<u>LANDSCAPE CODE</u>

SECTION IV: MINIMUM LANDSCAPING CRITERIA

	Residential Subdivision	C-1	C-2	PUD
Trees	N/A	1/each 1/3 acre or Fraction	1/each ½ acre or Fraction	х
Evergreens	N/A	1/2,000 SF	1/2,000 SF	x
Bedding Plants Or Ground Cover in Containment	Primary Entrance Must be Landscaped	100 Square Foot Minimum	100 Square Foot Minimum	x
Lawn (Grass)	N/A	Options	Options	х
Open Space Natural or Landscaping	100 SF/lot	N/A	N/A	x

No Planting within 5 feet of a fire hydrant. Spacing will be 40' between trees.

Tree must be a minimum 3" in diameter @ the base and 12'+ tall. Existing trees meeting the minimum size can be counted to meet the criteria. No trees can be planted within thirty-foot (30') of a property corner or driveway. Shrubs along street right-of-way lines cannot exceed thirty inches (30") in height. Separations noted in the zoning regulations must be bermed or screened with landscaping and ground cover or grass.

SECTION V. PLANT MATERIAL SELECTION

A. The following list of trees are those which have been found to be best suited to the central Arkansas area. There are many more trees that are strong growth trees but the ones in the following lists require the least amount of maintenance. Additional trees may be selected for use in required landscape areas when proven to be hearty in this area.

1.	Primary List:	
	Courses House	

COMMON NAME	SCIENTIFIC NAME
Bald Cypress	Taxodium distichum
Chinese Elm	Ulmus parvifolia
Flowering Bradford Pear	Pyres Calleryana "Bradford
Shumard Oak	Quercus shumardi
Ginkgo (male)	Ginkgo bilaba
Honey Locust	Gleditsia triacanthos
Loblolly Pine*	Pinus Taeda
Pin Oak	Quercus palustris
Sawtooth Oak	Quercus acutissima
Sugar Hackberry	Celtis laevigata
Willow Oak	Quercus phellos

2. Secondary List:

Common Name American Holly* Crab Apple Crepe Myrtle Dogwood Hawthom Redbud River Birch Southern Magnolia* Swamp Red Maple Water Oak Weeping Willow

SCIENTIFIC NAME Ilex opaca Malus spp. Lagerstoemia Indica Comus florida Crataegus opaca Cercis Canadensis Betula nigra Magnolia grandiflora Acer reburm Quercus nigra Salix babylonica

*Evergreen Trees

 The Grasses listed in subsection (1) above are the more commonly used grasses adjacent to vehicular use areas.

E. Ground Covers

The following primary list of ground covers are recommended for use to comply with this ordinance.

Common Name	Scientific Name
Dwarf Nandina	N. domestica "Harbour Dwarf
Junipers	Juniperus species
Liriope	Liriope Muscari
Memorial Rose	Rosa Wichuraiana
Mondo Grass	Ophiopagon japonicus
Periwinkle	Vinca minor
Spreading Euonymus	E. fortunei "Radicans"

2. Secondary List: (This list can be used but must be confined to a bed.)

Common Name	Scientific Name
Carolina Jessamine	Gelsemium sempervirens
Dwarf Bamboo	Arundinaria pygmaea
English Ivy	Hedera Helix
Honeysuckle	Lonicera sempervirens

SECTION VI. MAINTENANCE

 The developer, his successor and the property owner shall be responsible for regular weeding, irrigating, fertilizing, pruning and other maintenance of all planting on private property of a development. Plant materials which are installed for compliance with this ordinance, both on private property and the public right-of-way, which exhibit evidence of insect pests, disease and/or damage, shall be appropriately treated and dead plant materials shall be replaced.

 The owner of land abutting a constructed public right-of-way shall be responsible for the tree planting strip lying between the private property line and the curbline or backslope line and shall be required to regularly weed, mow, prune and maintain plantings in compliance with good horticultural practices.

3. If the owner of land thus situated as in (2) above, neglects or refuses to maintain the areas as proscribed, after having been given ten (10) days notice in writing to maintain by the City, the owner shall be guilty of a misdemeanor.

SECTION VII, PLANNING COMMISSION APPROVAL The City of Bryant Planning Commission will review and act on all landscaping

B. Trees/shrubs on public rights-of-way

All tree/shrub species listed in A, 1-2 and C, 1-2 may be used in the public right-of-way, C. Shrub Species

The following list of shrubs are those which have been found to be best suited to this area and yet requiring the least amount of maintenance. This list along with the secondary list are those shrubs which may be planted in the required landscape area. Additional selective shrubs may be substituted when proven to be hearty in this region.

1. Primary List:

	Common Name	Scientific Name
	Evergreen Hollies	Ilex species
	Nandina	Nandina domestica
2.	Secondary List:	
	Common Name	Scientific Name
	Abelia	Abelia grandiflora
	Boxwood	Busus sempervirens
	Chinese Photinia	Photinia serrulata

Note: Secondary listed shrubs require increased maintenance

D. Grasses

1. The following grasses may be used to comply with this ordinance:

Mayer Z-52ZoysiaFescueBermuda GrassBermuda Grass hybridsCentipedeSt. Augustine

<u>UTILITIES NOTE</u>

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH

IS NOT KNOWN OR SHOWN.

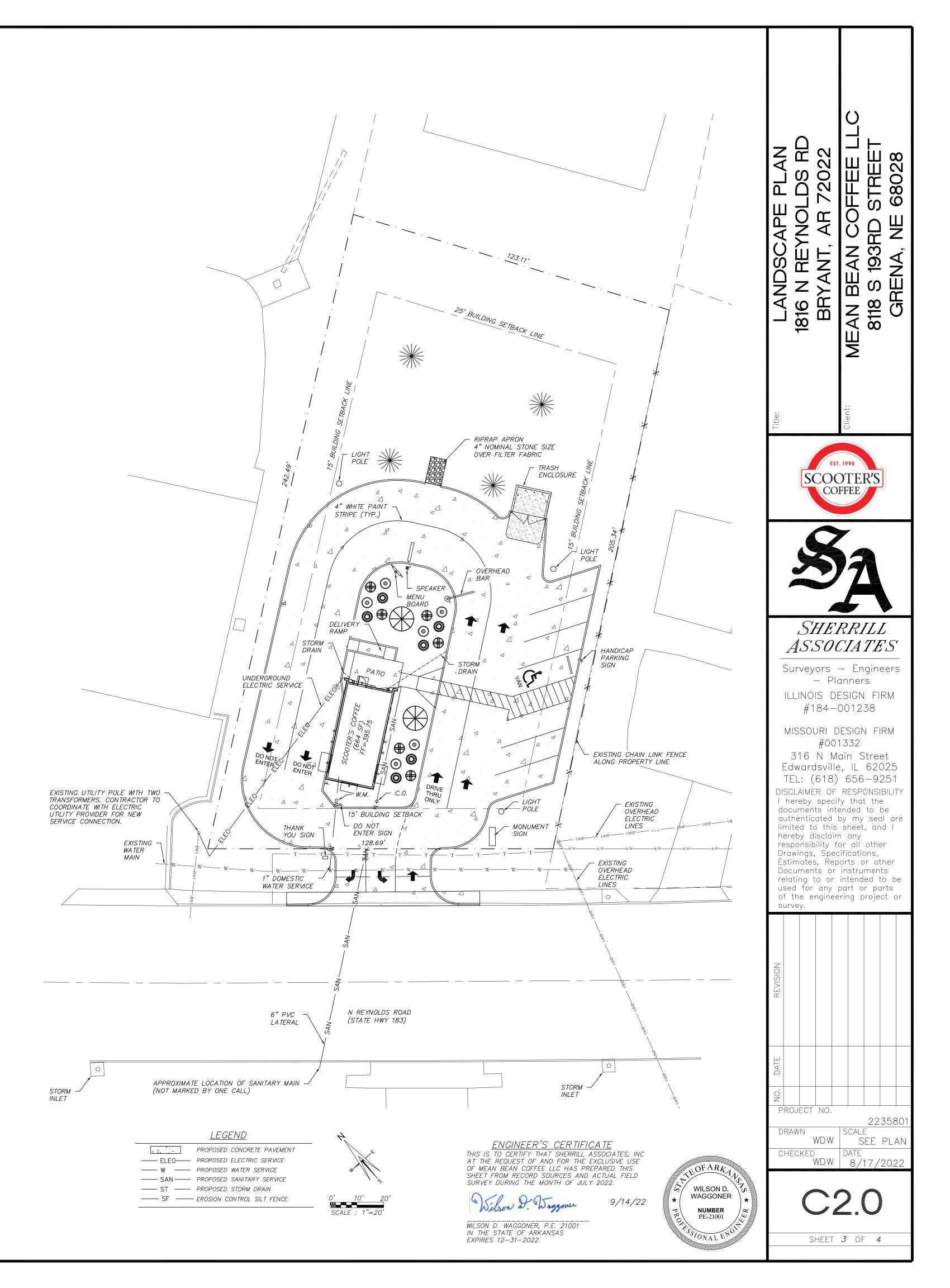


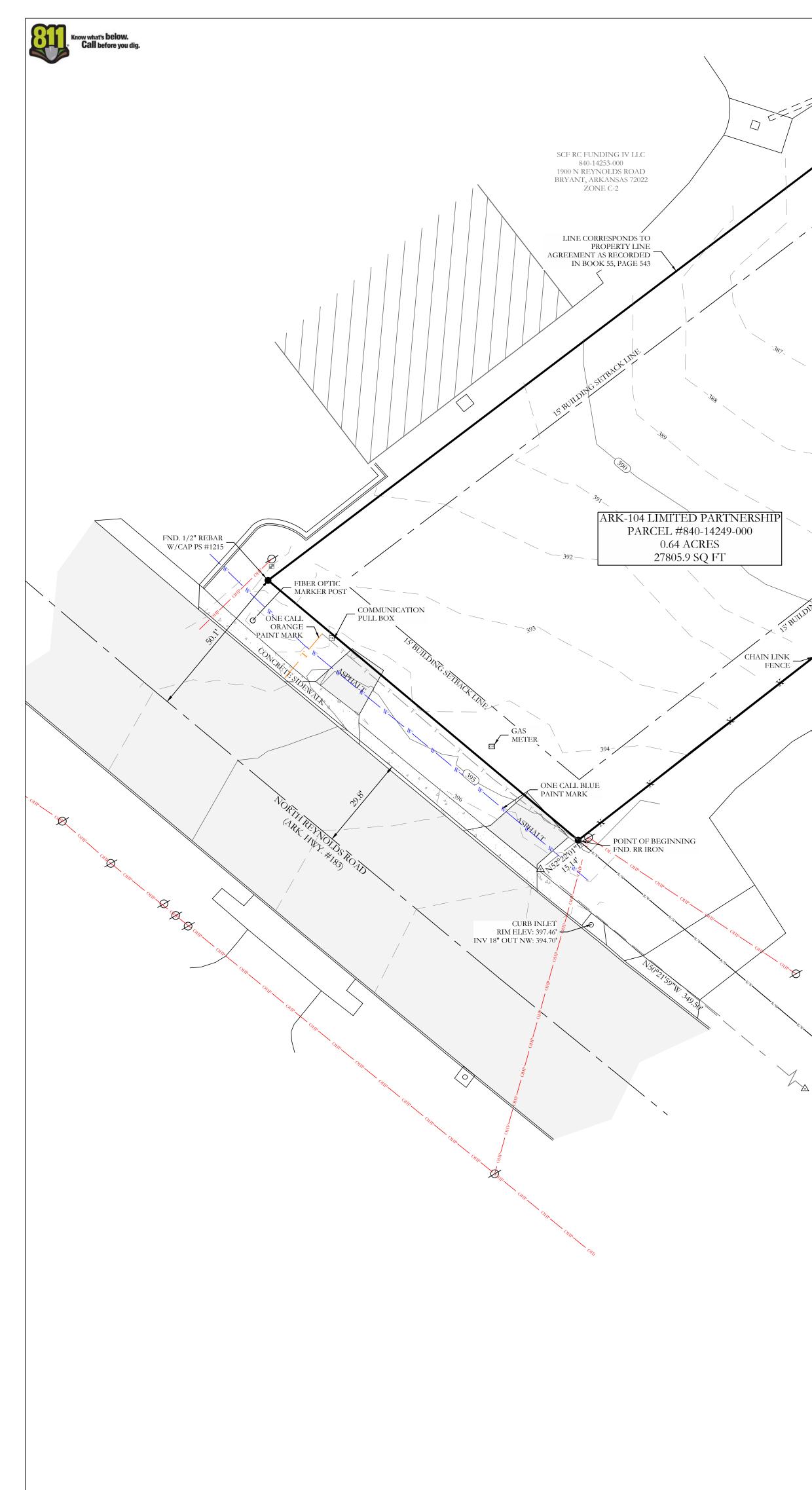
<u>GENERAL NOTES</u> THE OWNER MAY CONTRACT WITH A LOCAL LANDSCAPER TO SUBSTITUTE SPECIES AND LOCATIONS OF THE PLANTINGS BUT THE CODE SHALL BE FOLLOWED FOR THE BUFFERS AND INTERNAL PLANTINGS PER CITY CODE.

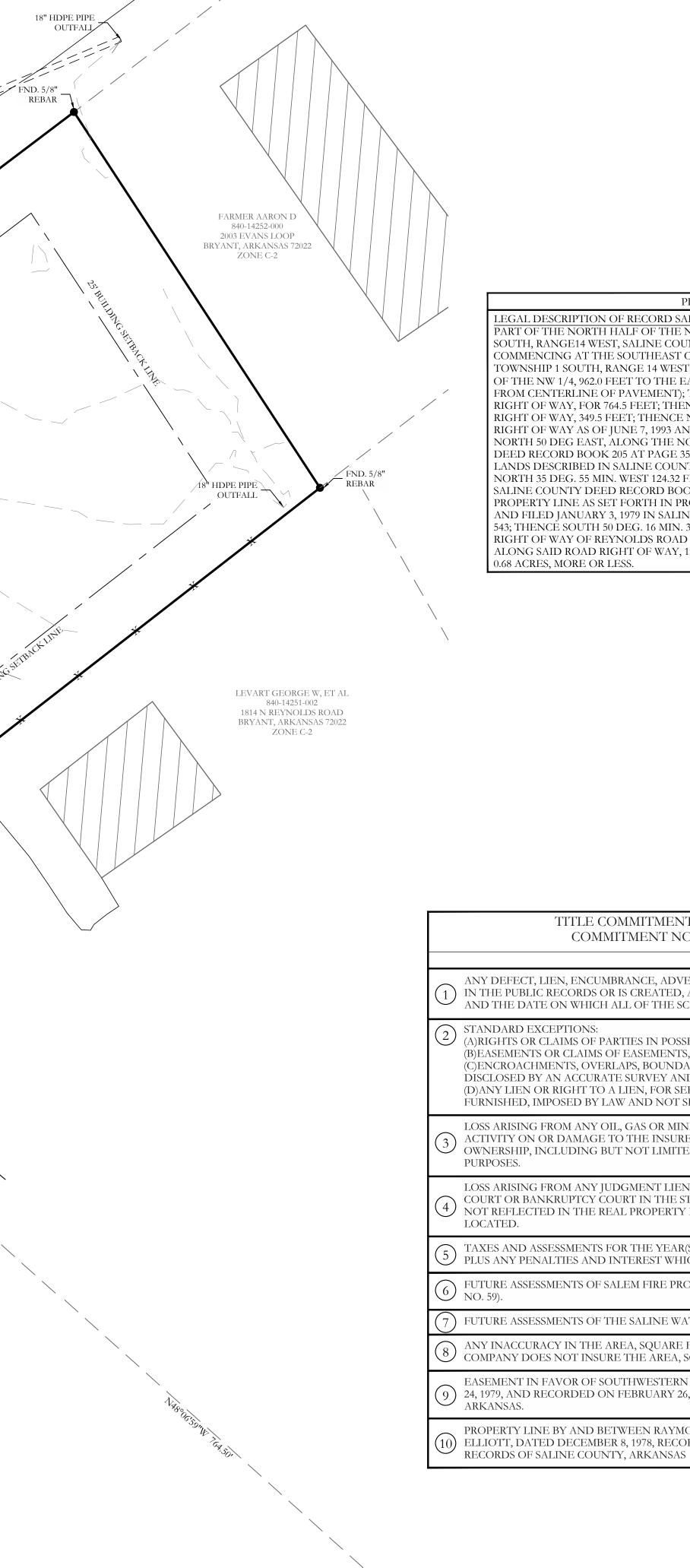
<u>LOT AREA</u> 27,806± SQ.FT. 0.64± AC.

PLANTING SUMMARY

EVERGREEN	I TREES			
	LLEX OPACA AMERICAN HOLLY	оту. 14	SIZE 24" BOX	COMMENTS 8' HT. 2" CAL. MIN.
<u>CANOPY T</u>	REES NAME	<i>QTY</i> .	SIZE	COMMENTS
\bigotimes	<u>BETULA NIGRA</u> RIVER BIRCH	2	24" BOX	8' HT. 2" CAL. MIN.
<u>SHRUBS</u>	NAME	QTY.	SIZE	COMMENTS
•	BUSUS SEMPERVIRENS BOXWOOD	6	5 GAL	24"–30" HT
0	NANDINA DOMESTICA NANDINA	6	5 GAL	24"—30" HT
	LLEX SPECIES EVERGREEN HOLLY	6	5 GAL	24"-30" HT.







PROPERTY DESCRIPTION LEGAL DESCRIPTION OF RECORD SALINE COUNTY INSTRUMENT #2017-006225:

PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 27, TOWNS SOUTH, RANGE14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESC COMMENCING AT THE SOUTHEAST CORNER OF SAID N 1/2 OF THE NW 1/4, SECTIO TOWNSHIP 1 SOUTH, RANGE 14 WEST; THENCE WEST, ALONG THE SOUTH LINE OF OF THE NW 1/4, 962.0 FEET TO THE EAST RIGHT OF WAY LINE OF REYNOLDS ROAI FROM CENTERLINE OF PAVEMENT); THENCE NORTH 50 DEG. 15 MIN. WEST, ALON RIGHT OF WAY, FOR 764.5 FEET; THENCE NORTH 52 DEG. 30 MIN. WEST, ALONG SAI RIGHT OF WAY, 349.5 FEET; THENCE NORTH 50 DEG. EAST 14.1 FEET TO REYNOLDS RIGHT OF WAY AS OF JUNE 7, 1993 AND THE POINT OF BEGINNING; THENCE CONT NORTH 50 DEG EAST, ALONG THE NORTH LINE OF LANDS DESCRIBED IN SALINE DEED RECORD BOOK 205 AT PAGE 351, FOR 206.21 FEET TO THE SOUTHWEST CORN LANDS DESCRIBED IN SALINE COUNTY DEED RECORDS BOOK 265 AT PAGE 704; TH NORTH 35 DEG. 55 MIN. WEST 124.32 FEET, ALONG THE WEST LINE OF LANDS DESC SALINE COUNTY DEED RECORD BOOK 265 AT PAGE 704 TO A FENCE, SAID FENCE PROPERTY LINE AS SET FORTH IN PROPERTY LINE AGREEMENT DATED DECEMBI AND FILED JANUARY 3, 1979 IN SALINE COUNTY MISCELLANEOUS RECORD BOOK 543; THENCE SOUTH 50 DEG. 16 MIN. 31 SEC. WEST, ALONG SAID FENCE, 242.8 FEET RIGHT OF WAY OF REYNOLDS ROAD AS OF JUNE 7, 1993; THENCE SOUTH 52 DEG. 3 ALONG SAID ROAD RIGHT OF WAY, 128.28 FEET TO THE POINT OF BEGINNING, CO 0.68 ACRES, MORE OR LESS.

	TITLE COMMITMENT PROVIDED BY: CHICAGO TITLE INSU COMMITMENT NO. 22-022518-475, EFFECTIVE DATE: JUNI
	SCHEDULE B PART II - EXCEPTIONS
1	ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE CO AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET.
2	STANDARD EXCEPTIONS: (A)RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. (B)EASEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. (C)ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES AND ANY MATTERS WHICH DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES. (D)ANY LIEN OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OF FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
3	LOSS ARISING FROM ANY OIL, GAS OR MINERAL INTERESTS, CONVEYED, RETAINED, ASSI ACTIVITY ON OR DAMAGE TO THE INSURED LAND CAUSED BY THE EXERCISE OF SUB-SU- OWNERSHIP, INCLUDING BUT NOT LIMITED TO THE RIGHT OF INGRESS AND EGRESS FOR PURPOSES.
4	LOSS ARISING FROM ANY JUDGMENT LIENS OR OTHER LIENS OF RECORD IN ANY UNITED COURT OR BANKRUPTCY COURT IN THE STATE OF ARKANSAS AS OF THE EFFECTIVE DAT NOT REFLECTED IN THE REAL PROPERTY RECORDS OF THE COUNTY IN WHICH THE PRO LOCATED.
5	TAXES AND ASSESSMENTS FOR THE YEAR(S) 2022 AND THEREAFTER, WHICH ARE NOT YET PLUS ANY PENALTIES AND INTEREST WHICH MAY ACCRUE.
6	FUTURE ASSESSMENTS OF SALEM FIRE PROTECTION DISTRICT NO. 1 (AKA SALEM FIRE PRONO. 59).
(7)	FUTURE ASSESSMENTS OF THE SALINE WATERSHED REGIONAL WATER DISTRIBUTION DI
8	ANY INACCURACY IN THE AREA, SQUARE FOOTAGE, OR ACREAGE OF LAND DESCRIBED I COMPANY DOES NOT INSURE THE AREA, SQUARE FOOTAGE, OR ACREAGE OF THE LAND
9	EASEMENT IN FAVOR OF SOUTHWESTERN BELL TELEPHONE AS SET FORTH IN EASEMEN 24, 1979, AND RECORDED ON FEBRUARY 26, 1979, IN BOOK 56 AT PAGE 353 IN THE RECORD ARKANSAS.
10	PROPERTY LINE BY AND BETWEEN RAYMOND E EVANS AND SHIRLEY M EVANS AND JAM ELLIOTT, DATED DECEMBER 8, 1978, RECORDED JANUARY 3, 1979, IN BOOK 55, PAGE 543 OF RECORDS OF SALINE COUNTY, ARKANSAS

	$\frac{10' 20' 40'}{\text{SCALE: 1"} = 20'}$	VICINITY MAP DELL DR DELL DR DELL DR NEAL SHOP
25: TOWNSHIP 1 DESCRIBED AS: SECTION 27, INE OF SAID N 1/2 S ROAD (35 FEET ALONG SAID ROAD NG SAID ROAD NOLDS ROAD E CONTINUE ALINE COUNTY T CORNER OF 704; THENCE S DESCRIBED IN ENCE BEING THE CEMBER 8, 1978 BOOK 55 AT PAGE 3 FEET TO THE DEG. 30 MIN. EAST, NG, CONTAINING		OWNER(S) OF RECORD: ARK-104 LIMITED PARTNERSHIP STREET ADDRESS: 1816 NORTH REYNOLDS ROAD, BRYANT, ARKANSAS 72022 COUNTY PARCEL ID: 840-14249-000 ZONING DISTRICT: C-2 GENERAL COMMERCIAL DISTRICT BUILDING SETBACKS PER CITY REGULATIONS*: FRONT: 15 FEET REAR: 25 FEET SIDE: 15 FEET MAX LOT COVERAGE: 40% MAX HEIGHT: 4 STORIES LOCAL UTILITY PROVIDERS: WATER SERVICE: CITY OF BRYANT SEWER SERVICE: CITY OF BRYANT ELECTRIC SERVICE: ENTERGY GAS SERVICE: CENTEROY
LE INSURANCE COMPANY TE: JUNE 12, 2022, 8:00AM APPEARS FOR THE FIRST TIME N THE COMMITMENT DATE	EFFECT ON SURVEY NOT SURVEY RELATED	GENERAL NOTES GENERAL SURVEYOR'S NOTES: ALL LISTED MEASUREMENTS ARE AS MEASURED IN THE FIELD. FOR RECORD MEASUREMENTS, SEE DEED(S) OR PLAT(S) OF RECORD. ADJACENT OWNERSHIP IS LISTED AS FILED IN THE SALINE COUNTY TAX ASSESSORS OFFICE AND IS SHOWN FOR REFERENCE ONLY. THIS SURVEY IS FOR THE EXCLUSIVE USE AND BENEFIT OF PARTIES SHOWN HEREIN. USE OR DUPLICATION OF THIS DOCUMENT BY ANY OTHER PARTIES IS PROHIBITED AND VOIDS SAID DOCUMENT. NOTE: THIS SURVEY IS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHER SOR THE EXCLUSIVE USE AND BENEFIT OF PARTIES IS PROHIBITED AND VOIDS SAID DOCUMENT. NOTE: THIS SURVEY IS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHER SOR RECORD. INCOMENTS ON RECORD. OTHER SOR RECORD. INCOMPANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE ANY LISTED EASEMENTS OR RIGHTS-OF-WAY WERE DETERMINED FROM LISTED REFERENCE DOCUMENTS AND HAVE NOT BEEN CHECKED FOR ACCURACY OR ONLY LISTED REFERENCE DOCUMENTS HEREON WERE USED AND CONSIDERED AS A <td< th=""></td<>
E MET. ECORDS. S. S WHICH WOULD BE PFORE OR HEREAFTER	AS SHOWN	Image: Crate
ED, ASSIGNED OR ANY F SUB-SURFACE RIGHTS OR RESS FOR SAID SUB-SURFACE Y UNITED STATES DISTRICT TVE DATE HEREOF THAT ARE	NOT SURVEY RELATED	TO CHICAGO TITLE INSURANCE COMPANY; LAMONTIA, LLC; ARK-104 LIMITED PARTNERSHIP, AN ARKANSAS LIMITED PARTNERSHIP THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6 (A), 6(B), 7(A), 8, 11(A), 11(B), 13, 14, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON <u>JULY 20, 2022.</u>
TVE DATE HEREOF THAT ARE THE PROPERTY IS NOT YET DUE AND PAYABLE,	NOT SURVEY RELATED	WM. CORBITT R. SHOFFNER DATE ARKANSAS PS #1664 CORBITT@HOPECONSULTING.COM
FIRE PROTECTIONDISTRICT	NOT SURVEY RELATED	The OF AUTHORIZED INTERCONTRACTOR
TION DISTRICT. CRIBED IN SCHEDULE A. THE	NOT SURVEY RELATED	HOPE CONSULTING, INC.
CRIBED IN SCHEDULE A. THE IE LAND.	ACREAGE AS SHOWN	INC. No. 1931 No. 1931 WANSANSAN WITHIN CORBITT R. WILLING CORBUTT R. WILLING CORBUTT R. WILLING CORBUTT R. WILLING CORBUTT R.
RECORDS OF SALINE COUNTY,	EASEMENT DESCRIPTION IS AMBIGUOUS AND CANNOT BE PLOTTED ACCURATELY	ORIGINAL SIGNATURE ON FILE
AND JAMES ELLIOT AND LOIS A GE 543 OF THE CONVEYANCE POINT OF COMMENCEMENT SE CORNER N1/2, NW1/4 SECTION 27, T-01-5, R-14-W	LEGEND WESTERLY PROPERTY LINE AS SHOWN LINE AS SHOWN ● - Found Aliquot Corner ● - Found Aliquot Corner ● - Found monument ○ - Set ½" Rebar ▲ - Computed point (M) - Measured (P) - Plat/Deed	Image: Consulting consulting consulting consultance company; LAMONTIA, LLC; ARK-104 Image: Consult consultance company; LAMONTIA, LLC; ARK-104 Image: Consultance