DEVELOPMENT REVIEW COMMITTEE
STAFF COMMENTS
04/15/2026

1. **Zyair Estates Subdivision - Hilltop Road-** Preliminary Plat - (Formerly named Hilltop Manor)

Utilities

1. 2026/04/16 - The sanitary sewer shown on drawing 14 between Manhole SSMH-9 and SSMH-12 is greater than 10-feet deep in places. Re-route this line so that it is not between houses. Due to the lot sizes there will not be enough room to maintain or repair this line. Please refer to revised drawings.
2. The 12 inch water main being relocated requires a 15 foot un-obstructed easement per section 1100-4 -1.11 of Bryant minimum specifications. Please refer to the dedicated easement on the revised drawings.
3. Discuss north end of 12" relocation and Salem water Users water line. Valves to be field located and shown on plans. Contractor to coordinate with Salem Water Users prior to construction.
4. At station 0+00 Discuss replacing the 90 with a Tee and valve for future relocation. Please refer to revised utility drawings.
5. Any gravity sewer constructed outside the street right of way requires a minimum 20 foot easement up to 10 feet deep per section 1200-7 -1.08 parts 1,2,3,4,5. Agreed. Please refer to revised utility drawings and routing.
6. Sewer main should be no more than 5% slope. Sewer mains that require more than 5% slope should be an outside drop into the man hole. Requesting discussion on this item as the design currently meets ten states standards.
7. Sanitary sewer shall not run between homes. Please refer to revised drawings.

Streets

a. 2026/04/16 - Add MUTCD signs east of the entrance to the site at the required distances. Requesting details for this item.

Engineering

1. General Comments
2. Drawings 3 thru 7 of 24 - Road Plan & Profiles

i. 2026/04/16 Flared end section detail needed. This will be per Scurlock or Hanson Products. We will request from precast manufacturer.

3. Drawing 8 of 24 - Hilltop Road Widening (check spelling) Plan & Profile
   ~~a.~~ 2026/04/16 - Show Storm pipe along Hilltop in the profile. Please refer to revised drawings.
   ~~b.~~ 2026/04/16 - Extend tapers beyond each end of the half-street widening. Use AASHTO guidelines for determining the length of the taper based upon the design speed and offset from the existing edge of pavement on Hilltop Road. Terminate curb & gutter at the property lines. Discussion requested for this item.
4. Drawing 10 of 24 - Detention Outflow Plan and Profile
   i. 2026/04/16 - Add a control structure on the upstream end of the outfall pipe from the pond. A pipe with a flared end section is not a control structure. Open to discussing a weir or box option rather than a simple culvert for the normal discharge.
   ~~b.~~ Slopes in the basin must not exceed 3-ft horizontal to 1-ft vertical (Section 1000.5.3.)
      i. 2026/04/16 - The grades shown on this plan appear to be steeper than 3-ft horizontal to 1-ft vertical. The design slopes everywhere but the existing levee are at a 3:1. We didn't want to disturb the natural levee. A note has been added to the plans to add filter fabric and rip rap to the existing levee.
   ~~c.~~ Label the high water elevation in the basin (must be a minimum of 2-ft below any adjacent structure, and must have a minimum of 1-ft of freeboard).
      i. 2026/04/16 - The high water elevation in the basin has not been shown on the plan as requested. Please refer to the revised drawings.
   ~~d.~~ Provide scour protection from the flared end sections to the bottom of the pond. Provide details of the scour protection to be provided for each discharge point into the pond.
      i. 2026/04/16 - Show open channel design to carry water from the outfall from the pond to the culvert under Road -5. This area was intended to allow the flow to dispurse in a semi-concentrated manor to the receiving pipe on an emergency basis.

ii. 2026/04/16 - response noted. provide notes on the spillway detail concerning the joint types and spacings, air entrainment, and erosion prevention around the edges of the concrete spillway. Show 4-inch minimum compacted aggregate base course under the concrete spillway. Construction notes have been added. We would prefer not to add gravel due to potential seepage. Instead, native material will be compacted to appropriate density and waterstop poured with slab.

iii. 2026/04/16 - show a toe-downs on the upstream and downstream ends of the overflow spillway. Provide details. Refer to revised drawings. Turndowns will be 24".

iv. 2026/04/16 - Add greater detail on the overflow spillway (plan view, elevation view, etc). Please refer to revised drawings.

~~e.~~ Minimize pond leakage around any penetrating pipes.

i. 2026/04/16 - response noted. Show location of seep collars on the profile for the outfall. Also, provide a detail of the seep collar.

~~f.~~ What landscaping is going to be used around the pond / park area (See Section 1000.6)?

i. 2026/04/16 - response noted. Provide a detailed landscaping plan for the entire subdivision. Noted.

~~g.~~ What safety measures are to be provided for the pond area (See Section 1000.7)? Since this is designated as a park area, a detailed plan showing what safety measures are planned for that area.

i. 2026/04/16 - response noted. However, safety measures must meet City of Bryant standards for the retention basin. Noted.

ii. 2026/04/16 - Submit a detailed plan of the park area which meets City of Bryant standards. This will be discussed with the Developer in regard to actual provisions.

iii. 2026/04/16 - where is Tract 2? Please refer to revised drawings.

~~h.~~ 2026/04/16 - Has the bottom of this basin been verified? It is estimated based on the existing surrounding topography and contour elevations.

5. Drawing 19 of 24 - Erosion Control Plan
    1. Show material specifications for silt fence, wire mesh, etc.
    2. All materials to meet the City of Bryant specifications.
        a. 2026/04/16 Show construction entrance detail. Please refer to revised drawings.

~~ii.~~ Are there any sedimentation traps planned? Not as of today. However should field conditions warrant the implementation of sediment traps outside of the additional retention pond storage, they will be added at that time.

~~iii.~~ If it is the intent to use the pond as a sedimentation basin a proper filtration system should be installed at the basin outfall. If it is the intent to build the outfall structure the structure must be protected with silt fencing and other materials as deemed necessary to reduce the release of sediment laden water downstream. Noted. The additional volume in the retention pond will serve as a sediment basin. This volume will be reinstated prior to project completion.

1. 2026/04/16 - show the location of sedimentation basins at each location where there will be discharge from 10-acres or more. Provide calculations for proper sizing of each basin. Noted.

1. Maximum grade is 10%. Road-3 Profile shows grade as 10.41%. Road 4 Profile shows 10.90%. Road Profile 5 shows 10.465. [D103.2]

Please refer to revised drawings.Fire apparatus access roads, including gravel road, must be capable of supporting the imposed load of a fire apparatus weighing up to 75,000 lbs. [D102.1] Please refer to revised drawings.

2. Am I missing the hydrants on the plat? Please refer to revised drawings.