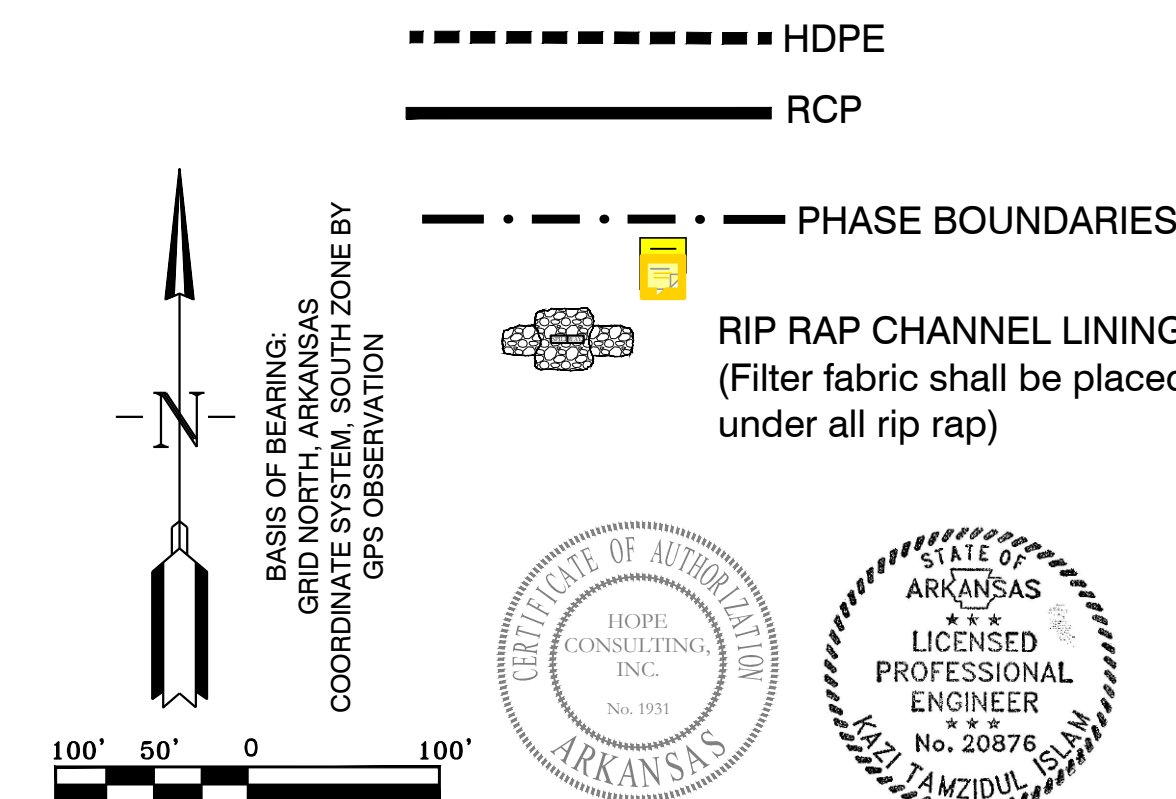
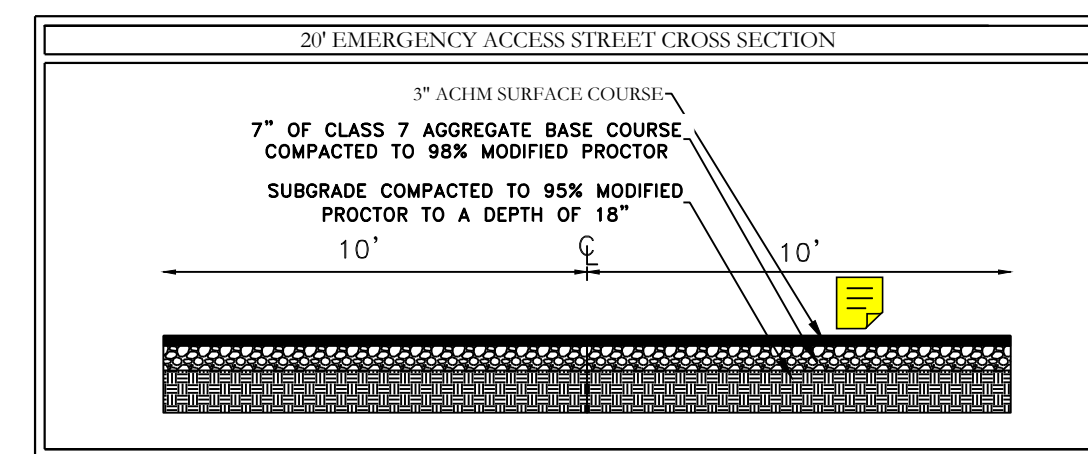
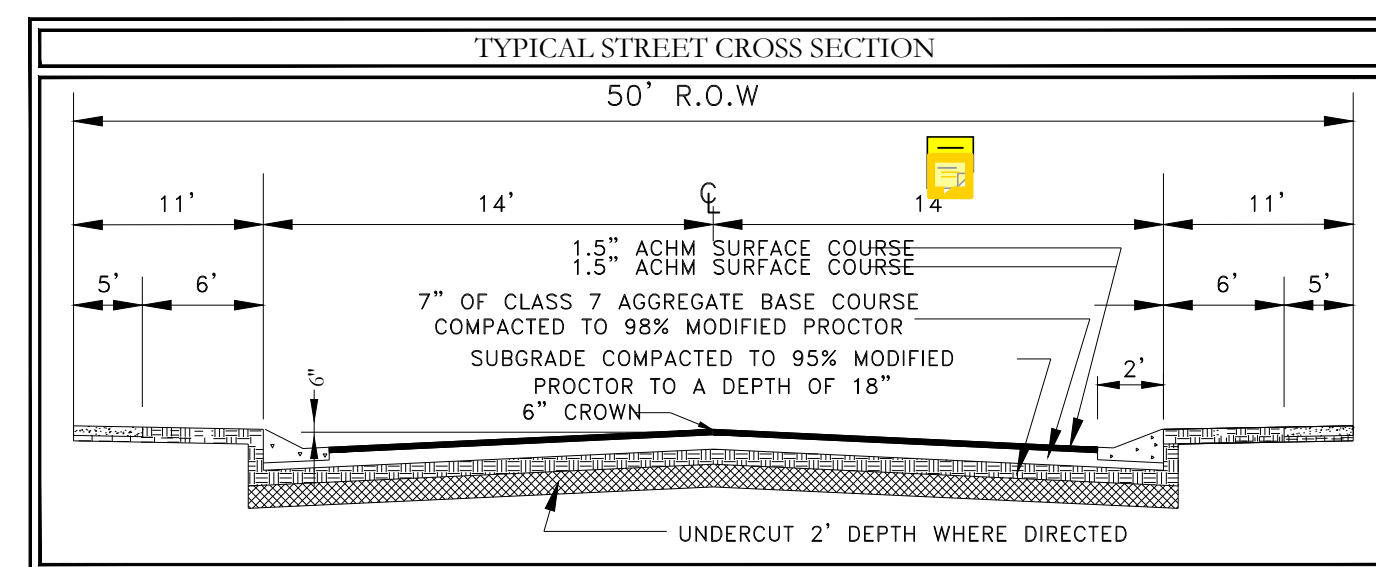
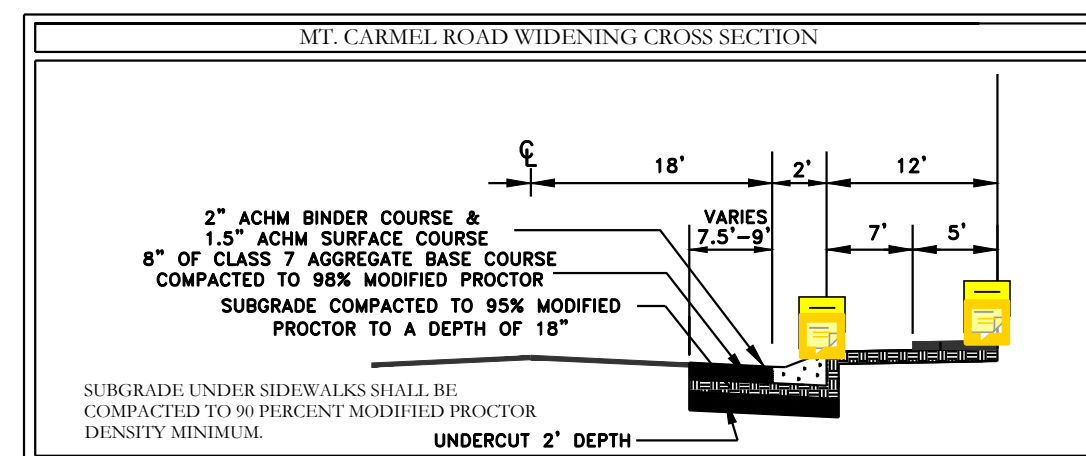
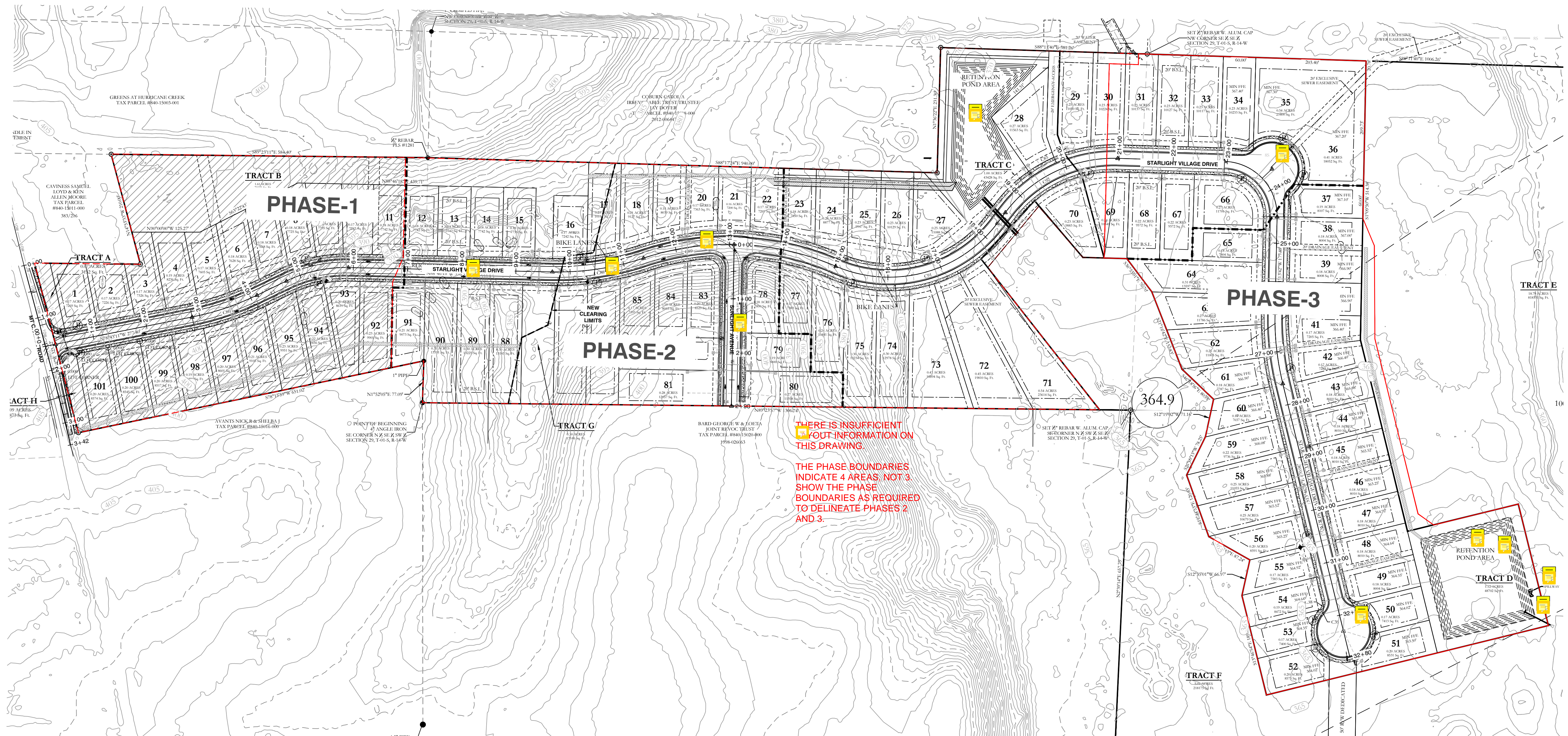
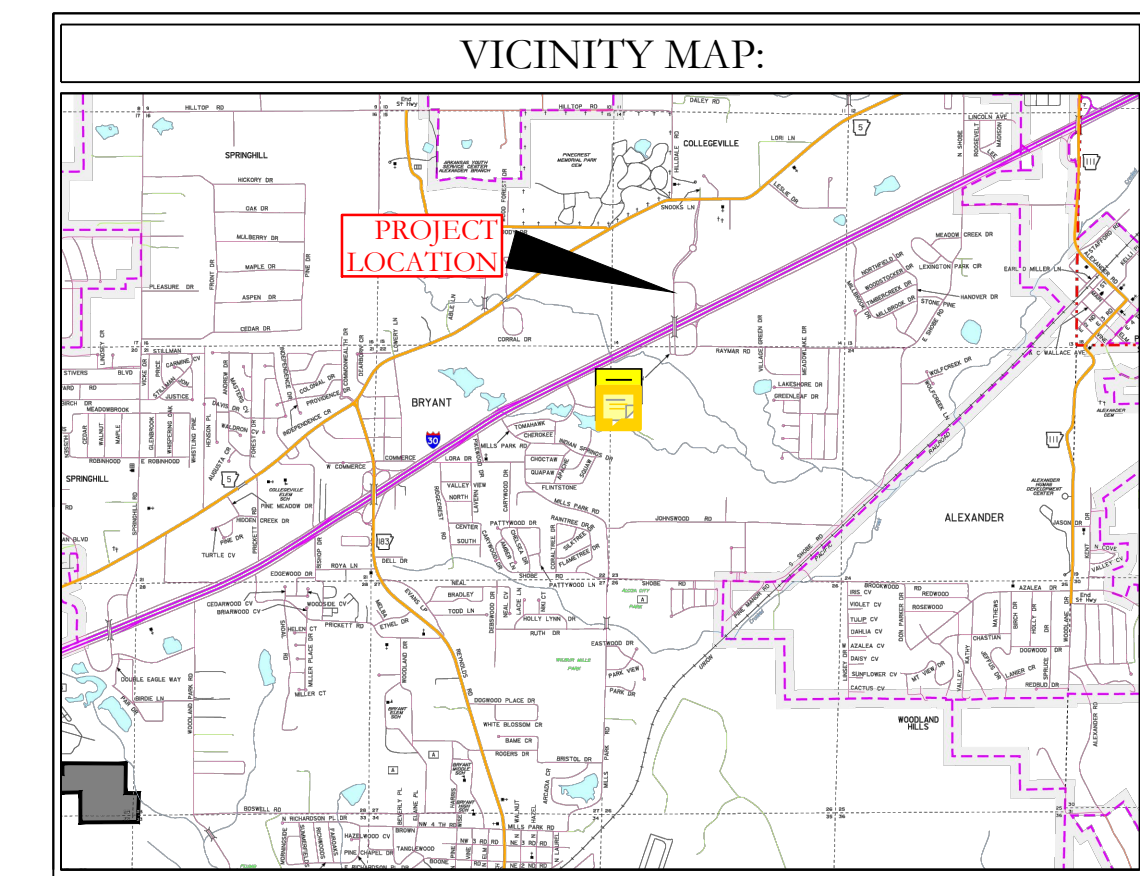
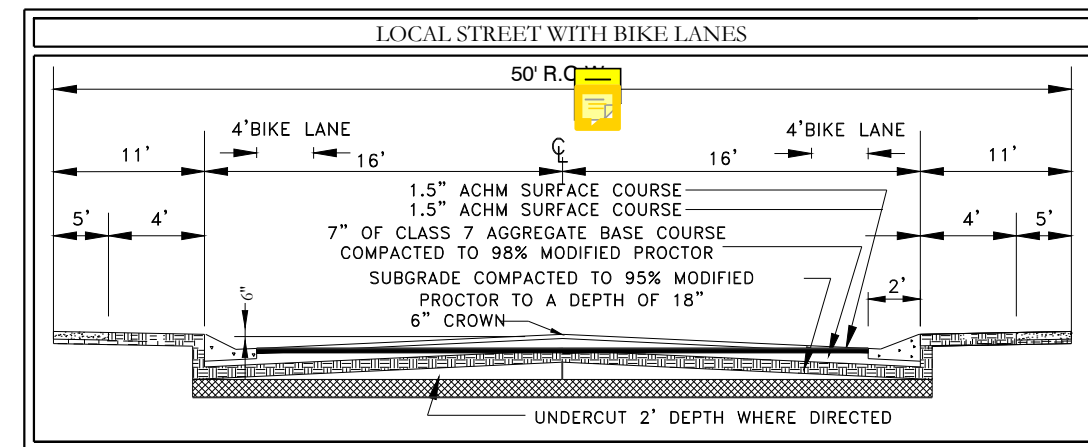


- Legend:
(P) - No Parking Sign
(S) - Stop Sign
(S) - Street light
(F) - Fire Hydrant
(C) - Computed point
(M) - Found monument
(D) - Deced
(M) - Measured
(P) - Platted

PROPERTY SPECIFICATIONS table. Includes Owner, Developer, Engineers, Instrument #, Zoning District, Average Lot Size, Number of Lots, Source of Water, Source of Sewer, Building Setbacks, Utility & Drainage Easements.

HOPE CONSULTING ENGINEERS - SURVEYORS logo and contact information: 117 S. Market Street, Benton, Arkansas 72015. Phone: (501) 315-2626. Fax: (501) 315-0024. Website: www.hopeconsulting.com

FOR USE AND BENEFIT OF: WIGGINS FAMILY REAL ESTATE HOLDINGS, LLC. PRELIMINARY PLAT THE VILLAGES AT MAGNOLIA LANE PHASE 2-3. Includes Date, C.A.D. By, Checked By, Drawing Number, and Scale information.



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ENGINEERS - SURVEYORS

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

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

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

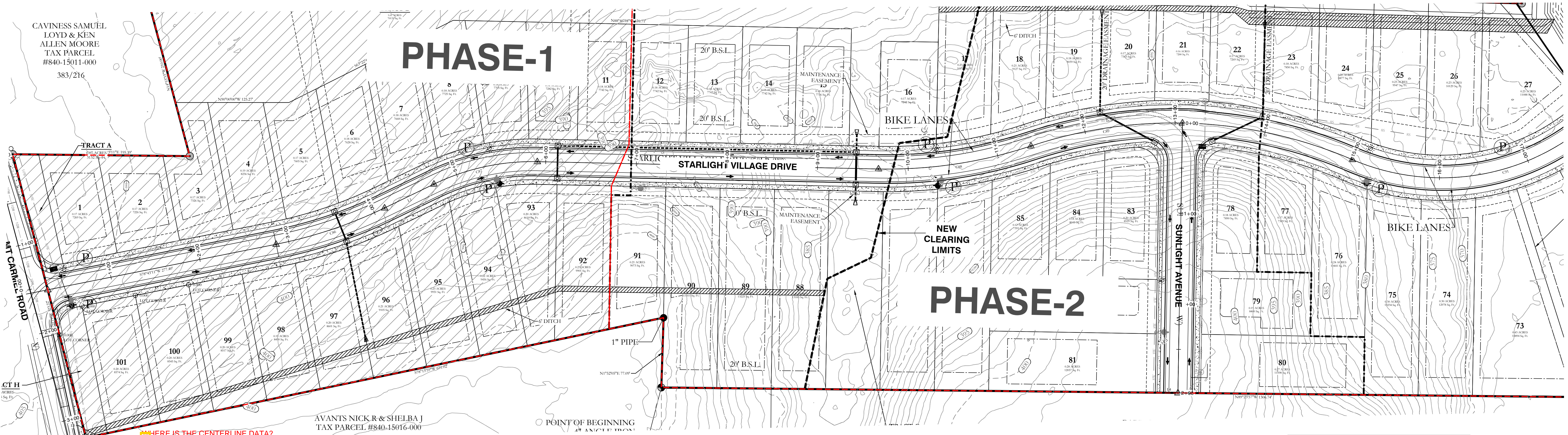
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CAVINNESS SAMUEL  
LOYD & KEN  
ALLEN MOORE  
TAX PARCEL  
#840-15011-000  
383/216

# PHASE-1

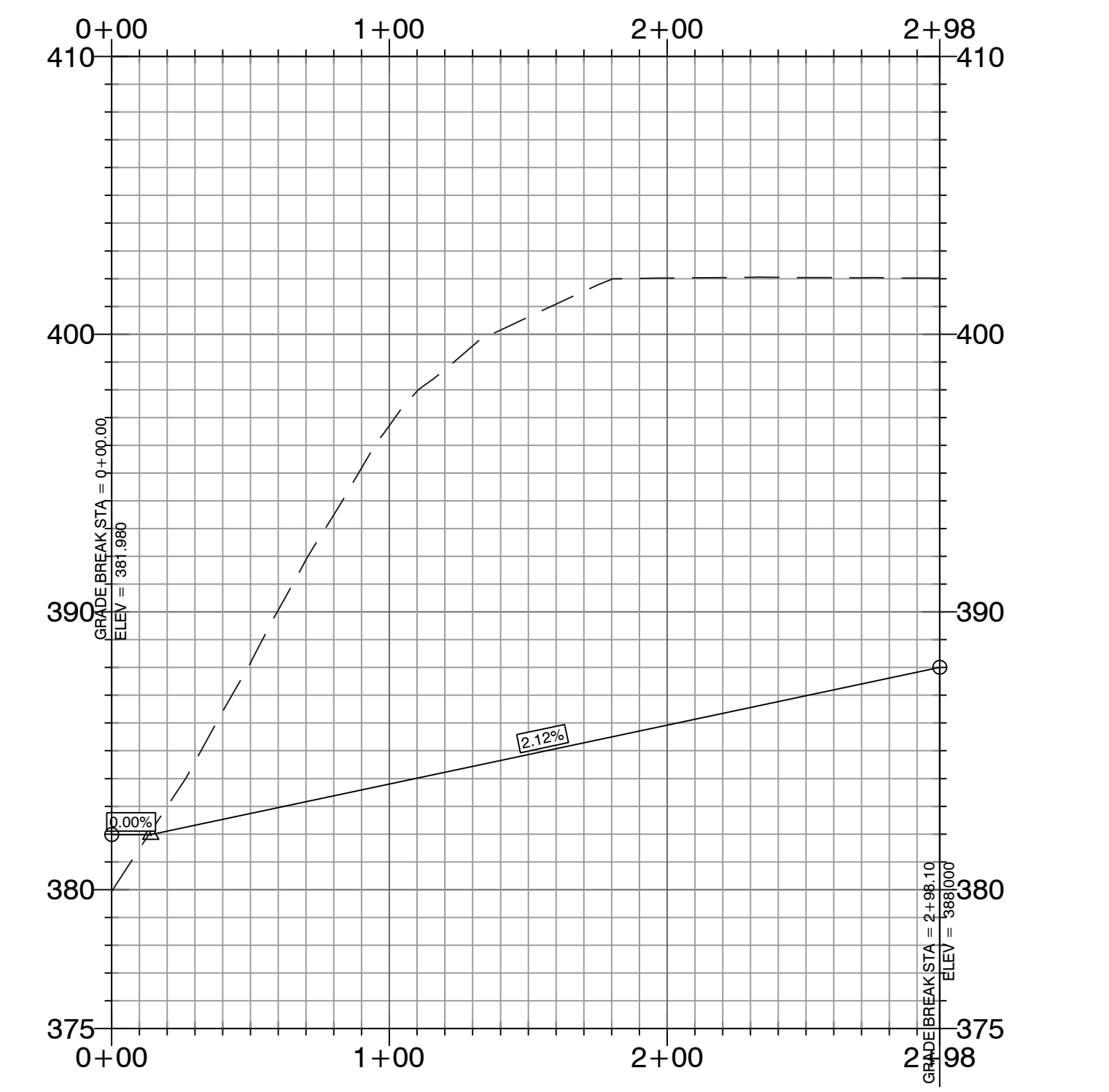
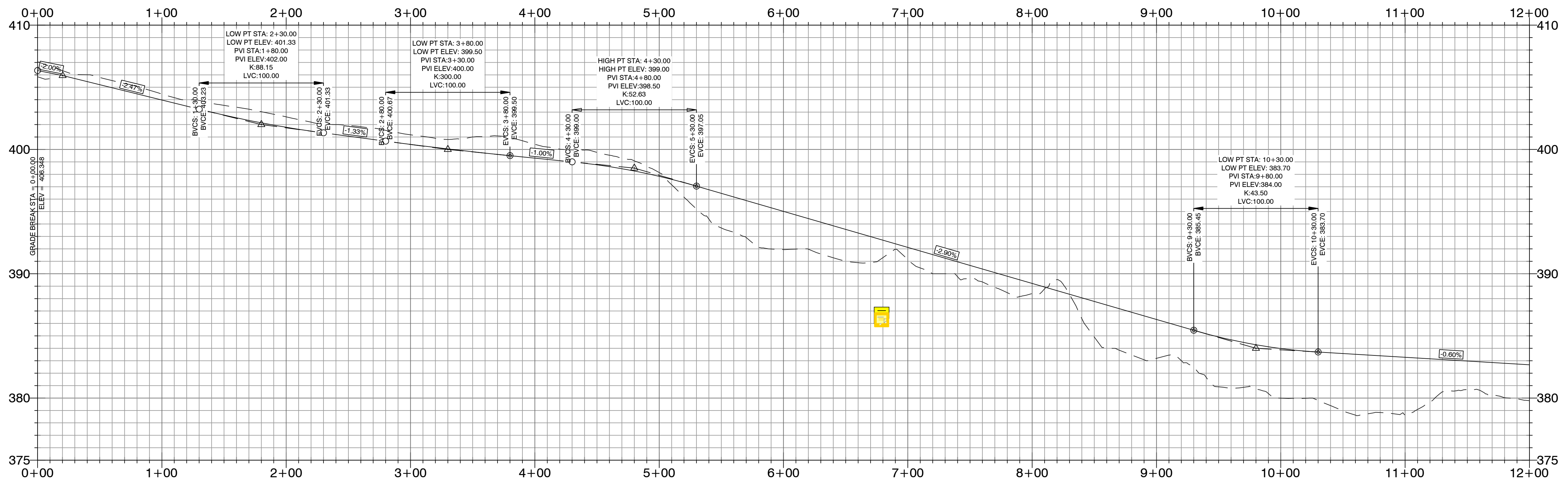
# PHASE-2



HERE IS THE CENTERLINE DATA?  
SEE ALL THE NOTES ON THE FIRST  
TWO SHEETS

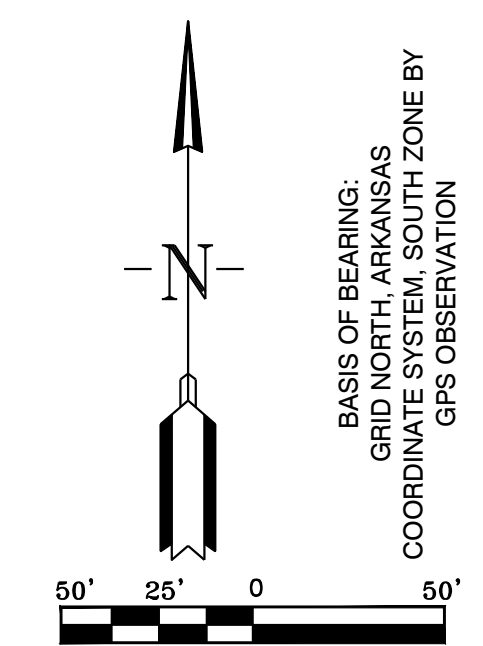
STARLIGHT VILLAGE DRIVE PROFILE

SUNLIGHT AVENUE PROFILE



SIGN SPEED?

HDPE  
RCP



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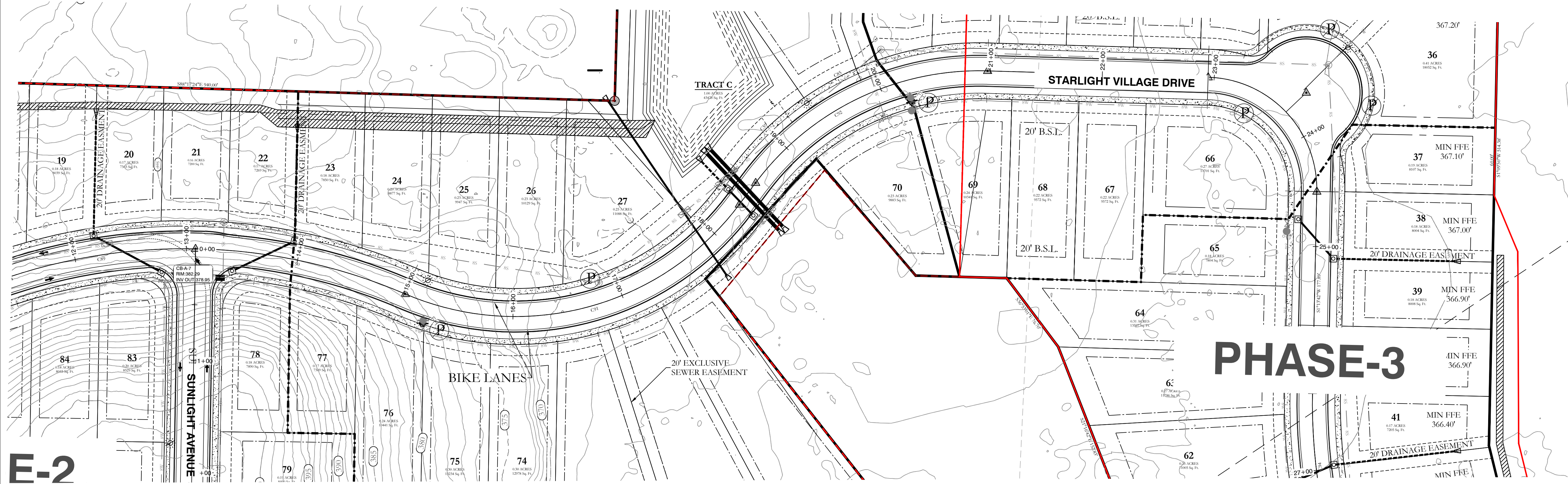
FOR USE AND BENEFIT OF:  
WIGGINS FAMILY REAL ESTATE HOLDINGS, LLC

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

DATE: 10-05-2023	C.A.D. BY:	DRAWING NUMBER:
REVISED: 11-21-2023	CHECKED BY:	19-0238
SHEET: C-1.1	SCALE:	

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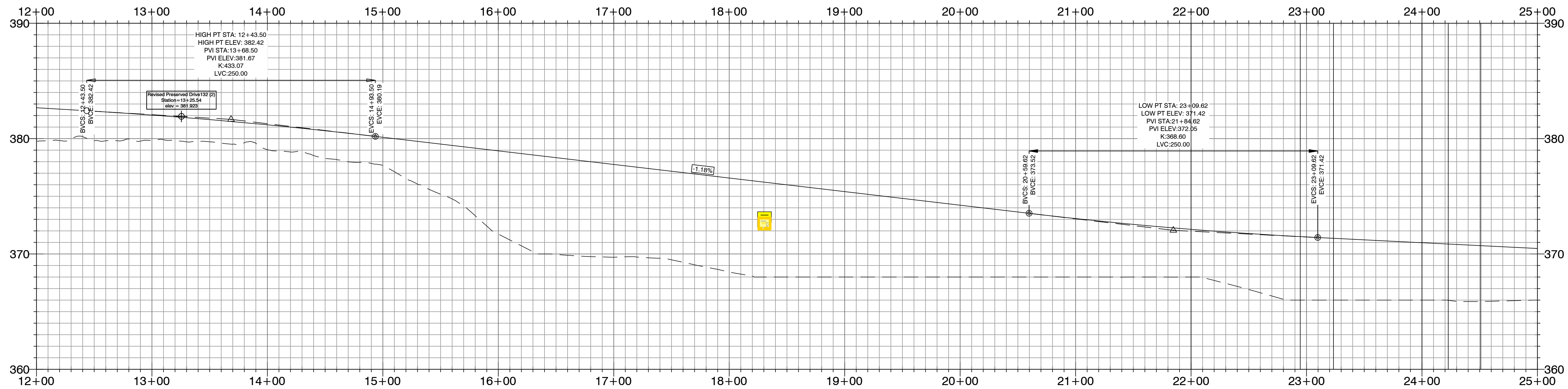


E-2

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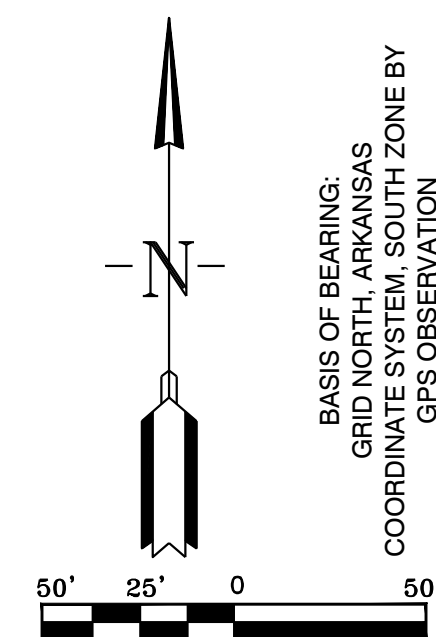
SEE ALL THE NOTES ON THE FIRST TWO SHEETS

STARLIGHT VILLAGE DRIVE PROFILE



DESIGN SPEED?

HDPE  
RCP



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



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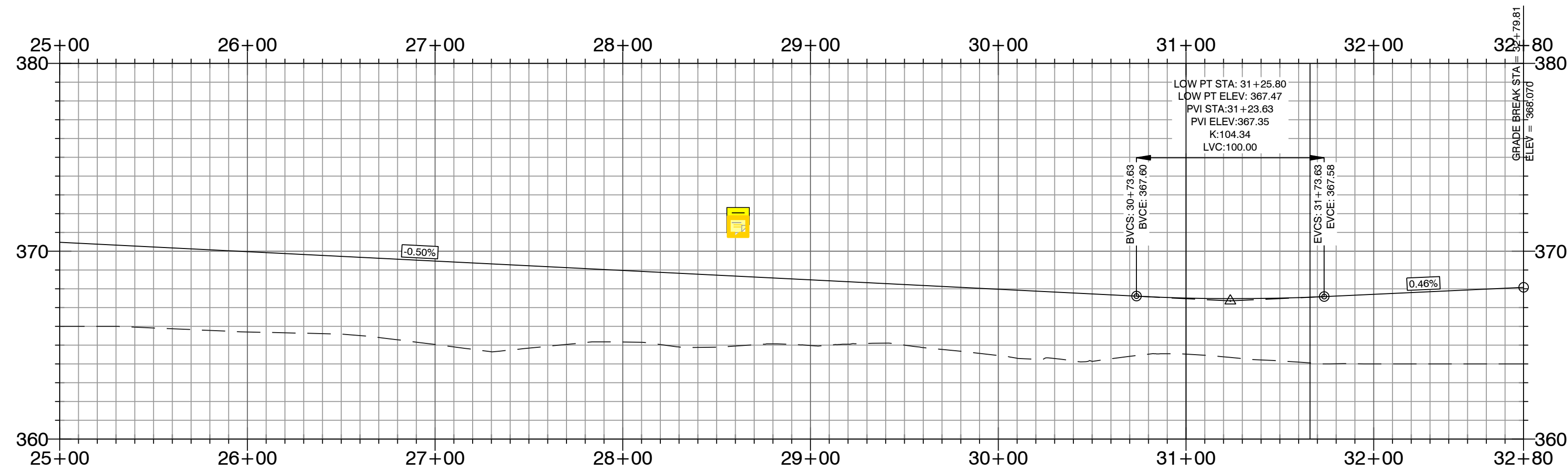
THE VILLAGES AT MAGNOLIA LANE PHASE 2-3  
STREET PLAN AND PROFILE  
A SUBDIVISION IN CITY OF BRYANT, SALINE COUNTY, ARKANSAS

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

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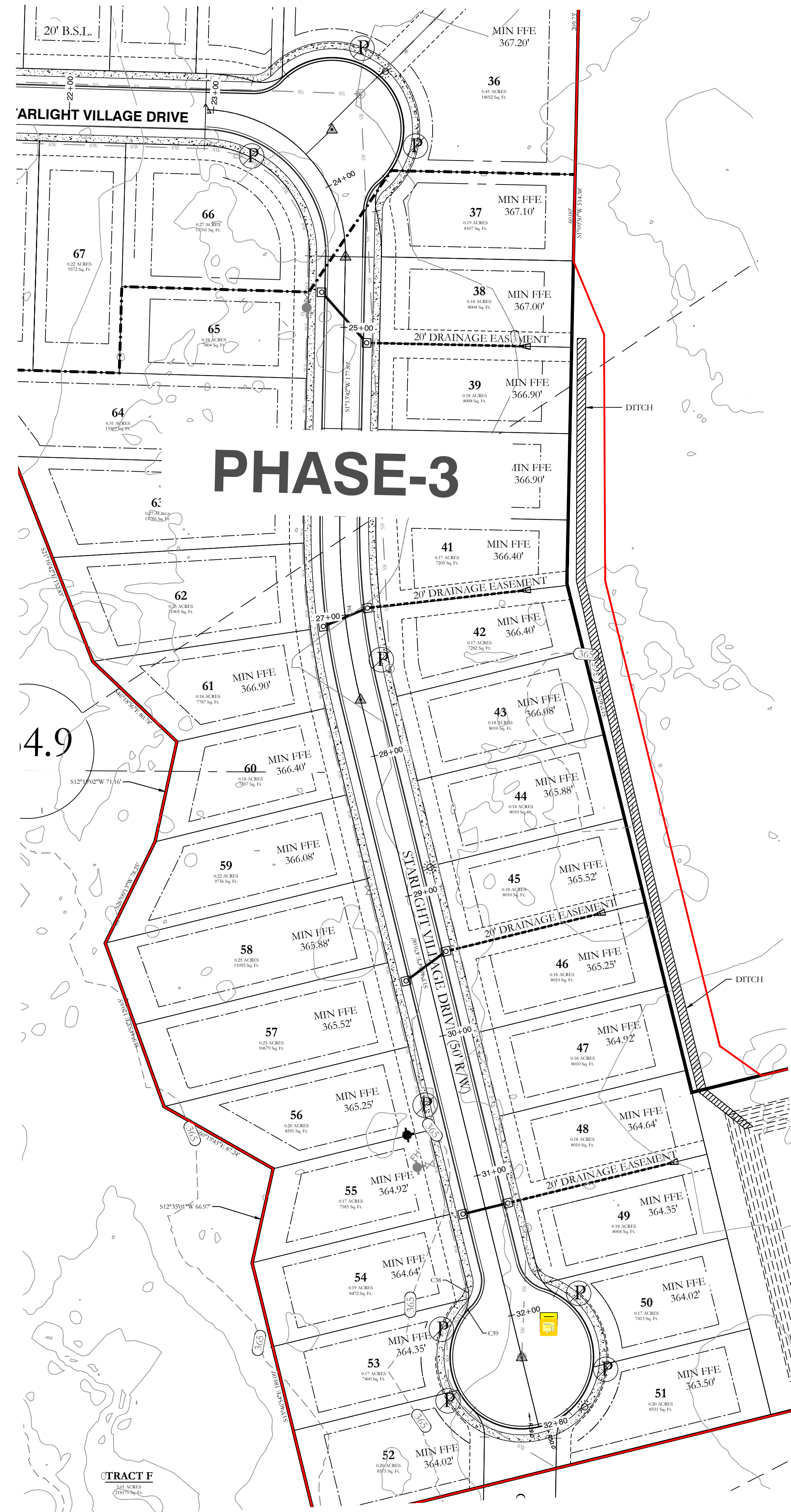
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STARLIGHT VILLAGE DRIVE PROFILE

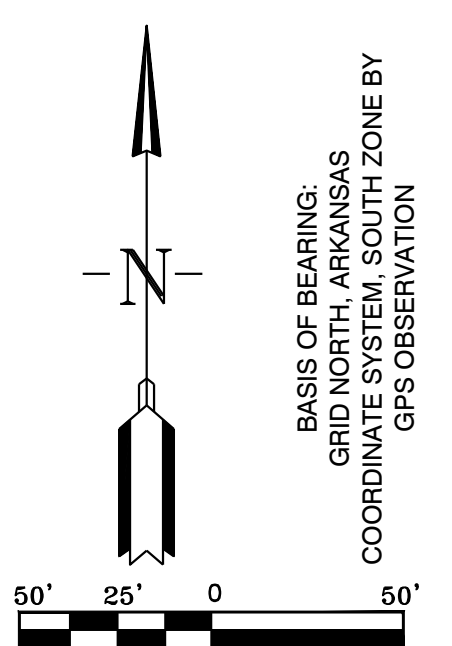


DESIGN SPEED?

WHERE IS THE CENTERLINE DATA?  
SEE ALL THE NOTES ON THE FIRST TWO SHEETS



HOW 100-YEAR FLOOD ELEVATION ON PROFILE



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

HDPE  
RCP

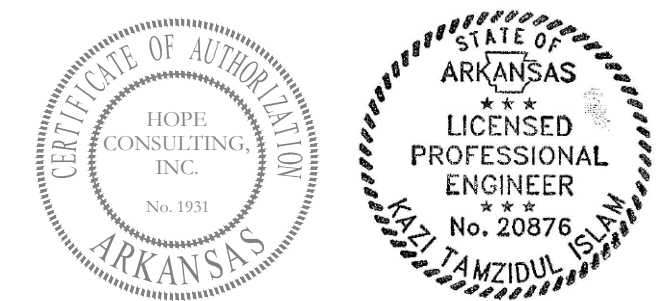
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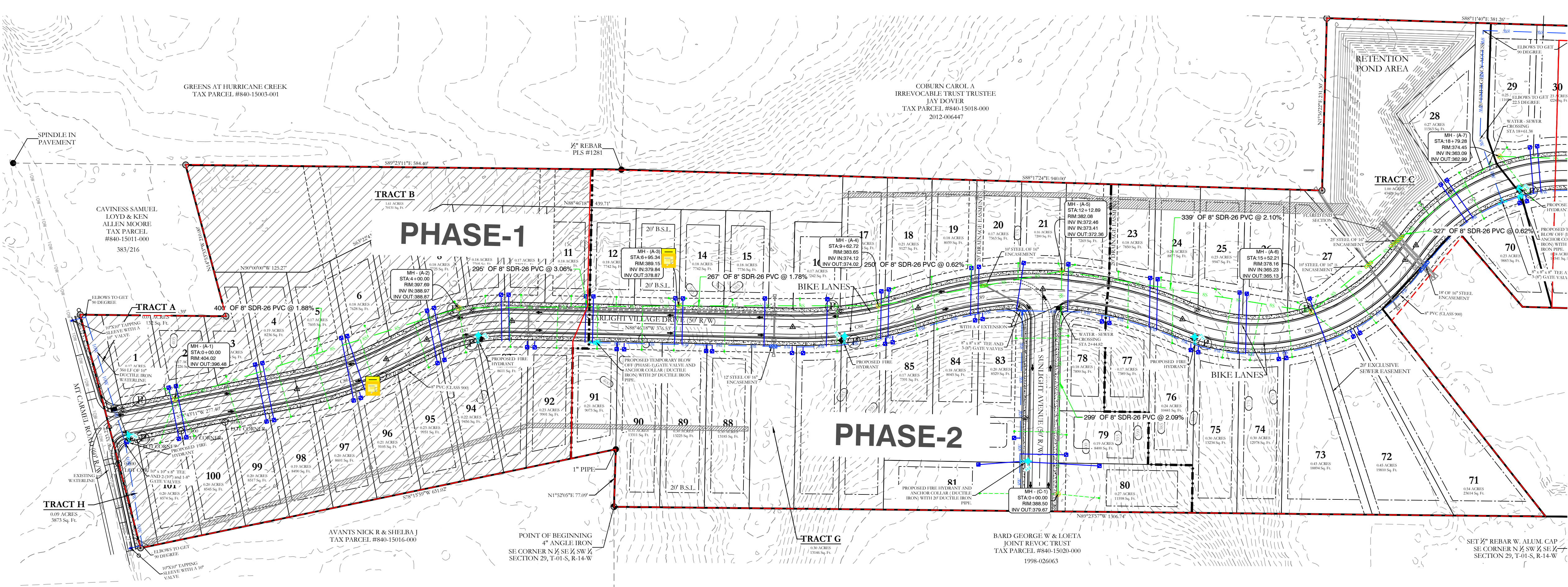
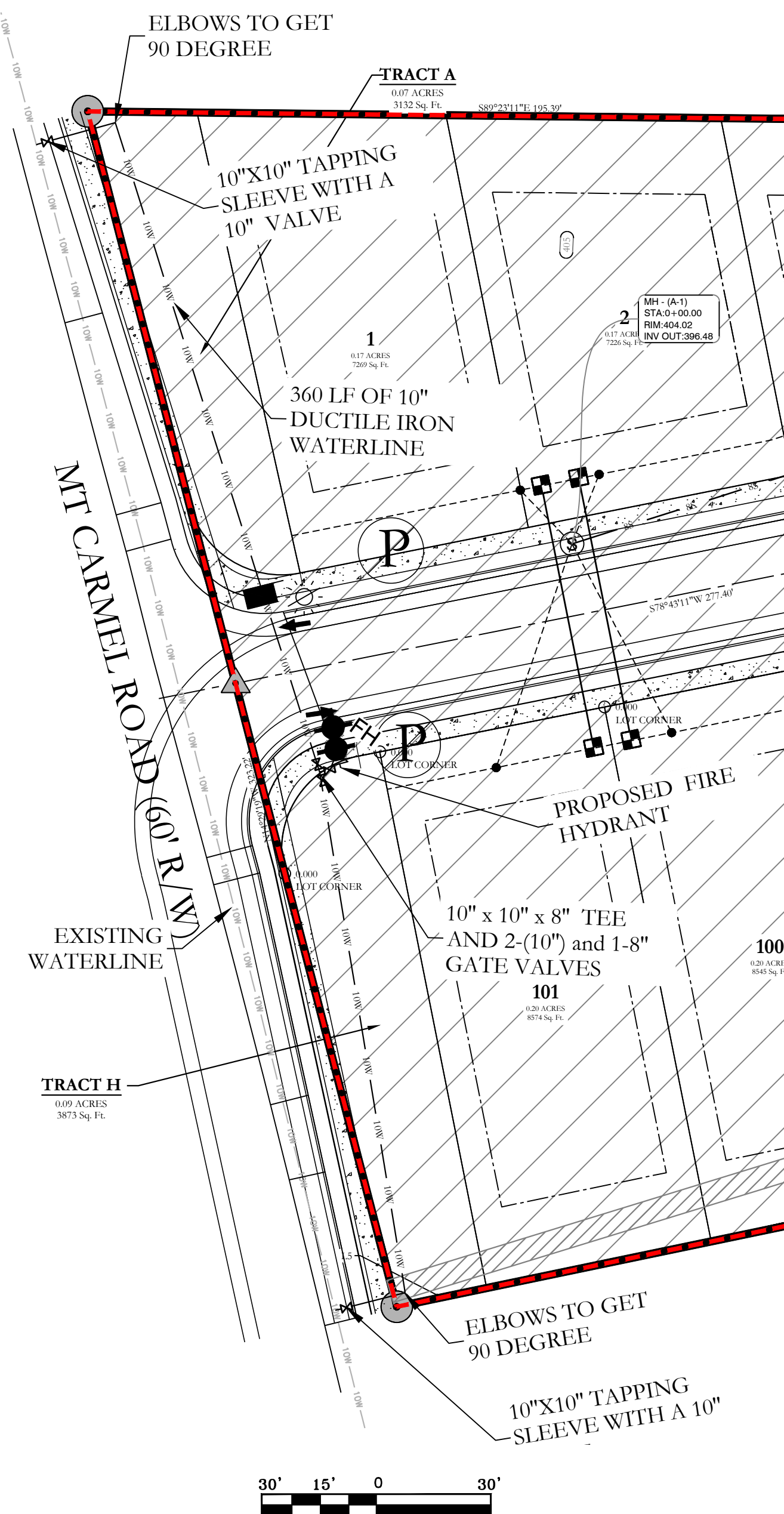
THE VILLAGES AT MAGNOLIA LANE PHASE 2-3  
STREET PLAN AND PROFILE  
A SUBDIVISION IN CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	10-05-2023	C.A.D. BY:		DRAWING NUMBER:
REVISED:	11-21-2023	CHECKED BY:		19-0238
SHEET:	C-1.3	SCALE:		

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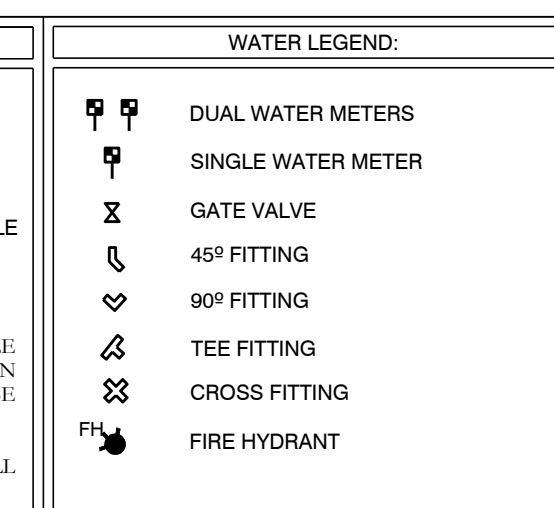
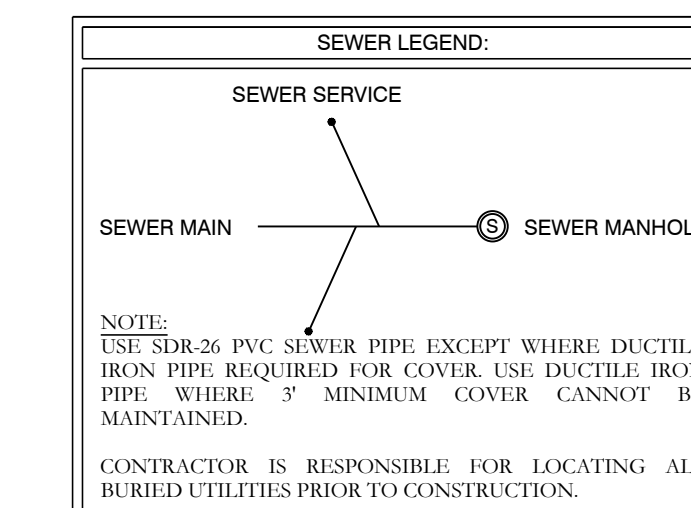
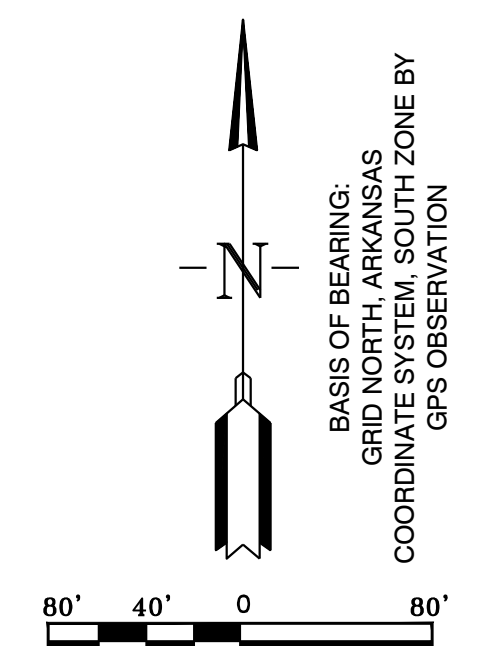
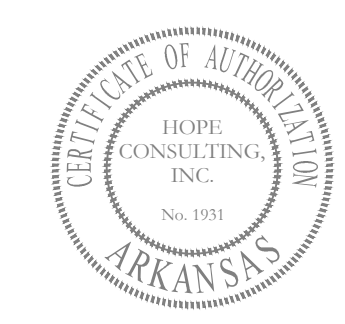
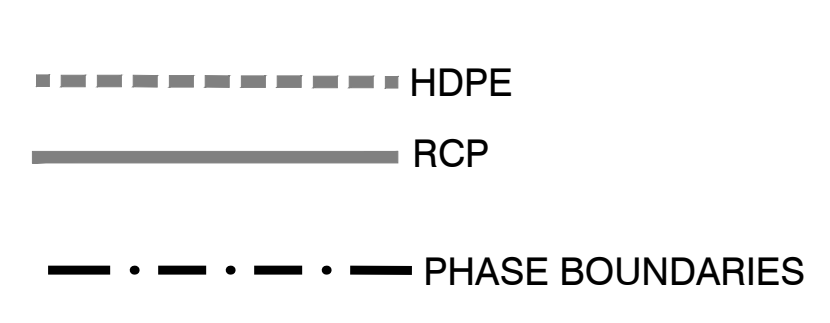


- WATER & SEWER UTILITY NOTES:**
- ALL NEW 8-INCH WATER MAINS TO BE CLASS 900.
  - ALL WATER MAINS LARGER THAN 8" DIAMETER SHALL BE DUCTILE IRON (250 PSI PRESSURE CLASS).
  - ALL WATER AND SEWER INSTALLATION TO BE IN ACCORDANCE WITH THE CITY OF BRYANT "STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION 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).
  - WATER MAIN CONNECTION TO THE NORTH WILL BE CONSTRUCTED IN PHASE 2. CONNECTION TO THE SOUTH WILL BE IN THE FINAL PHASE.

**VERTICAL SEPARATION OF WATER AND SANITARY SEWER NOTE:**

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

- SEWER CONSTRUCTION NOTES:**
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  - 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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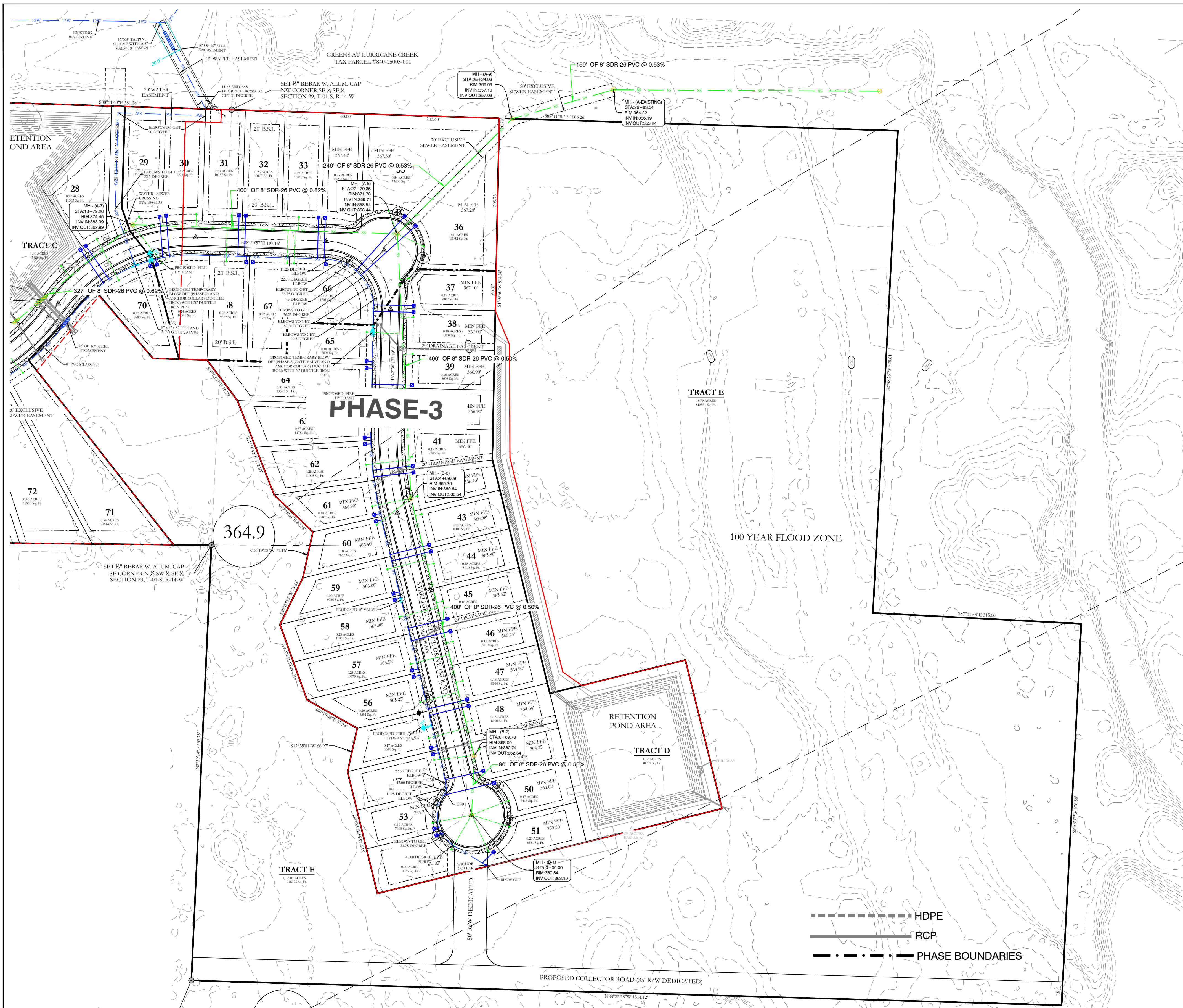
FOR USE AND BENEFIT OF:  
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**THE VILLAGES AT MAGNOLIA LANE PHASE 2-3**  
UTILITY PLAN  
A SUBDIVISION IN CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 10-05-2023	C.A.D. BY:	DRAWING NUMBER:
REVISED: 11-21-2023	CHECKED BY:	19-0238
SHEET: C-2.0	SCALE:	

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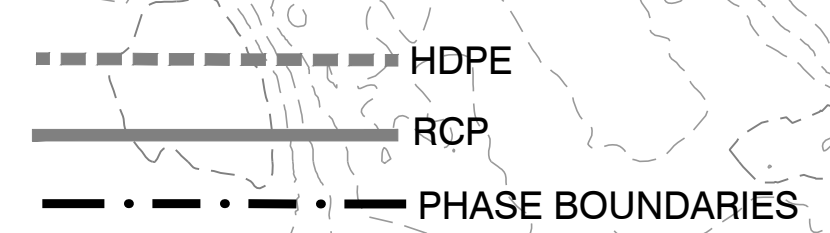
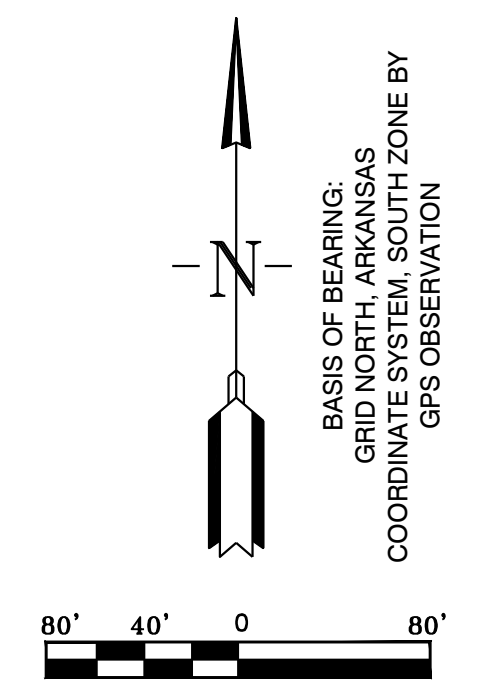


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SEWER LEGEND:	
	SEWER SERVICE
	SEWER MAIN
	SEWER MANHOLE

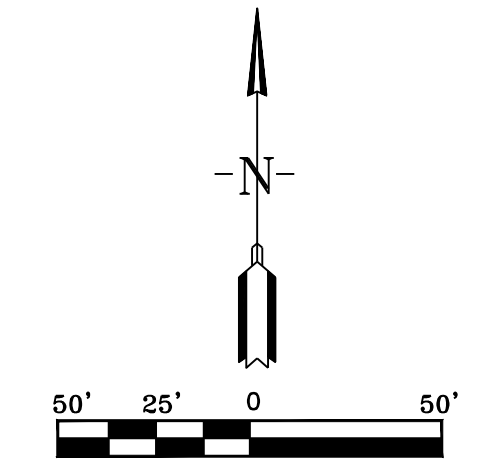
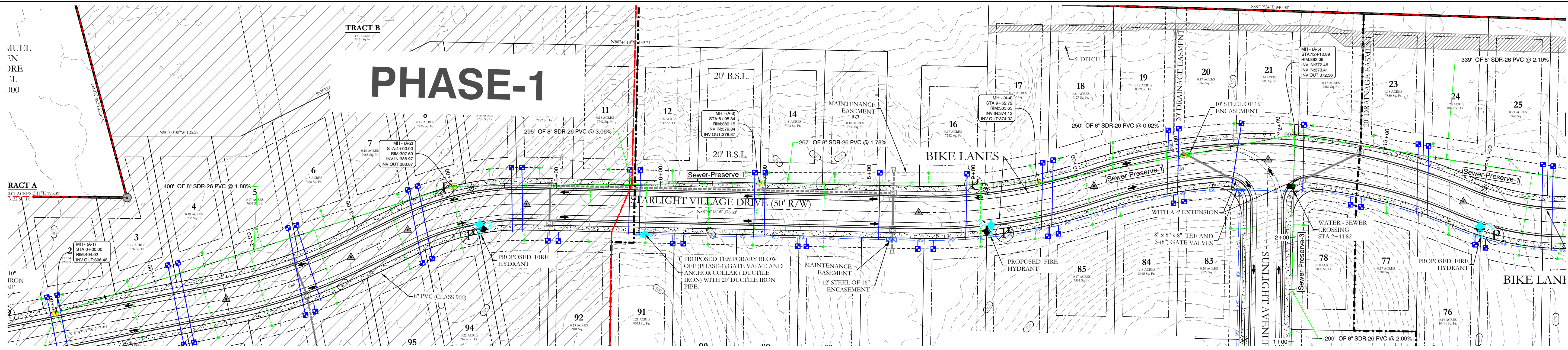
NOTE:  
USE SDR-26 PVC SEWER PIPE EXCEPT WHERE DUCTILE IRON PIPE REQUIRED FOR COVER. USE DUCTILE IRON PIPE WHERE 3' MINIMUM COVER CANNOT BE MAINTAINED.

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

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

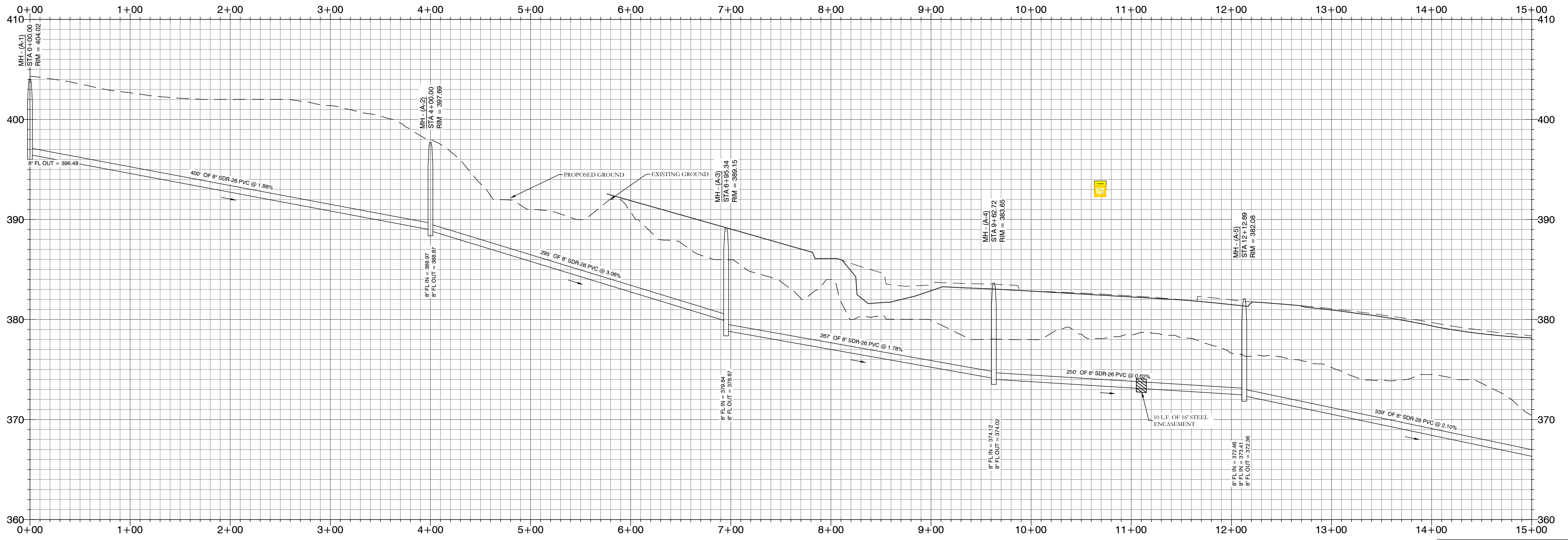
FOR USE AND BENEFIT OF:			
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THE VILLAGES AT MAGNOLIA LANE PHASE 2-3 UTILITY PLAN A SUBDIVISION IN CITY OF BRYANT, SALINE COUNTY, ARKANSAS			
DATE:	10-05-2023	C.A.D. BY:	
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SHEET:	C-2.1	SCALE:	
			DRAWING NUMBER: <b>19-0238</b>
500	1S	15W	0 34 230 62 1762

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SEE COMMENTS AS ON UTILITY LAYOUT SHEET

Sewer-Preserve-1 PROFILE



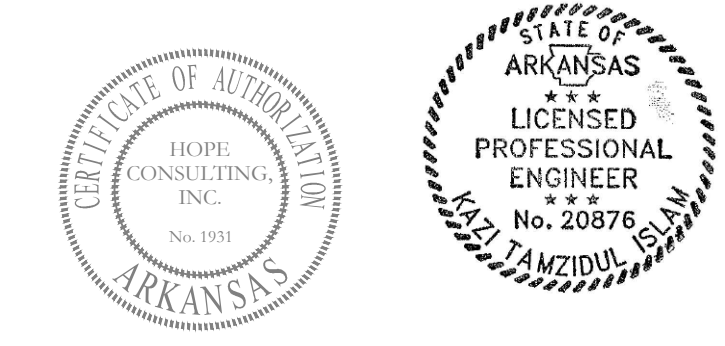
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THE VILLAGES AT MAGNOLIA LANE PHASE 2-3  
SEWER PLAN AND PROFILE  
A SUBDIVISION IN CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 10-05-2023	C.A.D. BY:	DRAWING NUMBER:
REVISED: 11-21-2023	CHECKED BY:	19-0238
SHEET: C-2.2	SCALE:	

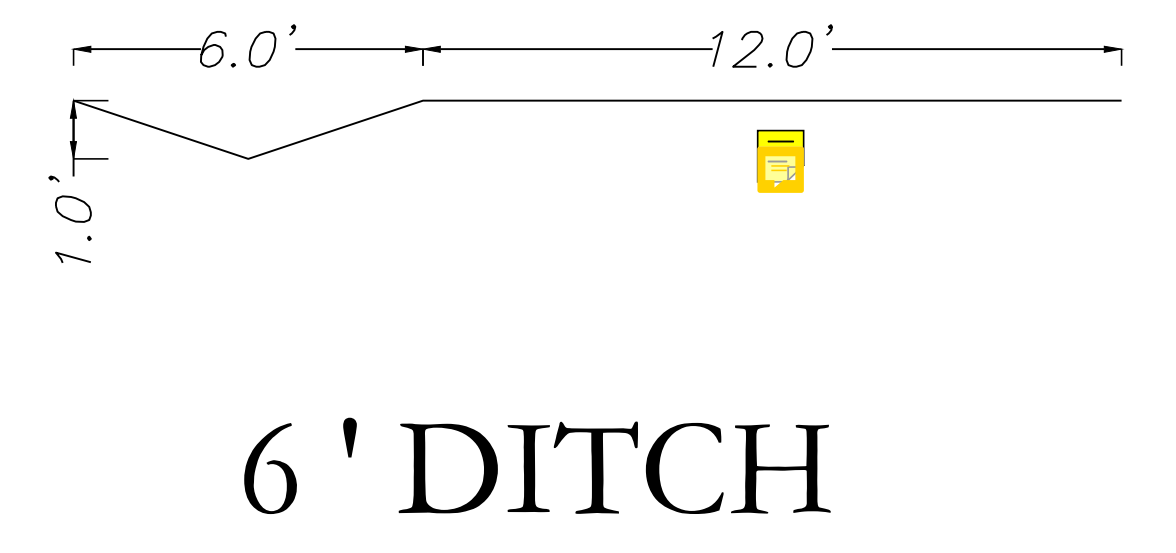
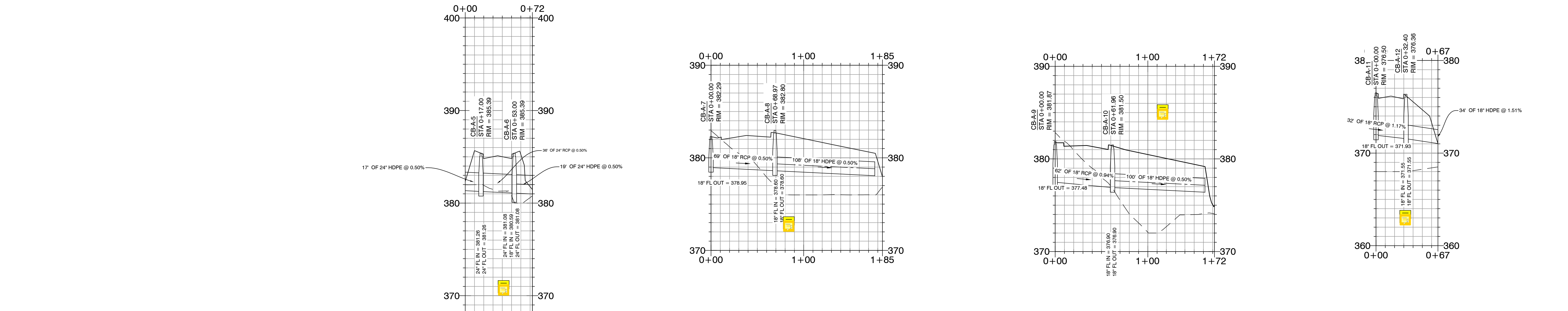
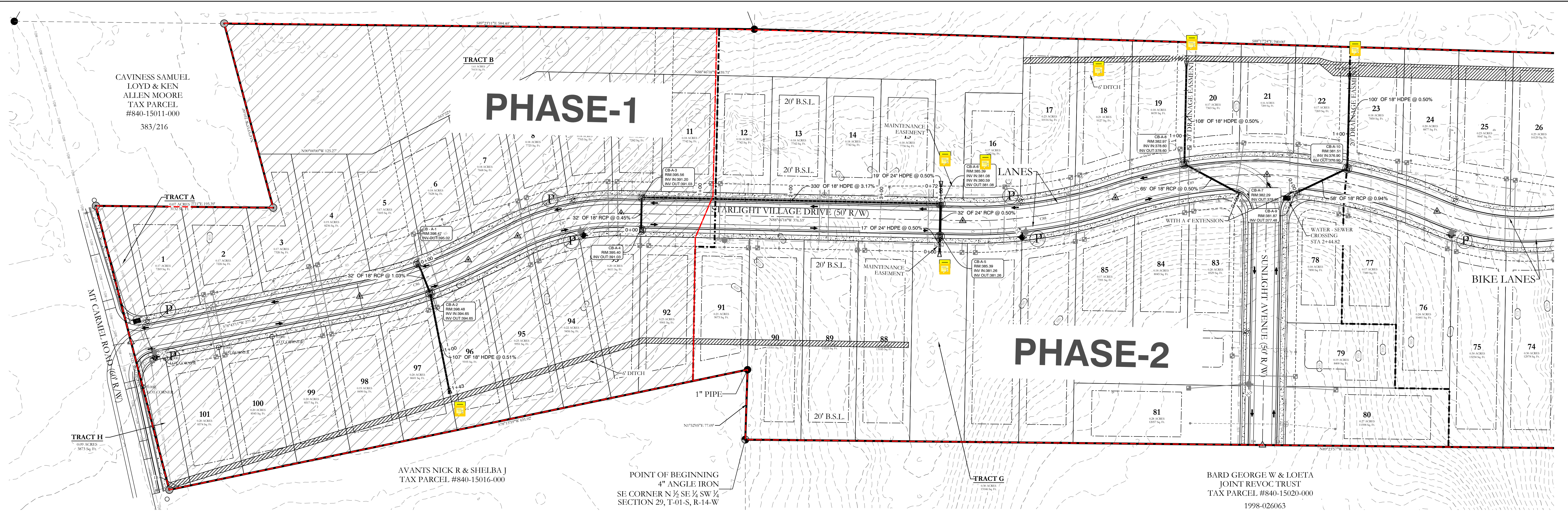


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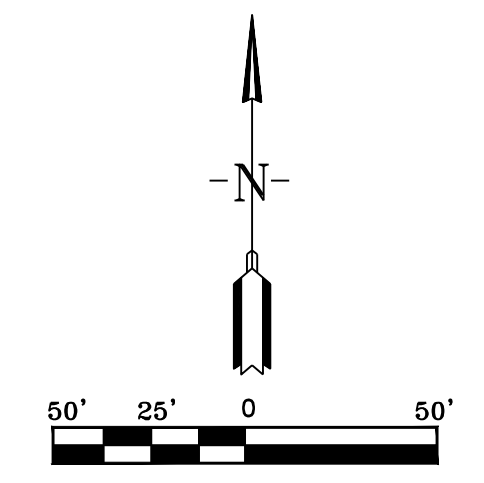
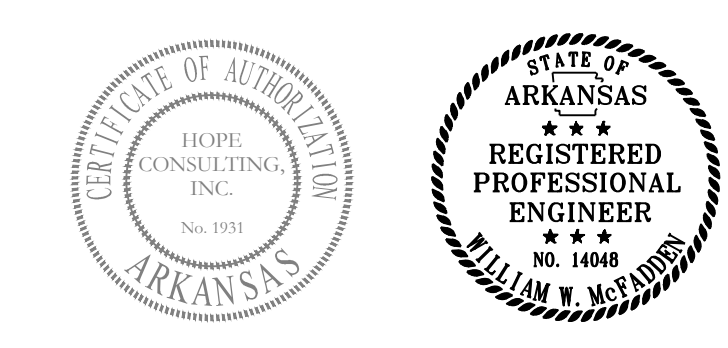




### 6' DITCH

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

**NOTE:**  
Drainage ditch will require solid sod stabilization



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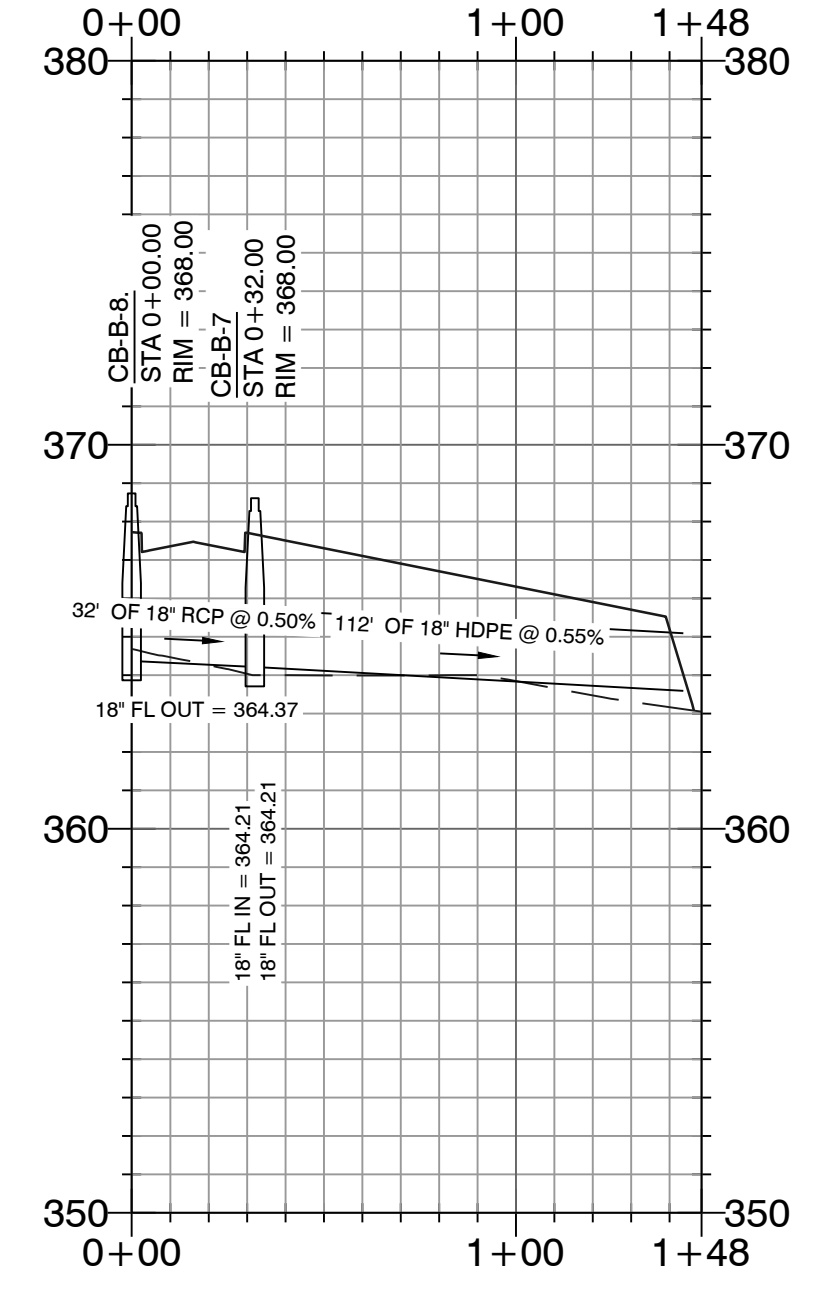
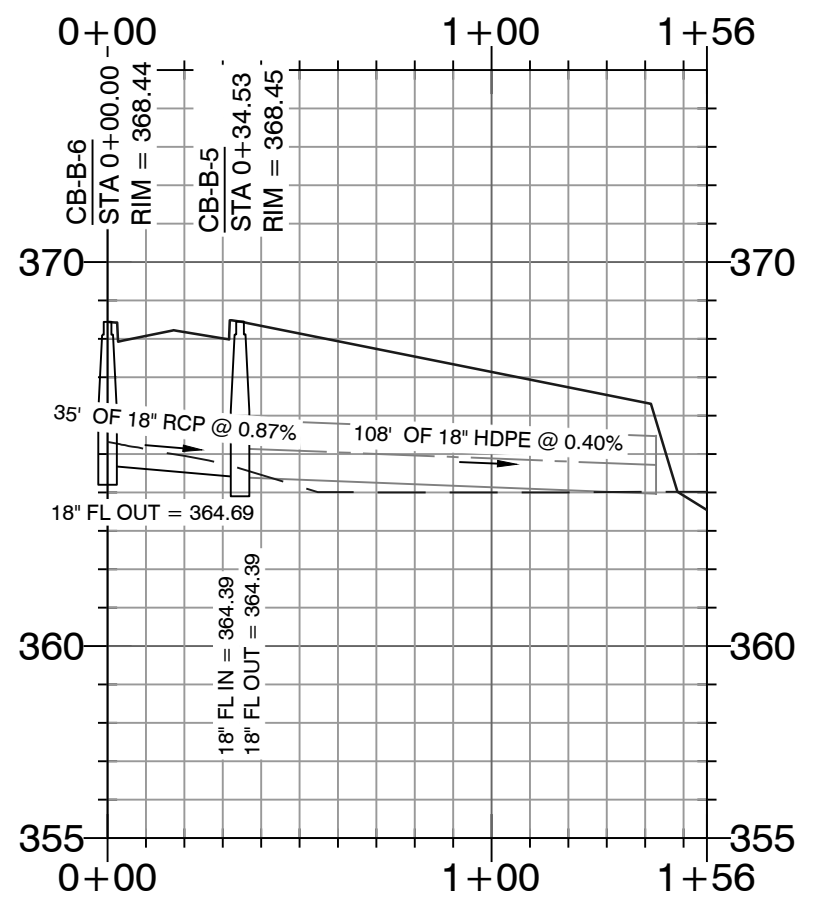
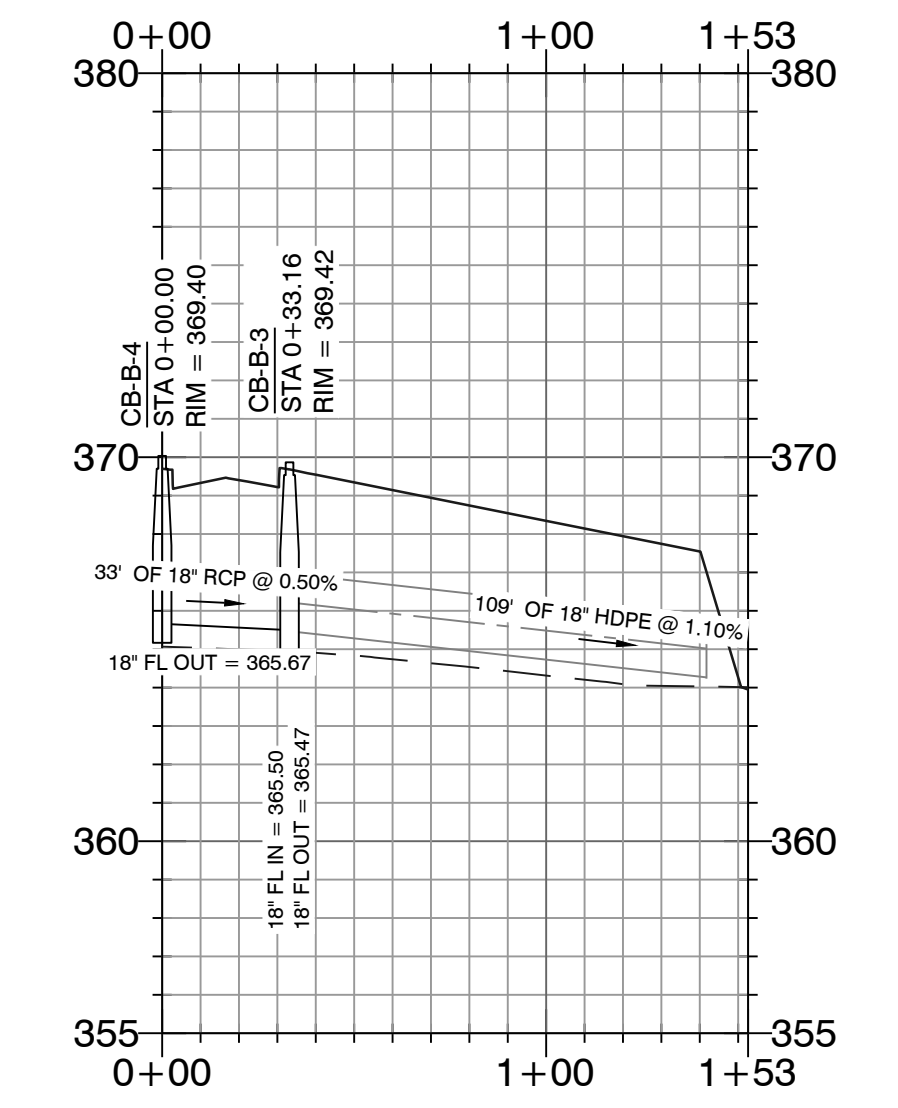
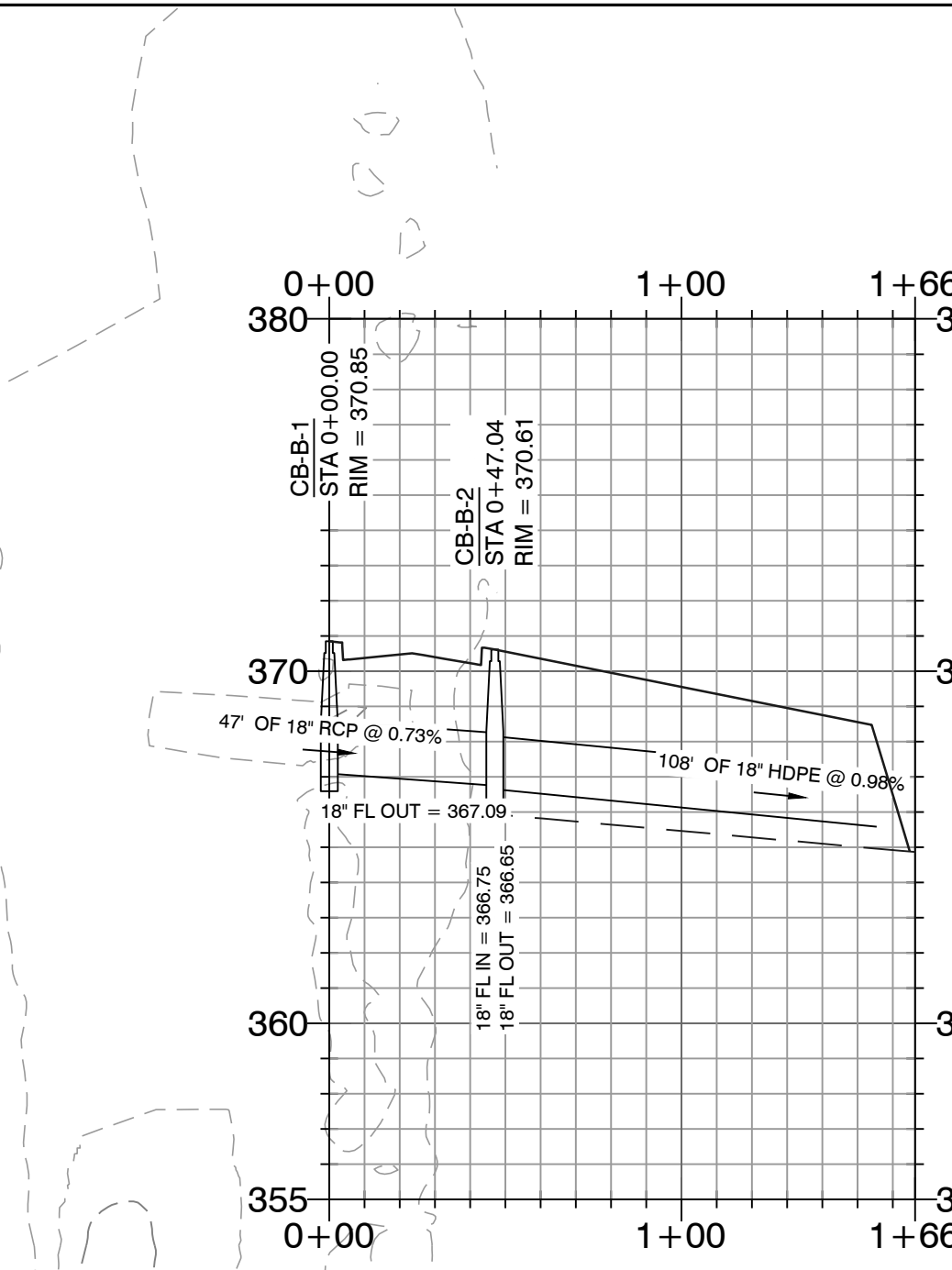
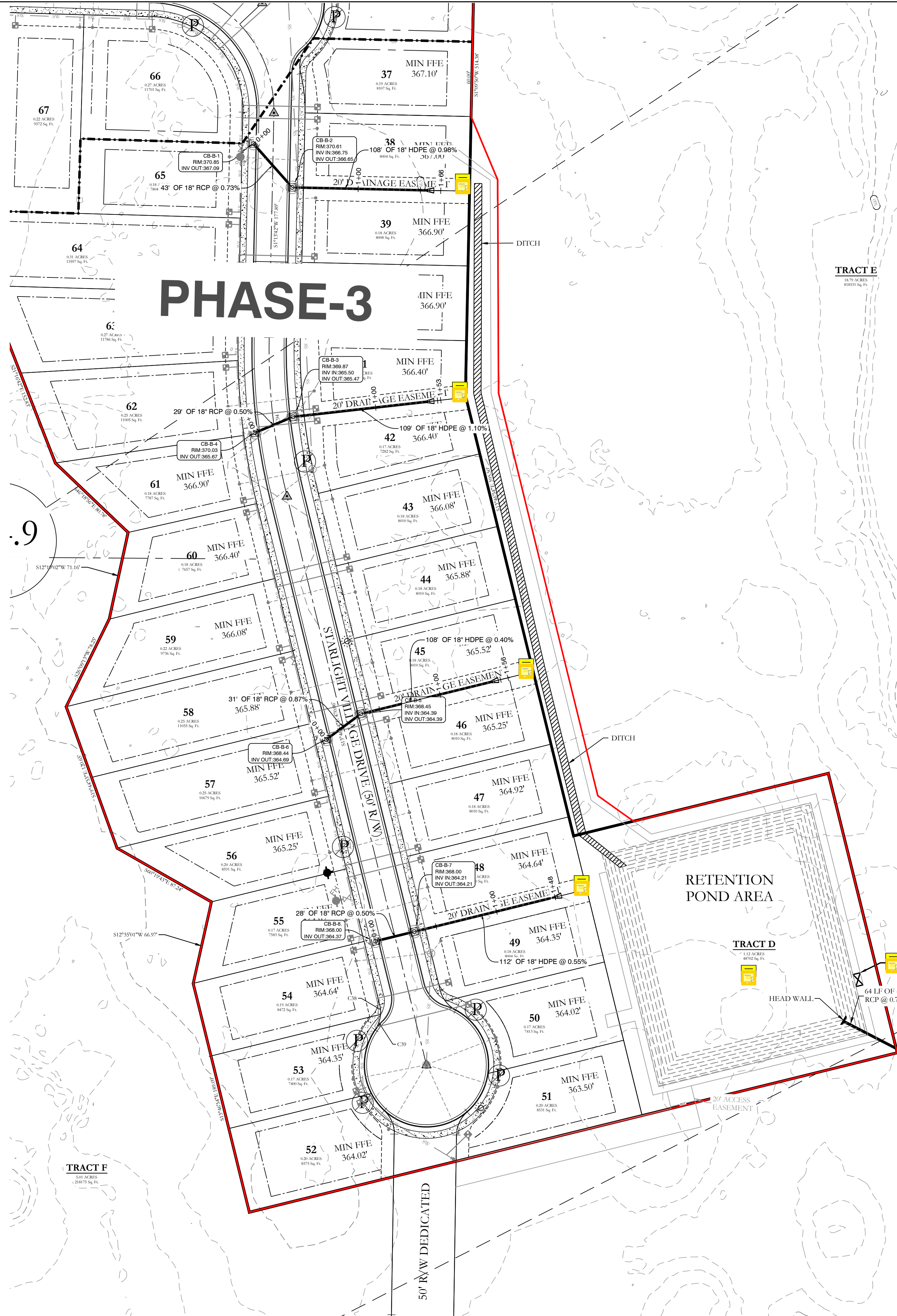
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STORM DRAINAGE PLAN AND PROFILE  
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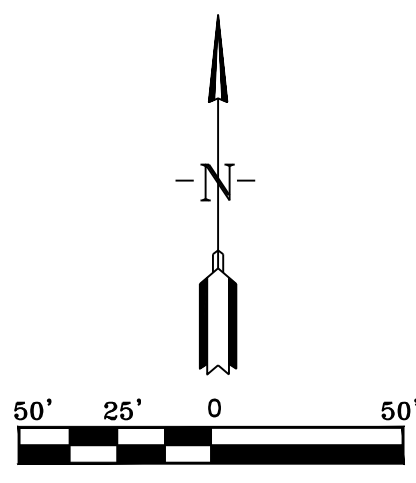
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100 YEAR FLOOD ZONE

NOTE:  
Drainage ditch will require solid sod stabilization



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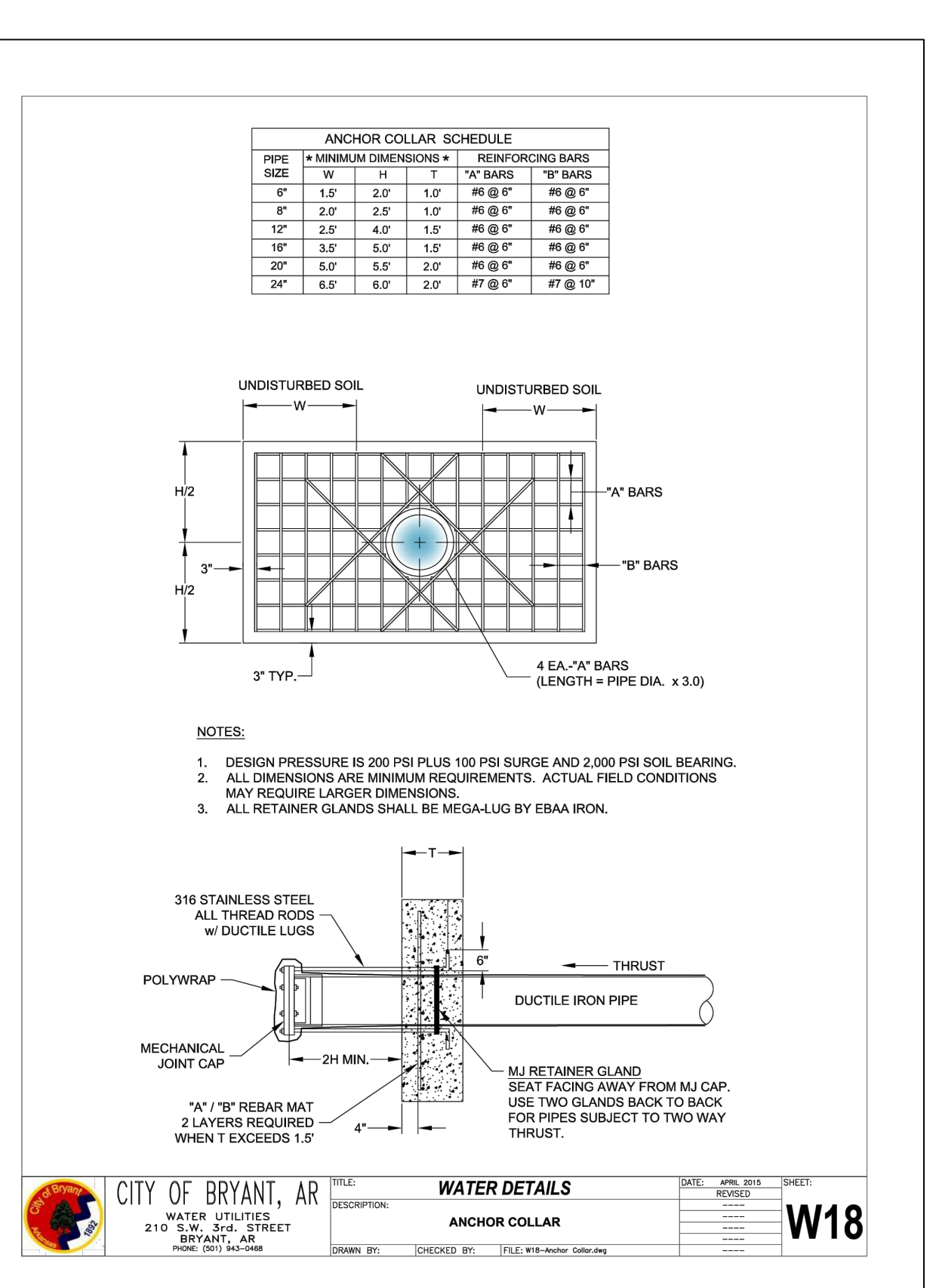
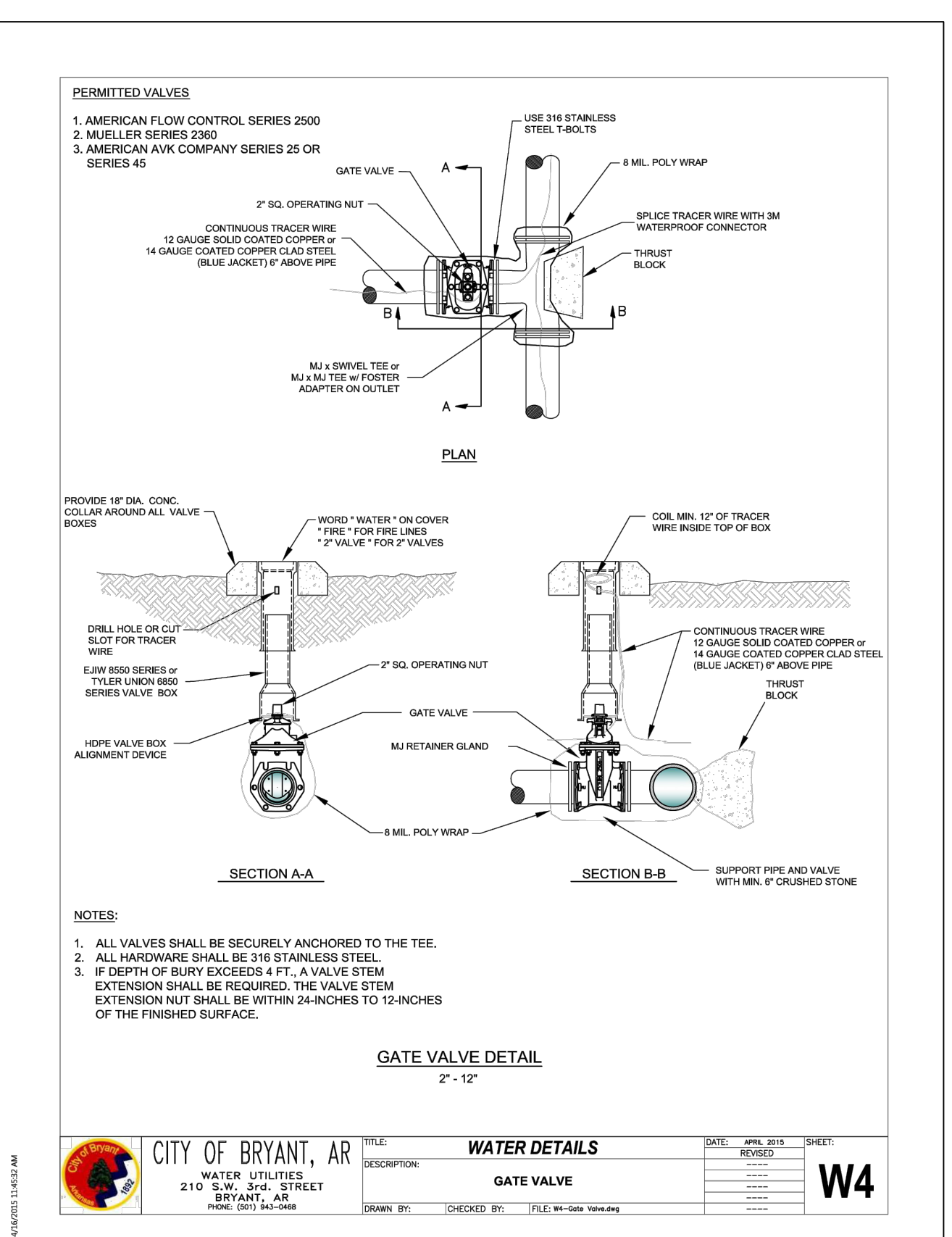
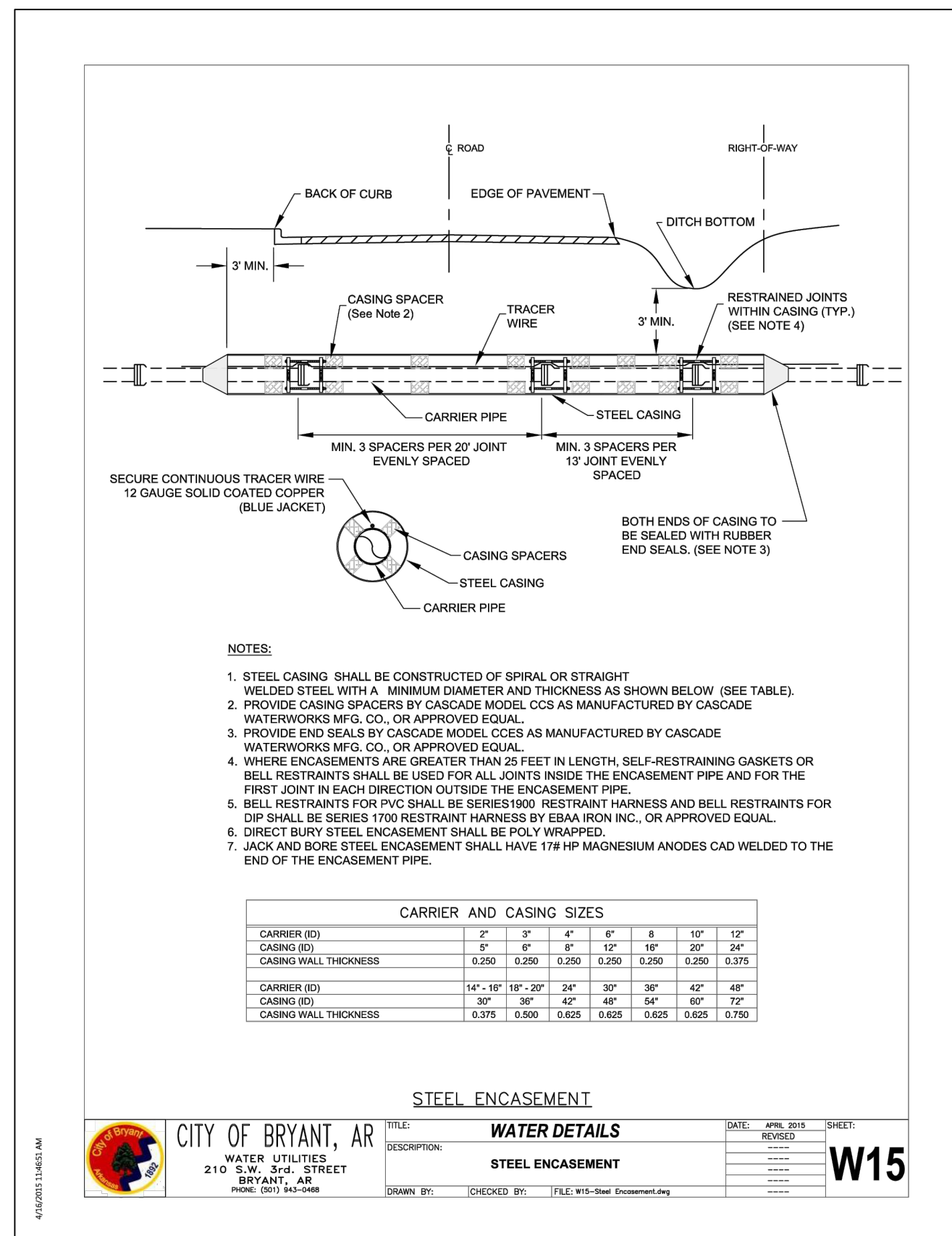
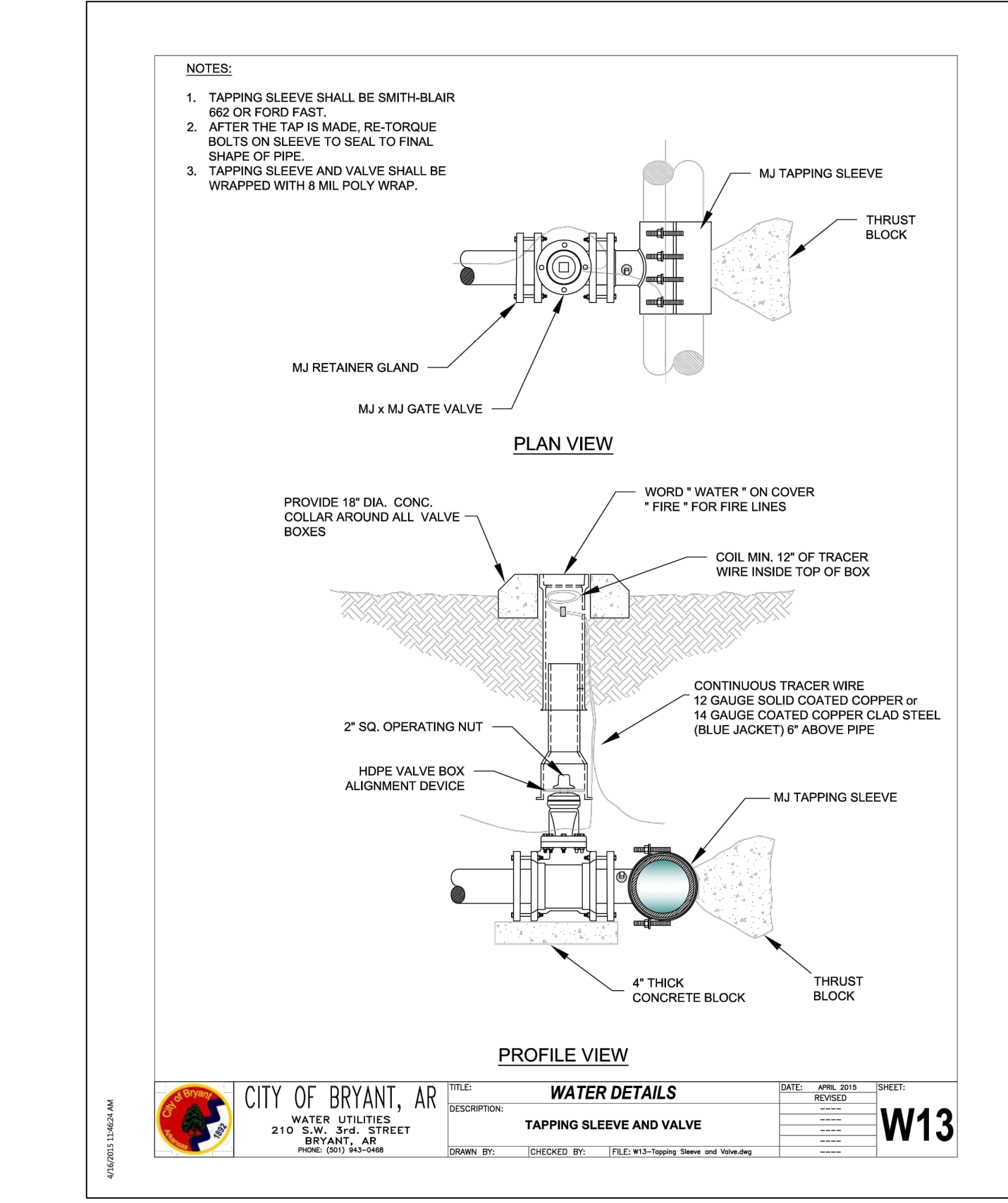
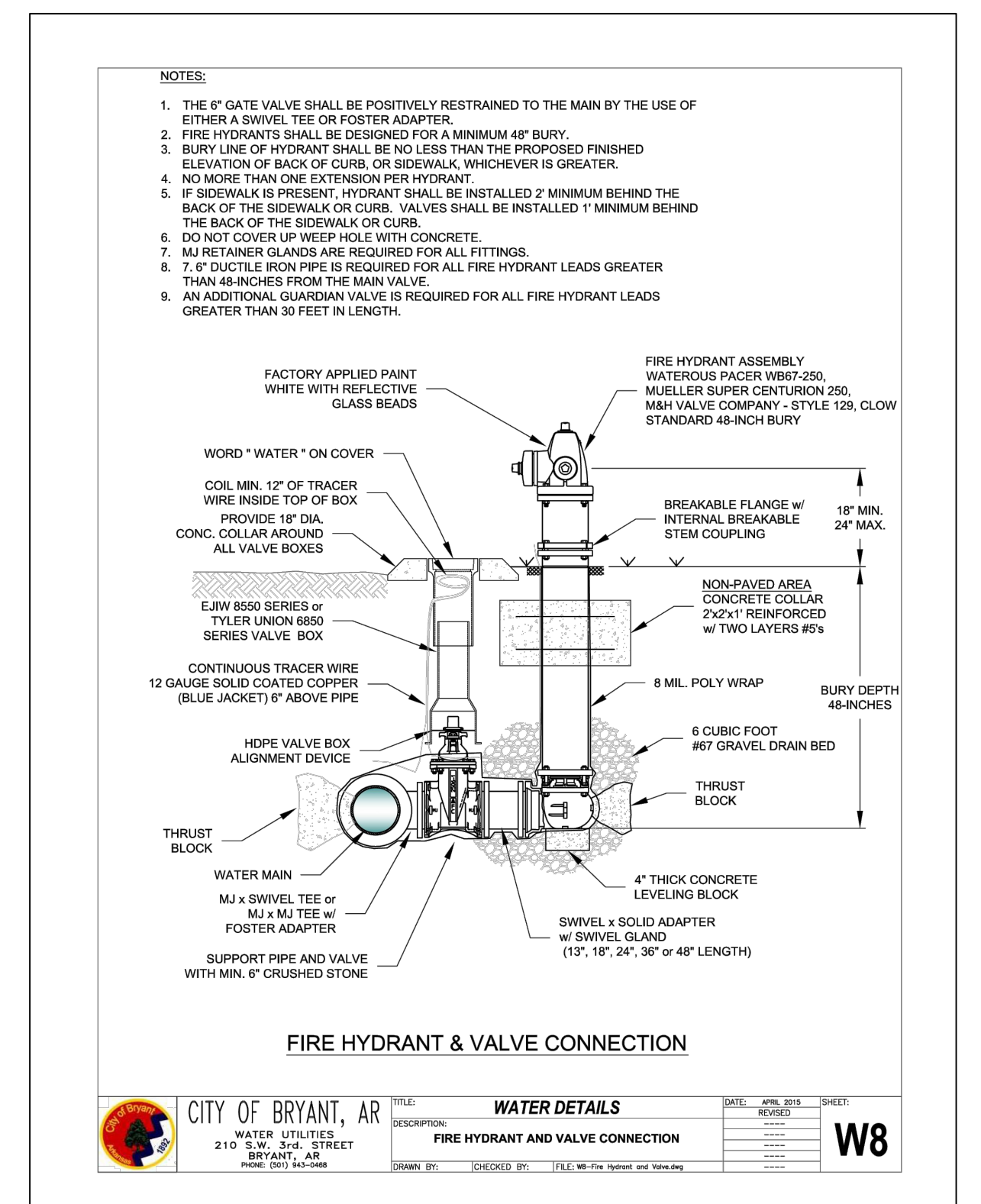
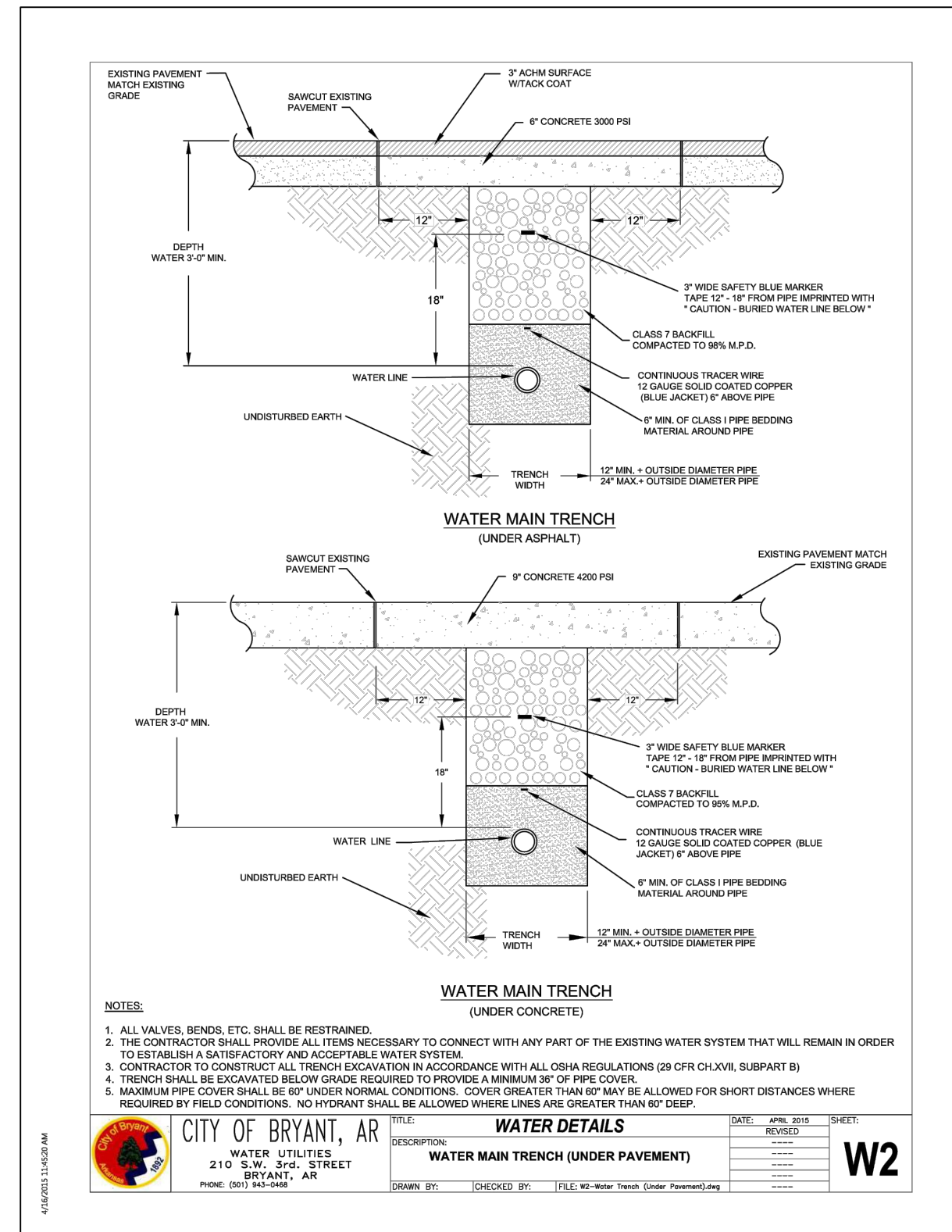
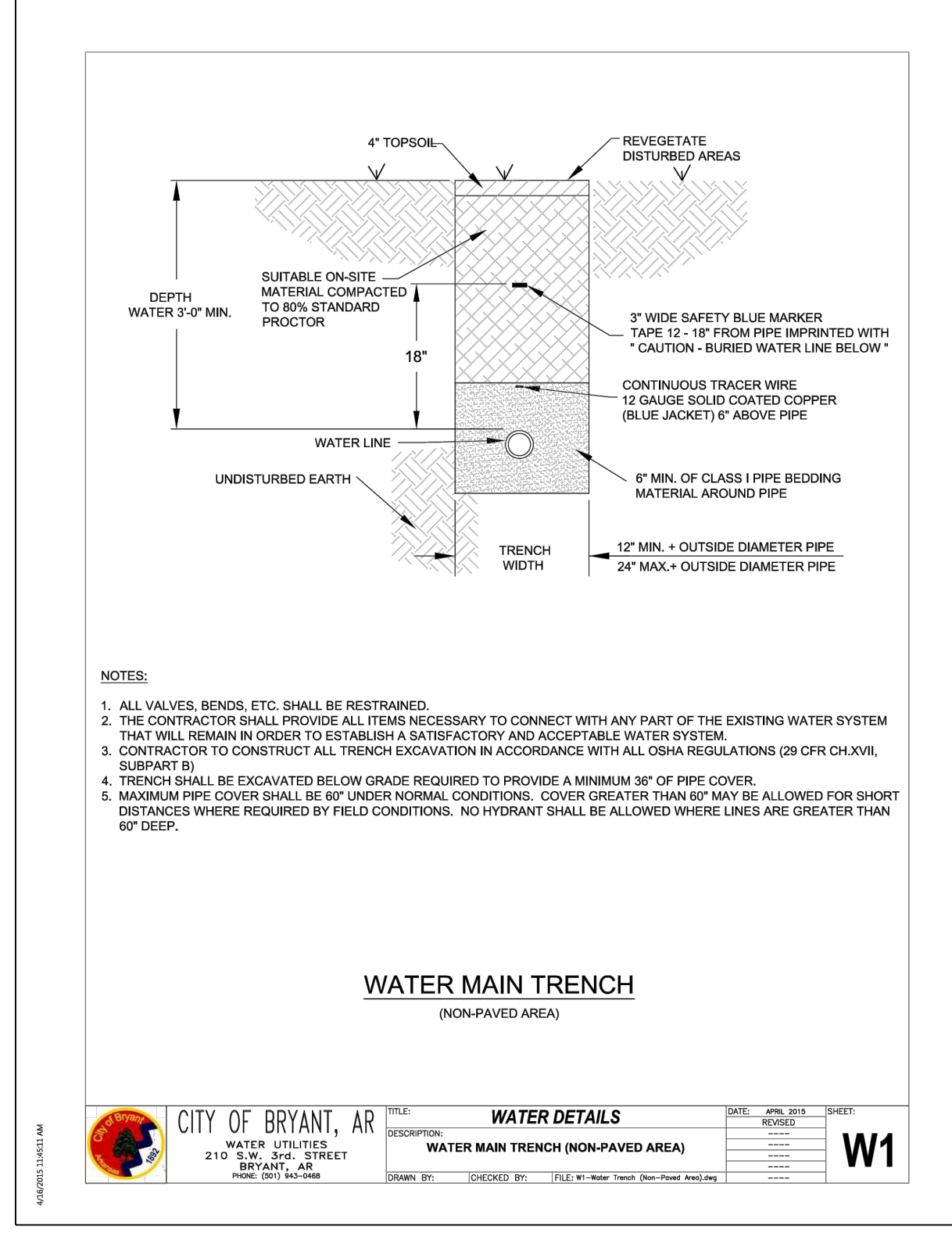
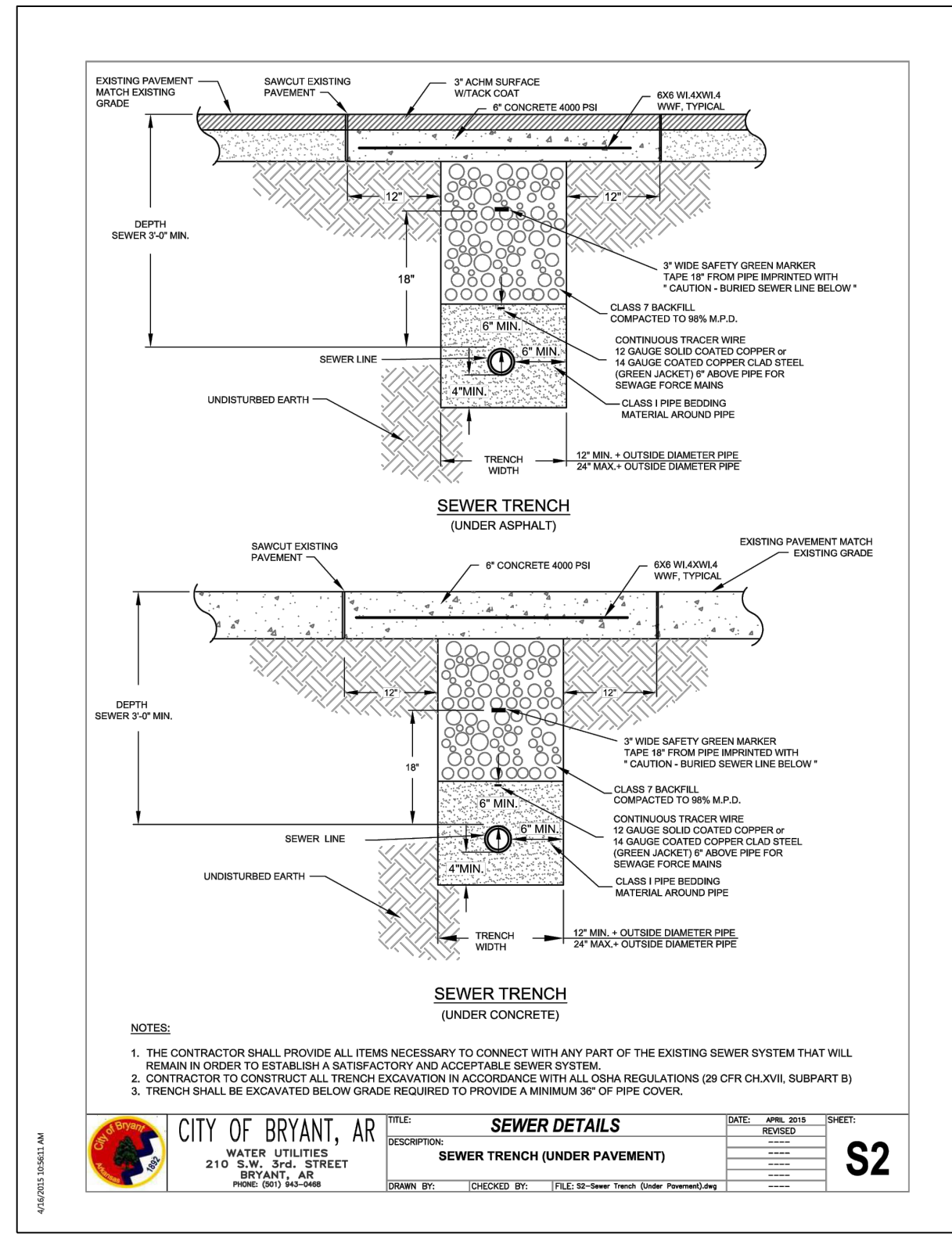
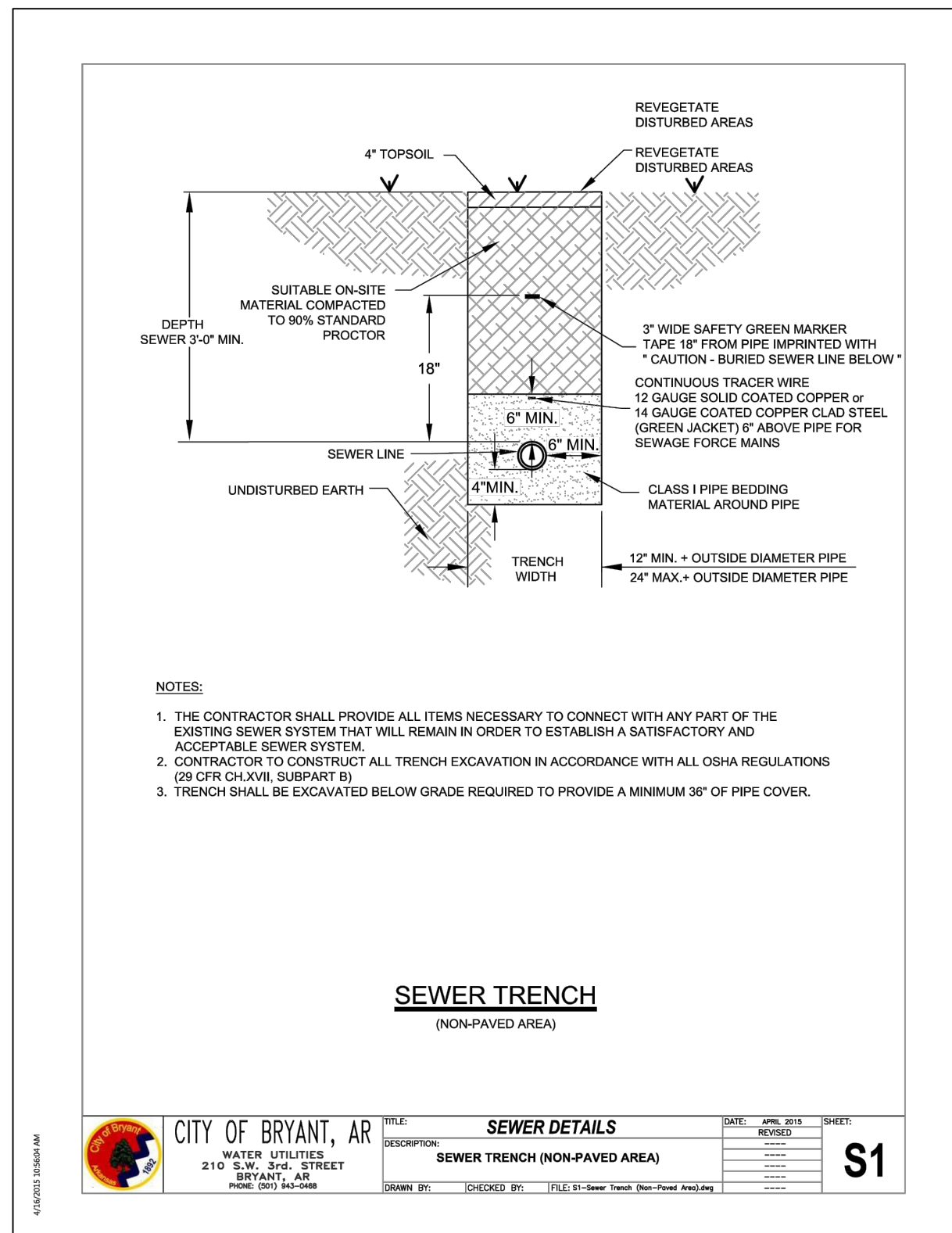
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**THE VILLAGES AT MAGNOLIA LANE PHASE 2-3 TRENCH DETAILS**  
A SUBDIVISION IN CITY OF BRYANT, SALINE COUNTY, ARKANSAS

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ISLAND PROJECTS 2004 SUBDIVISIONS 2019 (19-0238) STARLIGHT VILLAGE SUBDIVISION CONSTRUCTION PLANS 10-30-2023.DWG

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

**MANHOLE INFORMATION TABLE**

MANHOLE FLOW CHANNEL

- A-LOK OR KORAN-SEAL BOOT, OR APPROVED EQUAL IS REQUIRED WHERE PIPES PASS THROUGH MANHOLE WALLS (TYP)
- INSTALL PER MANUFACTURER'S INSTRUCTIONS. DETAILS AT RIGHT.
- CENTER LINES OF PIPES ENTERING AND EXITING MANHOLES ARE REQUIRED TO PASS THROUGH THE CENTER OF THE MANHOLE.
- PROVIDE AS LARGE A CURVE AS POSSIBLE IN THE FLOW CHANNEL.

CONNECTION DETAILS

- EXTERIOR ADJUSTMENT BAND
- DO NOT FILL VOID
- GROUT INTERIOR VOID TO SPRINGLINE OF PIPE
- A-LOK SEAL OR APPROVED EQUAL
- DO NOT FILL VOID
- GROUT INTERIOR VOID TO SPRINGLINE OF PIPE
- A-LOK SEAL OR APPROVED EQUAL

SECTION

PRECAST MANHOLE

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

UNYIELDING SUBGRADE (REPLACE WITH STONE AS REQUIRED)

RAINCATCHER

STANDARD MH RING & LID (REQUIRED)

WRAP RING EXTENSIONS WITH 6-INCH WIDE BUTYL WRAP OR TROWELABLE BUTYL MASTIC.

WHEN SETTING PRECAST MH SECTION TO PRECAST SECTION, USE RFS PRE-LUBRICATED GASKETS BY PRESS-SEAL GASKET CORPORATION, OR APPROVED EQUAL (REQUIRED).

FRAME SHALL BE INSTALLED AT THE JOBSITE.

USE TWO ROWS EZ-STIK JOINT SEALANT, OR APPROVED EQUAL (REQUIRED).

18" MAX.

5" MIN. WALL THICKNESS

24" MIN. 30" MAX.

VARIABLES

USE 8" BUTYL JOINT WRAP AROUND ALL EXTERIOR JOINTS (REQUIRED).

A-LOK OR APPROVED EQUAL (REQUIRED)

24" VERTICAL MAX. DIFFERENCE FL IN & FL OUT

SELECT BACKFILL

BENCH

MH BASE (TABLE ABOVE)

8" MIN.

NOTE:

1. MINIMUM WEIGHT OF RING: 100 POUNDS

2. MINIMUM WEIGHT OF COVER: 110 POUNDS

3. COVERS ARE FURNISHED WITH TWO CLOSED PICK SLOTS.

4. CASTINGS SHALL BE "MADE IN USA"

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

23-1/2"

NON-ROCKING OR MACHINED SURFACE

6" ± 1/4"

22" Opening

32" ± 1/2"

RAIN CATCHER WITH 1" WOVEN STRAP

3/4"

1-1/2"

1-1/2"

ALL CASTINGS SHALL BE "MADE IN USA"

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TITLE: SEWER DETAILS  
DESCRIPTION: PRECAST MANHOLE  
DATE: APRIL 2015  
REVISED: \_\_\_\_\_  
SHEET: \_\_\_\_\_

DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
FILE: 55-Precast Manhole.dwg

**S5**

CLOSED PICK SLOT DETAIL

7/8"

5/8"

COVER DETAIL

1-1/2"

1. MINIMUM WEIGHT OF RING: 100 POUNDS

2. MINIMUM WEIGHT OF COVER: 110 POUNDS

3. COVERS ARE FURNISHED WITH TWO CLOSED PICK SLOTS.

4. CASTINGS SHALL BE "MADE IN USA"

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

23-1/2"

NON-ROCKING OR MACHINED SURFACE

6" ± 1/4"

22" Opening

32" ± 1/2"

RAIN CATCHER WITH 1" WOVEN STRAP

3/4"

1-1/2"

1-1/2"

ALL CASTINGS SHALL BE "MADE IN USA"

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WATER UTILITIES  
210 S.W. 3rd. STREET  
BRYANT, AR  
PHONE: (501) 843-0488

TITLE: SEWER DETAILS  
DESCRIPTION: MANHOLE FRAME AND COVER  
DATE: APRIL 2015  
REVISED: \_\_\_\_\_  
SHEET: \_\_\_\_\_

DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
FILE: 55-Manhole Frame and Cover.dwg

**S6**

MANHOLE JOINT WRAP

STANDARD MH FRAME & COVER.

GRADE

WRAP FRAME EXTENSIONS

8" WIDE JOINT WRAP IS REQUIRED FOR ALL EXTERIOR MANHOLE JOINTS.

PLACE 8" x 8" SQUARE WRAP OVER ALL LIFTING HOLES (TYP.)

COLD JOINTS

SEWER PIPE

SEWER PIPE

UNYIELDING SUBGRADE (REPLACE WITH STONE AS REQUIRED)

NOTE:

JOINT WRAP TO BE USED:

- ON OUTSIDE OF COLD JOINTS
- ON EXTERIOR OF ALL PRECAST MANHOLE JOINTS
- ON LIFT HOLES / SOCKETS

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BRYANT, AR  
PHONE: (501) 843-0488

TITLE: SEWER DETAILS  
DESCRIPTION: MANHOLE JOINT WRAP  
DATE: APRIL 2015  
REVISED: \_\_\_\_\_  
SHEET: \_\_\_\_\_

DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
FILE: 55-Manhole Joint Wrap.dwg

**S9**

THE INSTALLATION SHALL BE DYE TESTED FOR ACCEPTANCE.

INTERIOR VIEW

CONCRETE MANHOLE ADAPTER (CMA) IS REQUIRED.

SEWER PIPE

MANHOLE CORING DETAILS

CORE DRILLED HOLE

CONCRETE MANHOLE WALL

CONCRETE MANHOLE ADAPTER (CMA) IS REQUIRED.

SEWER PIPE

NON-SHRINK GROUT

FL

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BRYANT, AR  
PHONE: (501) 843-0488

TITLE: SEWER DETAILS  
DESCRIPTION: MANHOLE CORING  
DATE: APRIL 2015  
REVISED: \_\_\_\_\_  
SHEET: \_\_\_\_\_

DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
FILE: 51-Manhole Coring.dwg

**S11**

PICKHOLE DETAIL

2 1/2"

1 1/2"

1" DIA. H.R.S. ROD

PICKBAR DETAIL

2 1/2"

2 1/2"

1 1/2" R

3 1/2"

COVER BACK

COVER SECTION

38" DIA

23 3/4" DIA

MACHINED SURFACE

3"

1 1/2"

2"

MACHINED SURFACE

(4) STACKING LUGS (TYP)

22" DIA

REVERSIBLE FRAME

EST. WEIGHT 360 POUNDS

NOTE:

ALL CASTINGS SHALL BE "MADE IN USA"

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BRYANT, AR  
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TITLE: SEWER DETAILS  
DESCRIPTION: 36-INCH MANHOLE FRAME AND COVER  
DATE: APRIL 2015  
REVISED: \_\_\_\_\_  
SHEET: \_\_\_\_\_

DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
FILE: 56-36 inch Manhole Frame and Cover.dwg

**S8**

NOTES:

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

PROFILE

3" WIDE SAFETY GREEN MARKER TAPE 18" FROM PIPE IMPRINTED WITH "CAUTION-BURIED SEWER LINE BELOW"

SKI ROPE TERMINATED AT GROUND SURFACE IS REQUIRED

GLUED JOINT (TYP.)

ALTERNATE ADDITIONAL RISE AND BEND WHERE REQUIRED BY GREATER SEWER DEPTH

SLOPE UP (1% MIN.) TO PROP. LINE

45" MAX.

CLASS "A" CONCRETE

4" MIN. OF PIPE BEDDING MATERIAL (CLASS 67 STONE OR EQUAL) AROUND PIPE

PLAN

SEWER MAIN

WYE BRANCH

3" WIDE SAFETY GREEN MARKER TAPE 18" FROM PIPE IMPRINTED WITH "CAUTION-BURIED SEWER LINE BELOW"

SCH 40 PVC CAP

1/2" x 4" FENCE "TEE" POST

CLASS "A" CONCRETE

ROTATE BENDS AS REQUIRED TO ALIGN SERVICE BRANCH WITH SERVICE PIPE.

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TITLE: SEWER DETAILS  
DESCRIPTION: SEWER SERVICE LATERAL  
DATE: APRIL 2015  
REVISED: \_\_\_\_\_  
SHEET: \_\_\_\_\_

DRAWN BY: \_\_\_\_\_  
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FILE: 55-Sewer Service Lateral.dwg

**S15**

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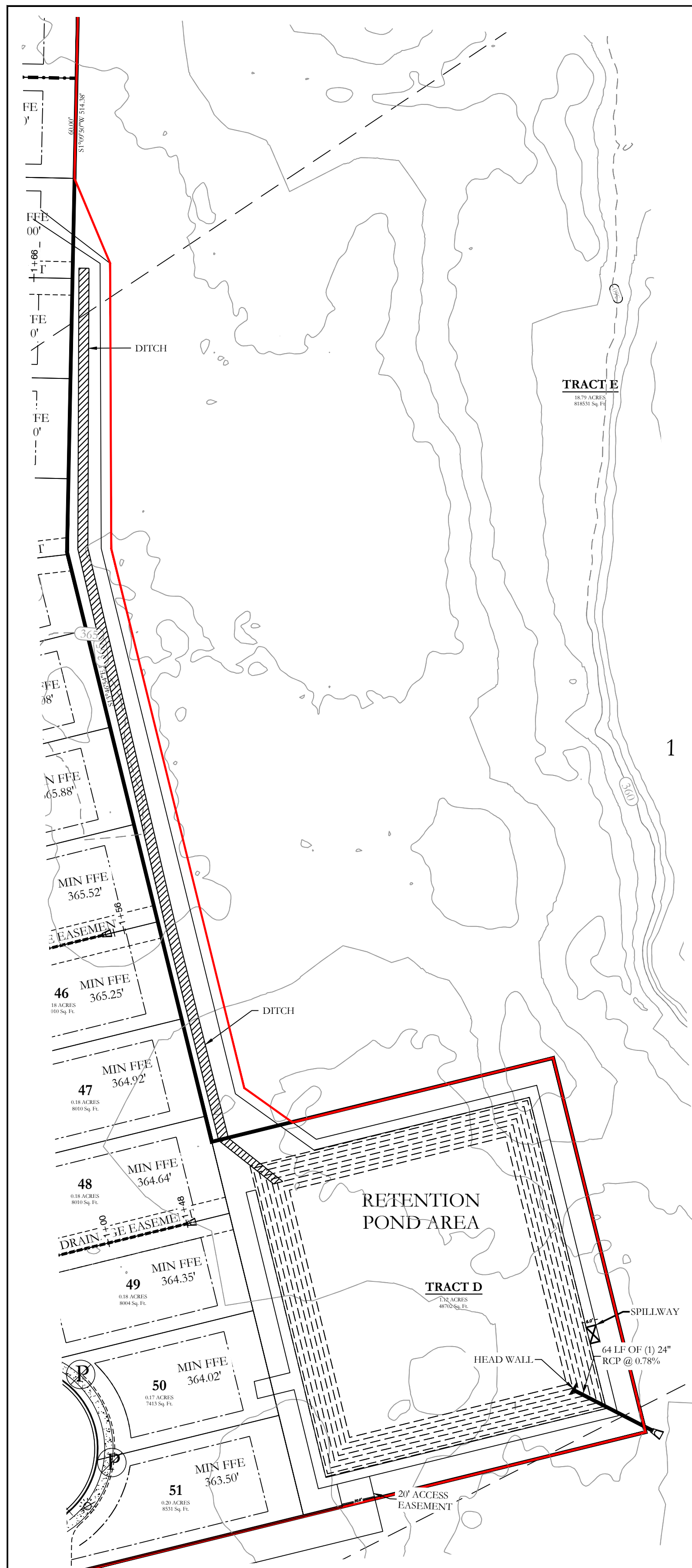
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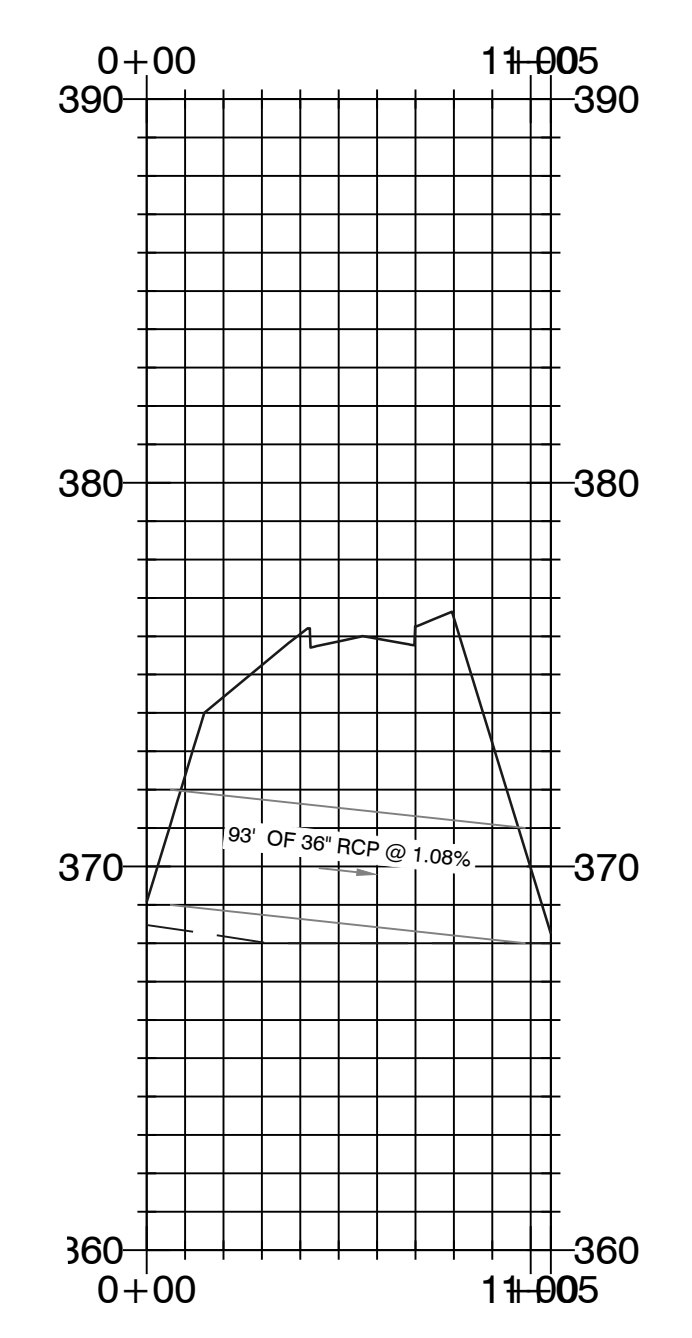
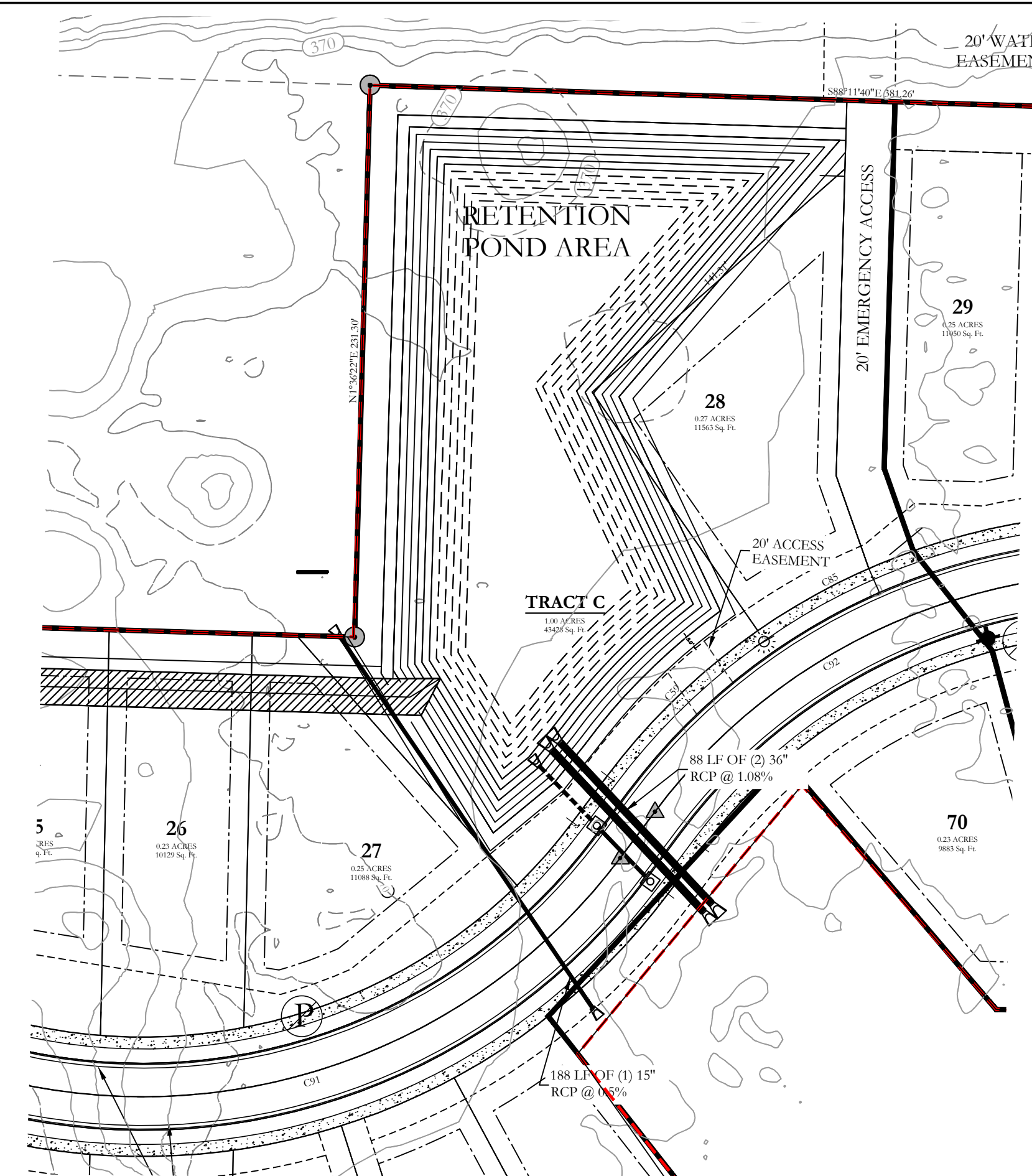
THE VILLAGES AT MAGNOLIA LANE PHASE 2-3  
SEWER DETAILS  
A SUBDIVISION IN CITY OF BRYANT, SALINE COUNTY, ARKANSAS

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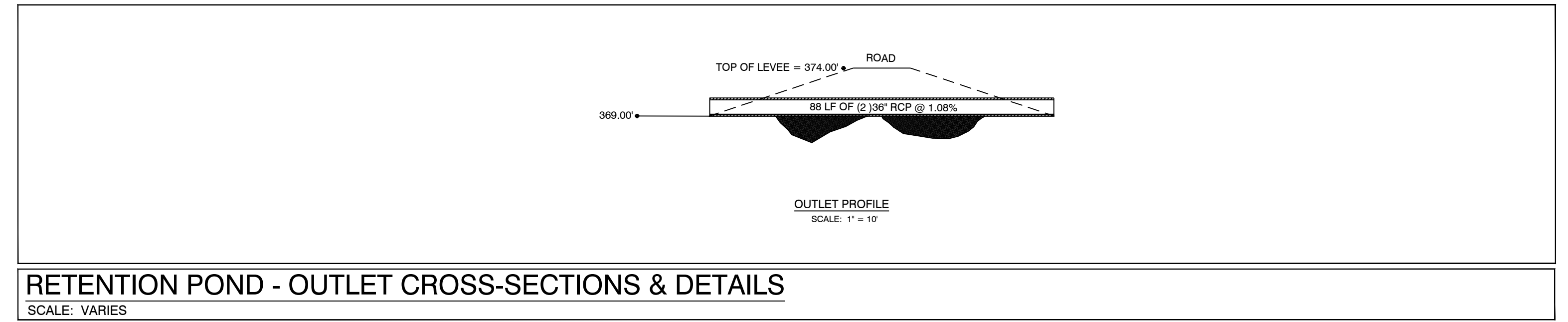
500 1S 15W 0 34 230 62 1902



- NOTE:
- Retention pond banks and slopes shall be solid sod stabilization.
  - Retention pond banks shall be a minimum of 5' in width.
  - Drainage ditch will require solid sod stabilization.



RETENTION POND - PLAN VIEW



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

RETENTION POND MAINTENANCE PLAN

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

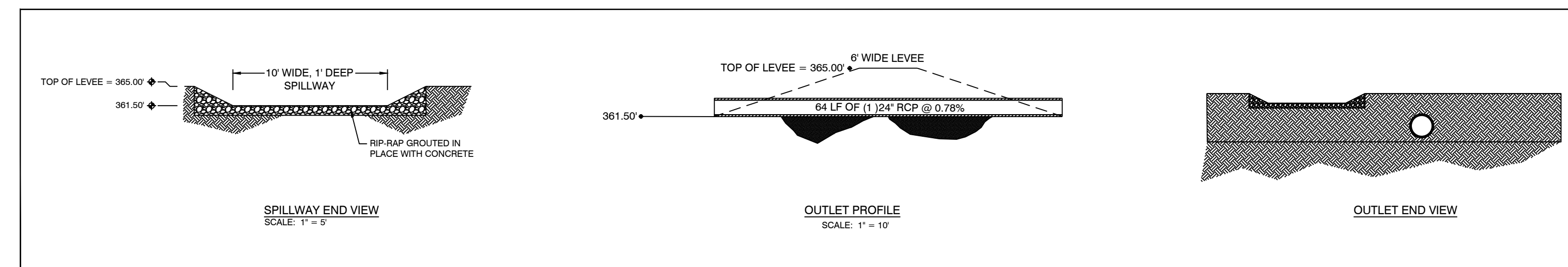
Stabilization of Retention Basin provided with 3-1 slopes with required Sodding.  
6' Swales with required sodding.  
Fences are prohibited in the drainage easement area.  
Maintenance of retention ponds will be conducted by the improvement district.  
Retention Pond Tract C will be constructed in Phase-2.

**Routine Maintenance**  
Routine maintenance will include but not be limited to:  
-Mowing of the bank slopes and area around the pond on a monthly basis during the growing season and as needed during the cooler months.

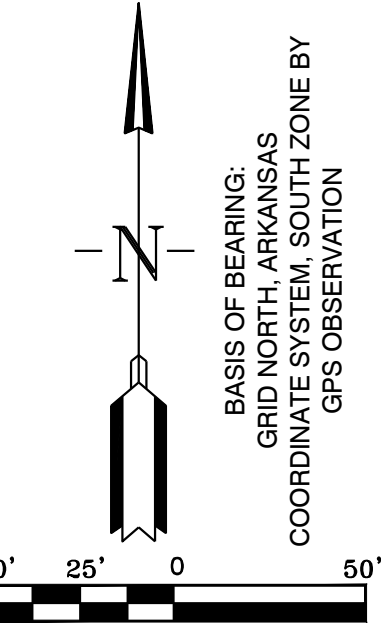
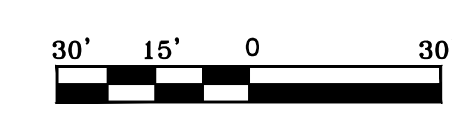
-The outlet pipe from the pond and other areas will be inspected monthly for debris which could inhibit the proper flow of discharge. Any debris will be removed immediately and disposed of or placed in a location to prevent future maintenance and to not cause impact up or downstream of the structure.

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

- Inspect the pond and outlet pipe for non-routine maintenance need.
- Periodic or Non-Routine Maintenance**  
The routine inspection of the pond area and discharge pipe will identify needed repairs and non-routine maintenance. These items may include but not be limited to:  
-Re-growth of trees on or around the pond bank. These should be cut and removed from the pond area.
- Sediment from the site may accumulate in the pond bottom and reduce the pond to below design volume requirements. The pond should be excavated if the pond bottom elevation reached a level that allows excessive aquatic growth or reduces the pond efficiency such, that the sediments are passing the discharge structure and release off site.
- Stabilization or re-grading of side slopes may be required periodically or after excessive rain events. Any disturbance of slopes should be reseeded or may require installation of erosion control materials until seeding can reestablish adequate grasses to prevent future erosion.
- Any other maintenance or repairs which would minimize other maintenance to the pond or outfall structures.



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



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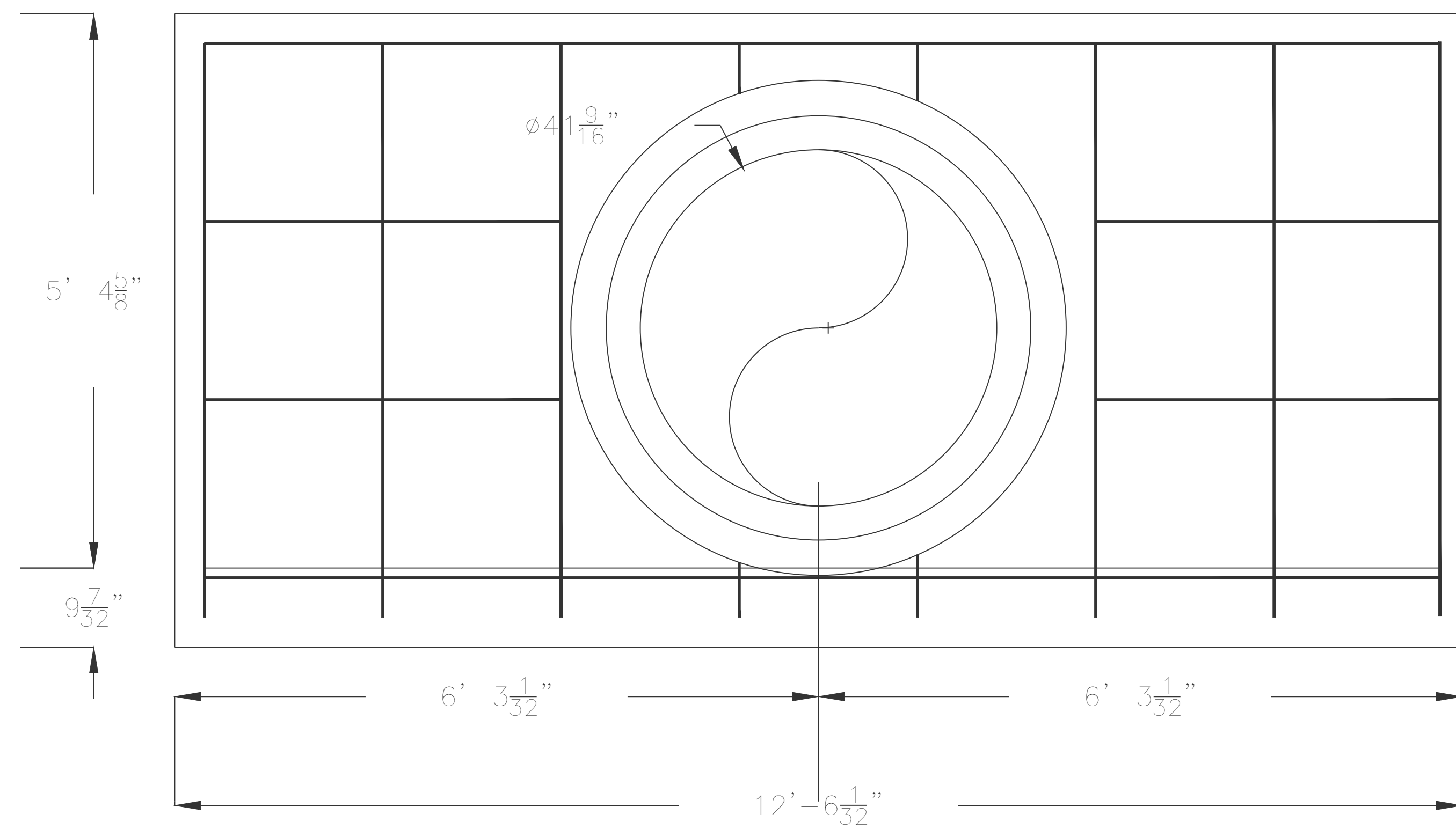
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THE VILLAGES AT MAGNOLIA LANE PHASE 2-3  
DETENTION POND  
A SUBDIVISION IN CITY OF BRYANT, SALINE COUNTY, ARKANSAS

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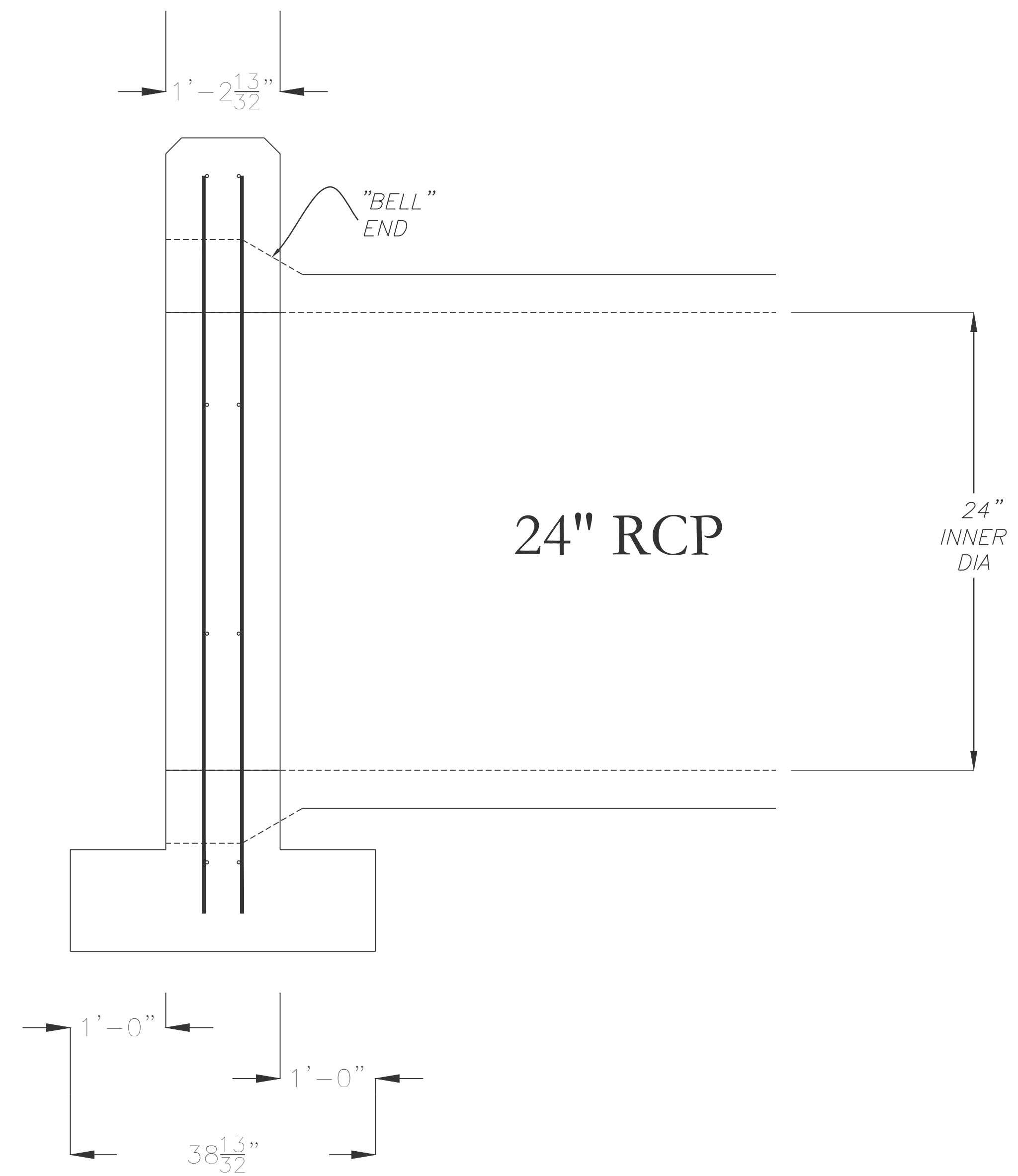
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Front Elevation View for one 24" RCP

Note:

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



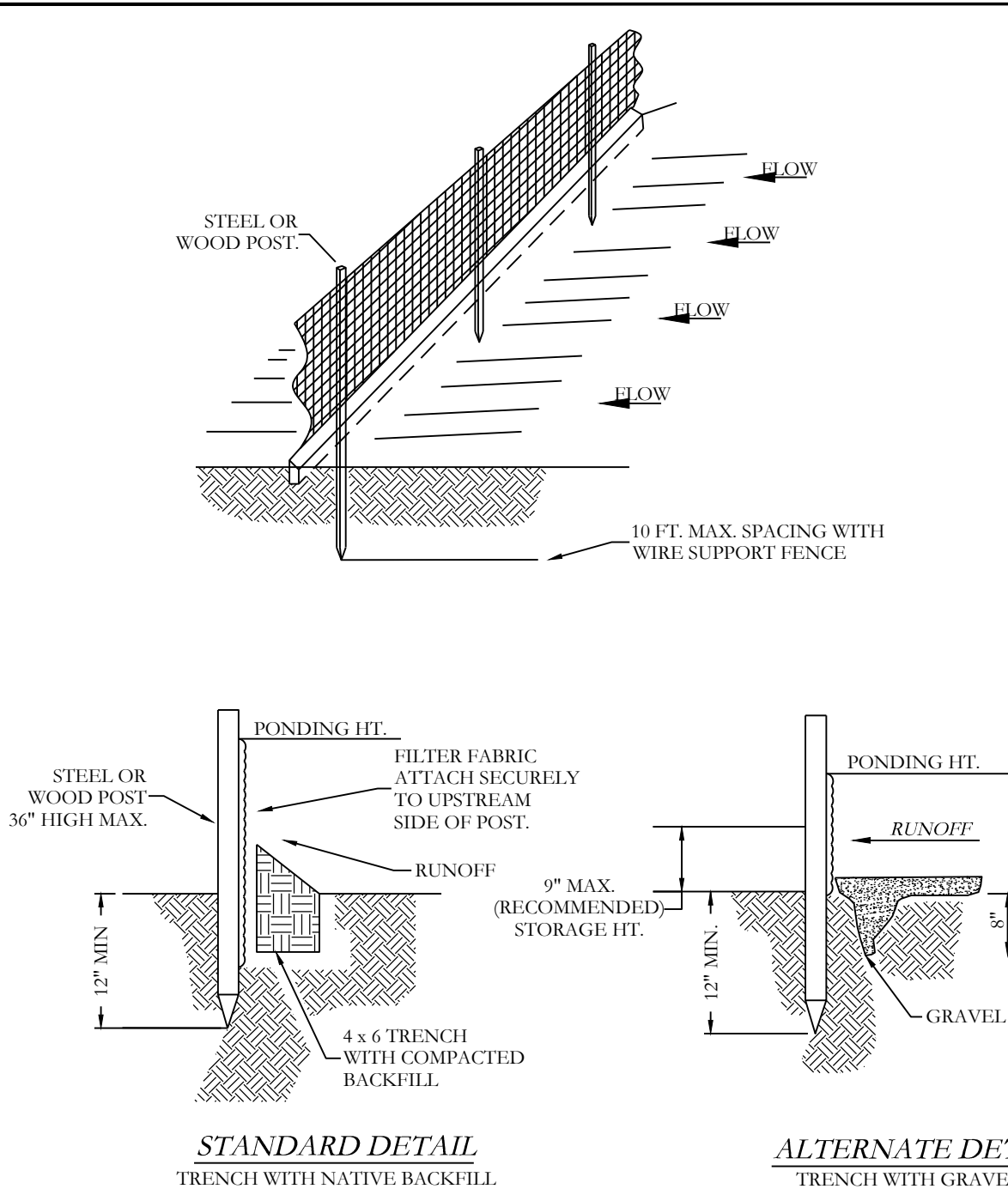
Side Elevation View



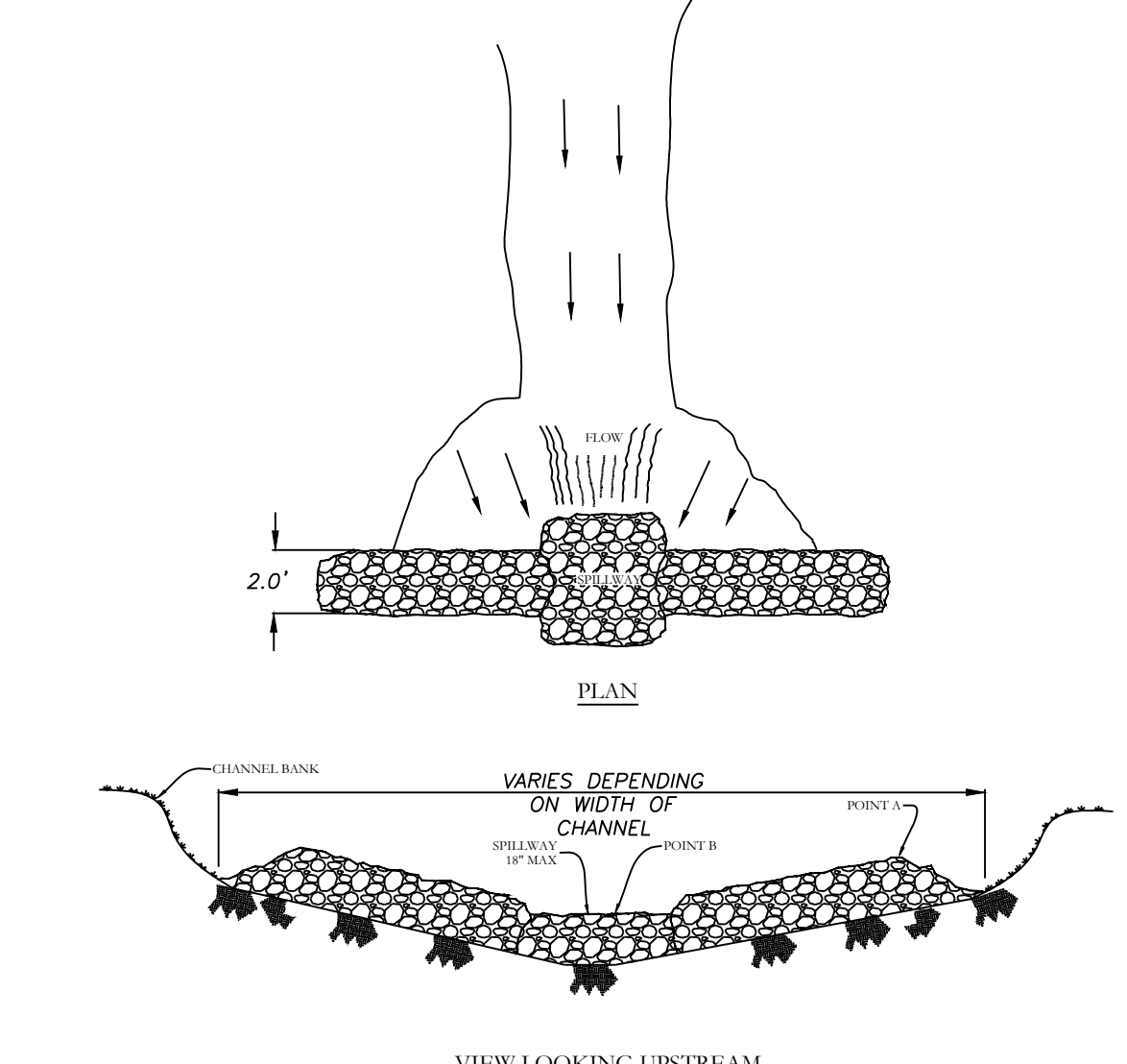
		129 N. Main Street, Benton, Arkansas 72015 PH. (501)315-2626 FAX (501) 315-0024 www.hopeconsulting.com
FOR USE AND BENEFIT OF: WIGGINS FAMILY REAL ESTATE HOLDINGS, LLC		
THE VILLAGES AT MAGNOLIA LANE PHASE 2-3 HEADWALL DETAILS A SUBDIVISION IN CITY OF BRYANT, SALINE COUNTY, ARKANSAS		
DATE: 10-05-2023	C.A.D. BY:	DRAWING NUMBER:
REVISED: 11-21-2023	CHECKED BY:	19-0238
SHEET: C-5.1	SCALE:	
500	1S	15W
0	34	230
62	1762	

K:\LAND PROJECTS\2004 SUBDIVISIONS\2019\19-0238 STARLIGHT VILL. C&S\19-0238 STARLIGHT VILLAGE SUBDIVISION CONSTRUCTION PLANS\19-0238.DWG





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



- NOTES:
- 1) POINT 'A' MUST BE HIGHER THAN POINT 'B' SLOPEWAY HEIGHT.
  - 2) USE ROCKS OR FILTER FABRIC TO FILL GAPS BETWEEN CHANNELS.
  - 3) SLOPEWAY HEIGHT SHALL NOT EXCEED 18" - 24".
  - 4) INSPECT AFTER EACH STORM EVENT TO MAINTAIN AND REPAIR PROMPTLY.

**EROSION CONTROL NOTES**

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

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

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

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

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

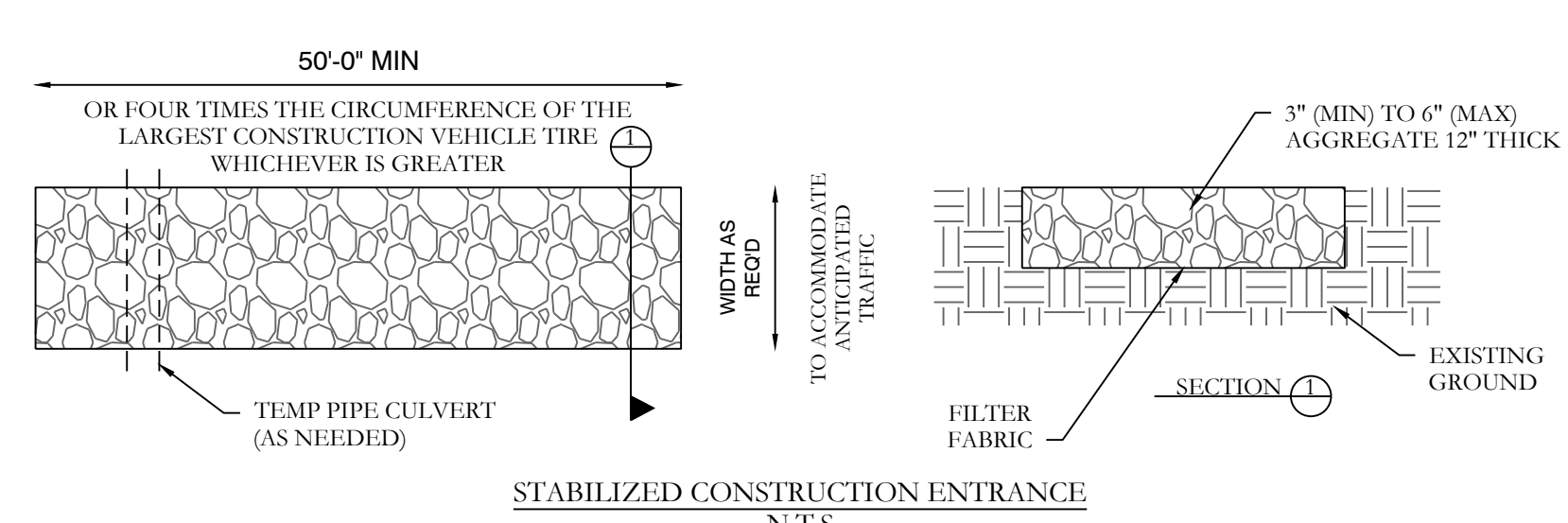
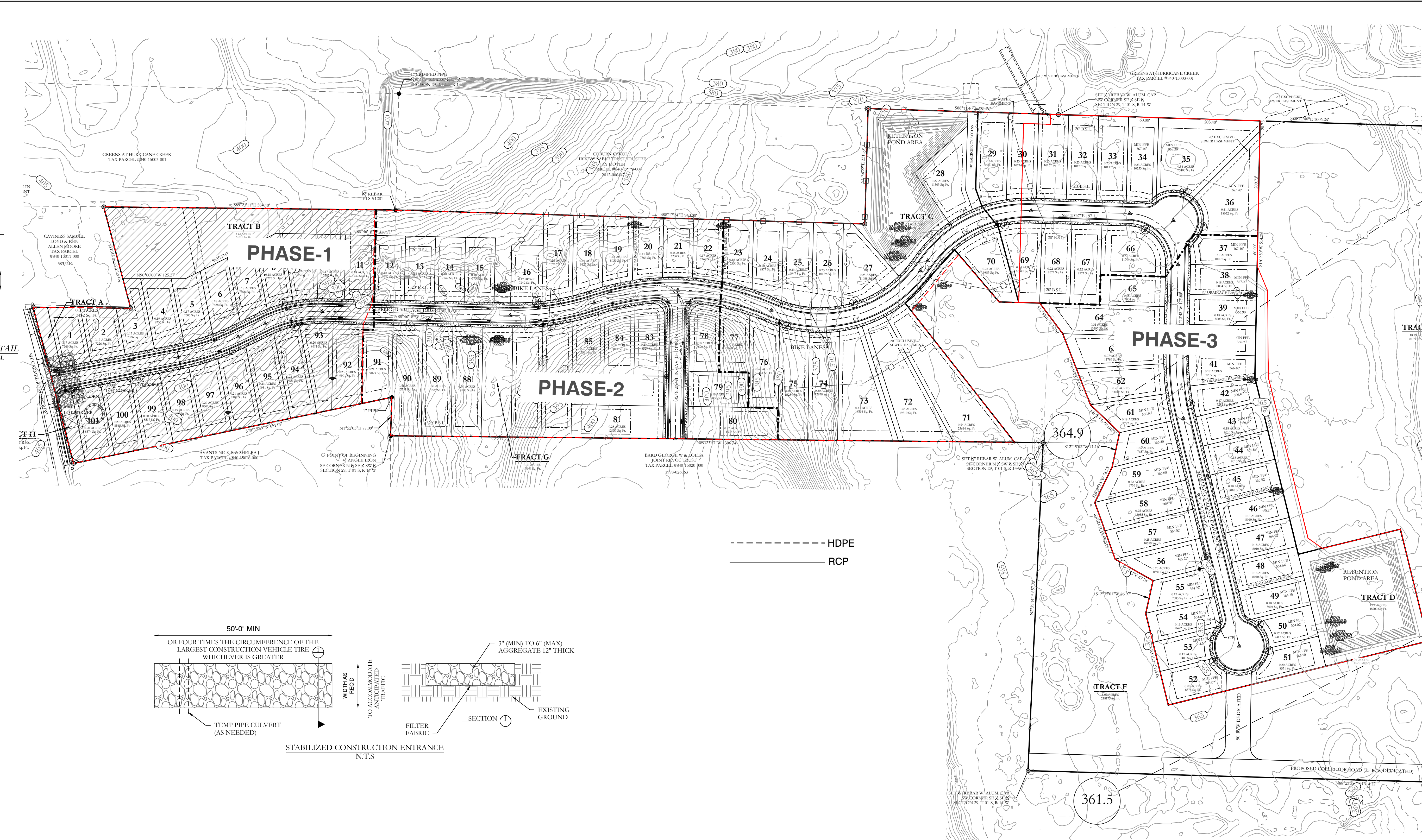
SOME EROSION CONTROL MEASURES, SILT FENCING, OR CHECK DAMS MAY NOT BE NECESSARY DURING INITIAL ROW CLEARING BUT MAY BE NEEDED ONCE LOT CLEARING AND HOME BUILDING BEGINS

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

DEADLINES FOR STABILIZATION AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASES.

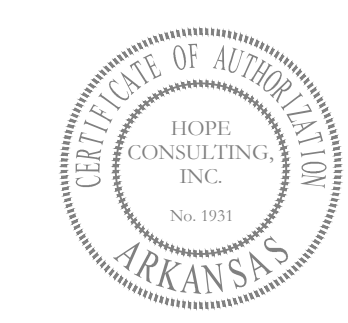
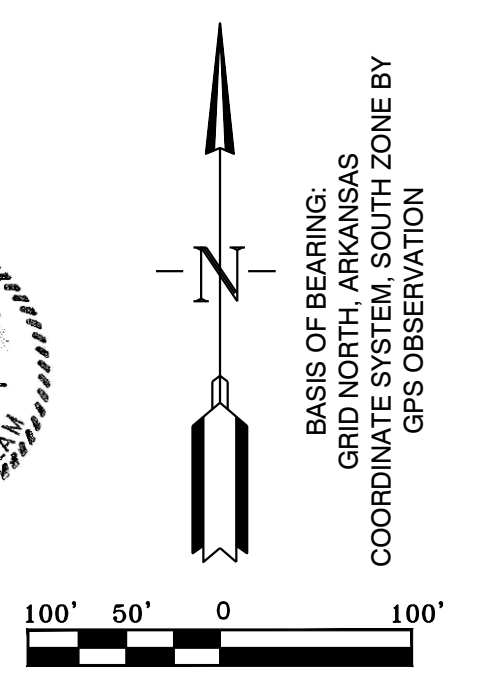
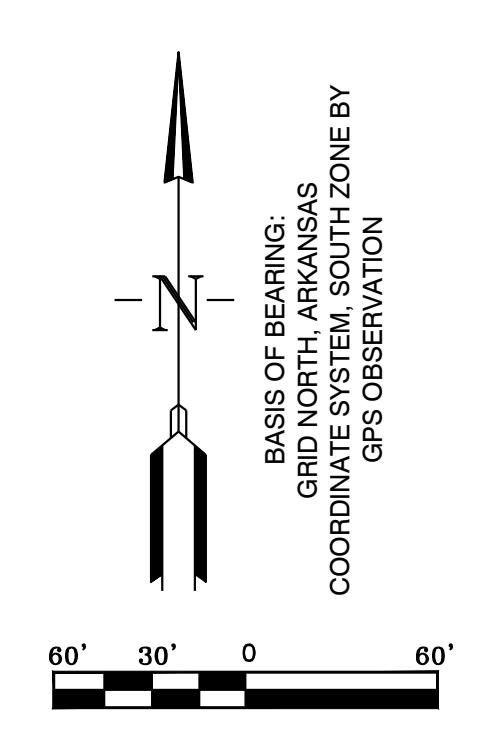
STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY CEASED.

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



**ERC LEGEND**

- SITE POSTING
- CONC. WASHOUT DETENTION AREA
- SILT FENCE
- ROCK CHECK DAM
- CONSTRUCTION ENTRANCE



**HOPE CONSULTING**  
ENGINEERS - SURVEYORS

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

**THE VILLAGES AT MAGNOLIA LANE PHASE 2-3**  
EROSION CONTROL PLAN

A SUBDIVISION IN CITY OF BRYANT, SALINE COUNTY, ARKANSAS

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

500 1S 15W 0 34 230 62 1762

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