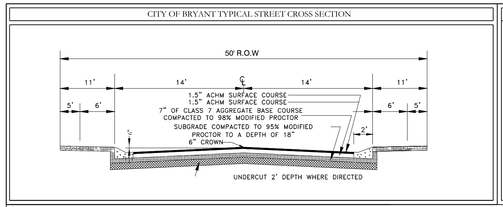
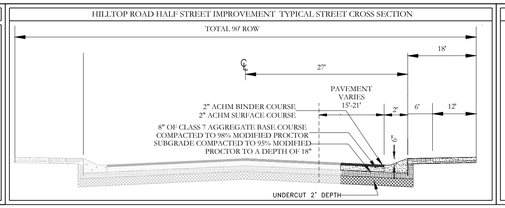
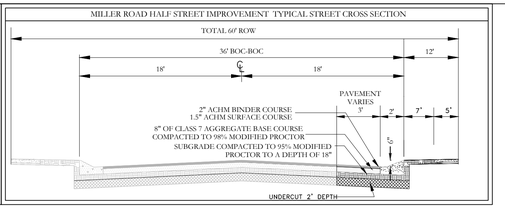
CITY OF BRYANT TYPICAL STREET CROSS SECTION



HILLTOP ROAD HALF STREET IMPROVEMENT TYPICAL STREET CROSS SECTION

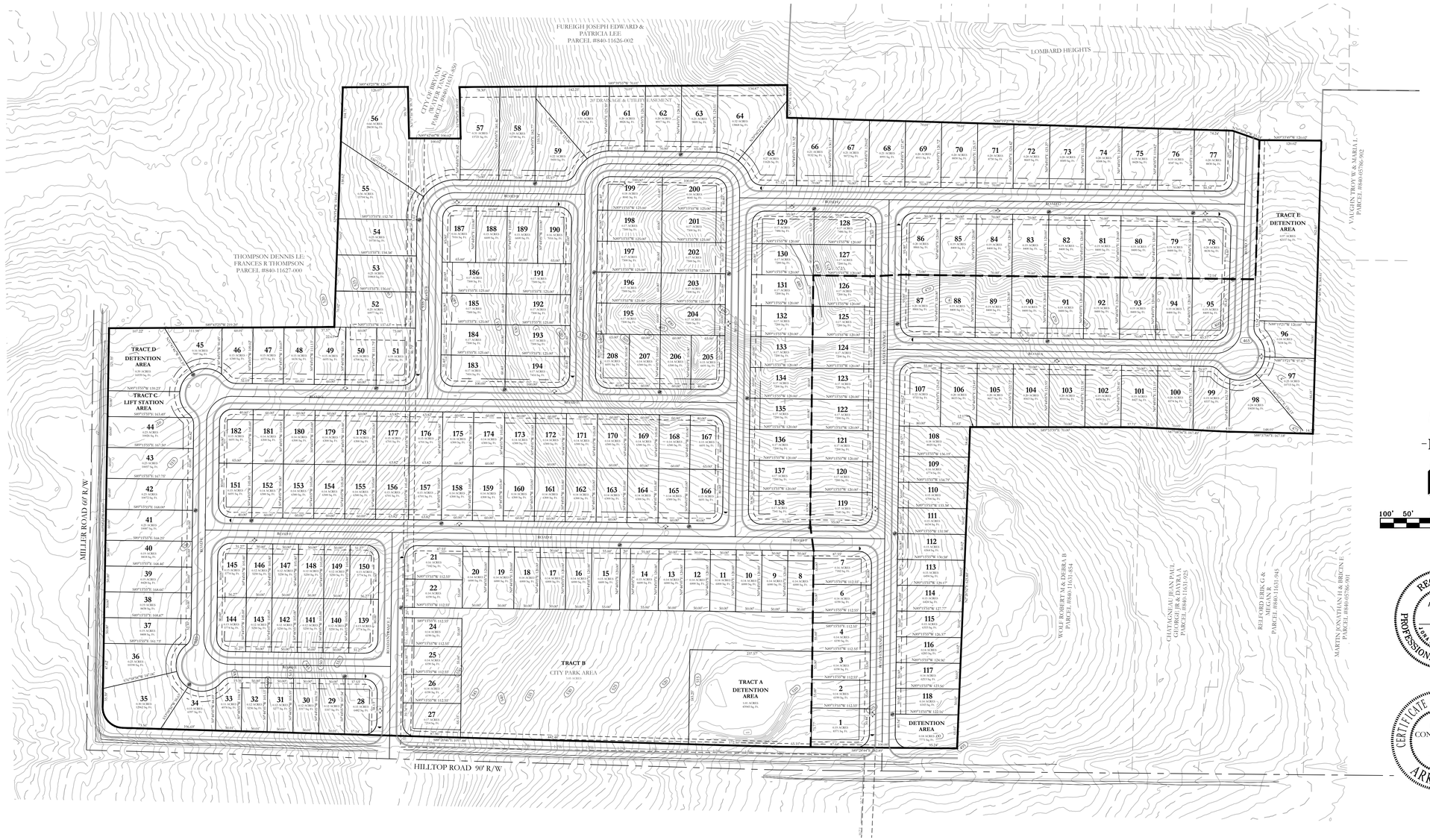


MILLER ROAD HALF STREET IMPROVEMENT TYPICAL STREET CROSS SECTION



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.



BASIS OF BEARINGS: GRID NORTH AS ESTABLISHED BY GPS OBSERVATIONS SOUTH ZONE

100' 50' 0 100'

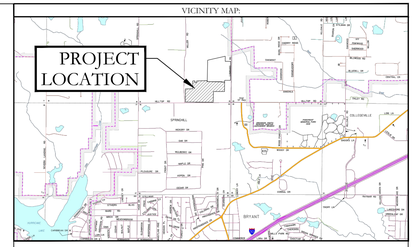
PLANNED UNIT DEVELOPMENT (PUD)
HILLTOP MANOR SUBDIVISION

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

LEGEND

- Aliquot Corner
- Found monument
- Set ½" Rebar
- Computed point
- (M)- Measured
- (P) - Plat/Deed
- Fence

VICINITY MAP:



OWNER:

Name: NXT GEN HOMES LLC

Address: 19218 SUMMERSHADE DRIVE
BRYANT, AR 72022

DEVELOPER:

Name: NXT GEN HOMES LLC

Address: 19218 SUMMERSHADE DRIVE
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.

Date of Execution _____ Name: _____

Source of Title: 2021-009870

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY:

I, Jonathan L. Hope, hereby certify that this proposed preliminary plat correctly represents a survey completed by me, or under my supervision on _____, 2022; 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, William W. McFadden, 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

William W. McFadden
Registered Professional
Engineer, No. 14048 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: NXT GEN HOMES LLC
19218 SUMMERSHADE DRIVE
BRYANT, AR 72022

DEVELOPER/ SUBDIVIDER: NXT GEN HOMES LLC
19218 SUMMERSHADE DRIVE
BRYANT, AR 72022

ENGINEERS: HOPE CONSULTING INC.
117 S. MARKET STREET
BENTON, AR 72015

NAME OF SUBDIVISION: HILLTOP MANOR

OPEN SPACE: TRACT A 1.01 ACRES
TRACT B 3.05 ACRES
TRACT C LIFT STATION
TRACT D 0.39 ACRES
TRACT E 0.37 ACRES
TRACT F 0.18

TOTAL 5.6 ACRES OR 10 %

NUMBER OF LOTS: 208
EXISTING ZONING: R2 PROPOSED ZONING: PUD

PROPOSED DENSITY: 3.85 HOMES PER ACRE
SOURCE OF WATER: CITY OF BRYANT
SOURCE OF SEWER: CITY OF BRYANT
SOURCE OF ELECTRIC: ENTERGY
SOURCE OF GAS: SUMMIT

BUILDING SETBACKS:
FRONT- 25' OR AS SHOWN
REAR-15' OR AS SHOWN
SIDE-8' OR AS SHOWN

UTILITY & DRAINAGE EASEMENTS:
FRONT-10' OR AS SHOWN
REAR - 5' OR AS SHOWN
SIDE - 5' OR AS SHOWN

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS NO. 1762
SIGNATURE
JONATHAN L. HOPE

CERTIFICATE OF AUTHORIZATION
HOPE CONSULTING, INC.
No. 1931
ARKANSAS

By affixing my seal and signature, I Jonathan L. Hope, Arkansas PLS No, 1762, hereby certify that this drawing correctly depicts a survey compiled by me or under my direct 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 Flood Insurance Rate Map, panel # 05125C0225E , Dated: 06/05/2020 .

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

FOR USE AND BENEFIT OF:

NXT GEN HOMES LLC

PLANNED UNIT DEVELOPMENT (PUD)
HILLTOP MANOR SUBDIVISION
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

DATE: 10/05/2022	C.A.D. BY: BJOHNSON	DRAWING NUMBER:	
REVISED:	CHECKED BY:	20-1341	
SHEET:	SCALE: 1"= 100'		

500	01S	14W	0	09	200	62	1762

© Land Planning & Civil Engineering Design by Hope Consulting, P.A. 2022