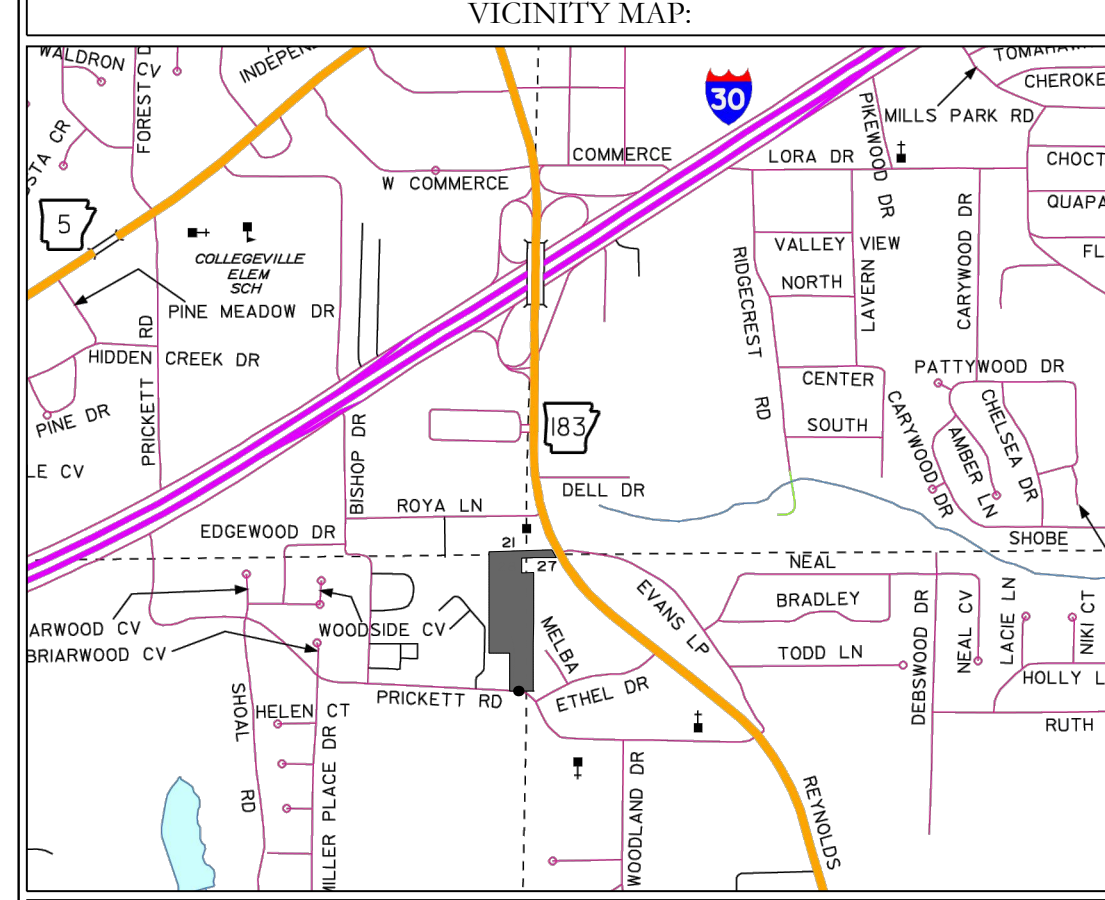
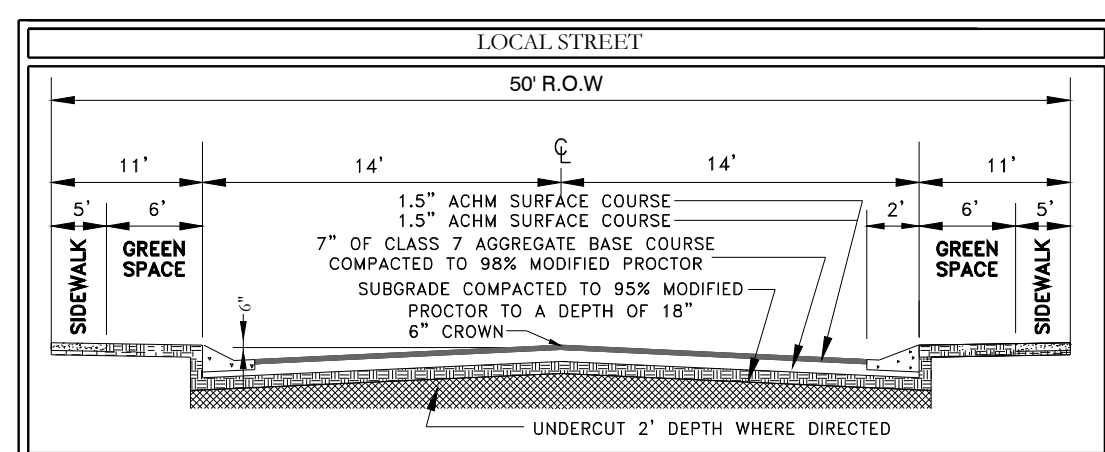


Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	38.99	25.00	89.36	N46° 40' 26"E	35.16
C2	38.77	25.00	88.86	N42° 26' 23"W	35.00
C3	21.12	25.00	48.40	N26° 11' 30"E	20.50
C4	66.29	75.00	50.64	N27° 18' 46"E	64.15
C5	77.95	50.00	89.33	N46° 39' 22"E	70.29
C6	33.94	75.00	25.93	N78° 21' 15"E	33.65
C7	38.06	75.00	29.07	N67° 10' 10"E	37.65

NOTES:

- TRACT A, B, C, WILL BE USED FOR RECREATIONAL USE AND WALKING TRAILS AND WILL BE MAINTAINED AND OWNED BY THE PROPERTY OWNERS ASSOCIATION.
- TRACT D WILL BE UTILIZED AS A RETENTION AREA/WET PONDS AND UTILITY EASEMENT MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.



CERTIFICATIONS:

OWNER:	DEVELOPER:
Name: HERITAGE HOMES Address: 1288 SAMPLES ROAD, ALEXANDER, AR 72002	Name: HERITAGE HOMES Address: 1288 SAMPLES ROAD, ALEXANDER, AR 72002

CERTIFICATE OF OWNER:
We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have caused to be laid off, platted and subdivided, and to be hereby lay off, plat and subdivide said real estate in accordance with the plat.

Date of Execution: _____ Name: HERITAGE HOMES
Address: 1288 SAMPLES ROAD, ALEXANDER, AR 72002

Source of Title: D.R. BOOK 2023 PAGE: 015874

CERTIFICATE OF SURVEYING ACCURACY:
I, Jonathan L. Hope, hereby certify that this plat correctly represents a boundary survey 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 are accurately described in terms of length and direction of the property sides.

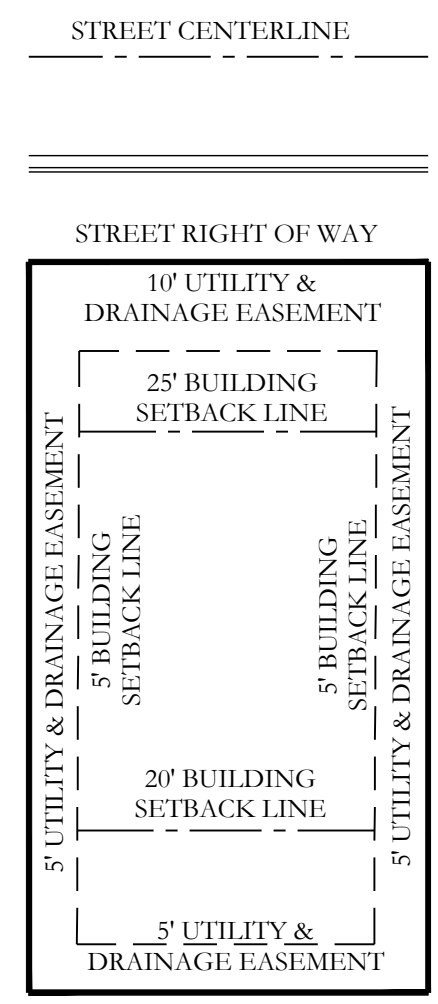
Date of Execution: _____ Jonathan L. Hope
Registered Professional Land Surveyor No. 1762 Arkansas

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

Date of Execution: _____ Kazi Tamzidul Islam
Registered Professional Engineer Arkansas No. 218676

CERTIFICATE OF PRELIMINARY PLAT APPROVAL:
Pursuant to the City of Bryant Subdivision Rules and Regulations, and all of the conditions of approval having been completed, this document is hereby accepted. This certificate is hereby executed under the authority of said rules and regulations.

Date of Execution: _____ Lance Penfield
Bryant Planning Commission



OPEN SPACE CALCULATION

TRACT A - COMMUNITY FACILITY & RECREATIONAL AREA	0.30 ACRES
TRACT B - GREEN SPACE/WALKING TRAIL	0.44 ACRES
TRACT C - GREEN SPACE	0.07 ACRES
TRACT D - RETENTION AREA/WET POND	0.17 ACRES
GREEN SPACE BETWEEN BOC & SIDEWALK	0.32 ACRES
TOTAL	1.30 ACRES OR 26.55%

RESIDENTIAL DENSITY CALCULATIONS

HOUSING UNITS	42 UNITS
TOTAL DEVELOPABLE AREA	4.90 ACRES
TOTAL COMMON USABLE OPEN SPACE	1.30 ACRES
RESIDENTIAL DENSITY	42 / (4.90 - 1.30) = 6.77 DUA

PROPERTY SPECIFICATIONS:

OWNER: HERITAGE HOMES, 1288 SAMPLES ROAD, ALEXANDER, AR 72002	MIN. LOT SIZE: NUMBER OF LOTS: 21
DEVELOPER/SUBDIVIDER: HERITAGE HOMES, 1288 SAMPLES ROAD, ALEXANDER, AR 72002	EXISTING ZONING: R-1; RESIDENTIAL NO SEWER PROPOSED ZONING: PLANNED UNIT DEVELOPMENT
ENGINEERS: HOPE CONSULTING INC., 129 S MAIN STREET, BENTON, AR 72015	SOURCE OF WATER: CITY OF BRYANT SOURCE OF SEWER: CITY OF BRYANT SOURCE OF ELECTRIC: FIRST ELECTRIC COOP SOURCE OF GAS: CENTERPOINT ENERGY
NAME OF SUBDIVISION: THE COTTAGES OF BRYANT	BUILDING SETBACKS: FRONT - 25' OR AS SHOWN REAR - 25' OR AS SHOWN SIDE - 5' OR AS SHOWN
RESIDENTIAL DUPLEX HOMES.	EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.) FRONT - 10' OR AS SHOWN REAR - 10' OR AS SHOWN SIDE - 5' OR AS SHOWN
ALLOWABLE FACADE: BRICK, VINYL, GLASS & WOOD	STREET RIGHT OF WAY: 50' OR AS SHOWN STREET WIDTH: 28' BOC TO BOC LOT CORNERS: SET 1/2" REBAR WITH CAP
SOURCE OF TITLE: SALINE COUNTY DOCUMENT BOOK 2023 PAGE 015874	

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:
HERITAGE HOMES, LLC

PLANNED UNIT DEVELOPMENT (PUD)
THE COTTAGES OF BRYANT
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

DATE: 05-05-2026	C.A.D. BY: BJOHNSON	DRAWING NUMBER:
REVISED:	CHECKED BY:	26-0288
SHEET:	SCALE: 1" = 30'	
500	0	1762