Bryant Planning Commission Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

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

Date: December 11, 2023 - **Time:** 6:00 PM

Call to Order

Approval of Minutes

1. Planning Commission Meeting Minutes 11/13/2023

- 2023-11-13 Planning Commission Meeting Minutes.pdf

Announcements

Director's Report

DRC Report

2. Roman Heights Ph. 2 - Final Plat

Hope Consulting - Requesting Approval for Final Plat - RECOMMENDED APPROVAL, Contingent upon Re-inspection, Bonds, and Updated Plat

3. Creekside Addition Ph. 2 - Final Plat

GarNat Engineering - Requesting Final Plat Approval - RECOMMENDED APPROVAL, Contingent upon seeding, Bonds, Emergency Access Gate, and ADA Ramps.

4. Changes to Floodplain Ordinance 2020-04

Daran Robertson - Requesting Recommendation on Changes to Exisiting Floodplain Ordinance - RECOMMENDED APPROVAL

5. A-1 Fireworks - 25612 I-30 - Temporary Business Permit

Joan Rey - Requesting Approval for Temporary Business Permit for Fireworks Stand - APPROVED

- 0810-APP-01.pdf

6. 305 A ST (Block 8 Lot 7) - Plot Plan

Joe Hampton - Requesting Approval for Minor Exception from Code on Covered Parking Location and Frontage Build-out on lot. - APPROVED

- 0819-PLN-01.pdf

7. Rotary Club of Bryant - Kids Closet - Expansion of Building

Requesting Approval for Expansion onto Exisiting Building - APPROVED

- 0814-PLN-01.pdf

8. Bryant Schools Admin Building - 1511 N Reynolds Road - Sign Permit

Condray Signs - Requesting Sign Permit Approval - APPROVED

- 0812-APP-01.pdf

9. Gentiva Hospice - 22461 I-30 - Sign Permit

Pinnacle Signs - Requesting Sign Permit Approval - STAFF APPROVED

- 0808-app-02.pdf
- 0808-app-01.pdf

10. Luxury Iron of Arkansas - 26044 I-30 - Sign Permit

Luxury Iron - Requesting Sign Permit Approval - Staff Approved

- 0809-APP-01.png

Old Business

New Business

11. Roman Heights Ph 2 - Final Plat

Hope Consulting - Requesting Approval for Final Plat

- 0811-ASB-03.pdf
- 0811-ASB-02.pdf
- 0811-PLT-03.pdf
- 0811-BOA-02.pdf
- 0811-LTR-01.pdf

12. Creekside Addition Phase 2 - Final Plat

GarNat Engineering - Requesting Approval for Final Plat

- 0796-PLT-04.pdf
- 0796-ASB-01.pdf
- 0796-BOA-01.pdf
- 0796-LTR-02.pdf
- 0796-LTR-01.pdf

13. Changes to Floodplain Ordinance 2020-04

Daran Robertson - Requesting Recommendation on Changes to Exisiting Floodplain Ordinance

- Changes to Floodplain Ordinance 2020-04.pdf

14. 2023 Development Calendar

Requesting Approval for 2024 Development Meeting Dates

- Planning Commission Deadlines and Dates 2024.pdf

15. Nomination of 2024 Chair and Vice-Chair of Planning Commission

Nomminating Committee Report and Proposal

Adjournments

Bryant Planning Commission Meeting Minutes

Monday, October 9, 2023
Boswell Municipal Complex – City Hall Courtroom
6:00 PM

Agenda

CALL TO ORDER

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

ANNOUNCEMENTS

None

APPROVAL OF MINUTES

1. **Planning Commission Meeting Minutes 10/09/2023**

   Motion to Approve Minutes made by Commissioner Hooten, Seconded by Commissioner Edwards. Voice Vote, 5 Yays, 0 nays. Burgess, Statton, Penfield Absent.

Commissioner Erwin read the DRC Report.

DRC REPORT

2. **Schrader Commercial Addition - Shady Pine Storage** - Site Plan Addition
   BASCON Construction - Requesting Approval for Non-Standard Building - RECOMMENDED APPROVAL

3. **Cornerstone Montessori Christian Academy - 4910 Springhill Road** - Site Plan
   Steven Nuckols - Requesting Non-Standard Building Approval and Approval for Time frame of Temporary Classroom - NO RECOMMENDATION

4. **Marketplace II Subdivision - Lot 21** - Site Plan
   GarNat Engineering - Requesting Site Plan Approval - RECOMMENDED APPROVAL

5. **Jacob's Corner Subdivision -** Final Plat
   Hope Consulting - Requesting Final Plat Approval - RECOMMENDED APPROVAL

6. **AR Storage Center - Avery LN** - Fencing
   Finley and Company - Requesting Approval for New Fencing around portion of Facility - APPROVED

7. **Gracepoint Church - 5094 HWY 5** - New Parking Lot
   Gracepoint Church - Requesting Approval for New Parking Lot - APPROVED

8. **Arkansas Christian Academy - 21815 I-30** - Playground Improvements
   Arkansas Christian Academy - Requesting Approval for Grading of Playground Area and Installing New Fencing - APPROVED

9. **Marketplace II Subdivision - Lot 20** - Site Plan
   GarNat Engineering - Requesting Site Plan Approval - APPROVED

10. **Crash Champions Collision Repair - 22578 I-30** - Sign Permit
    Ace Sign Company - Requesting Sign Permit Approval - STAFF APPROVED

11. **Starbucks - 20701 I-30** - Sign Permit
    Pinnacle Signs Requesting Sign Permit Approval - STAFF APPROVED

12. **Murphy USA - 403 Bryant Ave** - Sign Permit
    National Signs and Service - Requesting Sign Permit Approval - STAFF APPROVED

13. **Arkansas Pediatric Clinic - 23157 I-30** - Sign Permit
    Siez Sign Company - Requesting Sign Permit Approval - STAFF APPROVED

14. **Tobacco & Vape - 5311 HWY 5, Ste 340** - Sign Permit
    Provence Signs - Requesting Sign Permit Approval - STAFF APPROVED

15. **Ample Storage - 5210 HWY 5** - Sign Permit
    Arkansas Sign and Neon - Requesting Sign Permit Approval - STAFF APPROVED

16. **Shelter Insurance - Matt Steele - 21941 I-30, Ste. 8** - Sign Permit
    Action Signs - Requesting Sign Permit Approval - STAFF APPROVED

NEW BUSINESS

17. **Schrader Commercial Addition - Shady Pine Storage** - Site Plan Addition
    BASCON Construction - Requesting Approval for Non-Standard Building

After brief discussion on the item, Chairman Johnson called for a roll call vote to approve. 5 yays, 0 nays, Burgess, Statton, Penfield Absent

18. **Cornerstone Montessori Christian Academy - 4910 Springhill Road** - Site Plan
Steven Nuckols - Requesting Non-Standard Building Approval and Approval for Time frame of Temporary Classroom

After brief discussion on the item, Chairman Johnson called for a roll call vote to approve the non-standard building and a time frame of 3 years from date of Certificate of Occupancy for the temporary building.

7 yays, 0 nays, Burgess Absent.

19. **Marketplace II Subdivision - Lot 21** - Site Plan

GarNat Engineering - Requesting Site Plan Approval

After brief discussion on the item, Chairman Johnson called for a roll call vote to approve. 5 yays, 0 nays, Burgess, Statton, Penfield Absent

20. **Jacob's Corner Subdivision** - Final Plat
Hope Consulting - Requesting Final Plat Approval

After brief discussion on the item, Chairman Johnson called for a roll call vote to approve. 5 yays, 0 nays, Burgess, Statton, Penfield Absent

DIRECTOR'S REPORT

Before the end of the meeting, Director Truett Smith Announced that a nominating committee would be formed to choose the new chair and vice chair for the upcoming year. Commissioner Statton and Commissioner Penfied were chosen to be on the nominating committee.

ADJOURNMENT

Motion to Adjourn made by Commissioner Edwards, Seconded by Commissioner Hooten. Voice Vote, 5 Yays, 0 nays. Burgess, Statton, Penfield Absent. Meeting was adjourned.

_____ _____

Chairman, Rick Johnson *Date*

_____ _____

Secretary, Tracy Picanco *Date*

24341 Hwy. 10 East
Ola, Ar 72853
Office Phone 479-489-3298
Fax 479-489-5679
www.a1fireworks.com

Officers:
Mike Gongola ~ CEO
Joan Rey ~ Office Manager
Tanner Pemberton ~ Warehouse Manager

October 27, 2023

Dear City of Bryant,

We here at A-1 Fireworks would like to request a temporary business license for the dates of December 10, 2023 through January 5, 2024 please.

1. Enclosed you will find:
2. Completed Application and Checklist.
3. Check for the $25.00 application fee.
4. Copy of the Certificate of Insurance for $1,000,000.00.
5. Eight (8) copies of the Site Plan.

When the 20 x 50 tent is erected, exits will be provided per every 100 ft. and will be labeled with proper exit signs.

No Smoking signs will be posted at all entrance / exits. In addition smoking will not be permitted within 50 ft. of the firework tent / canopy.

2 ABC fire extinguishers, with a 2A rating or greater will provided and the travel distance between the extinguishers will be less than 75 ft. and will be clearly marked, and not placed higher than 3 ft. off the ground.

There will be no generator or combustion power sources within 25 ft. of the tent / canopy.

We will have the Bryant Fire Department / Fire Marshal's office conduct an inspection once the tent is erected and ready for business, yet prior to any sales made.

If there are any questions or concerns please feel free to call me at (479) 747-9304.

Sincerely,

Joan Rey

Office Manager

A-1 Fireworks

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

Temporary Business Application
For the Sale of Fireworks

- *Applications are due by 5:00PM Wednesday the week prior to the Scheduled Development and Review Committee Meeting.*
- *Application Deadlines and dates can be found at www.cityofbryant.com under the Community Development tab.*

Date: October 27, 2023

Business Information:

Name A-1 Fireworks

Federal Tax Employer ID Number 26-1711923

Arkansas State Sales Tax Number 00318073-SLS

Location of Proposed Temporary Business 25612 I-30, Bryant, AR. 72022

Business Owner:

Name Michael Gongola

Address 24341 State Hwy 10 East
Ola, AR. 72853

Phone 479-489-3298

Email mikegongola65@gmail.com

Contact Person:

Name Joan Bey

Address 24341 State Hwy 10 East
Ola, AR. 72853

Phone 479-747-9304

Email joanbey@A1fireworks.com

Checklist for Submission

- ☑ Completed Application and Checklist
- ☑ Twenty-Five Dollar ($25.00) Application fee
- ☑ Provide proof of 1,000,000 Liability Insurance or Surety Bond worth the same amount. (Further information on the details of liability insurance can be found in Section 2-4 of the Temporary Business Section of the Bryant Business Ordinance.)

(Continued on Page 2)

- ☑ Eight (8) copies of a **Site Plan**:
  - ✓ Site Plan shall be to scale, all structures shall be identified. Clear identification of any open display areas
  - ✓ Fireworks tent / canopy shall have a minimum 50ft. setback from all other structures
  - ✓ Show parking spaces dedicated by the owner of the property for use by the temporary business.
- ☑ Exits shall be provided every 100 ft. with a minimum of 2 remotely located exits Minimum exit width shall be 72 in. All exits shall be identified with proper signage
- ☑ No smoking permitted within 50 ft. of firework tent / canopy. "NO SMOKING" signs shall be posted at all entrance / exits
- ☑ 2 ABC fire extinguishers, with a 2A rating or greater, shall be provided. The maximum travel distance to an extinguisher shall not exceed 75 ft. Additional extinguishers may be required. Extinguishers shall be clearly visible, marked with appropriate signage, and mounted height of not less than 36 in. from the ground
- ☑ Generators or other combustion power sources, including fuel, shall be separated from tents / canopies by a minimum of 25 ft.
- ☑ Applicant shall contact the Bryant Fire Dept. Fire Marshal's office and schedule an inspection once the business is ready for operation. The inspection shall be conducted prior to any sales to the public are allowed. Contact: 501-943-0964

READ CAREFULLY BEFORE SIGNING

I Mike Bonaglia *, do hereby certify that all information contained within this application is true and correct. I further certify that I agree too and will abide by all Temporary Business rules and regulations as outlined in the Bryant Business Ordinance. I also understand that I shall comply with all additional applicable ordinances of the City as well as the requirements of all state and federal laws. Furthermore, I understand violation of Temporary Business Ordinance 2007-43 is a misdemeanor punishable by a fine of up to $500.00 per occurrence of violation. Each day's occurrence is a separate violation.*

Owners Signature _____

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 4/19/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Britton Gallagher One Cleveland Center, Floor 30 1375 East 9th Street Cleveland OH 44114	**CONTACT NAME:** **PHONE (A/C, No, Ext):** 216-658-7100 **FAX (A/C, No):** 216-658-7101 **E-MAIL ADDRESS:**
	INSURER(S) AFFORDING COVERAGE — **NAIC #** **INSURER A :** Everest Indemnity Insurance Co. — 10851
INSURED Winco Fireworks International LLC 12521 15th Street Grandview MO 64030	**INSURER B :** **INSURER C :** **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 473636523 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY			SI8ML02067-221	12/31/2022	12/31/2023	EACH OCCURRENCE	$ 1,000,000
	[X] COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 500,000
	[ ] CLAIMS-MADE [X] OCCUR						MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$ 1,000,000
							GENERAL AGGREGATE	$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						PRODUCTS - COMP/OP AGG	$ 2,000,000
	[ ] POLICY [ ] PRO-JECT [X] LOC							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	[ ] ANY AUTO						BODILY INJURY (Per person)	$
	[ ] ALL OWNED AUTOS [ ] SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	[ ] HIRED AUTOS [ ] NON-OWNED AUTOS						PROPERTY DAMAGE (Per accident)	$
	8166972217							$
	[ ] UMBRELLA LIAB [ ] OCCUR						EACH OCCURRENCE	$
	[ ] EXCESS LIAB [ ] CLAIMS-MADE						AGGREGATE	$
	[ ] DED [ ] RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						WC STATU-TORY LIMITS [ ] OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [ ] (Mandatory in NH)	N / A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

For premise liability – this certificate reflects coverage for the dates and location noted below only.
For product liability – this certificate reflects coverage for product purchased from the above referenced named insured only

Additional Insured extension of coverage is provided by above referenced General Liability policy where required by written agreement.
Dates of Coverage for 4th of July Season: 06/20/23 through 07/10/23
Dates of Coverage for Christmas/New Year Season: 12/10/23 through 12/31/23
Location: 25612 I-30 Bryant, AR 72022
See Attached...

CERTIFICATE HOLDER

A-1 Fireworks
24341 Highway 10 East
Ola AR 72853

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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AGENCY CUSTOMER ID: _____

LOC #: _____

ACORD®

ADDITIONAL REMARKS SCHEDULE

AGENCY	NAMED INSURED
Britton Gallagher	Winco Fireworks International LLC 12521 15th Street Grandview MO 64030
POLICY NUMBER	
CARRIER / NAIC CODE	EFFECTIVE DATE:

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 FORM TITLE: CERTIFICATE OF LIABILITY INSURANCE

Operator: Carrie Simmons
Landowner: Dion Simpson
Additional Insured: Dion Simpson; A-1 Fireworks; Carrie Simmons

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DEE 2023 W/ INSURANCE

A-1 FIREWORKS

COMMERCIAL LEASE

This lease is made between Dion Simpson
(Lessor Name)
Of 25550 I-30 Bryant AR 72022
(Mailing Address)

Herein called Lessor, and A-1 Fireworks of **24341 Hwy 10 East, Ola, Arkansas 72853,** herein called Lessee.
Lessee hereby offers to lease from Lessor the premises situated in
Or near the ***City of*** Bryant
County of Saline
State of: Arkansas

Described as: 25612 I-30 Bryant AR 72022
(Physical Location Address)

1. **Term and Rent**: Lessor demises the above premises as well As allowing use of power pole for a term of 45 days per year, Commencing June 1st, and terminating on July 15th for the Selling season of June 20th to July 5th 2023 or sooner and/or For a term of 31 days per year commencing December 15th 2023 and terminating January 15th 2024 as provided herein At the annual rental of;

$ 3,000.00 Payable, 100% at the time lease is signed and Returned.

DS
Initial Initial

4-19-23 CK#53178 $3,000.00 100%

1. All rental payments shall be made to Lessor, at the address Specified on front page.

2: **Use.** Lessee shall use and occupy the premises for Retail Sales of Fireworks. The premises shall be used for no Other purpose. Lessor represents that the premises may Lawfully be used for such purpose. Lessee may, at the Lessee's Expense, erect tents, utility poles, signs, banners, Balloons, Pendants, flags and other such paraphernalia as Deemed useful to aid in the selling of fireworks. All such Paraphernalia remains the property of the Lessee and will be Removed at the end of the lease agreement.

3: **Care and Maintenance of Premises:** Lessee acknowledges That the premises are in good order and repair, unless Otherwise indicated herein. Lessee shall, at his own Expense and at all times, maintain the premises in good Condition and shall surrender the same, at termination Hereof, in as good condition as received, normal wear and Tear excepted.

4: **Ordinances and Statutes:** Lessee shall comply with all Statutes, ordinances and requirements of all municipal State and federal authorities now in force, or which may Hereafter be in force, pertaining to the premises, Occasioned by or affecting the use thereof by Lessee.

5: **Assignment and Subletting:** Lessee shall not assign this Lease or sublet any portion of the premises without prior Written consent of the Lessor, which shall not be Unreasonably withheld. Any such assignment or Subletting without consent shall be void and, at the option Of the Lessor, may terminate this lease.

6: **Notices:** Any notice, which either party may or is Required to give shall be given by mailing the same, Postage prepaid, to Lessee or Lessor at The address specified on front page, or at such other places As may be designated by the parties from time to time.

7: **Heirs, Assigns, and Successors:** This lease is binding Upon and inures to the benefit of the heirs, assigns and Successors in interest to the parties.

8. **Waiver of Liability:** This agreement releases Dion Simpson From all liability relating to injuries or damages that may occur During the lease of property for the retail sales of fireworks. By Signing this agreement, I agree to hold Dion Simpson entirely free From any liability, including financial responsibility for injuries or Damages incurred, regardless of whether injuries are caused by Negligence.

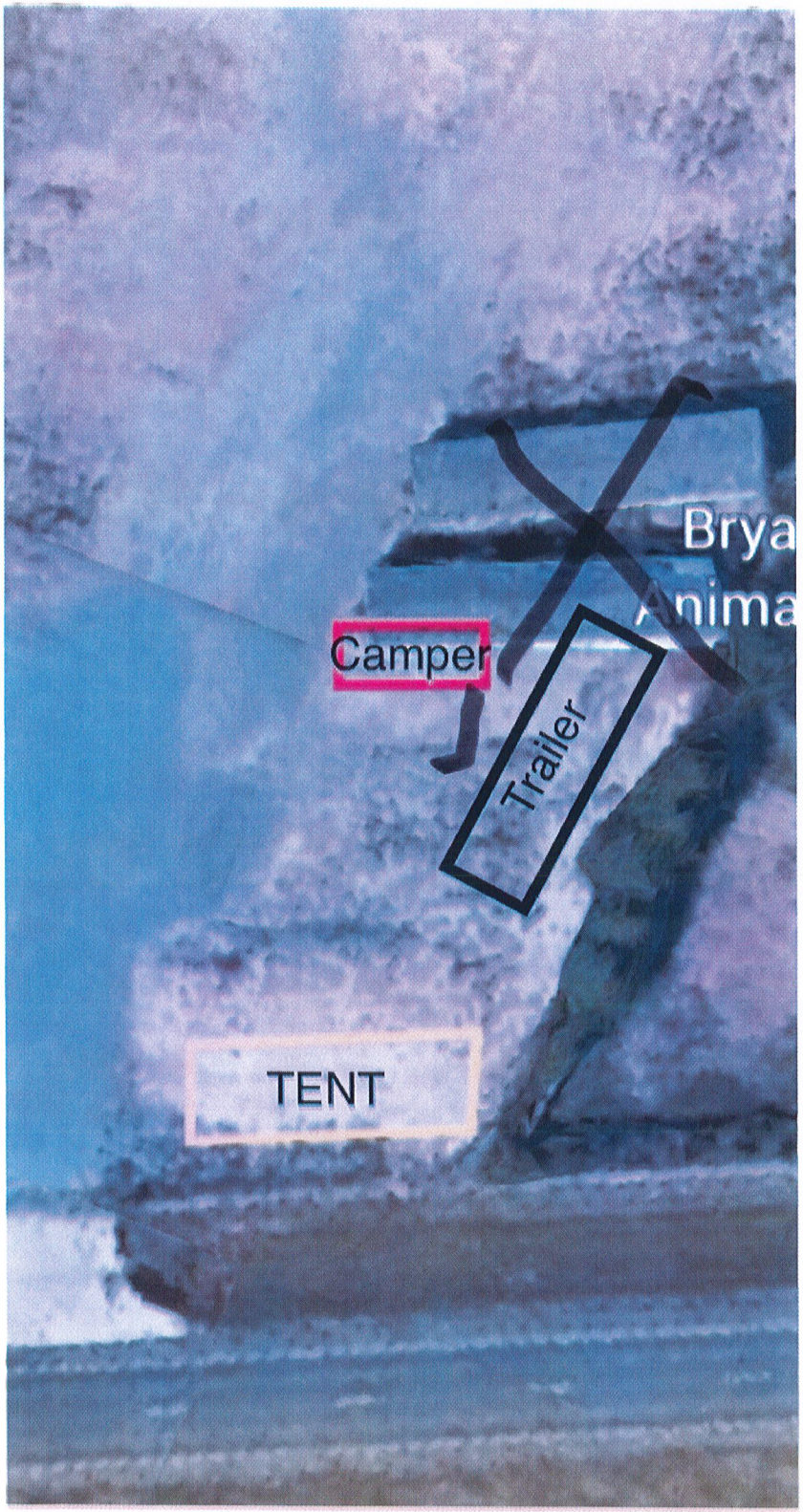
9: **Entire Agreement:** The foregoing constitutes the entire Agreement between the parties and may be modified only By a writing signed by both parties. The following exhibits, If any, have been made a part of this Lease before the Parties' execution hereof:

Signed this 19 day of April year 2023.

By: Dion Simpson (Lessor)

By: _____ (Lessee)

O = powerpole
Vacant building
Distance of
70 feet
Driveway
50 ft wide
Fireworks Tent
50x20
trailer
8x28
camper
6x30


Camper
Trailer
TENT


PARKING
PARKING
Bryant City
Animal Control
Camper
Trailer
TENT
3D

THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED IN A PLACE OF BUSINESS

Arkansas State Police

State Fire Marshal's Office

Number
FW.0000787

Date of Issue
05/01/2023

FIREWORKS LICENSE

This is to certify that

A-1 Fireworks

is duly licensed to transact business in the State of Arkansas as a Fireworks:

Jobber-Wholesaler

LICENSE EXPIRES

04/30/2024

COLONEL MIKE HAGAR
DIRECTOR

Major Michael Moyer #148

MAJOR MICHAEL MOYER
STATE FIRE MARSHAL

NON-TRANSFERABLE

EE

ARKANSAS STATE POLICE

0433

REGULATORY and BUILDING OPERATIONS DIVISION

FIRE MARSHAL'S OFFICE

RETAIL FIREWORKS LICENSE - FEE $25.00

LICENSE EXPIRES January 6, 2024

This is to certify that the person named below is licensed to act as a RETAILER of FIREWORKS under the provision of Act 224 of 1961, as amended, State of Arkansas.

Name of Person Applying: Carrie Simmons Telephone #: 501 438-3462

Address of Person Applying: 1721 Macon Dr. Pottsville AR 72126
Street City Zip

Name of Organization: _____

Address of the Stand Location: 25612 I-30 Bryant, AR. 72022
Street City Zip

This license is issued to the person named above for use in making retail sales of PERMISSIBLE FIREWORKS from June 20 through July 10 and December 10 through January 5.

This license is not transferable and must be DISPLAYED AT ALL TIMES.

Vendor: A-1 Fireworks Date Issued: 6-1-23

License #: FW0000787

Telephone #: (479) 489-3298

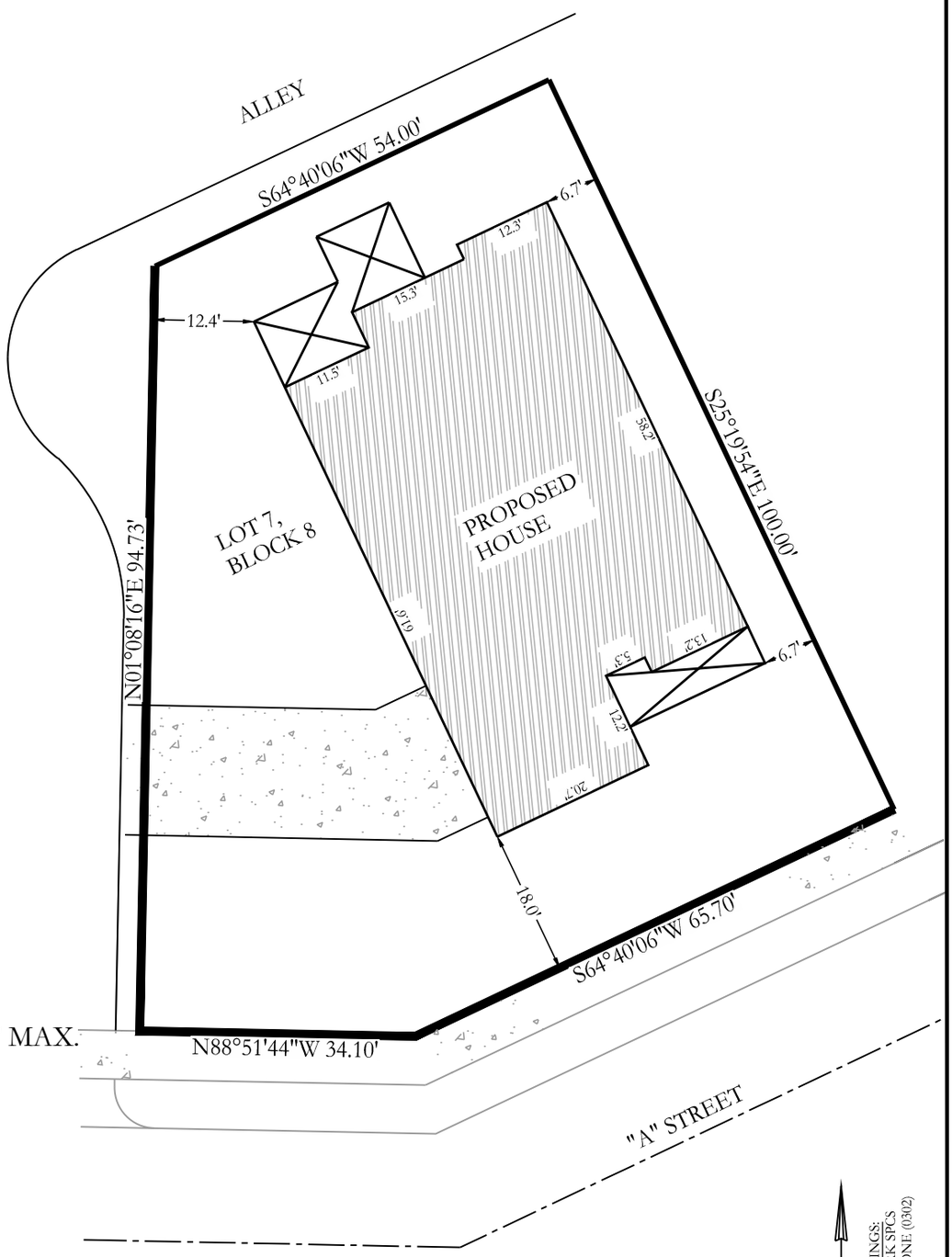
Major Michael Moyer
State Fire Marshal
Telephone (501) 618-8624

NOTICE: This license may be revoked by the State Fire Marshal or his deputies for violation of any of the provisions of the above referred to law.

HOPE CONSULTING
ENGINEERS - SURVEYORS

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

23-1289
Drawing No.



SETBACKS
FRONT 6' MIN. -18' MAX.
SIDE 0'
BACK 3' MIN.

PROPERTY DESCRIPTION:
LOT 7, BLOCK 8, MIDTOWN BRYANT PH 1, A SUBDIVISION
IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

This Plot Plan depicts the lot as it appears on the subdivision plat. This drawing does not represent an actual survey.

BASIS OF BEARINGS:
GRID NORTH, ARK SPCS
(NAD83), SOUTH ZONE (0302)

20' 10' 0 20'

PLOT PLAN

No portion of the property described hereon lies within the 100 year flood plain, according to the Flood Insurance Rate Map, panel # 05125C0240E , dated: 06/05/2020

For the Exclusive Use and Benefit of:
Graham Smith Construction

Address 305 "A" Street
Bryant, AR

Date 10/24/23

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

Drawn By MD
Checked By

K:\Land Projects 2004\Surveys\2023\23-1289 PP & Flag Corners Lot 7 Midtown Bryant PH 1\SURVEY\4. DWG\23-1289 PP LOT 7 BLK 8 MIDTOWN.dwg | PLOTTED: 10/24/2023 1:45 PM

Rotary Club of Bryant, Arkansas

To Whom It May Concern,

The Rotary Club of Bryant, Arkansas and Friends in Christ Lutheran Church partner together to operate The Kids Closet (501c3), which gives clothing, shoes, coats and other hygiene items and household items free of charge to needy children and families in our local community. Several hundred children a year are recipients of The Kids Closet. The Kids Closet has been located on the property of Friends in Christ Lutheran Church, 4305 Highway 5 North in Bryant since 2012. In February of 2023, The Kids Closet received a request for a child's bed. We delivered the bed. Soon, other calls started coming in for mattresses for children who didn't have beds. The Kids Closet contacted Ashley's Furniture, and they have donated 164 mattresses this year which have been given away to needy families. However, with this new venture, we needed storage space at the Kids Closet for these mattresses. A local contractor heard about it, and volunteered to build us an additional storage space for these mattresses. This new addition is described on the attached scope. This will allow us to store the mattresses in a climate controlled environment, and in an organized manner such that we can pull out the size we need.

I am requesting the appropriate permits and approvals so that this project can be completed, and we can continue to provide basic essentials to our local children and families.

Thank you,

11/15/23

Rev. Emil L. Woerner

Pastor, Friends in Christ Lutheran Church

District Governor, Rotary International District 6170, 2023-24

WBC Construction

344 Turtle Creek Rd
Benton, AR 72015
501-317-5766

Emil Woerner
4305 Hwy 5
Bryant, AR 72022

RE: Expansion of Kids closet

Dear Mr. Woerner, as requested I visually inspected the proposed building site on 19 April 2023, The building site is suitable for the addition and will only require a small amount of fill material, JLC communications has volunteered to bore underground utility line from electrical panel to supply Power for lights, receptacles, and HVAC , The addition will be approximately 26' x 30' on a concrete Slab with a concrete loading ramp at the east end of the addition with entry into a 6' x 80" (French door) Siding and roof are to match the existing, framing will be 2" x 4" walls with 4/12 roof truss set 2' OC Insulation will be batt type in walls and ceiling .

Cost of the addition is being covered entirely by Mr. Jimmy Johnson of JLC Communication

If you have any questions or I may be of further service in this matter please don't hesitate to reach out to me at the above telephone number or address

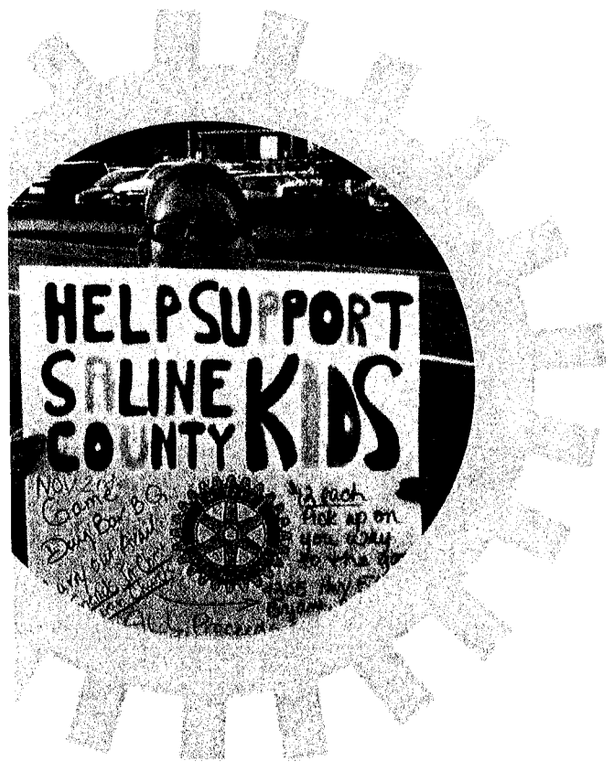
J.B. Watts
WBC

Who we are...

Did you know that many kids in Saline County go without clothing and the basic essentials every day?

In 2017, the Kids Closet served over 300 local kids with new clothing, shoes, coats and jackets, underwear, and backpacks for school.

The Kids Closet is a service project of the Rotary Club of Bryant. It exists to restore dignity to children by providing these basic items to kids free of charge. No child in need will be turned away.



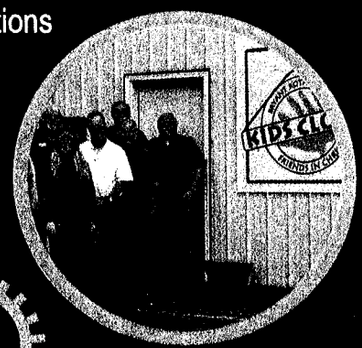
Contact us...

You may contact any Bryant Rotary Club member or for more specific information, please contact:

General Inquiries
BryantRotaryClub@gmail.com

Supply and Donations
Pat Baker
(870) 820-2634

Location
Emil Woerner
(501) 749-4574



Where is the Kids Closet located?
Friends in Christ Lutheran Church
4305 Highway 5 North
Bryant, AR 72002

Mailing Address
PO Box 560
Bryant, AR 72089

Find us on Facebook
@BryantRotaryKidsCloset
@BryantRotary
@RubberDuckFestival



Making a difference, one child at a time.

Bryant Rotary Club

BRYANT ROTARY CLUB
KIDS CLOSET
FRIENDS IN CHRIST

"Service above self."

From the start...



The Kids Closet was started in 2008 as a closet in a member's office that would store clothes for children who been removed from their homes without their belongings due to circumstances beyond their control. Being able to give them new clothes was our way of helping restore them with a sense of pride. If possible, we tried to find items that they expressed interest in or items that were similar to "now gone" items that held personal value to them, in hopes to ease the troubling transition.

Over the years, it has grown to a stand-alone building on the property of Friends in Christ Lutheran Church. Soon after a shoe closet was added to make more room in the main building.

In 2019, the Bryant Rotary club started to raise funds to build another building twice the size and expand from school-aged children to helping infants.

How are children connected with the Kids Closet?

We receive referrals from all over the county. Most common connections are:

- Local School Counselors
- Local Teachers
- Boys and Girls Clubs
- Police and Sheriff Departments
- Fire Departments
- Non-Profits
- Churches
- Social Media Outreach
- Concerned Citizens

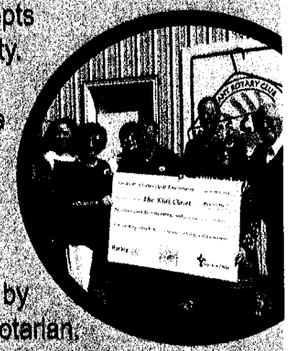
The Kids Closet has put many new smiles on faces of some of the kids at the Bryant Boys and Girls Clubs. It has been a life changing impact.

Suzanne Passmore, CEO
Boys and Girls Clubs

How do you get the items and raise money for the Kids Closet?

The Bryant Rotary Club applies for grants and works with local and national companies for inventory throughout the year.

The Kids Closet always accepts donations from the community. These donations are tax deductible. Donations can be made on the Bryant Rotary website www.BryantRotary.org, on the Facebook page @BryantRotaryKidsCloset, by calling (870) 820-2634 or by contacting any Bryant Rotarian.





We also have a signature fundraising event every year the first Saturday in May at Mills Park in Bryant called the Bryant Rotary Rubber Duck Derby Festival. Through this event, we raise the money needed to run the Kids Closet by selling "adoptions" of the racing rubber ducks, corporate sponsorships and partnerships with other non-profits. This event is also a kid-focused festival that is free to attend complete with entertainment, games, prizes, rides, contests and more.

2008 Bryant Rotarian Michelle Finney started a sharing clothing and supplies out of a closet in her office.

2011 Kids Closet expanded to the top floor of the First Security Bank Building.

2013 Bryant Rotarian Emil Woerner worked with Friends in Christ Lutheran Church to offer land for the Kids Closet to have a permanent building.

2017 Duck Derby Fundraiser first held to raise funds annually for Kids Closet, Imagination Library of Saline County and Bryant Boys and Girls Club.

2019 Ground was broken to build a second building to expand the materials offered to include babies and infants sizes.

EXISTING KIDS CLOSET BUILDING 24' x 90'

NEW ADDITION 26' x 30'

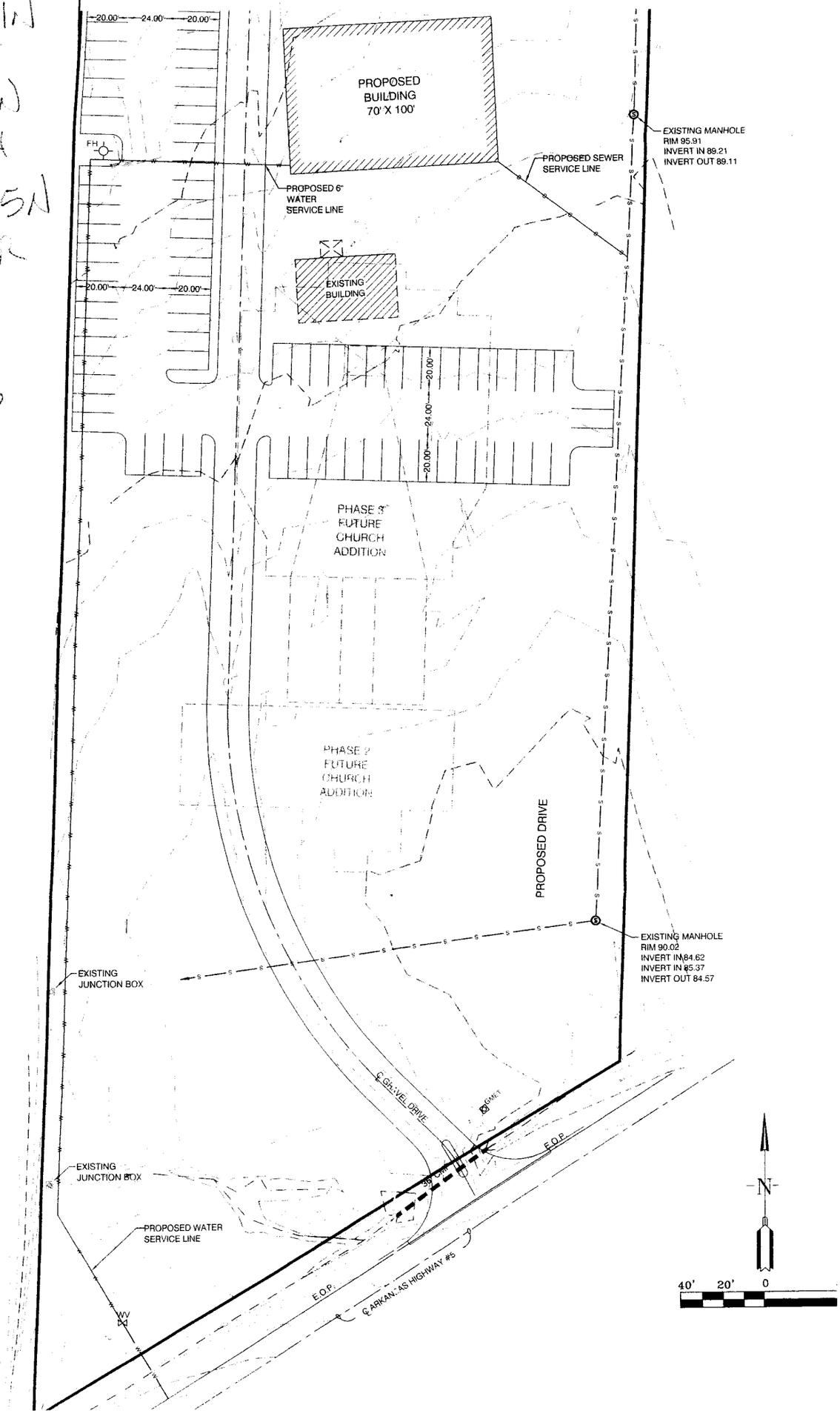
FRIENDS IN CHRIST LUTHERAN CHURCH

4305 HWY 5N

BRYANT, AR

72022

NOV. 2023



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: 11/14/23

Sign Co. or Sign Owner

Name Condray Signs
Address 1107 E Harding Ave
City, State, Zip Pine Bluff, AR. 71601
Phone 870.534.5210
Email Address emma@condraysigns.com

Property Owner

Name Bryant School District
Address 1511 N. Reynolds Road
City, State, Zip Bryant, AR, 72022
Phone 501.847.5600
Email Address kwalters@bryantschools.org

GENERAL INFORMATION

Name of Business Bryant Admin. Building
Address/Location of sign 1511 N. Reynolds Road
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 Emma Brann, 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


Baskin-Robbins
Ice Cream · $
Circle K
Summerwood Petroleum
183
N Reynolds Rd
183
Monument
Sign
N Reynolds Rd
Don Pepe's Gourmet
Burritos & Tacos
Mexican · $$

72"

48"

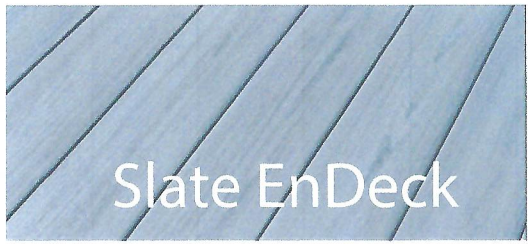
38.5"

BRYANT

PUBLIC SCHOOLS

ADMINISTRATION BUILDING
& BOARD ROOM

1511



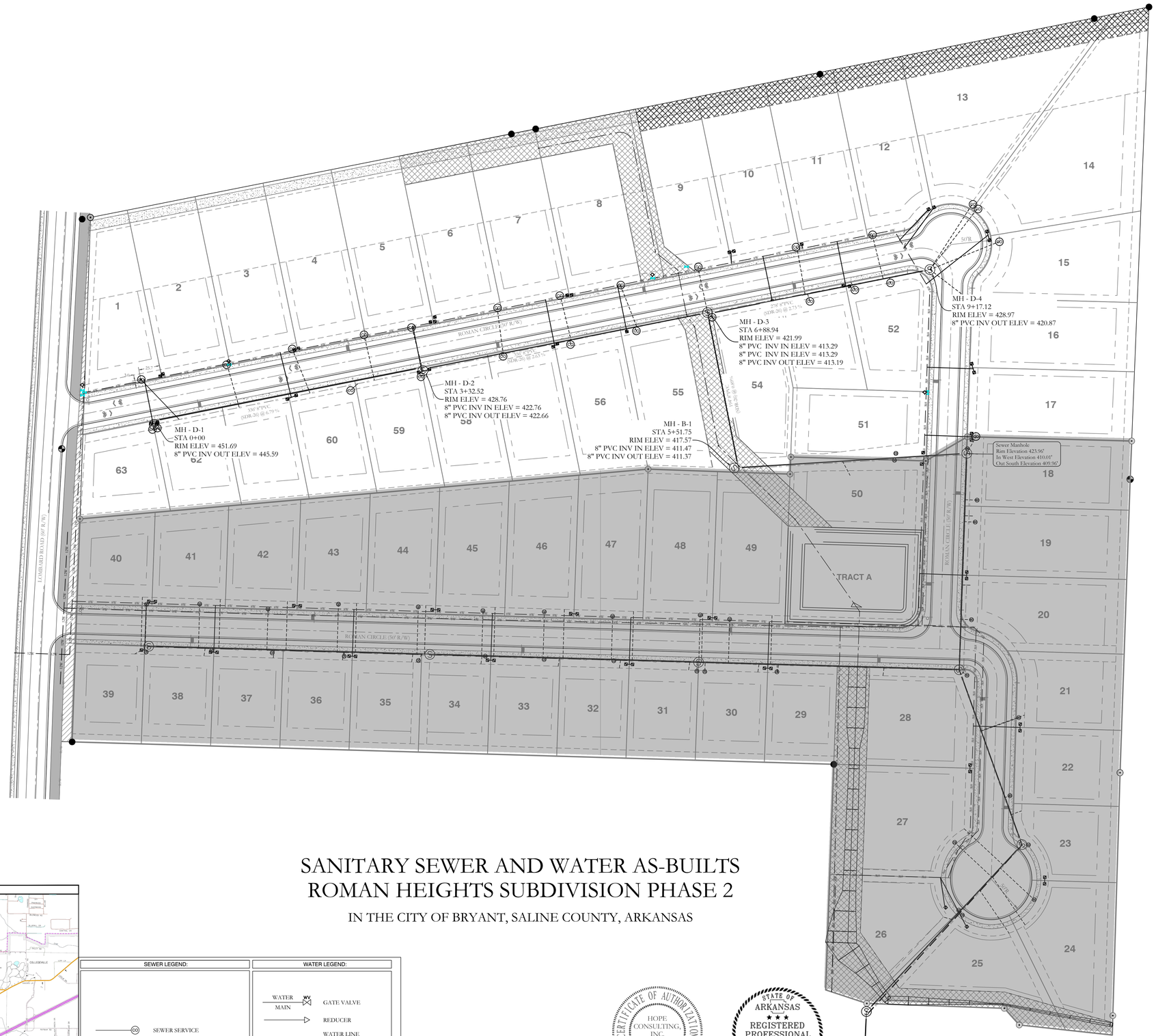
PMS 287



Sign Size: 120”w x 38”h
Building Face Size: 330” x 264”h


I-30 Frontage Rd
I-30 Frontage
22461
The Elrod Firm
Hoover and Company CPAs
Gentiva Hospice-Bryant (KBT)
2109
Pathfinder, Inc. Meadows Apartments
2109
Elite Home Health
22401
904
Sign to be Installed Here

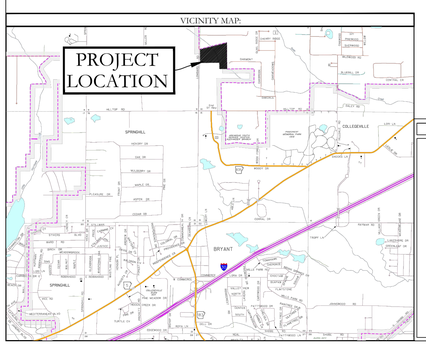

LUXURY Iron
OF ARKANSAS
ORNAMENTAL · STRUCTURAL · FUNCTIONAL
26044
PLEASE USE OTHER DOOR



SANITARY SEWER AND WATER AS-BUILTS
ROMAN HEIGHTS SUBDIVISION PHASE 2

IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

VICINITY MAP:



SEWER LEGEND:	WATER LEGEND:
SEWER SERVICE	GATE VALVE
SEWER SERVICE	REDUCER
	WATER LINE
	FIRE HYDRANT
	DOUBLE WATER SERVICE
	SINGLE WATER SERVICE

NOTE:
PROPOSED SEWER MAINS IS TO HAVE TRACER WIRE. ALSO A NON-BIODEGRADABLE TAPE IDENTIFYING THE LINE AS "SEWER" MUST BE BURIED IN THE TRENCH ABOVE THE SEWER MIANS.

NOTE:
ALL FIRE HYDRANT LEADERS HAVE A GATE VALVE BETWEEN MAIN AND FIRE HYDRANT.

CERTIFICATE OF AUTHORIZATION
HOPE CONSULTING, INC.
No. 1931
ARKANSAS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
NO. 14048
WILLIAM W. McFADDEN

BASIS OF BEARINGS:
GRID NORTH ARKANSAS COORDINATE SYSTEM, SOUTH ZONE BY G.P.S. OBSERVATIONS

60' 30' 0 60'
BAR SCALE: 1" = 60'

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

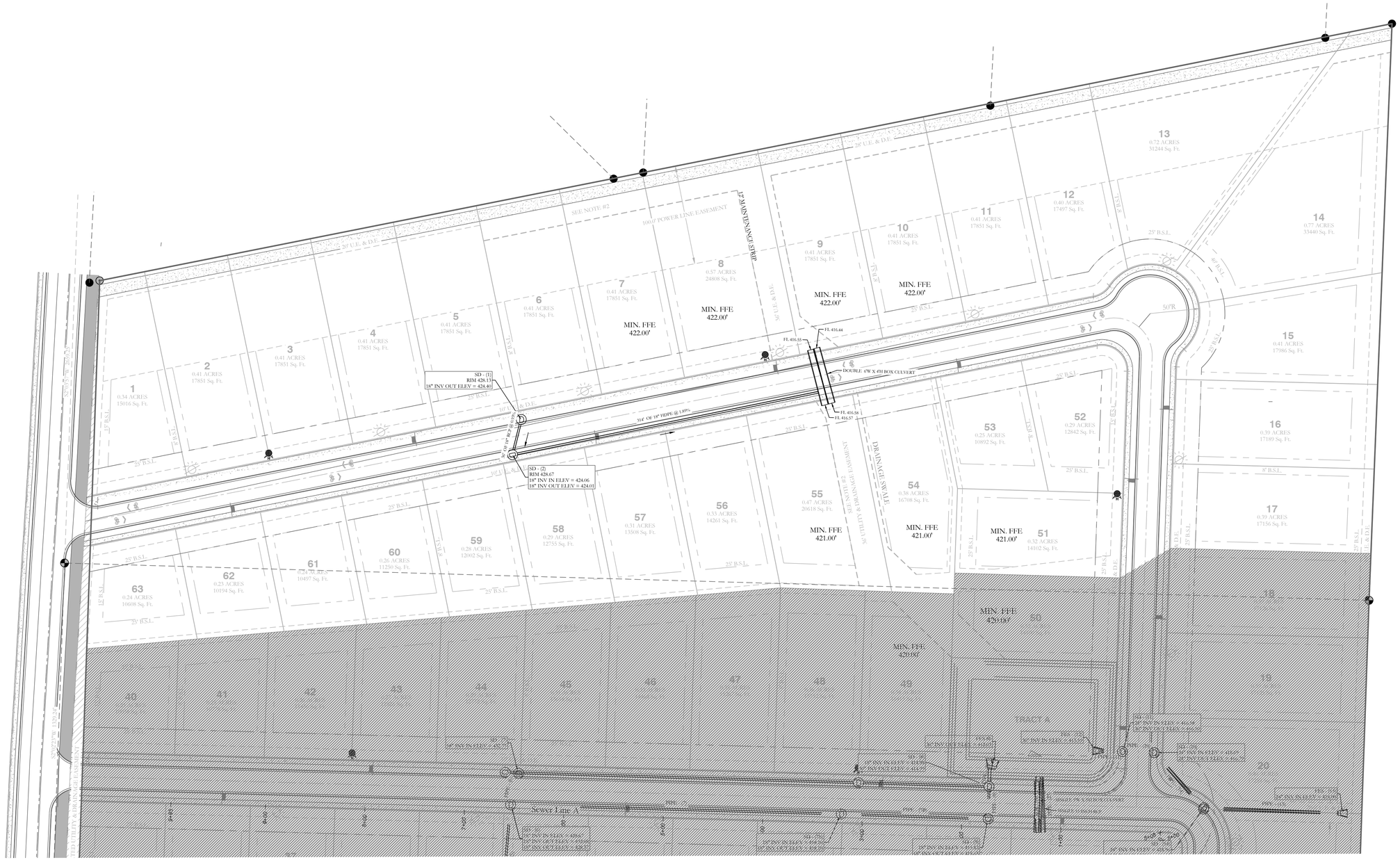
FOR USE AND BENEFIT OF:
BULL DEVELOPMENT LLC

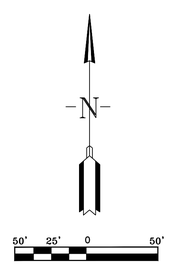
WATER & SEWER AS-BUILTS PLAN
ROMAN HEIGHTS SUBDIVISION PHASE 2
IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	09/23/2023	C.A.D. BY:	MD	DRAWING NUMBER:
REVISED:		CHECKED BY:		17-0077
		SCALE: 1"=60'		

500	01S	14W	0	10	300	62	1762

K:\LAND PROJECTS 2004\BUBDIVISIONS\2017\17-0077_ROMAN HEIGHTS\DWG\17-0077_ROMAN HEIGHTS_AS-BUILTS.PRE 09-28-23.DWG





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

FOR USE AND BENEFIT OF:
BULL DEVELOPMENT LLC.

DRAINAGE AS-BUILTS
ROMAN HEIGHTS PHASE 2 SUBDIVISION

A SUBDIVISION IN SALINE COUNTY, ARKANSAS

DATE: 07/21/2021	C.A.D. BY: MD	DRAWING NUMBER: 17-0077
REVISED:	CHECKED BY:	
SHEET:	SCALE: 1"=60'	

K:\LAND PROJECTS 2004\SUBDIVISIONS\2017\17-0077 ROMAN HEIGHTS\DWG\17-0077 ROMAN HEIGHTS PHASE 2 DRAINAGE AS-BUILTS.DWG

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Ch. Length
C1	19.44'	25.00'	44°33'13"	S56° 28' 34"W	18.95'
C2	25.03'	50.00'	28°40'44"	S48° 32' 19"W	24.77'
C3	50.52'	50.00'	57°53'24"	N88° 10' 37"W	48.40'
C4	40.89'	50.00'	46°51'19"	N35° 48' 16"W	39.76'
C5	51.44'	50.00'	58°56'34"	N17° 05' 41"E	49.20'
C6	19.44'	25.00'	44°33'13"	N24° 17' 22"E	18.95'
C7	34.41'	25.00'	78°51'06"	N37° 24' 48"W	31.75'
C8	45.75'	64.00'	40°57'31"	N56° 21' 36"W	44.78'
C9	41.94'	64.00'	37°32'40"	N17° 06' 30"W	41.19'
C10	21.03'	25.00'	48°11'23"	N22° 25' 52"W	20.41'
C11	42.05'	50.00'	48°11'23"	N22° 25' 52"W	40.82'
C12	54.19'	50.00'	62°05'38"	N32° 42' 38"E	51.57'
C13	62.19'	50.00'	71°15'55"	S86° 36' 36"E	58.26'
C14	40.70'	50.00'	46°38'28"	S21° 39' 25"E	39.59'
C15	42.05'	50.00'	48°11'23"	S25° 45' 31"W	40.82'
C16	21.03'	25.00'	48°11'23"	S25° 45' 31"W	20.41'
C17	21.99'	14.00'	90°00'01"	S43° 20' 11"E	19.80'
C18	39.12'	25.00'	89°39'04"	S46° 50' 17"W	35.25'
C19	45.06'	25.00'	103°15'35"	S49° 37' 02"E	39.20'

Curve Table: Road Centerline					
Curve #	Delta	Chord B & D		Arc Length	Arc Radius
SC1	103°15'35"	N49° 37' 02"W	59.59'	68.48'	38.00'
SC2	90°00'00"	S43° 20' 11"E	53.74'	59.69'	38.00'

Line Table		
Line #	Direction	Length
L1	N88° 20' 11"W	33.56

Know what's below. Call before you dig.

NOTE:

1. TRACT A WILL BE UTILIZED AS A DETENTION BASIN, DRAINAGE AND UTILITY EASEMENTS MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
2. NO PERMANENT OR TEMPORARY OBSTRUCTIONS MAY BE PLACED IN DRAINAGE OR ACCESS EASEMENTS

FOUND ½" REBAR W. ALUM. AGC CAP NW CORNER NW ¼ NW ¼ SECTION 10, T-01-S, R-14-W

FOUND ½" REBAR

FOUND ½" REBAR NW CORNER NW ¼ SW ¼ SECTION 10, T-01-S, R-14-W

28" POST OAK: S68°EM 25.2' AGC BRG. TAG ON 23" PINE: S72°E, 20.5' POWER POLE: N42°W, 53.1'

FOUND ½" REBAR (0.97' SOUTH OF LINE)

FOUND ½" REBAR (2.13' SOUTH OF LINE)

FOUND ½" REBAR

GLENN HILL ESTATES SUBDIVISION (BOOK 284, PAGE 155)

DRAINAGE AREA 109 ACRES

15' FUTURE PEDESTRIAN ACCESS EASEMENT

100' POWER LINE EASEMENT

CASON HILL BLVD (50' R/W)

ROMAN HEIGHTS AVE (50' R/W)

LOMBARD ROAD

TRAMMEL ALLEN WAYNE & CAROL JOY (BOOK 2012, PAGE 115312)

ADAMS ROGER KIM (BOOK 1996, PAGE 34888)

KENNETH D & REBECCA J (BOOK 2014, PAGE 42919)

O'NEIL CARL E & WANDA F (BOOK 1999, PAGE 58619)

DAWSON POINT PHASE 3 (BOOK 2020, PAGE 00854)

ROMAN HEIGHTS PHASE 1 SALINE COUNTY DEED BOOK 2016, PAGE 24247

Lot	Area	Min. FFE
1	0.34 ACRES 15016 Sq. Ft.	
2	0.41 ACRES 17851 Sq. Ft.	
3	0.41 ACRES 17851 Sq. Ft.	
4	0.41 ACRES 17851 Sq. Ft.	
5	0.41 ACRES 17851 Sq. Ft.	
6	0.41 ACRES 17851 Sq. Ft.	
7	0.41 ACRES 17851 Sq. Ft.	
8	0.57 ACRES 24808 Sq. Ft.	MIN. FFE 422.00'
9	0.41 ACRES 17851 Sq. Ft.	MIN. FFE 422.00'
10	0.41 ACRES 17851 Sq. Ft.	MIN. FFE 422.00'
11	0.41 ACRES 17851 Sq. Ft.	
12	0.40 ACRES 17497 Sq. Ft.	
13	0.72 ACRES 31244 Sq. Ft.	
14	0.77 ACRES 33440 Sq. Ft.	
15	0.41 ACRES 17986 Sq. Ft.	
16	0.39 ACRES 17189 Sq. Ft.	
17	0.39 ACRES 17156 Sq. Ft.	
18	0.39 ACRES 17156 Sq. Ft.	
19	0.39 ACRES 17156 Sq. Ft.	
20	0.39 ACRES 17156 Sq. Ft.	
21	0.39 ACRES 17156 Sq. Ft.	
22	0.39 ACRES 17156 Sq. Ft.	
23	0.39 ACRES 17156 Sq. Ft.	
24	0.39 ACRES 17156 Sq. Ft.	
25	0.39 ACRES 17156 Sq. Ft.	MIN. FFE 411.50'
26	0.39 ACRES 17156 Sq. Ft.	MIN. FFE 413.50'
27	0.39 ACRES 17156 Sq. Ft.	MIN. FFE 414.20'
28	0.39 ACRES 17156 Sq. Ft.	MIN. FFE 419.00'
29	0.39 ACRES 17156 Sq. Ft.	MIN. FFE 419.00'
30	0.39 ACRES 17156 Sq. Ft.	
31	0.39 ACRES 17156 Sq. Ft.	
32	0.39 ACRES 17156 Sq. Ft.	
33	0.39 ACRES 17156 Sq. Ft.	
34	0.39 ACRES 17156 Sq. Ft.	
35	0.39 ACRES 17156 Sq. Ft.	
36	0.39 ACRES 17156 Sq. Ft.	
37	0.39 ACRES 17156 Sq. Ft.	
38	0.39 ACRES 17156 Sq. Ft.	
39	0.39 ACRES 17156 Sq. Ft.	
40	0.24 ACRES 10608 Sq. Ft.	
41	0.24 ACRES 10608 Sq. Ft.	
42	0.24 ACRES 10608 Sq. Ft.	
43	0.24 ACRES 10608 Sq. Ft.	
44	0.24 ACRES 10608 Sq. Ft.	
45	0.24 ACRES 10608 Sq. Ft.	
46	0.24 ACRES 10608 Sq. Ft.	
47	0.24 ACRES 10608 Sq. Ft.	
48	0.24 ACRES 10608 Sq. Ft.	
49	0.24 ACRES 10608 Sq. Ft.	MIN. FFE 419.00'
50	0.32 ACRES 14102 Sq. Ft.	MIN. FFE 419.00'
51	0.32 ACRES 14102 Sq. Ft.	MIN. FFE 421.00'
52	0.29 ACRES 12842 Sq. Ft.	
53	0.25 ACRES 10892 Sq. Ft.	
54	0.38 ACRES 16708 Sq. Ft.	MIN. FFE 421.00'
55	0.47 ACRES 20618 Sq. Ft.	MIN. FFE 421.00'
56	0.33 ACRES 14261 Sq. Ft.	
57	0.31 ACRES 13508 Sq. Ft.	
58	0.29 ACRES 12755 Sq. Ft.	
59	0.28 ACRES 12002 Sq. Ft.	
60	0.26 ACRES 11250 Sq. Ft.	
61	0.24 ACRES 10497 Sq. Ft.	
62	0.23 ACRES 10194 Sq. Ft.	
63	0.24 ACRES 10608 Sq. Ft.	
67	0.39 ACRES 17156 Sq. Ft.	

POINT OF BEGINNING FOUND 1/2" REBAR (PLS #1762)

POINT OF COMMENCEMENT FOUND ½" REBAR SW CORNER NW ¼ SW ¼ SECTION 10, T-01-S, R-14-W

FOUND ½" REBAR

FOUND ½" REBAR (PLS #1375)

FOUND ½" REBAR NE CORNER NW ¼ SW ¼ SECTION 10, T-01-S, R-14-W

CHAIN-LINK FENCE COR: N46°E, 1.25' 19" POST OAK: S83°E, 20.90' 8" RED OAK: S64°W, 0.95'

FINAL PLAT
ROMAN HEIGHTS SUBDIVISION PHASE 2
IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

STREET RIGHT-OF-WAY LINE

STREET RIGHT-OF-WAY LINE
10' UTILITY & DRAINAGE EASEMENT
25' BUILDING SETBACK LINE
8' BUILDING SETBACK LINE
25' BUILDING SETBACK LINE
10' UTILITY & DRAINAGE EASEMENT

TYPICAL SETBACKS & EASEMENTS

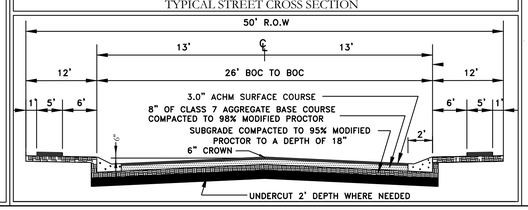
PROPERTY DESCRIPTION:

PART OF THE NW ¼ OF THE SW ¼ AND PART OF THE SW ¼ OF THE NW ¼ ; ALL IN SECTION 10, TOWNSHIP 01 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND ½" REBAR, ACCEPTED AS THE SW CORNER OF THE NW ¼ OF THE SW ¼ OF SECTION 10; THENCE S88°21'12"E, A DISTANCE OF 25.00 FEET TO A FOUND ½" REBAR; THENCE N02°03'56"E, A DISTANCE OF 970.17 FEET TO A FOUND ½" REBAR (PLS #1375); THENCE N02°00'45"E, A DISTANCE OF 273.72 FEET TO A POINT, BEING THE **POINT OF BEGINNING** OF HEREIN DESCRIBED TRACT; THENCE N78°45'10"E A DISTANCE OF 1324.41 FEET TO A POINT; THENCE S02°16'42"W A DISTANCE OF 533.04 FEET TO A POINT; THENCE N88°30'37"W, A DISTANCE OF 201.63 FEET TO A POINT; THENCE S59°48'38"W, A DISTANCE OF 59.00 FEET TO A POINT; THENCE N88°20'09"W, A DISTANCE OF 165.93 FEET TO A POINT; THENCE S02°00'45"W, A DISTANCE OF 20.99 FEET TO A POINT; THENCE N87°59'15"W, A DISTANCE OF 174.31 FEET TO A POINT; THENCE S84°59'24"W, A DISTANCE OF 700.02 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING A CUMULATIVE OF 575,168 SQUARE FEET, OR 13.20 ACRES, MORE OR LESS.

SAID TRACT SUBJECT TO A 100 FOOT ELECTRIC TRANSMISSION EASEMENT ACROSS THE NORTH 100 FEET THEREOF, AND ANY OTHER EASEMENTS OR ENCUMBRANCES OF RECORD.

TYPICAL STREET CROSS SECTION



REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF ARKANSAS — NO. 1762 — SIGNATURE — JONATHAN L. HOPE

STATE OF ARKANSAS — LICENSED PROFESSIONAL ENGINEER — NO. 20876 — KAZI TAMZIDUL ISLAM

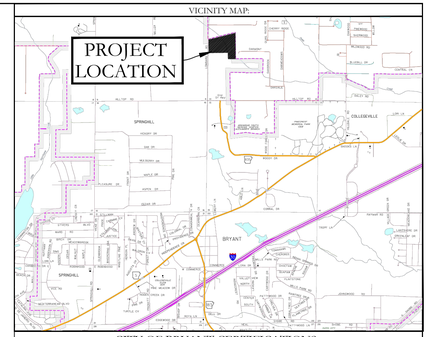
CERTIFICATE OF AUTHORIZATION — HOPE CONSULTING, INC. — No. 1931 — ARKANSAS

LEGEND
- Found Aliquot Corner
- Computed point
- Found monument
- Set #4 RB/Plas. Cap(SIP)
- (M) - Measured
- (R) - Record
- (P) - Platted
- Street Light
- Fire Hydrant
- Stop Sign
- No Parking Sign

BASIS OF BEARINGS: GRID NORTH ARKANSAS COORDINATE SYSTEM, SOUTH ZONE BY G.P.S. OBSERVATIONS

60' 30' 0 60'

VICINITY MAP:



CITY OF BRYANT CERTIFICATIONS:

OWNER:
Name: BULL DEVELOPMENT LLC
Address: P.O. BOX 908
BRYANT, AR 72089

DEVELOPER:
Name: BULL DEVELOPMENT LLC
Address: P.O. BOX 908
BRYANT, AR 72089

CERTIFICATE OF OWNER:

We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide said real estate in accordance with the within plat.

Date of Execution _____ Name: _____

Source of Title: 2019-024054

CERTIFICATE OF SURVEYING ACCURACY:

I, Jonathan L. Hope, hereby certify that this plat correctly represents a survey and a plan made by me or under my supervision; that all monuments shown hereon actually exist and their location, size, type and material are correctly shown; and that all interior lot lines have been adjusted to "as built conditions" and are accurately described on the plat and identified on the ground in terms of length and direction of the property side as required in accord with the City of Bryant Subdivision Regulation Ordinance.

Date of Execution

Jonathan L. Hope
Registered Professional
Land Surveyor No. 1762
Arkansas

CERTIFICATE OF FINAL ENGINEERING ACCURACY:

I, Kazi Tamzidul Islam, hereby certify that this plat correctly represents a plat made by me, and that the engineering requirements of the City of Benton Subdivision Rules and Regulations have been followed.

Date of Execution

Kazi Tamzidul Islam
Registered Professional
Engineer, No. 20876
Arkansas

CERTIFICATE OF FINAL APPROVAL:

Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission at a meeting held _____, 20 _____. All of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.

Date of Execution

Rick Johnson,
Bryant Planning Commission

FLOODPLAIN CERTIFICATION:

By affixing my seal and signature, I Jonathan L. Hope, PLS No. 1762, hereby certify that this drawing correctly depicts a survey compiled under my supervision.

NOTE: This survey was based on legal descriptions and title work furnished by others and does not represent a title search.

According the the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Saline County unincorporated areas, panel # 05125C0240E, dated 06/05/2020, no portion of the property described hereon does lie within the 100 year flood hazard boundary.

PROPERTY SPECIFICATIONS:

OWNER:	BULL DEVELOPMENT LLC P.O. BOX 908 BRYANT, AR 72089
DEVELOPER/-SUBDIVIDER	BULL DEVELOPMENT LLC P.O. BOX 908 BRYANT, AR 72089
ENGINEERS:	HOPE CONSULTING INC. 117 S MARKET STREET BENTON, AR 72015
NAME OF SUBDIVISION:	ROMAN HEIGHTS SUBDIVISION PHASE 2
ZONING CLASSIFICATION:	R-2
SOURCE OF TITLE:	SALINE COUNTY DOCUMENT BOOK 2019 PAGE 024054

MIN. LOT SIZE: 9,000 S.F.
NUMBER OF LOTS: 33
SOURCE OF WATER: CITY OF BRYANT
SOURCE OF SEWER: CITY OF BRYANT
SOURCE OF ELECTRIC: FIRST ELECTRIC COOP
SOURCE OF GAS: CENTERPOINT ENERGY

BUILDING SETBACKS:
FRONT - 25' OR AS SHOWN
REAR - 25' 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: 26' BOC TO BOC
LOT CORNERS: SET 1/2" REBAR WITH CAP

HOPE CONSULTING ENGINEERS - SURVEYORS
117 South Market Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
BULL DEVELOPMENT LLC

FINAL PLAT
ROMAN HEIGHTS SUBDIVISION PHASE 2
IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	12/11/2023	C.A.D. BY:		DRAWING NUMBER:
REVISED:		CHECKED BY:		17-0077
		SCALE:	1" = 60'	

500	01S	14W	0	10	300	62	1762

C:\HOPE CONSULTING\17-0077 ROMAN HEIGHTS PHASE 2\DWG\17-0077 FINAL PLAT.dwg, 12/11/2023 2:47:21 PM, Jonathan Hope

PROTECTIVE AND RESTRICTIVE COVENANTS
AND
BILL OF ASSURANCE
FOR
ROMAN HEIGHT'S SUBDIVISION
PHASE II

PART A. PREAMBLE

WHEREAS, Bull Development, LLC. is the owner of the following described land situated in Saline County, Arkansas, to-wit: Exhibit "A".

WHEREAS, Bull Development, LLC. took title to said land in Warranty Deed No. 2019-020889 of the records of Saline County, Arkansas.

WHEREAS, Bull Development, LLC. have caused said land to be surveyed and a plat thereof made, dividing said land into lots and streets, as shown on said plat and showing the dimensions of each lot and the width of the streets as shown on said plat for the purposes of making said land an Addition to the City of Bryant, Saline County, Arkansas, known as Roman Heights Subdivision, Phase II.

NOW, THEREFORE, in consideration of the purposes herein stated, Bull Development, LLC., does hereby designate said land above described as shown by said plat filed which is hereto attached and to be forever known as Roman Heights Subdivision, Phase II, an Addition to the City of Bryant, Saline County, Arkansas, and that hereafter any conveyance by the owners of said land by lot and phase number shall forever be held to be a good and legal description and the streets on said plat in said Addition are hereby dedicated as public streets for the use and benefit of the public as such. Tract A is set forth as lands marked for an easement for use of and enjoyment by the owners of each and every lot in Addition and easement for use of public utilities as described on plat, dimensions and usage are as shown on plat. The use of lots described in said Addition are subject to the following Protective and Restrictive Covenants, which shall also be known as the Bill of Assurance as set forth herein.

PART B. AREA OF APPLICATION

B-1 FULLY PROTECTED RESIDENTIAL AREA. The Bill of Assurance covenants in Part C, D, E and F in their entirety shall apply to each and every lot in said Addition and each and all phases therein.

PART C. PROTECTIVE AND RESTRICTIVE COVENANTS -- BILL OF ASSURANCE

C-1 LAND USE AND BUILDING TYPE. No lot shall be used except for residential purposes. No business of any nature or kind shall at any time be conducted in any building located on any of said lots except for real estate sales and marketing of lots and homes during the construction phase. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single-family dwelling not to exceed two stories in height, excluding basement area. Carports or single car garages are not allowed. All must have at least a two-car garage. Garages may not be enclosed at a later date without the approval of the Architectural Control Committee and the construction of another two-car garage.

C-2 FENCING USE AND TYPE. If any builder or homeowner wishes to erect a fence, only wood privacy fences shall be allowed. Also, no fence will come forward the actual structure or the lot building line, whichever is further back from the street, except that a house erected on a corner lot may have a side fence no closer than 25 feet to the street on the side of a corner lot, such fence to begin at least 15 feet behind the front property line. All other perimeter boundaries may follow the lot line. All fencing so placed shall have the finished side towards the streets where applicable. When fencing is installed, the finished side must face out unless the Architectural Control Committee allows otherwise.

C-3 ARCHITECTURAL CONTROL. No dwelling or structure shall be erected, placed, or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony, and integrity of external design with existing structures, and as to location with respect to topography and finish grade elevation, and intended objectives for Architectural Control Committee to achieve a subdivision that accomplishes the desired architectural design in the structures and subdivision aesthetics. All buildings shall be clad on all four sides in brick, stone, or dryvit, hardie plank or similar may be allowed after a review by the Architectural Control Committee. Premium vinyl siding may be allowed on non-visible side of building if approved by the Architectural Control Committee. The roof pitch shall be at least 8/12. All shingles shall be of the architectural design. Metal roofs will be considered for approval by the Architectural Control Committee. All above grade foundations shall be covered with brick or rock. Masonite is strictly prohibited in the construction of any structure.

The term "structure" is defined to include any and all types of fences, antennas, basketball goals, swimming pools, and television satellite dishes, which to no event shall be placed in front of dwellings, or be visible from the street. All satellite dishes and antennas must be approved by the Architectural Control Committee. Approval shall be provided in Part D below.

No basketball goals are allowed in front yards, on lots with side-load garages, or on corner lots, basketball goals are allowed in back yards only.

All swimming pools are allowed in back yards only and must be surround by as defined in C-2 above.

All gutters must be the "seamless" type, match the color of the house, and be shaped to be in contact with the fascia, soffit, and walls at all times.

C-4 DWELLING COST, QUALITY AND SIZE. No dwelling shall be permitted on any lot at a cost of less than $95.00 per square foot of heated space, based upon cost levels prevalent on the date these covenants are recorded, it being the intention and purpose of the covenants to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded, at the minimum cost stated herein for the minimum permitted dwelling size. The floor area of the main structure, exclusive of one-story open porches and garages, shall not be less than 1,800 square feet of heated space. The ground floor area of the main structure shall be not less than 1,000 square feet for a dwelling of more than one story which with the second floor area would provide a total floor area equal to or greater than 1,800 square feet, exclusive of basements.

C-5 DWELLING LOCATION. No dwelling shall be located on any lot nearer to any street line than the minimum building set back lines as shown on the recorded plat. In any event, no dwelling shall be located on any lot nearer than 25 feet to a front lot line or nearer than 25 feet to the rear lot line unless otherwise shown on the Final Plat. Further, no dwelling shall be located on any interior lot nearer than 8 feet to the interior lot line. Corner lots shall be set back 25 feet off the property line, with the Architectural Control Committee having the discretion to approve a variance down to 15 feet from corner property line. For the purposes of this covenant, eaves, steps, and open porches shall not be considered as part of the dwelling. No lot shall be subdivided and no more than one dwelling shall be permitted on any one lot.

C-6 LOT AREA AND WIDTH. No dwelling shall be erected or placed on any lot having a width of less than 50 feet at the minimum set back line as shown by said plat.

C-7 EASEMENTS. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat.

C-8 NUISANCES. No noxious or offensive activities shall be carried out upon any lot, nor shall anything be done or kept thereon which may be or may become an annoyance or nuisance to the neighborhood, or may adversely affect the value of other dwellings.

C-9 TEMPORARY STRUCTURES. No structures of a temporary character, motor home, trailer, travel trailer, basement, tent, shack, garage, barn, or other out building shall be used on any lot at any time as a residence either temporarily or permanently.

C-10 OUT BUILDINGS. One building for storage shall be permitted, if approved by the Architectural Control Committee and shall conform to the same architectural design and construction of the dwelling. Shingle roofing and exterior finish system must be consistent with main dwelling on the lot. Above ground swimming pools are prohibited.

C-11 SIGNS. No sign of any kind shall be displayed to the public view on any lot, except one professional sign of not more than 1.5 square feet, or signs used by a builder/developer to advertise the property during the construction and sales period.

C-12 OWNER AND BUILDING/CONTRACTOR RESPONSIBILITY. Any property owner or building/contractor shall ensure that any contractor performing services for the property owner shall comply with the provisions of this Bill of Assurance, and shall be responsible for the actions of contractors to the contrary. No person shall damage in any way the utilities or streets in any manner, and any damage so inflicted shall become the responsibility of the person who creates the damage.

C-13 LIVESTOCK AND POULTRY. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs and cats may be kept on any lot provided that they are not kept, bred, or maintained for any commercial purpose, and provided that facilities for maintenance of the same are installed, and that the keeping of the same does not constitute a nuisance. Hunting dogs are expressly prohibited.

C-14 GARBAGE AND REFUSE DISPOSAL. No lot or easement shall be used or maintained as a dumping ground for rubbish. Trash, garbage, and other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition, and not be permitted at any time or location which is visible from the front of the lot.

C-15 OIL AND MINING OPERATIONS. No oil drilling, development operation, refining, quarrying, or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations, or shafts be permitted upon or in any lot. No derrick or structure designed for use in boring for oil or natural gas shall be erected, maintained, or permitted upon any lot.

C-16 WATER SUPPLY. No individual water supply systems shall be permitted on any lot. The same shall be served by the City of Bryant, Arkansas that currently supplies this area.

C-17 SEWAGE DISPOSAL. No individual sewage disposal system shall be permitted on any lot. Sewage connections must be made with the City Sewage System of the City of Bryant, Arkansas.

C-18 SIGHT DISTANCE AT INTERSECTIONS. No fence, wall, hedge, or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any lot corner within the triangular area formed by the street property lines and the line connecting them at points 25 feet from the intersection of street right-of-way lines, or in the case of a rounded property corner, from the intersection of the street property lines extended. The same sight line limitations shall apply on any lot within 10 feet from the intersection of the street property line with the edge of a driveway. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

C-19 LAND NEAR WATER COURSES. No building shall be placed nor shall any material or refuse be placed or stored on any lot within 20 feet of the property line of any part or edge of

any water course, except that clean fill may be placed nearer, provided that the natural water course is not altered or blocked by such fill.

C-20 BUILDERS. All building must be performed by competent builders. The Architectural Control Committee reserves the right to submit for approval the name of any contractor selected by a property owner to an architect of the choosing of the Architectural Control Committee.

C-21 LOT, YARD, AND HOME MAINTENANCE. All property owners, including builders, shall keep all grounds and yards mowed, trimmed and clean, and all houses painted or stained. All lawnmowers, trash containers, ladders, children's toys, bicycles, exercise equipment, and similar items must be stored where they are not visible from the street, such as behind a wood privacy fence or inside a garage.

C-22 COMMENCEMENT OF CONSTRUCTION. A property owner must start construction of an approved dwelling within a period of one (1) year from the date of purchase, defined as the closing date. The owners reserve the option to repurchase any lot for the amount of original purchase price if construction is not commenced within such period of time. This option shall be exercised in writing within a period of 30 days after the one-year period.

C-23 COMPLETION OF CONSTRUCTION. Any dwelling must be completed in its entirety within a period of one (1) year from date such construction is commenced.

C-24 CURB CUTS. Curb cuts should not be necessary due to the rolled curb. Any curb cuts must be approved in writing by Bull Development, LLC. Violation will result in removal and replacement at the cost to the property owner. No material may be placed in the rain gutter in front of the curb.

C-25 MOTOR VEHICLE PARKING. Abandoned or unused motor vehicles shall not be parked or permitted to remain on any lot or within the dedicated street. No cars may be parked in front yards. All vehicles must have a current registration and license. Work trucks shall be parked inside garages and shall not be parked in driveways on a regular basis. Boats, recreational vehicles, tractors, commercial vehicles, and trailers cannot be parked at the front or side of any dwelling or in the dedicated street, and must be parked in back of the dwelling and/or behind such privacy fence as defined in C-2 above. In any case, none of the above shall be allowed unless the privacy fence mentioned in C-2 above is installed. Owners or permanent residents are prohibited from parking in the street.

C-26 MINIMUM FLOOR LEVEL ELEVATION. The Architectural Control Committee reserves the right to proscribe a minimum floor elevation for any lot they deem such a minimum should be required.

C-27 MAILBOXES. Mailboxes shall be of the design and construction described by the Architectural Control Committee.

C-28 EXTERIOR LIGHTING. No night watcher lights shall be permitted. All exterior lighting other than normal landscape lighting must be approved by the Architectural Control Committee.

C-29 PROPERTY OWNERS ASSOCIATION. At such time as a valid Property Owners Association is established in Roman Heights Subdivision, the developer/owner shall deed to and otherwise turn over to and relinquish control of all "common areas" including "fence and sign easements" within said subdivision plat and/or any subsequent phases which may be developed. Until such time occurs, the developer/owner shall retain control of and maintenance of such areas.

C-30 SIDEWALKS. The owner of a lot is responsible for installation of a five foot wide sidewalk in front of his lot, six feet from back of curb. The sidewalk shall run from property line to property line extended, parallel to the street and may be interrupted by the driveway. The sidewalk is to be constructed of 3000 psi normal weight concrete with tooled or sawed control joints, four feet on center an ¾ inch expansion joint at each neighboring sidewalk connection. The sidewalk is to be normal concrete color and shall receive a broom finish.

PART D. ARCHITECTURAL CONTROL COMMITTEE

The owner will cause to be formed an Architectural Control Committee of 2 to 7 persons for the purpose of reviewing all construction plans to assure aesthetic harmony and beauty within the subdivision of Roman Heights Subdivision. In this regard, no building, fence, wall, or other structure shall be commenced, erected, or maintained upon any lot, nor shall any exterior addition to, or change or alteration therein be made, nor shall any landscaping of any lot be undertaken, until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing by the Architectural Control Committee as to the harmony of external design and location in relation to surrounding structures and topography. In the event that any plans and specifications are submitted to the Committee for architectural review as provided herein, and the Committee shall fail either to approve or reject such plans and specifications for a period of 30 days following such submission, such failure shall be deemed to be an approval by the Committee for all purposes. The owners may elect to turn this function entirely over to residents of the subdivision at such time as it sees fit.

In any case, the members of this Committee shall in no event be held personally liable or responsible to any owner in this Addition for their actions, or lack thereof.

PART E. PROPERTY OWNERS' IMPROVEMENT DISTRICT

All lots in the Roman Heights Subdivision, Phase II (the "Subdivision") in addition to being bound by this Bill of Assurance, are also within the Bryant Municipal Property Owners' Multipurpose Improvement District #107 of Saline County, Arkansas, dated June 28, 2021 As such, all lots in the Subdivision are subject to the matters established thereby and therein including

but not limited to, assessments to enable the District to accomplish its purposes set out therein which the Property Owner agrees shall include, without limitation, the purchase of roadway and utilities infrastructure, the maintenance, preservation, improvement, management and servicing of the Subdivision common areas and improvements thereto, if the property within the District will be benefited thereby, and all such other purposes as established by the District's order of formation. Each lot owner in the Subdivision, by purchasing or otherwise owning a lot in the Subdivision agrees to and acknowledges that any such lot shall be subject to annual assessments levied by the District in whatever amounts the District Board of Commissioners determine. Additionally, the District may, but is not required to, maintain any private limited common areas designated as such on the Subdivision plat.

In connection therewith the District shall or may maintain such policy, or policies of liability and fire insurance with respect to the common area and personal property, if any, owned by the District as the District's Commissioners deem appropriate; grant easements, rights of way, or strips of land where necessary for utilities and sewer facilities over the common areas to serve the common areas and the lots; and, levy District assessments as the District deems appropriate. Such assessments shall create liens upon the lots assessed similar in priority as ad valorem taxes which liens shall be subject to the foreclosure sale of the lots and improvements thereon for nonpayment as provided by the Property Owners' Improvement District laws of Arkansas.

Exempted from District assessments are all property dedicated to and accepted by a local public authority if any part of the Subdivision property is subsequently so dedicated and the common areas. Use of the common areas shall be subject to such reasonable rules and regulations as may be hereafter established by the District's Board of Commissioners and as amended thereafter from time to time.

PART F. GENERAL PROVISIONS

F-1 TERM. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 25 years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 years, subject to the express provision that these covenants may be amended at any time after the date of execution by the owner or owners of the majority of the lots herein platted.

F-2 ENFORCEMENT. Enforcement shall be by proceedings at law in equity against any person or person violating or attempting to violate or attempting to violate any covenant either to restrain violation or to recover damages.

F-3 SEVERABILITY. Invalidation of any one of these covenants by judgments or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

F-4 AMENDMENTS. These restrictions and covenants may be amended at any time by a majority of the lot owner or owners, including the developers. The majority of lots is calculated as being over 50% of the total number of lots.

Paragraph C-7 may not be amended without the written approval of Bull Development, LLC.

In compliance with Title 15, SUBDIVISION REGULATIONS, of the City of Bryant, Arkansas, the following is included here under article E-4:

> That any amendment to the Bill of Assurance reducing the size of the buildings to be placed on lots must be approved by the Bryant Planning Commission.

F-5 CONFLICTS. If there is a conflict within different paragraphs of this document, within a single paragraph, or between this document and the plat, then the more restrictive language or interpretation will apply.

WITNESS our hands on this _____ day of _____, 2023.

BULL DEVELOPMENT, LLC.

By:_____
Travis McBride Bull, Manager

STATE OF ARKANSAS)
)
COUNTY OF SALINE)

BE IT REMEMBERED, that on this day came before me, the undersigned, a Notary Public within and for the County aforesaid, duly commissioned and acting Travis McBride Bull of Bull Development, LLC. to me well known as the grantors in the foregoing document, and stated that they had executed the same for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and seal as Notary Public on this _____ day of _____, 2023.

_____
Notary Public

My Commission Expires:

_____

(SEAL)

EXHIBIT "A"

PROPERTY DESCRIPTION: ROMAIN HEIGHTS PHASE 2

PART OF THE NW 1/4 OF THE SW 1/4 AND PART OF THE SW 1/4 OF THE NW 1/4 ; ALL IN SECTION 10, TOWNSHIP 01 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND 1/2" REBAR, ACCEPTED AS THE SW CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 10; THENCE S88°21'12"E, A DISTANCE OF 25.00 FEET TO A FOUND 5/8" REBAR; THENCE N02°03'56"E, A DISTANCE OF 970.17 FEET TO A FOUND 5/8" REBAR (PLS #1375); THENCE N02°00'45"E, A DISTANCE OF 273.72 FEET TO A POINT, BEING THE **POINT OF BEGINNING** OF HEREIN DESCRIBED TRACT; THENCE N78°45'10"E A DISTANCE OF 1324.41 FEET TO A POINT; THENCE S02°16'42"W A DISTANCE OF 533.04 FEET TO A POINT; THENCE N88°30'37"W, A DISTANCE OF 201.63 FEET TO A POINT; THENCE S59°48'38"W, A DISTANCE OF 59.00 FEET TO A POINT; THENCE N88°20'09"W, A DISTANCE OF 165.93 FEET TO A POINT; THENCE S02°00'45"W, A DISTANCE OF 20.99 FEET TO A POINT; THENCE N87°59'15"W, A DISTANCE OF 174.31 FEET TO A POINT; THENCE S84°59'24"W, A DISTANCE OF 700.02 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING A CUMULATIVE OF 575,168 SQUARE FEET, OR 13.20 ACRES, MORE OR LESS.

SAID TRACT SUBJECT TO A 100 FOOT ELECTRIC TRANSMISSION EASEMENT ACROSS THE NORTH 100 FEET THEREOF, AND ANY OTHER EASEMENTS OR ENCUMBRANCES OF RECORD.

HOPE
CONSULTING
ENGINEERS • SURVEYORS

November 15, 2023

Truett Smith
City of Bryant
210 Southwest Third St., Bryant, AR 72022

RE: Roman Heights Final Plat Phase 2(Hope Job# 17-0077)

Dear Truett:

On behalf of the property owner, we are formally requesting that Bryant and Community Development review and forward the Final Plat of Roman Heights Subdivision to the Bryant Planning Commission for Final Plat Approval.

Please feel free to contact me with any questions or concerns or if I can be of any further assistance.

Sincerely,

Jonathan Hope

117 South Market St. Benton, Arkansas 72015
501-315-2626
www.hopeconsulting.com

SUBDIVISION DESCRIPTION:
PART OF THE EAST HALF OF THE NORTHWEST QUARTER (E1/2 NW1/4), ALL IN SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2" REBAR WITH CAP #1573 AT THE NORTHWEST CORNER OF LOT 77 OF THE CREEKSIDE ADDITION, PHASE 1 TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS AND RUN THENCE NORTH 1°46'27" EAST ALONG THE EAST RIGHT OF WAY OF CREEKWATER DRIVE A DISTANCE OF 115.23 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 FOR THE **POINT OF BEGINNING**; THENCE NORTH 89°50'54" WEST ALONG THE NORTH LINE OF SAID CREEKSIDE ADDITION, PHASE 1, A DISTANCE OF 342.89 FEET TO A FOUND 1" PIPE ON THE WEST LINE OF SAID E1/2 NW1/4; THENCE NORTH 1°54'35" EAST ALONG THE WEST LINE OF SAID E1/2 NW1/4 A DISTANCE OF 825.87 FEET TO A 1" HEX ROD; THENCE NORTH 1°39'05" EAST CONTINUING ALONG SAID WEST LINE A DISTANCE OF 487.60 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE SOUTH 87°55'11" EAST A DISTANCE OF 195.73 FEET TO A SET 1/2" REBAR WITH CAP #1573 ON THE EAST RIGHT OF WAY OF CREEKWATER DRIVE; THENCE SOUTH 2°04'49" WEST, ALONG SAID EAST RIGHT OF WAY, 75.00 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE SOUTH 87°55'11" EAST, LEAVING SAID EAST RIGHT OF WAY, A DISTANCE OF 164.75 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE SOUTH 2°04'49" WEST A DISTANCE OF 75.00 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE SOUTH 87°55'11" EAST A DISTANCE OF 75.00 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE SOUTH 2°04'49" WEST A DISTANCE OF 37.63 FEET TO A POINT; THENCE SOUTH 38°51'03" WEST 22.04 FEET TO A POINT; THENCE SOUTH 22°07'30" WEST 100.82 FEET TO A POINT; THENCE SOUTH 6°12'28" WEST 37.28 FEET TO A POINT; THENCE SOUTH 21°27'38" EAST 84.29 FEET TO A POINT; THENCE SOUTH 0°00'17" WEST 28.95 FEET TO A POINT; THENCE SOUTH 34°41'56" WEST 114.30 FEET TO A POINT; THENCE SOUTH 2°01'49" WEST FOR 761.91 FEET TO A POINT; THENCE NORTH 89°52'05" WEST 10.01 FEET TO THE **POINT OF BEGINNING**, CONTAINING 10.78 ACRES MORE OR LESS.

Parcel Line Table		
Line #	Length	Direction
L34	37.63	S2° 04' 49"W
L35	22.04	S38° 51' 03"W
L36	20.98	S22° 07' 30"W
L37	79.84	S22° 07' 30"W
L38	37.28	S6° 12' 28"W
L39	41.25	S21° 27' 38"E
L40	43.04	S21° 27' 38"E
L41	28.95	S0° 00' 17"W

SURVEY PLAT CODE:
500-01S-14W-0-12-400-62-1573

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

PROPERTY SPECIFICATIONS:

ZONING CLASSIFICATION: R-1
MIN. LOT SIZE: 9983 S.F.
MAX. LOT SIZE: 24976 S.F.
NUMBER OF LOTS: 20
SOURCE OF WATER: SALEM WATER USERS ASSOCIATION PWA
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
BACK - 10' OR AS SHOWN
SIDE - 5' OR AS SHOWN
STREET RIGHT OF WAYS: 50' OR AS SHOWN
STREET WIDTH: 29' BOC TO BOC
LOT CORNERS: SET #4 REBAR WITH CAP

NOTE 1: ALL GRINDER PUMPS AND SEWER SERVICE LINES WILL BE PRIVATE.

FINAL PLAT
CREEKSIDE ADDITION, PHASE 2
SALINE COUNTY, ARKANSAS

P.O.C.
NORTHWEST CORNER
LOT 77, CREEKSIDE
ADDITION, PHASE 1,
BRYANT, SALINE COUNTY,
ARKANSAS

P.O.B

FND 5/8" REBAR 1573

FND 1" PIPE

FND 1" HEX ROD

WETLANDS BOUNDARY

TRACT E
109812 SQ. FT.
2.52 ACRES

CREEKWATER DRIVE (50' R/W)

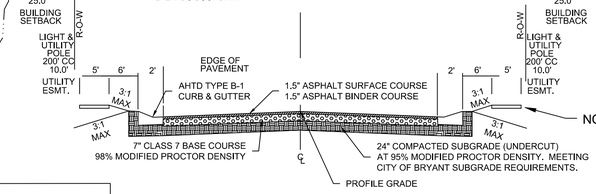
COLD CREEK DRIVE (50' R/W)

CREEKSIDE ADDITION PHASE 1

PHASE 3

10' EXCLUSIVE SEWER EST

SUBDIVISION STREET CROSS SECTION



Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C15	78.50	50.00	N42° 56' 41"W	70.68
C11	81.79	75.00	N29° 12' 46"W	77.80
C12	35.95	75.00	N74° 11' 16"W	35.61
C13	39.27	25.00	N42° 55' 11"W	35.36
C14	39.27	25.00	S47° 04' 49"W	35.36
C16	12.25	25.00	S11° 57' 22"E	12.13
C17	48.18	60.00	S2° 59' 15"E	46.90
C18	48.61	60.00	S43° 13' 31"W	47.29
C19	61.35	60.00	N84° 16' 23"W	58.71
C20	123.28	60.00	N3° 52' 51"E	102.71
C21	23.55	25.00	S60° 56' 08"E	22.69
C22	62.02	60.00	S63° 33' 50"E	347.10
C23	45.59	60.00	N65° 03' 27"E	344.88
C24	47.08	60.00	N20° 48' 40"E	45.88
C25	46.87	60.00	N24° 02' 55"W	45.69
C26	48.89	60.00	N69° 46' 22"W	47.55
C27	51.07	60.00	S62° 29' 51"W	49.54
C28	23.55	25.00	S65° 05' 46"W	22.69

PLAT CERTIFICATES:

OWNER:
Name: Diamond Development II
Address: 1599 Lawson Oaks Drive, Little Rock, AR 72210

DEVELOPER:
Name: Diamond Development II
Address: 1599 Lawson Oaks Drive, Little Rock, AR 72210

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: _____
Jim Hastings
1599 Lawson Oaks Drive, Little Rock, AR 72210

Date: _____ Signed: _____
Michael A. Lake
1599 Lawson Oaks Drive, Little Rock, AR 72210

Source of Title: SALINE COUNTY, ARKANSAS
Saline County Document# 2014-25641 & 2004-112595

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 RECORDING:

CERTIFICATE OF SURVEYING ACCURACY:

I, George P. Wooden, hereby certify that this 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

NOTES:

1. NO SIDEWALK ON EAST SIDE OF ROAD PRIOR TO LOT 56 PER VARIANCE APPROVAL BY THE CITY OF BRYANT.

DOCUMENTS USED:

- SURVEY PLAT OF RECORD RASBURRY SURVEYING 10/23/2014
- DEED OF RECORD 2014 PAGE 25641 WILLIAMS TO DIAMOND DEVELOPMENT II
- DEED OF RECORD 2004 PAGE 112595 THOMAS TO DIAMOND DEVELOPMENT II
- SURVEY PLAT OF RECORD MIDLAND FARM SUBDIVISION BY HENRY N. CONWAY 8/13/1951

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).

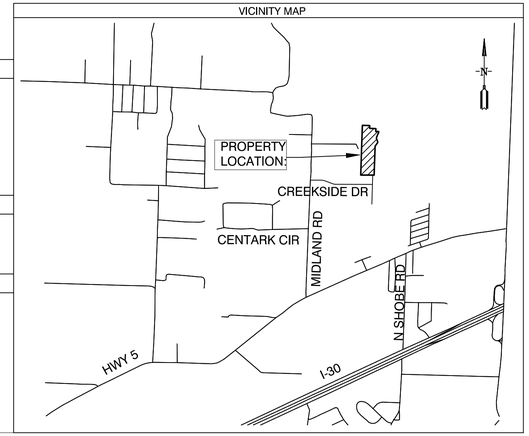
CERTIFICATIONS:

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 OCTOBER 12, 2022.

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

THIS PROPERTY IS LOCATED IN THE 100 YEAR FLOOD PLAIN. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "X" AND ZONE "AE" OF THE F.E.M.A. MAP PANEL 05125C0240E EFFECTIVE DATE JUNE 5, 2020.

VICINITY MAP



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

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

BY	REVISION	DATE

GNE Designing our client's success

GarNat Engineering, LLC
P.O. Box 116 (72018)
3825 Mt. Carmel Road
Bryant, AR 72022
Ph (501) 408-4650
Fx (888) 900-3068
gamateingineering@gmail.com

CREEKSIDE ADDITION, PHASE 2
PART OF THE EAST HALF OF THE NORTHWEST QUARTER SECTION 12, T-1-S, R-14-W, SALINE COUNTY, ARKANSAS

CONTENTS:
FINAL PLAT CREEKSIDE ADDITION PHASE 2

PROJECT NO:
18054

DATE:
OCTOBER 2023

SHEET NO:
1

J:\Projects\2018 Projects\18054 Creekside Addition\Drawings\DWGs\18054-03SBDV-Creekside Addition Phase 2 RB-060823-FINAL.PRC.dwg

CREEKSIDE SUBDIVISION
PHASE 2
BRYANT, ARKANSAS

Prepared by:

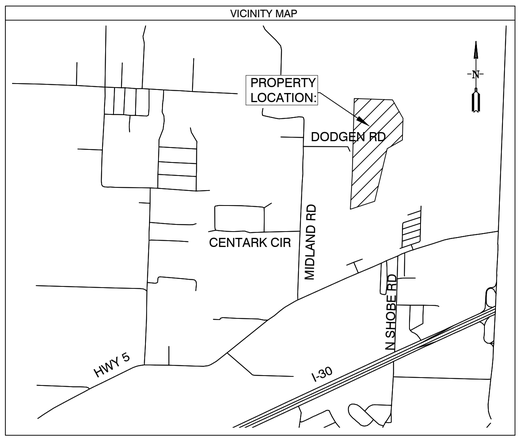
GarNat Engineering, LLC

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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





08-24-2022

1 PRELIMINARY PLAT OVERALL

2 PRELIMINARY PLAT SOUTH HALF

3 PRELIMINARY PLAT NORTH HALF

4 DRAINAGE PLAN

5 ROAD PROFILES

6 DRAINAGE PROFILES

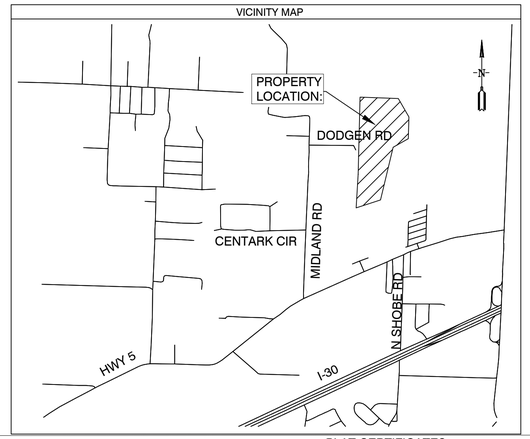
7 OVER SEWER & WATER PLANS

8 OULLET STRUCTURE DETAILS

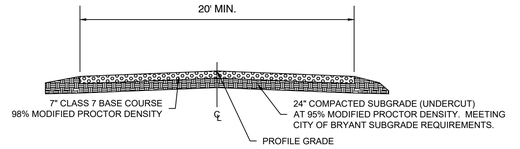
9. EROSION CONTROL PLAN

PRELIMINARY PLAT
CREEKSIDE ADDITION PHASE 2
SALINE COUNTY, ARKANSAS

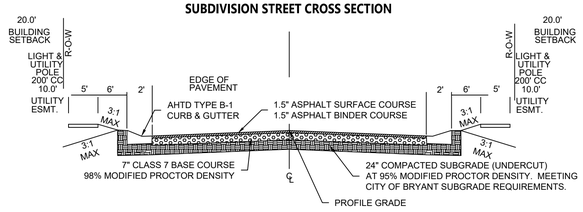
VICINITY MAP



EMERGENCY ACCESS ROAD SECTION



SUBDIVISION STREET CROSS SECTION



PLAT CERTIFICATES:

OWNER:

Name: Diamond Development II

Address: 1599 Lawson Oaks
Little Rock, AR 72210

DEVELOPER:

Name: Diamond Development II

Address: 1599 Lawson Oaks
Little Rock, AR 72210

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: _____
DIAMOND DEVELOPEMENT II

Source of Title: SALINE COUNTY, ARKANSAS
Saline County Document# 2014-25641 & 2004-112595

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: R-1
MIN. LOT SIZE: 9982 S.F.
MAX. LOT SIZE: 24437 S.F.
NUMBER OF LOTS: 42
SOURCE OF WATER: SALEM WATER USERS ASSOCIATION PWA
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
BACK - 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

NOTE 1: ALL GRINDER PUMPS AND SEWER SERVICE LINES WILL BE PRIVATE.

100' 50' 0 100'

SURVEY PLAT CODE:
500-01S-14W-0-12-304-62-1573

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

Parcel Line Table		
Line #	Length	Direction
L1	26.63	S45° 37' 43"W
L2	67.59	S42° 51' 15"W
L3	69.25	S42° 51' 15"W
L4	61.55	S33° 56' 28"W
L5	74.18	S59° 11' 07"W
L6	85.44	S57° 05' 38"W
L7	45.43	S61° 02' 07"W
L8	20.44	S2° 04' 49"W
L9	75.92	S78° 58' 48"E
L10	68.17	S70° 19' 12"E
L11	82.17	S51° 58' 45"E
L12	43.85	S41° 47' 58"E
L13	44.83	S16° 41' 28"E
L14	59.73	S6° 28' 58"E
L15	61.47	S0° 55' 57"E
L16	67.51	S19° 41' 07"W
L17	118.71	S50° 16' 07"W
L18	136.69	S38° 51' 03"W
L19	100.82	S22° 07' 30"W
L20	37.28	S6° 12' 28"W

Parcel Line Table		
Line #	Length	Direction
L21	41.25	S21° 27' 38"E
L22	43.04	S21° 27' 38"E
L23	28.95	S0° 00' 17"W
L24	114.30	S34° 41' 56"W
L25	10.01	N89° 52' 05"W

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	31.03	70.00	S55° 21' 59"E	30.78
C2	29.41	70.00	S62° 56' 29"W	29.19
C3	19.08	15.00	S38° 31' 41"W	17.82

PROPERTY DESCRIPTION:

PROPERTY DESCRIPTION:
PART OF THE EAST HALF OF THE NORTHWEST QUARTER ALL IN SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:

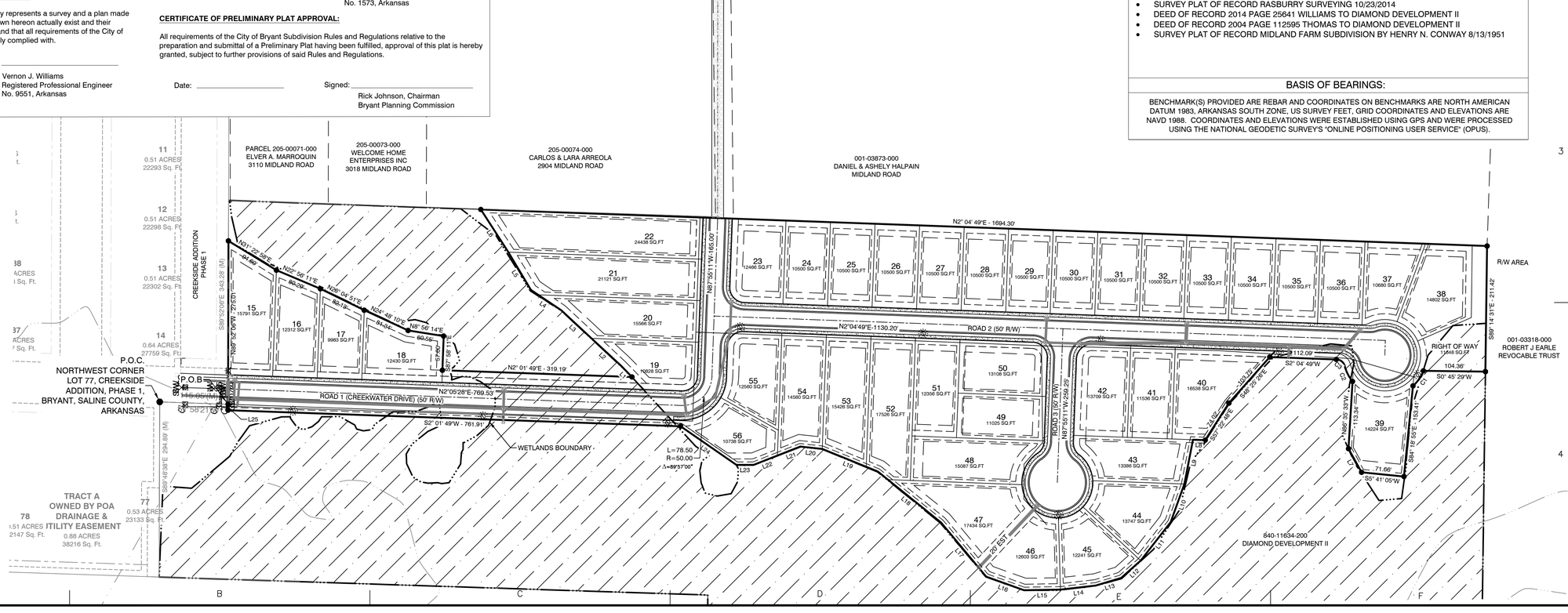
COMMENCING AT THE NORTHWEST CORNER OF LOT 77 OF THE CREEEK SIDE ADDITION, PHASE 1 TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS AND RUN THENCE NORTH 1°58'21" EAST ALONG THE EAST LINE OF CREEKWATER DRIVE A DISTANCE OF 115.05 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°52'06" WEST ALONG THE NORTH LINE OF SAID CREEKSIDE ADDITION, PHASE 1, A DISTANCE OF 275.01 FEET; THENCE NORTH 31°22'58" EAST 94.60 FEET; NORTH 22°56'11" EAST 80.29 FEET; NORTH 26°04'51" EAST 82.13 FEET; NORTH 24°48'10" EAST 81.34 FEET; NORTH 8°56'14" EAST 60.55 FEET; SOUTH 87°58'11" EAST 57.60 FEET; NORTH 2°01'49" EAST 319.19 FEET; SOUTH 45°37'43" WEST 26.63 FEET; SOUTH 42°51'15" WEST 67.59 FEET; SOUTH 42°51'15" WEST 69.25 FEET; SOUTH 33°56'28" WEST 61.55 FEET; SOUTH 59°11'07" WEST 74.18 FEET; SOUTH 57°05'38" WEST 85.44 FEET TO A POINT ON THE WEST LINE OF SAID E ½ NW ¼ ; THENCE NORTH 2°04'49" EAST ALONG THE WEST LINE OF SAID E ½ NW ¼ A DISTANCE OF 1694.30 FEET TO THE NORTH WEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12; THENCE SOUTH 89°14'31" EAST ALONG THE NORTH LINE OF SAID NE ¼ NW ¼ A DISTANCE OF 211.42 FEET; THENCE SOUTH 0°45'29" WEST 104.36 FEET TO THE START OF A CURVE TO THE RIGHT; THENCE 31.03 FEET ALONG THE ARC OF A CURVE HAVING A RADIUS 70.0', SAID CURVE HAVING A CHORD BEARING & DISTANCE OF SOUTH 55°21'59" EAST 30.78 FEET; THENCE SOUTH 84°18'55" EAST 153.41 FEET; SOUTH 5°41'05" WEST 71.66 FEET; SOUTH 61°02'07" WEST 45.43 FEET; NORTH 86°35'33" WEST 113.34 FEET TO THE START OF A CURVE TO THE LEFT; THENCE 29.41 FEET ALONG THE ARC OF A CURVE HAVING RADIUS OF 70.0', SAID CURVE HAVING A CHORD BEARING & DISTANCE OF SOUTH 62°56'29" WEST 29.19 FEET; THENCE ALONG THE ARC OF ANOTHER CURVE HAVING A RADIUS OF 15.00' TO THE LEFT A DISTANCE OF 19.08 FEET, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF SOUTH 38°31'41" WEST 17.82 FEET; THENCE SOUTH 2°04'49" WEST 112.09 FEET; THENCE SOUTH 48°25'26" EAST 103.75 FEET; SOUTH 57°22'48" EAST 74.02 FEET; SOUTH 2°04'49" WEST 20.44 FEET; SOUTH 78°58'48" EAST 75.92 FEET; SOUTH 70°19'12" EAST 68.17 FEET; SOUTH 51°58'45" EAST 82.17 FEET; SOUTH 41°47'58" EAST 43.85 FEET; SOUTH 16°41'28" EAST 44.83 FEET; SOUTH 6°28'58" EAST 59.73 FEET; SOUTH 0°55'57" EAST 61.47 FEET; SOUTH 19°41'07" WEST 67.51 FEET; SOUTH 50°16'07" WEST 118.71 FEET; SOUTH 38°51'03" WEST 136.69; SOUTH 22°07'30" WEST 100.82 FEET; SOUTH 6°12'28" WEST 37.28 FEET; SOUTH 21°27'38" EAST 41.25 FEET; SOUTH 21°27'38" EAST 43.04 FEET; SOUTH 0°00'17" WEST 28.95 FEET; SOUTH 34°41'56" WEST 114.30 FEET; SOUTH 2°01'49" WEST FOR 761.91 FEET; THENCE NORTH 89°52'05" WEST 10.01 FEET TO THE POINT OF BEGINNING, CONTAINING 16.35 ACRES MORE OR LESS.

DOCUMENTS USED:

- SURVEY PLAT OF RECORD RASBURRY SURVEYING 10/23/2014
- DEED OF RECORD 2014 PAGE 25641 WILLIAMS TO DIAMOND DEVELOPMENT II
- DEED OF RECORD 2004 PAGE 112595 THOMAS TO DIAMOND DEVELOPMENT II
- SURVEY PLAT OF RECORD MIDLAND FARM SUBDIVISION BY HENRY N. CONWAY 8/13/1951

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).



BY	REVISION	DATE
MN	AS PER CITY OF BRYANT	9/7/22

GNE Designing our client's success
GarNat Engineering, LLC
P.O. Box 116 (72018)
3825 Mt. Carmel Road
Bryant, AR 72022
Ph (501) 408-4650
Fx (888) 900-3068
garnatengineering@gmail.com

CREEKSIDE ADDITION PHASE 2
PART OF THE EAST HALF OF THE NORTHWEST QUARTER SECTION 12, T-1-S, R-14-W, SALINE COUNTY, ARKANSAS

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

09-07-2022

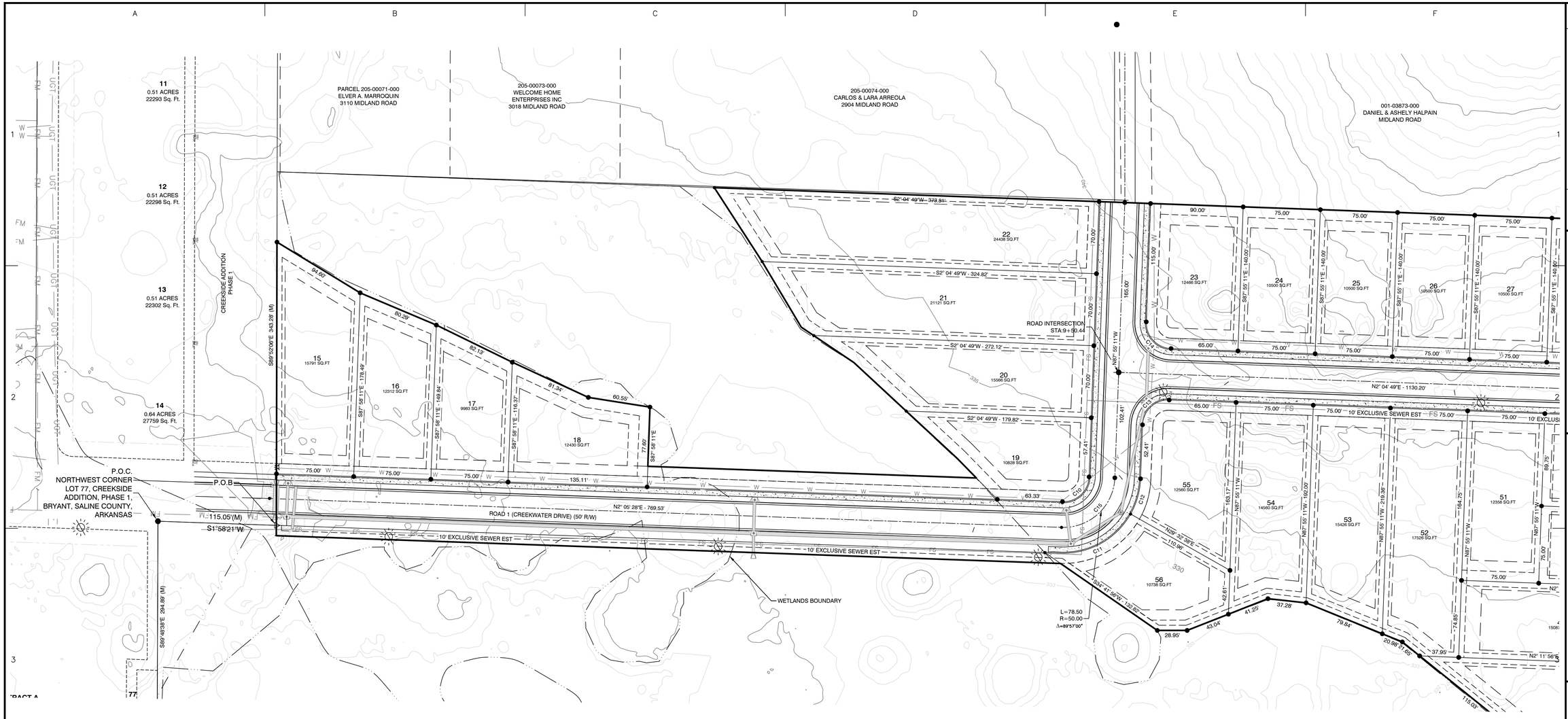
CONTENTS:
PRELIMINARY PLAT OVERALL

PROJECT NO: 18054

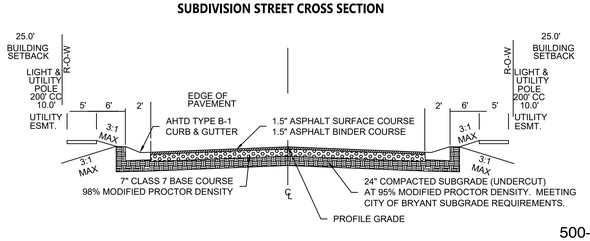
DATE: AUGUST 2022

SHEET NO: 1

J:\Projects\2018 Projects\18054 Creekside Addition\Drawings\[MXD\18054 ADDEN Creekside Addition Phase 2 Rev\20220907PRELIM UTILITY.mxd



SUBDIVISION STREET CROSS SECTION



50 25 0 50

SURVEY PLAT CODE:
500-01S-14W-0-12-304-62-1573

Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length
C15	78.50	50.00	N42° 56' 41"W	70.68
C10	39.25	25.00	N42° 56' 41"W	35.34
C11	81.79	75.00	N29° 12' 46"W	77.80
C12	35.95	75.00	N74° 11' 16"W	35.61
C13	39.27	25.00	N42° 55' 11"W	35.36
C14	39.27	25.00	S47° 04' 49"W	35.36
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C22	62.25	60.00	S63° 40' 33"E	347.14
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MAX. LOT SIZE: 24437 S.F.
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SOURCE OF SEWER: CITY OF BRYANT

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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
BACK - 10' OR AS SHOWN
SIDE - 5' OR AS SHOWN
STREET RIGHT OF WAYS: 50' OR AS SHOWN
STREET WIDTH: 28' BOC TO BOC
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△ - Computed point
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BY	REVISION	DATE

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Ph (501) 408-4650
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CREEKSIDE ADDITION PHASE 2

PART OF THE EAST HALF OF
THE NORTHWEST QUARTER
SECTION 12, T-1-S, R-14-W,
SALINE COUNTY, ARKANSAS

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

08-24-2022

CONTENTS:
PRELIMINARY
PLAT
SOUTH HALF

PROJECT NO:
18054

DATE:
AUGUST 2022

SHEET NO:
2

J:\Projects\2018 Projects\18054 Creekside Addition\Drawings\SWDp\18054 DESIGN Creekside Addition Phase 2 Rev 031722-PRELIM UTILITY.dwg

MIDLAND ROAD

ROAD 2 (50' R/W)

ROAD 3 (50' R/W)

ROAD INTERSECTION STA 9+87.30

START EXCLUSIVE EASEMENT

END EXCLUSIVE EASEMENT

10' EXCLUSIVE SEWER EST

20' EST

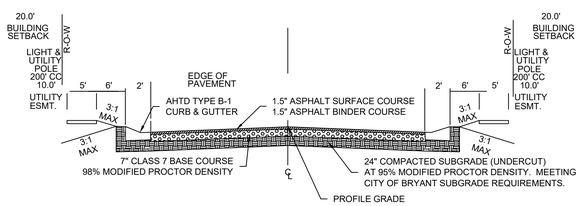
R/W AREA

RIGHT OF WAY
11648 SQ.FT

001-03318-000
ROBERT J EARLE
REVOCABLE TRUST

840-11634-200
DIAMOND DEVELOPMENT II

SUBDIVISION STREET CROSS SECTION



50 25 0 50

SURVEY PLAT CODE:
500-01S-14W-0-12-304-62-1573

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C10	39.25	25.00	N42° 56' 41"W	35.34
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C14	39.27	25.00	S47° 04' 49"W	35.36
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C19	61.35	60.00	N84° 16' 23"W	58.71
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C22	62.25	60.00	S63° 40' 33"E	347.14
C23	45.35	60.00	N64° 56' 44"E	344.85
C24	47.08	60.00	N20° 48' 40"E	45.88
C25	46.87	60.00	N24° 02' 55"W	45.69
C26	48.89	60.00	N69° 46' 22"W	47.55
C27	51.07	60.00	S62° 29' 51"W	49.54
C28	23.55	25.00	S65° 05' 46"W	22.69
C15	78.50	50.00	N42° 56' 41"W	70.68

PROPERTY SPECIFICATIONS:

ZONING CLASSIFICATION: R-1
MIN. LOT SIZE: 9982 S.F.
MAX. LOT SIZE: 24437 S.F.
NUMBER OF LOTS: 42
SOURCE OF WATER: SALEM WATER USERS ASSOCIATION PWA
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
BACK - 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

NOTE 1: ALL GRINDER PUMPS AND SEWER SERVICE LINES WILL BE PRIVATE.

REVISION	DATE	BY
AS PER CITY OF BRYANT	9/7/22	MN

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garnatengineering@gmail.com

CREEKSIDE ADDITION PHASE 2

PART OF THE EAST HALF OF THE NORTHWEST QUARTER SECTION 12, T-1-S, R-14-W, SALINE COUNTY, ARKANSAS

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

09-07-2022

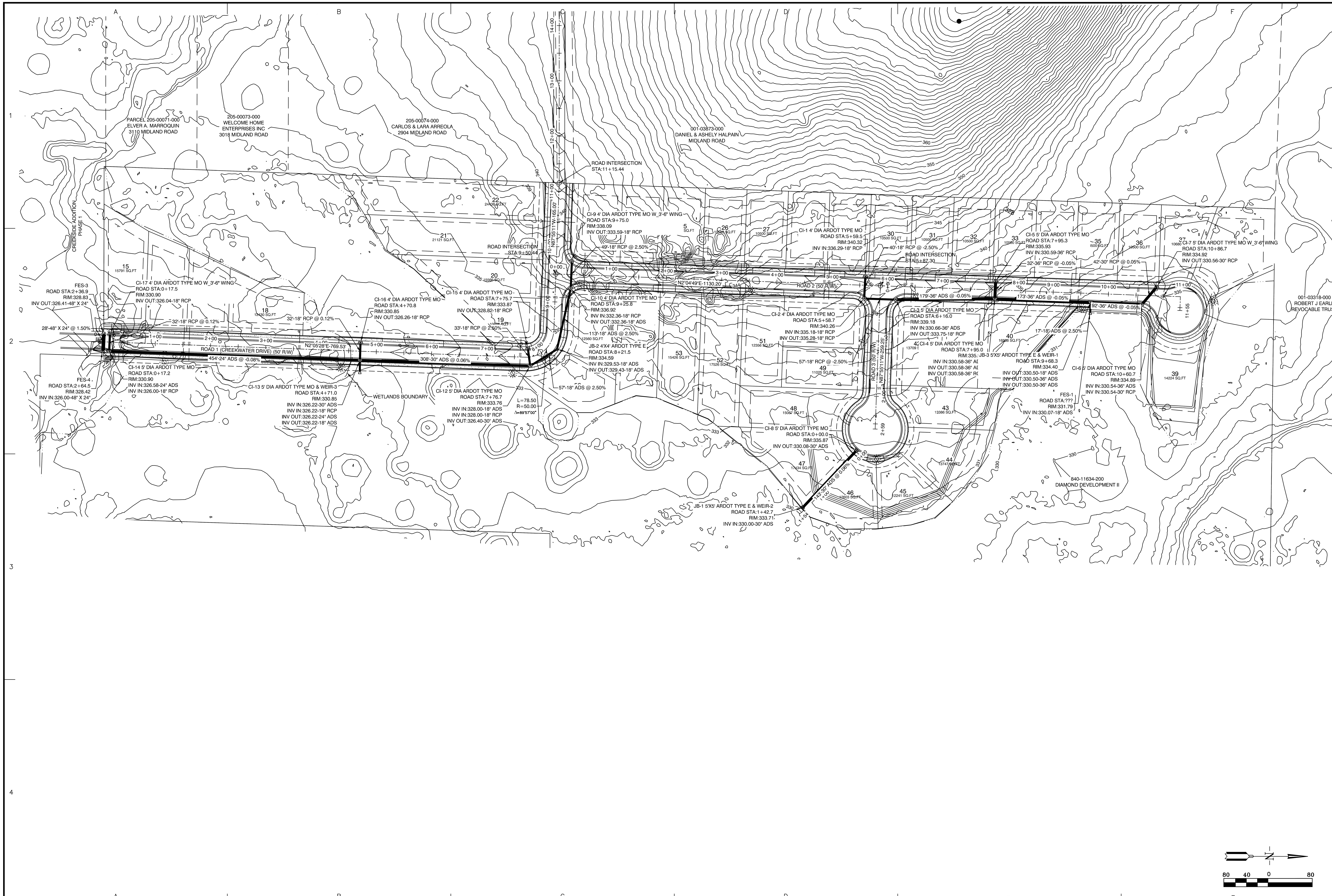
CONTENTS:
PRELIMINARY PLAT NORTH HALF

PROJECT NO:
18054

DATE:
AUGUST 2022

SHEET NO:
3

J:\Projects\2018 Projects\18054 Creekside Addition\Drawings\DWGs\18054 CEDDA Creekside Addition (Phase 2 Rd-001212-PRELIM-UTILITY.dwg)



BY | REVISION | DATE

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CREEKSIDE ADDITION PHASE 2

PART OF THE EAST HALF OF THE NORTHWEST QUARTER SECTION 12, T-1-S, R-14-W, SALINE COUNTY, ARKANSAS

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

08-10-2022

CONTENTS:

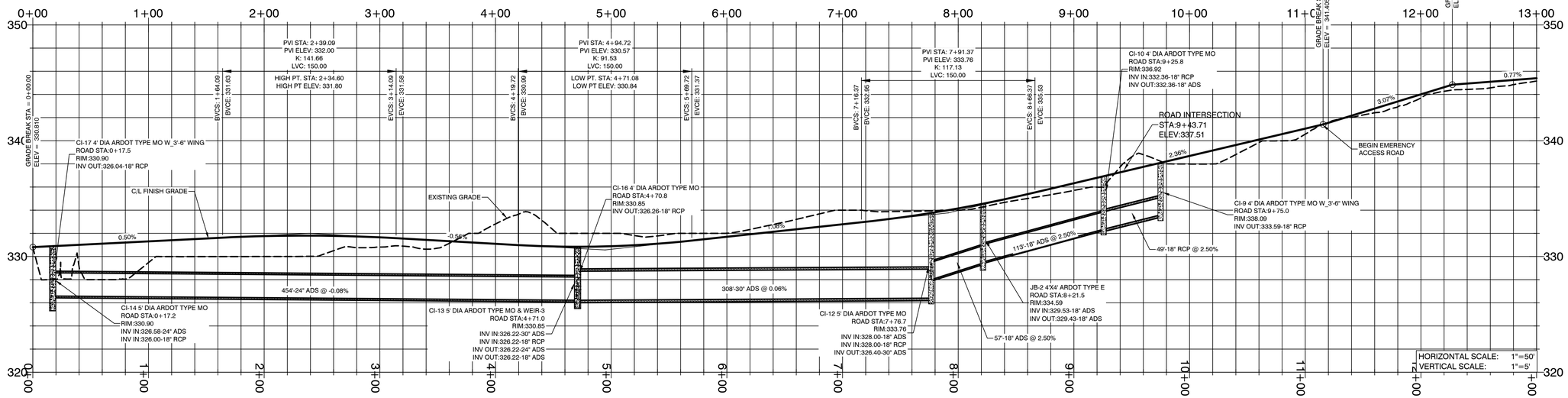
DRAINAGE PLAN

PROJECT NO: 18054

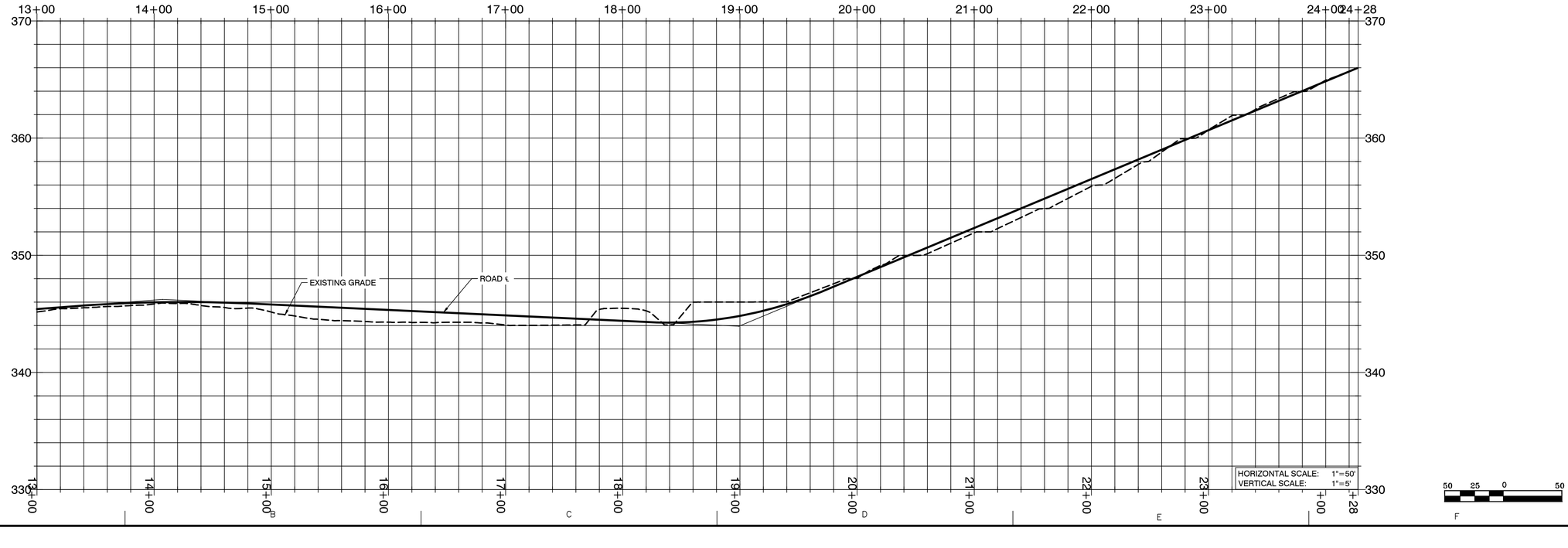
DATE: JULY 2022

SHEET NO: 4

ROAD 1 PROFILE



ROAD 1 PROFILE



BY	REVISION	DATE

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CREEKSIDE ADDITION PHASE 2

PART OF THE EAST HALF OF THE NORHTWEST QUARTER SECTION 12, T-1-S, R-14-W, SALINE COUNTY, ARKANSAS

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

08-10-2022

CONTENTS:
ROAD PROFILES

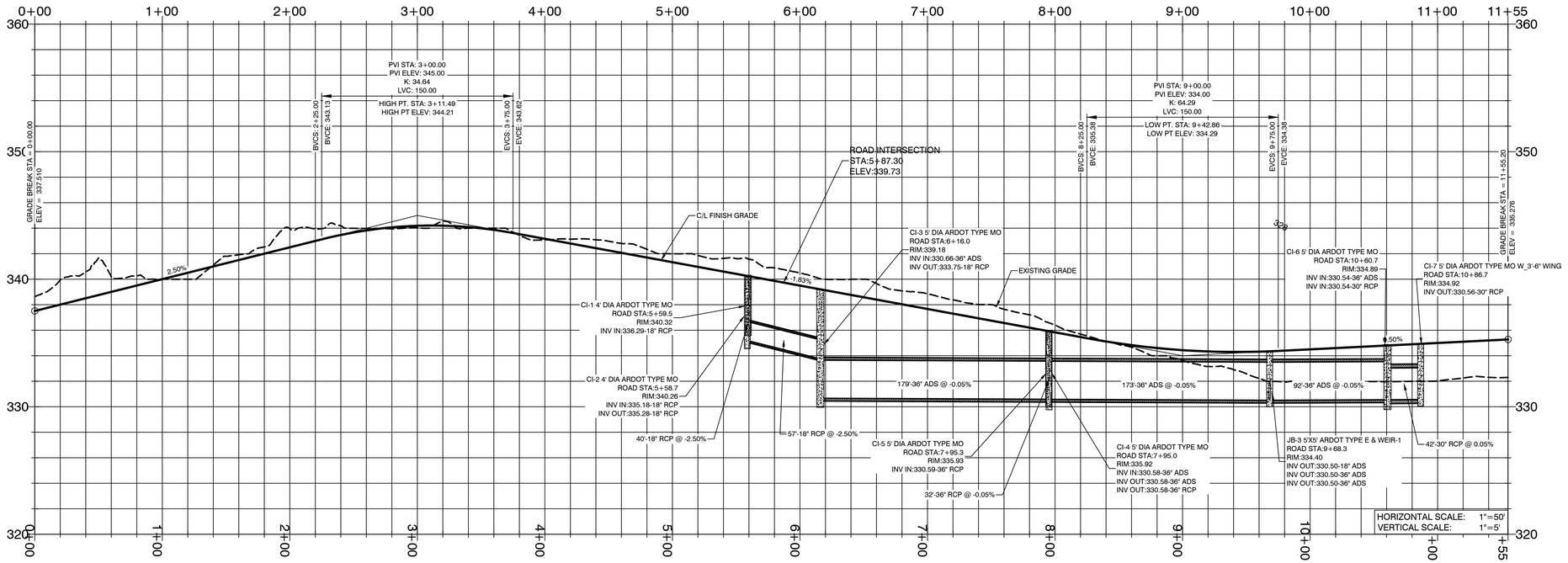
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DATE: JULY 2022

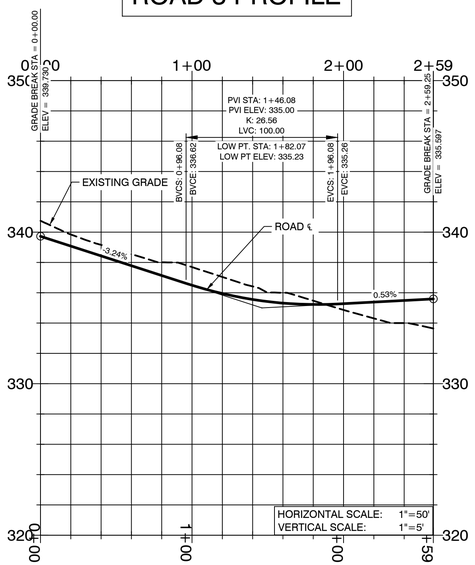
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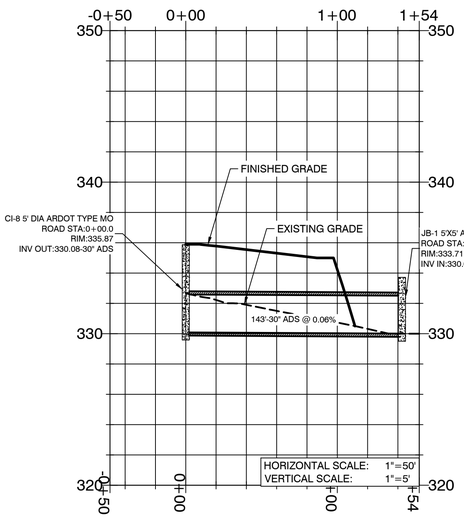
ROAD 2 PROFILE



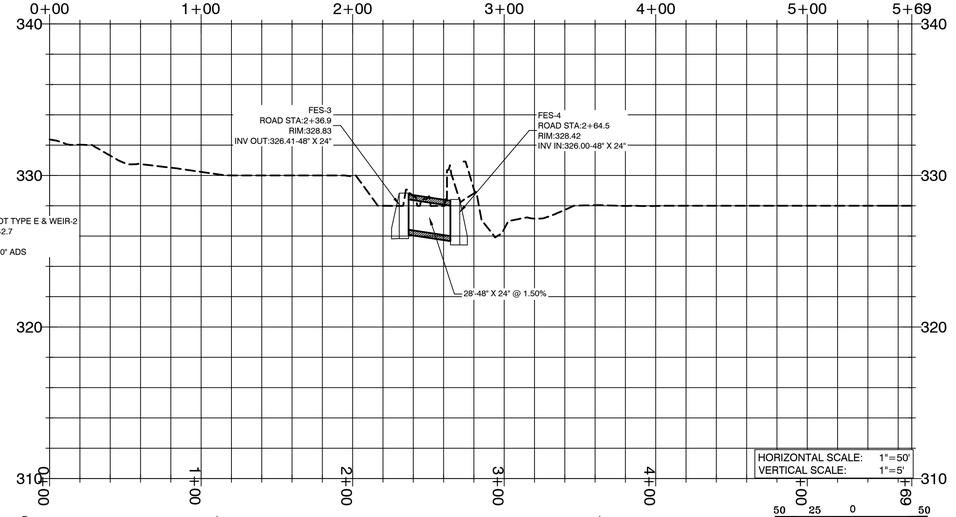
ROAD 3 PROFILE



EAST DETENTION PROFILE



DITCH CULVERT PROFILE



DATE	REVISION	BY

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CREEKSIDE ADDITION PHASE 2

PART OF THE EAST HALF OF
THE NORTHWEST QUARTER
SECTION 12, T-1-S, R-14-W,
SALINE COUNTY, ARKANSAS

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

08-10-2022

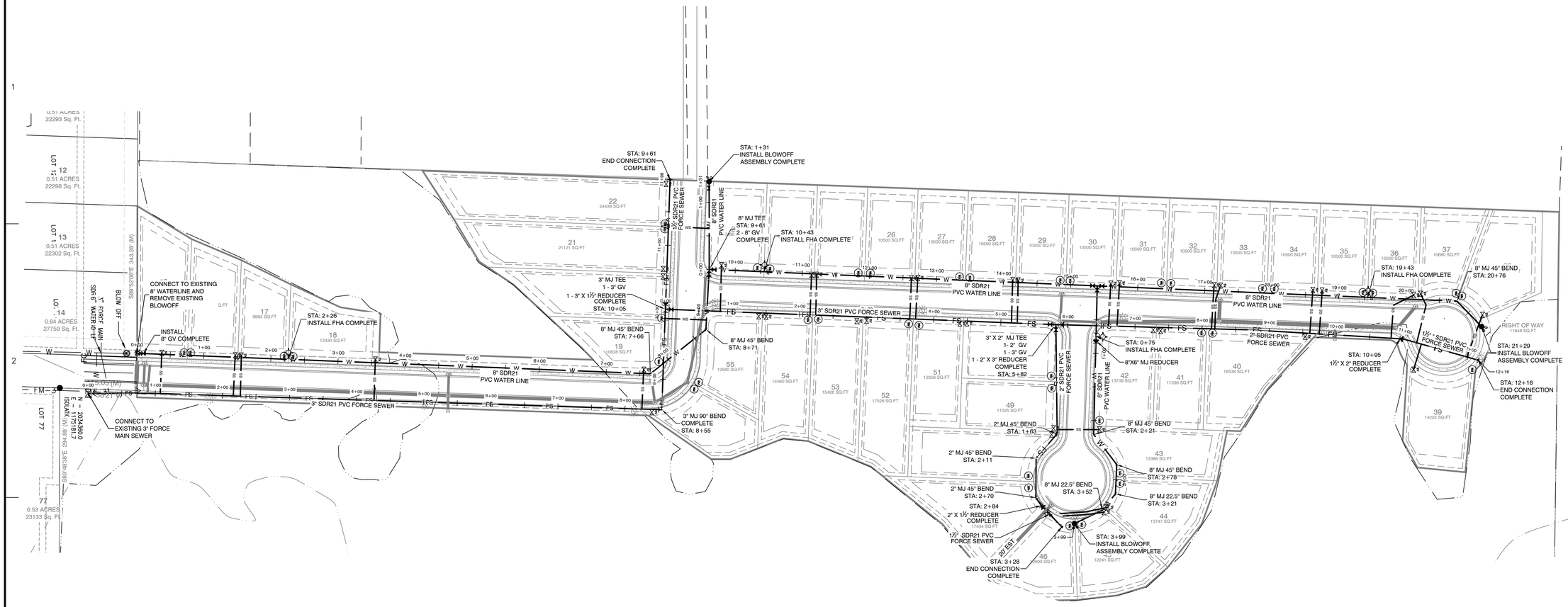
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DRAINAGE PROFILES

PROJECT NO:
18054

DATE:
JULY 2022

SHEET NO:
6

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SITE LEGEND:

- FIRE HYDRANT (FHA)
- WATER VALVE
- STORM MANHOLE
- LIGHT POLE
- WATER METER
- SEWER SERVICE CONNECTION
- W — PROPOSED WATER MAIN
- FS — PROPOSED FORCE SEWER MAIN
- SS — SEWER SERVICE CONNECTION
- WS — WATER SERVICE CONNECTION

PROPERTY SPECIFICATIONS:

ZONING CLASSIFICATION: R-1
MIN. LOT SIZE: 9982 S.F.
MAX. LOT SIZE: 24437 S.F.
NUMBER OF LOTS: 42
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BACK - 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

80 40 0 80

SURVEY LEGEND

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

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 UTILITY WORK SHALL COMPLY WITH SALEM WATER USERS SPECIFICATIONS & DETAILS AND THE ARKANSAS PLUMBING CODE.
5. ALL SEWER LINE CONSTRUCTION SHALL COMPLY WITH CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS AND THE ARKANSAS PLUMBING CODE. FOR A COPY SEE THE WEBSITE https://www.cityofbryant.com/DocumentCenter/View/1161/Bryant-Specs-2015-FINAL-Rev?bidId=
6. ALL GRINDER PUMPS AND SEWER SERVICE LINES TO REMAIN PRIVATE.

DATE	REVISION	BY
9/7/22	AS PER CITY OF BRYANT	MN
9/9/22	RELOCATED FIRE HYDRANT	MN

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CREEKSIDE ADDITION PHASE 2

PART OF THE EAST HALF OF THE NORTHWEST QUARTER SECTION 12, T-1-S, R-14-W, SALINE COUNTY, ARKANSAS

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

09-09-2022

CONTENTS:

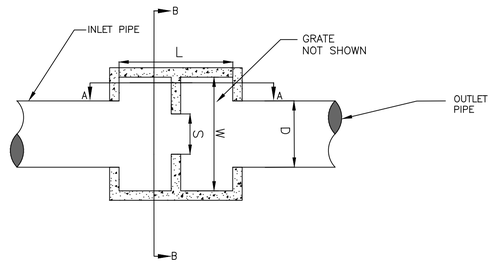
WATER & SEWER UTILITY PLAN

PROJECT NO: 18054

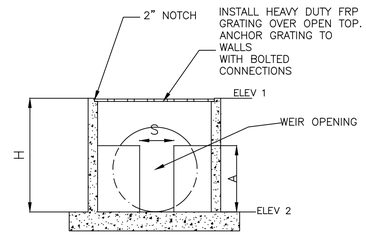
DATE: AUGUST 2022

SHEET NO: 7

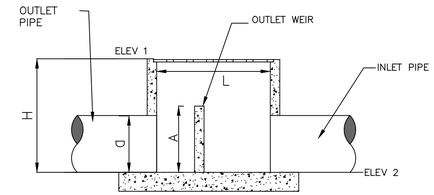
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OUTLET STRUCTURE - WEIR 1 AND 3
PLAN VIEW
NOT TO SCALE



OUTLET STRUCTURE - WEIR 1 AND 3
SECTION B-B
NOT TO SCALE



OUTLET STRUCTURE - WEIR 1 AND 3
SECTION A-A
NOT TO SCALE

OUTLET STRUCTURE - WEIR 2
PLAN VIEW
NOT TO SCALE

OUTLET STRUCTURE - WEIR 2
SECTION B-B
NOT TO SCALE

OUTLET STRUCTURE - WEIR 2
SECTION A-A
NOT TO SCALE

OUTLET STRUCTURE								
OUTLET STRUCTURE	L	W	H	ELEV 1	ELEV 2	S	A	D
WEIR #1	4'-0"	4'-0"	3'-11"	334.40	330.50	1'-3"	3'-0"	18"
WEIR #2	4'-0"	4'-0"	3'-9"	333.71	330.00	0'-3"	2'-6"	
WEIR #3	4'-0"	4'-0"	4'-8"	330.85	326.22	1'-6"	2'-6"	18"

DETENTION OUTLET NOTES:

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

BY	REVISION	DATE

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CREEKSIDE ADDITION PHASE 2

PART OF THE EAST HALF OF THE NORTHWEST QUARTER SECTION 12, T-1-S, R-14-W, SALINE COUNTY, ARKANSAS

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

08-10-2022

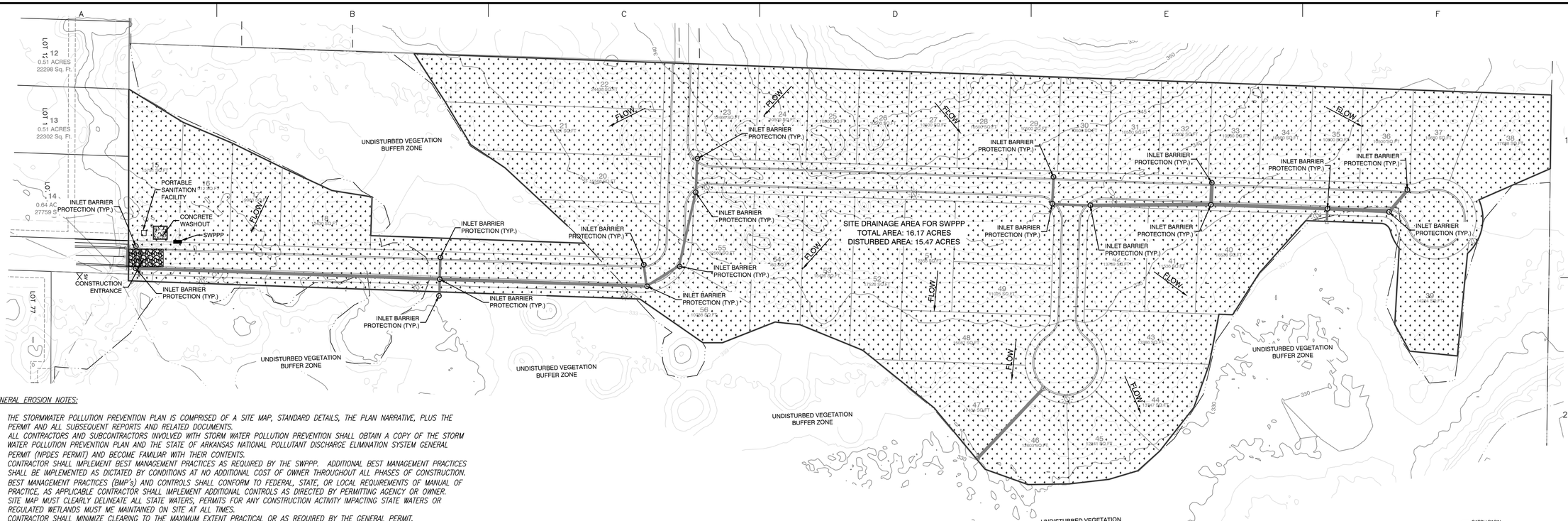
CONTENTS:
OUTLET STRUCTURE DETAILS

PROJECT NO: 18054

DATE: AUGUST 2022

SHEET NO: 8

A:\Projects\2018 Projects\18054 Creekside Addition\Drawings\CAD\Civil\18054 Weir Details.dwg



GENERAL EROSION NOTES:

1. *THE STORMWATER POLLUTION PREVENTION PLAN IS COMPRISED OF A SITE MAP, STANDARD DETAILS, THE PLAN NARRATIVE, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.*
2. *ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF ARKANSAS NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.*
3. *CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.*
4. *BEST MANAGEMENT PRACTICES (BMP's) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OF MANUAL OF PRACTICE, AS APPLICABLE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.*
5. *SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS, PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST ME MAINTAINED ON SITE AT ALL TIMES.*
6. *CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.*
7. *GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS AND TOILET FACILITIES.*
8. *ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.*
9. *SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEANUP FUEL OR CHEMICAL SPILLS AND LEAKS.*
10. *DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.*
11. *RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIAL SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.*
12. *ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.*
13. *DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 14 DAYS, SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.*
14. *DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.*
15. *IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF OF THE SITE.*
16. *ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.*
17. *CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.*
18. *ON–SITE & OFF SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.*
19. *SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.*
20. *DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) TO PREVENT EROSION.*
21. *ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.*

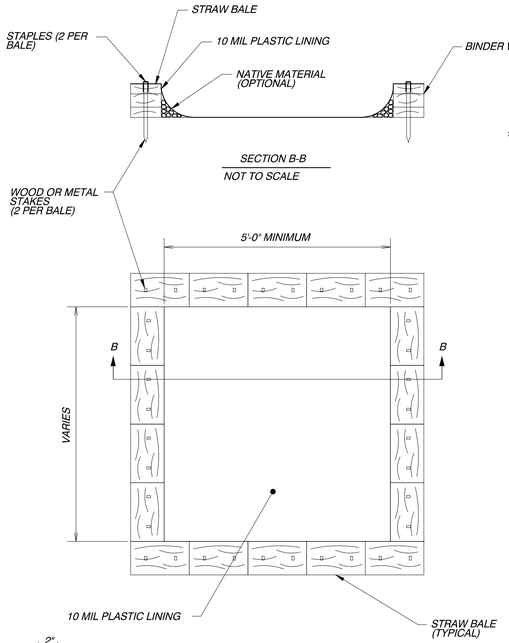
SEQUENCE OF CONSTRUCTION:

PHASE I

1. *CONSTRUCT THE SILT FENCES ON THE SITE.*
2. *CONSTRUCT THE ROCK CHECK DAMS AND SEDIMENT TRAP BASINS.*
3. *INSTALL STABILIZED CONSTRUCTION ENTRANCES.*
4. *CLEAR AND GRUB THE SITE.*
5. *PREPARE TEMPORARY PARKING AND STORAGE AREA. UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAY DOWN, PORTA POTTY, WHEEL WASH, CONCRETE WASHOUT, MASONS AREA, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., DENOTE THEM ON THE SITE MAPS IMMEDIATELY AND NOTE ANY CHANGES IN THE LOCATIONS AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.*
6. *HALT ALL ACTIVITIES AND CONTACT THE CIVIL ENGINEERING CONSULTANT TO PERFORM INSPECTION OF BMP(S). GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRECONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.*
7. *BEGIN GRADING THE SITE.*

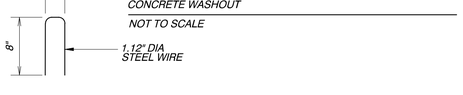
PHASE II

1. *TEMPORARILY SEED DENUDED AREAS.*
2. *INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, AND ROAD IMPROVEMENTS.*
3. *INSTALL RIP RAP AROUND OUTLET STRUCTURES.*
4. *INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.*
5. *PREPARE SITE FOR PAVING.*
6. *PAVE SITE.*
7. *COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.*
9. *REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED)*



SECTION B-B

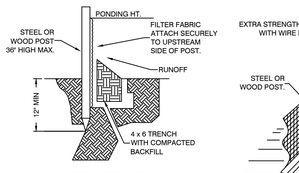
NOT TO SCALE



CONCRETE WASHOUT

NOT TO SCALE

STAPLE DETAIL



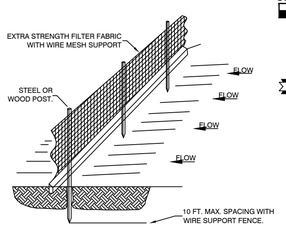
STANDARD DETAIL

TRENCH WITH NATIVE BACKFILL

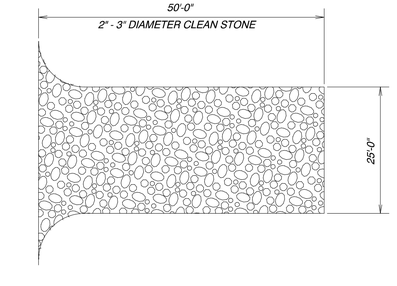
NOTE:
1.) INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.

2.) REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

3.) SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

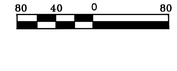


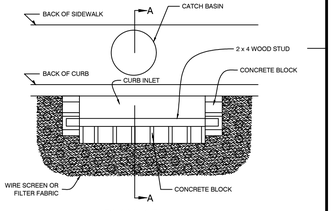
SILT FENCE



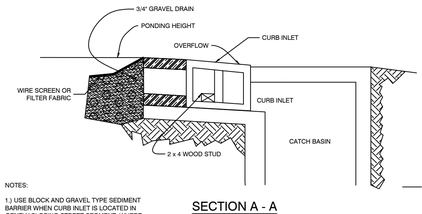
CONSTRUCTION ENTRANCE

NOT TO SCALE





PLAN VIEW



NOTES:

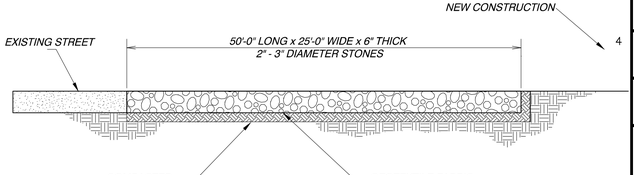
1.) USE BLOCK AND GRAVEL TYPE SEDIMENT BARRIER WHEN CURB INLET IS LOCATED IN GENTLY SLOPING STREET SEGMENT, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.

2.) BARRIER SHALL ALLOW FOR OVERFLOW FROM SEVERE STORM EVENT.

3.) INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

SECTION A - A

CURB INLET SEDIMENT BARRIER



DATE	REVISION	BY
8/30/22	AS PER CITY OF BRYANT	MN

GNE Designing our client's success

GarNat Engineering, LLC

P.O. Box 116 (72018)
3825 Mt. Carmel Road
Bryant, AR 72022

Ph (501) 408-4650
Fx (888) 900-3068
garnatengineering@gmail.com

CREEKSIDE ADDITION PHASE 2

PART OF THE EAST HALF OF THE NORTHWEST QUARTER SECTION 12, T-1-S, R-14-W, SALINE COUNTY, ARKANSAS

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

08-30-2022

CONTENTS:

EROSION CONTROL PLAN

PROJECT NO:
18054

DATE:
AUGUST 2022

SHEET NO:
9

J:\Projects\2018 Projects\18054 Creekside Addition\Drawings\SWDp\18054 CEBSH Creekside Addition Phase 2 R4-031722-PRELIM UTILITY.dwg

2018-016747
I certify this instrument
was filed on:
08/30/2018 10:49:30 AM
Myka Bono Sample
Saline County Circuit Clerk
Pages: 8
SCHANE

8093401
Tx:4061517

BILL OF ASSURANCE
CREEKSIDE ADDITION - PHASE I
LOTS 1 THROUGH 14 AND LOTS 77 THROUGH 99, AND TRACT A
CITY OF BRYANT, ARKANSAS

DIAMOND DEVELOPMENT II
TO
THE PUBLIC

KNOW ALL MEN BY THESE PRESENTS:

THAT Diamond Development II, its successor and assigns, hereinafter "Developer", is owner/developer of the following property situated in Saline County, Arkansas:

ALL OF LOT 101 AND PART OF LOT 99 AND PART OF LOT 100, MIDLAND FARM SUBDIVISION, SALINE COUNTY, ARKANSAS, AND PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER ALL IN SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 5/8" REBAR AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE N2°00'10"E ALONG THE EAST LINE THEREOF 318.18 FEET TO A SET 1/2" REBAR WITH CAP #1573 FOR THE POINT OF BEGINNING; THENCE N89°48'30"W 318.08 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N89°01'24"W 322.37 FEET TO SET 1/2" REBAR WITH CAP #1573; THENCE N2°32'37"E ALONG THE WEST LINE THEREOF 337.10 FEET TO A FOUND REBAR AND CAP AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE N89°44'08"W ALONG THE SOUTH LINE OF LOT 99, MIDLAND FARM SUBDIVISION FOR 1045.03 FEET TO A FOUND REBAR AND RASBURRY CAP; THENCE N1°54'51"E 330.49 FEET TO A FOUND REBAR AND RASBURRY CAP ON THE SOUTH LINE OF LOT 101, MIDLANDS FARM SUBDIVISION; THENCE N89°52'07"W ALONG THE

SOUTH LINE OF LOT 101, MIDLAND FARM SUBDIVISION 265.53 FEET TO A FOUND 1" PINCH PIPE LOCATED ON THE EAST RIGHT-OF-WAY LINE OF MIDLAND ROAD SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 101, MIDLAND FARM SUBDIVISION; THENCE N2°16'41"E ALONG SAID EAST RIGHT-OF-WAY LINE OF MIDLAND ROAD 165.23 FEET TO A FOUND 1" PINCH PIPE AT THE NORTHWEST CORNER OF LOT 101, MIDLAND FARM SUBDIVISION; THENCE S89°47'35"E ALONG THE NORTH LINE OF LOT 101, MIDLAND FARM SUBDIVISION 1308.65 FEET TO A FOUND 1/2" PIPE AT THE NORTHEAST CORNER OF LOT 101, MIDLAND FARM SUBDIVISION AND ALSO BEING A POINT ON THE WEST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE S89°52'06"E 343.28 FEET TO A SET 1/2" REBAR WITH CAP #1573 ON THE EAST RIGHT-OF-WAY OF CREEKWATER DRIVE; THENCE S1°58'21"W ALONG SAID RIGHT-OF-WAY 115.05 FEET TO A SET 1/2" REBAR WITH CAP #1573, THENCE S89°48'38"E LEAVING SAID RIGHT-OF-WAY 294.89 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED ON THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE S1°52'38"W ALONG SAID EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER 385.29 FEET TO A FOUND 1/2" REBAR LOCATED AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE S2°00'33"W ALONG SAID EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER 337.81 FEET TO THE POINT OF BEGINNING, CONTAINING 24.37 ACRES, MORE OR LESS.

WHEREAS, it is deemed desirable that all of the above described property be subdivided into building lots (**LOTS 1 THROUGH 14 AND LOTS 77 THROUGH 79 , CREEKSIDE ADDITION PHASE I**), common areas, tracts and streets as shown on the Plat filed in conjunction with the Bill of Assurance; and,

WHEREAS, the aforementioned property is part of the real property which is subject to a Declaration of Covenants and Restrictions filed on the 30 day of August, 2018, in the Office of the Circuit Clerk and Recorder of Saline County, Arkansas, as Instrument No. 2018-016749, ("The Declaration of Covenants and Restrictions"), which establishes a community with common facilities and amenities known as **CREEKSIDE ADDITION**; and

WHEREAS, it is deemed desirable that all of the above described property be subdivided, held, owned and conveyed subject to the covenants and restrictions contained in The Declaration of Covenants and Restrictions and subject also to the easements, reservations and restrictions shown on the Plat which is filed in conjunction herewith, and subject also to the protective covenants contained in this Bill of Assurance in order to enhance the value of such property.

NOW, THEREFORE, Developer has caused said tract of land to be surveyed by GarNat Engineering, LLC,., registered professional engineers and land surveyors, and plat thereof made, which is attached hereto, showing the subdivision of said tract of land into lots and streets. The lands embraced in said plat shall be forever known as **CREEKSIDE ADDITION** (Phase I), an Addition to the City of Bryant, Saline County, Arkansas. Said Plat bears the signature of the said land surveyor and Developer, and is of record in the Office of the Circuit Clerk and Recorder of Saline County, Arkansas, in Plat Book 2018-016749, and Developer does hereby make this Bill of Assurance applicable to such property.

Developer does hereby certify that it has laid off, platted and subdivided and does hereby lay off, plat and subdivide said real estate as **CREEKSIDE ADDITION**, an Addition to the City of Bryant, Saline County, Arkansas, and each and every deed of conveyance for any lot or tract in said Addition describing the same by the number or numbers as shown on said Plat shall always be deemed a sufficient description thereof. Developer hereby dedicates to the public forever an easement of way on and over the streets as shown on said Plat to be used as public streets.

In addition to the said streets, there are shown on said Plat certain easements, including easements for drainage and utilities. Developer hereby donates and dedicates such utility easements to and for the use of public utilities, the same being, without limiting the generality of the foregoing, electrical power, cable television, gas, telephone, water and sewer, with the right hereby granted to the persons, firms or corporations engaged in the supplying of such utility services to use and occupy such easements and to have free ingress and egress thereon for the installation, maintenance, repair and replacement of such utility services. Any and all other easements and reservations shown on the Plat, such as easements and reservations for entry facilities, signs, landscaping, ingress and egress, fencing, and the like, are also hereby dedicated and donated to and for the use of the Developer, Creekside Property Owners Association, Inc. upon its formation in accordance with The Declaration of Covenants and Restrictions), and its members.

The filing of the Plat and Bill of Assurance for record in the Office of the Circuit Clerk and Recorder of Saline County, Arkansas, shall be valid and complete delivery and dedication of the streets and easements shown on said Plat, and the streets in said **CREEKSIDE ADDITION** shall be known by the names designated on said Plat. Said land herein platted and any interest therein shall be held, owned and conveyed subject to and in conformity with the covenants of The Declaration of Covenants and Restrictions establishing **CREEKSIDE ADDITION**. In addition, the following covenants and restrictions shall also apply, subject to being amended or cancelled as hereinafter provided, and shall be and remain in full force and effect until December 31, 2038, unless extended.

1. **LOT AREA AND WIDTH**. No residence shall be erected, altered or permitted to remain on any lot covered by this Bill of Assurance and shown on the Plat referenced herein if the area of the lot is less than 7,200 square feet or if the width thereof at the front building line is less than sixty feet (60'). No lot shall be

subdivided without written consent of Developer and the Bryant Planning Commission.

2. **LAND USE, BUILDING TYPE, AND DWELLING SIZE**. All lots shall be used for residential purposes only. No dwelling shall be erected, altered, placed or permitted to remain on any lot other than:

    a. One detached, site-built, single-family residential structure with a minimum main floor area, exclusive of porches, patios, carports, garages and breezeways of 2,000 square feet for a single-level home and 2,400 square feet for a two-story home.

    b. Foundations of all residential dwellings must be veneered with brick or rock.

    c. Each residence must include, at minimum, a double enclosed garage or a separate detached garage to house, at minimum, two standard-sized, passenger motor vehicles.

    d. All residential dwellings must have a minimum 8/12 roof pitch on at least 80% of the total roofline.

    e. No lot as shown on the attached plat shall be subdivided, but one or more contiguous lots may be combined and utilized as a single lot.

    f. Garages and other outbuildings are permitted, but most clearly incidental to residential use of said land, and shall only be for use by the occupants of the residence to which they are appurtenant. Garages and outbuildings must be approved by the Architectural Control Committee and have an architectural style that is complementary to the dwelling. No garage or outbuilding shall be used for residential dwelling purposes. All outbuildings shall be constructed to the rear of any residence and must be kept orderly and in good repair.

    g. No lot shall be used for commercial purposes; however, such restriction shall not prohibit the temporary maintenance of model homes for promotional purposes by Developer or other professional builders.

    No development shall take place in the areas on the plat marked "Undisturbed Area." Nor shall the areas so marked be disturbed or altered in any manner, but must remain in their natural state.

3. **ARCHITECTURAL CONTROL.** No construction or clearing shall be undertaken on any lot in **CREEKSIDE ADDITION** unless and until all plans, elevations, and materials for such construction shall be first submitted to the Architectural Control Committee for consideration and the Architectural Control Committee has approved such plans, elevations, and materials. The process of submission and approval shall be undertaken in accordance with the Declarations of Covenants and Restrictions and the Architectural Control Guidelines in effect from time to time. The Architectural Control Committee may, in its sole discretion, disapprove of any submissions, make suggested revisions for resubmittal, or take other actions in an effort to develop

CREEKSIDE ADDITION as an integrated subdivision consisting of residences of similar size and compatible architectural style so as to create a neighborhood with common and complementary architectural elements. In the event an Architectural Control Committee has not been formed, the Developer shall assume the role of the Architectural Control Committee until such time as such committee is formed.

4. **BUILDING LOCATION**. No building shall be constructed on any lot nearer to the street than twenty-five feet (25') or as shown by the building line and setback lines shown on said plat. No residential structure shall be located nearer to an interior lot line than eight feet (8') in width. For purposes of this restriction, eaves, steps and open porches shall not be considered a part of the dwelling. Residential structures shall be no closer than twenty feet (20') to the rear lot line. The Architectural Control Committee may, in its sole discretion, waive or adjust these requirements on a case by case basis upon written request before any construction is undertaken, subject in all events to the receipt of a waiver from the governmental authority with jurisdiction.

5. **COMMON AREAS**. Shown on the plat filed in conjunction with this Bill of Assurance is an area noted as Tract A, designated as a detention facility / park area reserved for the exclusive use and enjoyment of the owners of property in **CREEKSIDE ADDITION**. Unless specific easements for access, ingress and egress are shown on the recorded plat, no common area may be used for access, ingress, egress, parking, storage of materials, dumping of debris, excavating, filling, or for any other use inconsistent with this paragraph.

6. **MAINTENANCE OF COMMON AREAS**. All common areas in **CREEKSIDE ADDITION** and improvements therein, including greenbelts, islands, medians, and tracts of land set aside and reserved for drainage, buffer, park and aesthetic purposes shall be maintained by Creekside Property Owners Association, Inc. upon its formation and at its sole cost. All such areas shall be dedicated, donated, or sold by the Developer to the association and will be reserved for the use and benefit of owners of lots within **CREEKSIDE ADDITION**.

7. **PROPERTY LINES AND BOUNDARIES.** Iron pins have been set on all lot comers and points of curve, and all curve data shown on said Plat referenced herein is centerline curve data. In the event of minor discrepancies between the dimensions or distances shown on the Plat and the actual dimensions or distances as disclosed by the established pins, the original pins as set shall control.

8. **SIGN, FENCE AND LANDSCAPE EASEMENT**. Sign and landscape easements may be reserved by the Developer on portions of lots or land in **CREEKSIDE ADDITION**. These easements permit the construction, maintenance and upkeep of permanent subdivision identification signs, fountains, fences and associated landscaping, berms and rocks, and are reserved for the use and benefit of Developer for as long as Developer holds title to any land or lots in **CREEKSIDE ADDITION** or in contiguous lands subsequently platted as **CREEKSIDE ADDITION**. Developer may assign these easements to any organization representing owners of lots in **CREEKSIDE ADDITION** at any time during the period

Developer holds title to any land or lots in **CREEKSIDE ADDITION**. If no assignment takes place during such period, or if Developer releases an easement, the easement shall cease to exist. The developer or its assigns retain the right to construct, maintain and keep temporary or permanent identification signs or interpretive signs on any Tract or common area in **CREEKSIDE ADDITION**.

9. **DRIVEWAYS.** All driveways shall be paved with concrete within 45 days from completion of the residential structure, or the move-in date (whichever occurs first). No curb cuts shall be allowed for driveways.

10. **SIDEWALKS.** It shall be the responsibility of all owners of lots to construct a five-foot (5') wide sidewalk, approximately sixty inches (60") from the back of curb along all street frontage, as shown on the plat, in compliance with all requirements of the Americans With Disabilities Act (ADA) and any requirement of the City of Bryant.

11. **FENCES.** All fencing placed, erected or altered on any lot, interior lot lines, and rear lot lines must be approved by the Developer or Architectural Control Committee prior to construction.

12. **MAILBOXES.** Subdivision will be served by community mailboxes. No individual mailboxes are allowed, per U.S. Postal Code.

13. **SIGNS.** Except for subdivision identification signs, no sign of any kind shall be placed or permitted to remain on any part of said property, except one professional sign of not more than five (5) square feet advertising the property for sale or rent, or signs used by the Developer or a builder to advertise property during the construction and sales period, or otherwise with reference to model homes.

14. **COMMENCEMENT OF CONSTRUCTION**. A property owner must start construction of an approved dwelling within a period of one (1) year from date of lot purchase, unless an extension is approved by the Architectural Control Committee. Lots must be kept in a well-maintained, safe, clean and attractive condition until construction commences.

15. **COMPLETION OF CONSTRUCTION**. Any dwelling must be completed in its entirety within a period of one (1) year from date such construction is commenced.

16. **PUBLIC UTILITIES.** All dwellings and other structures erected upon any lot as a residential dwelling shall be served by all public utilities, including public sewer. E-1 or equivalent grinder pump stations and service lines to the lateral must be installed on individual lots by a professional contractor and inspected/approved by the City of Bryant as determined by the city's policies and procedures. Stations are to be sealed to prevent water intrusion. Top of station shall be constructed one foot (1') below finish floor. Purchase, installation, and continued maintenance of the grinder pump station and all service lines to the lateral are the responsibility of the lot owner.

17. **OWNER RESPONSIBILITY.** All property owners shall ensure that any contractor performing services for the property owner shall comply with the provisions of this Bill of Assurance.

18. **ENFORCEMENT.** In the event of any attempt to violate any of the covenants or restrictions contained herein before the expiration date hereof, it shall be lawful for **CREEKSIDE** Community Association, Inc., any appropriate governmental authority, the Developer, or any person or persons owning a lot or lots in **CREEKSIDE ADDITION** to initiate compliance procedures pursuant to the terms of The Declaration of Covenants and Restrictions, or to pursue any other lawful remedy.

19. **AMENDMENT.** This Bill of Assurance may be cancelled, amended or extended in accordance with the terms set forth in The Declaration of Covenants and Restrictions. No amendment shall be effective unless and until duly enacted pursuant to the terms of The Declaration of Covenants and Restrictions and properly filed for record in the Office of the Circuit Clerk and Recorder for Saline County, Arkansas.

20. **SEVERABILITY.** The invalidation of any one of these covenants or restrictions by any court of competent jurisdiction or otherwise shall in no way affect any of the other provisions, which shall be independent and which shall remain in full force and effect.

Executed this 29th day of August, 2018.

DIAMOND DEVELOPMENT II

By: _____

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF SALINE

On this 29th day of August, 2018, before me, a notary public, duly commissioned, qualified and acting within and for the county and state aforesaid, appeared in person Jim Hastings, to me well known, who stated that he was president of Hometime Builders, Inc., a partner of Diamond Development II, and was duly authorized in his capacity to execute the foregoing instrument for and in the name and on behalf of said partnership, and further stated and acknowledged that he had so signed, executed and delivered said foregoing instrument for the consideration, uses, and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year aforesaid.

Susan R Goldman
Notary Public

My Commission Expires: 11/7/2025

SUSAN R. GOLDMAN
SALINE COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires November 07, 2025
Commission No. 12692688

GNE

3825 Mt Carmel Rd.
Bryant, AR 72022

GarNat Engineering, LLC

P.O. Box 116
Benton, AR 72018

October 10, 2023

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

Re: Final Plat – Creekside Addition, Phase 2

Dear Mr. Smith:

Please allow this letter and following list of enclosures to serve as my application for approval of the referenced final plat. It is my desire that this matter be included on the agenda for your November 13, 2023 City of Bryant Planning Commission meeting. The developer for the project is Diamond Development II, 1599 Lawson Oaks Drive, Little Rock, Arkansas 72210, jbhastingsjr@aol.com, (501) 690-6601.

List of Enclosures

- Bryant Subdivision Checklist
- Certification letter signed by developer and professional engineer
- Final Plat review fees of $46.00

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

GNE

GarNat Engineering, LLC

Designing our client's success

P.O. Box 116
Benton, Arkansas 72018
3825 Mt Carmel Road
Bryant, Arkansas 72022
PH: (501) 408-4650
FX: (888) 900-3068
garnatengineering@gmail.com

July 10, 2018

Truett Smith
Planning & Community Development
210 S.W. 3rd Street
Bryant, AR 72022

Re: Final Plat Certification
Creekside Addition-Phase 2

Dear Mr. Smith:

Please allow this letter to serve as the certification for the referenced project required by Paragraph 15.12.05.a of the City of Bryant Subdivision Regulations. To that end, we certify that all improvements and installation to the subdivision required for its approval under the terms of the City of Bryant Subdivision Rules and Regulations have been made, added, or installed. Furthermore, these improvements were constructed in accordance with the approved plans and specifications.

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

Sincerely,

GarNat Engineering, LLC

Vernon J. Williams

Vernon J. Williams, P.E., President

Diamond Development II

Jim Hastings

I wish to make adjustments to Ordinance 2020-04, which is the City's Floodplain Ordinance.

starting on Pg 19

1. In each flood hazard area risk zone, a lowest floor elevation to be built to is given as 2 feet or more. It would be extremely beneficial to the city, if this requirement would be changed to 3 feet or more.
   - In the past, when called for, I have tried to insist on raising house pads more than 2 feet. The wording of the existing ordinance somewhat allowed me to ask for this. However, as long as the 2 foot minimum was met, I had no recourse. 3 foot or more would be safer for the home owner, and safer for the city. Since we do not prohibit construction in the floodplain, the additional footage requirement would act as a deterrent to build in the floodplain.

Free board

Pg 22

2. Floodways High-risk areas of stream channel and adjacent floodplain.
   a) Developments in regulatory floodways are prohibited, UNLESS
      1. A No-Rise Certificate, signed and stamped by a Professional Engineer Licensed to practice in the State of Arkansas, is submitted to demonstrate through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed development would not result in any increase in flood levels within the community during the occurrence of a base flood event; OR
      2. All requirements of 44 CFR 65.12 are first met.

b) No Manufactured Home may be placed in a regulatory floodway, regardless of elevation height, anchoring methods, or No-Rise Certification.

This same wording is found in Section E. PROCEDURES FOR VARIANCE FROM THE REQUIRMENTS OF THIS CODE Pg 14

The above wording (starting with the word UNLESS and following till section b), legally gives opportunity to build in the floodway. The ONLY construction that should be allowed in a floodway is a City Park, constructed so that flood waters can pass through unobstructed. I propose all wording in subsections 1 and 2 be removed from this ordinance. By doing this, the floodway section of the ordinance would read:

Insert

a) Other than City Park developments, any development in a regulatory floodway is prohibited.

b) No Manufactured Home may be placed in a regulatory floodway, regardless of elevation, anchoring methods, or NO-Rise Certification.

City of Bryant

2024 Development Calendar

Application Deadlines and Meeting Dates

First Submittal Deadline 5:00 P.M.	DRC Meeting 9:00 A.M.	DRC Deadline 5:00 P.M.	DRC Meeting 9:00 A.M.	Final Revisions Deadline 5:00 P.M.	Planning Commission Meeting 6:00 P.M.
December 6	December 14	December 20	December 28	January 2	January 8
January 10	January 18	January 24	February 1	February 5	February 12
February 7	February 15	February 21	February 29	March 4	March 11
March 6	March 14	March 20	March 28	April 1	April 8
April 10	April 18	April 24	May 2	May 6	May 13
May 8	May 16	May 22	April 30	June 3	June 10
June 5	June 13	June 20	June 27	July 1	July 8
July 10	July 18	July 24	August 1	August 5	August 12
August 7	August 15	August 21	August 29	September 2	September 9
September 11	September 19	September 25	October 3	October 7	October 14
October 9	October 17	October 23	October 31	November 4	November 12
November 6	November 14	November 20	November 27	December 2	December 9
December 11	December 19	December 26	January 2	January 6	January 13

The DRC (Development and Review Committee) currently meets in person in the Administration Conference Room at City Hall (210 SW 3rd Street).

On Thursday's without a DRC meeting scheduled, the committee is available for a workshop or application meeting.

The deadline for a workshop, application meeting or discussion item is the Monday before by 5 p.m.