Lemons Engineering Consultants, Inc.
204 West Cherry Street
Cabot, Arkansas 72023
(501) 605-7565
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July 10, 2024

Mr. Colton Leonard, City Planner
City of Bryant, Arkansas
Community Development
210 SW 3rd Street
Bryant, Arkansas 72022

Re: Preliminary Plat
3927 Springhill Road, Bryant, AR
Parcel # 840-11855-000

Dear Mr. Leonard:

Enclosed you will find the Civil Plans, Drainage Report, Draft Bill of Assurance, and related information as pertaining to the referenced project. Please begin the review on this project, and include on the agenda of the August 12, 2024, City of Bryant Planning Commission Meeting.

Please accept this letter as the Project Narrative. The following information should assist you in the review:

Name of Development:	Hillcrest Addition
Property Address:	3927 Springhill Road, Bryant, Arkansas 70222
Tax Parcel ID:	840-11855-000
Source of Title:	2021-030121 (Corp Warranty Deed)
Owner/Developer:	Springhill – HWY 5 Development, LLC, 816 E. Oak Street, Conway, AR 72032
Zoning:	R-2 (Single Family Detached Homes)
Total Area:	4.89 acres
Total # of Lots:	13
Density:	2.65 lots per acre
Minimum Lot Size:	9000.91 sf (Minimum 9000 sf)
Minimum Lot Width:	79.10 feet
Neighboring Properties:	Residential (Single Family Detached) on the South & West Residential (Multi Family) on the North Undeveloped on the East (across from Springhill Road)
Water:	Salem Water
Sewer:	City of Bryant

Restrictive Covenants:	See attached (Draft)
Property in SFHA:	No
Existing Structures:	Yes, one house. This house will be removed as part of the development.
Drainage:	This plan will reduce the flow of runoff onto the properties to the South. Attention is called to the enclosed Drainage Design Report.

Please contact me if you have any questions or concerns.

Sincerely,



Tim Lemons, PE