Bryant Planning Commission Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

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

Date: August 08, 2022 - **Time:** 6:00 PM

Call to Order

Approval of Minutes

1. July 11th, 2022 Planning Commission Meeting Minutes

- 2022-07-11 Planning Commission Minutes.pdf

Announcements

Director's Report

DRC Report

2. Bryant Public Safety - New Training Range Addition

Ted Taylor - Requesting Approval for New Shooting Range Addition at Bryant Public Safety - APPROVED

3. Take 5 Carwash - 3017 Marketplace Ave - Signage

Arkansas Sign and Neon - Requesting Sign Permit Approval - STAFF APPROVED Facade Signs "A" and "B"
- Requesting Approval for Pole Sign - APPROVED,
- Requesting Approval for Sign Variance on Facade Sign "C" - Recommended Approval

4. Alcoa 40 Park - New Pavillion

Ted Taylor - Requesting Approval for New Pavillion - APPROVED

- 0575-PLN-01.pdf

5. Mills Park - Tennis Courts

Ted Taylor - Requesting Approval for New Tennis Courts - APPROVED

6. Road Runner - 23190 I-30 - Sign Variance

Fennel Purifoy Architects - Requesting Sign Variance for Two facade signs on one building facade - RECOMMENDED APPROVAL

7. Stone Luxury Living - PUD - 9318 HWY 5

GarNat Engineering - Requesting PUD Plan Approval
- Requesting Approval for Rezoning from R-M to PUD - RECOMMENDED APPROVAL

8. Grace Village Ph 3 - Final Plat

GarNat Engineering - Requesting Final Plat Approval - RECOMMENDED APPROVAL, Contingent upon New Plat showing Sewer easement moved, Detention Pond Completion, Steet Signage

Public Hearing

9. Stone Luxury Living - PUD - 9318 HWY 5

GarNat Engineering - Requesting Approval for Rezoning from R-M to PUD

- 0571-RZN-01.pdf
- 0571-PLN-03.pdf

Old Business

New Business

10. Take 5 Carwash - 3017 Marketplace Ave - Sign Variance

Arkansas Sign and Neon - Requesting Approval for Sign Variance on Facade sign "C"

- 0574-PLN-01.pdf
- 0574-VAR-01.pdf

11. Road Runner - 23190 I-30 N - Sign Variance

Fennel Purifoy Architects - Requesting Approval for Sign Variance

- 0577-APP-01.pdf

12. Stone Luxury Living - PUD - 9318 HWY 5

GarNat Engineering - Requesting Approval for PUD Plan

- 0571-SWR-01.pdf
- 0571-AFF-01.pdf
- 0571-BOA-01.pdf
- 0571-DRN-01.pdf
- 0571-LTR-01.pdf
- 0571-PLN-01.pdf
- 0571-PLN-03.pdf
- 0571-RZN-01.pdf
- 0571-SUR-01.pdf

13. Grace Village Ph 3 - Final Plat

GarNat Engineering - Requesting Final Plat Approval

- 0570-MTN-01.pdf
- 0570-ASB-02.pdf
- 0570-ELF-01.pdf

Adjournments

Bryant Planning Commission Meeting Minutes

Monday, July 11, 2022
Boswell Municipal Complex – City Hall Courtroom
6:00 PM

Agenda

CALL TO ORDER

- Chairman Rick Johnson calls the meeting to order.
- Commissioners Present: Johnson, Burgess, Statton, Hooten, Penfield, Edwards, Erwin
- Commissioners Absent: Arey

ANNOUNCEMENTS

No Announcements.

APPROVAL OF MINUTES

1. **Planning Commission Meeting Minutes *06/13/2022***

   Motion to Approve Minutes made by Commissioner Statton, Seconded by Commissioner Edwards. Voice Vote, 7 Yays, 0 nays. 1 Absent.

Vice-Chairman Burgess read the DRC Report.

DRC REPORT

1. **Eyecare Center of Saline County - Parking Lot Improvements**

   Richardson Engineering - Requesting Approval for Parking Lot Improvements

2. **Bryant Public Safety - New Training Range Addition**

   Ted Taylor - Requesting Approval for New Training Shooting Range Addition at Bryant Public Safety

3. **Take 5 Carwash - 3017 Marketplace Ave - Signage**

Arkansas Signs and Neon - Requesting Approval for Pole Sign

4. **Alcoa 40 Park - New Pavillion**

Ted Taylor - Requesting Approval for New Pavillion

5. **Mills Park - Tennis Courts**

Ted Taylor - Requesting Approval for New Tennis Courts

Staff Approved

6. **Take 5 Carwash - 3017 Marketplace Ave - Signage**

Arkansas Signs and Neon - Requesting Sign Permit Approval - Staff Approved Signs "A" and "B" Only

NEW BUSINESS

9. Cool Springs Mobile Home Community - Special Sign Permit
Southpaw Designs - Requesting Approval for Special Sign Permit

Truett Smith explained the difference in a sign variance vs a special sign permit.

After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve. 7 yays, 0 nays, Arey Absent.

Special sign permit for the property in its entirety including the enlargement of the existing sign as shown in the application. The total sign square footage allowed for this property is capped to the square foot existing at the time of this approval. That amount is 454 square feet split between two pole signs on the I30 frontage road.

10. Benjamin Grove Ph. 4 - Preliminary Plat
GarNat Engineering - Requesting Preliminary Plat Approval

Vernon Williams stated that a portion will need to be annexed in. This annexation will occur by final plat approval.

After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve. 7 yays, 0 nays, Arey Absent.

11. Midtown Phase 3 - Preliminary Plat
Hope Consulting - Requesting Preliminary Plat Approval

Truett Smith explained the difference between the T zones listed on the plat. This phase includes T-4 and T-5 zones.

After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve. 7 yays, 0 nays, Arey Absent.

DIRECTOR'S REPORT

Truett Smith discussed the upcoming software, "Tyler Technologies", that the city will be implementing and using in a few short months.

ADJOURNMENT

Motion to Adjourn made by Commissioner Burgess, Seconded by Commissioner Hooten. Voice Vote, 7 Yays, 0 nays. Arey Absent. Meeting was adjourned.

_____ _____

Chairman, Rick Johnson *Date*

_____ _____

Secretary, Tracy Picanco *Date*

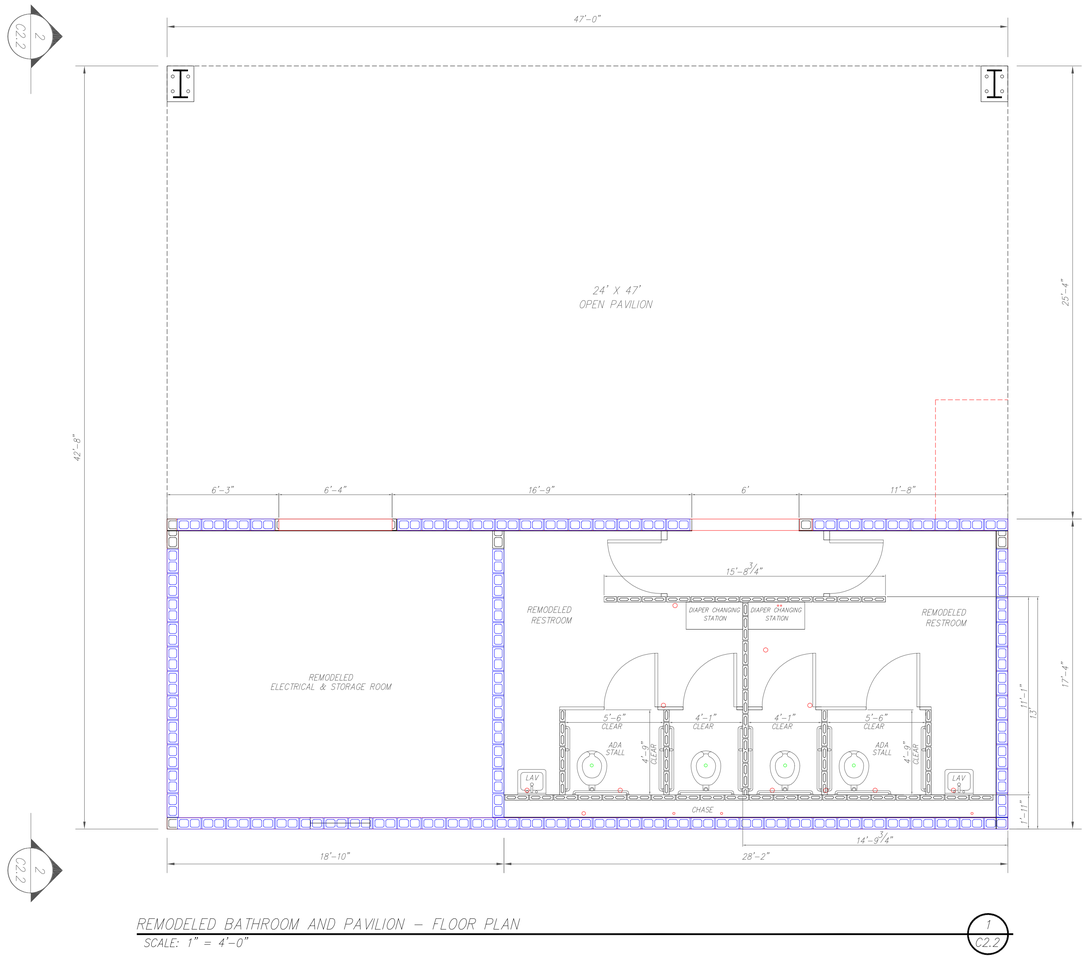
NORTH



APPROVED BY:			DESIGNED BY:	REV	DESCRIPTION	BY	DATE	SCALE:	LOCATION:	DWG. TITLE:	REVISION NO./DATE:
TITLE	SIGNATURE	DATE	XYZ	A	MOVED X	JSD	01/01/17	0' 20' 40' GRAPHIC SCALE	ALCOA 40 PARK 1180 SHOBE ROAD BRYANT, ARKANSAS 72022	ALCOA 40 PARK REMODELED STRUCTURE GENERAL ARRANGEMENT SITE PLAN	A – 11/15/19
TITLE	SIGNATURE	DATE	DRAWN BY: XYZ								PROJECT NO.:
TITLE	SIGNATURE	DATE	CHECKED BY: XYZ								SHEET NO.: C2.1

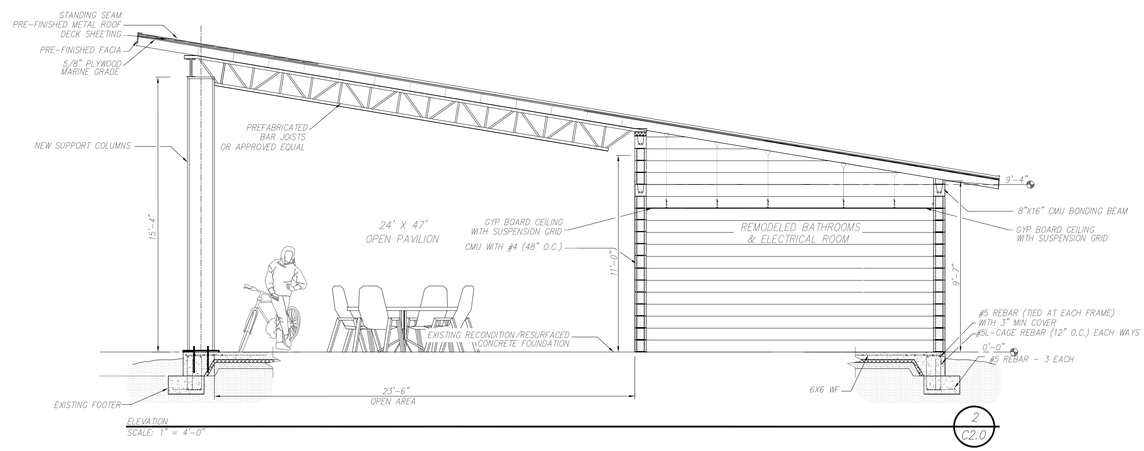
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NORTH



REMODELED BATHROOM AND PAVILION – FLOOR PLAN
SCALE: 1" = 4'-0"

1 / C2.2

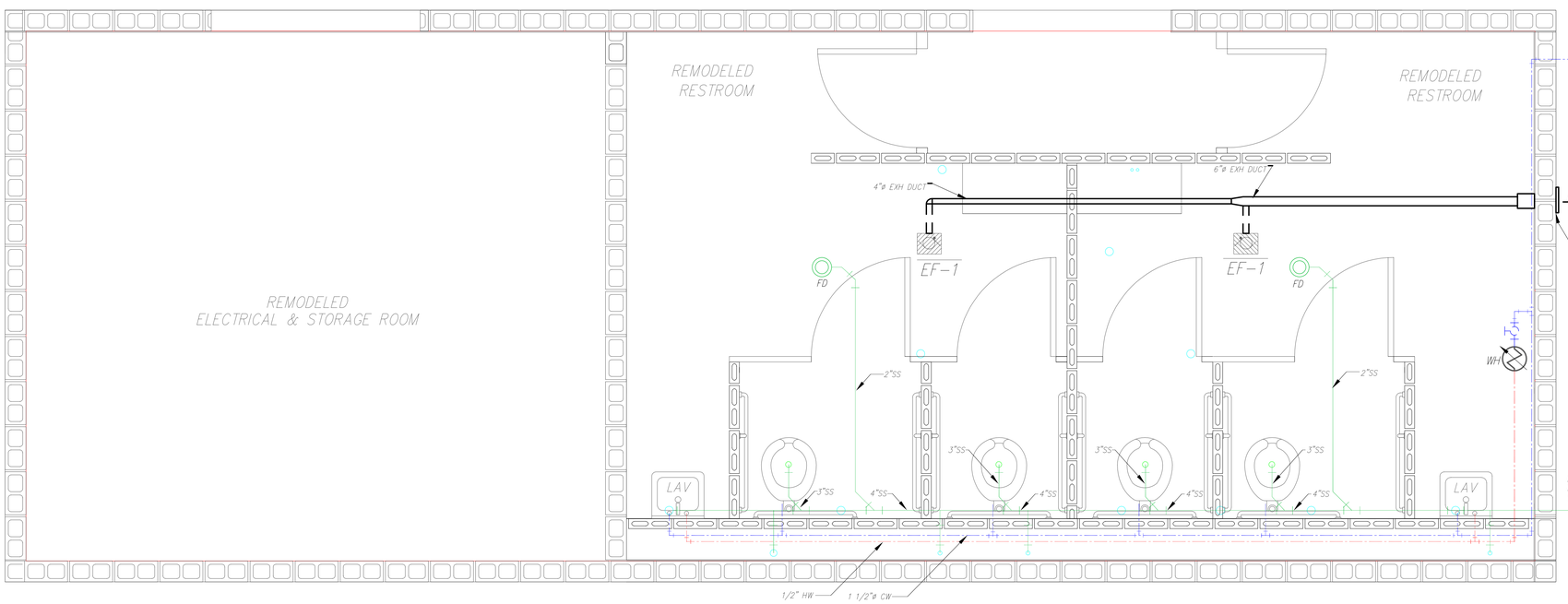


ELEVATION
SCALE: 1" = 4'-0"

2 / C2.0

APPROVED BY:			DESIGNED BY:	REV	DESCRIPTION	BY	DATE	SCALE:	LOCATION:	DWG. TITLE:	REVISION NO./DATE:
TITLE	SIGNATURE	DATE	XYZ	A	MOVED X	JSD	01/01/17	0' 4' 8' GRAPHIC SCALE	ALCOA 40 PARK 1180 SHOBE ROAD BRYANT, ARKANSAS 72022	ALCOA 40 PARK REMODELED STRUCTURE GENERAL ARRANGEMENT PLAN VIEW & DETAILS FLOOR PLAN	A – 11/15/19
TITLE	SIGNATURE	DATE	DRAWN BY: XYZ								PROJECT NO.:
TITLE	SIGNATURE	DATE	CHECKED BY: XYZ								SHEET NO.: C2.2

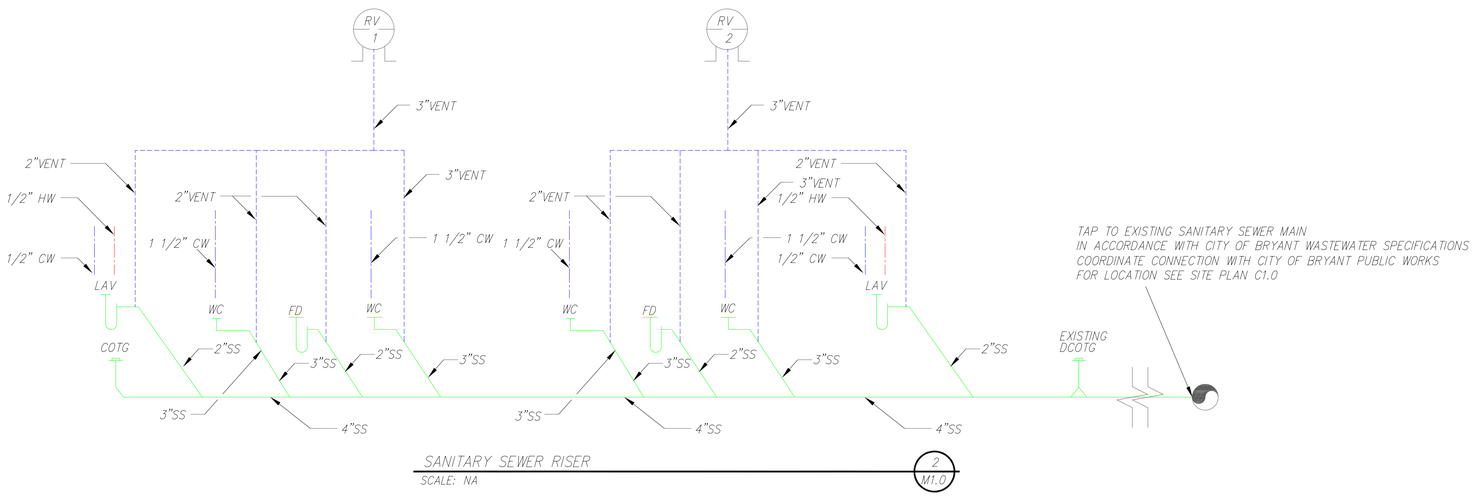
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PLUMBING & VENTILATION PLAN

SCALE: 1/2" = 1'-0"

1 / M1.0



SANITARY SEWER RISER

SCALE: NA

2 / M1.0

GENERAL PLUMBING NOTES

1. THESE DRAWINGS ARE SCHEMATIC REPRESENTATION OF THE PLUMBING EQUIPMENT REQUIRED AT THIS FACILITY. EXACT MATERIAL TAKE-OFFS ARE THE RESPONSIBILITY OF THE MECHANICAL & ELECTRICAL CONTRACTORS.
2. IT IS THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR TO VISIT THE SITE AND ESTABLISH SITE CONDITIONS BEFORE PROVIDING BID OR ANY ON SITE WORK & MATERIALS.
3. THE PLUMBING CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL MATERIAL AND LABOR AS IDENTIFIED ON THIS DRAWING AND THE PROVIDED SCOPE OF WORK.
4. THE PLUMBING CONTRACTOR IS TO TAKE STEP TO SAFEGUARD ALL EXISTING EQUIPMENT ON SITE AND REPAIR/REPLACE ANY DAMAGE EQUIPMENT NOT IDENTIFIED FOR REMOVAL.
5. THE PLUMBING CONTRACTOR IS TO COORDINATE INSTALLATION WITH THE GENERAL AND ELECTRICAL CONTRACTOR.
6. THE PLUMBING CONTRACTOR MUST RECEIVE PERMISSION FROM THE ENGINEER OF RECORD BEFORE MAKING ANY PENETRATION OR ATTACHING TO THE BUILDING SYSTEM AND/OR STRUCTURAL STEEL.
7. ANY PENETRATIONS THROUGH WALLS AND ROOF SHALL BE SEALED WATER TIGHT AND INSTALLED PER THE ROOF MANUFACTURER'S WARRANTY.
8. THE PLUMBING CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS, INSPECTIONS, AND ASSOCIATED FEES/CHARGES TO COMPLETE THE ELECTRICAL WORK IDENTIFIED ON THIS DRAWING.
9. ALL PLUMBING MATERIALS, EQUIPMENT, AND INSTALLATION MUST BE IN ACCORDANCE WITH THE ARKANSAS PLUMBING CODE (MOST CURRENT).
10. THE PLUMBING CONTRACTOR IS TO SUPPLY A MATERIAL LIST TO THE ENGINEER OF RECORD BEFORE BEGINNING WORK.
11. THE PLUMBING CONTRACTOR MUST COMPLY WILL ALL LOCAL CODES & ORDINANCES
12. THE PLUMBING CONTRACTOR SHALL LOCATE AND VERIFY LOCATIONS OF UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION.
13. ALL EXPOSED PIPING SHALL BE INSULATED WITH FLEXIBLE ELASTOMERIC INSULATION IN ACCORDANCE WITH ASTM C534

PLUMBING LEGEND

	DOMESTIC COLD WATER	WC	WATER CLOSET (SEE SPECIFICATIONS)
	DOMESTIC HOT WATER		VENTILATION FAN W/16-8 BRICK VENT FAN (GREENHEK BVF) COORDINATE WITH ELECTRICAL CONTRACTOR
	SANITARY SEWER	COTG	CLEAN OUT TO GRADE
	VENT LINE	DCOTG	DOUBLE CLEAN OUT TO GRADE
	BALL VALVE	CW	DOMESTIC COLD WATER
	ISOLATION VALVE IN A BURIED VAULT	HW	DOMESTIC HOT WATER
FFHB	FROST FREE HOSE BIB	WH	WATER HEATER (SEE SPECIFICATION)
RV 1	ROOF VENT WITH FLASHING		
FD	FLOOR DRAIN WITH TRAP		
LAV	LAVATORY (SEE SPECIFICATION)		

APPROVED BY:	DESIGNED BY:	XYZ
TITLE / SIGNATURE / DATE	DRAWN BY:	XYZ
TITLE / SIGNATURE / DATE	CHECKED BY:	XYZ
TITLE / SIGNATURE / DATE		

REV	DESCRIPTION	BY	DATE
A	ISSUED FOR BIDS	JSD	01/01/20

SCALE: 0' 2' 4' GRAPHIC SCALE

LOCATION:

ALCOA 40 PARK
1180 SHOBE ROAD
BRYANT, ARKANSAS
72022

DWG. TITLE:

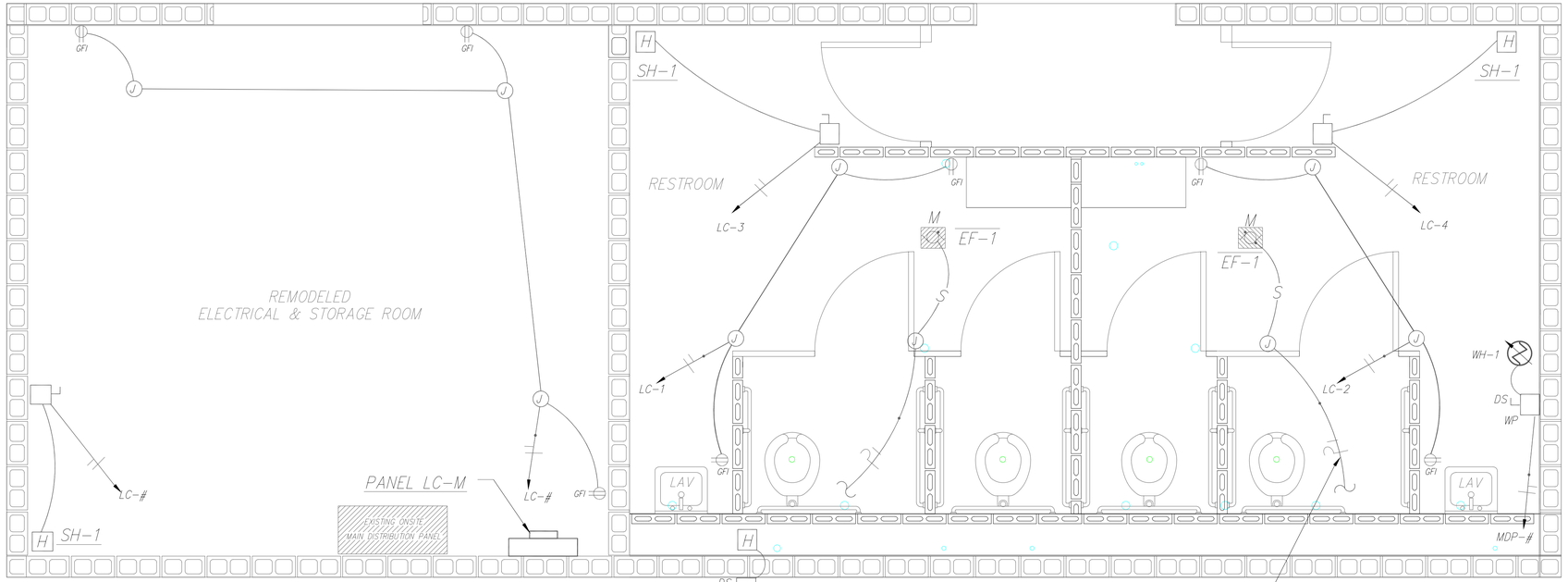
ALCOA 40 PARK
BATHROOM
PLUMBING
PLAN & RISER SCHEMATIC

REVISION NO./DATE: B – 6/28/22

PROJECT NO.:

SHEET NO.: M1.0

XXX####XXX.DWG



ELECTRICAL POWER PLAN
SCALE: 1/2" = 1'-0"

1 / E1.0

COORDINATE INSTALLING HEAT TAPE IN CHASE BEFORE CLOSING FOR FREEZE PROTECTION OF PLUMBING IN CHASE. PROVIDE 120V/1PH HEAT TAPE, CIRCUIT, & DISCONNECT

EXTERIOR WALL PACK WITH PHOTOCELL CONTROL (2 TYPICAL)

SWITCH CIRCUIT TO POWER EXHAUST FAN FROM LIGHT IN EACH TOILET (2 - TYP) SEE LIGHTING PLAN FOR CONTINUATION

ELECTRICAL POWER PLAN
SCALE: 1/2" = 1'-0"

1 / E1.0

SWITCH CIRCUIT TO POWER EXHAUST FAN FROM LIGHT IN EACH TOILET (2 - TYP) SEE ELECTRICAL PLAN FOR CONTINUATION

GENERAL ELECTRICAL NOTES

1. THESE DRAWINGS ARE SCHEMATIC REPRESENTATION OF THE ELECTRICAL EQUIPMENT REQUIRED AT THIS FACILITY. EXACT MATERIAL TAKE-OFFS ARE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
2. IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO VISIT THE SITE AND ESTABLISH SITE CONDITIONS BEFORE PROVIDING BID OR ANY ON SITE WORK & MATERIALS.
3. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL MATERIAL AND LABOR AS IDENTIFIED ON THIS DRAWING AND THE PROVIDED SCOPE OF WORK.
4. THE ELECTRICAL CONTRACTOR IS TO TAKE STEP TO SAFEGUARD ALL EXISTING EQUIPMENT ON SITE AND REPAIR/REPLACE ANY DAMAGE EQUIPMENT NOT IDENTIFIED FOR REMOVAL.
5. THE ELECTRICAL CONTRACTOR IS TO COORDINATE INSTALLATION WITH THE GENERAL AND MECHANICAL CONTRACTOR.
6. THE ELECTRICAL CONTRACTOR MUST RECEIVE PERMISSION FROM THE ENGINEER OF RECORD BEFORE MAKING ANY PENETRATION OR ATTACHING TO THE BUILDING SYSTEM AND/OR STRUCTURAL STEEL.
7. ANY PENETRATIONS THROUGH WALLS AND ROOF SHALL BE SEALED WATER TIGHT AND INSTALLED PER THE ROOF MANUFACTURER'S WARRANTY.
8. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS, INSPECTIONS, AND ASSOCIATED FEES/CHARGES TO COMPLETE THE ELECTRICAL WORK IDENTIFIED ON THIS DRAWING.
9. ALL WIRE SHALL BE COPPER THHN/THWN, 600W INSULATION SIZED FOR APPLICATION ACCORDING TO CURRENT NEC (MOST CURRENT).
10. PROVIDE GROUNDING PER NEC (MOST CURRENT).
11. ALL EXPOSED EQUIPMENT, CONDUIT AND BOXES SHALL BE PAINTED AND FINISHED PER THE ARCHITECT.
12. COMPLY WILL ALL LOCAL CODES & ORDINANCES INCLUDING MOST CURRENT NFPA 70 (NEC). NO COMMON NEUTRALS SHALL BE ALLOWED.
13. THE ELECTRICAL CONTRACTOR SHALL LOCATE AND VERIFY LOCATIONS OF UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION.

ELECTRICAL LEGEND

J	JUNCTION BOX – CONNECT EQUIPMENT AS REQUIRED		120V RECEPTACLE, DUPLEX – 18" AFF UNLESS OTHERWISE NOTED
	MAIN LOAD CENTER	GFI	120V RECEPTACLE, GROUND FAULT INTERRUPTING
	DISCONNECT SWITCH – SIZE AS NOTED ON PLANS AMPS/POLE		LED FIXTURE – WALL MOUNT – LETTER DENOTES TYPE SEE LEGEND THIS SHEET FOR MODEL#
S	SWITCH – SINGLE POLE, 4' AFF, LOWER CASE LETTER IND CIRCUIT SWITCHING, SEE SWITCHING LEGEND THIS SHEET FOR MODEL #		LED FIXTURE – CEILING MOUNT – LETTER DENOTES TYPE SEE LEGEND THIS SHEET FOR MODEL#
S(2) OS	SWITCH – DUAL CIRCUIT OCC/VAC H. 4' AFF SEE SWITCH LEGEND THIS SHEET FOR MODEL #		WATER HEATER AS NOTED
S M	MANUAL MOTOR STARTER – SQUARE D CLASS 1510 W/OVERLOAD PROTECTION IN ALL LEGS	CTR	NOTE: COUNTER TOP – 8" ON CENTER ABOVE FINISHED COUNTER
	WIRE AND CONDUIT	DS	NOTE: DISCONNECT SWITCH
MDP-#	HOMERUN TO MAIN PANEL – SYMBOL DENOTES PHASE, SW PHASE, NEUTRAL, RUN, GROUND	FBO	NOTE: FURNISHED BY OTHERS
	ELECTRICAL EQUIPMENT AS NOTED	WP	NOTE: WEATHER PROOF PHASE, NEUTRAL, RUN, GROUND
	MOTOR	WH	NOTE: WATER HEATER

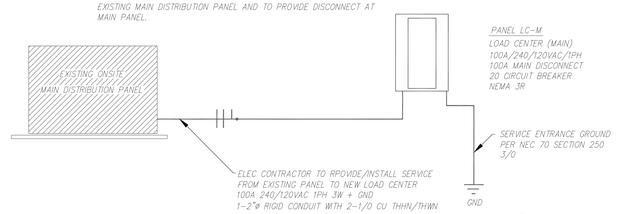
LIGHTING AND FIXTURE SCHEDULE

NOTE	DESCRIPTION	MANUFACTURER	MODEL #	QUANTITY	TEMPERATURE
A	CEILING SURFACE MOUNT WET LOCATION LED POLYCARBONATE RESTROOM FIXTURE	BROWNLEE LTG	1005-CSLED-40K-T	4 EA	4000K
H	EXTERIOR LED WALL PACK FIXTURE W/PHOTO CONTROL	BROWNLEE LTG	1005-CSLED-40K-T	2 EA	4000K
EF-1	EXHAUST FAN MATCH EXISTING	MATCH	MATCH	2 EA	
SH-1	RESISTANCE HEATER MATCH EXISTING	MATCH	MATCH	2 EA	

PANEL SCHEDULE

NOTE	DESCRIPTION	CIRCUIT BREAKERS	EQUIPMENT/DEVICE
LC-M	LOAD CENTER (MAIN) – SQUARE D MODEL NO. HOM2040M100PRB OR APPROVED EQUIVALENT – 100A/240/120VAC/1PH NEMA 3R SURFACE MOUNT ENCLOSURE WITH 1-100A MAIN CIRCUIT BREAKER AND 20 CIRCUIT BREAKER SPACES	(1) – 100A/2P	MAIN CB (PANEL LC-1)
		(14) – 20A/1P	EF-1, LIGHTS, HEAT TAPE, RECEPT, SPARES, ETC.
		(3) – 20A/1P/GFI	SH-1 (2 REQD)
		(1) – 30A/1P/GFI	WH-1 (1 REQD)

NOTE: COORDINATE LOCATION AND ROUTING OF FEEDER FROM EXISTING MAIN DISTRIBUTION PANEL TO NEW SERVICE PANEL LOCATION. ELECTRICAL CONTRACTOR VERIFY AVAILABILITY OF SERVICE IN EXISTING MAIN DISTRIBUTION PANEL AND TO PROVIDE DISCONNECT AT MAIN PANEL.



ELECTRICAL SERVICE RISER
SCALE: NA

3 / E1.0

APPROVED BY:			
TITLE	SIGNATURE	DATE	
TITLE	SIGNATURE	DATE	
TITLE	SIGNATURE	DATE	
DESIGNED BY:	XYZ		
DRAWN BY:	XYZ		
CHECKED BY:	XYZ		

REV	DESCRIPTION	BY	DATE
A	ISSUED FOR BIDS	JSD	01/01/20

SCALE: 0' 2' 4' GRAPHIC SCALE

LOCATION:
ALCOA 40 PARK
1180 SHOBE ROAD
BRYANT, ARKANSAS
72022

DWG. TITLE:
ALCOA 40 PARK
BATHROOM
ELECTRICAL
POWER AND LIGHTING

REVISION NO./DATE: B – 6/28/22
PROJECT NO.:
SHEET NO.: E1.0

XXX###XXX.DWG

City of Bryant, Arkansas
Community Development
210 SW 3rd Street Bryant, AR 72022
501-943-0943

Rezoning Application

Applicants are advised to read the Amendments section of Bryant Zoning Code prior to completing and signing this form. The Zoning Code is available at www.cityofbryant.com under the Planning and Community Development tab.

Date: 7/20/22

Applicant or Designee:

Name VERNON J. WILLIAMS
Address 3825 MT CARMEL RD
Phone (501) 408-4650
Email Address GARNATENGINEERING@GMAIL.COM

Property Owner (If different from Applicant):

Name ELAINE CORDELIA ENTERPRISES, INC.
Address 206 WEST DALLAS STREET CONROE, TX 77301
Phone (501) 590-6616
Email Address CARTERLOANS@ATT.NET

Property Information:

Address 9318 HIGHWAY 5 NORTH
Parcel Number 840-11637-000
Existing Zoning Classification MHP
Requested Zoning Classification PUD
Legal Description (If Acreage or Metes and Bounds description, please attach in a legible typed format)
SEE ATTACHED

Application Submission Checklist:

- [x] Letter stating request of zoning change from (Current Zoning) to (Requested Zoning) and to be placed on the Planning Commission Agenda
- [x] Completed Rezoning Application
- [x] Rezoning Application Fee ($40 fee for lot and black descriptions or $125 for acreage or metes and bound descriptions)
- [x] If someone, other than the owner, will be handling the zoning process, we will require a

letter from the owner of said property, giving him or her authority to do so.

☒ Recent surveyed plat of the property including vicinity map

Additional Requirements:

*Items below **must be completed before the public hearing can occur**. Failure to provide notices in the following manners shall require delay of the public hearing until notice has been properly made.*

☒ Publication: Public Notice shall be published by the applicant at least one (1) time fifteen (15) days prior to the public hearing at which the rezoning application will be heard. Once published please provide a proof of publication to the Community Development office. (Sample notice attached below)

☒ Posting of Property: The city shall provide signs to post on the property involved for the fifteen (15) consecutive days leading up to Public hearing. One (1) sign is required for every two hundred (200) feet of street frontage.

☒ Notification of adjacent landowners: Applicant shall attempt to inform by certified letter, return receipt requested, all owners of land within three hundred (300) feet of any boundary of the subject property of the public hearing. (Sample letter attached below)

☒ Certified list of property owners, all return receipts, and a copy of the notice shall be provided to the Community Development Department at least five (5) days prior to the public hearing.

Note: that this is not an exhaustive guideline regarding the Conditional Use Permit Process. Additional information is available in the Bryant Zoning Ordinance.

READ CAREFULLY BEFORE SIGNING

I _____, do hereby certify that all information contained within this application is true and correct. I further certify that the owner of the property authorizes this proposed application. I understand that I must comply with all City Codes that pertain to this project and that it is my responsibility to obtain all necessary permits as needed.

NOTICE OF PUBLIC HEARING

A public hearing will be held on Monday, August 8, 2022 at 6:00 P.M. at the Bryant City Office Complex, 210 Southwest 3rd Street, City of Bryant, Saline County, for the purpose of public comment on a conditional use request at the site of 9318 Hwy 5 Bivens Loop, Alexander, AR 72002. (address).

A legal description of this property can be obtained by contacting the Bryant Department of Community Development.

Rick Johnson
Chairman Board of Zoning Adjustment
City of Bryant

This notice is to be run in the legal notices section of the Saline Courier no less than 15 days prior to the public hearing.

NOTICE OF PUBLIC HEARING

July 13, 2022.

Re: Rezoning Petition

The property located at 9318 Hwy 5 Bivens Loop, approximately 500 feet southwest of Old Stage Coach Road and N Shobe Rd intersection is being considered for re-zoning from MHP to PUD .The property is more particularly described as follows:

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 SW1/4) OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS.

An application has been filed with the City of Bryant Planning Commission to re-zone the property. As part of this process a public hearing will be held on Monday August 8, 2022 at 6:00 p.m. in the Boswell Community Center, 210 Southwest 3rd Street, Bryant, Arkansas 72022.

Public comments will be accepted at that time regarding this re-zoning. Since you own property within 300 feet of the tract in consideration, you have been sent this notice via certified mail as required by city ordinance.

Should you have any questions regarding this matter you may contact the City of Bryant at 501-943-0301 or by contacting me at the information listed below.

Thank you for your consideration in this matter.

Sincerely,

Vernon Williams, P.E.
GarNat Engineering, LLC
501-408-4650
garnatengineering@gmail.com

LEGAL DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 SW1/4) OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT A FOUND NAIL FOR THE SOUTHEAST CORNER OF THE SAID SE1/4 SW1/4; THENCE N89°13'13"W - 181.11 FEET ALONG THE SOUTH LINE THEREOF TO A FOUND 2" GALVANIZED PIPE FOR THE **POINT OF BEGINNING**;
THENCE CONTINUING ALONG SAID SOUTH LINE, N88°58'06"W - 484.20 FEET TO A FOUND 1/2" REBAR;
THENCE LEAVING SAID SOUTH LINE, N3°14'21"E - 283.77 FEET TO A FOUND 1" PIPE;
THENCE S88°52'40"E - 162.83 FEET TO A FOUND 5/8" REBAR;
THENCE N2°31'32"E - 575.21 FEET TO A FOUND 3/4" PIPE LOCATED ON THE SOUTHERLY RIGHT OF WAY OF HIGHWAY 5 NORTH;
THENCE N65°14'19"E - 206.50 FEET ALONG SAID RIGHT OF WAY TO A FOUND 1" PIPE;
THENCE CONTINUING ALONG SAID RIGHT OF WAY, N66°22'14"E - 92.03 FEET TO A FOUND 5/8" REBAR W/CAP #1141;
THENCE LEAVING SAID RIGHT OF WAY, S25°06'56"E - 90.04 FEET TO A FOUND 5/8" REBAR W/CAP #128;
THENCE S1°22'59"W - 148.71 FEET TO A FOUND 5/8" REBAR W/CAP #128;
THENCE S2°00'24"W - 757.15 FEET TO THE **POINT OF BEGINNING**, CONTAINING 7.74 ACRES, MORE OR LESS. SUBJECT TO ANY EXISTING EASEMENTS AND THE RIGHT OF WAY OF HIGHWAY 5 NORTH.

NOTICE OF PUBLIC HEARING

July 13, 2022.

Re: Rezoning Petition

The property located at 9318 Hwy 5 Bivens Loop, approximately 500 feet southwest of Old Stage Coach Road and N Shobe Rd intersection is being considered for re-zoning from MHP to PUD .The property is more particularly described as follows:

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 SW1/4) OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS.

An application has been filed with the City of Bryant Planning Commission to re-zone the property. As part of this process a public hearing will be held on Monday August 8, 2022 at 6:00 p.m. in the Boswell Community Center, 210 Southwest 3rd Street, Bryant, Arkansas 72022.

Public comments will be accepted at that time regarding this re-zoning. Since you own property within 300 feet of the tract in consideration, you have been sent this notice via certified mail as required by city ordinance.

Should you have any questions regarding this matter you may contact the City of Bryant at 501-943-0301 or by contacting me at the information listed below.

Thank you for your consideration in this matter.

Sincerely,

Vernon Williams, P.E.
GarNat Engineering, LLC
501-408-4650
garnatengineering@gmail.com

SAMPLE LETTER

Date
Name
Address

RE: Rezoning Petition

The property located at _____ is being considered for rezoning from _____ to _____. The property is more particularly described as follows:

INSERT LEGAL DESCRIPTION OF PROPERTY

An application has been filed with the City of Bryant Planning Commission to rezone the property. As part of this process, a public hearing will be held on Monday _____, 2021 at 6:00 PM in the Boswell Community Center Courtroom, 210 SW 3rd Street, Bryant, AR 72022.

Public comments will be accepted at that time regarding this rezoning. Since you own property within 300 feet of the property in consideration, you have been sent this letter via certified mail as required by city ordinance.

Should you have any questions regarding this matter you may contact the City of Bryant at 501-943-0857 or by contacting me at _____.

Thank you for your consideration in this matter.

Sincerely,

Your Signature

Your Name

NOTICE OF PUBLIC HEARING

A public hearing will be held on Monday, August 8, 2022 at 6:00 P.M. at the Bryant City Office Complex, 210 Southwest 3rd Street, City of Bryant, Saline County, for the purpose of public comment on a conditional use request at the site of 9318 Hwy 5 Bivens Loop, Alexander, AR 72002. (address).

A legal description of this property can be obtained by contacting the Bryant Department of Community Development.

Rick Johnson
Chairman Board of Zoning Adjustment
City of Bryant

This notice is to be run in the legal notices section of the Saline Courier no less than 15 days prior to the public hearing.

NOTICE OF PUBLIC HEARING

July 13, 2022.

Re: Rezoning Petition

The property located at 9318 Hwy 5 Bivens Loop, approximately 500 feet southwest of Old Stage Coach Road and N Shobe Rd intersection is being considered for re-zoning from MHP to PUD .The property is more particularly described as follows:

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 SW1/4) OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS.

An application has been filed with the City of Bryant Planning Commission to re-zone the property. As part of this process a public hearing will be held on Monday August 8, 2022 at 6:00 p.m. in the Boswell Community Center, 210 Southwest 3rd Street, Bryant, Arkansas 72022.

Public comments will be accepted at that time regarding this re-zoning. Since you own property within 300 feet of the tract in consideration, you have been sent this notice via certified mail as required by city ordinance.

Should you have any questions regarding this matter you may contact the City of Bryant at 501-943-0301 or by contacting me at the information listed below.

Thank you for your consideration in this matter.

Sincerely,

Vernon Williams, P.E.
GarNat Engineering, LLC
501-408-4650
garnatengineering@gmail.com

OWNERSHIP/ZONE SEARCH

Date: July 5, 2022
File Number: 22-019151-050
Prepared For: GarNat Engineering

Lenders Title Company has searched the records of the Real Estate Records of Saline County, Arkansas to determine the apparent ownership of property within 300 feet of the perimeter of the following described property as of June 10, 2022 at 8:00 a.m.

Tract 1:

That part of the SE ¼ of the SW ¼ of Section 12, T-1-S, R-14-W, Saline County, Arkansas, more particularly described as follows: Beginning 287 feet North and 492.5 feet West of the SE corner of the SW ¼ of said Sec. 12, thence East 142.1 feet; thence North 637.5 feet to the Southerly right of way of State Highway No. 5; thence South-West along said right of way 150 feet; thence Southerly 576 feet to the point of beginning.

Tract 2:

Part of the SW ¼ of Sec.12, T-1-S, R-14-W, described as follows: Starting at a point 657.2 ft. west of the Quarter Sect. between Sects's. 12 & 13 for a point of beginning; thence run North 287 ft. thence East 306.8 ft.; thence South 287 ft; thence West 306.8 ft. to the point of beginning, containing 2 acres, more or less, being the South 2 acres of Tract 7 of an Unrecorded survey of W. F. Ault's Subdivision.

Tract 3:

All that part of the Southeast Quarter of Southwest Quarter, Sec. 12, T-1-S, R-14-W, described as follows: Beginning on the South line of said Southeast Quarter, Southwest Quarter at a point that is 175.2 ft. West of the Southeast corner of said Southeast Quarter, Southwest Quarter, run, thence North 919.5 ft. to a point that is 132.5 feet South of the center of state Highway #70, thence North 26° West 119.5 feet to the center of said Highway #70, thence Southwesterly along center of said Highway, 135 feet; thence South 963.7 feet to the South line of the Southeast Quarter, Southwest Quarter, thence East 175.2 feet to the point of beginning.

Following is a list of apparent owners of property within 300 feet of the perimeter of the above described property as reflected by the records of the Real Estate Records of Saline County, Arkansas:

* Elaine Cordelia Enterprises, Inc.
206 W Dallas Street
Conroe, TX, 77301

* - Owner of the property.

1 OKO Holdings, LLC
2206 Richland Park Road
Bryant, AR, 72022

2 Anna International, LLC
P.O. Box 716
Little Rock, AR, 72203

3 Brian H or Katie Brooks
5225 North Shobe Road
Alexander, AR, 72002

4 Gleason F. McGuire
5224 N Shobe Road
Alexander, AR, 72002

5 Miguel A. and Marta Portillo
600 SW Third Street
Bryant, AR, 72022

6 T & T Properties, LLC
5218 N Shobe Road
Bryant, AR, 72022

7 Terry Lee or Shelly Marie Martin
5206 N Shobe Road
Alexander, AR, 72022

8 Henry Rusty and Chris F. Hatfield
5210 N Shobe Road
Alexander, AR, 72002

9 Marsha G. Dorman-Fleming
1015 Kenwood
Benton, AR, 72019

10 Ashley Vargas
5112 N Shobe Road
Alexander, AR, 72002

11 Bobby Glenn McCallister
5023 North Shobe Road
Alexander, AR, 72002

12 Gary C. McCallister
5003 North Shobe Road
Alexander, AR, 72002

13 Jose Bueco
53 Biverns Loop
Alexander, AR, 72002

14 Wilson A and Delmi Veliz

14 9922 Reed Street
Alexander, AR, 72002

15 Rachel J. Boyle
5004 N Shobe Road
Alexander, AR, 72002

16 Whiting Properties, LLC
9100 Highway 5 North
Alexander, AR, 72002

17 Quincy W. Singleton
9220 Highway 5 North
Little Rock, AR, 72002

18 Allen E & Lavette Shivers
1112 Woodland Park Road
Bryant, AR, 72002

19 Marilyn K. Scott
9117 Highway 5 North
Alexander, AR, 72002

20 Bobby R & Linda L. Carter
12604 Sardis Road
Mabelvale, AR, 721033

21 Diamond Development, II
1599 Lawson Oaks
Little Rock, AR, 72210

22 Tyler D & Amanda L. Tarver
P.O. Box 41
Bauxite, AR, 72011

23 Yellow Store Holdings, LLC
C/O Colliers International
P. O. Box 3546
Little Rock, AR, 72203

This Ownership/Zone Search is intended for the exclusive use of the addressee for informational purposes only. Lenders Title Company is not expressing or attempting to express an opinion as to the validity of the title to the above described property or property noted as being within 300 feet thereof (collectively referred to as "the property"), the accuracy of the addresses, nor as to the validity of any interests or encumbrances, both recorded and unrecorded, that pertain to the property. While Lenders Title Company believes that the information stated above is accurate, no assurances are made nor is any liability assumed by Lenders Title Company for any incorrect information stated herein or omitted herefrom. For assurances as to the title to the property, addressee should obtain a title insurance commitment/policy.

Sincerely,

Lenders Title Company
Arkansas License No. IA-82
By: Ryan T. Harrell
Title Agent License Number: 16170328

7016 0910 0001 4532 3741

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CERTIFIED MAIL® RECEIPT
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Little Rock, AR 72203

OFFICIAL USE

Certified Mail Fee	$4.00	0315 20
Extra Services & Fees (check box, add fee as appropriate)	$3.25	
☐ Return Receipt (hardcopy)	$0.00	
☐ Return Receipt (electronic)	$0.00	Postmark Here
☐ Certified Mail Restricted Delivery	$0.00	
☐ Adult Signature Required	$0.00	
☐ Adult Signature Restricted Delivery	$	
Postage	$0.60	
Total Postage and Fees	$7.85	07/14/2022

BENTON POST OFFICE 72015 JUL 14 2022 USPS

Sent To: Anna International, LLC
Street and Apt. No., or PO Box No.: P.O. Box 716
City, State, ZIP+4®: Little Rock, AR, 72203

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 0910 0001 4532 3734

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Bryant, AR 72022

OFFICIAL USE

Certified Mail Fee	$4.00	0315 20
Extra Services & Fees (check box, add fee as appropriate)	$3.25	
☐ Return Receipt (hardcopy)	$0.00	
☐ Return Receipt (electronic)	$0.00	Postmark Here
☐ Certified Mail Restricted Delivery	$0.00	
☐ Adult Signature Required	$0.00	
☐ Adult Signature Restricted Delivery	$	
Postage	$0.60	
Total Postage and Fees	$7.85	07/14/2022

BENTON POST OFFICE 72015 JUL 14 2022 USPS

Sent To: OKO Holdings, LLC
Street and Apt. No., or PO Box No.: 2206 Richland Powk Road
City, State, ZIP+4®: Bryant, AR, 72022

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 0910 0001 4532 3765

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Alexander, AR 72002

OFFICIAL USE

Certified Mail Fee	$4.00	0315 20
Extra Services & Fees (check box, add fee as appropriate)	$3.25	
☐ Return Receipt (hardcopy)	$0.00	
☐ Return Receipt (electronic)	$0.00	Postmark Here
☐ Certified Mail Restricted Delivery	$0.00	
☐ Adult Signature Required	$0.00	
☐ Adult Signature Restricted Delivery	$	
Postage	$0.60	
Total Postage and Fees	$7.85	07/14/2022

BENTON POST OFFICE 72015 JUL 14 2022 USPS

Sent To: Gleason F. McGuire
Street and Apt. No., or PO Box No.: 5224 N Shobe Road
City, State, ZIP+4®: Alexander, AR, 72002

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 0910 0001 4532 3758

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Alexander, AR 72002

OFFICIAL USE

Certified Mail Fee	$4.00	0315 20
Extra Services & Fees (check box, add fee as appropriate)	$3.25	
☐ Return Receipt (hardcopy)	$0.00	
☐ Return Receipt (electronic)	$0.00	Postmark Here
☐ Certified Mail Restricted Delivery	$0.00	
☐ Adult Signature Required	$0.00	
☐ Adult Signature Restricted Delivery	$	
Postage	$0.60	
Total Postage and Fees	$7.85	07/14/2022

BENTON POST OFFICE 72015 JUL 14 2022 USPS

Sent To: Brian H or Katie Brooks
Street and Apt. No., or PO Box No.: 5225 North Shobe Road
City, State, ZIP+4®: Alexander, AR, 72002

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 0910 0001 4532 3789

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OFFICIAL USE

Certified Mail Fee	$4.00	0315 20
Extra Services & Fees (check box, add fee as appropriate)	$3.25	
☐ Return Receipt (hardcopy)	$0.00	
☐ Return Receipt (electronic)	$0.00	Postmark Here
☐ Certified Mail Restricted Delivery	$0.00	
☐ Adult Signature Required	$0.00	
☐ Adult Signature Restricted Delivery	$	
Postage	$0.60	
Total Postage and Fees	$7.85	07/14/2022

BENTON POST OFFICE 72015 JUL 14 2022 USPS

Sent To: T&T Properties, LLC
Street and Apt. No., or PO Box No.: 5218 N Shobe Road
City, State, ZIP+4®: Bryant, AR 72022

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 0910 0001 4532 3772

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Bryant, AR 72022

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Extra Services & Fees (check box, add fee as appropriate)	$3.25	
☐ Return Receipt (hardcopy)	$0.00	
☐ Return Receipt (electronic)	$0.00	Postmark Here
☐ Certified Mail Restricted Delivery	$0.00	
☐ Adult Signature Required	$0.00	
☐ Adult Signature Restricted Delivery	$	
Postage	$0.60	
Total Postage and Fees	$7.85	07/14/2022

BENTON POST OFFICE 72015 JUL 14 2022 USPS

Sent To: Miguel A. and Manda Portillo
Street and Apt. No., or PO Box No.: 600 SW Third Street
City, State, ZIP+4®: Bryant, AR, 72022

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Alexander, AR 72002

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☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.60
Total Postage and Fees	$7.85

0315 20

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JUL 14 2022

07/14/2022

Sent To: Henry Rusty and Chris F. Hatfield
Street and Apt. No., or PO Box No.: 5210 N Shobe Road
City, State, ZIP+4®: Alexander, AR, 72002

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 0910 0001 4532 3796

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Bryant, AR 72022

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☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.60
Total Postage and Fees	$7.85

0315 20

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BENTON POST OFFICE 72015 JUL 14 2022

07/14/2022

Sent To: Terry Lee or Shelly Marie Martin
Street and Apt. No., or PO Box No.: 5206 N Shobe Road
City, State, ZIP+4®: Alexander, AR, 72022

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Alexander, AR 72002

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☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.60
Total Postage and Fees	$7.85

0315 20

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JUL 14 2022

07/14/2022

Sent To: Ashley Vaughs
Street and Apt. No., or PO Box No.: 5112 N Shobe Road
City, State, ZIP+4®: Alexander, AR, 72002

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Benton, AR 72015

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☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$0.00
Postage	$0.60
Total Postage and Fees	$7.85

0315 20

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BENTON POST OFFICE 72015 JUL 14 2022 USPS

07/14/2022

Sent To: Marsha G. Dorman-Fleming
Street and Apt. No., or PO Box No.: 1015 Kenwood
City, State, ZIP+4®: Benton, AR, 72019

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☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.60
Total Postage and Fees	$7.85

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BENTON POST OFFICE 72015 JUL 14 2022 USPS

07/14/2022

Sent To: Gary C. McCallister
Street and Apt. No., or PO Box No.: 5003 North Shobe Road
City, State, ZIP+4®: Alexander, AR, 72002

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Alexander, AR 72002

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☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.60
Total Postage and Fees	$7.85

0315 20

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BENTON POST OFFICE 72015 JUL 14 2022 USPS

07/14/2022

Sent To: Bobby Glenn McCallister
Street and Apt. No., or PO Box No.: 5023 North Shobe Road
City, State, ZIP+4®: Alexander, AR, 72002

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 0910 0001 4532 3949

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Bauxite, AR 72011

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☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.60
Total Postage and Fees	$7.85

0315 20

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JUL 14 2022 USPS

07/14/2022

Sent To: Tyler D & Amanda L. Tarver
Street and Apt. No., or PO Box No.: P.O. Box 41
City, State, ZIP+4®: Bauxite, AR, 72011

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 0910 0001 4532 3956

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Little Rock, AR 72203

OFFICIAL USE

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☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.60
Total Postage and Fees	$7.85

0315 20

Postmark Here

07/14/2022

Sent To: Yellow Stone Holdings, LLC
Street and Apt. No., or PO Box No.: P.O. Box 3546
City, State, ZIP+4®: Little Rock, AR, 72203

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 0910 0001 4532 3925

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Mabelvale, AR 72103

OFFICIAL USE

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Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.60
Total Postage and Fees	$7.85

0315 20

Postmark Here

JUL 14 2022 USPS

07/14/2022

Sent To: Bobby R & Linda L. Causley
Street and Apt. No., or PO Box No.: 12604 Saudis Rd
City, State, ZIP+4®: Mabelvale, AR, 721033

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 0910 0001 4532 3932

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For delivery information, visit our website at *www.usps.com®*.

Little Rock, AR 72210

OFFICIAL USE

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Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.60
Total Postage and Fees	$7.85

0315 20

Postmark Here

JUL 14 2022 USPS

07/14/2022

Sent To: Diamond Development, II
Street and Apt. No., or PO Box No.: 1599 Lawson Oaks
City, State, ZIP+4®: Little Rock, AR, 72210

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 0910 0001 4532 3901

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For delivery information, visit our website at *www.usps.com®*.

Bryant, AR 72022

OFFICIAL USE

Certified Mail Fee	$4.00
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.60
Total Postage and Fees	$7.85

0315 20

Postmark Here

JUL 14 2022 USPS

07/14/2022

Sent To: Allen E & Lavette Shivers
Street and Apt. No., or PO Box No.: 1112 Woodland Park Road
City, State, ZIP+4®: Bryant, AR, 72002

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 0910 0001 4532 3918

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For delivery information, visit our website at *www.usps.com®*.

Alexander, AR 72002

OFFICIAL USE

Certified Mail Fee	$4.00
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.60
Total Postage and Fees	$7.85

0315 20

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JUL 14 2022 USPS

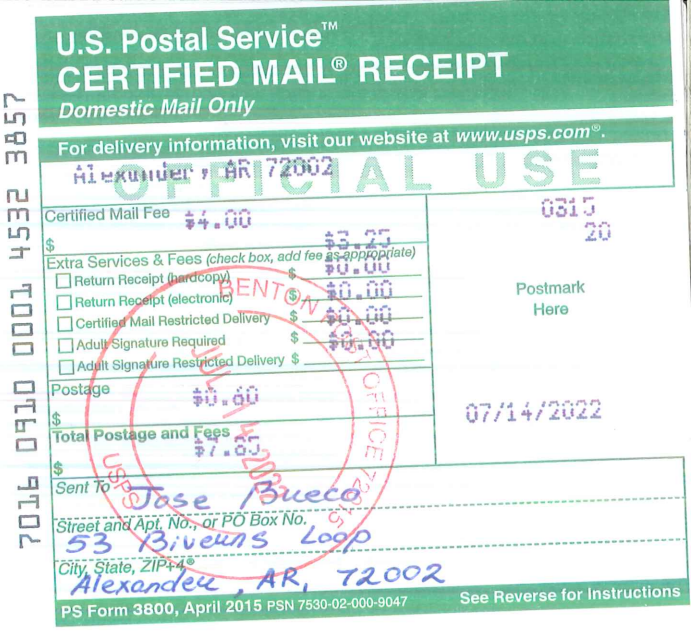
07/14/2022

Sent To: Marilyn K. Scott
Street and Apt. No., or PO Box No.: 9117 Highway 5 North
City, State, ZIP+4®: Alexander, AR, 72002

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructio



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For delivery information, visit our website at www.usps.com®.
Alexander, AR 72002
OFFICIAL USE
Certified Mail Fee $4.00 — $3.25
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $ $0.00
☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.60
Total Postage and Fees $7.85
0315 20
Postmark Here
07/14/2022
BENTON POST OFFICE 72015 JUL 14 2022 USPS
Sent To: Wilson A and Delmi Veliz
Street and Apt. No., or PO Box No.: 9922 Reed Street
City, State, ZIP+4®: Alexander, AR, 72002
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7016 0910 0001 4532 3864



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
Alexander, AR 72002
OFFICIAL USE
Certified Mail Fee $4.00 — $3.25
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $ $0.00
☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.60
Total Postage and Fees $7.85
0315 20
Postmark Here
07/14/2022
BENTON POST OFFICE 72015 JUL 14 2022 USPS
Sent To: Jose Bueca
Street and Apt. No., or PO Box No.: 53 Bivens Loop
City, State, ZIP+4®: Alexander, AR, 72002
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7016 0910 0001 4532 3857



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OFFICIAL USE
Certified Mail Fee $4.00 — $3.25
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $ $0.00
☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.60
Total Postage and Fees $7.85
0315 20
Postmark Here
07/14/2022
BENTON POST OFFICE 72015 JUL 14 2022 USPS
Sent To: Whiting Properties, LLC
Street and Apt. No., or PO Box No.: 9100 Highway 5 North
City, State, ZIP+4®: Alexander, AR, 72002
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7016 0910 0001 4532 3888

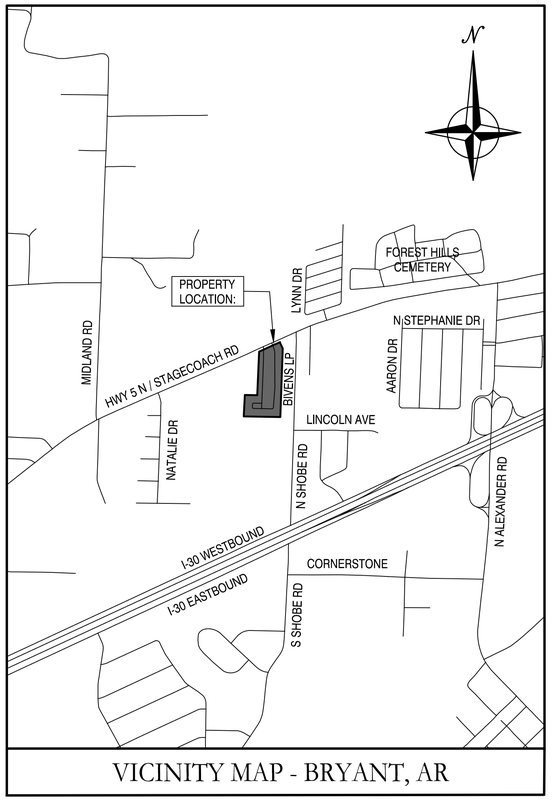


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Alexander, AR 72002
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☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.60
Total Postage and Fees $7.85
0315 20
Postmark Here
07/14/2022
BENTON POST OFFICE 72015 JUL 14 2022 USPS
Sent To: Rachel J. Boyle
Street and Apt. No., or PO Box No.: 5004 N Shobe Road
City, State, ZIP+4®: Alexander, AR, 72002
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7016 0910 0001 4532 3871



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☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.60
Total Postage and Fees $7.85
0315 20
Postmark Here
07/14/2022
BENTON POST OFFICE 72015 JUL 14 2022 USPS
Sent To: Quincy W. Singleton
Street and Apt. No., or PO Box No.: 9220 Highway 5 North
City, State, ZIP+4®: Little Rock, AR, 72002
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7016 0910 0001 4532 3895

STONE LUXURY LIVING
CITY OF BRYANT
SALINE COUNTY, ARKANSAS



VICINITY MAP - BRYANT, AR

Prepared by:

GarNat Engineering, LLC

Designing our client's success

www.garnatengineering.com

P.O. Box 116
Benton, AR 72018
Ph (501) 408-4650

3825 Mt Carmel Road
Bryant, AR 72022
Fx (888) 900-3068



ARKANSAS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
NO. 9551
VERNON L. WILLIAMS

07-20-2022

CERTIFICATE OF AUTHORIZATION
GarNat Engineering, LLC.
No. 2174
ARKANSAS

DRAWING INDEX:

V1.0	PRELIMINARY PLAT
V2.0	BOUNDARY SURVEY
C1.0	SITE PLAN
C2.0	UTILITY PLAN
C2.1	SANITARY SEWER PROFILES
C3.0	GRADING & DRAINAGE PLAN
C3.1	DRAINAGE PROFILES
L1.0	TYPICAL LANDSCAPING PLAN
A2.0	CONCEPT ELEVATION
A2.1	CONCEPT ELEVATION
A2.2	CONCEPT ELEVATION
A2.3	CONCEPT ELEVATION

PLAT CERTIFICATES:

OWNER:

Name: Elaine Cordelia Enterprises, Inc.

Address: 206 West Dallas Street
Conroe, TX 77301

DEVELOPER:

Name: Elaine Cordelia Enterprises, Inc.

Address: 206 West Dallas Street
Conroe, TX 77301

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: _____ Signed: _____

James Carter
Elaine Cordelia Enterprises, Inc.

Source of Title: SALINE COUNTY, ARKANSAS
Saline County Document# 2021-016880

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:

I, Vernon J. Williams, 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 locations, size, type, and material are correctly shown; and that all requirements of the City of Bryant Subdivision Rules and Regulations have been fully complied with.

Date: _____ Signed: _____

Vernon J. Williams
Registered Professional Engineer
No. 9551, Arkansas

CERTIFICATE OF RECORDING:

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY:

I, George P. Wooden, hereby certify that this proposed preliminary plat correctly represents a boundary survey made by me or under my supervision on 6/07/2022; that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source of Title; and that all monuments which were found or placed on the property are correctly described and located.

Date: _____ Signed: _____

George P. Wooden
Registered Land Surveyor
No. 1573, Arkansas

CERTIFICATE OF PRELIMINARY PLAT APPROVAL:

All requirements of the City of Bryant Subdivision Rules and Regulations relative to the preparation and submittal of a Preliminary Plat having been fulfilled, approval of this plat is hereby granted, subject to further provisions of said Rules and Regulations.

Date: _____ Signed: _____

Rick Johnson, Chairman
Bryant Planning Commission

PROPERTY SPECIFICATIONS:

ZONING CLASSIFICATION CURRENT: MHP
SEEKING: PLANNED UNIT DEVELOPMENT (PUD)

SOURCE OF WATER: CITY OF BRYANT
SOURCE OF SEWER: CITY OF BRYANT

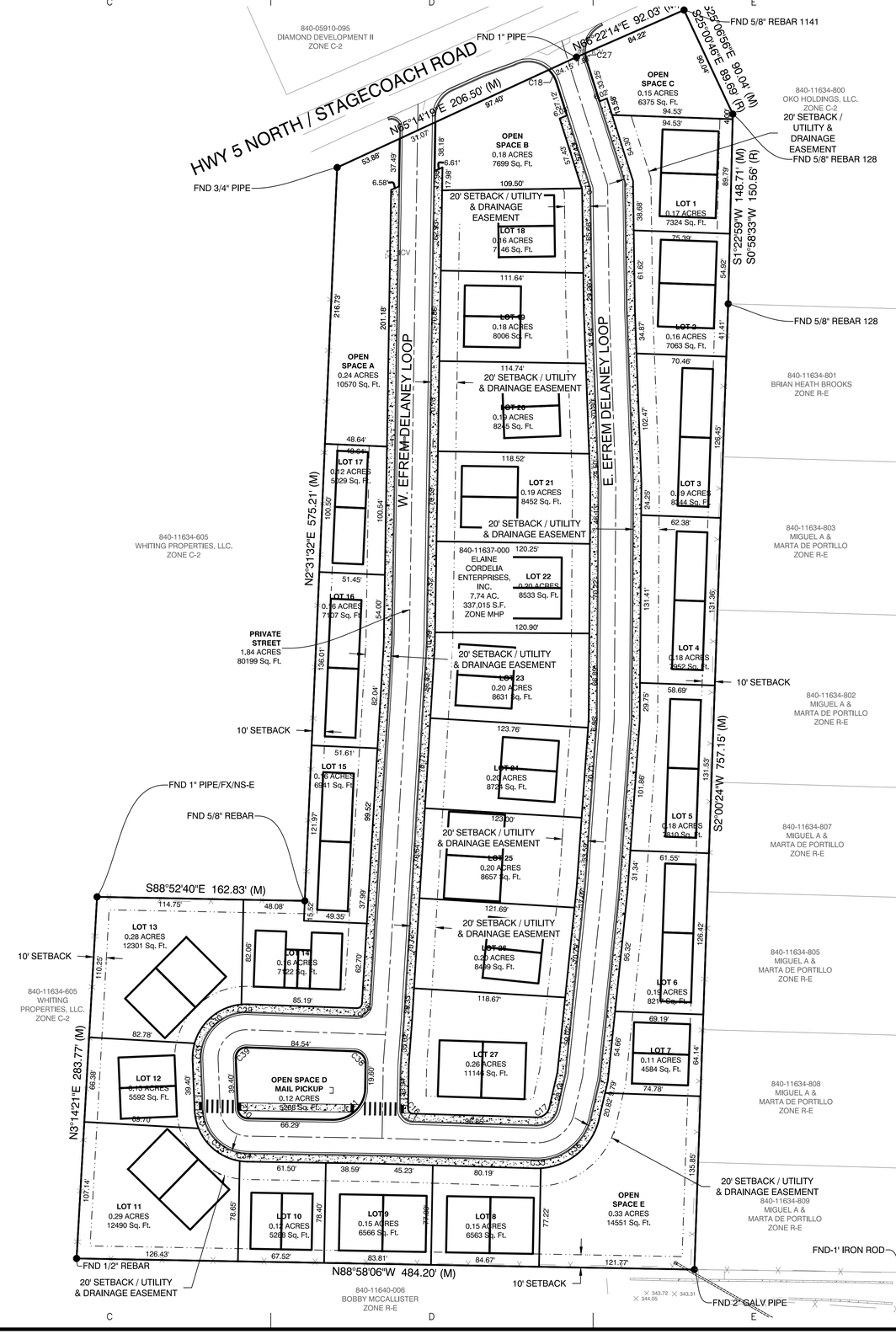
BUILDING SETBACKS:
FRONT - 20'
EXTERIOR - 10'

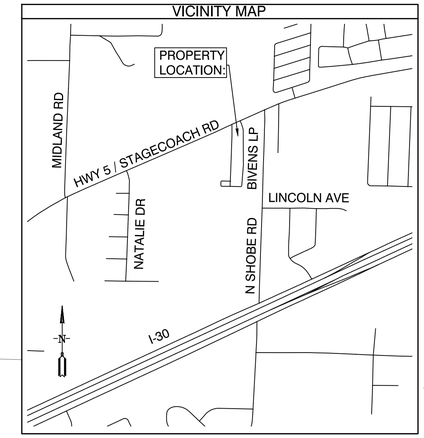
EASEMENTS:
FRONT - 20'

LOT CORNERS: SET #4 REBAR WITH CAP

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C16	6.23	4.00	89°13'41"	S43° 42' 00"E	5.62
C17	13.74	10.00	78°43'27"	N52° 19' 26"E	12.68
C18	11.67	23.00	29°04'59"	S32° 09' 04"E	11.55
C27	6.19	23.00	15°25'45"	N9° 53' 42"W	6.18
C28	6.18	4.00	88°35'14"	S47° 45' 38"W	5.59
C29	5.23	42.00	7°08'28"	S88° 29' 01"W	5.23
C30	50.73	42.00	69°12'03"	S50° 18' 45"W	47.70
C31	13.22	42.00	18°02'15"	S6° 41' 35"W	13.17
C32	14.63	42.00	19°57'39"	S12° 18' 22"E	14.56
C33	42.96	42.00	58°36'14"	S51° 35' 19"E	41.11
C34	6.04	42.00	8°14'10"	S85° 00' 30"E	6.03
C35	4.49	50.00	5°08'47"	N89° 06' 46"E	4.49
C36	64.21	50.00	73°34'40"	N49° 45' 02"E	59.89
C38	13.96	9.00	88°51'35"	N43° 30' 58"W	12.60
C39	13.18	8.00	94°22'47"	S44° 51' 51"W	11.74
C40	12.12	8.00	86°48'03"	S45° 43' 34"E	10.99
C41	39.25	25.00	89°57'35"	N45° 53' 37"E	35.34

PRELIMINARY PLAT
STONE LUXURY LIVING
PLANNED UNIT DEVELOPMENT
CITY OF BRYANT
SALINE COUNTY, ARKANSAS





PROPERTY DESCRIPTION:

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 SW1/4) OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND NAIL FOR THE SOUTHEAST CORNER OF THE SAID SE1/4 SW1/4; THENCE N89°13'13"W - 181.11 FEET ALONG THE SOUTH LINE THEREOF TO A FOUND 2" GALVANIZED PIPE FOR THE **POINT OF BEGINNING**;
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THENCE S88°52'40"E - 162.83 FEET TO A FOUND 5/8" REBAR;
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THENCE N65°14'19"E - 206.50 FEET ALONG SAID RIGHT OF WAY TO A FOUND 1" PIPE;
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THENCE S1°22'59"W - 148.71 FEET TO A FOUND 5/8" REBAR W/CAP #128;
THENCE S2°00'24"W - 757.15 FEET TO THE POINT OF BEGINNING, CONTAINING 7.74 ACRES, MORE OR LESS. SUBJECT TO ANY EXISTING EASEMENTS AND THE RIGHT OF WAY OF HIGHWAY 5 NORTH.

DOCUMENTS USED:

- DEED BOOK 2021 PAGE 016880 WD BIVENS TO ELAINE CORDELIA ENTERPRISES, INC.

BASIS OF BEARINGS:

BENCHMARK(S) PROVIDED ARE REBAR AND COORDINATES ON BENCHMARKS ARE NORTH AMERICAN DATUM 1983, ARKANSAS SOUTH ZONE, US SURVEY FEET, GRID COORDINATES AND ELEVATIONS ARE NAVD 1988. COORDINATES AND ELEVATIONS WERE ESTABLISHED USING GPS AND WERE PROCESSED USING THE NATIONAL GEODETIC SURVEY'S "ONLINE POSITIONING USER SERVICE" (OPUS).

CERTIFICATIONS:

BY AFFIXING MY SEAL AND SIGNATURE, I GEORGE P. WOODEN, PS NO.1573, HEREBY CERTIFY THAT THIS DRAWING CORRECTLY DEPICTS A SURVEY COMPILED UNDER MY SUPERVISION ON JUNE 7, 2022.

THIS SURVEY WAS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHERS AND DOES NOT REPRESENT A TITLE SEARCH.

THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "X" OF THE F.E.M.A. MAP PANEL 05125C0240E EFFECTIVE DATE JUNE 05, 2020.

SURVEY PLAT CODE:
500-01S-14W-0-12-320-62-1573

SURVEY LEGEND
△ - Computed point
● - Found monument
◎ - Set #4 RB/Plas. Cap
(M)-Measured
(R)-Record
(D)-Deeded

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
NO. 9551
VERNON J. WILLIAMS
PRELIMINARY

BY	REVISION	DATE

GNE Designing our client's success

GarNat Engineering, LLC
P.O. Box 116
Benton, AR 72018
3825 Mt Carmel Rd
Bryant, AR 72022
Ph (501) 408-4650
garnatengineering@gmail.com

STONE LUXURY LIVING
PLANNED UNIT DEVELOPMENT
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
NO. 1573
SIGNATURE
GEORGE P. WOODEN
PRELIMINARY

CONTENTS:
PRELIMINARY PLAT

PROJECT NO:
22070

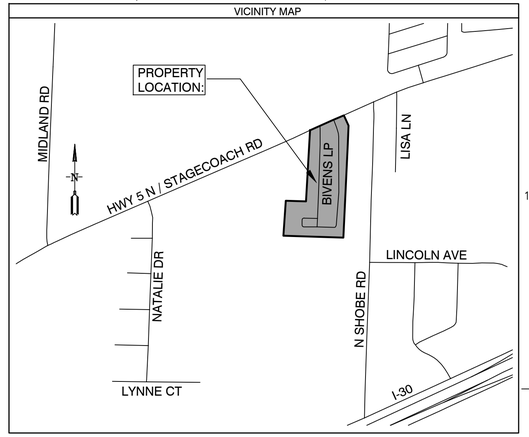
DATE:
JUNE 2022

SHEET NO:
V1.0

J:\Projects\2022 Projects\22070 Stone Luxury Living Manufactured Park GD Razor Edge Consulting Enterprises Inc 838 Hwy 9 Bypass\Dwg\22070 Stone Luxury Living 838 Hwy 9 Bypass Bryant AR-050622.dwg

SURVEY LEGEND
△- Found monument
●- Computed point
⊙- Set #4 RB/Plas. Cap
(M)-Measured
(R)-Recorded Survey
(P)-Platted

VICINITY MAP



PROPERTY DESCRIPTION:

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 SW1/4) OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT A FOUND NAIL FOR THE SOUTHEAST CORNER OF THE SAID SE1/4 SW1/4; THENCE N89°13'13"W - 181.11 FEET ALONG THE SOUTH LINE THEREOF TO A FOUND 2" GALVANIZED PIPE FOR THE **POINT OF BEGINNING**;
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DOCUMENTS USED:

- BOOK 2021 PAGE 16880 WD BIVENS TO ELAINE CORDELIA ENTERPRISES, INC.

BASIS OF BEARINGS:

BENCHMARK(S) PROVIDED ARE REBAR AND COORDINATES ON BENCHMARKS ARE NORTH AMERICAN DATUM 1983, ARKANSAS SOUTH ZONE, US SURVEY FEET, GRID COORDINATES AND ELEVATIONS ARE NAVD 1988. COORDINATES AND ELEVATIONS WERE ESTABLISHED USING GPS AND WERE PROCESSED USING THE NATIONAL GEODETIC SURVEY'S "ONLINE POSITIONING USER SERVICE" (OPUS).

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THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "X" OF THE F.E.M.A. MAP PANEL 05125C0240E EFFECTIVE DATE JUNE 05, 2020.

CERTIFICATE OF AUTHORIZATION
GarNat Engineering, LLC.
No. 2174
ARKANSAS

60' 30' 0 60'

SURVEY PLAT CODE:
500-01S-14W-0-12-320-62-1573

BY	REVISION	DATE

GNE Designing our client's success
GarNat Engineering, LLC
P.O. Box 116
Benton, AR 72018
Ph (501) 408-4650
3825 Mt Carmel Rd
Bryant, AR 72022
garnatengineering@gmail.com

FOR USE & BENEFIT OF:
ELAINE CORDELIA ENTERPRISES, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1573
SIGNATURE
GEORGE P. WOODEN
1573
2022

6-7-22

CONTENTS:
BOUNDARY SURVEY

PROJECT NO:
22070

DATE:
JUNE 7, 2022

SHEET NO:
V2.0

J:\Projects\2022 Projects\22070 Vanderbeek Park CR Retone Eden Cordelia Enterprises Inc 8305 Hwy 5 Bryant\pdfs\Survey\220701 8305 Hwy 5 Bryant Loop Property Survey-060722.dwg

HOUSING UNITS / (DEVELOPABLE LAND - STREET AREA) = RESIDENTIAL (9 D.U.A. MAX.) DENSITY

HOUSING UNITS / 7.474 ACRES DEVELOPABLE LAND - 1.376 ACRES STREET = 9

HOUSING UNITS = 9 X 6.098

HOUSING UNITS = 54.882 ≈ 54

OPEN SPACE NEEDED = 7.474 X 0.15 ≈ 1.12 ACRES

ACTUAL OPEN SPACE = 1.48 ACRES

PROPERTY DESCRIPTION

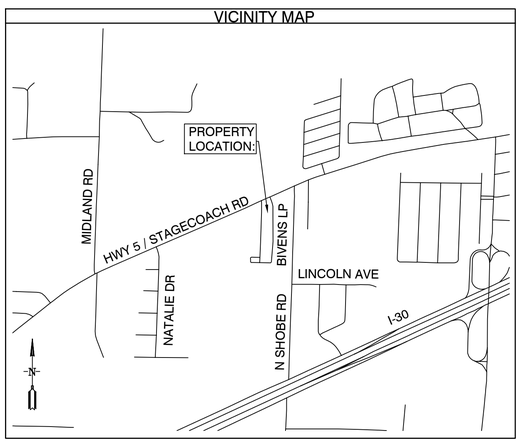
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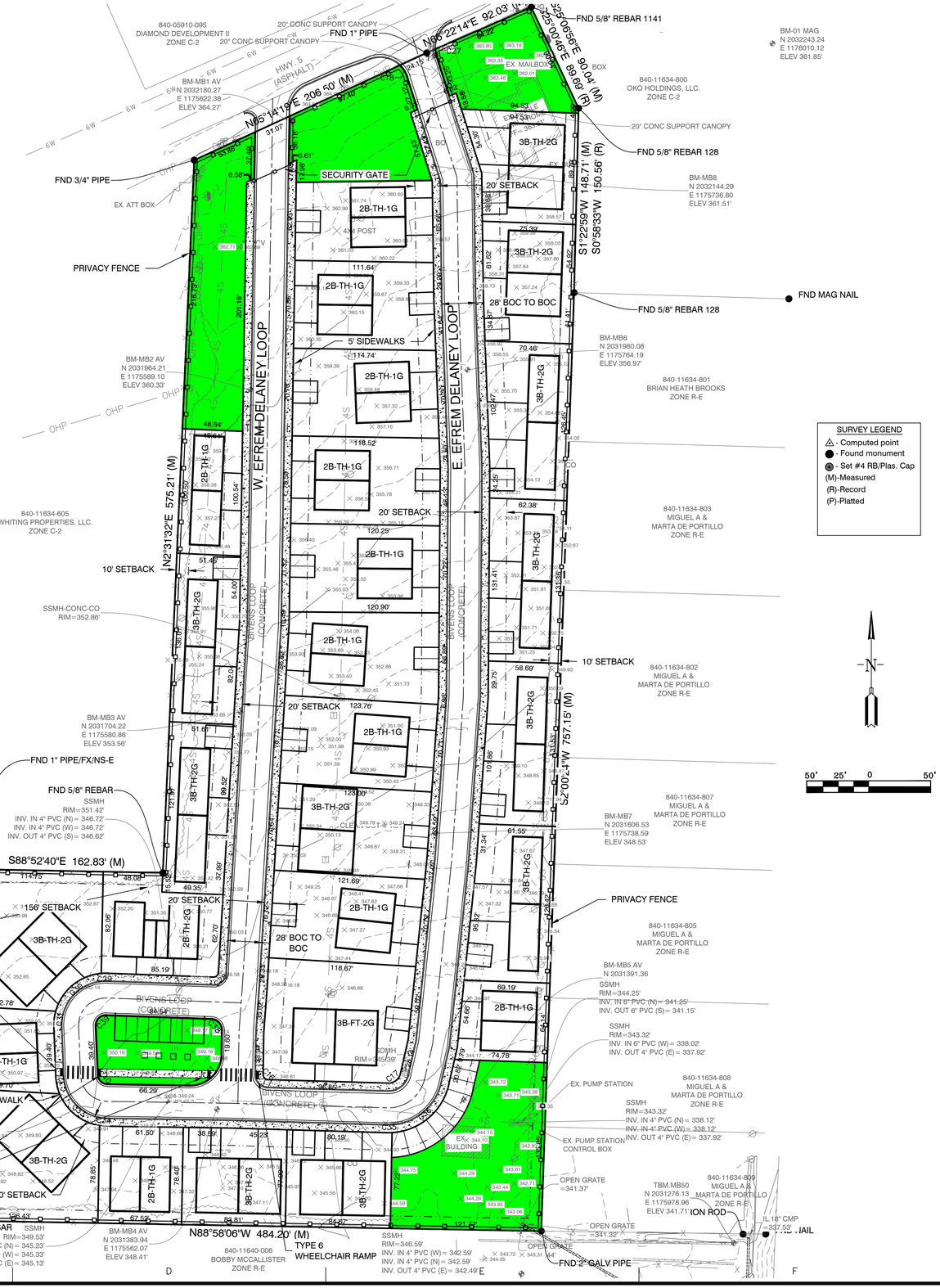
SITE LEGEND:

- FIRE HYDRANT
- ELECTRICAL & UTILITY POLE
- SANITARY SEWER MANHOLE
- WATER VALVE
- STORM MANHOLE
- LIGHT POLE
- TELEPHONE PEDESTAL
- BENCHMARKS
- ELECTRIC BOX
- GUY ANCHOR
- WATER METER
- GAS METER
- SIGN
- EXISTING WATERLINE
- OVERHEAD POWER
- TEST PIT
- FORCE MAIN
- CHAIN-LINK FENCE
- WOOD FENCE
- SANITARY SEWER LINE

- ASPHALT
- GRAVEL
- CONCRETE
- OPEN SPACE

VICINITY MAP





BY	REVISION	DATE

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CITY OF BRYANT
SALINE COUNTY, ARKANSAS

STATE OF ARKANSAS
Vernon ★★★ Williams
REGISTERED PROFESSIONAL ENGINEER
NO. 9551
VERNON J. WILLIAMS

07-20-2022

CONTENTS: SITE PLAN

PROJECT NO: 22070

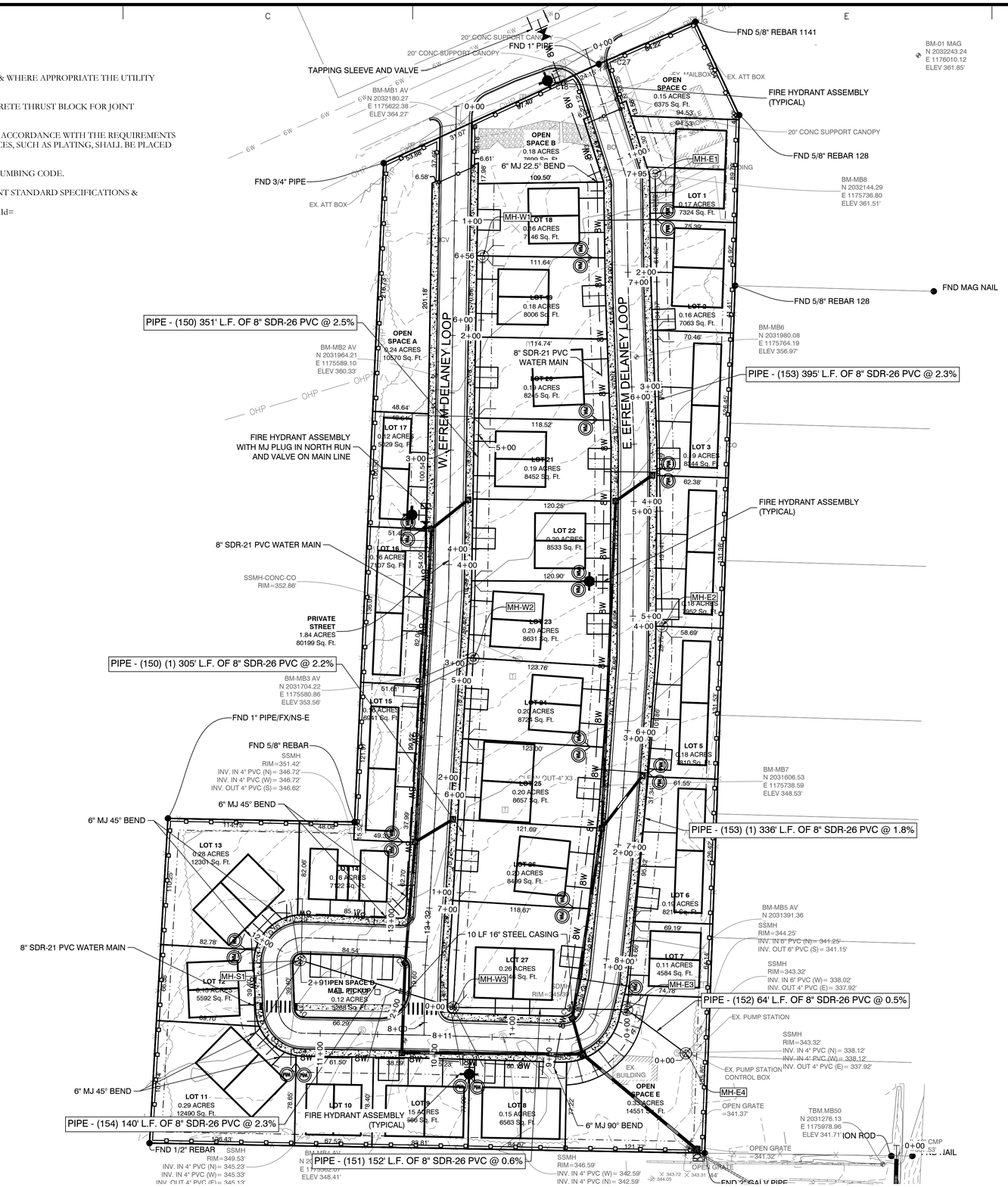
DATE: JUNE 2022

SHEET NO: C1.0

A Projects\2022 Projects\22070 Stone Luxury Living Manufactured Park, CD Xrefs\Site Civil\Site Enterprise 3d 3038 Hwy 5 Bivens Loop Design 20-22070.dwg

NOTES:

1. BURIED UTILITIES ARE LOCATED AT THE SITE. CONTACT ARKANSAS ONE CALL & WHERE APPROPRIATE THE UTILITY COMPANIES PRIOR TO DIGGING.
2. ALL UNRESTRAINED WATER LINE FITTINGS SHALL BE INSTALLED WITH A CONCRETE THRUST BLOCK FOR JOINT RESTRAINT.
3. WORK ON EXISTING ROADS SHALL INCLUDE WARNING SIGNS & BARRICADES IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE, COUNTY, OR CITY HAVING JURISDICTION. OTHER SIGNS & DEVICES, SUCH AS PLATING, SHALL BE PLACED AS REQUIRED TO ADEQUATELY PROTECT THE PUBLIC.
4. ALL WATER AND SEWER UTILITY WORK SHALL COMPLY WITH THE ARKANSAS PLUMBING CODE.
5. ALL WATER & SEWER LINE CONSTRUCTION SHALL COMPLY WITH CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS. FOR A COPY SEE THE WEBSITE https://www.cityofbryant.com/DocumentCenter/View/1161/Bryant-Specs-2015-FINAL-Rev?bidId=



BY	REVISION	DATE

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SALINE COUNTY, ARKANSAS

STATE OF ARKANSAS
Vernon W. Williams
REGISTERED PROFESSIONAL ENGINEER
NO. 9551
VERNON W. WILLIAMS

07-20-2022

CONTENTS:
UTILITY PLAN

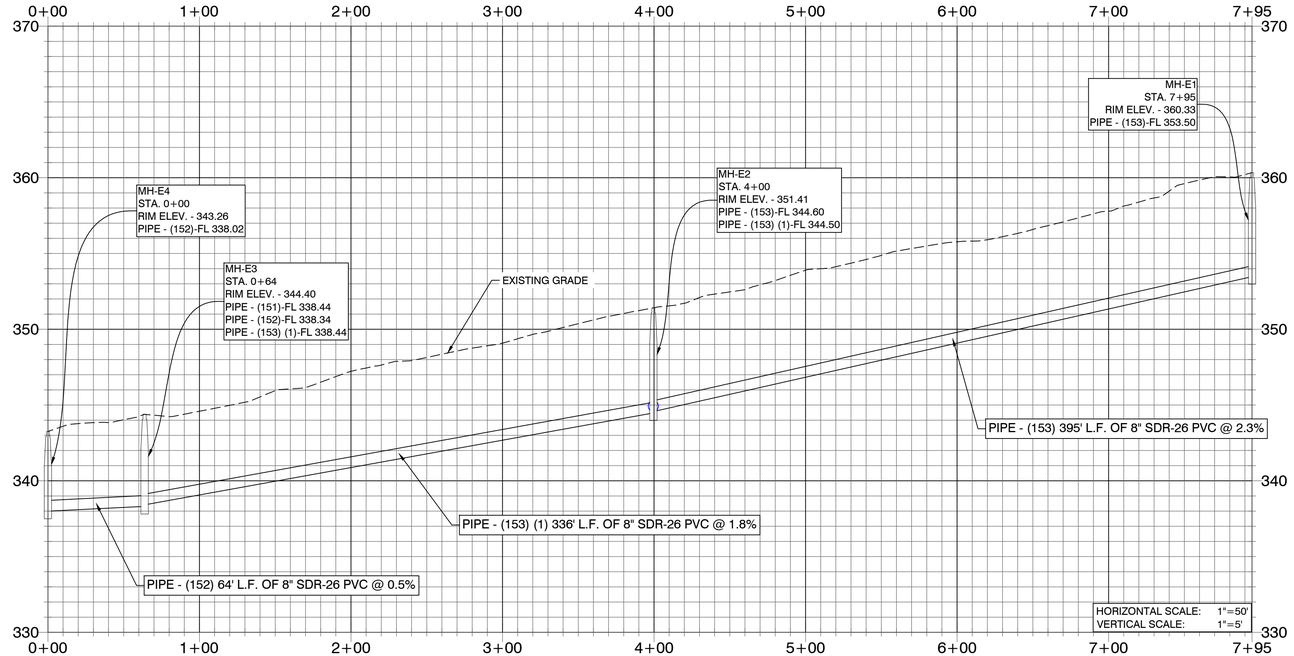
PROJECT NO:
22070

DATE:
JUNE 2022

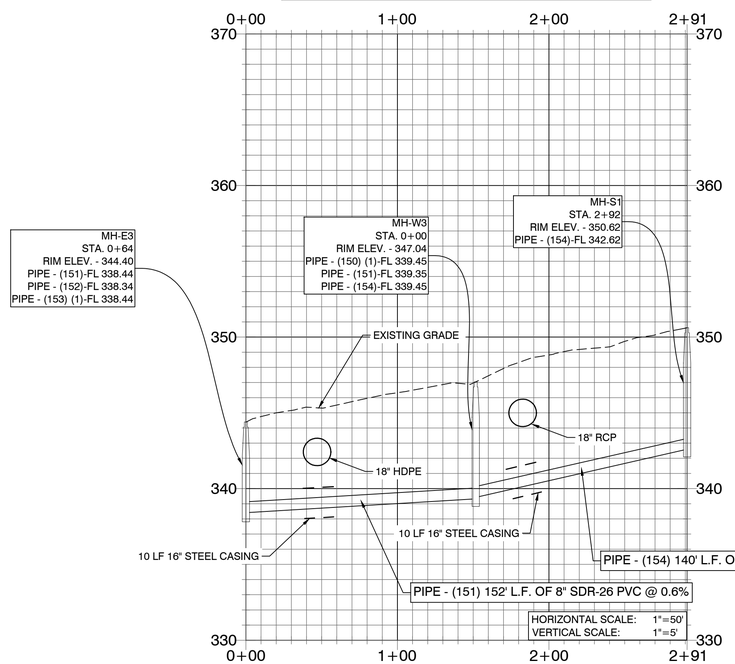
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C2.0

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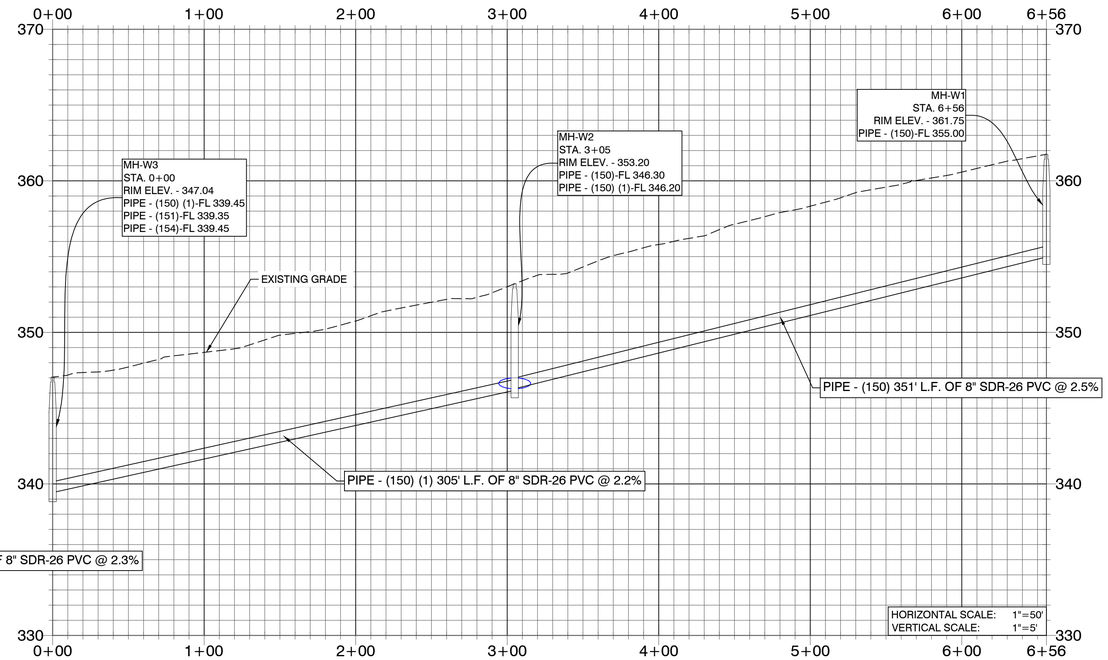
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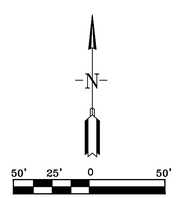


SOUTH SANITARY SEWER PROFILE



WEST SANITARY SEWER PROFILE





BY	REVISION	DATE

GNE Designing our client's success

GarNat Engineering, LLC
P.O. Box 116
Benton, AR 72018
3825 Mt Carmel Rd
Bryant, AR 72022
garnatengineering@gmail.com
Ph (501) 408-4650

STONE LUXURY LIVING
PLANNED UNIT DEVELOPMENT
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
NO. 9551
VERNON L. WILLIAMS

07-20-2022

CONTENTS:

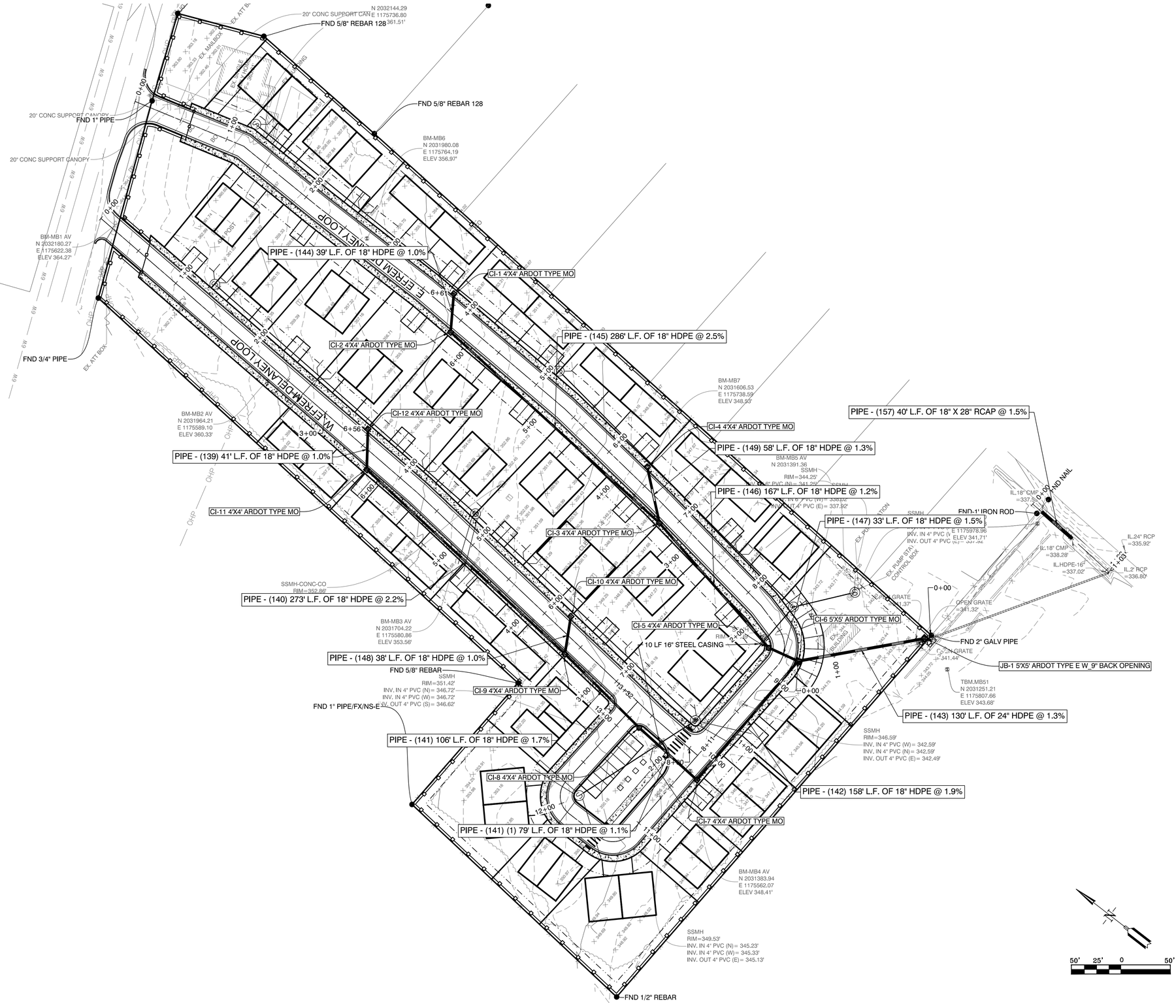
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PROJECT NO: 22070

DATE: JUNE 2022

SHEET NO: C2.1

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DATE	REVISION	BY

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STONE LUXURY LIVING
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CITY OF BRYANT
SALINE COUNTY, ARKANSAS

STATE OF ARKANSAS
VERNON ★★★ WILLIAMS
REGISTERED PROFESSIONAL ENGINEER
★★★ NO. 9551
VERNON J. WILLIAMS

07-20-2022

CONTENTS:

GRADING & DRAINAGE PLAN

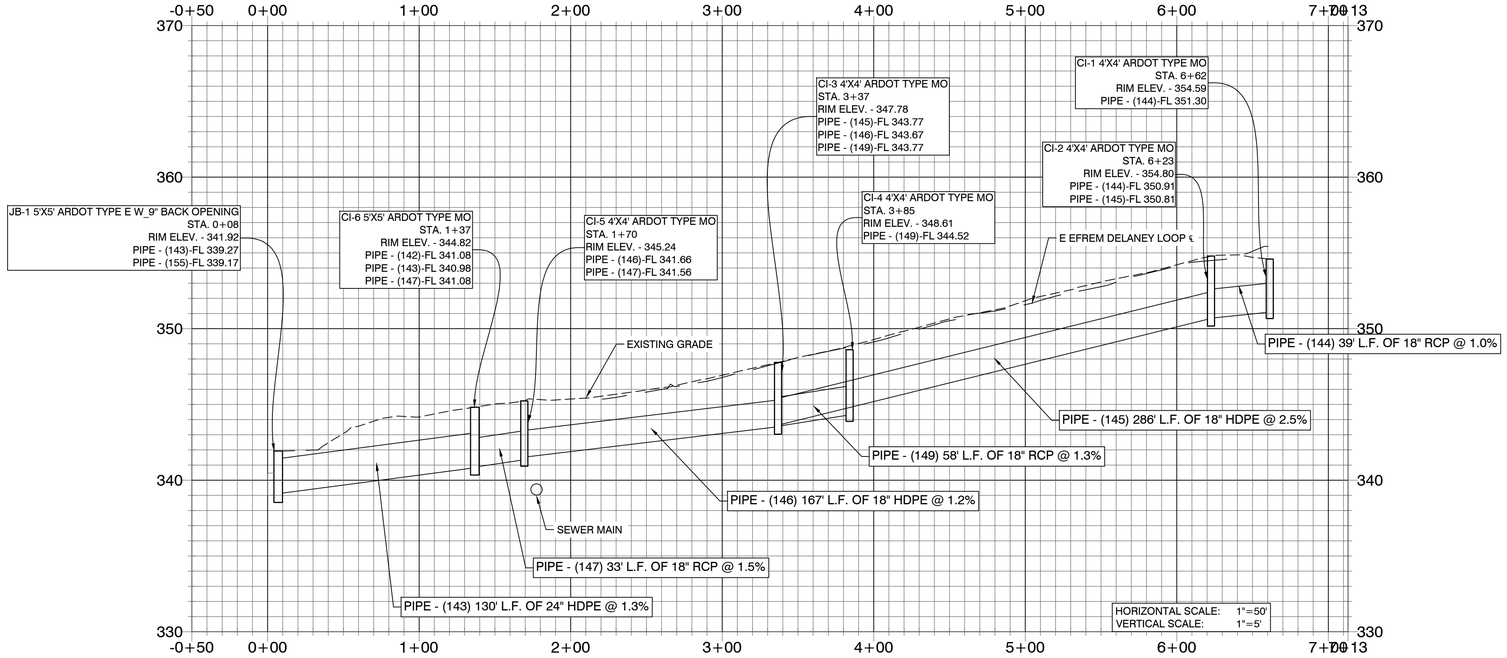
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DATE: JUNE 2022

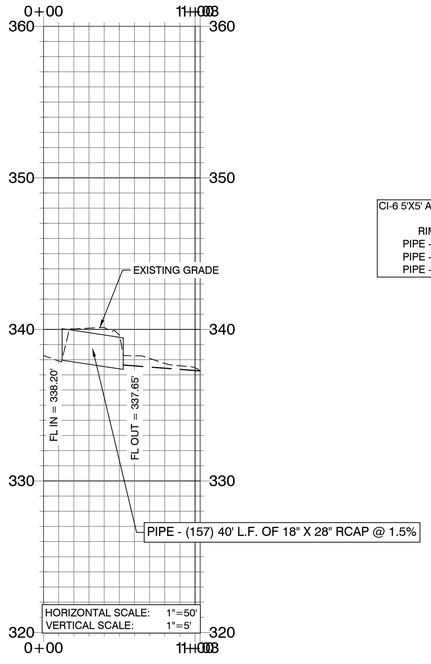
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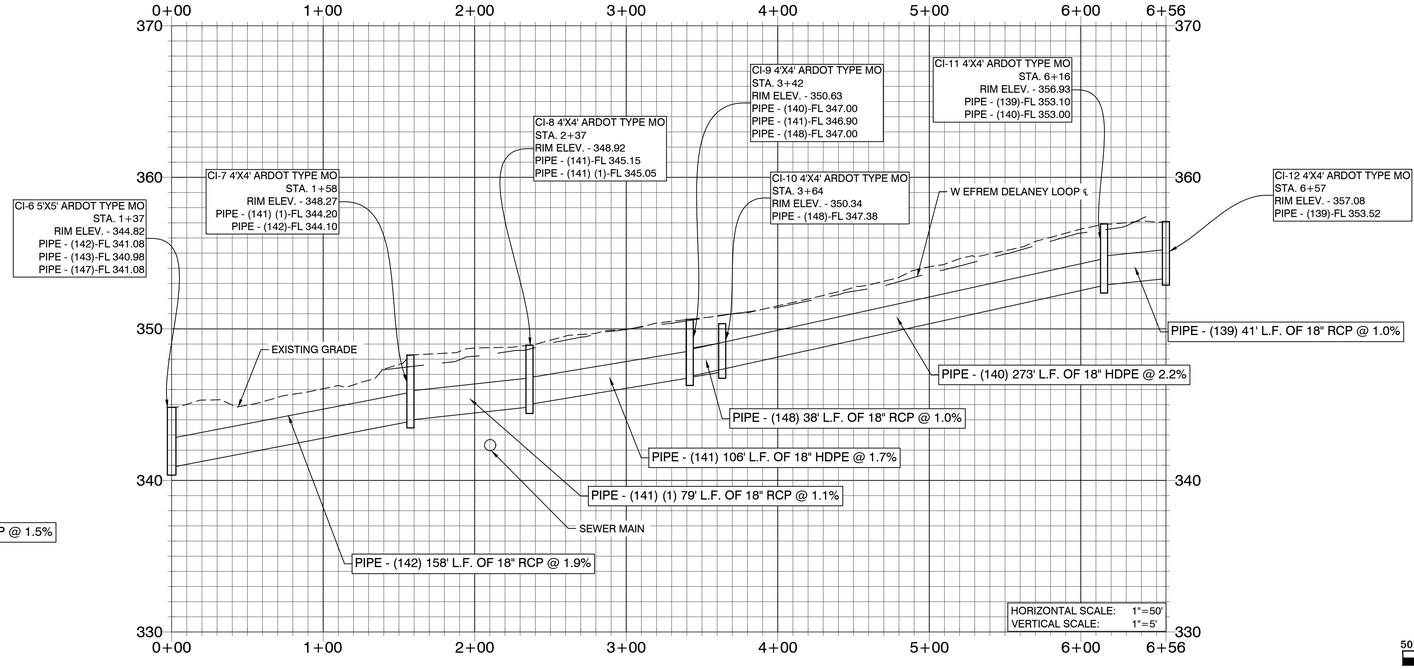
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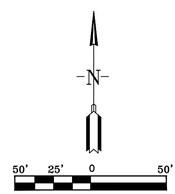


GRAVEL DRIVEWAY CULVERT PROFILE



WEST SIDE PROFILE





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garnatengineering@gmail.com

STONE LUXURY LIVING
PLANNED UNIT DEVELOPMENT
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

STATE OF ARKANSAS
Vernon ★★★ Williams
REGISTERED PROFESSIONAL ENGINEER
★★★
NO. 9551
VERNON J. WILLIAMS

07-20-2022

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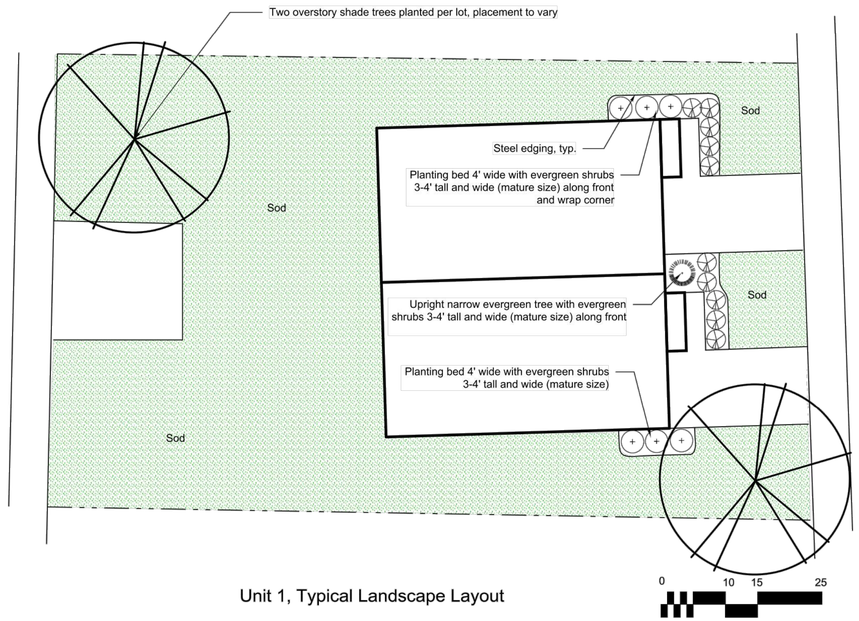
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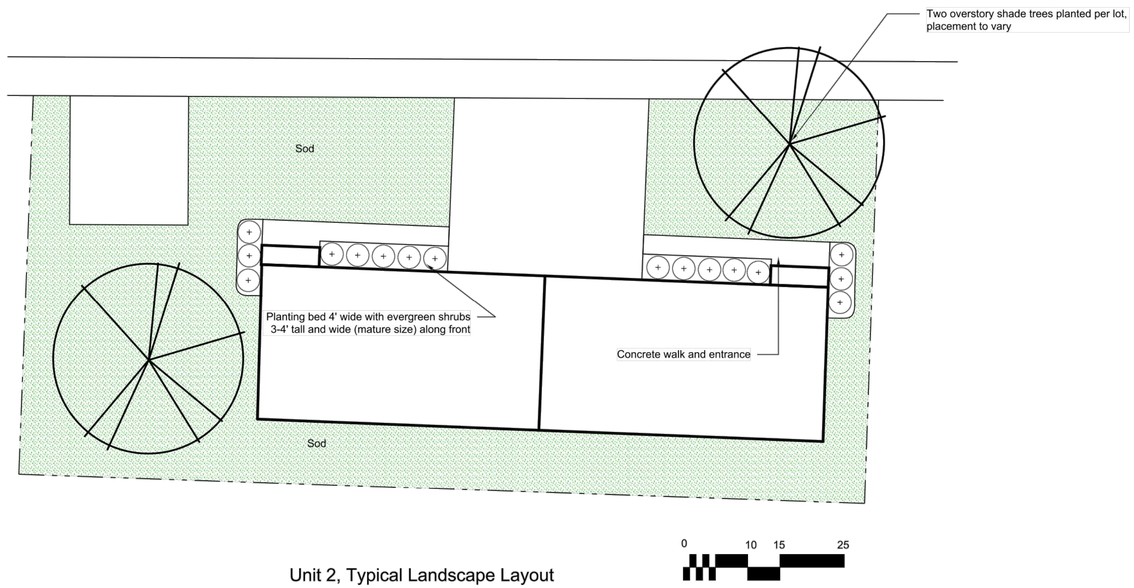
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Unit 1, Typical Landscape Layout



Unit 2, Typical Landscape Layout

BY	REVISION	DATE

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garnatengineering@gmail.com

STONE LUXURY LIVING
PLANNED UNIT DEVELOPMENT
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

LICENSED LANDSCAPE ARCHITECT
CHAD M. OPPENHUIZEN
NO. 5064
ARKANSAS

07-20-2022

CONTENTS:

TYPICAL LANDSCAPING PLAN

PROJECT NO: 22070

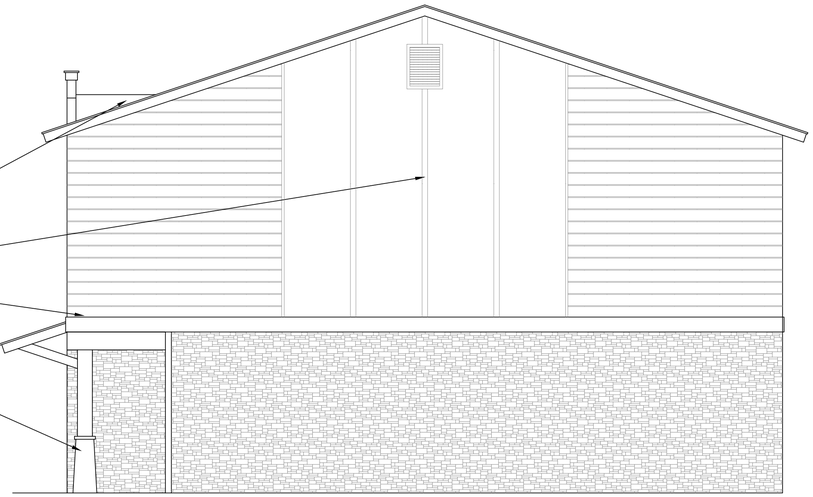
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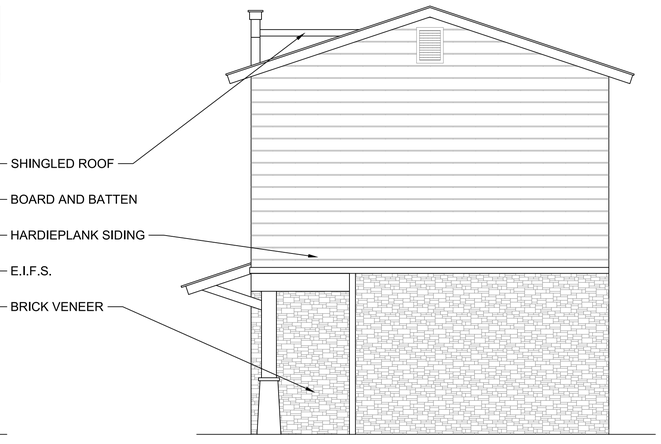
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2B - 1H - 1G SIDE ELEVATION ——— SCALE: 1/ 4'' =1'-0''



2B - 1H - 1G FRONT ELEVATION ——— SCALE: 1/ 4'' =1'-0''



SIDE ELEVATION ——— SCALE: 1/ 4'' =1'-0''

#2217

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LITTLE ROCK, ARKANSAS, 72211
(OFFICE) 501-376-3676
(FAX) 501-376-3766
tbaskinsplanning@sbcglobal.net
terry uss Architect

SHEET TITLE: CONCEPT ELEVATIONS

NEW DEVELOPMENT FOR: STONE LUXURY LIVING

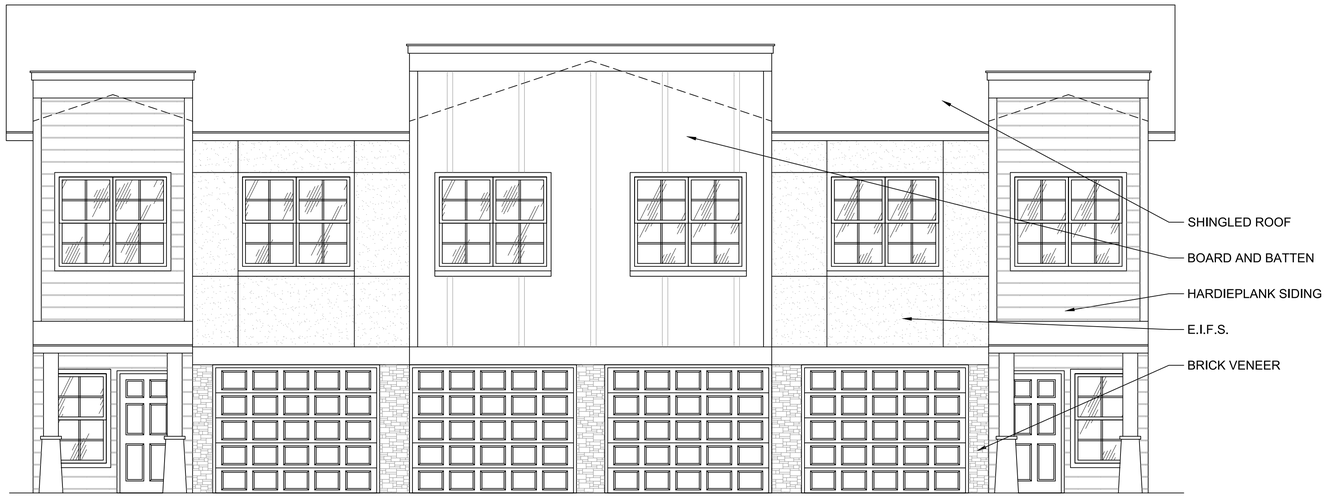
BRYANT, ARKANSAS

PROJECT # 2217

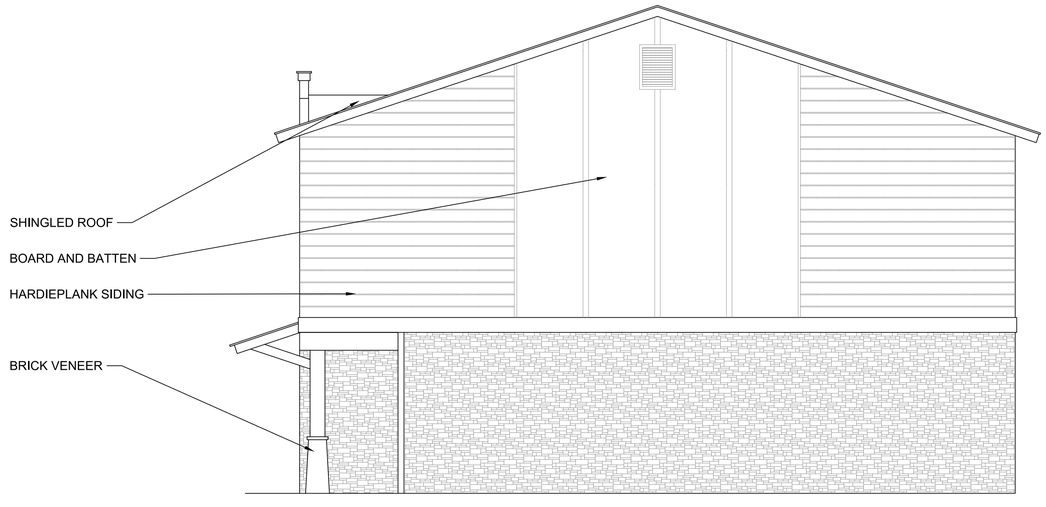
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SHEET # A 2.0

PAGE # OF



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3B - 1H - 2G SIDE ELEVATION — SCALE: 1/ 4'' = 1'-0''

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terry uss Architect

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NEW DEVELOPMENT FOR: STONE LUXURY LIVING

BRYANT, ARKANSAS

PROJECT # 2217

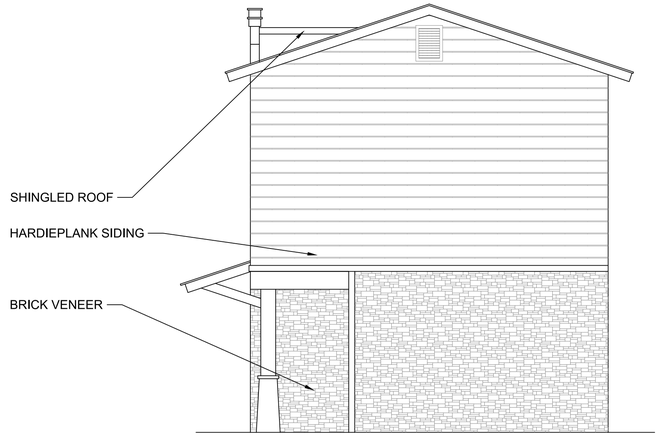
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3B - 1H - 2G SIDE ELEVATION — SCALE: 1/ 4" =1'-0"

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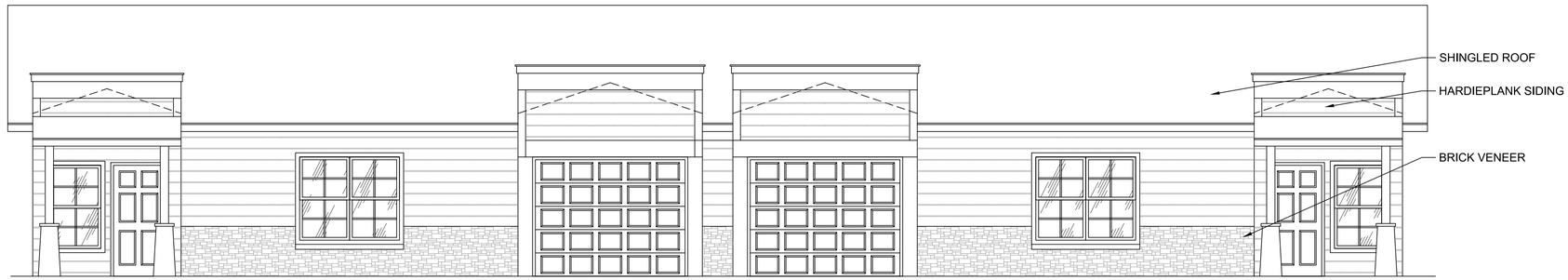
BRYANT, ARKANSAS

PROJECT # 2217

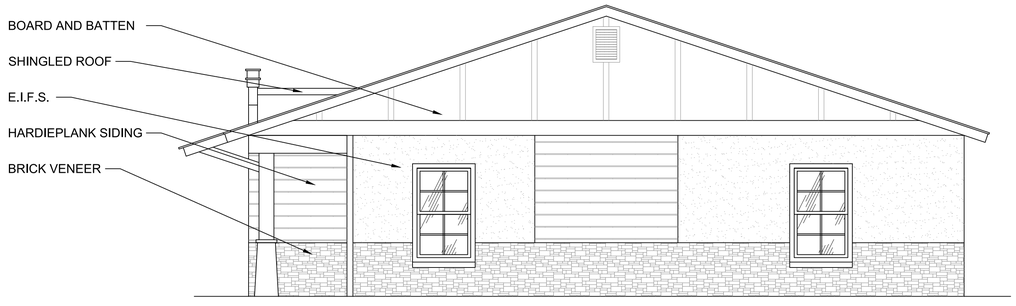
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2B FT - 1G SIDE ELEVATION — SCALE: 1/4"=1'-0"

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terry uss Architect

SHEET TITLE: CONCEPT ELEVATIONS

NEW DEVELOPMENT FOR: STONE LUXURY LIVING — BRYANT, ARKANSAS

PROJECT # 2217

DATE: 07/19/2022

SHEET # A2.3

PAGE # OF

CL Signs "A" & "B" Approved 6/30/2022
Pole Sign "D" to DRC on 7/14/2022 for Approval

City of Bryant, Arkansas
Community Development
210 SW 3rd Street Bryant, AR 72022
501-943-0943

SIGN PERMIT APPLICATION

Applicants are advised to read the Sign Ordinance prior to completing and signing this form. The Sign Ordinance is available at www.cityofbryant.com under the Planning and Community Development tab.

Note: Electrical Permits may be Required, Please contact the Community Development Office for more information.

Date: 06/21/2022

Sign Co. or Sign Owner

Name ARKANSAS SIGN & NEON
Address 8525 DISTRIBUTION DR
City, State, Zip LITTLE ROCK AR 72209
Phone 501.562.3942
Email Address lora@arkansassign.com

Property Owner

Name TAKE 5 CAR WASH (CURRENTLY CARWASH USA)
Address 3017 MARKET PLACE
City, State, Zip BRYANT AR 72022
Phone
Email Address

GENERAL INFORMATION

Name of Business TAKE 5 CAR WASH
Address/Location of sign 3017 MARKET PLACE
Zoning Classification

Please use following page to provide details on the signs requesting approval. Along with information provided on this application, **a Site Plan showing placement of sign(s) and any existing sign(s) on the property is required** to be submitted. **Renderings of the sign(s) showing the correct dimensions is also required** to be submitted with the application. A thirty-five dollar ($35) per sign payment will be collected at the time of permit issuance. According to the Sign Ordinance a fee for and sign variance or special sign permit request shall be one hundred dollars ($100). Additional documentation may be required by Sign Administrator.

READ CAREFULLY BEFORE SIGNING

I Lora A. Rand, do hereby certify that all information contained within this application is true and correct. I fully understand that the terms of the Sign Ordinance supersede the Sign Administrator's approval and that all signs must fully comply with all terms of the Sign Ordinance regardless of approval. I further certify that the proposed sign is authorized by the owner of the property and that I am authorized by the property owner to make this application. I understand

that no sign may be placed in public right of way. I understand that I must comply with all Building and Electrical Codes and that it is my responsibility to obtain all necessary permits.

Use table below to enter information regarding each sign for approval. Please use each letter to reference each sign rendering.

SIGN	**Type** (Façade, Pole, Monument, other)	**Dimensions** (Height, Length, Width)	**Sqft** (Measured in whole as rectangle)	**Height of Sign** (Measured from lot surface)		Column for Admin Certifying Approval
				Top of Sign	Bottom of Sign	
A	WALL	90" X 99"	62.1	21' 7"	14'	CL
B	WALL	90" X 99"	62.1	21'7"	14'	CL
C	WALL	76" X 130.9"	69.1	20'	14'	
~~E~~						
~~F~~		JOB COSTS $50000.00				
~~G~~						
D	PYLON	135" X 149.2"	139.9	25'	165"	

Approved 6/30/2022

Cannot Approve

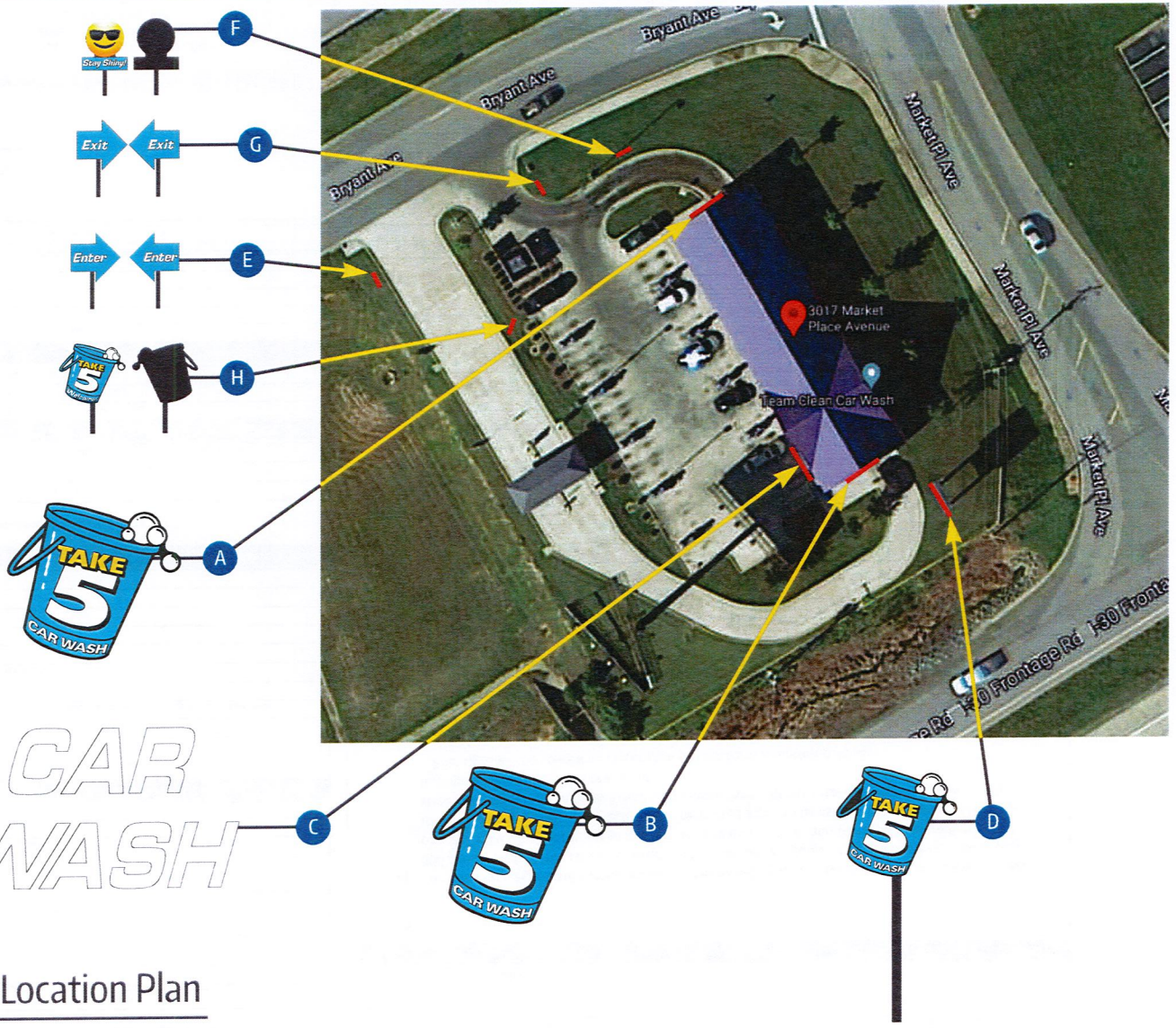
To DRC For Approval →

SIGNS E, F, G & H ARE DIRECTIONAL ONLY AND LESS THAN THE ALLOWED 6SF EACH

★ Directional Signs do Not Need to be Permitted.

VICINITY MAP:





CAR WASH

SP Site & Sign Location Plan

Scale: NTS

1100 Berkshire Blvd. Suite 200, Wyomissing, PA | (Toll Free): 844.460.6631 | (Fax): 610.478.1332 | www.egansign.com

This design/engineering proposal will remain the exclusive property of Egan Sign until approved and accepted through purchase by client named directly on drawing and may not be duplicated by other parties or design fee will apply @ $95 per hour.

Sign Management Made Simple

Client:
Boing US Holdco, Inc
6300 S. Syracuse Way
Suite 205
Centennial, CO 80111

Location Address:
Take 5 Car Wash #65

Description:
Site Plan

Color Key:

Layout Date:
04/21/2022 - AR

Revision Date:
04/25/2022 - SK/AR
04/29/2022 - SK
05/12/2022 - SK/AR
06/09/2022 - SK

File Name:
28104_Bryant.pdf
Project Number: 28104

PRE-PERMIT SIGN INFO

Property ID: CWUSAE

A.) Project Name:	CWUSAE	Date Completed:	1/9/20
B.) Street Address:	3017 Marketplace		
C.) City / State / Zip:	Bryant, AR 72022		
D.) Municipal Contact:	Colton Leonard		
E.) Contact Phone:	501-943-0301	Email:	Cleonard@cityofbryant.com
F.) Address/City/ST/Zip:	210 SW 3rd St. Bryant, AR 72022		
G.) Jurisdiction:	City/Town of: Bryant	Fax:	(501) 943-0992

			Yes/No
H.) Zoning/Category:	C2 Commercial		
I.) Permit app fee:	$50	Master Sign Plan:	No
J.) Permit Process time:	Allow 2 weeks	If yes, is copy available?	
K.) Permit required if only refacing?			No
L.) Property Owner approval needed?			Yes
M.) Temporary/coming-soon Banners allowed?			Yes
N.) Temporary freestanding Signs allowed?			Yes
O.) Temporary Signs require Permit? Time allowed:	Permit is only required if displayed for more than 7 days (up to 30 max w/perm)		Yes
P.) Can app. be mailed or must it be submitted in person?	Yes, Applications may be mailed		

Note:

ATTACHED SIGNS

1.) Formula for sq ft. (Max Sq. Feet- Main ID & Secondary):	Follow aggregate max below in notes for ALL signs. Wall signs cannot exceed 2 sf per lineal foot of street frontage facing wall.		
2.) Sq Ft for bldg. sides/rear:	Formula above, must face street		
3.) Does Each elevation have own calc, or is allowance based on Main Elevation?	street frontage facing elevations, up to aggregate max.		
4.) Transferrable allowances?	No		
5.) # allowed:	1 per street frontage	Illumination:	Internal & External
6.) Calculation Method:	Box Entire letter set/Cabinet, including Backer Panel		
7.) Max. Overall Height:	cannot exceed roofline/height of wall		
8.) Exposed raceway for Channel Letters allowed?	Yes		
9.) Special Wall sign codes-this property:	No		
10.) Special storefront building colors:	No		

FREESTANDING SIGNS

1.) Formula for sq ft. (Max Sq. Feet- Main ID & Secondary):	Follow aggregate max below in notes for all signs. Allowance includes wall and F/S		
2.) # allowed:	1 per street frontage	Illumination:	Internal & External
3.) Height Max:	25 ft or height of building (whichever is lower)	Grade-to-sign Clearance:	10 ft, cannot obstruct vision
4.) Set-back:	10 ft from curbline	Calculation Method:	Count only largest sign face

DIRECTIONAL SIGNS

1.) # Allowed:	as needed	Illumination:	Internal & External
2.) Max. SqFt:	6 sf	Max. Height:	not regulated
3.) Permit:	No	Custom Logo:	Yes

DOOR/WINDOW VINYL

1.) # Allowed:	No limit, not regulated	Max Sq Ft:	Not regulated
2.) Logos counted in sign area?	Not regulated		
3.) Included in wall sign allowance?	No		
4.) Sign permit required?:	No		

Note:

is reported as presented to us as of the "Date Completed". This provider is not responsible for changes in local sign code after the completion date, nor for the review process, interpretations, calculations or fees of local authorities. Where required by local authority, it is understood a permit will be obtained prior to manufacture

PRE-PERMIT SIGN INFO - Additional Notes

Property ID: CWUSAE

VARIANCE

1. Variance Meeting:	2nd Mondays	App. Deadline:	15 days prior to meeting date
2. Processing Time:	Allow 60-90 days	Est. Fees:	$165
3. Attorney or expeditor required?	☑ Yes ☐ No	Waiting Period after approval & how Long?	Allow 30 days
4. Probability of obtaining variance?	50%		
5. Documents Required:	1 to start # of Sets	Other:	Mailing labels for all abutters within 300 ft radius

☑ Sign Details	☐ Engineering Seal	☐ UL Number
☑ Building Elevations	☐ Owner Authorization Ltr	☐ Property ID#
☑ Site Plan	☐ Legal Description	☐ Addl Prof Seals

NOTES

Follow allowances above, up to aggregate max:

5) The maximum aggregate surface area of all permitted signs for any establishment shall not exceed 300 square feet. In the case of a corner lot fronting on two public streets, a business may display one sign on each street frontage and will be allowed to add an additional 100 square feet to the total maximum aggregate surface area of permitted signs, to be used only for signs on one of the street frontages. No single sign may utilize more than 50% the total maximum aggregate surface footage allowed under this ordinance.

6) Pole signs will be spaced no closer than 60 feet from any other pole sign.

7) The specific [illegible]

Client:
Boing US Holdco, Inc
6300 S. Syracuse Way
Suite 205
Centennial, CO 80111

Location Address:
Take 5 Car Wash #65

Description:
Sign Code

Color Key:

Layout Date:
04/21/2022 - AR

Revision Date:
04/25/2022 - SK/AR
04/29/2022 - SK
05/12/2022 - SK/AR
06/09/2022 - SK

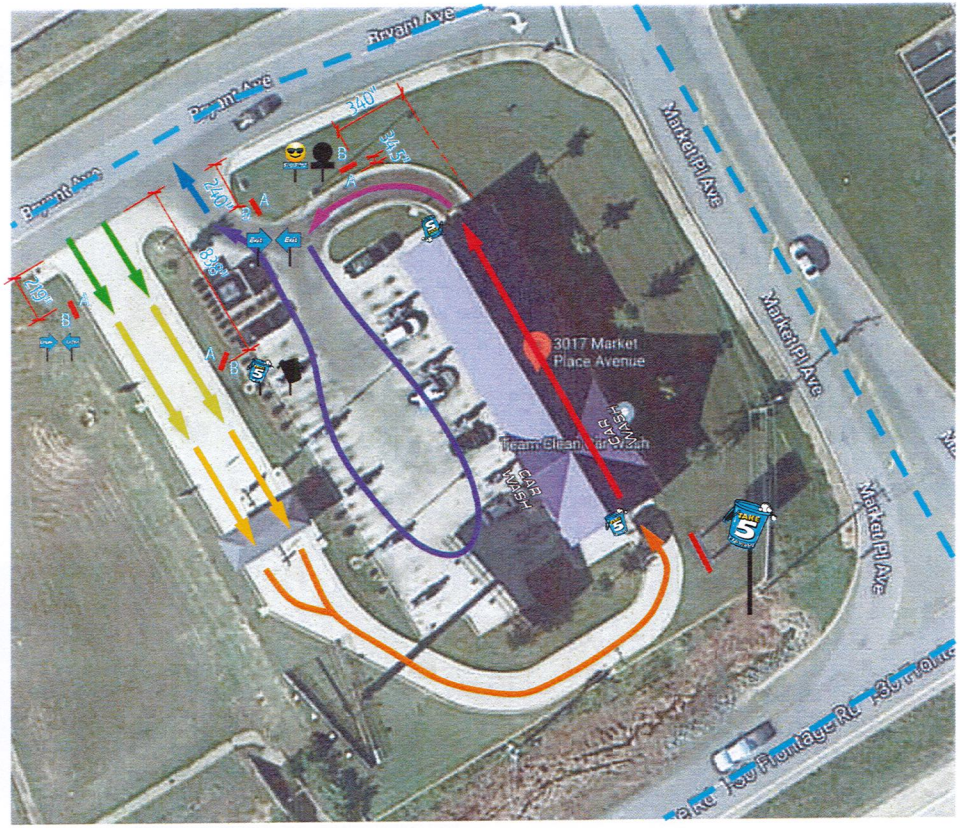
Code Check

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Sign Management Made Simple

File Name:
28104_Bryant.pdf
Project Number: 28104



MESSAGE MAPPING

- ZONE 1 — ROADSIDE: LOCATION VISIBILITY
- ZONE 2 — ENTRANCE: DIRECTION / WAYFINDING
- ZONE 3 — THE APPROACH: INFORMS/UP-SELL PRE-SELL OPTIONS
- ZONE 4 — PAY STATION: MENU - WASH SELECTION
- ZONE 5 — PRE WASH: REINFORCEMENT CONFIDENCE
- ZONE 6 — WASH: CONFIRMATION
- ZONE 7 — WASH EXIT: THANK YOU
- ZONE 8 — VACUUMS: EXPERIENCE GUARANTEE
- ZONE 9 — EXIT: THANK YOU INVITE BACK

JP Journey Plan

Client:
Boing US Holdco, Inc
6300 S. Syracuse Way
Suite 205
Centennial, CO 80111

Location Address:
Take 5 Car Wash #65

Description:
Journey Plan

Color Key:

Layout Date:
04/21/2022 - AR

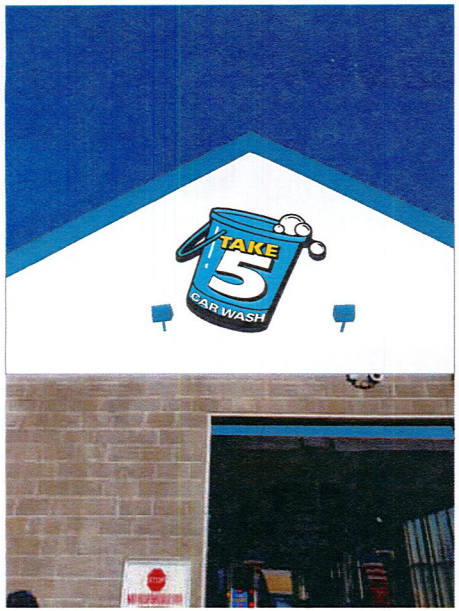
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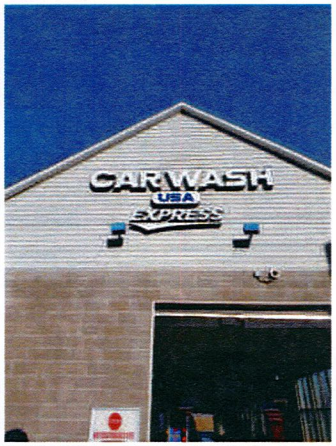
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Sign Management Made Simple

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Project Number: 28104



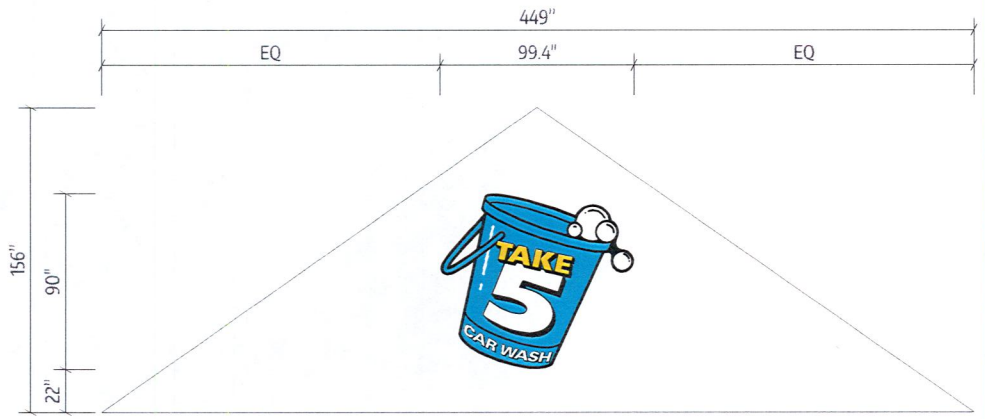
Proposed



Existing

Square Footage Calculation:

Code: 2 sf per linear feet of street frontage facing wall; max of 400 sf
Calculation: 2 * 263= 526 sf
Allowed: 400 sf total
Used: 62.1 sf
Existing: 59.4 sf
Sign A - 62.1 sf
Sign B - 62.1 sf
Sign C - 69.1 sf
Sign D - 139.9 sf
Sign E - 3.8 sf
Sign E - 3.6 sf
Sign F - 3.8 sf
Sign G - 4.4 sf
Total Used: 348.8 sf total



A Illuminated Channel Letters

Scale: 3/16" = 1'-0"

Client:
Boing US Holdco, Inc
6300 S. Syracuse Way
Suite 205
Centennial, CO 80111

Location Address:
Take 5 Car Wash #65

Description:
T5-ILCL-90
Illuminated Channel Letters
(62.1 sq ft)

Remove existing signage.

Color Key:
- PMS 2191 C
- PMS 107 C
- Black
- White

Layout Date:
04/21/2022 - AR

Revision Date:
04/25/2022 - SK/AR
04/29/2022 - SK
05/12/2022 - SK/AR
06/09/2022 - SK

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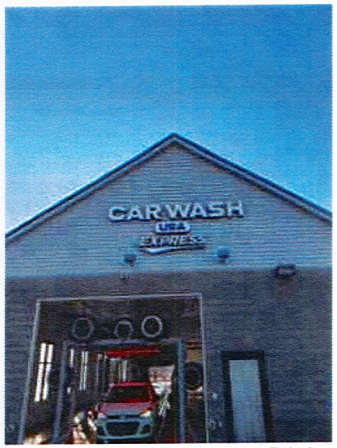
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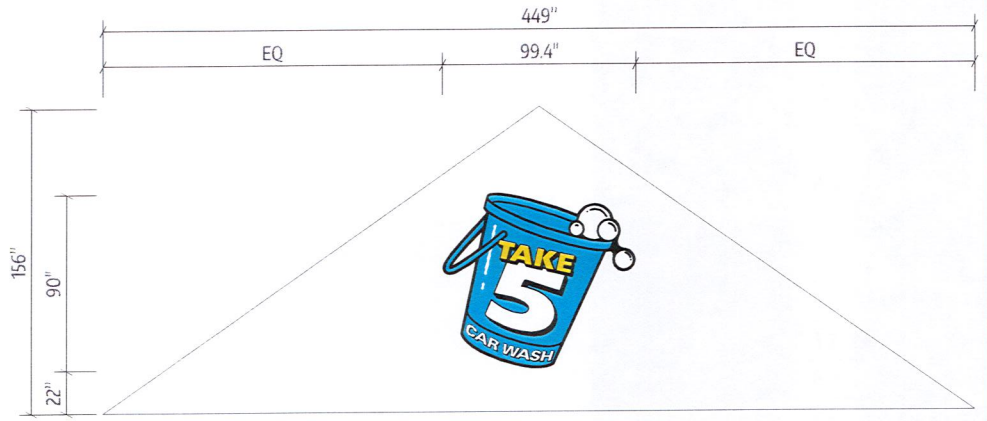
Proposed



Existing

Square Footage Calculation:

Code: 2 sf per linear feet of street frontage facing wall; max of 400 sf
Calculation: 2 * 263= 526 sf
Allowed: 400 sf total
Used: 62.1 sf
Existing: 59.4 sf
Sign A - 62.1 sf
Sign B - 62.1 sf
Sign C - 69.1 sf
Sign D - 139.9 sf
Sign E - 3.8 sf
Sign E - 3.6 sf
Sign F - 3.8 sf
Sign G - 4.4 sf
Total Used: 348.8 sf total



B Illuminated Channel Letters

Scale: 3/16" = 1'-0"

Client:
Boing US Holdco, Inc
6300 S. Syracuse Way
Suite 205
Centennial, CO 80111

Location Address:
Take 5 Car Wash #65

Description:
T5-ILCL-90
Illuminated Channel Letters
(62.1 sq ft)

Remove existing signage.

Color Key:
- PMS 2191 C
- PMS 107 C
- Black
- White

Layout Date:
04/21/2022 - AR

Revision Date:
04/25/2022 - SK/AR
04/29/2022 - SK
05/12/2022 - SK/AR
06/09/2022 - SK

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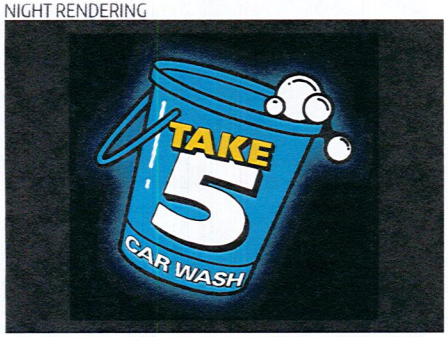
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Project Number: 28104



NIGHT RENDERING



A/B Illuminated Channel Letters

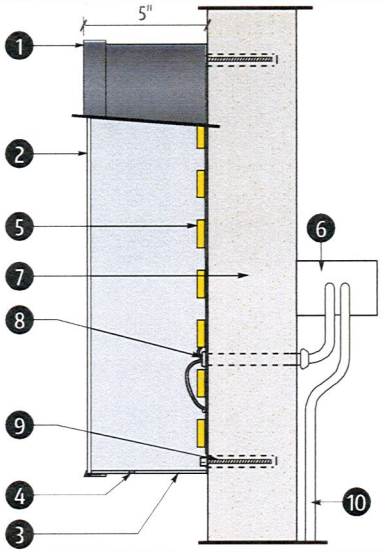
Scale: NTS

Illuminated Channel Letters	X	X1	Y	Total Square Feet:
T5-ILCL-31.5	31.5	4.2	34.8	7.6
T5-ILCL-40	40	5.3	44.2	12.3
T5-ILCL-41	41	5.5	45.3	12.9
T5-ILCL-48	48	6.4	53	17.7
T5-ILCL-55	55	7.3	60.8	23.2
T5-ILCL-56	56	7.5	61.9	24.1
T5-ILCL-59	59	7.9	65.2	26.7
T5-ILCL-60	60	8	66.3	27.6
T5-ILCL-66	66	8.8	73	33.5
T5-ILCL-68	68	9.1	75.1	35.5
T5-ILCL-72	72	9.6	79.6	39.8
T5-ILCL-76	76	10.1	84	44.3
T5-ILCL-80	80	10.7	88.4	49.1
T5-ILCL-84	84	11.2	92.8	54.1
T5-ILCL-90	90	12	99.4	62.1

CROSS SECTION OF UL LISTED CHANNEL LETTERS w/ LEDS

(1) 1" PLASTIC TRIM CAP PAINTED BLACK
(2) 3/16 PLEXIGLAS FACE W/ DIGITALLY PRINTED GRAPHICS TO MATCH COLOR KEY
(3) .040 ALUMINUM RETURN PAINTED BLACK (.063 BACK)
(4) 1/4" DRAIN HOLES (Min. 2 per letter)
(5) LED ILLUMINATION
(6) LED POWER SUPPLY
(7) FACADE
(8) LOW VOLTAGE CLASS 2 POWER LINE
(9) MOUNTING HARDWARE (3/8"x5" Bolts)
(10) EXISTING 120 VOLT SERVICE

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes.
This includes proper grounding and bonding of the sign.



Client:
Boing US Holdco, Inc
6300 S. Syracuse Way
Suite 205
Centennial, CO 80111

Location Address:
Take 5 Car Wash #65

Description:
T5-ILCL-90
Illuminated Channel Letters
(62.1 sq ft)

QTY: 2

Provide LED illuminated channel letters w/ digitally printed graphics; installed flush to facade.

Color Key:
- PMS 2191 C
- PMS 107 C
- Black
- White

Layout Date:
04/21/2022 - AR

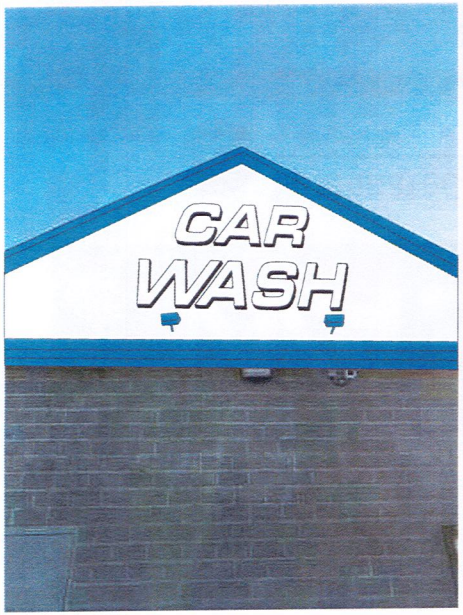
Revision Date:
04/25/2022 - SK/AR
04/29/2022 - SK
05/12/2022 - SK/AR
06/09/2022 - SK

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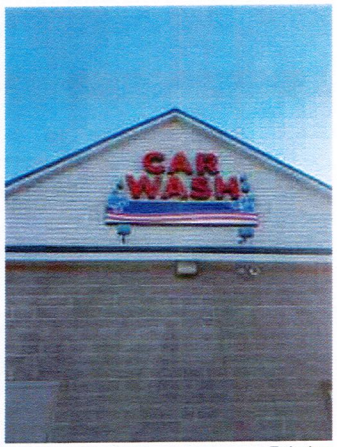
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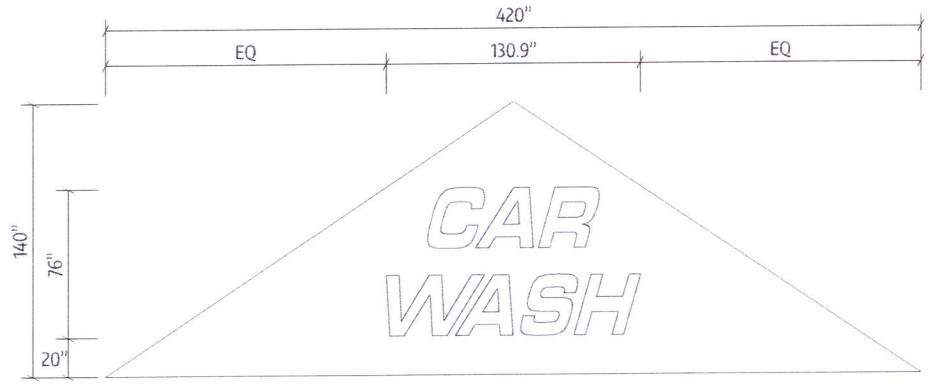
Proposed



Existing

Square Footage Calculation:

Code: 2 sf per linear feet of street frontage facing wall; max of 400 sf
Calculation: 2 * 263= 526 sf
Allowed: 400 sf total
Used: 69.1 sf
Existing: 59.4 sf
Sign A - 62.1 sf
Sign B - 62.1 sf
Sign C - 69.1 sf
Sign D - 139.9 sf
Sign E - 3.8 sf
Sign E - 3.6 sf
Sign F - 3.8 sf
Sign G - 4.4 sf
Total Used: 348.8 sf total



C Illuminated Channel Letters

Scale: 3/16" = 1'-0"

Client:
Boing US Holdco, Inc
6300 S. Syracuase Way
Suite 205
Centennial, CO 80111

Location Address:
Take 5 Car Wash #65

Description:
Illuminated Channel Letters
(69.1 Sq Ft)

Remove existing signage.

Color Key:

Layout Date:
04/21/2022 - AR

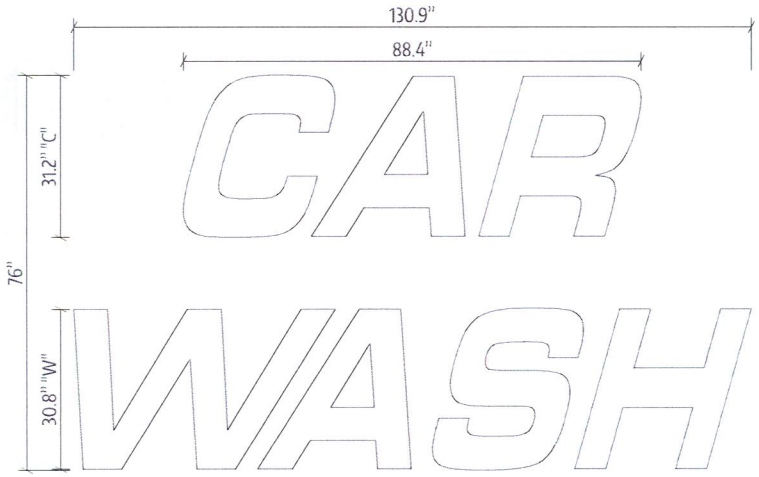
Revision Date:
04/25/2022 - SK/AR
04/29/2022 - SK
05/12/2022 - SK/AR
06/09/2022 - SK

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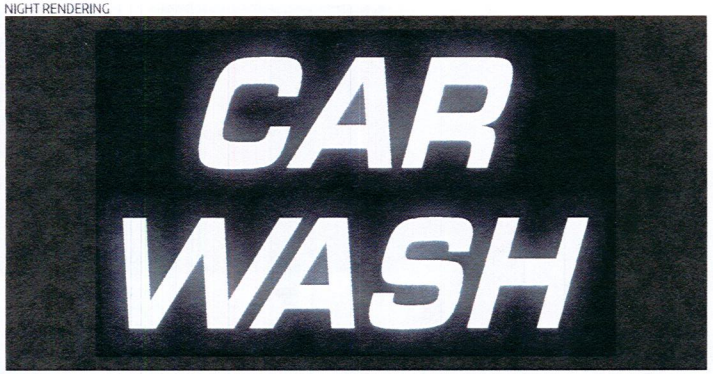
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NIGHT RENDERING



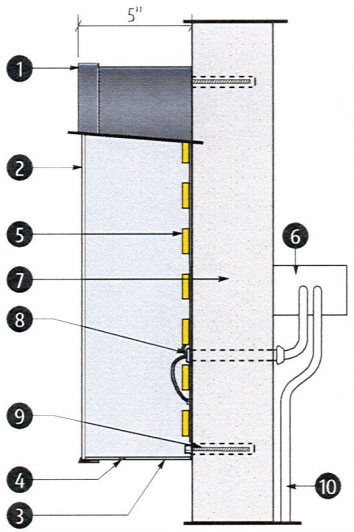
C Illuminated Channel Letters

Scale: 1/2"=1'-0"

CROSS SECTION OF UL LISTED CHANNEL LETTERS w/ LEDS

(1) 1" PLASTIC TRIM CAP PAINTED BLACK
(2) 3/16 WHITE POLYCARBONATE FACES
(3) .040 ALUMINUM RETURN PAINTED BLACK (.063 BACK)
(4) 1/4" DRAIN HOLES (Min. 2 per letter)
(5) LED ILLUMINATION
(6) LED POWER SUPPLY
(7) FACADE
(8) LOW VOLTAGE CLASS 2 POWER LINE
(9) MOUNTING HARDWARE (3/8"x5" Bolts)
(10) EXISTING 120 VOLT SERVICE

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes.
This includes proper grounding and bonding of the sign.



Client:
Boing US Holdco, Inc
6300 S. Syracuase Way
Suite 205
Centennial, CO 80111

Location Address:
Take 5 Car Wash #65

Description:
Illuminated Channel Letters
(69.1 Sq Ft)

Qty: 1

Provide 5" deep LED illuminated channel letters mounted flush to facade per detail.

Color Key:
- White
- Black

Layout Date:
04/21/2022 - AR

Revision Date:
04/25/2022 - SK/AR
04/29/2022 - SK
05/12/2022 - SK/AR
06/09/2022 - SK

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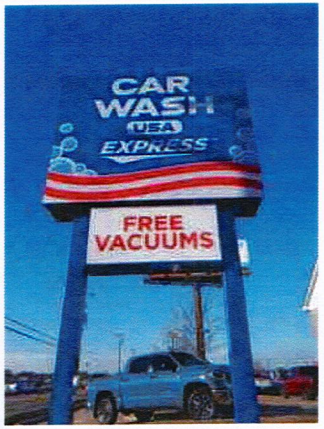
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File Name:
28104_Bryant.pdf
Project Number: 28104



Proposed



Existing

Square Footage Calculation:

Code: 2 sf per linear feet of street frontage facing wall; max of 400 sf freestanding signs NTE 25' h
Calculation: 2 * 263= 526 sf
Allowed: 400 sf total
Used: 139.9 sf
Existing: 182.2 sf
Sign A - 62.1 sf
Sign B - 62.1 sf
Sign C - 69.1 sf
Sign D - 139.9 sf
Sign E - 3.8 sf
Sign E - 3.6 sf
Sign F - 3.8 sf
Sign G - 4.4 sf
Total Used: 348.8 sf total

Client:
Boing US Holdco, Inc
6300 S. Syracuse Way
Suite 205
Centennial, CO 80111

Location Address:
Take 5 Car Wash #65

Description:
T5-PYLON
Illuminated Pylon Sign
(139.9 Sq Ft)

Qty: 1

Provide LED internally illuminated pylon sign per layout.

Remove existing sign and posts.

Color Key:
- PMS 2191 C
- PMS 107 C
- Black
- White
- Digitally Printed Gradient

Layout Date:
04/21/2022 - AR

Revision Date:
04/25/2022 - SK/AR
04/29/2022 - SK
05/12/2022 - SK/AR
06/09/2022 - SK

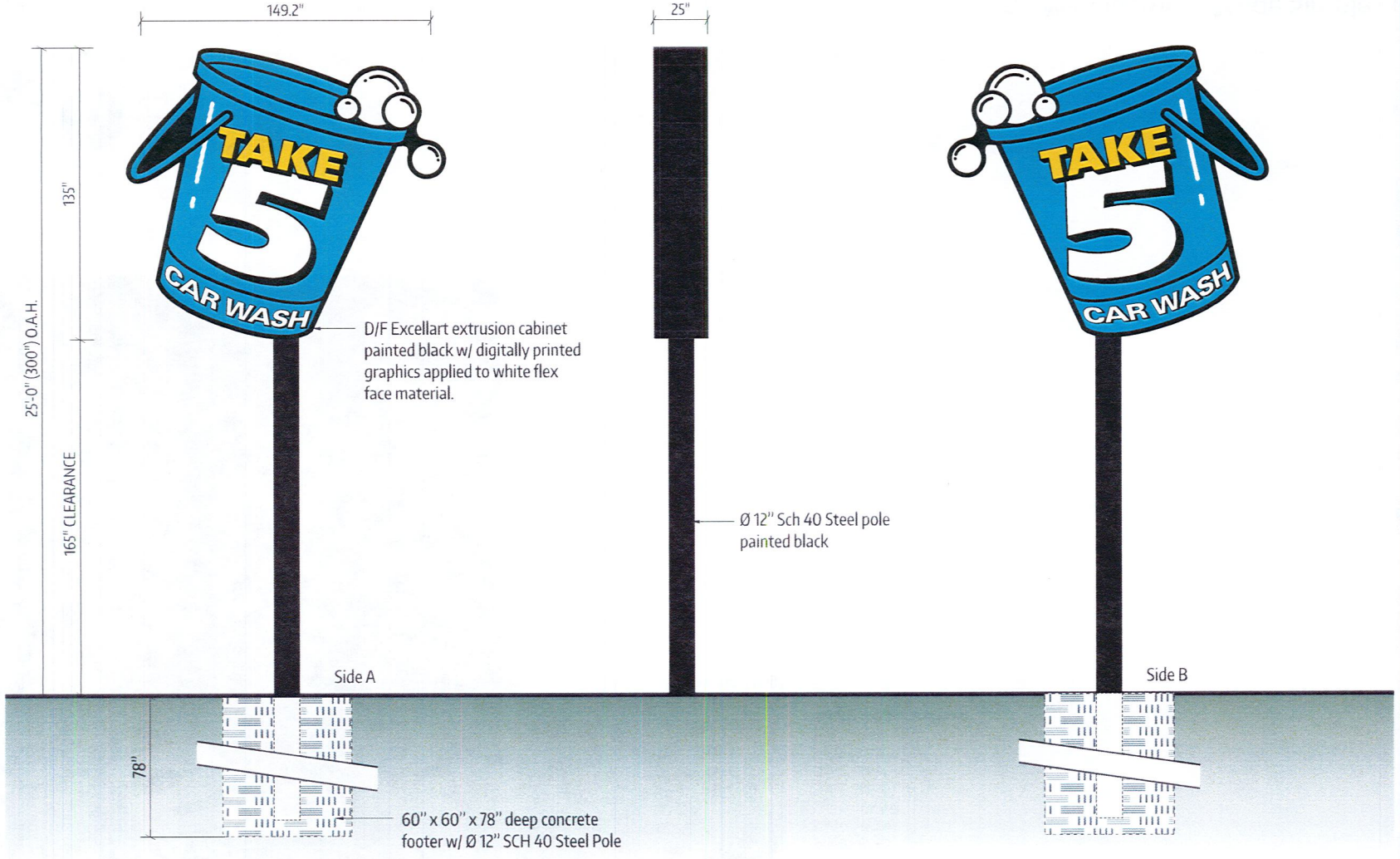
D Pylon Sign
Scale: NTS

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Project Number: 28104



D Illuminated Pylon Sign

Scale: 1/4" = 1'-0"

Client:
Boing US Holdco, Inc
6300 S. Syracuse Way
Suite 205
Centennial, CO 80111

Location Address:
Take 5 Car Wash #65

Description:
T5-PYLON
Illuminated Pylon Sign
(139.9 Sq Ft)

Qty: 1

Provide LED internally illuminated pylon sign per layout.

Color Key:
- PMS 2191 C
- PMS 107 C
- Black
- White

Layout Date:
04/21/2022 - AR

Revision Date:
04/25/2022 - SK/AR
04/29/2022 - SK
05/12/2022 - SK/AR
06/09/2022 - SK

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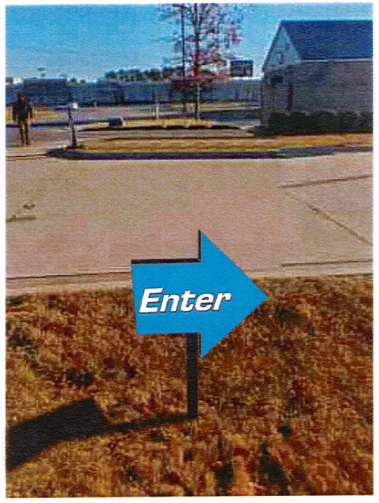
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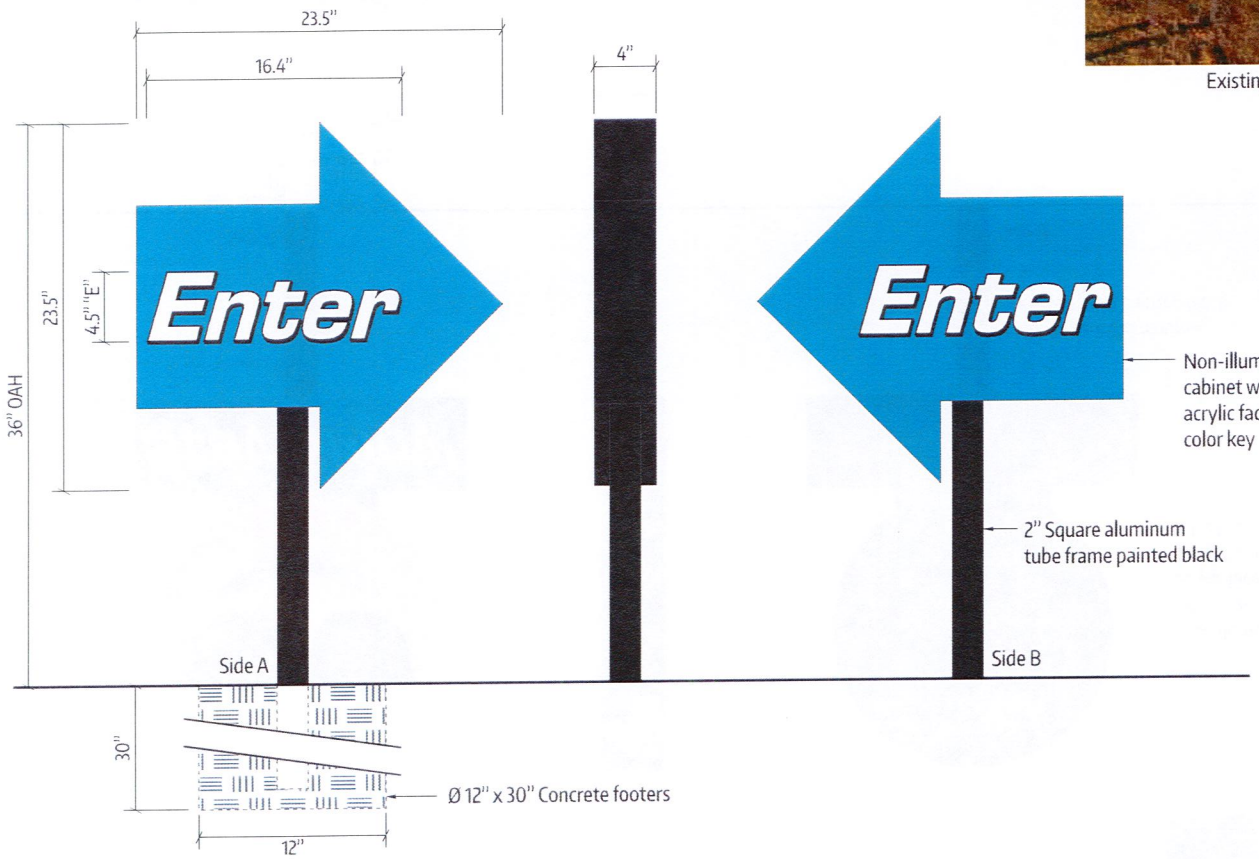
Square Footage Calculation:
Allowed: 6 sf
Used: 3.8 sf



Existing



Proposed



E **D/F Directional**
Scale: 1 1/2" = 1'-0"

Note: All directionals holes must be hand dug. To avoid damaging unmarked underground lines, do not use power equipment.

Client:
Boing US Holdco, Inc
6300 S. Syracuse Way
Suite 205
Centennial, CO 80111

Location Address:
Take 5 Car Wash #65

Description:
Directional Sign
(3.8 sq ft)

Qty: 1

Provide dual-faced non-illuminated directional sign per layout.

Color Key:
- PMS 2191 C
- White
- Black

Layout Date:
04/21/2022 - AR

Revision Date:
04/25/2022 - SK/AR
04/29/2022 - SK
05/12/2022 - SK/AR
06/09/2022 - SK

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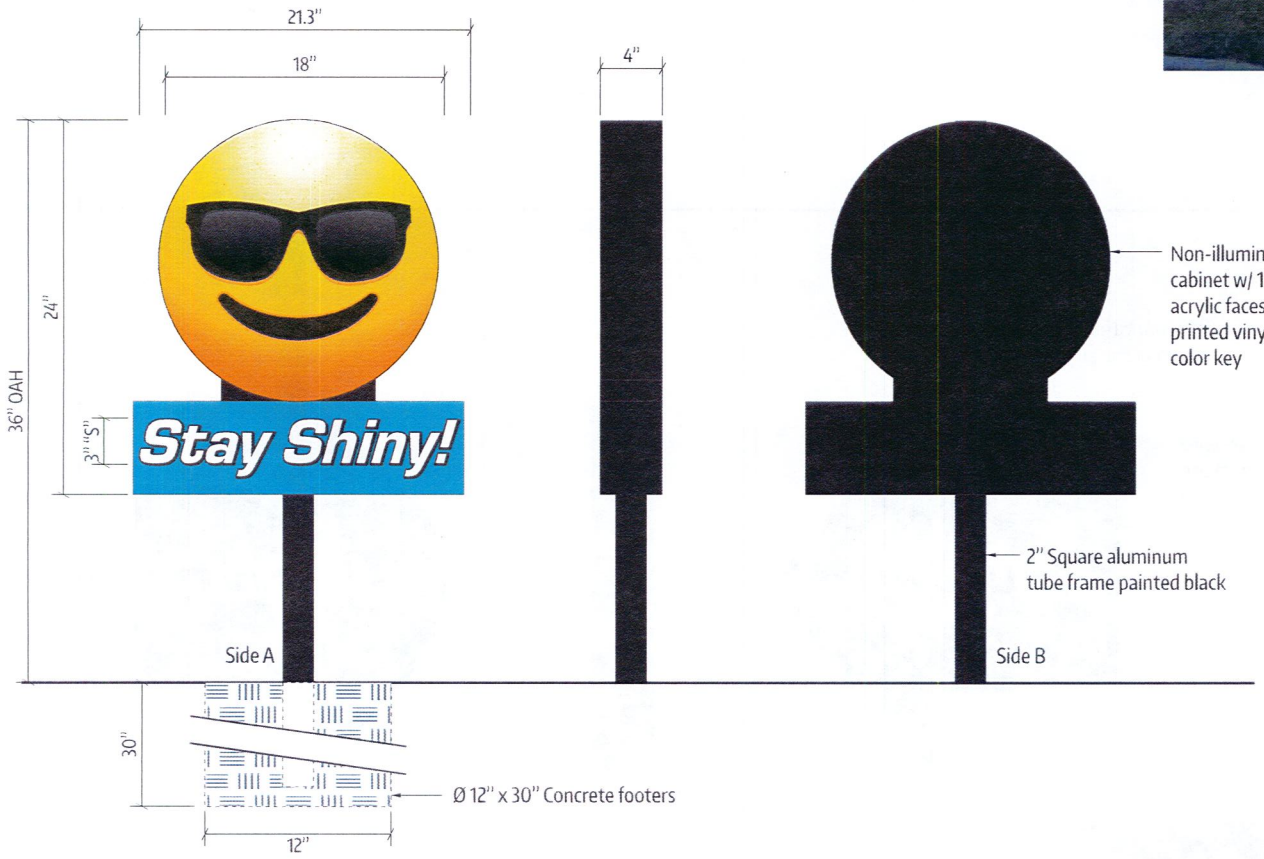
Square Footage Calculation:
Allowed: 6 sf
Used: 3.6 sf



Existing



Proposed



F **S/F Wayfinding**

Scale: 1 1/2" = 1'-0"

Note: All wayfinding holes must be hand dug. To avoid damaging unmarked underground lines, do not use power equipment.

Client:
Boing US Holdco, Inc
6300 S. Syracuse Way
Suite 205
Centennial, CO 80111

Location Address:
Take 5 Car Wash #65

Description:
Wayfinding Sign
(3.6 sq ft)

Qty: 1

Provide single-faced wayfinding sign per layout.

Remove existing sign.

Color Key:
- PMS 2191 C
- Digitally Printed Gradient
- White
- Black

Layout Date:
04/21/2022 - AR

Revision Date:
04/25/2022 - SK/AR
04/29/2022 - SK
05/12/2022 - SK/AR
06/09/2022 - SK

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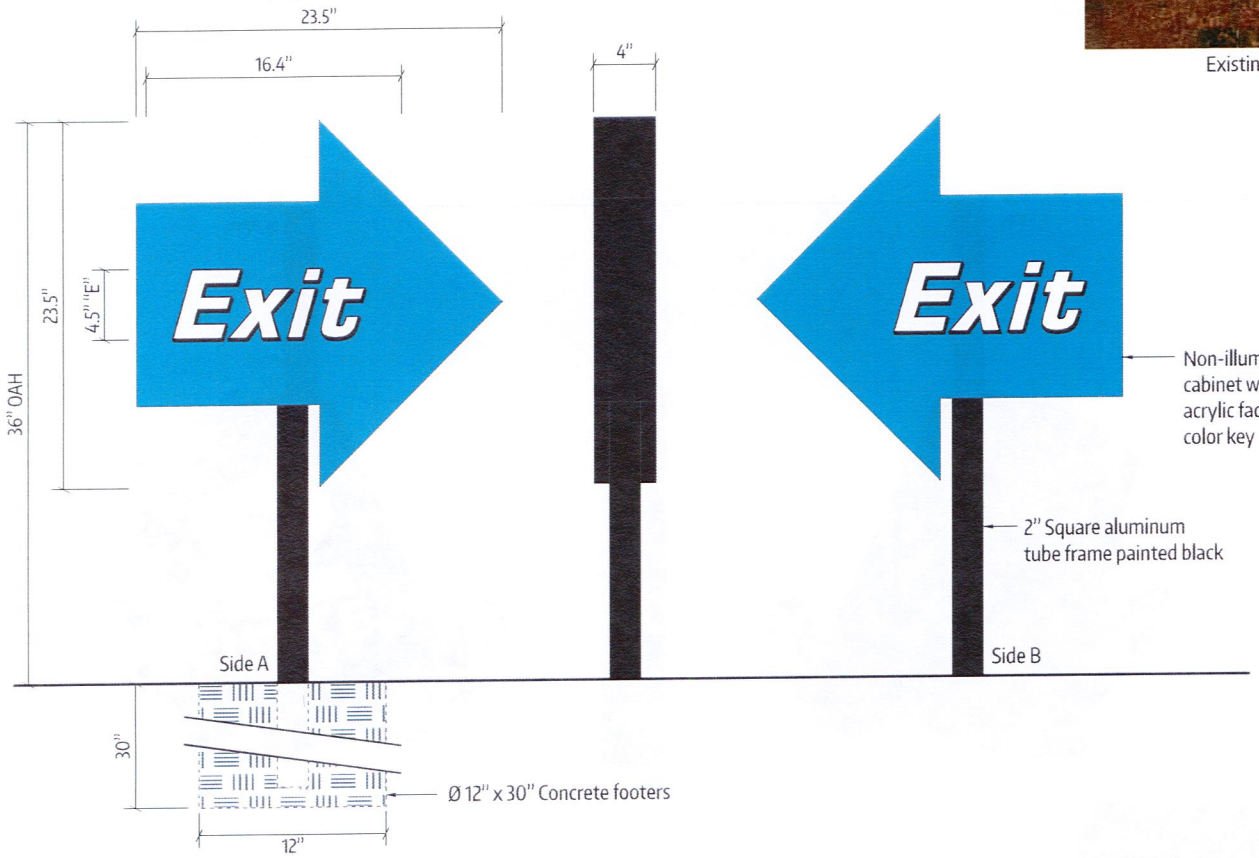
Square Footage Calculation:
Allowed: 6 sf
Used: 3.8 sf



Existing



Proposed



G

D/F Directional

Scale: 1 1/2" = 1'-0"

Note: All directionals holes must be hand dug. To avoid damaging unmarked underground lines, do not use power equipment.

Client:
Boing US Holdco, Inc
6300 S. Syracuse Way
Suite 205
Centennial, CO 80111

Location Address:
Take 5 Car Wash #65

Description:
Directional Sign
(3.8 sq ft)

Qty: 1

Provide dual-faced non-illuminated directional sign per layout.

Remove existing sign.

Color Key:
- PMS 2191 C
- White
- Black

Layout Date:
04/21/2022 - AR

Revision Date:
04/25/2022 - SK/AR
04/29/2022 - SK
05/12/2022 - SK/AR
06/09/2022 - SK

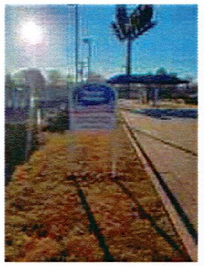
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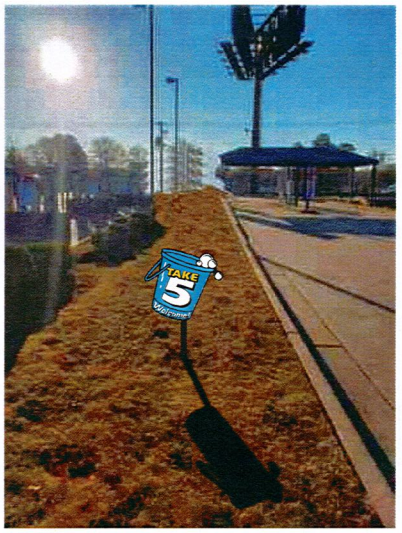
Sign Management Made Simple

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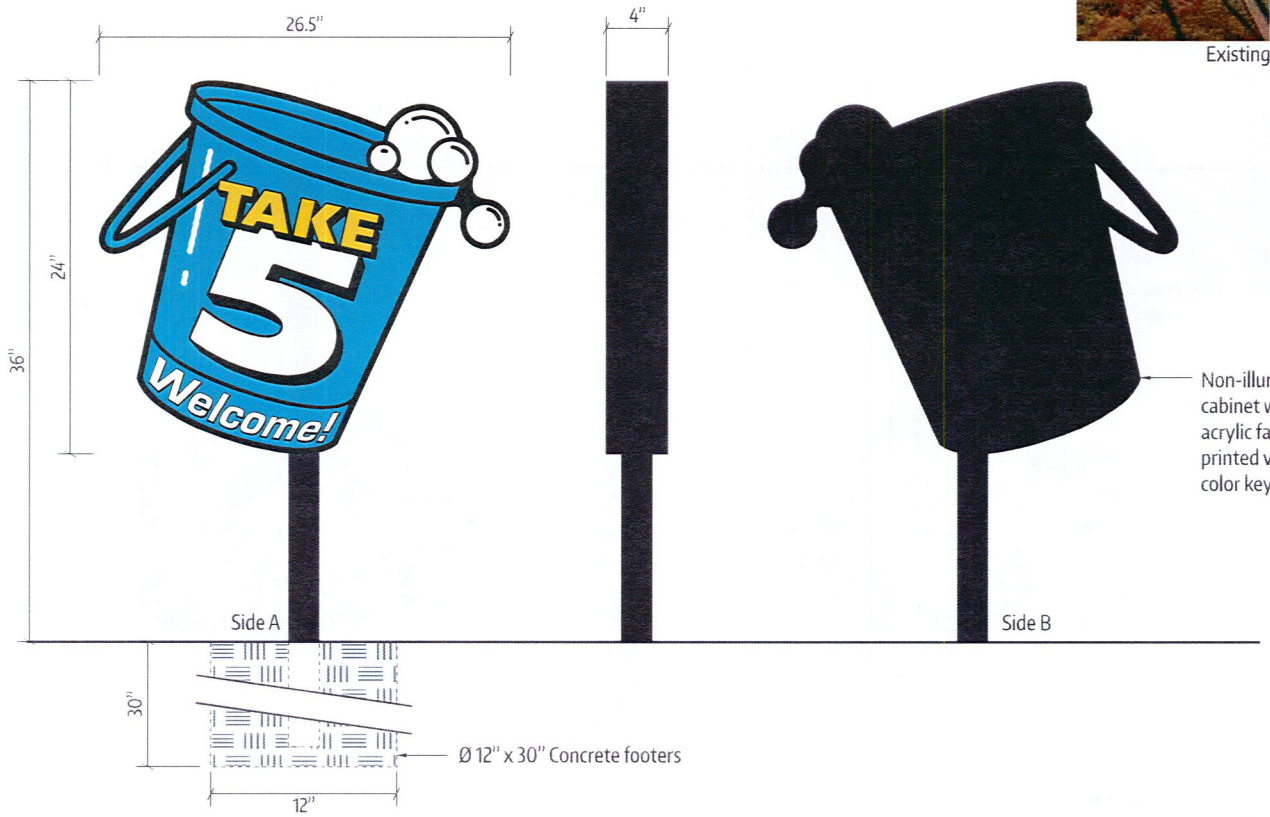
Square Footage Calculation:
Allowed: 6 sf
Used: 4.4 sf



Existing



Proposed



H

S/F Wayfinding

Scale: 1 1/2" = 1'-0"

Note: All wayfinding holes must be hand dug. To avoid damaging unmarked underground lines, do not use power equipment.

Client:
Boing US Holdco, Inc
6300 S. Syracuase Way
Suite 205
Centennial, CO 80111

Location Address:
Take 5 Car Wash #65

Description:
Wayfinding Sign
(4.4 sq ft)

Qty: 1

Provide single-faced wayfinding sign per layout.

Remove existing sign.

Color Key:
- PMS 2191 C
- PMS 107 C
- White
- Black

Layout Date:
04/21/2022 - AR

Revision Date:
04/25/2022 - SK/AR
04/29/2022 - SK
05/12/2022 - SK/AR
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Project Number: 28104

July 14, 2022

Ref:
Take 5 Car Wash #65
3017 Market Place Ave.
Bryant, AR 72022
Sign C

Whom it Concerns,

We are seeking a sign variance for our Take 5 Car Wash located at 3017 Market Place Ave., Bryant, AR 72022. We would like to replace the existing sign in this location with our "Car Wash" signage. This sign gives us the exposure needed driving eastbound on both Bryant Avenue and I-30 Frontage Rd. The pylon sign located in the front is not visible to patrons of the shopping center. This sign provides us with the exposure we need for anyone entering the shopping center from the east side. We are not looking to add additional signage, but simply looking to bring the existing sign up to our brand standards

Sincerely,

Jeffrey T. Thumm

Jeffrey T. Thumm
Sr. Manager, Construction

Take 5 Car Wash
440 S Church St Suite 700
Charlotte, NC 28202

Phone: (704) 778-6776
Email: Jeff.thumm@drivenbrands.com
Website: www.take5carwash.com

FENNELL | PURIFOY
ARCHITECTS

100 River Bluff Drive, Suite 320 · Little Rock, Arkansas 72202
T 501.372.6734 · F 501.372.6736 · www.fennellpurifoy.com

Tom Fennell, AIA · Phil Purifoy, AIA · Christian Martin, AIA · Colley Burrow, AIA

Sign Variance

Date: 07.13.22
Project: Road Runner Bryant - Store #1043

Excerpts from Section 6.06 – Variances and Special Permits for Signs

1) *Variances*
"Such request shall demonstrate that special conditions or circumstances exist that are not applicable to other lands, structures, or building such that a literal interpretation of the ordinance would result in undue hardship."

2) *Special Sign Permit:*
The following criteria shall be used in the review and approval of requests:
   a) *Conditions exists which are unique to the property or type and size of development, which would cause hardship under a literal interpretation of the sign code.*
   b) *The proposed sign will not adversely affect other sing in the area*
   c) *The proposed sings will not be detrimental to the properties located in the vicinity.*
   d) *The proposed sign will not obscure fire hydrants, traffic signs or traffic signals, block motorist's line of sight, or otherwise inhibit or interfere with vehicular or pedestrian traffic.*
   e) *Approval of the special sign permit will not constitute a grant of special privileges which is inconsistent with the limitations placed upon other properties in the vicinity having similar circumstances.*

Special Conditions and Circumstances

1) We are not using our permitted signage on the eastern façade.
We understand that we are on a corner lot and are permitted to have a sign on the southern building façade and the eastern building facade. The eastern building façade is not as visually prominent as the southern building façade, due to the existing gas canopy. As such, the existing SuperStop sign on the eastern building façade is going to be removed and not replaced.

2) The Road Runner Logo is made up of two parts.
The Superstop convenience store is being converted to a Road Runner Convenience store. Road Runner has two pieces of their logo, their emblem, "Rudy" the Road Runner and their name text "Road Runner". Road Runner Branding has these two pieces of the emblem spaced apart from one another.[1]

[1] When the emblem and logo are placed close together in order to count them as one sign, which we are willing to do, if necessary (although this is a deviation from branding), more than half of the square footage of the "whole as a rectangle" doesn't contain signage, due to the emblem and logo being dramatically different proportions.

3) Request to use the signage allowed on the eastern building façade on the southern building façade.
   We propose the Road Runner Logo (emblem and text) on the southern façade facing the interstate. This will result in two signs on the southern building façade, which together are well within the allowed square footage for signage on the south building facade.

4) Also attached are our previous three signage applications, that I hope will show a sincere desire to comply with the City of Bryant's Sign Ordinance.

Jamie Holt, AIA, LEED AP BD+C

FENNELL | PURIFOY

ARCHITECTS

100 River Bluff Dr., Suite 320

Little Rock, Arkansas 72202

P.501.372.6734

City of Bryant, Arkansas
Community Development
210 SW 3rd Street Bryant, AR 72022
501-943-0943

SIGN PERMIT APPLICATION

Applicants are advised to read the Sign Ordinance prior to completing and signing this form. The Sign Ordinance is available at www.cityofbryant.com under the Planning and Community Development tab.

Note: Electrical Permits may be Required, Please contact the Community Development Office for more information.

Date: 07/13/2022

Sign Co. or Sign Owner

Name Coulson Oil Company, Inc.
Address 5101 Northshore Lane
City, State, Zip North Little Rock, AR
Phone 501-813-4109
Email Address john.h@coulsonoil.com

Property Owner

Name Coulson Oil Company, Inc.
Address 5101 Northshore Lane
City, State, Zip North Little Rock, AR
Phone 501-813-4109
Email Address john.h@coulsonoil.com

GENERAL INFORMATION

Name of Business Road Runner - Bryant Store #1043
Address/Location of sign 23190 1-30 Frontage Rd, Bryant AR, 72022
Zoning Classification C-3

Please use following page to provide details on the signs requesting approval. Along with information provided on this application, **a Site Plan showing placement of sign(s) and any existing sign(s) on the property is required** to be submitted**. Renderings of the sign(s) showing the correct dimensions is also required** to be submitted with the application. A thirty-five dollar ($35) per sign payment will be collected at the time of permit issuance. According to the Sign Ordinance a fee for and sign variance or special sign permit request shall be one hundred dollars ($100). Additional documentation may be required by Sign Administrator.

READ CAREFULLY BEFORE SIGNING

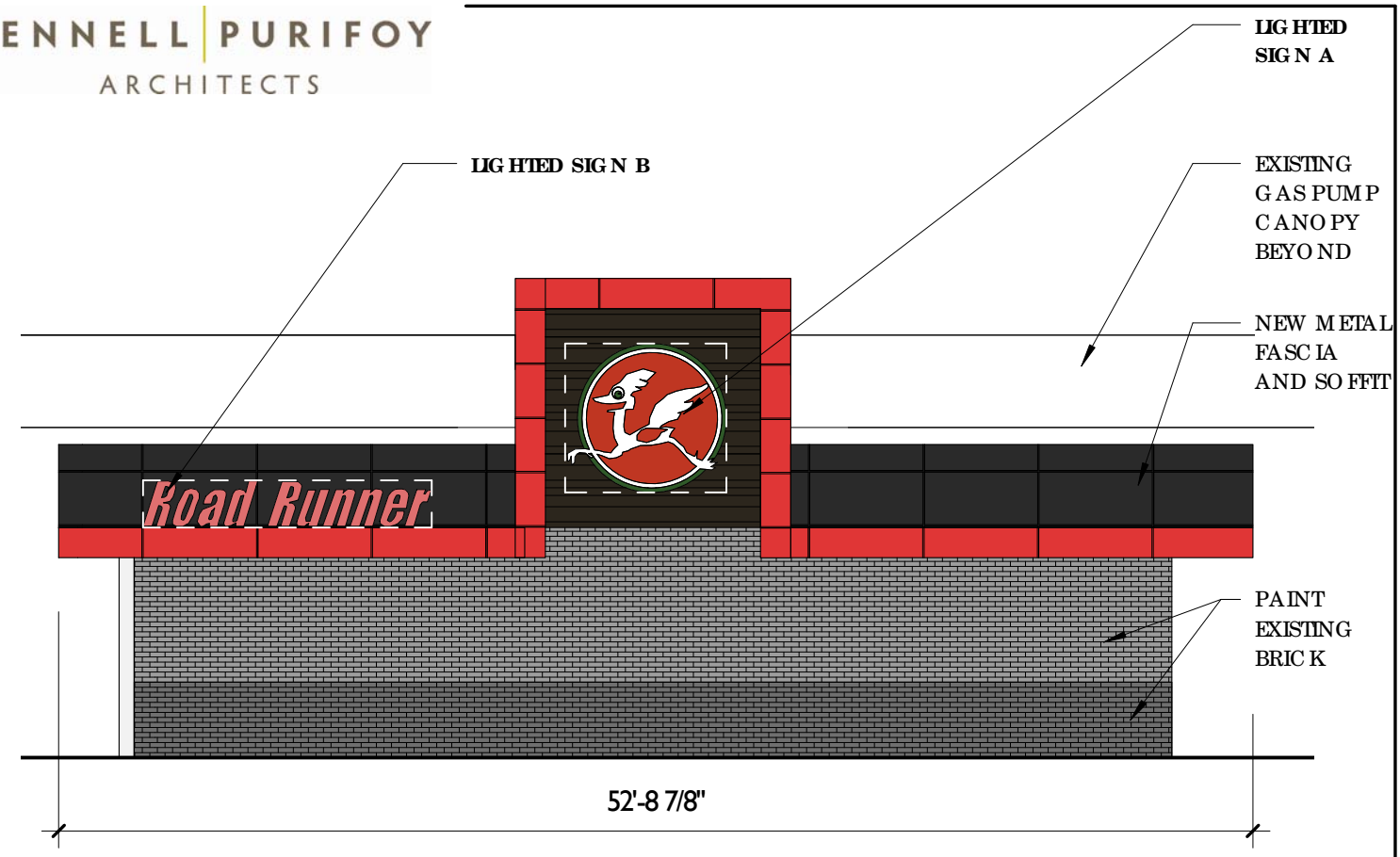
I Jamie Holt, do hereby certify that all information contained within this application is true and correct. I fully understand that the terms of the Sign Ordinance supersede the Sign Administrator's approval and that all signs must fully comply with all terms of the Sign Ordinance regardless of approval. I further certify that the proposed sign is authorized by the owner of the property and that I am authorized by the property owner to make this application. I understand

that no sign may be placed in public right of way. I understand that I must comply with all Building and Electrical Codes and that it is my responsibility to obtain all necessary permits.

Use table below to enter information regarding each sign for approval. Please use each letter to reference each sign rendering.

SIGN	**Type** (Façade, Pole, Monument, other)	**Dimensions** (Height, Length, Width)	**Sqft** (Measured in whole as rectangle)	**Height of Sign** (Measured from lot surface)		Column for Admin Certifying Approval
				Top of Sign	Bottom of Sign	
A	Facade	6'-7"H x 7'-1 1/2"L	47 SF	18'-3 1/2"	11'-8 1/2"	
B	Facade	2'-1" H x 12'-9" L	27 SF	12'-3"	10'-2"	
C						
E						
F						
G						

FENNELL | PURIFOY
ARCHITECTS



SOUTH ELEVATION
1/8" = 1'-0"



SITE PLAN

SIGN PERMIT APPLICATION

ROAD RUNNER BRYANT - STORE # 1043

07.12.2022

Stone Luxary Living Lift Station
Sewage Lift Station
Lift Station Capacity

Pump Design Flowrate	**75**	**gpm**	**Per Holloway As-builts**
Estimate Average Flowrate			
# of Sewer Customers =	54		
Equivalent Population =	135	People	
Estimated Average Flow =	13500	gpd	
Estimated Average Flow =	9.38	gpm	
Calculated Peaking Factor =	4.21	gpm	
Peak Flow =	39.43	gpm	
I & I allowance	0	gpm	
Design Flowrate =	39.43		
Say Average Flowrate =	**10**	**gpm**	
Say Design Flowrate =	**75**	**gpm**	
Average Flowrate =	10.00	gpm	
Wetwell Diameter =	6	feet	
Pump On Level =	338.4	feet	
Pump Off Level =	336.85	feet	
Volume to Pump Start =	328	gallons	
Filling Time for Average Flow =	**32.79**	**min**	

Calculate Min Pump Cycle Time - Tmin

P =	75	gpm	(Pump Design Flowrate)

Minimum cycle time will be reached when sewage flow rate is half of the pumping rate.

Tmin =	2V/P		
V =	328	gallons	(Volume to Pump Start)
Tmin =	8.74	minutes	

Alternating Pumps are used, so Tmin per pump = 2* Tmin

Tmin per Pump =	17.49	minutes

AFFIDAVIT

I, James Carter, Owner of Elaine Cordelia Enterprises, Inc., certify by my signature below that I hereby authorize Vernon Williams of GarNat Engineering, LLC to act as Elaine Cordelia Enterprises, Inc. agent regarding the Rezone and Planned Unit Development at 9318 Hwy 5 North, Bryant, Arkansas 72022.

James Carter
Owner
Elaine Cordelia Enterprises, Inc.

06/08/2022
Date

Subscribed and sworn to me a Notary Public on this 8TH day of JUNE, 2022.

Notary Public

My Commission Expires:

GEORGE P. WOODEN
Notary Public-Arkansas
Saline County
My Commission Expires 02-05-2031
Commission # 12714343

BILL OF ASSURANCE
FOR
STONE LUXURY LIVING DUPLEX
PLANNED RESIDENTIAL DEVELOPMENT

ALL PERSONS TAKE NOTICE FROM THIS DOCUMENT:

This Bill of Assurance is made this day _____ of _____, 2022 and affects Stone Luxury Living Duplex Planned Residential Development Addition to the City of Bryant, Saline County, Arkansas ("Subdivision") as per its plat filed in Book _____ at Pages _____ to _____ in the records of the Circuit Clerk and Ex-Officio Recorder of Saline County, Arkansas (the "Plat").

WHEREAS, the undersigned (the "Declarant") are the owners of all of the real property described on the attached **Exhibit "A"** (the "Property");

WHEREAS, the property has been divided and platted into duplex units, as shown on the Plat. A copy of the Plat is attached as **Exhibit "B"**;

WHEREAS, Declarant reserves the right to incorporate a non-profit corporation as a property owner's association ("Association") for the purpose of administering the maintenance of all common areas within the Property and for administering some or all of the Declarant's powers under this Bill of Assurance; and

WHEREAS, a portion of the Property, has been subdivided into townhouse units, shown on the Plat, inclusive (each referred to as a "Unit", or collectively as "Units"), and that the Property shall be held, owned, and conveyed subject to the restrictive covenants in this Bill of Assurance for the purpose of enhancing the value of the Property by creating a common scheme of development and the associated restrictions on use.

NOW THEREFORE, Declarant for and in consideration of the benefits to accrue to it and its successors and assigns, which benefits it acknowledges to be of value, has caused to be made the Plat; and

Declarant hereby dedicates and donates to the City of Bryant the easements rights-of-way on, over, and under the easements shown on the Plat, along with the right of ingress and egress therefrom for the purpose of installing, maintaining, repairing, or replacing of utility services of any kind, including, but not limited to electricity, telephone, cable television, sewer, and water. The driveways and parking areas shown on the Plat shall otherwise be private and for the exclusive use of the owners of the Property.

The filing of this Bill of Assurance for record in the office of the Circuit Clerk and Ex Officio Recorder of Saline County, Arkansas shall be a valid and complete dedication and delivery of the easements subject to the limitations set forth herein.

The lands contained in the Plat, and any interest therein, shall be held, owned, and conveyed subject to and in conformity with the following covenants.

1. USE OF LAND. The land herein platted shall be held owned and used only for single family residential purposes.

2. UNITS. The term "Unit" as used in this Bill of Assurance and in all related documents shall mean any of the Units shown on the Plat. The walls, ceilings and floors, including any applicable finishes such as sheetrock, tile, paint, wallpaper, paneling, and the like, and all windows and window glass, are designated as the boundaries of the Unit, and are considered a part of the Unit. Mechanical equipment and appurtenances wherever located and designed to serve only that Units, such as furnaces, air conditioning units, appliances, electrical outlets, electrical service panels, fixtures, and the like, shall be considered a part of the Unit. Garage doors and light fixtures attached to the outside of the Unit shall also be considered part of the Unit.

3. COMMON ELEMENTS. Owner hereby declares that, except for the Units themselves and all of the Property, including the building, the driveways, light fixtures, parking areas, landscaping, retaining walls, sprinkler systems, foundations, roofs, common walls, load bearing walls, fire walls, perimeter walls to the interior unfinished surface thereof, columns and girders, pipes and plumbing, ducts, flues, shoots, conduits, wires and other utility installations to the outlets or point for affixing fixtures and appliances, regardless of location, entrance and exit or communication ways, parking areas, patios, yards, gardens, roads, streets, storm and sanitary sewer system, garbage collection areas, and in general, all devices or installations necessary or convenient to the existence, maintenance and safety or normally in common use for more than one Unit Owner shall be General Common Elements for the equal use and benefit of all owners of Units ("Unit Owners"). No Unit Owner shall ever make any use of the any of the General Common Elements which would or could interfere in any manner with the use and enjoyment of the General Common Elements by all other owners or which would in any manner interfere with the use for which the General Common Elements are designated and intended. No Unit Owner may alter any of the General Common Elements without the prior written consent of the Board, which consent may be withheld at the Board's sole discretion. There shall be no Limited Common Elements.

4. BUILDINGS. There are fifty-four (54) single family residential duplex within the building constructed upon the Property as shown on the Plat. The location of the building and each Unit are shown on the Plat.

5. ASSOCIATION. The Stone Luxury Living Duplex Property Owners' Association, Inc., a not for profit Arkansas Association, or its successors, which shall act as the property owners association for all Unit Owners and shall have the rights, duties, and powers set

forth in this Bill of Assurance and in the By-Laws of the Association.

6. DELEGATION OF AUTHORITY. Declarant may cause the formation of a non profit corporation to act as a property owner's association for the Property ("Association"). Declarant shall have the right, but not the obligation, by a written instrument recorded in the Office of the Recorder for Saline County, Arkansas, to delegate, convey and transfer to the Association all authority, rights, privileges and duties reserved by Declarant in this Bill of Assurance.

7. LIEN FOR EXPENSES OF ADMINISTRATION AND MAINTENANCE. The owners of Units are bound to contribute pro rata toward the expenses of administration and maintenance and repair of the General Common Elements and toward other expenses lawfully agreed upon, and such payments, if not paid when due, shall constitute a lien on the apartment owned by such delinquent owner until paid except to the extent of the subordination of any such lien to outstanding mortgages or deeds of trust on individual Units as provided in the By-Laws.

8. DAMAGE OR DESTRUCTION. In the event the property comprising the Property is damaged or destroyed, in whole or in part, the repair, reconstruction or disposition of the Property shall be governed by the Bylaws and the Act, as the same may be amended from time to time.

9. EASEMENTS; RIGHTS IN COMMON ELEMENTS. The Declarant hereby grants, bargains, and conveys to the Association the following easements:

a. **Access**. Owner expressly reserves for the benefit for the Owner, the Unit Owners, and the Association reciprocal, nonexclusive easements for access, ingress and egress over all of the Property and Common Elements, which easements may be conveyed by Grantor to Unit Owners and to the Association for so long as Grantor owns any interest in the Property.

b. **Maintenance and Repair.** Owner expressly reserves for the benefit of the Board and all agents, officers and employees of the Association, nonexclusive easements over the Common Elements as necessary to maintain and repair the Common Elements, and to perform all other tasks in accordance with the provisions of this Bill of Assurance and the Bylaws. Such easements over the Common Elements shall be appurtenant to and binding upon, and shall pass with the title to, every Unit conveyed.

c. **Utility Easements.** Owner expressly reserves for the benefit of the Association the right to grant easements and rights-of-way over the Property to utility companies and public agencies, as necessary, for the proper development and disposal of the Units in the Property. In the event a utility company must enter a

Unit, the Board shall provide the Unit Owner reasonable notice prior to entry. In the case of emergency, the right of entry shall be immediate.

d. **Encroachments.** Owner, the Association and Unit Owners of contiguous Units shall have a reciprocal easement appurtenant to each of the Units and the Common Elements for the purpose of: (1) accommodating any existing encroachment of any wall of the improvements; and (2) maintaining the same and accommodating authorized construction, reconstruction, repair, shifting, movement or natural settling of any General Common Element or any other portion of any Units. The foregoing easements shall not unreasonably interfere with each Unit Owner's use and enjoyment of a Unit.

e. **Rights of Entry.** Owner (until such date that all initial sales of Units to third parties have closed), the Association and its authorized agents shall have a limited right of entry in and upon the Common Elements and the interior of all Units for the purpose of inspecting the Property, and taking whatever corrective action may be deemed necessary or proper by the Board, or Owner, consistent with the provisions of this Bill of Assurance, including providing necessary Common Element repairs or maintenance, repair, or performing other repairs or maintenance to any Unit, regardless if such item in need of repair or maintenance serves only that Unit, if such repair or maintenance, in the Board's discretion, is reasonably necessary to protect the Common Elements or to preserve the architectural integrity, appearance or value of the Property or any Unit thereof, inspecting and reading of any special electrical metering devices and correcting any emergency originating in or threatening the Units, the Building or the Property. Reasonable notice shall be provided to a Unit Owner prior to entry into a Unit. In the case of an emergency, the right of entry shall be immediate. To the extent not in violation of any state, federal or other law or regulation, the Board shall be entitled to obtain a key to all Units in order to facilitate this right. However, nothing herein shall be construed to impose any obligation upon the Association to maintain or repair any property or improvements required to be maintained or repaired by the Unit Owners or to provide security to, or prevent each Unit Owner from taking all steps deemed necessary to preserve and protect the inhabitants and contents of each Unit. Subject to the foregoing, each Unit Owner shall be entitled to exclusive occupancy and control over the interior of a Unit. Furthermore, a Unit Owner shall permit other Unit Owners or their representatives to enter a Unit for the purpose of performing required installations, alterations or repairs to the mechanical or electrical services to a Unit, provided a Unit Owner is given reasonable notice and entry is made at a time reasonably convenient to the Unit Owner whose Unit is to be entered; and provided further that the entered Unit is left in substantially the same condition as existed immediately preceding such entry. In case of an emergency, such right of entry shall be immediate. Upon receipt of reasonable notice from the Association,

each Unit Owner shall vacate such Unit Owner's Unit in order to accommodate efforts by the Board to eradicate the infestation of wood destroying or other pests and organisms from the Common Elements or to perform any other maintenance or repairs. The cost of eradicating any such infestation or of performing any such maintenance or repairs shall be a common expense of the Association; however, each Unit Owner shall bear its own costs of temporary relocation. The Board shall have the right of entry to the Units and the right to remove Unit Owners from their Units, as necessary, to accomplish its duties as provided herein.

f. **Partition or Transfer of Common Elements.** There shall be no partition, subdivision or conveyance of the Common Elements, or any part thereof, for the term of the Property, nor shall Grantor, any Unit Owner or any other person acquiring an interest in any Unit seek any such partition, subdivision or transfer.

g. **Members' Easements of Use and Enjoyment of General Common Elements.** Subject to the provisions of this Bill of Assurance, every Unit Owner shall have, for such Unit Owner's own use, and the use of such Unit Owner's employees and guests, a non-exclusive easement of access, ingress, egress, use and enjoyment of, over, in and to the General Common Elements, and such easements shall be appurtenant to and shall pass with title to every Unit in the Property. In addition, Unit Owners shall have, for such Unit Owner's own use, and the use of such Unit Owner's employees and guests, a non-exclusive easement of access, ingress, egress use and enjoyment of, over, in and to the General Common Elements to which the particular Unit is appurtenant, and such easements shall be appurtenant to and shall pass with title to the appurtenant Unit. The rights and easements of use and enjoyment of the General Common Elements (and Limited Common Elements, as applicable) created by this Bill of Assurance shall be subject to the following restrictions:

i. The right of the Board to suspend the use of the easements for use and enjoyment of any facilities located on the Common Elements for any period during which the payment of any assessment remains delinquent;

ii. The right of the Association, acting through the Board, to consent to or join in the grant or conveyance of easements, licenses or rights-of-ways in, on or over the Common Elements for purposes not inconsistent with the intended use of the Property;

iii. The rights and reservations of the Owner set forth in this Bill of Assurance;

iv. The right of the Association to reasonably limit the number of guests, employees, patrons and invitees of Unit Owners using the Common Elements; and

v. The right of the Association, acting through the Board, to establish uniform rules, as an addition to the Bylaws, pertaining to the use of the Common Elements.

10. PARKING. Parking for Unit Owners and Guests of any Unit shall be restricted to the driveway and garage serving each Unit. No Unit Owner or Guest may park anywhere else on the General Common Elements, except that short term parking for guests is allowed in the parking spots directly adjacent to or behind their unit, which are shared with adjacent units.

11. DAMAGE BY UNIT OWNERS OR GUESTS. The repair of any damage caused to any portion of the General Common Elements by a Unit Owner or a Unit Owner's guest shall be the responsibility of that Unit Owner. If a Unit Owner fails to repair any damaged caused by that Unit Owner or their guest, the Association may, after written notice to the Unit Owner, cause the damage to be repaired and the costs of repairs shall be a lien on the Unit Owner's Unit and may be enforced in the same manner provided in this Bill of Assurance or the By-Laws for liens for expenses of administration and maintenance. In the event that the Association determines, at its sole discretion, that any damage to any portion of the General Common Element caused by a Unit Owner or their guest poses a threat of further damage to any portion of the General Common Element or any Unit, then the Association may cause the same to be repaired without prior notice to the Unit Owner and the expenses of such repair shall a lien on the Unit Owner's Unit and may be enforced in the same manner provided in this Bill of Assurance or the By-Laws for liens for expenses of administration and maintenance, provided, however, that the Association shall cause notice of the repair to be given to the Unit Owner prior to enforcing the lien for the cost of repairs.

12. NOXIOUS ACTIVITY; NUISANCE. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall any garbage, trash, rubbish, tree limbs, pine straw, leaves or cuttings, ashes or other refuse by thrown, placed or dumped upon any vacant lot, street, road or common areas, nor on any site unless placed in a container suitable for garbage pickup; nor shall anything ever be done which may be or become an annoyance or a nuisance to the neighborhood.

13. OIL AND MINERAL OPERATIONS. No oil drilling, oil development operating, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any building site, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any building site. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any building site.

14. EASEMENTS FOR PUBLIC UTILTIES AND DRAIANGE. Easements for the installation, maintenance, repair and replacement of utility services, sewer and drainage have heretofore been donated and dedicated, said easements being of various widths, reference being hereby made to the Plat filed herewith for a more specific description of width and location thereof. No trees, shrubbery, incinerators, structures buildings, fences or similar improvements shall be grown, built or maintained within the area of such utility or drainage easement. In the event any trees, shrubbery, incinerators, structures, buildings, fences or similar improvements shall be grown, built or maintained within the area of such easement, no person, firm or corporation engaged in supplying public utility services shall be liable for the destruction of same in the installation, maintenance, repair or replacement of any utility service locate within the area of such easement.

15. NO SUBDIVISION. No Unit shall be subdivided.

16. RIGHT TO ENFORCE. The restrictions herein set forth shall run with the land and shall bind the present owner, its successors and assigns. All parties claiming by, through or under the present owner shall be taken to covenant wit the owner of the lots hereby restricted, and its successors and assigns, to conform to and observe these restrictions. No restriction herein shall be personally binging upon any corporation, person or persons, except with the respect to breaches committed during its, his, her or their term of holding title to said land. Declarant, its successors and assigns, and also the owner or owners of any of the lots hereby restricted shall have the right to sue for and obtain an injunction, prohibitive or mandatory, to prevent the breach of or to enforce the observance of the restrictions above set forth, in addition to ordinary legal action for damages and failure by any owner or owners of any lot or lots in this addition to observe any of the restrictions herein. Any delay in bringing such action shall, in no event, be deemed to be a waiver of the right to do so thereafter.

17. MODIFICATION OF RESTRICTIONS. Any and all of the covenants, provisions or restrictions set forth in this Bill of Assurance may be amended, modified, extended, changed or canceled, in whole or in part, by a written instrument signed and acknowledged by the owner or owners of more then seventy-five percent (75%) of the Units. Each covenant in this instrument, unless expressly provided otherwise, shall remain in full force and effect until January 1, 2032 after which time each covenant in this instrument shall be automatically extended for successive periods of ten (10) years unless an instrument terminating the covenants signed by the then owners of seventy-five percent (75%) of the Units has been recorded prior to the commencement of any ten-year period.

18. ATTORNEYS FEES. In any legal or equitable proceeding for the enforcement or to restrain the violation of this instrument or any provisions thereof, by reference or otherwise the prevailing party or parties shall be entitled to attorney fees in such amounts

as the court finds reasonable. All remedies provided for herein, or at law or equity, shall be cumulative and not exclusive.

19. SEVERABILITY. Invalidation of any restriction set forth herein or any part thereof by any order, judgment or decree of any court, or otherwise, shall not invalidate or affect any of the other restrictions or any part as set forth herein, but they shall remain in full force and effect.

EXECUTED this _____ day of _____, 2022.

DECLARANT

ELAINE CORDELIA ENTERPRISES, INC,
an Arkansas limited liability company

BY:_____

TITLE:_____

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF SALINE

On this the _____ day of February, 2010, before me, the undersigned officer, personally appeared _____, who acknowledged himself/herself to be the Manager of STONE LUXURY LIVING DUPLEX, LLC, and that he/she, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company, by himself/herself as Manager.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:

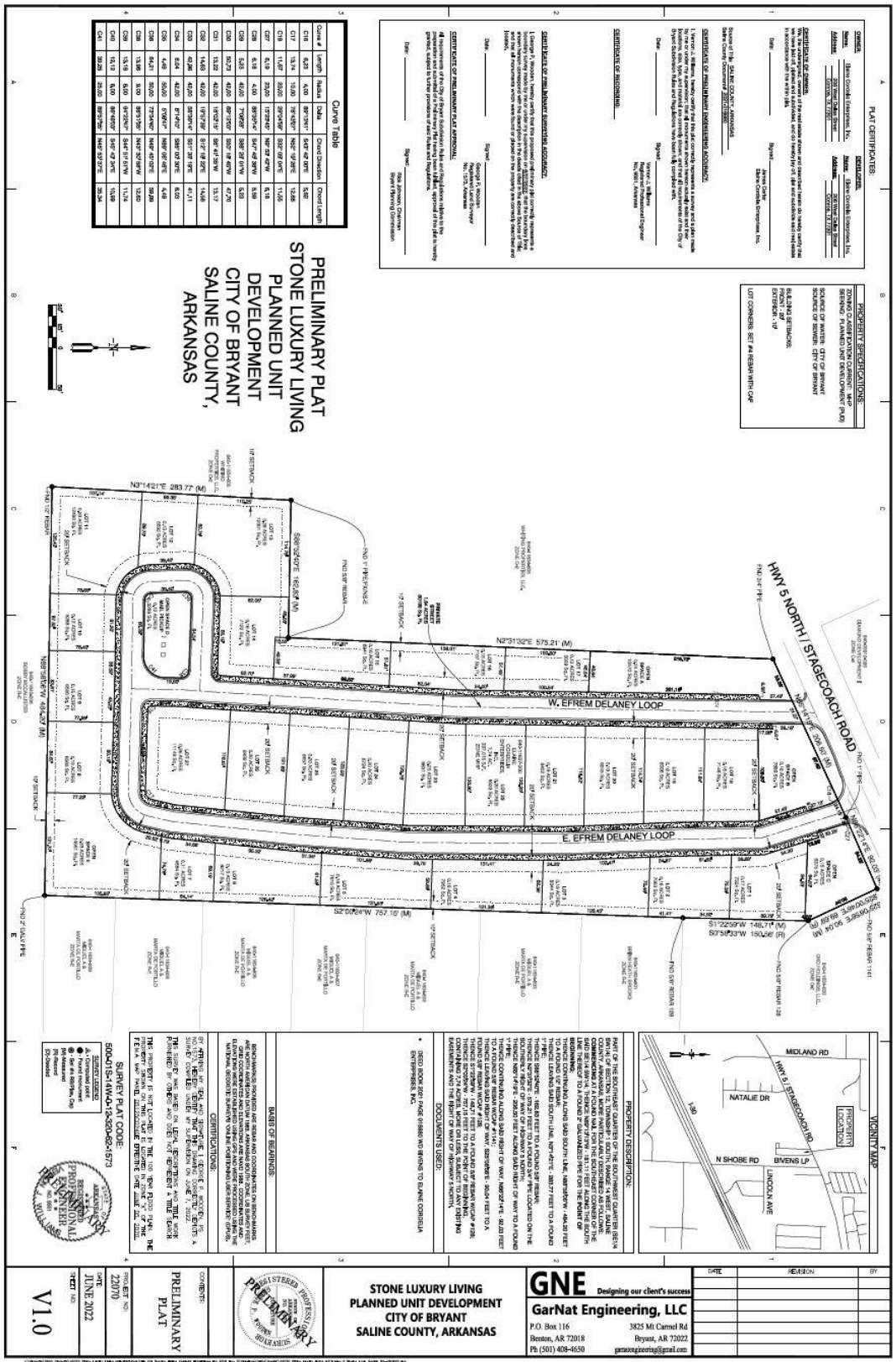
_____

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EXHIBIT A
LEGAL DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 SW1/4) OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT A FOUND NAIL FOR THE SOUTHEAST CORNER OF THE SAID SE1/4 SW1/4; THENCE N89°13'13"W - 181.11 FEET ALONG THE SOUTH LINE THEREOF TO A FOUND 2" GALVANIZED PIPE FOR THE **POINT OF BEGINNING**;
THENCE CONTINUING ALONG SAID SOUTH LINE, N88°58'06"W - 484.20 FEET TO A FOUND 1/2" REBAR;
THENCE LEAVING SAID SOUTH LINE, N3°14'21"E - 283.77 FEET TO A FOUND 1" PIPE;
THENCE S88°52'40"E - 162.83 FEET TO A FOUND 5/8" REBAR;
THENCE N2°31'32"E - 575.21 FEET TO A FOUND 3/4" PIPE LOCATED ON THE SOUTHERLY RIGHT OF WAY OF HIGHWAY 5 NORTH;
THENCE N65°14'19"E - 206.50 FEET ALONG SAID RIGHT OF WAY TO A FOUND 1" PIPE;
THENCE CONTINUING ALONG SAID RIGHT OF WAY, N66°22'14"E - 92.03 FEET TO A FOUND 5/8" REBAR W/CAP #1141;
THENCE LEAVING SAID RIGHT OF WAY, S25°06'56"E - 90.04 FEET TO A FOUND 5/8" REBAR W/CAP #128;
THENCE S1°22'59"W - 148.71 FEET TO A FOUND 5/8" REBAR W/CAP #128;
THENCE S2°00'24"W - 757.15 FEET TO THE **POINT OF BEGINNING**, CONTAINING 7.74 ACRES, MORE OR LESS. SUBJECT TO ANY EXISTING EASEMENTS AND THE RIGHT OF WAY OF HIGHWAY 5 NORTH.

EXHIBIT B


PRELIMINARY PLAT
STONE LUXURY LIVING
PLANNED UNIT
DEVELOPMENT
CITY OF BRYANT
SALINE COUNTY,
ARKANSAS
PLAT CERTIFICATES:
OWNER(S):
DEVELOPER:
PROPERTY SPECIFICATIONS
ZONING CLASSIFICATION CURRENT: M-1P
SERVING: PLANNED UNIT DEVELOPMENT (PUD)
SOURCE OF WATER: CITY OF BRYANT
SOURCE OF SEWER: CITY OF BRYANT
BUILDING SETBACKS:
FRONT: 25'
SIDE: 10'
REAR: 10'
LOT CORNERS: SET #4 REBAR WITH CAP
CERTIFICATE OF RECORDING:
CERTIFICATE OF PRELIMINARY PLAT APPROVAL:
SURVEYOR'S CERTIFICATE:
Curve Table
Curve # | Length | Radius | Delta | Chord Direction | Chord Length
C16 | 42.83 | 42.00 | 58°25'41" | S49° 40' 00"E | 40.99
C17 | 15.74 | 10.00 | 90°10'01" | N65° 18' 00"E | 14.16
C18 | 11.67 | 30.00 | 22°16'58" | S50° 08' 29"E | 11.59
C27 | 6.19 | 20.00 | 17°43'42" | N0° 53' 42"W | 6.16
C28 | 5.18 | 4.00 | 89°03'04" | S47° 48' 36"W | 5.59
C29 | 5.83 | 40.00 | 7°49'58" | S89° 38' 01"W | 5.83
C30 | 80.73 | 42.00 | 89°11'00" | S69° 18' 40"W | 47.70
C31 | 13.22 | 42.00 | 18°02'15" | S8° 47' 39"W | 13.17
C32 | 14.69 | 42.00 | 19°57'28" | S10° 18' 02"E | 14.46
C33 | 42.96 | 42.00 | 58°36'14" | S51° 05' 10"E | 41.11
C34 | 6.04 | 42.00 | 8°14'07" | S80° 05' 30"E | 6.03
C35 | 4.48 | 30.00 | 8°33'02" | N85° 09' 40"E | 4.48
C36 | 84.31 | 60.00 | 80°31'00" | N40° 45' 07"E | 77.58
C37 | 13.96 | 9.00 | 88°51'56" | N43° 30' 58"W | 12.60
C38 | 15.18 | 9.00 | 96°37'04" | S44° 01' 03"W | 13.44
C40 | 16.18 | 9.00 | 89°14'00" | S45° 49' 24"E | 14.58
C41 | 39.26 | 25.00 | 89°57'50" | N45° 33' 07"E | 35.34
PROPERTY DESCRIPTION:
BASIS OF BEARINGS:
SURVEY LEGEND
SURVEY PLAT CODE:
500-01S-14W-0-12-320-482-1573
VICINITY MAP
MIDLAND RD
HWY 5 / STAGECOACH RD
NATALIE DR
N SHOBE RD
BIVENS LP
LINCOLN AVE
PROPERTY LOCATION
I-30
STONE LUXURY LIVING
PLANNED UNIT DEVELOPMENT
CITY OF BRYANT
SALINE COUNTY, ARKANSAS
GNE
Designing our client's success
GarNat Engineering, LLC
P.O. Box 116
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3825 Mt Carmel Rd
Bryant, AR 72022
garnatengineering@gmail.com
DATE
REVISION
BY
PRELIMINARY
PROJECT NO:
22070
SHEET NO:
DATE:
JUNE 2022
SHEET NO:
V1.0

STONE LUXURY LIVING
DRAINAGE CALCULATIONS – SUMMARY
7/20/2022

DESCRIPTION OF PROJECT

Stone Luxury Living is an approximately 7.74 Acre development located in the City of Bryant, Arkansas south of Hwy.5/N old Stagecoach road. There is one large drainage basin on the site.

Stormwater Calculations were prepared with the intent to comply with the City of Bryant's Drainage Code. The primary intent of this analysis is to produce a drainage system adequately sized to convey post development runoff while attenuating post development discharge levels equal to or less than pre development flows.

Hydraulic calculations were made using the Rational Method. Design frequencies were analyzed for 2, 5, 10, 25, 50, and 100 year return periods.

These calculations are divided into the following sections:

Summary of Drainage Basins

Summary of Inlets

Summary of Pipes

Storage Summary

Appendices

Exhibit A – Pre-Development Drainage Basins

Exhibit B – Post-Development Drainage Basins

STONE LUXURY LIVING

DRAINAGE CALCULATIONS – SUMMARY

7/20/2022

SUMMARY OF DRAINAGE BASINS

PRE-DEVELOPMENT CONDITIONS

The entire area for pre-existing drainage area of the site drains to a ditch to the southwest. This site has concrete paved roads and mobile homes.

POST-DEVELOPMENT CONDITIONS

This site is being developed into duplex houses. Slopes range from 1% to4%. Post-developed runoff coefficient is lower than pre-developed runoff coefficient.

SUMMARY OF INLETS

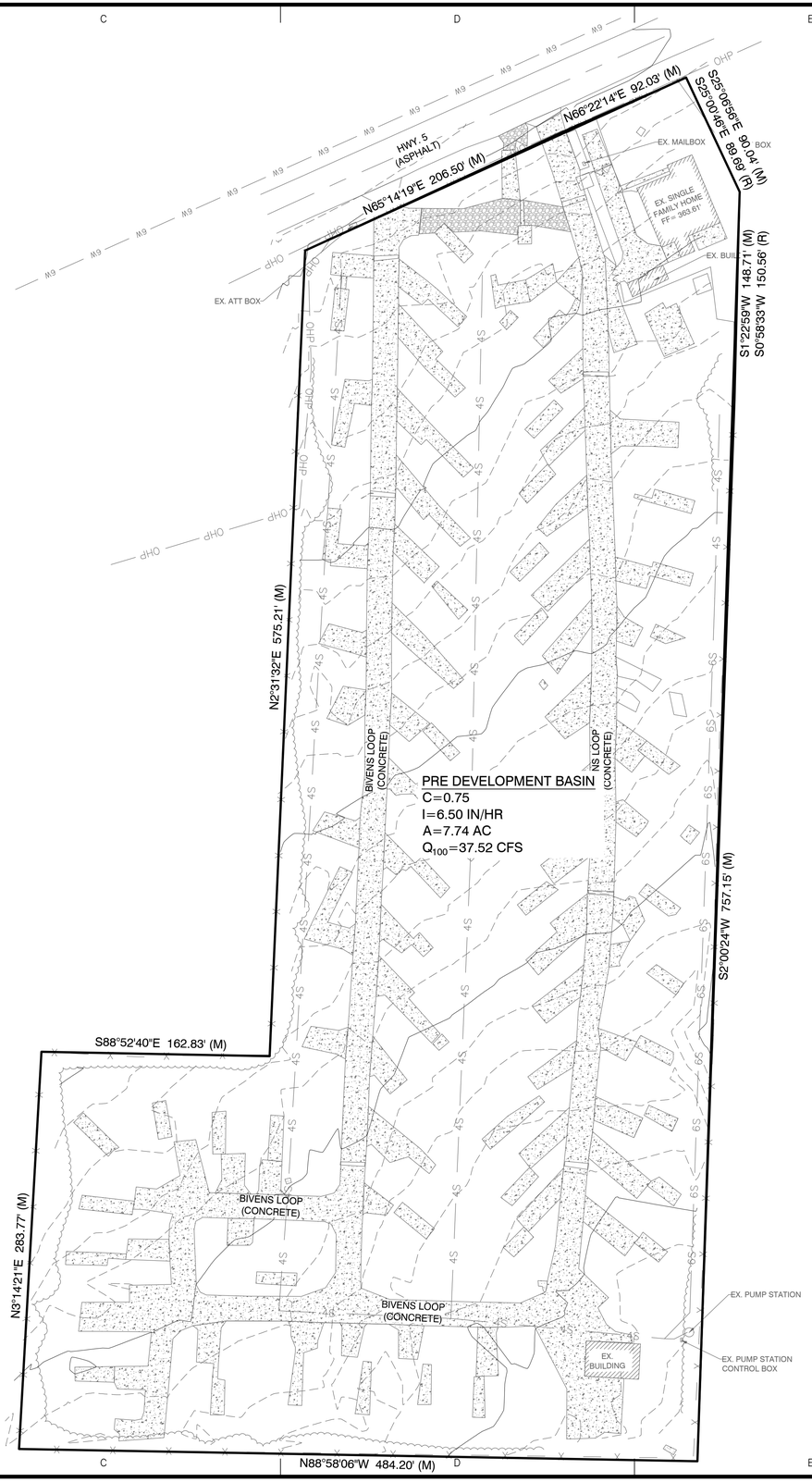
On the drainage plan you will see labels for all of the inlets for these calculations. The flows shown are for the 25-year return storm. The distance from the face of the curb to the center of the street is 15 feet.

SUMMARY OF PIPES

All pipes used in this project are HDPE and RCP. Therefore, a manning's of 0.012 was used on all pipes in the analysis.

STORAGE SUMMARY

Storage is not required.



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STONE LUXURY LIVING
BRYANT, ARKANSAS

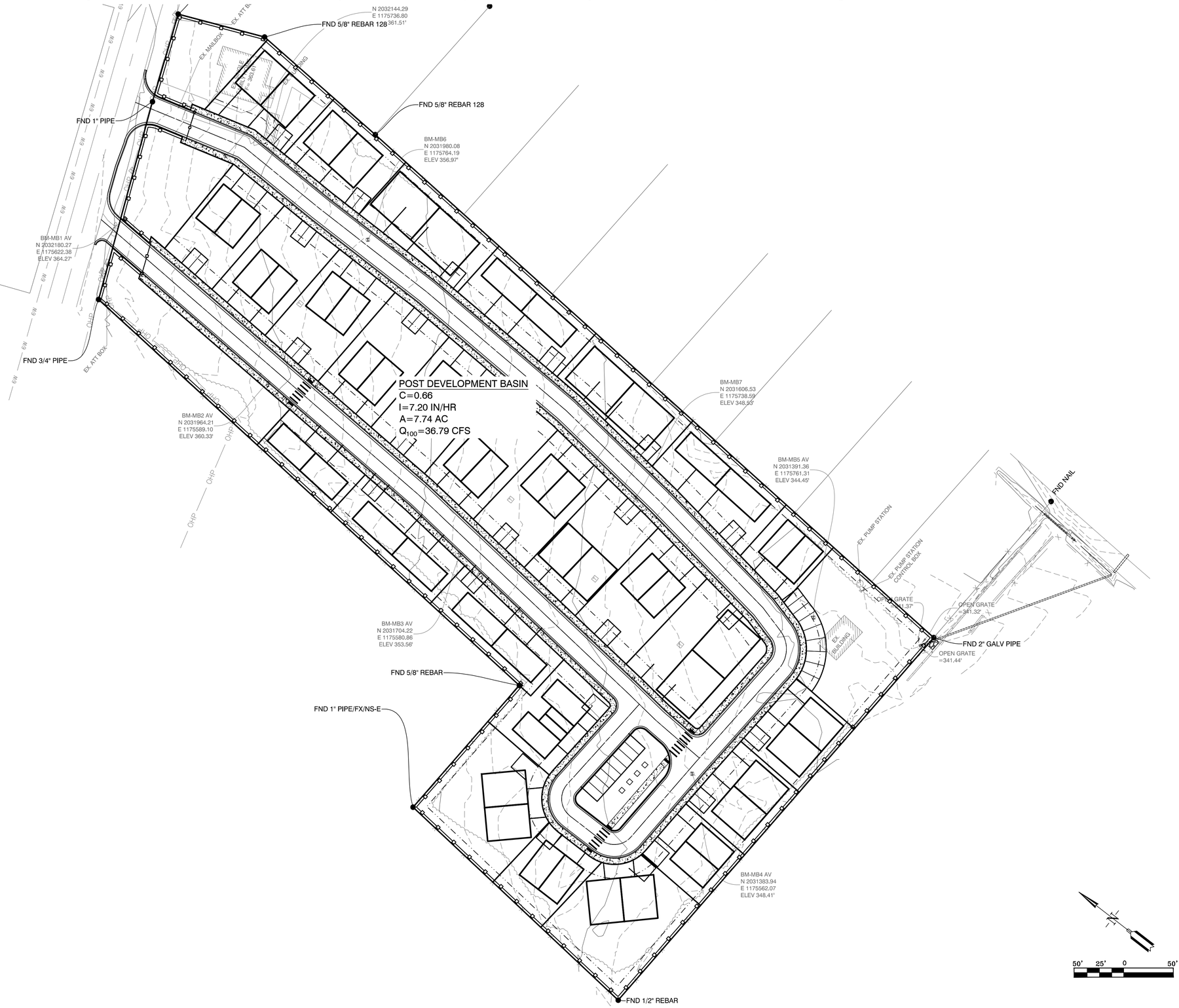
CONTENTS:
PRE DEVELOPMENT BASIN

PROJECT NO: 22070

DATE: JUNE 2, 2022

SHEET NO: 1.0

a:\Projects\2022 Projects\220701 Stone Luxury Living Manufactured Park, OS Reserve, Elder Condos Enterprises, Inc, 8318, Hwy 5\Drawings\Civil\Design\220701 Stone Luxury Living - Drainage Basin.dwg



DATE	REVISION	BY

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STONE LUXURY LIVING
PLANNED UNIT DEVELOPMENT
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

PRELIMINARY

CONTENTS:

POST DEVELOPMENT BASIN

PROJECT NO: 22070

DATE: JUNE 2022

SHEET NO: 2.0

J:\Projects\2022 Projects\22070 Stone Luxury Living Manufactured Park (SE Bypass Elem Complex Enterprise Inc 8329 Hwy 5)\Drawings\SWDA\Design\22070 Stone Luxury Living 8329 Hwy 5 Bryant Ltrg Design 80-Drainage Details.dwg

Stormwater Calcs - Stone Luxury Living Manufactured Park
Using Rational Method

Pre-development

Calculated Tc values - Drainage Basin 1

$$Tc = \frac{56 * L^{.6} * n^{.6}}{i^{.4} * S^{.3}} \text{ seconds}$$

L1 =	100	feet	L1 =	185	feet	L1 =	100	feet	L1 =	575	feet
n1 =	0.15	Sheet Flow	n1 =	0.03	Grass, Natural S	n1 =	0.013	Concrete	n1 =	0.03	Grass, Natural Streams More Stones & Weeds
S1 =	0.02	ft/ft	S1 =	0.03	ft/ft	S1 =	0.03	ft/ft	S1 =	0.03	ft/ft
$I_{assumed}$ =	5.30	inches	$I_{assumed}$ =	5.30	inches	$I_{assumed}$ =	5.30	inches	$I_{assumed}$ =	5.30	inches
$Tc_{calculated}$	472	seconds	$Tc_{calculated}$	230	seconds	$Tc_{calculated}$	96	seconds	$Tc_{calculated}$	454	seconds
$Tc_{calculated}$	7.86	minutes	$Tc_{calculated}$	3.84	minutes	$Tc_{calculated}$	1.61	minutes	$Tc_{calculated}$	7.57	minutes

Tc =	20.88	minutes	Tc for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual
I =	5.30	inches	i for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual
Use Tc =	**21.00**	minutes	

I_{100} =	6.5	Inches	I_{10} =	4.8	Inches
I_{50} =	5.9	Inches	I_{5} =	4.3	Inches
I_{25} =	5.30	Inches	I_{2} =	3.6	Inches

Stormwater Calcs - Stone Luxury Living Manufactured Park
Using Rational Method

Post-development

Calculated Tc values - Drainage Basin 1

$$Tc = \frac{56 * L^{.6} * n^{.6}}{i^{.4} * S^{.3}} \text{ seconds}$$

L1 =	100	feet
n1 =	0.15	Sheet Flow
S1 =	0.02	ft/ft
$I_{assumed}$ =	6.00	inches
$Tc_{calculated}$	449	seconds
$Tc_{calculated}$	7.48	minutes

$$Tc = \frac{i6 * L^{.6} * n^{.6}}{i^{.4} * S^{.3}} \text{ seconds}$$

L1 =	710	feet
n1 =	0.013	Asphalt
S1 =	0.025	ft/ft
$I_{assumed}$ =	6.00	inches
$Tc_{calculated}$	314	seconds
$Tc_{calculated}$	5.23	minutes

L1 =	140	feet
n1 =	0.013	Culvert
S1 =	0.016	ft/ft
$I_{assumed}$ =	6.00	inches
$Tc_{calculated}$	135	seconds
$Tc_{calculated}$	2.26	minutes

Tc =	14.97	minutes
I =	6.00	inches
Use Tc =	**15.00**	minutes

Tc for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual
i for 25-yr Storm from Exhibit 400-1 of Bryant Drainage Manual

I_{100} =	7.2	Inches	I_{10} =	5.4	Inches
I_{50} =	6.6	Inches	I_{5} =	4.8	Inches
I_{25} =	6.0	Inches	I_{2} =	4.1	Inches

Stormwater Calcs - Stone Luxury Living Manufactured Park
using Rational Method

Pre-development

Calculated C values - Drainage Basin 1

	Area	C_{100}	C_{50}	C_{25}	C_{10}	C_5	C_2
Gravel	0.04	0.65	0.55	0.5	0.35	0.3	0.25
Greenspace	3.59	0.49	0.45	0.42	0.38	0.36	0.33
Roof	1.94	0.97	0.92	0.88	0.83	0.8	0.75
Concrete	2.17	0.97	0.92	0.88	0.83	0.8	0.75
Total Area =	**7.74**	**0.75**	**0.70**	**0.66**	**0.62**	**0.59**	**0.55**

(C values taken from Table 400-2 of City of Bryant Drainage Manual)

Pasture/Range, Average, 2-7%
Mobile Home/Roof
Concrete/Roof

Stormwater Calcs - Stone Luxury Living Manufactured Park
using Rational Method

Post-development

Calculated C values - Drainage Basin 1

	Area	**C_{100}**	**C_{50}**	**C_{25}**	**C_{10}**	**C_5**	**C_2**	
								(C values taken from Table 400-2 of City of Bryant Drainage Manual)
Sidewalk and Parking Area	1.13	0.97	0.92	0.88	0.83	0.8	0.75	Concrete
Roof	1.31	0.7	0.65	0.6	0.5	0.45	0.4	Roof
Green Space	3.96	0.46	0.42	0.39	0.35	0.32	0.29	Grass-Good Condition, Average 2-7%
Road	1.34	0.95	0.9	0.86	0.81	0.77	0.73	Asphalt
Total Area =	**7.74**	**0.66**	**0.62**	**0.58**	**0.53**	**0.49**	**0.45**	

Stormwater Calcs - Stone Luxury Living Manufactured Park
using Rational Method

Pre-development

Drainage Basin 1

Q_{100} =	37.52	CFS	Q_{50}=	31.97	CFS	Q_{25} =	27.27	CFS	Q_{10} =	22.99	CFS
c =	0.75		c =	0.70		c =	0.66		c =	0.62	
i=	6.50	in/hr	i=	5.90	in/hr	i=	5.30	in/hr	i=	4.80	in/hr
A=	7.74	acres	A=	7.74	acres	A=	7.74	acres	A=	7.74	acres

Q_5 =	19.75	CFS	Q_2 =	15.40	CFS
c =	0.59		c =	0.55	
i=	4.30	in/hr	i=	3.60	in/hr
A=	7.74	acres	A=	7.74	acres

Post-development

Drainage Basin 1

Q_{100} =	36.79	CFS	Q_{50}=	31.43	CFS	Q_{25} =	26.87	CFS	Q_{10} =	21.96	CFS
c =	0.66		c =	0.62		c =	0.58		c =	0.53	
i=	7.20	in/hr	i=	6.60	in/hr	i=	6.00	in/hr	i=	5.40	in/hr
A=	7.74	acres	A=	7.74	acres	A=	7.74	acres	A=	7.74	acres

Q_5 =	18.21	CFS	Q_2 =	14.35	CFS
c =	0.49		c =	0.45	
i=	4.80	in/hr	i=	4.10	in/hr
A=	7.74	acres	A=	7.74	acres

Stormwater Calcs - Stone Luxury Living Manufactured Park
Existing Culverts Capacity

OUTLET CULVERT

Pipe	From	To	Design Flow (cfs):	Slope (ft/ft):	Diameter (inches)	No. Pipes	Manning's	Area Full (sf)	Wetted Perimeter Full (ft)	Hydraulic Radius Full (ft)	Flow Capacity (cfs)
16" HDPE	North	South		0.0106	16	1	0.012	1.40	4.189	0.333333333	8.55

GRAVEL DRIVEWAY CULVERT

Pipe	From	To	Design Flow (cfs):	Slope (ft/ft):	Diameter (inches)	No. Pipes	Manning's	Area Full (sf)	Wetted Perimeter Full (ft)	Hydraulic Radius Full (ft)	Flow Capacity (cfs)
18" CMP	North	South		0.0188	18	1	0.024	1.77	4.712	0.375	7.79
				REVERSE GRADE							

SHOBE ROAD

Pipe	From	To	Design Flow (cfs):	Slope (ft/ft):	Diameter (inches)	No. Pipes	Manning's	Area Full (sf)	Wetted Perimeter Full (ft)	Hydraulic Radius Full (ft)	Flow Capacity (cfs)
24" RCP	WEST	EAST		0.0389	24	1	0.012	3.14	6.283	0.5	48.34

Stormwater Calcs - Stone Luxury Living Manufactured Park

Existing Ditch Capacity

Mannings equation for ditch **Last Section**

n= 0.022 based on n for open channel earth with short grass, few weeds

Depth (ft)	Bottom Width (ft)	Top (ft)	area (ft^2)	rH	slope (ft/ft)	Velocity (ft/s)	Q (cfs)
1.18	0.00	6.60	3.89	0.52	1.250%	4.91	19.11

Mannings equation for ditch **First Section**

n= 0.022 based on n for open channel earth with short grass, few weeds

Depth (ft)	Bottom Width (ft)	Top (ft)	area (ft^2)	rH	slope (ft/ft)	Velocity (ft/s)	Q (cfs)
1.4	0.00	6.50	4.55	0.51	1.500%	5.32	24.21

Mannings equation for ditch **Gravel Driveway Culvert**

n= 0.022 based on n for open channel earth with short grass, few weeds

Depth (ft)	Bottom Width (ft)	Top (ft)	area (ft^2)	rH	slope (ft/ft)	Velocity (ft/s)	Q (cfs)
1.5	0.00	8.00	6.00	0.63	1.500%	6.11	36.67

Stormwater Calcs - Stone Luxury Living Manufactured Park
Proposed Culverts

Pipe	From	To	Design Flow (cfs):	Slope (ft/ft):	Diameter (inches)	No. Pipes	Manning's	Area Full (sf)	Wetted Perimeter Full (ft)	Hydraulic Radius Full (ft)	Flow Capacity (cfs)	% Capacity
18" HDPE	CI-12	CI-11	1.87	0.0100	18	1	0.012	1.77	4.712	0.375	11.38	16%
18" HDPE	CI-11	CI-9	3.82	0.0220	18	1	0.012	1.77	4.712	0.375	16.88	23%
18" HDPE	CI-10	CI-9	1.53	0.0100	18	1	0.012	1.77	4.712	0.375	11.38	13%
18" HDPE	CI-9	CI-8	7.03	0.0170	18	1	0.012	1.77	4.712	0.375	14.84	47%
18" HDPE	CI-8	CI-7	9.03	0.0110	18	1	0.012	1.77	4.712	0.375	11.94	76%
18" HDPE	CI-7	CI-6	13.63	0.0190	18	1	0.012	1.77	4.712	0.375	15.69	87%
18" HDPE	CI-1	CI-2	1.68	0.0100	18	1	0.012	1.77	4.712	0.375	11.38	15%
18" HDPE	CI-2	CI-3	4.47	0.0250	18	1	0.012	1.77	4.712	0.375	17.99	25%
18" HDPE	CI-4	CI-3	1.87	0.0100	18	1	0.012	1.77	4.712	0.375	11.38	16%
18" HDPE	CI-3	CI-5	6.34	0.0120	18	1	0.012	1.77	4.712	0.375	12.47	51%
18" HDPE	CI-5	CI-6	8.29	0.0150	18	1	0.012	1.77	4.712	0.375	13.94	59%
24" HDPE	CI-6	JB-1	27.27	0.0130	24	1	0.012	3.14	6.283	0.5	27.94	98%
GRAVEL DRIVEWAY CULVERT												
29"X18" RCAP	NORTH	SOUTH	27.27	0.0150	24	1	0.012	3.14	6.283	0.5	30.02	91%

GRADING & DRAINAGE NOTES:

1. NOTES ABOUT GRADING & DRAINAGE

SDMH-C1
C=0.53
I=7.20 IN/HR
A=0.44 AC
Q_{10}=1.68 CFS

SDMH-C2
C=0.53
I=7.20 IN/HR
A=0.73 AC
Q_{10}=2.79 CFS

SDMH-C12
C=0.53
I=7.20 IN/HR
A=0.49 AC
Q_{10}=1.87 CFS

SDMH-C4
C=0.53
I=7.20 IN/HR
A=0.49 AC
Q_{10}=1.87 CFS

SDMH-C11
C=0.53
I=7.20 IN/HR
A=0.51 AC
Q_{10}=1.95 CFS

SDMH-C10
C=0.53
I=7.20 IN/HR
A=0.40 AC
Q_{10}=1.53 CFS

SDMH-C3
C=0.53
I=7.20 IN/HR
A=0.65 AC
Q_{10}=2.48 CFS

SDMH-C9
C=0.53
I=7.20 IN/HR
A=0.45 AC
Q_{10}=1.72 CFS

SDMH-C5
C=0.53
I=7.20 IN/HR
A=0.51 AC
Q_{10}=1.95 CFS

SDMH-C6
C=0.53
I=7.20 IN/HR
A=0.40 AC
Q_{10}=1.53 CFS

SDMH-C8
C=0.53
I=7.20 IN/HR
A=0.44 AC
Q_{10}=1.68 CFS

SDMH-C7
C=0.53
I=7.20 IN/HR
A=0.73 AC
Q_{10}=2.79 CFS

FND 5/8" REBAR 128
N 2032144.29
E 1175736.80
361.51'
FND 1" PIPE
FND 5/8" REBAR 128
FND 3/4" PIPE
FND 5/8" REBAR
FND 1" PIPE/FX/NS-E
FND 1/2" REBAR
FND NAIL
FND 2" GALV PIPE

BM-MB1 AV
N 2032190.27
E 1175622.38
ELEV 364.27'

BM-MB2 AV
N 2031964.21
E 1175589.10
ELEV 360.33'

BM-MB3 AV
N 2031704.22
E 1175580.86
ELEV 353.56'

BM-MB4 AV
N 2031383.94
E 1175562.07
ELEV 348.41'

BM-MB5 AV
N 2031391.36
E 1175761.31
ELEV 344.45'

BM-MB6
N 2031980.08
E 1175764.19
ELEV 356.97'

BM-MB7
N 2031606.53
E 1175738.59'
ELEV 348.93'

CI-1 4'X4' ARDOT TYPE MO
CI-2 4'X4' ARDOT TYPE MO
CI-3 4'X4' ARDOT TYPE MO
CI-4 4'X4' ARDOT TYPE MO
CI-5 4'X4' ARDOT TYPE MO
CI-6 5'X5' ARDOT TYPE MO
CI-7 4'X4' ARDOT TYPE MO
CI-8 4'X4' ARDOT TYPE MO
CI-9 4'X4' ARDOT TYPE MO
CI-11 4'X4' ARDOT TYPE MO
CI-12 4'X4' ARDOT TYPE MO
JB-1 5'X5' ARDOT TYPE E W_9" BACK OPENING

EX. ATT BOX
EX. MAILBOX
EX. ATT BOX
EX. PUMP STATION
EX. PUMP STATION CONTROL BOX
EX. CURB INLET
OPEN GRATE =341.32'
OPEN GRATE =341.44'
RATE =.37'
OHP
6W
6'
4'

0+00
1+00
2+00
3+00
4+00
5+00
6+00
6+56
6+61

50' 25' 0 50'

BY	REVISION	DATE

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STONE LUXURY LIVING
PLANNED UNIT DEVELOPMENT
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

PRELIMINARY

CONTENTS:
INLET BASIN MAP

PROJECT NO: 22070
DATE: JUNE 2022
SHEET NO: 1.0

A:\Projects\2022 Projects\220703 Stone Luxury Living Manufactured Park, OD Aspen Dale Cordell, Enterprises Inc 8319 Hwy 5 Bryant, Ltrp\Design\Civil\Design\220703 Stone Luxury Living 8319 Hwy 5 Bryant, Ltrp Design 60-Drainage Design.dwg

Stormwater Calcs - Stone Luxury Living Manufactured Park
using Rational Method
Post Development Flowrates

CI-1

Q_{10} =	1.68	CFS
c =	0.53	
i=	7.20	in/hr
A=	0.44	acres

CI-2

Q_{10} =	2.79	CFS
c =	0.53	
i=	7.20	in/hr
A=	0.73	acres

CI-3

Q_{10} =	2.48	CFS
c =	0.53	
i=	7.20	in/hr
A=	0.65	acres

CI-4

Q_{10} =	1.07	CFS
c =	0.53	
i=	7.20	in/hr
A=	0.28	acres

CI-5

Q_{10} =	2.52	CFS
c =	0.53	
i=	7.20	in/hr
A=	0.66	acres

CI-6

Q_{10} =	1.72	CFS
c =	0.53	
i=	7.20	in/hr
A=	0.45	acres

CI-7

Q_{10} =	2.79	CFS
c =	0.53	
i=	7.20	in/hr
A=	0.73	acres

CI-8

Q_{10} =	1.68	CFS
c =	0.53	
i=	7.20	in/hr
A=	0.44	acres

CI-9

Q_{10} =	1.72	CFS
c =	0.53	
i=	7.20	in/hr
A=	0.45	acres

CI-10

Q_{10} =	1.53	CFS
c =	0.53	
i=	7.20	in/hr
A=	0.40	acres

CI-11

Q_{10} =	1.95	CFS
c =	0.53	
i=	7.20	in/hr
A=	0.51	acres

CI-12

Q_{10} =	1.87	CFS
c =	0.53	
i=	7.20	in/hr
A=	0.49	acres

Stormwater Calcs - Stone Luxury Living Manufactured Park - CURB INLETS

10-YEAR STORM					Weir				
				Q	Q=3.0LY^1.5		Required	Actual	
Area #	Area	I	C	(cfs)	Q (cfs)	Y (ft)	L (ft)	L (ft)	
CI-1	0.44	7.20	0.53	1.68	1.68	0.49	**1.63**	**4**	4' box
CI-2	0.73	7.20	0.53	2.79	2.79	0.49	**2.71**	**4**	4' box
CI-3	0.65	7.20	0.53	2.48	2.48	0.49	**2.41**	**4**	4' box
CI-4	0.49	7.20	0.53	1.87	1.87	0.49	**1.82**	**4**	4' box
CI-5	0.51	7.20	0.53	1.95	1.95	0.49	**1.89**	**4**	4' box
CI-6	0.40	7.20	0.53	1.53	1.53	0.49	**1.48**	**4**	4' box
CI-7	0.73	7.20	0.53	2.79	2.79	0.49	**2.71**	**4**	4' box
CI-8	0.44	7.20	0.53	1.68	1.68	0.49	**1.63**	**4**	4' box
CI-9	0.45	7.20	0.53	1.72	1.72	0.49	**1.67**	**4**	4' box
CI-10	0.40	7.20	0.53	1.53	1.53	0.49	**1.48**	**4**	4' box
CI-11	0.51	7.20	0.53	1.95	1.95	0.49	**1.89**	**4**	4' box
CI-12	0.49	7.20	0.53	1.87	1.87	0.49	**1.82**	**4**	5' box

GNE

3825 Mt Carmel Rd.
Bryant, AR 72022

GarNat Engineering, LLC

P.O. Box 116
Benton, AR 72018

June 20, 2022

Mr. Truett Smith
Bryant Planning Coordinator/Planning Commission Secretary
210 SW 3rd Street
Bryant, AR 72022

Re: Stone Luxury Living Planned Unit Development 9318 Highway 5

Dear Mr. Smith:

Please allow this letter to serve as my application for approval of the PUD Zoning Plan for the referenced 7.74 acre tract on Highway 5. The intent of this project is for a rental townhome development for senior living. It is my desire that this matter be included on the agenda for your July 11, 2022 City of Bryant Planning Commission Meeting.

- Owner: James Carter of Elaine Cordelia Enterprises, Inc., 206 West Dallas Street, Conroe, TX 77301 (501) 590-6616
- Authorized Agent: Vernon J. Williams of GarNat Engineering, LLC, 3825 Mt Carmel Road, Bryant, AR 72022 (501) 425-2771

If you have questions or need any additional information, please do not hesitate to contact me.

Sincerely,
GarNat Engineering, LLC

Vernon J. Williams

Vernon J. Williams, P.E., President

HOUSING UNITS / (DEVELOPABLE LAND - STREET AREA) = RESIDENTIAL (9 D.U.A. MAX.) DENSITY

HOUSING UNITS / 7.474 ACRES DEVELOPABLE LAND - 1.376 ACRES STREET = 9

HOUSING UNITS = 9 X 6.098

HOUSING UNITS = 54.882 ≈ 54

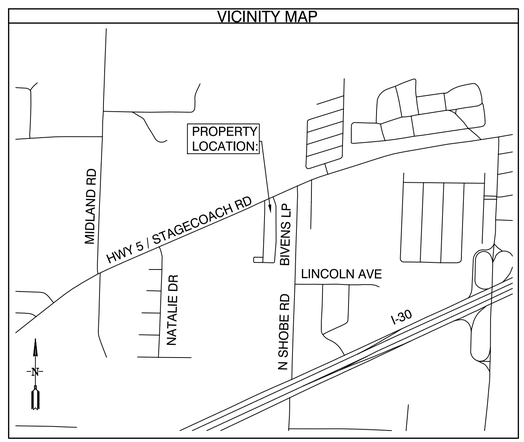
OPEN SPACE NEEDED = 6.098 X 0.15 ≈ 0.92 ACRES

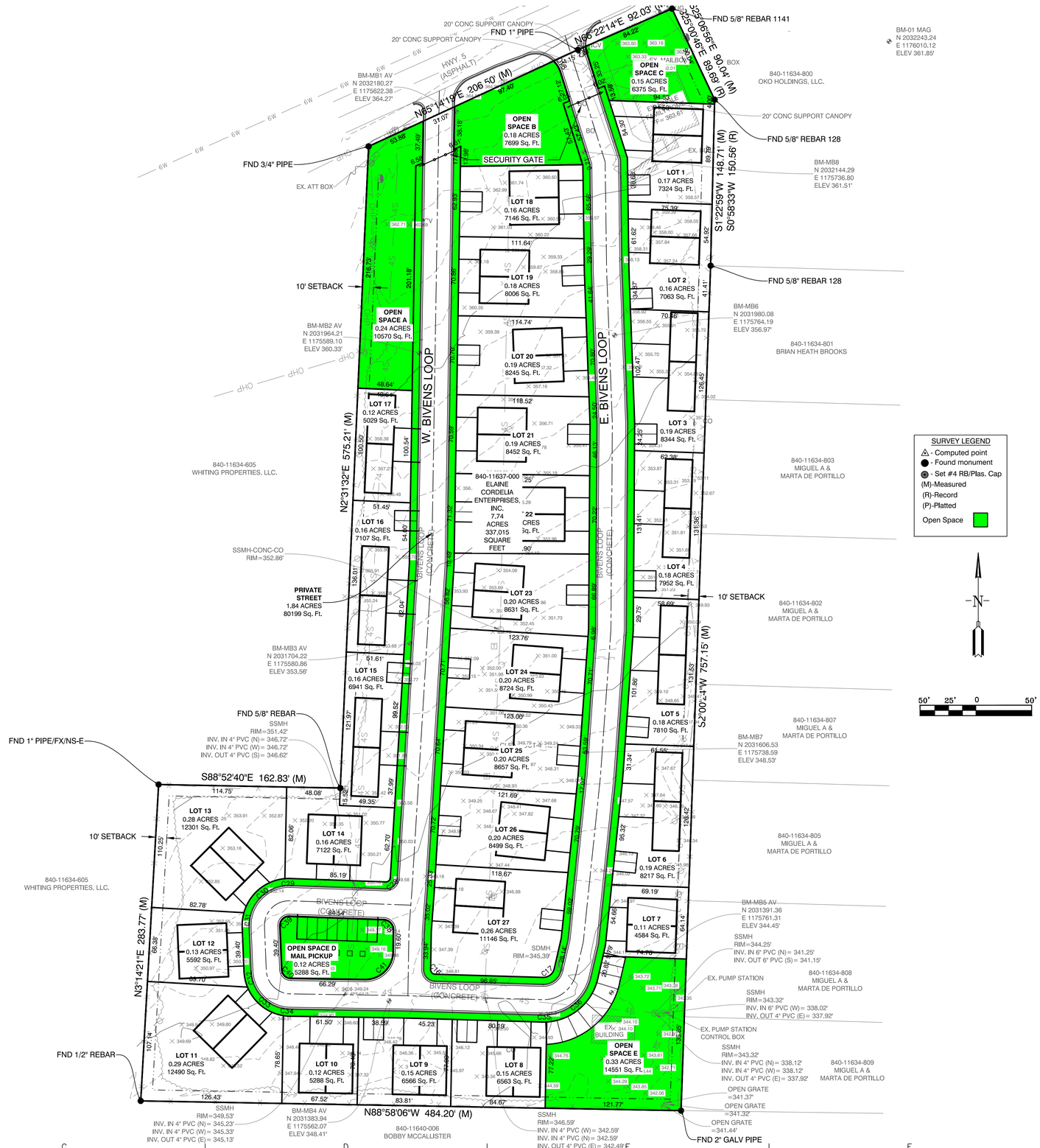
ACTUAL OPEN SPACE = 1.48 ACRES

PROPERTY DESCRIPTION

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VICINITY MAP





BY	REVISION	DATE

GNE Designing our client's success

GarNat Engineering, LLC
P.O. Box 116
Benton, AR 72018
3825 Mt Carmel Rd
Bryant, AR 72022
Ph.(501) 408-4650
garnatengineering@gmail.com

STONE LUXURY LIVING
PLANNED UNIT DEVELOPMENT
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY
NO. 9551
JAMES V. WILLIAMS

CONTENTS:
SITE PLAN

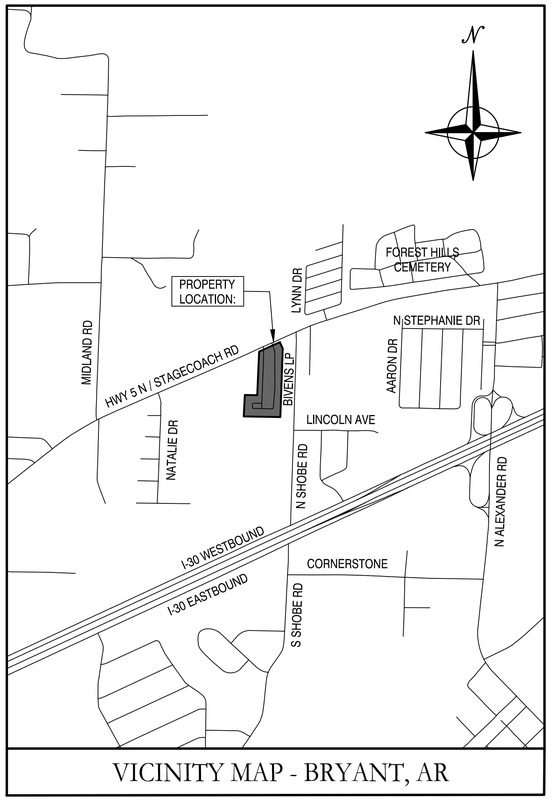
PROJECT NO:
22070

DATE:
JUNE 2022

SHEET NO:
C1.0

a:\Projects\2022\22070 Manufactured Park CD Records\Base Condo Enterprises Inc 8.93b Hwy 5 Shoebox\Design\22070 8.93b Hwy 5 Bivens Loop Design R2-20220622.dwg

STONE LUXURY LIVING
CITY OF BRYANT
SALINE COUNTY, ARKANSAS



VICINITY MAP - BRYANT, AR

Prepared by:

GarNat Engineering, LLC

Designing our client's success

www.garnatengineering.com

P.O. Box 116
Benton, AR 72018
Ph (501) 408-4650

3825 Mt Carmel Road
Bryant, AR 72022
Fx (888) 900-3068



ARKANSAS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
NO. 9551
VERNON L. WILLIAMS

07-20-2022

CERTIFICATE OF AUTHORIZATION
GarNat Engineering, LLC.
No. 2174
ARKANSAS

DRAWING INDEX:

V1.0	PRELIMINARY PLAT
V2.0	BOUNDARY SURVEY
C1.0	SITE PLAN
C2.0	UTILITY PLAN
C2.1	SANITARY SEWER PROFILES
C3.0	GRADING & DRAINAGE PLAN
C3.1	DRAINAGE PROFILES
L1.0	TYPICAL LANDSCAPING PLAN
A2.0	CONCEPT ELEVATION
A2.1	CONCEPT ELEVATION
A2.2	CONCEPT ELEVATION
A2.3	CONCEPT ELEVATION

PLAT CERTIFICATES:

OWNER:

Name: Elaine Cordelia Enterprises, Inc.

Address: 206 West Dallas Street
Conroe, TX 77301

DEVELOPER:

Name: Elaine Cordelia Enterprises, Inc.

Address: 206 West Dallas Street
Conroe, TX 77301

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: _____ Signed: _____

James Carter
Elaine Cordelia Enterprises, Inc.

Source of Title: SALINE COUNTY, ARKANSAS
Saline County Document# 2021-016880

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:

I, Vernon J. Williams, 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 locations, size, type, and material are correctly shown; and that all requirements of the City of Bryant Subdivision Rules and Regulations have been fully complied with.

Date: _____ Signed: _____

Vernon J. Williams
Registered Professional Engineer
No. 9551, Arkansas

CERTIFICATE OF RECORDING:

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY:

I, George P. Wooden, hereby certify that this proposed preliminary plat correctly represents a boundary survey made by me or under my supervision on 6/07/2022; that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source of Title; and that all monuments which were found or placed on the property are correctly described and located.

Date: _____ Signed: _____

George P. Wooden
Registered Land Surveyor
No. 1573, Arkansas

CERTIFICATE OF PRELIMINARY PLAT APPROVAL:

All requirements of the City of Bryant Subdivision Rules and Regulations relative to the preparation and submittal of a Preliminary Plat having been fulfilled, approval of this plat is hereby granted, subject to further provisions of said Rules and Regulations.

Date: _____ Signed: _____

Rick Johnson, Chairman
Bryant Planning Commission

PROPERTY SPECIFICATIONS:

ZONING CLASSIFICATION CURRENT: MHP
SEEKING: PLANNED UNIT DEVELOPMENT (PUD)

SOURCE OF WATER: CITY OF BRYANT
SOURCE OF SEWER: CITY OF BRYANT

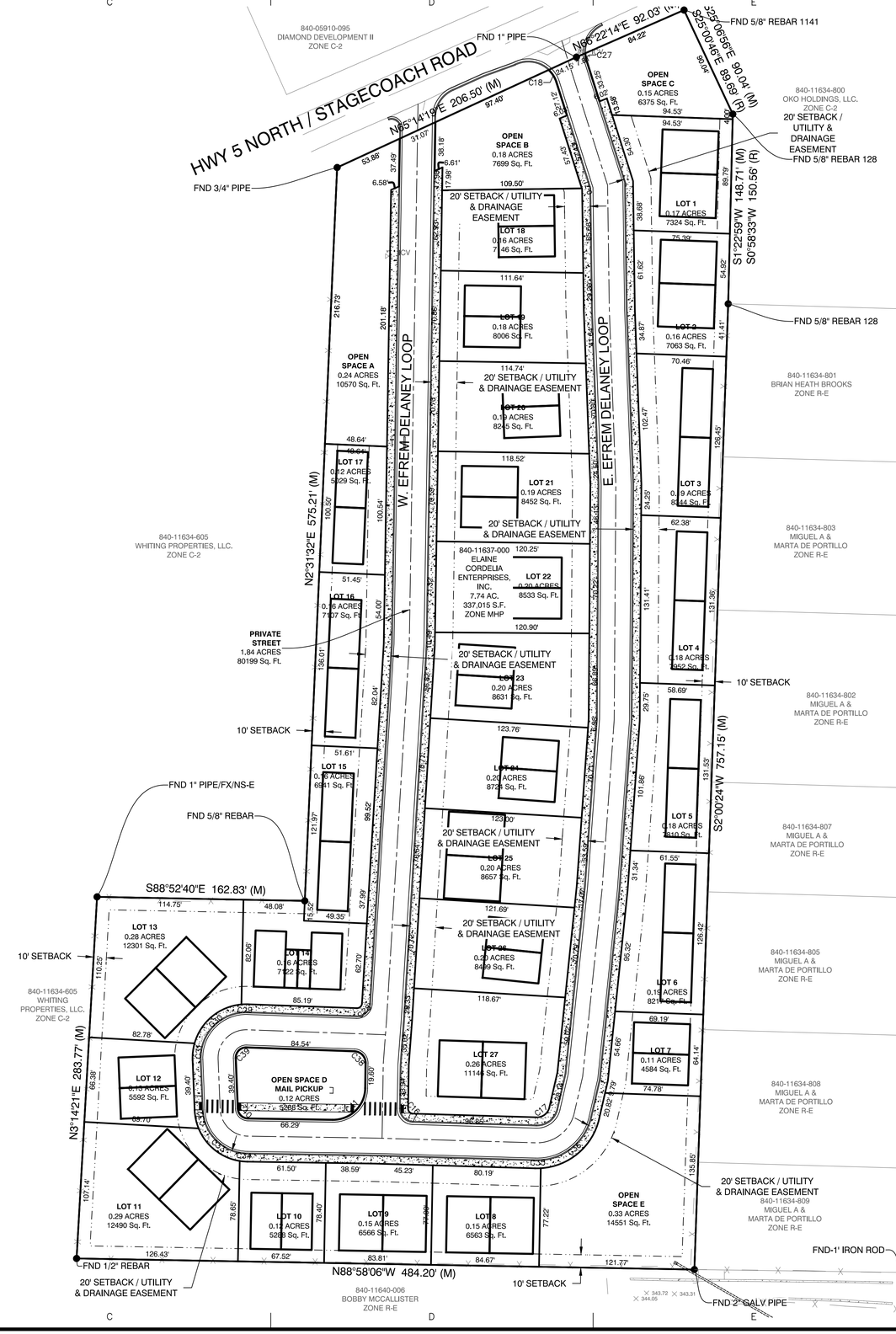
BUILDING SETBACKS:
FRONT - 20'
EXTERIOR - 10'

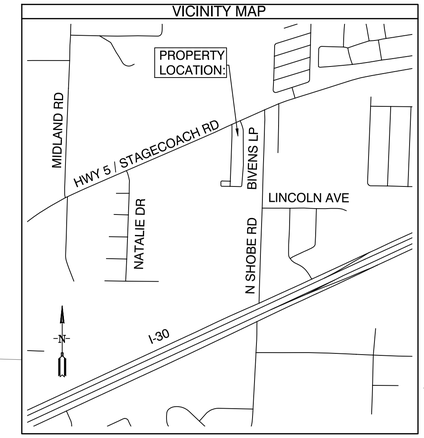
EASEMENTS:
FRONT - 20'

LOT CORNERS: SET #4 REBAR WITH CAP

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C16	6.23	4.00	89°13'41"	S43° 42' 00"E	5.62
C17	13.74	10.00	78°43'27"	N52° 19' 26"E	12.68
C18	11.67	23.00	29°04'59"	S32° 09' 04"E	11.55
C27	6.19	23.00	15°25'45"	N9° 53' 42"W	6.18
C28	6.18	4.00	88°35'14"	S47° 45' 38"W	5.59
C29	5.23	42.00	7°08'28"	S88° 29' 01"W	5.23
C30	50.73	42.00	69°12'03"	S50° 18' 45"W	47.70
C31	13.22	42.00	18°02'15"	S6° 41' 35"W	13.17
C32	14.63	42.00	19°57'39"	S12° 18' 22"E	14.56
C33	42.96	42.00	58°36'14"	S51° 35' 19"E	41.11
C34	6.04	42.00	8°14'10"	S85° 00' 30"E	6.03
C35	4.49	50.00	5°08'47"	N89° 06' 46"E	4.49
C36	64.21	50.00	73°34'40"	N49° 45' 02"E	59.89
C38	13.96	9.00	88°51'35"	N43° 30' 58"W	12.60
C39	13.18	8.00	94°22'47"	S44° 51' 51"W	11.74
C40	12.12	8.00	86°48'03"	S45° 43' 34"E	10.99
C41	39.25	25.00	89°57'35"	N45° 53' 37"E	35.34

PRELIMINARY PLAT
STONE LUXURY LIVING
PLANNED UNIT DEVELOPMENT
CITY OF BRYANT
SALINE COUNTY, ARKANSAS





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DOCUMENTS USED:

- DEED BOOK 2021 PAGE 016880 WD BIVENS TO ELAINE CORDELIA ENTERPRISES, INC.

BASIS OF BEARINGS:

BENCHMARK(S) PROVIDED ARE REBAR AND COORDINATES ON BENCHMARKS ARE NORTH AMERICAN DATUM 1983, ARKANSAS SOUTH ZONE, US SURVEY FEET, GRID COORDINATES AND ELEVATIONS ARE NAVD 1988. COORDINATES AND ELEVATIONS WERE ESTABLISHED USING GPS AND WERE PROCESSED USING THE NATIONAL GEODETIC SURVEY'S "ONLINE POSITIONING USER SERVICE" (OPUS).

CERTIFICATIONS:

BY AFFIXING MY SEAL AND SIGNATURE, I GEORGE P. WOODEN, PS NO.1573, HEREBY CERTIFY THAT THIS DRAWING CORRECTLY DEPICTS A SURVEY COMPILED UNDER MY SUPERVISION ON JUNE 7, 2022.

THIS SURVEY WAS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHERS AND DOES NOT REPRESENT A TITLE SEARCH.

THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "X" OF THE F.E.M.A. MAP PANEL 05125C0240E EFFECTIVE DATE JUNE 05, 2020.

SURVEY PLAT CODE:
500-01S-14W-0-12-320-62-1573

SURVEY LEGEND
△ - Computed point
● - Found monument
◎ - Set #4 RB/Plas. Cap
(M)-Measured
(R)-Record
(D)-Deeded

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
NO. 9551
VERNON J. WILLIAMS
PRELIMINARY

BY	REVISION	DATE

GNE Designing our client's success

GarNat Engineering, LLC
P.O. Box 116
Benton, AR 72018
3825 Mt Carmel Rd
Bryant, AR 72022
Ph (501) 408-4650
garnatengineering@gmail.com

STONE LUXURY LIVING
PLANNED UNIT DEVELOPMENT
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
NO. 1573
SIGNATURE
GEORGE P. WOODEN
PRELIMINARY

CONTENTS:
PRELIMINARY PLAT

PROJECT NO:
22070

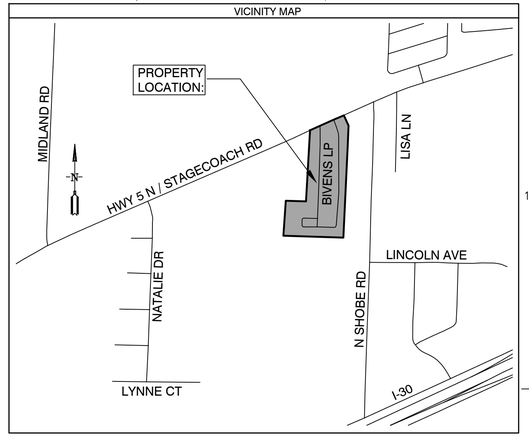
DATE:
JUNE 2022

SHEET NO:
V1.0

J:\Projects\2022 Projects\22070 Stone Luxury Living Manufactured Park GD Razor Edge Consulting Enterprises Inc 838 Hwy 9 Bypass\Dwg\22070 Stone Luxury Living 838 Hwy 9 Bypass Bryant AR-050622.dwg

SURVEY LEGEND
△- Found monument
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⊙- Set #4 RB/Plas. Cap
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(P)-Platted

VICINITY MAP



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DOCUMENTS USED:

- BOOK 2021 PAGE 16880 WD BIVENS TO ELAINE CORDELIA ENTERPRISES, INC.

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CERTIFICATE OF AUTHORIZATION
GarNat Engineering, LLC.
No. 2174
ARKANSAS

60' 30' 0 60'

SURVEY PLAT CODE:
500-01S-14W-0-12-320-62-1573

BY	REVISION	DATE

GNE Designing our client's success
GarNat Engineering, LLC
P.O. Box 116
Benton, AR 72018
Ph (501) 408-4650
3825 Mt Carmel Rd
Bryant, AR 72022
garnatengineering@gmail.com

FOR USE & BENEFIT OF:
ELAINE CORDELIA ENTERPRISES, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1573
SIGNATURE
GEORGE P. WOODEN
1573
2022

6-7-22

CONTENTS:
BOUNDARY SURVEY

PROJECT NO:
22070

DATE:
JUNE 7, 2022

SHEET NO:
V2.0

J:\Projects\2022 Projects\22070 Vanderbeek Park CR Retone Eden Cordelia Enterprises Inc 8305 Hwy 5 Bryant\pdfs\Survey\220701 8305 Hwy 5 Bryant Loop Property Survey-060722.dwg

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OPEN SPACE NEEDED = 7.474 X 0.15 ≈ 1.12 ACRES

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PROPERTY DESCRIPTION

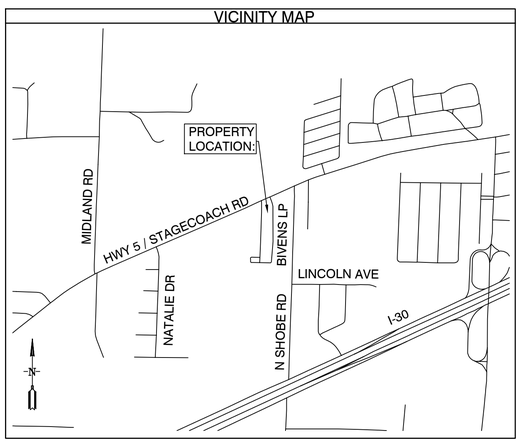
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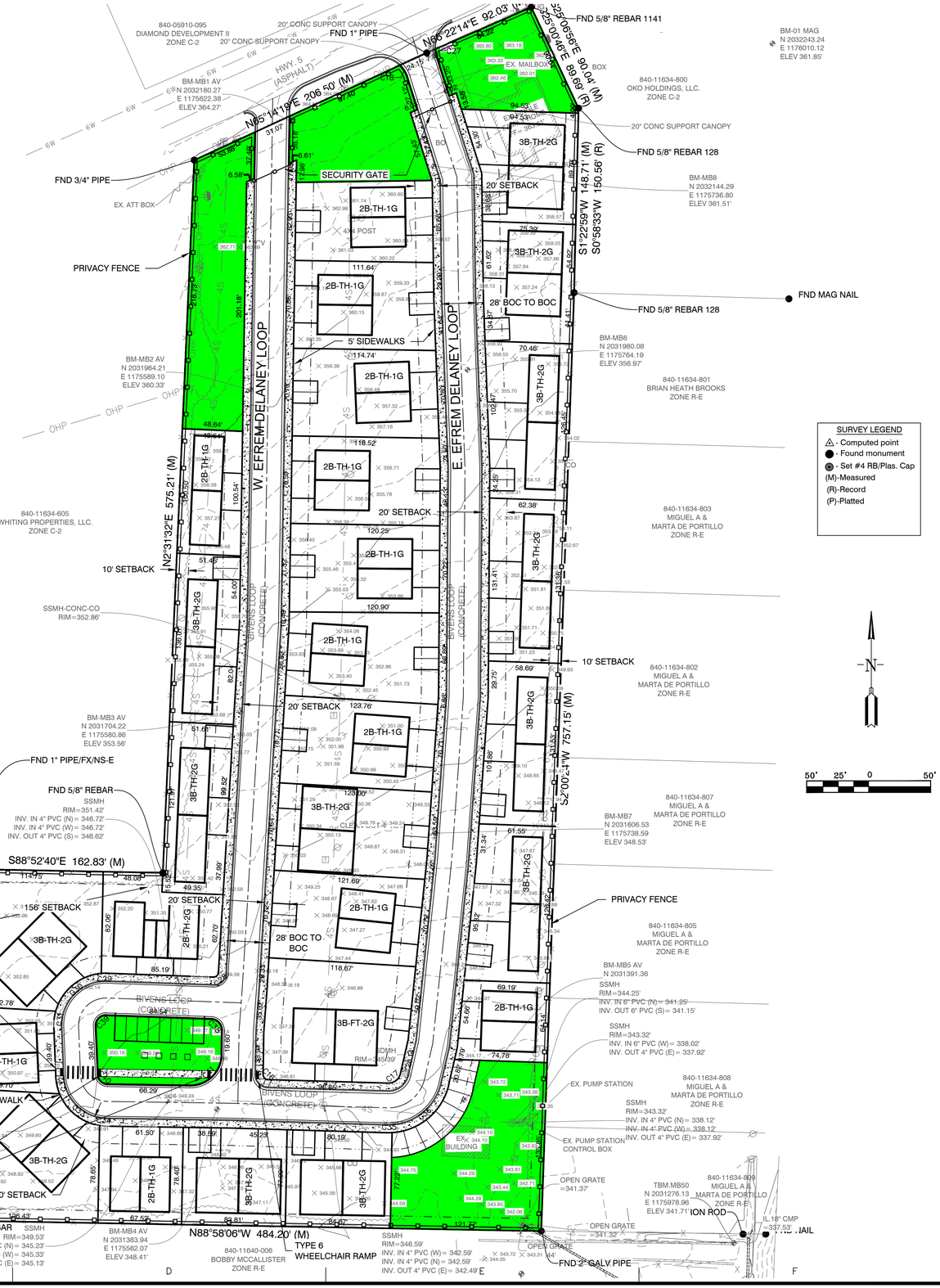
SITE LEGEND:

- FIRE HYDRANT
- ELECTRICAL & UTILITY POLE
- SANITARY SEWER MANHOLE
- WATER VALVE
- STORM MANHOLE
- LIGHT POLE
- TELEPHONE PEDESTAL
- BENCHMARKS
- ELECTRIC BOX
- GUY ANCHOR
- WATER METER
- GAS METER
- SIGN
- EXISTING WATERLINE
- OVERHEAD POWER
- TEST PIT
- FORCE MAIN
- CHAIN-LINK FENCE
- WOOD FENCE
- SANITARY SEWER LINE

- ASPHALT
- GRAVEL
- CONCRETE
- OPEN SPACE

VICINITY MAP





BY	REVISION	DATE

GNE Designing our client's success

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STONE LUXURY LIVING
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STATE OF ARKANSAS
Vernon ★★★ Williams
REGISTERED PROFESSIONAL ENGINEER
NO. 9551
VERNON J. WILLIAMS

07-20-2022

CONTENTS: SITE PLAN

PROJECT NO: 22070

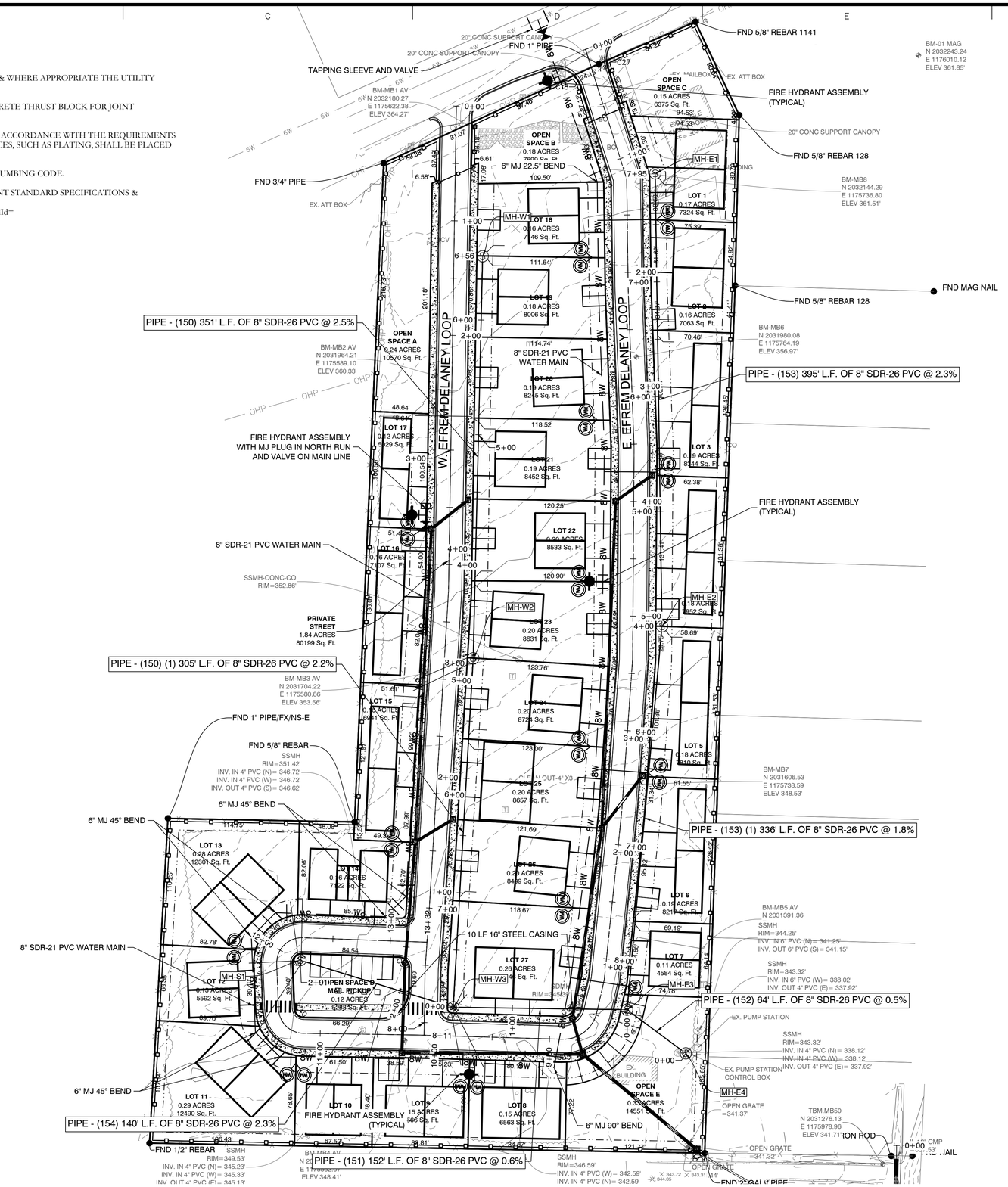
DATE: JUNE 2022

SHEET NO: C1.0

A Projects\2022 Projects\22070 Stone Luxury Living Manufactured Park, CD Xrefs\Site Civil\Site Enterprise 3d 3038 Hwy 5 Bivens Loop Design 20-22070.dwg

NOTES:

1. BURIED UTILITIES ARE LOCATED AT THE SITE. CONTACT ARKANSAS ONE CALL & WHERE APPROPRIATE THE UTILITY COMPANIES PRIOR TO DIGGING.
2. ALL UNRESTRAINED WATER LINE FITTINGS SHALL BE INSTALLED WITH A CONCRETE THRUST BLOCK FOR JOINT RESTRAINT.
3. WORK ON EXISTING ROADS SHALL INCLUDE WARNING SIGNS & BARRICADES IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE, COUNTY, OR CITY HAVING JURISDICTION. OTHER SIGNS & DEVICES, SUCH AS PLATING, SHALL BE PLACED AS REQUIRED TO ADEQUATELY PROTECT THE PUBLIC.
4. ALL WATER AND SEWER UTILITY WORK SHALL COMPLY WITH THE ARKANSAS PLUMBING CODE.
5. ALL WATER & SEWER LINE CONSTRUCTION SHALL COMPLY WITH CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS. FOR A COPY SEE THE WEBSITE https://www.cityofbryant.com/DocumentCenter/View/1161/Bryant-Specs-2015-FINAL-Rev?bidId=



BY	REVISION	DATE

GNE Designing our client's success

GarNat Engineering, LLC
P.O. Box 116
Benton, AR 72018
3825 Mt Carmel Rd
Bryant, AR 72022
Ph (501) 408-4650
garnatengineering@gmail.com

STONE LUXURY LIVING
PLANNED UNIT DEVELOPMENT
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

STATE OF ARKANSAS
Vernon W. Williams
REGISTERED PROFESSIONAL ENGINEER
NO. 9551
VERNON W. WILLIAMS

07-20-2022

CONTENTS:
UTILITY PLAN

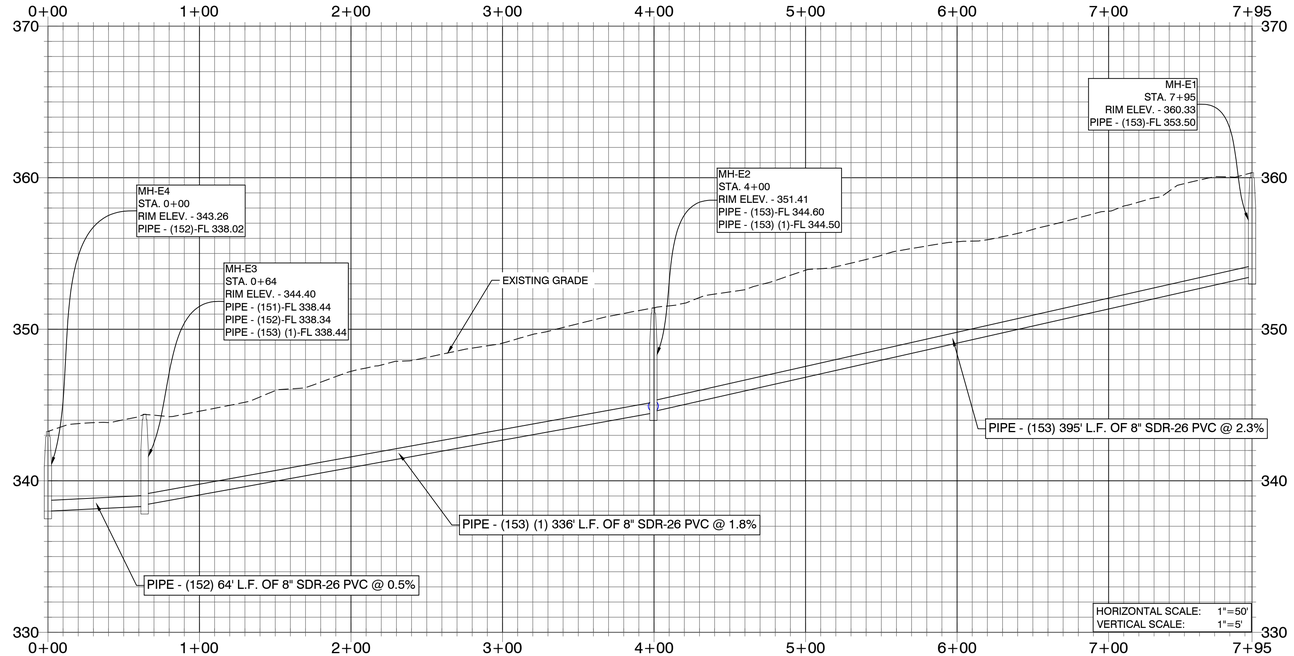
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22070

DATE:
JUNE 2022

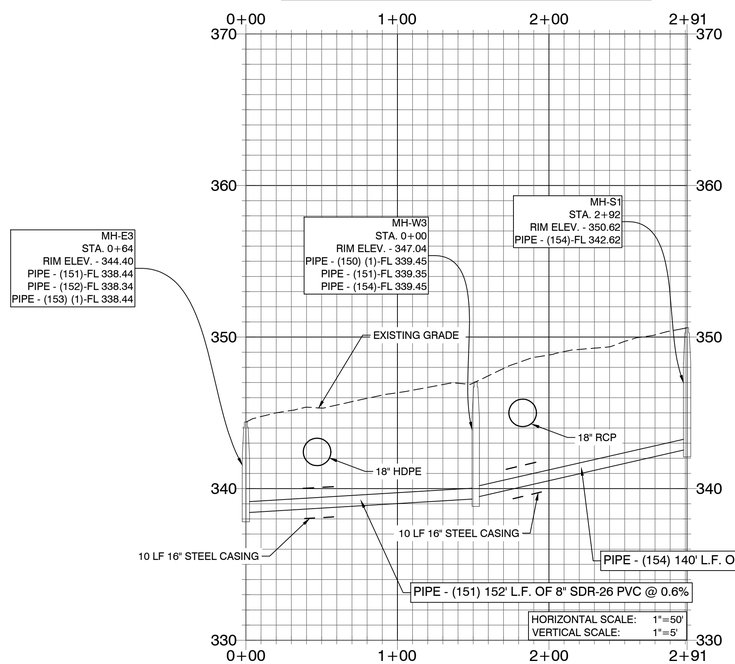
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C2.0

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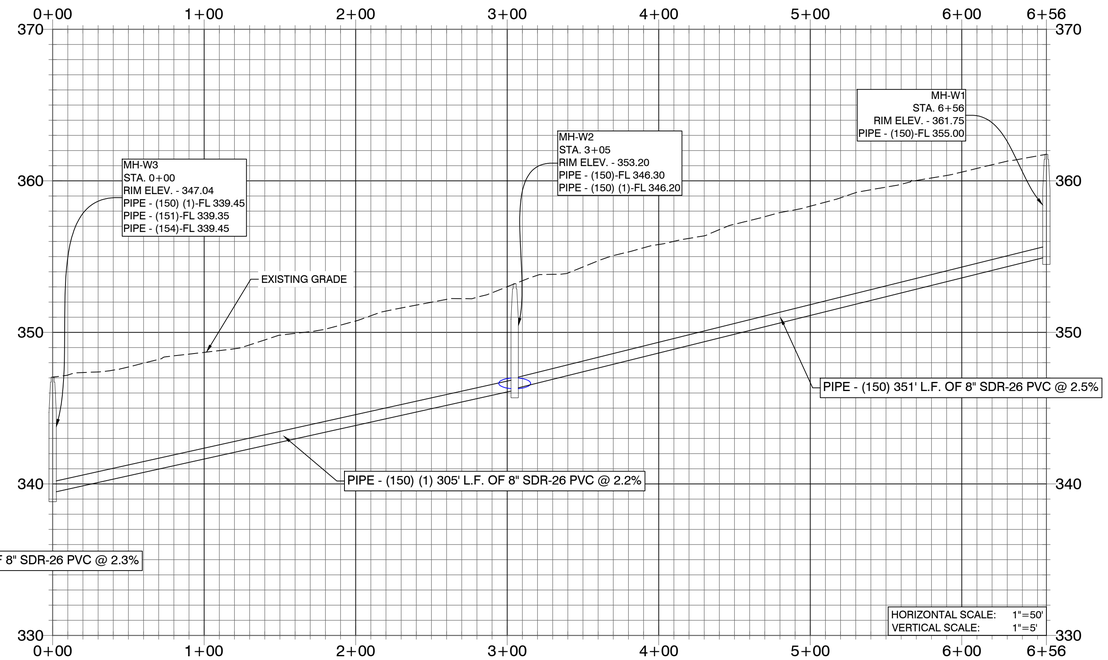
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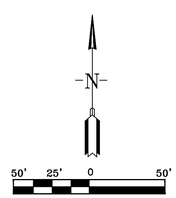


SOUTH SANITARY SEWER PROFILE



WEST SANITARY SEWER PROFILE





BY	REVISION	DATE

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Benton, AR 72018
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Bryant, AR 72022
garnatengineering@gmail.com
Ph (501) 408-4650

STONE LUXURY LIVING
PLANNED UNIT DEVELOPMENT
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
NO. 9551
VERNON L. WILLIAMS

07-20-2022

CONTENTS:

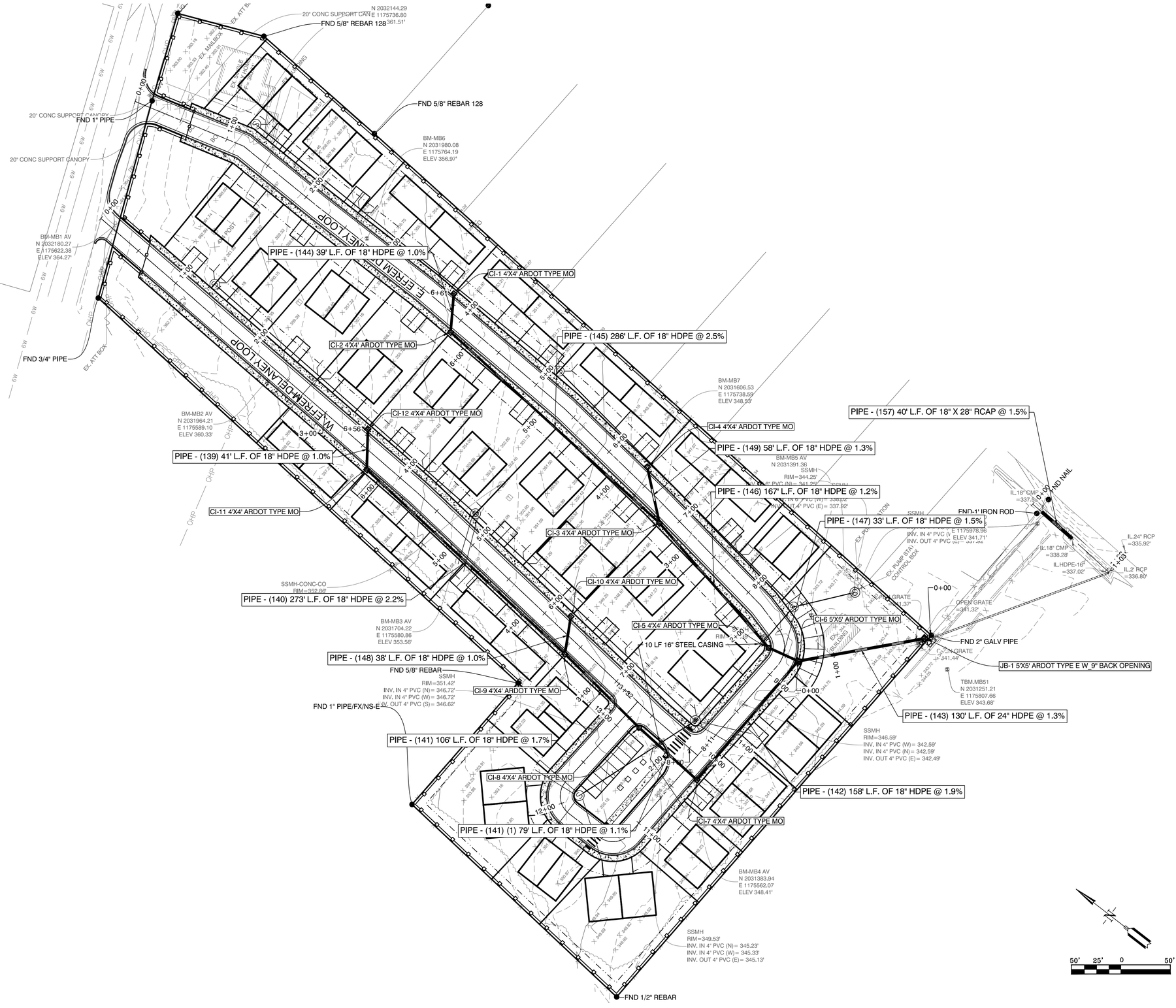
SANITARY SEWER PROFILES

PROJECT NO: 22070

DATE: JUNE 2022

SHEET NO: C2.1

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DATE	REVISION	BY

GNE Designing our client's success

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P.O. Box 116
Benton, AR 72018
3825 Mt Carmel Rd
Bryant, AR 72022
Ph (501) 408-4650
garnatengineering@gmail.com

STONE LUXURY LIVING
PLANNED UNIT DEVELOPMENT
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

STATE OF ARKANSAS
VERNON ★★★ WILLIAMS
REGISTERED PROFESSIONAL ENGINEER
★★★ NO. 9551
VERNON J. WILLIAMS

07-20-2022

CONTENTS:

GRADING & DRAINAGE PLAN

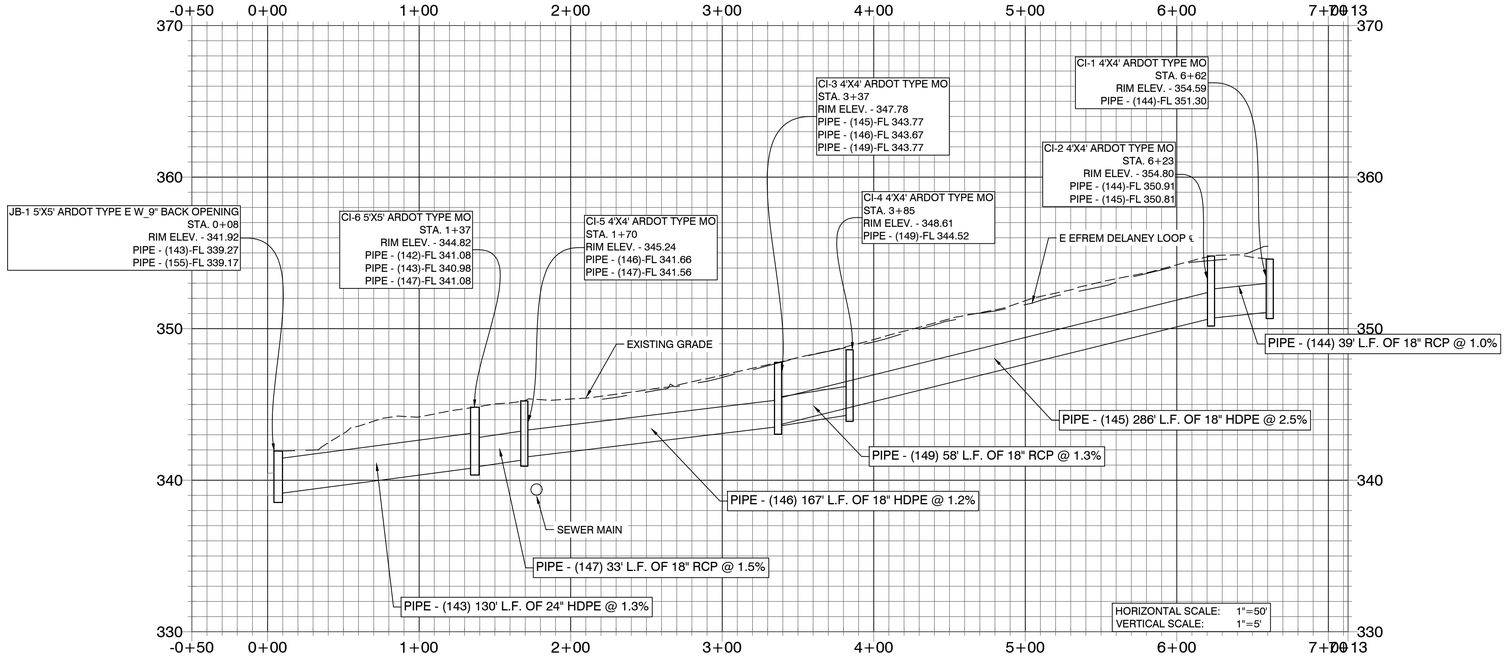
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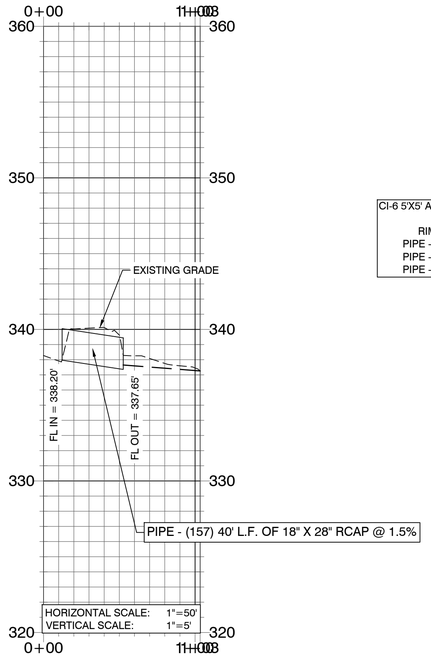
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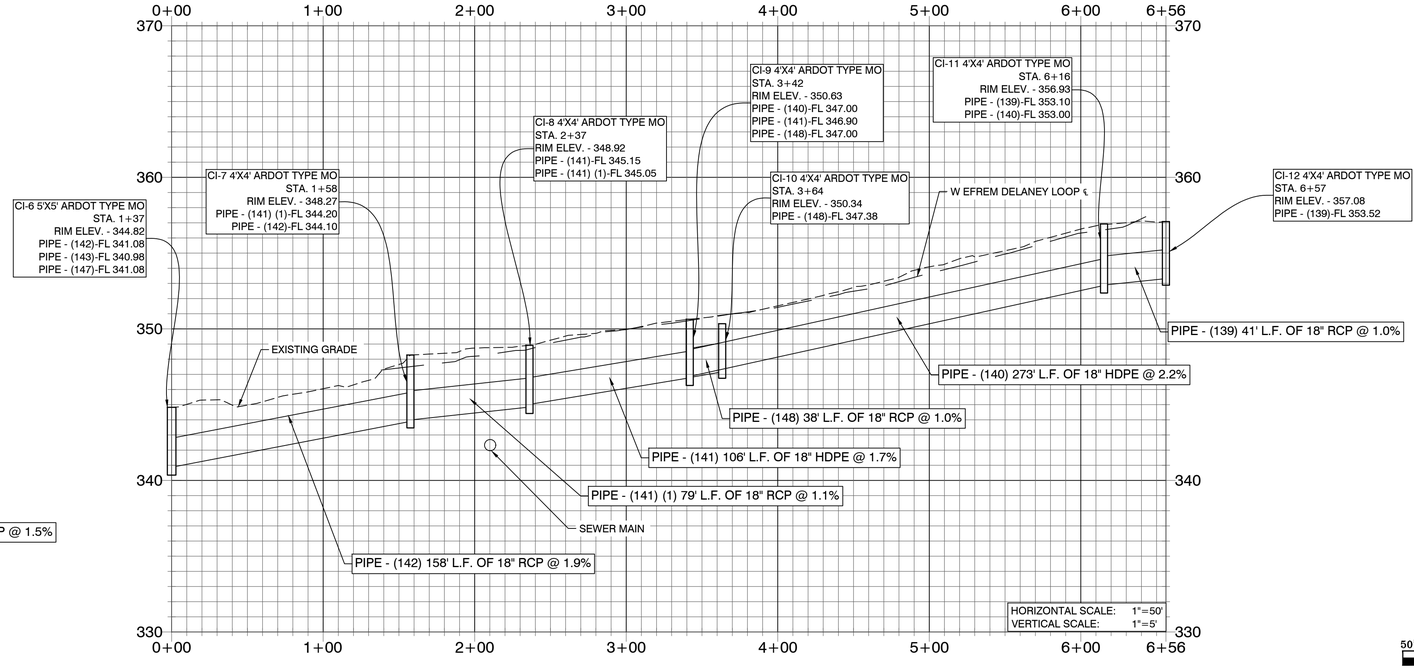
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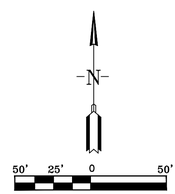


GRAVEL DRIVEWAY CULVERT PROFILE



WEST SIDE PROFILE





BY	REVISION	DATE

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GarNat Engineering, LLC
P.O. Box 116
Benton, AR 72018
3825 Mt Carmel Rd
Bryant, AR 72022
garnatengineering@gmail.com

STONE LUXURY LIVING
PLANNED UNIT DEVELOPMENT
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

STATE OF ARKANSAS
Vernon ★★★ Williams
REGISTERED PROFESSIONAL ENGINEER
★★★
NO. 9551
VERNON J. WILLIAMS

07-20-2022

CONTENTS:

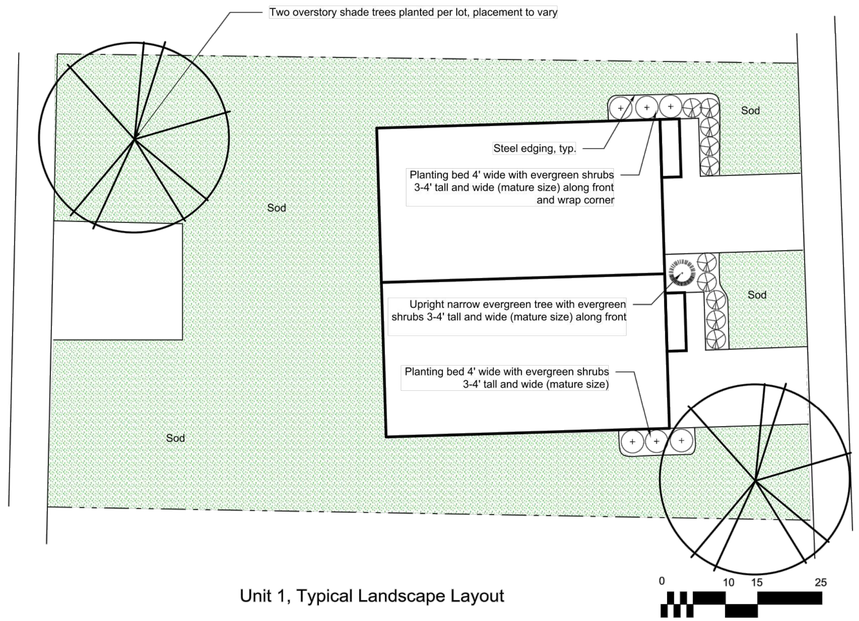
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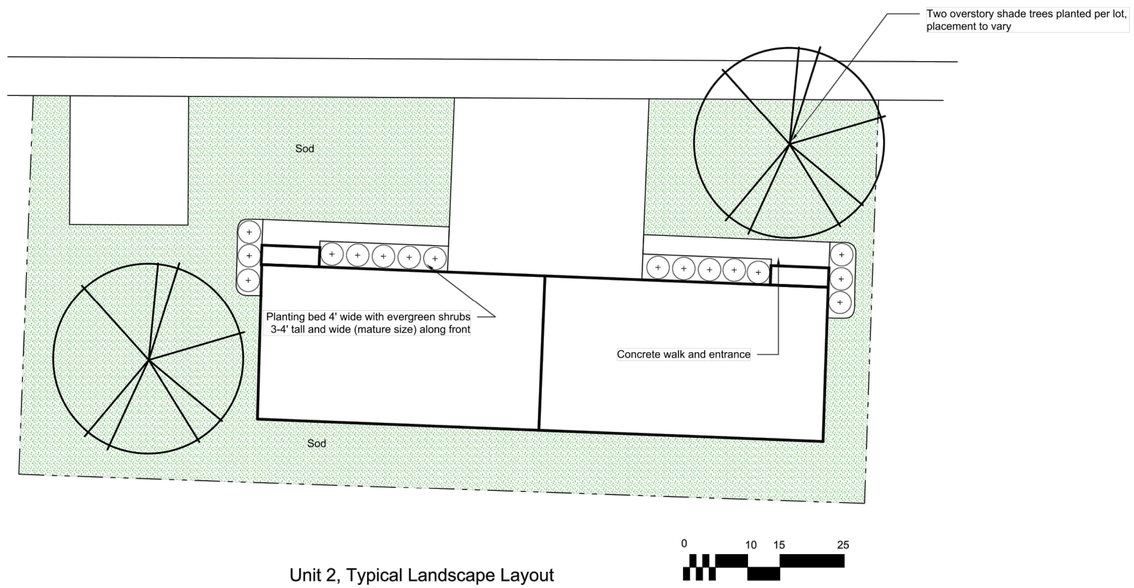
DATE: JUNE 2022

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Unit 1, Typical Landscape Layout



Unit 2, Typical Landscape Layout

BY	REVISION	DATE

GNE Designing our client's success

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P.O. Box 116
Benton, AR 72018
Ph (501) 408-4650
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Bryant, AR 72022
garnatengineering@gmail.com

STONE LUXURY LIVING
PLANNED UNIT DEVELOPMENT
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

LICENSED LANDSCAPE ARCHITECT
CHAD M. OPPENHUIZEN
NO. 5064
ARKANSAS

07-20-2022

CONTENTS:

TYPICAL LANDSCAPING PLAN

PROJECT NO: 22070

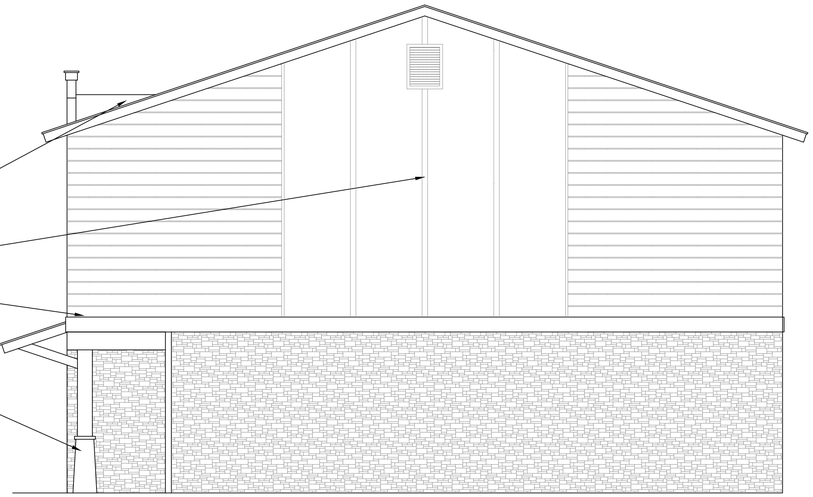
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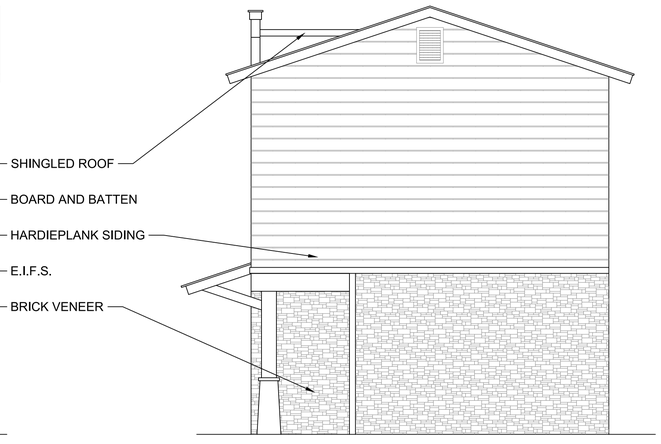
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2B - 1H - 1G SIDE ELEVATION ——— SCALE: 1/ 4'' =1'-0''



2B - 1H - 1G FRONT ELEVATION ——— SCALE: 1/ 4'' =1'-0''



SIDE ELEVATION ——— SCALE: 1/ 4'' =1'-0''

#2217

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11912 KANIS ROAD, SUITE F-8
LITTLE ROCK, ARKANSAS, 72211
(OFFICE) 501-376-3676
(FAX) 501-376-3766
tbaskinsplanning@sbcglobal.net
terry uss Architect

SHEET TITLE: CONCEPT ELEVATIONS

NEW DEVELOPMENT FOR: STONE LUXURY LIVING

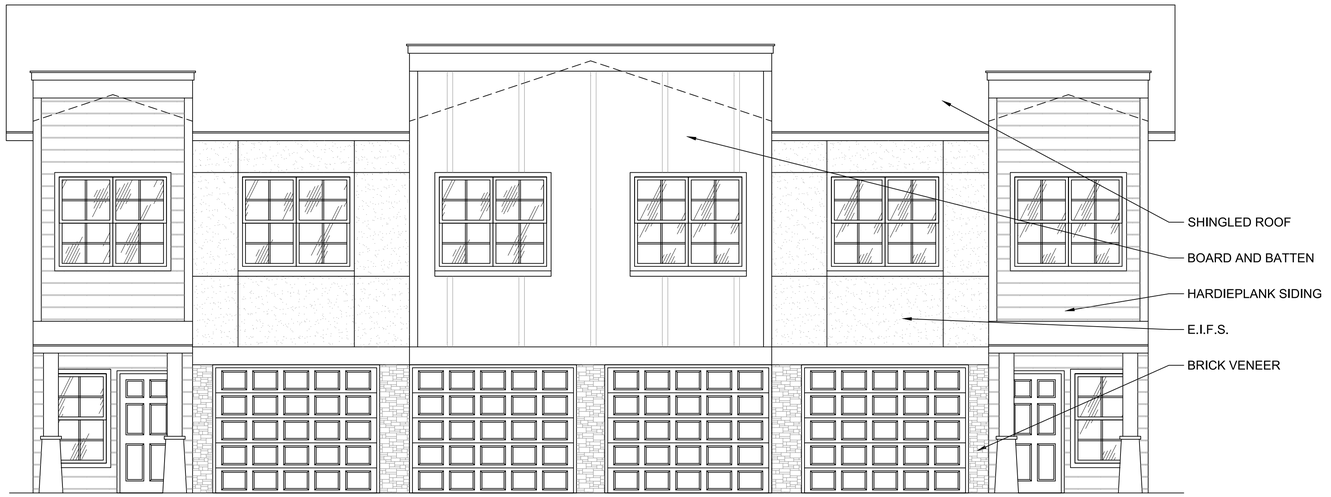
BRYANT, ARKANSAS

PROJECT # 2217

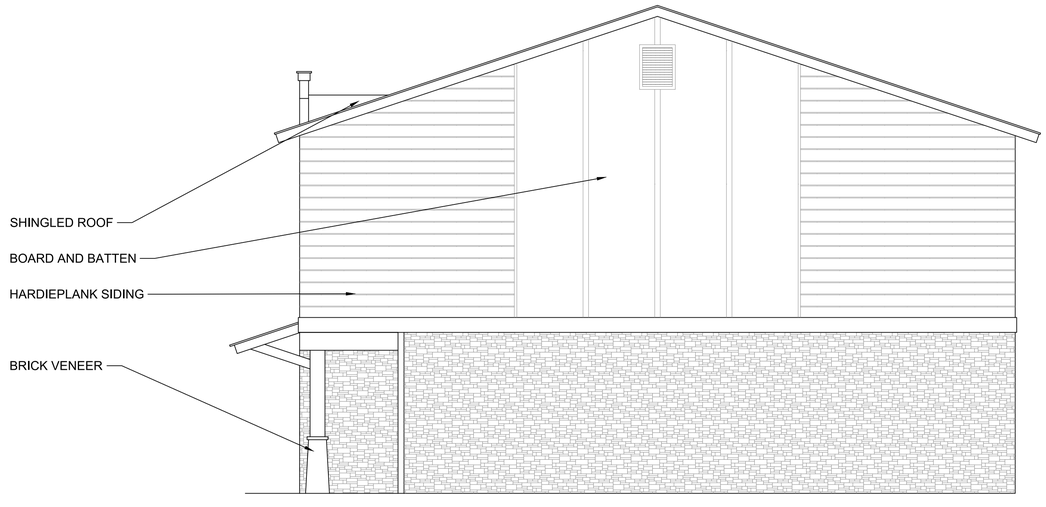
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SHEET # A 2.0

PAGE # OF



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3B - 1H - 2G SIDE ELEVATION — SCALE: 1/ 4'' = 1'-0''

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(FAX) 501-376-3766
tbaldwinplanning@sbcglobal.net
terry uss Architect

SHEET TITLE: CONCEPT ELEVATIONS

NEW DEVELOPMENT FOR: STONE LUXURY LIVING

BRYANT, ARKANSAS

PROJECT # 2217

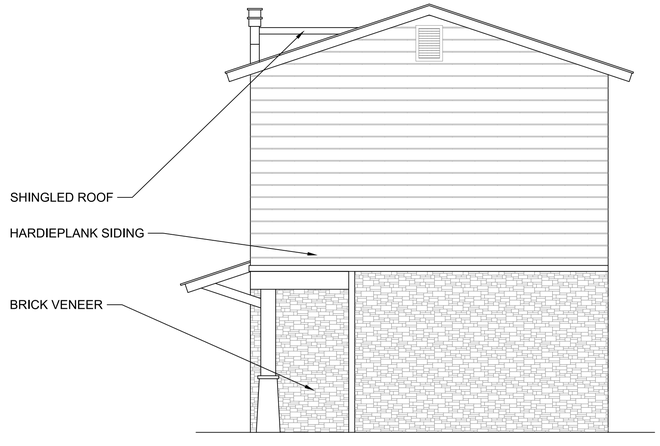
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SHEET # A 2.1

PAGE # OF



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3B - 1H - 2G SIDE ELEVATION — SCALE: 1/ 4" =1'-0"

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tbaldesignplanning@sbcglobal.net
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SHEET TITLE: CONCEPT ELEVATIONS

NEW DEVELOPMENT FOR: STONE LUXURY LIVING

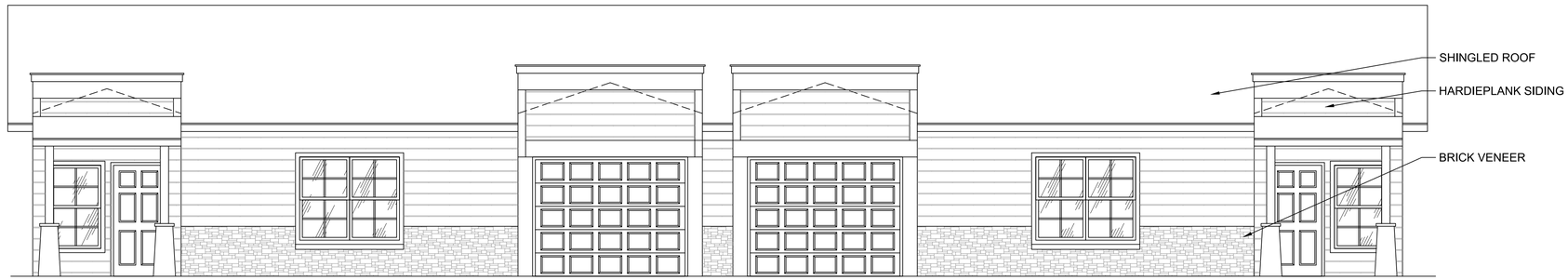
BRYANT, ARKANSAS

PROJECT # 2217

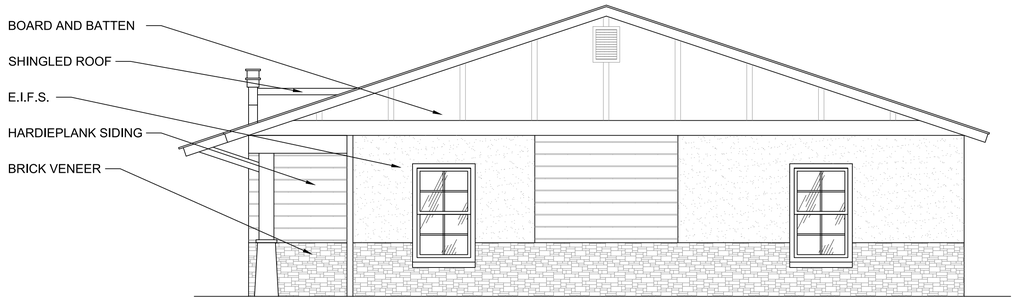
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SHEET # A 2.2

PAGE # OF



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2B FT - 1G SIDE ELEVATION — SCALE: 1/4"=1'-0"

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LITTLE ROCK, ARKANSAS, 72211
(OFFICE) 501-376-3676
(FAX) 501-376-3766
tbadesignplanning@sbcglobal.net
terry uss Architect

SHEET TITLE: CONCEPT ELEVATIONS

NEW DEVELOPMENT FOR: STONE LUXURY LIVING — BRYANT, ARKANSAS

PROJECT # 2217

DATE: 07/19/2022

SHEET # A2.3

PAGE # OF

City of Bryant, Arkansas
Community Development
210 SW 3rd Street Bryant, AR 72022
501-943-0943

Rezoning Application

Applicants are advised to read the Amendments section of Bryant Zoning Code prior to completing and signing this form. The Zoning Code is available at www.cityofbryant.com under the Planning and Community Development tab.

Date: 7/20/22

Applicant or Designee:

Name VERNON J. WILLIAMS
Address 3825 MT CARMEL RD
Phone (501) 408-4650
Email Address GARNATENGINEERING@GMAIL.COM

Property Owner (If different from Applicant):

Name ELAINE CORDELIA ENTERPRISES, INC.
Address 206 WEST DALLAS STREET CONROE, TX 77301
Phone (501) 590-6616
Email Address CARTERLOANS@ATT.NET

Property Information:

Address 9318 HIGHWAY 5 NORTH
Parcel Number 840-11637-000
Existing Zoning Classification MHP
Requested Zoning Classification PUD
Legal Description (If Acreage or Metes and Bounds description, please attach in a legible typed format)
SEE ATTACHED

Application Submission Checklist:

- [x] Letter stating request of zoning change from (Current Zoning) to (Requested Zoning) and to be placed on the Planning Commission Agenda
- [x] Completed Rezoning Application
- [x] Rezoning Application Fee ($40 fee for lot and black descriptions or $125 for acreage or metes and bound descriptions)
- [x] If someone, other than the owner, will be handling the zoning process, we will require a

letter from the owner of said property, giving him or her authority to do so.

☒ Recent surveyed plat of the property including vicinity map

Additional Requirements:

*Items below **must be completed before the public hearing can occur**. Failure to provide notices in the following manners shall require delay of the public hearing until notice has been properly made.*

☒ Publication: Public Notice shall be published by the applicant at least one (1) time fifteen (15) days prior to the public hearing at which the rezoning application will be heard. Once published please provide a proof of publication to the Community Development office. (Sample notice attached below)

☒ Posting of Property: The city shall provide signs to post on the property involved for the fifteen (15) consecutive days leading up to Public hearing. One (1) sign is required for every two hundred (200) feet of street frontage.

☒ Notification of adjacent landowners: Applicant shall attempt to inform by certified letter, return receipt requested, all owners of land within three hundred (300) feet of any boundary of the subject property of the public hearing. (Sample letter attached below)

☒ Certified list of property owners, all return receipts, and a copy of the notice shall be provided to the Community Development Department at least five (5) days prior to the public hearing.

Note: that this is not an exhaustive guideline regarding the Conditional Use Permit Process. Additional information is available in the Bryant Zoning Ordinance.

READ CAREFULLY BEFORE SIGNING

I _____, do hereby certify that all information contained within this application is true and correct. I further certify that the owner of the property authorizes this proposed application. I understand that I must comply with all City Codes that pertain to this project and that it is my responsibility to obtain all necessary permits as needed.

NOTICE OF PUBLIC HEARING

A public hearing will be held on Monday, August 8, 2022 at 6:00 P.M. at the Bryant City Office Complex, 210 Southwest 3rd Street, City of Bryant, Saline County, for the purpose of public comment on a conditional use request at the site of 9318 Hwy 5 Bivens Loop, Alexander, AR 72002. (address).

A legal description of this property can be obtained by contacting the Bryant Department of Community Development.

Rick Johnson
Chairman Board of Zoning Adjustment
City of Bryant

This notice is to be run in the legal notices section of the Saline Courier no less than 15 days prior to the public hearing.

NOTICE OF PUBLIC HEARING

July 13, 2022.

Re: Rezoning Petition

The property located at 9318 Hwy 5 Bivens Loop, approximately 500 feet southwest of Old Stage Coach Road and N Shobe Rd intersection is being considered for re-zoning from MHP to PUD .The property is more particularly described as follows:

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 SW1/4) OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS.

An application has been filed with the City of Bryant Planning Commission to re-zone the property. As part of this process a public hearing will be held on Monday August 8, 2022 at 6:00 p.m. in the Boswell Community Center, 210 Southwest 3rd Street, Bryant, Arkansas 72022.

Public comments will be accepted at that time regarding this re-zoning. Since you own property within 300 feet of the tract in consideration, you have been sent this notice via certified mail as required by city ordinance.

Should you have any questions regarding this matter you may contact the City of Bryant at 501-943-0301 or by contacting me at the information listed below.

Thank you for your consideration in this matter.

Sincerely,

Vernon Williams, P.E.
GarNat Engineering, LLC
501-408-4650
garnatengineering@gmail.com

LEGAL DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 SW1/4) OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT A FOUND NAIL FOR THE SOUTHEAST CORNER OF THE SAID SE1/4 SW1/4; THENCE N89°13'13"W - 181.11 FEET ALONG THE SOUTH LINE THEREOF TO A FOUND 2" GALVANIZED PIPE FOR THE **POINT OF BEGINNING**;
THENCE CONTINUING ALONG SAID SOUTH LINE, N88°58'06"W - 484.20 FEET TO A FOUND 1/2" REBAR;
THENCE LEAVING SAID SOUTH LINE, N3°14'21"E - 283.77 FEET TO A FOUND 1" PIPE;
THENCE S88°52'40"E - 162.83 FEET TO A FOUND 5/8" REBAR;
THENCE N2°31'32"E - 575.21 FEET TO A FOUND 3/4" PIPE LOCATED ON THE SOUTHERLY RIGHT OF WAY OF HIGHWAY 5 NORTH;
THENCE N65°14'19"E - 206.50 FEET ALONG SAID RIGHT OF WAY TO A FOUND 1" PIPE;
THENCE CONTINUING ALONG SAID RIGHT OF WAY, N66°22'14"E - 92.03 FEET TO A FOUND 5/8" REBAR W/CAP #1141;
THENCE LEAVING SAID RIGHT OF WAY, S25°06'56"E - 90.04 FEET TO A FOUND 5/8" REBAR W/CAP #128;
THENCE S1°22'59"W - 148.71 FEET TO A FOUND 5/8" REBAR W/CAP #128;
THENCE S2°00'24"W - 757.15 FEET TO THE **POINT OF BEGINNING**, CONTAINING 7.74 ACRES, MORE OR LESS. SUBJECT TO ANY EXISTING EASEMENTS AND THE RIGHT OF WAY OF HIGHWAY 5 NORTH.

NOTICE OF PUBLIC HEARING

July 13, 2022.

Re: Rezoning Petition

The property located at 9318 Hwy 5 Bivens Loop, approximately 500 feet southwest of Old Stage Coach Road and N Shobe Rd intersection is being considered for re-zoning from MHP to PUD .The property is more particularly described as follows:

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 SW1/4) OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS.

An application has been filed with the City of Bryant Planning Commission to re-zone the property. As part of this process a public hearing will be held on Monday August 8, 2022 at 6:00 p.m. in the Boswell Community Center, 210 Southwest 3rd Street, Bryant, Arkansas 72022.

Public comments will be accepted at that time regarding this re-zoning. Since you own property within 300 feet of the tract in consideration, you have been sent this notice via certified mail as required by city ordinance.

Should you have any questions regarding this matter you may contact the City of Bryant at 501-943-0301 or by contacting me at the information listed below.

Thank you for your consideration in this matter.

Sincerely,

Vernon Williams, P.E.
GarNat Engineering, LLC
501-408-4650
garnatengineering@gmail.com

SAMPLE LETTER

Date
Name
Address

RE: Rezoning Petition

The property located at _____ is being considered for rezoning from _____ to _____. The property is more particularly described as follows:

INSERT LEGAL DESCRIPTION OF PROPERTY

An application has been filed with the City of Bryant Planning Commission to rezone the property. As part of this process, a public hearing will be held on Monday _____, 2021 at 6:00 PM in the Boswell Community Center Courtroom, 210 SW 3rd Street, Bryant, AR 72022.

Public comments will be accepted at that time regarding this rezoning. Since you own property within 300 feet of the property in consideration, you have been sent this letter via certified mail as required by city ordinance.

Should you have any questions regarding this matter you may contact the City of Bryant at 501-943-0857 or by contacting me at _____.

Thank you for your consideration in this matter.

Sincerely,

Your Signature

Your Name

NOTICE OF PUBLIC HEARING

A public hearing will be held on Monday, August 8, 2022 at 6:00 P.M. at the Bryant City Office Complex, 210 Southwest 3rd Street, City of Bryant, Saline County, for the purpose of public comment on a conditional use request at the site of 9318 Hwy 5 Bivens Loop, Alexander, AR 72002. (address).

A legal description of this property can be obtained by contacting the Bryant Department of Community Development.

Rick Johnson
Chairman Board of Zoning Adjustment
City of Bryant

This notice is to be run in the legal notices section of the Saline Courier no less than 15 days prior to the public hearing.

NOTICE OF PUBLIC HEARING

July 13, 2022.

Re: Rezoning Petition

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An application has been filed with the City of Bryant Planning Commission to re-zone the property. As part of this process a public hearing will be held on Monday August 8, 2022 at 6:00 p.m. in the Boswell Community Center, 210 Southwest 3rd Street, Bryant, Arkansas 72022.

Public comments will be accepted at that time regarding this re-zoning. Since you own property within 300 feet of the tract in consideration, you have been sent this notice via certified mail as required by city ordinance.

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Thank you for your consideration in this matter.

Sincerely,

Vernon Williams, P.E.
GarNat Engineering, LLC
501-408-4650
garnatengineering@gmail.com

OWNERSHIP/ZONE SEARCH

Date: July 5, 2022
File Number: 22-019151-050
Prepared For: GarNat Engineering

Lenders Title Company has searched the records of the Real Estate Records of Saline County, Arkansas to determine the apparent ownership of property within 300 feet of the perimeter of the following described property as of June 10, 2022 at 8:00 a.m.

Tract 1:

That part of the SE ¼ of the SW ¼ of Section 12, T-1-S, R-14-W, Saline County, Arkansas, more particularly described as follows: Beginning 287 feet North and 492.5 feet West of the SE corner of the SW ¼ of said Sec. 12, thence East 142.1 feet; thence North 637.5 feet to the Southerly right of way of State Highway No. 5; thence South-West along said right of way 150 feet; thence Southerly 576 feet to the point of beginning.

Tract 2:

Part of the SW ¼ of Sec.12, T-1-S, R-14-W, described as follows: Starting at a point 657.2 ft. west of the Quarter Sect. between Sects's. 12 & 13 for a point of beginning; thence run North 287 ft. thence East 306.8 ft.; thence South 287 ft; thence West 306.8 ft. to the point of beginning, containing 2 acres, more or less, being the South 2 acres of Tract 7 of an Unrecorded survey of W. F. Ault's Subdivision.

Tract 3:

All that part of the Southeast Quarter of Southwest Quarter, Sec. 12, T-1-S, R-14-W, described as follows: Beginning on the South line of said Southeast Quarter, Southwest Quarter at a point that is 175.2 ft. West of the Southeast corner of said Southeast Quarter, Southwest Quarter, run, thence North 919.5 ft. to a point that is 132.5 feet South of the center of state Highway #70, thence North 26° West 119.5 feet to the center of said Highway #70, thence Southwesterly along center of said Highway, 135 feet; thence South 963.7 feet to the South line of the Southeast Quarter, Southwest Quarter, thence East 175.2 feet to the point of beginning.

Following is a list of apparent owners of property within 300 feet of the perimeter of the above described property as reflected by the records of the Real Estate Records of Saline County, Arkansas:

* Elaine Cordelia Enterprises, Inc.
206 W Dallas Street
Conroe, TX, 77301

* - Owner of the property.

1 OKO Holdings, LLC
2206 Richland Park Road
Bryant, AR, 72022

2 Anna International, LLC
P.O. Box 716
Little Rock, AR, 72203

3 Brian H or Katie Brooks
5225 North Shobe Road
Alexander, AR, 72002

4 Gleason F. McGuire
5224 N Shobe Road
Alexander, AR, 72002

5 Miguel A. and Marta Portillo
600 SW Third Street
Bryant, AR, 72022

6 T & T Properties, LLC
5218 N Shobe Road
Bryant, AR, 72022

7 Terry Lee or Shelly Marie Martin
5206 N Shobe Road
Alexander, AR, 72022

8 Henry Rusty and Chris F. Hatfield
5210 N Shobe Road
Alexander, AR, 72002

9 Marsha G. Dorman-Fleming
1015 Kenwood
Benton, AR, 72019

10 Ashley Vargas
5112 N Shobe Road
Alexander, AR, 72002

11 Bobby Glenn McCallister
5023 North Shobe Road
Alexander, AR, 72002

12 Gary C. McCallister
5003 North Shobe Road
Alexander, AR, 72002

13 Jose Bueco
53 Biverns Loop
Alexander, AR, 72002

14 Wilson A and Delmi Veliz

14 9922 Reed Street
Alexander, AR, 72002

15 Rachel J. Boyle
5004 N Shobe Road
Alexander, AR, 72002

16 Whiting Properties, LLC
9100 Highway 5 North
Alexander, AR, 72002

17 Quincy W. Singleton
9220 Highway 5 North
Little Rock, AR, 72002

18 Allen E & Lavette Shivers
1112 Woodland Park Road
Bryant, AR, 72002

19 Marilyn K. Scott
9117 Highway 5 North
Alexander, AR, 72002

20 Bobby R & Linda L. Carter
12604 Sardis Road
Mabelvale, AR, 721033

21 Diamond Development, II
1599 Lawson Oaks
Little Rock, AR, 72210

22 Tyler D & Amanda L. Tarver
P.O. Box 41
Bauxite, AR, 72011

23 Yellow Store Holdings, LLC
C/O Colliers International
P. O. Box 3546
Little Rock, AR, 72203

This Ownership/Zone Search is intended for the exclusive use of the addressee for informational purposes only. Lenders Title Company is not expressing or attempting to express an opinion as to the validity of the title to the above described property or property noted as being within 300 feet thereof (collectively referred to as "the property"), the accuracy of the addresses, nor as to the validity of any interests or encumbrances, both recorded and unrecorded, that pertain to the property. While Lenders Title Company believes that the information stated above is accurate, no assurances are made nor is any liability assumed by Lenders Title Company for any incorrect information stated herein or omitted herefrom. For assurances as to the title to the property, addressee should obtain a title insurance commitment/policy.

Sincerely,

Lenders Title Company
Arkansas License No. IA-82
By: Ryan T. Harrell
Title Agent License Number: 16170328

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☐ Return Receipt (electronic)	$0.00	Postmark Here
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☐ Adult Signature Required	$0.00	
☐ Adult Signature Restricted Delivery	$	
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Total Postage and Fees	$7.85	07/14/2022

BENTON POST OFFICE 72015 JUL 14 2022 USPS

Sent To: Anna International, LLC
Street and Apt. No., or PO Box No.: P.O. Box 716
City, State, ZIP+4®: Little Rock, AR, 72203

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☐ Return Receipt (hardcopy)	$0.00	
☐ Return Receipt (electronic)	$0.00	Postmark Here
☐ Certified Mail Restricted Delivery	$0.00	
☐ Adult Signature Required	$0.00	
☐ Adult Signature Restricted Delivery	$	
Postage	$0.60	
Total Postage and Fees	$7.85	07/14/2022

BENTON POST OFFICE 72015 JUL 14 2022 USPS

Sent To: OKO Holdings, LLC
Street and Apt. No., or PO Box No.: 2206 Richland Powk Road
City, State, ZIP+4®: Bryant, AR, 72022

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Extra Services & Fees (check box, add fee as appropriate)	$3.25	
☐ Return Receipt (hardcopy)	$0.00	
☐ Return Receipt (electronic)	$0.00	Postmark Here
☐ Certified Mail Restricted Delivery	$0.00	
☐ Adult Signature Required	$0.00	
☐ Adult Signature Restricted Delivery	$	
Postage	$0.60	
Total Postage and Fees	$7.85	07/14/2022

BENTON POST OFFICE 72015 JUL 14 2022 USPS

Sent To: Gleason F. McGuire
Street and Apt. No., or PO Box No.: 5224 N Shobe Road
City, State, ZIP+4®: Alexander, AR, 72002

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☐ Return Receipt (hardcopy)	$0.00	
☐ Return Receipt (electronic)	$0.00	Postmark Here
☐ Certified Mail Restricted Delivery	$0.00	
☐ Adult Signature Required	$0.00	
☐ Adult Signature Restricted Delivery	$	
Postage	$0.60	
Total Postage and Fees	$7.85	07/14/2022

BENTON POST OFFICE 72015 JUL 14 2022 USPS

Sent To: Brian H or Katie Brooks
Street and Apt. No., or PO Box No.: 5225 North Shobe Road
City, State, ZIP+4®: Alexander, AR, 72002

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☐ Return Receipt (hardcopy)	$0.00	
☐ Return Receipt (electronic)	$0.00	Postmark Here
☐ Certified Mail Restricted Delivery	$0.00	
☐ Adult Signature Required	$0.00	
☐ Adult Signature Restricted Delivery	$	
Postage	$0.60	
Total Postage and Fees	$7.85	07/14/2022

BENTON POST OFFICE 72015 JUL 14 2022 USPS

Sent To: T&T Properties, LLC
Street and Apt. No., or PO Box No.: 5218 N Shobe Road
City, State, ZIP+4®: Bryant, AR 72022

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☐ Return Receipt (hardcopy)	$0.00	
☐ Return Receipt (electronic)	$0.00	Postmark Here
☐ Certified Mail Restricted Delivery	$0.00	
☐ Adult Signature Required	$0.00	
☐ Adult Signature Restricted Delivery	$	
Postage	$0.60	
Total Postage and Fees	$7.85	07/14/2022

BENTON POST OFFICE 72015 JUL 14 2022 USPS

Sent To: Miguel A. and Manda Portillo
Street and Apt. No., or PO Box No.: 600 SW Third Street
City, State, ZIP+4®: Bryant, AR, 72022

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☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.60
Total Postage and Fees	$7.85

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Sent To: Henry Rusty and Chris F. Hatfield
Street and Apt. No., or PO Box No.: 5210 N Shobe Road
City, State, ZIP+4®: Alexander, AR, 72002

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☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.60
Total Postage and Fees	$7.85

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07/14/2022

Sent To: Terry Lee or Shelly Marie Martin
Street and Apt. No., or PO Box No.: 5206 N Shobe Road
City, State, ZIP+4®: Alexander, AR, 72022

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☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
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☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.60
Total Postage and Fees	$7.85

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Sent To: Ashley Vaughs
Street and Apt. No., or PO Box No.: 5112 N Shobe Road
City, State, ZIP+4®: Alexander, AR, 72002

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Postage	$0.60
Total Postage and Fees	$7.85

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Sent To: Marsha G. Dorman-Fleming
Street and Apt. No., or PO Box No.: 1015 Kenwood
City, State, ZIP+4®: Benton, AR, 72019

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Postage	$0.60
Total Postage and Fees	$7.85

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Sent To: Gary C. McCallister
Street and Apt. No., or PO Box No.: 5003 North Shobe Road
City, State, ZIP+4®: Alexander, AR, 72002

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☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.60
Total Postage and Fees	$7.85

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Sent To: Bobby Glenn McCallister
Street and Apt. No., or PO Box No.: 5023 North Shobe Road
City, State, ZIP+4®: Alexander, AR, 72002

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☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.60
Total Postage and Fees	$7.85

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07/14/2022

Sent To: Tyler D & Amanda L. Tarver
Street and Apt. No., or PO Box No.: P.O. Box 41
City, State, ZIP+4®: Bauxite, AR, 72011

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☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.60
Total Postage and Fees	$7.85

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07/14/2022

Sent To: Yellow Stone Holdings, LLC
Street and Apt. No., or PO Box No.: P.O. Box 3546
City, State, ZIP+4®: Little Rock, AR, 72203

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☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.60
Total Postage and Fees	$7.85

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07/14/2022

Sent To: Bobby R & Linda L. Causley
Street and Apt. No., or PO Box No.: 12604 Saudis Rd
City, State, ZIP+4®: Mabelvale, AR, 721033

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☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.60
Total Postage and Fees	$7.85

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07/14/2022

Sent To: Diamond Development, II
Street and Apt. No., or PO Box No.: 1599 Lawson Oaks
City, State, ZIP+4®: Little Rock, AR, 72210

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☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.60
Total Postage and Fees	$7.85

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07/14/2022

Sent To: Allen E & Lavette Shivers
Street and Apt. No., or PO Box No.: 1112 Woodland Park Road
City, State, ZIP+4®: Bryant, AR, 72002

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☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.60
Total Postage and Fees	$7.85

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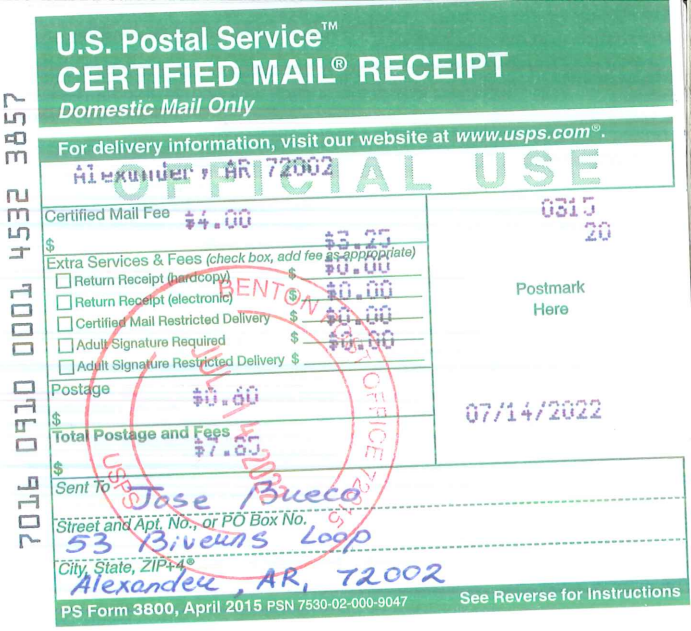
07/14/2022

Sent To: Marilyn K. Scott
Street and Apt. No., or PO Box No.: 9117 Highway 5 North
City, State, ZIP+4®: Alexander, AR, 72002

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Alexander, AR 72002
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☐ Return Receipt (hardcopy) $ $0.00
☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.60
Total Postage and Fees $7.85
0315 20
Postmark Here
07/14/2022
BENTON POST OFFICE 72015 JUL 14 2022 USPS
Sent To: Wilson A and Delmi Veliz
Street and Apt. No., or PO Box No.: 9922 Reed Street
City, State, ZIP+4®: Alexander, AR, 72002
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7016 0910 0001 4532 3864



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Certified Mail Fee $4.00 — $3.25
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $ $0.00
☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.60
Total Postage and Fees $7.85
0315 20
Postmark Here
07/14/2022
BENTON POST OFFICE 72015 JUL 14 2022 USPS
Sent To: Jose Bueca
Street and Apt. No., or PO Box No.: 53 Bivens Loop
City, State, ZIP+4®: Alexander, AR, 72002
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7016 0910 0001 4532 3857



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Certified Mail Fee $4.00 — $3.25
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $ $0.00
☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.60
Total Postage and Fees $7.85
0315 20
Postmark Here
07/14/2022
BENTON POST OFFICE 72015 JUL 14 2022 USPS
Sent To: Whiting Properties, LLC
Street and Apt. No., or PO Box No.: 9100 Highway 5 North
City, State, ZIP+4®: Alexander, AR, 72002
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7016 0910 0001 4532 3888



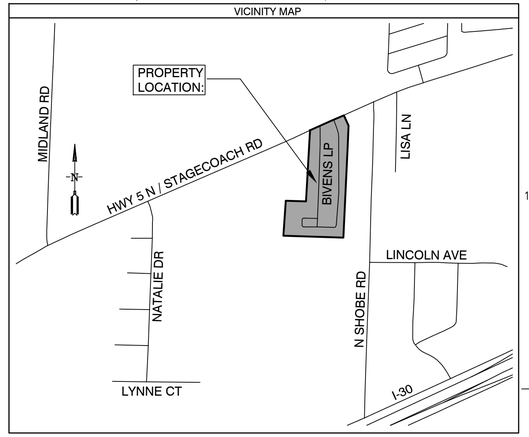
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Alexander, AR 72002
OFFICIAL USE
Certified Mail Fee $4.00 — $3.25
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $ $0.00
☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.60
Total Postage and Fees $7.85
0315 20
Postmark Here
07/14/2022
BENTON POST OFFICE 72015 JUL 14 2022 USPS
Sent To: Rachel J. Boyle
Street and Apt. No., or PO Box No.: 5004 N Shobe Road
City, State, ZIP+4®: Alexander, AR, 72002
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7016 0910 0001 4532 3871



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BENTON POST OFFICE 72015 JUL 14 2022 USPS
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City, State, ZIP+4®: Little Rock, AR, 72002
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7016 0910 0001 4532 3895

SURVEY LEGEND
△- Found monument
●- Computed point
⊙- Set #4 RB/Plas. Cap
(M)-Measured
(R)-Recorded Survey
(P)-Platted

VICINITY MAP



PROPERTY DESCRIPTION:

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 SW1/4) OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT A FOUND NAIL FOR THE SOUTHEAST CORNER OF THE SAID SE1/4 SW1/4; THENCE N89°13'13"W - 181.11 FEET ALONG THE SOUTH LINE THEREOF TO A FOUND 2" GALVANIZED PIPE FOR THE **POINT OF BEGINNING**;
THENCE CONTINUING ALONG SAID SOUTH LINE, N88°58'06"W - 484.20 FEET TO A FOUND 1/2" REBAR;
THENCE LEAVING SAID SOUTH LINE, N3°14'21"E - 283.77 FEET TO A FOUND 1" PIPE;
THENCE S88°52'40"E - 162.83 FEET TO A FOUND 5/8" REBAR;
THENCE N2°31'32"E - 575.21 FEET TO A FOUND 3/4" PIPE LOCATED ON THE SOUTHERLY RIGHT OF WAY OF HIGHWAY 5 NORTH;
THENCE N65°14'19"E - 206.50 FEET ALONG SAID RIGHT OF WAY TO A FOUND 1" PIPE;
THENCE CONTINUING ALONG SAID RIGHT OF WAY, N66°22'14"E - 92.03 FEET TO A FOUND 5/8" REBAR W/CAP #1141;
THENCE LEAVING SAID RIGHT OF WAY, S25°06'56"E - 90.04 FEET TO A FOUND 5/8" REBAR W/CAP #128;
THENCE S1°22'59"W - 148.71 FEET TO A FOUND 5/8" REBAR W/CAP #128;
THENCE S2°00'24"W - 757.15 FEET TO THE POINT OF BEGINNING, CONTAINING 7.74 ACRES, MORE OR LESS. SUBJECT TO ANY EXISTING EASEMENTS AND THE RIGHT OF WAY OF HIGHWAY 5 NORTH.

DOCUMENTS USED:

- BOOK 2021 PAGE 16880 WD BIVENS TO ELAINE CORDELIA ENTERPRISES, INC.

BASIS OF BEARINGS:

BENCHMARK(S) PROVIDED ARE REBAR AND COORDINATES ON BENCHMARKS ARE NORTH AMERICAN DATUM 1983, ARKANSAS SOUTH ZONE, US SURVEY FEET, GRID COORDINATES AND ELEVATIONS ARE NAVD 1988. COORDINATES AND ELEVATIONS WERE ESTABLISHED USING GPS AND WERE PROCESSED USING THE NATIONAL GEODETIC SURVEY'S "ONLINE POSITIONING USER SERVICE" (OPUS).

CERTIFICATIONS:

BY AFFIXING MY SEAL AND SIGNATURE, I GEORGE P. WOODEN, PS NO.1573, HEREBY CERTIFY THAT THIS DRAWING CORRECTLY DEPICTS A SURVEY COMPILED UNDER MY SUPERVISION ON JUNE 7, 2022.

THIS SURVEY WAS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHERS AND DOES NOT REPRESENT A TITLE SEARCH.

THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "X" OF THE F.E.M.A. MAP PANEL 05125C0240E EFFECTIVE DATE JUNE 05, 2020.

CERTIFICATE OF AUTHORIZATION
GarNat Engineering, LLC.
No. 2174
ARKANSAS

60' 30' 0 60'

SURVEY PLAT CODE:
500-01S-14W-0-12-320-62-1573

BY	REVISION	DATE

GNE Designing our client's success
GarNat Engineering, LLC
P.O. Box 116
Benton, AR 72018
Ph (501) 408-4650
3825 Mt Carmel Rd
Bryant, AR 72022
garnatengineering@gmail.com

FOR USE & BENEFIT OF:
ELAINE CORDELIA ENTERPRISES, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1573
SIGNATURE
GEORGE P. WOODEN
1573
2022

6-7-22

CONTENTS:
BOUNDARY SURVEY

PROJECT NO:
22070

DATE:
JUNE 7, 2022

SHEET NO:
V2.0

J:\Projects\2022 Projects\22070 Vanderbeek Park CR Retone Eden Cordelia Enterprises Inc 8305 Hwy 5 Bryant\pdfs\Survey\220701 8305 Hwy 5 Bryant Loop Property Survey-060722.dwg

SALINE COUNTY PLANNING BOARD
SALINE COUNTY COURTHOUSE
200 N. MAIN, ROOM 112
BENTON, AR 72015
(501) 303-5701 PHONE
(501) 315-1338 FAX
EMAIL: John.Wofford@salinecounty.org

July 19, 2022

Barker Excavating
Mr. Roger Barker
10085 Old Congo Road
Benton, AR 72019

Ref: Maintenance Bond to Cover Grace Village Phase 3

Dear Mr. Barker,
After our inspections of the newly constructed roads and drainage facilities and satisfactory results of a representative measurements to determine final in place base gravel (minimum of 8") and observing the laying of asphalt (minimum of 3") thick and satisfactory results of a roll test of the sub-grade and base gravel density test (minimum 98% modified), the roads are deemed to be complete and constructed to County standards.

At this time, a maintenance bond to ensure Barker Excavating either will correct any defects that arise or Saline County is compensated for costs resulting from repairs of any defects identified for a period of one year is required. The amount of bond is calculated as $25.00 per constructed feet of road. Based on the preliminary Plat, the total footage of constructed road is 1152 feet.

Required Maintenance Bond is 1152 x $25.00 = $28,800.0

The date of expiration of this bond will be one year from the date the bond is issued.

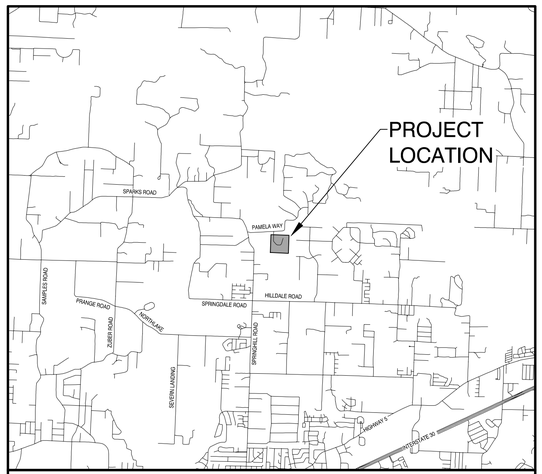
Thanks,

John Wofford
Saline County Engineer

CONSTRUCTION PLANS FOR

GRACE VILLAGE SUBDIVISION - PHASE 3
CITY OF BRYANT,
SALINE COUNTY, ARKANSAS

REVISED AS CONSTRUCTED 7/20/22



VICINITY MAP - SALINE COUNTY, AR



Prepared by:

GarNat Engineering, LLC

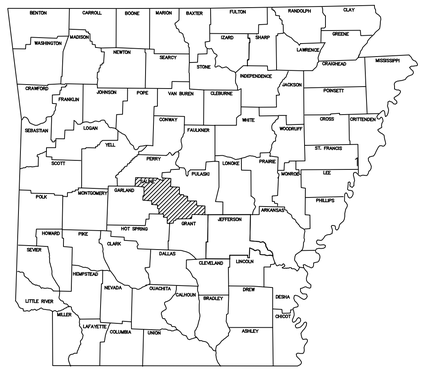
Designing our client's success

www.garnatengineering.com

P.O. Box 116
Benton, AR 72018
Ph (501) 408-4650

3825 Mt Carmel Road
Bryant, AR 72022
Fx (888) 900-3068

RECORD DRAWING



ARKANSAS

DRAWING INDEX:

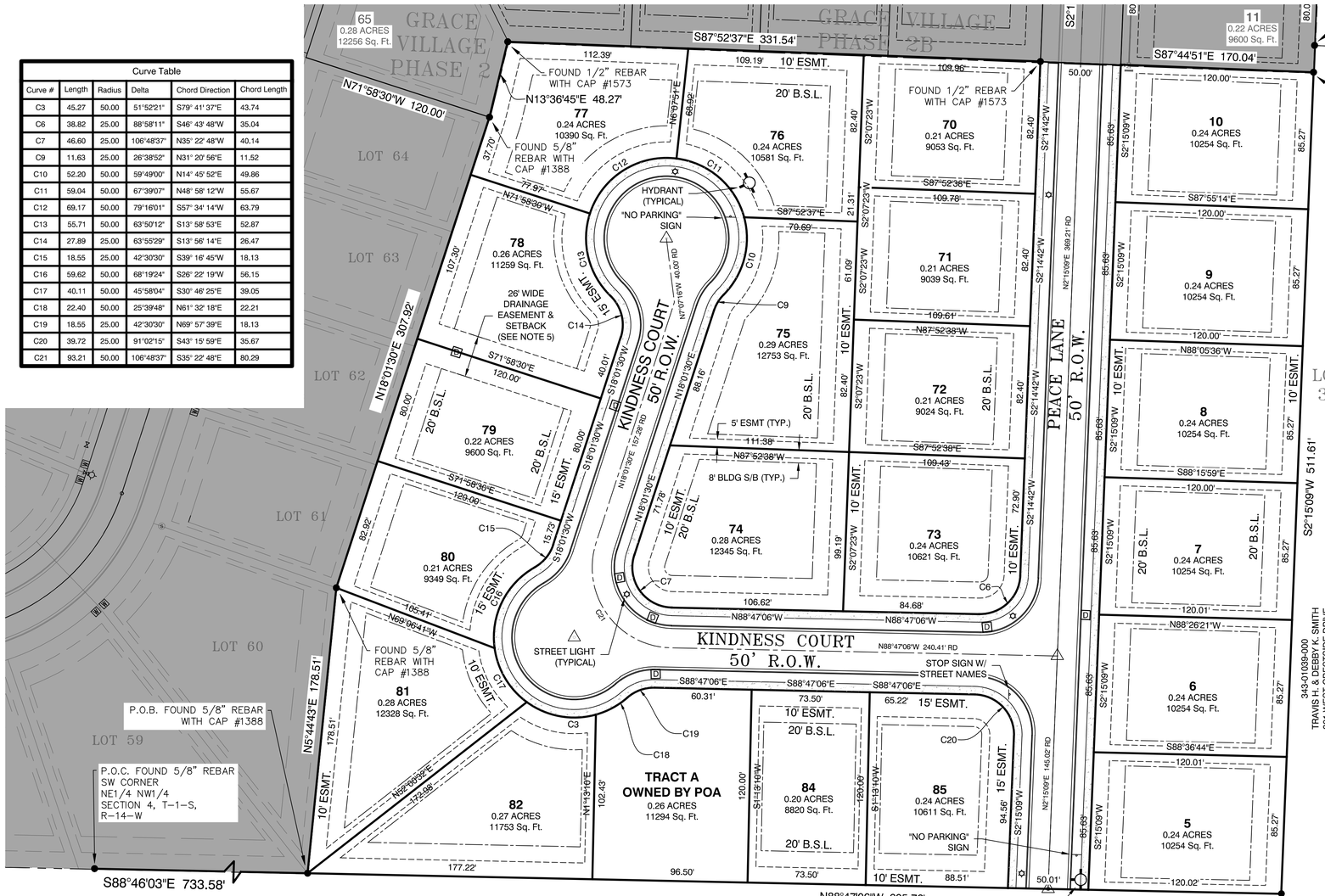
1	FINAL PLAT
2	OVERALL WATER & SEWER PLAN
3	STREET & DRAINAGE PLAN
4	PEACE LANE PROFILE
5	KINDNESS COURT PROFILE
6	SANITARY SEWER PROFILE SSMH-1 TO SSMH-2
7	DRAINAGE PROFILES
8	SPILLWAY DETAILS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
NO. 9551
VERNON L. WILLIAMS

1-20-2021

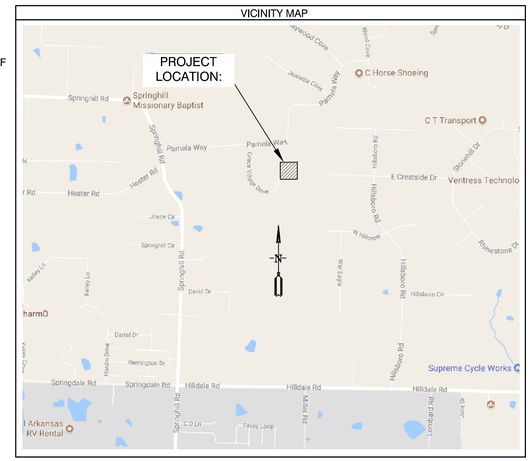
CERTIFICATE OF AUTHORIZATION
GarNat Engineering, LLC.
No. 2174
ARKANSAS

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C3	45.27	50.00	51°52'21"	S79° 41' 37"E	43.74
C6	38.82	25.00	88°58'11"	S46° 43' 48"W	35.04
C7	46.60	25.00	106°48'37"	N35° 22' 48"W	40.14
C9	11.63	25.00	26°38'52"	N31° 20' 56"E	11.52
C10	52.20	50.00	59°49'00"	N14° 45' 52"E	49.86
C11	59.04	50.00	67°39'07"	N48° 58' 12"W	55.67
C12	69.17	50.00	79°16'01"	S57° 34' 14"W	63.79
C13	55.71	50.00	63°50'12"	S13° 58' 53"E	52.87
C14	27.89	25.00	63°55'29"	S13° 56' 14"E	26.47
C15	18.55	25.00	42°30'30"	S39° 16' 45"W	18.13
C16	59.62	50.00	68°19'24"	S26° 22' 19"W	56.15
C17	40.11	50.00	45°58'04"	S30° 46' 25"E	39.05
C18	22.40	50.00	25°39'48"	N61° 32' 18"E	22.21
C19	18.55	25.00	42°30'30"	N69° 57' 39"E	18.13
C20	39.72	25.00	91°02'15"	S43° 15' 59"E	35.67
C21	93.21	50.00	106°48'37"	S35° 22' 48"E	80.29



FINAL PLAT
GRACE VILLAGE SUBDIVISION
PHASE 3
SALINE COUNTY, ARKANSAS

VICINITY MAP



BASIS OF BEARINGS:

NAD 83 ARKANSAS GRID SOUTH ZONE (GPS)

CERTIFICATIONS:

By affixing my seal and signature, I George P. Wooden, PLS No. 1573, hereby certify that this drawing correctly depicts a survey compiled under my supervision dated January 15, 2021.

According the the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Saline County unincorporated areas, panel # 05125C0225E dated 6/5/2020 , no portion of the property described hereon does lie within the 100 year flood hazard boundary.

SURVEY PLAT CODE:
500-01S-14W-0-04-410-62-1573

SURVEY LEGEND
- △ - Computed point
- ● - Found monument
- ◉ - Set #4 RB/Plas. Cap
- (M)-Measured
- (R)-Record
- (P)-Platted

GENERAL NOTES:

1. ALL STREETS & DRAINAGE TO MEET CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS.
2. ALL TRAFFIC CONTROL DEVICES SHALL MEET THE REQUIREMENTS OF CITY OF BRYANT STANDARD SPECIFICATIONS PER PART 4.9
3. NO FENCES CAN BE CONSTRUCTED IN DRAINAGE EASEMENTS WHERE OPEN DITCHES EXIST.
4. ROADS WILL BE MAINTAINED, INSPECTED, & ACCEPTED BY SALINE COUNTY.
5. NO FENCES SHALL BE BUILT WITHIN DRAINAGE EASEMENTS.
6. NO POOLS OR PERMANENT STRUCTURES SHALL BE BUILT IN EASEMENTS.
7. NO FENCES SHALL BE BUILT IN ROAD RIGHT-OF-WAY OR ACCESS EASEMENTS.

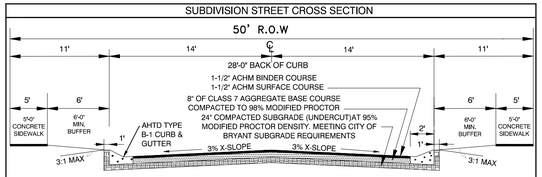
PROPERTY SPECIFICATIONS:

ZONING CLASSIFICATION: R-1.S
MIN. LOT SIZE: 8,800 S.F.
NUMBER OF LOTS: 22
SOURCE OF WATER: SALEM WATER
SOURCE OF SEWER: CITY OF BRYANT

BUILDING SETBACKS:
FRONT - 20' OR AS SHOWN
REAR - 20' OR AS SHOWN
SIDE - 8' OR AS SHOWN

EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
FRONT - 10' OR AS SHOWN
REAR - 10' OR AS SHOWN
SIDE - 5' OR AS SHOWN
STREET RIGHT OF WAYS: 50' OR AS SHOWN
STREET WIDTH: 28' BOC TO BOC
LOT CORNERS: SET #4 REBAR WITH CAP

SUBDIVISION STREET CROSS SECTION



PROPERTY DESCRIPTION:

GRACE VILLAGE PHASE 3 LEGAL DESCRIPTION:

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4 NW1/4) OF SECTION 4, TOWNSHIP 01 SOUTH, RANGE 14 WEST, IN SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, BEING A FOUND 5/8" REBAR; THENCE S88°46'03"E A DISTANCE OF 733.58 FEET TO A FOUND 5/8" REBAR WITH CAP #1388 FOR THE POINT OF BEGINNING; THENCE N5°44'43"E A DISTANCE OF 178.51 FEET TO A FOUND 5/8" REBAR WITH CAP #1388; THENCE N18°01'30"E A DISTANCE OF 307.92 FEET TO A FOUND 5/8" REBAR WITH CAP #1388 AT THE SOUTHEAST CORNER OF LOT 65 OF GRACE VILLAGE PHASE 2; THENCE N13°36'45"E, ALONG SAID EAST LINE OF GRACE VILLAGE PHASE 2, A DISTANCE OF 48.27 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 AT THE NORTHEAST CORNER OF LOT 65 AND THE SOUTHWEST CORNER OF LOT 66 OF GRACE VILLAGE SUBDIVISION PHASE 2B; THENCE S87°52'37"E, ALONG THE SOUTH LINE OF SAID PHASE 2B, 331.54 FEET TO A FOUND 1/2" REBAR WITH CAP #1573; THENCE S87°44'51"E, CONTINUING ALONG SOUTH LINE OF SAID PHASE 2B, 170.04 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 LOCATED ON THE WEST LINE OF LOT 39 OF THE HILLS PHASE 5; THENCE S2°15'09"W, ALONG SAID WEST LINE OF THE HILLS PHASE 5, A DISTANCE OF 511.61 FEET TO A FOUND DRILL STEM IN A STONE COLLAR AT THE SOUTHEAST CORNER OF THE SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4; THENCE N88°47'06"W, ALONG THE SOUTH LINE OF THE SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 605.76 FEET TO THE POINT OF BEGINNING; CONTAINING 291,688 SQUARE FEET (6.70 ACRES), MORE OR LESS.

PLAT CERTIFICATES:

OWNER:
Name: James H. Brown, Broken Bow Development, Inc.
Address: #9 Mountain View Court, Little Rock, Arkansas 72212

DEVELOPER:
Name: James H. Brown, Broken Bow Development, Inc.
Address: #9 Mountain View Court, Little Rock, Arkansas 72212

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: _____ Signed: _____
Name: James H. Brown
Address: #9 Mountain View Court Little Rock, Arkansas 72212

Source of Title Saline County: Deed Book 2009 , Page 101708

CERTIFICATE OF ENGINEERING ACCURACY:

I, Vernon J. Williams, 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 locations, size, type, and material are correctly shown; and that all requirements of the City of Bryant Subdivision Rules and Regulations have been fully complied with.

Date: _____ Signed: _____
Vernon J. Williams
Registered Professional Engineer
No. 9551, Arkansas

CERTIFICATE OF SURVEYING ACCURACY:

I, George P. Wooden, hereby certify that this final plat correctly represents a boundary survey made by me or under my supervision; that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source of Title; and that all monuments which were found or placed on the property are correctly described and located.

Date: _____ Signed: _____
George P. Wooden
Registered Land Surveyor
No. 1573, Arkansas

CERTIFICATE OF FINAL PLAT APPROVAL:

Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission. All of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.

Date: _____ Signed: _____
Rick Johnson, Chairman
Bryant Planning Commission

DATE	REVISION	BY
2/11/21	1. REVISED PER CITY OF BRYANT.	ATV
2/25/21	2. REVISED PER CITY OF BRYANT.	GPW

GNE Designing our client's success
GarNat Engineering, LLC
P.O. Box 116
Benton, AR 72018
Ph (501) 408-4650
3825 Mt Carmel Road
Bryant, AR 72022
garnatengineering@gmail.com

GRACE VILLAGE SUBDIVISION
PHASE 3
CITY OF BRYANT,
SALINE COUNTY, ARKANSAS

STATE OF ARKANSAS REGISTERED PROFESSIONAL SURVEYOR NO. 1573 GEORGE P. WOODEN SIGNATURE

J:\Document Scans\PE Stamps\LW BLANK.jpg

CERTIFICATE OF AUTHORIZATION GarNat Engineering, LLC. No. 2174 ARKANSAS

CONTENTS: FINAL PLAT

PROJECT NO: 16072

DATE: MAY 18, 2022

SHEET NO: 1

J:\Projects\2016 Projects\16072 Grace Village Phase 3\Drawings\GMEs\PHASE 3\16072 Grace Village Phase 3 FINAL PLAT.dwg

NOTES:

1. BURIED UTILITIES ARE LOCATED AT THE SITE. CONTACT ARKANSAS ONE CALL & WHERE APPROPRIATE THE UTILITY COMPANIES PRIOR TO DIGGING.

2. ALL UNRESTRAINED WATER LINE FITTINGS SHALL BE INSTALLED WITH A CONCRETE THRUST BLOCK FOR JOINT RESTRAINT.

3. WORK ON EXISTING ROADS SHALL INCLUDE WARNING SIGNS & BARRICADES IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE, COUNTY, OR CITY HAVING JURISDICTION. OTHER SIGNS & DEVICES, SUCH AS PLATING, SHALL BE PLACED AS REQUIRED TO ADEQUATELY PROTECT THE PUBLIC.

4. ALL SEWER LINE CONSTRUCTION SHALL COMPLY WITH CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS.

5. ALL WATER LINE CONSTRUCTION SHALL COMPLY WITH SALEM WATER USERS STANDARD SPECIFICATIONS & DETAILS.

6. MAINTAIN 10 FEET OF HORIZONTAL SEPARATION BETWEEN WATER & SEWER LINES.

7. ALL UTILITIES THAT WILL BE LOCATED UNDER PAVEMENT SHALL BE BACKFILLED IN ACCORDANCE WITH THE BRYANT STREET SPECIFICATIONS AND BRYANT WATER & SEWER STANDARD SPECIFICATIONS.

8. TELEPHONE, ELECTRICAL, AND OTHER BURIED UTILITIES ARE TO BE A MINIMUM OF 3-FEET HORIZONTALLY FROM INSTALLED WATER AND SEWER LINES.

35

65
0.28 ACRES
12256 Sq. Ft.

11
0.22 ACRES
9600 Sq. Ft.

REMOVE PLUG AND CONNECT TO EXISTING 8" GATE VALVE

8" MJ TEE W/ 8"GATE VALVE ON EAST BRANCH

3" BLOWOFF ASSEMBLY

N:2041584.61
E:1160497.23
WV

N:2041583.73
E:1160384.06
WV

N:2041579.87
E:1160385.30
WV

10
0.24 ACRES
10254 Sq. Ft.

LONG SIDE WATER METER SERVICE (TYP)

70
0.21 ACRES
9053 Sq. Ft.

SSMH-4

N:2041515.00
E:1160314.48
S STUB

N:2041513.62
E:1160385.42
S STUB

SHORT SIDE WATER METER SERVICE (TYP)

LONG SIDE SEWER SERVICE (TYP)

9
0.24 ACRES
10254 Sq. Ft.

N:2041425.92
E:1160385.70
S STUB

SSMH
RIM ELEV. = 491.96
INV. OUT 8"(S) = 483.81

71
0.21 ACRES
9039 Sq. Ft.

N:2041436.92
E:1160307.35
S STUB

SHORT SIDE SEWER SERVICE (TYP)

8" SDR-21 PVC WATER LINE

8
0.24 ACRES
10254 Sq. Ft.

72
0.21 ACRES
9024 Sq. Ft.

N:2041356.51
E:1160303.77
S STUB

N:2041340.21
E:1160382.35
S STUB

7
0.24 ACRES
10254 Sq. Ft.

N:2041262.08
E:1160372.85
WV

N:2041255.99
E:1160371.33
WV

8" MJ TEE W/ 8" GATE VALVES ON NORTH RUN AND WEST BRANCH

N:2041252.46
E:1160376.19
S STUB

6
0.24 ACRES
10254 Sq. Ft.

N:2041178.65
E:1160376.57
S STUB

5
0.24 ACRES
10254 Sq. Ft.

N:2041133.41
E:1160373.91
S STUB

N:2041090.50
E:1160367.61
WV

FIRE HYDRANT ASSEMBLY W/ MJ PLUG IN SOUTH RUN OF TEE

N:2041081.80
E:1160365.67
WV

N:2041081.71
E:1160363.91
HYD

PEACE LANE
50' R.O.W.

FIRE HYDRANT ASSEMBLY (TYP)

77
0.24 ACRES
10390 Sq. Ft.

SSMH-2

N:2041548.13
E:1160116.14
S STUB

N:2041538.30
E:1160087.97
S STUB

SSMH
RIM ELEV. = 477.78
INV. OUT 8"(S) = 469.28

N:2041537.47
E:1160110.02
WV

76
0.24 ACRES
10581 Sq. Ft.

N:2041537.47
E:1160109.38
HYD

PIPE - (1) (4) 144' L.F. OF 8" SDR-26 PVC @ 3.23%

78
0.26 ACRES
11259 Sq. Ft.

SSMH-1A

N:2041401.54
E:1160042.39
S STUB

SSMH
RIM ELEV. = 472.02
INV. IN 8"(N) = 464.61
INV. OUT 8"(S) = 462.67

20 LF 16" STEEL CASING

79
0.22 ACRES
9600 Sq. Ft.

KINDNESS COURT
50' R.O.W.

75
0.29 ACRES
12753 Sq. Ft.

N:2041381.37
E:1160120.20
S STUB

PIPE - (3) 318' L.F. OF 8" SDR-26 PVC @ 6.44%

8" 90° MJ BEND

8" 22.5° MJ BEND

74
0.28 ACRES
12345 Sq. Ft.

N:2041263.27
E:1160120.60
S STUB

73
0.24 ACRES
10621 Sq. Ft.

N:2041274.03
E:1160301.42
S STUB

40LF 16" STEEL CASING

N:2041312.99
E:1160013.24
S STUB

PIPE - (1) 182' L.F. OF 8" SDR-26 PVC @ 0.41%

80
0.21 ACRES
9349 Sq. Ft.

EXST. PIPE - (1A) 223' L.F. OF 8" SDR-26 PVC @ 3.00%-2.6%

N:2041245.03
E:1159990.33
S STUB

SSMH-1

N:2041225.25
E:1159988.42
S STUB

0+00

81
0.28 ACRE
12328 Sq. F

SSMH
RIM ELEV. = 466.12
INV. IN 8"(N) = 461.92
INV. IN 8"(W) = 461.87
INV. OUT 8"(E) = 461.77

EXST. PIPE - (1B) 82' L.F. OF 8" SDR-26 PVC @ 2.96%

N:2041184.65
E:1160057.73
S STUB

SSMH
RIM ELEV. = 466.50
INV. IN 8"(W) = 459.35
INV. IN 8"(N) = 459.45
INV. IN 8"(E) = 459.50
INV. OUT 8"(S) = 459.15

82
0.27 ACRES
11753 Sq. Ft.

TRACT A
OWNED BY POA
0.26 ACRES
11294 Sq. Ft.

N:2041186.29
E:1160166.83
S STUB

N:2041180.80
E:1160249.56
S STUB

SSMH
RIM ELEV. = 471.91
INV. IN 8"(N) = 463.31
INV. OUT 8"(W) = 463.21

84
0.20 ACRES
8820 Sq. Ft.

85
0.24 ACRES
10611 Sq. Ft.

PIPE - (2) 235' L.F. OF 8" SDR-26 PVC @ 1.58%

20 LF 16" STEEL CASING

SSMH-3

SSMH
RIM ELEV. = 464.33

EXST. SSMH-3
RIM=464.33
INV. IN 8" PVC (N) = 458.27
INV. OUT 8" PVC (S) = 458.07

EXST. SSMH-1
RIM=477.06
INV. OUT 8" PVC (E) = 468.56

S88°46'03"E 733.58'

N18°01'30"E 307.92'

LOT 61
LOT 60
LOT 59
LOT 62
LOT 63
LOT 64
LOT 39

FOUND DRILL STEM
IN STONE COLLAR
SE CORNER NE1/4 NW1/4
SECTION 4, T-1-S, R-14-W
REFERENCES:

30' 0 30'

N

DATE	REVISION	BY
2/25/21	2. REVISED PER CITY OF BRYANT.	GPW

GNE Designing our client's success
GarNat Engineering, LLC
P.O. Box 116
Benton, AR 72018
3825 Mt Carmel Rd
Bryant, AR 72022
Ph.(501) 408-4650
garnatengineering@gmail.com

GRACE VILLAGE SUBDIVISION
PHASE 3
CITY OF BRYANT,
SALINE COUNTY, ARKANSAS

RECORD DRAWING

CONTENTS:

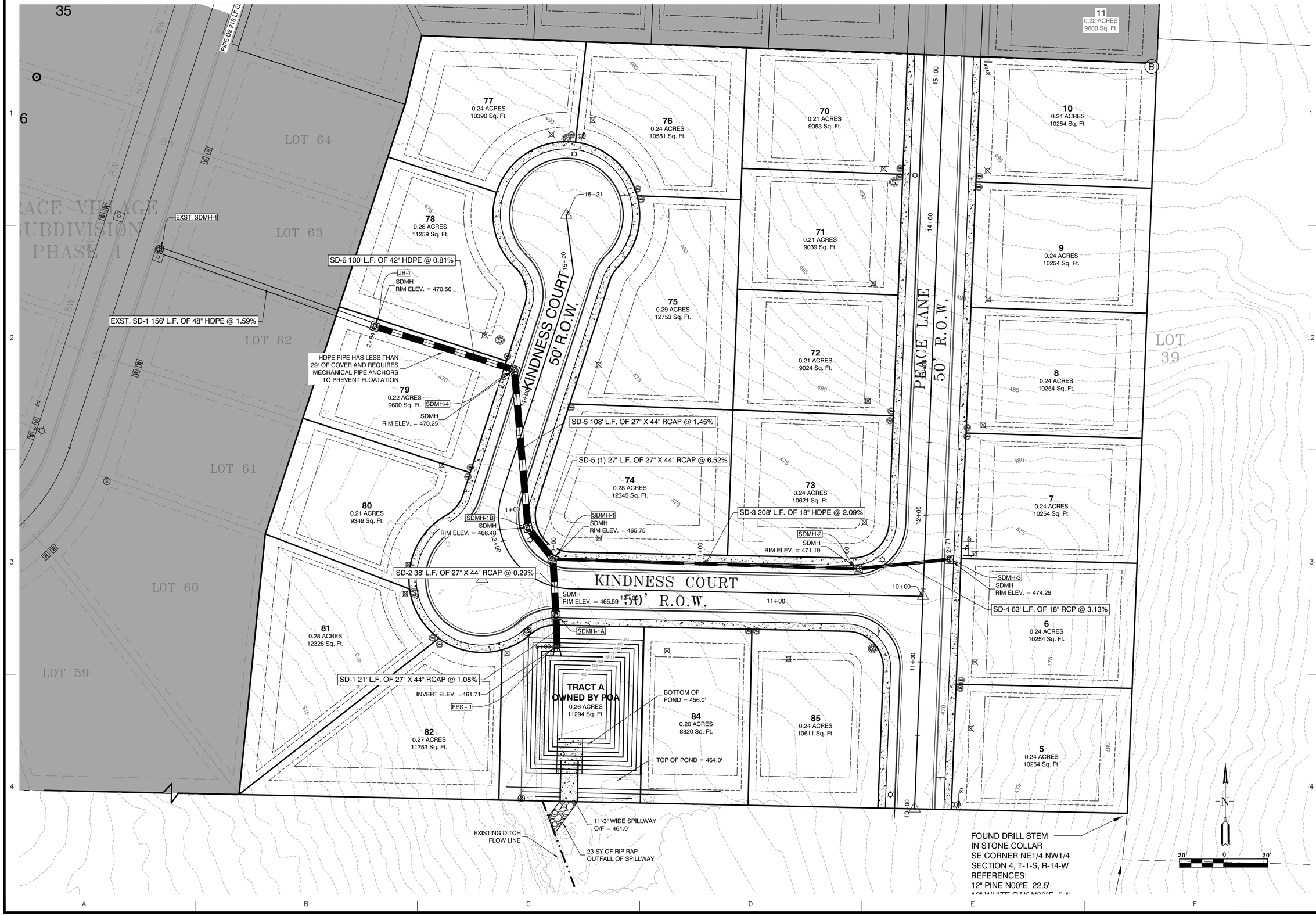
OVERALL WATER & SEWER PLAN

PROJECT NO: 16072

DATE: JAN, 2021

SHEET NO: 2

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2/11/21	1. REVISED PER CITY OF BRYANT.	ATV
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GRACE VILLAGE SUBDIVISION PHASE 3 CITY OF BRYANT, SALINE COUNTY, ARKANSAS

RECORD DRAWING

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STREET & DRAINAGE PLAN

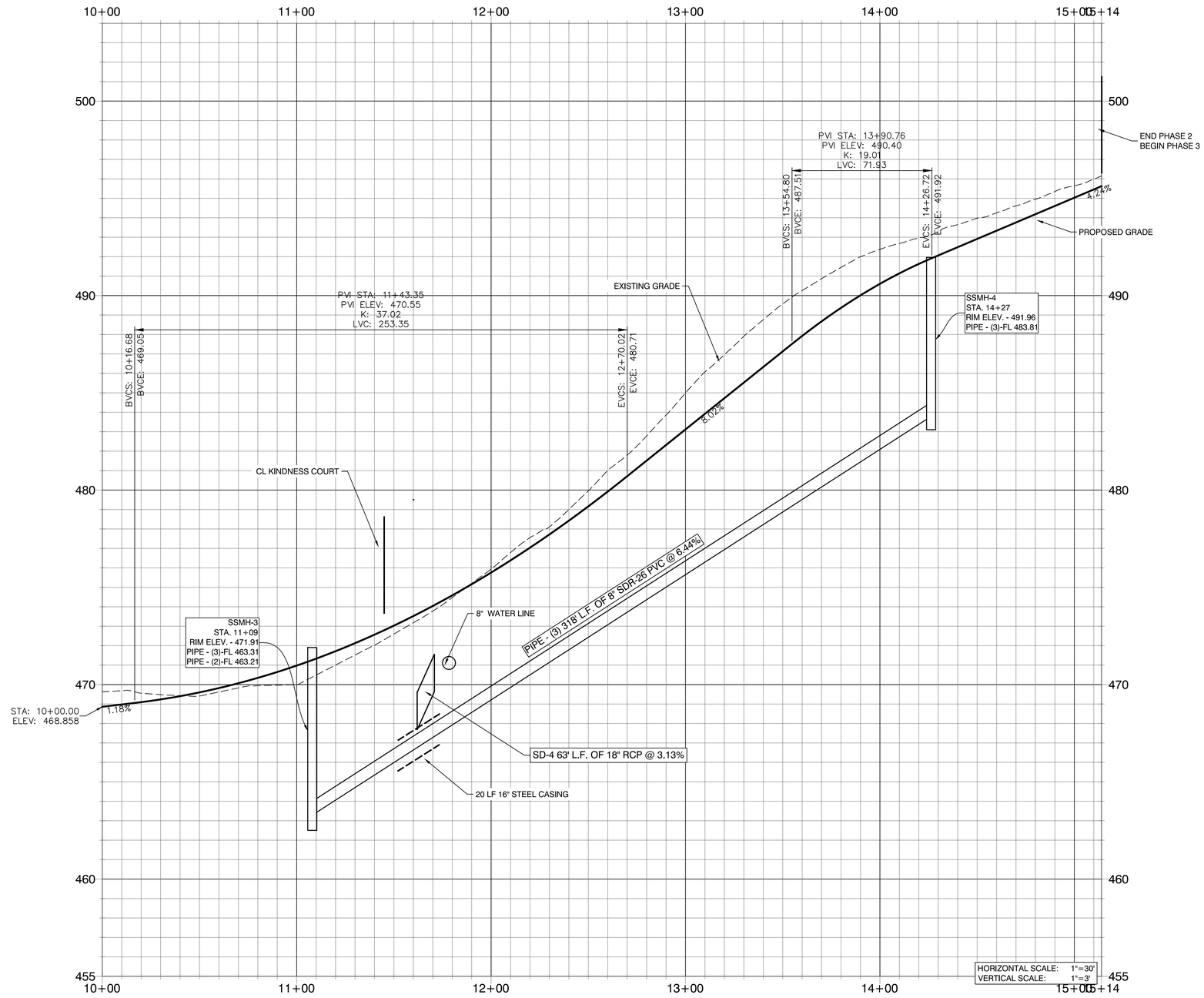
PROJECT NO:
16072

DATE:
JAN, 2021

SHEET NO:
3

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PEACE LANE PROFILE



BY	REVISION	DATE

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CITY OF BRYANT,
SALINE COUNTY, ARKANSAS

RECORD DRAWING

CONTENTS:

PEACE LANE PROFILE

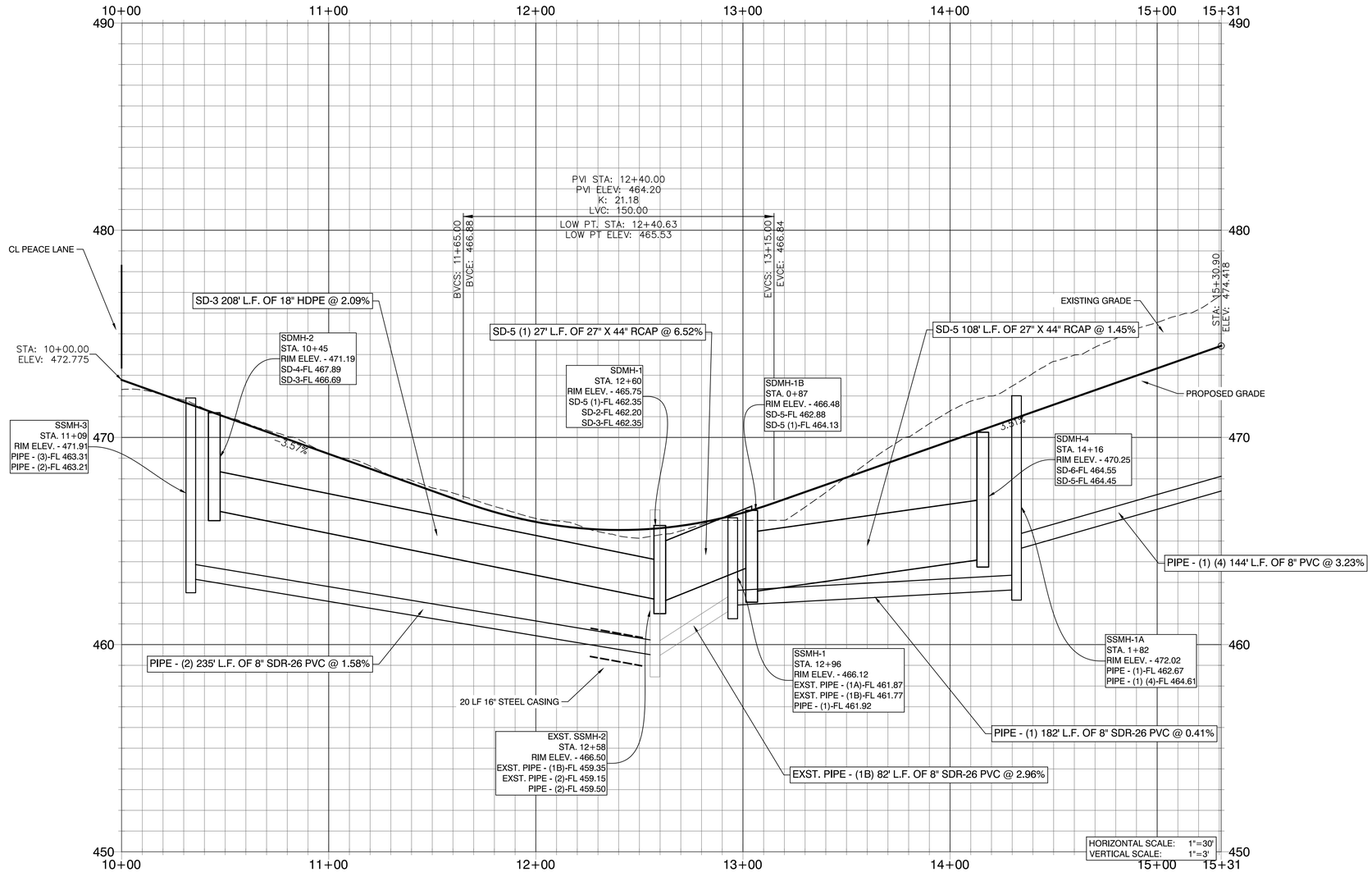
PROJECT NO: 16072

DATE: JAN, 2021

SHEET NO: 4

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KINDNESS COURT PROFILE



30' 15' 0 30'

DATE	REVISION	BY
2/25/21	2. REVISED PER CITY OF BRYANT.	GPW

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PHASE 3
CITY OF BRYANT,
SALINE COUNTY, ARKANSAS

RECORD DRAWING

CONTENTS:
KINDNESS COURT PROFILE

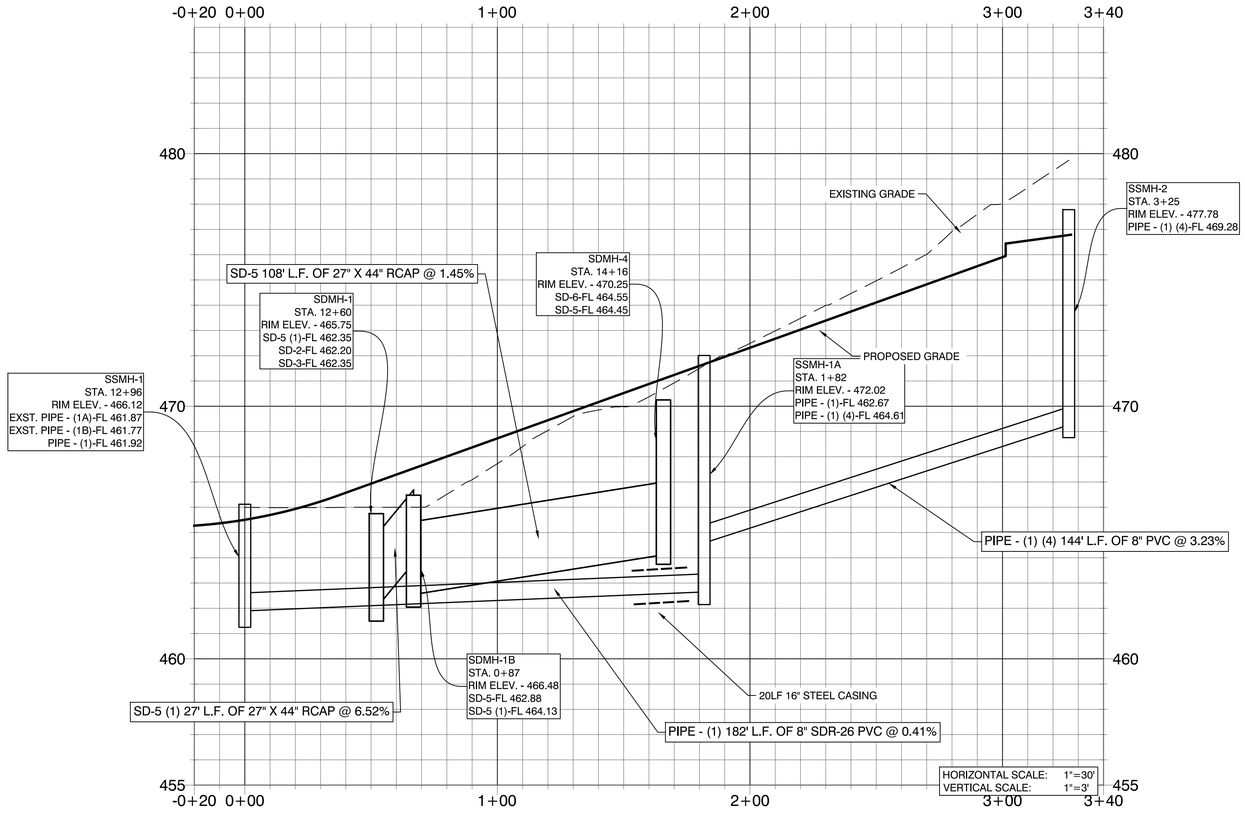
PROJECT NO: 16072

DATE: JAN, 2021

SHEET NO: 5

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SANITARY SEWER SSMH-1 TO SSMH-2 PROFILE



30' 15' 0 30'

DATE	REVISION	BY
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RECORD DRAWING

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SANITARY SEWER PROFILE SSMH-1 TO SSMH-2

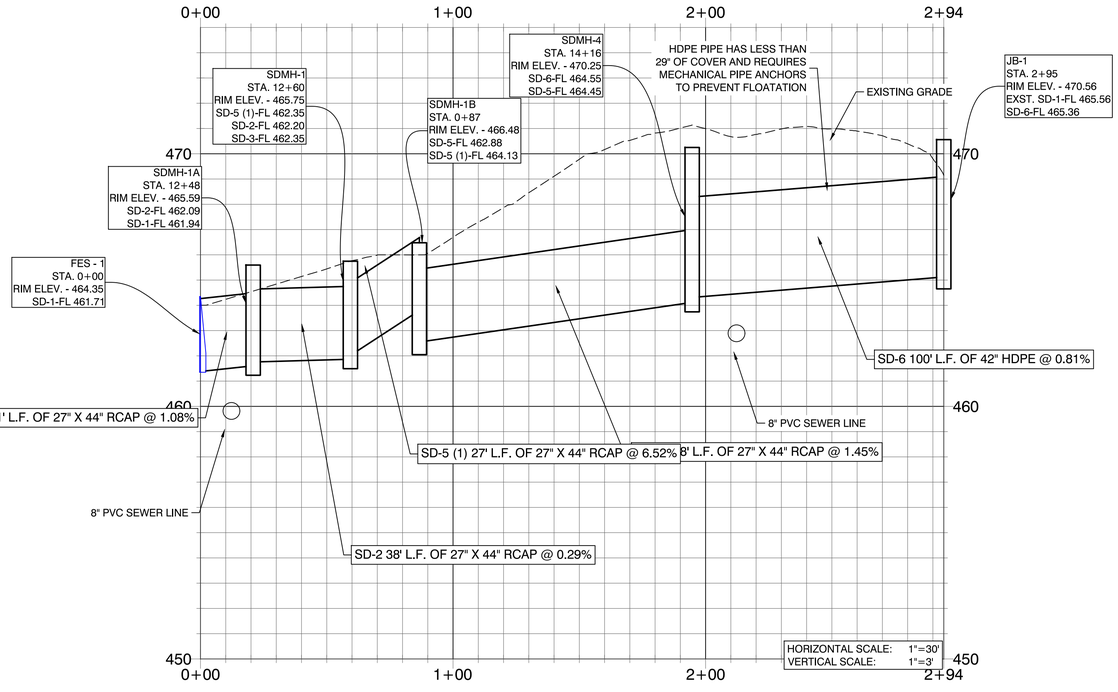
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DATE: JAN, 2021

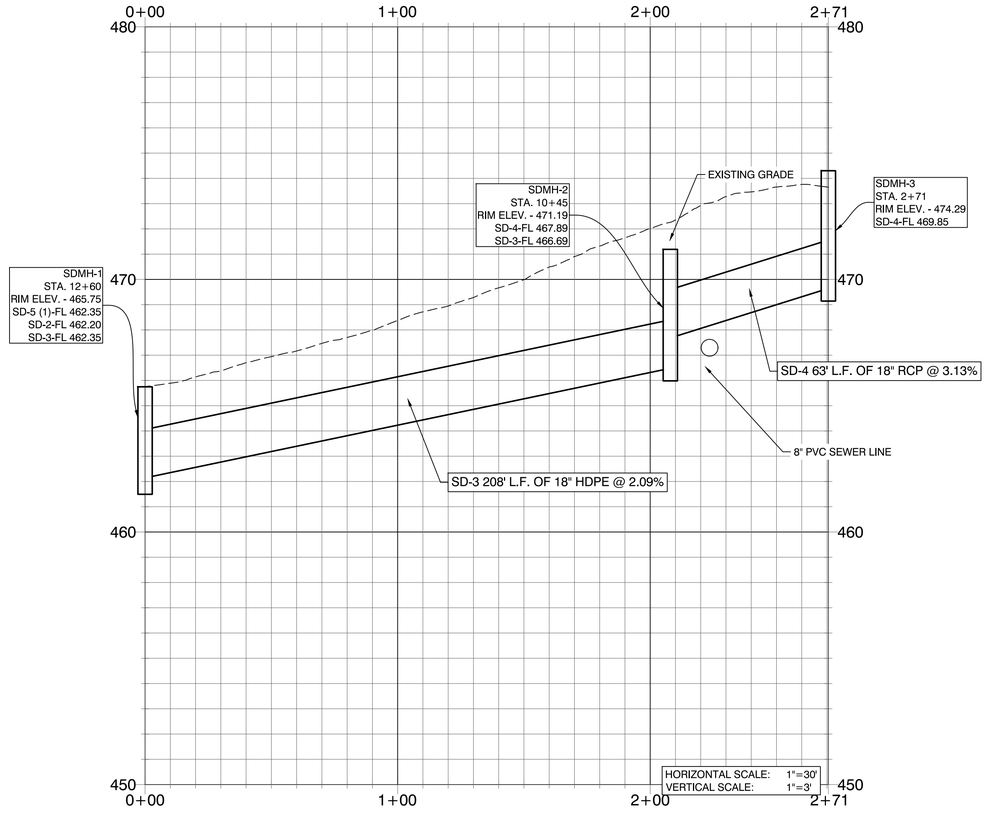
SHEET NO: 6

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OUTLET STRUCTURE - JB-1 PROFILE



SDMH-1 - SDMH-3 PROFILE



30' 15' 0 30'

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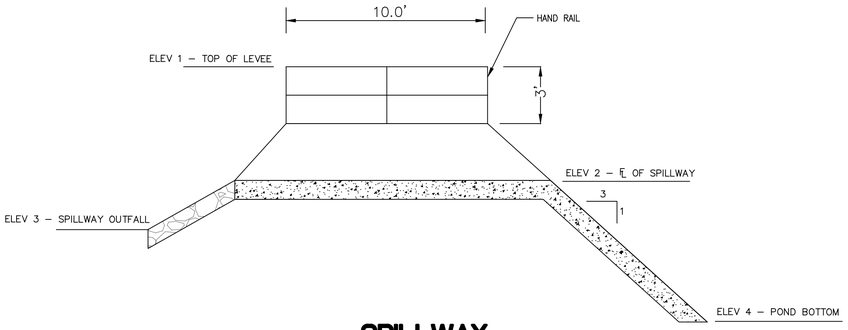
DRAINAGE PROFILES

PROJECT NO: 16072

DATE: JAN, 2021

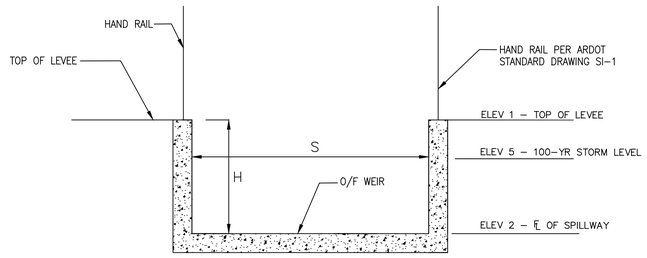
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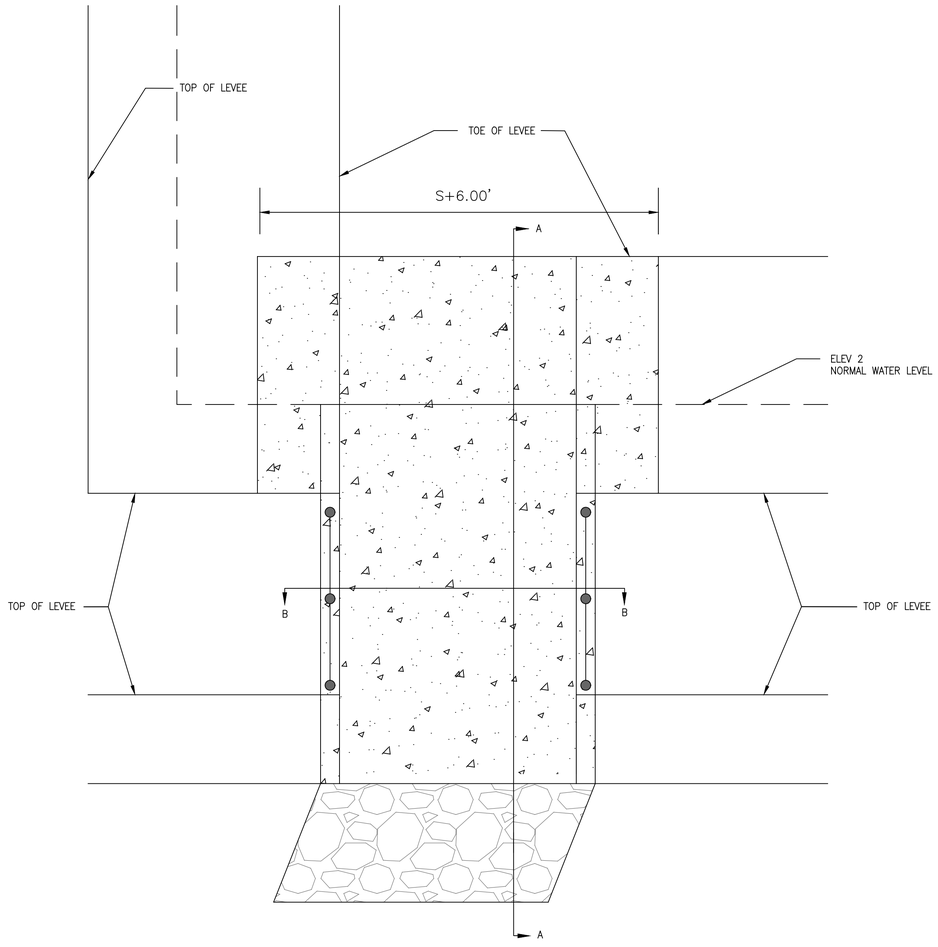
SPILLWAY SECTION A-A

NOT TO SCALE



SPILLWAY SECTION B-B

NOT TO SCALE



SPILLWAY PLAN VIEW

NOT TO SCALE

CONTROL STRUCTURE							
SPILLWAY	H	ELEV 1	ELEV 2	ELEV 3	ELEV 4	ELEV 5	S
1	3'–0"	464.00	461.00	460.95	456.00	463.00	11'–3"

DETENTION OUTLET NOTES:

1. ALL CONCRETE WALLS SHALL BE A MINIMUM OF 6" THICK & REINFORCED WITH #4'S @ 12" O.C. BOTH WAYS.

BY	REVISION	DATE

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CITY OF BRYANT,
SALINE COUNTY, ARKANSAS

RECORD DRAWING

CONTENTS:

SPILLWAY DETAILS

PROJECT NO: 16072

DATE: JAN, 2021

SHEET NO: 8

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First Electric
Cooperative Corporation

P.O. Box 5018
Jacksonville, Arkansas 72078-5018
(501) 982-4545 • (800) 489-7405

July 19, 2022

Mr. Truett-Smith
Planning Director
City of Bryant Planning and Development
210 S.W. Third Street
Bryant, Arkansas 72022

RE: Electrical facilities for Grace Village Subdivision Phase Four

Dear Mr. Smith

This letter is to inform you that the developer for the above referenced subdivision has paid First Electric Cooperative all fees associated with the installation of electric facilities for the above referenced development. The underground conduits have been installed. The installation of the conductors, transformers, and street lighting will be completed as soon as contract crews become available. First Electric has requested that our contractor provide additional crews. The electric utility industry is currently experiencing a severe labor shortage.

We anticipate that the installation of the remaining equipment will take two to three weeks to complete.

If you need additional information, please let me know.

Sincerely

Randy Jones
Field Engineer