

# **Special Bryant Planning Commission Meeting**

Boswell Municipal Complex - City Hall Main Conference Room

210 SW 3rd Street

YouTube: <a href="https://www.youtube.com/c/bryantarkansas">https://www.youtube.com/c/bryantarkansas</a>

**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
- <u>0937-PLT-05.pdf</u>
- 0937-ASB-04.pdf
- 0937-BNDLTR-02.pdf
- <u>0937-app-01.pdf</u>
- · 0937-ltr-01.pdf

### **Adjournments**

### MAINTENANCE BOND

# United States Fire Insurance Company

Bond No.:602-211239-1	
KNOWN ALL BY THESE PRESENTS: That was Principal, and United States Fire Insurance Company	/e Southern General Contractors, LLC ,
as Principal, and <u>United States Fire Insurance Company</u> organized and existing under the Laws of the and firmly bound unto <u>City Of Bryant</u>	, as Obligee, in the
total sum of One Hundred Forty-Five Thousand Six Hundred	Three Dollars and Thirty-Seven Cents
U.S. Dollars ( <u>145,603.37</u> ) for the p themselves, jointly and severally, as provided h	ayment whereof said Principal and Surety bind perein.
WHEREAS, the Principal entered into a contra	act with the Obligee dated for
Lombard Height Fhase)	("Work").
NOW, THEREFORE, THE CONDITION OF THE shall maintain and remedy said Work free from period of year(s) commencing of "Maintenance Period"), then this obligation shall and effect.	m defects in materials and workmanship for a
PROVIDED, HOWEVER, that any suit under the (1) year from the expiration date of the Maintelimitation is prohibited by any law controlling the deemed to be amended so as to be equal to such law, and said period of limitation shall be to run on the expiration date of the Maintenance.	enance Period; provided, however, that if this ne construction hereof, such limitation shall be the minimum period of limitation permitted by deemed to have accrued and shall commence
SIGNED this day of October	
	Southern General Contractors
	By: (Principal)
E COMPANY OF THE PARTY OF THE P	By:

#### 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

cach, 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. Lubin, 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 FUBLIC
STATE OF NEW JERBEY
MY COMMISSION EXPIRES GYBIZZDOS
COMMISSION: 860223171

Ethan Schwartz (Notary Public)

Ethan Schwarts

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 scal of United States Fire Insurance Company on the 9 day

of October

<sup>20</sup> 25

UNITED STATES FIRE INSURANCE COMPANY



Michael C. Fay, Senior Vice President

Mehael C. Juny

### MAINTENANCE BOND

## United States Fire Insurance Company

Bond No.:602-211240-09	
KNOWN ALL BY THESE PRESENTS: That we see	outhern General Contractors, LLC
as Principal, and United States Fire Insurance Company organized and existing under the Laws of the State	e of the as Surety are held
and firmly bound unto City Of Bryant	e or <u>DE</u> , as ourety, are need
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 payn	
themselves, jointly and severally, as provided here	
WHEREAS, the Principal entered into a contract v	
Lumbaru Height I hast III Water	("Work").
NOW, THEREFORE, THE CONDITION OF THIS (shall maintain and remedy said Work free from deperiod of	efects in materials and workmanship for a
PROVIDED, HOWEVER, that any suit under this be (1) year from the expiration date of the Maintena limitation is prohibited by any law controlling the deemed to be amended so as to be equal to the such law, and said period of limitation shall be deem to run on the expiration date of the Maintenance Po	nce Period; provided, however, that if this onstruction hereof, such limitation shall be minimum period of limitation permitted by med to have accrued and shall commence
SIGNED this day ofOctober	
Sou	uthern General Contractors
	(Principal)
Ву:	land rett
and company	6.0.
Uni	ted States Fire Insurance Company
Ву:	Ch 1
	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

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. Lubin, 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

STATE OF NEW JERSEY

MY COMMISSION BOOZ23171

COMMISSION: 860223171

Ethan Schwartz (Notary Public)

Ethan Schwarts

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

<sup>20</sup> 25

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 DESCRIPTION THAT		
KNOWN ALL BY THESE PRESENTS: That was Principal, and united states the learning of the land of the lan	We Southern General Contractors, LLC	
as Principal, and United States Fire Insurance Company organized and existing under the Laws of the	State of	, a corporation
and firmly bound unto City Of Bryant	State of, a	is Surety, are neid
total sum of One Hundred Eighty-Six Thousand Nine Hundr	TEMPORE DE LE COMPANION DE LA	as Obligee, in the
U.S. Dollars (	navment whereof said Princip	al and Suraty hind
themselves, jointly and severally, as provided	herein.	ar and Surety bind
WHEREAS the Principal entered into a cent	roof with the Obline eleter	
WHEREAS, the Principal entered into a contr	act with the Obligee dated _	<u>10-8-2025</u> for
Lombard Height Phase III		("Work").
		,
NOW, THEREFORE, THE CONDITION OF THE	HIS OBLIGATION IS SUCH.	that if the Principal
snall maintain and remedy said Work free fro	om defects in materials and v	vorkmanshin for a
period of year(s) commencing of	n 10-20-2025	(the
iviaintenance Period"), then this obligation sha	all be void; otherwise it shall r	remain in full force
and effect.		
BROVIDED HOWEVER that are		
PROVIDED, HOWEVER, that any suit under the	his bond shall be commenced	no later than one
(1) year from the expiration date of the Main	tenance Period; provided, ho	wever, that if this
limitation is prohibited by any law controlling t	the minimum period of limit	ilmitation shall be
deemed to be amended so as to be equal to such law, and said period of limitation shall be	doesed to have approach as	ation permitted by
to run on the expiration date of the Maintenance	se Period	a shall commence
to rain on the expiration date of the Maintenant	e Fellou.	
SIGNED this9 day ofOctober_		
-		
	Southern General Contractors	
	(Principal)	
	1)	
	a Wash all to	
	By: Now York	
COMPANIE CO.	000	
	United States Fire Insurance Company	7
	By: D. A.	
	By: Neil Simpson	, Attorney-in-Fact
	Actionipson	, Attomoy-in-ract

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#### 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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State of New Jersey }
County of Morris }

UNITED STATES FIRE INSURANCE COMPANY

Matthew E. Lubin, President

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ETHAN SCHWARTZ

NOTARY PUBLIC
STATE OF NEW JERREY
MY COMMISSION EXPIRES 8/25/2000
COMMISSION: 8/00/221/71

Ethan Schwartz (Notary Public)

Ethan Schwarts

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 Q day

of October

<sup>20</sup> 25

UNITED STATES FIRE INSURANCE COMPANY



Michael C. Fay, Senior Vice President



### PROPERTY DESCRIPTION: LOMBARD HEIGHTS PHASE 3

PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS

COMMENCING AT A 1/2" PIPE BEING THE SOUTHEAST CORNER OF SAID NE1/4, SE1/4 OF SECTION 9; THENCE, N02°30'44"E A DISTANCE OF 569.42 FEET ALONG THE WEST LINE THEREOF TO THE

**POINT OF BEGINNING,** A 1 /2" REBAR, THENCE N02°30'44"E ALONG SAID WEST LINE A DISTANCE OF 626.72 FEET; THENCE LEAVING SAID WEST LINE, N78°30'41"E A DISTANCE OF 669.98 FEET;

THENCE, S42°48'19"W A DISTANCE OF 448.56 FEET;

THENCE, S87°16'44"W A DISTANCE OF 77.05 FEET; THENCE, S47°26'17"W A DISTANCE OF 77.96 FEET;

THENCE, S02°32'03"W A DISTANCE OF 245.64 FEET; THENCE, S01°16'03"E A DISTANCE OF 53.85 FEET;

THENCE, S02°32'03"E A DISTANCE OF 100.00 FEET TO A POINT OF THE

NORTH LINE OF LOMBARD HEIGHTS, PHASES 1 AND 2; THENCE ALONG SAID NORTH LINE THE FOLLOWING CALLS:

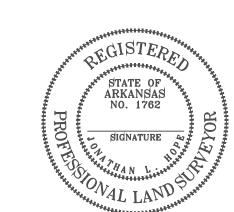
THENCE, N87°27'57"W A DISTANCE OF 99.85 FEET; THENCE, S70°39'30"W A DISTANCE OF 53.88 FEET;

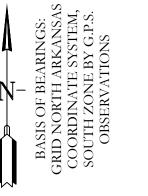
THENCE, N88°19'27"W A DISTANCE OF 530.23 FEET; THENCE, N80°47'12"W A DISTANCE OF 50.34 FEET

THENCE, N87°55'08"W A DISTANCE OF 126.73 FEET TO THE POINT OF

BEGINNING. CONTAINING 2600,934 SQUARE FEET, OR 13.80 ACRES, MORE OR LESS.

Curve Table				
Curve #	Delta	Chord B & D	Arc Length	Arc Radius
C22	9°47'18"	S0°03'07"E 20.33	20.35	119.13
C23	97°05'16"	S51°11'05"E 37.47	42.36	25.00
C24	12°00'30"	S86°23'30"W 81.03	81.18	387.33
C25	14°00'52"	N85°12'27"E 81.53	81.73	334.14
C26	3°50'16"	N80°25'24"E 12.05	12.05	179.96
C27	19°35'14"	S87°51'51"E 61.22	61.52	179.96
C28	20°08'24"	S68°00'02"E 62.93	63.26	179.96
C29	15°07'56"	S50°21'52"E 47.39	47.53	179.96
C30	6°12'37"	S45°54'37"E 23.83	23.85	220.00
C31	38°15'48"	S68°08'50"E 144.21	146.92	220.00
C36	8°15'33"	N72°44'45"W 40.33	40.36	280.00
C37	86°06'52"	S68°19'36"W 34.14	37.57	25.00
C38	90°00'00"	S42°27'57"E 35.36	39.27	25.00
C47	90°00'00"	S47°32'03"W 35.36	39.27	25.00
C55	53°56'23"	S29°30'24"W 22.68	23.54	25.00
C56	24°50'09"	S44°03'31"W 25.80	26.01	60.00
C57	69°07'25"	S2°55'16"E 68.08	72.39	60.00
C58	50°00'14"	S62°29'05"E 50.72	52.36	60.00
C59	50°47'44"	N67°06'56"E 51.47 53.19 60.		60.00
C60	70°00'26"	N6°42'51"E 68.84 73.31		60.00
C61	23°10'13"	N39°52'28"W 24.10 24.26		60.00
C62	53°59'47"	N24°27'41"W 22.70	23.56	25.00
C65	11°09'33"	S1°30'53"E 38.86	38.92	199.84
C66	87°07'12"	S36°28'21"W 33.48	36.94	24.29
C67	27°38'14"	N87°40'37"W 57.31	57.87	119.97
C68	31°03'36"	N58°19'42"W 64.24	65.04	119.97
C69	6°53'42"	N46°15'10"W 33.68	33.70	280.00
C70	77°45'34"	N10°49'15"W 31.38	33.93	25.00
C71	23°42'21"	N14°50'31"E 71.89	72.41	175.00
C72	14°00'03"	N85°30'42"E 85.31	85.53	350.00
C73	14°02'21"	N4°28'58"W 61.10	61.26	250.00
C74	58°41'00"	S72°08'49"E 147.00	153.63	150.00
C76	28°11'25"	S73°11'01"E 121.77	123.00	250.00
C77	28°22'38"	S16°43'22"W 73.53	74.29	150.00
C91	22°44'02"	N13°54'09"E 49.27	49.60	125.00
C94	16°17'00"	S50°56'49"E 70.81	71.05	250.00
C95	0°27'17"	S2°45'42"W 1.39	1.39	175.00







ARKANŚAS

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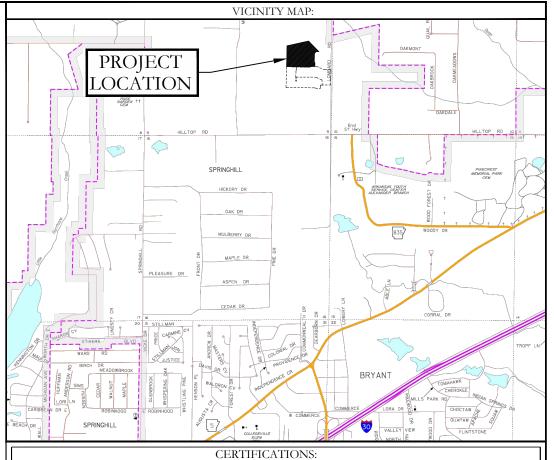
LICENSED

PROFESSIONAL

ENGINEER No. 20876

**←** – Fire Hydrant △ - Computed point Found monument

⊙ — Set #4 RB/Plas. Cap (SIP) (D) -- Deeded (M) -- Measured



OWNER:	DEVELOPER:
Name: SOUTHERN GENERAL CONTRACTORS	Name: SOUTHERN GENERAL CONTRACTORS
Address: BOX 242146	Address: BOX 242146
LITTLE ROCK, AR 72223	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 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 Source of Title: \_\_\_\_

### 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 accord with the City of Bryant Subdivision Regulation Ordinance.

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

# CERTIFICATE OF FINAL ENGINEERING ACCURACY:

I, Kazi Tamzidual 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

Date of Execution

Kazi Tamzidual Islam Engineer, No. 20876

# 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

Lance Penfield, Date of Execution Bryant Planning Commission

PROPERTY SPECIFICATIONS:				
OWNER:	SOUTHERN GENERAL CONTRACTORS P.O. BOX 242146 LITTLE ROCK, AR 72223		NUMBER OF LOTS: 48 SOURCE OF WATER: SALEM WATER USERS	
DEVELOPER/: SUBDIVIDER	P.O. BOX 2	N GENERAL CONTRACTORS 42146 ICK, AR 72223	SOURCE OF SEWER: CTTY 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: FRON'T - 20' OR AS SHOWN REAR - 20' OR AS SHOWN SIDE - 8' OR AS SHOWN	
NAME OF SUBDIVISION: LOMBARD HEIGHT'S SUBDIVISION, PHASE 3			EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.) FRONT - 10' OR AS SHOWN REAR - 10' OR AS SHOWN	
ZONING CLASSIFICATION: R-1.S		: R-1.S	SIDE - 5' OR AS SHOWN	
SOURCE OF TITLE: 2017-11245		245	STREET RIGHT OF WAYS: 50' OR AS SHOWN STREET WIDTH: 28' BOC TO BOC	

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 # \_\_\_\_\_\_06/05/2020 Dated: 05125C0240E



ENGINEERS - SURVEYORS www.hopeconsulting.com

LOT CORNERS: SET 1/2" REBAR WITH CAP

FOR USE AND BENEFIT OF: SOUTHERN GENERAL CONTRACTORS

## FINAL PLAT LOMBARD HEIGHTS, PHASE 3

A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS 09/02/2025 C.A.D. BY: B.JOHNSON DRAWING NUMBER: CHECKED BY: 10/20/2025 20-1388

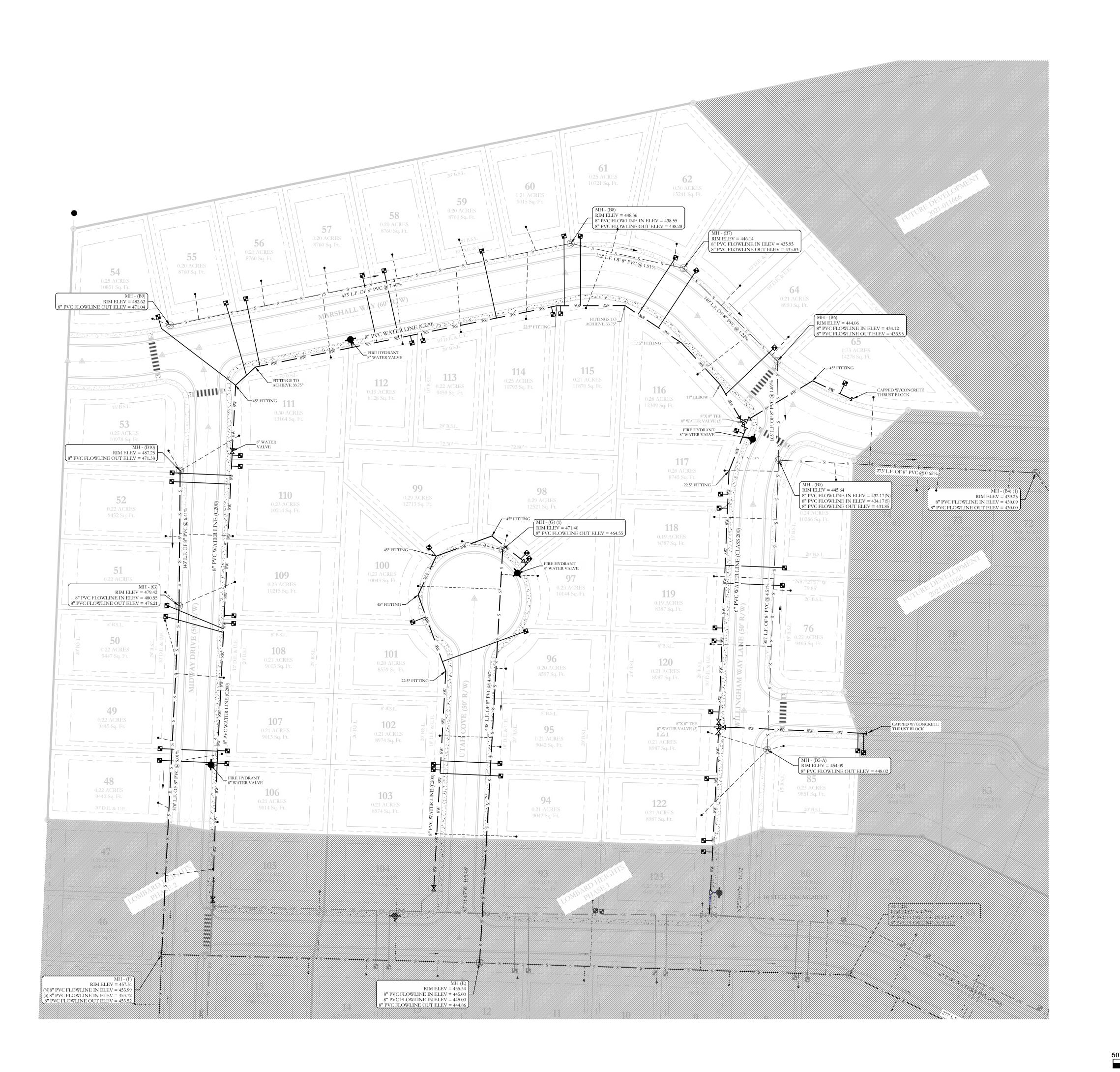
210

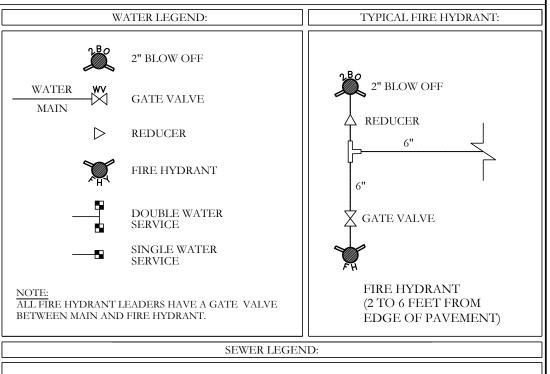
62 1762



(P) -- Platted

SCALE: 1"=50' IIIIII- ADA Crosswalk 500 01S 14W | 0 | 9





SEWER SERVICE NOTE:
USE SDR-26 PVC SEWER PIPE EXCEPT
WHERE DUCTILE IRON PIPE
REQUIRED FOR COVER. USE DUCTILE
IRON PIPE WHERE 3' MINIMUM COVE
CANNOT BE MAINTAINED. SEWER MAIN — S — S — S SEWER MANHOLE



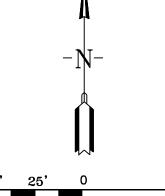
117 S. Market Street, Benton, Arkansas 72015 PH. (501)315-2626 FAX (501) 315-0024 www.hopeconsulting.com

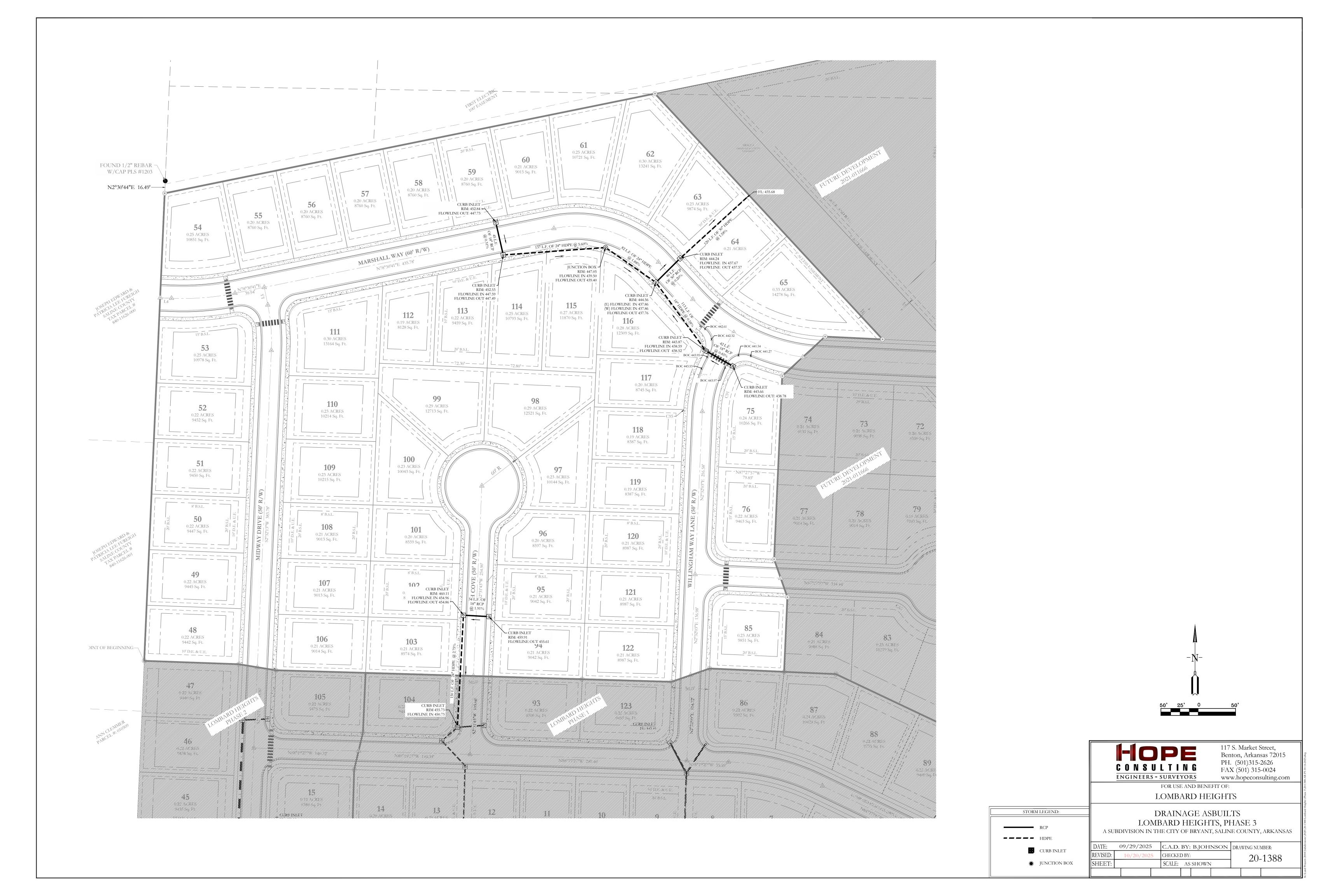
LOCATING ALL BURIED UTILITIES PRIOR TO CONSTRUCTION.

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:	09/29/202	5 (	C.A.D.	BY:	В.ЈОН	NSON	DRA	WING NU	MBER:	
REVISED:	10/20/202	2025 CHECKED B			BY:			20-1388		
SHEET:		5	SCALE:	AS	SHOWN	I		20-	1300	
_		-								







August 20, 2025

Tim Fournier Director of Public Works 210 SW 3<sup>rd</sup> 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





### **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

Subdivisi	on/Project Name	Lombard Heights Phase 3					
Contact I	Person	Jonathan Hope	Phone	501-860-0467			
Mailing A	ddross 129 N Ma	ain Street Benton, Arkansas					
Mailing A	daress						
I Dias	luna	- O. T D.					
I. BASIC	INFORMATION NEEDE	D ON THE PLAT					
<b>1.</b>	Name of Subdivision						
<b>▲</b> 2.	Current zoning $R$	<del></del>					
<b>▲</b> 3.	Name and Address	of owner of Record					
<b>▲</b> 4.		Title giving deed record book and pag	e number				
<b>▲</b> 5.	Name & address of	the sub-divider					
<b>▲</b> 6.	Date of Survey						
<b>▲</b> 7.	•	g streets, highways, section lines, rail	•	ls, & parks within ½ mile			
<b>▲</b> 8.	•	the property with exact boundary line	es				
<b>▲</b> 9.	Acreage of property			•			
1	Number of Lots						
1	Lot area in square fo						
I	Lot lines with appro						
I	Building setback line						
1		ring certificate seal and signature on e	each page				
<b>1</b> 5.	Certificate of Engine	eering Accuracy					
I .	Certificate of Owner						
<b>17.</b>	Certificate of Final I	Plat Approval					
<b>▲</b> 18.	Certificate of Record	ding					
<b>▲</b> 19.	Show scale (not less	than 1" = 100')					
<b>2</b> 0.	North Arrow						
<b>▲</b> 21.	Show Title block						
<b>22.</b>	Show adjoining property owners						
<b>A</b> 23.	Layout of all proposed streets including traffic control devices (stop signs, speed limit, etc.)						
	Layout of all subdivision entrance street upgrades						
1	Layout of all propose						
1	Layout of all proposed sidewalk systems						
<b>▲</b> 27.	. Layout identifies any FEMA flood plain and flood way property within the 100-year flood elevation.						
1 . 20		ineers 404 Permit if required)					
	Drainage easements for stormwater run-off and detention giving dimensions, locations, and purpose						
•	Layout accommodates Master Street Plan segments within the boundaries						
<b>A</b> 30.	). Street layout ties to existing adjoining subdivision stub-out streets and provides stub-out streets for						
/ 🔺 31	future adjoining subdivisions.  Street width and right-of-way properly shown for each functional classification						
<b>Y</b>	_						
	32. Street centerlines showing angles of deflection, intersection, radii, length oftangents and arcs, and degree of curvature with basis of curve data						
<b>V</b>	3. Typical cross section of streets						
<b>V</b>	Location and name of existing streets						
<b>▲</b> 35.	New street names that are not similar to existing street names						
<b>▲</b> 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

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- ▲ 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 **Engineer Signature** Owner Signature

	CITY USE
Preliminary Plat Approved	
Planning Commission Date	<del></del> ;
Final Plat Approved Planning Commission Date	
Proof of Recording - County	

County Clerk \_\_\_\_\_



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,

Ionathan Hone