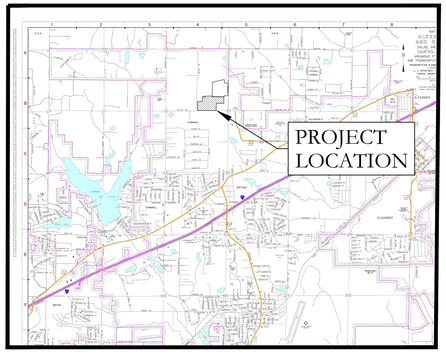
CONSTRUCTION PLANS
HILLTOP LANDING

HILLTOP ROAD & MILLER ROAD ,BRYANT, AR



VICINITY MAP

N

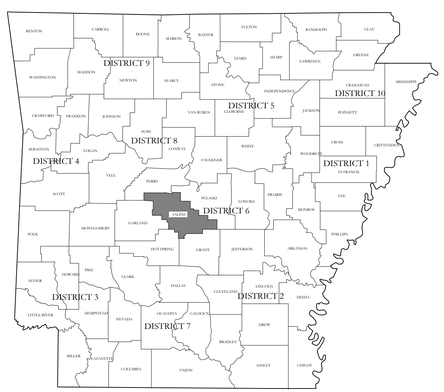
PREPARED BY:

HOPE CONSULTING
ENGINEERS - SURVEYORS

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

DRAWING INDEX

SHEET NO.	TITLE
	PLAT
C-1.0	STREET PLAN & PROFILE
C-1.1	STREET PLAN & PROFILE
C-1.2	STREET PLAN & PROFILE
C-2.0	UTILITY PLAN
C-2.1	SEWER PLAN & PROFILE
C-2.2	SEWER PLAN & PROFILE
C-2.3	SEWER PLAN & PROFILE
C-3.1	STORM PLAN & PROFILE
C-3.2	STORM PLAN & PROFILE
C-3.3	STORM PLAN & PROFILE
C-3.4	STORM PLAN & PROFILE
C-4.0	TRENCH AND SPECIAL DETAILS
C-5.0	CIVIL SPECIFICATIONS
C-6.0	DETENTION
C-6.1	DETENTION
C-7.0	EROSION CONTROL PLAN



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FOR USE AND BENEFIT OF:
NXT GEN HOMES LLC.

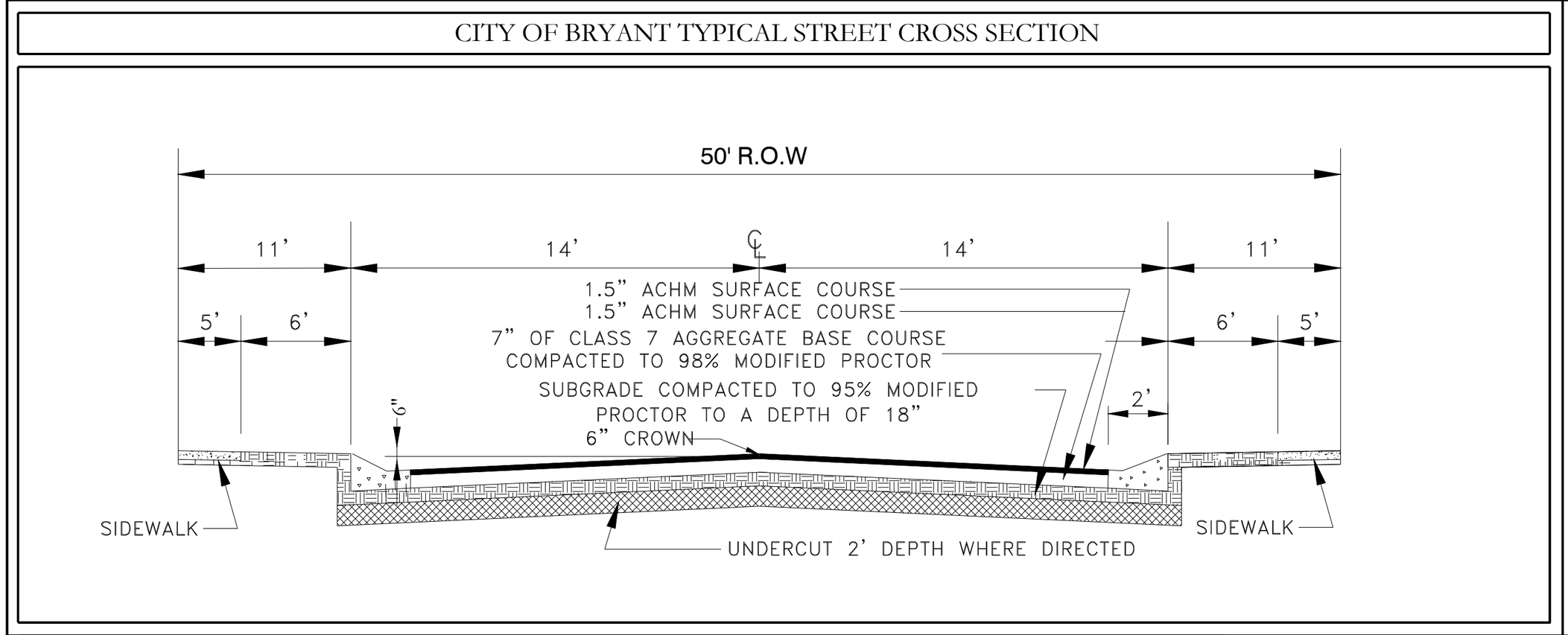
HILLTOP LANDING
A SUBDIVISION IN THE CITY OF BRYANT, AR
HILLTOP ROAD & MILLER ROAD, BRYANT, AR

DATE:	02/16/2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:	08-07-2023	CHECKED BY:	20-1341
SHEET:		SCALE:	

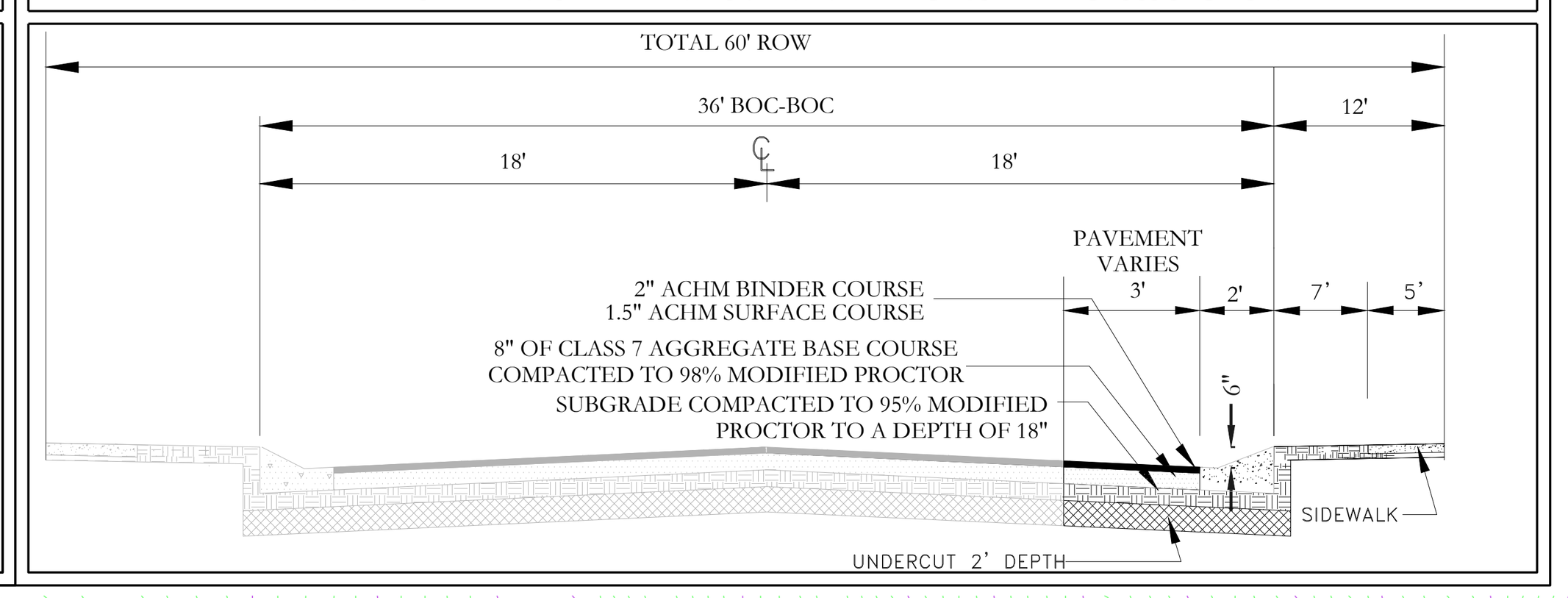
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CITY OF BRYANT TYPICAL STREET CROSS SECTION

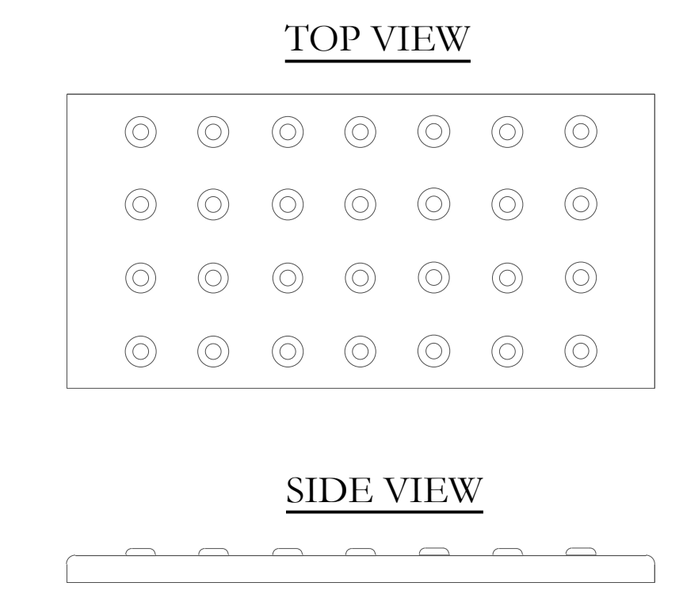


MILLER ROAD HALF STREET IMPROVEMENT TYPICAL STREET CROSS SECTION



NOTES:

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

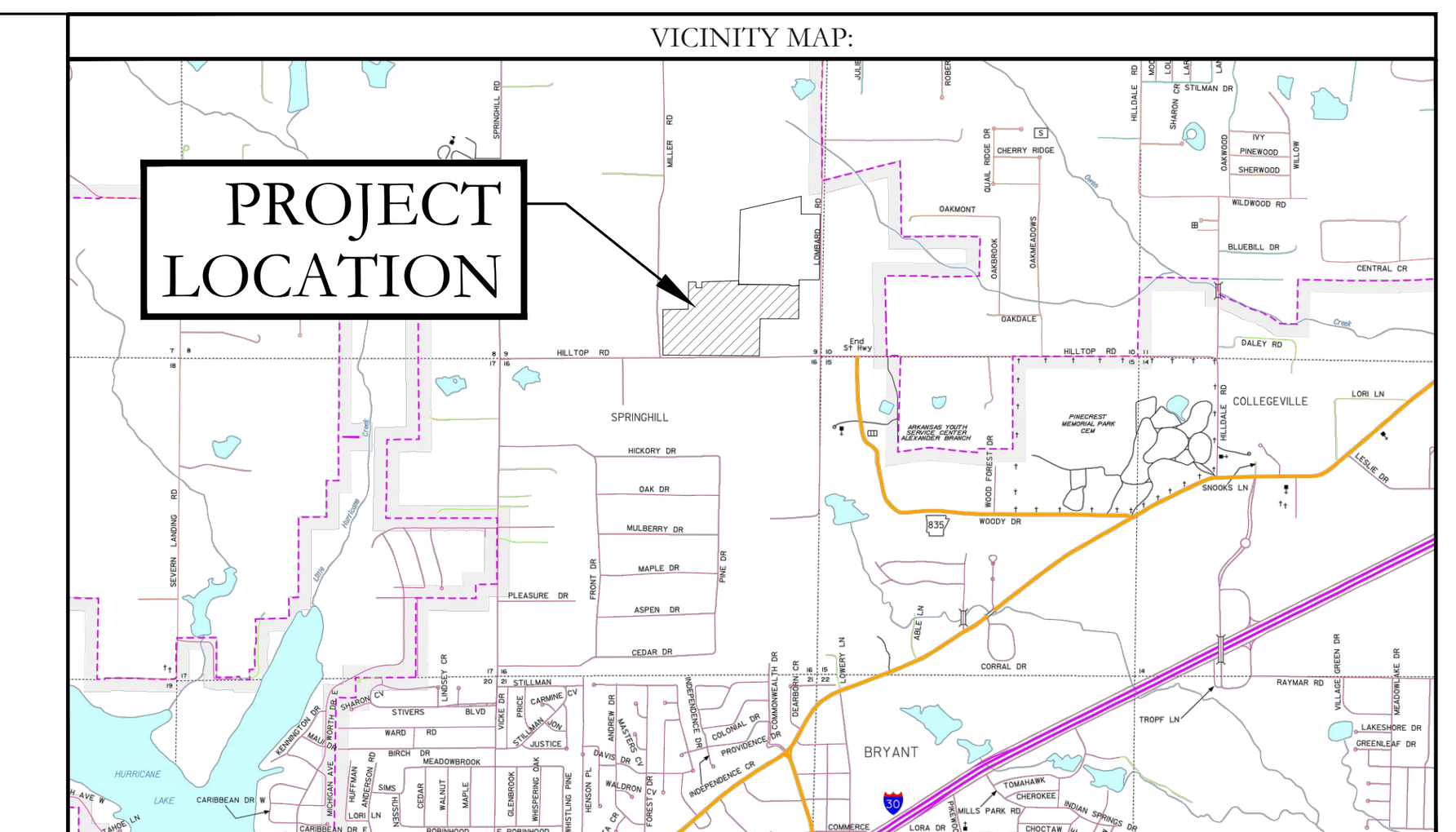


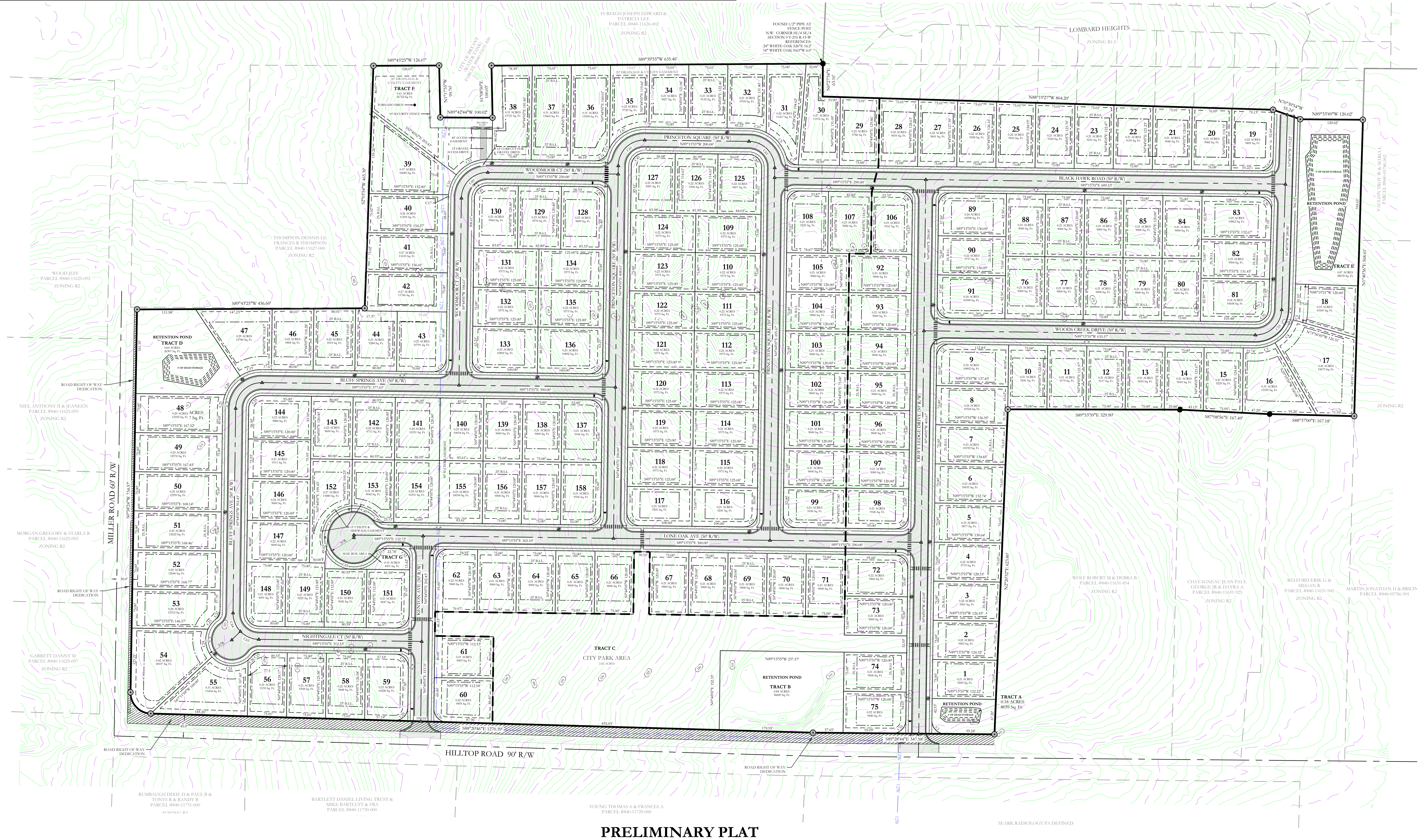
ADA Corrugated Dome Ramp

NOTE:

ALL SIDEWALK RAMPS SHALL MEET ADA REQUIREMENT WITH CORRUGATED DOME REQUIREMENTS.

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 Tile: 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 ______________, 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:

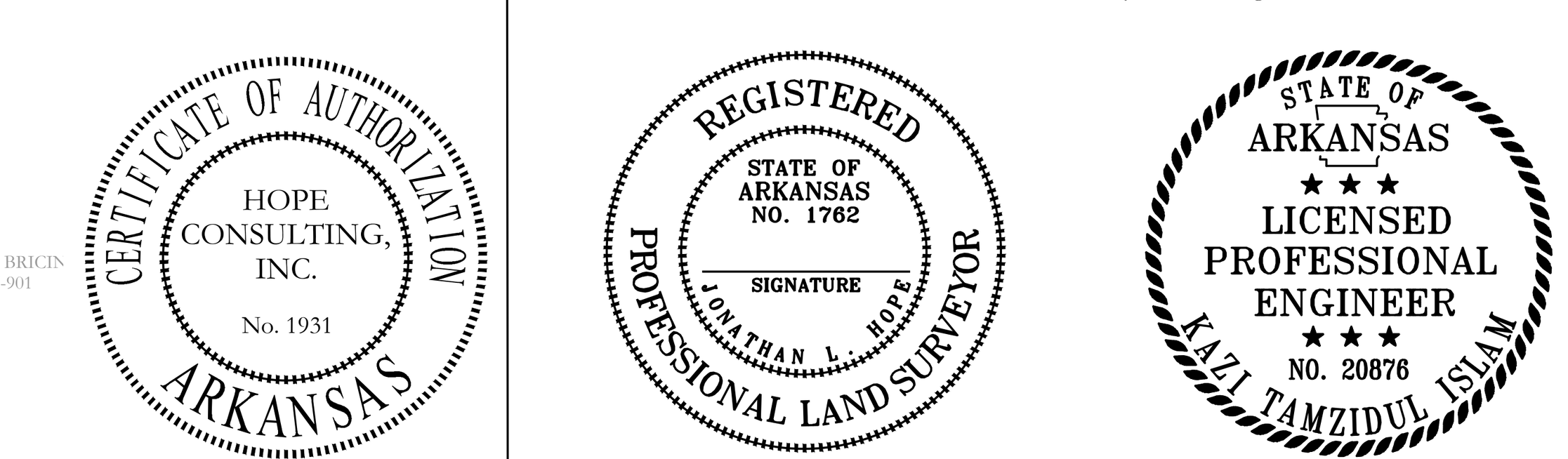
I, Kazi Tamzidual Islam, hereby certify that this plat correctly represents a survey and a plan made by me or under my supervision; that all monuments shown hereon actually exist and their location, size, type and material are correctly shown; and that all requirements of the City of Bryant Subdivision 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



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 .

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.
129 N MAIN STREET
BENTON, AR 72015

NAME OF SUBDIVISION: HILLTOP MANOR

NUMBER OF LOTS: 158
EXISTING ZONING: R2

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-25' 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

PRELIMINARY PLAT
HILLTOP MANOR SUBDIVISION

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

Curve Table				
Curve #	Delta	Chord B & D	Arc Length	Arc Radius
C1	90°12'49"	N44°22'19"W 35.42'	39.36'	25.00'
C2	90°00'00"	N45°44'05"E 35.36'	39.27'	25.00'
C3	30°37'55"	N75°25'08"E 39.62'	40.10'	75.00'
C4	44°02'55"	N38°04'43"E 56.25'	57.66'	75.00'
C5	14°22'36"	N8°51'57"E 18.77'	18.82'	75.00'
C30	89°05'30"	S43°48'01"E 35.07'	38.87'	25.00'
C31	89°59'21"	S45°44'24"W 35.35'	39.27'	25.00'
C32	90°00'00"	N44°15'55"W 35.36'	39.27'	25.00'
C33	89°47'11"	N45°37'41"E 35.29'	39.18'	25.00'
C34	90°00'00"	N44°15'55"W 35.36'	39.27'	25.00'
C35	89°03'26"	S46°12'22"W 35.06'	38.86'	25.00'
C36	90°56'34"	S43°47'38"E 35.65'	39.68'	25.00'

Curve Table				
Curve #	Delta	Chord B & D	Arc Length	Arc Radius
C37	90°00'00"	N45°44'05"E 35.36'	39.27'	25.00'
C38	90°00'00"	N44°15'55"W 35.36'	39.27'	25.00'
C39	90°00'00"	N45°44'05"E 35.36'	39.27'	25.00'
C40	90°00'00"	S44°15'55"E 35.36'	39.27'	25.00'
C41	90°00'00"	S45°44'05"W 35.36'	39.27'	25.00'
C42	90°00'00"	S44°15'55"E 35.36'	39.27'	25.00'
C43	90°00'00"	S45°44'05"W 35.36'	39.27'	25.00'
C44	90°00'00"	N44°15'55"W 35.36'	39.27'	25.00'
C45	90°00'00"	N45°44'05"E 35.36'	39.27'	25.00'
C46	90°00'00"	N44°15'55"W 35.36'	39.27'	25.00'
C47	90°00'00"	N45°44'05"E 35.36'	39.27'	25.00'
C48	42°50'00"	S67°50'55"E 18.26'	18.69'	25.00'

Curve Table				
Curve #	Delta	Chord B & D	Arc Length	Arc Radius
C49	48°21'00"	S70°36'25"E 40.95'	42.19'	50.00'
C50	89°31'27"	N40°27'22"E 70.42'	78.12'	50.00'
C51	53°07'48"	S64°10'11"W 22.36'	23.18'	25.00'
C52	90°00'53"	N44°15'28"W 35.36'	39.28'	25.00'
C53	89°59'07"	N45°44'32"E 35.35'	39.26'	25.00'
C54	90°00'00"	S44°15'55"E 35.36'	39.27'	25.00'
C55	90°00'00"	S45°44'05"W 35.36'	39.27'	25.00'
C55	89°03'26"	N46°12'22"E 70.13'	77.72'	50.00'
C56	90°00'00"	N45°44'05"E 35.36'	39.27'	25.00'
C57	90°00'00"	S44°15'55"E 35.36'	39.27'	25.00'
C58	90°00'00"	S45°44'05"W 35.36'	39.27'	25.00'
C60	90°00'00"	S45°44'05"W 70.71'	78.54'	50.00'

Curve Table				
Curve #	Delta	Chord B & D	Arc Length	Arc Radius
C61	90°00'00"	S45°44'05"W 70.71'	78.54'	50.00'
C62	90°00'00"	N44°15'55"W 70.71'	78.54'	50.00'
C63	45°00'00"	S66°45'55"E 38.27'	39.27'	50.00'
C64	45°00'00"	S21°45'55"E 38.27'	39.27'	50.00'

LEGAL DESCRIPTION:

ALL OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE FRACTIONAL NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND ALL THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 20 WEST OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" CAPPED REBAR AR LS# 1024 FOUND AT THE SW CORNER OF THE SW 1/4, NE 1/4; **THENCE**, N 89°38'29" E ALONG THE EAST SOUTH LINE THEREOF A DISTANCE OF 1283.05 FEET TO A FOUND 60-D NAIL AT A FENCE CORNER AND BEING THE SE CORNER OF THE SW 1/4 NE 1/4; **THENCE**, N 89°59'56" E ALONG THE SOUTH LINE THEREOF A DISTANCE OF 1368.52 FEET TO A FOUND BRIDGE SPIKE BEING THE SE CORNER SE 1/4 NE 1/4;**THENCE**, N 01°13'00" E A DISTANCE OF 1320.16 FEET TO A 1" PIPE FOUND AT THE NE CORNER OF THE SE 1/4 NE 1/4; **THENCE**, N 02°44'51" E ALONG THE EAST LINE THEREOF A DISTANCE OF 816.61 FEET TO A 1/2" ALUMINUM CAPPED REBAR AT THE INTERSECTION OF SAID EAST LINE AND THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 270 (ALBERT PIKE);
THENCE, ALONG SAID SOUTH LINE THE FOLLOWING COURSES:
N 83°58'56" W A DISTANCE OF 201.14 FEET;
N 65°38'55" W A DISTANCE OF 318.36 FEET;
N 54°50'43" W A DISTANCE OF 400.08 FEET;
N 64°42'59" W A DISTANCE OF 187.67 FEET;
N 73°41'47" W A DISTANCE OF 187.61 FEET;
S 89°53'45" W A DISTANCE OF 129.12 FEET TO A 1/2" CAPPED REBAR AR LS#1414 FOUND ON THE WEST LINE OF THE FRACTIONAL NE 1/4 NE 1/4; **THENCE**, S 01°17'39" W A DISTANCE OF 1286.53 FEET TO A 1" PIPE FOUND AT THE AT THE NE CORNER OF THE SW 1/4 NE 1/4 AS SHOWN ON SURVEY BY LEWIS & CLARK SURVEYING DATED 11/03/20;, SAID POINT BEING 64.78 FEET NORTH OF A FOUND ALUMINUM CAPPED REBAR MARKING THE TECHNICAL NE CORNER AS SHOWN ON SURVEY BY DON MICHAEL BRADY 4/13/2002;
THENCE, S 88°31'10" W A DISTANCE OF 1322.70 FEET TO A FOUND 2" PIPE AS SHOWN ON THE DON M. BRADY SURVEY DATED 4/13/02; **THENCE**, S 07°04'59" W ALONG A FENCE LINE A DISTANCE OF 27.99 FEET TO A 1/2" CAPPED REBAR AR LS#1414; **THENCE**, S 68°13'40" W ALONG A FENCE LINE A DISTANCE OF 34.98 FEET TO A 1/2" ALUMINUM CAPPED REBAR FOUND ON THE WEST LINE OF THE SW 1/4 NE 1/4; **THENCE**, S 01°33'48" W ALONG THE WEST LINE THEREOF A DISTANCE OF 1298.25 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 113.35 ACRES (60,608.115 SQ FT) MORE OR LESS;

BASIS OF BEARINGS: GRID NORTH ARKANSAS COORDINATE SYSTEM, SOUTH ZONE BY G.P.S. OBSERVATIONS

N

100' 50' 0 100'

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

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FOR USE AND BENEFIT OF:

NXT GEN HOMES LLC

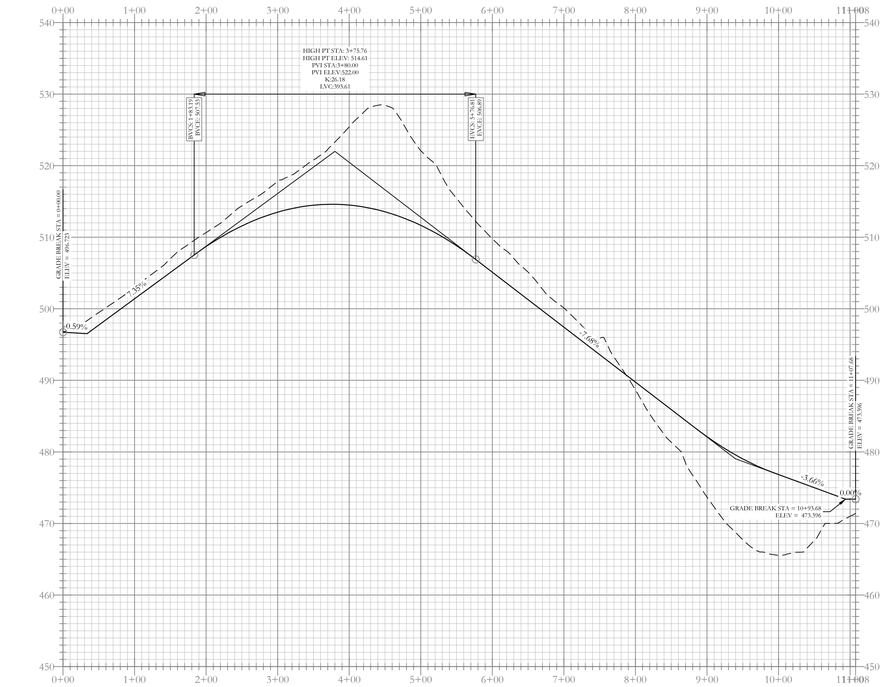
PRELIMINARY PLAT
HILLTOP MANOR SUBDIVISION
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

DATE: 08/07/2023	C.A.D. BY: B.JOHNSON	DRAWING NUMBER:	
REVISED:	CHECKED BY:	20-1341	
SHEET:	SCALE: 1"= 100'		

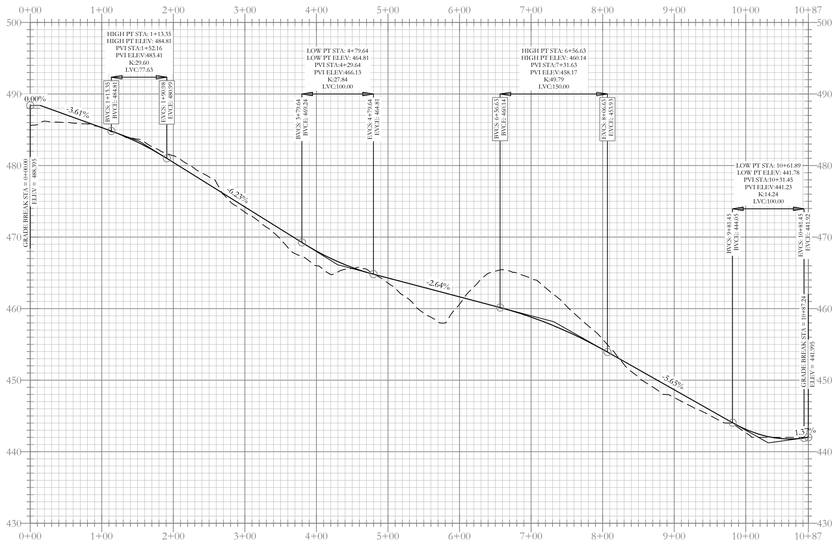
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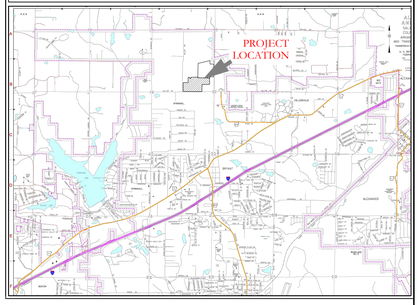


Croft Ledge Drive Profile



Wood Creek Drive Profile

VICINITY MAP:

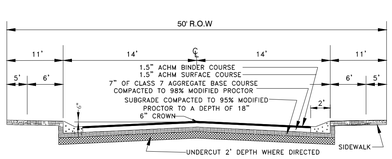


HDPE

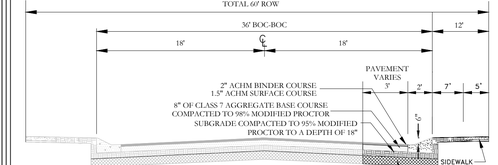
RCP

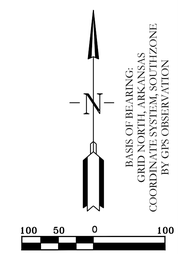
N.B :All sidewalk ramps will have ADA requirements with corrugated dome ramp .

CITY OF BRYANT TYPICAL STREET CROSS SECTION



MILLER ROAD HALF STREET IMPROVEMENT TYPICAL STREET CROSS SECTION





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

STATE OF ARKANSAS
KEZI TAMZIDUL ISLAM
LICENSED PROFESSIONAL ENGINEER
No. 20876

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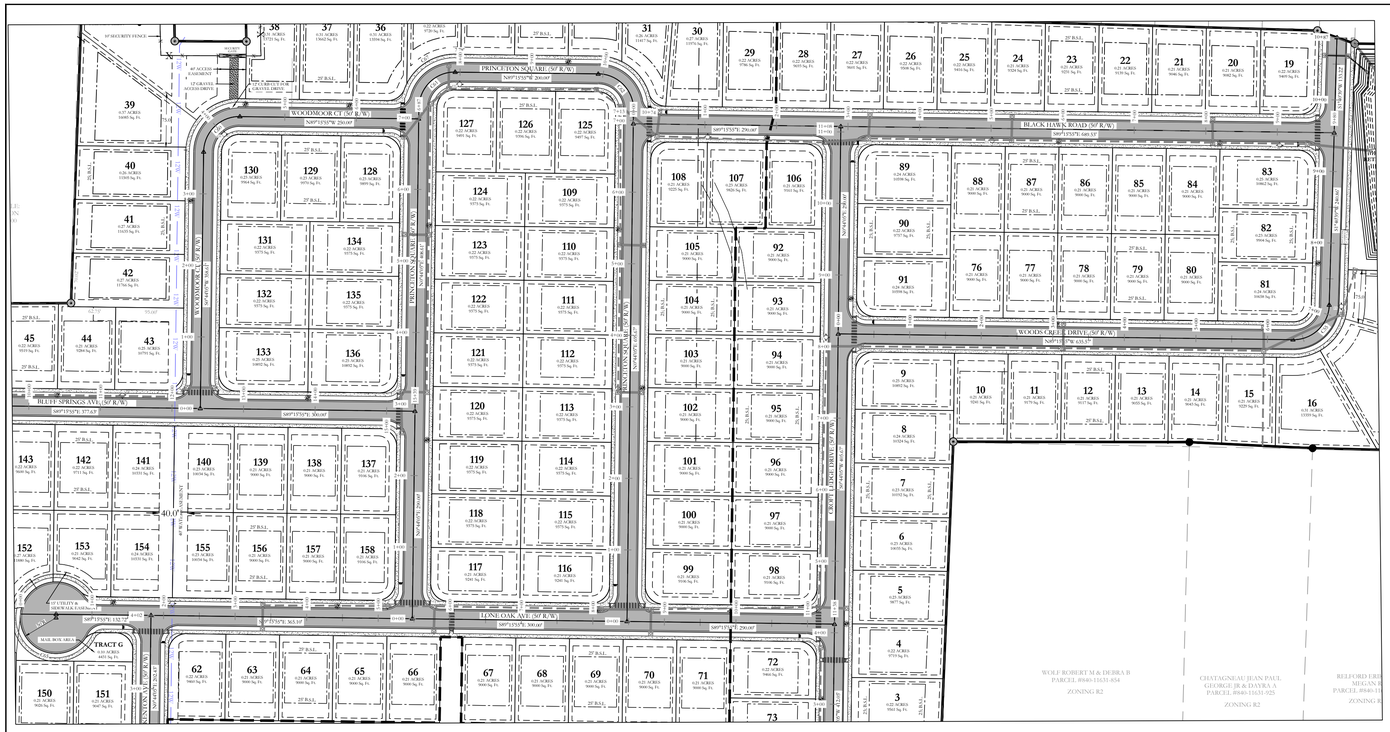
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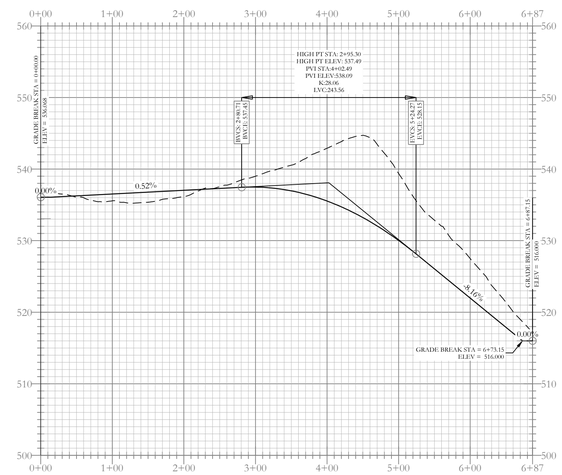
HILLTOP LANDING
STREET PLAN & PROFILE
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	03/08/2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:	08/07/2023	CHECKED BY:	20-1341
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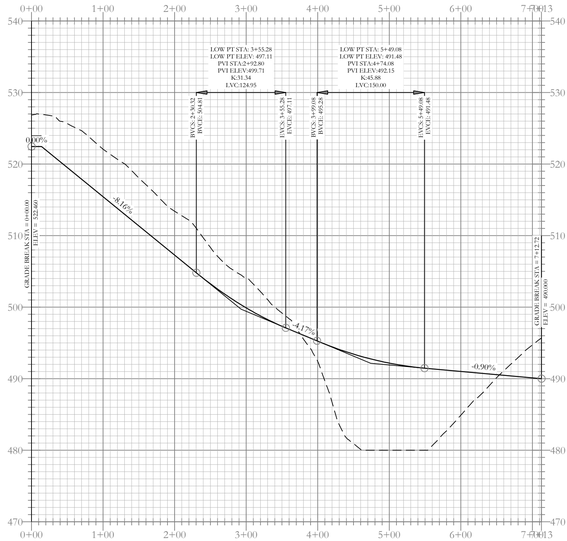
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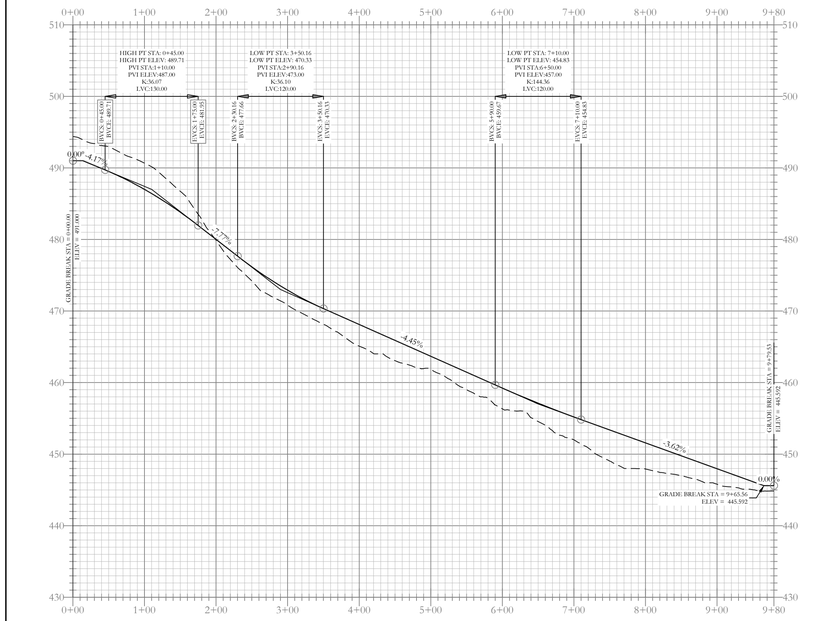




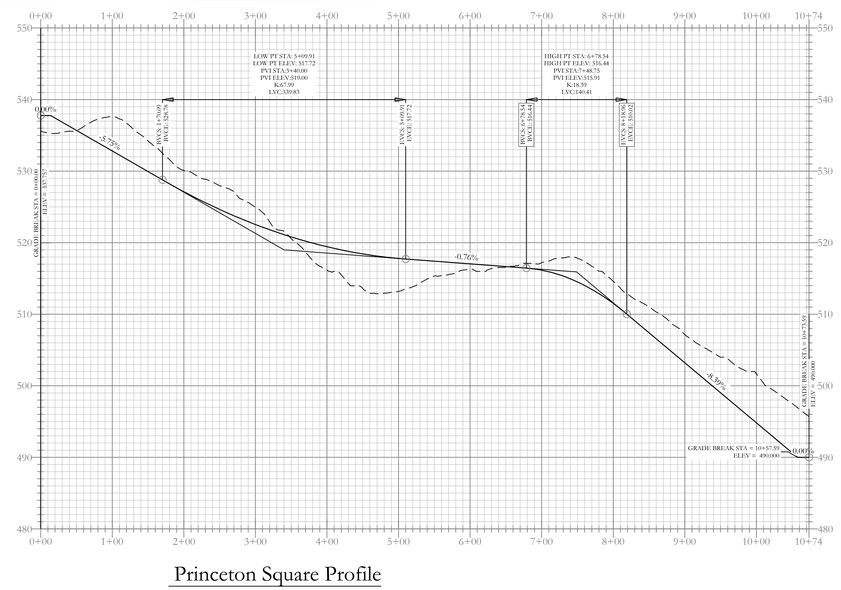
Woodmoor Ct Profile



Princeton Square Profile

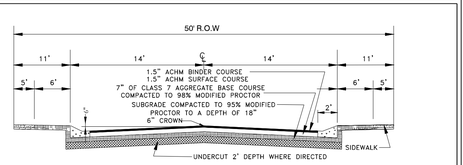


Black Hawk Profile

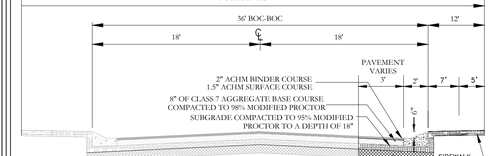


Princeton Square Profile

CITY OF BRYANT TYPICAL STREET CROSS SECTION

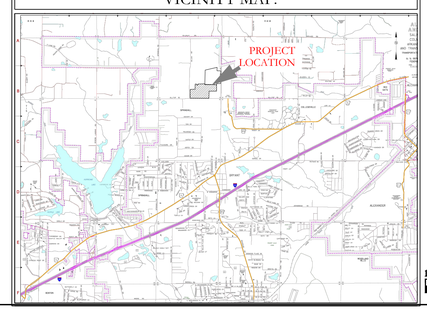


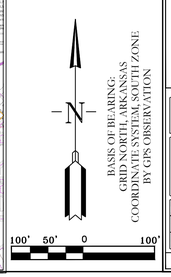
MILLER ROAD HALF STREET IMPROVEMENT TYPICAL STREET CROSS SECTION



N.B :All sidewalk ramps will have ADA requirements with corrugated dome ramp .

VICINITY MAP:





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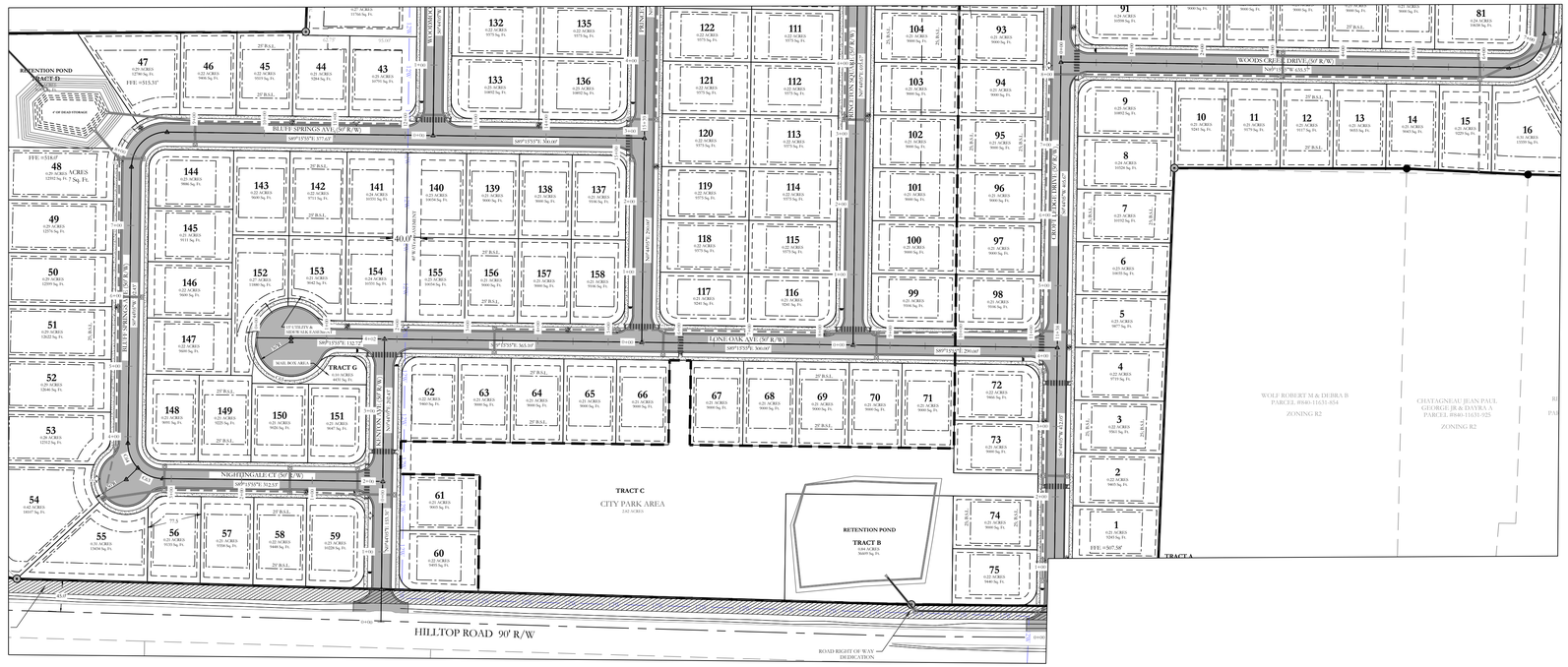
FOR USE AND BENEFIT OF:
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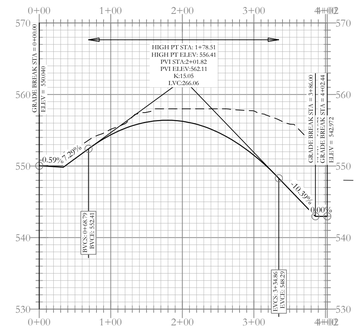
HILLTOP LANDING
STREET PLAN & PROFILE
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	03/08/2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:	08/07/2023	CHECKED BY:	20-1341
SHEET:	C-1.1	SCALE:	1" =120'

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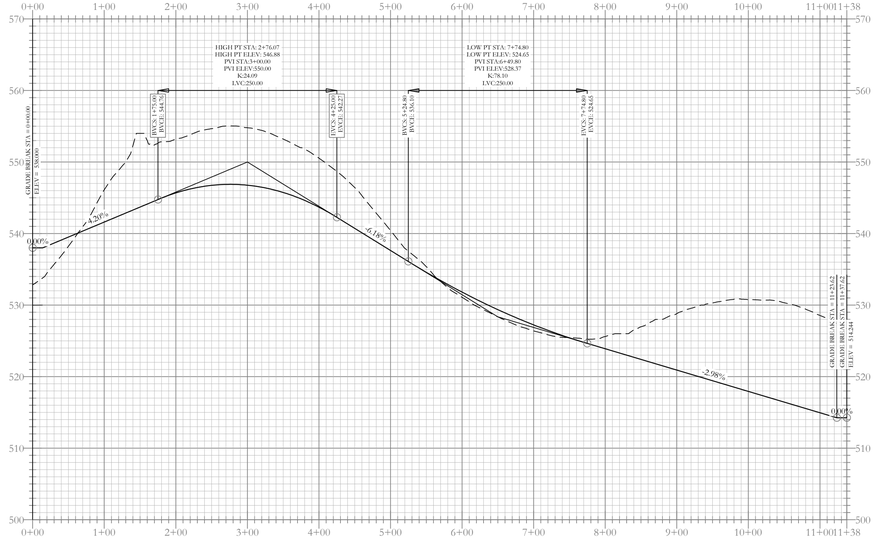
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Kenton Ave Profile

Nightingale Ct-Bluff Springs Ave Profile

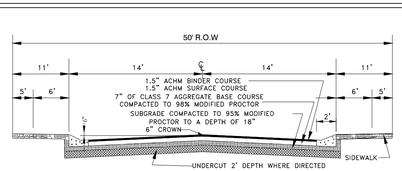


Lone Oak Ave Profile

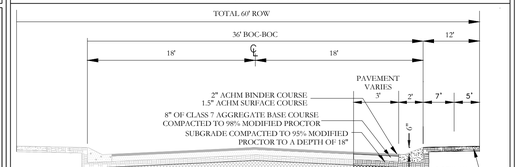
HDPE

RCP

CITY OF BRYANT TYPICAL STREET CROSS SECTION

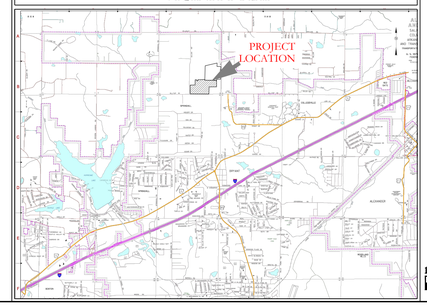


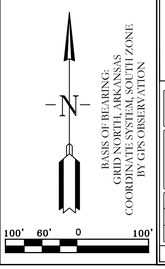
MILLER ROAD HALF STREET IMPROVEMENT TYPICAL STREET CROSS SECTION



N.B :All sidewalk ramps will have ADA requirements with corrugated dome ramp .

VICINITY MAP:





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

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20876
KAZEJ AMZIDUGRAM

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

HOPE CONSULTING
ENGINEERS - SURVEYORS
129 N. Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
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FOR USE AND BENEFIT OF:
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HILLTOP LANDING
STREET PLAN & PROFILE

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

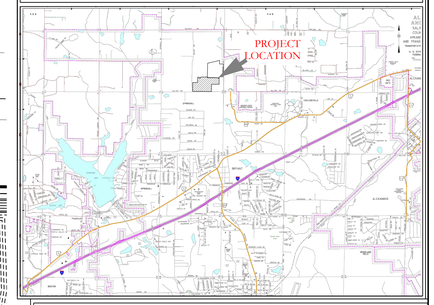
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REVISED:	08/07/2023	CHECKED BY:	20-1341
SHEET:	C-1.2	SCALE: 1" = 120'	

500	01S	14W	0	09	200	62	1762

P:\PLANNING PROJECTS 2023\20-1341\CONSTRUCTION DRAWING\20-1341 CONSTRUCTION DRAWING 04-06-2023.DWG

SUBDIVISION UTILITY PLAN

VICINITY MAP:



SEWER CONSTRUCTION NOTES:

1. ALL SEWER CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH BRYANT UTILITIES' "MASTER SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER AND SEWER UTILITIES" 2015 EDITION.
2. USE SDR-26 PVC SEWER PIPE EXCEPT WHERE INDICATED OTHERWISE ON THE PLANS OR WHERE DUCTILE IRON PIPE IS REQUIRED FOR COVER.
3. USE DUCTILE IRON PIPE WHERE 3' MINIMUM COVER CANNOT BE MAINTAINED, OR AS INDICATED.
4. ALL LONG-SIDE SEWER SERVICES SHALL BE SCHEDULE 40 OR SDR 21 PIPE.
5. FINISH GRADE HEIGHT ON MANHOLES NEED TO BE 4-6 INCHES ABOVE CURB LINE.
6. ALL MANHOLES WILL BE XYPEX.
7. THE LIFT STATION PROPERTY MUST BE DEEDED TO THE CITY OF BRYANT .
8. STATION MUST BE SET UP THROUGH JACK TYLER.
9. INSTEAD OF FLOATS, THERE WILL NEED TO BE PROBES.
10. SAFETY LIGHT MUST BE INSTALLED (NO WOOD) .
11. EVERYTHING IN WET WELL MUST BE STAINLESS STEEL INCLUDING CHAINS.
12. ALL LIFT STATIONS MUST HAVE WOVEN MONOFILAMENT GEOTEXTILE MATERIAL COVERING THE WHOLE PROPERTY OF THE LIFT STATION WITH THE GRAVEL ON TOP TO CONTROL WEEDS AND GRASS CAUSING PROBLEMS IN THE DRIVE TO THE LIFT STATION AND THE GATED AREA OF THE LIFT STATION.
13. LIFT STATION MUST HAVE A ROLLING GATE, OR GATES THAT SWING OUT FOR OUR JET VAC/ PUMP TRUCK TO GET INTO.
14. ALL PANELS MUST HAVE THE ROOF COVER AND MUST BE STEEL FRAME AND PANEL ROOF DESIGN COVERING 5 FEET ON ALL SIDES OF THE PANELS.
15. AT STORM DRAIN CROSSING OR ANY DRAINAGE DITCHES CROSSING, THE SEWER INFRASTRUCTURE WILL NEED TO BE STEEL INCASED, FIVE FEET ON EITHER SIDE.
16. NO STEPS IN MANHOLES.
17. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL BURIED UTILITIES PRIOR TO CONSTRUCTION.
18. ELECTRICAL CONDUIT COMING OUT OF THE CONTROL BOX WILL NEED TO BE 3". CONDUIT SHOULD BE PLUGGED WITH PUTTY NOT SPRAY IN FOAM TO RESTRICT GASES FROM ENTERING THE CONTROL BOX THAT CAUSES CORROSION.
19. THE LIFT STATION ROOF NEEDS TO BE METAL OR OTHER MATERIAL, NOT WOOD, ALSO THE LIGHT POLE CAN NOT BE WOOD.
20. RPZ WILL NEED TO BE IN A WEATHERPROOF BOX.

WATER CONSTRUCTION NOTES:

1. ALL WATER CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH BRYANT UTILITIES' "MASTER SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER AND SEWER UTILITIES" 2015 EDITION.
2. LONG-SIDE WATER SERVICE LINES SHALL BE ENCASED, INCLUDING THE LINES BENEATH THE CUL-DE-SAC.
3. ALL SERVICE CROSSINGS SHALL BE 1" DRISCO SERVICE LINE ENCASED IN A 2" PVC SLEEVE.
4. ALL WATER MAIN FITTINGS SHALL BE MEGALUG BRAND MECHANICAL JOINT FITTINGS

HDPE

RCP

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www.hopeconsulting.com

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20876
KAZI TAMZIDUL ISLAM

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

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

80 40 0 80

WATER LEGEND:

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

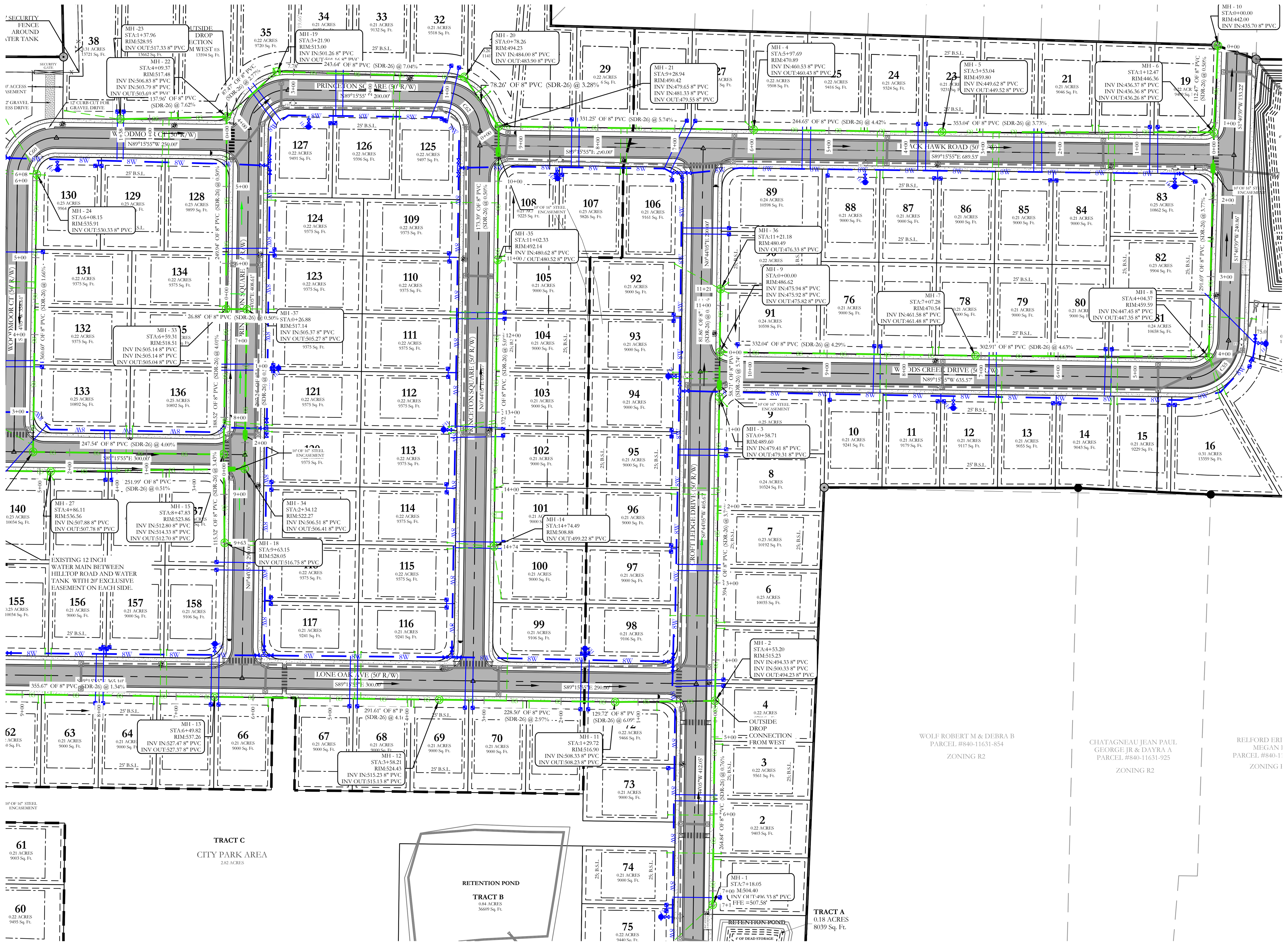
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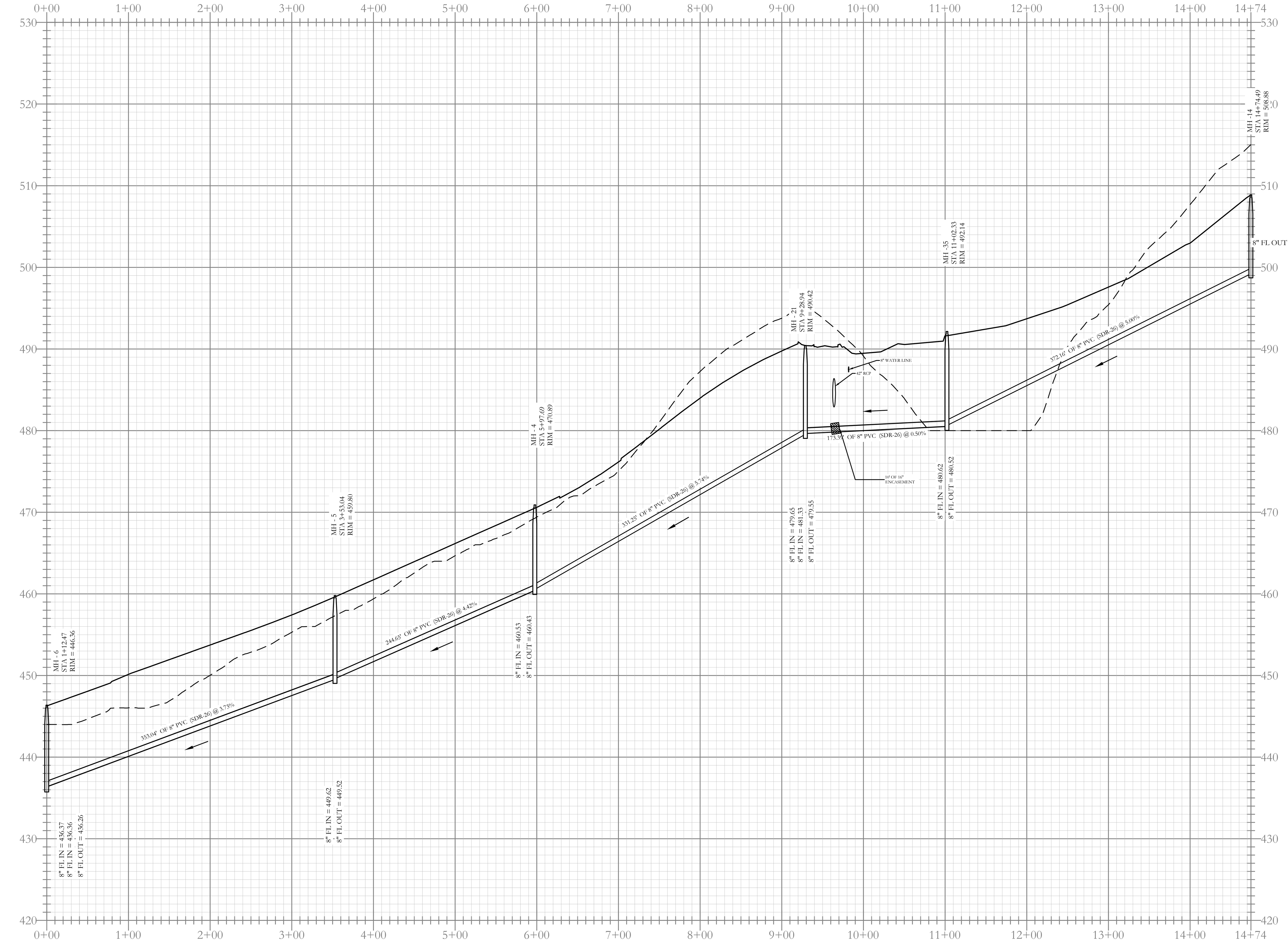
HILLTOP LANDING
UTILITY PLAN
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	03/08/2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:	08/07/2023	CHECKED BY:	20-1341
SHEET:	C-2.0	SCALE: 1" = 80'	

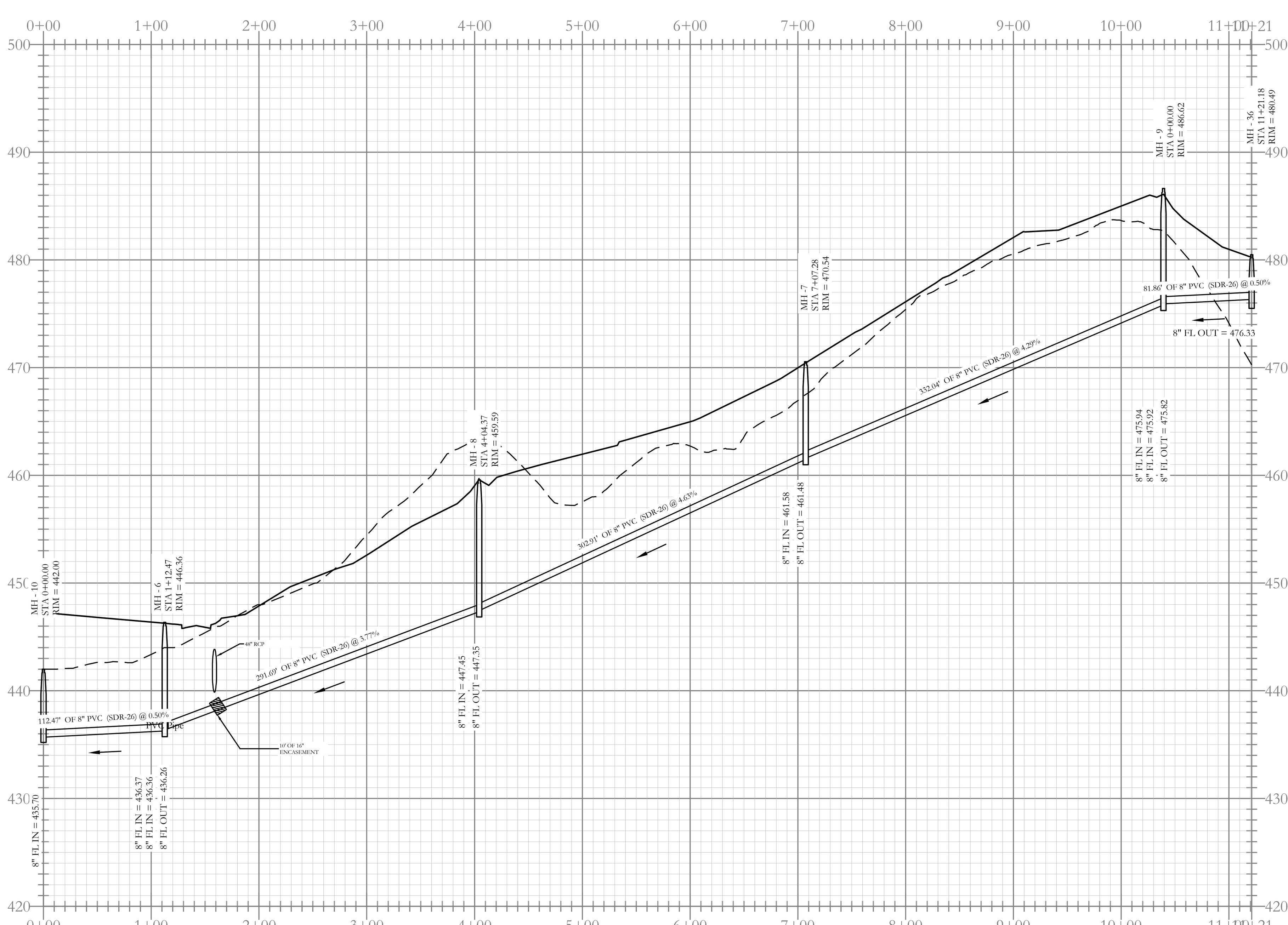
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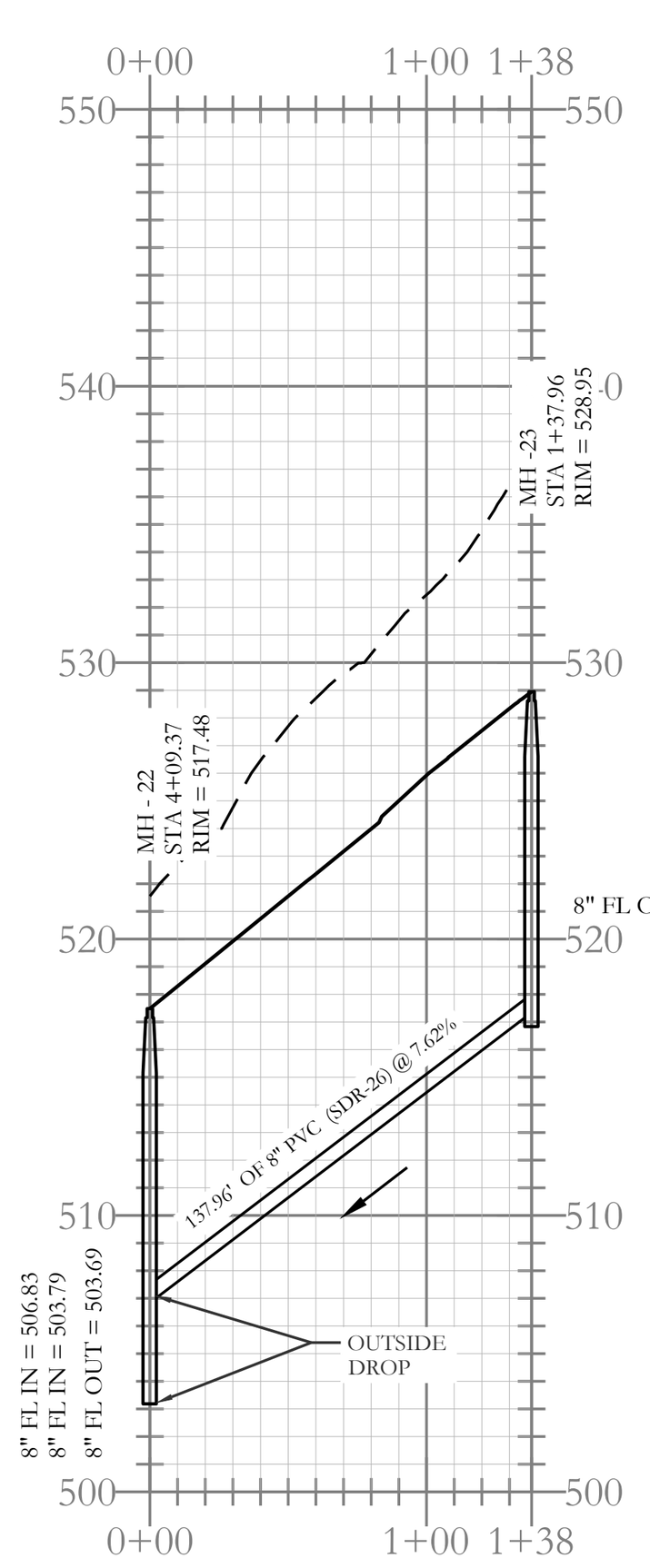




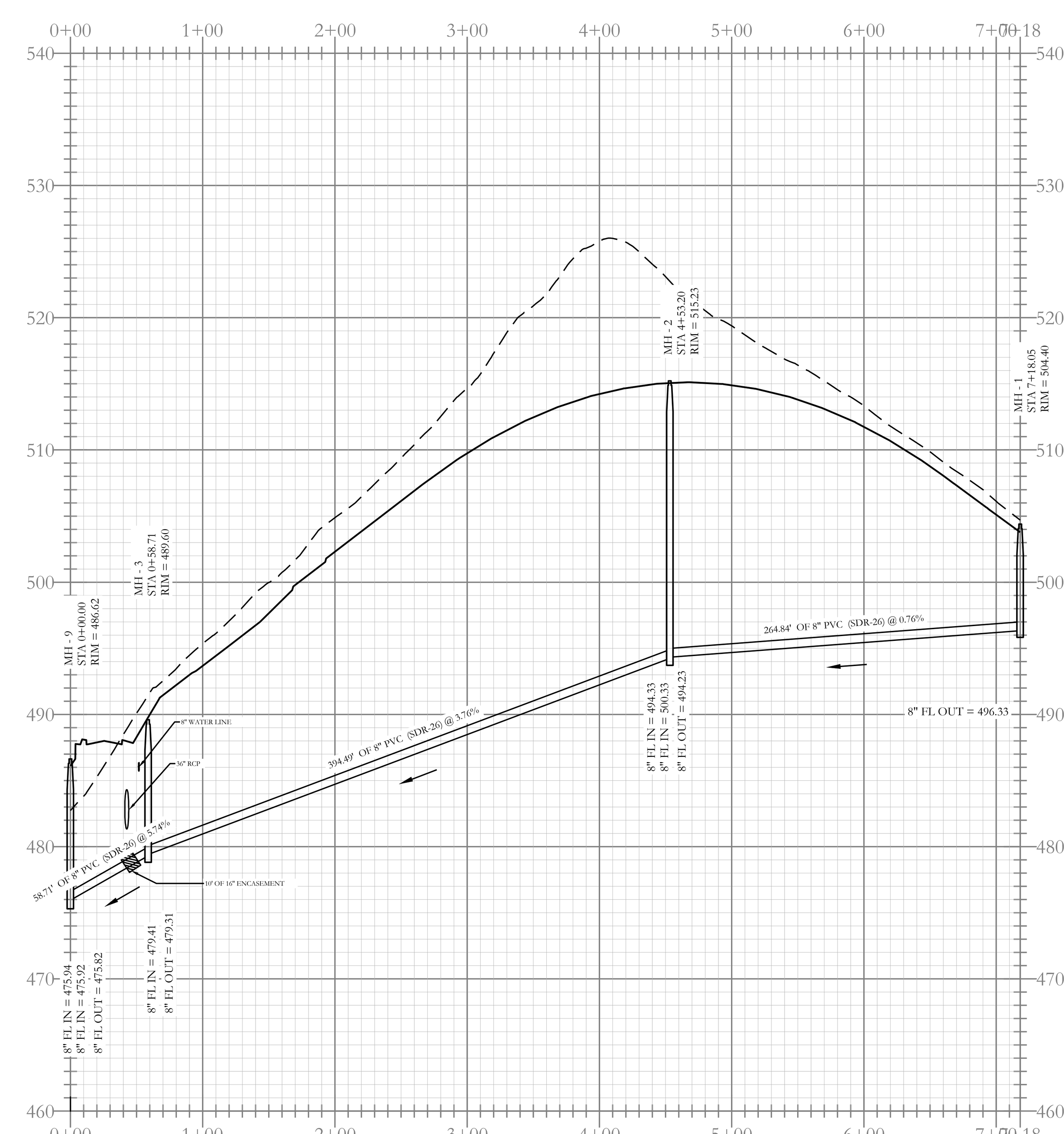
Sewer D Profile



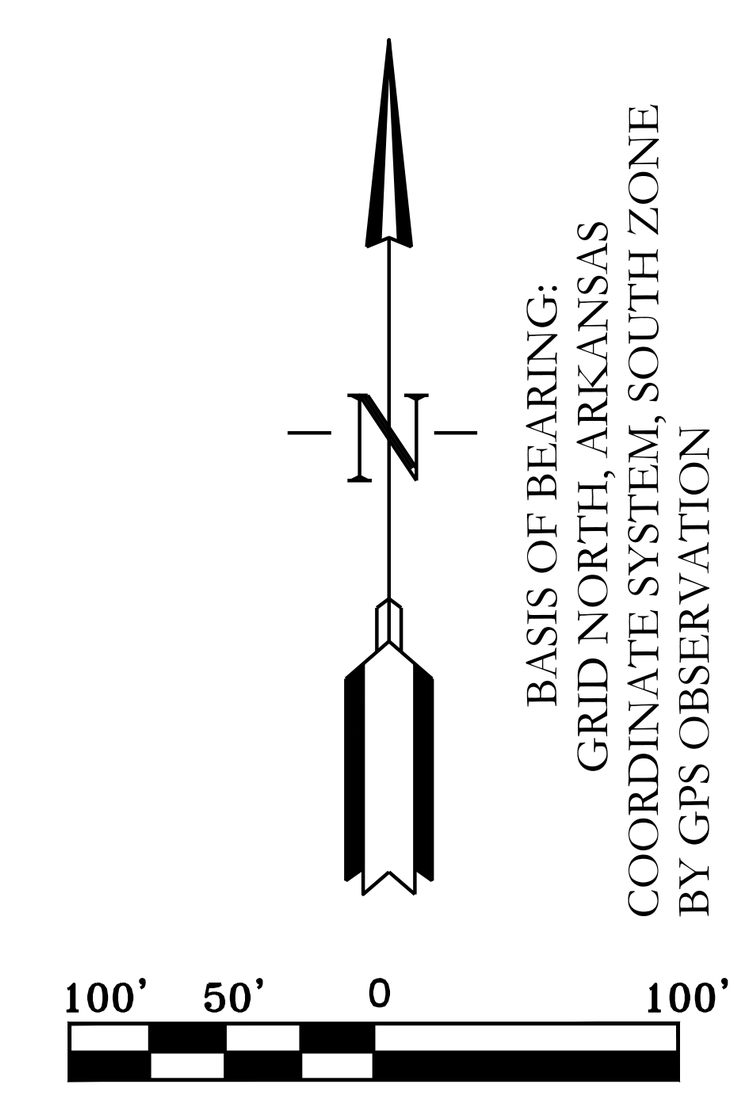
Sewer A Profile

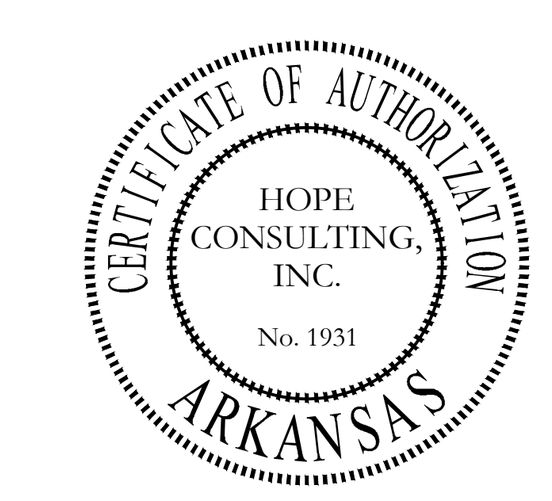


Sewer B-1 Profile



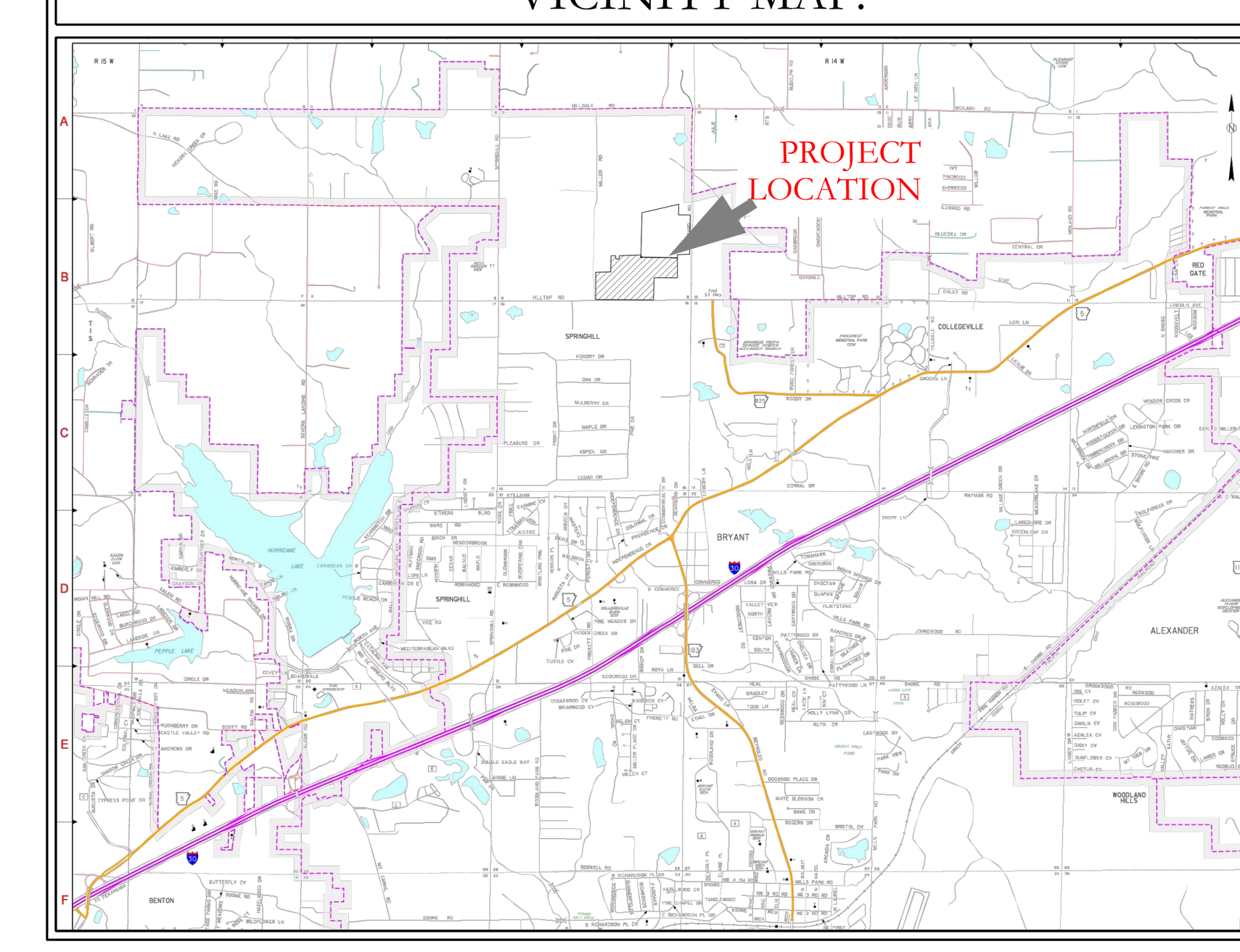
Sewer Entrance Profile







VICINITY MAP:



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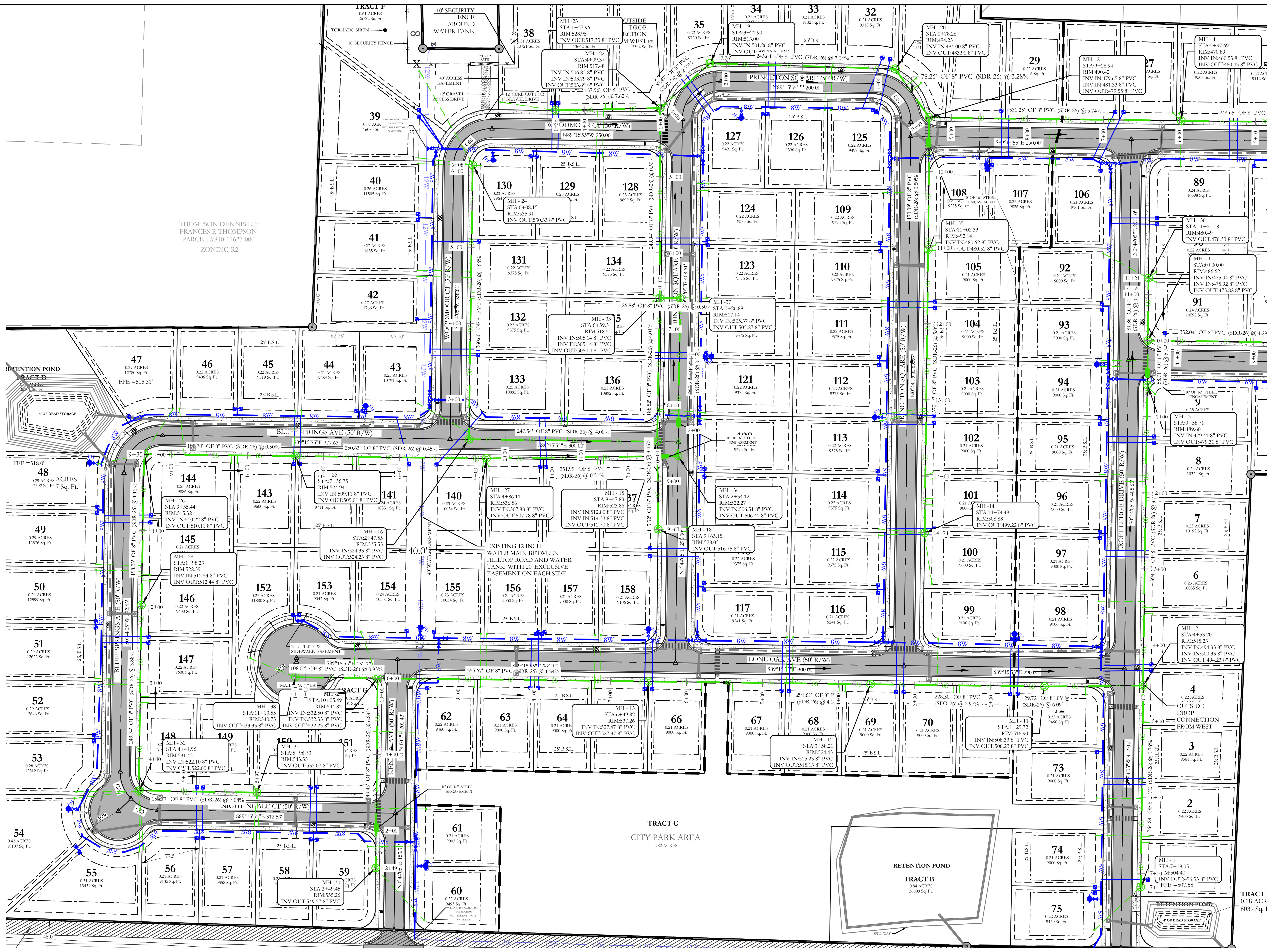
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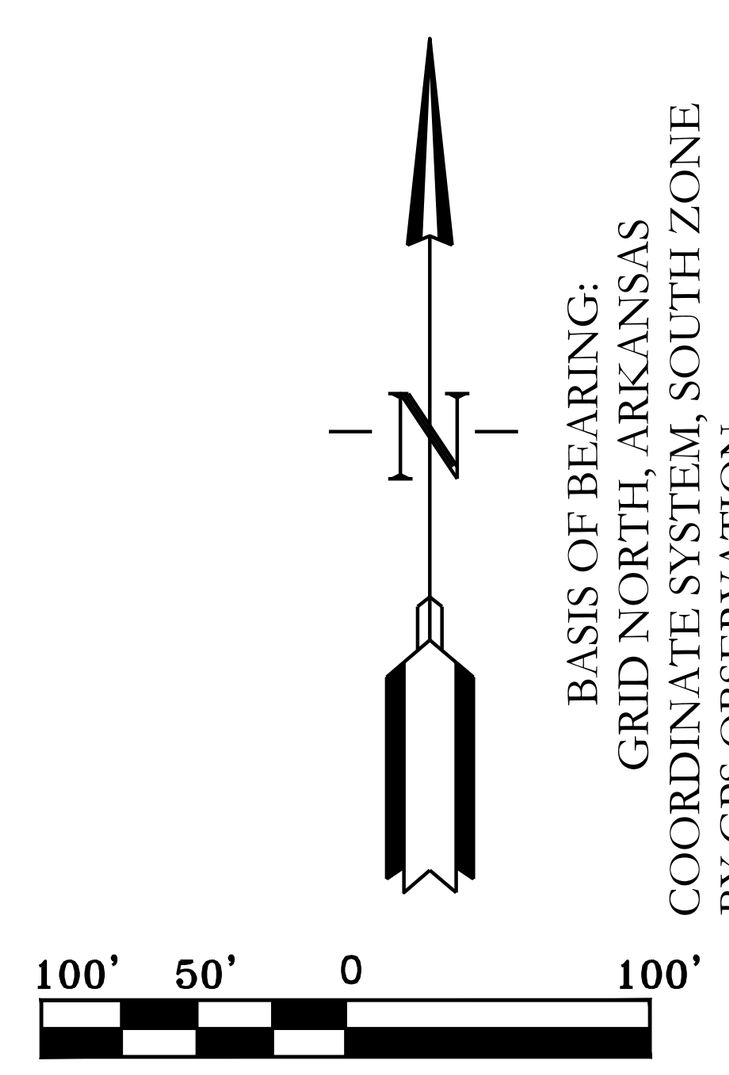
HILLTOP LANDING
SEWER PLAN AND PROFILE
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

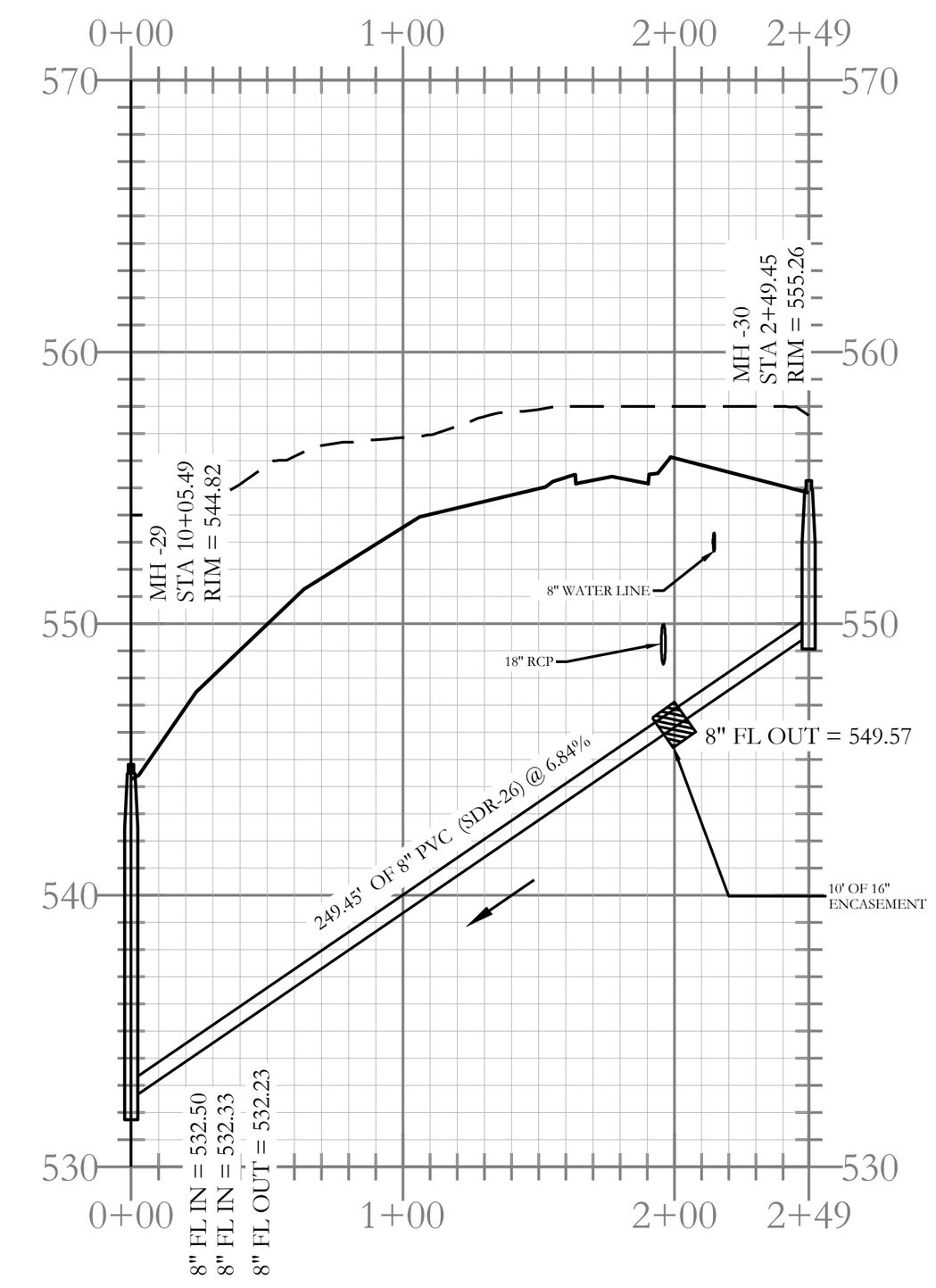
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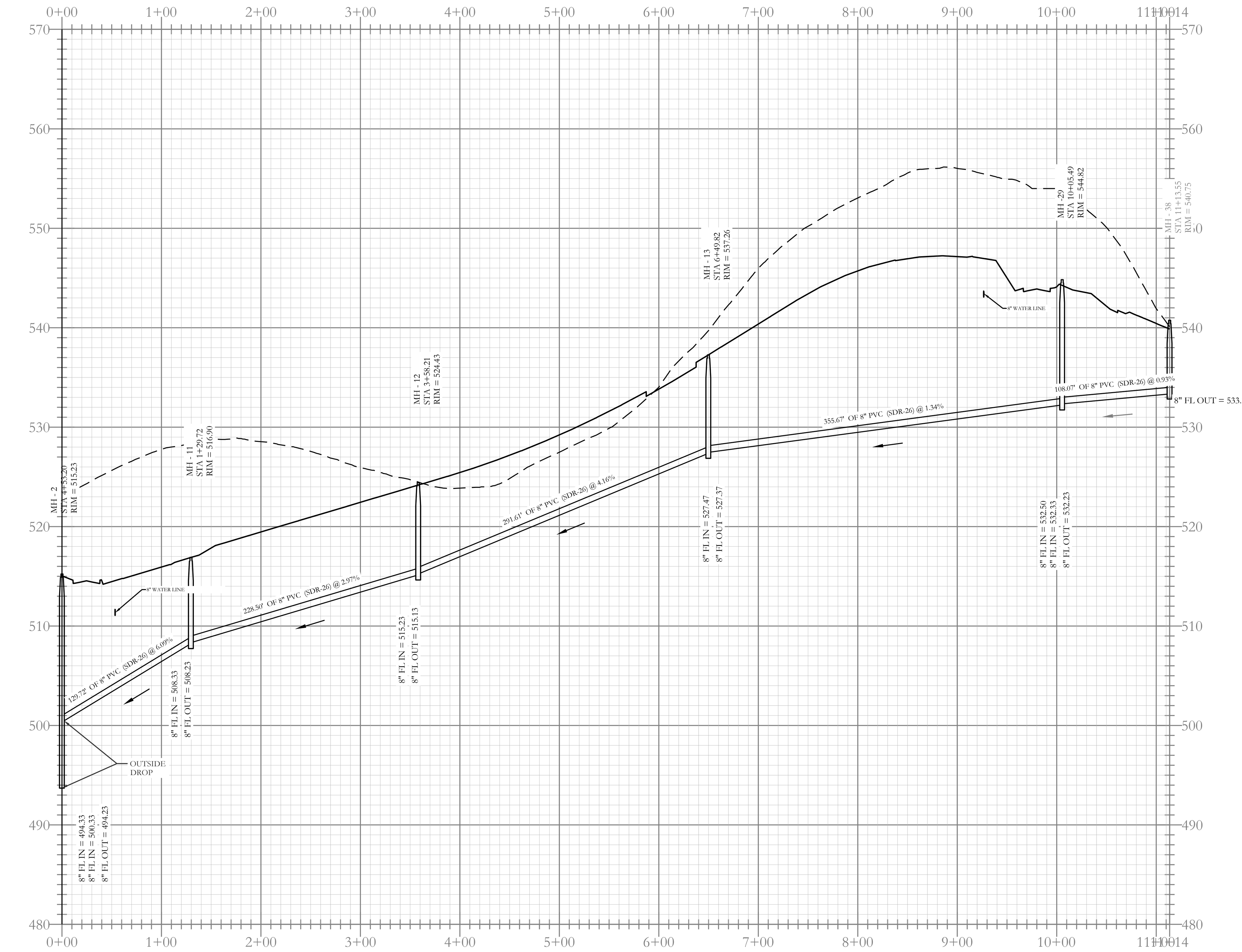
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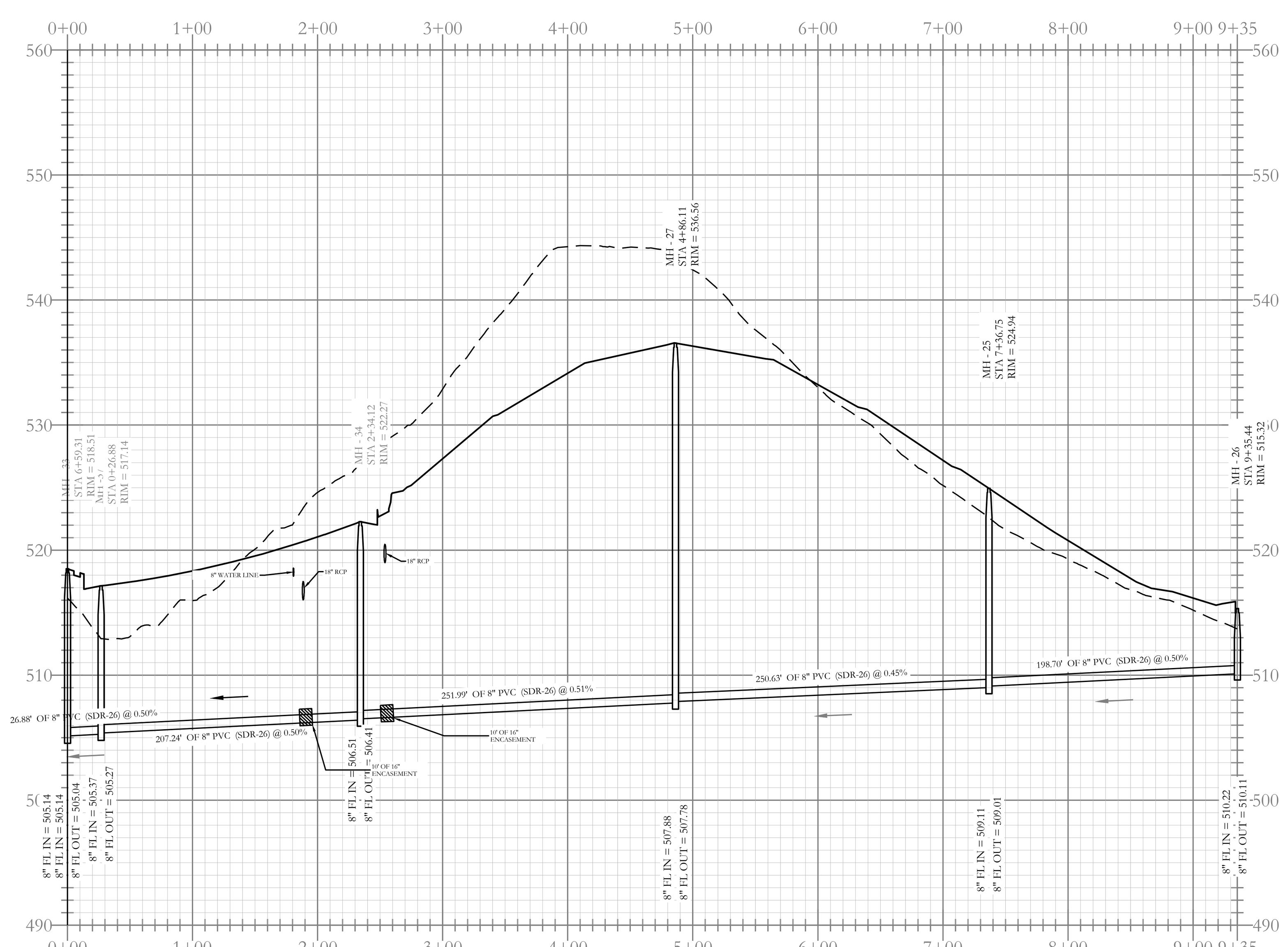




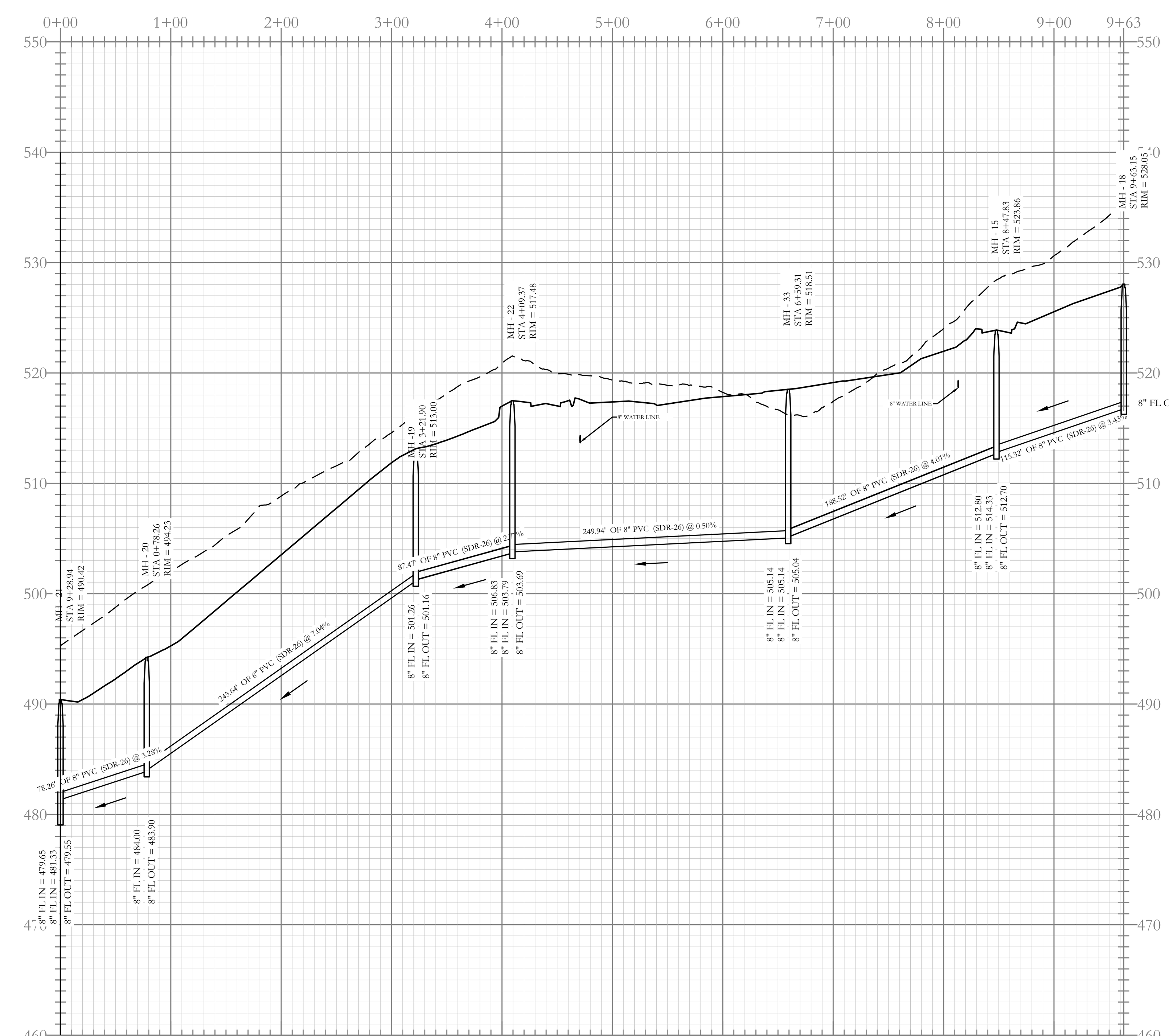
Sewer Entrance-2 Profile



Sewer F-1 Profile



Sewer E-2 Profile

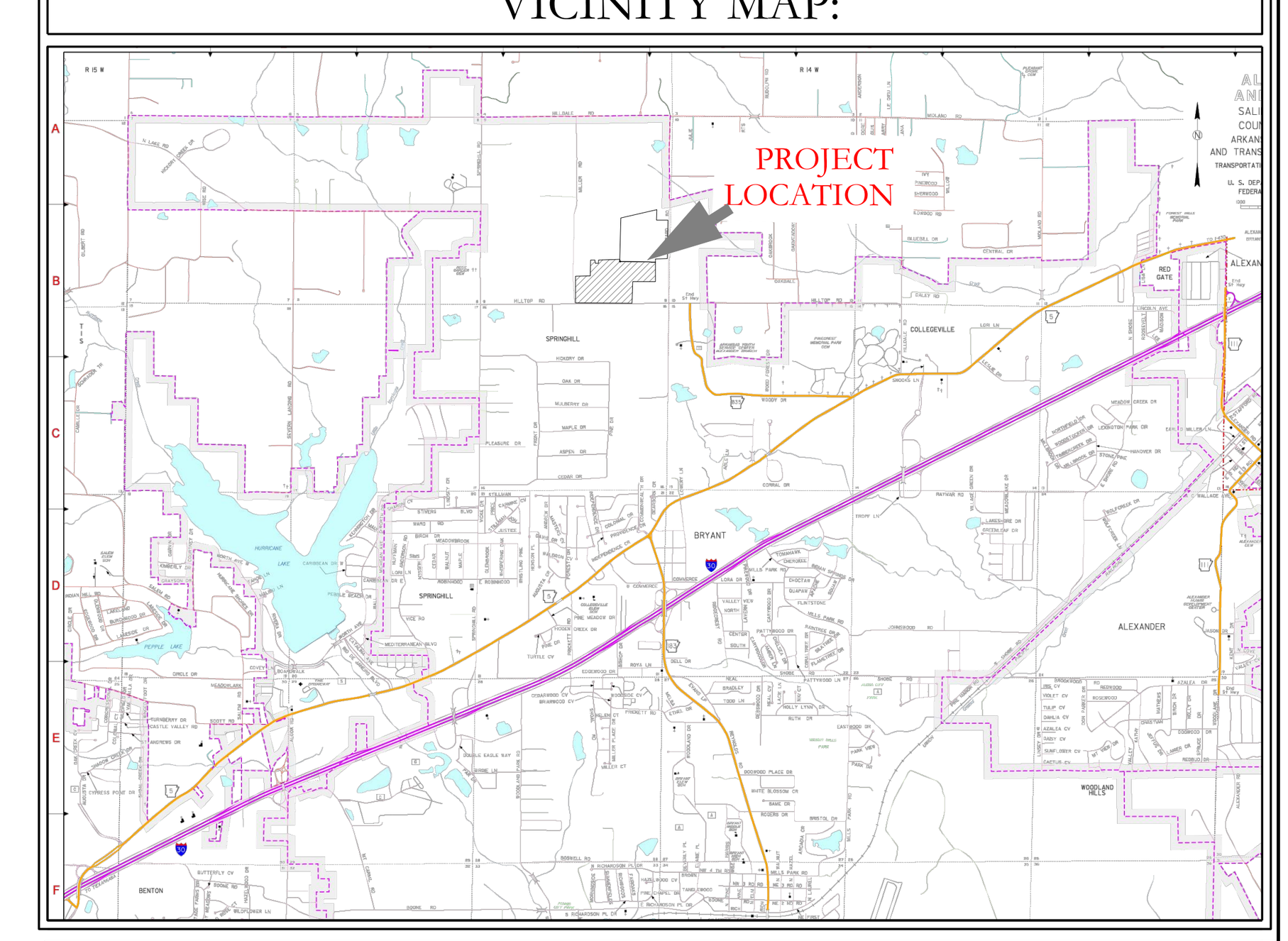


Sewer C Profile

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20876
KAZI TAMZIDUL ISLAM

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

VICINITY MAP:



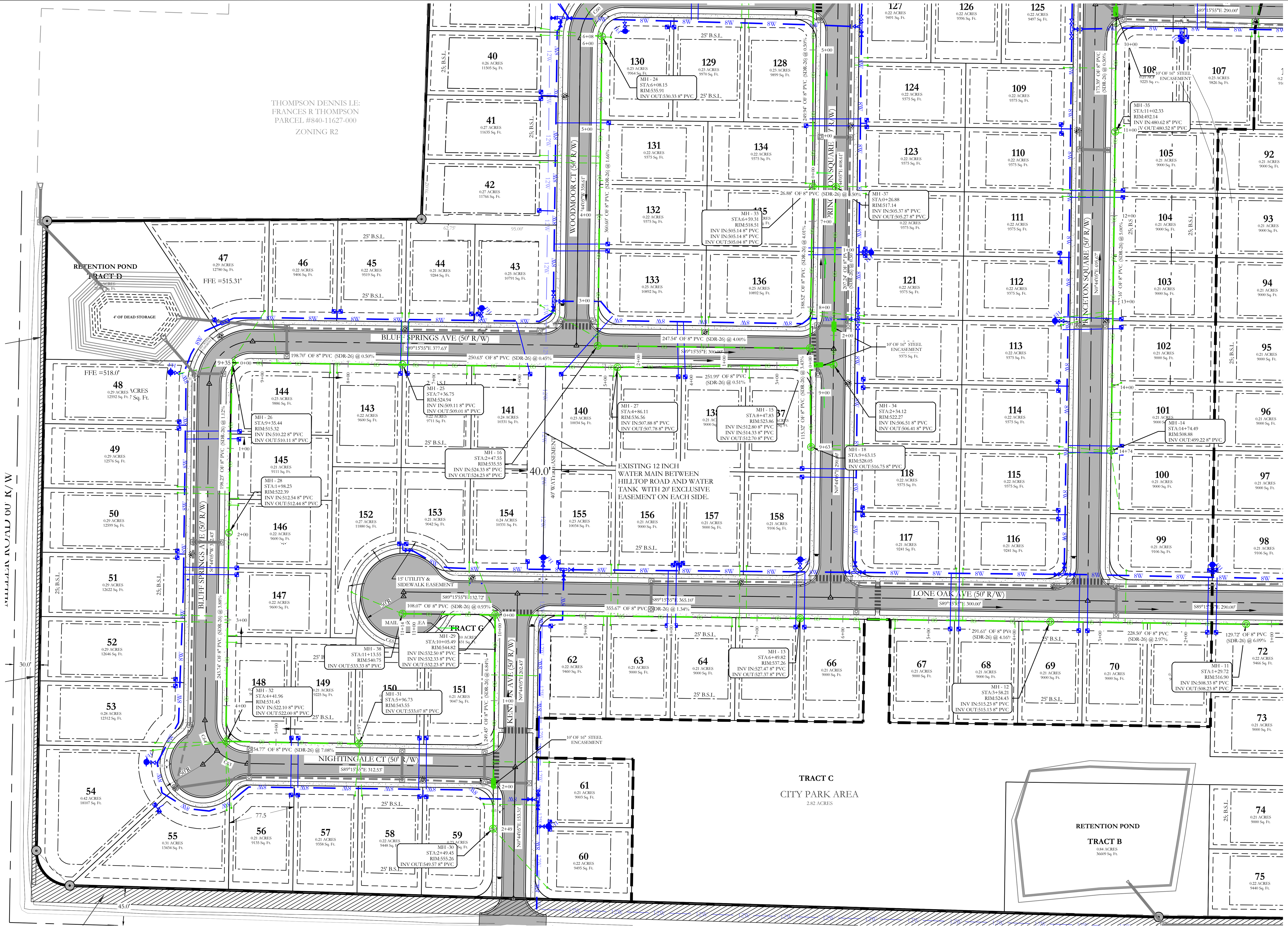
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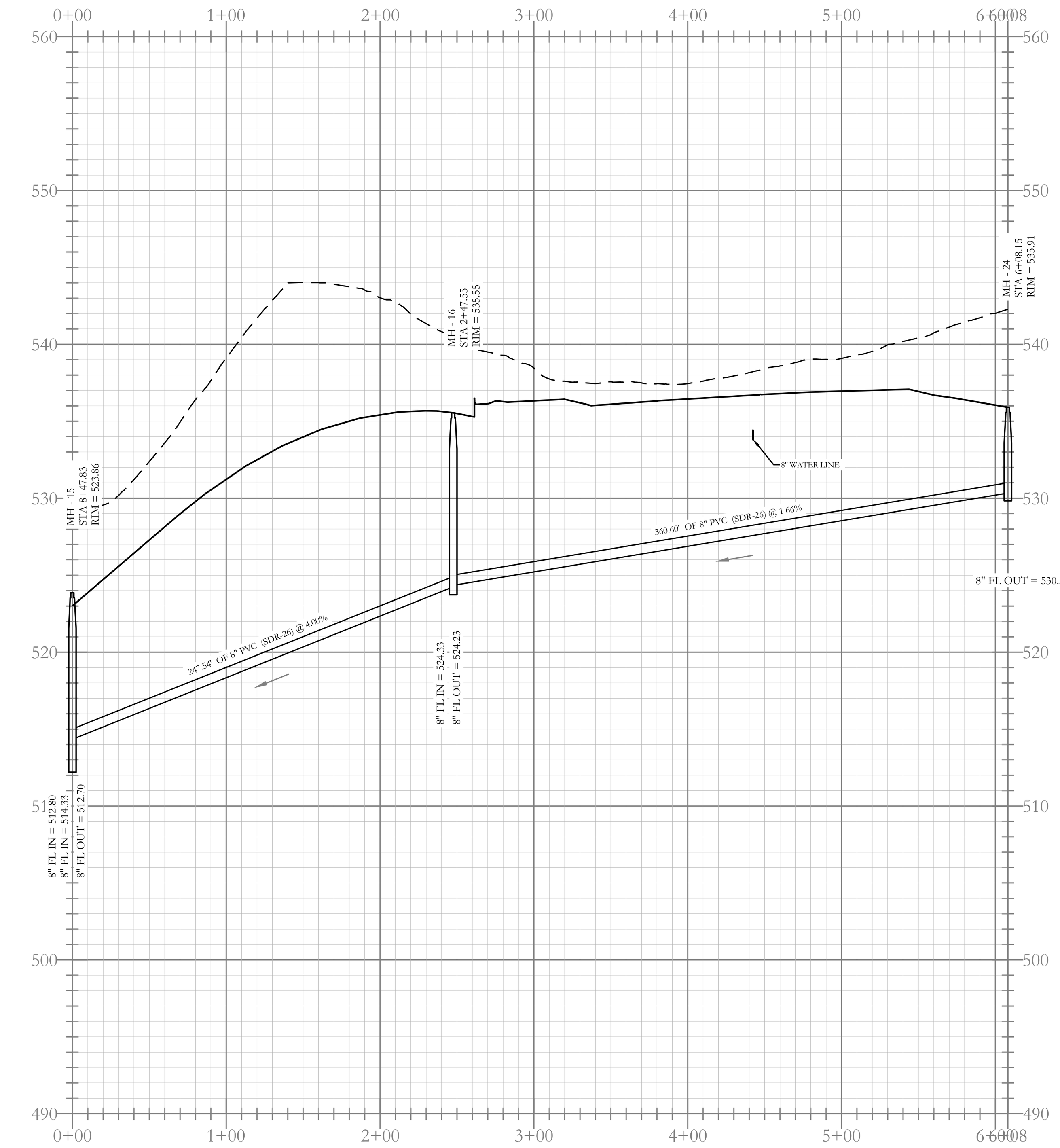
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HILLTOP LANDING
SEWER PLAN AND PROFILE
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

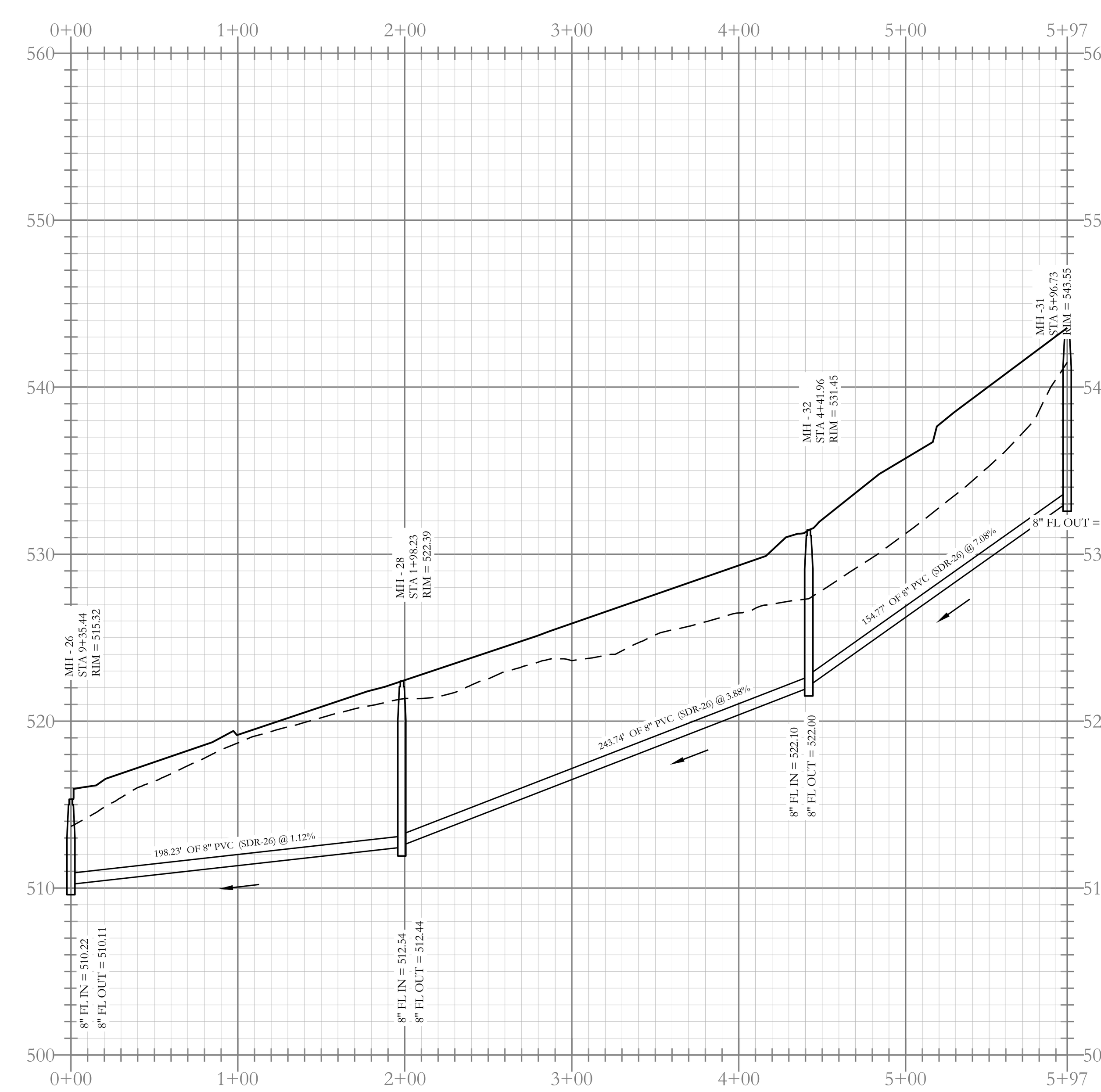
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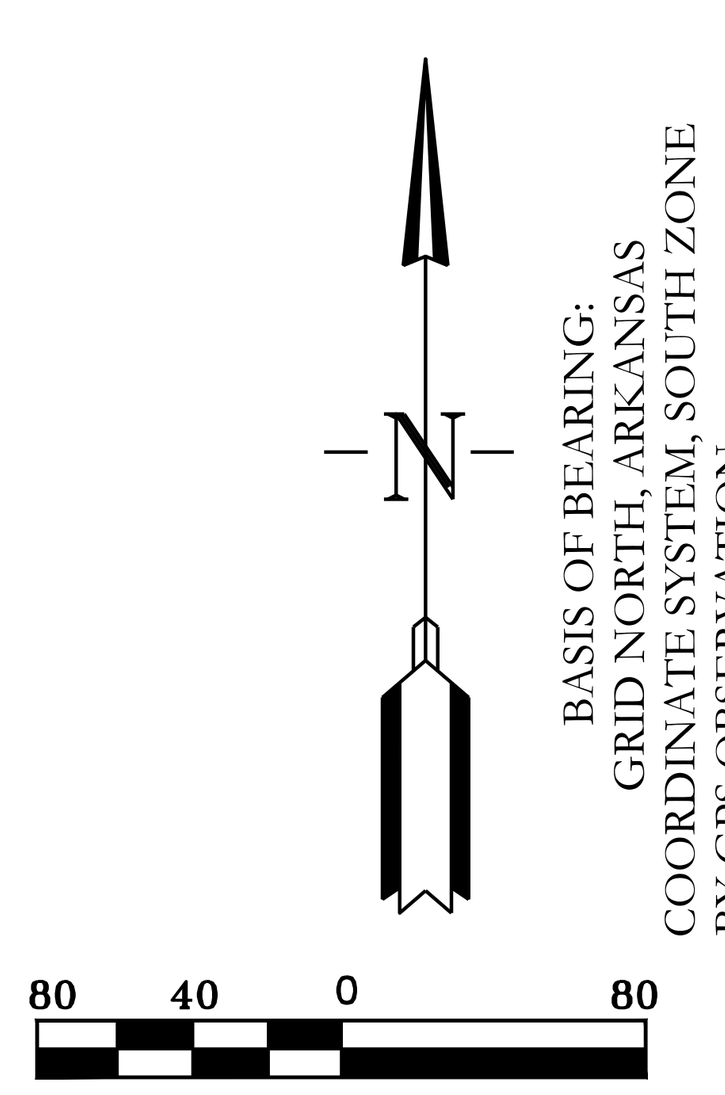




Sewer B-2 Profile



Sewer E-1 Profile

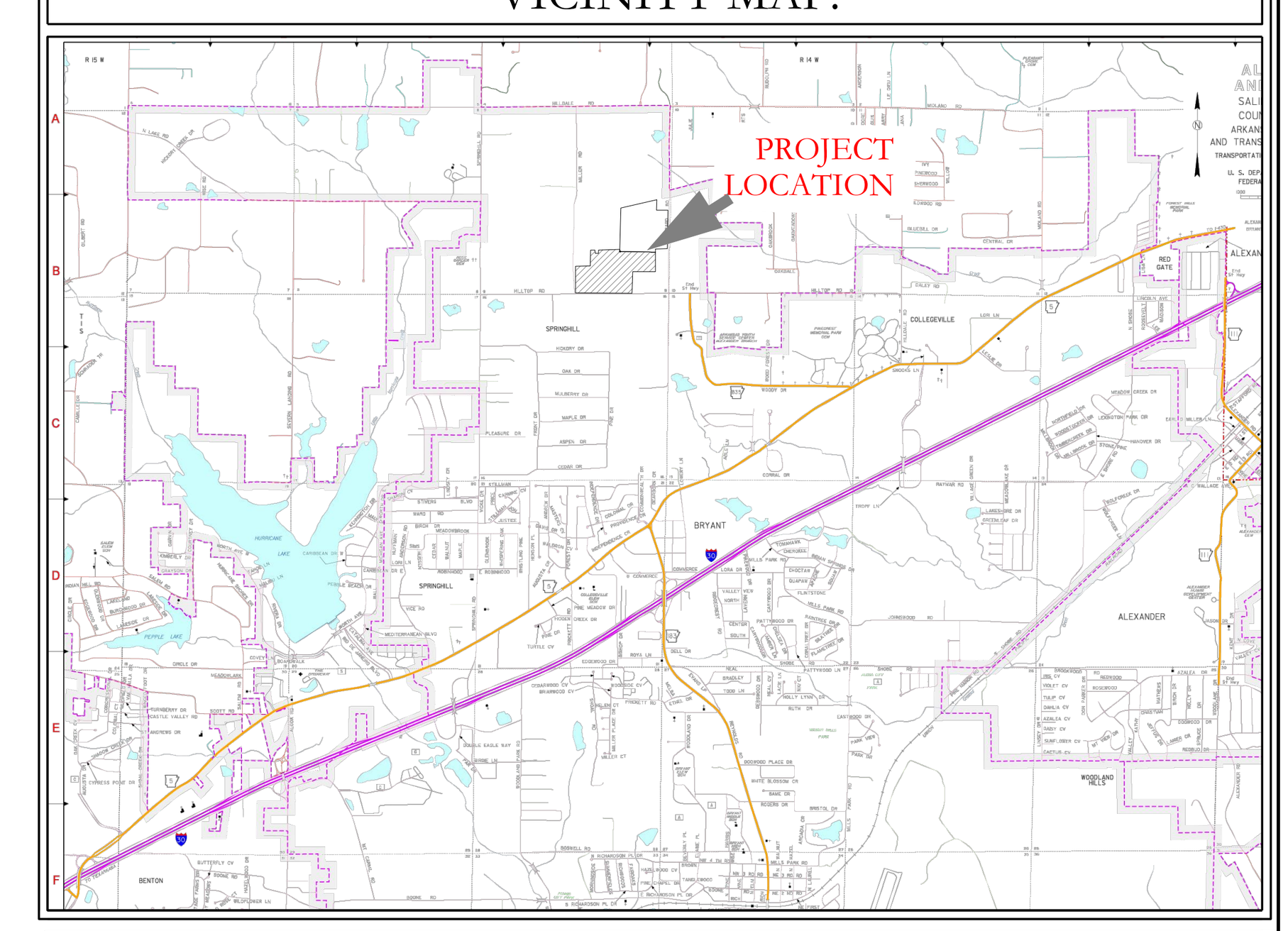


BASIS OF BEARING:
GRID NORTH, ARKANSAS
COORDINATE SYSTEM, SOUTH ZONE
BY GPS OBSERVATION

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20876

CERTIFICATE OF AUTHORIZATION
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ARKANSAS

VICINITY MAP:



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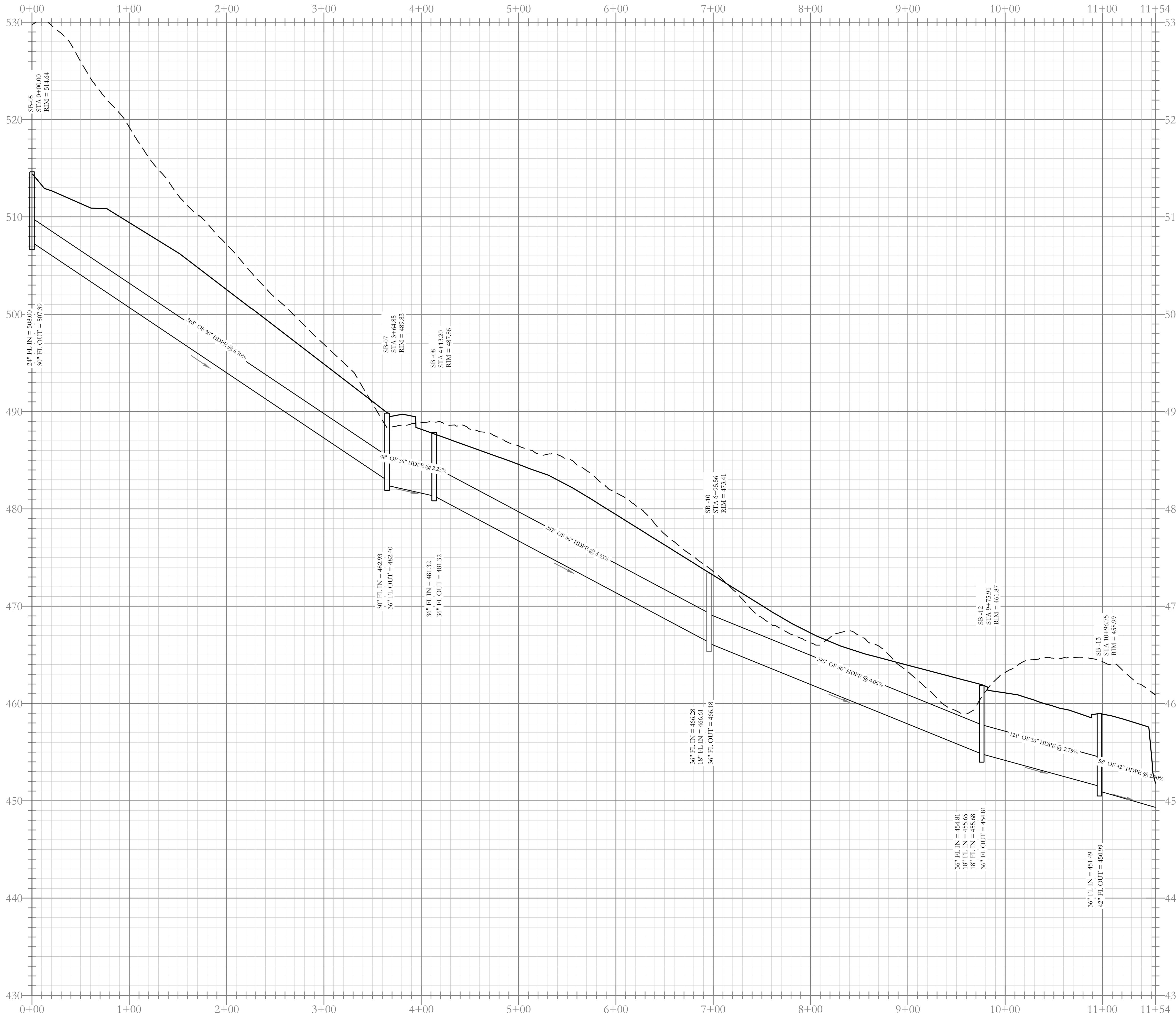
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HILLTOP LANDING
SEWER PLAN AND PROFILE
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

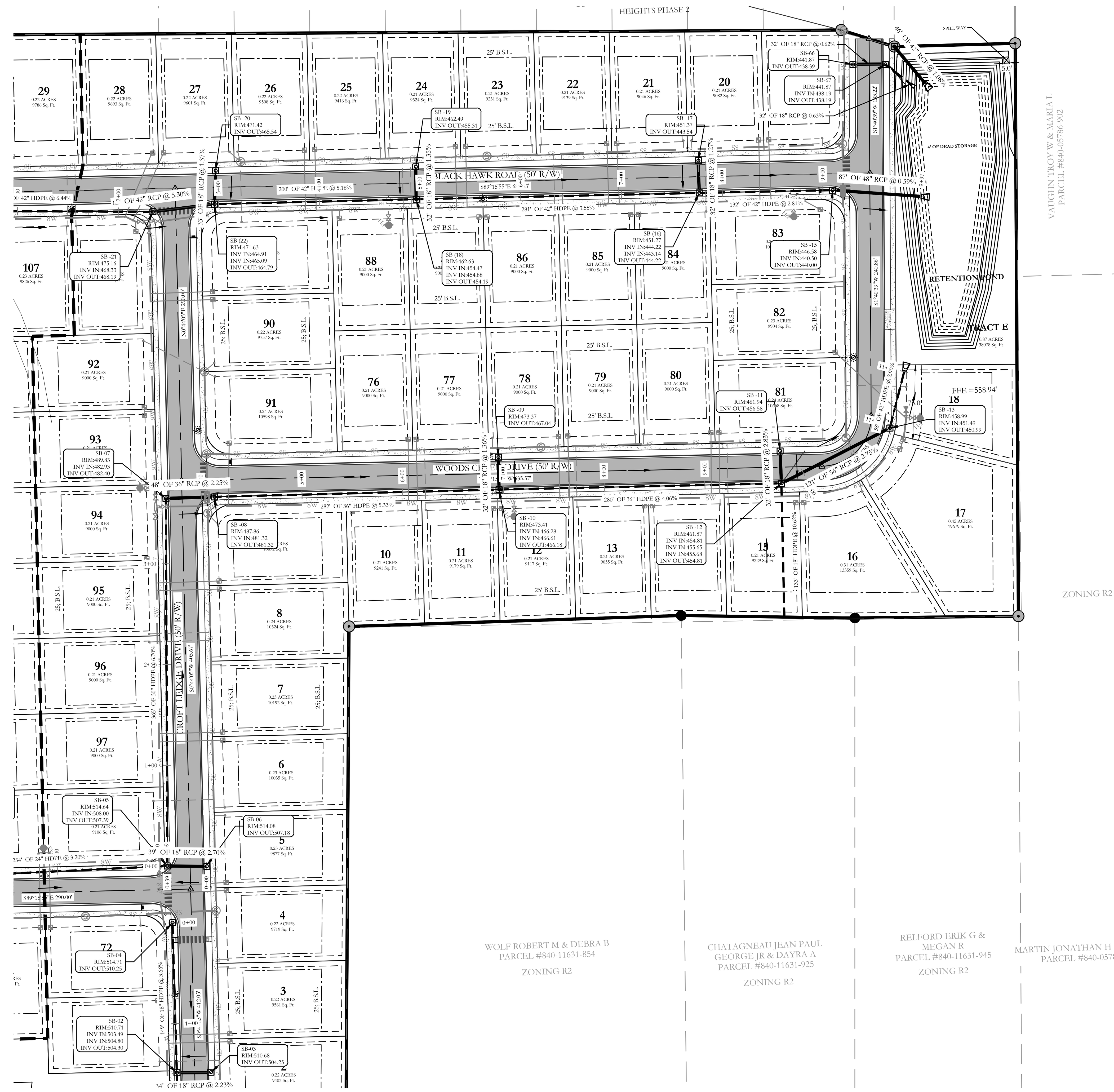
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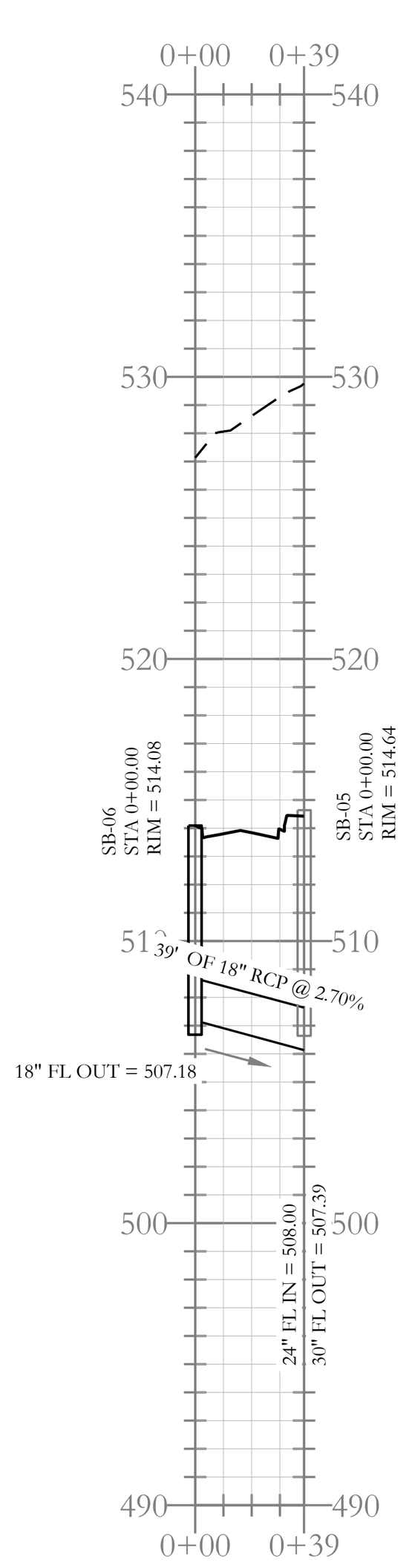
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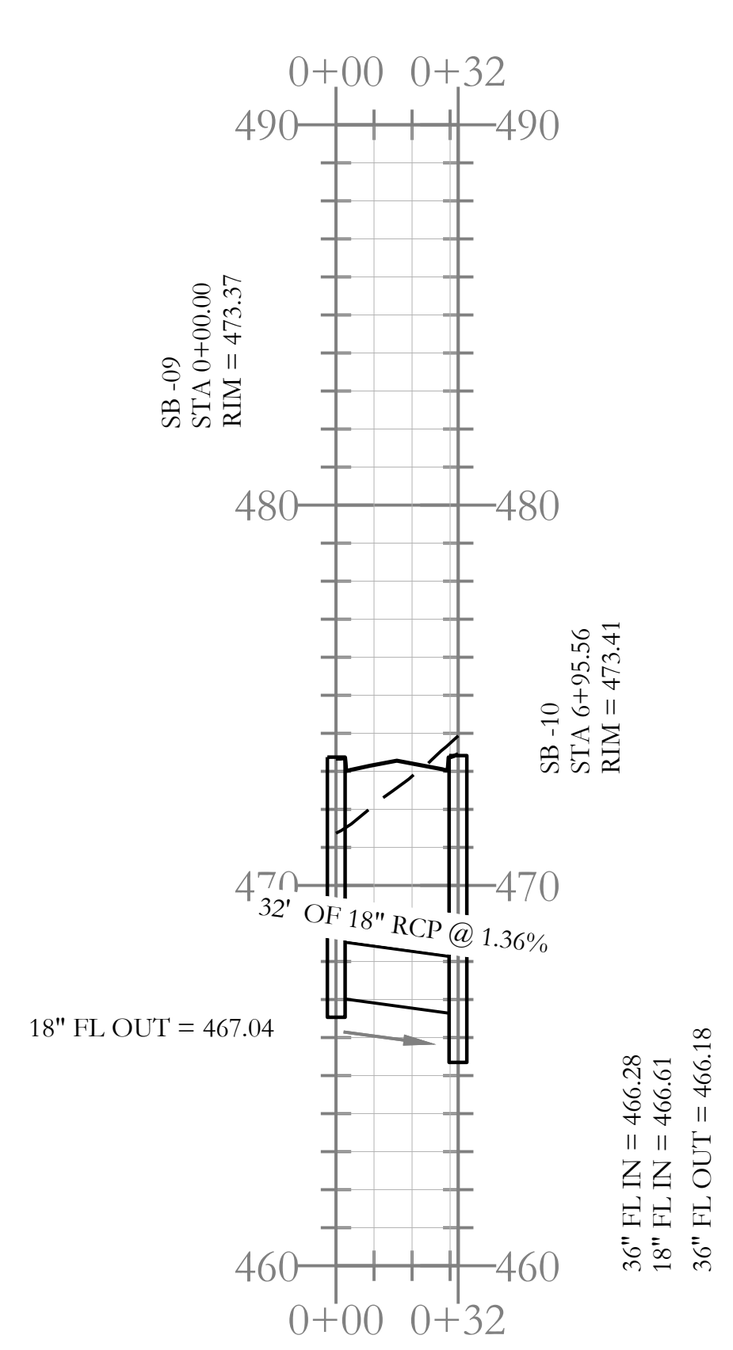


Stormwater A Profile

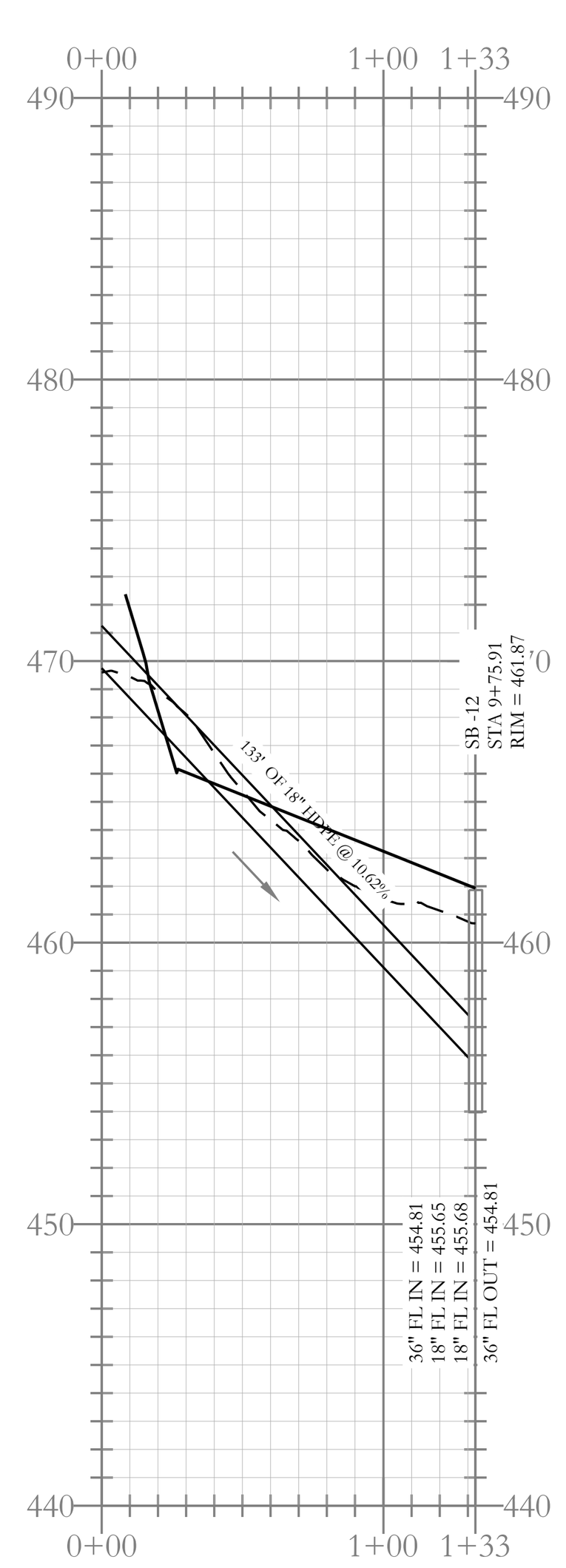




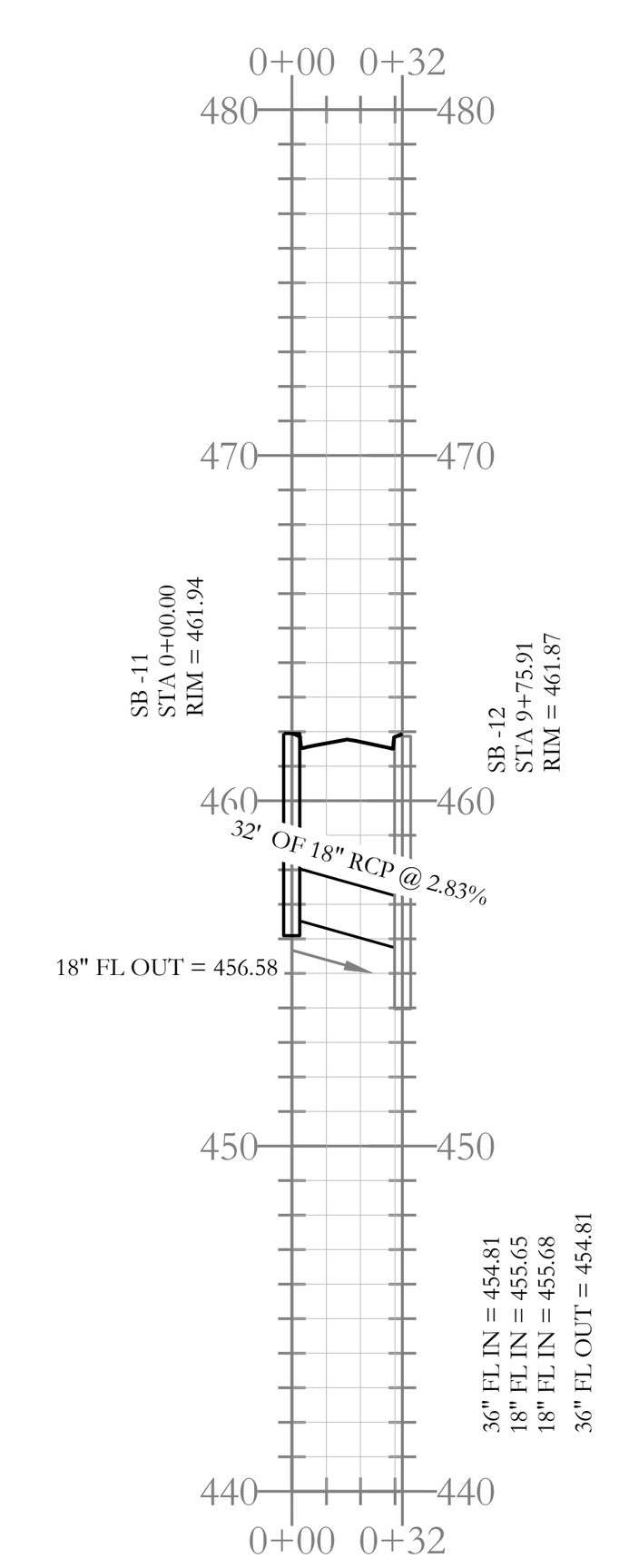
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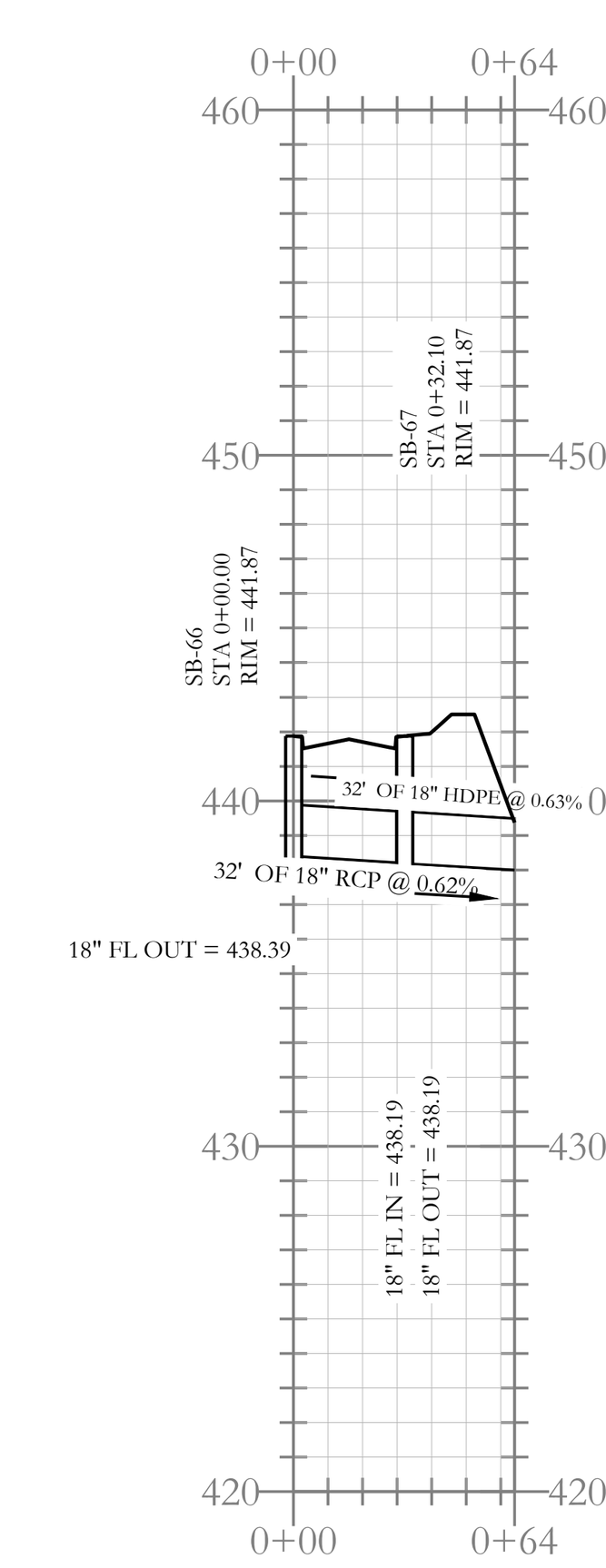
Stormwater A(ii) Profile



Stormwater A(iii)-Pipe behind the property Profile



Stormwater A(iv) Profile



Stormwater A(v) Profile

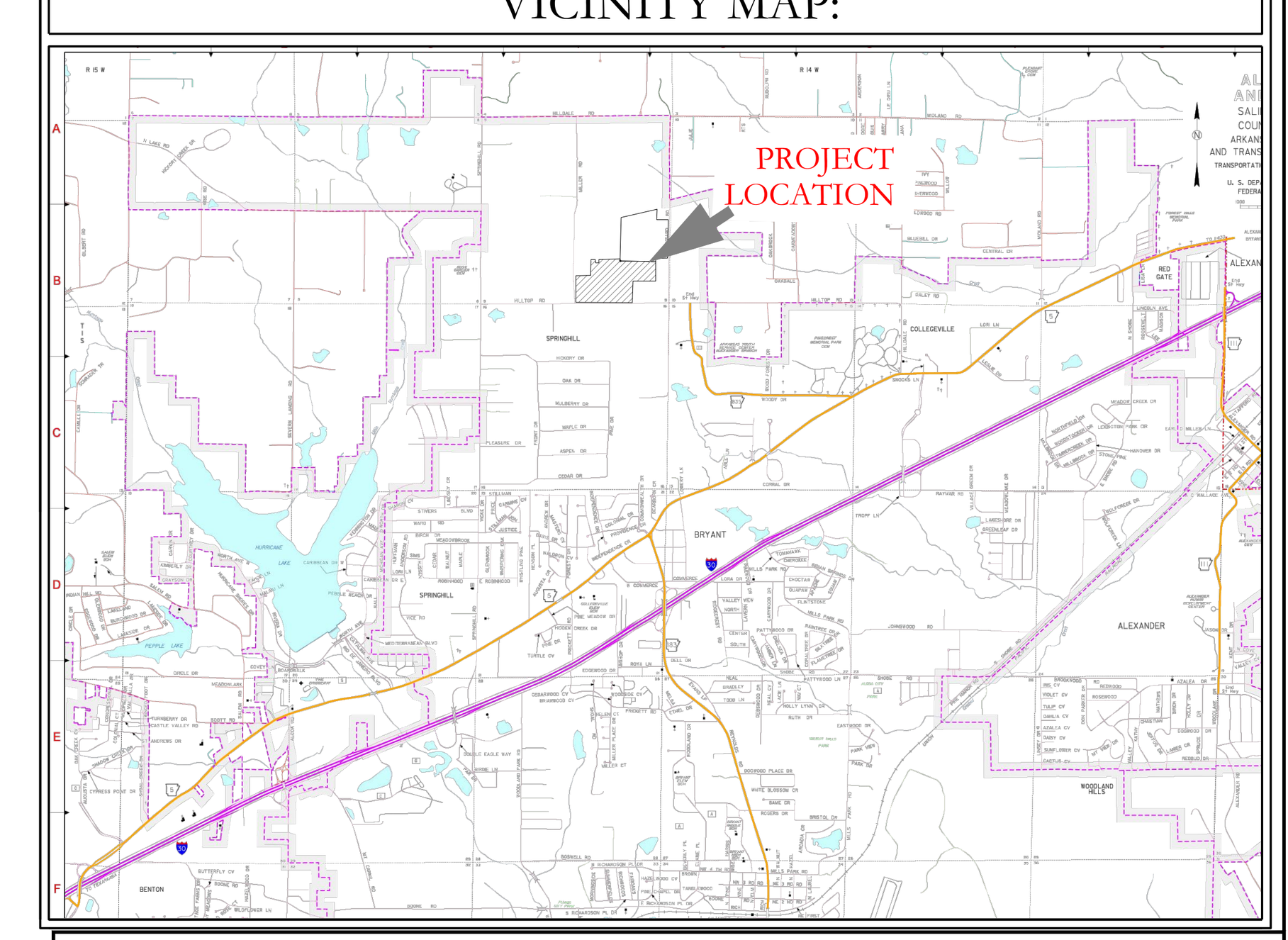
- - - HDPE
—— RCP

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

CERTIFICATE OF AUTHORIZATION
HOPE CONSULTING, INC.
No. 1935
ARKANSAS

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20876

VICINITY MAP:



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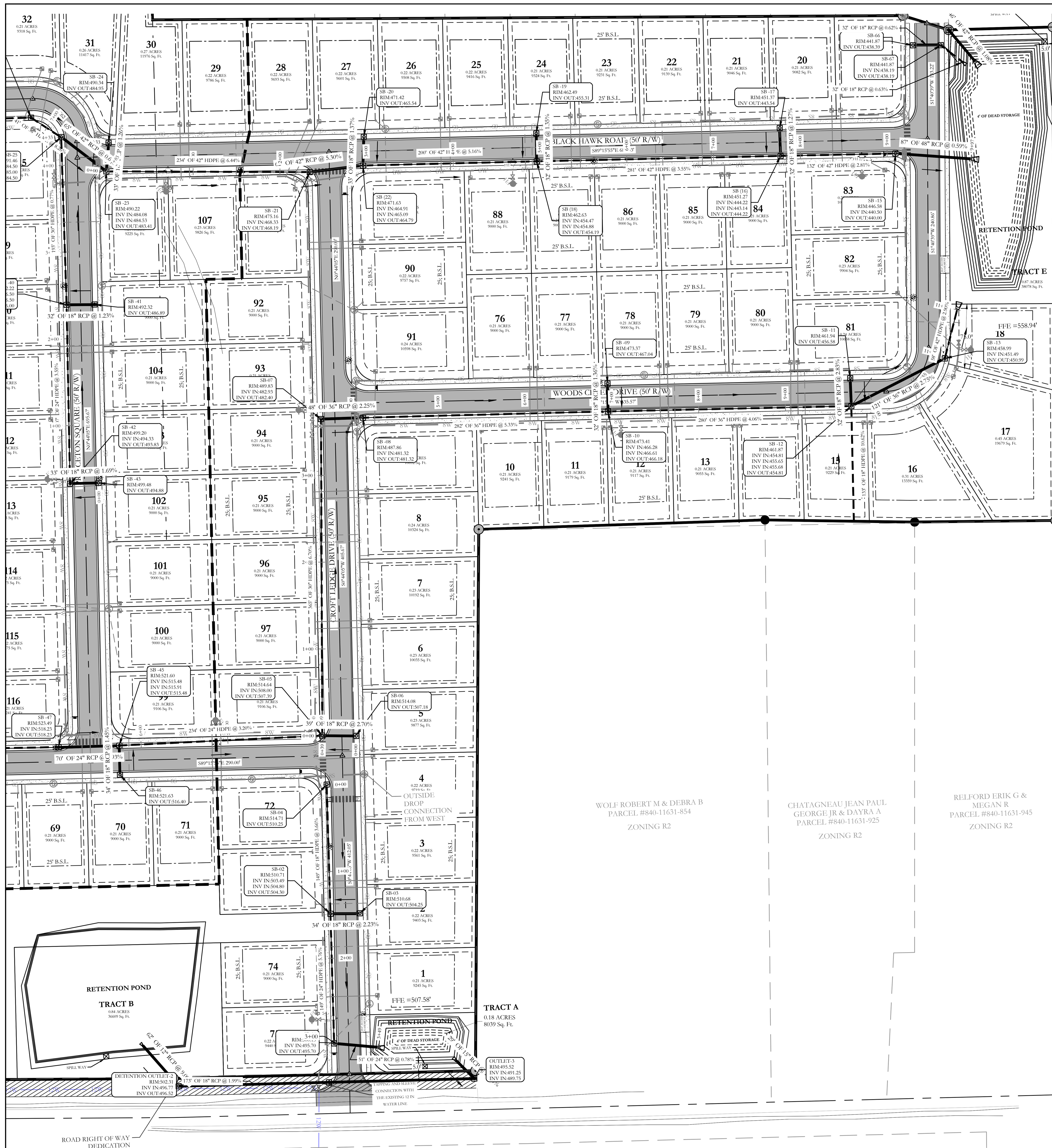
FOR USE AND BENEFIT OF:
NXT GEN HOMES LLC.

HILLTOP LANDING
STORM DRAINAGE PLAN AND PROFILE
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	03/08/2023	C.A.D. BY:		DRAWING NUMBER:
REVISED:	08/07/2023	CHECKED BY:		20-1341
SHEET:	C-3.1	SCALE:	1" = 80'	

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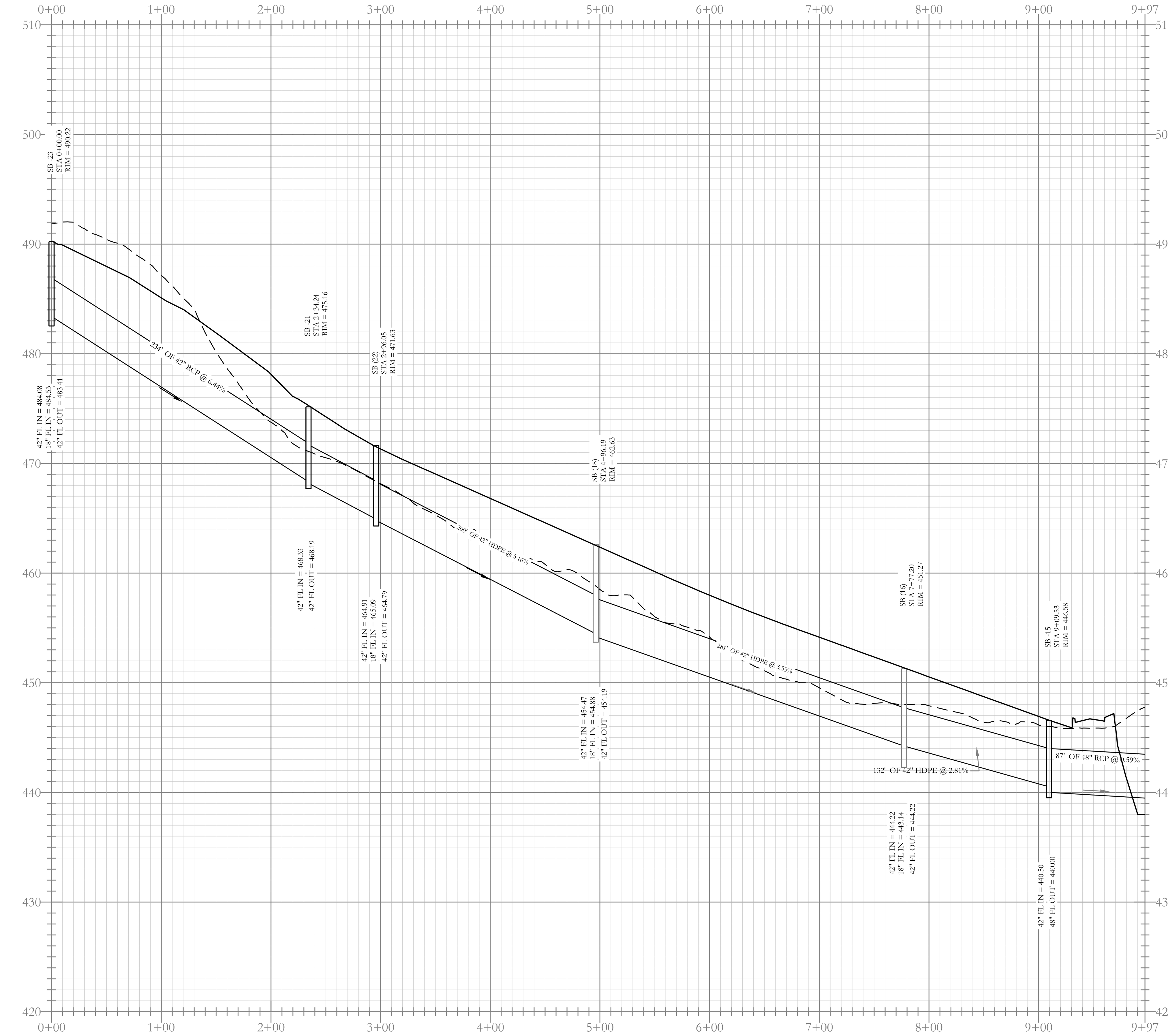
BASIS OF BEARING:
GRID NORTH, ARKANSAS
COORDINATE SYSTEM, SOUTH ZONE
BY GPS OBSERVATION

— — — HDPE

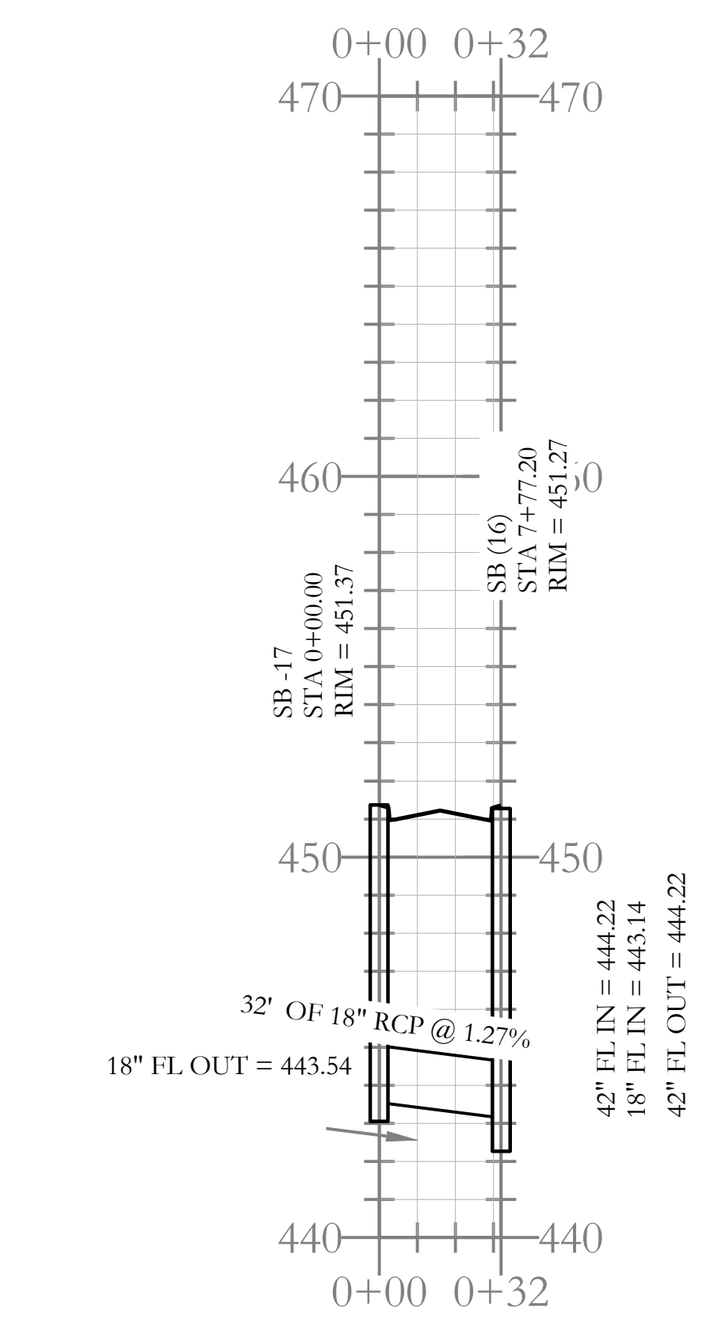
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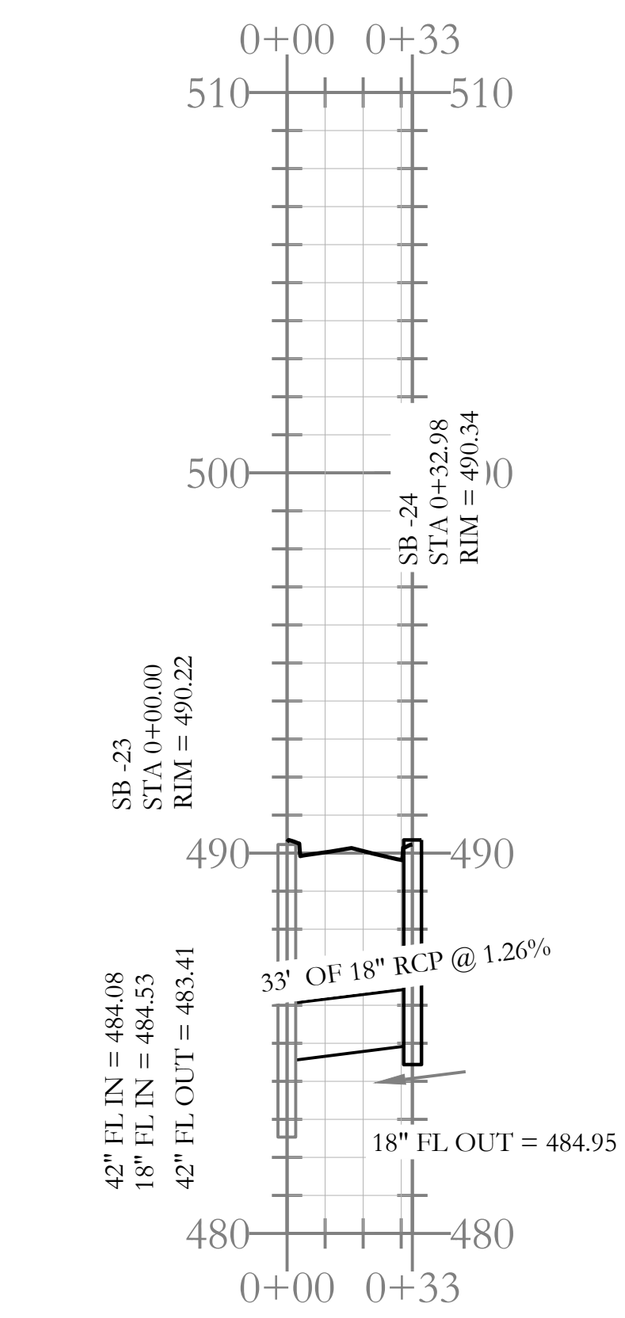




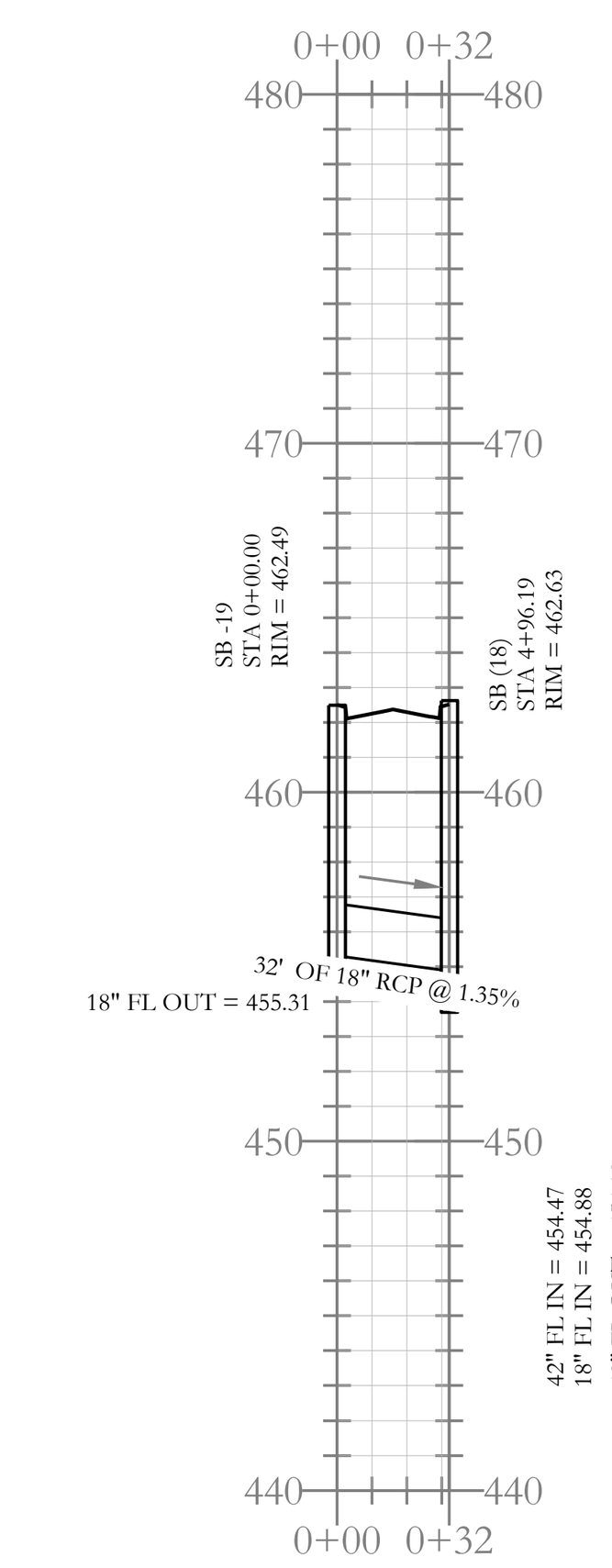
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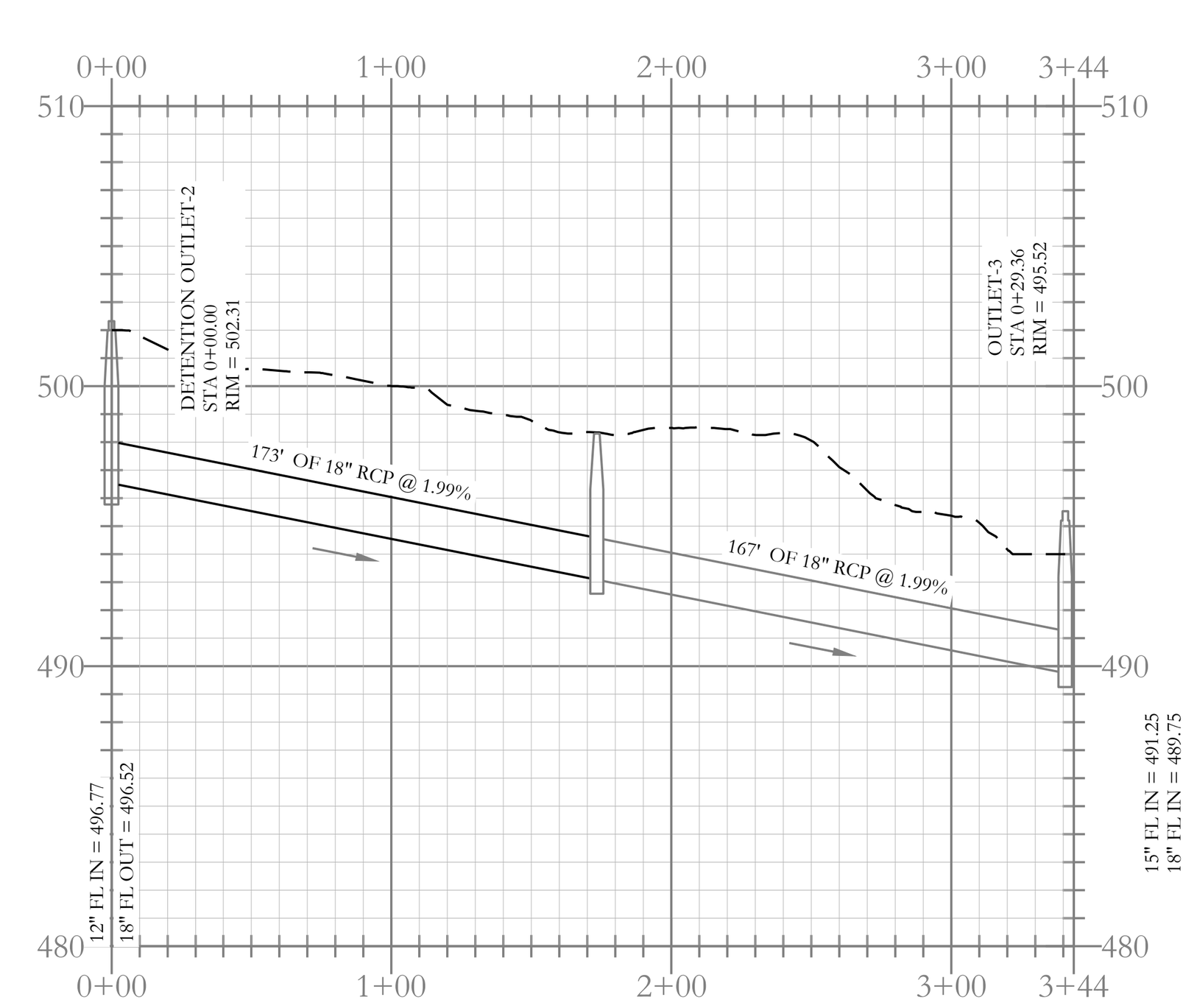
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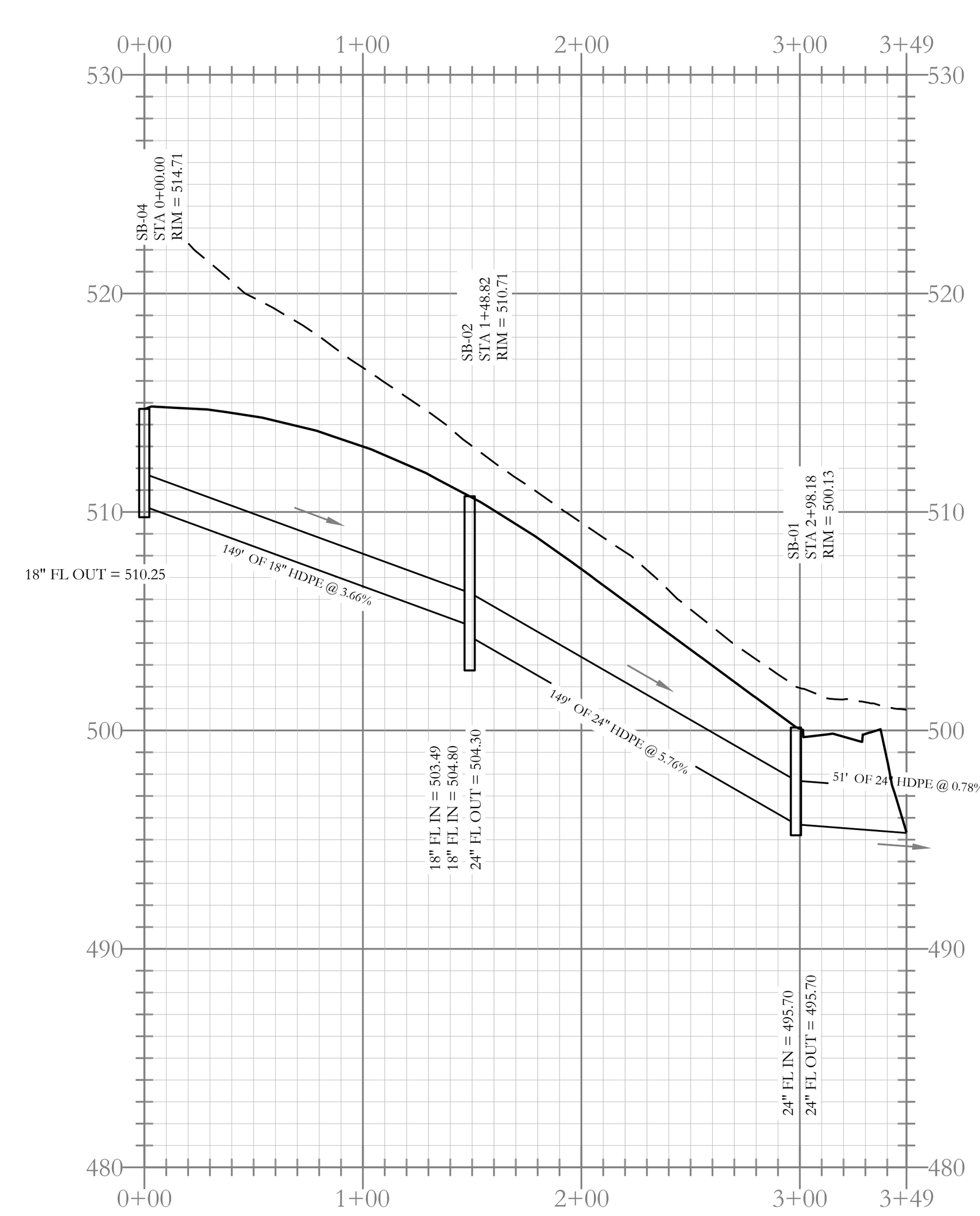
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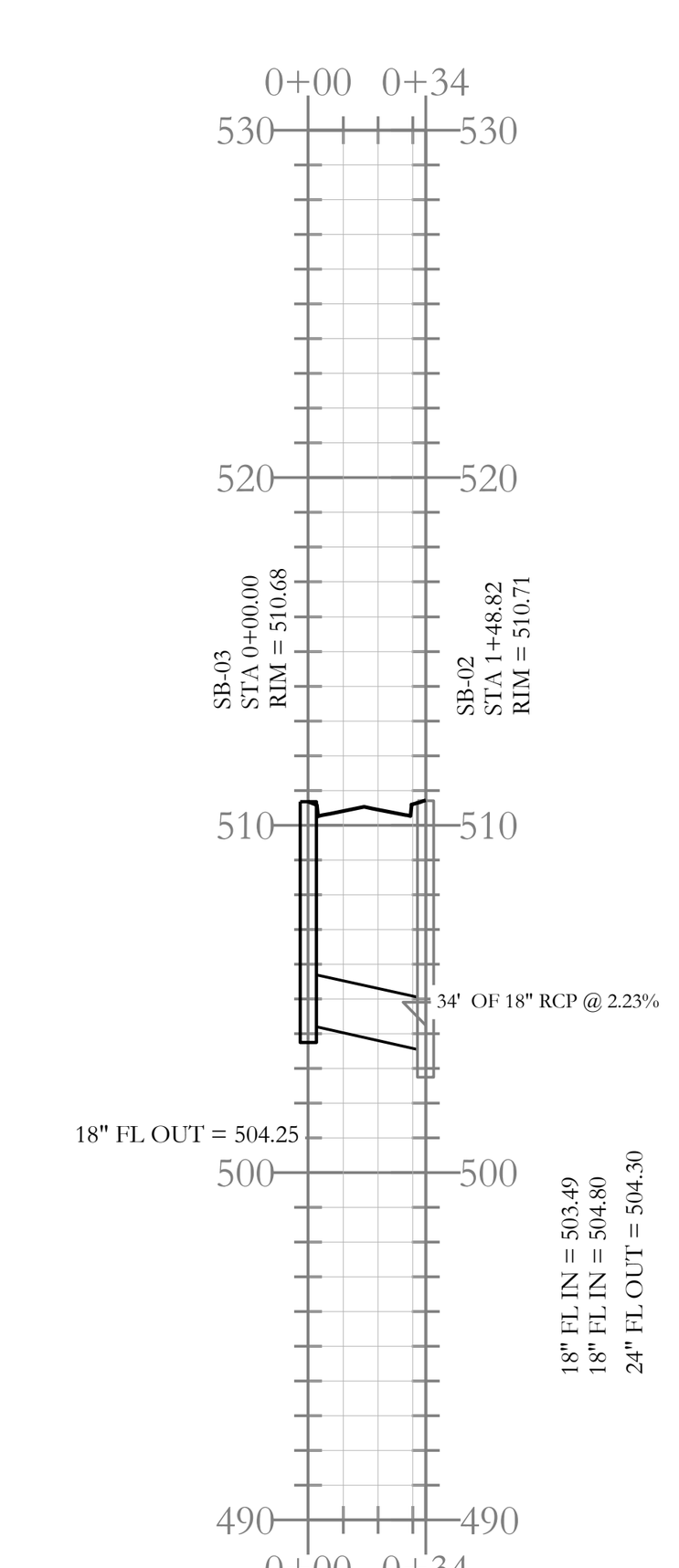
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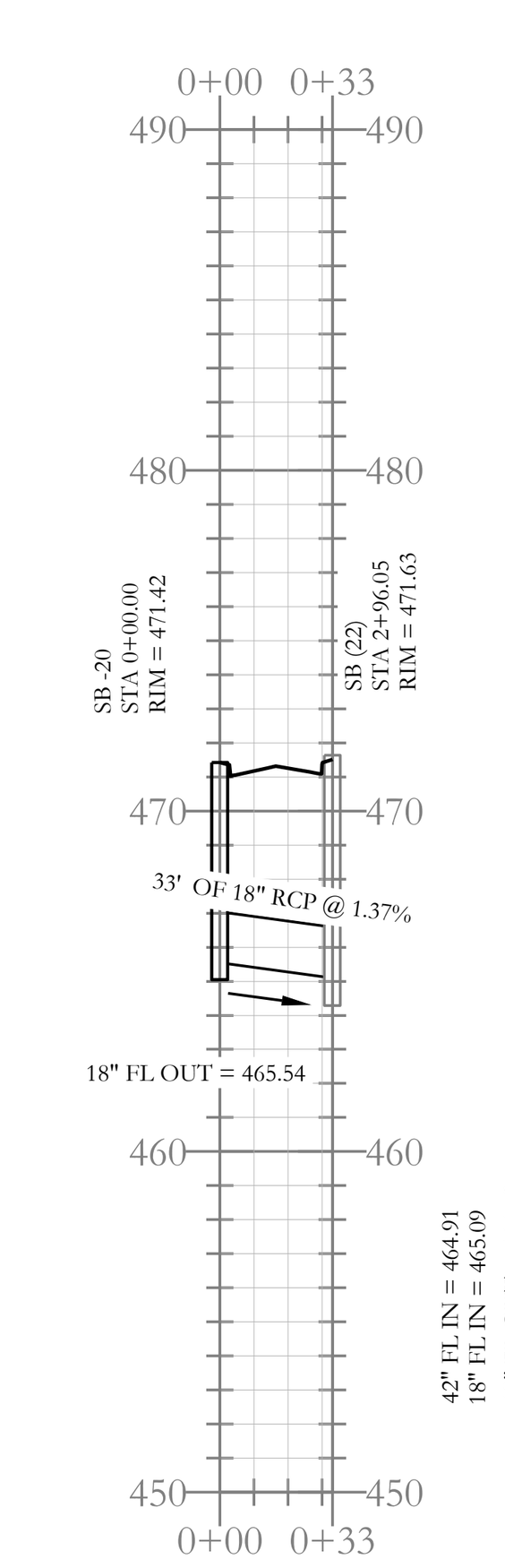
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Stormwater Entrance Profile

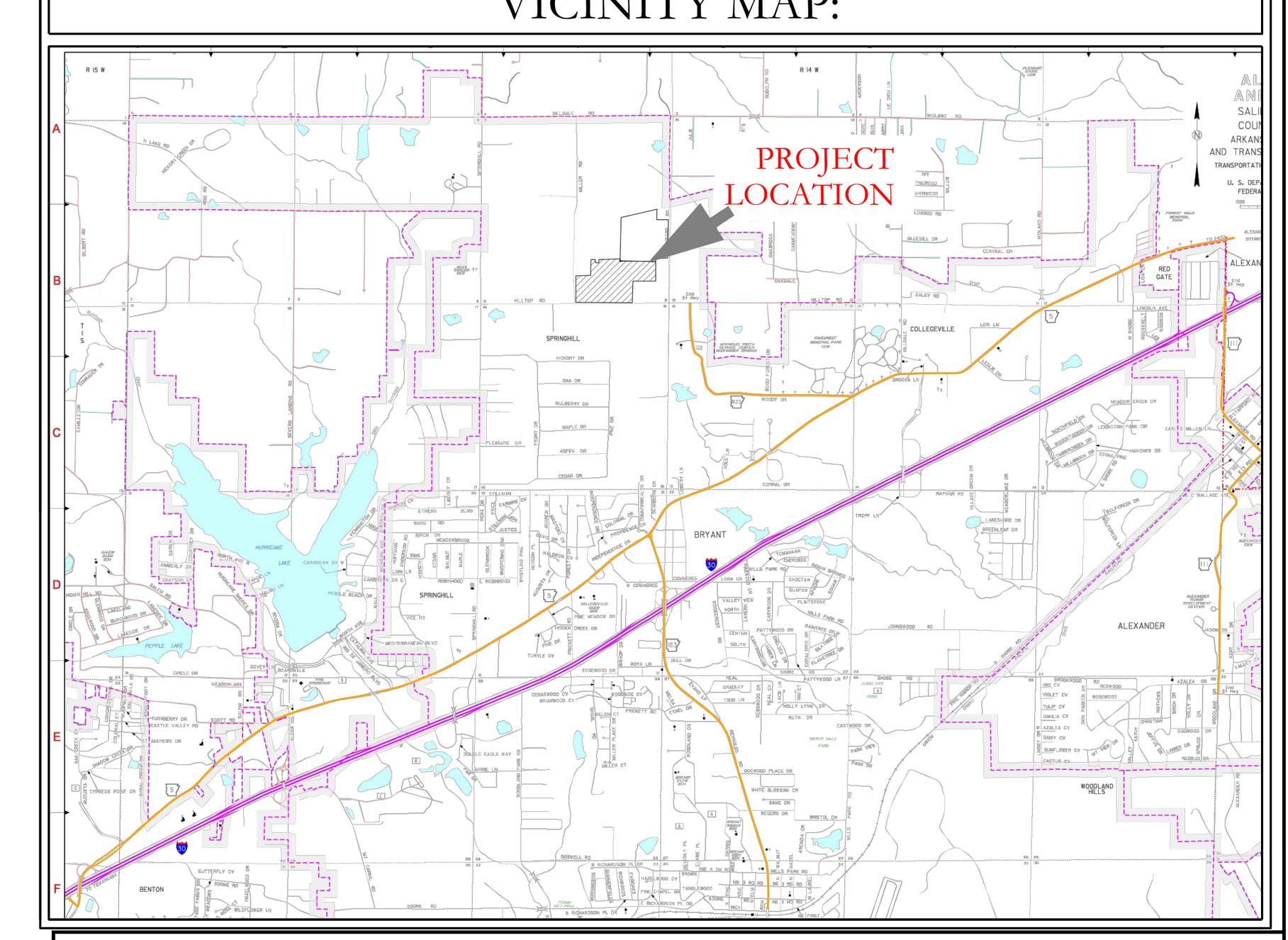


Stormwater Entrance-i Profile



Stormwater G(d) Profile

VICINITY MAP:



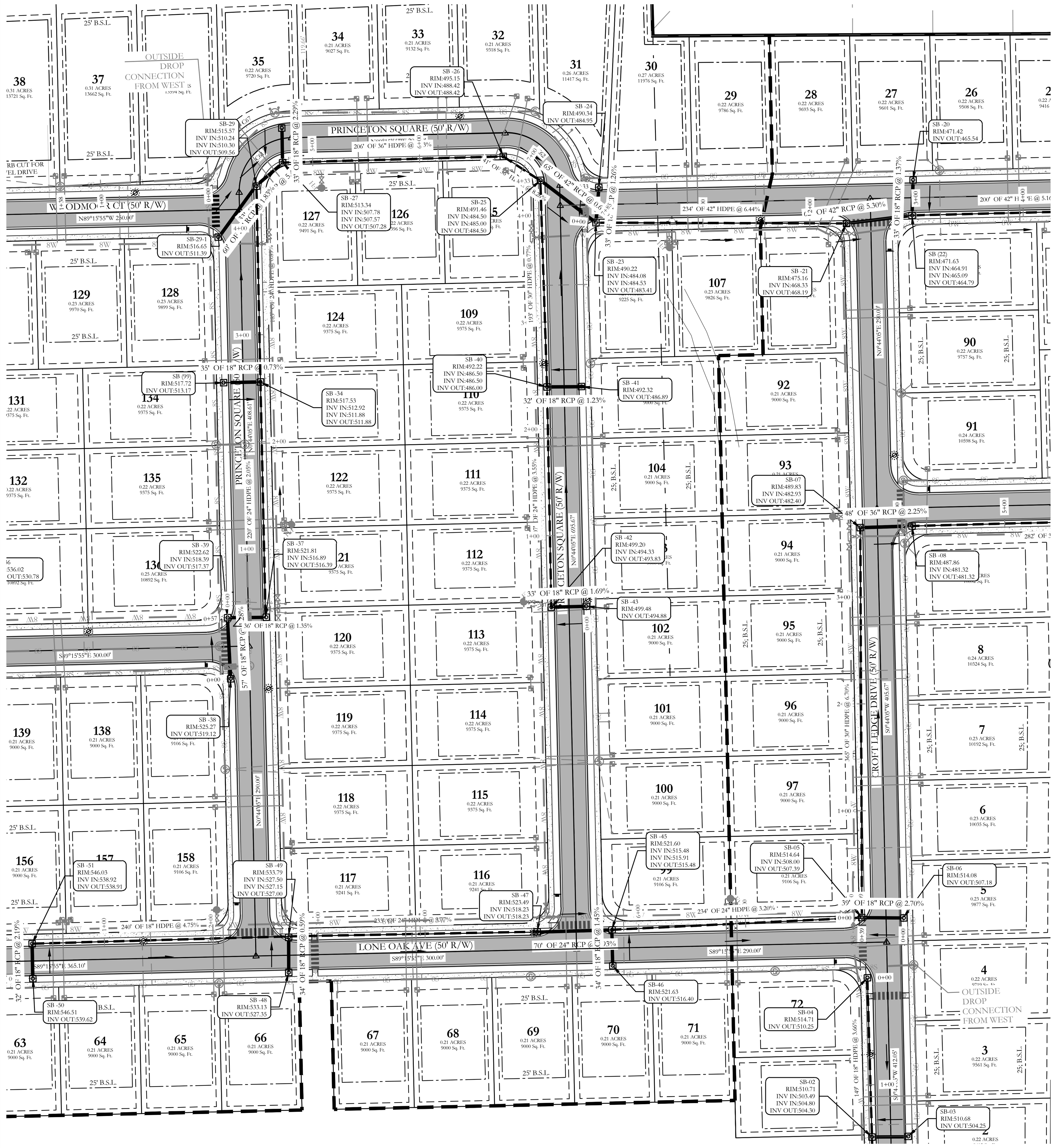
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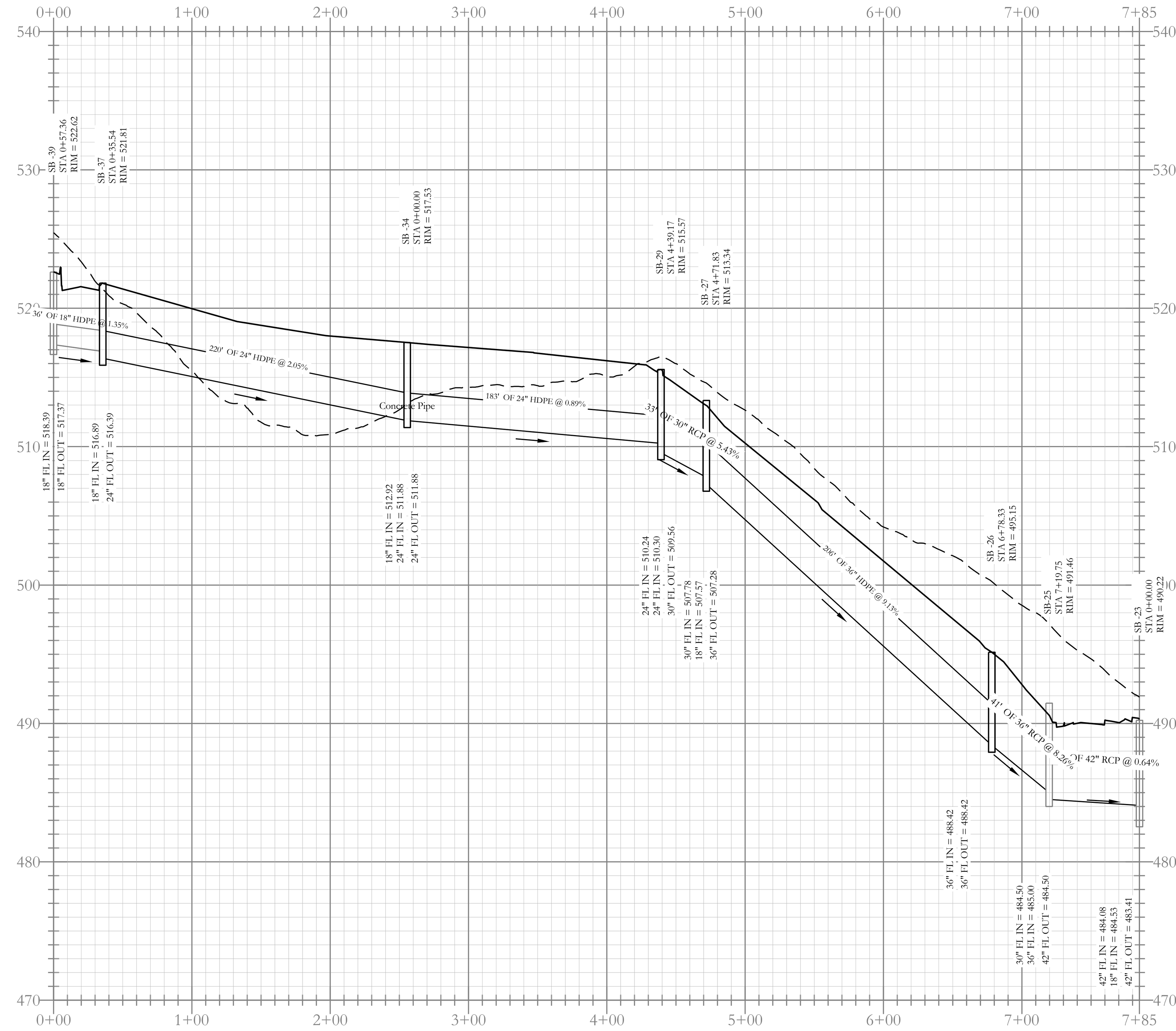
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STORM DRAINAGE PLAN AND PROFILE
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

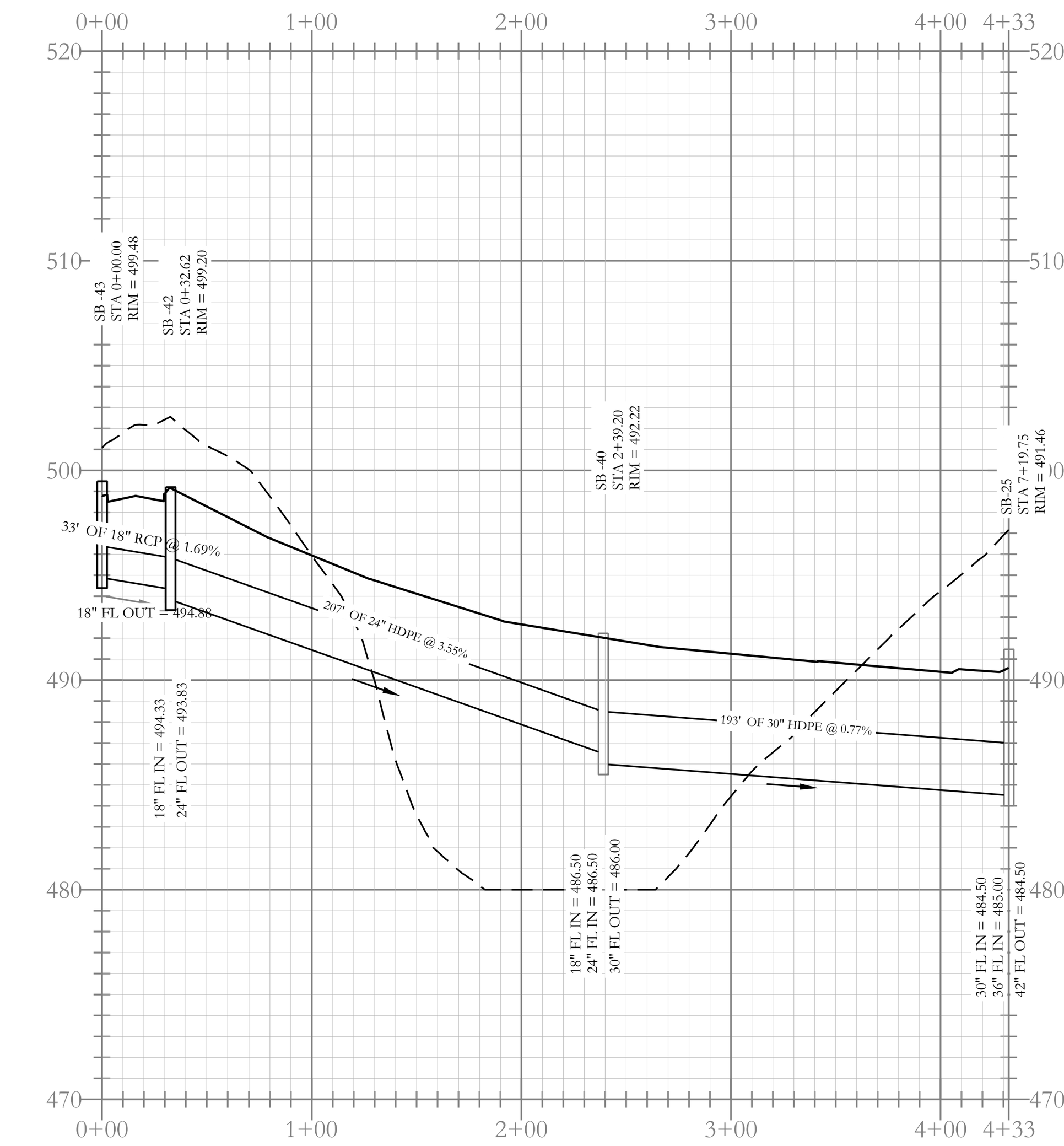
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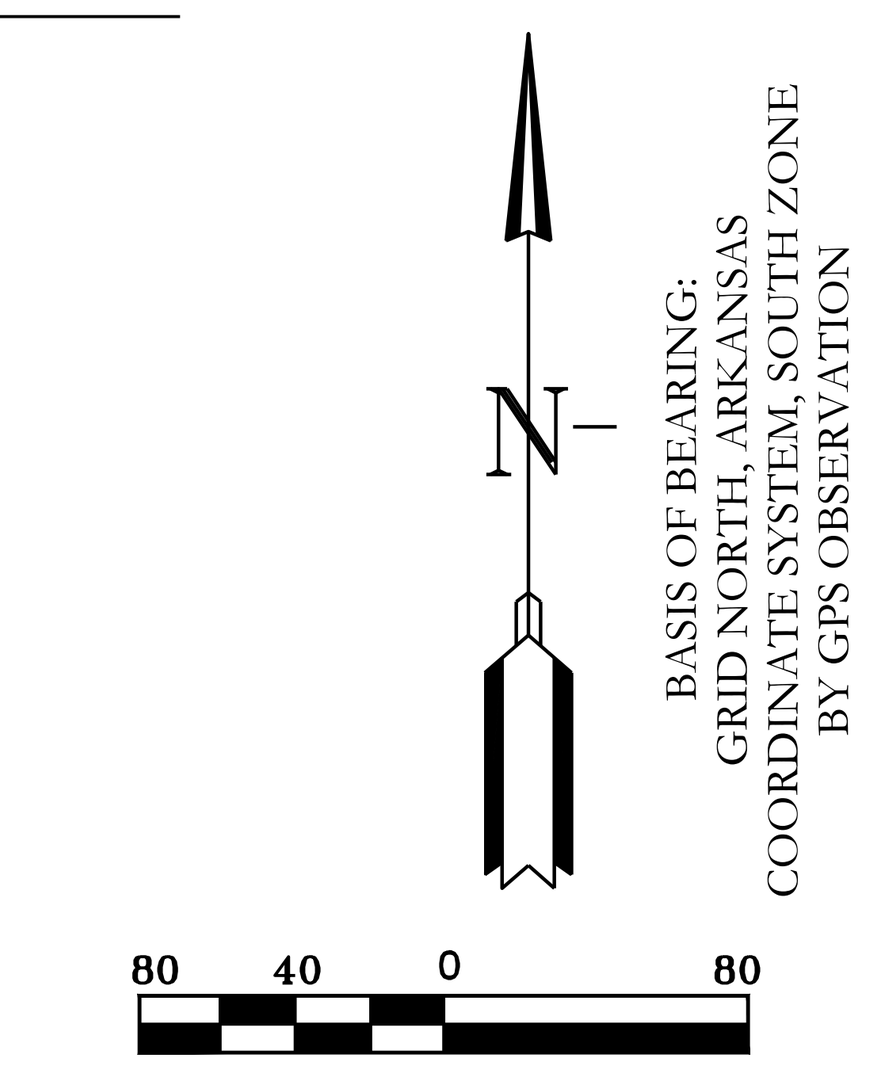


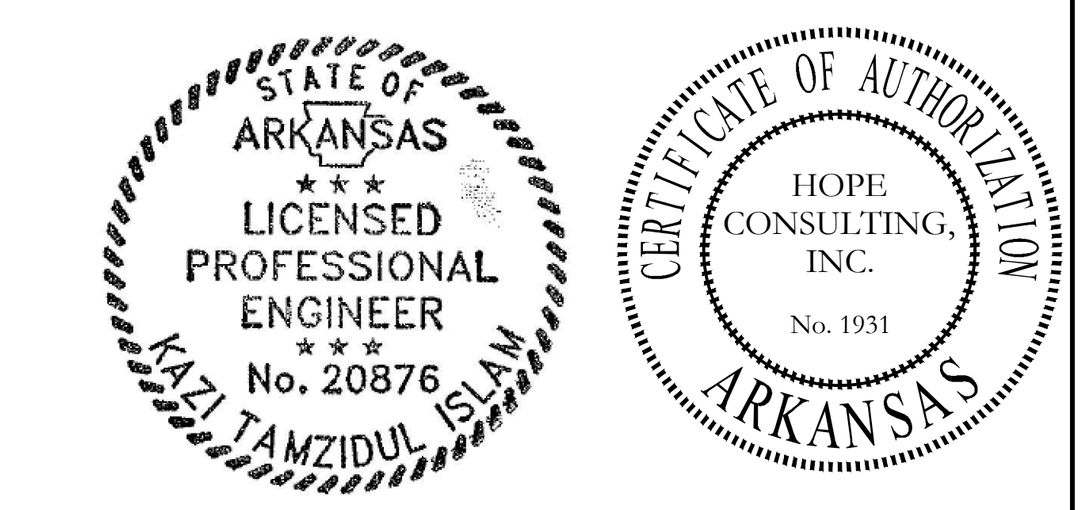


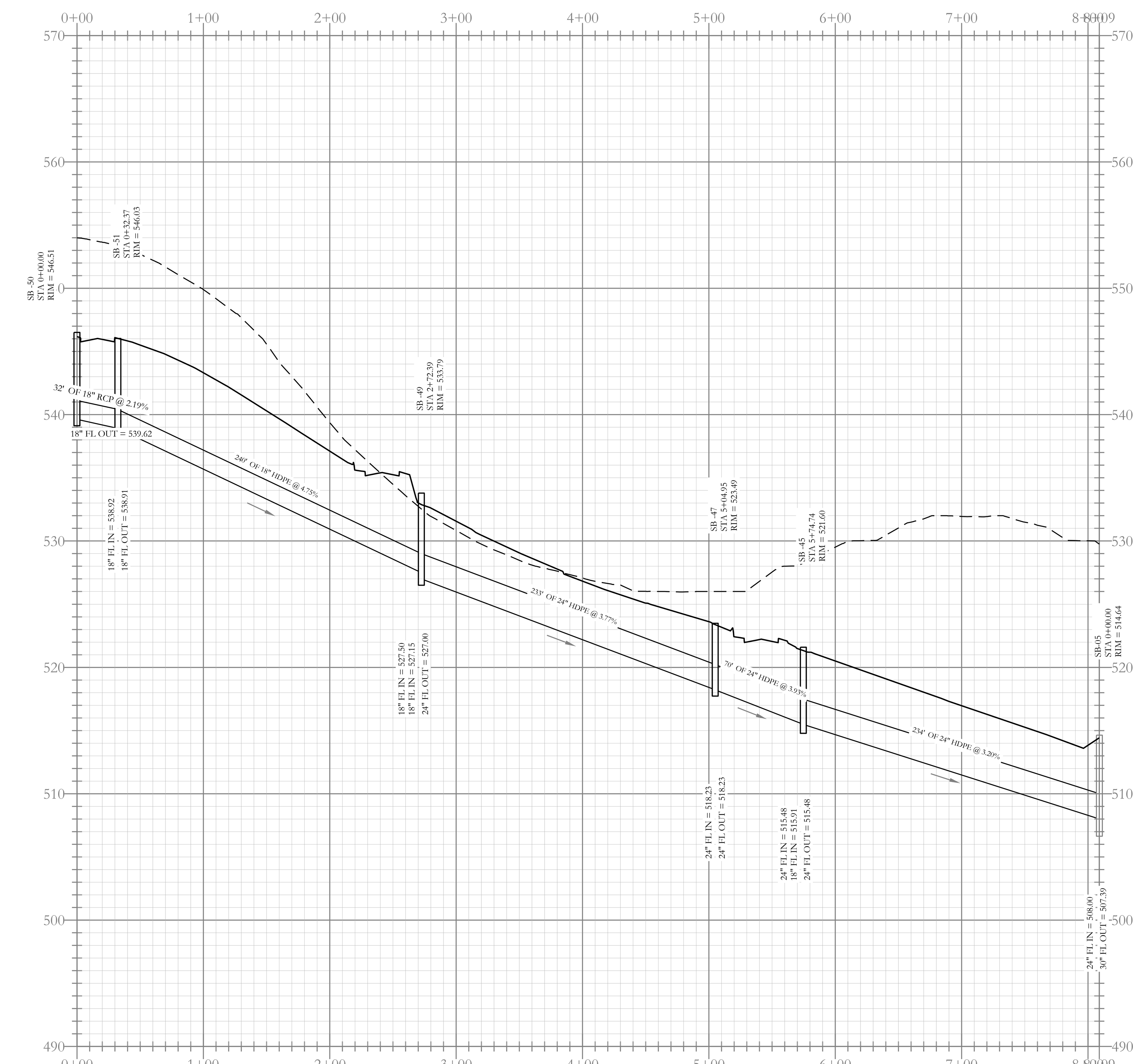
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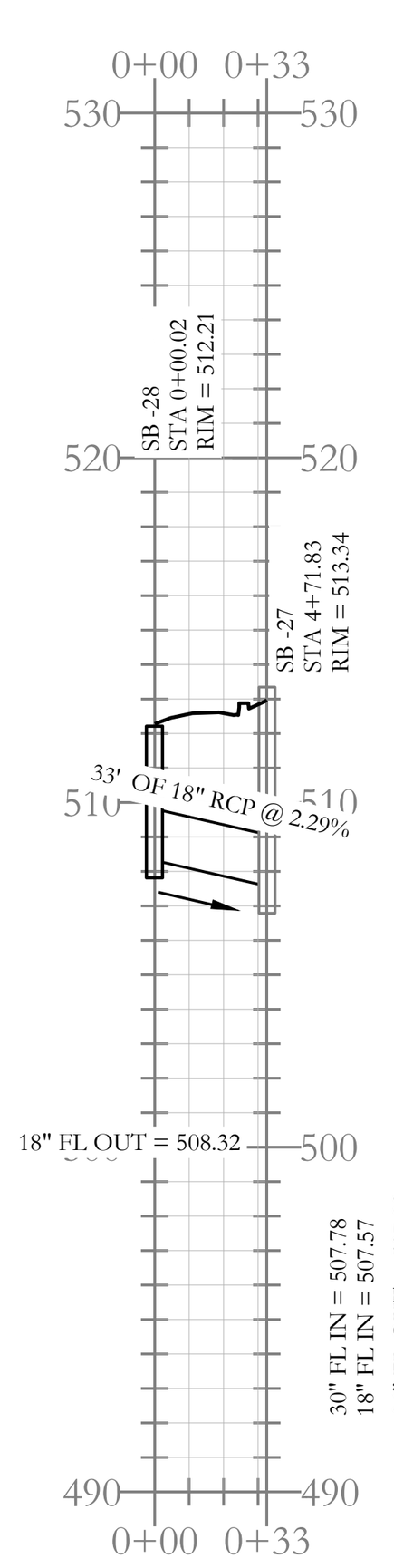
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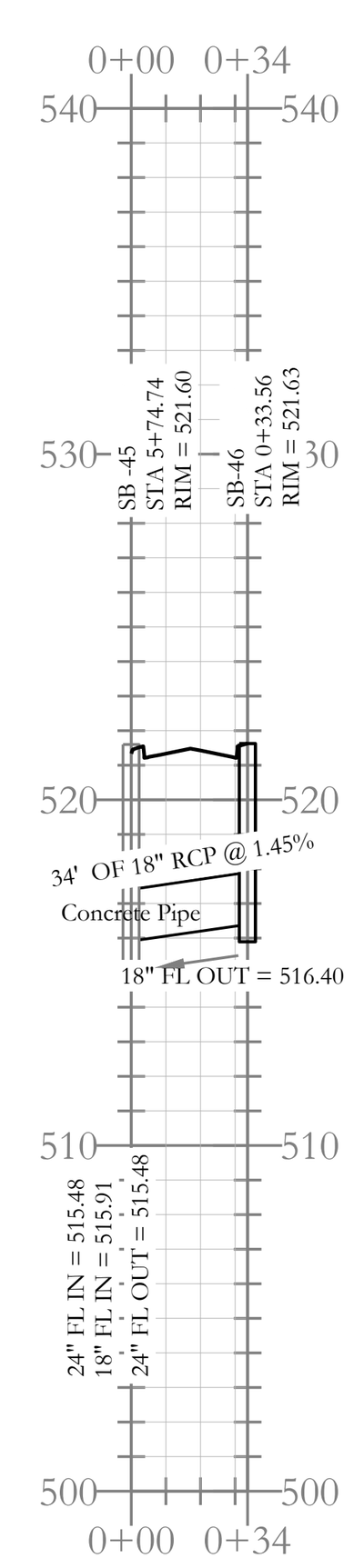




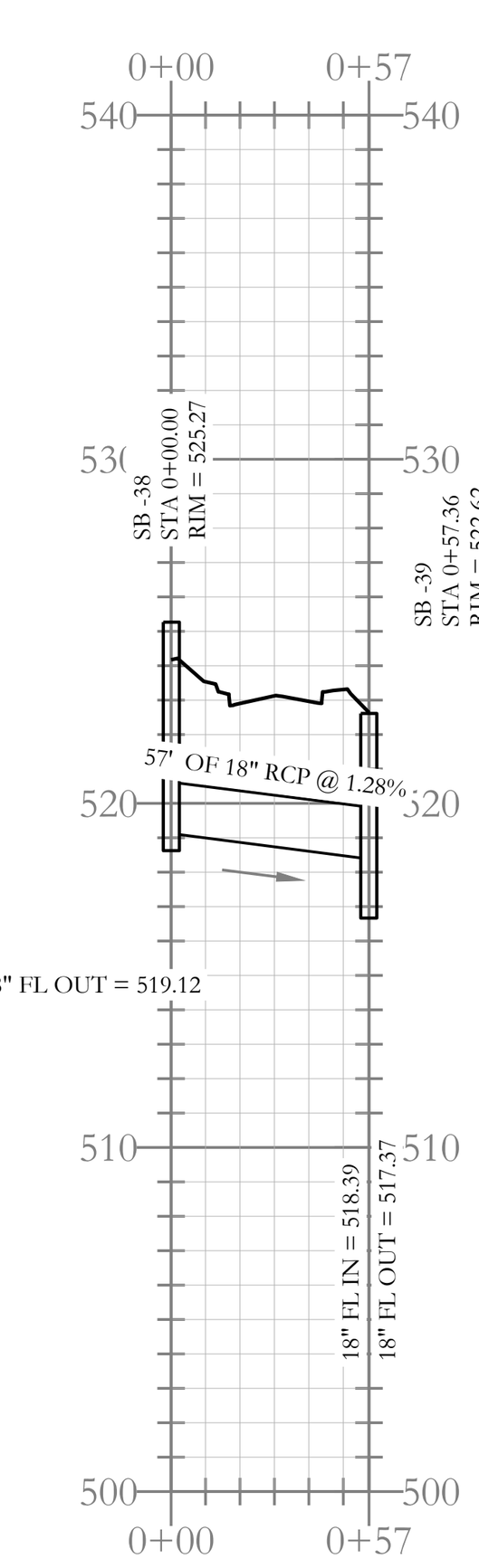
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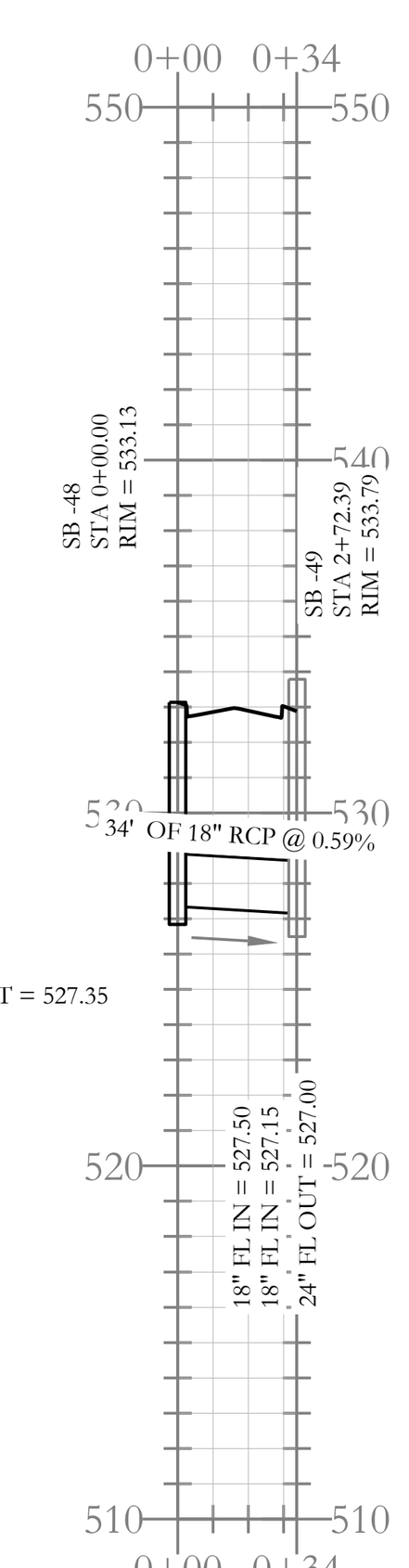
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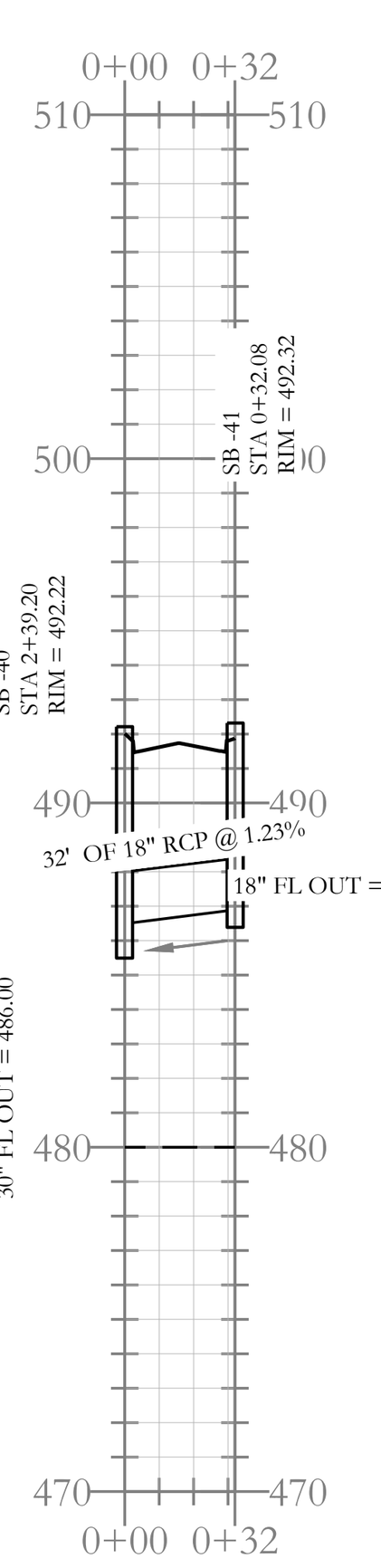
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Stormwater E-1 Profile

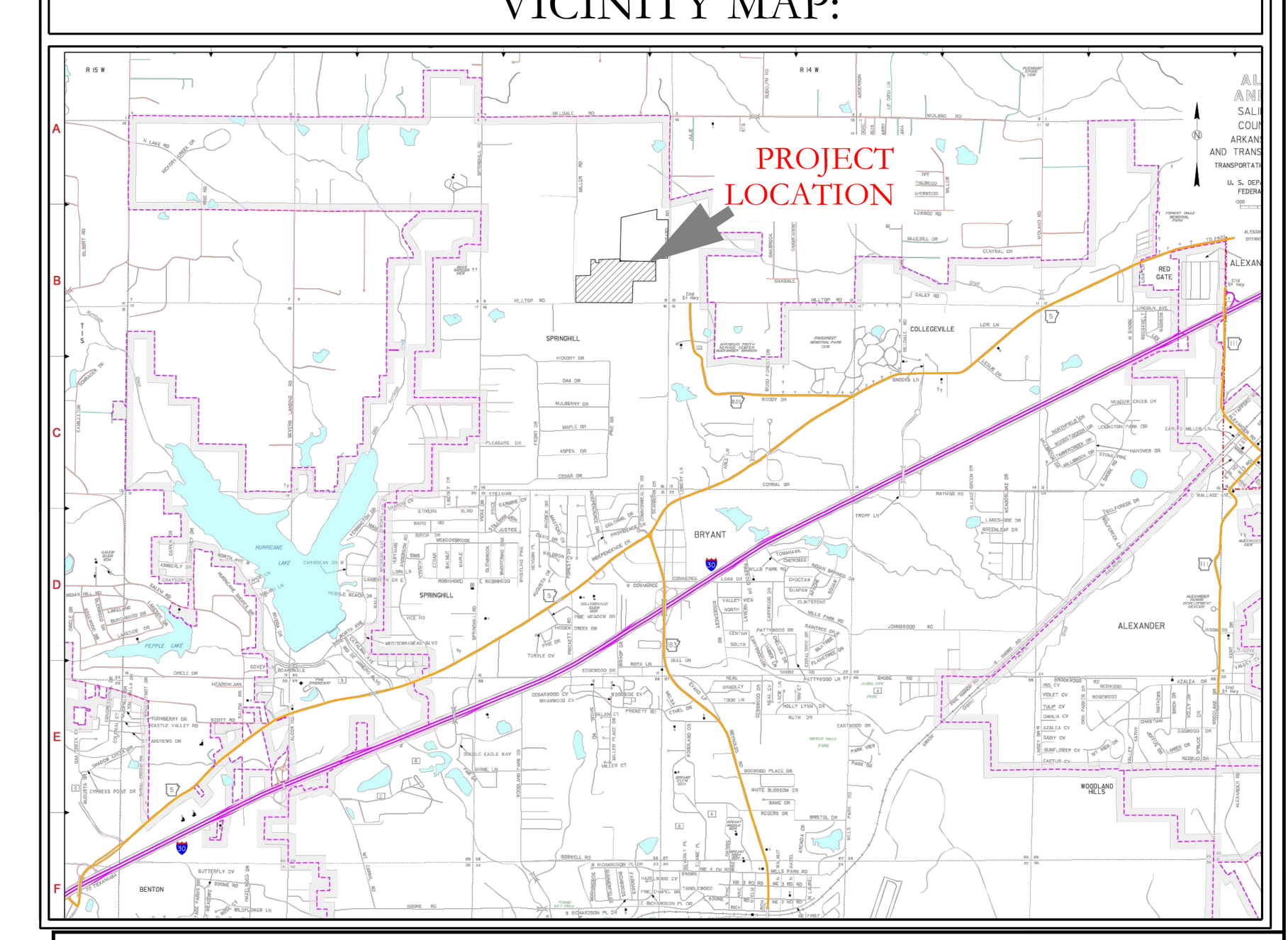


Stormwater F-a Profile



Stormwater D-2 Profile

VICINITY MAP:



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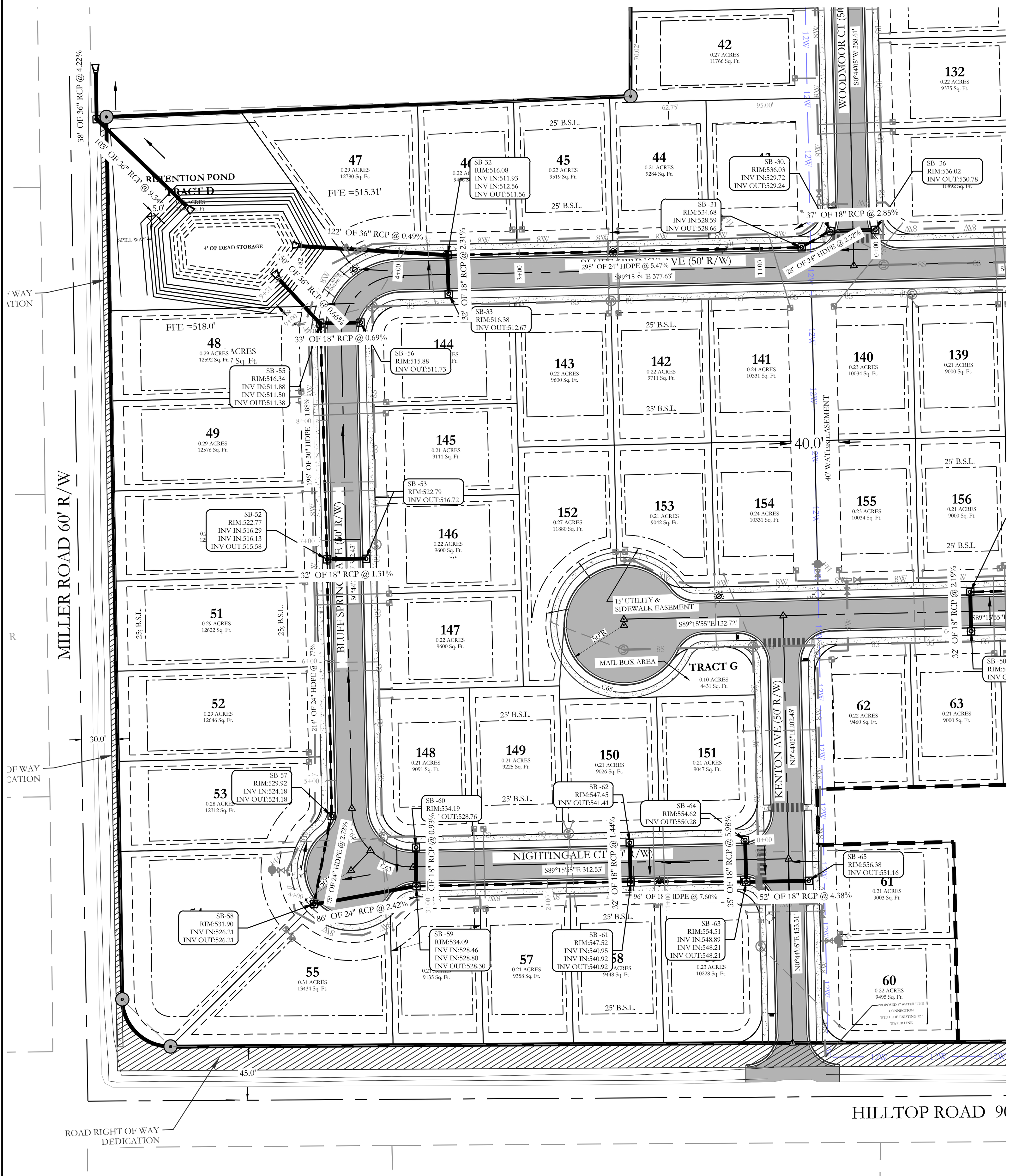
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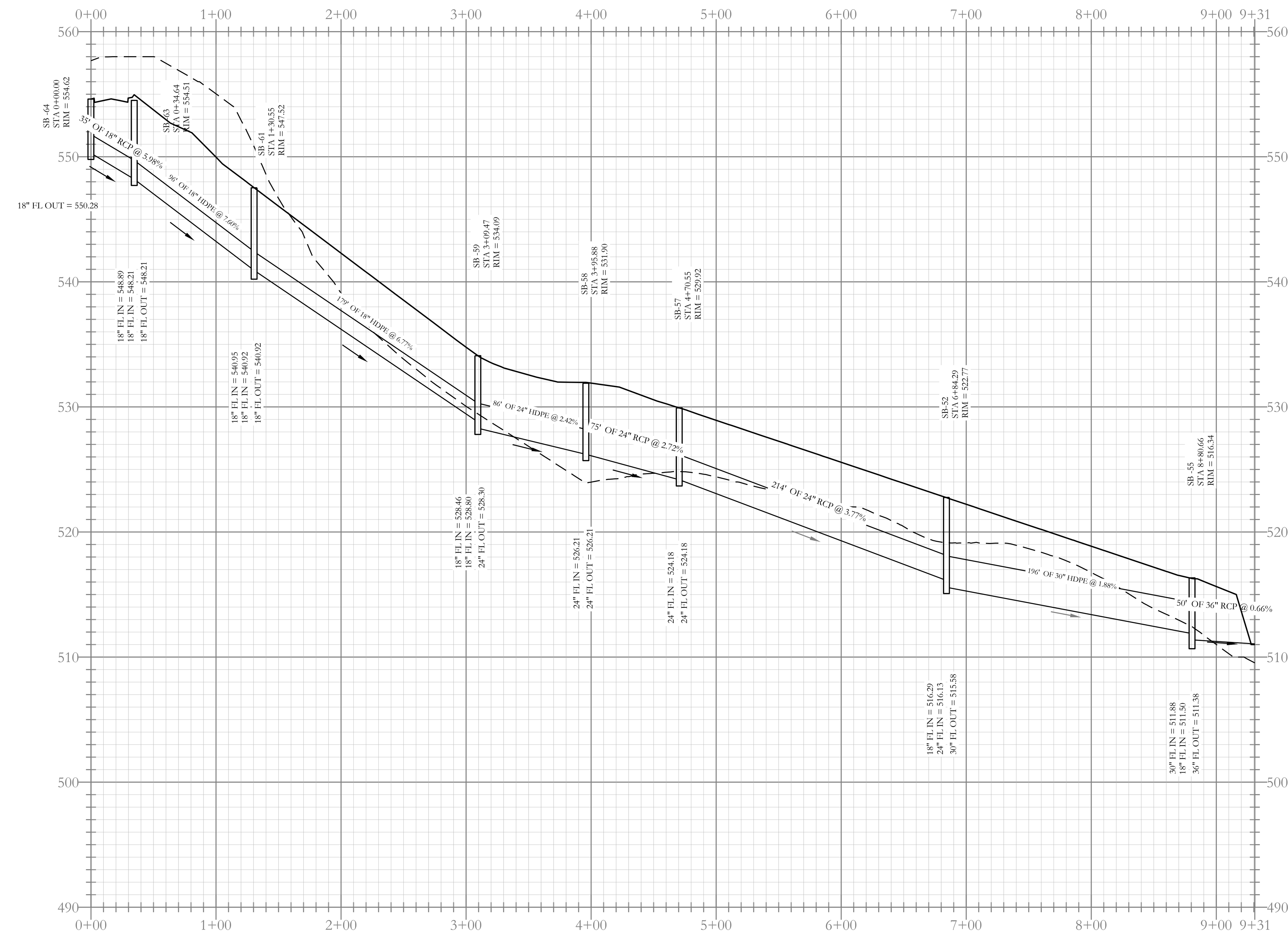
HILLTOP LANDING
STORM DRAINAGE PLAN AND PROFILE
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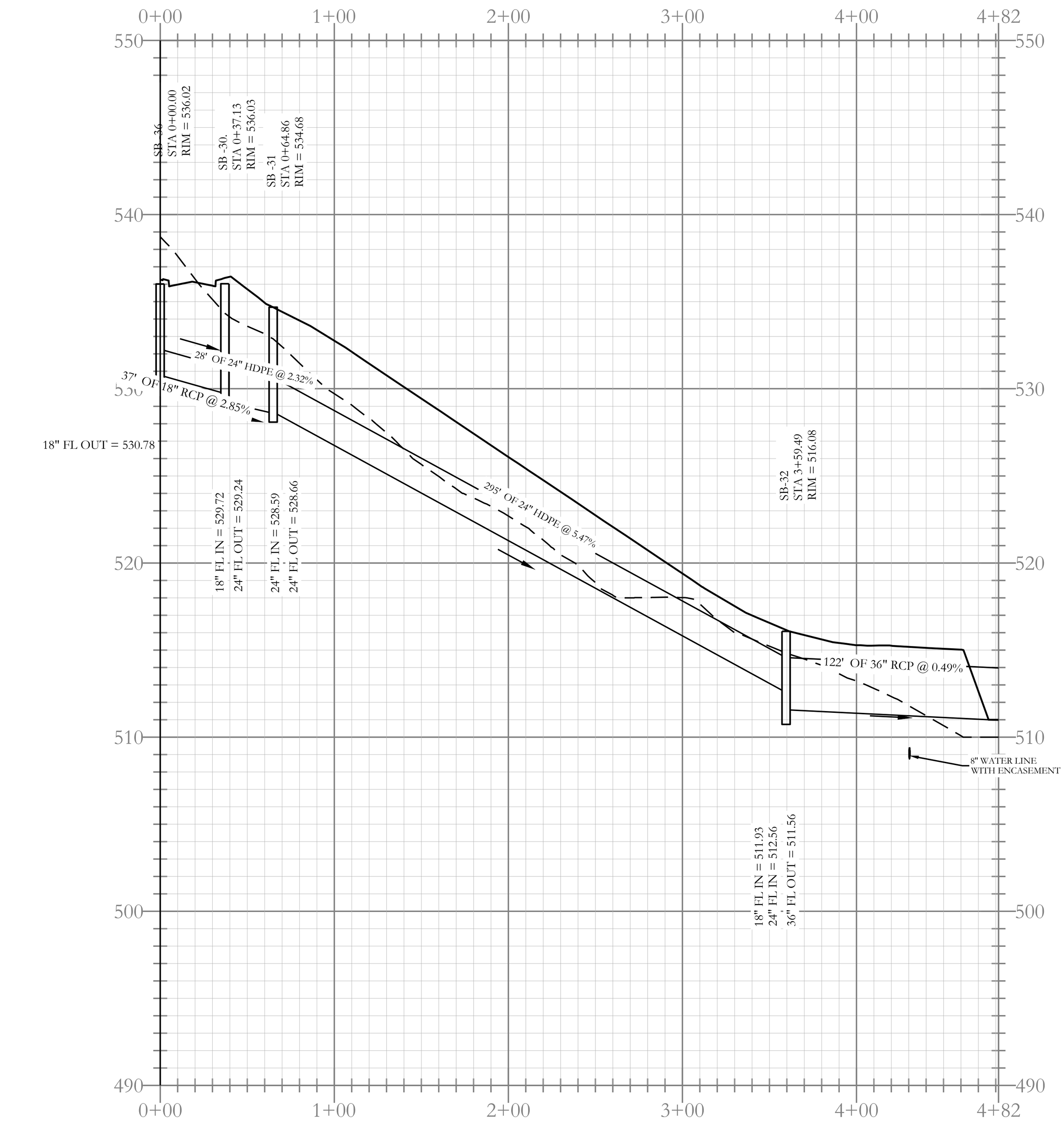
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Stormwater E-2 Profile



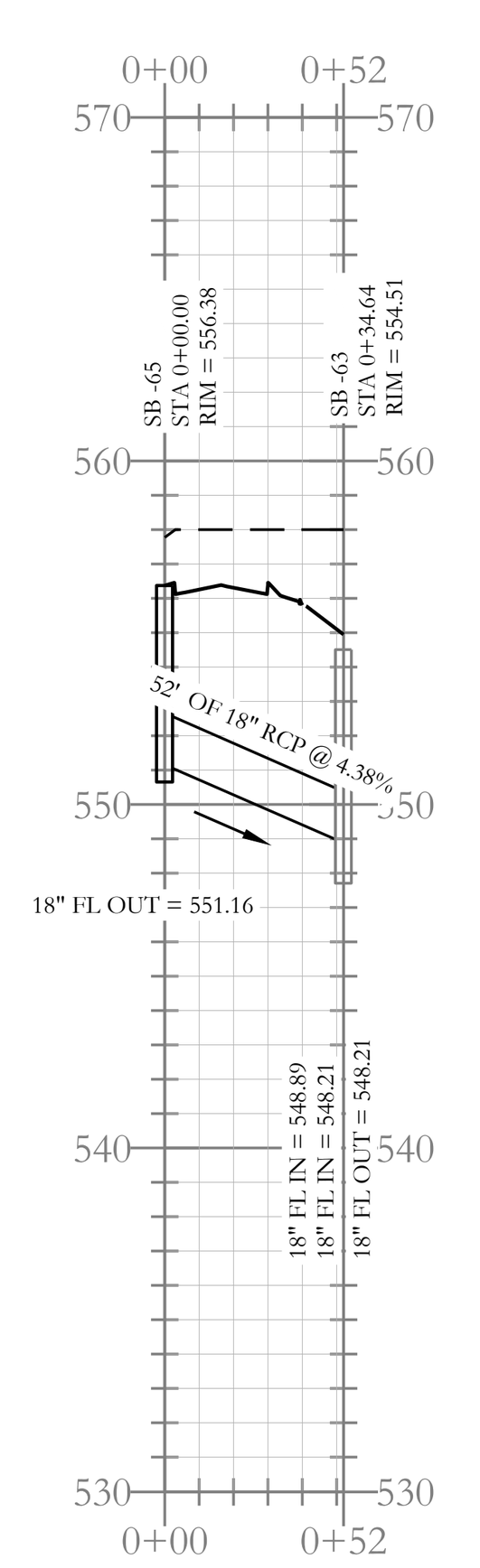
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STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER No. 20876 KAZI TAMZIDUL ISLAM

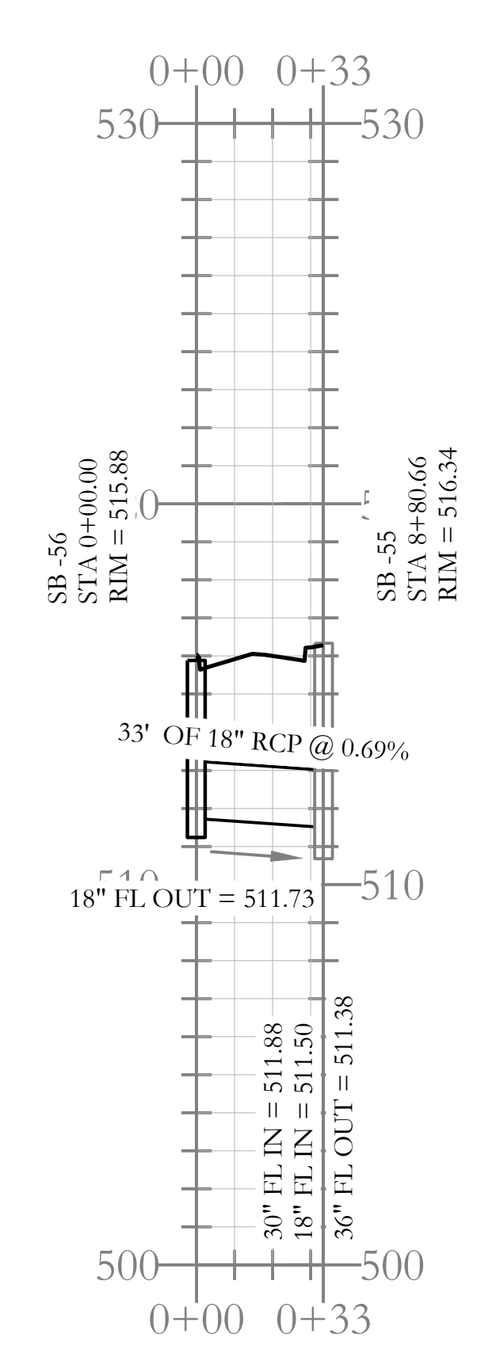
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HDPE

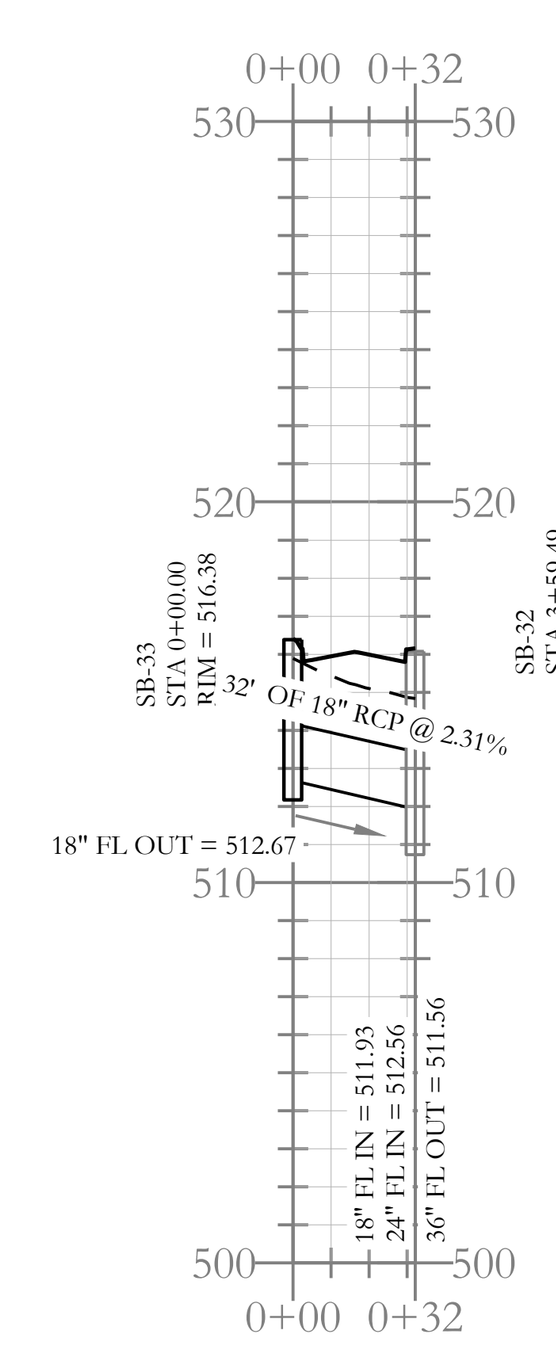
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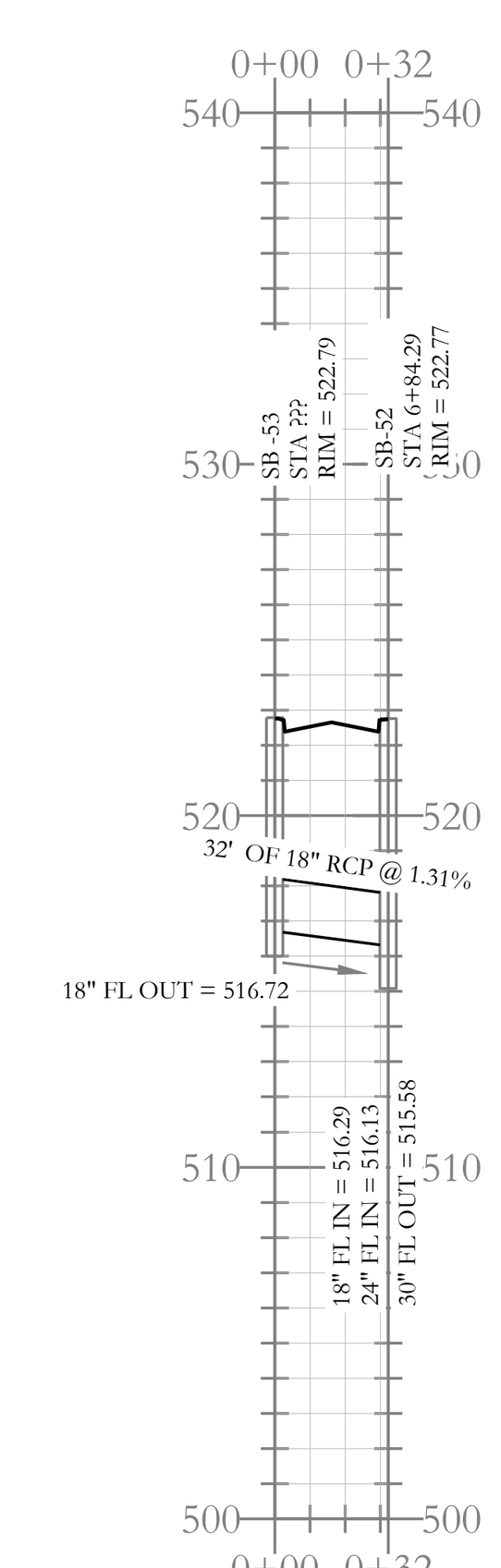
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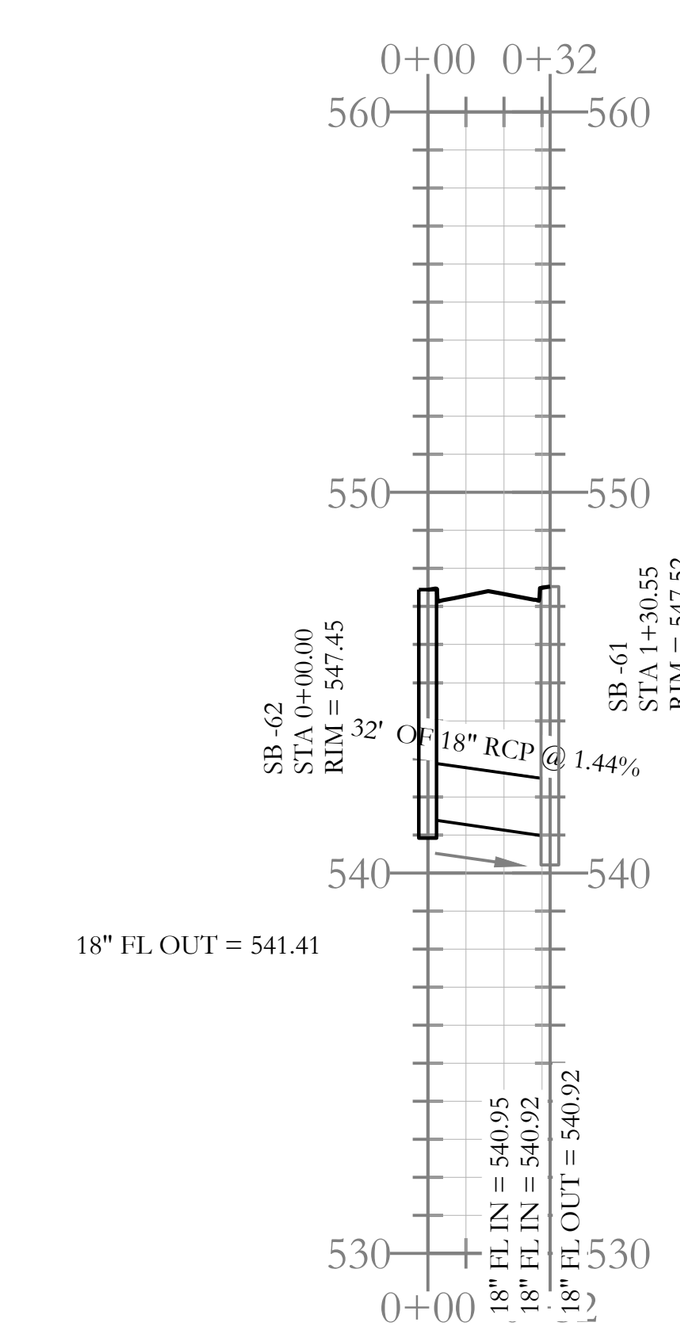
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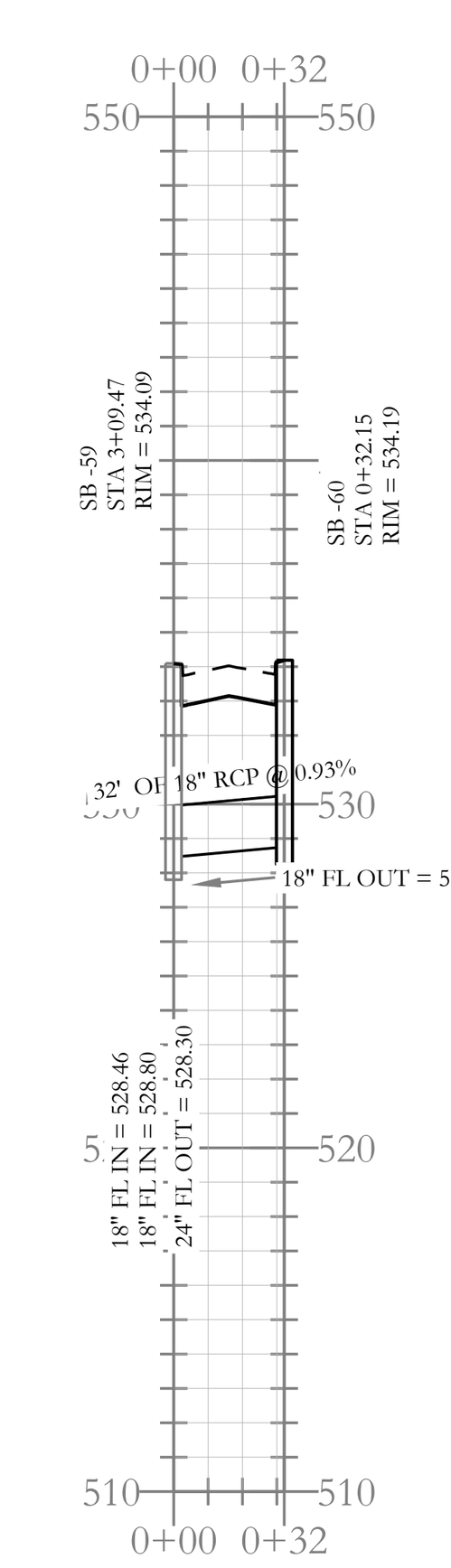
Stormwater E-b Profile



Stormwater E-c Profile

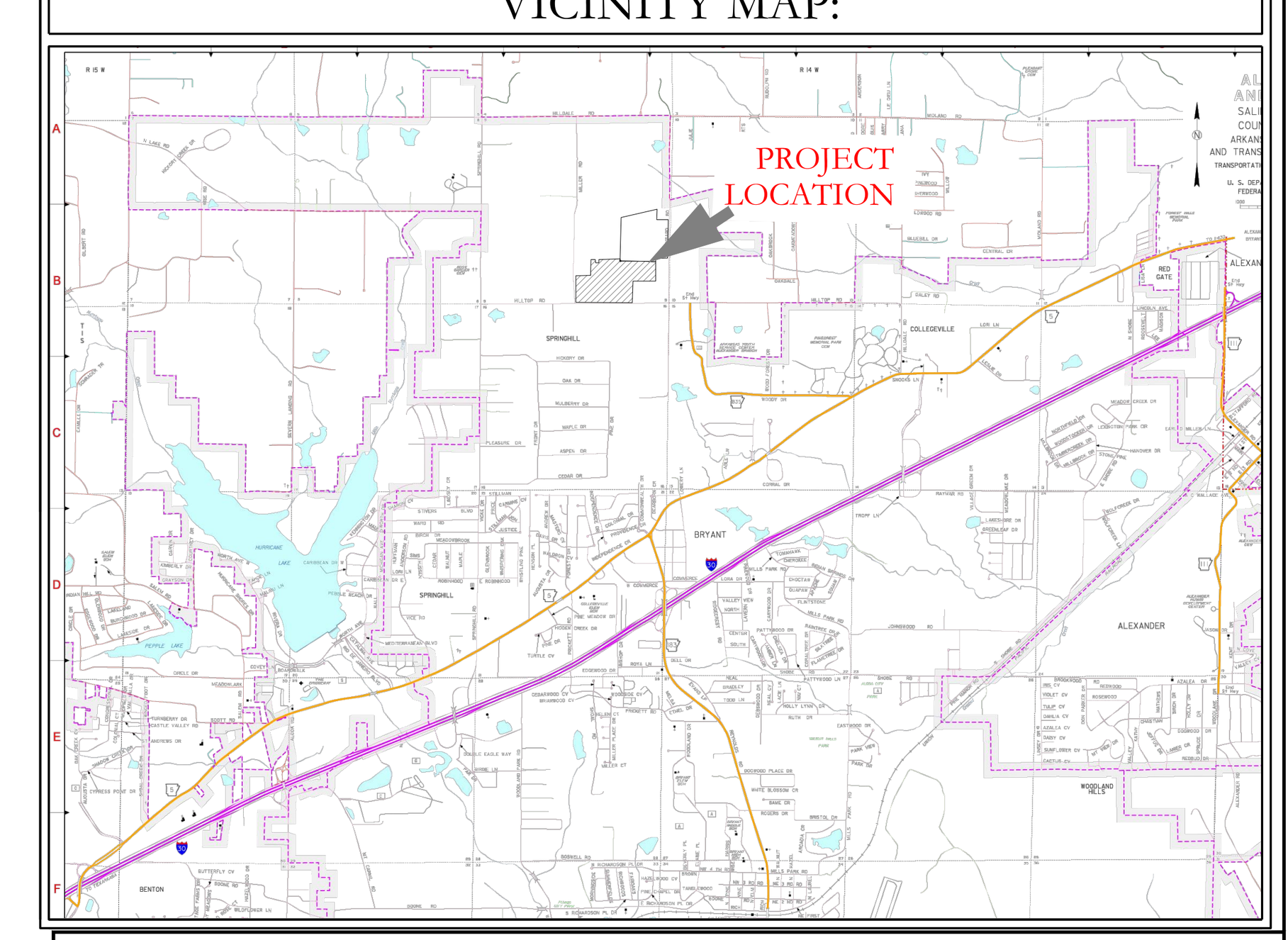


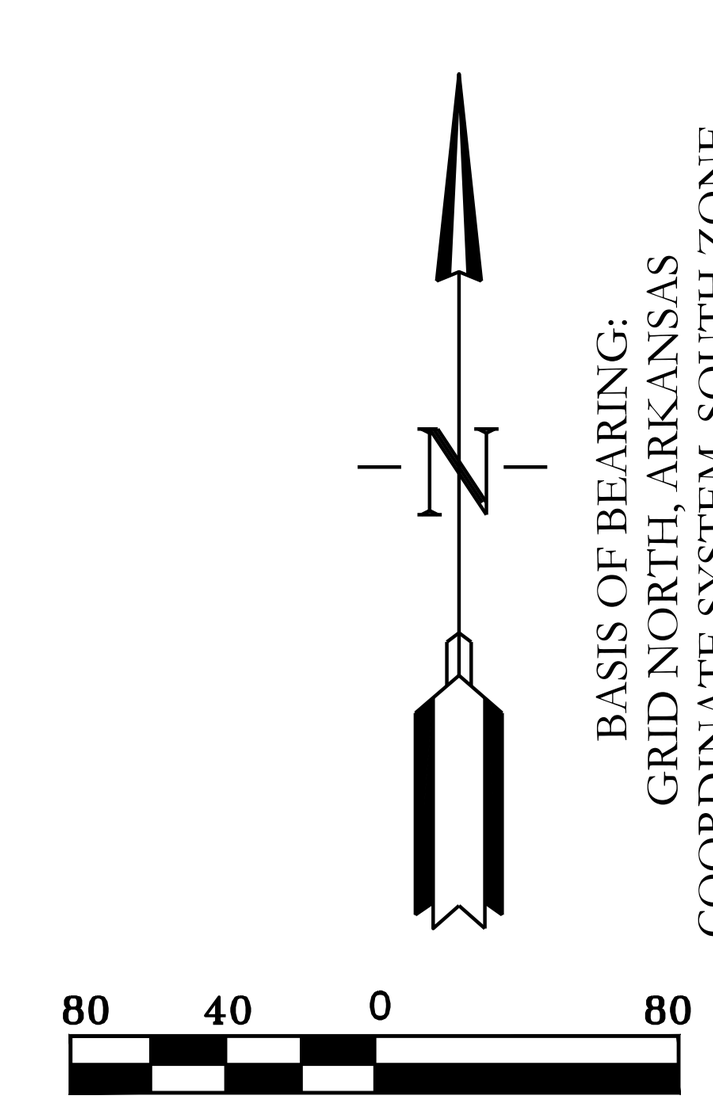
Stormwater E-d Profile



Stormwater E-e Profile

VICINITY MAP:





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

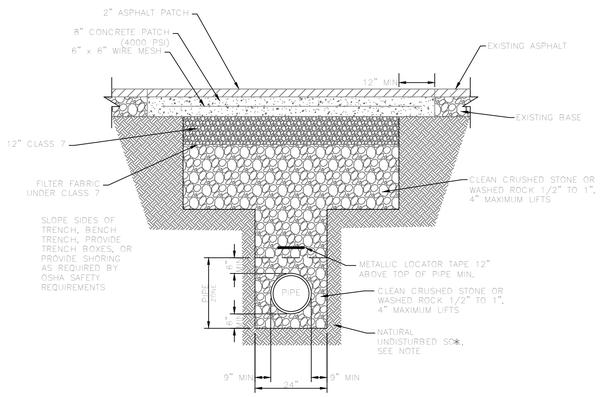
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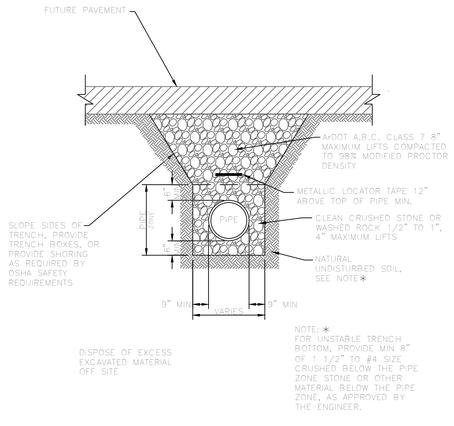
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PVC SEWER TRENCH UNDER EXISTING ASPHALT STREET

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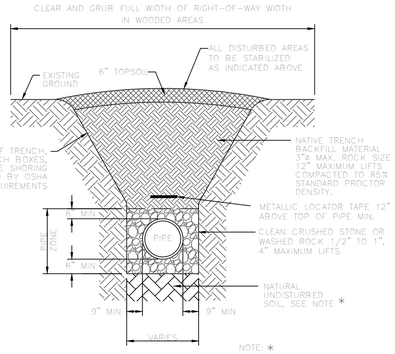


PVC SEWER TRENCH UNDER FUTURE ASPHALT STREET

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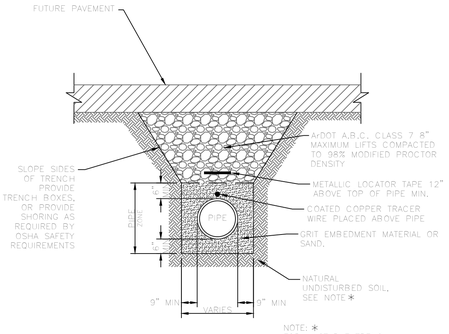
SOIL STABILIZATION REQUIREMENTS:

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

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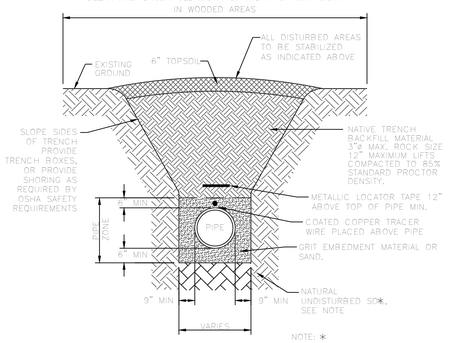


PVC WATER LINE TRENCH UNDER FUTURE ASPHALT STREET

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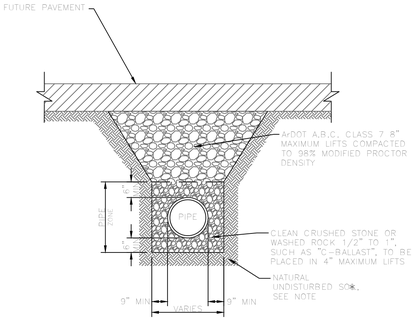
SOIL STABILIZATION REQUIREMENTS:

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PVC WATER LINE TRENCH IN UNPAVED AREAS

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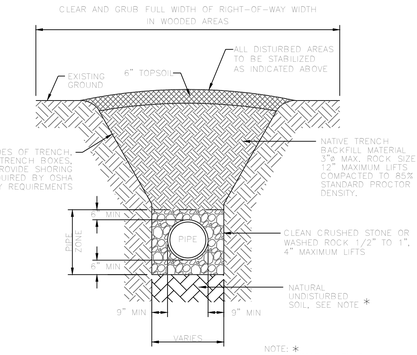


DRAINAGE PIPE TRENCH UNDER FUTURE ASPHALT STREET

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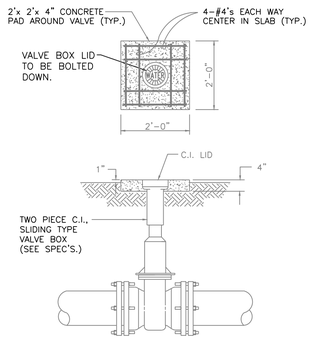
SOIL STABILIZATION REQUIREMENTS:

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.



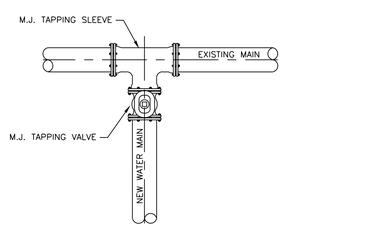
DRAINAGE PIPES IN UNPAVED AREAS

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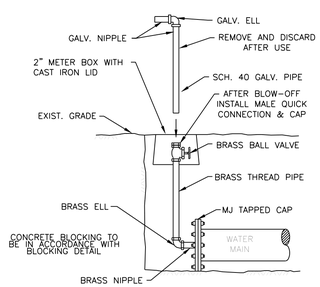
DETAIL-VALVE BOX

N.T.S.



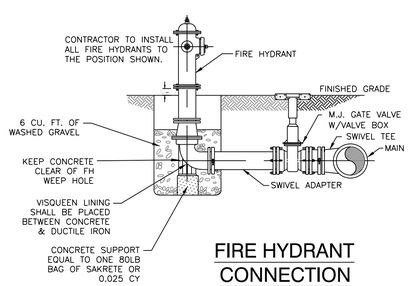
WATER MAIN CONNECTION DETAIL

N.T.S.



2" BLOW-OFF RISER

N.T.S.



FIRE HYDRANT CONNECTION

NTS

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SPECIFICATIONS

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.
I. All sidewalk ramps shall meet ADA requirements with corrugated dome ramp requirements.

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.

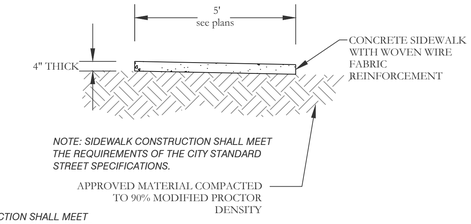
Subgrade

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

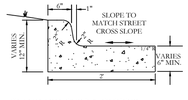
General

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.



NOTE: SIDEWALK CONSTRUCTION SHALL MEET ADA REQUIREMENTS WITH CORRUGATED DOME RAMP REQUIREMENTS

Typical Sidewalk Detail



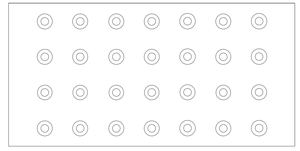
STANDARD CURB & GUTTER
NOT TO SCALE

TYPICAL CURB DETAILS & NOTES
NOT TO SCALE

Typical Curb & Gutter Detail

4,000 psi concrete

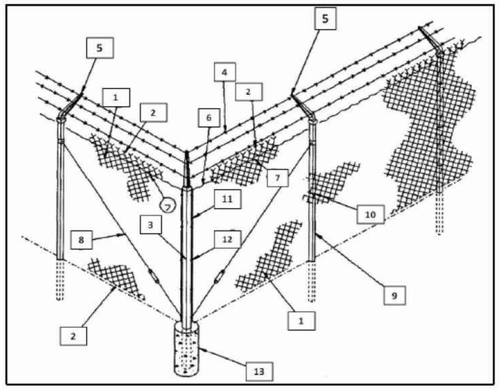
Top View



Side View



ADA Corrugated Dome Ramp



1	Fabric
2	Selvage
3	Corner Post
4	Barbed Wire/Barbed Tape
5	Outrigger/Barbed Wire Arm
6	Tension Wire (Top and Bottom)
7	Hog Ring
8	Truss Rod
9	Line Post
10	Tie Wire
11	Tension Bar
12	Tension Clip
13	Concrete Footing

SECURITY FENCE DETAILS

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129 N. Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
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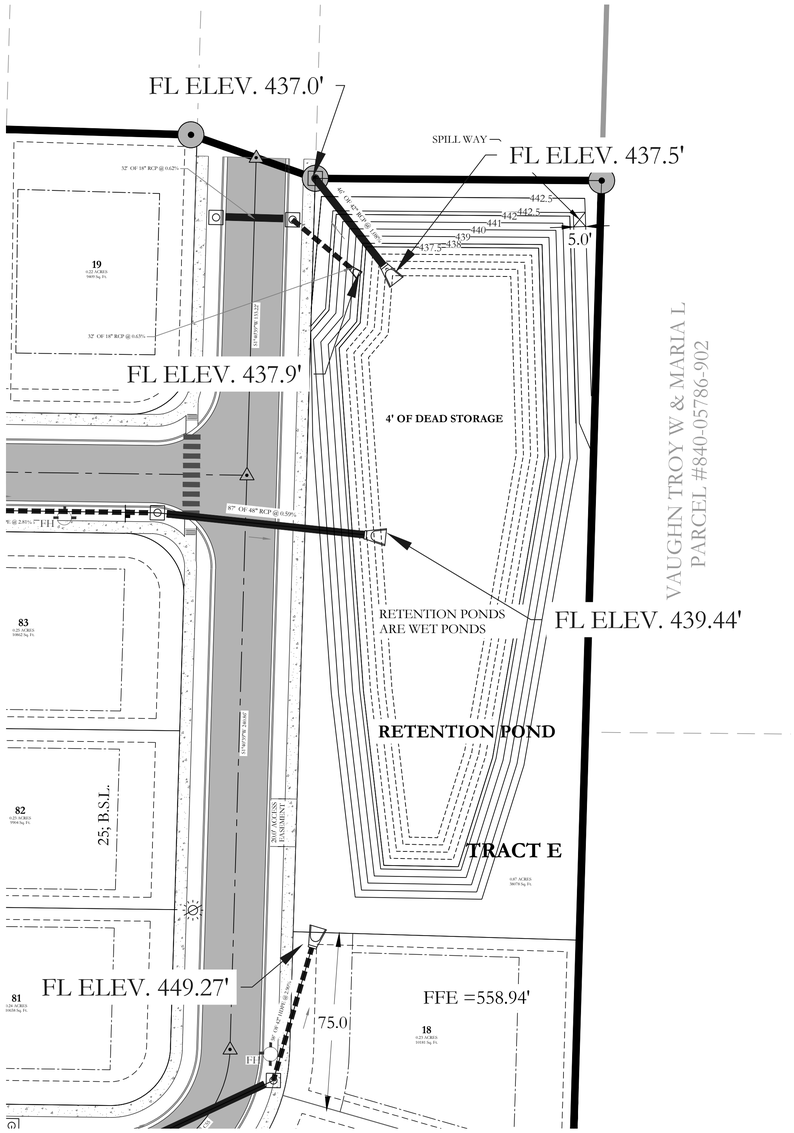
FOR USE AND BENEFIT OF:
NXT GEN HOMES LLC.

HILLTOP LANDING
CIVIL SPECIFICATIONS
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

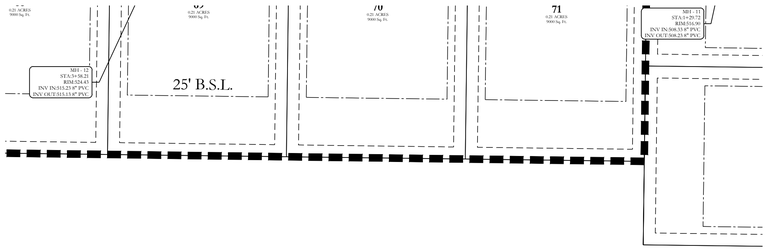
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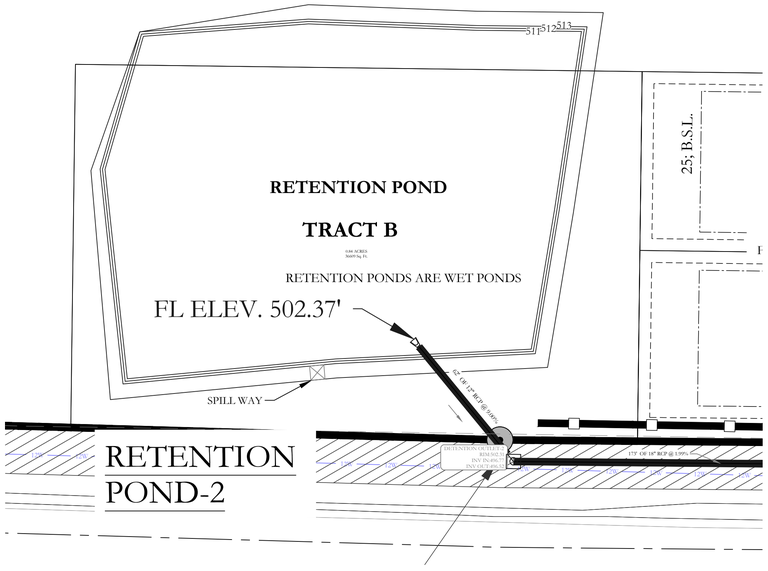
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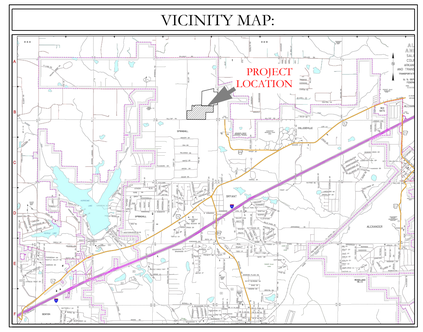
THESE PLANS ARE THE PROPERTY OF HOPE CONSULTING ENGINEERS - SURVEYORS AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN PERMISSION OF HOPE CONSULTING ENGINEERS - SURVEYORS



RETENTION POND-1



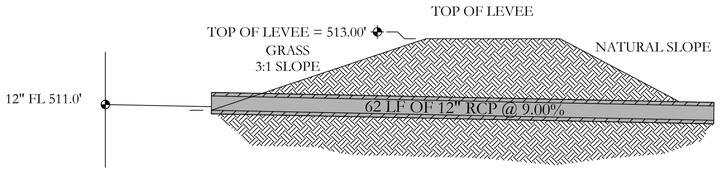




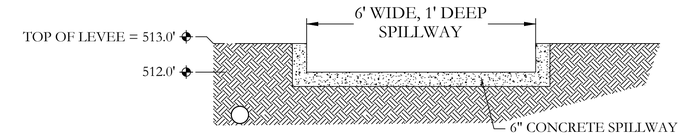
EARTHEN SLOPE NOTE:
ALL EARTHEN RETENTION POND SLOPES ON BOTH THE INTERIOR AND EXTERIOR OF THE POND SHALL HAVE A MAXIMUM SLOPE OF 3:1.

NOTE:
ALL RETENTION BASINS WILL BE REQUIRED TO BE STABILIZED WITH SOLID SOD STABILIZATION PER THE STORMWATER MANAGEMENT MANUAL.

TOP BANKS OF ALL RETENTION PONDS WILL BE 5' WIDE .



OUTLET SECTION
NTS



SPILLWAY END VIEW
NTS

RETENTION POND -2

DETENTION POND MAINTENANCE PLAN

Background
The Retention ponds are located on the periphery of the subdivision.They are 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 located in Tract "B" and Tract "E". 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.

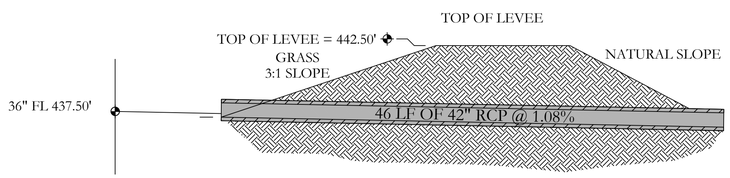
Periodic or Non-Routine Maintenance
The routine inspection of the ponds areas and discharge pipes will identify needed repairs and non-routine maintenance. These items may include but not be limited to:

-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.

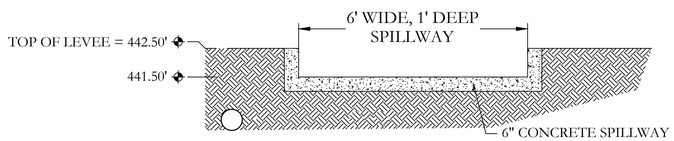
-Stabilization or re-grading of side slopes may be required periodically or after excessive rain events. Any disturbance of slopes should be reseeded or may require installation of erosion control materials until seeding can reestablish adequate grasses to prevent future erosion.

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



OUTLET SECTION
NTS

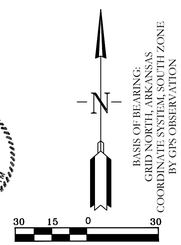
RETENTION POND-1



SPILLWAY END VIEW
NTS







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

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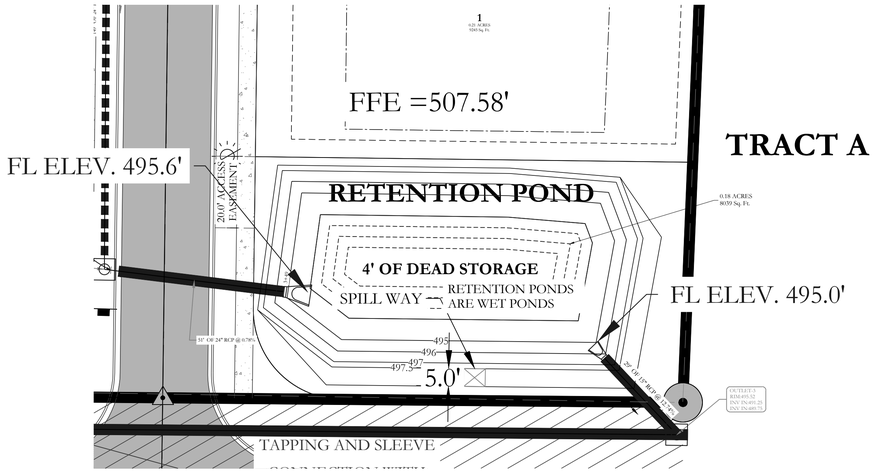
FOR USE AND BENEFIT OF:
NXT GEN HOMES LLC.

HILLTOP LANDING
RETENTION POND
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

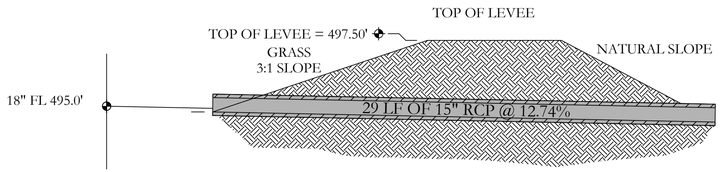
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SHEET:	C-6.0	SCALE: 1"=30'	

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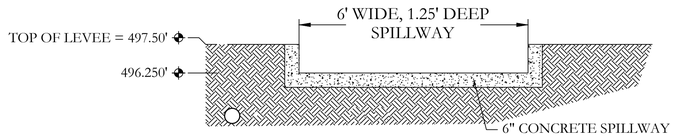
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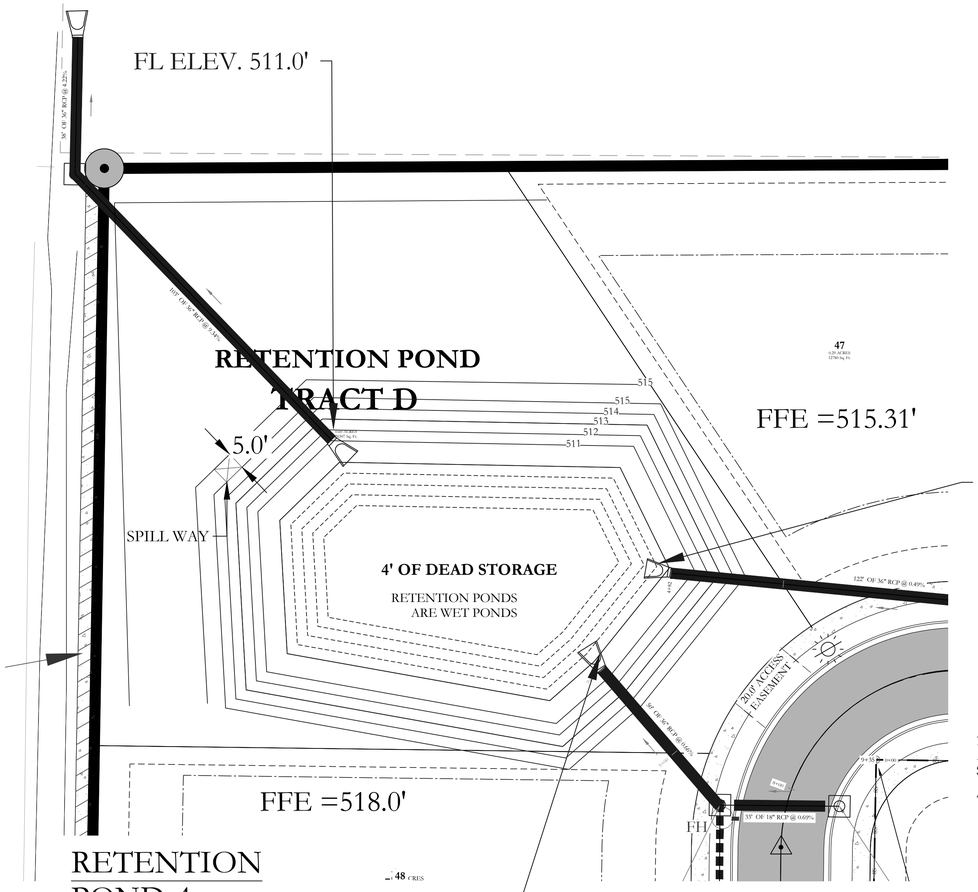
RETENTION POND-3



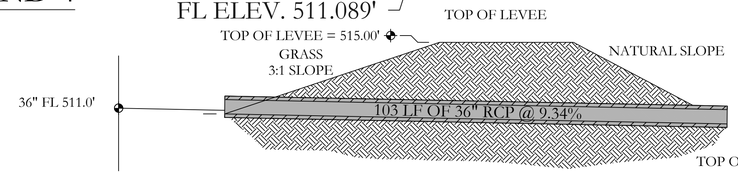
OUTLET SECTION
NTS



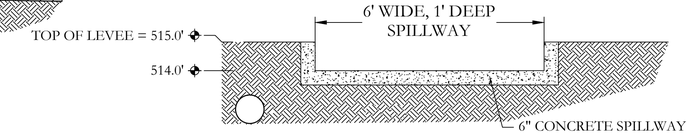
SPILLWAY END VIEW
NTS



RETENTION POND-4

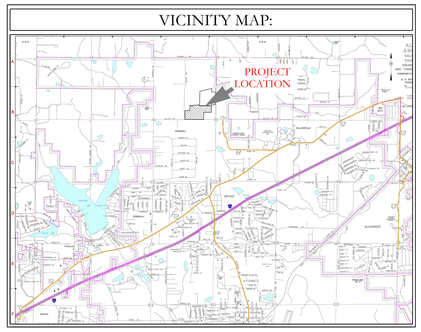


OUTLET SECTION
NTS



SPILLWAY END VIEW
NTS

RETENTION POND -4



EARTHEN SLOPE NOTE:
ALL EARTHEN RETENTION POND SLOPES ON BOTH THE INTERIOR AND EXTERIOR OF THE POND SHALL HAVE A MAXIMUM SLOPE OF 3:1.

NOTE:
ALL RETENTION BASINS WILL BE REQUIRED TO BE STABILIZED WITH SOLID SOD STABILIZATION PER THE STORMWATER MANAGEMENT MANUAL.

TOP BANKS OF ALL RETENTION PONDS WILL BE 5' WIDE .

DETENTION POND MAINTENANCE PLAN

Background
The Retention ponds are located on the perphery of the subdivision. They are 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 located in Tract "A" and Tract "D".
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 pipes from the ponds 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 areas and discharge pipes 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 areas.

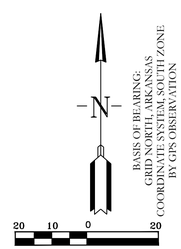
-Sediment from the site may accumulate in the pond bottom and reduce the pond to below design volume requirements. The pond should be excavated if the pond bottom elevation reached a level that allows excessive aquatic growth or reduces the pond efficiency such, that the sediments are passing the discharge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

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20876
NAZIF TAMZIDUL ISLAM

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



HOPE CONSULTING
ENGINEERS - SURVEYORS
129 N. Main Street,
Benton, Arkansas 72015
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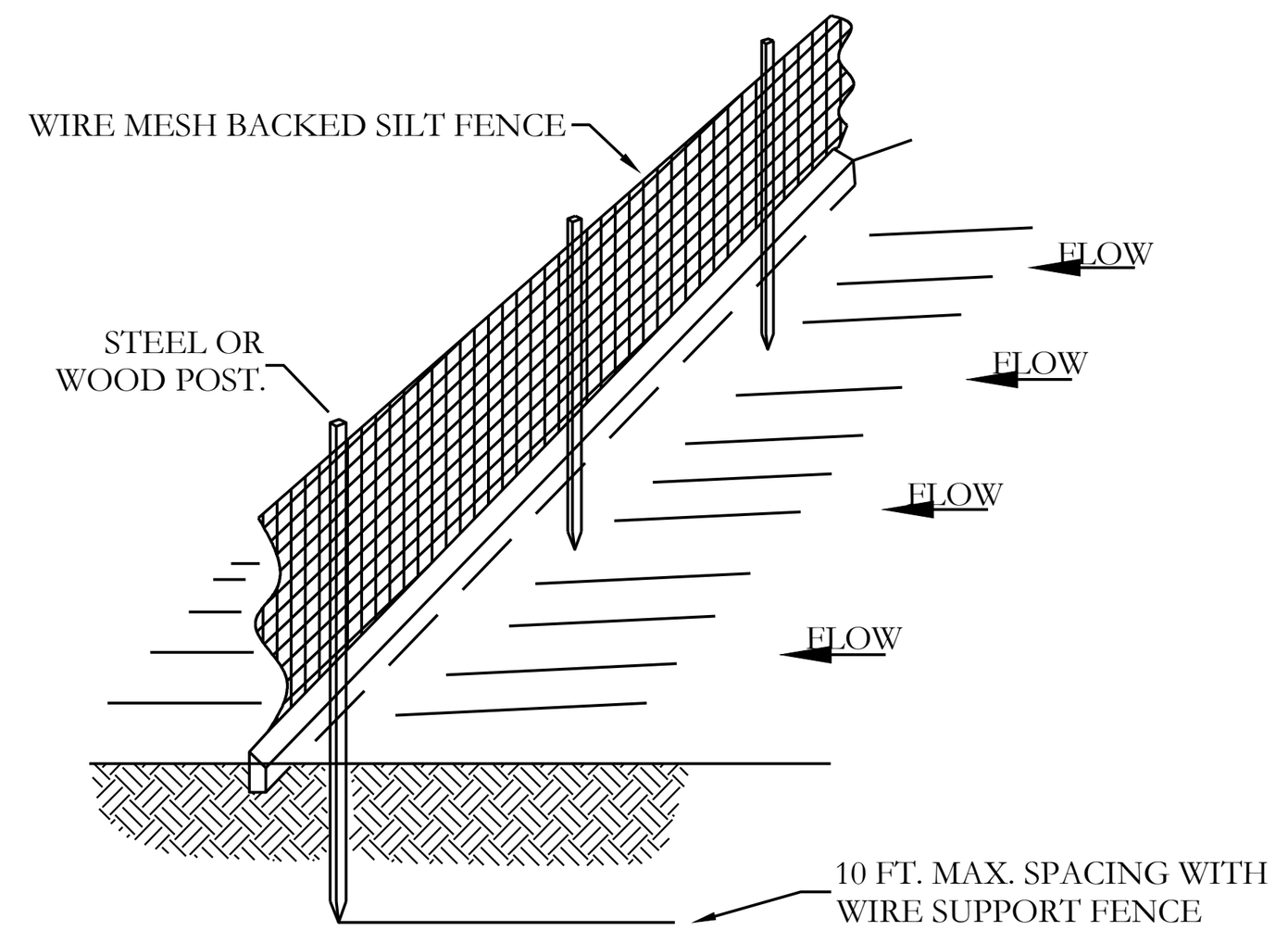
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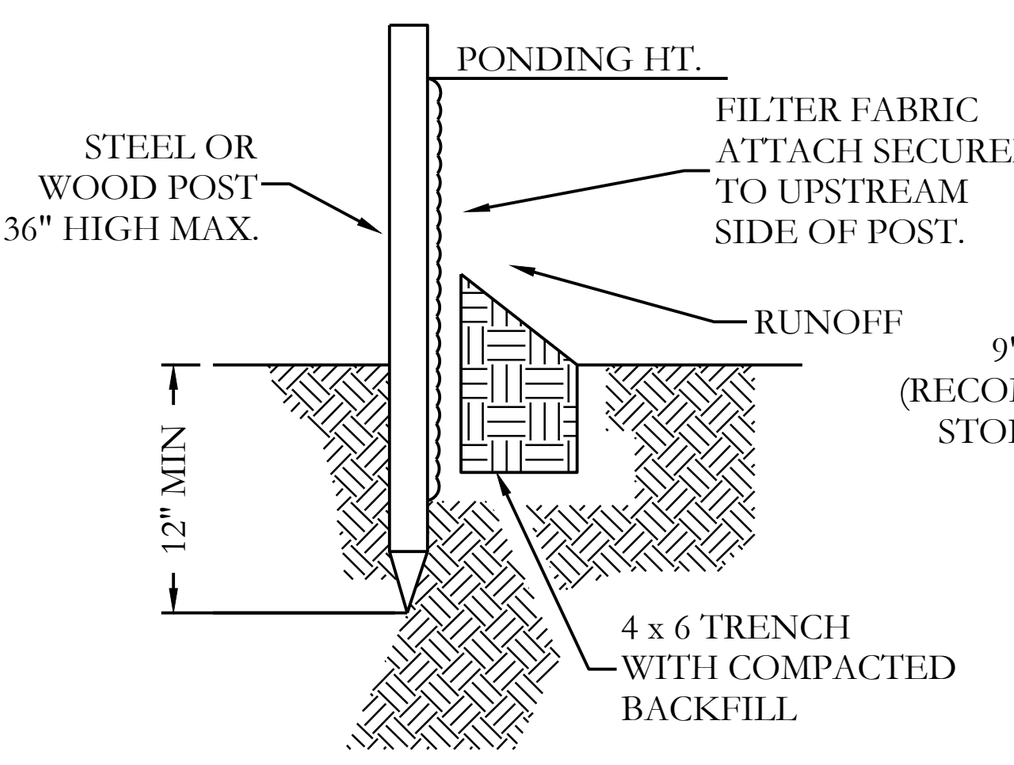
HILLTOP LANDING
RETENTION POND
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

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REVISED:	08/07/2023	CHECKED BY:	20-1341
SHEET:	C-6.1	SCALE: 1"=20'	

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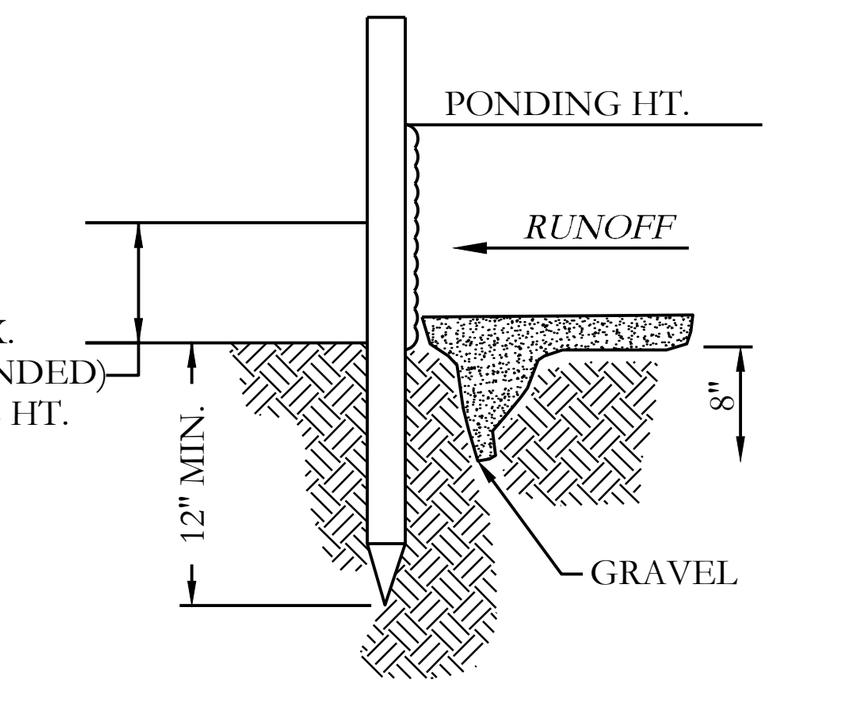
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PLOTTED: 8/7/2023 10:47:52 AM BY: Nazif Tamzidul Islam





STANDARD DETAIL

TRENCH WITH NATIVE BACKFILL



ALTERNATE DETAIL

TRENCH WITH GRAVEL

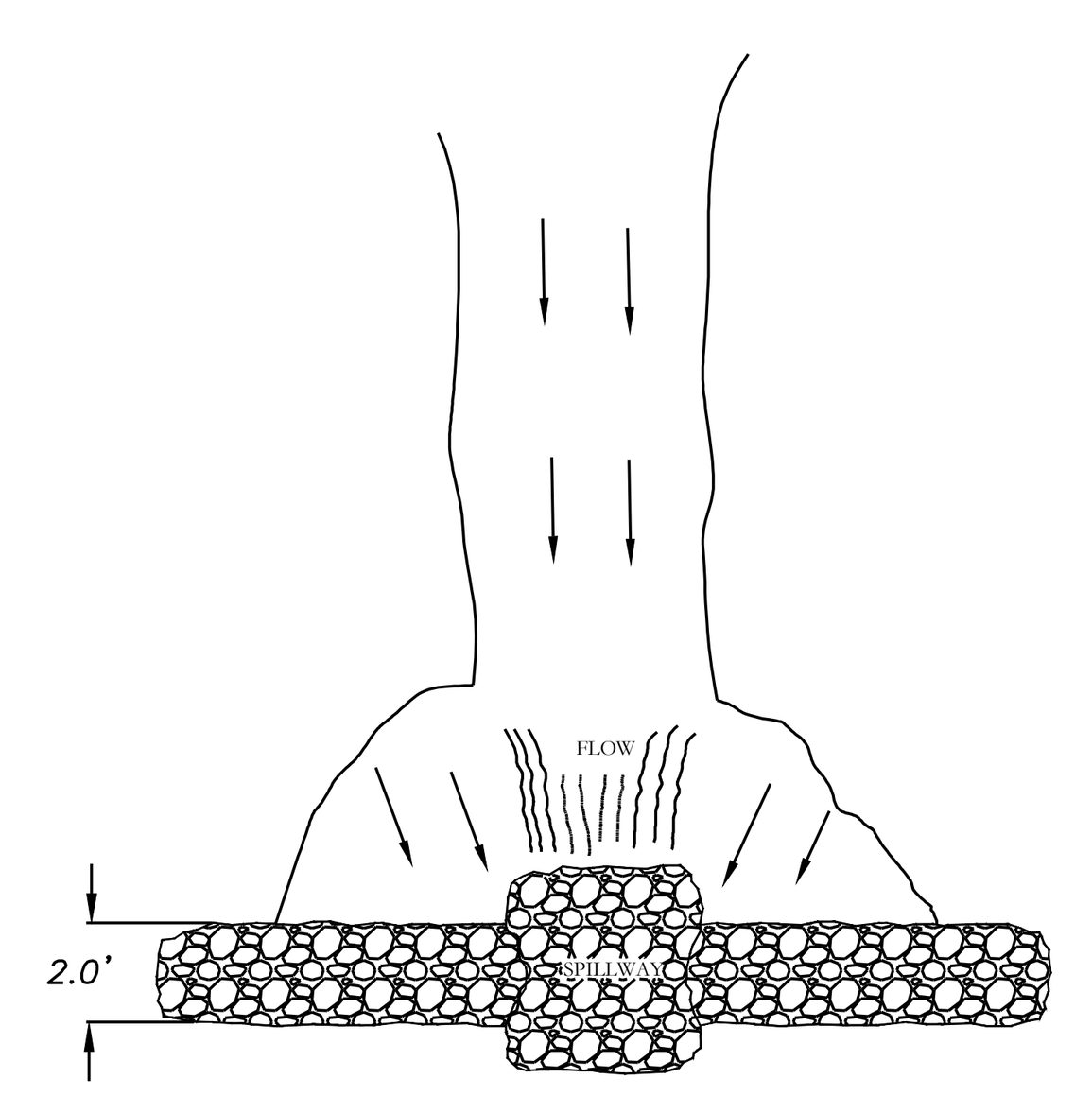
NOTE:

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

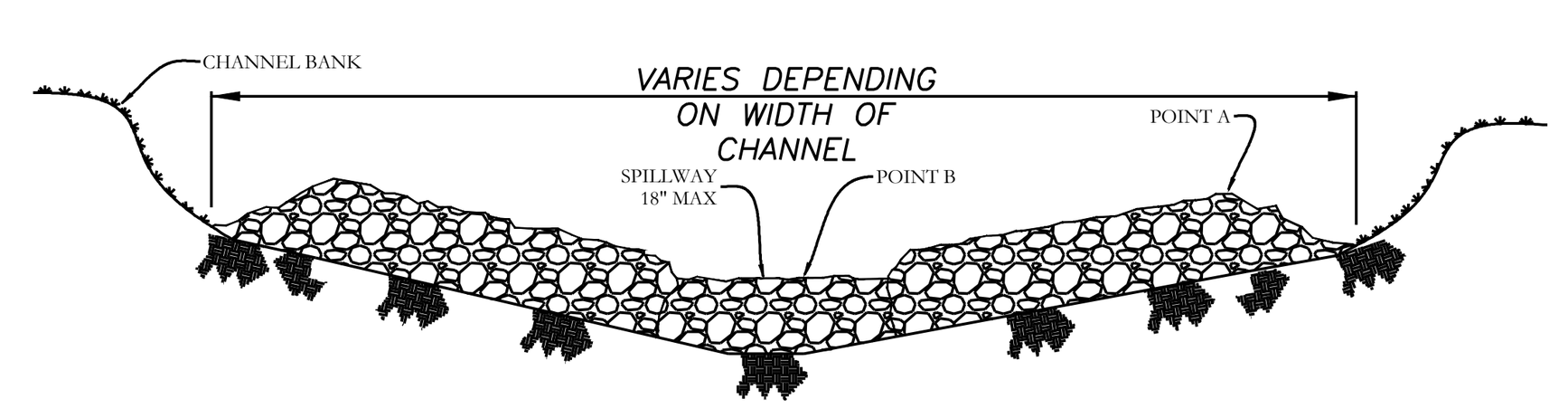
2.) REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

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

SILT FENCE



PLAN



VIEW LOOKING UPSTREAM

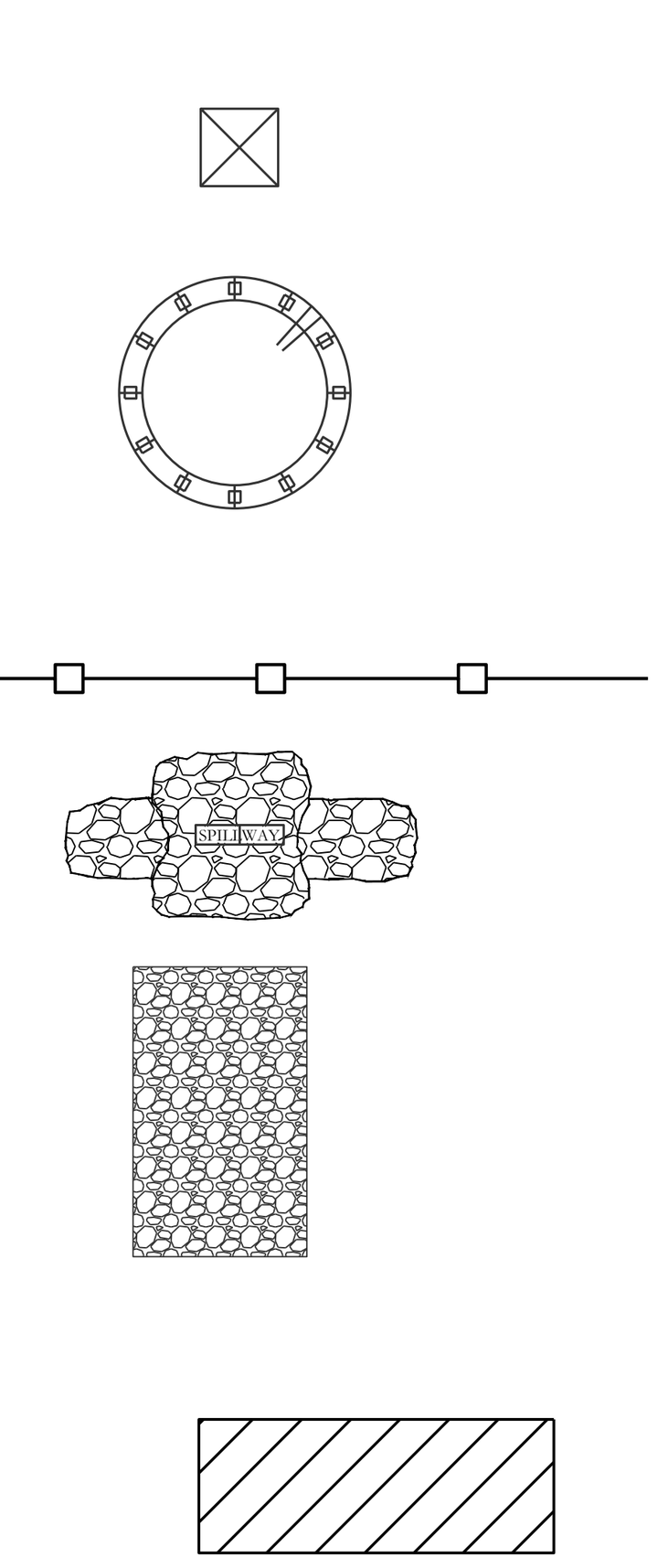
NOTES:

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 EXEED 18"-24".
4.) INSPECT AFTER EACH SIGNIFICANT STORM, MAINTAIN AND REPAIR PROMPTLY.

RIP-RAP CHECK DAM



ERC LEGEND



SITE POSTING

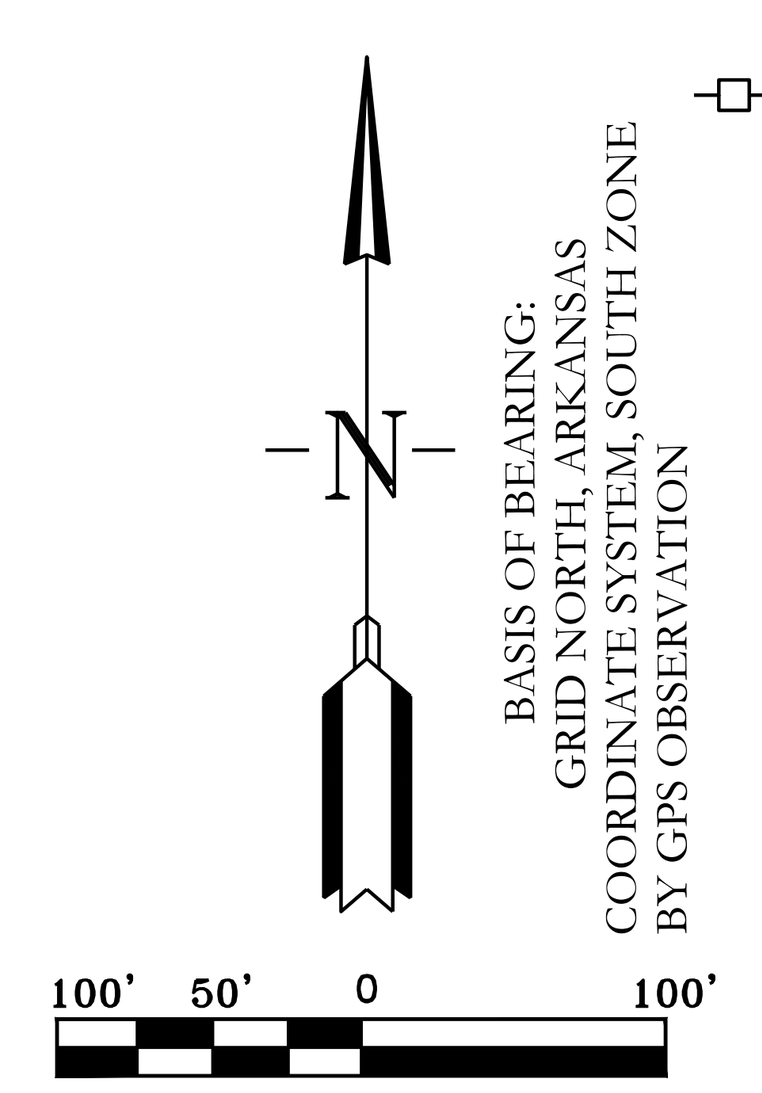
CONC. WASHOUT DETENTION AREA

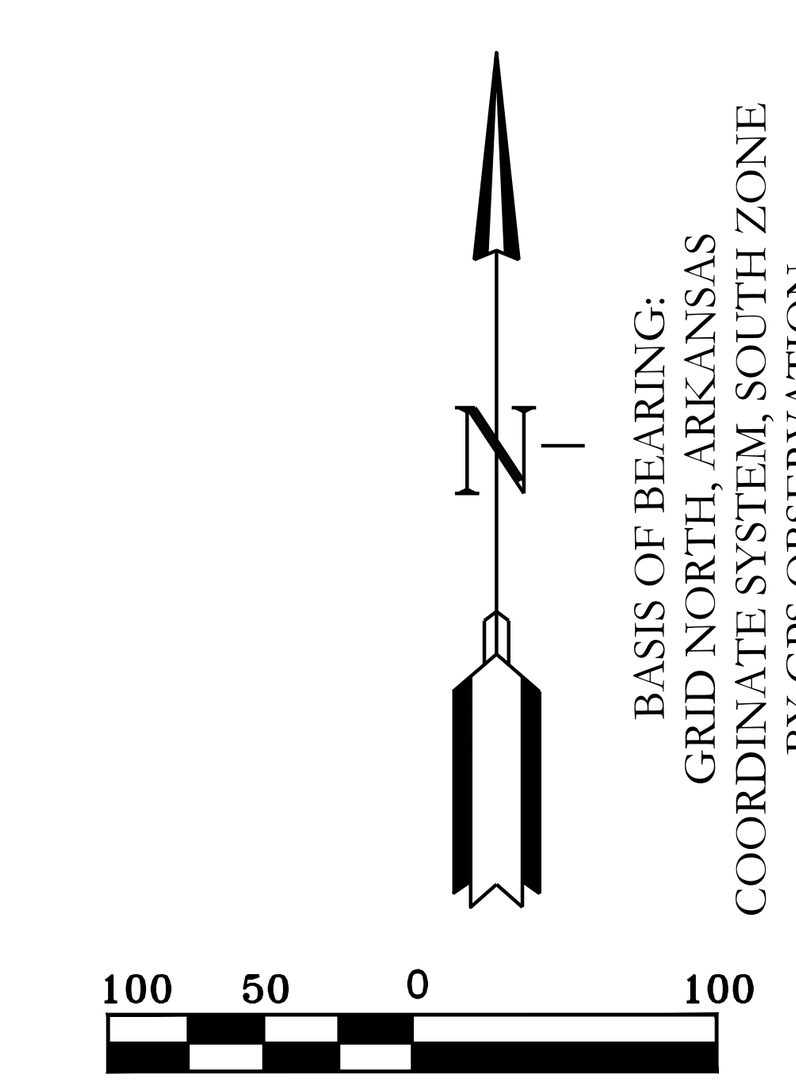
SILT FENCE

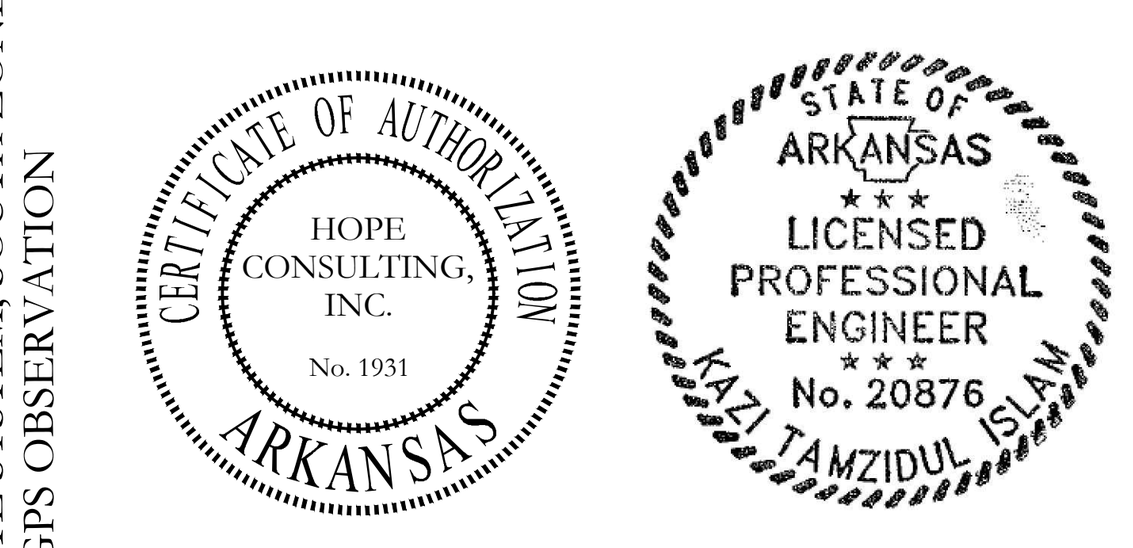
RIP RAP CHECK DAM

CONSTRUCTION ENTRANCE

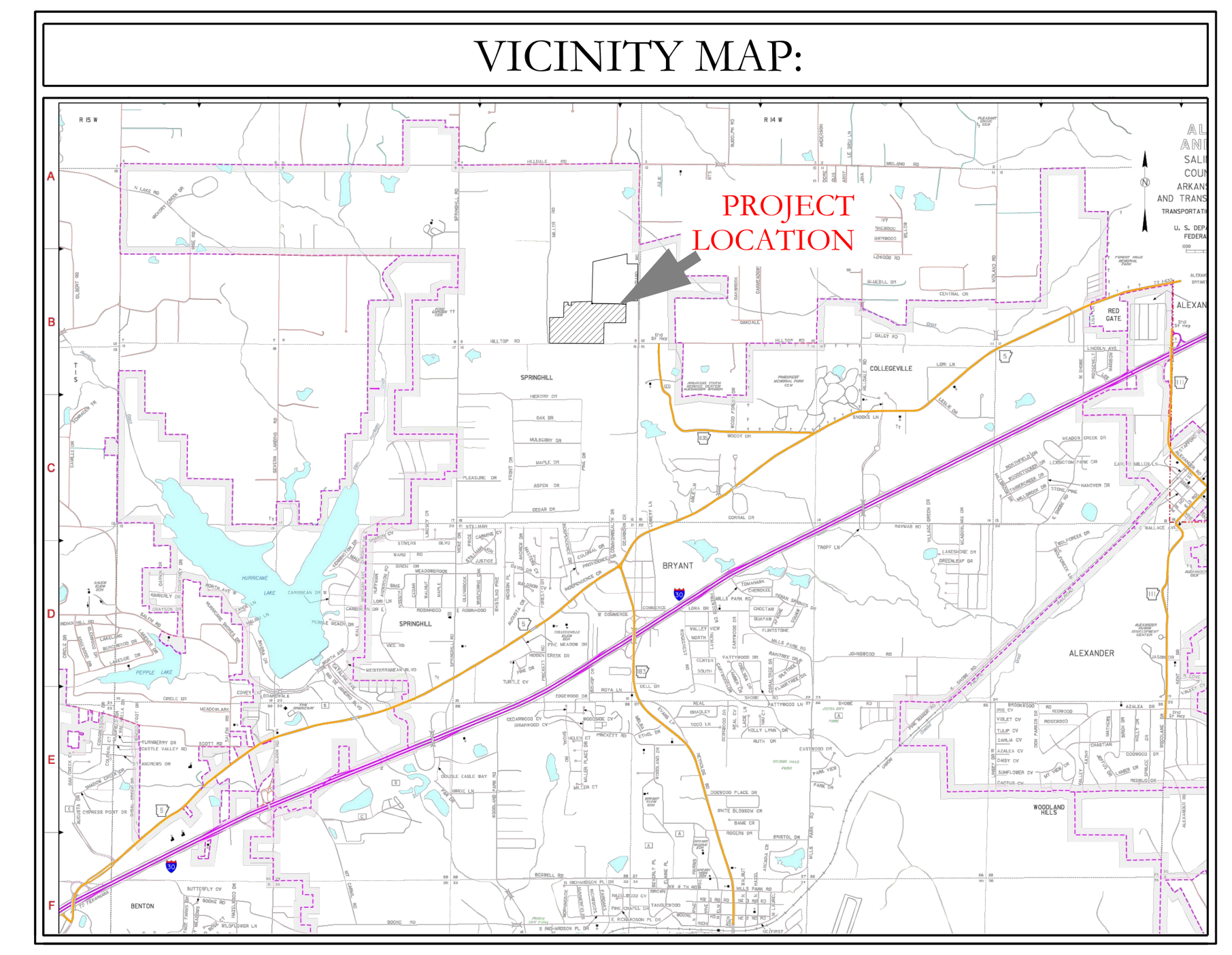
DISTURBED AREA







VICINITY MAP:



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FOR USE AND BENEFIT OF:
NXT GEN HOMES LLC.

HILLTOP LANDING
EROSION CONTROL PLAN

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

DATE:	03/08/2023	C.A.D. BY:		DRAWING NUMBER:
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SHEET:	C-7.0	SCALE:	1" =100'	

500	01S	14W	0	09	200	62	1762

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