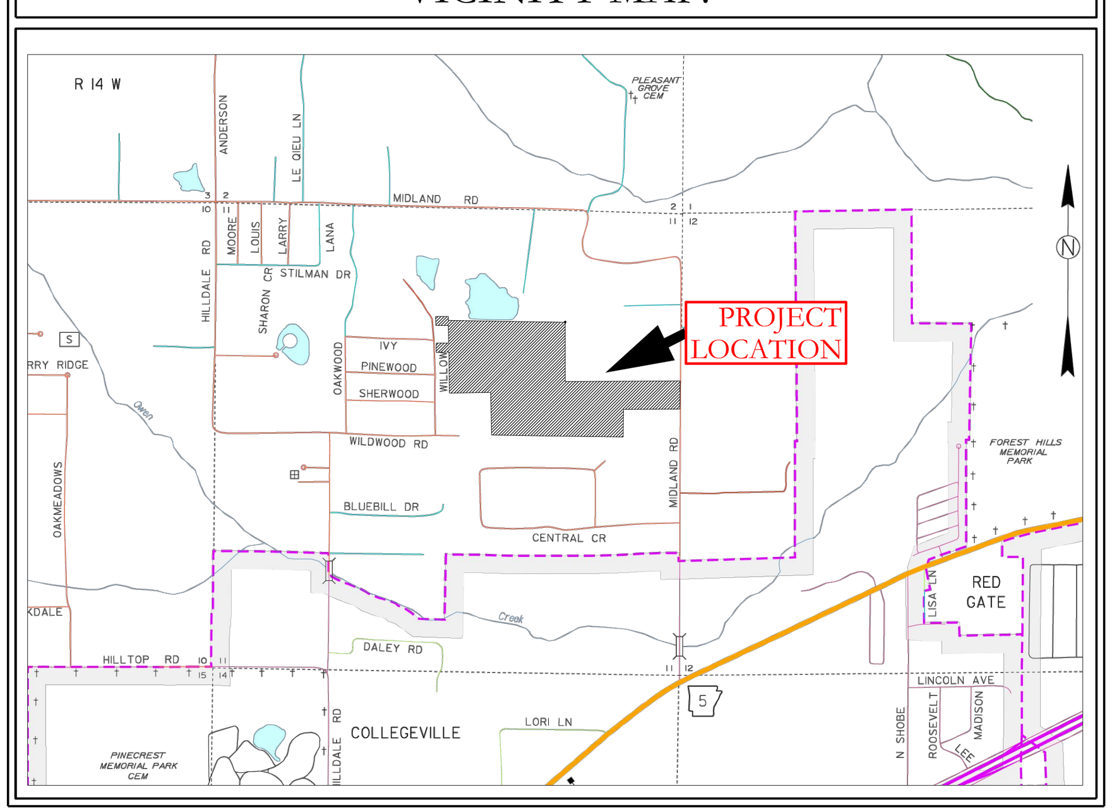
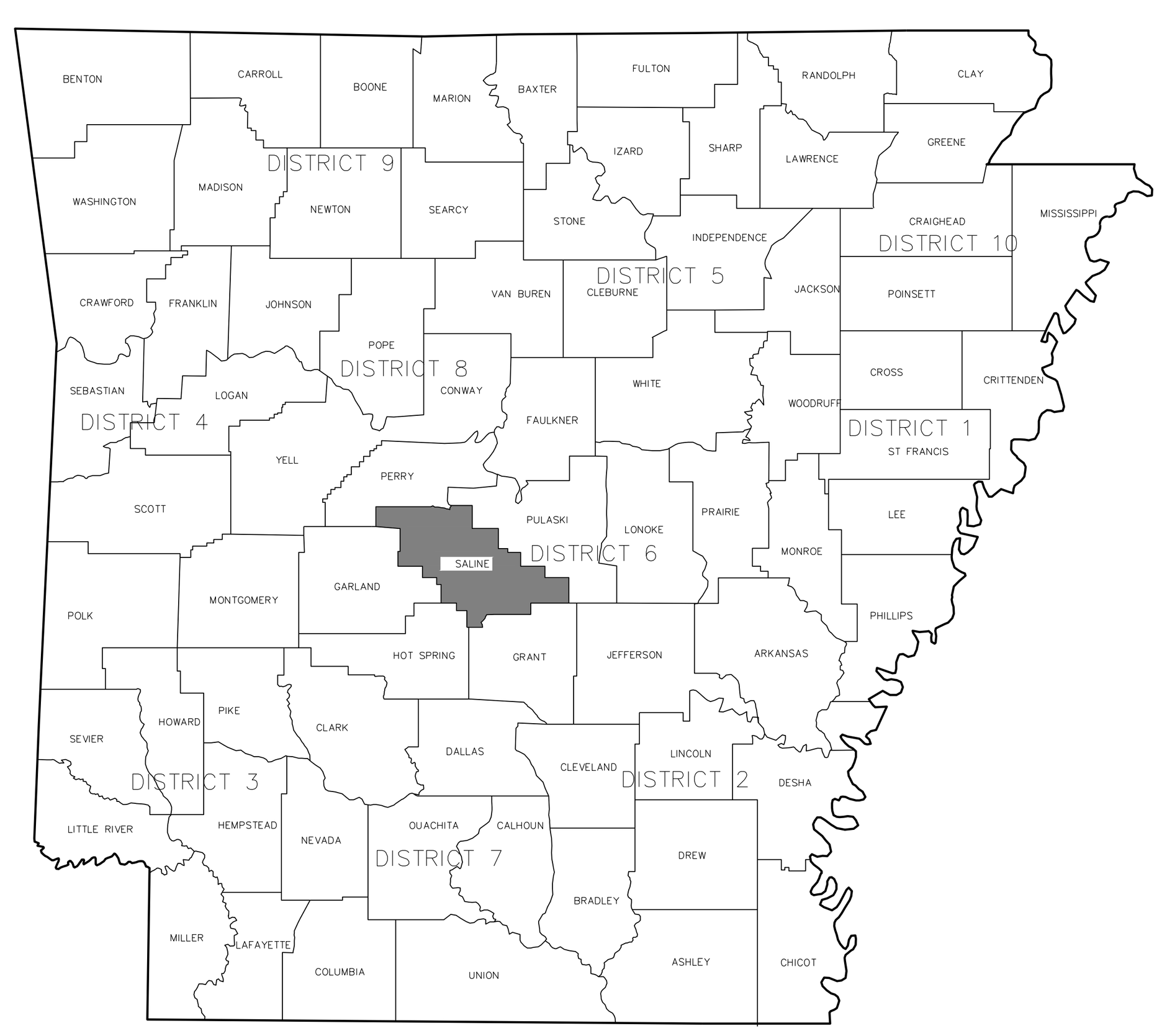
CONSTRUCTION PLANS
MIDLAND ROAD

BRYANT, AR

VICINITY MAP:





PREPARED BY:

HOPE CONSULTING
ENGINEERS - SURVEYORS

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

CIVIL ENGINEER
HOPE CONSULTING INC
129 NORTH MAIN STREET
BENTON, AR 72015

GEOTECHNICAL ENGINEER
MATERIALS TESTING OF ARKANSAS
8001 NATIONAL DRIVE
LITTLE ROCK , AR 72209

DRAWING INDEX

HOPE CONSULTING
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FAX (501) 315-0024
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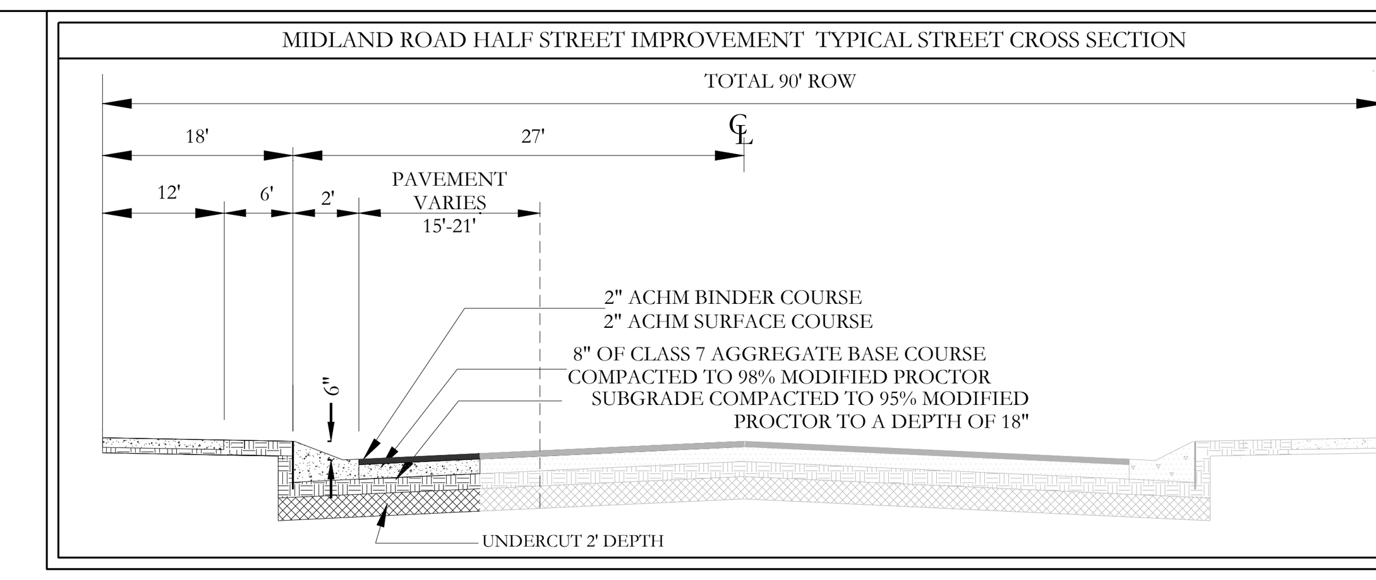
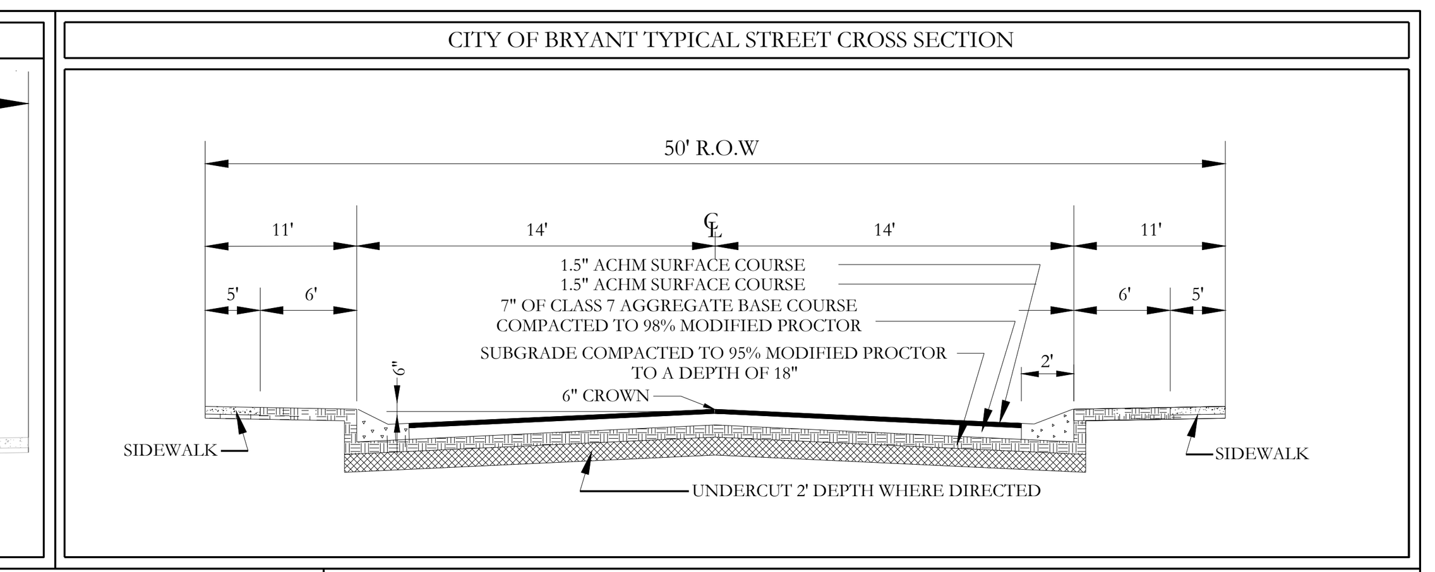
FOR USE AND BENEFIT OF:
HAVEN'S DEVELOPMENT, LLC

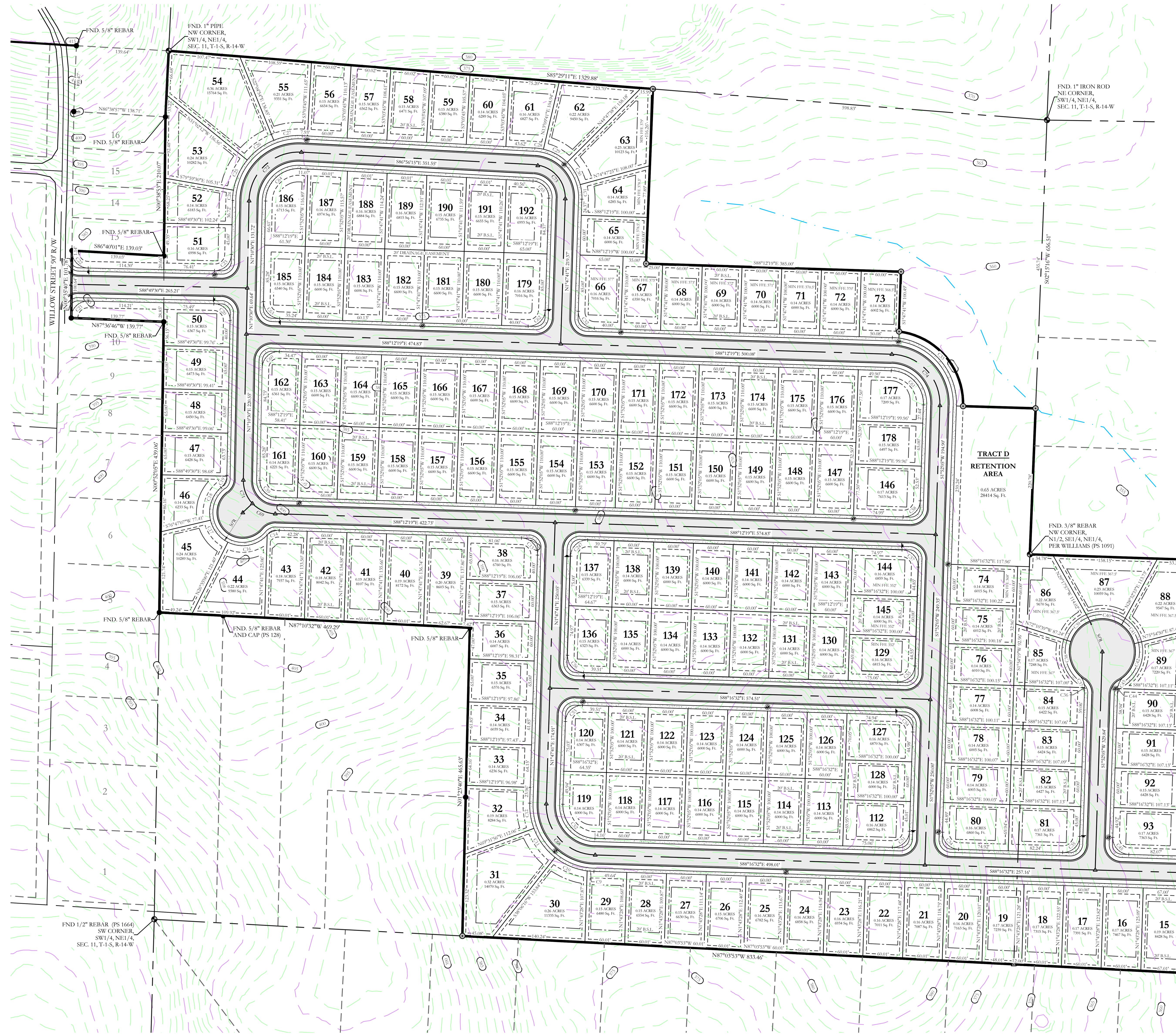
MIDLAND ROAD
BRYANT, SALINE COUNTY, ARKANSAS

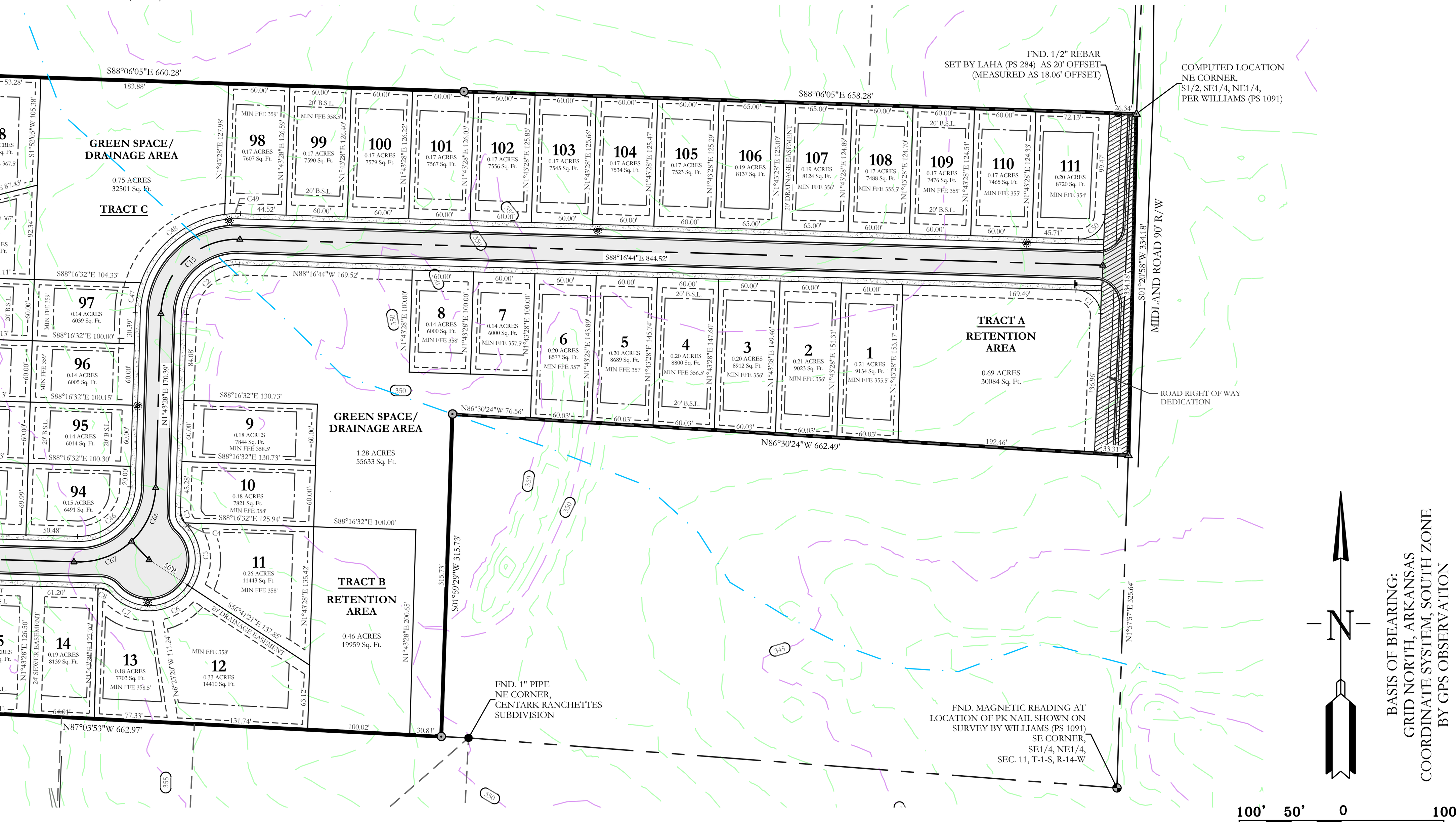
DATE:	05/23/2023	C.A.D. BY:		DRAWING NUMBER:
REVISED:		CHECKED BY:		23-0024
SHEET:		SCALE:		

K:\LAND PROJECTS 2004\SUBDIVISIONS\2023\23-0024 HAVENS MIDLAND ROAD SUBDIVISION S11 T1S R14W\CIVIL\DWG\23-0024 CONTRUCTION PLAN (FINAL DRAFT)(AFTER COMMENTS)XXXXXXX.DWG









SURVEY DESCRIPTION:

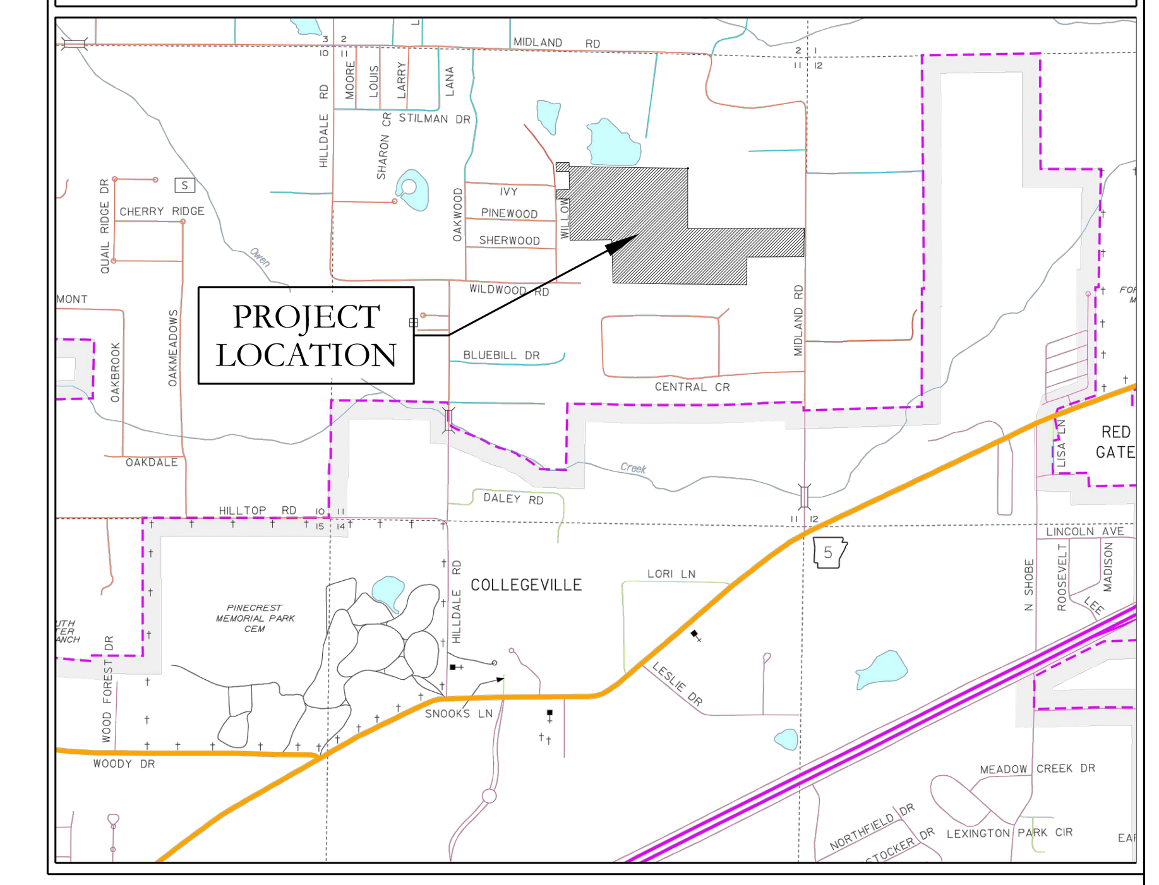
A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS; AND LOTS 11, 12, 17, AND 18, OF WILDWOOD TERRACE SUBDIVISION TO SALINE COUNTY, ARKANSAS AS SHOWN AND RECOREDED IN SALINE 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 THE N1/2, SE1/4, 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°30'24" 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 SE1/4, 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 00°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 00°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 49.133 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.

VICINITY MAP:



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	36.44	25.00	83.51	N46° 31' 18"W	33.30
C2	78.54	50.00	90.00	S46° 43' 28"W	70.71
C3	15.74	25.00	36.08	S16° 19' 00"E	15.48
C4	3.29	25.00	7.54	S38° 07' 47"E	3.29
C5	65.64	50.00	75.21	S4° 17' 44"E	61.02
C6	42.15	50.00	48.30	S57° 27' 40"W	40.91
C7	46.94	50.00	53.79	N71° 29' 33"W	45.24
C8	16.26	25.00	37.26	N63° 13' 27"W	15.97
C10	53.12	100.00	30.43	N67° 06' 45"W	52.50
C11	54.85	100.00	31.43	N36° 10' 54"W	54.17
C12	38.86	100.00	22.26	N9° 20' 12"W	38.61
C13	39.27	25.00	90.00	N43° 12' 19"W	35.36
C14	19.69	25.00	45.13	S69° 13' 41"W	19.19
C15	117.81	75.00	90.00	S46° 43' 28"W	106.07
C16	63.54	50.00	72.81	S80° 10' 34"W	59.35
C17	43.81	50.00	50.20	N38° 18' 56"W	42.42
C18	54.47	50.00	62.42	N17° 59' 35"E	51.81
C19	19.69	25.00	45.12	N26° 38' 19"E	19.18
C20	39.27	25.00	90.00	N43° 49' 30"W	35.36
C21	39.40	25.00	90.29	S46° 01' 44"W	35.45
C22	39.02	25.00	89.42	S44° 06' 55"E	35.18
C23	39.27	25.00	90.00	N46° 10' 30"E	35.36
C24	15.42	100.00	8.83	N5° 35' 30"E	15.40
C25	50.54	100.00	28.96	N24° 29' 09"E	50.00
C26	50.54	100.00	28.96	N53° 26' 27"E	50.00

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C27	43.88	100.00	25.14	N80° 29' 25"E	43.53
C28	13.22	75.00	10.10	S81° 53' 17"E	13.20
C29	41.41	75.00	31.63	S61° 01' 20"E	40.88
C30	39.26	75.00	30.00	S30° 12' 28"E	38.82
C31	22.26	75.00	17.00	S6° 42' 27"E	22.18
C32	39.27	25.00	90.00	S43° 12' 19"E	35.36
C33	147.27	100.00	84.38	S40° 19' 16"E	134.32
C34	39.33	25.00	90.14	S43° 12' 13"E	35.40
C35	39.21	25.00	89.86	N46° 47' 47"E	35.31
C36	0.94	25.00	2.15	N0° 47' 36"E	0.94
C37	20.09	25.00	46.04	N23° 18' 05"W	19.55
C38	55.98	50.00	64.14	N14° 14' 58"W	53.10
C39	43.73	50.00	50.11	N42° 52' 47"E	42.35
C40	50.36	50.00	57.71	S83° 12' 24"E	48.26
C41	35.14	50.00	40.26	S34° 13' 06"E	34.42
C42	55.98	50.00	64.14	S17° 59' 09"W	53.10
C43	19.96	25.00	45.75	S27° 10' 54"W	19.44
C44	1.06	25.00	2.44	S3° 05' 13"W	1.06
C45	39.33	25.00	90.14	S43° 12' 13"E	35.40
C46	78.54	50.00	90.00	N46° 43' 28"E	70.71
C47	30.06	100.00	17.22	N10° 20' 12"E	29.95
C48	111.48	100.00	63.87	N50° 53' 08"E	105.80
C49	15.54	100.00	8.90	N87° 16' 23"E	15.52
C50	38.91	25.00	89.18	N47° 08' 03"E	35.10
C51	39.21	25.00	89.86	N46° 47' 47"E	35.31

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C52	78.60	50.00	90.07	S43° 14' 26"E	70.75
C53	39.24	25.00	89.93	S46° 45' 34"W	35.33
C54	39.33	25.00	90.14	N43° 12' 13"W	35.40
C55	39.21	25.00	89.86	N46° 47' 47"E	35.31
C56	39.30	25.00	90.07	S43° 14' 26"E	35.38
C57	39.30	25.00	90.07	N43° 10' 07"W	35.38
C58	39.24	25.00	89.93	N46° 49' 53"E	35.33
C59	39.00	25.00	89.38	S43° 30' 55"E	35.16
C60	39.54	25.00	90.62	S46° 29' 05"W	35.55
C61	78.60	50.00	90.07	N43° 10' 07"W	70.76
C62	39.27	25.00	90.00	N46° 47' 41"E	35.36
C63	39.00	25.00	89.38	S43° 30' 55"E	35.16
C64	80.19	50.00	91.89	S47° 07' 07"W	71.87
C65	38.72	25.00	88.73	N42° 34' 17"W	34.96
C66	58.90	75.00	45.00	N24° 13' 28"E	57.40
C67	61.60	75.00	47.06	N70° 15' 11"E	59.88
C68	117.90	75.00	90.07	S43° 14' 26"E	106.13
C69	39.00	50.00	44.69	S65° 51' 37"E	38.02
C71	39.00	50.00	44.69	S21° 10' 12"E	38.02
C72	120.28	75.00	91.89	S47° 07' 07"W	107.80
C73	77.43	50.00	88.73	N42° 34' 17"W	69.92
C74	117.91	75.00	90.07	N43° 10' 07"W	106.13
C247	39.27	25.00	90.00	S46° 47' 41"W	35.36

PRELIMINARY PLAT
MIDLAND ROAD ESTATES

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

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

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

No portion of the property described hereon lies within the 100 year floodplain, according to the Federal Insurance Rate Map, panel #05125C0365e, Dated: 06/05/2020 .

CERTIFICATIONS:

OWNER:

Name: HAVEN'S DEVELOPMENT, LLC
Address: 2615 N. PRICKETT ROAD, SUITE 5
BRYANT, AR 72022

DEVELOPER:

Name: HAVEN'S DEVELOPMENT, LLC
Address: 2615 N. PRICKETT ROAD, SUITE 5
BRYANT, AR 72022

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 Tile: 2021-009870

Date of Execution ____________ Name: ______________________

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY:

I, Corbitt 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

Signed: ______________________
Jonathan L. Hope
Registered Professional
Land Surveyor No. 1762 Arkansas

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

____
Kazi Tamzidual Islam
Registered Professional
Engineer, No. 20876 Arkansas

CERTIFICATE OF PRELIMINARY PLAT APPROVAL:

All requirements of the City of Bryant Subdivision Rules and Regulations relative to the preparation and submittal of a Preliminary Plat having been fulfilled, approval of this plat is hereby granted, subject of further provisions of said Rules and Regulations.

____
Date of Execution

Signed: ______________________
Rick Johnson, Chairman
Bryant Planning Commission

PROPERTY SPECIFICATIONS:

OWNER: HAVEN'S DEVELOPMENT, LLC
2615 N. PRICKETT ROAD, SUITE 5
BRYANT, AR 72022

DEVELOPER/ SUBDIVIDER: HAVEN'S DEVELOPMENT, LLC
2615 N. PRICKETT ROAD, SUITE 5
BRYANT, AR 72022

ENGINEERS: HOPE CONSULTING INC.
129 N. MAIN STREET
BENTON, AR 72015

NAME OF SUBDIVISION: MIDLAND ROAD ESTATES

ZONING CLASSIFICATION: PROPOSED R-1S

SOURCE OF TITLE: SALINE COUNTY DOCUMENT
BOOK PAGE

MIN. LOT SIZE: 6,000 S.F.
NUMBER OF LOTS: 192
SOURCE OF WATER: CITY OF BRYANT
SOURCE OF SEWER: CITY OF BRYANT
SOURCE OF ELECTRIC: FIRST ELECTRIC COOP
SOURCE OF GAS: CENTERPOINT ENERGY

BUILDING SETBACKS:
FRONT - 20' OR AS SHOWN
REAR - 20' OR AS SHOWN
SIDE - 8' OR AS SHOWN

EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
FRONT - 10' OR AS SHOWN
REAR - 10' OR AS SHOWN
SIDE - 5' OR AS SHOWN

STREET RIGHT OF WAYS: 50' OR AS SHOWN
STREET WIDTH: 28' BOC TO BOC
LOT CORNERS: SET 1/2" REBAR WITH CAP

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

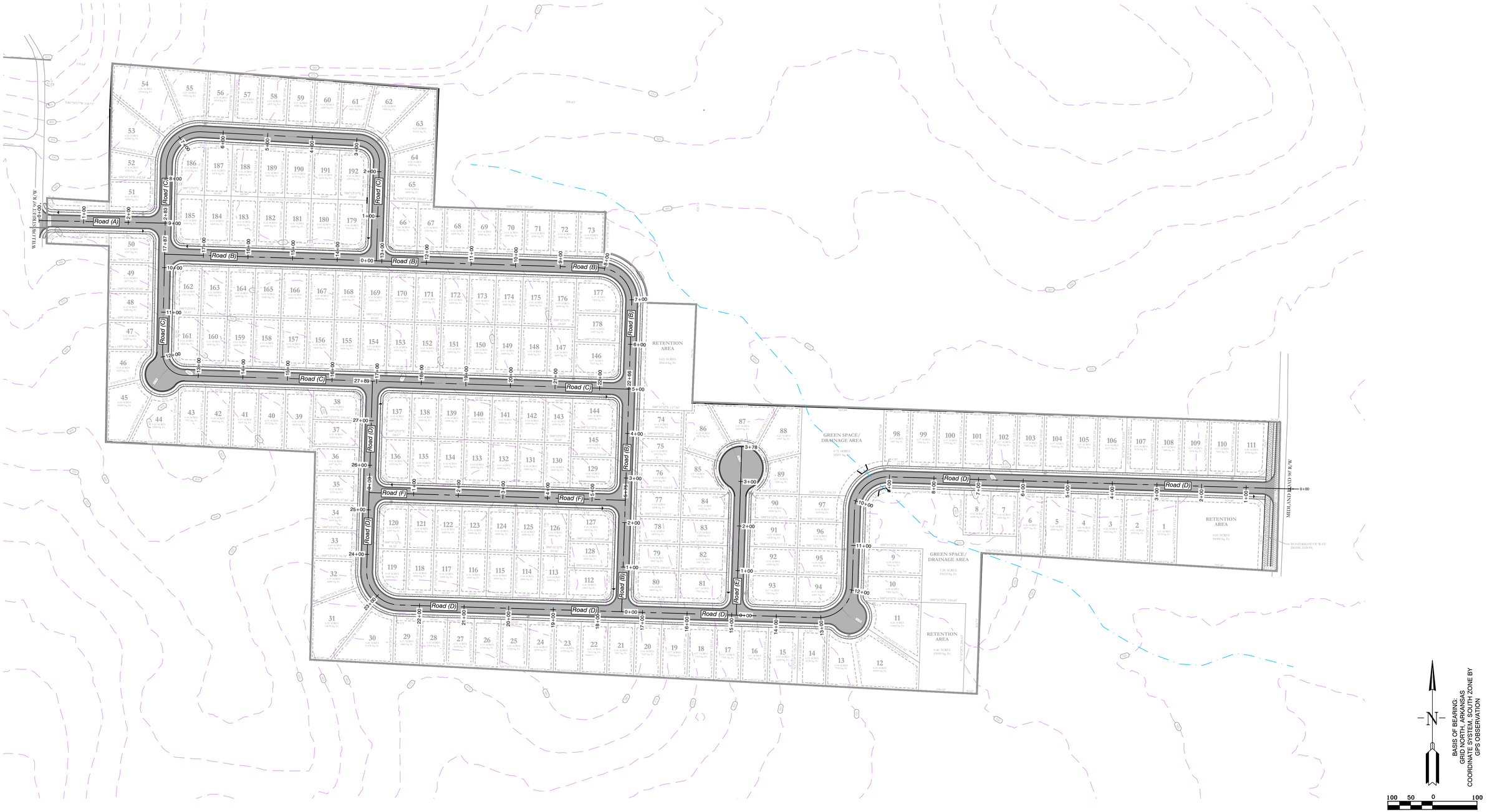
FOR USE AND BENEFIT OF:

HAVEN'S DEVELOPMENT, LLC

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

DATE:	05/03/2023	C.A.D. BY: B.JOHNSON		DRAWING NUMBER:
REVISED:		CHECKED BY:		23-0024
SHEET:		SCALE: 1" = 100'		
500		0		

K:\Land Projects 2004\Subdivisions\2023\23-0024 Havens Midland Road Subdivision S11 T1S R14W\23-0024-Preliminary Plat.dwg



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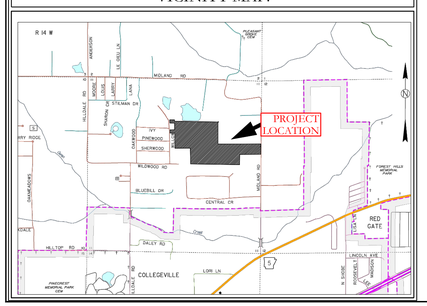
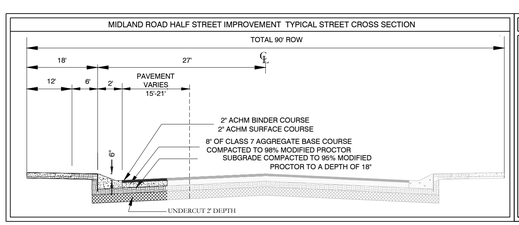
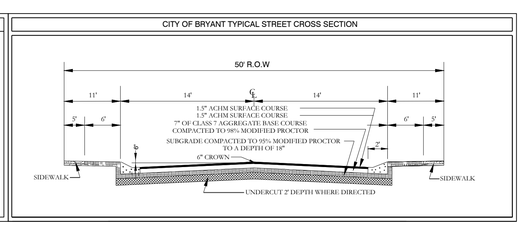


MIDLAND ROAD HALF STREET IMPROVEMENT TYPICAL STREET CROSS SECTION



CITY OF BRYANT TYPICAL STREET CROSS SECTION



MIDLAND ROAD SUBDIVISION
STREET PLAN

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

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

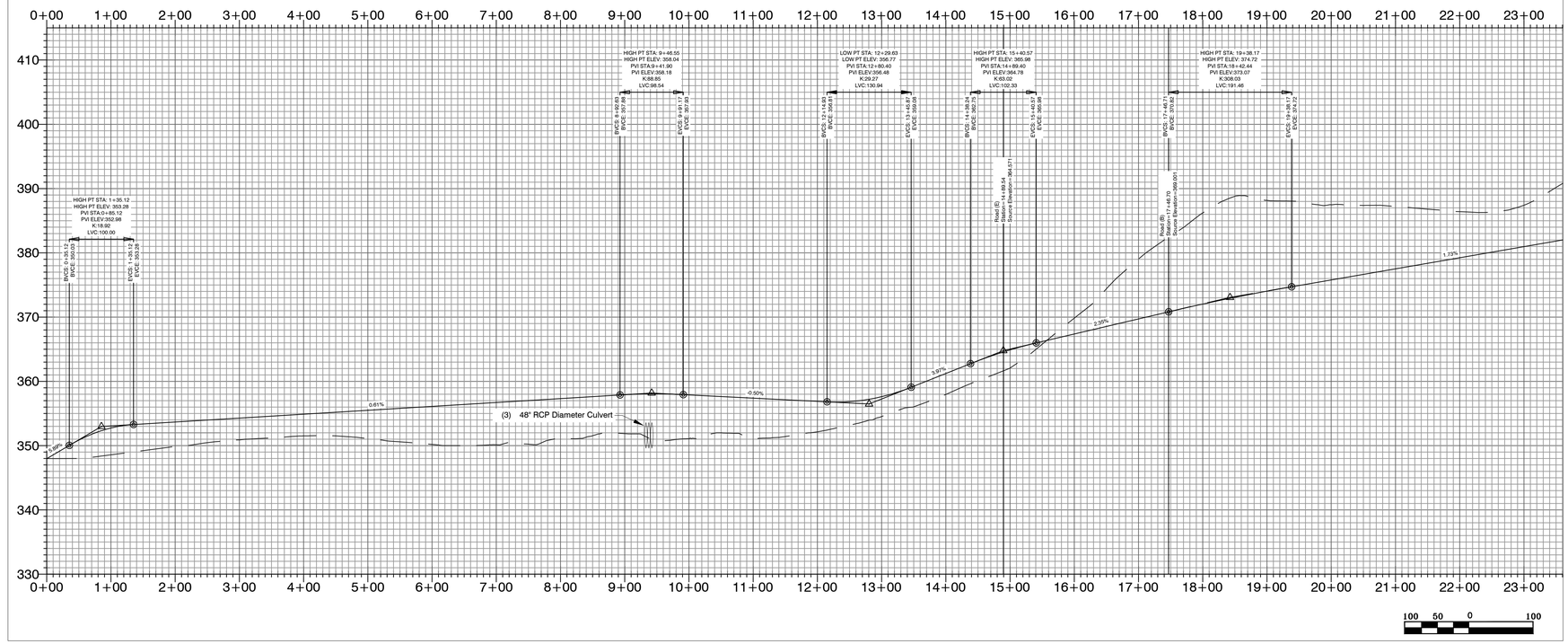
MIDLAND ROAD
STREET LAYOUT
BRYANT, SALINE COUNTY, ARKANSAS

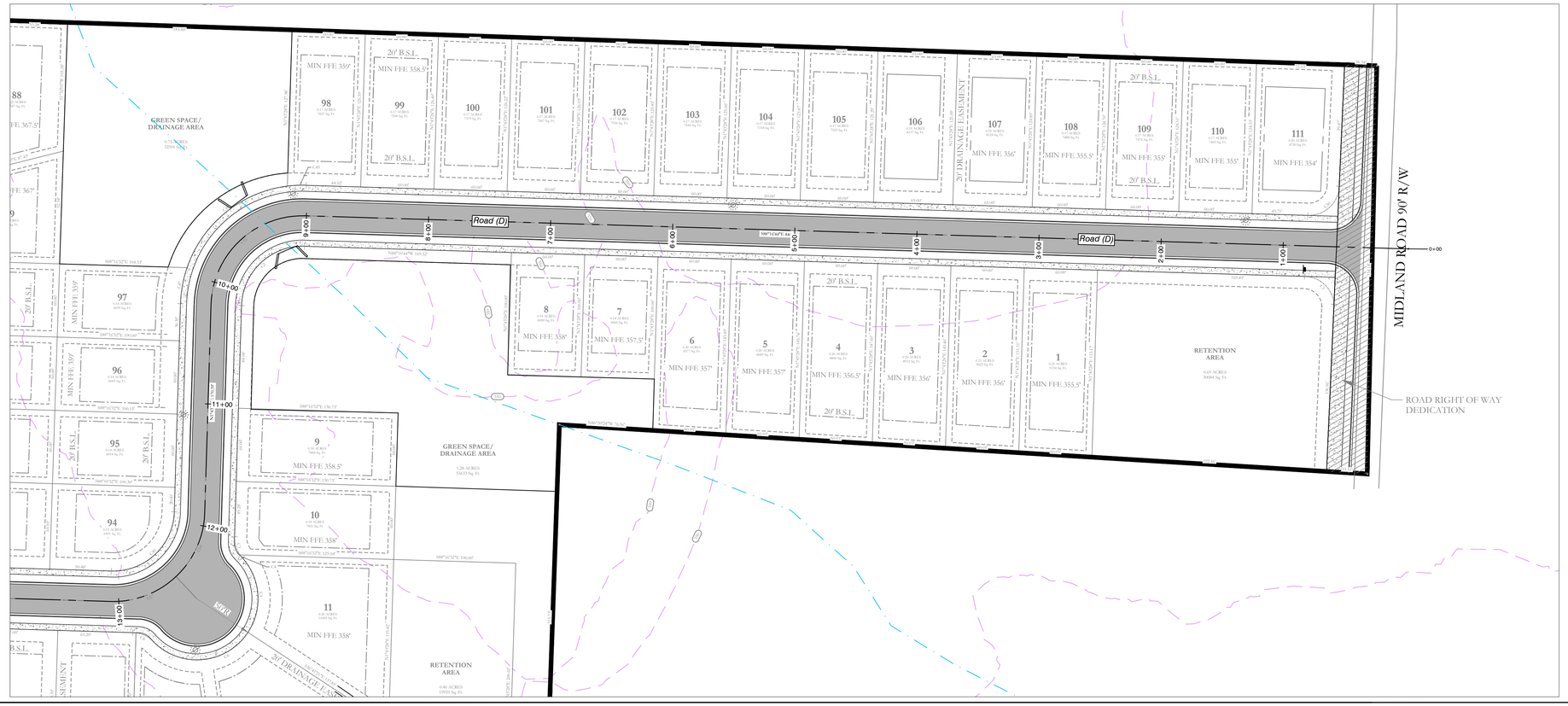
DATE:	5/23/2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:		CHECKED BY:	23-0024
SHEET:	C-1.0	SCALE:	

500	1S	15W	0	34	230	62	1807

K:\LAND PROJECTS 2\004 SUBDIVISIONS\2023\23-0024 HAVENS MIDLAND ROAD SUBDIVISION\S1 T1S R14W\CIVIL\DWG\23-0024 CONSTRUCTION PLAN (FINAL 1.DWG, 5/23/2023 8:39:17 AM, JEFFER GIBBINS, XXXXXXXXXX)

Road (D) PROFILE





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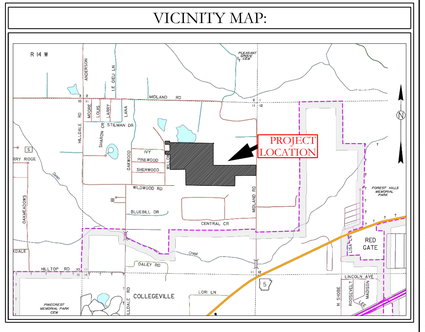

MIDLAND ROAD SUBDIVISION
STREET PLAN & PROFILES

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

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

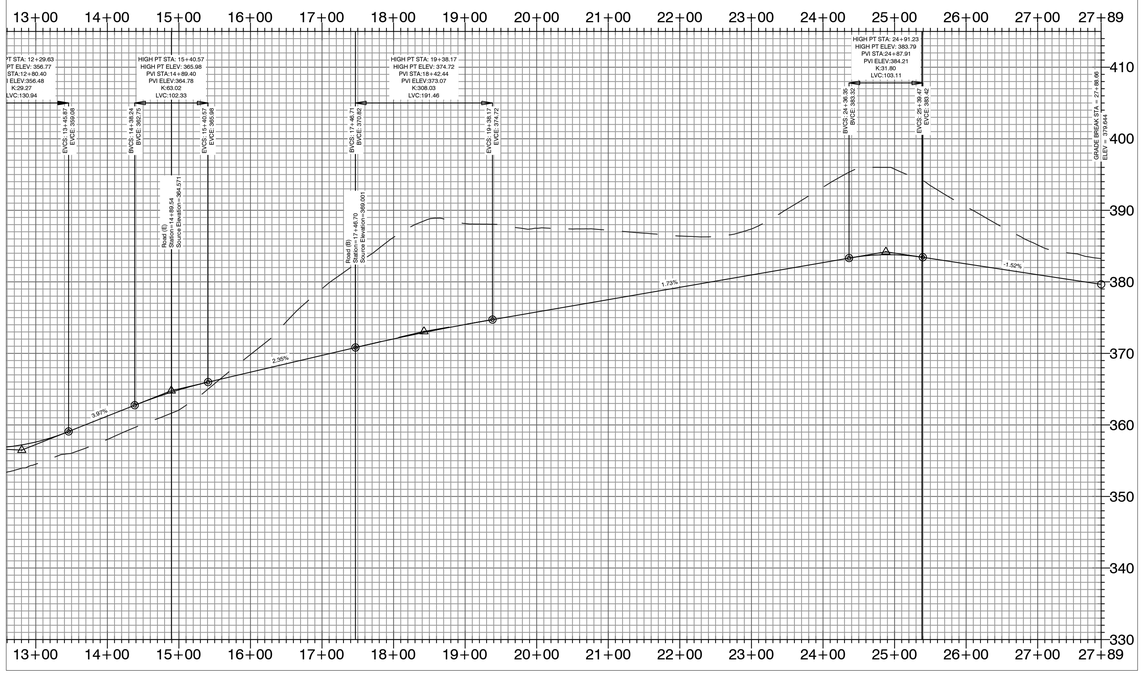
DATE:	5/23/2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:		CHECKED BY:	23-0024
SHEET:	C-2.0	SCALE:	

500	01S	15W	0	34	230	62	1807

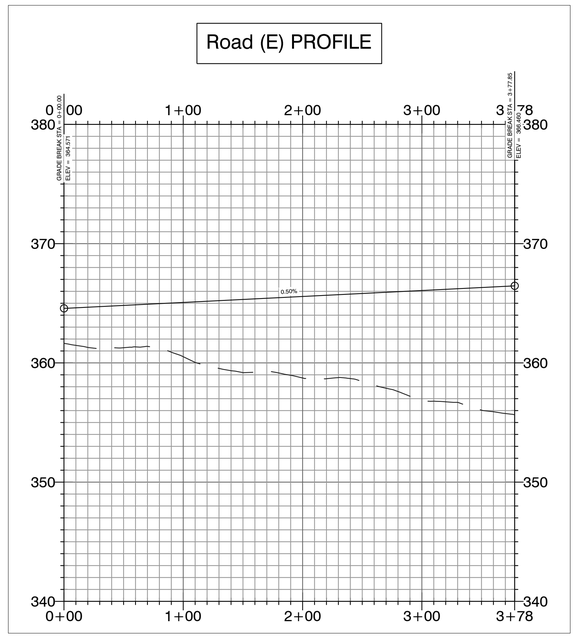
BASIS OF BEARING:
GRID NORTH, ARKANSAS
COORDINATE SYSTEM, SOUTH ZONE BY
GPS OBSERVATION

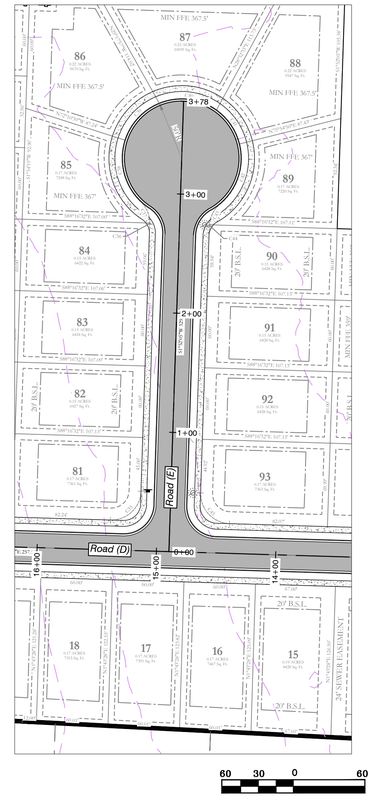
K:\LAND PROJECTS 2004\SUBDIVISIONS 2023\23-0024 HAVENS MIDLAND ROAD SUBDIVISION S15 T5S R14W\CIVIL\DWG\23-0024 CONSTRUCTION PLAN (FINAL DRAFT) (AFTER COMMENTS)XXXXXXXX.DWG

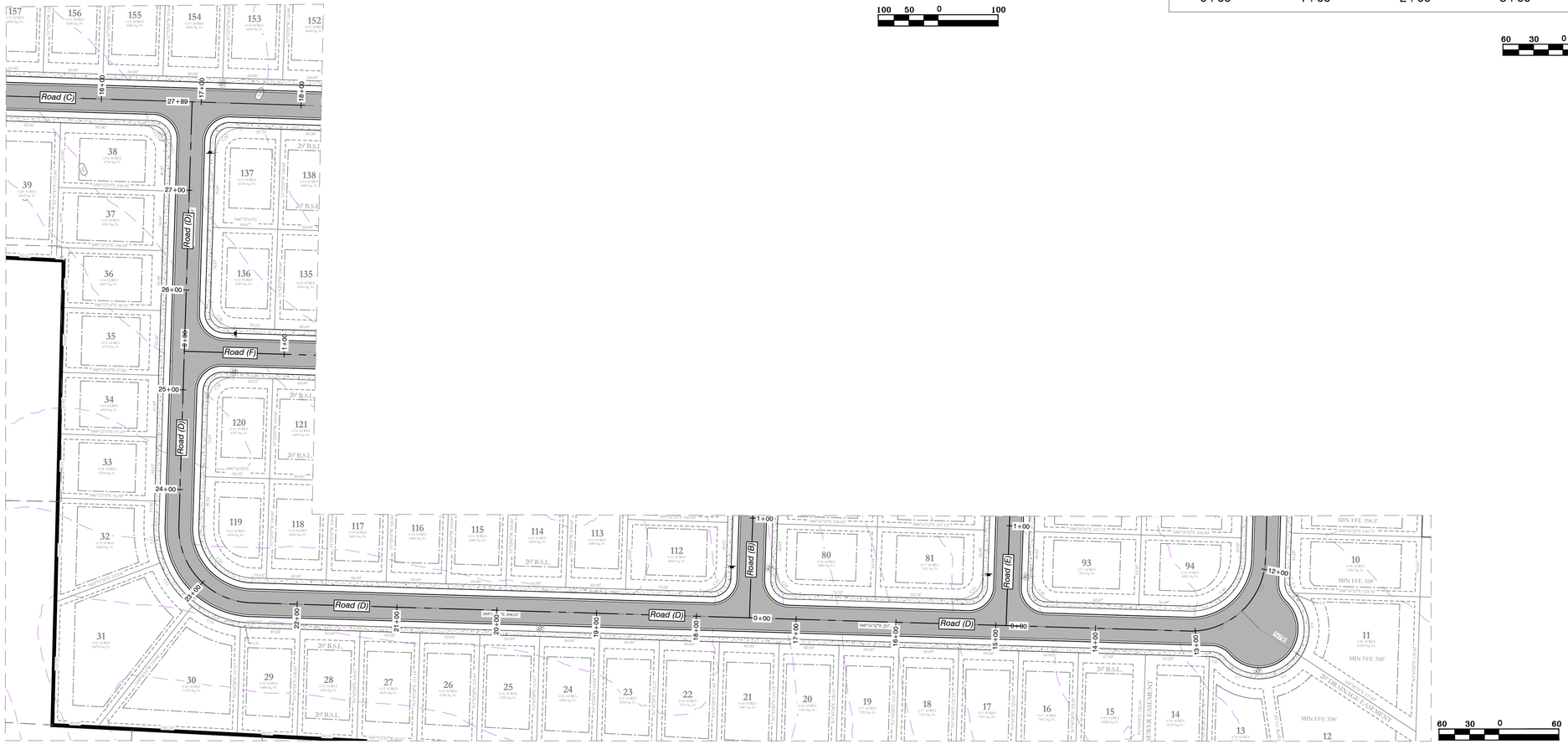
Road (D) PROFILE



Road (E) PROFILE







MIDLAND ROAD SUBDIVISION
STREET 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

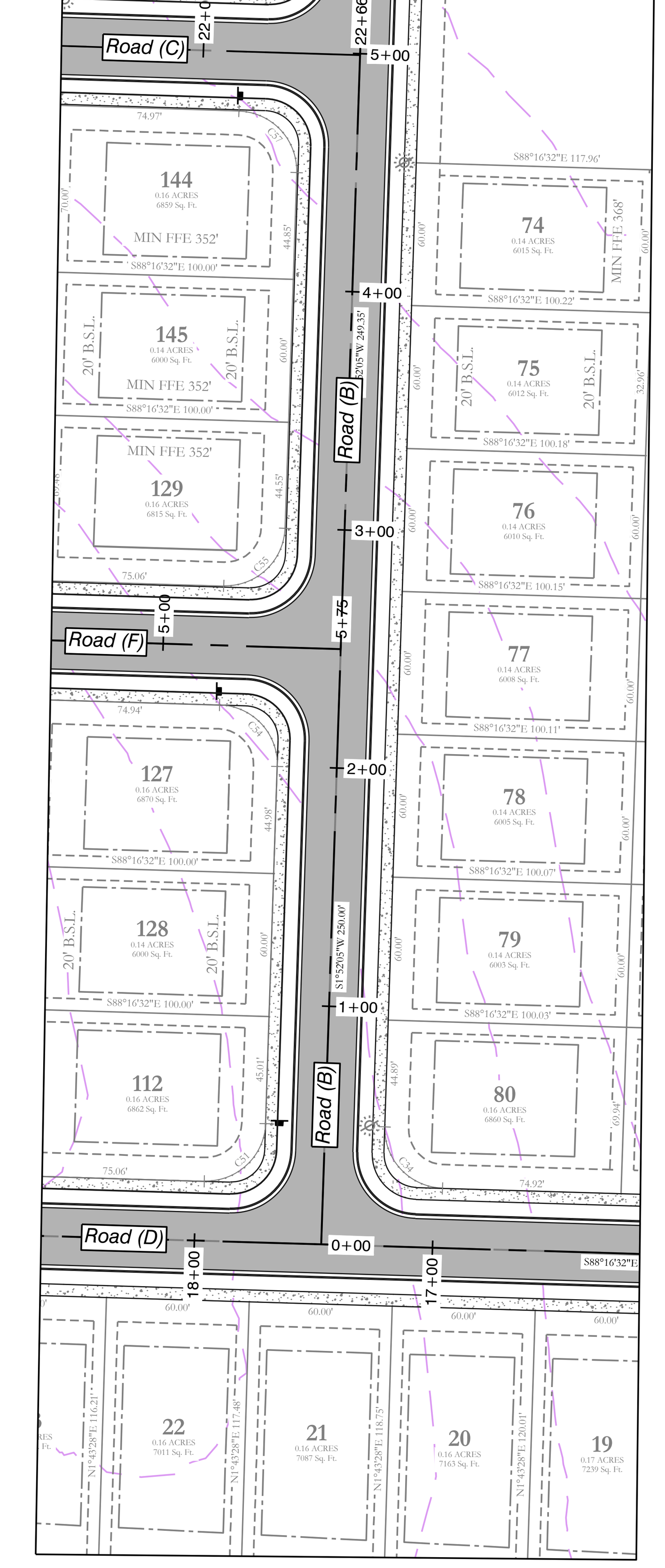
MIDLAND ROAD
STREET PLAN AND PROFILES
BRYANT, SALINE COUNTY, ARKANSAS

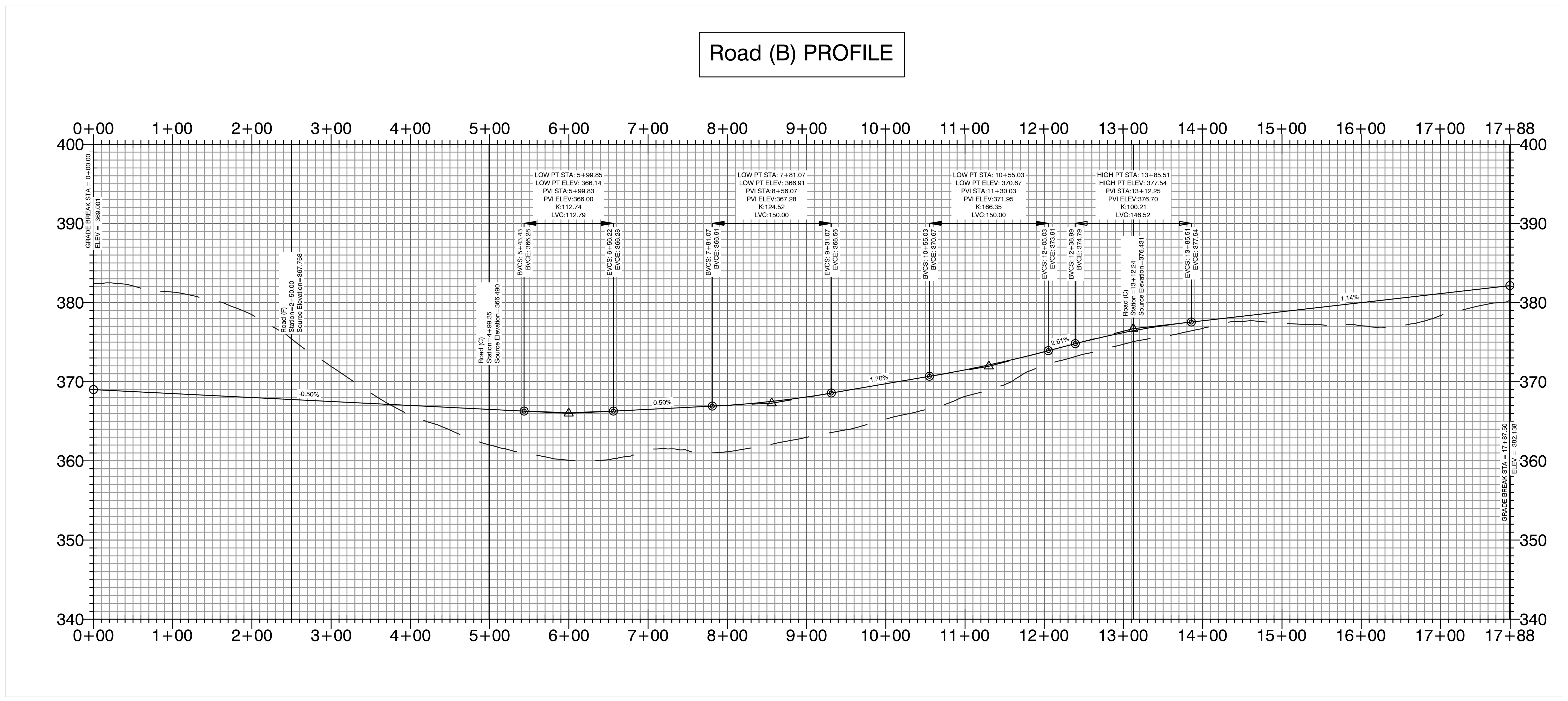
DATE: 5/23/2023	C.A.D. BY:	DRAWING NUMBER:	
REVISED:	CHECKED BY:	23-0024	
SHEET: C-2.1	SCALE:		

500	01S	15W	0	34	230	62	1807

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

K:\LAND PROJECTS 2600\SUBDIVISIONS 2023\23-0024 HAVENS MIDLAND ROAD SUBDIVISION\SUTS RUBY GEVEL.DWG 23-0024 CONSTRUCTION PLAN (FINAL DRAFT) (AFTER COMMENTS)XXXXXXXX.DWG





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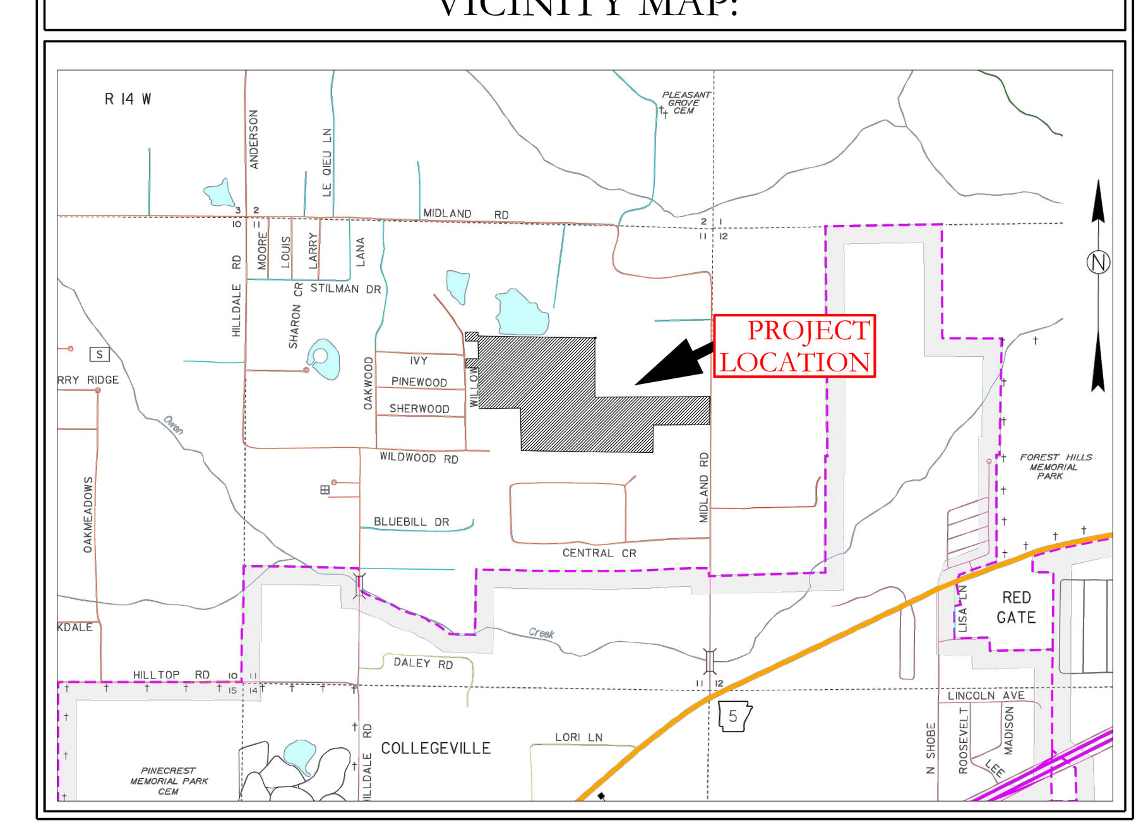

BASIS OF BEARING:
GRID NORTH, ARKANSAS
COORDINATE SYSTEM, SOUTH ZONE BY
GPS OBSERVATION

MIDLAND ROAD SUBDIVISION
STREET PLAN & PROFILES

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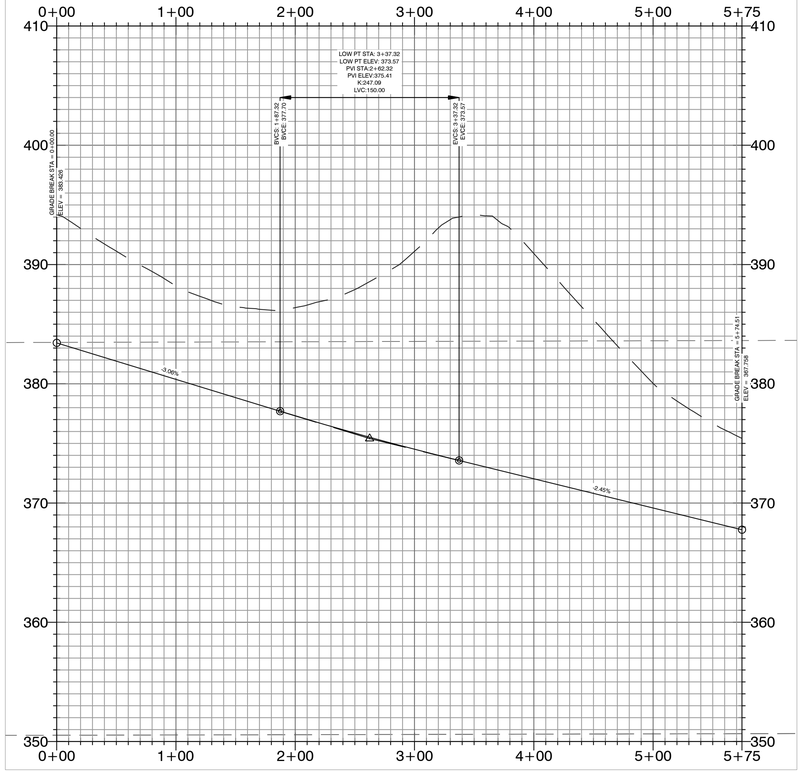
BRYANT, SALINE COUNTY, ARKANSAS

DATE: 5/23/2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:	CHECKED BY:	23-0024
SHEET: C-2.2	SCALE:	

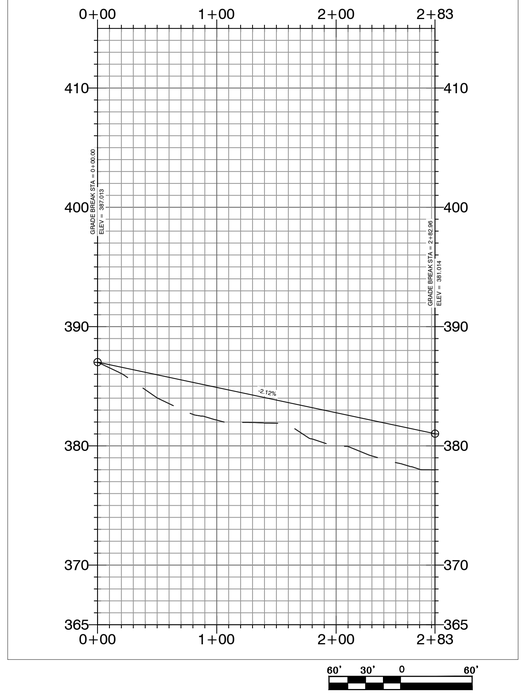
500	01S	15W	0	34	230	62	1807

K:\LAND PROJECTS 2004\SUBDIVISIONS\2023\23-0024 HAVENS MIDLAND ROAD SUBDIVISION S11 T1S R14W\CIVIL\DWG\23-0024 CONTRUCTION PLAN (FINAL DRAFT)(AFTER COMMENTS)XXXXXXX.DWG

Road (F) PROFILE



Road (A) PROFILE



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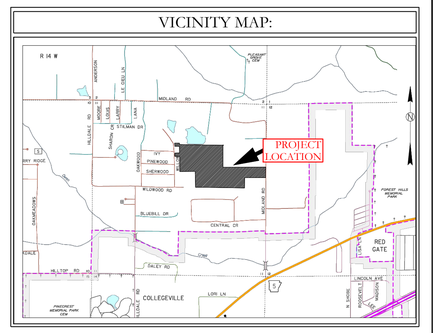

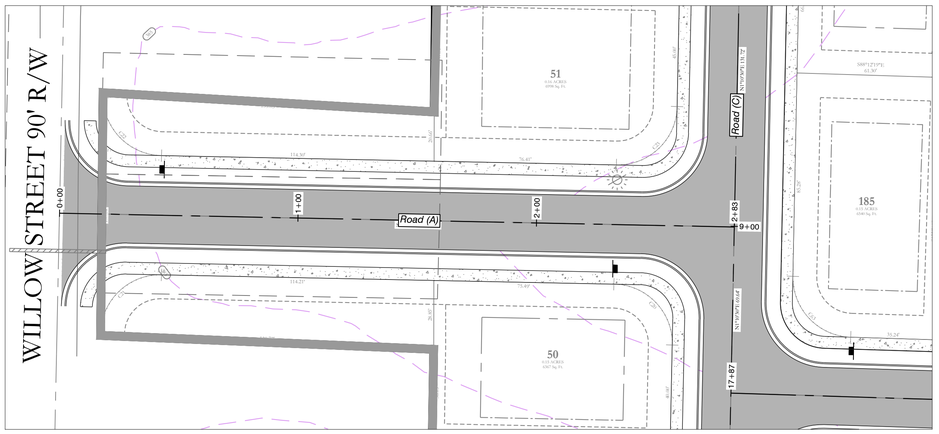

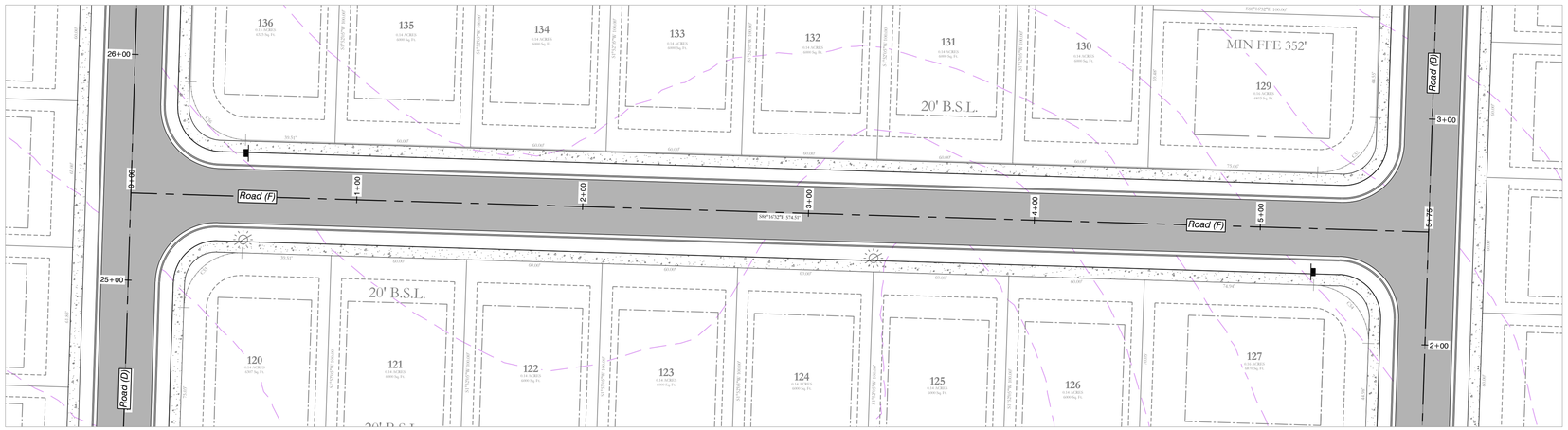

MIDLAND ROAD SUBDIVISION
STREET PLAN & PROFILES

BASIS OF BEARING:
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GPS OBSERVATION

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BRYANT, SALINE COUNTY, ARKANSAS

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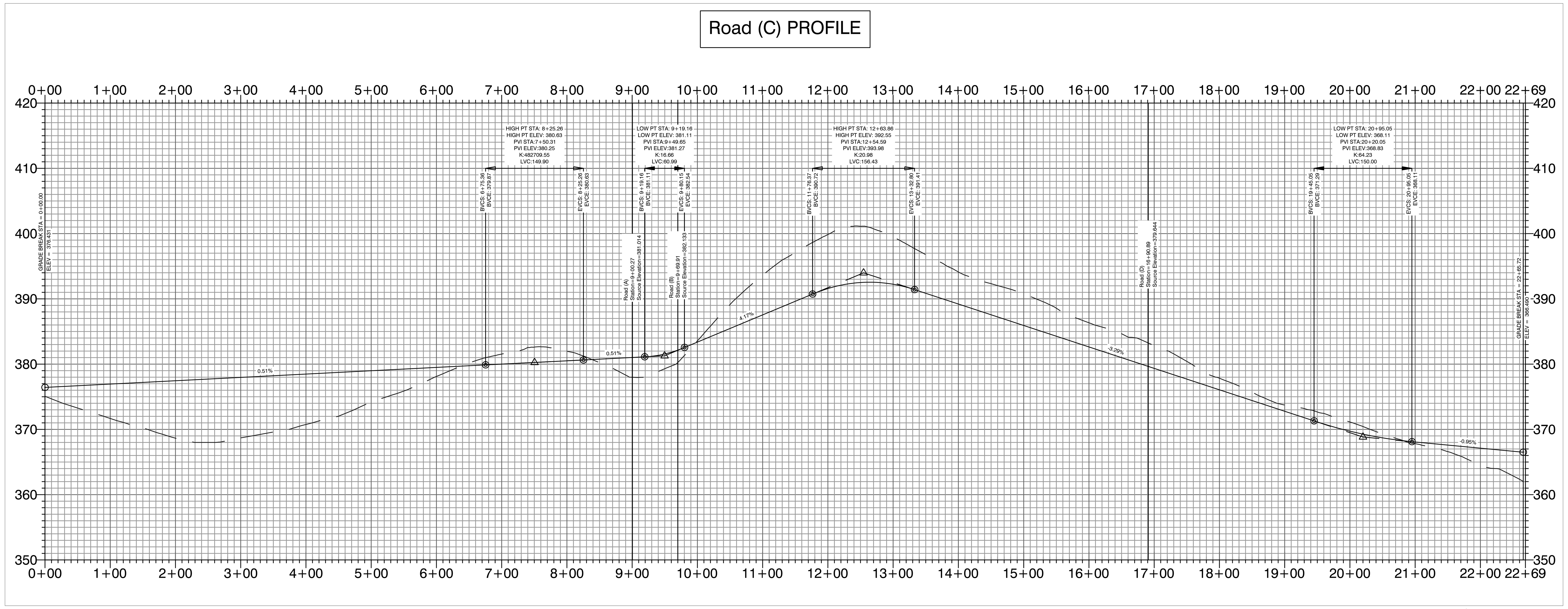
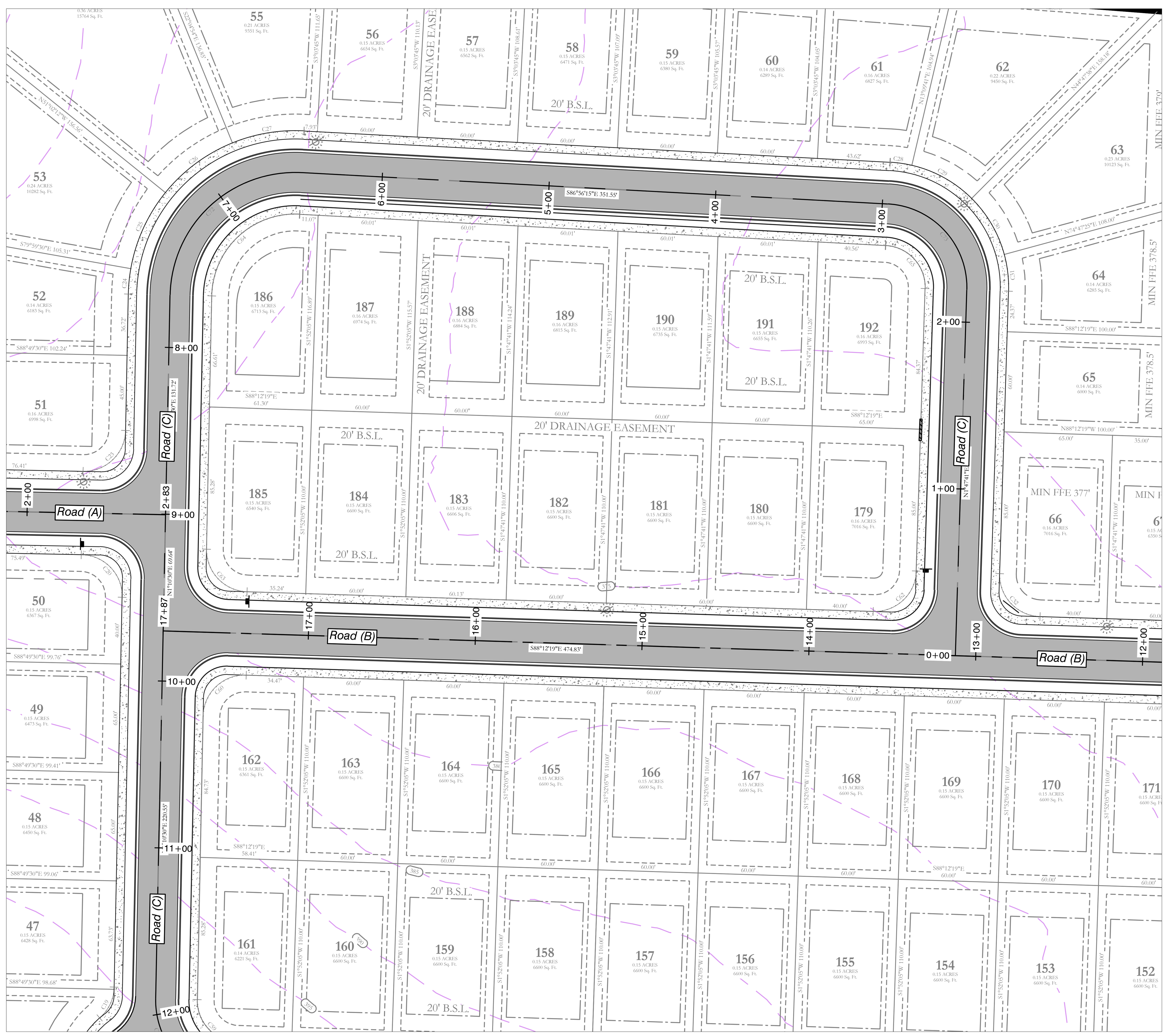
REVISED:		CHECKED BY:	23-0024
SHEET:	C-2.3	SCALE:	

500	01S	15W	0	34	230	62	1807

K:\LAND PROJECTS 2004\SUBDIVISIONS\2023\23-024\HAVENS MIDLAND ROAD SUBDIVISION ST PLN R14W\ CIVIL\ DWG\ 23-0024 CONSTRUCTION PLAN (FINAL DRAFT)\ (AFTER COMMENTS)XXXXXXXX.DWG





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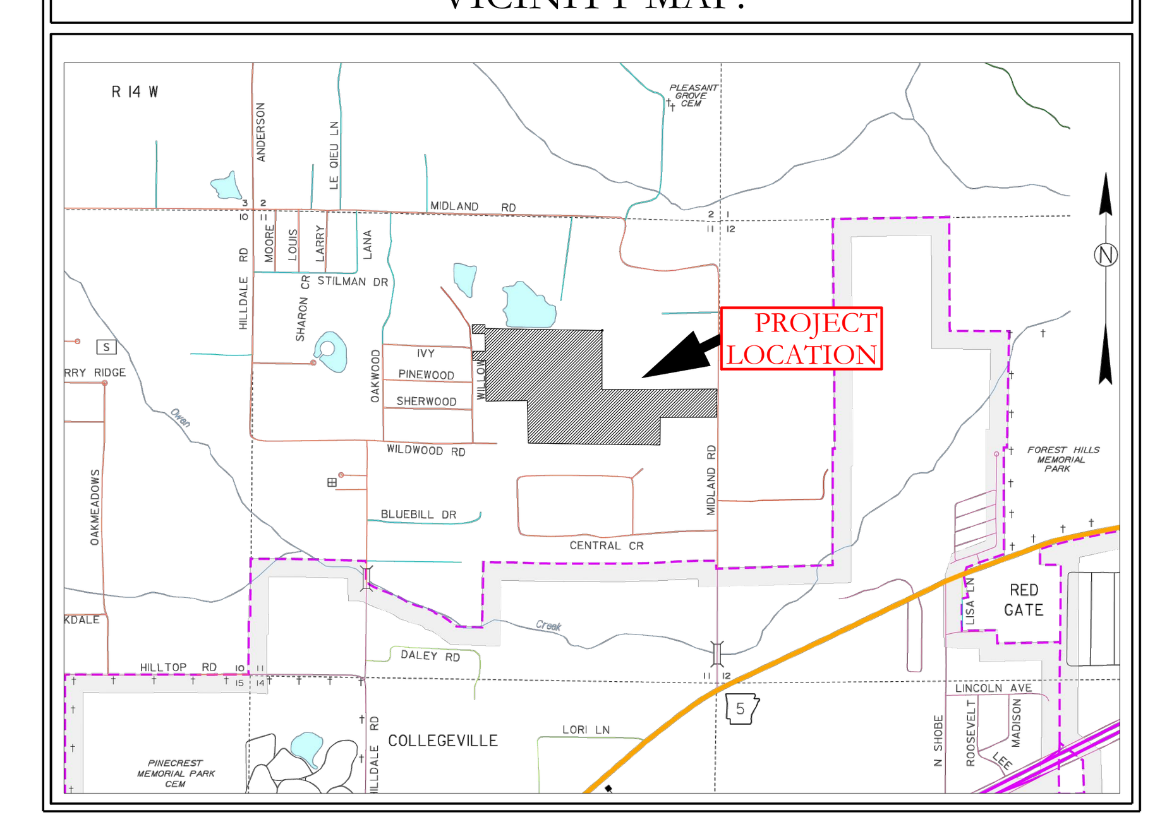

MIDLAND ROAD SUBDIVISION
STREET PLAN & PROFILES

BASIS OF BEARING:
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BRYANT, SALINE COUNTY, ARKANSAS

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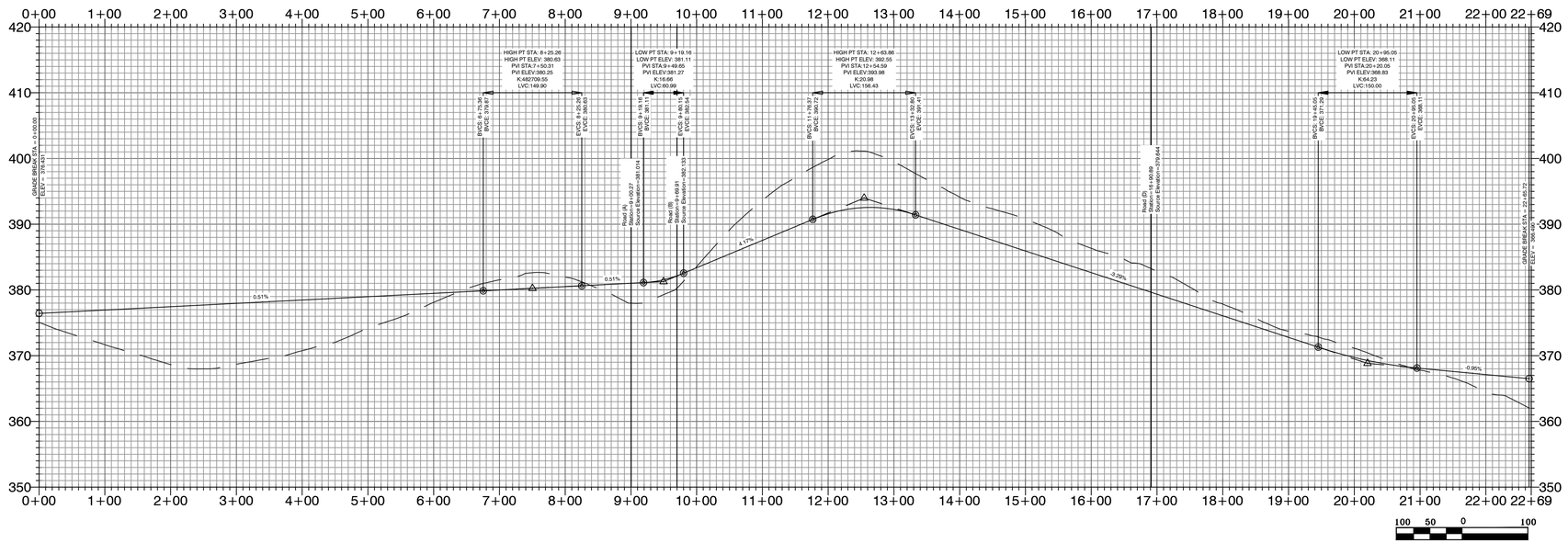
SHEET:	C-2.4	SCALE:			

500	01S	15W	0	34	230	62	1807

K:\LAND PROJECTS 2004\SUBDIVISIONS\2023\23-0024 HAVENS MIDLAND ROAD SUBDIVISION S11 T1S R14W\CIVIL\DWG\23-0024 CONTRUCTION PLAN (FINAL DRAFT)(AFTER COMMENTS)XXXXXXX.DWG

Road (C) PROFILE



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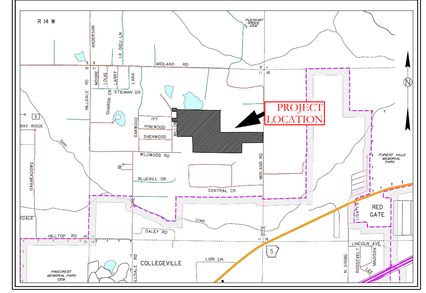

MIDLAND ROAD SUBDIVISION
STREET PLAN & PROFILES

BASIS OF BEARING:
GRID NORTH, ARKANSAS
COORDINATE SYSTEM, SOUTH ZONE BY
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MIDLAND ROAD
STREET PLAN AND PROFILES
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	5/23/2023	C.A.D. BY:		DRAWING NUMBER:	
REVISED:		CHECKED BY:		23-0024	
SHEET:	C-2.5	SCALE:			

500	01S	15W	0	34	230	62	1807

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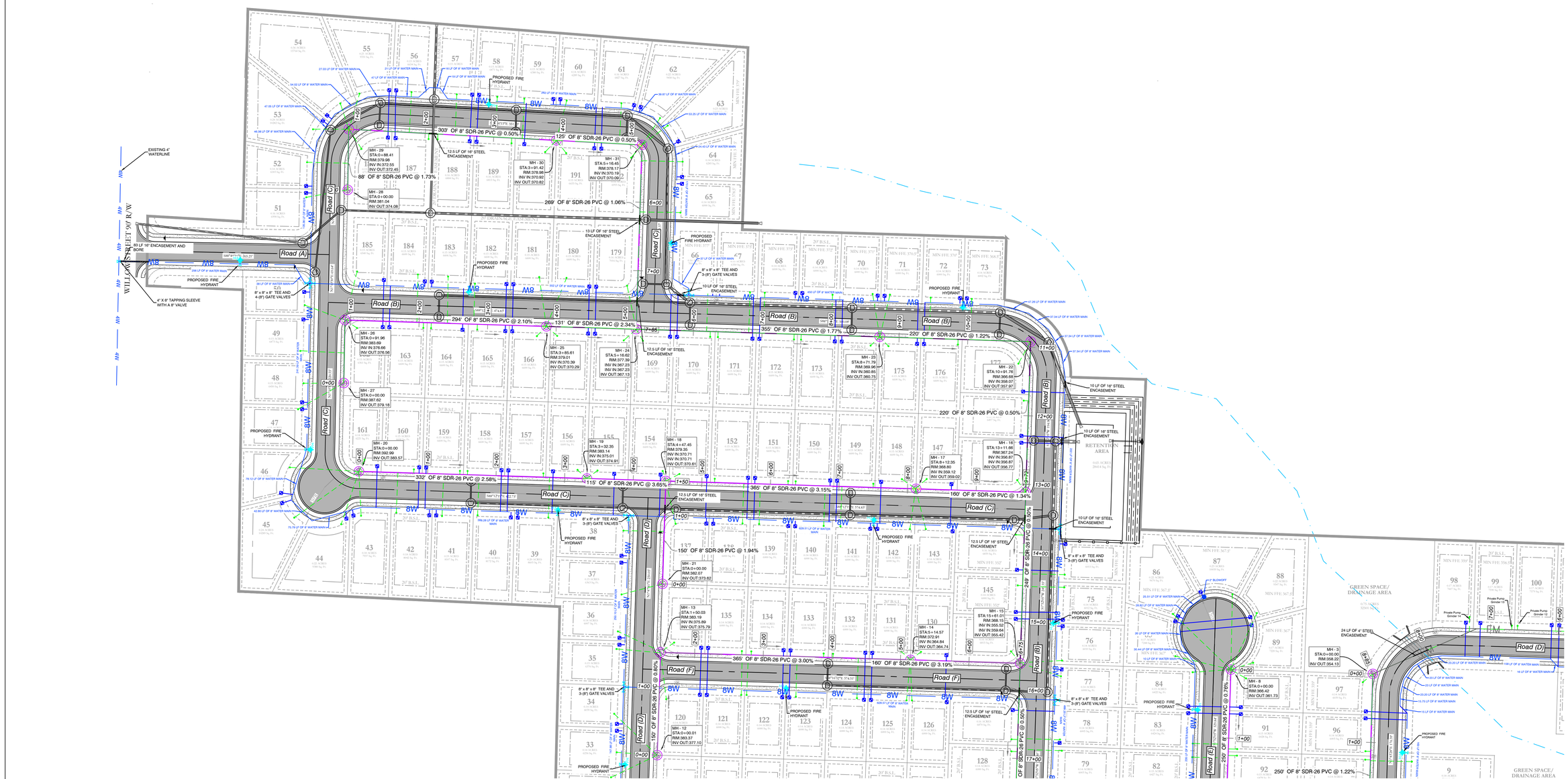

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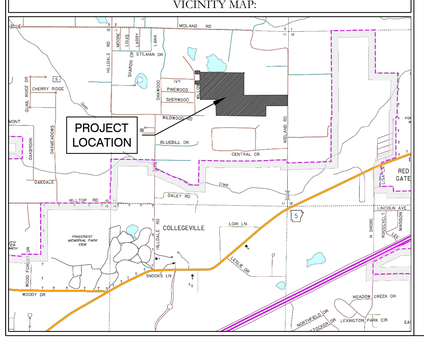

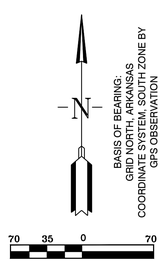

WATER & SEWER UTILITY NOTES:

1. ALL NEW 8-INCH WATER MAINS TO BE CLASS 900.
2. ALL WATER MAINS LARGER THAN 8" DIAMETER SHALL BE DUCTILE IRON (250 PSI PRESSURE CLASS).
3. ALL WATER AND SEWER INSTALLATION TO BE IN ACCORDANCE WITH THE CITY OF BRYANT "STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER LINES AND SEWER LINES, 2015 EDITION.
4. WATER LINES UNDER CULVERTS, CREEKS, CONCRETE CHANNELS, RETAINING WALLS, OR OTHER DIFFICULT AND /OR DANGEROUS TO MAINTAIN AREAS SHALL BE ENCASED IN A SMOOTH STEEL ENCASEMENT PIPE. THE STEEL ENCASEMENT SHALL EXTEND FIVE FEET EITHER SIDE OF THE AREA.
5. EACH WATER SERVICE METER MUST HAVE ITS OWN SERVICE LINE CONNECTION TO THE MAIN (INCLUDES DOUBLE METERS DISPLAYED AS ONE SERVICE LINE ON THE PLAT.
6. 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.

HDPE
RCP

SEWER LEGEND:	WATER LEGEND:
SEWER SERVICE, SEWER MAIN, S SEWER MANHOLE	DUAL WATER METERS
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.	SINGLE WATER METER
CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL BURIED UTILITIES PRIOR TO CONSTRUCTION.	GATE VALVE
	45º FITTING
	90º FITTING
	TEE FITTING
	CROSS FITTING
	FH FIRE HYDRANT

MIDLAND ROAD SUBDIVISION
UTILITY PLAN

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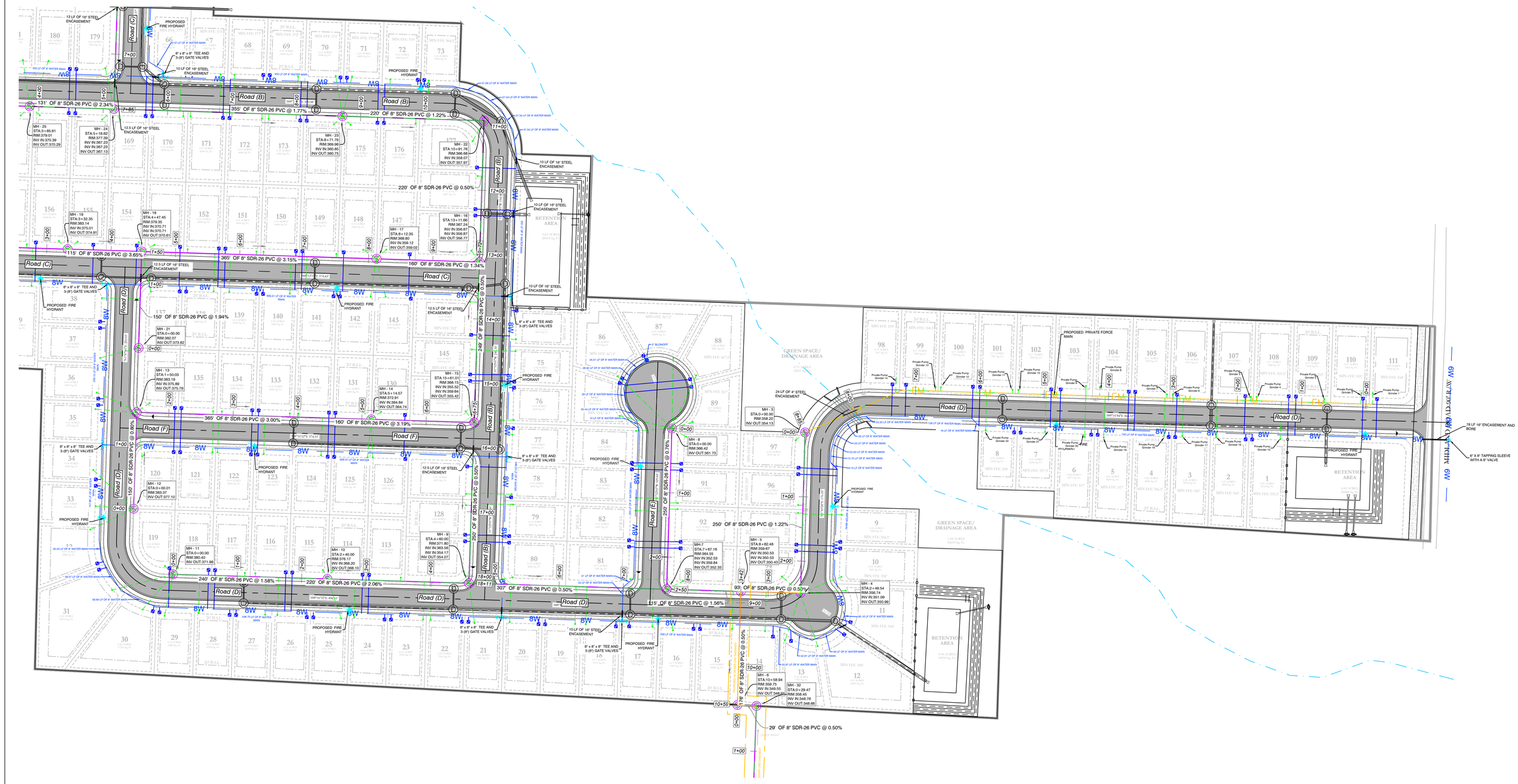
FOR USE AND BENEFIT OF:

HAVEN'S DEVELOPMENT, LLC

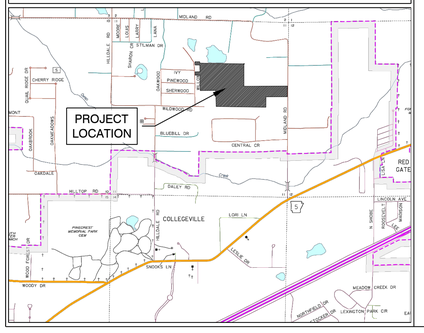
UTILITY PLAN
MIDLAND ROAD
IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	5/23/2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:		CHECKED BY:	23-0024
SHEET:	C-3.0	SCALE:	1" = 70'

500 0



VICINITY MAP:



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

70 35 0 70

WATER & SEWER UTILITY NOTES:

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2. ALL WATER MAINS LARGER THAN 8" DIAMETER SHALL BE DUCTILE IRON (250 PSI PRESSURE CLASS).
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HDPE
RCP

SEWER LEGEND:	WATER LEGEND:
SEWER SERVICE	DUAL WATER METERS
SEWER MAIN — S — SEWER MANHOLE	SINGLE WATER METER
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.	GATE VALVE
CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL BURIED UTILITIES PRIOR TO CONSTRUCTION.	45º FITTING
	90º FITTING
	TEE FITTING
	CROSS FITTING
	FIRE HYDRANT

MIDLAND ROAD SUBDIVISION
UTILITY PLAN

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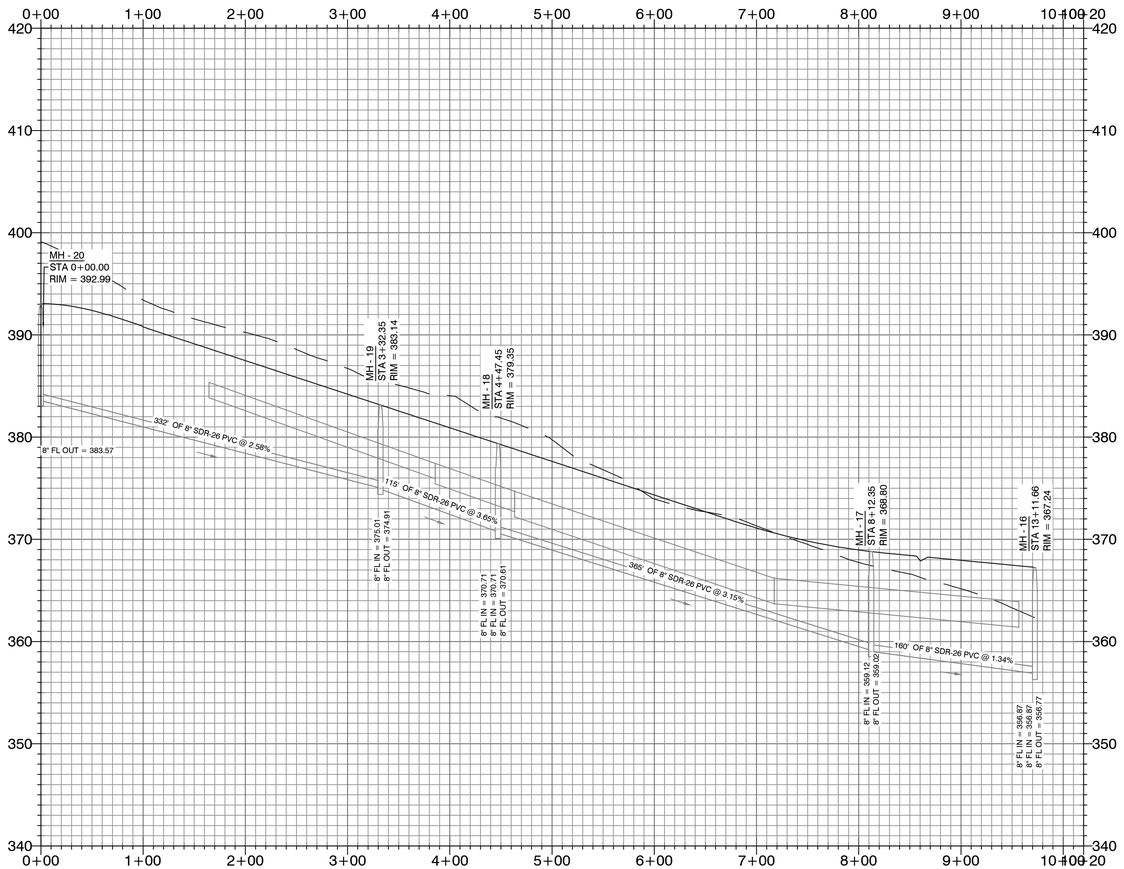
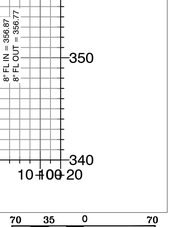
MIDLAND ROAD
IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 5/23/2023	C.A.D. BY:		DRAWING NUMBER:
REVISED:	CHECKED BY:		23-0024
SHEET: C-3.1	SCALE: 1" = 70'		
500	0		

Sanitary-1 PROFILE





70 35 0 70

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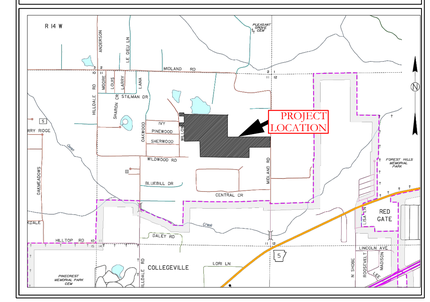
HDPE

RCP

VICINITY MAP:



SEWER LEGEND:

SEWER SERVICE

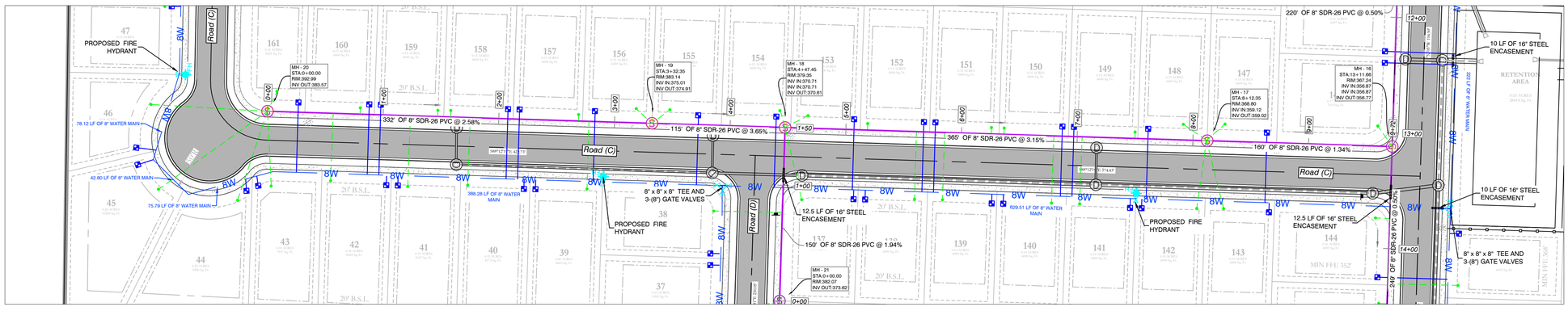
SEWER MAIN — SEWER MANHOLE

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

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

WATER LEGEND:

- DUAL WATER METERS
- SINGLE WATER METER
- GATE VALVE
- 45º FITTING
- 90º FITTING
- TEE FITTING
- CROSS FITTING
- FH — FIRE HYDRANT



50 25 0 50

MIDLAND ROAD SUBDIVISION
SEWER PLAN & PROFILES

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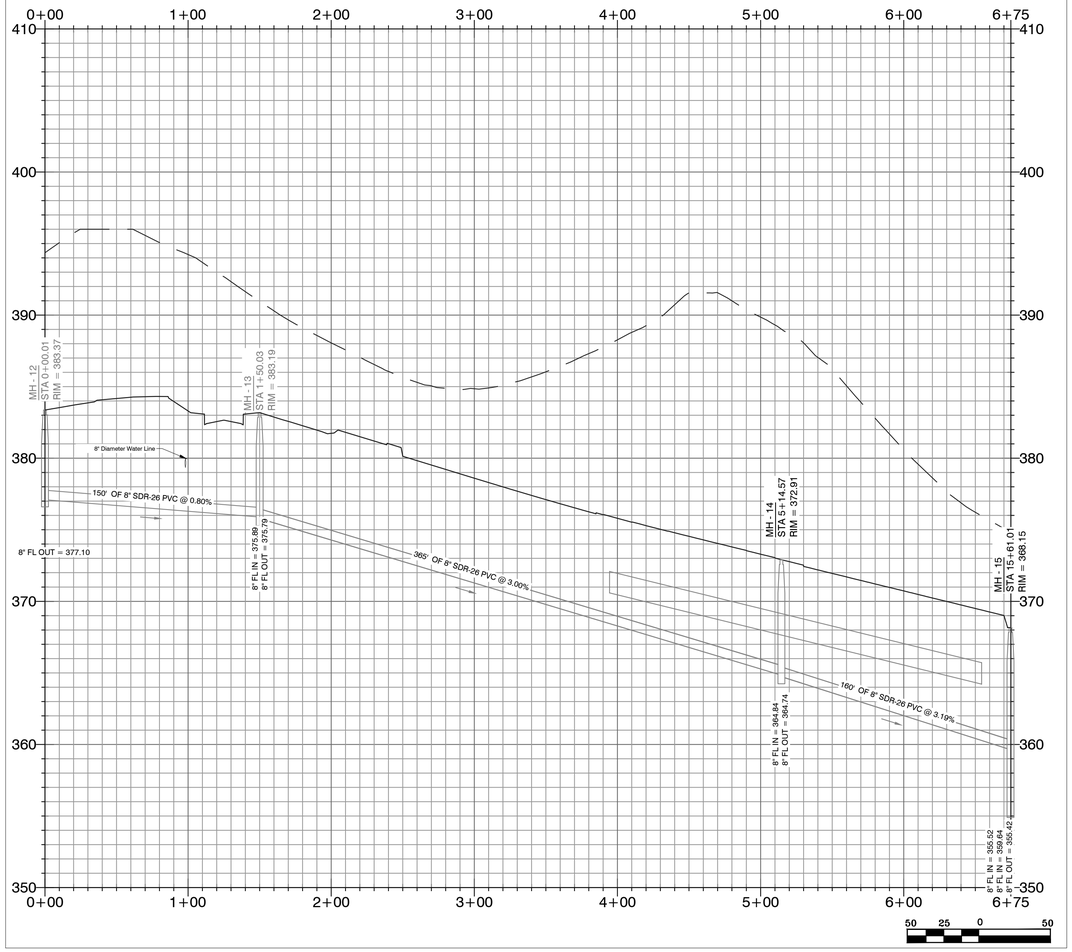
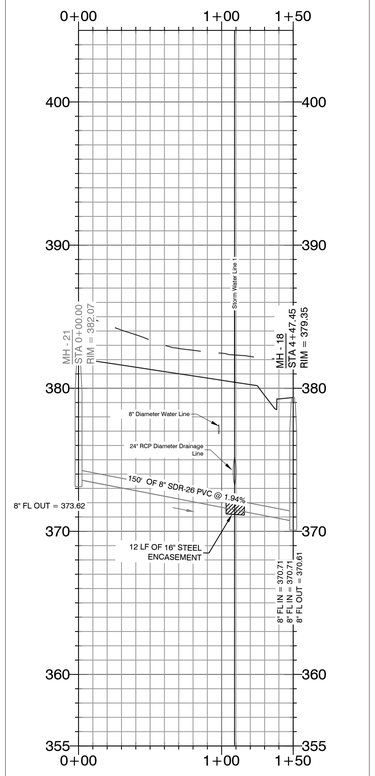
500	1S	15W	0	34	230	62	1807

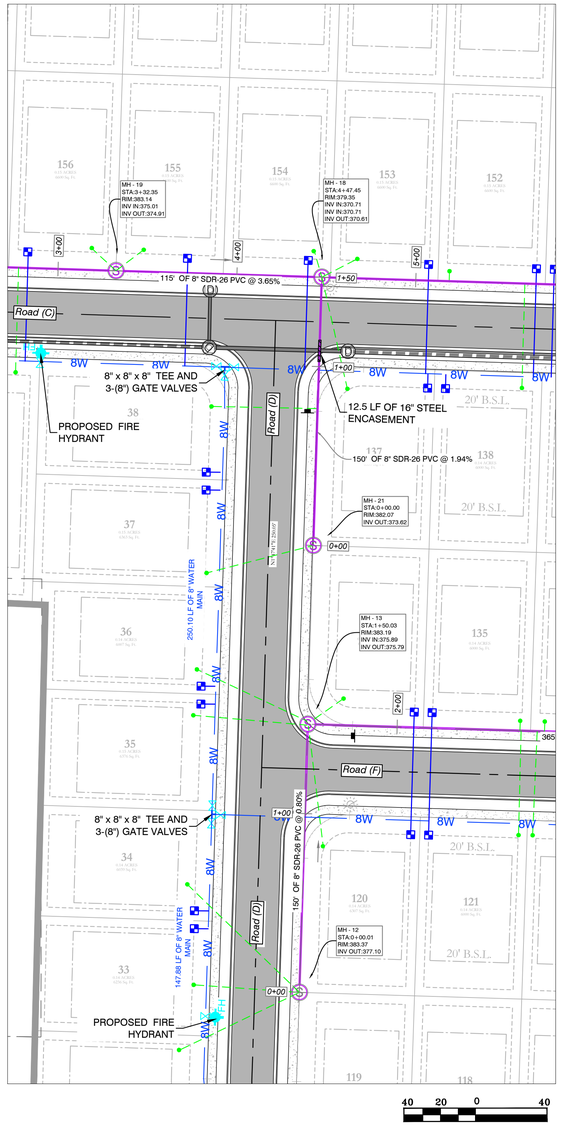
K:\LAND PROJECTS 2019\SUBDIVISIONS\2023\23-0024 HAVENS MIDLAND ROAD SUBDIVISION\SITE\R14W\GIVIL\DWG\23-0024 CONSTRUCTION PLAN (FINAL PLAT, SITE & SEWER).DWG, 5/23/2023 2:07:17 PM, JOHN

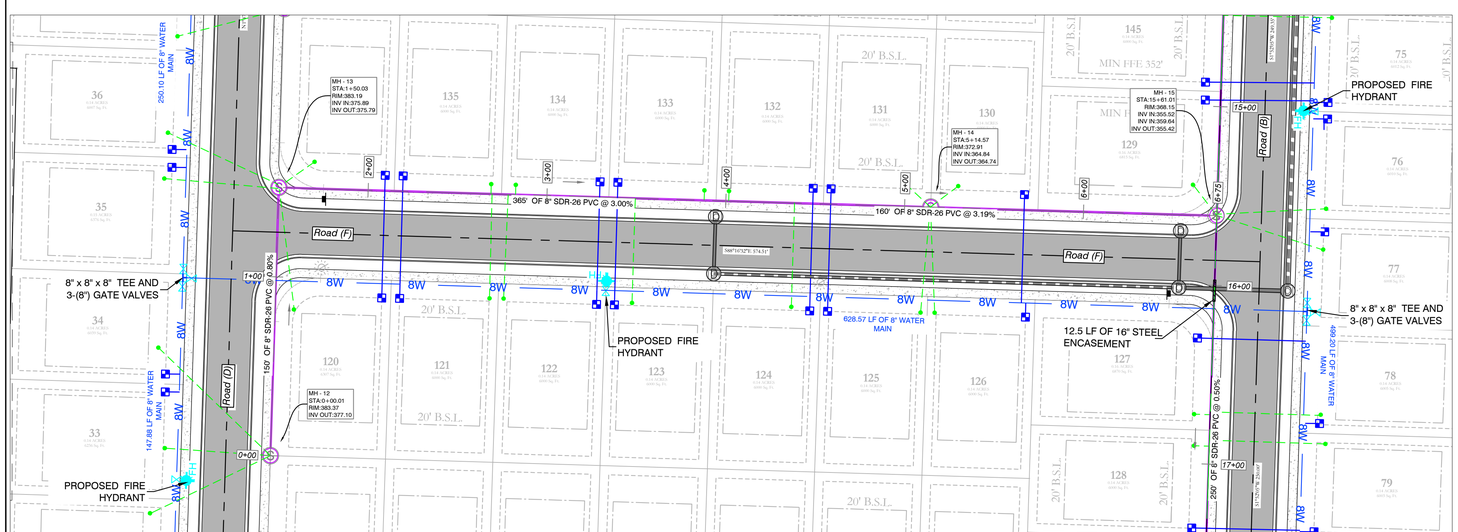
Sanitary 3 PROFILE



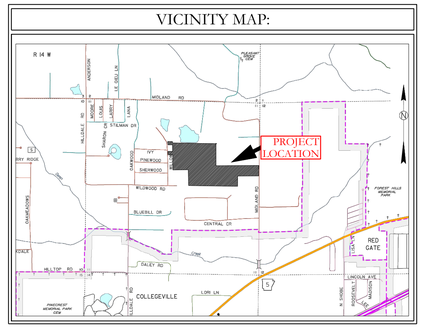
Sanitary-2 PROFILE







VICINITY MAP:



WATER & SEWER UTILITY NOTES:

1. ALL NEW 8-INCH WATER MAINS TO BE CLASS 900.
2. ALL WATER MAINS LARGER THAN 8" DIAMETER SHALL BE DUCTILE IRON (250 PSI PRESSURE CLASS).
3. ALL WATER AND SEWER INSTALLATION TO BE IN ACCORDANCE WITH THE CITY OF BRYANT "STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER LINES AND SEWER LINES, 2015 EDITION.
4. WATER LINES UNDER CULVERTS, CREEKS, CONCRETE CHANNELS, RETAINING WALLS, OR OTHER DIFFICULT AND /OR DANGEROUS TO MAINTAIN AREAS SHALL BE ENCASED IN A SMOOTH STEEL ENCASEMENT PIPE. THE STEEL ENCASEMENT SHALL EXTEND FIVE FEET EITHER SIDE OF THE AREA.
5. EACH WATER SERVICE METER MUST HAVE ITS OWN SERVICE LINE CONNECTION TO THE MAIN (INCLUDES DOUBLE METERS DISPLAYED AS ONE SERVICE LINE ON THE PLAT..
6. 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.

HDPE

RCP

N

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

SEWER LEGEND:	WATER LEGEND:
SEWER SERVICE, SEWER MAIN, SEWER MANHOLE	DUAL WATER METERS
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.	SINGLE WATER METER
CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL BURIED UTILITIES PRIOR TO CONSTRUCTION.	GATE VALVE
	45º FITTING
	90º FITTING
	TEE FITTING
	CROSS FITTING
	FIRE HYDRANT

HOPE CONSULTING
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www.hopeconsulting.com

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

MIDLAND ROAD SUBDIVISION
SEWER PLAN & PROFILES

MIDLAND ROAD
SEWER PROFILES
BRYANT, SALINE COUNTY, ARKANSAS

DATE: 5/23/2023	C.A.D. BY:	DRAWING NUMBER:	23-0024
REVISED:	CHECKED BY:		
SHEET: C-3.3	SCALE:		

500	1S	15W	0	34	230	62	1807

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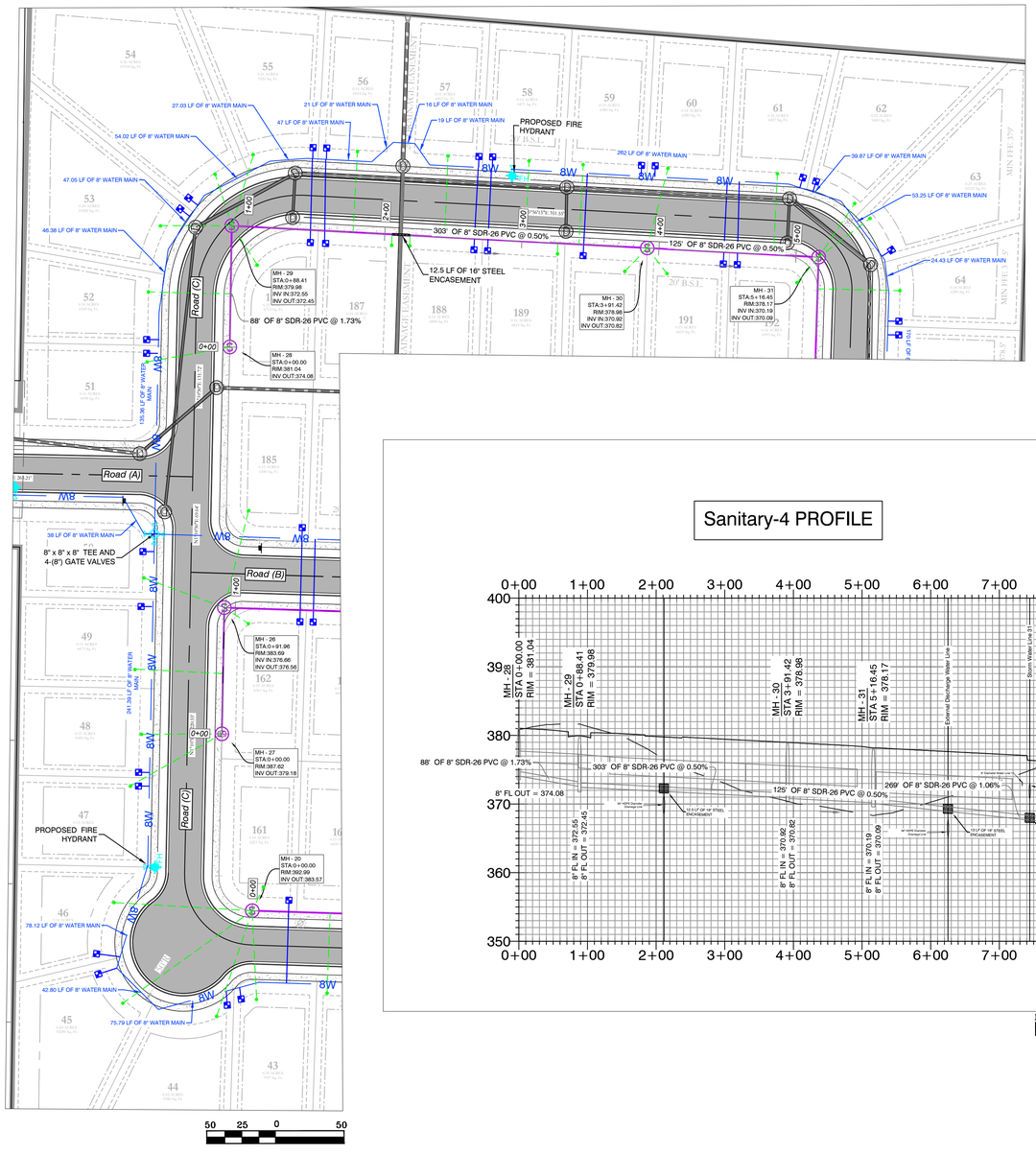
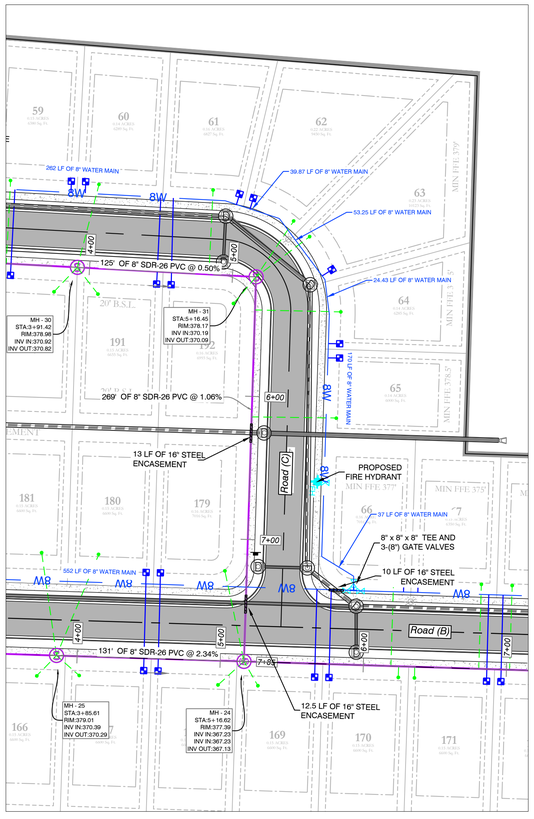


Sanitary-4 PROFILE



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).
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4. WATER LINES UNDER CULVERTS, CREEKS, CONCRETE CHANNELS, RETAINING WALLS, OR OTHER DIFFICULT AND /OR DANGEROUS TO MAINTAIN AREAS SHALL BE ENCASED IN A SMOOTH STEEL ENCASEMENT PIPE. THE STEEL ENCASEMENT SHALL EXTEND FIVE FEET EITHER SIDE OF THE AREA.
5. EACH WATER SERVICE METER MUST HAVE ITS OWN SERVICE LINE CONNECTION TO THE MAIN (INCLUDES DOUBLE METERS DISPLAYED AS ONE SERVICE LINE ON THE PLAT.
6. CASING SPACERS: SHALL BE STAINLESS STEEL, CASCADE MODEL CCS AS MANUFACTURED BY CASCADE WATER MFG. CO., OR APPROVED EQUAL.

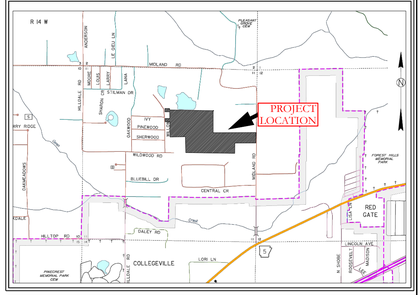
SEWER CONSTRUCTION NOTES:

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.

HDPE

RCP

VICINITY MAP:



MIDLAND ROAD SUBDIVISION
SEWER PLAN & PROFILES

SEWER LEGEND:	WATER LEGEND:
SEWER SERVICE	DUAL WATER METERS
SEWER MAIN — S — SEWER MANHOLE	SINGLE WATER METER
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.	GATE VALVE
CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL BURIED UTILITIES PRIOR TO CONSTRUCTION.	45º FITTING
	90º FITTING
	TEE FITTING
	CROSS FITTING
	FIRE HYDRANT

N

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

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

MIDLAND ROAD
SEWER PROFILES
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	5/23/2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:		CHECKED BY:	23-0024
SHEET:	C-3.4	SCALE:	

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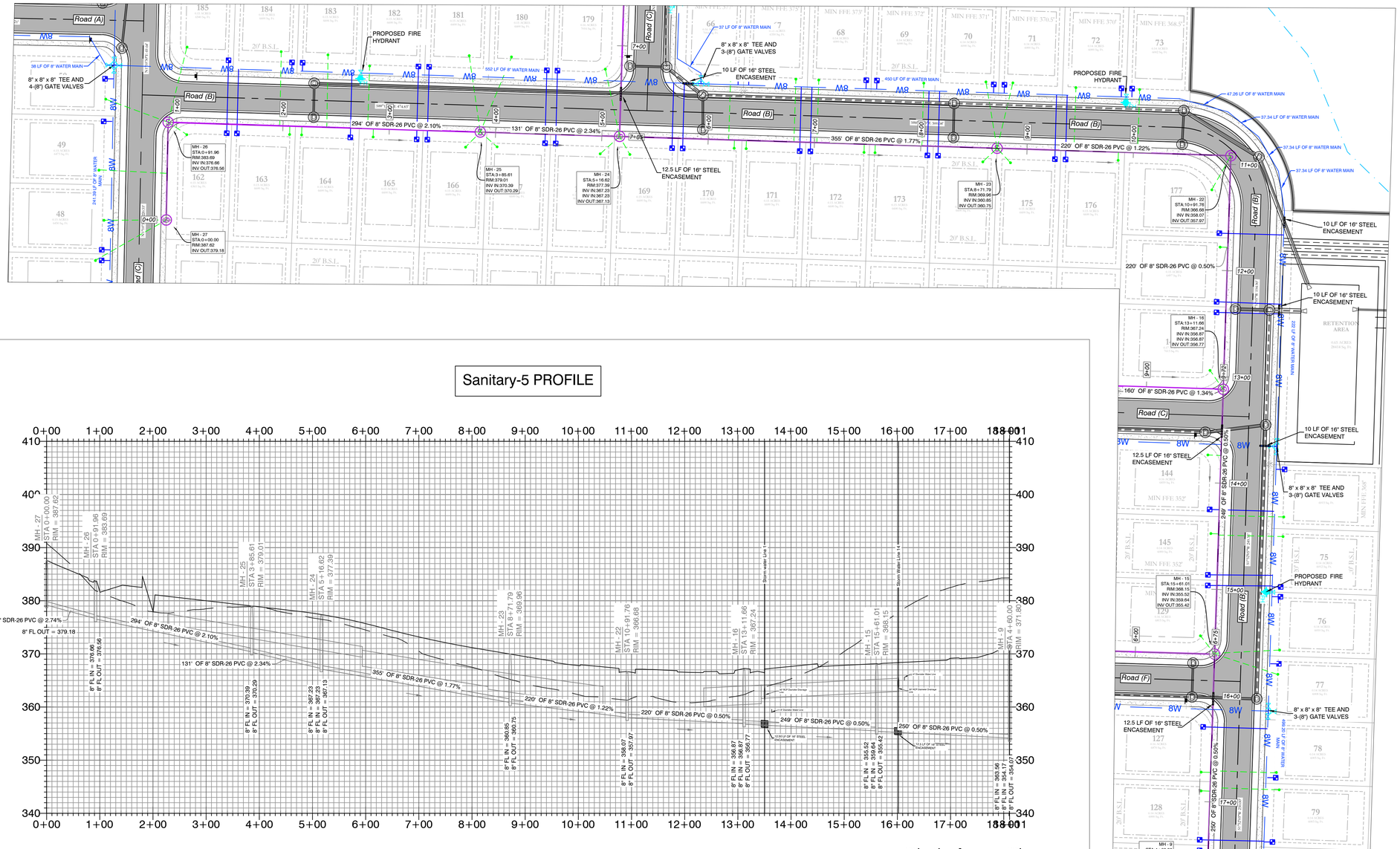

Sanitary-5 PROFILE

WATER & SEWER UTILITY NOTES:

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

SEWER CONSTRUCTION NOTES:

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

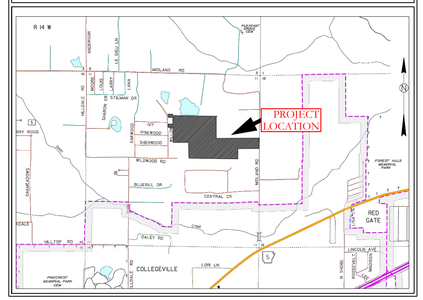
N

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

HDPE

RCP

VICINITY MAP:



MIDLAND ROAD SUBDIVISION
SEWER PLAN & PROFILES

SEWER LEGEND:	WATER LEGEND:
SEWER SERVICE, SEWER MAIN, SEWER MANHOLE	DUAL WATER METERS
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.	SINGLE WATER METER
CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL BURIED UTILITIES PRIOR TO CONSTRUCTION.	GATE VALVE
	45º FITTING
	90º FITTING
	TEE FITTING
	CROSS FITTING
	FIRE HYDRANT

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

MIDLAND ROAD
SEWER PROFILES
BRYANT, SALINE COUNTY, ARKANSAS

DATE: 5/23/2023	C.A.D. BY:	DRAWING NUMBER:	23-0024
REVISED:	CHECKED BY:		
SHEET: C-3.5	SCALE:		

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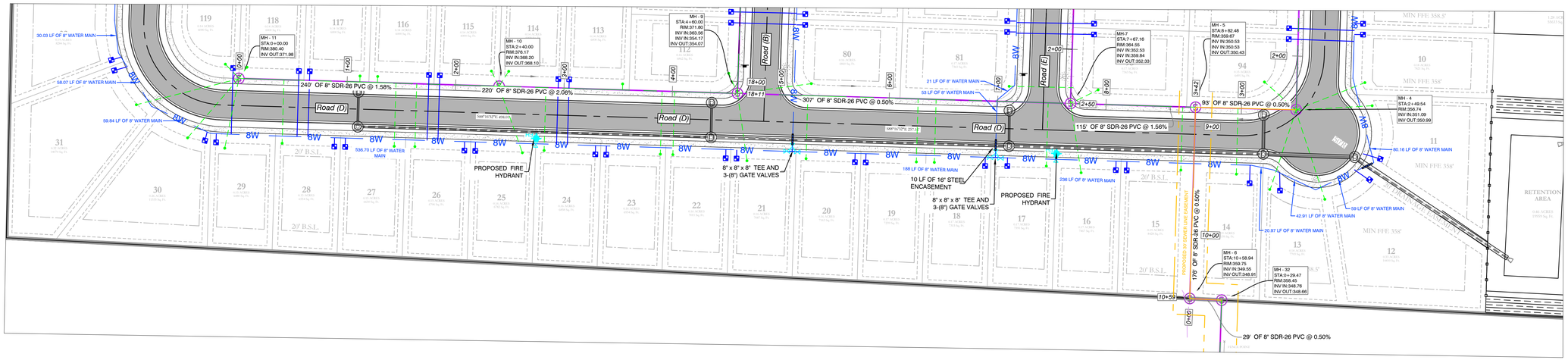

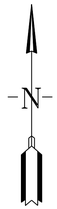

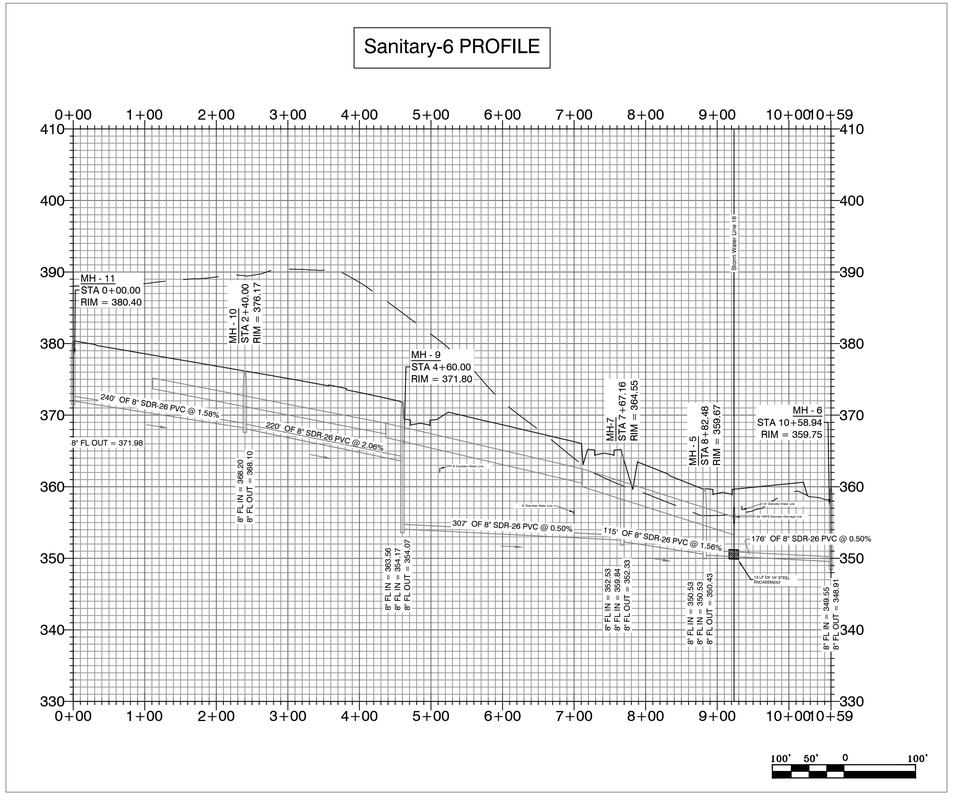

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SEWER CONSTRUCTION NOTES:

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HDPE

RCP

SEWER LEGEND:

SEWER SERVICE

SEWER MAIN — S — SEWER MANHOLE

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

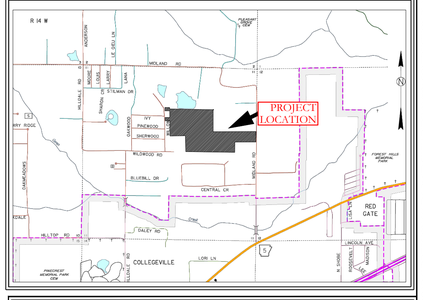
CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL BURIED UTILITIES PRIOR TO CONSTRUCTION.

WATER LEGEND:

- DUAL WATER METERS
- SINGLE WATER METER
- GATE VALVE
- 45º FITTING
- 90º FITTING
- TEE FITTING
- CROSS FITTING
- FH — FIRE HYDRANT

MIDLAND ROAD SUBDIVISION
SEWER PLAN & PROFILES

VICINITY MAP:



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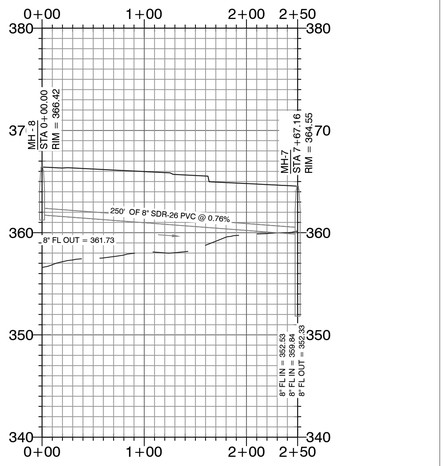
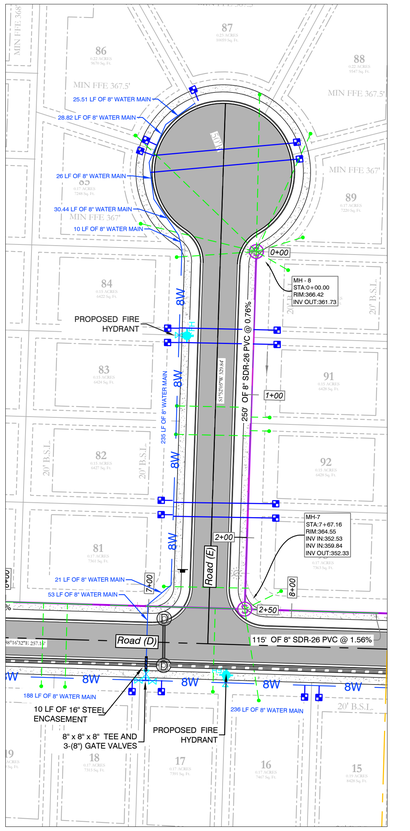
MIDLAND ROAD
SEWER PROFILES
BRYANT, SALINE COUNTY, ARKANSAS

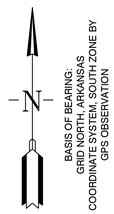
DATE:	5/23/2023	C.A.D. BY:				DRAWING NUMBER:	
REVISED:		CHECKED BY:				23-0024	
SHEET:	C-3.6	SCALE:					
500	1S	15W	0	34	230	62	1807

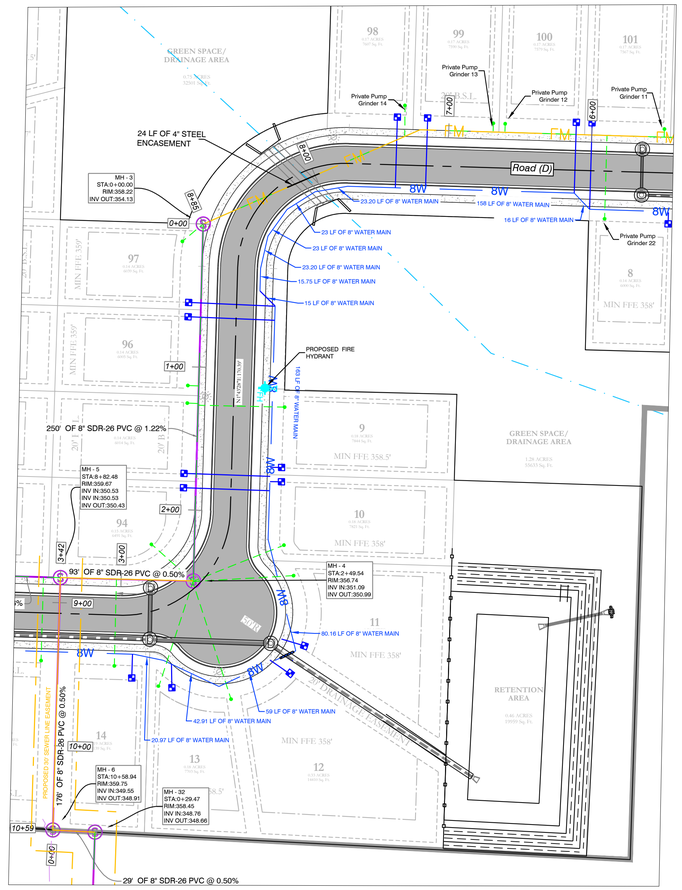
K:\LAND PROJECTS 2004\SURDYSIONS\2023\23-0024 HAVENS MIDLAND ROAD SUBDIVISION SITES R4W\CIVIL\DWG\23-0024 CONSTRUCTION PLAN (FINAL DRAWINGS).DWG, 5/23/2023 2:34:04 PM, CHRIS COMER, EXPANDED

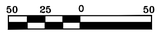
Sanitary-7 PROFILE



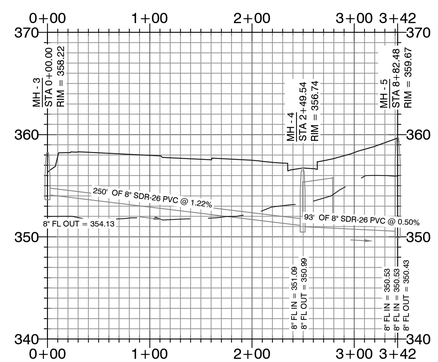




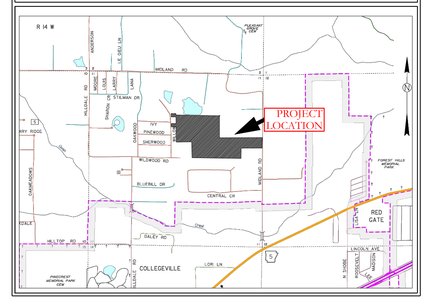




Sanitary-8 PROFILE



VICINITY MAP:



WATER & SEWER UTILITY NOTES:

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SEWER CONSTRUCTION NOTES:

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HDPE

RCP

MIDLAND ROAD SUBDIVISION
SEWER PLAN & PROFILES

SEWER LEGEND:	WATER 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 COVE CANNOT BE MAINTAINED. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL BURIED UTILITIES PRIOR TO CONSTRUCTION.	DUAL WATER METERS SINGLE WATER METER GATE VALVE 45º FITTING 90º FITTING TEE FITTING CROSS FITTING FIRE HYDRANT

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BRYANT, SALINE COUNTY, ARKANSAS

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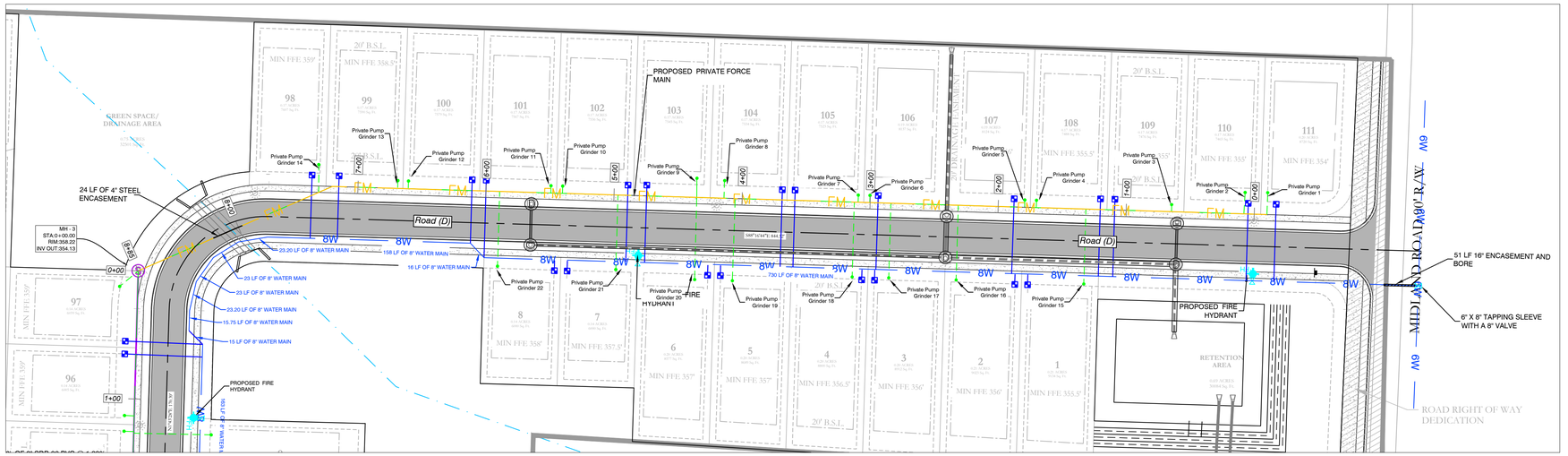
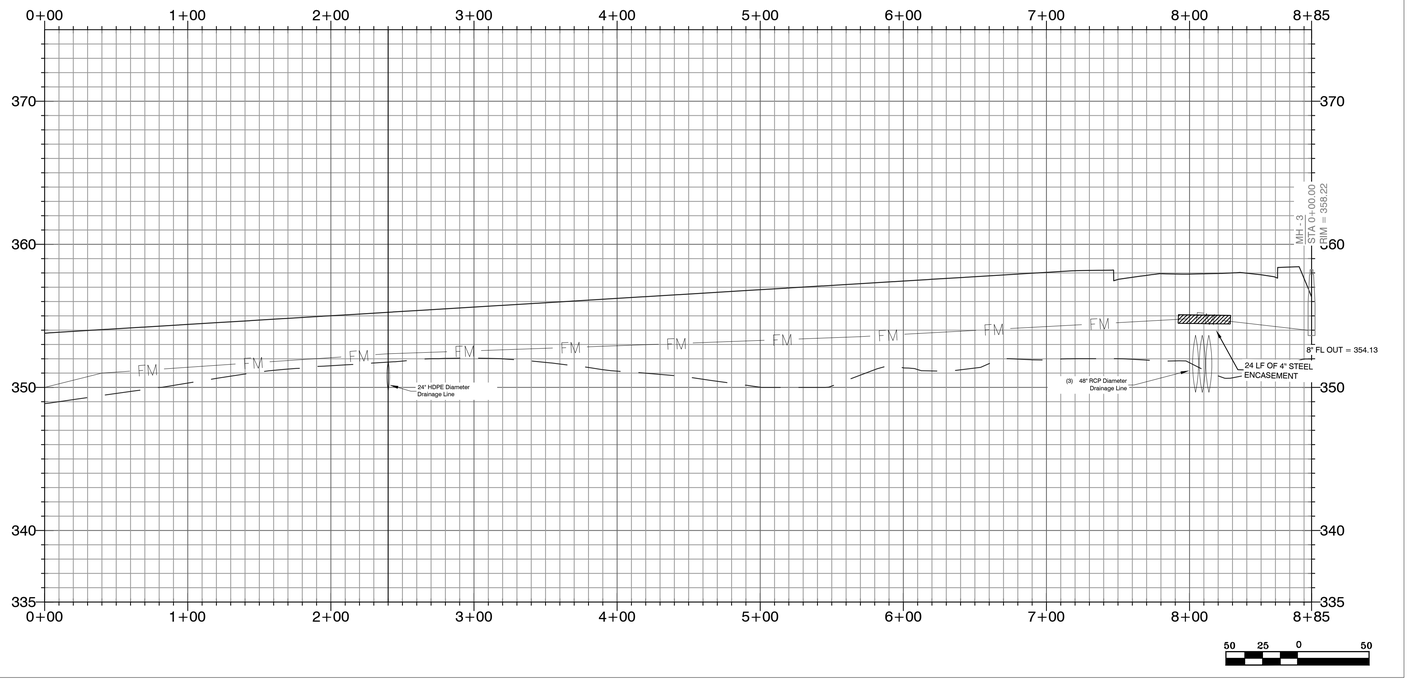


Sanitary-9 PROFILE



MIDLAND ROAD SUBDIVISION
SEWER PLAN & PROFILES

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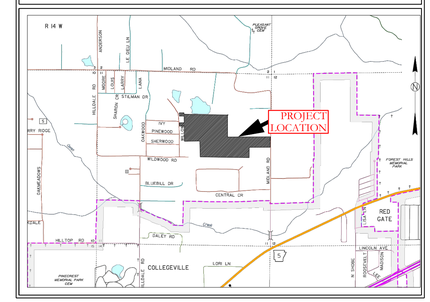
HDPE

RCP

VICINITY MAP:



SEWER LEGEND:	WATER LEGEND:
SEWER SERVICE; SEWER MAIN; SEWER MANHOLE	DUAL WATER METERS
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.	SINGLE WATER METER
CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL BURIED UTILITIES PRIOR TO CONSTRUCTION.	GATE VALVE
	45º FITTING
	90º FITTING
	TEE FITTING
	CROSS FITTING
	FIRE HYDRANT

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

Sanitary-9 Profile Note:

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

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Benton, Arkansas 72015
PH. (501)315-2626
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FOR USE AND BENEFIT OF:
HAVEN'S DEVELOPMENT, LLC

MIDLAND ROAD
SEWER PROFILES
BRYANT, SALINE COUNTY, ARKANSAS

DATE: 5/22/2023		C.A.D. BY:			DRAWING NUMBER:		
REVISED:		CHECKED BY:			23-0024		
SHEET: C-3.8		SCALE:					
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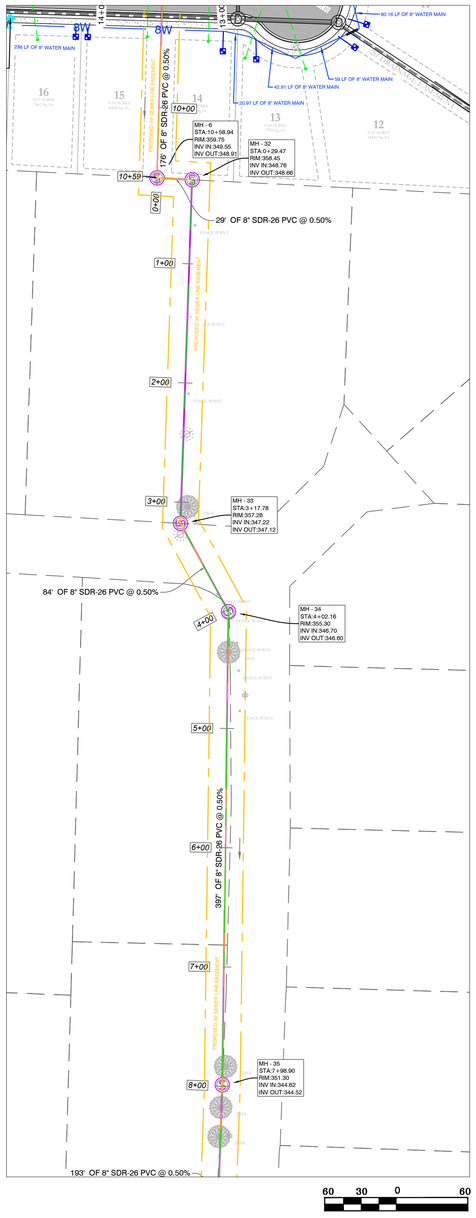
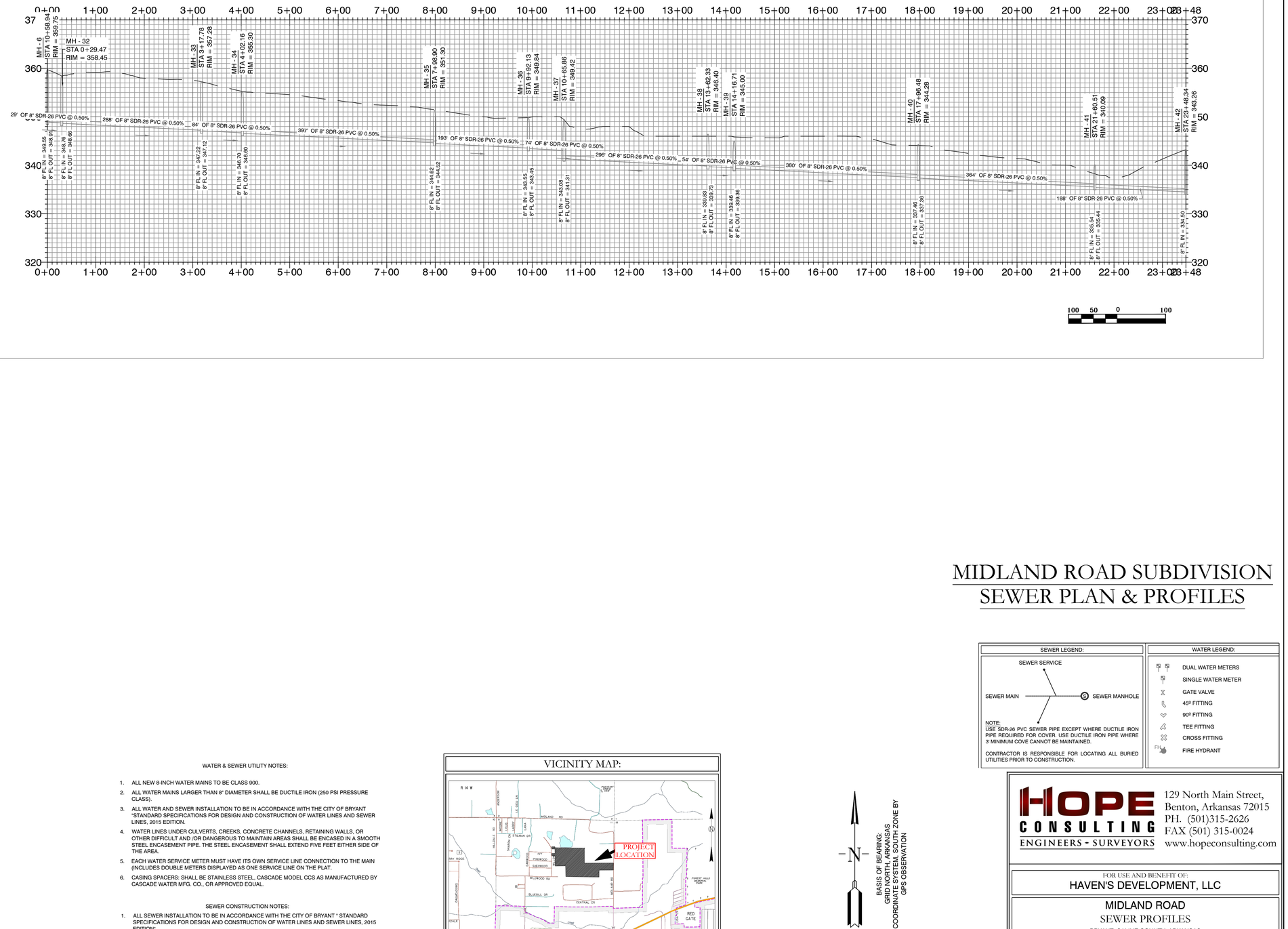
K:\LAND PROJECTS 2045\SUBDIVISIONS\2023\23-0024 HAVENS MIDLAND ROAD SUBDIVISION\CAD FILES\PLAT\23-0024 CONSTRUCTION PLAN PAGE LAYOUT.DWG, 5/22/2023 2:04:46 PM, CANON IR-ADV C5535 PS PCL6



Offset Sewer Line PROFILE



MIDLAND ROAD SUBDIVISION
SEWER PLAN & PROFILES

WATER & SEWER UTILITY NOTES:

1. ALL NEW 8-INCH WATER MAINS TO BE CLASS 900.
2. ALL WATER MAINS LARGER THAN 8" DIAMETER SHALL BE DUCTILE IRON (250 PSI PRESSURE CLASS).
3. ALL WATER AND SEWER INSTALLATION TO BE IN ACCORDANCE WITH THE CITY OF BRYANT "STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER LINES AND SEWER LINES, 2015 EDITION.
4. WATER LINES UNDER CULVERTS, CREEKS, CONCRETE CHANNELS, RETAINING WALLS, OR OTHER DIFFICULT AND /OR DANGEROUS TO MAINTAIN AREAS SHALL BE ENCASED IN A SMOOTH STEEL ENCASEMENT PIPE. THE STEEL ENCASEMENT SHALL EXTEND FIVE FEET EITHER SIDE OF THE AREA.
5. EACH WATER SERVICE METER MUST HAVE ITS OWN SERVICE LINE CONNECTION TO THE MAIN (INCLUDES DOUBLE METERS DISPLAYED AS ONE SERVICE LINE ON THE PLAT.
6. CASING SPACERS: SHALL BE STAINLESS STEEL, CASCADE MODEL CCS AS MANUFACTURED BY CASCADE WATER MFG. CO., OR APPROVED EQUAL.

SEWER CONSTRUCTION NOTES:

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VICINITY MAP:

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

HDPE
RCP

SEWER LEGEND:	WATER LEGEND:
SEWER SERVICE, SEWER MAIN, SEWER MANHOLE	DUAL WATER METERS
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.	SINGLE WATER METER
CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL BURIED UTILITIES PRIOR TO CONSTRUCTION.	GATE VALVE
	45º FITTING
	90º FITTING
	TEE FITTING
	CROSS FITTING
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FOR USE AND BENEFIT OF:
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MIDLAND ROAD
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BRYANT, SALINE COUNTY, ARKANSAS

DATE:	5/23/2023	C.A.D. BY:		DRAWING NUMBER:			
REVISED:		CHECKED BY:		23-0024			
SHEET:	C-3.9	SCALE:					
500	1S	15W	0	34	230	62	1807

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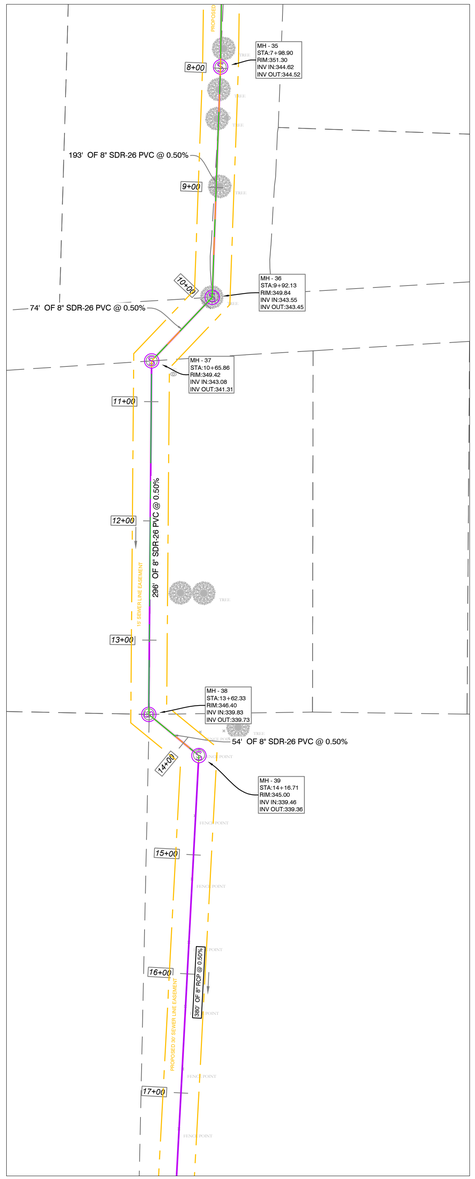
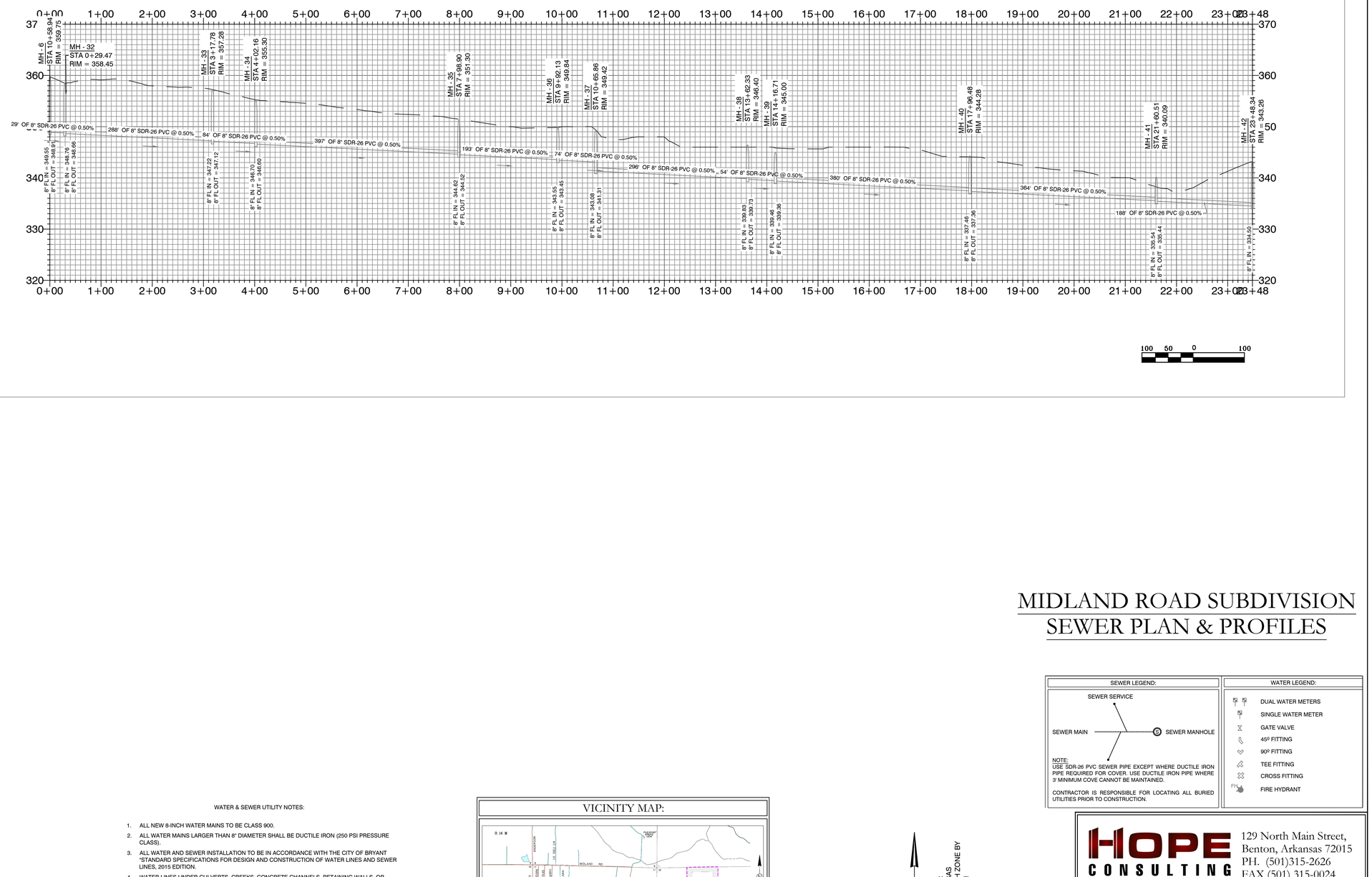


Offset Sewer Line PROFILE



MIDLAND ROAD SUBDIVISION
SEWER PLAN & PROFILES

SEWER LEGEND:	WATER LEGEND:
SEWER SERVICE, SEWER MAIN, SEWER MANHOLE	DUAL WATER METERS
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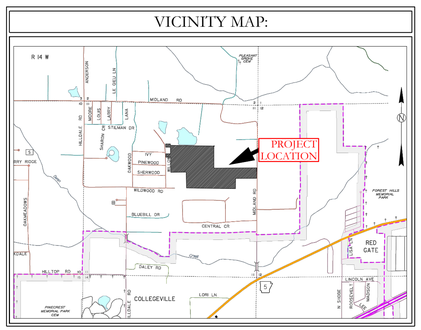
VICINITY MAP:



N

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

HDPE

RCP

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REVISED:		CHECKED BY:	23-0024
SHEET:	C-3.10	SCALE:	

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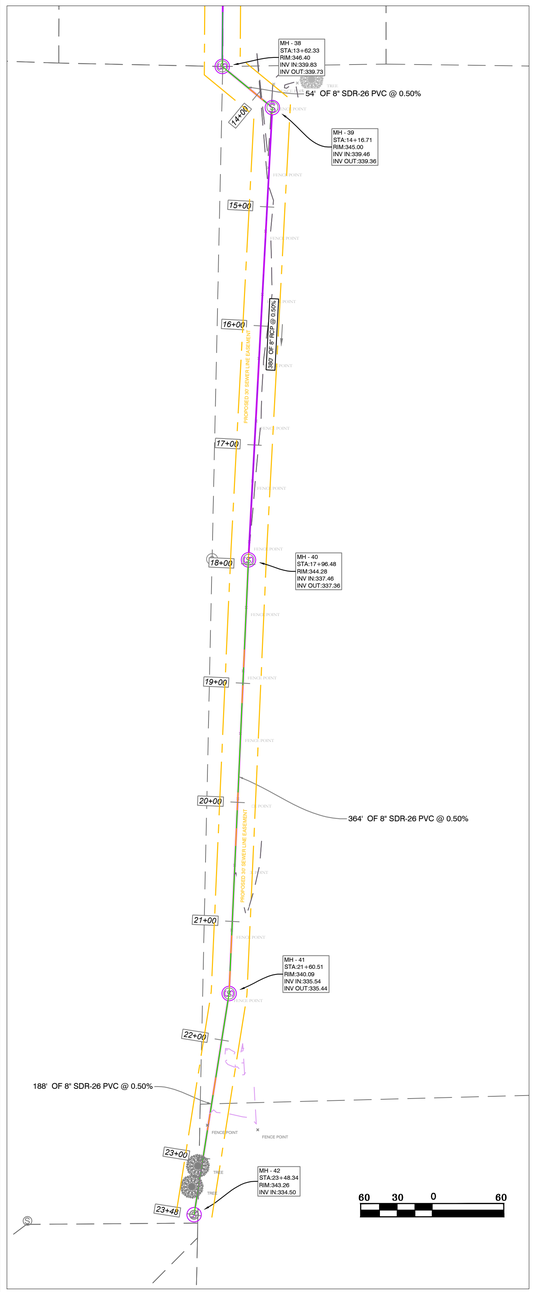

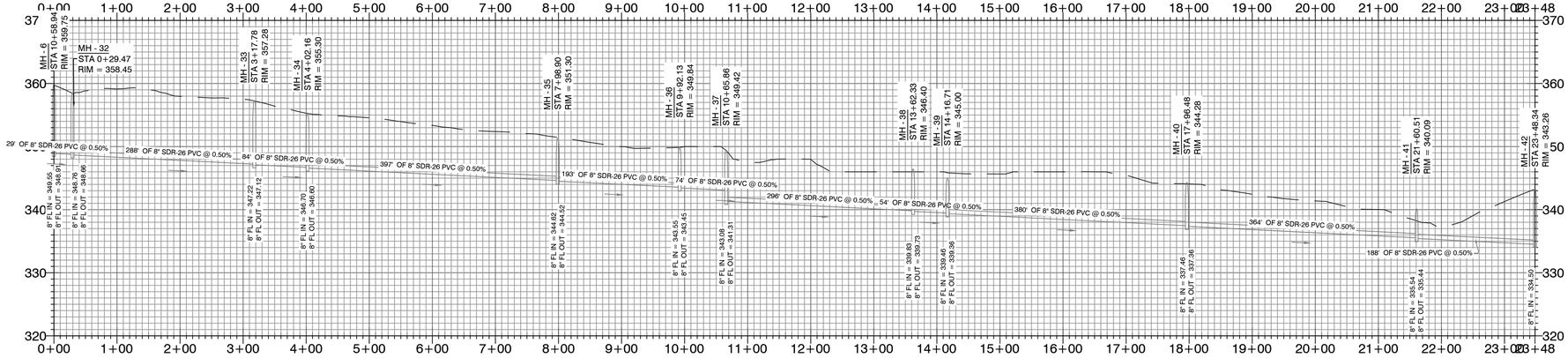

MIDLAND ROAD SUBDIVISION
SEWER PLAN & PROFILES

SEWER LEGEND:	WATER LEGEND:
SEWER SERVICE; SEWER MAIN; SEWER MANHOLE	DUAL WATER METERS
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CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL BURIED UTILITIES PRIOR TO CONSTRUCTION.	GATE VALVE
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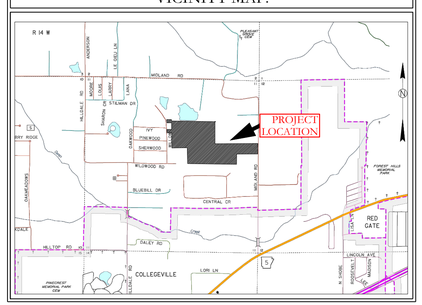
VICINITY MAP:



BASIS OF BEARING:
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REVISED:		CHECKED BY:	23-0024
SHEET:	C-3.11	SCALE:	

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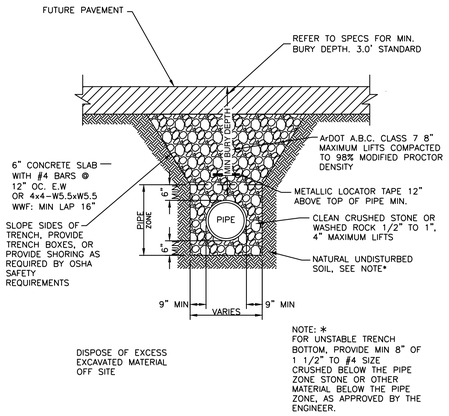

PVC SEWER TRENCH UNDER FUTURE ASPHALT STREET

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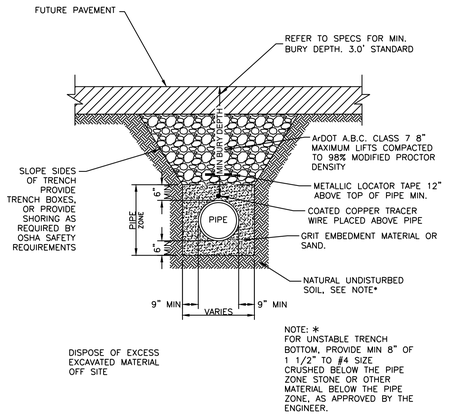
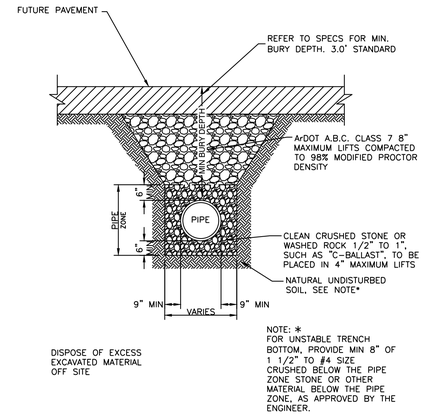


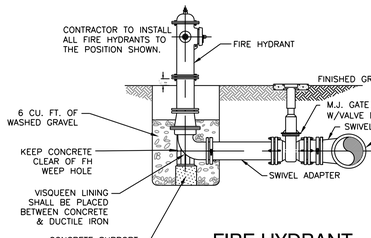
PVC WATER LINE TRENCH UNDER FUTURE ASPHALT STREET

N.T.S.



DRAINAGE PIPE TRENCH UNDER FUTURE ASPHALT STREET

N.T.S.

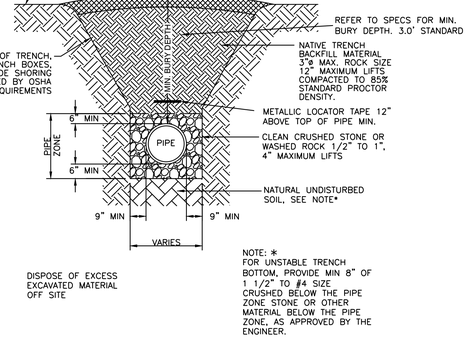


FIRE HYDRANT CONNECTION

NTS

SOIL STABILIZATION REQUIREMENTS:

1. IN LAWN AREAS, DISTURBED SOIL SHALL BE STABILIZED BY PLACEMENT OF SOD TO MATCH EXISTING.
2. IN FIELDS OR WOODED AREAS, DISTURBED SOIL SHALL BE STABILIZED BY SEEDING.



PVC SEWER TRENCH IN UNPAVED AREAS

N.T.S.

SOIL STABILIZATION REQUIREMENTS:

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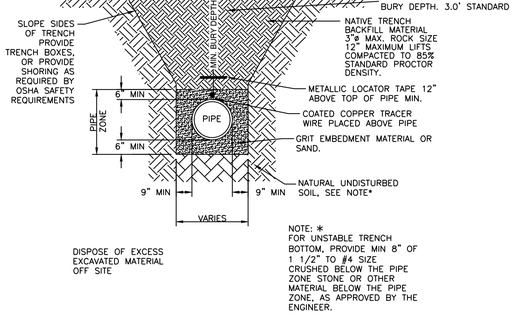

PVC WATER LINE TRENCH IN UNPAVED AREAS

N.T.S.

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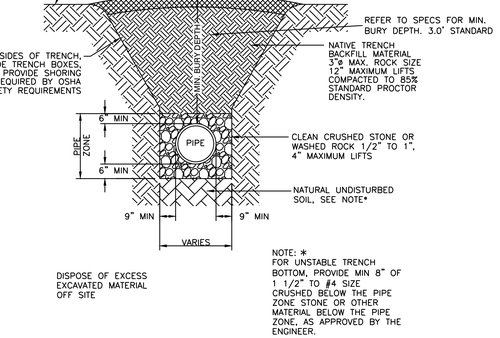

DRAINAGE PIPES IN UNPAVED AREAS

N.T.S.

TYPICAL BLOCKING DETAILS

N.T.S.

VOLUME OF THRUST BLOCK IN CUBIC YARDS (VERTICAL BENDS) FOR 150 P.S.I. TEST PRESSURE

FITTING SIZE	BEND ANGLE		
	45°	22 1/2°	11 1/4
4	0.4	0.2	0.1
6	0.8	0.4	0.2
8	1.4	0.7	0.4
10	2.2	1.1	0.6
12	3.2	1.6	0.8
14	4.4	2.2	1.1
16	5.7	2.9	1.5
18	7.2	3.7	1.8
20	8.9	4.5	2.3
24	12.8	6.5	3.3

THRUST BLOCK NOTES:

1. KEEP CONCRETE CLEAR OF JOINT ACCESSORIES.
2. CONCRETE THRUST BLOCKING SHALL BE POURED AGAINST UNDISTURBED EARTH.
3. REQUIRED VOLUMES OF BEARING AREAS AT FITTINGS SHALL BE AS INDICATED IN THE TABLES PROVIDED AND ADJUSTED, IF NECESSARY, TO CONFORM TO THE TEST PRESSURE(S) STATED IN THE SPECIFICATIONS, AND ALLOWABLE SOIL BEARING STRESS(ES) STATED IN THE SPECIFICATIONS.
4. THRUST BLOCK VOLUMES FOR VERTICAL BENDS HAVING UPWARD RESULTANT THRUSTS ARE BASED ON TEST PRESSURE OF 150 PSIG AND THE WEIGHT OF CONCRETE (4,050 LB/CY). TO COMPUTE VOLUMES FOR DIFFERENT TEST PRESSURES, USE THE FOLLOWING EQUATION: VOLUME = (TEST PRESSURE / 150) X (TABLE VALUE).
5. BEARING AREAS FOR HORIZONTAL BEND THRUST BLOCKS ARE BASED ON TEST PRESSURE OF 150 PSIG AND AN ALLOWABLE SOIL BEARING STRESS OF 2,000 LB/SF TO COMPUTE BEARING STRESSES, USE THE FOLLOWING EQUATION: BEARING AREA = (TEST PRESSURE / 150) X (2,000 / SOIL BEARING STRESS) X (TABLE VALUE).
6. THRUST BLOCKS FOR VERTICAL BENDS HAVING DOWNWARD RESULTANT THRUST SHALL BE THE SAME AS FOR HORIZONTAL BENDS.
7. BEARING AREAS, VOLUMES, AND SPECIAL BLOCKING DETAILS SHOWN ON PLANS TAKE PRECEDENCE OVER THIS STANDARD.
8. BEARING AREA OF THRUST BLOCK SHALL NOT BE LESS THAN 1.0 SF.
9. VERTICAL BENDS THAT REQUIRE A THRUST BLOCK VOLUME EXCEEDING 5 CY REQUIRE SPECIAL BLOCKING DETAILS. SEE PLANS.

BEARING AREA OF THRUST BLOCKS IN SQ. FT (HORIZONTAL BENDS) FOR 150 P.S.I. TEST PRESSURE

FITTING SIZE	TEE, WYE, PLUG OR CAP	90° BEND, PLUGGED CROSS	TEE PLUGGED ON RUN		BEND ANGLE		
			A1	A2	45°	22 1/2°	11 1/4
4	1.0	1.4	1.0	1.4	1.0	–	–
6	2.1	3.0	2.1	3.0	1.6	1.0	–
8	3.8	5.3	3.8	5.4	2.9	1.5	1.0
10	5.9	8.4	5.9	8.4	4.6	2.4	1.2
12	8.5	12.0	8.5	12.0	6.6	3.4	1.7
14	11.5	16.3	11.5	16.3	8.9	4.6	2.3
16	15.0	21.3	15.0	21.3	11.6	6.0	3.0
18	19.0	27.0	19.0	27.0	14.6	7.6	3.8
20	23.5	33.3	23.5	33.3	18.1	9.4	4.7
24	34.0	48.0	34.0	48.0	26.2	13.6	6.8

VOLUME OF THRUST BLOCK IN CUBIC YARDS (VERTICAL BENDS) FOR 150 P.S.I. TEST PRESSURE

FITTING SIZE	BEND ANGLE		
	45°	22 1/2°	11 1/4
4	0.4	0.2	0.1
6	0.8	0.4	0.2
8	1.4	0.7	0.4
10	2.2	1.1	0.6
12	3.2	1.6	0.8
14	4.4	2.2	1.1
16	5.7	2.9	1.5
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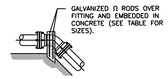
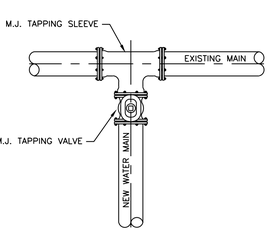
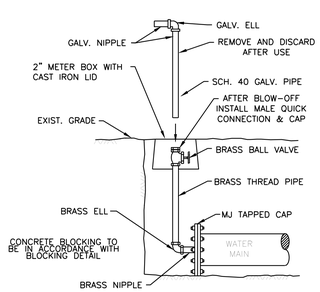


FITTING SIZES	ROD SIZES	EMBEDMENT
12" AND LESS	#6's	30"
14" – 24"	#8's	36"



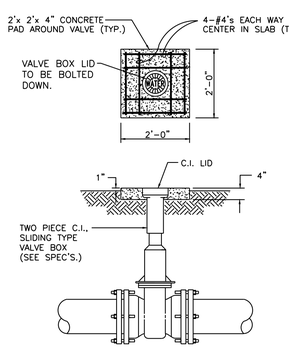
WATER MAIN CONNECTION DETAIL

N.T.S.



2" BLOW-OFF RISER

N.T.S.



DETAIL-VALVE BOX

N.T.S.

TYPICAL BLOCKING DETAILS

N.T.S.

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

MIDLAND ROAD
TRENCH DETAILS
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	5/23/2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:		CHECKED BY:	23-0024
SHEET:	C-4.0	SCALE:	

500	1S	15W	0	34	230	62	1807

K:\LAND PROJECTS 2004\SUBDIVISIONS\2023\23-0024 HAVENS MIDLAND ROAD SUBDIVISION\ST\TS SHEW\CIVIL\DWG\23-0024 CONSTRUCTION PLAN (FINAL DRAFT).DWG, 5/23/2023 9:39:09 AM, CDRUNNINGHAM

SUBGRADE MATERIAL

A. Subgrade soils shall be all materials used for subgrade including in-situ materials and fill materials.
B. Subrades 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, recompacted 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 behond 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 fromed at intervals not greater than 20 feet. Depth of saw-cut hall 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 eliminatethe possibility of washing beneath the curb. The remaining 4 inches shall be topsoil.
I. Cold weather protection shall meet the requirements of the latest edition of ArDOT Standard Specifications.

SIDEWALKS

General

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

Minimum thickness and reinforcement

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

Contraction and expansion joints

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

Quality control testing and inspection by the City

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

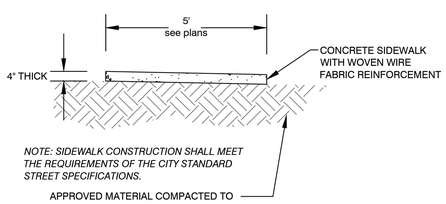
Subgrade

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

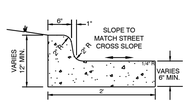
QUALITY CONTROL TESTING AND INSPECTIONS

General

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



Typical Sidewalk Detail



TYPICAL CURB DETAILS & NOTES
NOT TO SCALE

Typical Curb & Gutter Detail

4,000 psi concrete

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

MIDLAND ROAD
CIVIL SPECS
BRYANT, SALINE COUNTY, ARKANSAS

DATE: 5/23/2023	C.A.D. BY:		DRAWING NUMBER:
REVISED:	CHECKED BY:		23-0024
SHEET: C-5.0	SCALE:		

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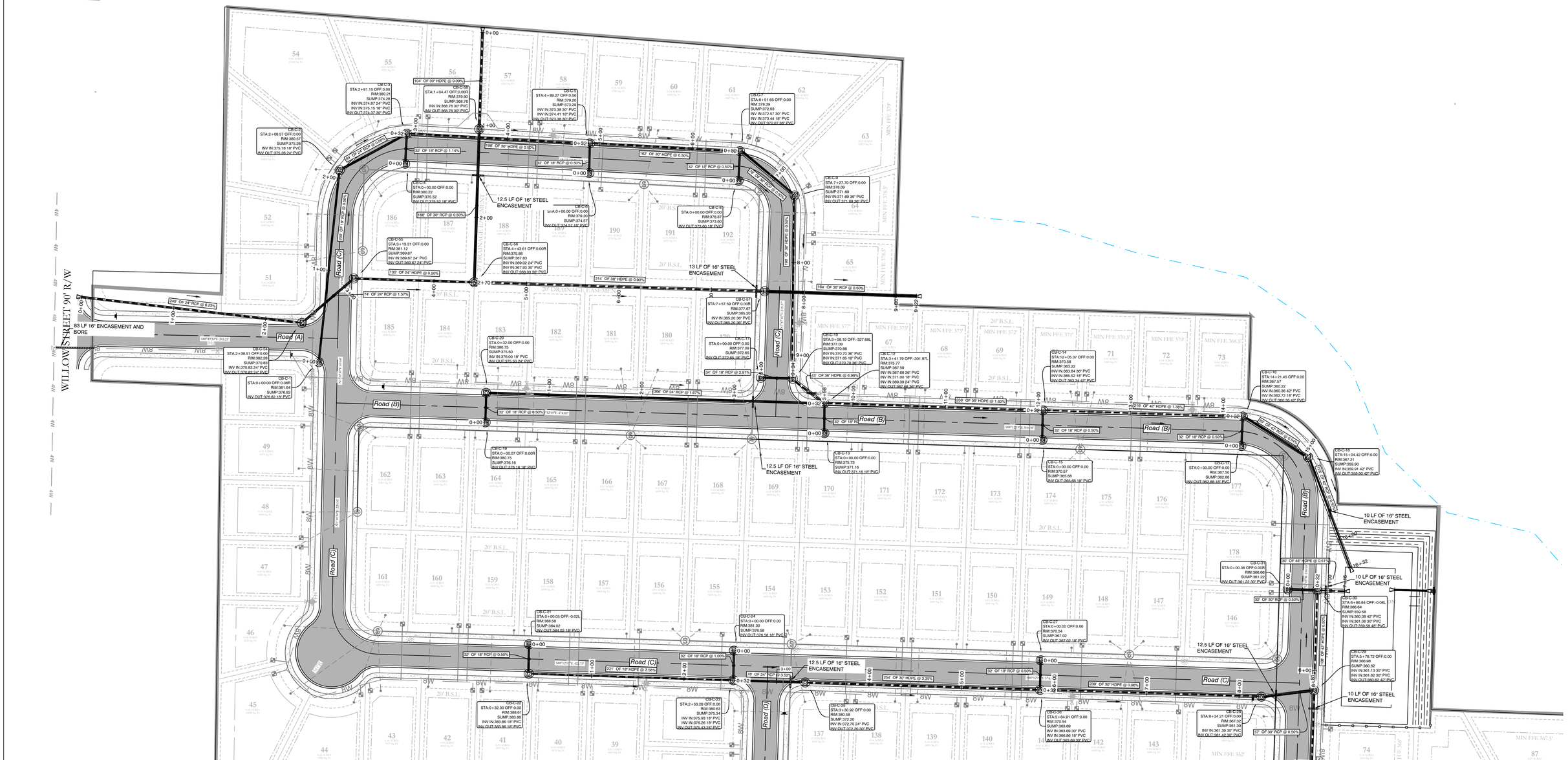

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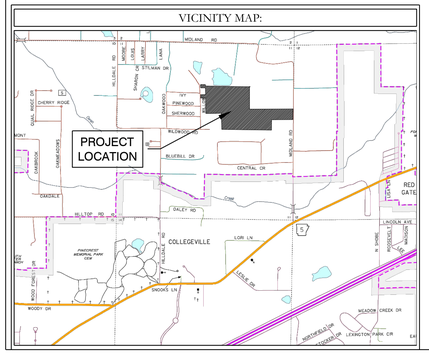

DRAINAGE NOTES

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

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

Filter fabric shall be placed under all riprap areas.

All drainage ditches and swales that are not concreted will be required to be stabilized with solid sod stabilization per the Stormwater Management Manual.

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

HDPE

RCP

MIDLAND ROAD SUBDIVISION
DRAINAGE PLAN

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

50 25 0 50

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

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

DATE:	5/ 23/2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:		CHECKED BY:	23-0024
SHEET:	C-6.0	SCALE: 1" = 50'	

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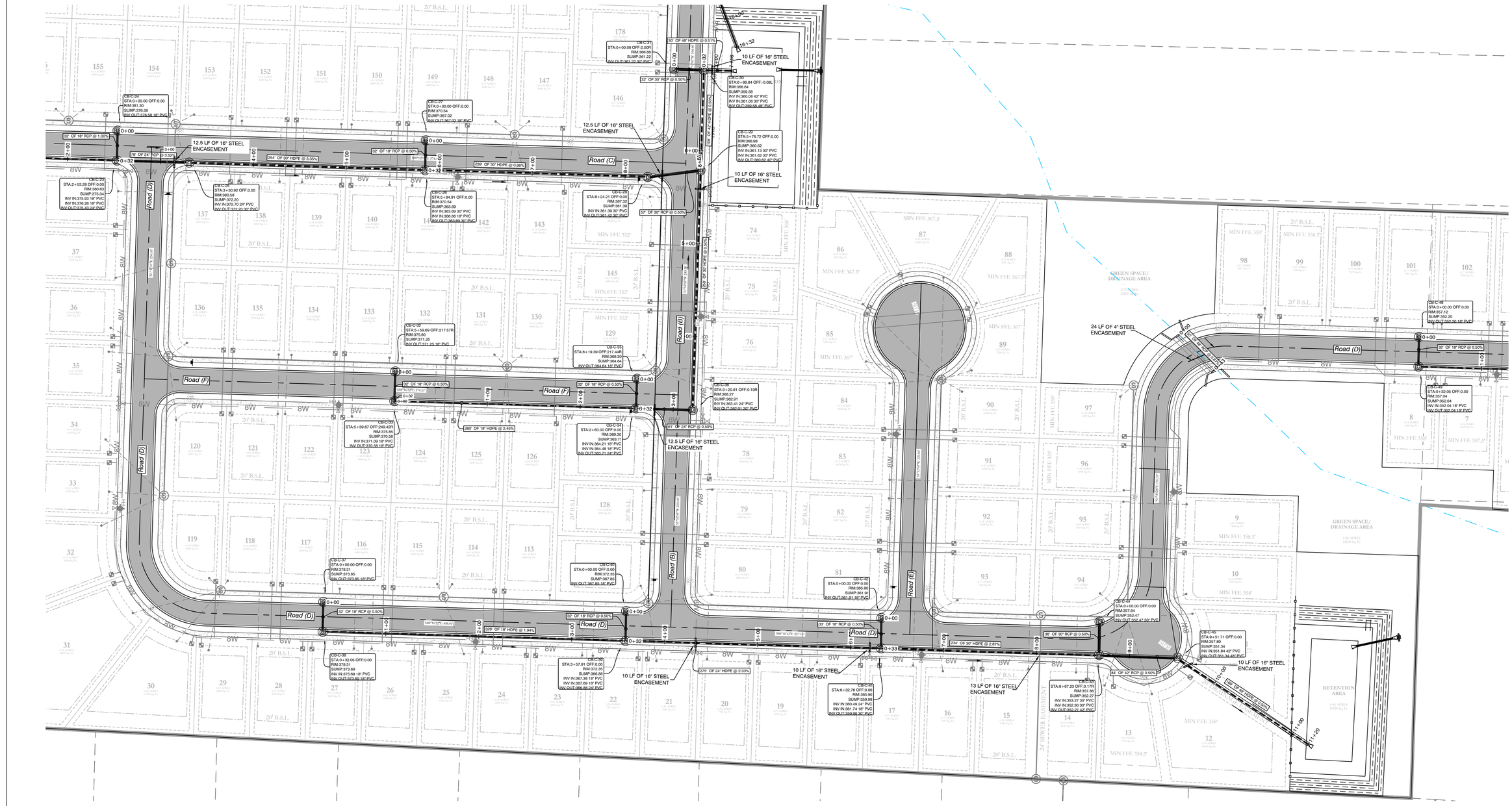
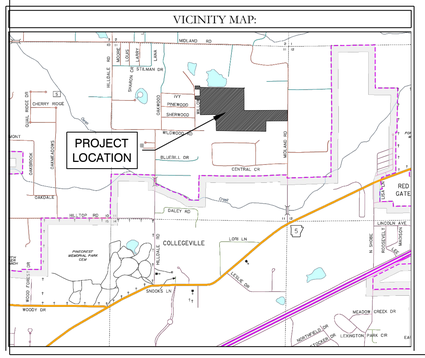


MIDLAND ROAD SUBDIVISION
DRAINAGE PLAN

VICINITY MAP:



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HDPE

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

50 25 0 50

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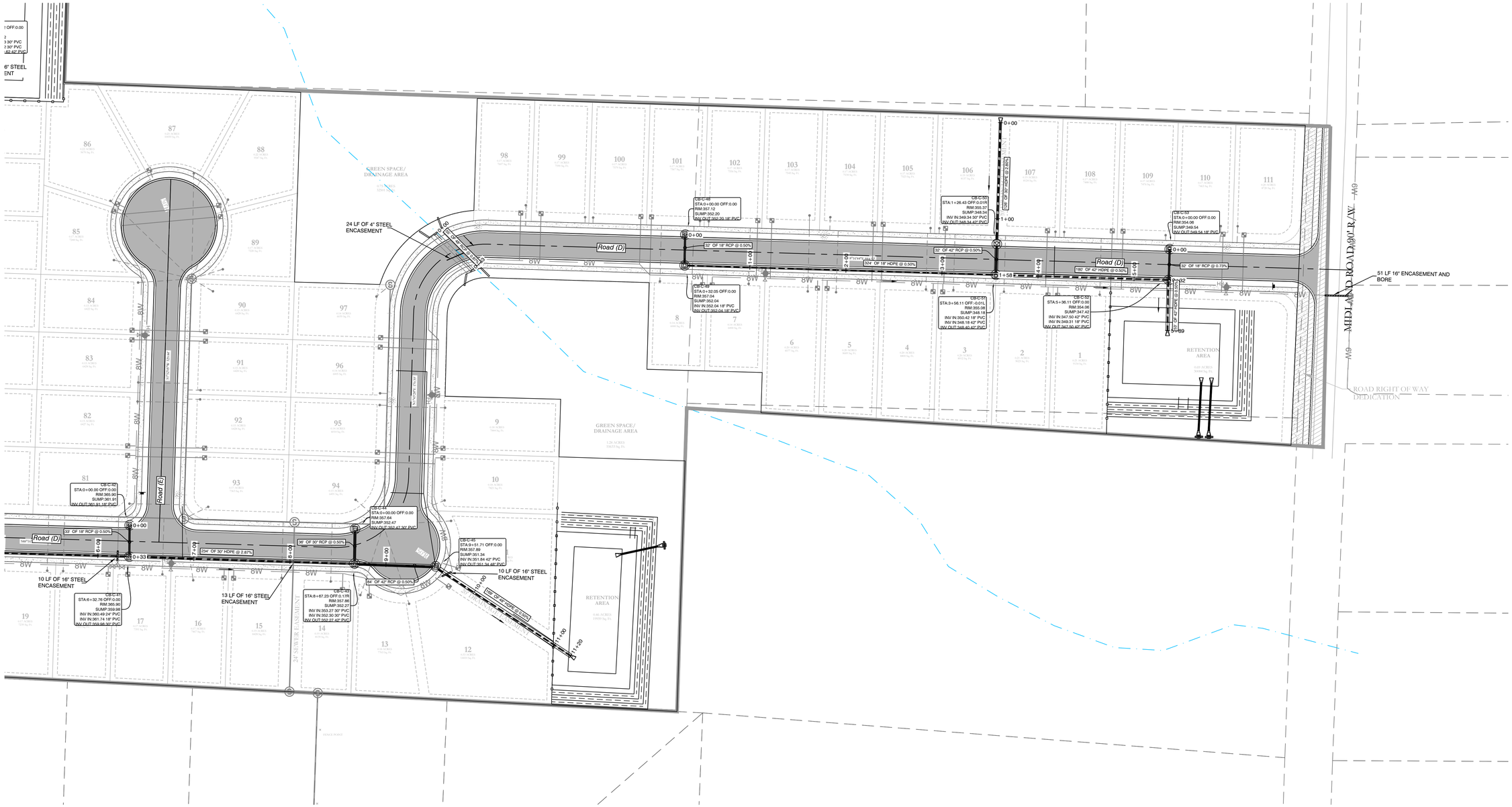
MIDLAND ROAD
DRAINAGE PLAN
IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 5/23/2023	C.A.D. BY:		DRAWING NUMBER:
REVISED:	CHECKED BY:		23-0024
SHEET: C-6.1	SCALE: 1" = 50'		



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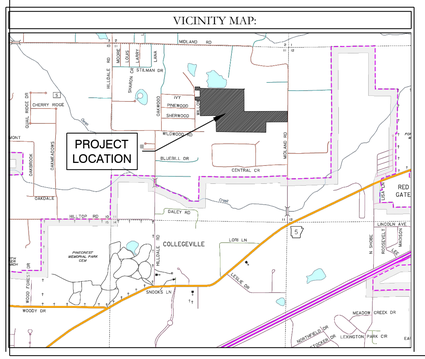

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HDPE

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N

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

50 25 0 50

MIDLAND ROAD SUBDIVISION
DRAINAGE PLAN

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

DATE: 5/23/2023	C.A.D. BY:		DRAWING NUMBER:
REVISED:	CHECKED BY:		23-0024
SHEET: C-6.2	SCALE: 1" = 50'		
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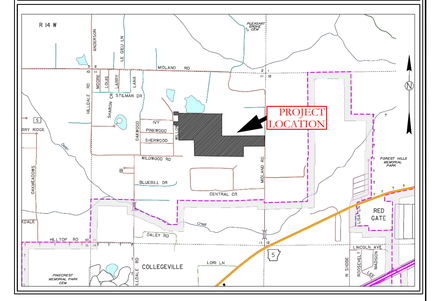

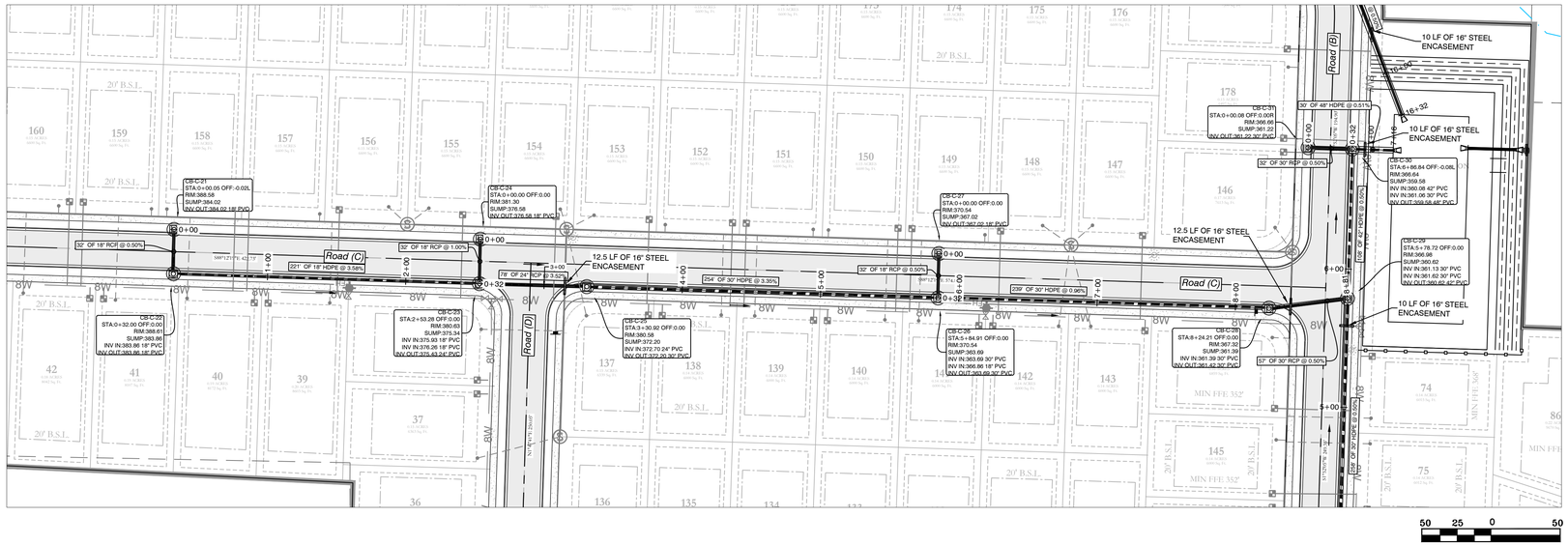

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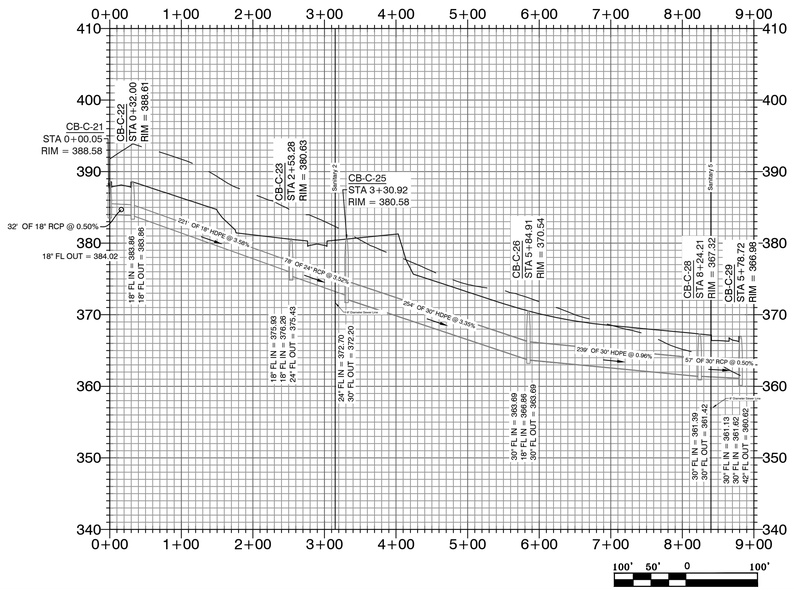

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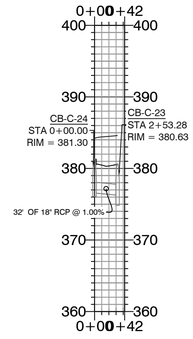

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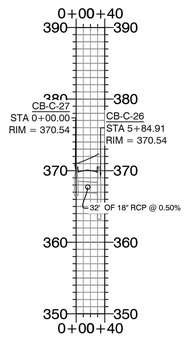

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BASIS OF BEARING:
GRID NORTH, ARKANSAS
COORDINATE SYSTEM, SOUTH ZONE BY
GPS OBSERVATION

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FOR USE AND BENEFIT OF:
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DRAINAGE PROFILES
MIDLAND ROAD
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	5/23/2023	C.A.D. BY: xxxx	DRAWING NUMBER:
REVISED:		CHECKED BY:	23-0024
SHEET:	C-6.3	SCALE: as shown	

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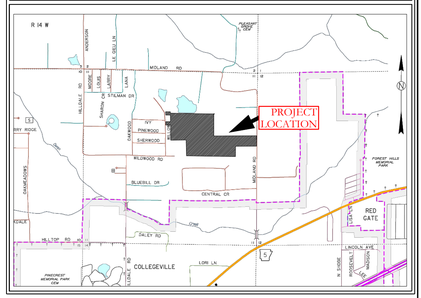

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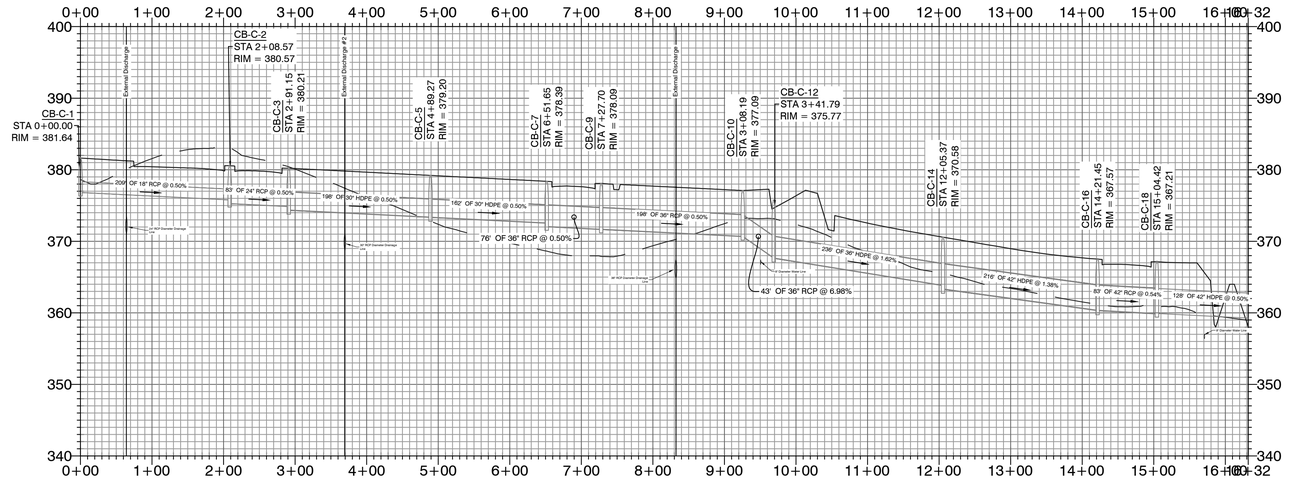

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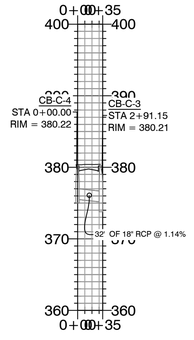

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BASIS OF BEARING:
GRID NORTH, ARKANSAS
COORDINATE SYSTEM, SOUTH ZONE BY
GPS OBSERVATION

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DRAINAGE PROFILES
MIDLAND ROAD
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	5/23/2023	C.A.D. BY: xxxx	DRAWING NUMBER:
REVISED:		CHECKED BY:	23-0024
SHEET:	C-6.4	SCALE: as shown	

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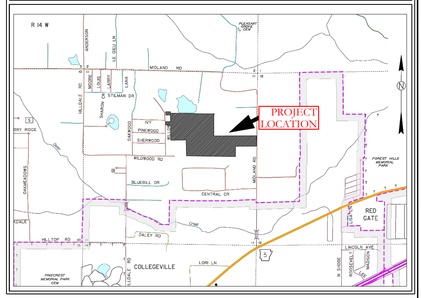

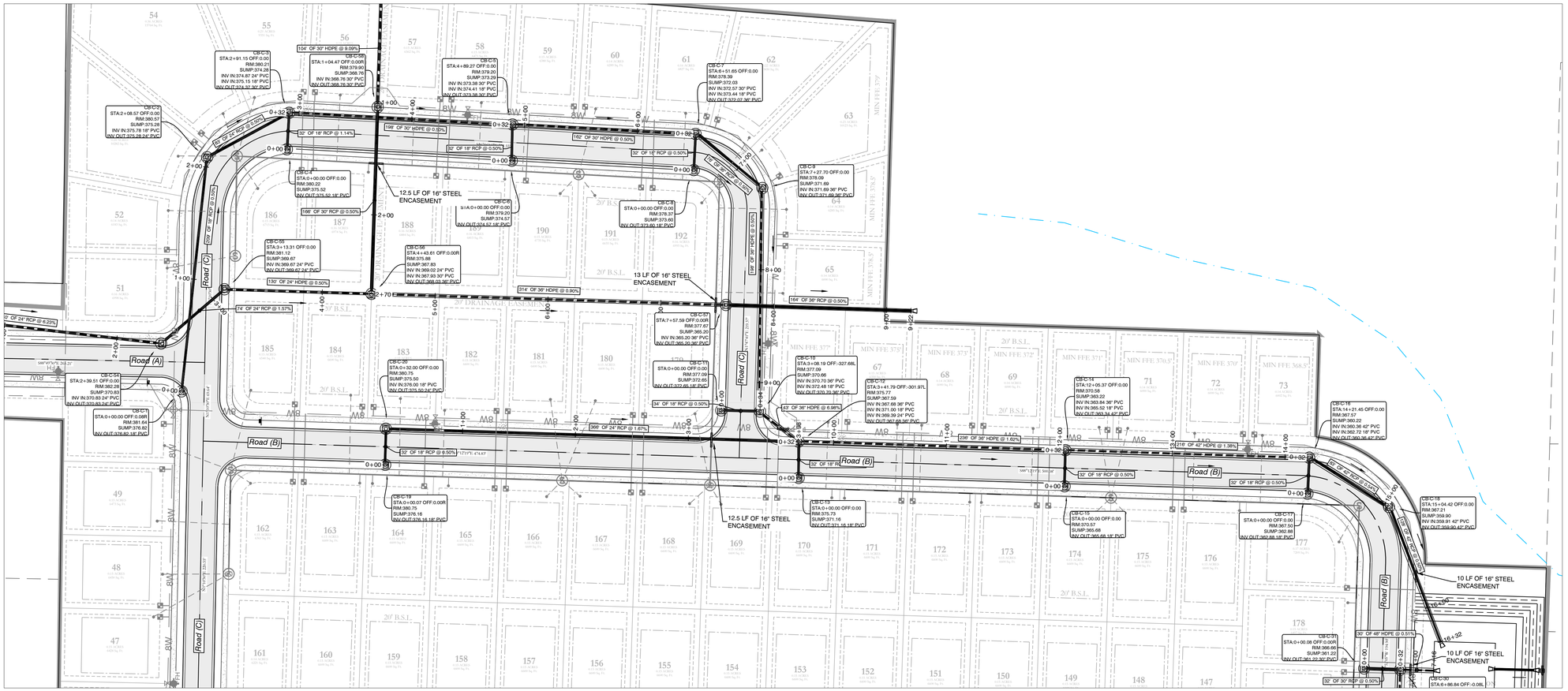

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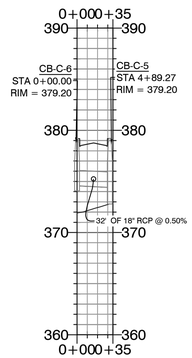

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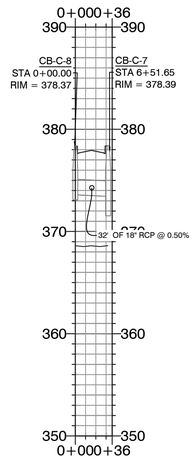

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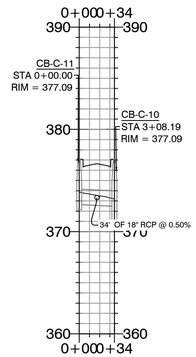

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HDPE

RCP

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

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

DRAINAGE PROFILES
MIDLAND ROAD
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	5/23/2023	C.A.D. BY:	xxxx	DRAWING NUMBER:
REVISED:		CHECKED BY:		23-0024
SHEET:	C-6.5	SCALE:	as shown	

K:\LAND PROJECTS 2004\SUBDIVISIONS 2023\23-0024 HAVENS MIDLAND ROAD SUBDIVISION, S17, T5S, R14W\CIVIL\DWG\23-0024 CONSTRUCTION PLAN (FINAL DRAFT)\AFTER COMMENTS\XXXXXXXXXX.DWG

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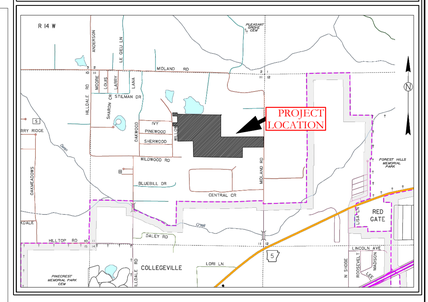

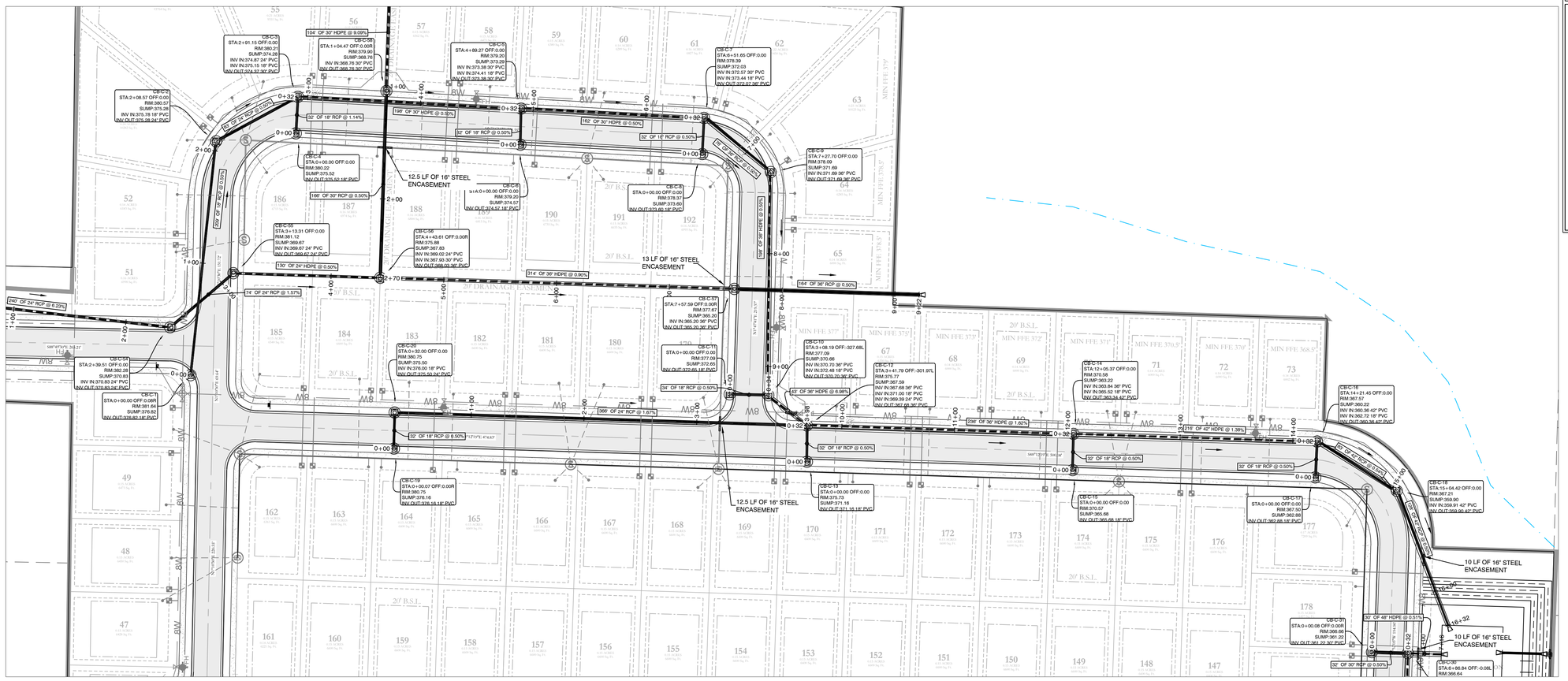

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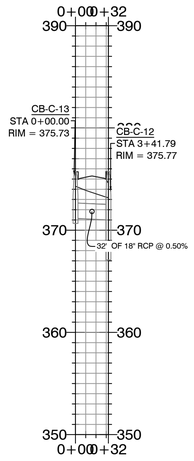
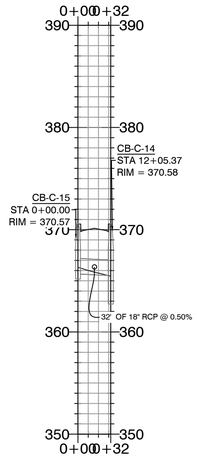


Storm Water Line 12 PROFILE



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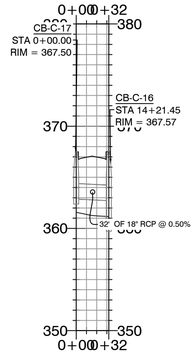

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BASIS OF BEARING:
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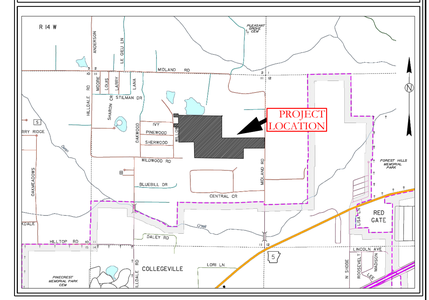

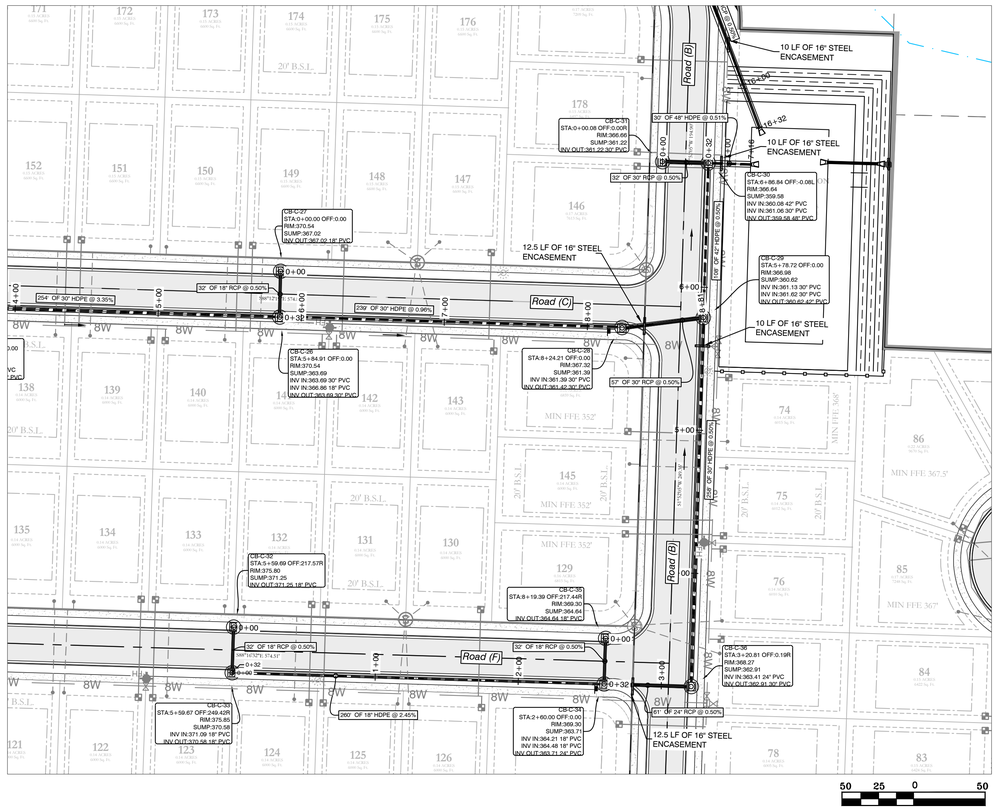

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GRID NORTH, ARKANSAS
COORDINATE SYSTEM, SOUTH ZONE BY
GPS OBSERVATION

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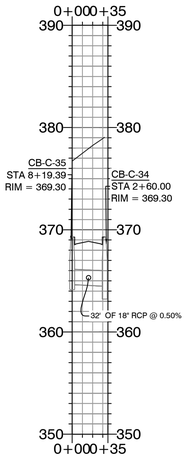
Storm Water Line 29 PROFILE



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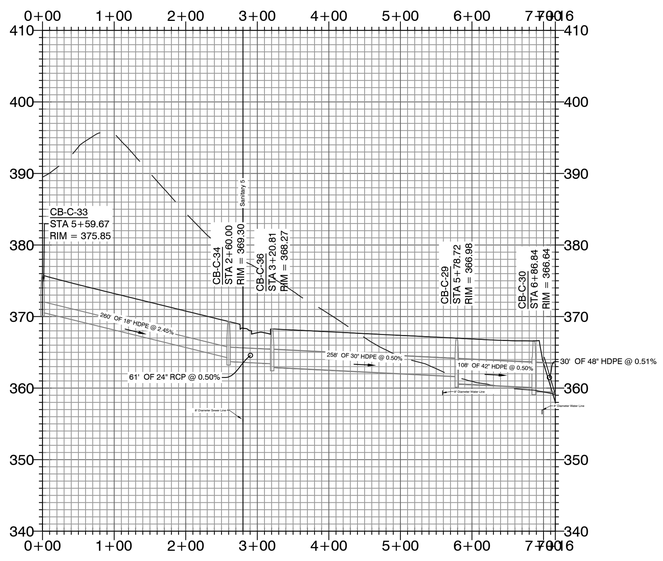

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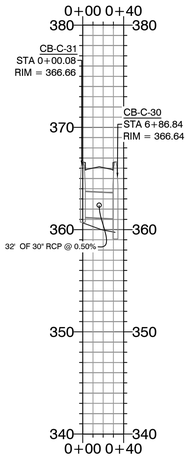

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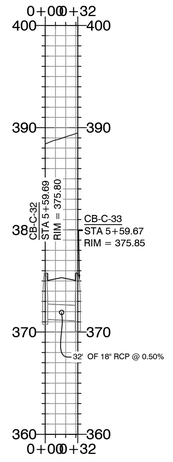

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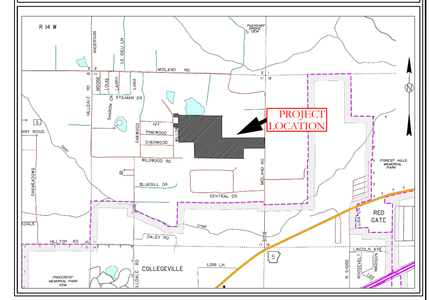

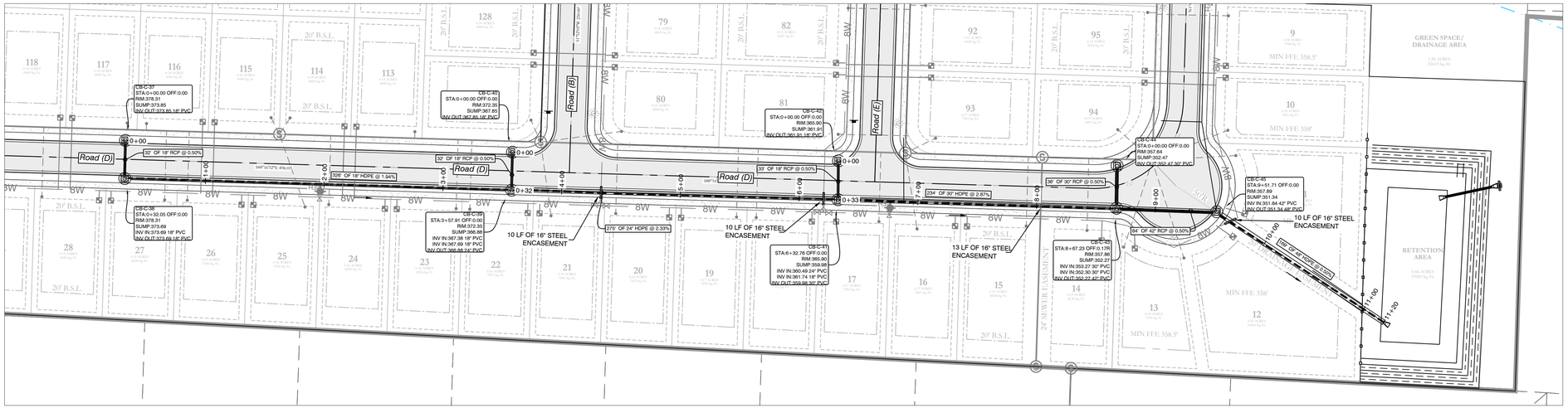

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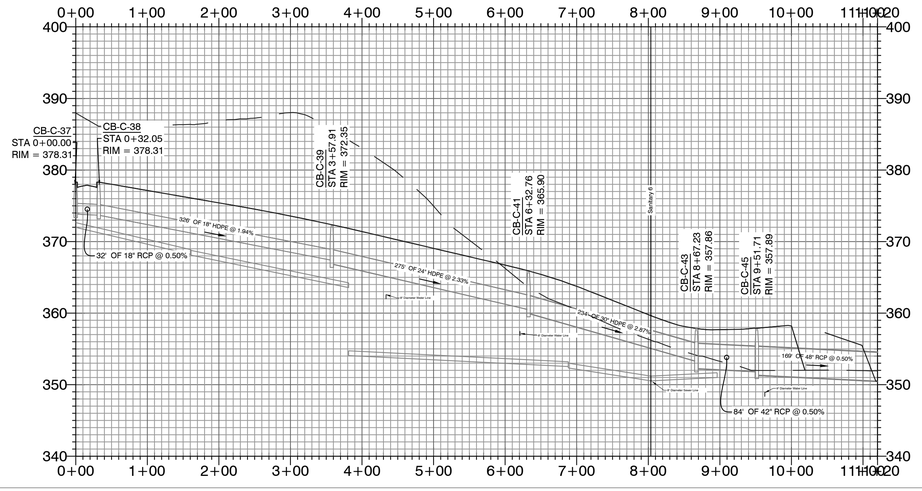

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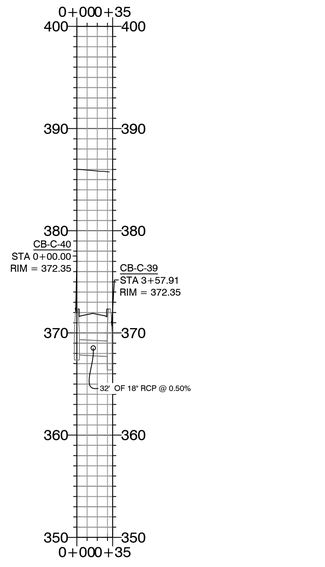

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BASIS OF BEARING:
GRID NORTH, ARKANSAS
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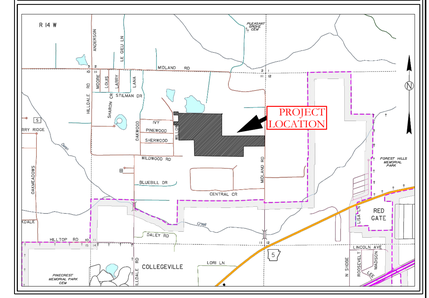

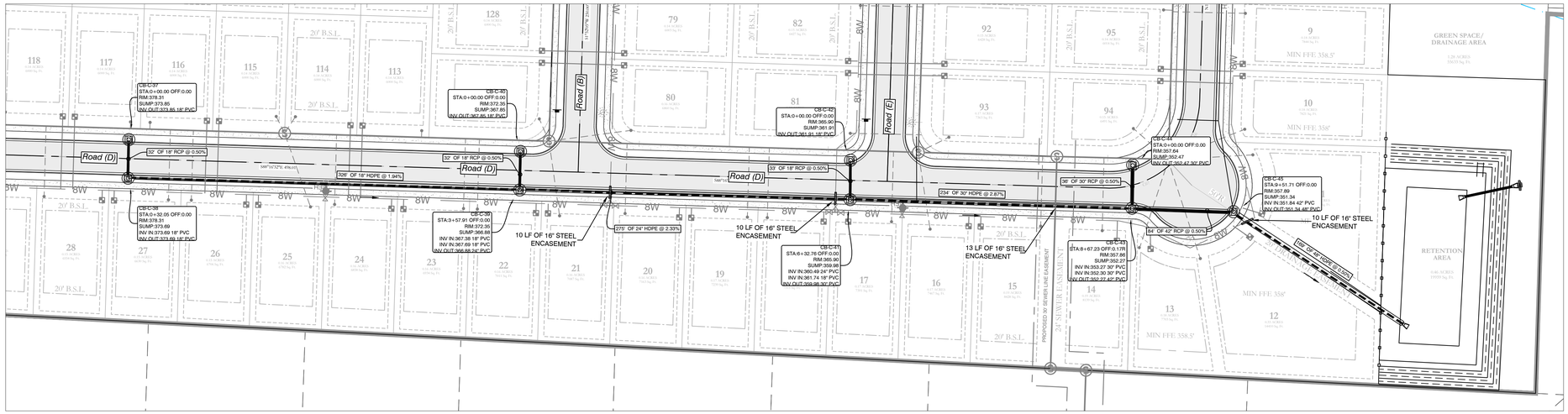

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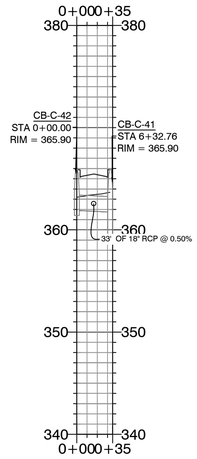

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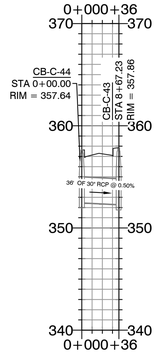

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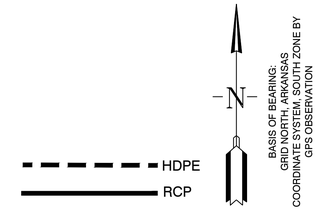

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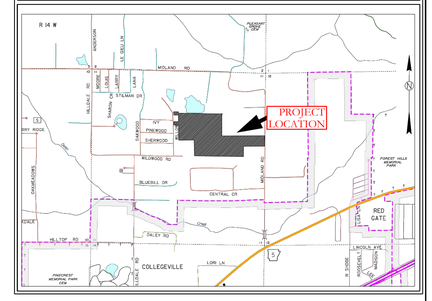

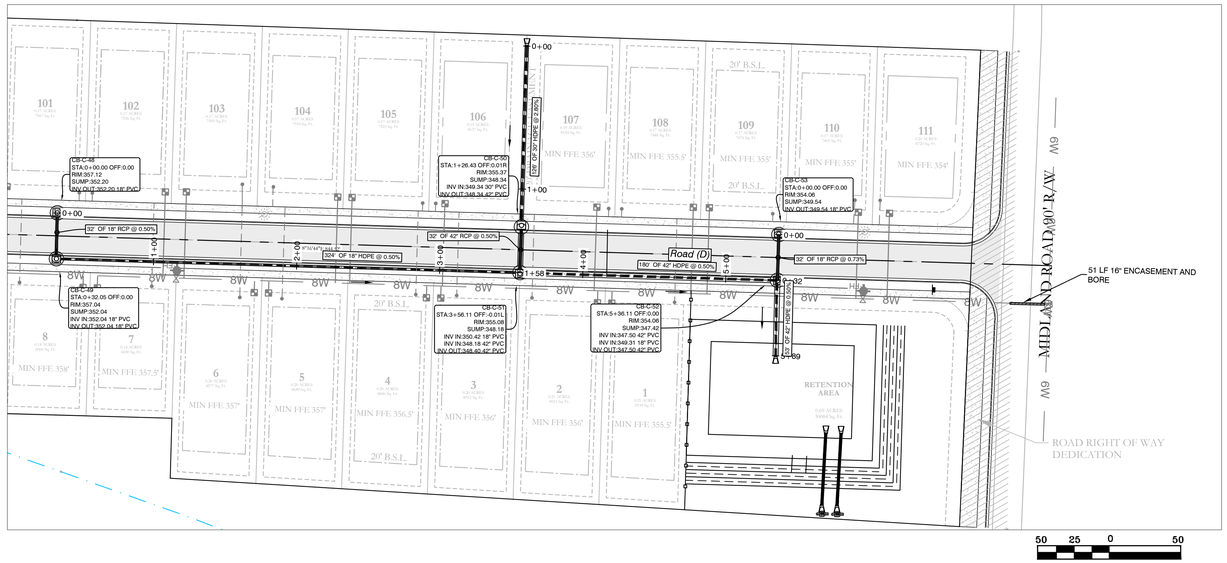

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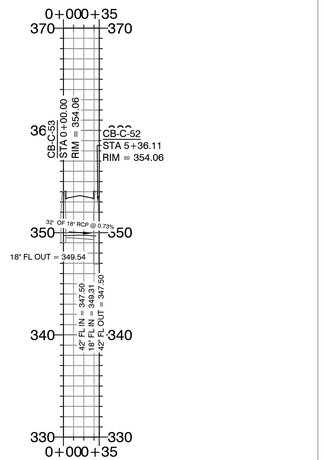

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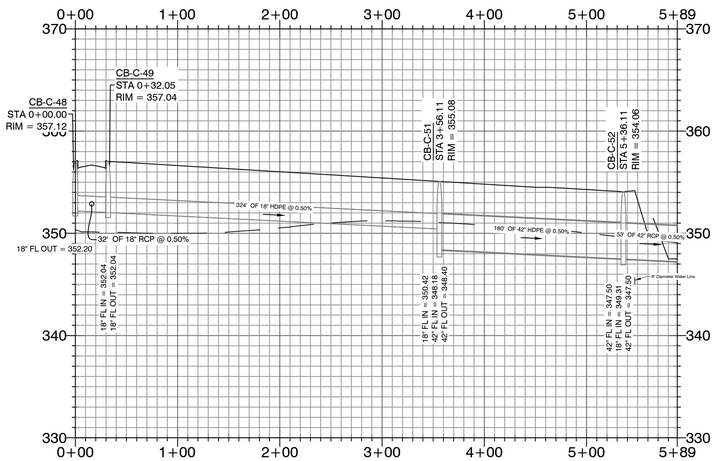

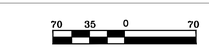

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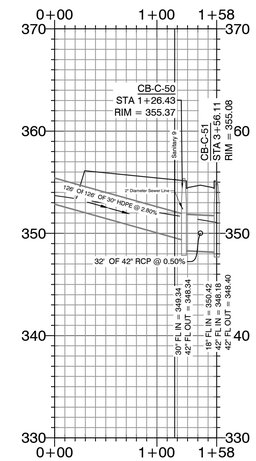

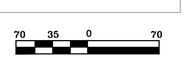

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BASIS OF BEARING:
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COORDINATE SYSTEM, SOUTH ZONE BY
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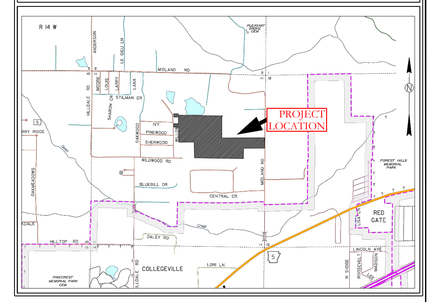

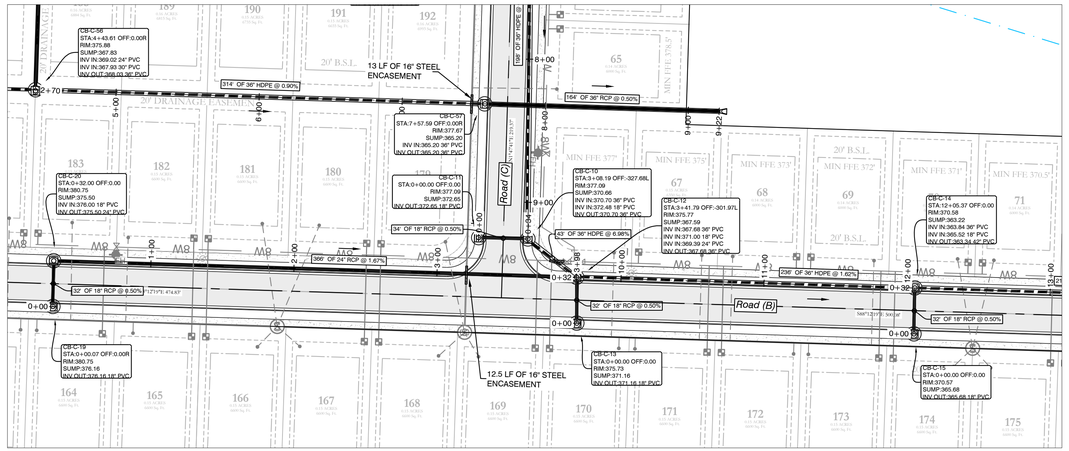

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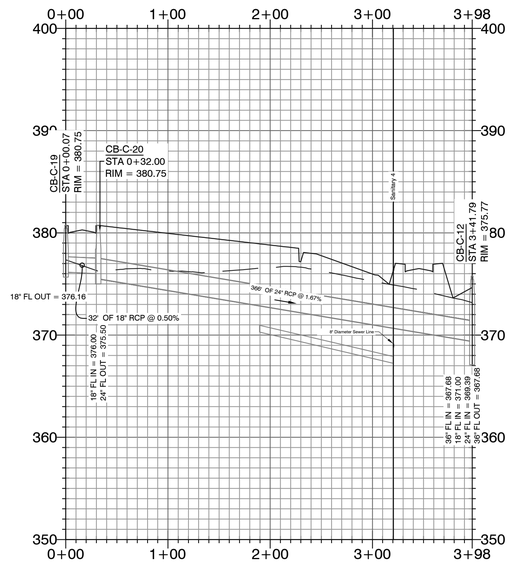

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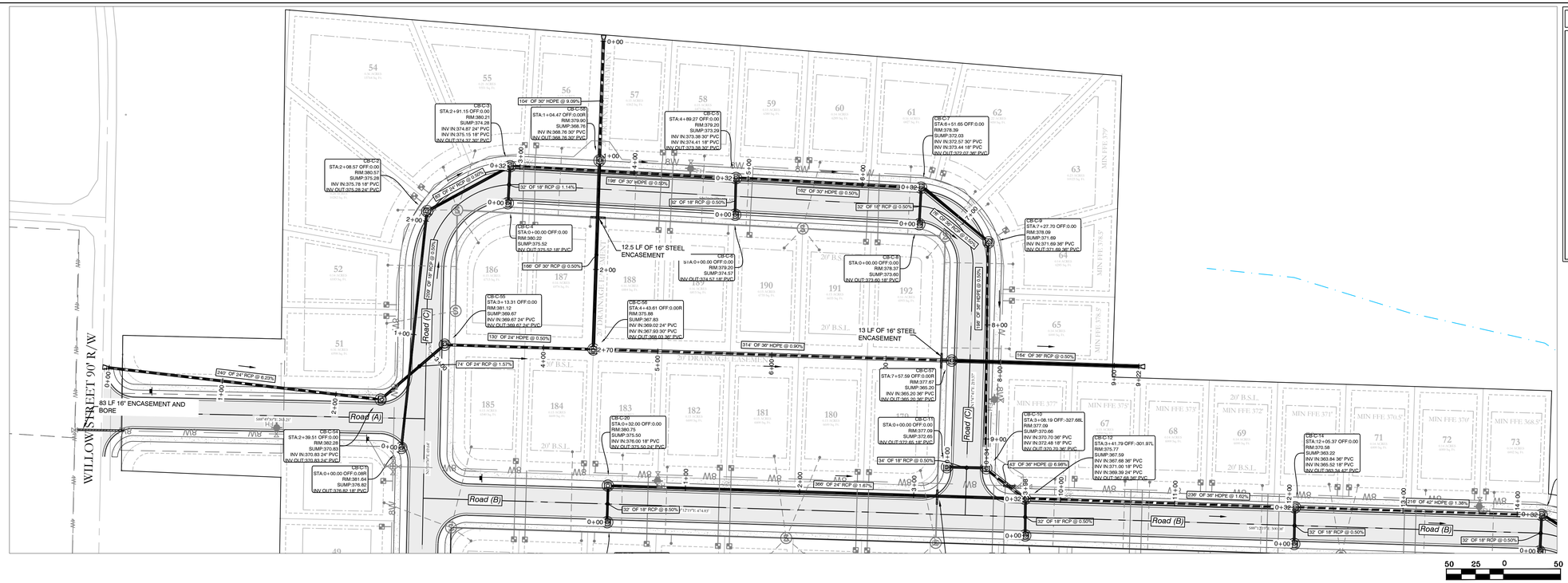

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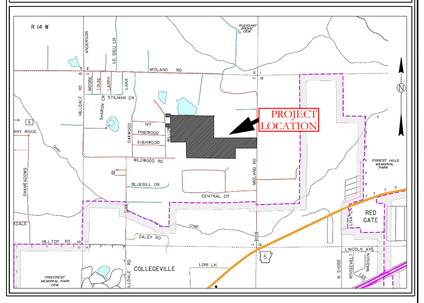
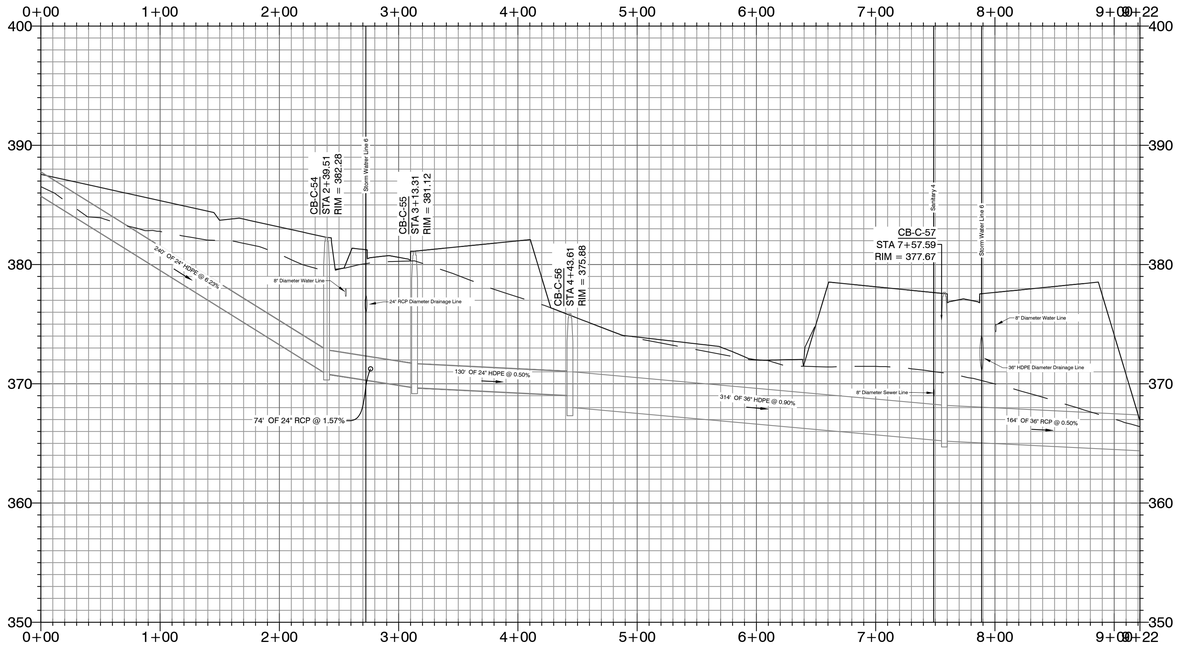


External Discharge (Storm Water) PROFILE



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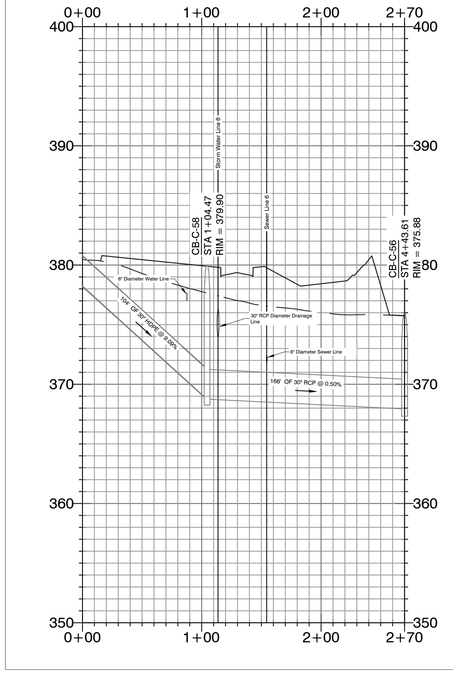
External Discharge (Storm Water) #2 PROFILE



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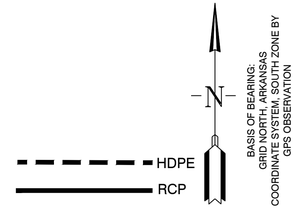

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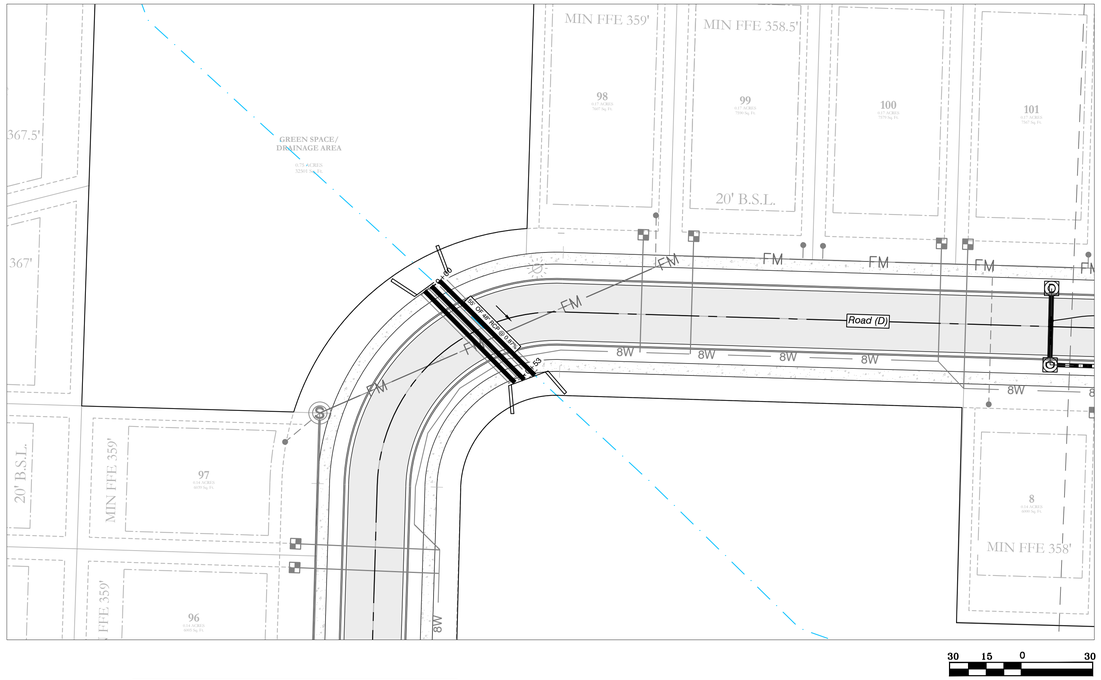

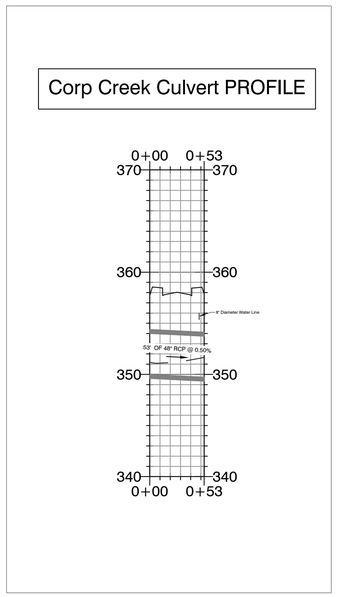

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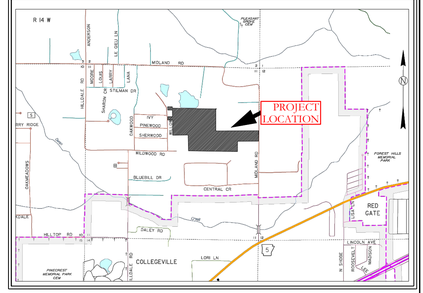

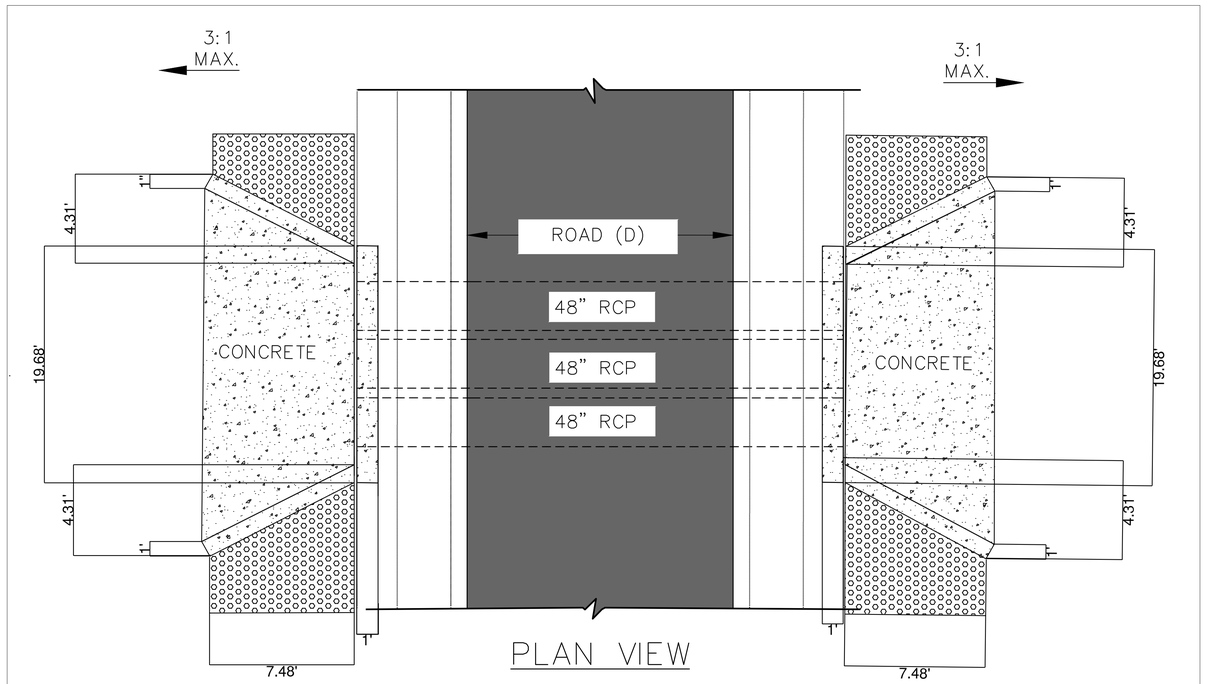

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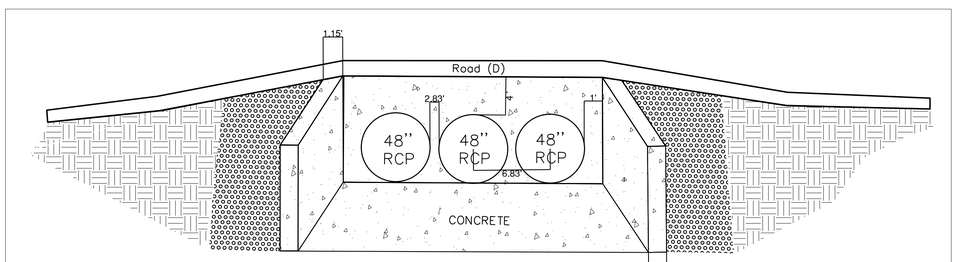

NOT TO SCALE

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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BASIS OF BEARING:
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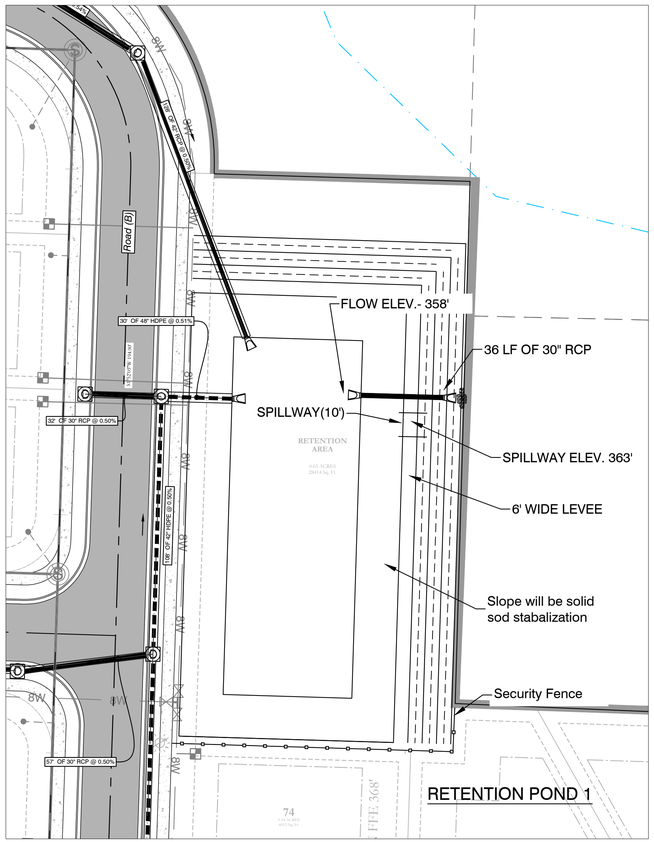
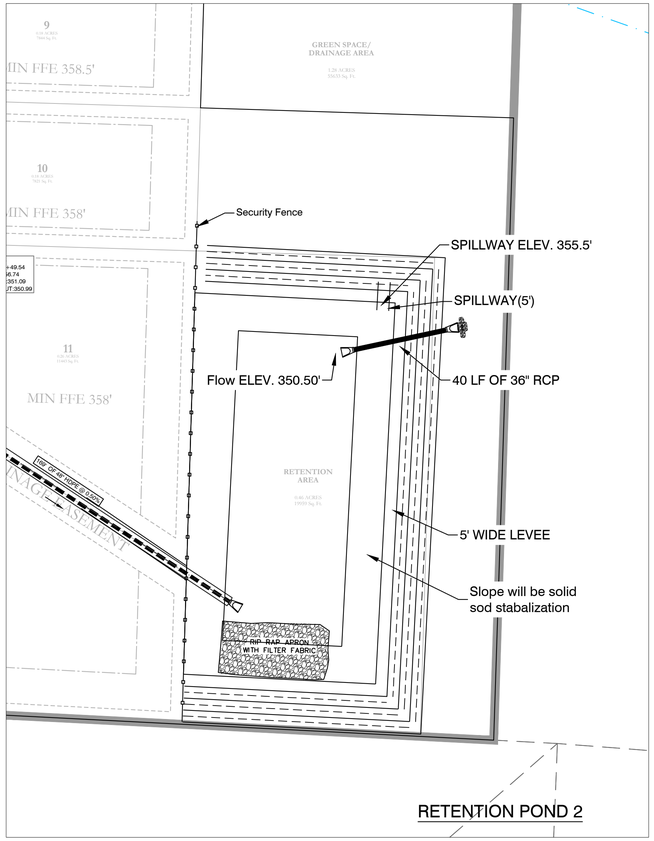
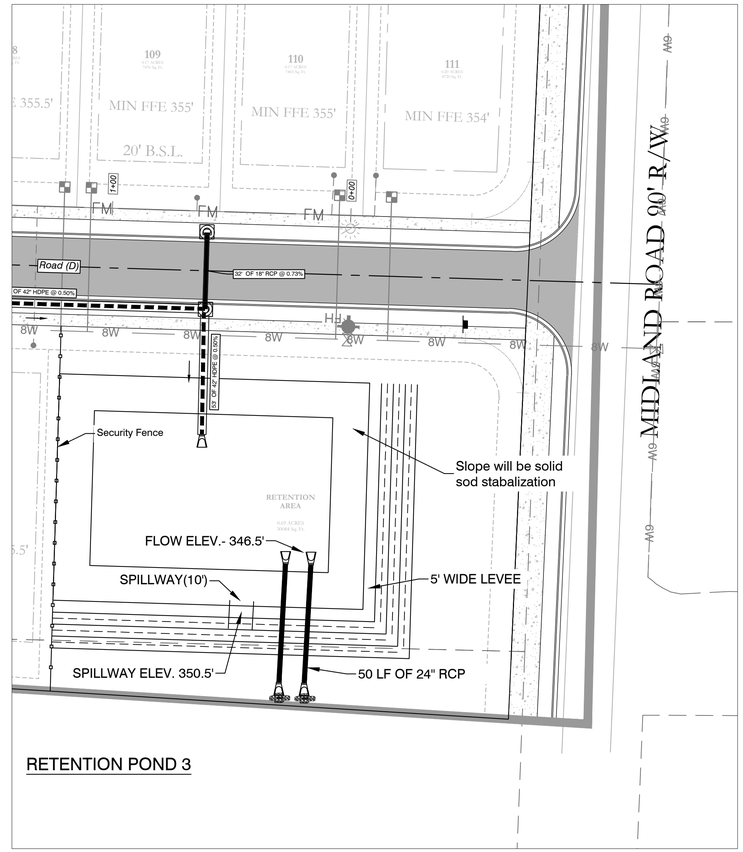
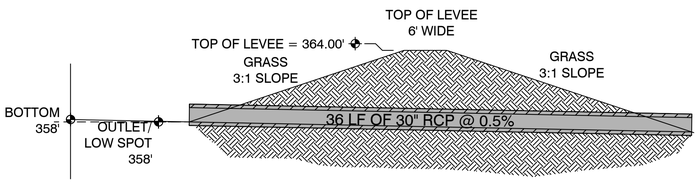
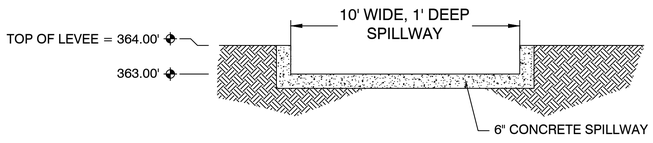




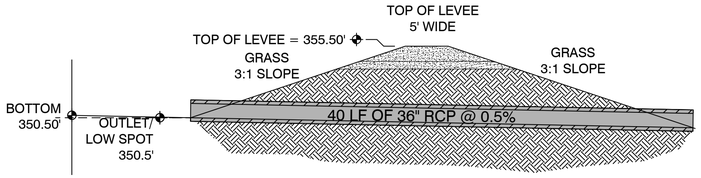




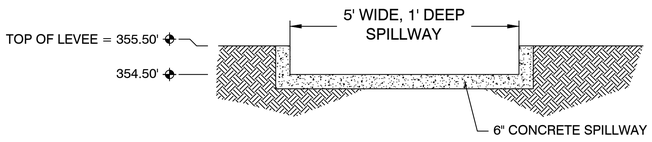
OUTLET PROFILE
NTS



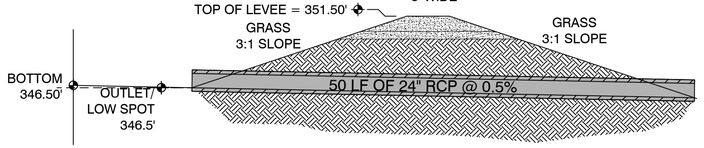
SPILLWAY END VIEW
NTS



OUTLET SECTION
NTS



SPILLWAY END VIEW
NTS



OUTLET SECTION
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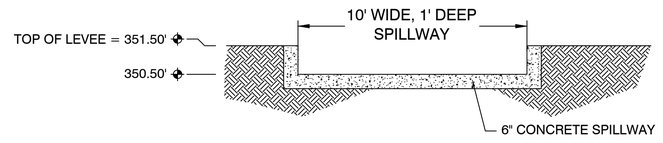


SPILLWAY END VIEW
NTS

DETENTION 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.

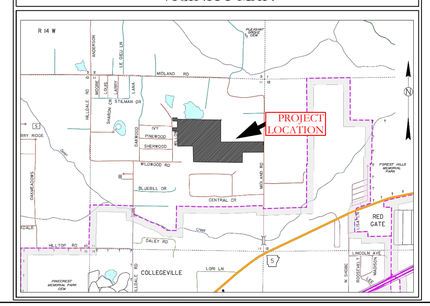
-Sediment from the site may accumulate in the pond bottom and reduce the pond to below design volume requirements. The pond should be excavated if the pond bottom elevation reached a level that allows excessive aquatic growth or reduces the pond efficiency such, that the sediments are passing the discharge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

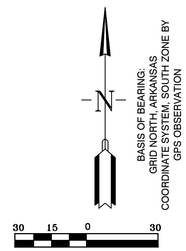
-Stabilization or re-grading of side slopes may be required periodically or after excessive rain events. Any disturbance of slopes should be reseeded or may require installation of erosion control materials until seeding can reestablish adequate grasses to prevent future erosion.

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

HDPE
RCP

VICINITY MAP:





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

HOPE CONSULTING
ENGINEERS - SURVEYORS
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Benton, Arkansas 72015
PH. (501)315-2626
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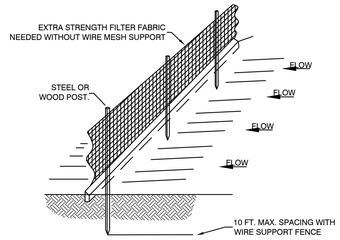
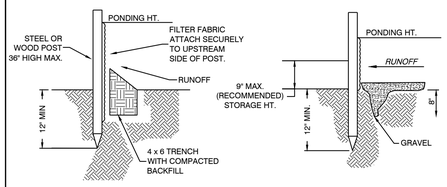
FOR USE AND BENEFIT OF:
HAVEN'S DEVELOPMENT, LLC

MIDLAND ROAD
RETENTION PLAN
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	5/23/2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:		CHECKED BY:	23-0024
SHEET:	C-6.14	SCALE:	

K:\LAND PROJECTS 2024\SUBDIVISIONS\2023-23-0024 HAVENS MIDLAND ROAD SUBDIVISION\STIES\R4W\CIVIL\DWG\23-0024 CONSTRUCTION PLAN (FINAL DRAWING).DWG, 5/23/2023 3:37:17 PM, CARMEN SOLIS





STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

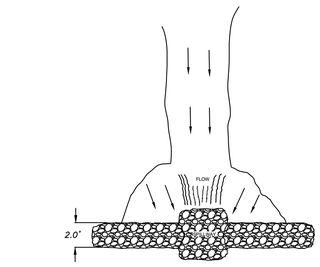
ALTERNATE DETAIL
TRENCH WITH GRAVEL

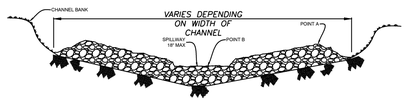
NOTE:
1.) INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.

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

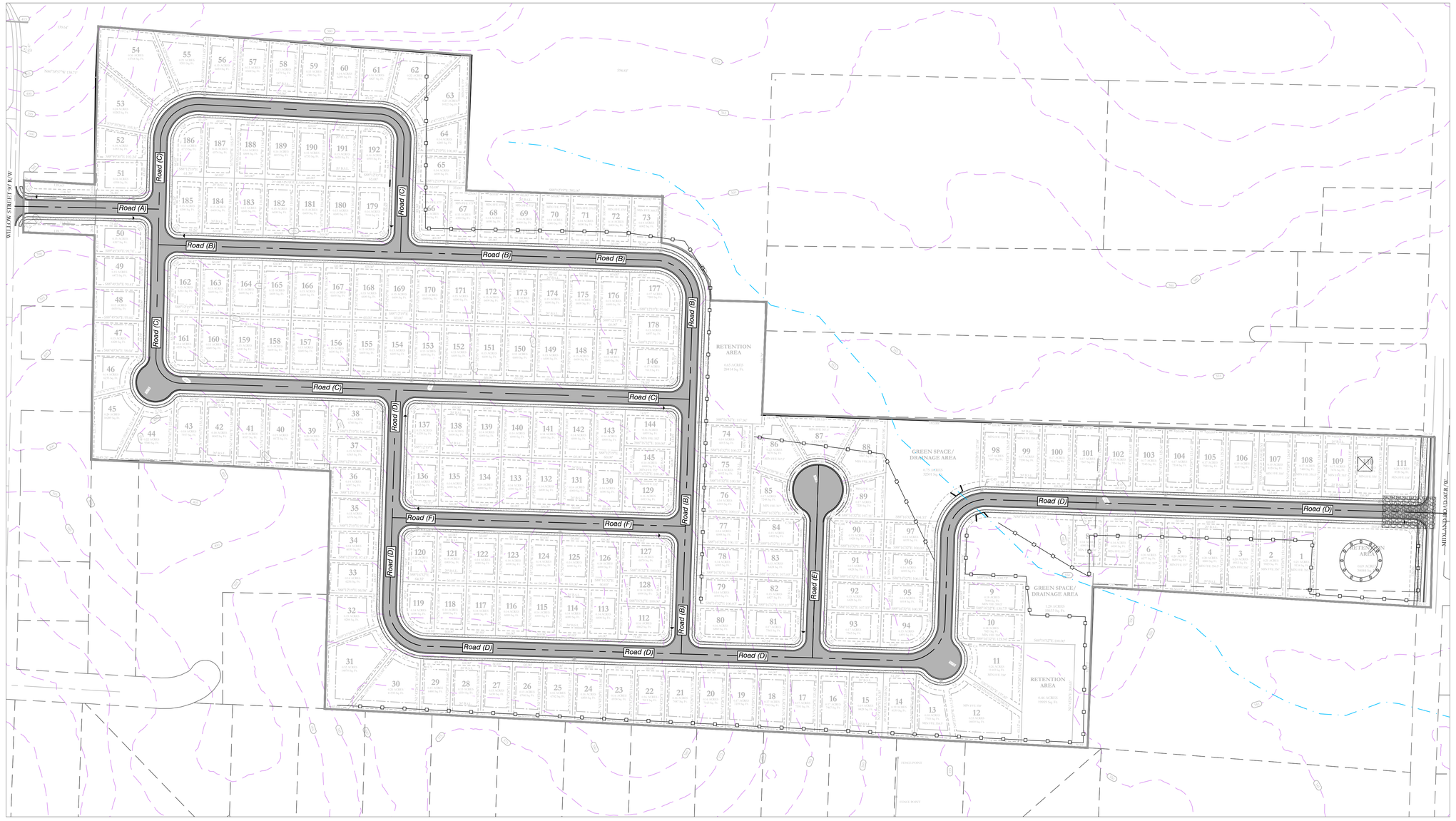
3.) SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

SILT FENCE





NOTES:
1.) POINT A MUST BE HIGHER THAN POINT B* (SPILLWAY HEIGHT).
2.) PLACE RIP-RAP BARRIER PERPENDICULAR TO THE FLOW WITH TIGHT GROUPING. USE STRAW, ROCKS, OR FILTER FABRIC TO FILL ANY GAPS AND TAMP BACKFILL MATERIAL TO PREVENT EROSION OR FLOW AROUND THE DAM.
3.) SPILLWAY HEIGHT SHALL NOT EXSEED 18"-24"
4.) INSPECT AFTER EACH SIGNIFICANT STORM, MAINTAIN AND REPAIR PROMPTLY.



EROSION CONTROL NOTES

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

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

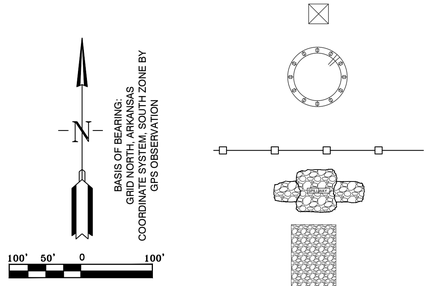
CONTRACTOR MUST HAVE INLET PROTECTION MEASURES INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF DRAINAGE INLETS/STRUCTURES IS COMPLETE. SEDIMENT BARRIERS SHALL BE MAINTAINED THROUGHOUT AND INSPECTED THROUGHOUT CONSTRUCTION PROCESS UNTIL PROJECT IS COMPLETE

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.



ERC LEGEND

SITE POSTING

CONC. WASHOUT DETENTION AREA

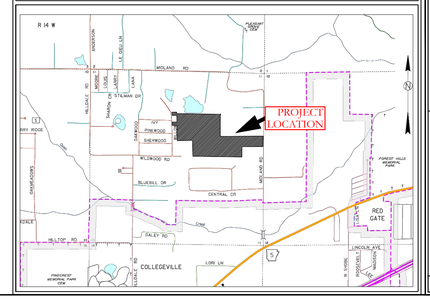
SILT FENCE

RIP RAP CHECK DAM

CONSTRUCTION ENTRANCE

DISTURBED AREA

VICINITY MAP:



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

MIDLAND ROAD
EROSION CONTROL PLAN
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	5/23/23	C.A.D. BY:	DRAWING NUMBER:
REVISED:		CHECKED BY:	23-0024
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