



Bryant Development and Review Committee Meeting

Boswell Municipal Complex - City Hall Conference Room

210 SW 3rd Street

Date: August 30, 2023 - **Time:** 9:00 AM

Call to Order

Old Business

New Business

1. Sage Health - 1800 N Reynolds - Water Meter

Sage Health - Requesting Approval for Installation of 2 Inch Water Meter

2. Eyecare Center of Saline County - Fencing

Alan Schrader - Requesting Approval for New Fencing around Pavillion

- [0774-PLN-01.pdf](#)

3. AR Care - Hornet Health Center - Bryant High School

Cupple Signs - Requesting Sign Permit Approval

- [0773-APP-02.pdf](#)

4. Stoneybrook Subdivison - Lot 34 and 31 - Setback Variance

Roy West - Requesting Recommendation for Approval on Setback Variances

- [0777-PLT-01.pdf](#)

5. Arkansas Christian Academy - New Middle School Building - 21815 I-30

Charlie Best - Requesting Recommendation for Site Plan Approval

- [0769-PLN-02.pdf](#)

6. Midtown - Block 15 Lot 18 - Sidewalk Modification

Graham Smith Construction - Requesting Approval for a Modification on Sidewalk location

- [0775-PLN-01.jpg](#)

7. Midtown - Block 8 - Modification to Plan

Graham Smith Construction - Requesting Recommendation for Modification to Midtown Overlay to Remove the Alleyway within Block 8

8. Midland Estates Subdivison - PUD

Hope Consulting - Requesting Recommendation for Approval of Zoning Plan

- [0762-PLN-02.pdf](#)
- [0762-RSP-01.pdf](#)

9. Lombard Height Ph. 2 - Final Plat

Hope Consulting - Requesting Recommendation for Approval of Final Plat

- [0754-PLT-03.pdf](#)
- [0754-ASB-03.pdf](#)
- [0754-BND-01.pdf](#)

10. I-30 Self Storage - 25300 I-30 - Site Plan

Hope Consulting - Requesting Recommendation for Site Plan Approval

- [0768-CMT-01.pdf](#)
- [0768-DRN-01.pdf](#)
- [0768-PLN-01.pdf](#)

11. REQUEST TO ADD: Saratoga Place Subdivision - Final Plat

GarNat Engineering - Requesting Recommendation for Approval of Final Plat

- [0745-LTR-04.pdf](#)
- [0745-PLN-02.pdf](#)

12. REQUEST TO ADD - Roman Heights Ph 1 - Replat Lots 21 & 22

Hope Consulting - Requesting Recommendation for Approval of Replat

- [0780-RPLT-01.pdf](#)
- [0780-ASB-01.pdf](#)
- [0780-PLT-01.pdf](#)

Staff Approved

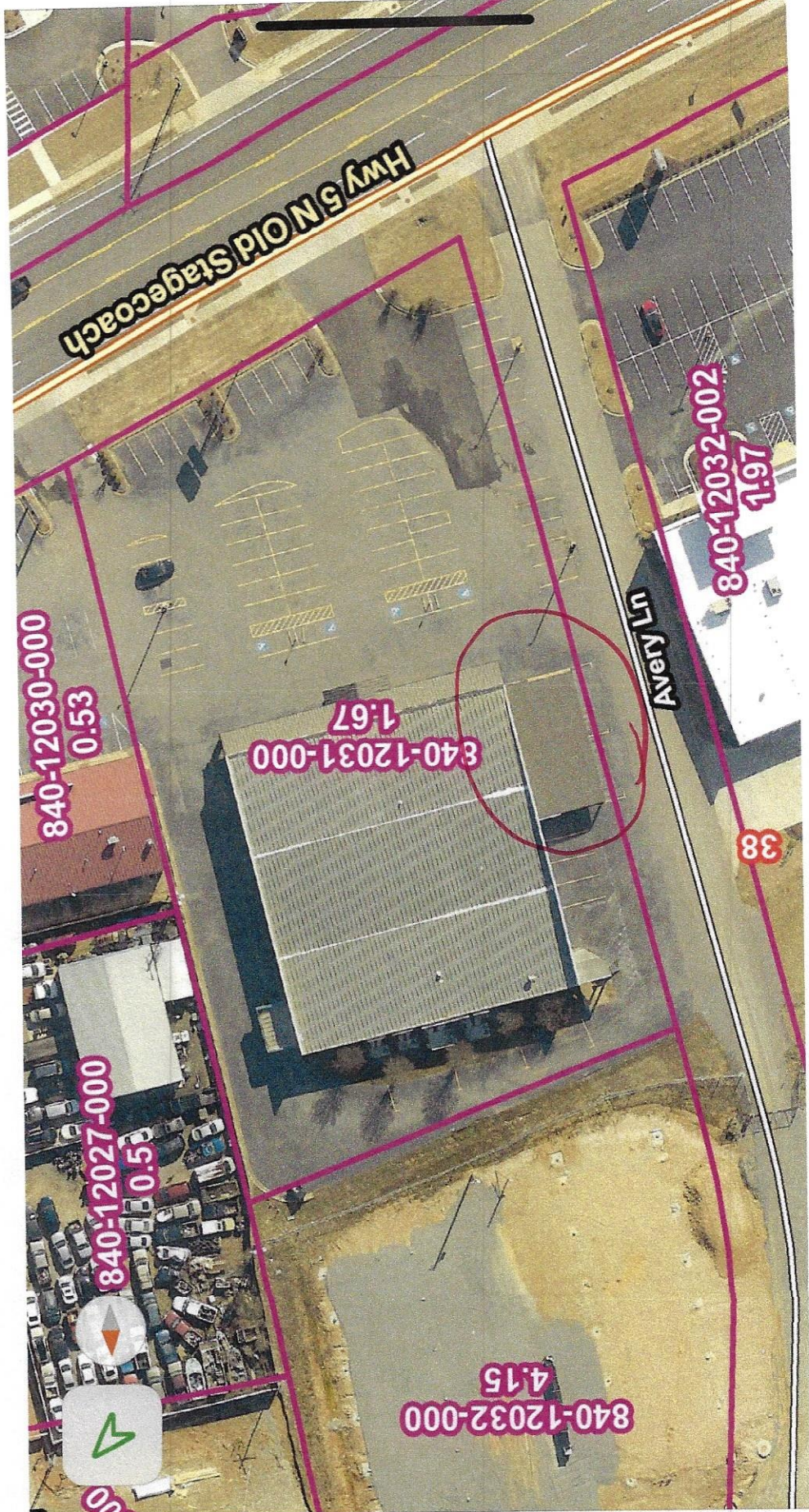
13. Yum Yum Hibachi Express - 3213 Main Street - Sign Permit

KT&T Signs - Requesting Sign Permit Approval - STAFF APPROVED

- [0772-APP-02.pdf](#)

Permit Report

Adjournments



Hwy 5 N Old Stagecoach

Avery Ln

38

840-12030-000
0.53

840-12031-000
1.67

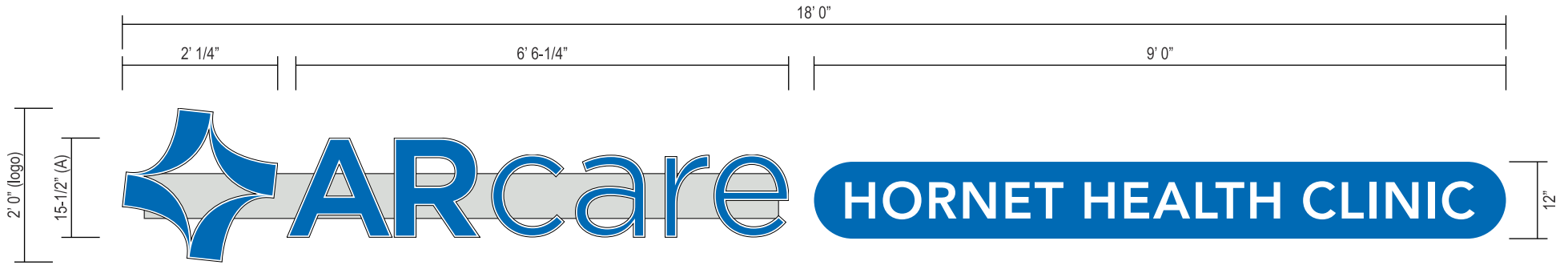
840-12032-002
1.97

840-12027-000
0.53

840-12032-000
4.15










Total Sign Area = 26.38-sqft

- Standard channel letters
- Aluminum returns and back
- White acrylic faces with trimcap - first surface translucent vinyl
- Trim and returns to match vinyl faces
- LED internally illuminated
- Raceway mounted, painted to match wall

Qty 1 set

RACEWAY		
		
SW 7714 Oak Barrel	Oracal 8800 052 Azure Blue	Standard White



Before



After (Day)



After (Night)



208 JONES ROAD
PARAGOULD, AR 72450
PHONE: 870-236-8566
FAX: 870-236-8722

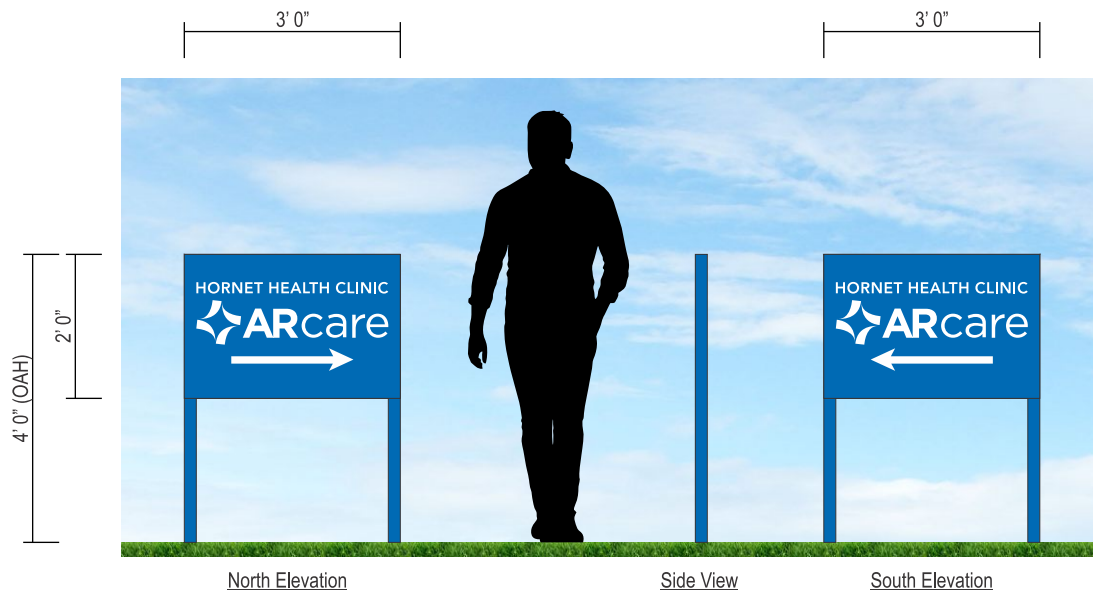


ARTWORK MAY NOT BE REPRODUCED
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DISCLAIMER

DUE TO MANUFACTURING PROCESSES AND MATERIAL SIZES FINISHED PRODUCTS MAY VARY. PRIMARY ELECTRICAL RUNS & CONNECTIONS TO BE FURNISHED BY OTHERS.
PLEASE READ CAREFULLY: BEFORE YOU APPROVE THIS PROOF, PLEASE READ YOUR COPY CAREFULLY AND COMPLETELY. CHECK FOR SPELLING ERRORS, COPY OMISSIONS, AND COLOR/DESIGN DETAILS. WE WILL NOT BE HELD RESPONSIBLE FOR ANY ERRORS WHICH ARE NOT MARKED ON THIS PROOF. ANY CHANGES DESIRED DUE TO MISTAKES DISCOVERED AFTER PROOFING AND/OR PRODUCTION OF PRODUCT WILL BE AT THE EXPENSE OF THE CUSTOMER.

CUSTOMER AR Care - Bryant Schools Clinic	DESIGNER HLH	OPTION/REVISION Opt 2
ADDRESS 350 School Dr. Bryant, AR 72022	DATE 06/30/23	
DRAWING ARCare_BryantSchoolsClinic_CL	SCALE 1/2" = 1' 0"	
APPROVAL	APPROVED BY	APPROVAL DATE



2" aluminum square tube frame with legs and ACM faces

Painted with smooth finish

First surface cut vinyl graphics

Sign double faced | Non-illuminated

Qty 1

Total Sign Area = 6-sqft

Images may not be to scale



Before



After



Painted to Match

Oracal 8800 052
Azure Blue



Standard White

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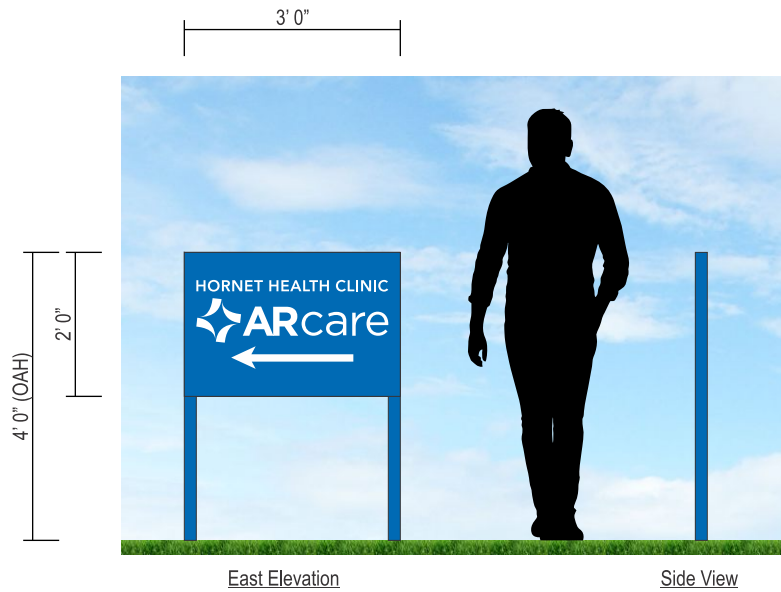


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 PARAGOULD, AR 72450
 PHONE: 870-236-8566
 FAX: 870-236-8722



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CUSTOMER AR Care - Bryant Schools Clinic	DESIGNER HLH/RJS	Opt 1
ADDRESS 350 School Dr. Bryant, AR 72022	DATE 08/22/23	
DRAWING ARCare_BryantSchoolsClinic_DirA	SCALE 3/8" = 1' 0"	
APPROVAL		APPROVAL DATE



2" aluminum square tube frame with legs and ACM faces
 Painted with smooth finish
 First surface cut vinyl graphics
 Sign single faced | Non-illuminated
Qty 1

Total Sign Area = 6-sqft

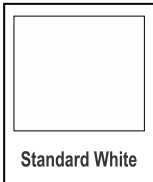
Images may not be to scale



Before



After



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 PARAGOULD, AR 72450
 PHONE: 870-236-8566
 FAX: 870-236-8722



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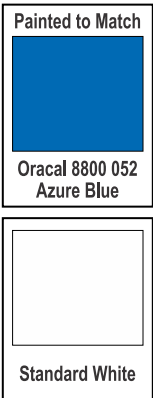
CUSTOMER AR Care - Bryant Schools Clinic	DESIGNER HLH/RJS	Opt 1
ADDRESS 350 School Dr. Bryant, AR 72022	DATE 08/22/23	
DRAWING ARCare_BryantSchoolsClinic_DirB	SCALE 3/8" = 1' 0"	
APPROVAL 	APPROVED BY 	APPROVAL DATE



Replace existing sign
 Flat cut aluminum
 Cut vinyl graphics
 Qty 1

Total Sign Area = 4-sqft

Images may not be to scale



Before



After



208 JONES ROAD
 PARAGOULD, AR 72450
 PHONE: 870-236-8566
 FAX: 870-236-8722



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CUSTOMER	AR Care - Bryant Schools Clinic	DESIGNER	HLH/RJS	OPTION/REVISION
ADDRESS	350 School Dr. Bryant, AR 72022	DATE	08/22/23	
DRAWING	ARCare_BryantSchoolsClinic_DirD	SCALE	1/8" = 1"	
APPROVAL				Opt 1
APPROVED BY				APPROVAL DATE



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 PARAGOULD, AR 72450
 PHONE: 870-236-8566
 FAX: 870-236-8722

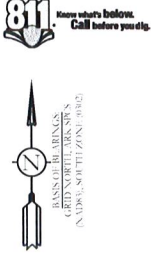


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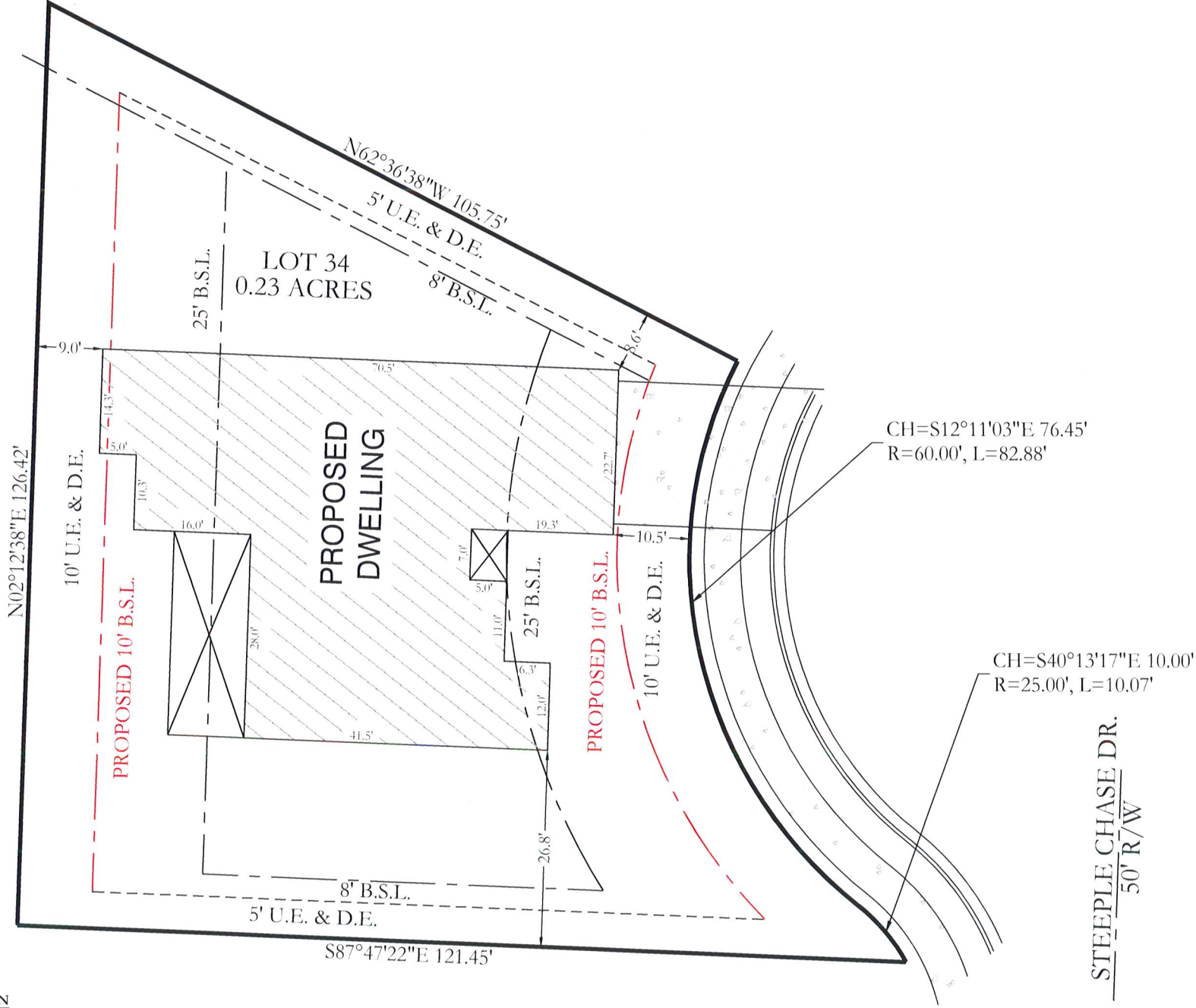
CUSTOMER AR Care - Bryant Schools Clinic	DESIGNER HLH	OPTION/REVISION Opt 1
ADDRESS 350 School Dr. Bryant, AR 72022	DATE 07/20/23	
DRAWING ARCare_BryantSchoolsClinic_Directionals	SCALE 1-1/2" = 1' 0"	
APPROVAL	APPROVED BY	APPROVAL DATE



RECORD DESCRIPTION
SALINE COUNTY INSTRUMENT

LOT 34, STONEYBROOK SUBDIVISION PH 6, A SUBDIVISION IN BRYANT, SALINE COUNTY, ARKANSAS.

This Plot Plan depicts the lot as it appears on the subdivision plat. This drawing does not represent an actual survey.



PLOT PLAN

No portion of the property described hereon lies within the 100 year flood plain, according to the Flood Insurance Rate Map, panel # 05125C0240E, dated: 06/05/2020

For the Exclusive Use and Benefit of:
Roy West

Address Lot 34 Steeple Chase
Bryant, AR

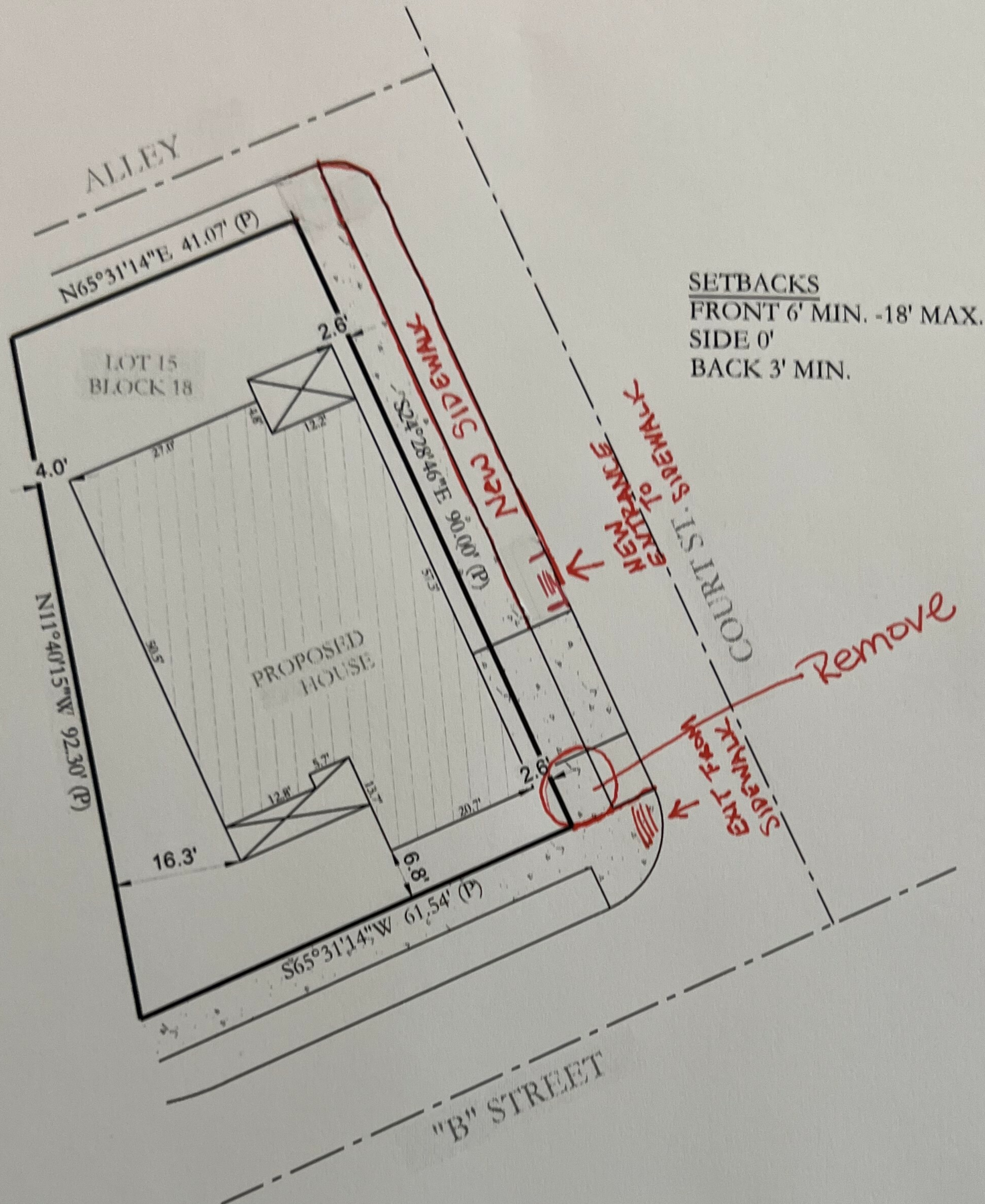
Date 8/14/2023



LEGEND

- ▲ - Computed Point
- - Found monument
- - Set 1/2" Rebar #1664
- - Measured by Surveyor
- (R/D/P) - Record measurements
- B.S.L. - Building Setback Line Restriction
- U.E./D.E. - Utility / Drainage Easement

Drawn By MD
Checked By WCS

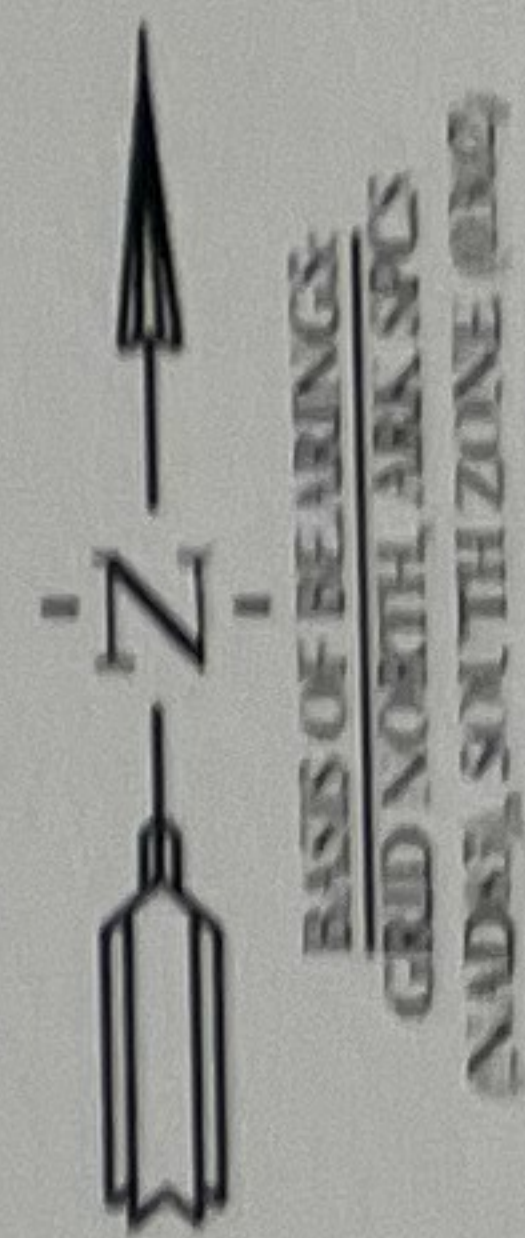


SETBACKS
 FRONT 6' MIN. - 18' MAX.
 SIDE 0'
 BACK 3' MIN.

PROPERTY DESCRIPTION:

LOT 15, BLOCK 18, MIDTOWN BRYANT, IN
 THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

This Plot Plan depicts the lot as it appears on the subdivision
 plat. This drawing does not represent an actual survey.



20' 10' 0 20'

PLOT PLAN

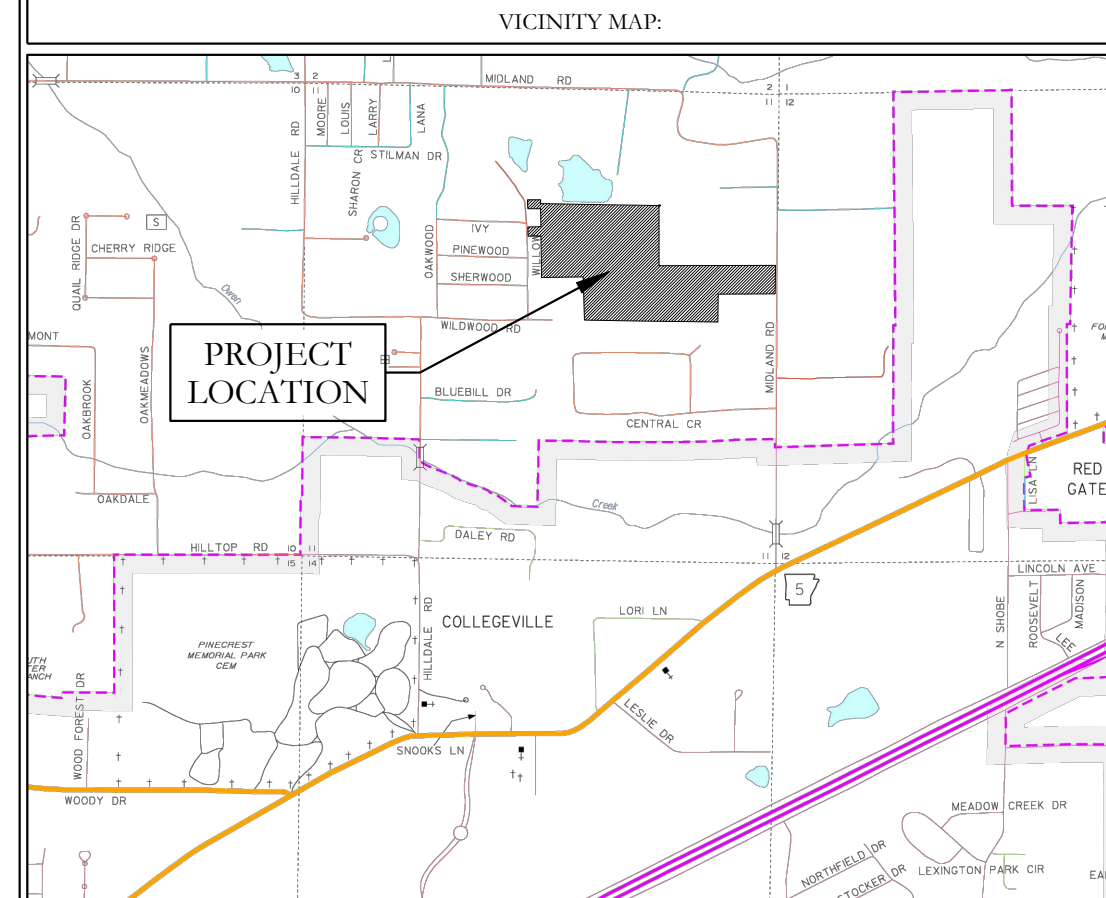
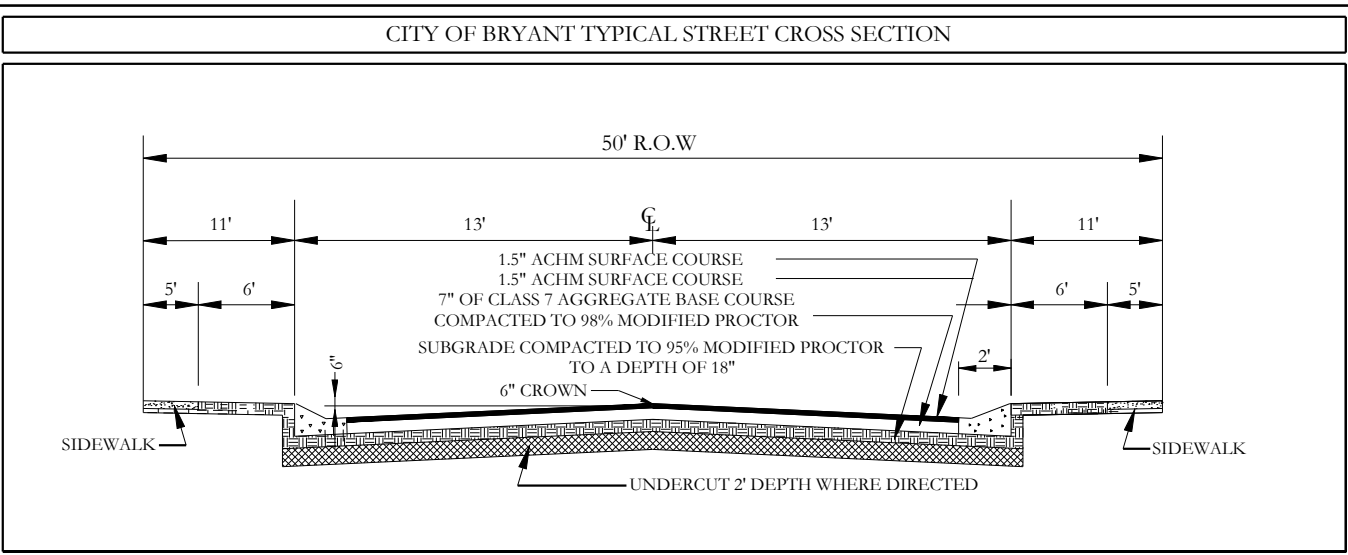
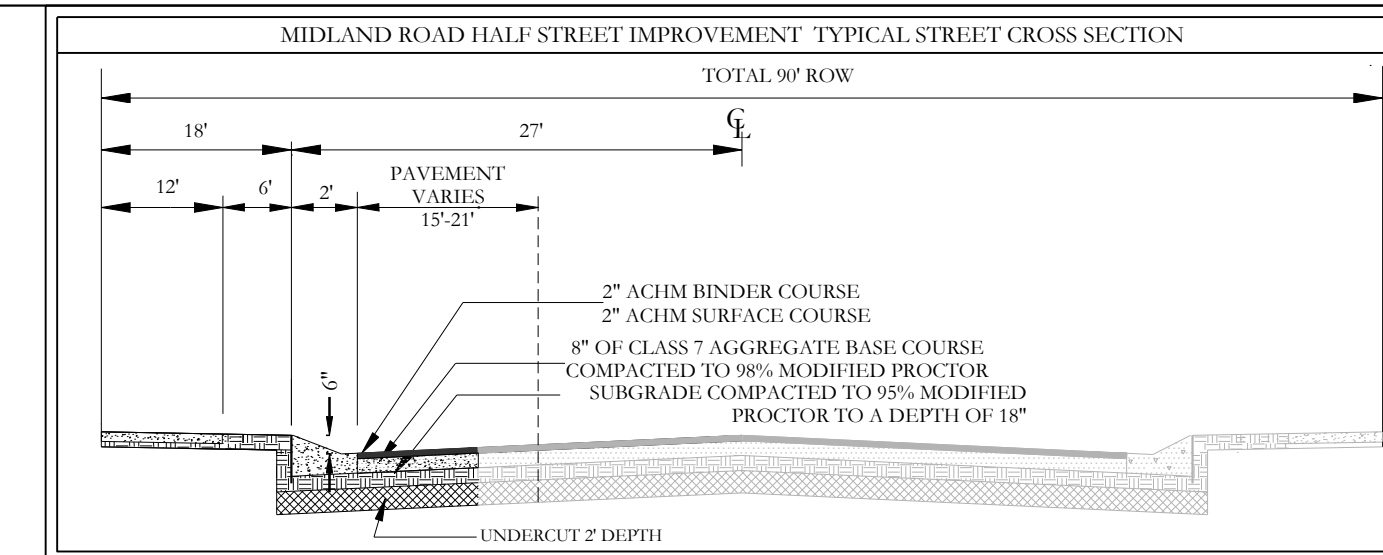
No portion of the property described hereon lies within the 100 year flood plain,
 according to the Flood Insurance Rate Map,
 panel # 05125C0240E, dated: 06/05/2020

For the Exclusive Use and Benefit of:
Graham Smith Construction
 Address B STREET
Bryant, AR Date 02/23/23

LEGEND

- △ - Computed point
- - Found monument
- ⊙ - Set #4 RB/Plas. Cap
- (M) - Measured
- (P) - Platted
- (R) - Record

Drawn By MD
 Checked By _____



SURVEY DESCRIPTION:

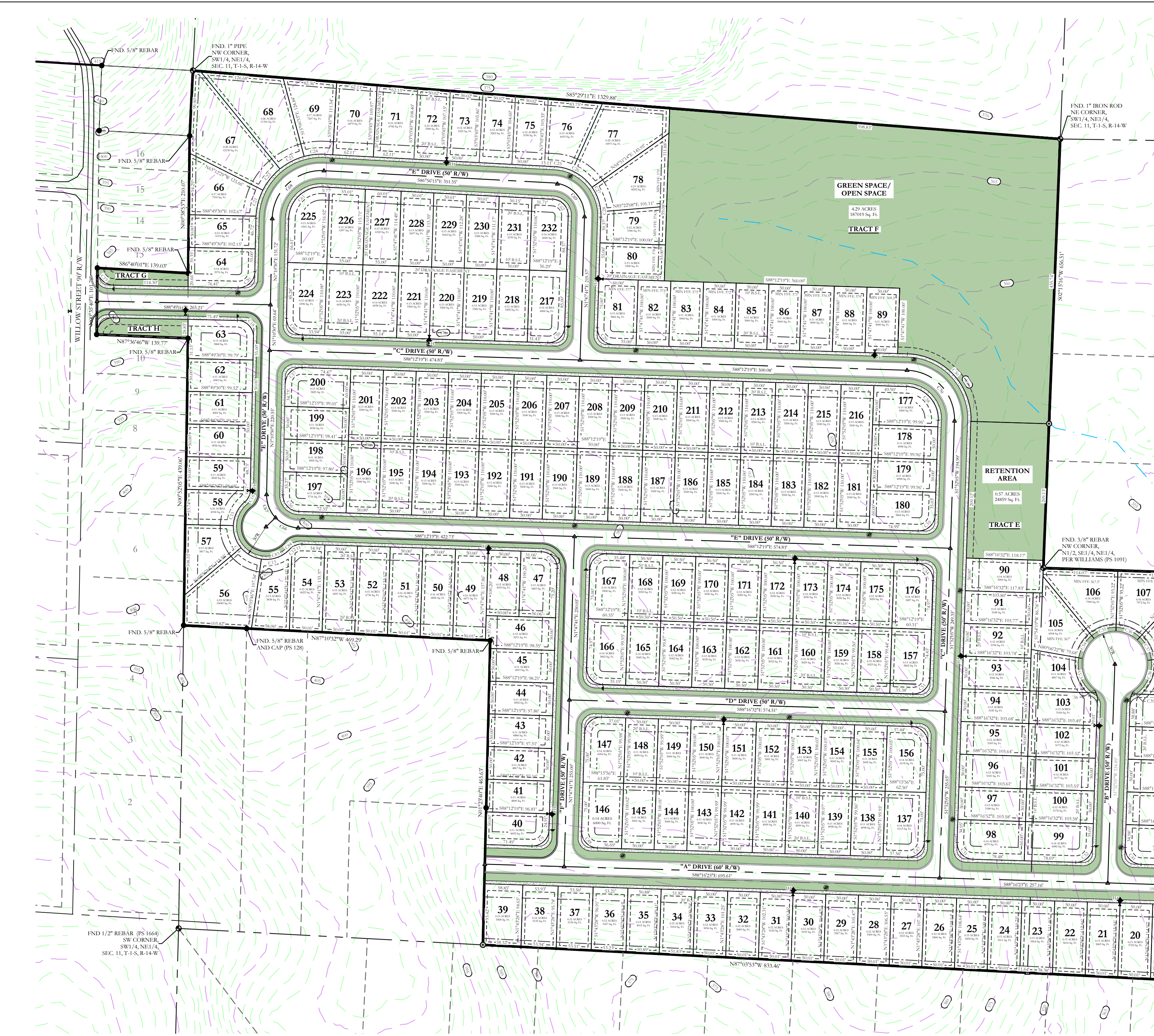
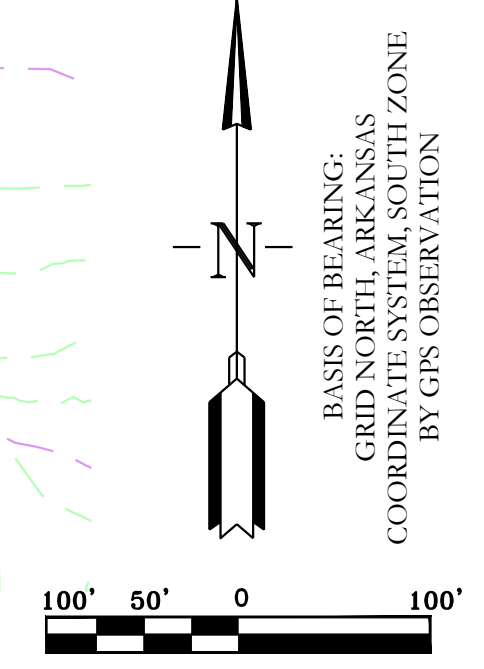
A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, AND THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS; AND LOTS 11, 12, 17, AND 18, OF WILLOW TERRACE SUBDIVISION TO SALINE COUNTY, ARKANSAS AS SHOWN AND RECORDED IN SALINE COUNTY BOOK 108, PAGE 272; 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 AN 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 SW1/4, 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 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 09°38'53" E A DISTANCE OF 210.07 FEET TO A 1/2" REBAR MARKING THE SE CORNER OF LOT 17 OF SAID WILLOW 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 WILLOW 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, E, F, G AND H WILL BE UTILIZED FOR DRAINAGE AND UTILITIES PURPOSES AND WILL MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION (POA) OR IMPROVEMENT DISTRICT.

OPEN SPACE CALCULATION TABLE	
TOTAL RETENTION AREA	1.54 ACRES
TOTAL GREEN SPACE/OPEN AREAS	6.18 ACRES
TOTAL GREEN SPACE/OPEN AREAS AND RETENTION AREA	7.72 ACRES
DRAINAGE COVERAGE PERCENTAGE	1.54/7.72=0.1995=19.95%



**PLANNED UNIT DEVELOPMENT (PUD)
MIDLAND ROAD ESTATES**
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

Curve Table					Curve Table					Curve Table							
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	39.63	25.00	90.82	S42° 52' 03"E	35.61	C26	39.94	75.00	30.32	S50° 24' 14"E	39.47	C52	39.30	25.00	90.07	S43° 14' 20"E	35.38
C2	62.84	40.01	89.99	N46° 43' 28"E	56.57	C27	39.94	75.00	30.32	S19° 53' 49"E	39.47	C53	39.27	25.00	90.00	S46° 47' 41"W	35.36
C3	21.61	25.00	49.52	N23° 02' 05"W	20.94	C28	39.94	75.00	30.32	S19° 53' 49"E	39.47	C54	39.30	25.00	90.07	N43° 10' 07"W	35.38
C4	25.40	50.00	29.11	N33° 14' 16"W	25.13	C29	39.27	25.00	90.00	S43° 12' 19"E	35.36	C55	39.24	25.00	89.93	N46° 49' 53"E	35.33
C5	41.74	50.00	47.83	N5° 14' 05"E	40.54	C30	157.21	100.00	90.07	S43° 10' 07"E	141.51	C56	39.00	25.00	89.38	S43° 30' 55"E	35.16
C6	36.32	50.00	41.85	N30° 04' 37"E	35.71	C31	39.33	25.00	90.14	S43° 12' 13"E	35.40	C57	39.54	25.00	90.62	S46° 29' 05"W	35.55
C7	44.53	50.00	51.03	S83° 29' 03"E	43.07	C32	39.21	25.00	89.86	N46° 47' 47"E	35.31	C58	38.60	30.00	90.07	N43° 10' 07"W	70.76
C8	21.56	25.00	49.41	S63° 34' 01"E	20.90	C33	49.06	50.00	56.22	N18° 12' 50"W	47.41	C59	39.27	25.00	90.00	N46° 47' 41"E	35.36
C9	39.24	25.00	89.93	S46° 43' 35"W	35.33	C34	35.64	50.00	40.85	N30° 19' 01"E	34.89	C60	39.00	25.00	89.38	S43° 30' 55"E	35.16
C10	39.27	25.00	90.00	S43° 12' 19"E	35.36	C35	35.89	50.00	41.13	N71° 18' 14"E	35.13	C61	80.19	50.00	91.80	S47° 07' 07"W	71.87
C11	16.16	25.00	37.05	N73° 15' 19"E	15.88	C36	9.65	25.00	22.12	N35° 15' 48"W	9.59	C62	38.72	25.00	88.73	N42° 34' 17"W	34.96
C12	4.79	25.00	10.98	N49° 15' 32"E	4.78	C37	35.64	50.00	40.85	S67° 42' 32"E	34.89	C63	109.96	70.00	90.00	S46° 43' 28"W	98.99
C13	47.41	50.00	54.33	N70° 53' 57"E	45.65	C38	35.64	50.00	40.85	S26° 51' 46"E	34.89	C64	62.83	80.00	45.00	N24° 13' 31"E	61.23
C14	36.74	50.00	42.10	S19° 00' 20"E	35.92	C39	49.30	50.00	56.50	S21° 48' 32"W	47.33	C65	62.84	80.00	45.00	N69° 13' 31"E	61.23
C15	41.15	50.00	47.16	S25° 37' 20"W	40.00	C40	9.50	25.00	21.76	S39° 10' 35"W	9.44	C66	39.00	50.00	44.69	S65° 51' 37"E	38.02
C16	19.69	25.00	45.12	S26° 38' 19"W	19.18	C41	39.33	25.00	90.14	S43° 12' 13"E	35.40	C67	39.00	50.00	44.69	S21° 10' 12"E	38.02
C17	1.27	25.00	2.90	S2° 37' 33"W	1.27	C42	78.54	50.00	90.00	N46° 43' 28"E	70.71	C68	120.28	75.00	91.80	S47° 07' 07"W	107.80
C18	39.27	25.00	90.00	S43° 14' 50"E	35.36	C43	40.79	100.00	23.37	N13° 24' 36"E	40.51	C69	77.43	50.00	88.73	N42° 34' 17"W	69.92
C19	39.27	25.00	89.42	S44° 06' 55"E	35.18	C44	90.53	100.00	51.87	N51° 01' 50"E	87.47	C70	117.91	75.00	90.07	N43° 10' 07"W	106.13
C20	39.27	25.00	90.00	N46° 10' 30"E	35.36	C45	38.91	25.00	89.18	N47° 08' 03"E	35.10						
C21	41.43	100.00	23.74	N14° 55' 27"E	41.13	C46	39.21	25.00	89.86	N46° 47' 47"E	35.31						
C22	41.97	100.00	24.05	N38° 49' 00"E	41.67	C47	39.20	25.00	90.07	S43° 14' 25"E	35.38						
C23	41.97	100.00	24.05	N62° 51' 58"E	41.67	C48	39.24	25.00	89.93	S46° 45' 34"W	35.33						
C24	31.72	100.00	18.17	N83° 58' 30"E	31.58	C49	39.33	25.00	90.14	N43° 12' 13"W	35.40						
C25	27.85	75.00	21.28	S76° 17' 58"E	27.69	C50	39.21	25.00	89.86	N46° 47' 47"E	35.31						

- LEGEND**
- (P) - No Parking Sign
 - (S) - Stop Sign
 - (T) - Street Light
 - (F) - Fire Hydrant
 - (C) - Computed point
 - (M) - Found monument
 - (D) - Decided
 - (M) - Measured
 - (P) - Platted



By affixing my seal and signature, I, William 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 #0125C0365, Dated: 06/05/2020.

CERTIFICATIONS:

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

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

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 Tamzidul Islam
Registered Professional Engineer, No. 20876 Arkansas

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 Title: 2021-009870

Date of Execution: _____ Name: _____

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY:
I, Corbett 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 of Title; and that all monuments which were found or placed on the property are correctly described and located.

Date of Execution: _____
Jonathan L. Hope
Registered Professional Land Surveyor No. 1762 Arkansas

CERTIFICATE OF PRELIMINARY PLAT APPROVAL:
All requirements of the City of Bryant Subdivision Rules and Regulations relative to the preparation and submission 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: _____
Rick Johnson, Chairman
Bryant Planning Commission

RESIDENTIAL DENSITY CALCULATIONS	
HOUSING UNITS	232 UNITS
TOTAL DEVELOPABLE AREA	36.63 ACRES
TOTAL COMMON USABLE OPEN SPACE	6.18 ACRES
RESIDENTIAL DENSITY	232/(36.63+6.18)=5.42 DUA

PROPERTY SPECIFICATIONS:		
OWNER:	HAVEN'S DEVELOPMENT, LLC 2615 N. PRICKETT ROAD, SUITE 5 BRYANT, AR 72022	NUMBER OF LOTS: 232 EXISTING ZONING: R-15 PROPOSED ZONING: PUD
DEVELOPER/SUBDIVIDER:	HAVEN'S DEVELOPMENT, LLC 2615 N. PRICKETT ROAD, SUITE 5 BRYANT, AR 72022	PROPOSED DENSITY: 5.42 HOMES PER ACRE SOURCE OF WATER: CITY OF BRYANT SOURCE OF SEWER: CITY OF BRYANT SOURCE OF ELECTRIC: FIRST ELECTRIC COOP SOURCE OF GAS: CENTERPOINT ENERGY
ENGINEERS:	HOPE CONSULTING INC. 129 N. MAIN STREET BENTON, AR 72015	BUILDING SETBACKS: FRONT: 20' OR AS SHOWN REAR: 10' OR AS SHOWN SIDE: 8' OR AS SHOWN
NAME OF SUBDIVISION:	MIDLAND ROAD ESTATES	UTILITY & DRAINAGE EASEMENTS: FRONT: 5' OR AS SHOWN REAR: 5' OR AS SHOWN SIDE: 5' OR AS SHOWN
OPEN SPACE:	TRACT E - RETENTION: 0.68 ACRES TRACT C - RETENTION: 0.49 ACRES TRACT C - GREEN SPACE: 1.20 ACRES TRACT C - GREEN SPACE: 0.60 ACRES TRACT C - RETENTION: 0.57 ACRES TRACT C - GREEN SPACE: 4.29 ACRES TRACT F - GREEN SPACE: 0.07 ACRES TRACT G - GREEN SPACE: 0.08 ACRES RW - BOC: 3.00 ACRES	STREET RIGHT OF WAY: 50' OR AS SHOWN STREET WIDTH: 26' BOC TO BOC LOT CORNERS SET 1/2" REBAR WITH CAP
TOTAL:	10.96 ACRES OR 11%	

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

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

**PLANNED UNIT DEVELOPMENT (PUD)
MIDLAND ROAD ESTATES**
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

DATE:	07/25/2023	C.A.D. BY:	BJOHNSON	DRAWING NUMBER:	
REVISED:		CHECKED BY:			
SHEET:		SCALE:	1" = 100'		23-0024
500		0			

Comment Responses for Midland Road Estates Subdivision

Public Works

Engineering

Planning

Comment no.1- The developer is looking at turning the subdivision into a PUD in order to meet some of the requirements that were approved by the planning commission. (Master Street Plan collector road has to have ROW given and have a connection point for future Roadway)

Response- Master Street Plan collector road has been given as "A Drive (60' R/W)" which has a connection point for future Roadway shown on the Preliminary Plat.

Comment no.2- Need to be more specific in the drainage area and open areas. Drainage cannot be counted towards open space. No more than half of the open space can be covered by water on a permanent basis.

Response- Drainage area and open areas have been specified on the Preliminary Plat.

- Total detention area is 1.54 acres
- Total green space/open space is 6.18 acres
- Total green space/open space area and retention area is 7.72 acres
- Drainage coverage percentage $1.54/7.72=0.1995=19.95\%$
- Standard requirement has been provided: Less than one third of usable open spaces will be covered by water.

Comment no.3- Make sure to go through the PUD Zoning Plan Submittal checklist, some things still need to be provided.

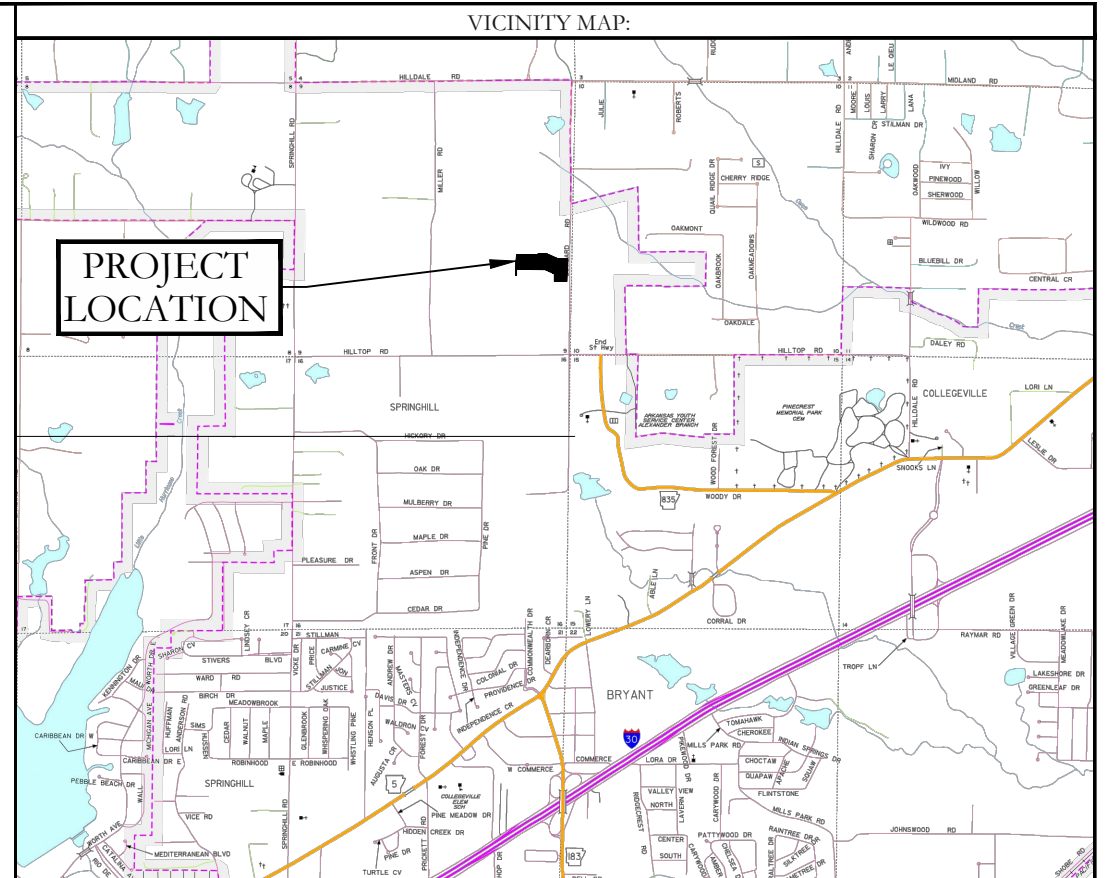
Response- PUD Zoning Plan Submittal checklist has been reviewed.

- Residential Density calculations have been provided on the Preliminary Plat.

Fire

Comment no.1- Need hydrant locations on the plans.

Response- Hydrant locations have been provided on the Preliminary Plat.



CERTIFICATIONS:

OWNER: Name: SOUTHERN GENERAL CONTRACTORS Address: BOX 242146 LITTLE ROCK, AR 72223	DEVELOPER: Name: SOUTHERN GENERAL CONTRACTORS Address: BOX 242146 LITTLE ROCK, AR 72223
---	---

CERTIFICATE OF OWNER:
We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have had our plat 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: 2021-011666

CERTIFICATE OF SURVEYING ACCURACY:
I, Jonathan L. Hope, 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 interior lot lines have been adjusted to "as built conditions" and are accurately described on the plan and identified on the ground in terms of length and direction of the property sides as required in accord with the City of Bryant Subdivision Regulation Ordinance.

Date of Execution _____ Jonathan L. Hope
Registered Professional
Land Surveyor No. 1762
Arkansas

CERTIFICATE OF FINAL ENGINEERING ACCURACY:
I, Kazi Tamzidul Islam, hereby certify that this plat correctly represents a plat made by me, and that the engineering requirements of the City of Bryant Subdivision Rules and Regulations have been followed.

Date of Execution _____ Kazi Tamzidul Islam
Registered Professional
Engineer, No. 20876
Arkansas

CERTIFICATE OF FINAL APPROVAL:
Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission at a meeting held _____, 20____. All of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.

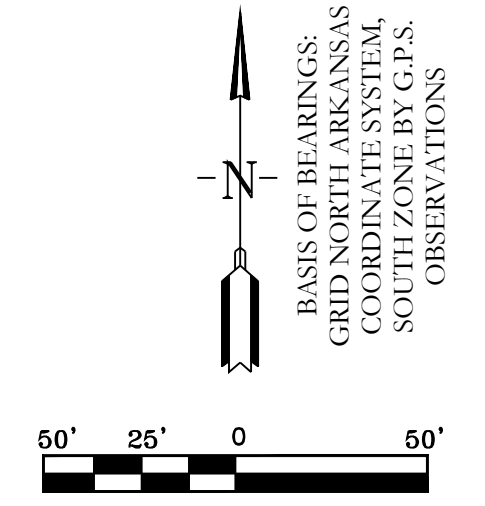
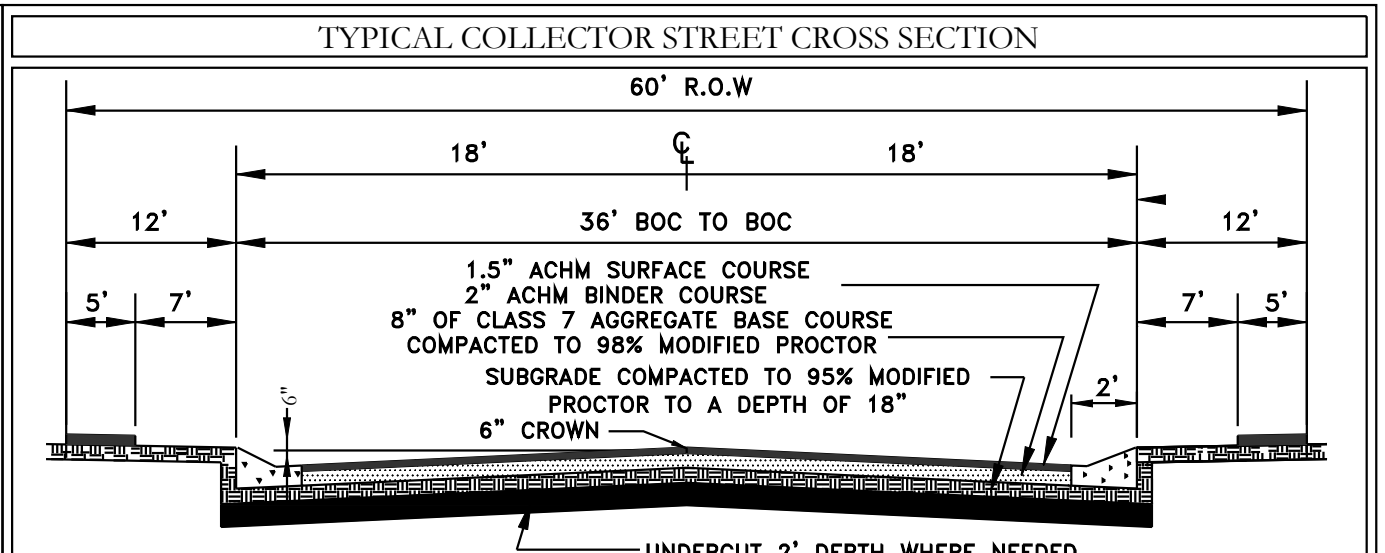
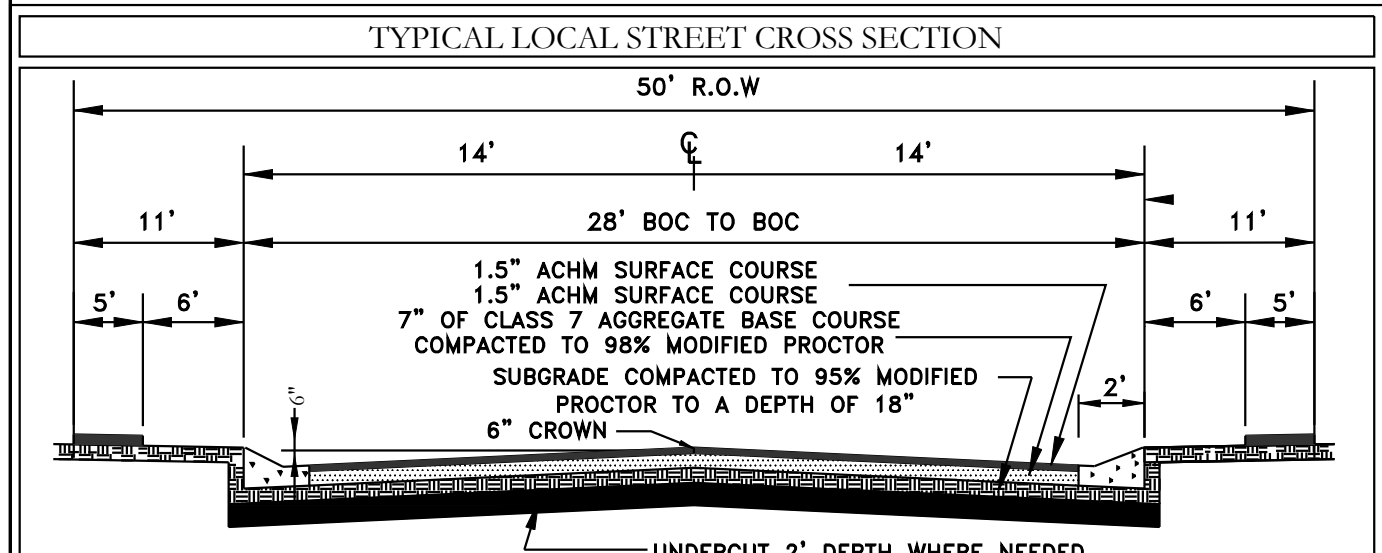
Date of Execution _____ Rick Johnson,
Bryant Planning Commission

PROPERTY SPECIFICATIONS:

OWNER: SOUTHERN GENERAL CONTRACTORS P.O. BOX 242146 LITTLE ROCK, AR 72223	MIN. LOT SIZE: NUMBER OF LOTS: 34
DEVELOPER/ SUBDIVIDER: SOUTHERN GENERAL CONTRACTORS P.O. BOX 242146 LITTLE ROCK, AR 72223	SOURCE OF WATER: SALFAM WATER USERS SOURCE OF SEWER: CITY OF BRYANT SOURCE OF ELECTRIC: FIRST ELECTRIC COOP SOURCE OF GAS: CENTERPOINT ENERGY
ENGINEERS: HOPE CONSULTING INC. 117 S. MARKET STREET BENTON, AR 72015	BUILDING SETBACKS: FRONT - 20' OR AS SHOWN REAR - 10' OR AS SHOWN SIDE - 5' OR AS SHOWN
NAME OF SUBDIVISION: LOMBARD HEIGHTS SUBDIVISION, PHASE 2	EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.): FRONT - 10' OR AS SHOWN REAR - 10' OR AS SHOWN SIDE - 5' OR AS SHOWN
ZONING CLASSIFICATION: R-1-S	STREET RIGHT OF WAY: 50' OR AS SHOWN STREET WIDTH: 20' BOC TO BOC LOT CORNERS: SET 1/2" REBAR WITH CAP
SOURCE OF TITLE: 2017-11245	

PROPERTY DESCRIPTION: LOMBARD HEIGHTS PHASE 2
PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SE 1/4) OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" PIPE BEING THE NORTHWEST CORNER OF SAID SE1/4, SE1/4 OF SECTION 9; THENCE, N02°30'44"E A DISTANCE OF 569.42 FEET ALONG THE WEST LINE THEREOF; THENCE LEAVING SAID WEST LINE, S87°55'08"E A DISTANCE OF 126.73 FEET; THENCE, S80°47'12"E A DISTANCE OF 50.34 FEET; THENCE, S88°19'27"E A DISTANCE OF 120.18 FEET TO A POINT ON THE WEST LINE OF LOMBARD HEIGHTS, PHASE 1; THENCE ALONG THE WEST AND SOUTH LINES OF LOMBARD HEIGHTS, PHASE 1 THE FOLLOWING CALLS: THENCE, S02°32'03"W A DISTANCE OF 80.00 FEET; THENCE, S13°18'33"W A DISTANCE OF 51.05 FEET; THENCE, S01°40'33"W A DISTANCE OF 300.01 FEET; THENCE, S88°19'27"E A DISTANCE OF 20.00 FEET; THENCE, N01°40'33"W A DISTANCE OF 125.00 FEET; THENCE, S88°19'27"E A DISTANCE OF 593.43 FEET; THENCE, S63°32'06"E A DISTANCE OF 196.51 FEET; THENCE, N00°30'24"E A DISTANCE OF 152.28 FEET; THENCE LEAVING SAID WEST LINE, N89°26'16"W A DISTANCE OF 50.41 FEET; THENCE, S01°40'36"W A DISTANCE OF 98.49 FEET; THENCE, N89°23'49"W A DISTANCE OF 120.03 FEET; THENCE, N70°39'50"W A DISTANCE OF 55.24 FEET; THENCE, N88°19'27"W A DISTANCE OF 677.37 FEET; THENCE, N00°27'34"E A DISTANCE OF 63.16 FEET TO THE POINT OF BEGINNING CONTAINING 425,425 SQUARE FEET, OR 9.77 ACRES, MORE OR LESS.



FINAL PLAT
LOMBARD HEIGHTS SUBDIVISION, PHASE 2
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

- NOTES:**
- ALL SIDEWALK RAMPS SHALL MEET ADA REQUIREMENT WITH CORRUGATED DOME REQUIREMENTS.

Curve Table

Curve #	Delta	Chord B & D	Arc Length	Arc Radius
C7	89°08'20"	N47°06'23"E 35.09	38.89	25.00
C8	90°51'40"	N42°53'37"W 35.62	39.65	25.00
C9	35°01'04"	S74°10'01"W 15.04	15.28	25.00
C10	38°52'42"	S76°05'50"W 33.28	33.93	50.00
C11	56°17'10"	N56°19'15"W 47.17	49.12	50.00
C12	60°02'58"	N1°50'49"E 50.04	52.40	50.00
C13	4°49'14"	N34°16'55"E 4.21	4.21	50.00
C14	35°05'56"	N19°11'04"E 15.04	15.28	25.00
C15	90°00'03"	N43°19'26"W 35.36	39.27	25.00
C16	47°33'45"	S67°53'40"W 20.16	20.75	25.00
C17	10°15'15"	S49°14'25"W 8.94	8.95	50.00
C18	81°23'39"	N84°56'08"W 65.21	71.05	50.00
C19	61°54'36"	N13°21'01"W 51.34	53.91	50.00
C20	28°05'41"	N31°55'08"E 24.27	24.52	50.00
C21	43°05'46"	N24°05'06"E 18.36	18.80	25.00
G4	90°51'40"	S42°53'37"E 35.62	39.65	25.00
C80	42°12'13"	S67°15'21"E 28.08	28.73	39.00
C81	48°39'27"	S21°47'31"E 32.13	33.12	39.00
C82	45°00'02"	S20°49'25"E 29.85	30.63	39.00
C84	45°00'02"	S65°49'26"E 29.85	30.63	39.00



- LEGEND**
- (P) -- No Parking Sign
 - Stop Sign
 - Street light
 - Fire Hydrant
 - Computed point
 - Found monument
 - Set #4 RB/Plas. Cap (SIP)
 - (D) -- Deeded
 - (M) -- Measured
 - (P) -- Platted
 - ADA Crosswalk

By affixing my seal and signature, I Jonathan L. Hope, 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.

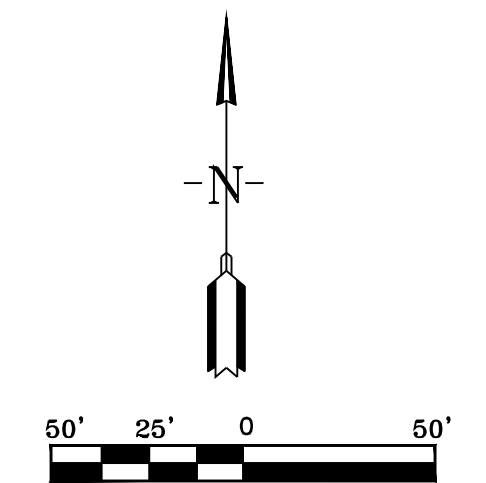
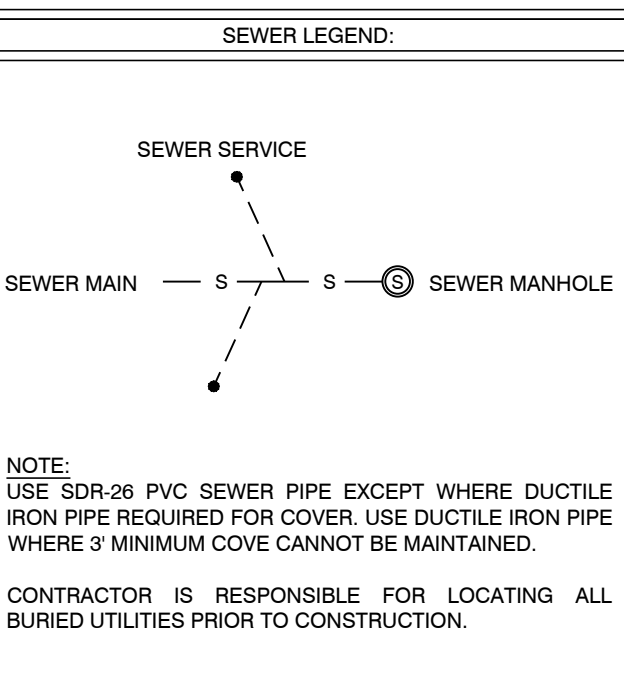
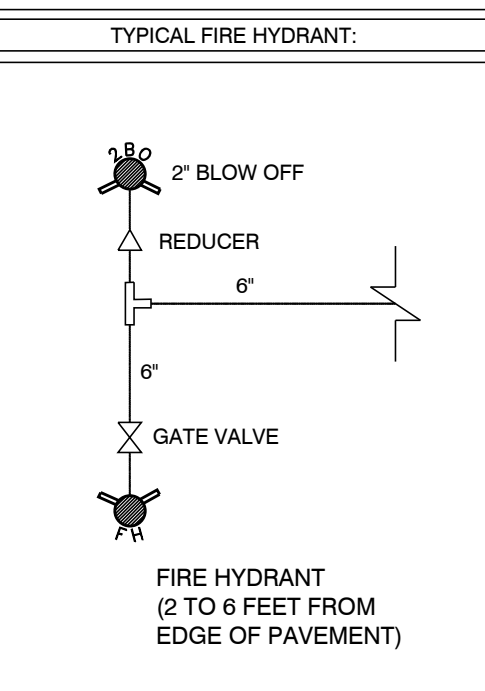
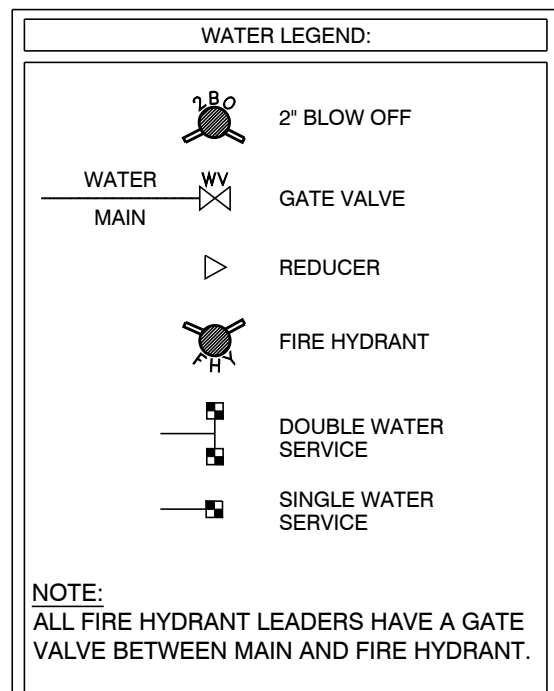
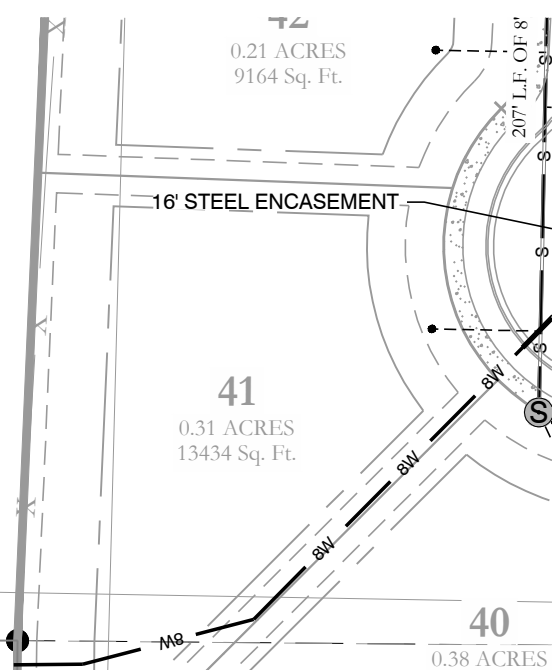
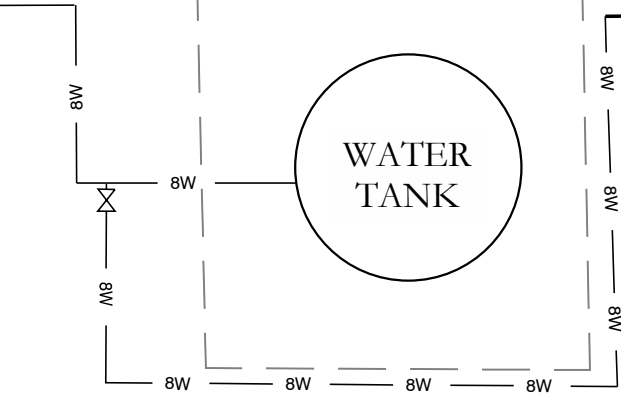
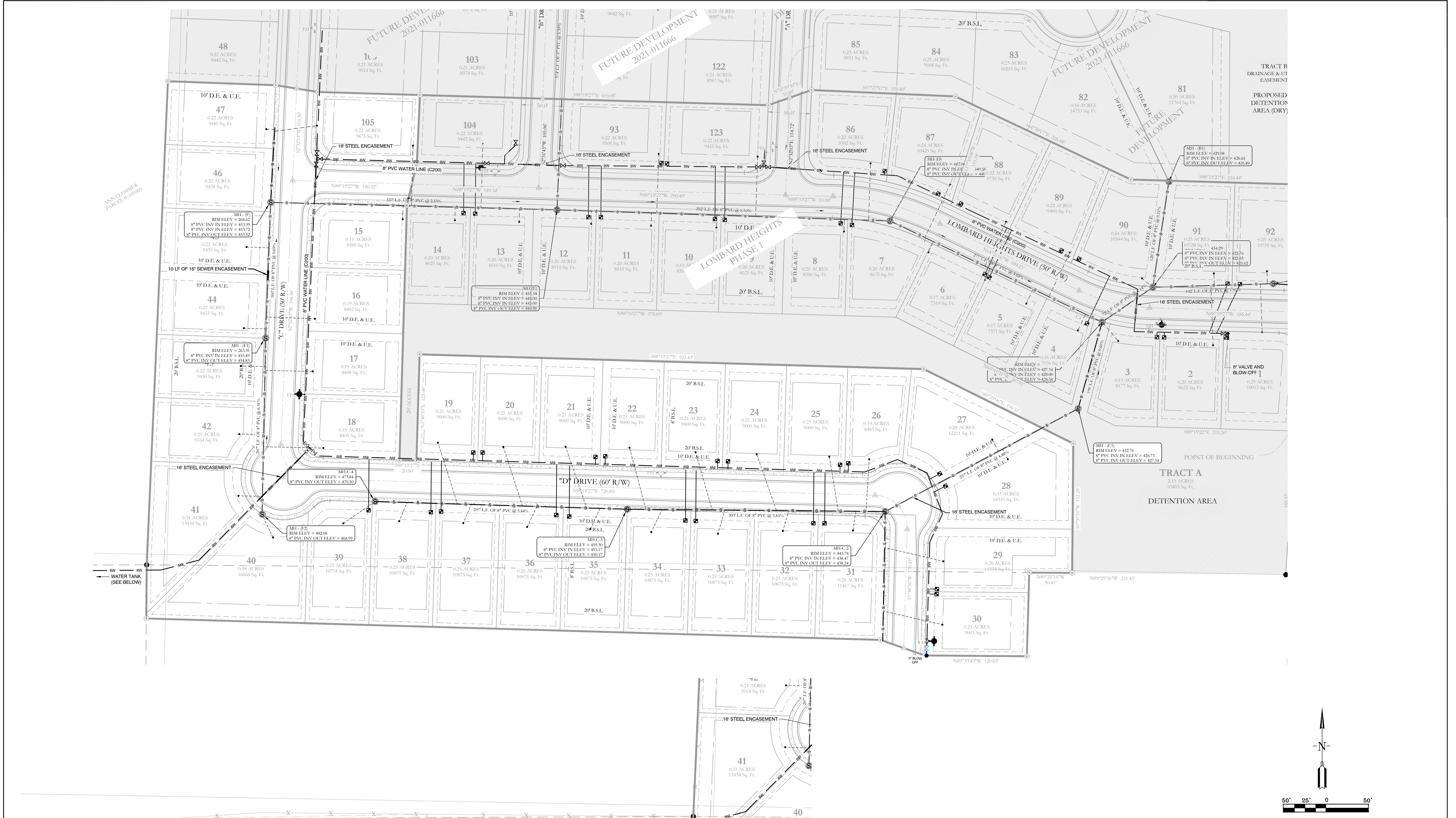
No portion of the property described hereon lies within the 100 year flood plane, according to the Flood Insurance Rate Map, panel # _____, dated: 06/05/2020.

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:
SOUTHERN GENERAL CONTRACTORS

FINAL PLAT
LOMBARD HEIGHTS, PHASE 2
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 07/26/2023	C.A.D. BY: BJOHNSON	DRAWING NUMBER: 20-1388
REVISED: 08/21/2023	CHECKED BY:	SCALE: 1"=50'
500	01S	14W
0	9	210
62	1762	



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:
LOMBARD HEIGHTS

WATER & SEWER AS-BUILTS
LOMBARD HEIGHTS, PHASE 2
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 07/27/2023 C.A.D. BY: B. JOHNSON DRAWING NUMBER:
REVISIONS: SHEET: 20-1388
500 01S 14W 16 201 62 128

**MAINTENANCE
BOND**

United States Fire Insurance Company

Bond No.: 602-200398-6

KNOWN ALL BY THESE PRESENTS: That we Southern General Contractors, as Principal, and United States Fire Insurance Company, a corporation organized and existing under the Laws of the State of DE, as Surety, are held and firmly bound unto City Of Bryant, as Obligee, in the total sum of Fifty Thousand Dollars U.S. Dollars (50,000) for the payment whereof said Principal and Surety bind themselves, jointly and severally, as provided herein.

WHEREAS, the Principal entered into a contract with the Obligee dated 8-14-2023 for Streets Lombard HeightS Phase 2 & 3 ("Work").

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the Principal shall maintain and remedy said Work free from defects in materials and workmanship for a period of 1 year(s) commencing on 8-14-2023 (the "Maintenance Period"), then this obligation shall be void; otherwise it shall remain in full force and effect.

PROVIDED, HOWEVER, that any suit under this bond shall be commenced no later than one (1) year from the expiration date of the Maintenance Period; provided, however, that if this limitation is prohibited by any law controlling the construction hereof, such limitation shall be deemed to be amended so as to be equal to the minimum period of limitation permitted by such law, and said period of limitation shall be deemed to have accrued and shall commence to run on the expiration date of the Maintenance Period.

SIGNED this 12 day of July, 2023.

Southern General Contractors
(Principal)

By: [Signature]

United States Fire Insurance Company

By: [Signature]
Neil Simpson, Attorney-in-Fact

**POWER OF ATTORNEY
UNITED STATES FIRE INSURANCE COMPANY
PRINCIPAL OFFICE - MORRISTOWN, NEW JERSEY**

07080

KNOW ALL MEN BY THESE PRESENTS: That United States Fire Insurance Company, a corporation duly organized and existing under the laws of the state of Delaware, has made, constituted and appointed, and does hereby make, constitute and appoint:

Neil Simpson, Kathy Richardson

each, its true and lawful Attorney(s)-In-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver: Any and all bonds and undertakings of surety and other documents that the ordinary course of surety business may require, and to bind United States Fire Insurance Company thereby as fully and to the same extent as if such bonds or undertakings had been duly executed and acknowledged by the regularly elected officers of United States Fire Insurance Company at its principal office, in amounts or penalties not exceeding: **Seven Million, Five Hundred Thousand Dollars (\$7,500,000)**.

This Power of Attorney limits the act of those named therein to the bonds and undertakings specifically named therein, and they have no authority to bind United States Fire Insurance Company except in the manner and to the extent therein stated.

This Power of Attorney is granted pursuant to Article IV of the By-Laws of United States Fire Insurance Company as now in full force and effect, and consistent with Article III thereof, which Articles provide, in pertinent part:

Article IV, Execution of Instruments - Except as the Board of Directors may authorize by resolution, the Chairman of the Board, President, any Vice-President, any Assistant Vice President, the Secretary, or any Assistant Secretary shall have power on behalf of the Corporation:

- (a) to execute, affix the corporate seal manually or by facsimile to, acknowledge, verify and deliver any contracts, obligations, instruments and documents whatsoever in connection with its business including, without limiting the foregoing, any bonds, guarantees, undertakings, recognizances, powers of attorney or revocations of any powers of attorney, stipulations, policies of insurance, deeds, leases, mortgages, releases, satisfactions and agency agreements;
- (b) to appoint, in writing, one or more persons for any or all of the purposes mentioned in the preceding paragraph (a), including affixing the seal of the Corporation.

Article III, Officers, Section 3.11, Facsimile Signatures. The signature of any officer authorized by the Corporation to sign any bonds, guarantees, undertakings, recognizances, stipulations, powers of attorney or revocations of any powers of attorney and policies of insurance issued by the Corporation may be printed, facsimile, lithographed or otherwise produced. In addition, if and as authorized by the Board of Directors, dividend warrants or checks, or other numerous instruments similar to one another in form, may be signed by the facsimile signature or signatures, lithographed or otherwise produced, of such officer or officers of the Corporation as from time to time may be authorized to sign such instruments on behalf of the Corporation. The Corporation may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Corporation, notwithstanding the fact that he may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, United States Fire Insurance Company has caused these presents to be signed and attested by its appropriate officer and its corporate seal hereunto affixed this 28th day of September, 2021.

UNITED STATES FIRE INSURANCE COMPANY



Matthew E. Lubin

Matthew E. Lubin, President

State of New Jersey }
County of Morris }

On this 28th day of September, 2021, before me, a Notary public of the State of New Jersey, came the above named officer of United States Fire Insurance Company, to me personally known to be the individual and officer described herein, and acknowledged that he executed the foregoing instrument and affixed the seal of United States Fire Insurance Company thereto by the authority of his office.



Melissa H. D'Alessio

Melissa H. D'Alessio (Notary Public)

I, the undersigned officer of United States Fire Insurance Company, a Delaware corporation, do hereby certify that the original Power of Attorney of which the foregoing is a full, true and correct copy is still in force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of United States Fire Insurance Company on the 23 day of JULY 20 21

UNITED STATES FIRE INSURANCE COMPANY



Michael C. Fay

Michael C. Fay, Senior Vice President

**MAINTENANCE
BOND**

United States Fire Insurance Company

Bond No.: 602-200396-8

KNOWN ALL BY THESE PRESENTS: That we Southern General Contractors, LLC, as Principal, and United States Fire Insurance Company, a corporation organized and existing under the Laws of the State of DE, as Surety, are held and firmly bound unto City Of Bryant Water/sewer, as Obligee, in the total sum of fifty thousand dollars U.S. Dollars (50,000) for the payment whereof said Principal and Surety bind themselves, jointly and severally, as provided herein.

WHEREAS, the Principal entered into a contract with the Obligee dated 08-14-2023 for Lombard Height Phase 2&3 Sanitary Water and Sewer Infrastructure Bond (Lombard Road Bryant, AR) ("Work").

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the Principal shall maintain and remedy said Work free from defects in materials and workmanship for a period of 2 year(s) commencing on 08-14-2023 (the "Maintenance Period"), then this obligation shall be void; otherwise it shall remain in full force and effect.

PROVIDED, HOWEVER, that any suit under this bond shall be commenced no later than one (1) year from the expiration date of the Maintenance Period; provided, however, that if this limitation is prohibited by any law controlling the construction hereof, such limitation shall be deemed to be amended so as to be equal to the minimum period of limitation permitted by such law, and said period of limitation shall be deemed to have accrued and shall commence to run on the expiration date of the Maintenance Period.

SIGNED this 12 day of July, 2023.

Southern General Contractors
(Principal)

By: [Signature]

United States Fire Insurance Company

By: [Signature]
Neil Simpson, Attorney-in-Fact

**POWER OF ATTORNEY
UNITED STATES FIRE INSURANCE COMPANY
PRINCIPAL OFFICE - MORRISTOWN, NEW JERSEY**

07080

KNOW ALL MEN BY THESE PRESENTS: That United States Fire Insurance Company, a corporation duly organized and existing under the laws of the state of Delaware, has made, constituted and appointed, and does hereby make, constitute and appoint:

Neil Simpson, Kathy Richardson

each, its true and lawful Attorney(s)-In-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver: Any and all bonds and undertakings of surety and other documents that the ordinary course of surety business may require, and to bind United States Fire Insurance Company thereby as fully and to the same extent as if such bonds or undertakings had been duly executed and acknowledged by the regularly elected officers of United States Fire Insurance Company at its principal office, in amounts or penalties not exceeding: **Seven Million, Five Hundred Thousand Dollars (\$7,500,000).**

This Power of Attorney limits the act of those named therein to the bonds and undertakings specifically named therein, and they have no authority to bind United States Fire Insurance Company except in the manner and to the extent therein stated.

This Power of Attorney is granted pursuant to Article IV of the By-Laws of United States Fire Insurance Company as now in full force and effect, and consistent with Article III thereof, which Articles provide, in pertinent part:

Article IV, Execution of Instruments - Except as the Board of Directors may authorize by resolution, the Chairman of the Board, President, any Vice-President, any Assistant Vice President, the Secretary, or any Assistant Secretary shall have power on behalf of the Corporation:

(a) to execute, affix the corporate seal manually or by facsimile to, acknowledge, verify and deliver any contracts, obligations, instruments and documents whatsoever in connection with its business including, without limiting the foregoing, any bonds, guarantees, undertakings, recognizances, powers of attorney or revocations of any powers of attorney, stipulations, policies of insurance, deeds, leases, mortgages, releases, satisfactions and agency agreements;

(b) to appoint, in writing, one or more persons for any or all of the purposes mentioned in the preceding paragraph (a), including affixing the seal of the Corporation.

Article III, Officers, Section 3.11, Facsimile Signatures. The signature of any officer authorized by the Corporation to sign any bonds, guarantees, undertakings, recognizances, stipulations, powers of attorney or revocations of any powers of attorney and policies of insurance issued by the Corporation may be printed, facsimile, lithographed or otherwise produced. In addition, if and as authorized by the Board of Directors, dividend warrants or checks, or other numerous instruments similar to one another in form, may be signed by the facsimile signature or signatures, lithographed or otherwise produced, of such officer or officers of the Corporation as from time to time may be authorized to sign such instruments on behalf of the Corporation. The Corporation may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Corporation, notwithstanding the fact that he may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, United States Fire Insurance Company has caused these presents to be signed and attested by its appropriate officer and its corporate seal hereunto affixed this 28th day of September, 2021.

UNITED STATES FIRE INSURANCE COMPANY



Matthew E. Lubin

Matthew E. Lubin, President

State of New Jersey }
County of Morris }

On this 28th day of September, 2021, before me, a Notary public of the State of New Jersey, came the above named officer of United States Fire Insurance Company, to me personally known to be the individual and officer described herein, and acknowledged that he executed the foregoing instrument and affixed the seal of United States Fire Insurance Company thereto by the authority of his office.



Melissa H. D'Alessio
Melissa H. D'Alessio (Notary Public)

I, the undersigned officer of United States Fire Insurance Company, a Delaware corporation, do hereby certify that the original Power of Attorney of which the foregoing is a full, true and correct copy is still in force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of United States Fire Insurance Company on the 11 day of JULY 20 23

UNITED STATES FIRE INSURANCE COMPANY



Michael C. Fay

Michael C. Fay, Senior Vice President

**MAINTENANCE
BOND**

United States Fire Insurance Company

Bond No.: 602-200397-7

KNOWN ALL BY THESE PRESENTS: That we Southern General Contractors, LLC, as Principal, and United States Fire Insurance Company, a corporation organized and existing under the Laws of the State of DE, as Surety, are held and firmly bound unto City Of Bryant Stormwater, as Obligee, in the total sum of one hundred six thousand seven hundred twenty dollars U.S. Dollars (106,720) for the payment whereof said Principal and Surety bind themselves, jointly and severally, as provided herein.

WHEREAS, the Principal entered into a contract with the Obligee dated 08-14-2023 for Lombard Height Phase 2&3 stormwater infrastructure system (Lombard Road Brvant, AR) ("Work").

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the Principal shall maintain and remedy said Work free from defects in materials and workmanship for a period of 1 year(s) commencing on 08-14-2023 (the "Maintenance Period"), then this obligation shall be void; otherwise it shall remain in full force and effect.

PROVIDED, HOWEVER, that any suit under this bond shall be commenced no later than one (1) year from the expiration date of the Maintenance Period; provided, however, that if this limitation is prohibited by any law controlling the construction hereof, such limitation shall be deemed to be amended so as to be equal to the minimum period of limitation permitted by such law, and said period of limitation shall be deemed to have accrued and shall commence to run on the expiration date of the Maintenance Period.

SIGNED this 12 day of July, 2023.

Southern General Contractors
(Principal)

By: [Signature]

United States Fire Insurance Company

By: [Signature]
Neil Simpson, Attorney-in-Fact

**POWER OF ATTORNEY
UNITED STATES FIRE INSURANCE COMPANY
PRINCIPAL OFFICE - MORRISTOWN, NEW JERSEY**

07080

KNOW ALL MEN BY THESE PRESENTS: That United States Fire Insurance Company, a corporation duly organized and existing under the laws of the state of Delaware, has made, constituted and appointed, and does hereby make, constitute and appoint:

Neil Simpson, Kathy Richardson

each, its true and lawful Attorney(s)-In-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver: Any and all bonds and undertakings of surety and other documents that the ordinary course of surety business may require, and to bind United States Fire Insurance Company thereby as fully and to the same extent as if such bonds or undertakings had been duly executed and acknowledged by the regularly elected officers of United States Fire Insurance Company at its principal office, in amounts or penalties not exceeding: **Seven Million, Five Hundred Thousand Dollars (\$7,500,000)**.

This Power of Attorney limits the act of those named therein to the bonds and undertakings specifically named therein, and they have no authority to bind United States Fire Insurance Company except in the manner and to the extent therein stated.

This Power of Attorney is granted pursuant to Article IV of the By-Laws of United States Fire Insurance Company as now in full force and effect, and consistent with Article III thereof, which Articles provide, in pertinent part:

Article IV, Execution of Instruments - Except as the Board of Directors may authorize by resolution, the Chairman of the Board, President, any Vice-President, any Assistant Vice President, the Secretary, or any Assistant Secretary shall have power on behalf of the Corporation:

(a) to execute, affix the corporate seal manually or by facsimile to, acknowledge, verify and deliver any contracts, obligations, instruments and documents whatsoever in connection with its business including, without limiting the foregoing, any bonds, guarantees, undertakings, recognizances, powers of attorney or revocations of any powers of attorney, stipulations, policies of insurance, deeds, leases, mortgages, releases, satisfactions and agency agreements;

(b) to appoint, in writing, one or more persons for any or all of the purposes mentioned in the preceding paragraph (a), including affixing the seal of the Corporation.

Article III, Officers, Section 3.11, Facsimile Signatures. The signature of any officer authorized by the Corporation to sign any bonds, guarantees, undertakings, recognizances, stipulations, powers of attorney or revocations of any powers of attorney and policies of insurance issued by the Corporation may be printed, facsimile, lithographed or otherwise produced. In addition, if and as authorized by the Board of Directors, dividend warrants or checks, or other numerous instruments similar to one another in form, may be signed by the facsimile signature or signatures, lithographed or otherwise produced, of such officer or officers of the Corporation as from time to time may be authorized to sign such instruments on behalf of the Corporation. The Corporation may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Corporation, notwithstanding the fact that he may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, United States Fire Insurance Company has caused these presents to be signed and attested by its appropriate officer and its corporate seal hereunto affixed this 28th day of September, 2021.

UNITED STATES FIRE INSURANCE COMPANY

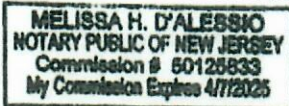


Matthew E. Lubin, President



State of New Jersey }
County of Morris }

On this 28th day of September, 2021, before me, a Notary public of the State of New Jersey, came the above named officer of United States Fire Insurance Company, to me personally known to be the individual and officer described herein, and acknowledged that he executed the foregoing instrument and affixed the seal of United States Fire Insurance Company thereto by the authority of his office.

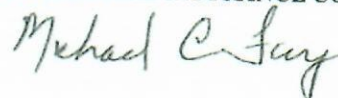


Melissa H. D'Alessio (Notary Public)

I, the undersigned officer of United States Fire Insurance Company, a Delaware corporation, do hereby certify that the original Power of Attorney of which the foregoing is a full, true and correct copy is still in force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of United States Fire Insurance Company on the 11 day of JULY 2023

UNITED STATES FIRE INSURANCE COMPANY



Michael C. Fay, Senior Vice President



Invoice from West Rock Products

[Download PDF](#)

West Rock Products

2480 Holly Ridge Cove
Benton, AR 72019
UNITED STATES

Invoice #1580
Issued : Jul 18, 2023
Due : Jul 18, 2023

Amount due: \$463.08

\$463.08

▲ DUE

Select payment method:

paypal



PayPal

You understand that your data will be subject to the PayPal Privacy Statement.

westrockproducts@gmail.com

Bill to

Chris King
Jody Petty Homes
chris@jodypettyhomes.com
Phone: +1 501-831-1448

Don't recognize this invoice?

[Report this invoice](#)

If you don't recognize this invoice, report it. PayPal would never use an invoice or a money request to ask you for your account credentials.

Items

9x42 DG 2 Sided Sign 1 x \$86.10 Saline County (6.875%) Lombard Hts.	\$86.10
9x36 DG 2 Sided Sign 1 x \$73.80 Saline County (6.875%) Midway Ave	\$73.80
30x30 DG 1 Sided Sign 1 x \$95.00 Saline County (6.875%) Stop Sign	\$95.00
12 in post topper 1 x \$21.96 Saline County (6.875%)	\$21.96
8 ft U Channel Post 1 x \$56.43 Saline County (6.875%) Post & Hardware	\$56.43
Install 1 x \$100.00 Saline County (6.875%) Install all	\$100.00

Subtotal	\$433.29
Tax (Saline County 6.875%)	\$29.79
Total	\$463.08

Feedback

Comment Responses for Self-Storage I-30

Public Works

Comment no.1- Further Discussion of Site Plan and Stormwater will be required

Response- Site Plan and Stormwater Plan will be discussed in the next meeting.

Comment no.2- Will require full set of plans

Response- Full set of plans have been provided.

Engineering

Comment no.1- Provide drainage calculations for the 2-,5-,10-,25-,50-, & 100-year rainfall events

Response- Drainage calculations for the 2-,5-,10-,25-,50-, & 100-year rainfall events have been provided. Check C.3 for drainage plans and calculations.

Comment no.2- Provide drainage designs for the 2-,5-,10-,25-,50-, & 100-year rainfall events.

Response- Drainage designs for the 2-,5-,10-,25-,50-, & 100-year rainfall events have been provided. Check C.3 for drainage plans and calculations.

Comment no.3- Provide information about delineated wetlands.

Response- Delineated wetlands info has been provided.

Comment no.4- Provide utility plans. Or verify that presented utilities area all that site is required.

Response- Utility Plans have been provided.

Comment no.5- Provide Project Phasing on Site Plan. **PROVIDED**

Planning

Comment no.1- Gate Location and distance from road?

Response- Gate location has been provided (45' from I-30 Frontage Road).

Comment no.2- What will the building facades be? (Commercial Design Standards)

Response- Steel Façade will be provided for the buildings.

Comment no.3- Residential Buffer Approval at Planning Commission

Response- Residential Buffer has been approved.

Comment no.4- Landscaping?

Response- Landscaping Plan has been provided.

Comment no.5- Application fees need to be paid. (Stormwater Detention plan review fee, and CUP Application fee that was never paid)

Response- Applications Fees will be paid.

Comment no.6- Plat?

Response- Plat will be provided in the next meeting.

Fire

Comment no.1- The gate and buildings shall be equipped with Knox Box hardware for FD access.

Response- Knox Box hardware for FD access has been provided.

PROJECT TITLE

I-30 SELF STORAGE

PROJECT PROPERTY OWNER

STUART FINLEY

PROJECT LOCATION

25300 I-30 North, Bryant, AR

PROJECT DESCRIPTION

The proposed self-storage facility development is located on High-way I-30 in the city of Bryant, Arkansas. The total development area for the first phase is 3.62 acres.

DRAINAGE ANALYSIS

On Site Drainage- Rational method was used to determine the existing and proposed flows from proposed site. Detailed drainage calculations considering the future expected development have been conducted. Summary of the calculations are below:

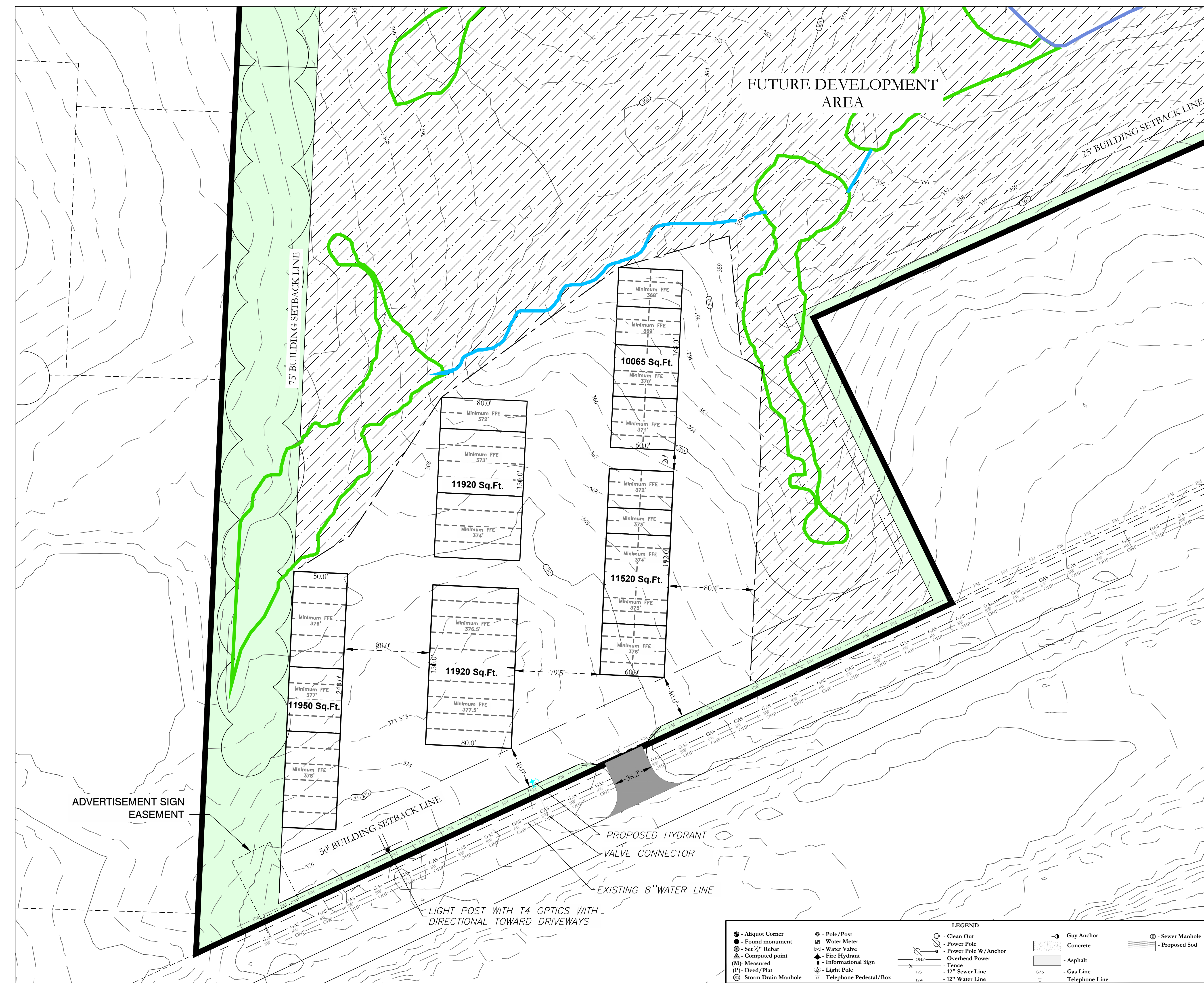
- Pre-development area: 8.80 acres.
- Post-development area: 7.65 acres.
- Pre-development runoff coefficient: 0.47.
- Post-development runoff coefficient: 0.70.

Peak flows for Pre and post development phase of onsite area have been tabulated below-

	Pre-Development	Post-Development
	Peak Flow (cfs)	Peak Flow (cfs)
2-Year	15.27	23.75
10-Year	20.02	30.52
25-Year	23.00	34.89
50-Year	26.23	39.69
100-Year	27.94	42.09

CONCLUSION

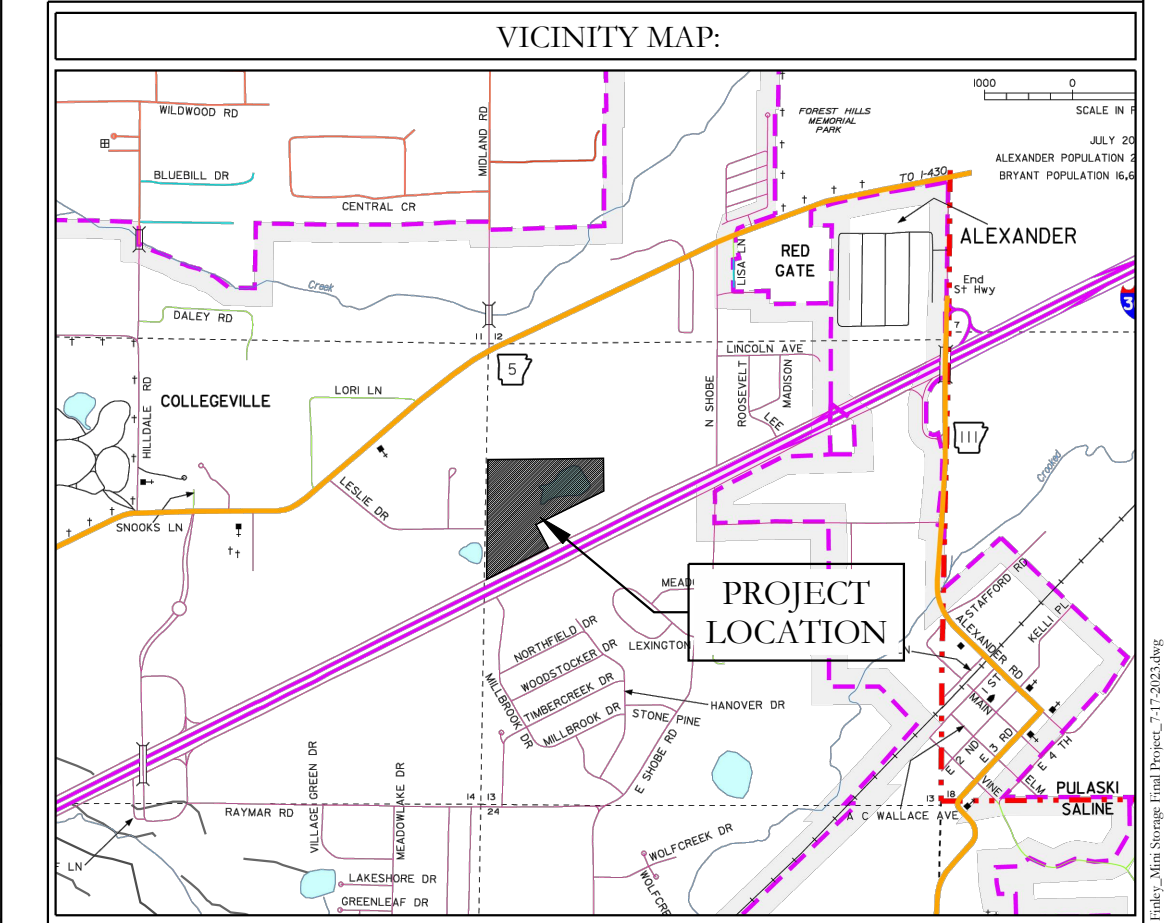
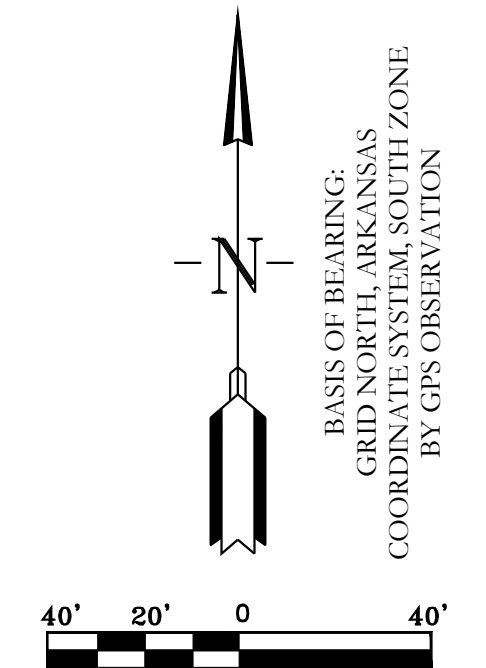
The onsite drainage calculation for pre and post condition has been provided.



FUTURE DEVELOPMENT
AREA

SITE DATA	
TOTAL SITE AREA	3.97 ACRES
TOTAL DEVELOPMENT AREA	3.97 ACRES
GROSS BUILDING AREA	TOTAL BUILDING AREA 18880/SF
BUILDING HEIGHTS	20'
BUILDING COVERAGE PERCENTAGE	58830/172879=0.3403=34.03%
BUSINESS TYPE	MINI STORAGE
WATER	CITY OF BRYANT

CIVIL ENGINEER
HOPE CONSULTING INC
129 N. MAIN STREET
BENTON, AR 72015
CONTACT: KAZI TAMZIDUL ISLAM
PHONE: 504-315-2626
EMAIL: kazi@hopeconsulting.com



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:
STUART FINLEY
I-30 SELF STORAGE
SITE PLAN
BRYANT, SALINE COUNTY, ARKANSAS

DATE: 07-26-2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:	CHECKED BY:	22-0800
SHEET: C-1.0	SCALE: 1" = 40'	
500	01S	14W 0 21 300 62 1762

LEGEND			
● - Aliquot Corner	○ - Pole/Post	○ - Clean Out	○ - Guy Anchor
● - Found monument	⊠ - Water Meter	○ - Power Pole	○ - Concrete
○ - Set 1/2" Rebar	⊠ - Water Valve	○ - Power Pole W/Anchor	○ - Asphalt
△ - Computed point	⊠ - Fire Hydrant	○ - Overhead Power	○ - Proposed Sod
(M) - Measured	⊠ - Informational Sign	○ - Fence	
(P) - Deed/Plat	⊠ - Light Pole	○ - 12S - 12" Sewer Line	
⊠ - Storm Drain Manhole	⊠ - Telephone Pedestal/Box	○ - 12W - 12" Water Line	
		○ - Gas	○ - Gas Line
		○ - T	○ - Telephone Line

FUTURE DEVELOPMENT
AREA

25' BUILDING SETBACK

75' BUILDING SETBACK LINE

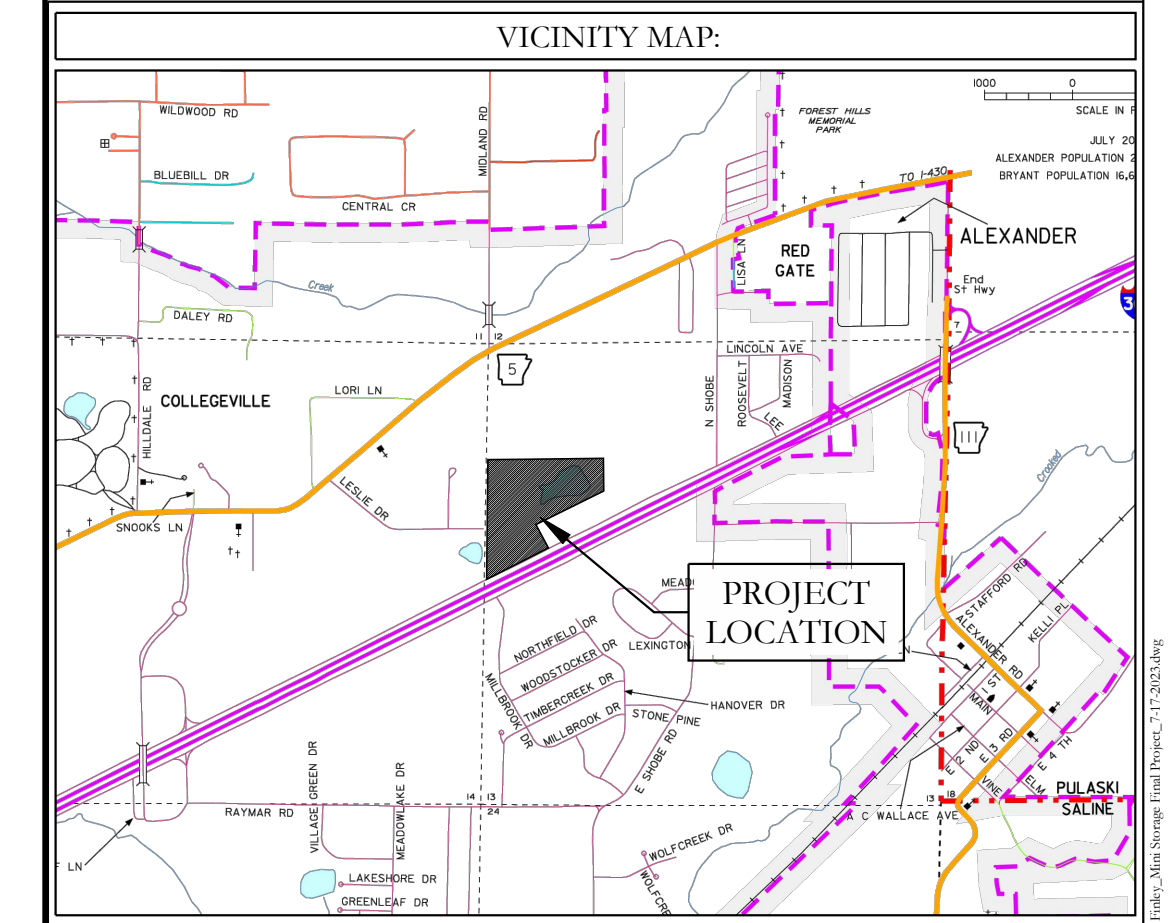
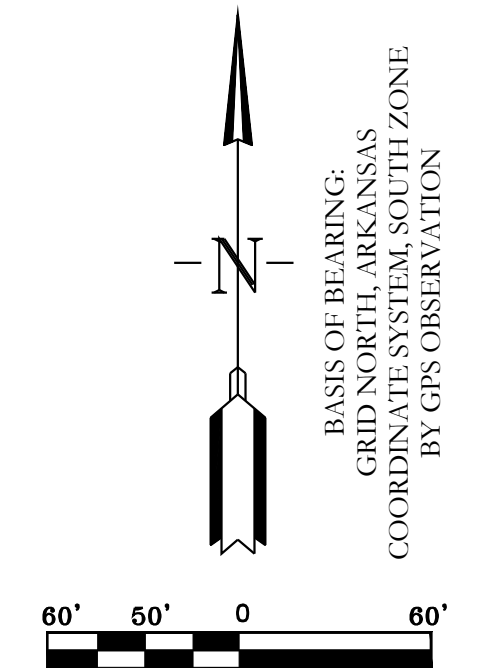
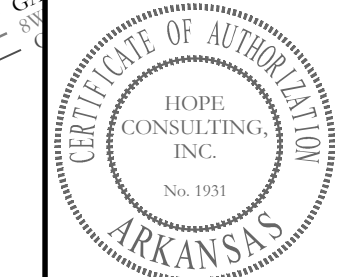
ADVERTISEMENT SIGN
EASEMENT

50' BUILDING SETBACK LINE

PROPOSED HYDRANT
VALVE CONNECTOR

EXISTING 8" WATER LINE

LIGHT POST WITH T4 OPTICS WITH
DIRECTIONAL TOWARD DRIVEWAYS



DRAINAGE CALCULATIONS	
PRE-DEVELOPMENT AREA	8.80 ACRES
POST-DEVELOPMENT AREA	7.65 ACRES
PRE-DEVELOPMENT RUN-OFF COEFFICIENT	0.47
POST-DEVELOPMENT RUN-OFF COEFFICIENT	0.70

	Pre-Development Peak Flow (cfs)	Post-Development Peak Flow (cfs)
2-Year	15.27	23.75
10-Year	20.02	30.52
25-Year	23.00	34.89
50-Year	26.23	39.69
100-Year	27.94	42.09

HOPE CONSULTING
ENGINEERS - SURVEYORS

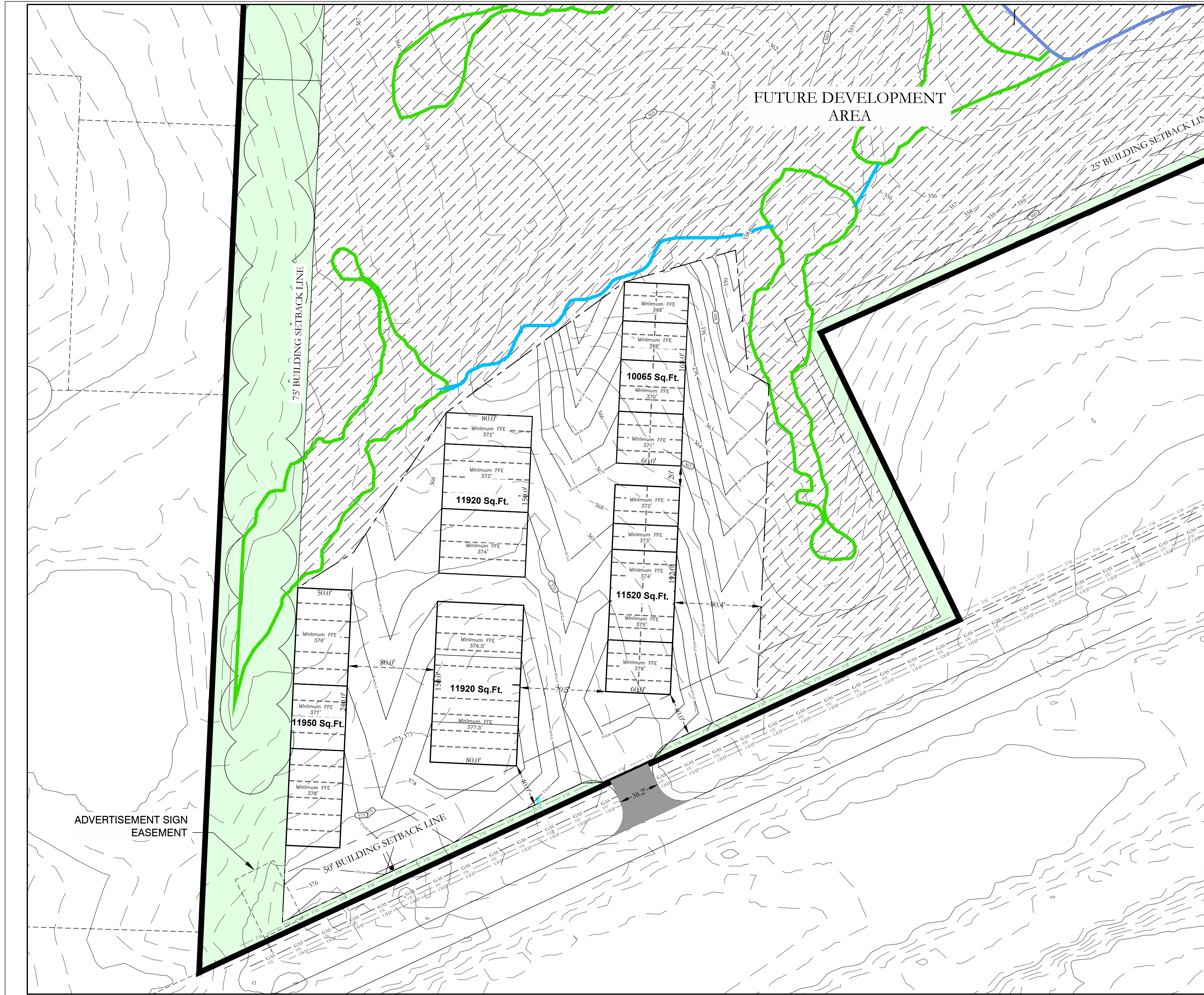
129 N. Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
STUART FINLEY

I-30 SELF STORAGE
DRAINAGE PLAN & CALCULATIONS
BRYANT, SALINE COUNTY, ARKANSAS

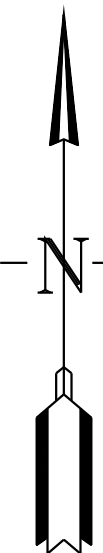
DATE: 07-26-2023	C.A.D. BY: M.G.	DRAWING NUMBER:
REVISIONS:	CHECKED BY:	22-0800
SHEET: C-3.0	SCALE: 1" = 40'	


500	01S	14W	0	21	300	62	1762
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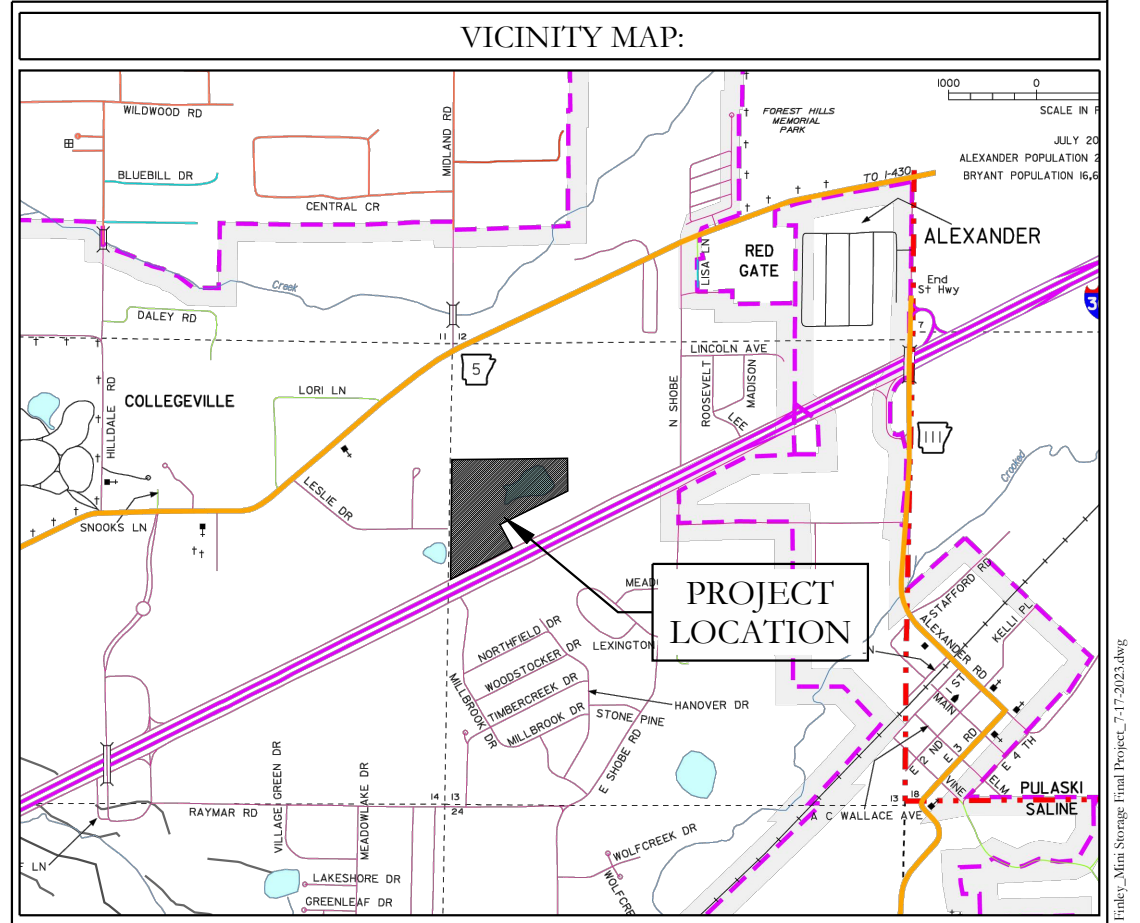


GRADING NOTES:

- * ALL EXISTING CONTOURS ARE LIGHT GRAY LINE
- * ALL PROPOSED CONTOURS ARE THICKER BLACK LINE


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

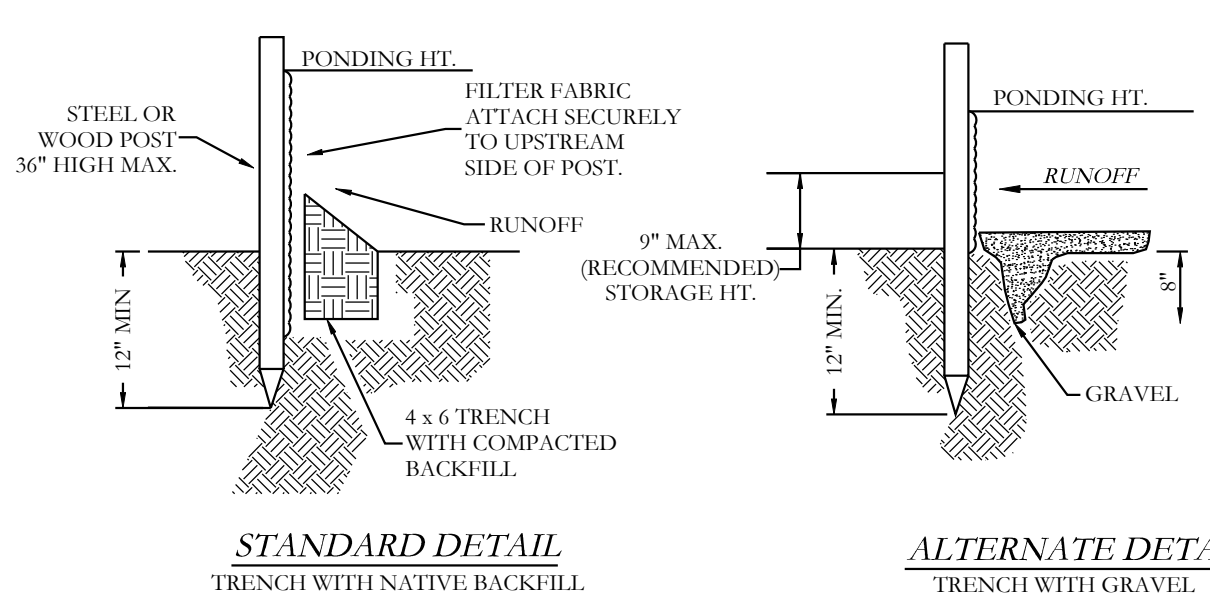
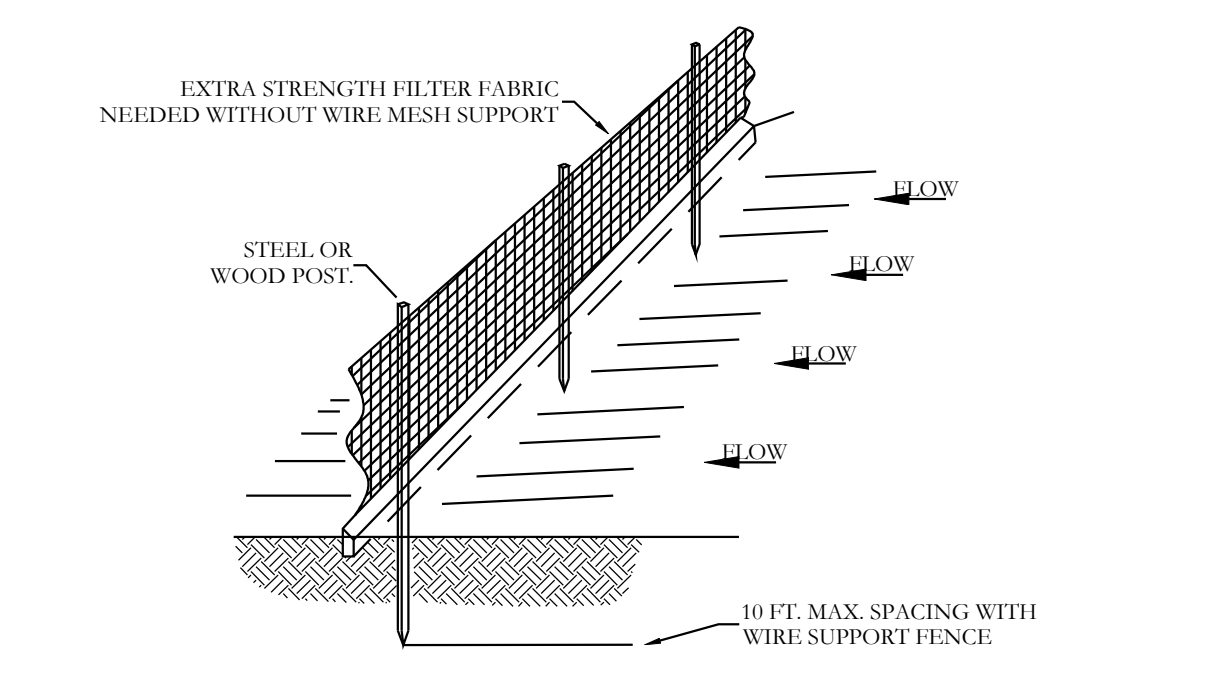




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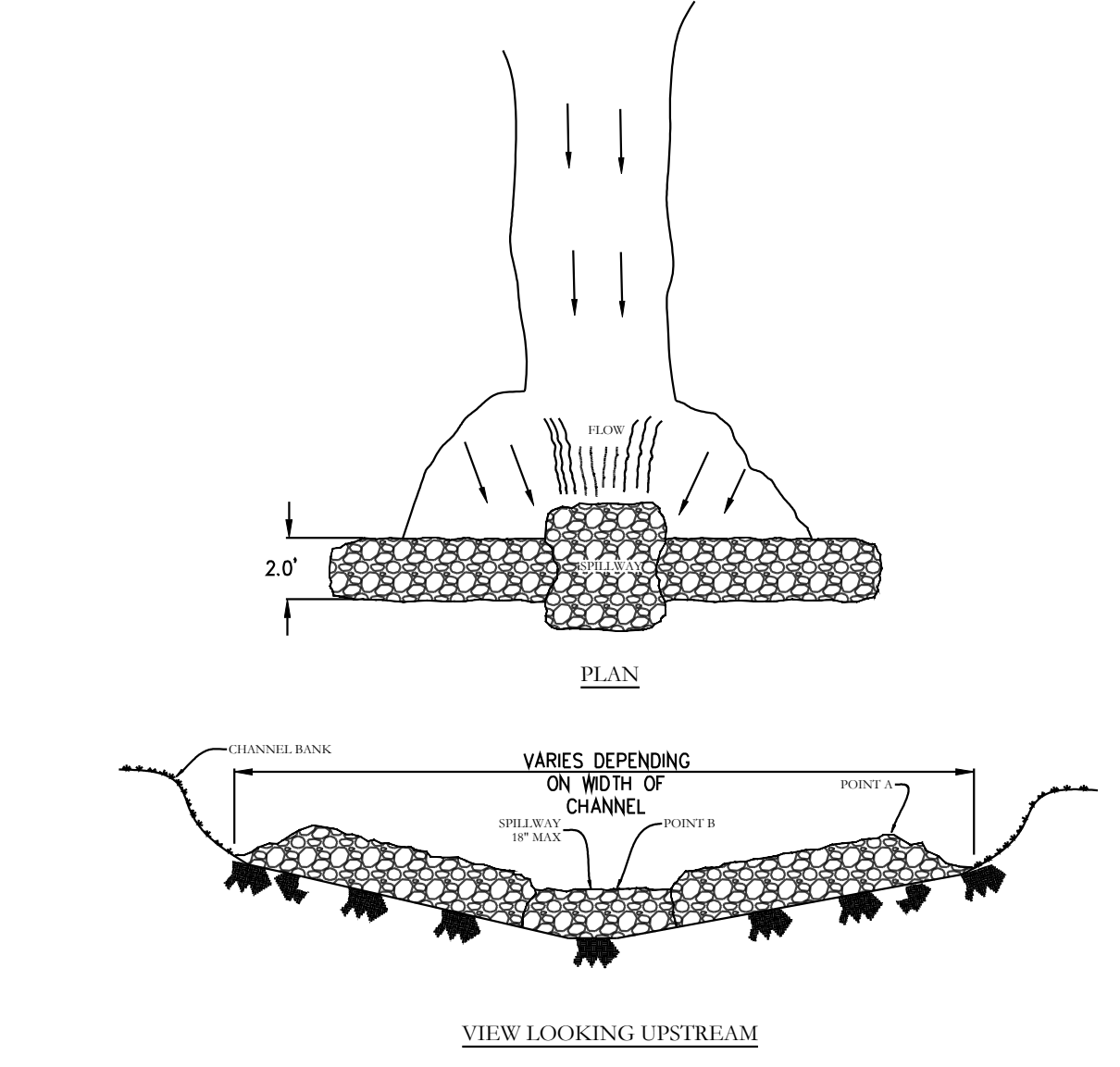
FOR USE AND BENEFIT OF:
STUART FINLEY
I-30 SELF STORAGE
 GRADING PLAN
 BRYANT, SALINE COUNTY, ARKANSAS

DATE:	07-26-2023	C.A.D. BY:		DRAWING NUMBER:	
REVISED:		CHECKED BY:			
SHEET:	C-3.0	SCALE:	1" = 40'		22-0800
500	01S	14W	0 21	300	62 1762



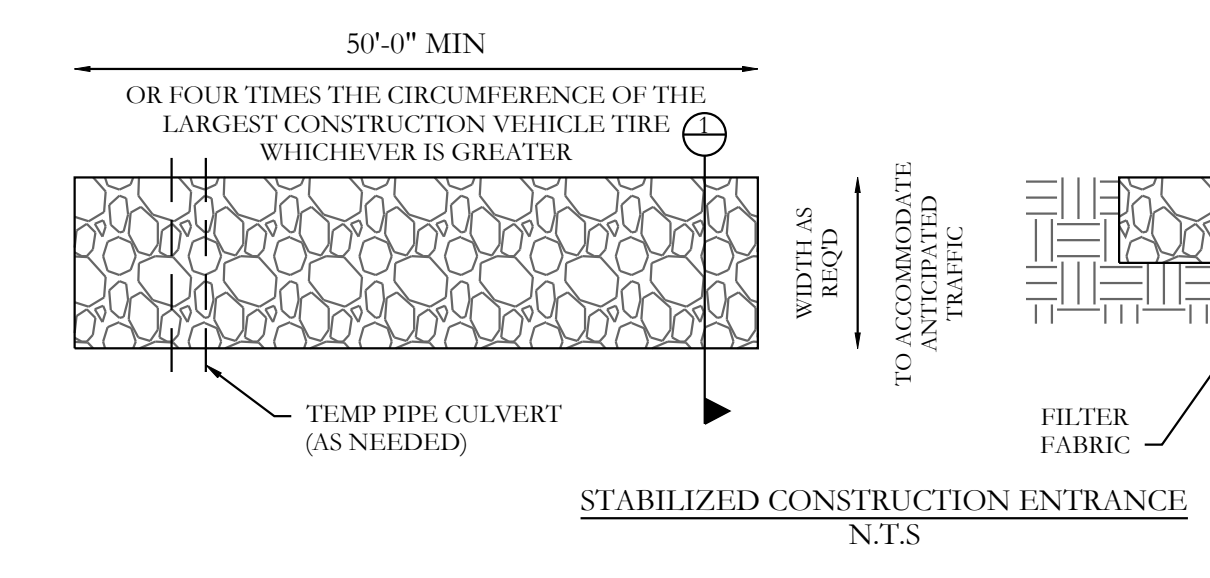
NOTE:
 1) INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
 2) REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
 3) SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

SILT FENCE

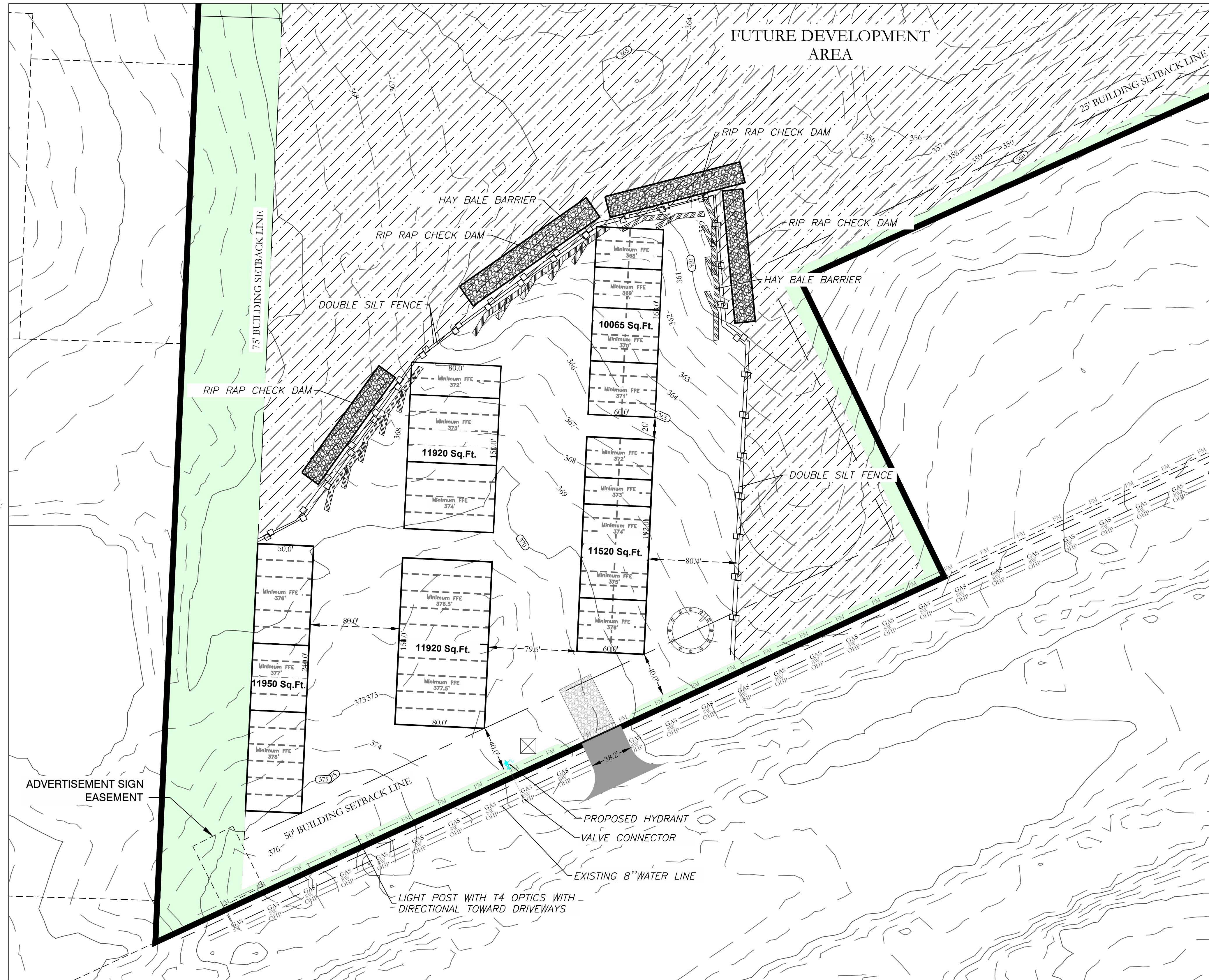


RIP-RAP CHECK DAM

NOTES:
 1) POINT 'A' MUST BE HIGHER THAN POINT 'B' (SPILLWAY HEIGHT).
 2) THE TOP OF DAM SHOULD BE FINISHED WITH RIGID CURBING.
 3) USE STRAW, ROCKS, OR FILTER FABRIC TO FILL ANY GAPS AND TAMP.
 4) CHECKED MATERIAL TO PREVENT BREACH OR FLOW THROUGH DAM.
 5) SPILLWAY HEIGHT SHALL NOT EXCEED 12\"/>



STABILIZED CONSTRUCTION ENTRANCE
N.T.S

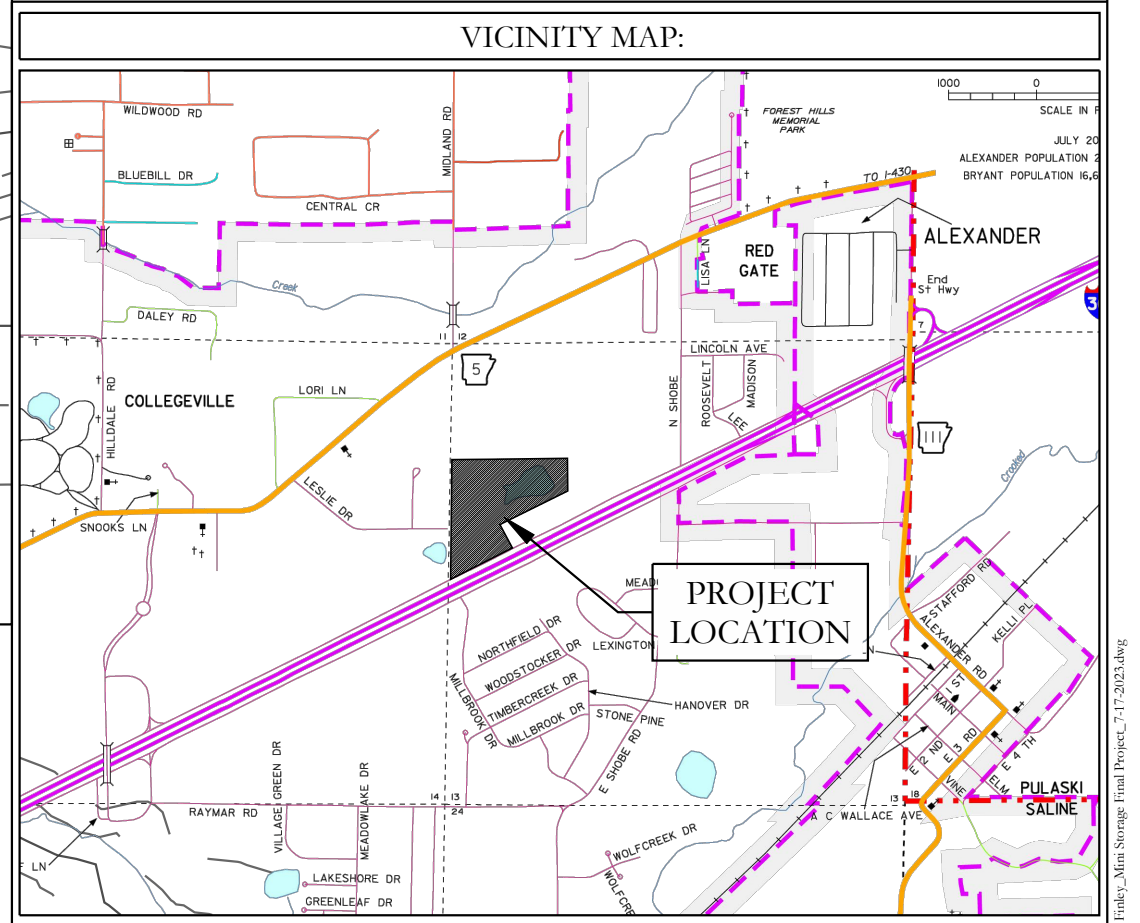
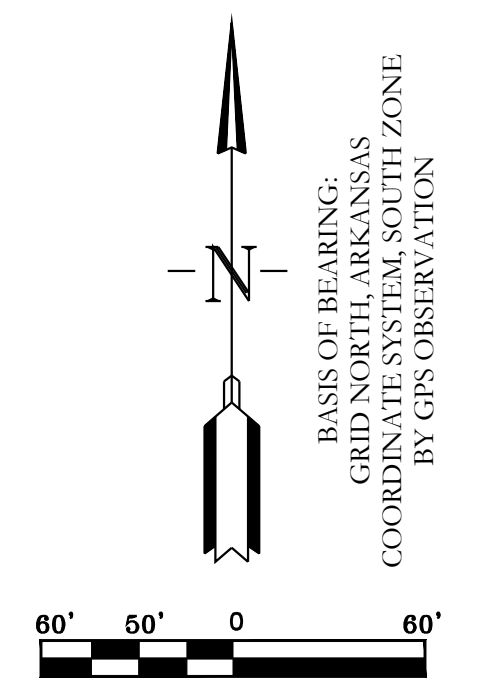
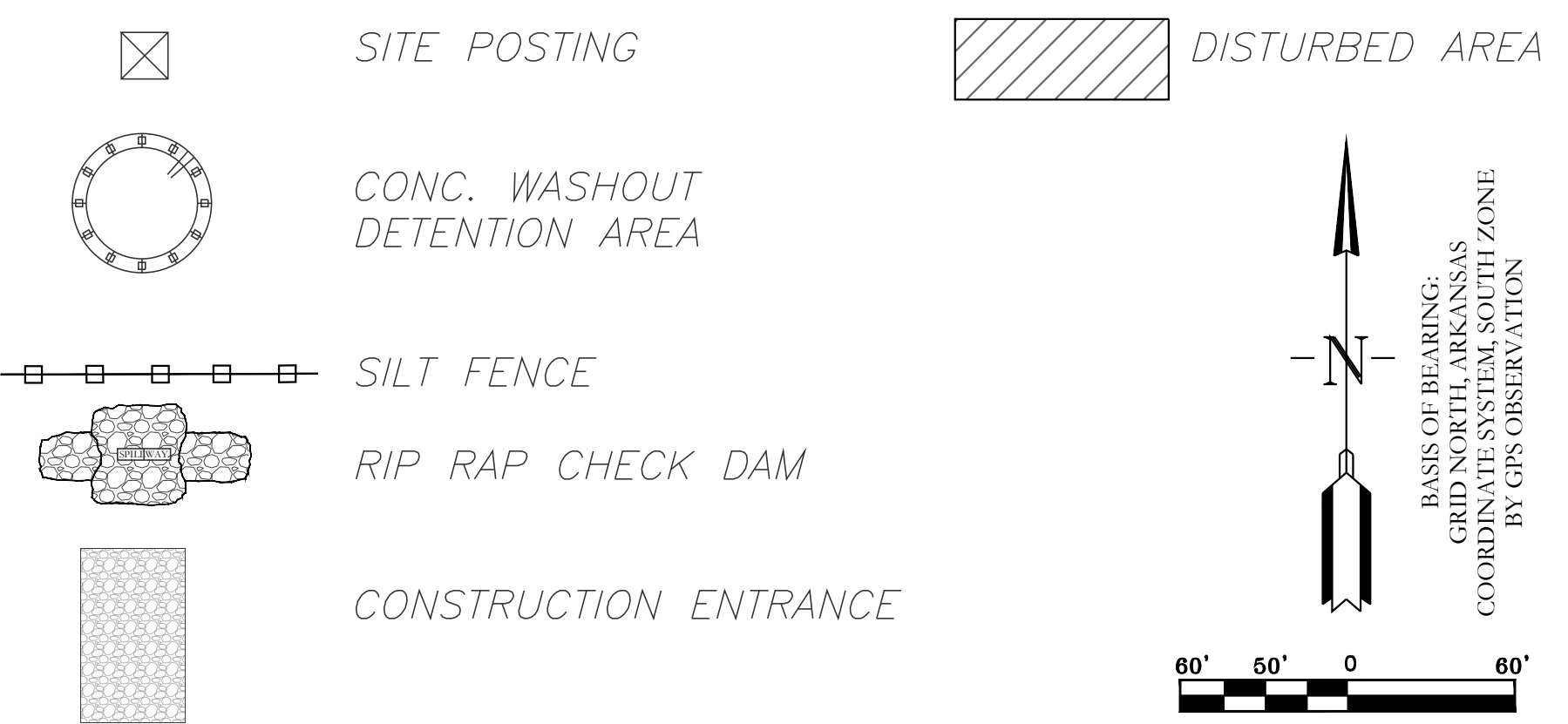


EROSION CONTROL NOTES

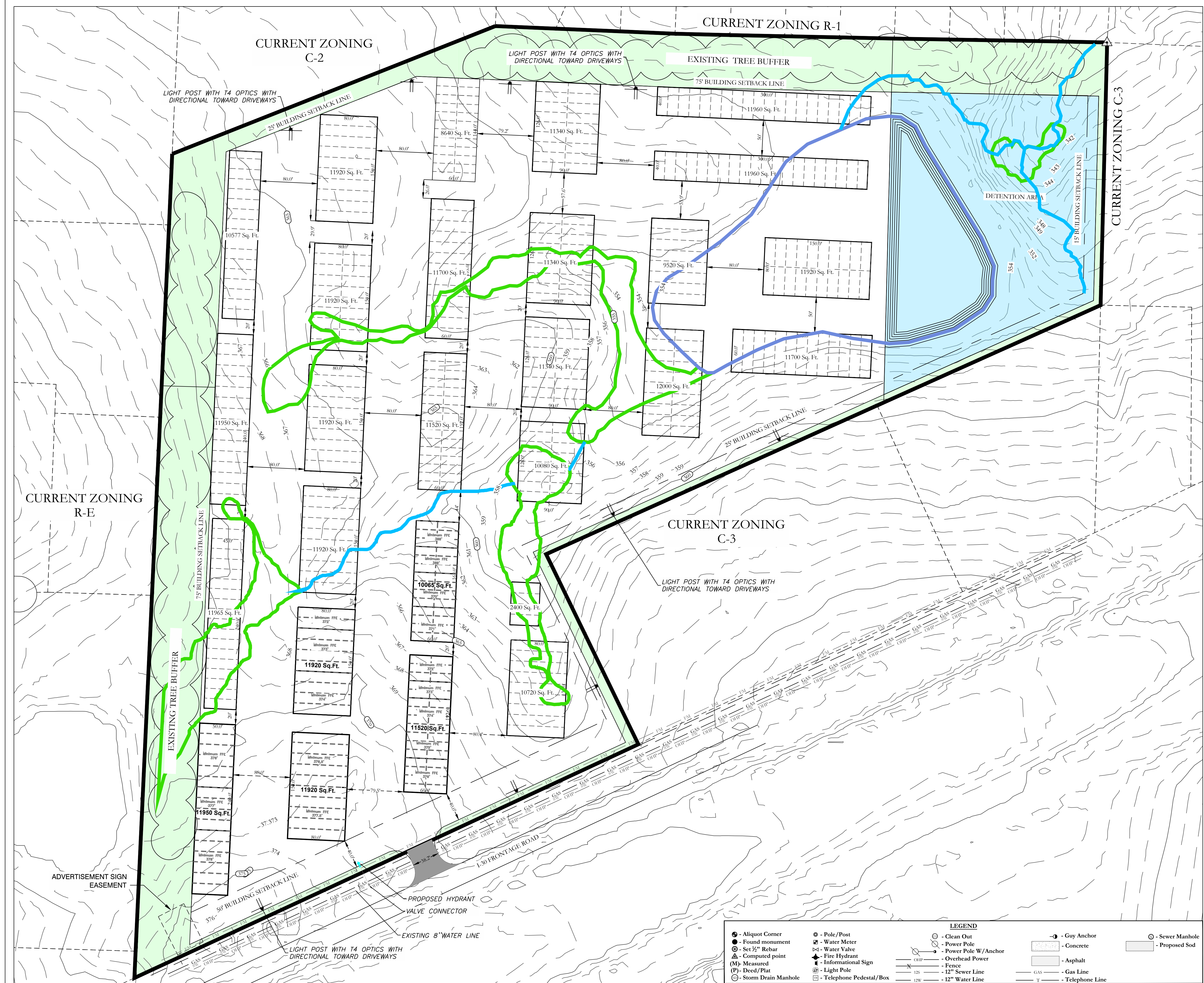
SOD OR SEED DETENTION AREA POST-CONSTRUCTION (IF APPLICABLE)
 MAXIMUM SLOPE OF 3H:1V ON DETENTION POND LEVES
 CONTRACTOR MUST HAVE INLET PROTECTION MEASURES INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF DRAINAGE INLETS/STRUCTURES IS COMPLETE. SEDIMENT BARRIERS SHALL BE MAINTAINED THROUGHOUT AND INSPECTED 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 COMMERCIAL BUILDING BEGINS
 EXISTING VEGETATION WILL ONLY BE REMOVED INSIDE ROW AND WITHIN BUILDING FOOTPRINTS AS THEY ARE CONSTRUCTED. ADDITIONAL SILT FENCING WILL BE ADDED TO INDIVIDUAL LOTS AS COMMERCIAL CONSTRUCTION TAKES PLACE.

CIVIL ENGINEER
 HOPE CONSULTING INC
 129 N. MAIN STREET
 BENTON, AR 72015
 CONTACT: KAZI TAMZIDUL ISLAM
 PHONE: 504-315-2626
 EMAIL: kazi@hopeconsulting.com

ERC LEGEND

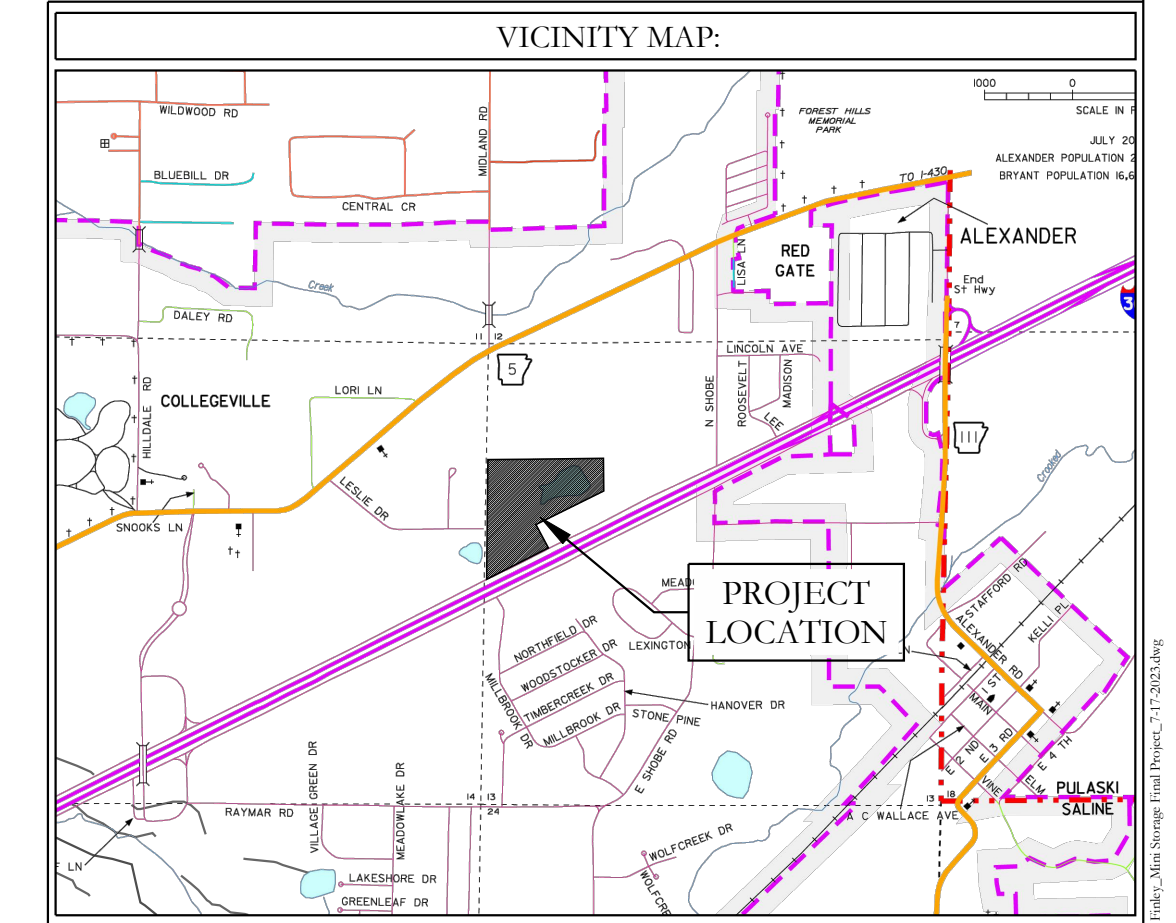
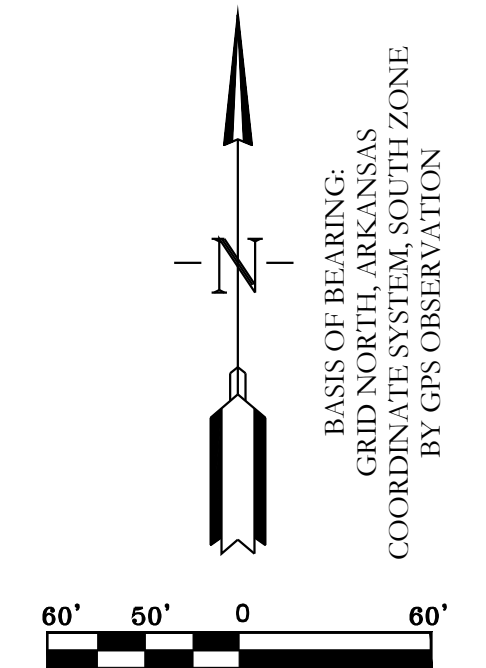


HOPE CONSULTING ENGINEERS - SURVEYORS		129 N. Main Street, Benton, Arkansas 72015 PH. (501)315-2626 FAX (501) 315-0024 www.hopeconsulting.com
FOR USE AND BENEFIT OF: STUART FINLEY		
I-30 SELF STORAGE EROSION CONTROL PLAN BRYANT, SALINE COUNTY, ARKANSAS		
DATE: 07-26-2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:	CHECKED BY:	22-0800
SHEET: C-7.0	SCALE: 1" = 50'	
500	01S	14W 0 21 300 62 1762



SITE DATA	
TOTAL SITE AREA	24 ACRES
TOTAL DEVELOPMENT AREA	24 ACRES
GROSS BUILDING AREA	TOTAL BUILDING AREA: 287087 SF
BUILDING HEIGHTS	20'
BUILDING COVERAGE PERCENTAGE	287087/1058943.6=0.27=27.11%
BUSINESS TYPE	MINI-STORAGE

CIVIL ENGINEER
 HOPE CONSULTING INC
 129 N. MAIN STREET
 BENTON, AR 72015
 CONTACT: KAZI TAMZIDUL ISLAM
 PHONE: 504-315-2626
 EMAIL: kazi@hopeconsulting.com



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FOR USE AND BENEFIT OF:
STUART FINLEY
I-30 SELF STORAGE
 SITE PLAN
 BRYANT, SALINE COUNTY, ARKANSAS

DATE: 07-26-2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:	CHECKED BY:	22-0800
SHEET: C-5.0	SCALE: 1" = 60'	
500	01S	14W 0 21 300 62 1762

LEGEND			
● - Aliquot Corner	○ - Pole/Post	○ - Clean Out	○ - Guy Anchor
● - Found monument	○ - Water Meter	○ - Power Pole	○ - Concrete
○ - Set 1/2" Rebar	○ - Water Valve	○ - Power Pole W/Anchor	○ - Asphalt
△ - Computed point	○ - Fire Hydrant	○ - Overhead Power	○ - Gas Line
(M) - Measured	○ - Informational Sign	○ - Fence	○ - Telephone Line
(P) - Deed/Plat	○ - Light Pole	○ - 12" Sewer Line	
○ - Storm Drain Manhole	○ - Telephone Pedestal/Box	○ - 12" Water Line	
			○ - Sewer Manhole
			○ - Proposed Sod



Bryant Engineering Department

August 21, 2023

Vernon William, P.E.
Garnat Engineering, LLC.
3825 Mt. Carmel Road.
Bryant, AR 72015
501-408-4650
www.garnatengineering.com

RE: Saratoga Place Subdivision – Wastewater Collection System
Wise Road
Bryant, AR

To whom it may concern:

The City of Bryant – Engineering Department has reviewed and inspected the Sanitary Sewer collection system of the above referenced subdivision and determined that it meets the City's specifications and is ready to be added to the City's Infrastructure.

In accordance with the City of Bryant Water/Wastewater Specifications Section 1000 – 1.04 the Owner shall be responsible for the provision to the City of a two (2) year maintenance bond for 50 percent of the construction cost of sewer lines. In this case an engineer's estimate was provided for a total amount of \$84,700.00. Therefore a 2-year bond in the amount of \$42,350.00 is required.

After issuance of the above described bonds/warranties, the City will issue a final acceptance of the describe infrastructure.

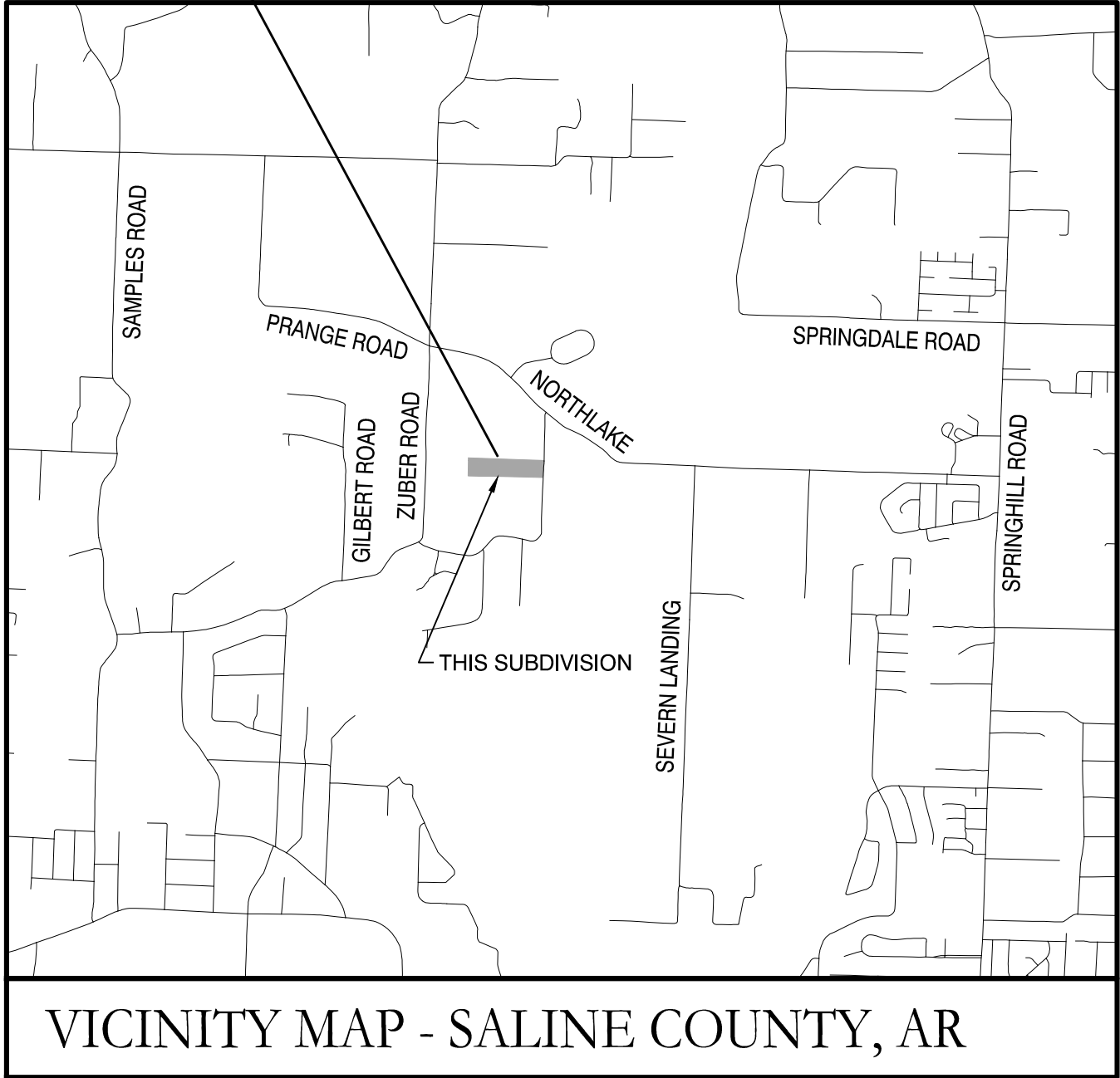
Sincerely,

A handwritten signature in blue ink, appearing to read "Ted Taylor", is written over a white background.

Ted R. Taylor, P.E.
City Engineer

SARATOGA PLACE SUBDIVISION CITY OF BRYANT, SALINE COUNTY, ARKANSAS

SARATOGA PLACE
SUBDIVISION



Prepared by:

GarNat Engineering, LLC

P.O. Box 116
Benton, AR 72018
Ph (501) 408-4650

3825 Mt Carmel Road
Bryant, AR 72022
www.garnatengineering.com

Designing our client's success

DRAWING INDEX:

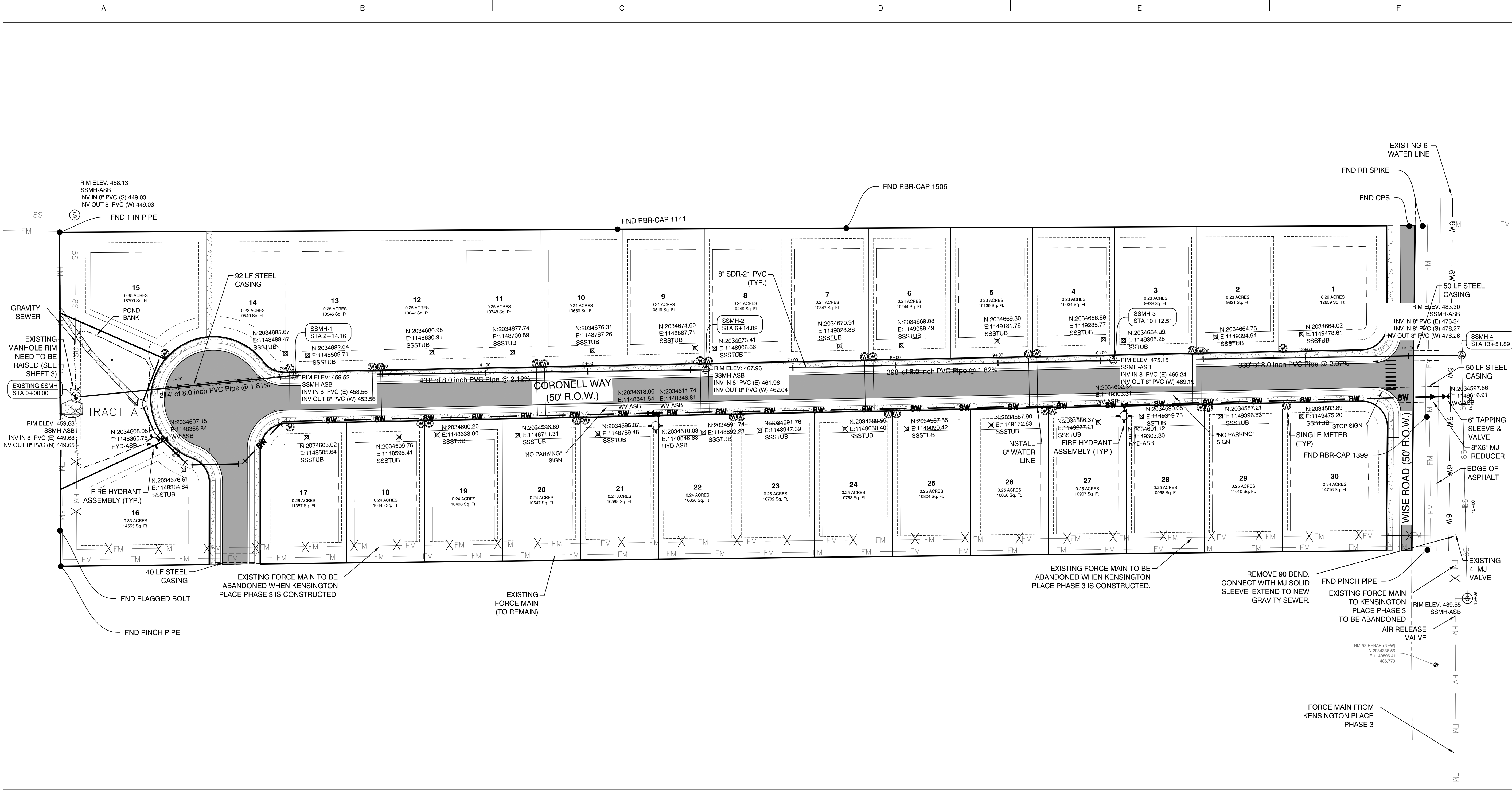
- 1 FINAL PLAT
- 2 OVERALL WATER & SANITARY SEWER PLAN
- 3 SANITARY SEWER PROFILE
- 4 OVERALL STREET & DRAINAGE PLAN
- 5 OVERALL STREET & DRAINAGE PROFILE
- 7 POND CONTROL STRUCTURE DETAIL



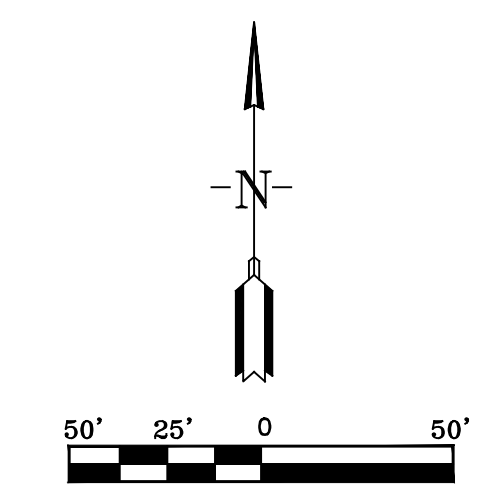
ARKANSAS

**RECORD
DRAWING**





- NOTES:**
- BURIED UTILITIES ARE LOCATED AT THE SITE. CONTACT ARKANSAS ONE CALL & WHERE APPROPRIATE THE UTILITY COMPANIES PRIOR TO DIGGING.
 - ALL UNRESTRAINED WATER LINE FITTINGS SHALL BE INSTALLED WITH A CONCRETE THRUST BLOCK FOR JOINT RESTRAINT.
 - WORK ON EXISTING ROADS SHALL INCLUDE WARNING SIGNS & BARRICADES IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE, COUNTY, OR CITY HAVING JURISDICTION. OTHER SIGNS & DEVICES, SUCH AS PLATING, SHALL BE PLACED AS REQUIRED TO ADEQUATELY PROTECT THE PUBLIC.
 - ALL SEWER LINE CONSTRUCTION SHALL COMPLY WITH CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS.
 - ALL WATER LINE CONSTRUCTION SHALL COMPLY WITH SALEM WATER USERS STANDARD SPECIFICATIONS & DETAILS.
 - MAINTAIN 10 FEET OF HORIZONTAL SEPARATION BETWEEN WATER & SEWER LINES. MAINTAIN 18" VERTICAL COVER BETWEEN WATER AND SEWER LINE.



DATE	REVISION
12/05/2017	REVISED PER CITY OF BRYANT
12/14/2017	REVISED PER CITY OF BRYANT
2/23/2017	REVISED PER ADH
09/22/2020	REVISED PER CITY OF BRYANT

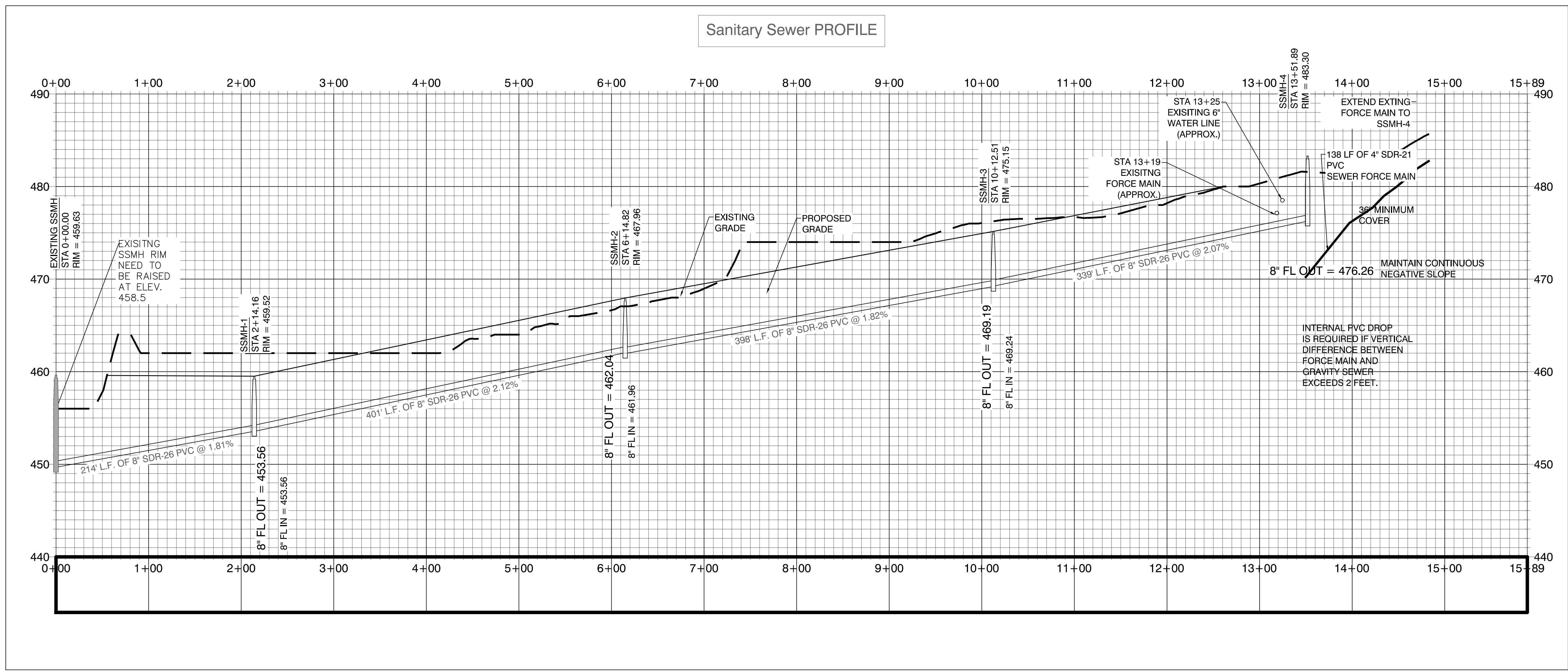
GNE Designing our client's success
GarNat Engineering, LLC
 P.O. Box 116 (72018)
 2909 Military Road
 Benton, Arkansas 72015
 Ph (501) 408-4650
 Fx (888) 900-3068
 gnatengineering@gmail.com

SARATOGA PLACE SUBDIVISION
 CITY OF BRYANT,
 SALINE COUNTY, ARKANSAS

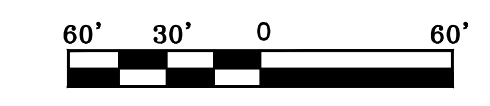
**RECORD
 DRAWING**

CONTENTS:	
OVERALL WATER & SANITARY SEWER PLAN	
PROJECT NO:	17084
DATE:	AUG. 26, 2020
SHEET NO:	2

Sanitary Sewer PROFILE



- NOTES:
- ADJUST RIM ELEVATION TO FINISHED GRADE AS REQUIRED.
 - SANITARY SEWER CONSTRUCTION SHALL COMPLY WITH CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS.
 - MAINTAIN 10 FEET OF HORIZONTAL SEPARATION BETWEEN WATER & SEWER LINES.
 - ALL MANHOLES SHALL BE EPOXY COATED PER CITY OF BRYANT REQUIREMENTS. .
 - ALL DUCTILE IRON GRAVITY SEWER SHALL BE POLY WRAPPED & EPOXY COATED PER CITY OF BRYANT REQUIREMENTS.
 - LIFT STATION & FORCE MAIN DISCHARGE MANHOLES SHALL HAVE SPECIAL EPOXY COATING PER CITY OF BRYANT REQUIREMENTS.



REVISION	DATE

GNE Designing our client's success
GarNat Engineering, LLC
 Ph (501) 408-4650
 P.O. Box 116 (72018)
 2909 Military Road
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 Fax (888) 900-3068
 gmatteengineering@gmail.com

SARATOGA PLACE SUBDIVISION
 CITY OF BRYANT,
 SALINE COUNTY, ARKANSAS

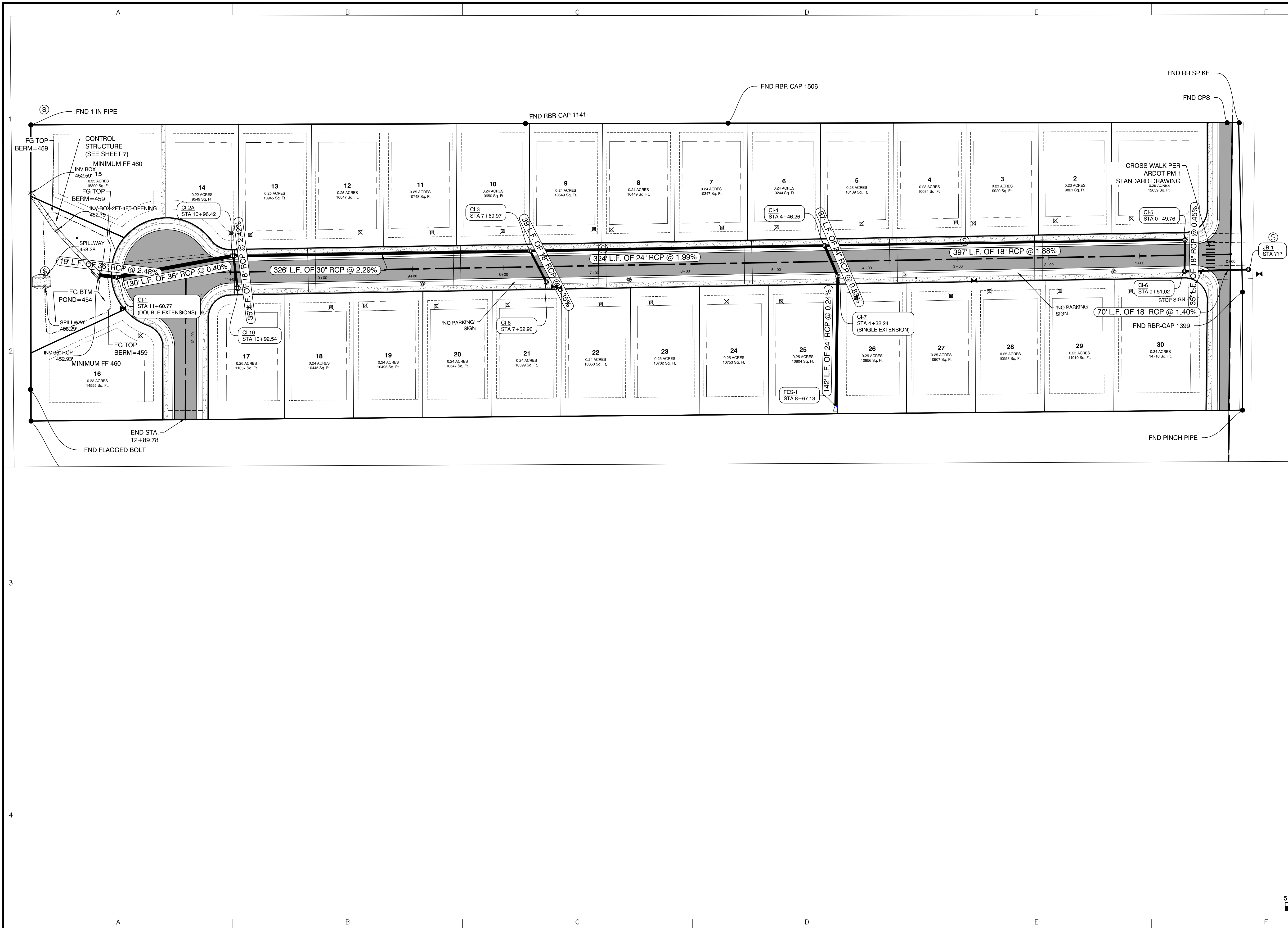
**RECORD
 DRAWING**

CONTENTS:
 SANITARY SEWER
 PROFILE

PROJECT NO:
 17084

DATE:
 AUG. 26, 2020

SHEET NO:
3



REVISION	BY
1	ATV
2	ATV

DATE: 09/22/2020
 REVISION: PER CITY OF BRYANT

GNE Designing our client's success
GarNat Engineering, LLC
 P.O. Box 116 (72018) Ph (501) 408-4650
 2909 Military road Fx (888) 900-3068
 Benton, Arkansas 72015 gnatengineering@gmail.com

SARATOGA PLACE SUBDIVISION
 CITY OF BRYANT,
 SALINE COUNTY, ARKANSAS

**RECORD
 DRAWING**

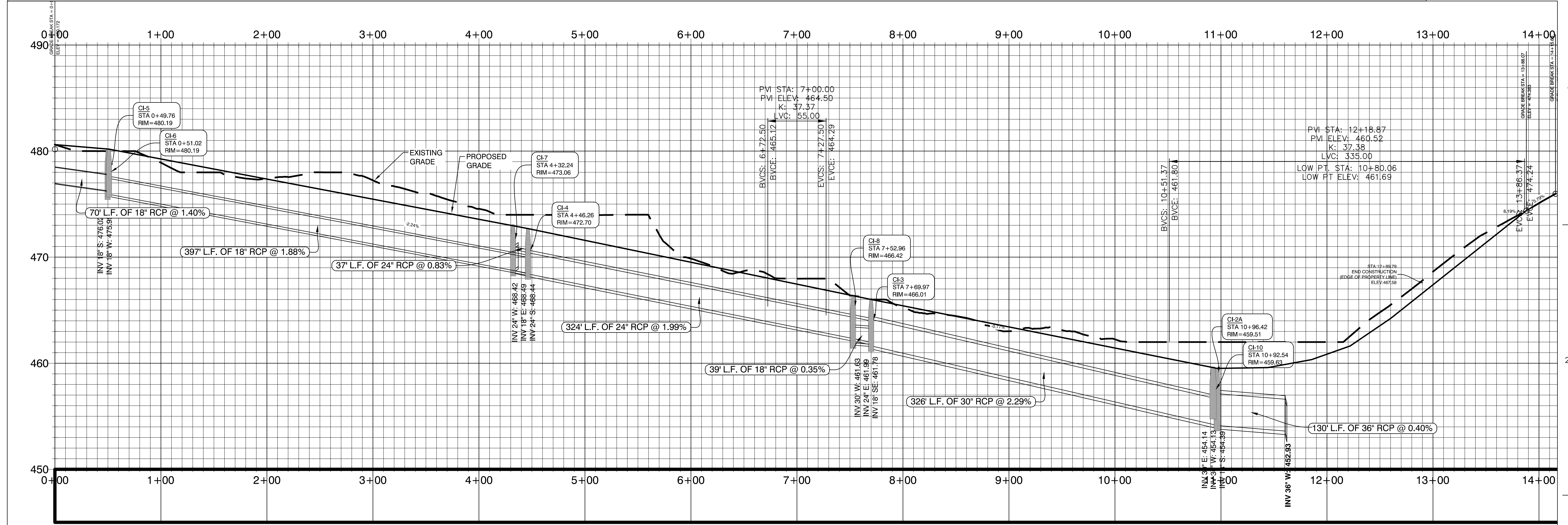
CONTENTS:
**OVERALL
 STREET &
 DRAINAGE
 PLAN**

PROJECT NO:
17084

DATE:
AUG. 26, 2020

SHEET NO:
4

CORONELL WAY DRAINAGE PROFILE



BY	REVISION	DATE
NC	REVISE PER BRYANT	12/5/2017

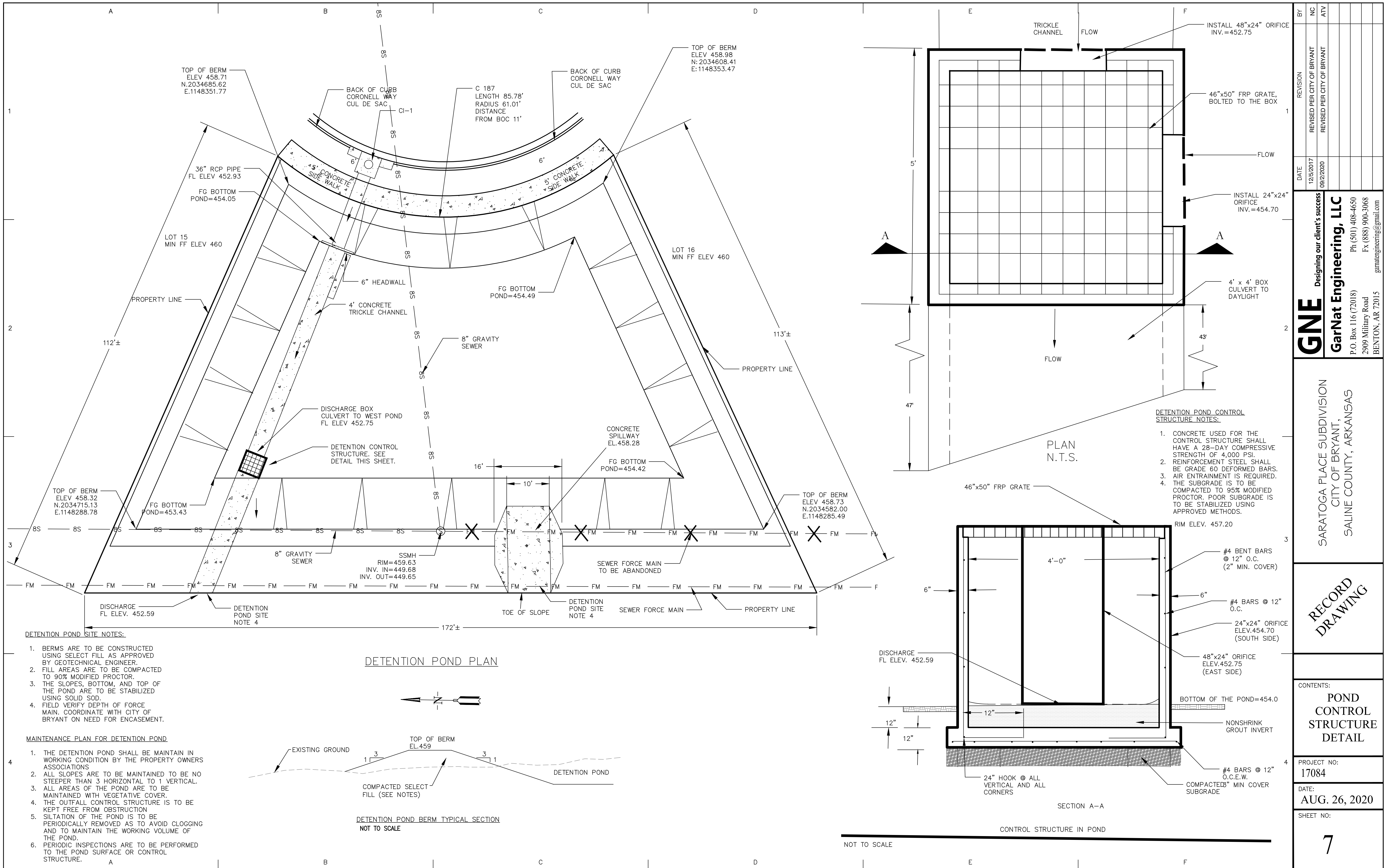
GNE Designing our client's success
GarNat Engineering, LLC
 P.O. Box 116 (72018)
 2909 Military road
 Benton, Arkansas 72015
 Ph (501) 408-4650
 Fx (888) 900-3068
 gnatengineering@gmail.com

SARATOGA PLACE SUBDIVISION
 CITY OF BRYANT,
 SALINE COUNTY, ARKANSAS

RECORD
DRAWING

CONTENTS:
STREET PROFILES & DRAINAGE DETAILS
PROJECT NO: 17084
DATE: AUG. 26, 2020
SHEET NO: 5

J:\Projects\2017 Projects\17084 Saratoga Place - Main Road Subdivision\Drawings\DWG\Preliminary Plans and other\2017\17084 Saratoga Place ASB 120-08223.dwg



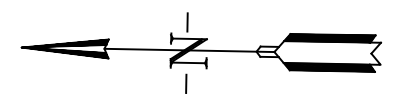
DETENTION POND SITE NOTES:

1. BERMS ARE TO BE CONSTRUCTED USING SELECT FILL AS APPROVED BY GEOTECHNICAL ENGINEER.
2. FILL AREAS ARE TO BE COMPACTED TO 90% MODIFIED PROCTOR.
3. THE SLOPES, BOTTOM, AND TOP OF THE POND ARE TO BE STABILIZED USING SOLID SOD.
4. FIELD VERIFY DEPTH OF FORCE MAIN. COORDINATE WITH CITY OF BRYANT ON NEED FOR ENCASEMENT.

MAINTENANCE PLAN FOR DETENTION POND

1. THE DETENTION POND SHALL BE MAINTAIN IN WORKING CONDITION BY THE PROPERTY OWNERS ASSOCIATIONS
2. ALL SLOPES ARE TO BE MAINTAINED TO BE NO STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL.
3. ALL AREAS OF THE POND ARE TO BE MAINTAINED WITH VEGETATIVE COVER.
4. THE OUTFALL CONTROL STRUCTURE IS TO BE KEPT FREE FROM OBSTRUCTION
5. SILTATION OF THE POND IS TO BE PERIODICALLY REMOVED AS TO AVOID CLOGGING AND TO MAINTAIN THE WORKING VOLUME OF THE POND.
6. PERIODIC INSPECTIONS ARE TO BE PERFORMED TO THE POND SURFACE OR CONTROL STRUCTURE.

DETENTION POND PLAN



DETENTION POND BERM TYPICAL SECTION
NOT TO SCALE

DETENTION POND CONTROL STRUCTURE NOTES:

1. CONCRETE USED FOR THE CONTROL STRUCTURE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
2. REINFORCEMENT STEEL SHALL BE GRADE 60 DEFORMED BARS.
3. AIR ENTRAINMENT IS REQUIRED.
4. THE SUBGRADE IS TO BE COMPACTED TO 95% MODIFIED PROCTOR. POOR SUBGRADE IS TO BE STABILIZED USING APPROVED METHODS.

BY	NC	ATV
REVISION	REVISOR	DATE
1	REVISED PER CITY OF BRYANT	12/5/2017
2	REVISED PER CITY OF BRYANT	09/2/2020

GNE Designing our client's success
GarNat Engineering, LLC
 Ph (501) 408-4650
 P.O. Box 116 (72018)
 2909 Military Road
 BENTON, AR 72015
 Fx (888) 900-3068
 gnatengineering@gmail.com

SARATOGA PLACE SUBDIVISION
 CITY OF BRYANT,
 SALINE COUNTY, ARKANSAS

**RECORD
 DRAWING**

CONTENTS:
**POND
 CONTROL
 STRUCTURE
 DETAIL**

PROJECT NO:
17084

DATE:
AUG. 26, 2020

SHEET NO:
7



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 plat.

Name: _____

Source of Title: Saline County Document # 2021-024929

LOT 21R AND 22R
A REPLAT OF LOT 21 AND 22 OF
ROMAN HEIGHTS PHASE 1
TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

THE PURPOSE OF THIS REPLAT IS TO ADJUST LOT LINE BETWEEN LOTS 21 AND 22.

CERTIFICATE OF FINAL SURVEYING ACCURACY:

I, Corbitt Shoffner, hereby certify that this plat correctly represents a survey completed by me, or under my supervision, that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source of Titles; and that all monuments which were found or placed on the property are correctly described and located.

Date of Execution _____

Name: Corbitt Shoffner,
Registered Professional
Land Surveyor, No. 1664
Arkansas

CERTIFICATE OF FINAL APPROVAL:

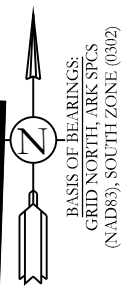
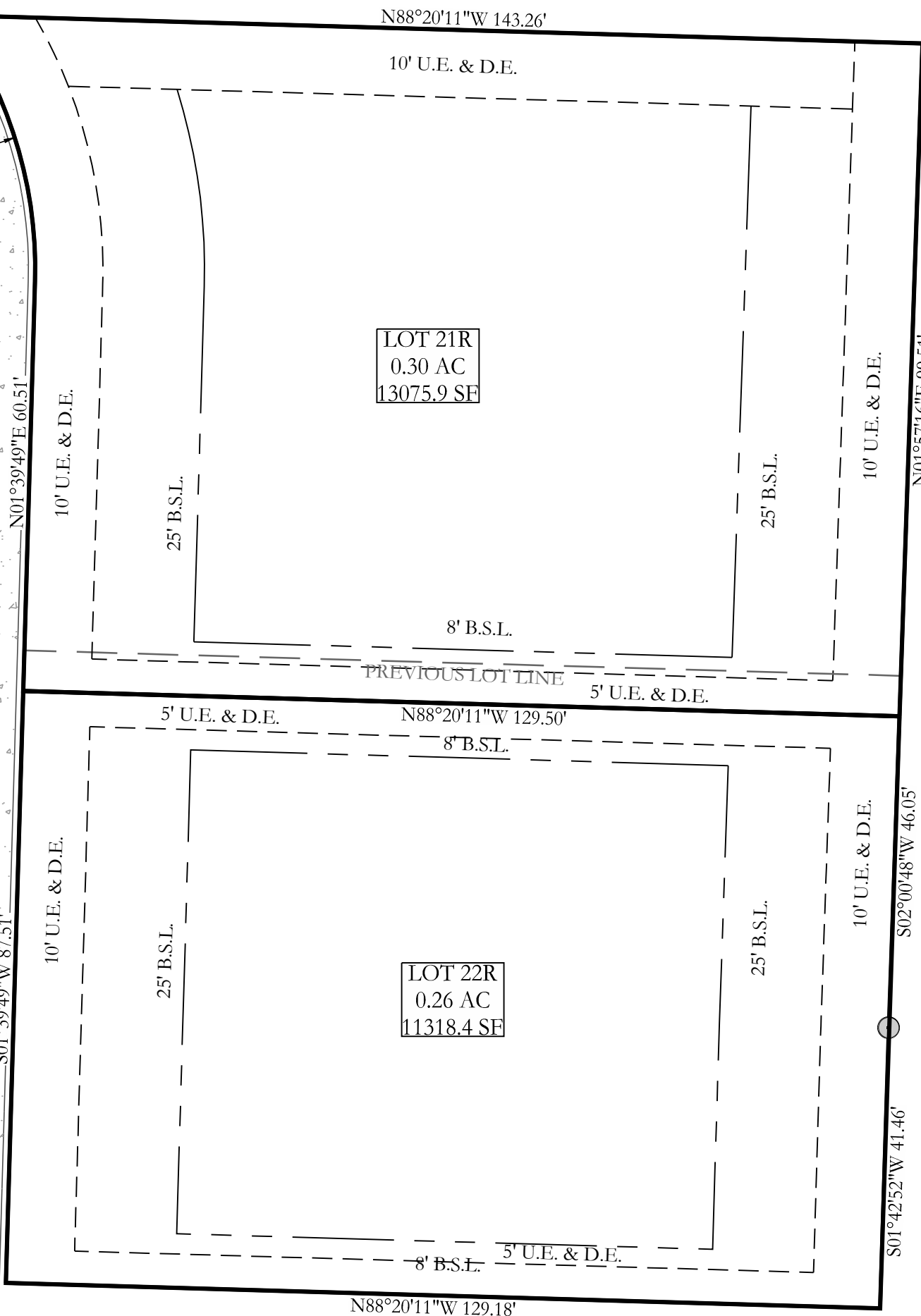
Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission at a meeting held _____, 20____. All of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.

Date of Execution _____

Name
Bryant Planning Commission

CH=N17°06'30"W 41.19'
R=64.00', L=41.94'

ROMAN HEIGHTS AVE.
50' R/W



LEGEND

- Computed Point
- Found monument
- Set 1/2" Rebar #1664
- Measured by Surveyor (M)
- Record measurements (R/D/P)
- Building Setback Line Restriction B.S.L.
- Utility / Drainage Easement U.E./D.E.
- Fence
- Centerline

GENERAL DISCLAIMER
This survey is for the exclusive use and benefit of parties shown hereon. Use or duplication of this document by any other parties is prohibited and voids said document.
This survey is based on public records and/or title investigations furnished by third parties. No independent search or investigation has been made by this firm for any records, public or private. Listed reference documents hereon were used and considered as a part of this survey; however other records, if any, could further affect this survey. No statement or guarantees of ownership, rights, or other interests are made by this survey plat.
FLOOD STATEMENT
No portion of the property described hereon lies within the 100 year flood plain, according to the Flood Insurance Rate Map, panel # 05125C0240E, dated: 06/05/2020.

HOPE CONSULTING
ENGINEERS - SURVEYORS
For the Exclusive Use and Benefit of:
BULL HOME BUILDERS

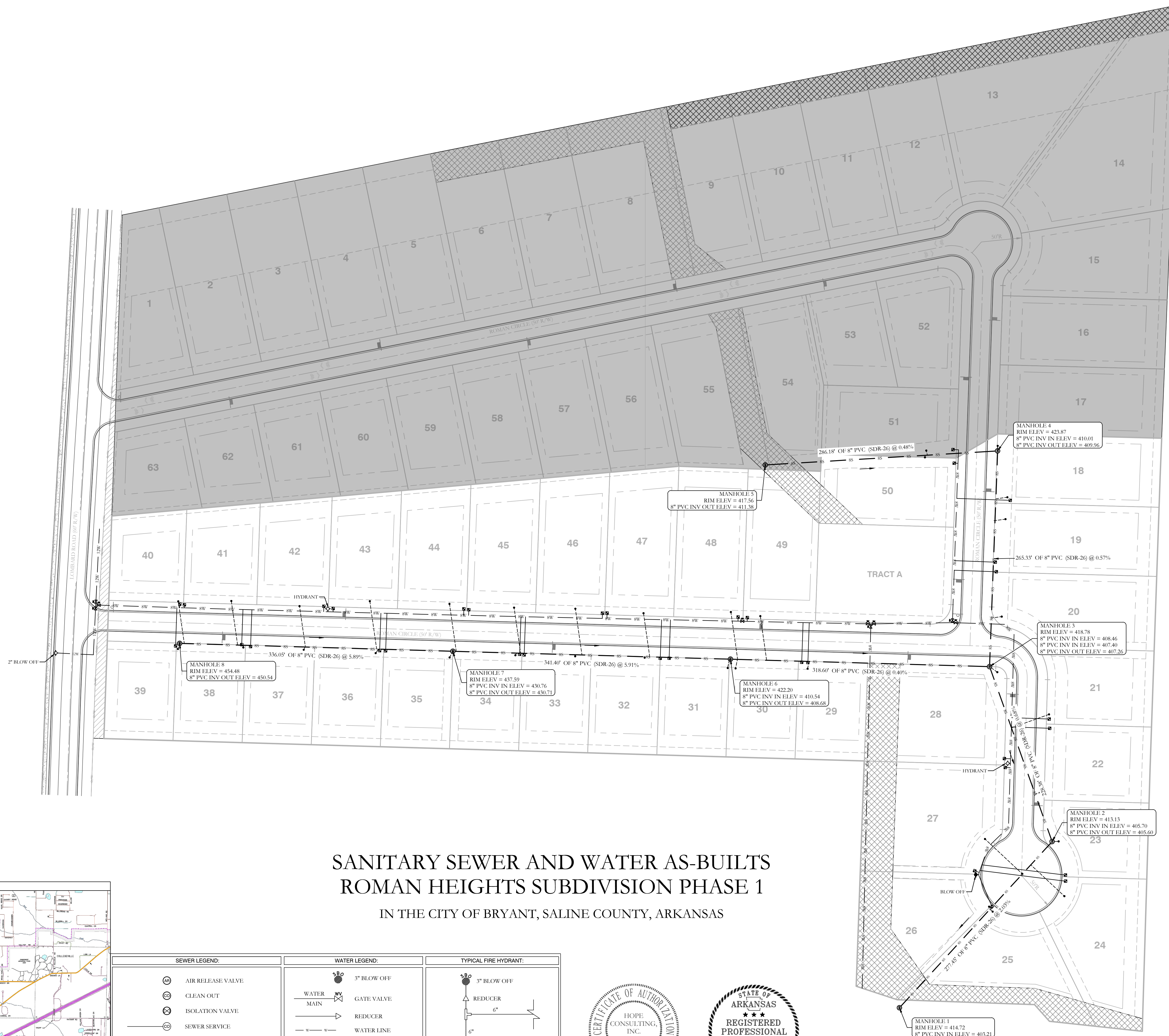
129 North Main Street
Benton, Arkansas 72015
office: (501) 315-2626
fax: (501) 315-0024
www.HopeConsulting.com



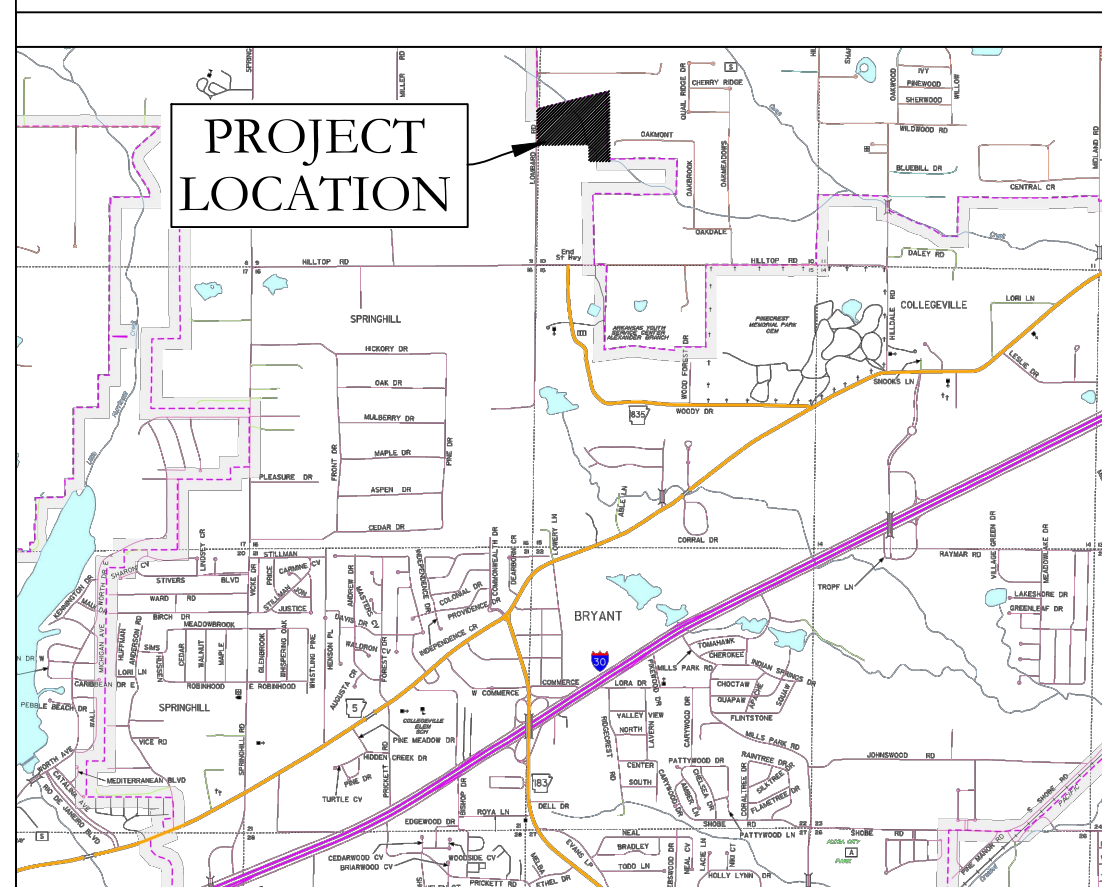
500	01S	14W	0	10	300	62	1664
Address							Date



ORIGINAL SIGNATURE ON FILE



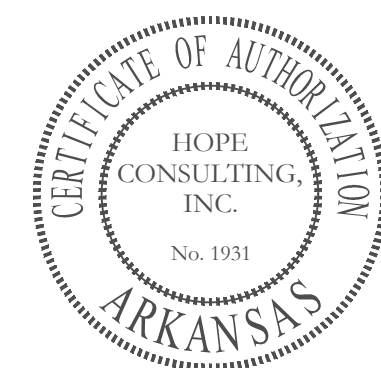
SANITARY SEWER AND WATER AS-BUILTS
ROMAN HEIGHTS SUBDIVISION PHASE 1
 IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS



SEWER LEGEND:	WATER LEGEND:	TYPICAL FIRE HYDRANT:
AIR RELEASE VALVE	3" BLOW OFF	3" BLOW OFF
CLEAN OUT	WATER MAIN	REDUCER
ISOLATION VALVE	REDUCER	6" GATE VALVE
SEWER SERVICE	WATER LINE	FIRE HYDRANT
SEWER SERVICE	FIRE HYDRANT	FIRE HYDRANT (2 TO 6 FEET FROM EDGE OF PAVEMENT)
	DOUBLE WATER SERVICE	
	SINGLE WATER SERVICE	
	GATE VALVE	

NOTE: PROPOSED SEWER MAINS IS TO HAVE TRACER WIRE. ALSO A NON-BIODEGRADABLE TAPE IDENTIFYING THE LINE AS "SEWER" MUST BE BURIED IN THE TRENCH ABOVE THE SEWER MAINS.

NOTE: ALL FIRE HYDRANT LEADERS HAVE A GATE VALVE BETWEEN MAIN AND FIRE HYDRANT.



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:
BULL DEVELOPMENT LLC

WATER & SEWER AS-BUILTS PLAN
 ROMAN HEIGHTS SUBDIVISION PHASE 1
 IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 10/06/2021	C.A.D. BY: JPP	DRAWING NUMBER: 17-0077
REVISED:	CHECKED BY:	SCALE: 1"=60'
500	01S	14W 0 10 300 62 1762

K:\LAND PROJECTS\2021\10\06\17-0077 ROMAN HEIGHTS\DWG\17-0077 ROMAN HEIGHTS AS-BUILTS 10-06-2021.DWG

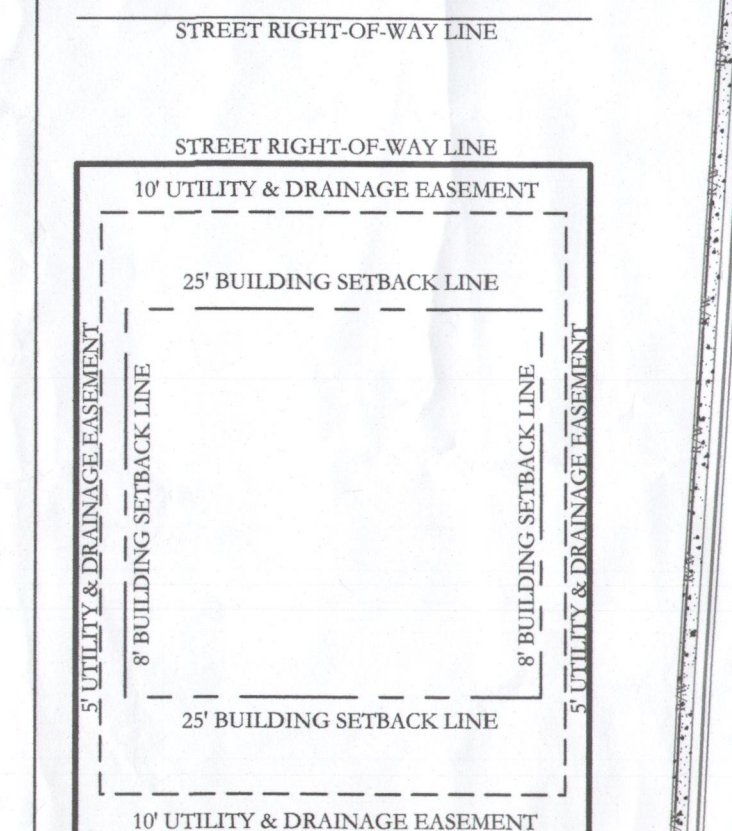


Curve #	Length	Radius	Delta	Chord Direction	Ch. Length
C1	19.44'	25.00'	44°33'13"	S56°28'34"W	18.95'
C2	25.03'	50.00'	28°40'44"	S48°32'19"W	24.77'
C3	50.52'	50.00'	57°53'24"	N88°10'37"W	48.40'
C4	40.89'	50.00'	46°51'19"	N35°48'16"W	39.76'
C5	51.44'	50.00'	58°50'34"	N17°09'41"E	49.20'
C6	19.44'	25.00'	44°33'13"	N24°17'22"E	18.95'
C7	34.41'	25.00'	78°51'06"	N37°24'48"W	31.75'
C8	45.75'	64.00'	40°57'31"	N56°21'36"W	44.78'
C9	41.94'	64.00'	37°32'40"	N17°06'30"W	41.19'
C10	21.03'	25.00'	48°11'23"	N22°25'52"W	20.41'
C11	42.05'	50.00'	48°11'23"	N22°25'52"W	40.82'
C12	54.19'	50.00'	62°03'38"	N32°42'38"E	51.57'
C13	62.19'	50.00'	71°15'55"	S80°36'30"E	58.26'
C14	40.70'	50.00'	46°38'28"	S21°39'25"E	39.59'
C15	42.05'	50.00'	48°11'23"	S25°45'31"W	40.82'
C16	21.03'	25.00'	48°11'23"	S25°45'31"W	20.41'
C17	21.99'	14.00'	90°00'01"	S43°20'11"E	19.80'
C18	39.12'	25.00'	89°39'04"	S46°50'17"W	35.25'
C19	45.00'	25.00'	103°15'35"	S49°37'02"E	39.20'

Curve #	Delta	Chord B & D	Arc Length	Arc Radius
SC1	103°15'35"	N49°37'02"W 59.59'	68.48'	38.00'
SC2	90°00'00"	S43°20'11"E 53.74'	59.69'	38.00'

Line #	Direction	Length
L1	N88°20'11"W	33.56'

FOUND 1/2" REBAR NW CORNER NW 1/4 SW 1/4 SECTION 10, T-01-S, R-14-W
28" POST OAK, 866"IM 25.2' AGC BRG. TAG ON 2" PINE, S12"E, 53.1' POWER POLE, N42"W, 53.1'



TYPICAL SETBACKS & EASEMENTS

- NOTE:
- TRACT A WILL BE UTILIZED AS A DETENTION BASIN, DRAINAGE AND UTILITY EASEMENTS MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
 - NO FENCE SHALL BE ERRECTED IN HATCHED AREA.

PROPERTY DESCRIPTION:

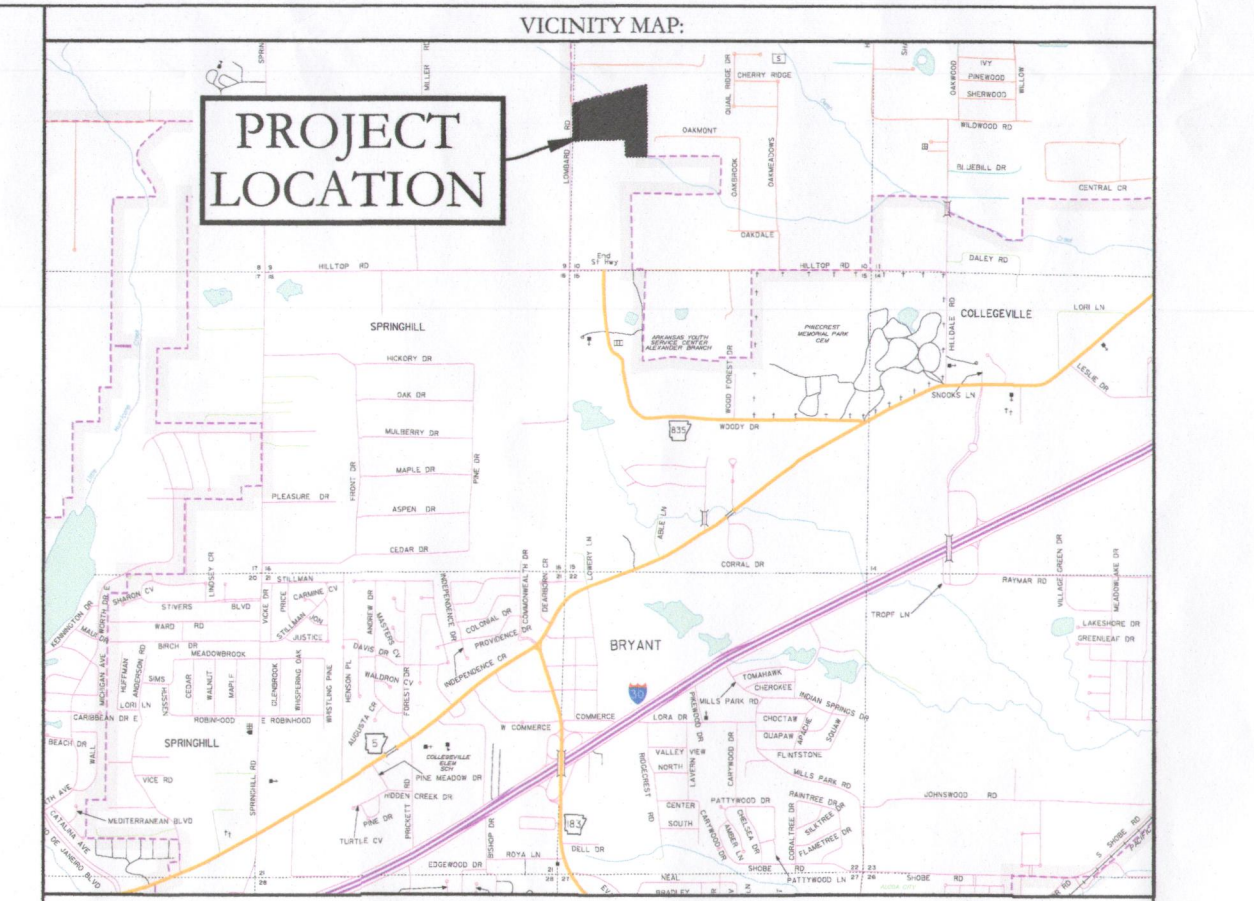
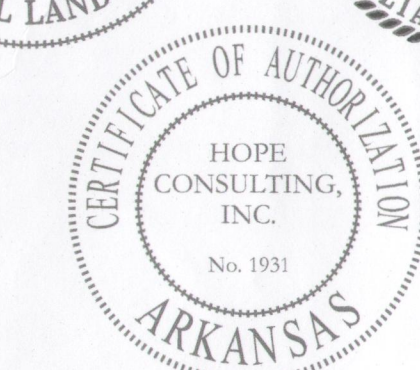
PART OF THE NW 1/4 OF THE SW 1/4 AND PART OF THE SW 1/4 OF THE NW 1/4, ALL IN SECTION 10, TOWNSHIP 01 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2" REBAR, ACCEPTED AS THE SW CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 10; THENCE S88°21'12"E, A DISTANCE OF 25.00 FEET TO A FOUND 1/2" REBAR; THENCE N02°03'56"E, A DISTANCE OF 970.17 FEET TO A FOUND 1/2" REBAR (PLS #1375), BEING THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE N02°00'45"E, A DISTANCE OF 273.72 FEET TO A POINT; THENCE N84°59'24"E, A DISTANCE OF 700.02 FEET TO A POINT; THENCE S87°59'15"E, A DISTANCE OF 174.31 FEET TO A POINT; THENCE N02°00'45"E, A DISTANCE OF 20.99 FEET TO A POINT; THENCE S88°20'09"E, A DISTANCE OF 165.60 FEET TO A POINT; THENCE N59°48'38"E, A DISTANCE OF 59.09 FEET TO A POINT; THENCE S88°30'37"E, A DISTANCE OF 201.63 FEET TO A POINT ON THE EAST LINE OF THE NW 1/4 OF THE SW 1/4 OF SECTION 10; THENCE ALONG THE EAST LINE THEREOF S02°16'42"W, A DISTANCE OF 47.10' TO A FOUND 1/2" REBAR, ACCEPTED AS THE NORTHEAST CORNER THEREOF; THENCE S01°58'23"W, ALONG SAID EAST LINE, A DISTANCE OF 360.26 FEET TO A POINT; THENCE LEAVING SAID EAST LINE, S01°42'52"W, A DISTANCE OF 298.25 FEET TO A POINT; THENCE S01°26'18"W, A DISTANCE OF 23.73 FEET TO A POINT; THENCE N83°50'59"W, A DISTANCE OF 114.88 FEET TO A POINT; THENCE N41°49'51"W, A DISTANCE OF 27.47 FEET TO A POINT; THENCE N87°58'30"W, A DISTANCE OF 168.90 FEET TO A POINT; THENCE N71°47'01"W, A DISTANCE OF 53.10 FEET TO A POINT; THENCE N02°03'16"E, A DISTANCE OF 277.04 FEET TO A FOUND 1/2" REBAR (PLS #1375); THENCE N88°18'41"W, A DISTANCE OF 935.16 FEET BACK TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 550.021 SQUARE FEET, OR 12.63 ACRES, MORE OR LESS.

**FINAL PLAT
ROMAN HEIGHTS SUBDIVISION PHASE 1
IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS**



2021-024929
I certify this instrument was filed on:
09/15/2021 01:13:31 PM
Myka Biano Sample
Saline County Circuit Clerk



CITY OF BRYANT CERTIFICATIONS:

OWNER: BULL DEVELOPMENT LLC
DEVELOPER: BULL DEVELOPMENT LLC
Name: BULL DEVELOPMENT LLC
Address: P.O. BOX 908, BRYANT, AR 72089

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: 8/12/21
Name: Jonathan L. Hope

Source of Title: 2019-024054

CERTIFICATE OF SURVEYING ACCURACY:

I, Jonathan L. Hope, 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 interior lot lines have been adjusted to "as built conditions" and are accurately described on the plat and identified on the ground in terms of length and direction of the property side as required in accordance with the City of Bryant Subdivision Regulation Ordinance.

Date of Execution: 8/12/21
Name: Jonathan L. Hope, Registered Professional Land Surveyor No. 1762, Arkansas

CERTIFICATE OF FINAL ENGINEERING ACCURACY:

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

Date of Execution: 8-12-2021
Name: William W. McFadden, Registered Professional Engineer, No. 14048, Arkansas

CERTIFICATE OF FINAL APPROVAL:

Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission at a meeting held on 8/17/2021. All of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.

Date of Execution: 8-17-2021
Name: Rick Johnson, Bryant Planning Commission

FLOODPLAIN CERTIFICATION:

By affixing my seal and signature, I, Jonathan L. Hope, 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.

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Saline County unincorporated areas, panel # 05125C040E, dated 06/05/2020, no portion of the property described hereon does lie within the 100 year flood hazard boundary.

PROPERTY SPECIFICATIONS:

OWNER: BULL DEVELOPMENT LLC P.O. BOX 908 BRYANT, AR 72089	MIN. LOT SIZE: 9,000 S.F. NUMBER OF PLOTS: 33 SOURCE OF WATER: CITY OF BRYANT SOURCE OF SEWER: CITY OF BRYANT
DEVELOPER/SUBDIVIDER: BULL DEVELOPMENT LLC P.O. BOX 908 BRYANT, AR 72089	SOURCE OF ELECTRIC: FIRST ELECTRIC COOP SOURCE OF GAS: CENTERPOINT ENERGY
ENGINEERS: HOPE CONSULTING, INC. 117 S MARKET STREET BENTON, AR 72015	BUILDING SETBACKS: FRONT - 25' OR AS SHOWN REAR - 25' OR AS SHOWN SIDE - 5' OR AS SHOWN
NAME OF SUBDIVISION: ROMAN HEIGHTS SUBDIVISION PHASE 1	EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.) FRONT - 10' OR AS SHOWN REAR - 10' OR AS SHOWN SIDE - 5' OR AS SHOWN
ZONING CLASSIFICATION: R-2	STREET RIGHT OF WAYS: 50' OR AS SHOWN STREET WIDTH: 26' TO 30' TO BE LOT CORNERS SET 1/2" REBAR WITH CAP
SOURCE OF TITLE: SALINE COUNTY DOCUMENT BOOK: 2019 PAGE 024054	

HOPE CONSULTING ENGINEERS - SURVEYORS

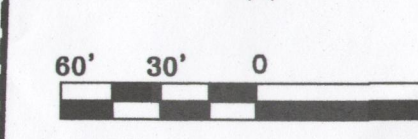
117 South Market Street, Benton, Arkansas 72015
PH. (501)315-2626
FAX (501)315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
BULL DEVELOPMENT LLC

FINAL PLAT
ROMAN HEIGHTS SUBDIVISION PHASE 1
IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 10/06/2020	C.A.D. BY: JPP	DRAWING NUMBER: 17-0077
REVISED: 08/12/2021	CHECKED BY:	SCALE: 1" = 60'
500	01S	14W
0	10	300
62	1762	

- LEGEND**
- Found Aliquot Corner
 - Computed point
 - Found monument
 - Set #4 RB/Plas. Cap(SIP)
 - Measured
 - Record
 - Platted
 - Street Light
 - Fire Hydrant
 - Stop Sign
 - No Parking Sign





City of Bryant, Arkansas
 Community Development
 210 SW 3rd Street Bryant, AR 72022
 501-943-0943

APPROVED

8/18/23 *CL*
 2 Signs

SIGN PERMIT APPLICATION

Applicants are advised to read the Sign Ordinance prior to completing and signing this form.
 The Sign Ordinance is available at www.cityofbryant.com under the Planning and Community Development tab.

Date: 9/26/23

Note: Electrical Permits may be Required, Please contact the Community Development Office for more information.

Sign Co. or Sign Owner

Name KT & T Signs
 Address 3213 Main St. Ste #7
 City, State, Zip Bryant, AR
 Phone ~~501-258-4893~~ 501-672-0997
 Email Address ktsignartwork@yahoo.com
Kevin 501-672-0997

Property Owner

Name Yum Yum Hibachi Express
 Address 3213 Main St. Ste #7
 City, State, Zip Bryant, AR
 Phone 501-258-4893
 Email Address yumyumhibachi@gmail.com

GENERAL INFORMATION

Name of Business Yum Yum Hibachi Express
 Address/Location of sign 3213 Main St Ste #7
 Zoning Classification _____

Please use following page to provide details on the signs requesting approval. Along with information provided on this application, a **Site Plan showing placement of sign(s) and any existing sign(s) on the property is required** to be submitted. **Renderings of the sign(s) showing the correct dimensions is also required** to be submitted with the application. A thirty-five dollar (\$35) per sign payment will be collected at the time of permit issuance. According to the Sign Ordinance a fee for and sign variance or special sign permit request shall be one hundred dollars (\$100). Additional documentation may be required by Sign Administrator.

READ CAREFULLY BEFORE SIGNING

I, *Kevin*, do hereby certify that all information contained within this application is true and correct. I fully understand that the terms of the Sign Ordinance supersede the Sign Administrator's approval and that all signs must fully comply with all terms of the Sign Ordinance regardless of approval. I further certify that the proposed sign is authorized by the owner of the property and that I am authorized by the property owner to make this application. I understand

that no sign may be placed in public right of way. I understand that I must comply with all Building and Electrical Codes and that it is my responsibility to obtain all necessary permits.

Use table below to enter information regarding each sign for approval. Please use each letter to reference each sign rendering.

SIGN	Type (Façade, Pole, Monument, other)	Dimensions (Height, Length, Width)	Sqft (Measured in whole as rectangle)	Height of Sign (Measured from lot surface)		Column for Admin Certifying Approval
				Top of Sign	Bottom of Sign	
A	lighted box	30" x 96"	20 sqft 24 sq. ft			<i>[Signature]</i>
B	Window Sign	18" x 43"	5.38 sq ft			<i>[Signature]</i>
C						
E						
F						
G						

"Yum Yum Hibachi Express" →

Suite Width Measured at 13 Ft

13' x 2 = 26 SF of signage
Allowed for wall signs

Total in Application 25.38 SF

Sign A



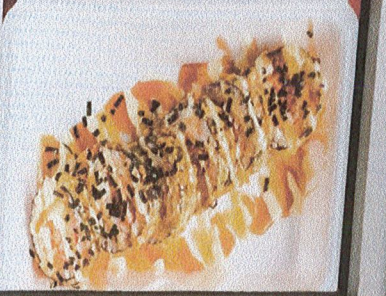
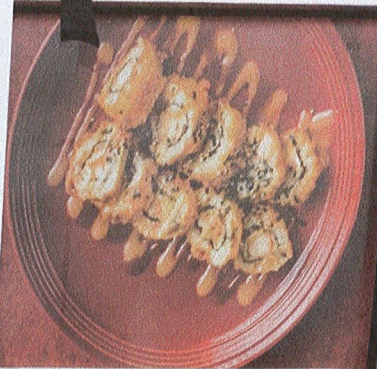
Sign B

Yum 😊 *Yum*

HIBACHI EXPRESS

18" ↑ ↓

← 43" →



on the window