



Special Bryant Planning Commission Meeting

Boswell Municipal Complex - City Hall Main Conference Room

210 SW 3rd Street

YouTube: <https://www.youtube.com/c/bryantarkansas>

Date: October 22, 2025 - **Time:** 5:30 PM

Call to Order

Announcements

DRC Report

1. Lombard Heights Phase 3 - Final Plat

Hope Consulting - Requesting Recommendation for Final Plat Approval - RECOMMENDED APPROVAL, Contingent upon remaining items being completed.

Old Business

New Business

2. Lombard Heights Phase 3 - Final Plat

Hope Consulting - Requesting Final Plat Approval

- [0937-BND-03.pdf](#)
- [0937-PLT-05.pdf](#)
- [0937-ASB-04.pdf](#)
- [0937-BNDLTR-02.pdf](#)
- [0937-app-01.pdf](#)
- [0937-ltr-01.pdf](#)

Adjournments

**MAINTENANCE
BOND**

United States Fire Insurance Company

Bond No. 602-211239-1

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, as Obligee, in the total sum of One Hundred Forty-Five Thousand Six Hundred Three Dollars and Thirty-Seven Cents U.S. Dollars (145,603.37) 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 10-8-2025 for Lombard Height Phase III Street Infrastructure ("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 10-20-2025 (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 9 day of October, 2025.

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: **Unlimited**

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 20th day of August, 2025.



State of New Jersey }
County of Morris }

UNITED STATES FIRE INSURANCE COMPANY

Matthew E. Rubin, President

On this 20th day of August, 2025, 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.



Ethan Schwartz (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 **9** day of **October** ²⁰ **25**



UNITED STATES FIRE INSURANCE COMPANY

Michael C. Fay, Senior Vice President

**MAINTENANCE
BOND**

United States Fire Insurance Company

Bond No.: 602-211240-09

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, as Obligee, in the total sum of Three Hundred Twenty-Eight Thousand Six Hundred Seventy-Five Dollars and Twenty-One Cents U.S. Dollars (328,675.21) 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 10-8-2025 for Lombard Height Phase III Water-Sewer Infrastructure ("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 10-20-2025 (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 9 day of October, 2025.

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

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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: **Unlimited**

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(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.

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County of Morris }

UNITED STATES FIRE INSURANCE COMPANY

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Ethan Schwartz (Notary Public)

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UNITED STATES FIRE INSURANCE COMPANY

Michael C. Fay, Senior Vice President

**MAINTENANCE
BOND**

United States Fire Insurance Company

Bond No.: 602-211238-2

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, as Obligee, in the
total sum of One Hundred Eighty-Six Thousand Nine Hundred Fifteen Dollars and Forty-Three Cents
U.S. Dollars (186,915.43) 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 10-8-2025 for
Lombard Height Phase III Stormwater Infrastructure
("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 10-20-2025 (the
"Maintenance Period"), then this obligation shall be void; otherwise it shall remain in full force
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(1) year from the expiration date of the Maintenance Period; provided, however, that if this
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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 9 day of October, 2025.

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

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Neil Simpson, Kathy Richardson

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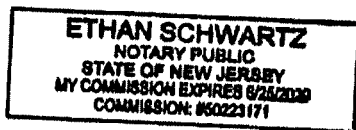


UNITED STATES FIRE INSURANCE COMPANY

Matthew E. Rubin, President

State of New Jersey }
County of Morris }

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Ethan Schwartz (Notary Public)

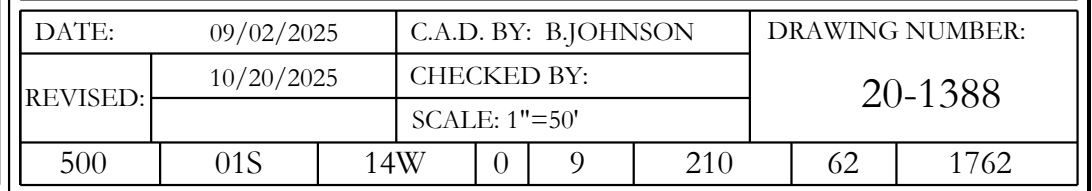
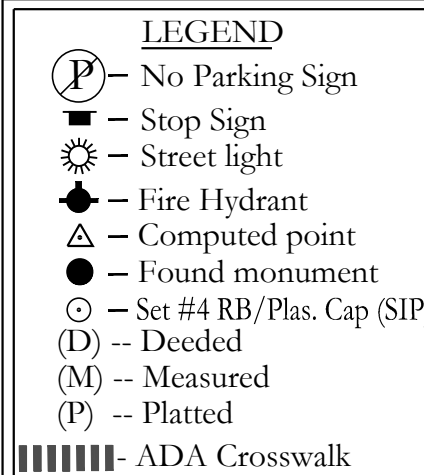
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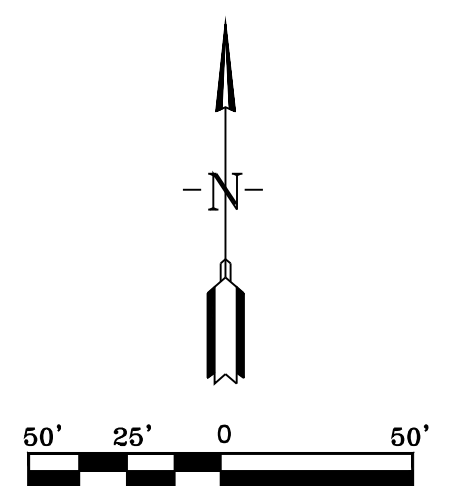
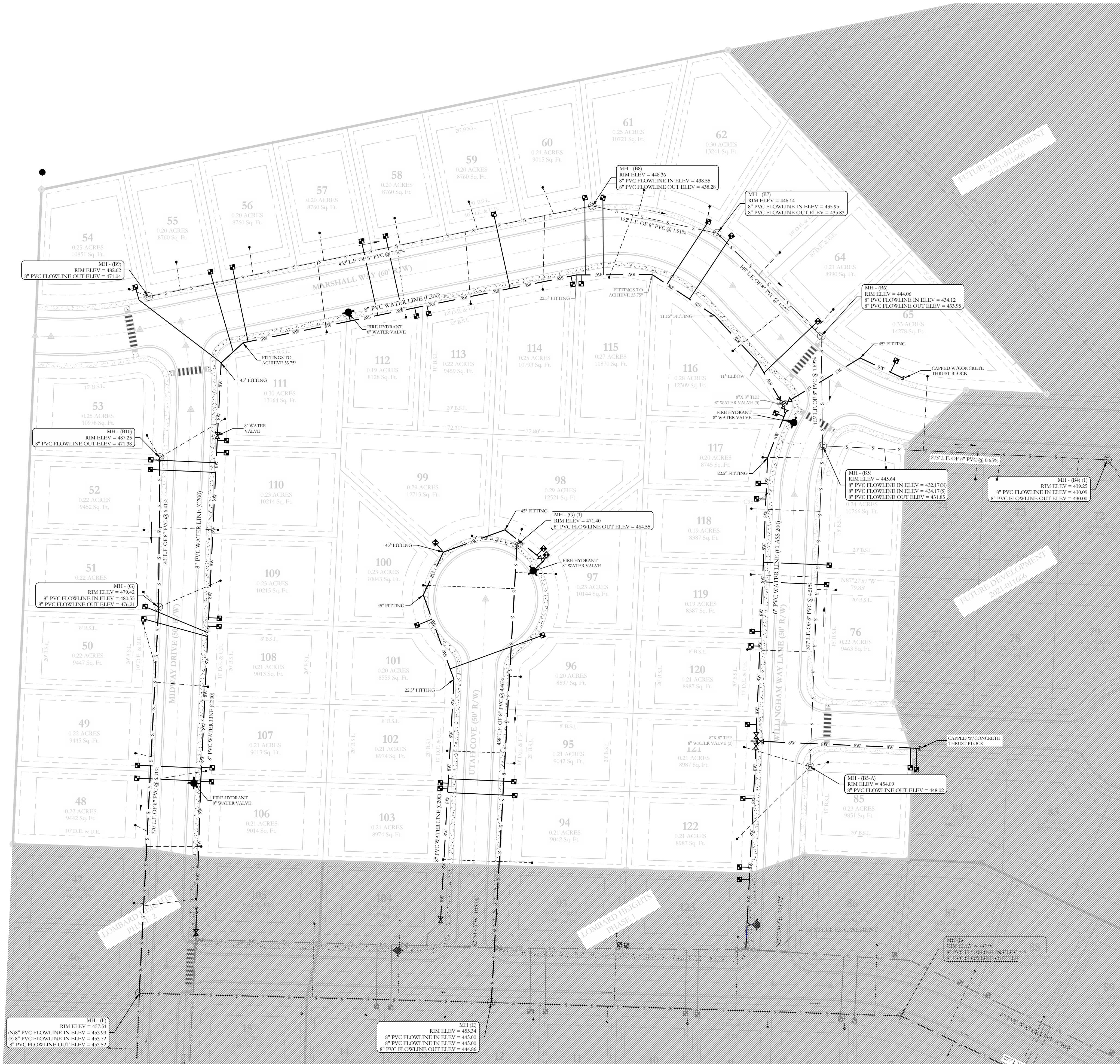
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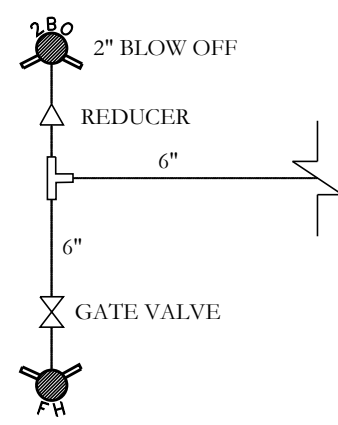


UNITED STATES FIRE INSURANCE COMPANY

Michael C. Fay, Senior Vice President





WATER LEGEND:		TYPICAL FIRE HYDRANT:	
	2" BLOW OFF		FIRE HYDRANT (2 TO 6 FEET FROM EDGE OF PAVEMENT)
	GATE VALVE		
	REDUCER		
	FIRE HYDRANT		
	DOUBLE WATER SERVICE		
	SINGLE WATER SERVICE		
NOTE: ALL FIRE HYDRANT LEADERS HAVE A GATE VALVE BETWEEN MAIN AND FIRE HYDRANT.			

SEWER LEGEND:	
	SEWER SERVICE
	SEWER MAIN
	SEWER MANHOLE
NOTE: USE SDA-26 PVC SEWER PIPE EXCEPT WHERE DUCTILE-IRON PIPE REQUIRED FOR COVER. USE DUCTILE-IRON PIPE WHERE 5' MINIMUM COVER CANNOT BE MAINTAINED. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL BURIED UTILITIES PRIOR TO CONSTRUCTION.	

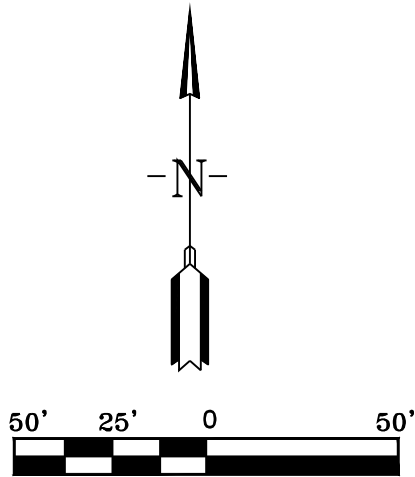
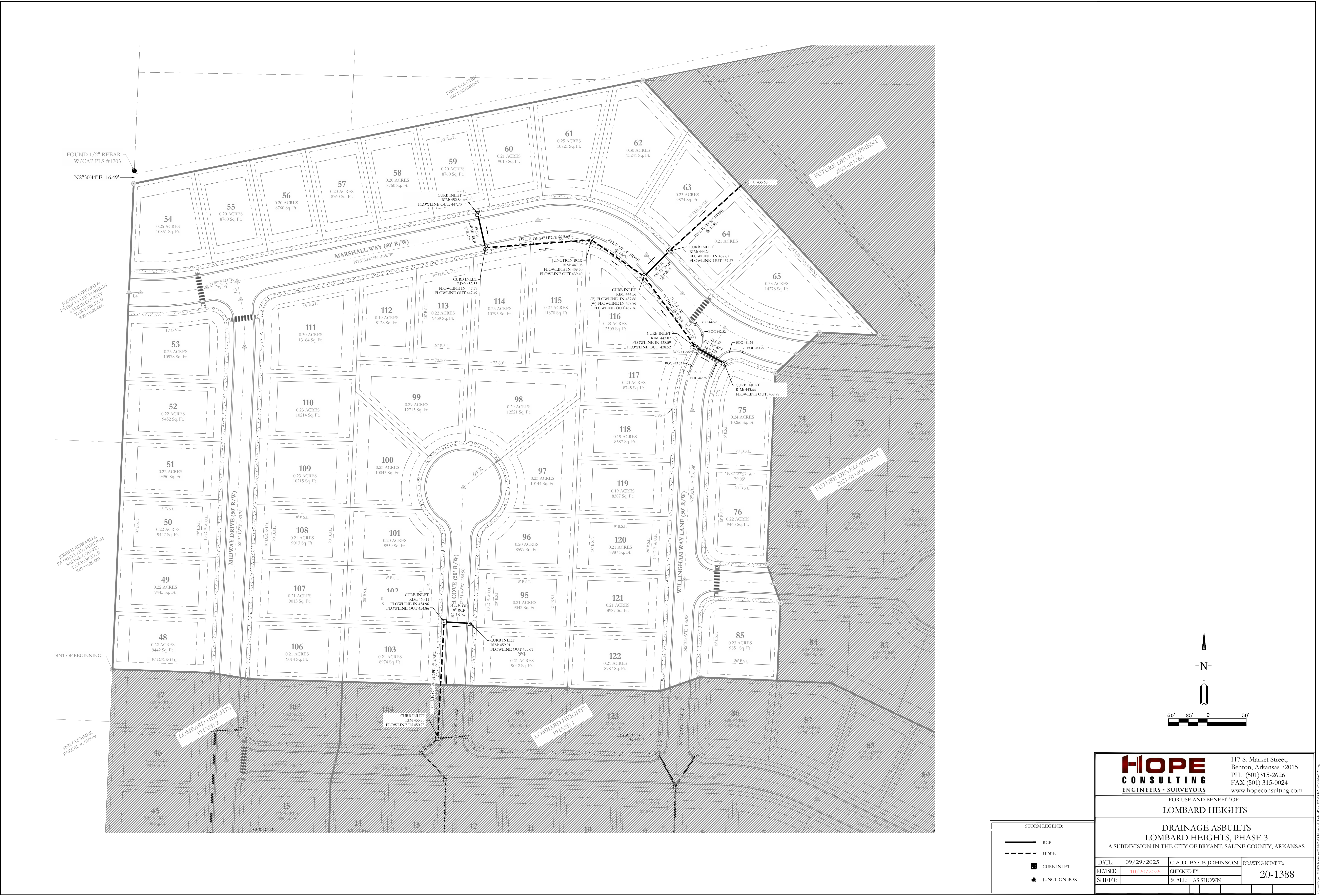
ENGINEERS - SURVEYORS

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 3
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 09/29/2025	C.A.D. BY: BJOHNSON	DRAWING NUMBER:
REVISED: 10/20/2025	CHECKED BY:	20-1388
SHEET:	SCALE: AS SHOWN	

\\bryant\proj\20-1388\Drawings\20-1388-03.dwg 10/20/2025 10:20:25 AM BJOHNSON



STORM LEGEND:	
	RCP
	HDPE
	CURB INLET
	JUNCTION BOX

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

DRAINAGE ASBUILTS
LOMBARD HEIGHTS, PHASE 3
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 09/29/2025	C.A.D. BY: BJOHNSON	DRAWING NUMBER: 20-1388
REVISED: 10/20/2025	CHECKED BY:	
SHEET:	SCALE: AS SHOWN	

FOUND 1/2" REBAR
W/CAP PLS #1203
N2°30'44"E 16.49'

JOSEPH EDWARD &
PATRICIA LEE FURRUGH
SALINE COUNTY
TAX PARCEL #
800-11626-000

JOSEPH EDWARD &
PATRICIA LEE FURRUGH
SALINE COUNTY
TAX PARCEL #
800-11626-001

DENT OF BEGINNING

ANN CLEMMER
PARCEL # 01689

LOMBARD HEIGHTS
PHASE 2

LOMBARD HEIGHTS
PHASE 1

FUTURE DEVELOPMENT
2021-011666

FUTURE DEVELOPMENT
2021-011666

August 20, 2025

Tim Fournier
Director of Public Works
210 SW 3rd Street
Bryant, AR 72022

**Re: Lombard Heights Phase 3
Detailed Cost Estimate for Water/Sewer, Streets, & Storm Water Bonds**

Dear Tim,

Hope Consulting has reviewed the project with the owner and the cost associated with the Utility Construction, Street Construction, and Storm Water Construction.

1. Streets (1 Year Bond: 25% of the Total Cost)

- Total Street Costs on this Project was \$582,413.47
- Bond Cost was \$145,603.37

2. Water + Sewer (1 Year Bond: 50% of Total Cost)

- Total Water + Sewer Costs on this project was \$657,350.42
- Bond Cost was \$328,675.21

3. Storm Water (1 Year Bond: 100% of the Total Cost)

- Total Storm Water Costs on this project was \$186,915.43
- Bond Cost was \$186,915.43

Please do not hesitate to contact us if you have any questions or require additional information.

Sincerely,

Jonathan Hope
Hope Consulting

Bryant Planning Commission

Subdivision Checklist

Approved by
Bryant Planning Commission
07/14/2003 Revised 6/18/2007

Instructions

The attached checklist must be completed by the owner and subdivision engineer and must be submitted along with the Preliminary Plat Plan and other specified documentation for review and approval by the Planning Commission. The owner may not begin developing the subdivision until the review of the Preliminary Plat plan is approved.

No changes or alterations can be made to the approved Preliminary Plat Plan without Planning Commission approval.

When all lots have been surveyed, the utilities and drainage measures are in place, and roads have been constructed, the owner and engineer will submit a Final Plat Plan for approval by the Commission. This Final Plat Plan will incorporate all approved changes and will be verified by the City Engineer. No lots will be sold or rights-of-way and easements conveyed until the Final Plat has been submitted and approved.

Fees due to City of Bryant upon submission of Preliminary Plat application

- \$300.00 + \$3.00 per lot - for Subdivision preliminary plat review
- \$250.00 or \$25.00 per lot (**whichever is greater**) - Stormwater Detention and Drainage Plan Engineering Fee
- A Surety Bond or Cashier's check in the amount of 10% of the estimated development cost must be furnished within 10 days after Preliminary Plat approval.

Fees due to Bryant Water and Sewer Department upon submission of Final Plat application

- \$100 per lot - Water/Sewer Impact Fee
- \$100 per Subdivision Phase - Water/Sewer Flushing Fee

Fees due to City of Bryant upon submission of Final Plat application

- \$25.00 + \$1.00 per lot - for Subdivision Final Plat review

\$2,000+\$100=\$2,100

\$3,500\$25+\$20=\$45

Total Fee Required= \$2,145

City of Bryant Subdivision Checklist

Subdivision/Project Name Lombard Heights Phase 3
Contact Person Jonathan Hope Phone 501-860-0467
Mailing Address 129 N Main Street Benton, Arkansas

I. BASIC INFORMATION NEEDED ON THE PLAT

- ✓ ▲ 1. Name of Subdivision/Project
- ✓ ▲ 2. Current zoning R-1.S
- ✓ ▲ 3. Name and Address of owner of Record
- ✓ ▲ 4. Illustrate Source of Title giving deed record book and page number
- ✓ ▲ 5. Name & address of the sub-divider
- ✓ ▲ 6. Date of Survey
- ✓ ▲ 7. Vicinity map locating streets, highways, section lines, railroad, schools, & parks within ½ mile
- ✓ ▲ 8. Legal description of the property with exact boundary lines
- ✓ ▲ 9. Acreage of property
- ✓ ▲ 10. Number of Lots
- ✓ ▲ 11. Lot area in square feet
- ✓ ▲ 12. Lot lines with appropriate dimensions
- ✓ ▲ 13. Building setback lines
- ✓ ▲ 14. Preliminary Engineering certificate seal and signature on each page
- ✓ ▲ 15. Certificate of Engineering Accuracy
- ✓ ▲ 16. Certificate of Owner
- ✓ ▲ 17. Certificate of Final Plat Approval
- ✓ ▲ 18. Certificate of Recording
- ✓ ▲ 19. Show scale (not less than 1" = 100')
- ✓ ▲ 20. North Arrow
- ✓ ▲ 21. Show Title block
- ✓ ▲ 22. Show adjoining property owners
- ✓ ▲ 23. Layout of all proposed streets including traffic control devices (stop signs, speed limit, etc.)
- ✓ ▲ 24. Layout of all subdivision entrance street upgrades
- ✓ ▲ 25. Layout of all proposed alleys
- ✓ ▲ 26. Layout of all proposed sidewalk systems
- ✓ ▲ 27. Layout identifies any FEMA flood plain and flood way property within the 100-year flood elevation. (Provide Corp of Engineers 404 Permit if required)
- ✓ ▲ 28. Drainage easements for stormwater run-off and detention giving dimensions, locations, and purpose
- ✓ ▲ 29. Layout accommodates Master Street Plan segments within the boundaries
- ✓ ▲ 30. Street layout ties to existing adjoining subdivision stub-out streets and provides stub-out streets for future adjoining subdivisions.
- ✓ ▲ 31. Street width and right-of-way properly shown for each functional classification
- ✓ ▲ 32. Street centerlines showing angles of deflection, intersection, radii, length oftangents and arcs, and degree of curvature with basis of curve data
- ✓ ▲ 33. Typical cross section of streets
- ✓ ▲ 34. Location and name of existing streets
- ✓ ▲ 35. New street names that are not similar to existing street names
- ✓ ▲ 36. Show street lights
- ✓ ▲ 37. Show Fire Hydrant placement

- ✓ ▲ 38. Show and label all permanent & proposed easements
- ✓ ▲ 39. Any proposed open space must be shown
- ✓ ▲ 40. Show the direction and flow of all water courses entering the tract
- ✓ ▲ 41. Show the direction and flow of all water courses leaving the tract
- ✓ ▲ 42. The drainage area of all water courses above the points of entry.
- ✓ ▲ 43. The downstream drainage channel and drainage structures substantially impacted by the subdivision/project.
- ✓ ▲ 44. Show source of water supply
- ✓ ▲ 45. Show location of waste water connection to municipal main & sanitary sewer layout
- ✓ ▲ 46. A phasing plan outlining the boundaries for each phase

II. ADDITIONAL INFORMATION NEEDED, BUT NOT NECESSARILY ON THE PLAT

- ✓ ▲ 47. Natural features within the proposed subdivision including drainage channels, bodies of water, wooded areas, and other significant features
- ✓ ▲ 48. Existing streets, buildings, water courses, railroads. Culverts, utilities and easement on and adjacent to the tract.
- ✓ ▲ 49. Where method of disposal of wastewater is other than connection to a public waste water system, detailed information shall accompany the plat.
- ✓ ▲ 50. Calculations and field notes, including drainage calculations along with support drawing
- 51. Stormwater detention plan approval from City Engineer (attach copy of approval)
- ✓ ▲ 52. The Certificate of Preliminary Engineering Accuracy on each set of street and drainage plans.
- ✓ ▲ 53. ADA Accessibility Standard Form completed (and attached)
- ✓ ▲ 54. A Bill of Assurance has been prepared for this subdivision (and attached)
- ✓ ▲ 55. All lots comply with minimum square footage area and minimum lot width at the front building line
- ✓ ▲ 56. Street pavement design will be as specified by City or AHTD design procedures, approved by the City Engineer.
- ✓ ▲ 57. Made the "One Call" prior to site clearance or other excavation activity

III. PRELIMINARY PLAT ATTACHMENTS

(APPLICATION WILL NOT BE ACCEPTED UNTIL ALL ATTACHMENT REQUIREMENTS ARE MET)

- ▲ 58. Letter to Planning Commission stating your request
- ▲ 59. Completed Checklist
- ▲ 60. Completed agreement to provide performance assurance
- ▲ 61. Subdivider Performance Bond or Cashier's Check for infrastructure installation
- ▲ 62. Landscaping plan of any proposed common open space
- ▲ 63. Draft of Bill of Assurance proposed for the subdivision (if applicable)
- ▲ 64. 20 copies of Preliminary Plat Plan (folded) that includes vicinity map (minimum size 17" X 34" paper)
- ▲ 65. Two (2) IBM compatible diskettes or CDR's with pertinent data and Plat in CAD compatible .DXF electronic file format
- ▲ 66. Copy of Stormwater Detention approval
- ▲ 67. 2 copies Plan and profile of all streets
- ▲ 68. Receipt for \$300.00 + \$3.00 per lot for preliminary Subdivision fee
- ▲ 69. Receipt for \$250.00 or \$25.00 per lot (whichever is greater) for Stormwater Detention and Drainage Plan review
- ▲ 70. Copy of ADEQ Stormwater Pollution Prevention Plan for property parcel containing one acre or larger.

III. FINAL PLAT ATTACHMENTS

(APPLICATION WILL NOT BE ACCEPTED UNTIL ALL ATTACHMENT REQUIREMENTS ARE MET)

- ✓ ▲ 71. Letter to Planning Commission stating your request
- ✓ ▲ 72. Completed Checklist
- ✓ ▲ 73. 20 copies of Final Plat Plan (folded) that includes vicinity map (minimum size 17" X 34" paper)
- ✓ ▲ 74. Two (2) IBM compatible diskettes or CDR's with pertinent data and Plat in CAD compatible .DXF electronic file format
- ✓ ▲ 75. Bill of Assurance including provisions set out in Title 15 Subdivision Regulations 15.16.01
- ✓ ▲ 76. Copy of Water & Sewer Commission approval or....
- ✓ ▲ 77. State Health Department approval of any new water supply and/or sewage system.
- ✓ ▲ 78. Letter submitted by a Registered Professional Engineer, certifying that all infrastructure improvements and installations have been installed in accordance with the submitted construction plans and drawings and the standards established by the City of Bryant and are functioning properly.
- ✓ ▲ 79. Infrastructure Maintenance Bond or Cashier's check.
- ✓ ▲ 80. Check for \$25.00 + \$1.00 per lot for final Subdivision fee
- ✓ ▲ 81. Check for Water Sewer impact fees (\$100.00 Flushing Fee and \$100.00 impact fee per lot)

Lombard Heights

Jonathan Hope

Name of Subdivision

Surveyor

I HAVE COMPLIED WITH THE REQUIREMENTS LISTED ABOVE AND HAVE CHECKED ALL OF THE BOXES ON THE CHECKLIST WHICH APPLY TO THIS PROJECT SUBMITTAL.

Kazi Islam

Owner Signature

Engineer Signature

CITY USE

Preliminary Plat Approved _____

Planning Commission Date _____

Final Plat Approved _____

Planning Commission Date _____

Proof of Recording - County _____

County Clerk _____

Date _____

HOPE
CONSULTING
ENGINEERS - SURVEYORS

January 8, 2025

Colton Leonard
City of Bryant
210 Southwest Third St., Bryant, AR 72022

RE: Lombard Heights Final Plat Phase 3 (Hope Job# #20-1388)

Dear Colton:

On behalf of the property owner, we are formally requesting that Bryant and Community Development review and forward the Final Plat of Lombard Heights Subdivision to the Bryant Planning Commission for Final Plat Approval.

Please feel free to contact me with any questions or concerns or if I can be of any further assistance.

Sincerely,



Jonathan Hope

129 N. MAIN ST. BENTON, ARKANSAS 72015
501-315-2626
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