



Bryant Planning Commission Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

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

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

Call to Order

Approval of Minutes

1. July 11th, 2022 Planning Commission Meeting Minutes

- [2022-07-11 Planning Commission Minutes.pdf](#)

Announcements

Director's Report

DRC Report

2. Bryant Public Safety - New Training Range Addition

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

3. Take 5 Carwash - 3017 Marketplace Ave - Signage

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

4. Alcoa 40 Park - New Pavillion

Ted Taylor - Requesting Approval for New Pavillion - APPROVED

- [0575-PLN-01.pdf](#)

5. Mills Park - Tennis Courts

Ted Taylor - Requesting Approval for New Tennis Courts - APPROVED

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

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

7. Stone Luxury Living - PUD - 9318 HWY 5

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

8. Grace Village Ph 3 - Final Plat

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

Public Hearing

9. Stone Luxury Living - PUD - 9318 HWY 5

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

- [0571-RZN-01.pdf](#)
- [0571-PLN-03.pdf](#)

Old Business

New Business

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

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

- [0574-PLN-01.pdf](#)
- [0574-VAR-01.pdf](#)

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

Fennel Purifoy Architects - Requesting Approval for Sign Variance

- [0577-APP-01.pdf](#)

12. Stone Luxury Living - PUD - 9318 HWY 5

GarNat Engineering - Requesting Approval for PUD Plan

- [0571-SWR-01.pdf](#)
- [0571-AFF-01.pdf](#)
- [0571-BOA-01.pdf](#)
- [0571-DRN-01.pdf](#)
- [0571-LTR-01.pdf](#)
- [0571-PLN-01.pdf](#)
- [0571-PLN-03.pdf](#)
- [0571-RZN-01.pdf](#)
- [0571-SUR-01.pdf](#)

13. Grace Village Ph 3 - Final Plat

GarNat Engineering - Requesting Final Plat Approval

- [0570-MTN-01.pdf](#)
- [0570-ASB-02.pdf](#)
- [0570-ELF-01.pdf](#)

Adjournments



Bryant Planning Commission Meeting Minutes

Monday, July 11, 2022

Boswell Municipal Complex – City Hall Courtroom

6:00 PM

Agenda

CALL TO ORDER

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

ANNOUNCEMENTS

No Announcements.

APPROVAL OF MINUTES

1. Planning Commission Meeting Minutes 06/13/2022

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

Vice-Chairman Burgess read the DRC Report.

DRC REPORT

1. Eyecare Center of Saline County - Parking Lot Improvements

Richardson Engineering - Requesting Approval for Parking Lot Improvements

2. Bryant Public Safety - New Training Range Addition

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

3. Take 5 Carwash - 3017 Marketplace Ave - Signage

Arkansas Signs and Neon - Requesting Approval for Pole Sign

4. Alcoa 40 Park - New Pavillion

Ted Taylor - Requesting Approval for New Pavillion

5. Mills Park - Tennis Courts

Ted Taylor - Requesting Approval for New Tennis Courts

Staff Approved

6. Take 5 Carwash - 3017 Marketplace Ave - Signage

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

NEW BUSINESS

9. Cool Springs Mobile Home Community - Special Sign Permit

Southpaw Designs - Requesting Approval for Special Sign Permit

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

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

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

10. Benjamin Grove Ph. 4 - Preliminary Plat

GarNat Engineering - Requesting Preliminary Plat Approval

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

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

11. Midtown Phase 3 - Preliminary Plat

Hope Consulting - Requesting Preliminary Plat Approval

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

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

DIRECTOR'S REPORT

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

ADJOURNMENT

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

Chairman, Rick Johnson

Date

Secretary, Tracy Picanco

Date

NORTH



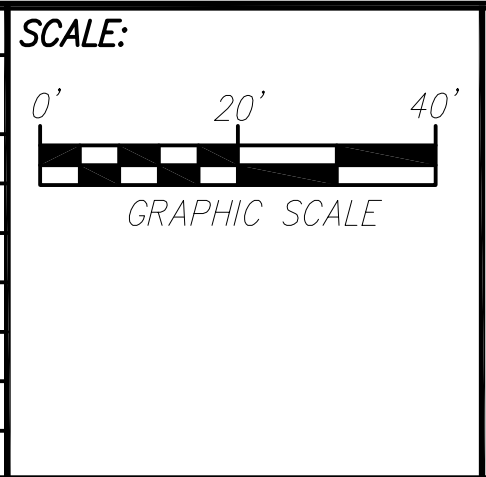
D
C
B
A

XXX###XXX.DWG

APPROVED BY:		
TITLE	SIGNATURE	DATE
TITLE	SIGNATURE	DATE
TITLE	SIGNATURE	DATE

DESIGNED BY:	XYZ
DRAWN BY:	XYZ
CHECKED BY:	XYZ

REV	DESCRIPTION	BY	DATE
A	MOVED X	JSD	01/01/17



LOCATION:

ALCOA 40 PARK
1180 SHOBE ROAD
BRYANT, ARKANSAS
72022

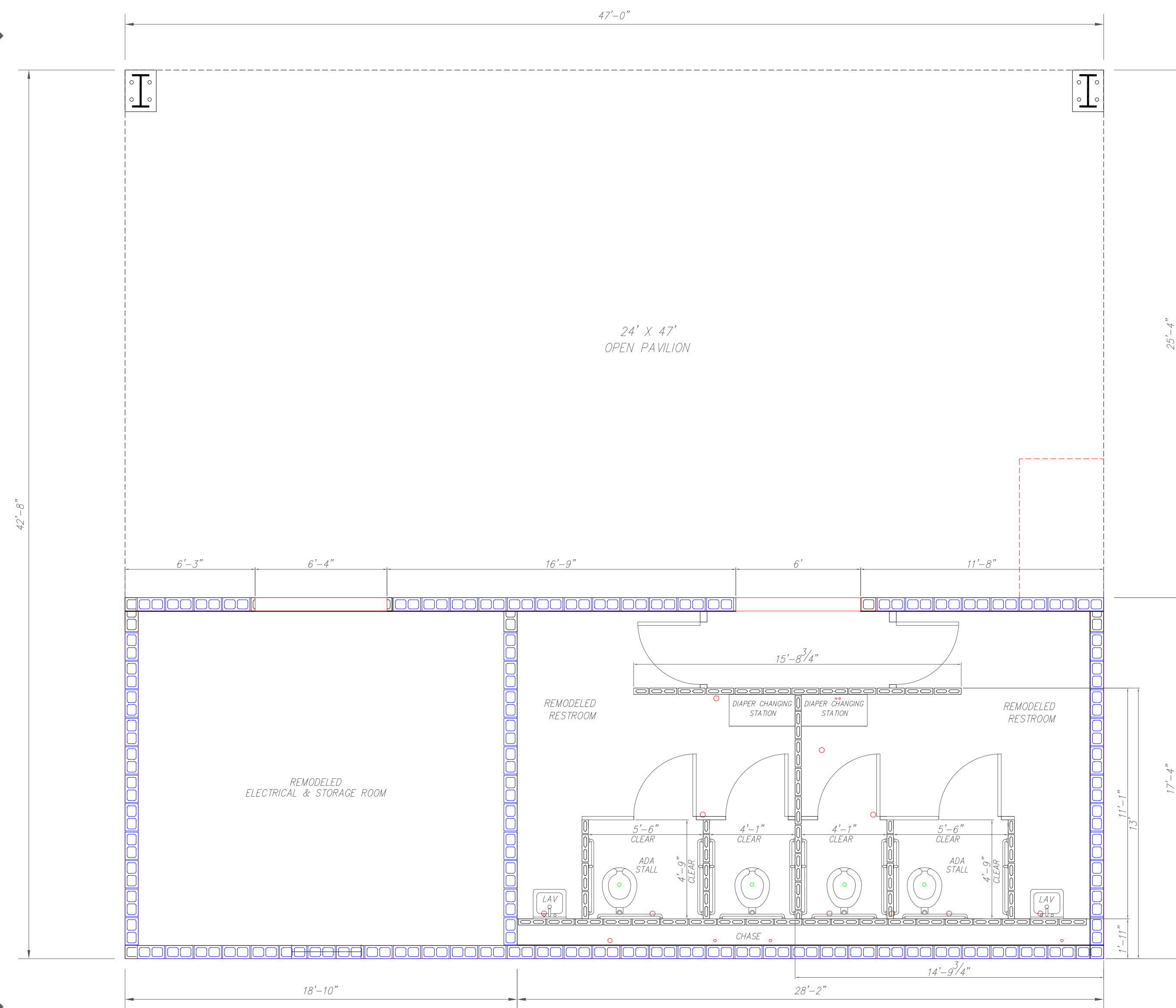
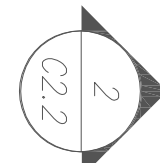


DWG. TITLE:

ALCOA 40 PARK
REMODELED STRUCTURE
GENERAL ARRANGEMENT
SITE PLAN

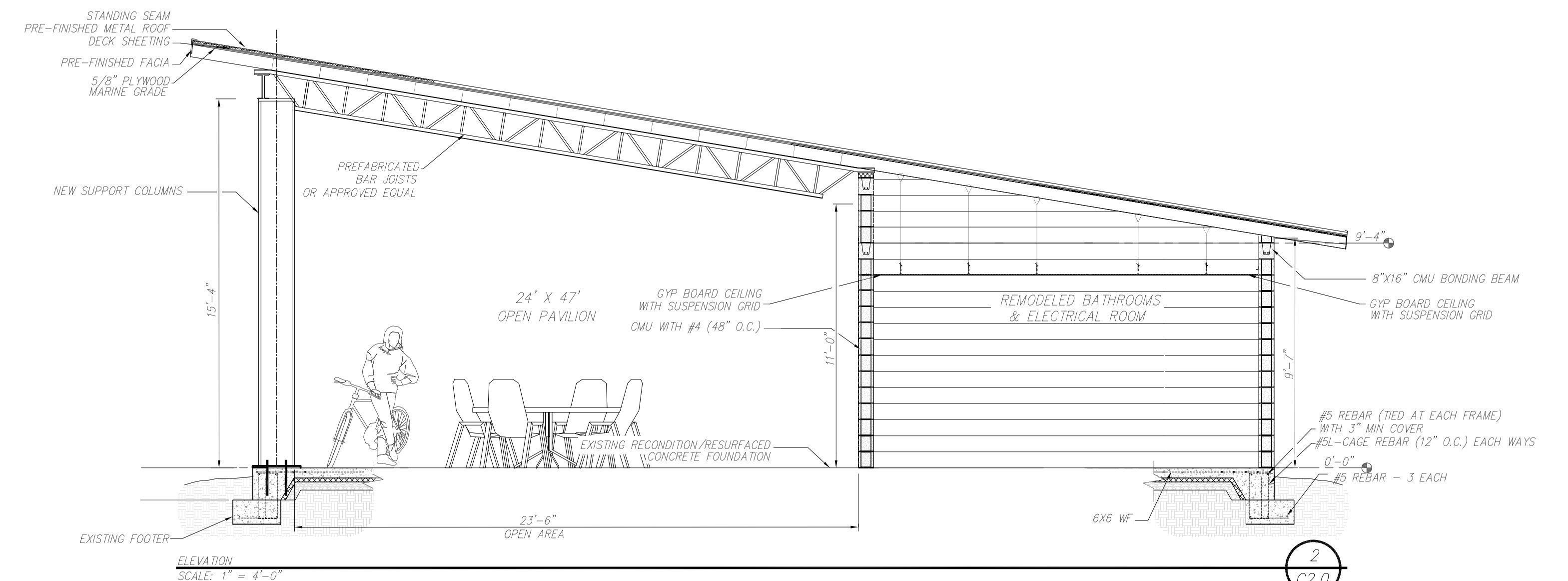
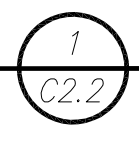
REVISION NO./DATE:	A - 11/15/19
PROJECT NO.:	
SHEET NO.:	C2.1

NORTH

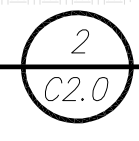


REMODELED BATHROOM AND PAVILION - FLOOR PLAN

SCALE: 1" = 4'-0"



ELEVATION SCALE: 1" = 4'-0"



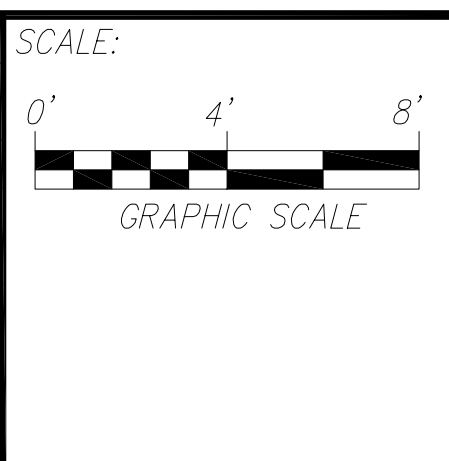
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TITLE	SIGNATURE	DATE

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DRAWN BY: XYZ
CHECKED BY: XYZ

REV	DESCRIPTION	BY	DATE
A	MOVED X	JSD	01/01/17



LOCATION:

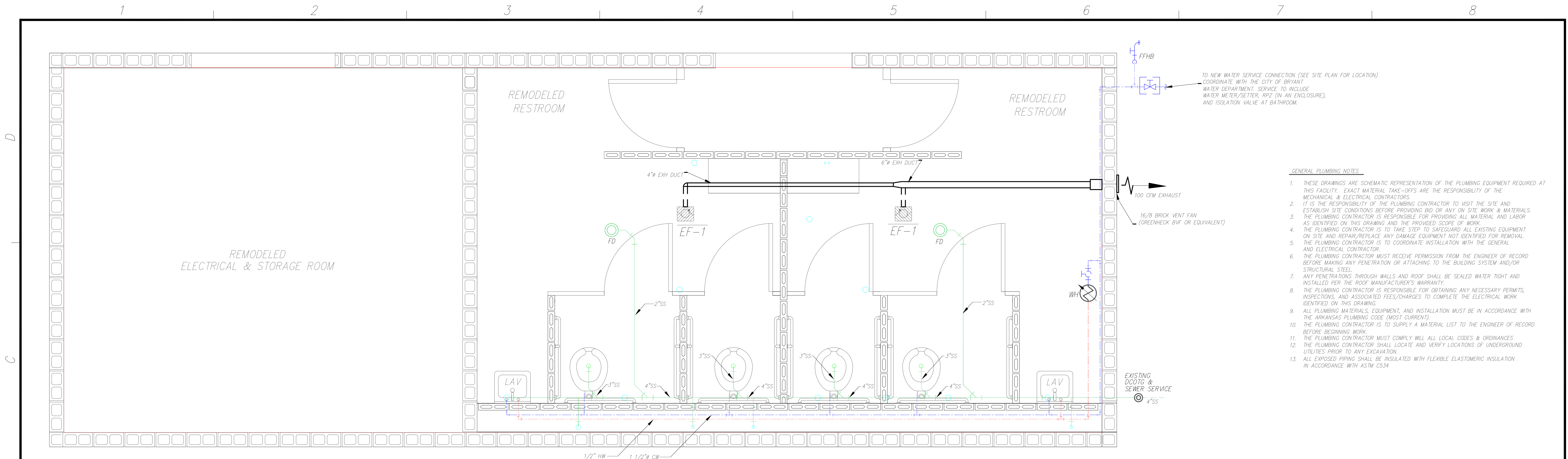
ALCOA 40 PARK
1180 SHOBE ROAD
BRYANT, ARKANSAS
72022



DWG. TITLE:

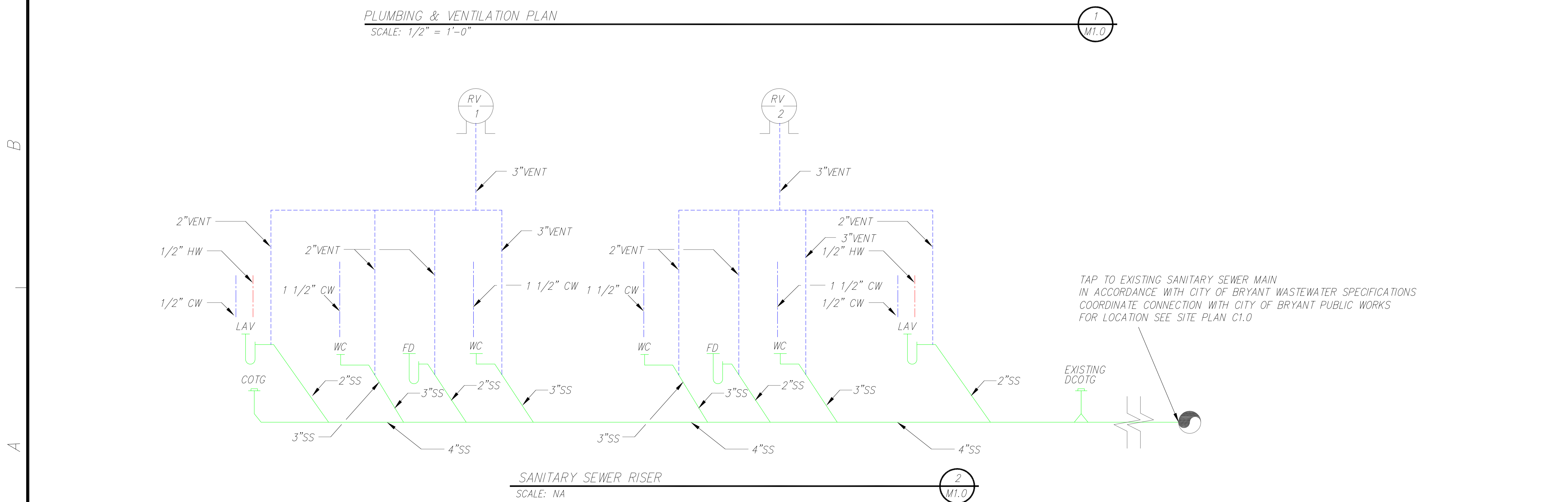
ALCOA 40 PARK
REMODELED STRUCTURE
GENERAL ARRANGEMENT
PLAN VIEW & DETAILS
FLOOR PLAN

REVISION NO./DATE: A - 11/15/19
PROJECT NO.:
SHEET NO.:
C2.2



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

PLUMBING & VENTILATION PLAN
SCALE: 1/2" = 1'-0"



PLUMBING LEGEND

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

APPROVED BY:

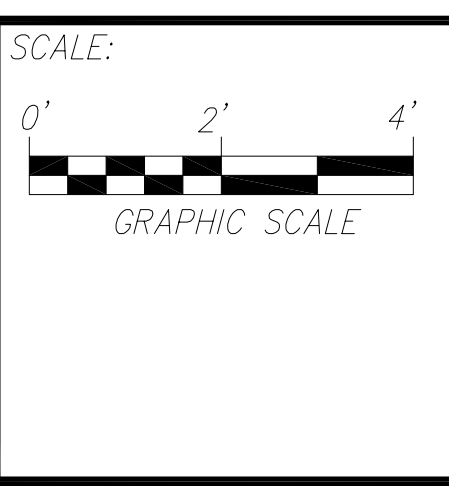
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TITLE	SIGNATURE	DATE
TITLE	SIGNATURE	DATE

DESIGNED BY: XYZ

DRAWN BY: XYZ

CHECKED BY: XYZ

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



LOCATION:

ALCOA 40 PARK
1180 SHOBE ROAD
BRYANT, ARKANSAS
72022



DWG. TITLE:

ALCOA 40 PARK
BATHROOM
PLUMBING
PLAN & RISER SCHEMATIC

REVISION NO./DATE:

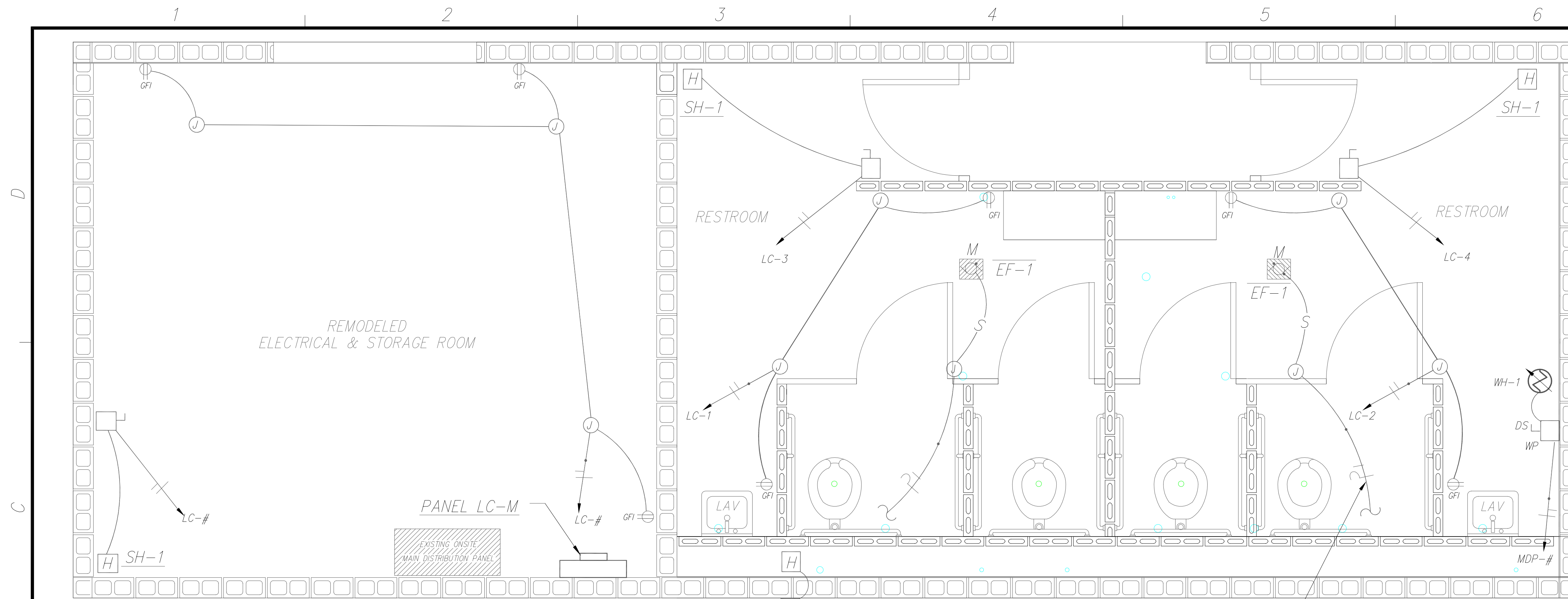
B - 6/28/22

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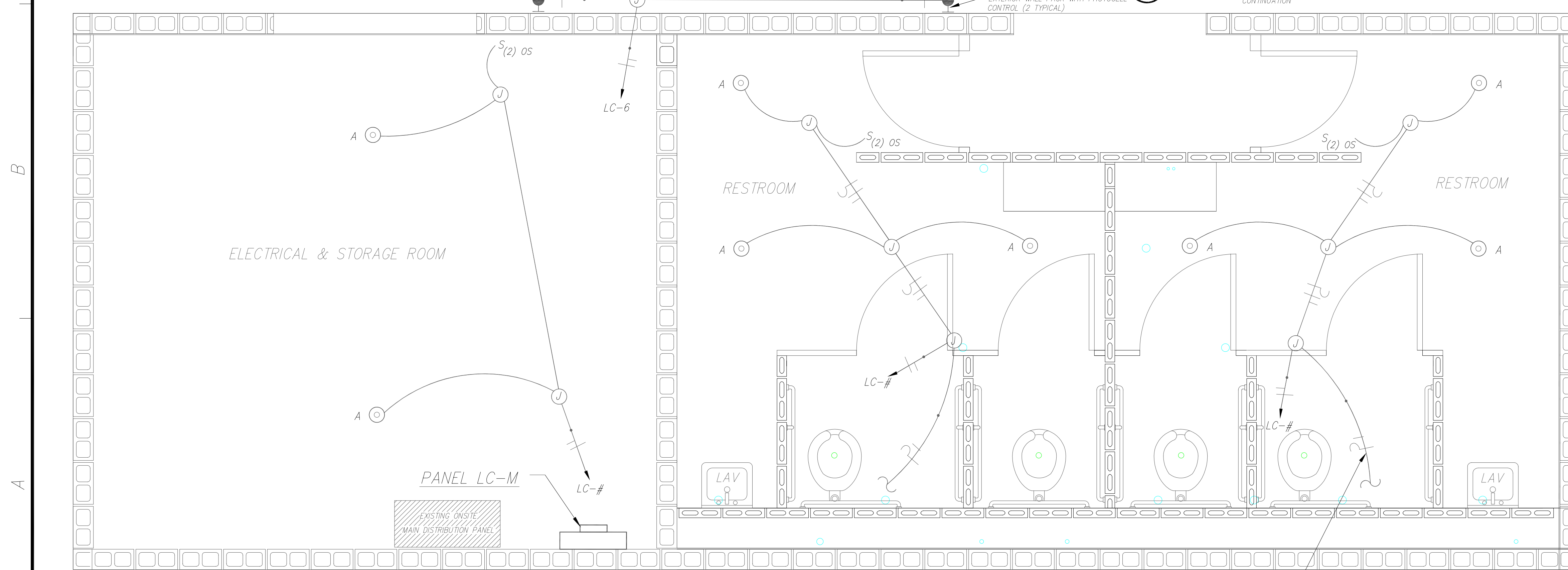
SHEET NO.:

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



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

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

ELECTRICAL LEGEND

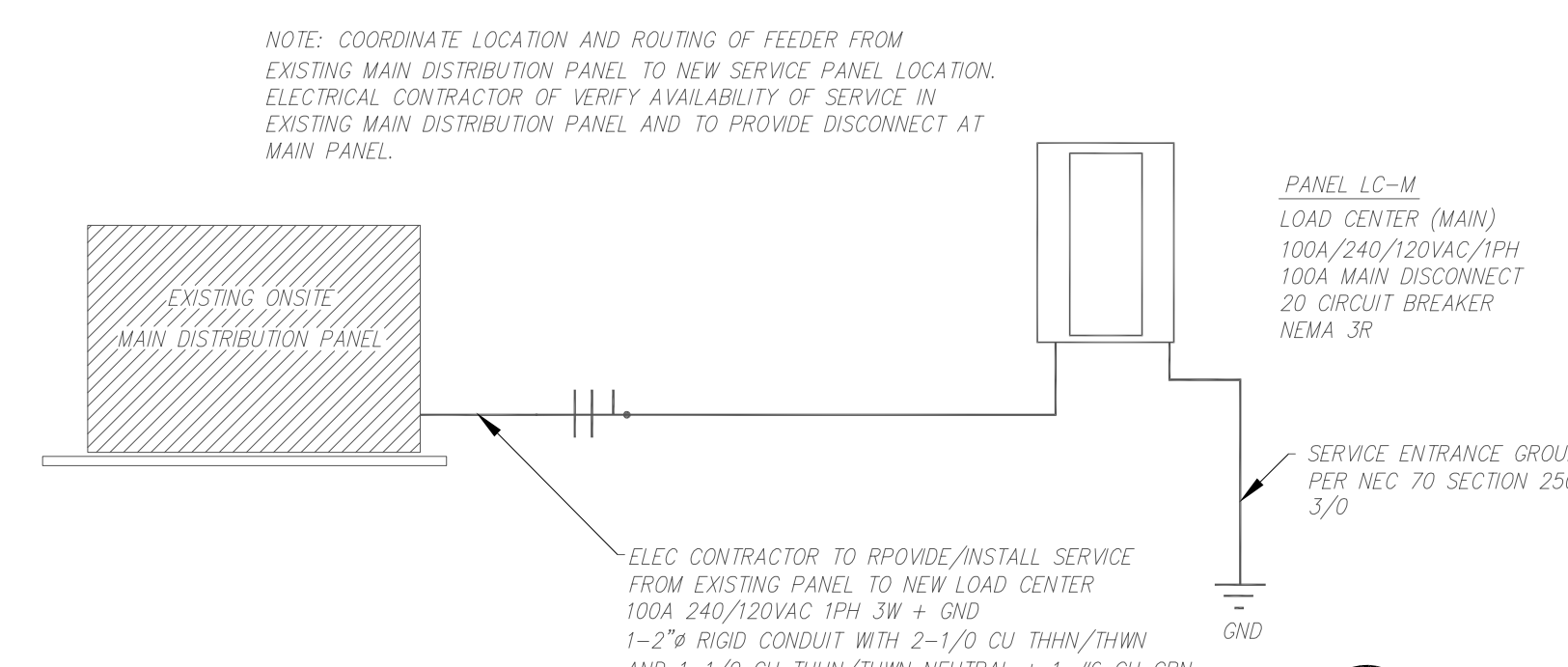
	JUNCTION BOX - CONNECT EQUIPMENT AS REQUIRED		120V RECEPTACLE, DUPLEX - 18" AFF UNLESS OTHERWISE NOTED
	MAIN LOAD CENTER		120V RECEPTACLE, GROUND FAULT INTERRUPTING
	DISCONNECT SWITCH - SIZE AS NOTED ON PLANS AMPS/POLE		LED FIXTURE - WALL MOUNT - LETTER DENOTES TYPE SEE LEGEND THIS SHEET FOR MODEL#
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

LIGHTING AND FIXTURE SCHEDULE

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

PANEL SCHEDULE

NOTE	DESCRIPTION	CIRCUIT BREAKERS	EQUIPMENT/DEVICE
LC-M	LOAD CENTER (MAIN) - SQUARE D MODEL NO. HOM2040M100R8B OR APPROVED EQUIVALENT - 100A/240/120VAC/1PH NEMA 3R SURFACE MOUNT ENCLOSURE WITH 1-100A MAIN CIRCUIT BREAKER AND 20 CIRCUIT BREAKER SPACES	(1) - 100A/20 (14) - 20A/1P (3) - 20A/1P/GFI (1) - 30A/1P/GFI	MAIN CB (PANEL LC-1) EF-1, LIGHTS, HEAT TAPE, RECEPT, SPARES, ETC. SH-1 (2 REQD) WH-1 (1 REQD)

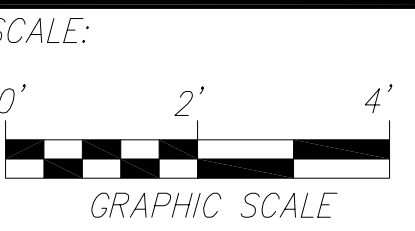


ELECTRICAL SERVICE RISER
SCALE: N/A

APPROVED BY:

TITLE	SIGNATURE	DATE

DESIGNED BY:	REV	DESCRIPTION	BY	DATE
XYZ	A	ISSUED FOR BIDS	JSD	01/01/20
DRAWN BY:				
XYZ				
CHECKED BY:				
XYZ				



LOCATION:

ALCOA 40 PARK
1180 SHOBE ROAD
BRYANT, ARKANSAS
72022



DWG. TITLE:

ALCOA 40 PARK
BATHROOM
ELECTRICAL
POWER AND LIGHTING

REVISION NO./DATE:

B - 6/28/22

PROJECT NO.:

SHEET NO.:

E1.0

XXX###XXX.DWG



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

Rezoning Application

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

Date: 7/20/22

Applicant or Designee:

Name VERNON J. WILLIAMS

Address 3825 MT CARMEL RD

Phone (501) 408-4650

Email Address GARNATENGINEERING

@GMAIL.COM

Property Owner (If different from Applicant):

Name ELAINE CORDELIA ENTERPRISES,

Address 206 WEST DALLAS STREET INC.

Phone (501) 590-6616 CONROE, TX 77301

Email Address CARTERLDANS@ATT.NET

Property Information:

Address 9318 HIGHWAY 5 NORTH

Parcel Number 840-11637-000

Existing Zoning Classification MHP

Requested Zoning Classification PUD

Legal Description (If Acreage or Metes and Bounds description, please attach in a legible typed format)

SEE ATTACHED

Application Submission Checklist:

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

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

- Recent surveyed plat of the property including vicinity map

Additional Requirements:

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

- Publication: Public Notice shall be published by the applicant at least one (1) time fifteen (15) days prior to the public hearing at which the rezoning application will be heard. Once published please provide a proof of publication to the Community Development office. (Sample notice attached below)
- Posting of Property: The city shall provide signs to post on the property involved for the fifteen (15) consecutive days leading up to Public hearing. One (1) sign is required for every two hundred (200) feet of street frontage.
- Notification of adjacent landowners: Applicant shall attempt to inform by certified letter, return receipt requested, all owners of land within three hundred (300) feet of any boundary of the subject property of the public hearing. (Sample letter attached below)
- Certified list of property owners, all return receipts, and a copy of the notice shall be provided to the Community Development Department at least five (5) days prior to the public hearing.

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

READ CAREFULLY BEFORE SIGNING

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

NOTICE OF PUBLIC HEARING

A public hearing will be held on Monday, August 8, 2022 at 6:00 P.M.

at the Bryant City Office Complex, 210 Southwest 3rd Street, City of Bryant, Saline

County, for the purpose of public comment on a conditional use request at the site of

9318 Hwy 5 Bivens Loop, Alexander, AR (address).
72002.

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

Rick Johnson
Chairman Board of Zoning Adjustment
City of Bryant

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

NOTICE OF PUBLIC HEARING

July 13, 2022.

Re: Rezoning Petition

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

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

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

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

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

Thank you for your consideration in this matter.

Sincerely,

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

LEGAL DESCRIPTION

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

NOTICE OF PUBLIC HEARING

July 13, 2022.

Re: Rezoning Petition

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

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

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

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

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

Thank you for your consideration in this matter.

Sincerely,

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

SAMPLE LETTER

Date

Name

Address

RE: Rezoning Petition

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

INSERT LEGAL DESCRIPTION OF PROPERTY

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

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

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

Thank you for your consideration in this matter.

Sincerely,

Your Signature

Your Name

NOTICE OF PUBLIC HEARING

A public hearing will be held on Monday, August 8, 2022 at 6:00 P.M.

at the Bryant City Office Complex, 210 Southwest 3rd Street, City of Bryant, Saline

County, for the purpose of public comment on a conditional use request at the site of

9318 Hwy 5 Bivens Loop, Alexander, AR (address).
72002.

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

Rick Johnson
Chairman Board of Zoning Adjustment
City of Bryant

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

NOTICE OF PUBLIC HEARING

July 13, 2022.

Re: Rezoning Petition

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

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

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

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

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

Thank you for your consideration in this matter.

Sincerely,

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

OWNERSHIP/ZONE SEARCH

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

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

Tract 1:

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

Tract 2:

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

Tract 3:

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

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

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

** - Owner of the property.*

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

- 2 Anna International, LLC
P.O. Box 716
Little Rock, AR, 72203
- 3 Brian H or Katie Brooks
5225 North Shobe Road
Alexander, AR, 72002
- 4 Gleason F. McGuire
5224 N Shobe Road
Alexander, AR, 72002
- 5 Miguel A. and Marta Portillo
600 SW Third Street
Bryant, AR, 72022
- 6 T & T Properties, LLC
5218 N Shobe Road
Bryant, AR, 72022
- 7 Terry Lee or Shelly Marie Martin
5206 N Shobe Road
Alexander, AR, 72022
- 8 Henry Rusty and Chris F. Hatfield
5210 N Shobe Road
Alexander, AR, 72002
- 9 Marsha G. Dorman-Fleming
1015 Kenwood
Benton, AR, 72019
- 10 Ashley Vargas
5112 N Shobe Road
Alexander, AR, 72002
- 11 Bobby Glenn McCallister
5023 North Shobe Road
Alexander, AR, 72002
- 12 Gary C. McCallister
5003 North Shobe Road
Alexander, AR, 72002
- 13 Jose Bueco
53 Biverns Loop
Alexander, AR, 72002
- 14 Wilson A and Delmi Veliz

- 14 9922 Reed Street
Alexander, AR, 72002
- 15 Rachel J. Boyle
5004 N Shobe Road
Alexander, AR, 72002
- 16 Whiting Properties, LLC
9100 Highway 5 North
Alexander, AR, 72002
- 17 Quincy W. Singleton
9220 Highway 5 North
Little Rock, AR, 72002
- 18 Allen E & Lavette Shivers
1112 Woodland Park Road
Bryant, AR, 72002
- 19 Marilyn K. Scott
9117 Highway 5 North
Alexander, AR, 72002
- 20 Bobby R & Linda L. Carter
12604 Sardis Road
Mabelvale, AR, 721033
- 21 Diamond Development, II
1599 Lawson Oaks
Little Rock, AR, 72210
- 22 Tyler D & Amanda L. Tarver
P.O. Box 41
Bauxite, AR, 72011
- 23 Yellow Store Holdings, LLC
C/O Colliers International
P. O. Box 3546
Little Rock, AR, 72203

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

Sincerely,

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

7016 0910 0001 4532 3741

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

Little Rock, AR 72203

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	\$3.25
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.60
 Total Postage and Fees \$7.85

0315 20
 Postmark Here
 07/14/2022

Sent To
 Anna International, LLC
 Street and Apt. No., or PO Box No.
 P.O. Box 716
 City, State, ZIP+4®
 Little Rock, AR, 72203
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 0910 0001 4532 3765

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Alexander, AR 72002

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	\$3.25
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.60
 Total Postage and Fees \$7.85

0315 20
 Postmark Here
 07/14/2022

Sent To
 Gleason E. McGuire
 Street and Apt. No., or PO Box No.
 5224 N. Shobe Road
 City, State, ZIP+4®
 Alexander, AR, 72002
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Buyant, AR 72022

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	\$3.25
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.60
 Total Postage and Fees \$7.85

0315 20
 Postmark Here
 07/14/2022

Sent To
 OKO Holdings, LLC
 Street and Apt. No., or PO Box No.
 2206 Richland Park Road
 City, State, ZIP+4®
 Buyant, AR, 72022
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 0910 0001 4532 3758

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Alexander, AR 72002

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	\$3.25
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.60
 Total Postage and Fees \$7.85

0315 20
 Postmark Here
 07/14/2022

Sent To
 Brian H or Katie Brooks
 Street and Apt. No., or PO Box No.
 5225 North Shobe Road
 City, State, ZIP+4®
 Alexander, AR, 72002
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Buyant, AR 72022

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	\$3.25
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.60
 Total Postage and Fees \$7.85

0315 20
 Postmark Here
 07/14/2022

Sent To
 T & T Properties LLC
 Street and Apt. No., or PO Box No.
 5218 N Shobe Road
 City, State, ZIP+4®
 Buyant, AR 72022
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Buyant, AR 72022

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	\$3.25
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.60
 Total Postage and Fees \$7.85

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 07/14/2022

Sent To
 Miguel A. and Mauda Portillo
 Street and Apt. No., or PO Box No.
 600 SW Third Street
 City, State, ZIP+4®
 Buyant, AR, 72022
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Alexander, AR 72002

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	\$3.25
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.60
Total Postage and Fees	\$7.85

0315
20

Postmark
Here

07/14/2022

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

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

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Alexander, AR 72002

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	\$3.25
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.60
Total Postage and Fees	\$7.85

0315
20

Postmark
Here

07/14/2022

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

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Alexander, AR 72002

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	\$3.25
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.60
Total Postage and Fees	\$7.85

0315
20

Postmark
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07/14/2022

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

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Benton, AR 72022

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	\$3.25
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.60
Total Postage and Fees	\$7.85

0315
20

Postmark
Here

07/14/2022

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

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Benton, AR 72019

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	\$3.25
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.60
Total Postage and Fees	\$7.85

0315
20

Postmark
Here

07/14/2022

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

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Alexander, AR 72002

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	\$3.25
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.60
Total Postage and Fees	\$7.85

0315
20

Postmark
Here

07/14/2022

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

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DUXIE, AR 72011

Certified Mail Fee	\$4.00	0315 20
Extra Services & Fees (check box, add fee as appropriate)	\$3.25	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.60	
Total Postage and Fees	\$7.85	07/14/2022

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

PS Form 3800, April 2015 PSN 7530-02-000-9047

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LITTLE ROCK, AR 72203

Certified Mail Fee	\$4.00	0315 20
Extra Services & Fees (check box, add fee as appropriate)	\$3.25	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.60	
Total Postage and Fees	\$7.85	07/14/2022

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

PS Form 3800, April 2015 PSN 7530-02-000-9047

7016 0910 0001 4532 3956

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HUBERTVILLE, AR 72043

Certified Mail Fee	\$4.00	0315 20
Extra Services & Fees (check box, add fee as appropriate)	\$3.25	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.60	
Total Postage and Fees	\$7.85	07/14/2022

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

PS Form 3800, April 2015 PSN 7530-02-000-9047

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LITTLE ROCK, AR 72210

Certified Mail Fee	\$4.00	0315 20
Extra Services & Fees (check box, add fee as appropriate)	\$3.25	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.60	
Total Postage and Fees	\$7.85	07/14/2022

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

PS Form 3800, April 2015 PSN 7530-02-000-9047

7016 0910 0001 4532 3932

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BRYANT, AR 72022

Certified Mail Fee	\$4.00	0315 20
Extra Services & Fees (check box, add fee as appropriate)	\$3.25	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.60	
Total Postage and Fees	\$7.85	07/14/2022

Sent To **Allen E & Lavette Shivers**
 Street and Apt. No., or PO Box No.
1112 Woodland Park Road
 City, State, ZIP+4®
Bryant, AR, 72022

PS Form 3800, April 2015 PSN 7530-02-000-9047

7016 0910 0001 4532 3901

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ALEXANDER, AR 72002

Certified Mail Fee	\$4.00	0315 20
Extra Services & Fees (check box, add fee as appropriate)	\$3.25	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.60	
Total Postage and Fees	\$7.85	07/14/2022

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

PS Form 3800, April 2015 PSN 7530-02-000-9047

7016 0910 0001 4532 3918

7016 0910 0001 4532 3864

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Alexander, AR 72002

Certified Mail Fee	\$4.00	0315 20
Extra Services & Fees (check box, add fee as appropriate)	\$13.25	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.60	
Total Postage and Fees	\$7.85	

Postmark Here
07/14/2022

Sent To
Wilson A and Delmi Veliz
Street and Apt. No., or PO Box No.
9922 Reed Street
City, State, ZIP+4®
Alexander, AR, 72002

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

7016 0910 0001 4532 3857

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

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

Alexander, AR 72002

Certified Mail Fee	\$4.00	0315 20
Extra Services & Fees (check box, add fee as appropriate)	\$13.25	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.60	
Total Postage and Fees	\$7.85	

Postmark Here
07/14/2022

Sent To
Jose Bueco
Street and Apt. No., or PO Box No.
53 Bivens Loop
City, State, ZIP+4®
Alexander, AR, 72002

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

7016 0910 0001 4532 3888

**U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

Alexander, AR 72002

Certified Mail Fee	\$4.00	0315 20
Extra Services & Fees (check box, add fee as appropriate)	\$13.25	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.60	
Total Postage and Fees	\$7.85	

Postmark Here
07/14/2022

Sent To
Whiting Properties, LLC
Street and Apt. No., or PO Box No.
9100 Highway 5 North
City, State, ZIP+4®
Alexander, AR, 72002

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

7016 0910 0001 4532 3871

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

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

Alexander, AR 72002

Certified Mail Fee	\$4.00	0315 20
Extra Services & Fees (check box, add fee as appropriate)	\$13.25	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.60	
Total Postage and Fees	\$7.85	

Postmark Here
07/14/2022

Sent To
Rachel J. Boyle
Street and Apt. No., or PO Box No.
5004 N Shore Road
City, State, ZIP+4®
Alexander, AR, 72002

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

7016 0910 0001 4532 3895

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
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Alexander, AR 72002

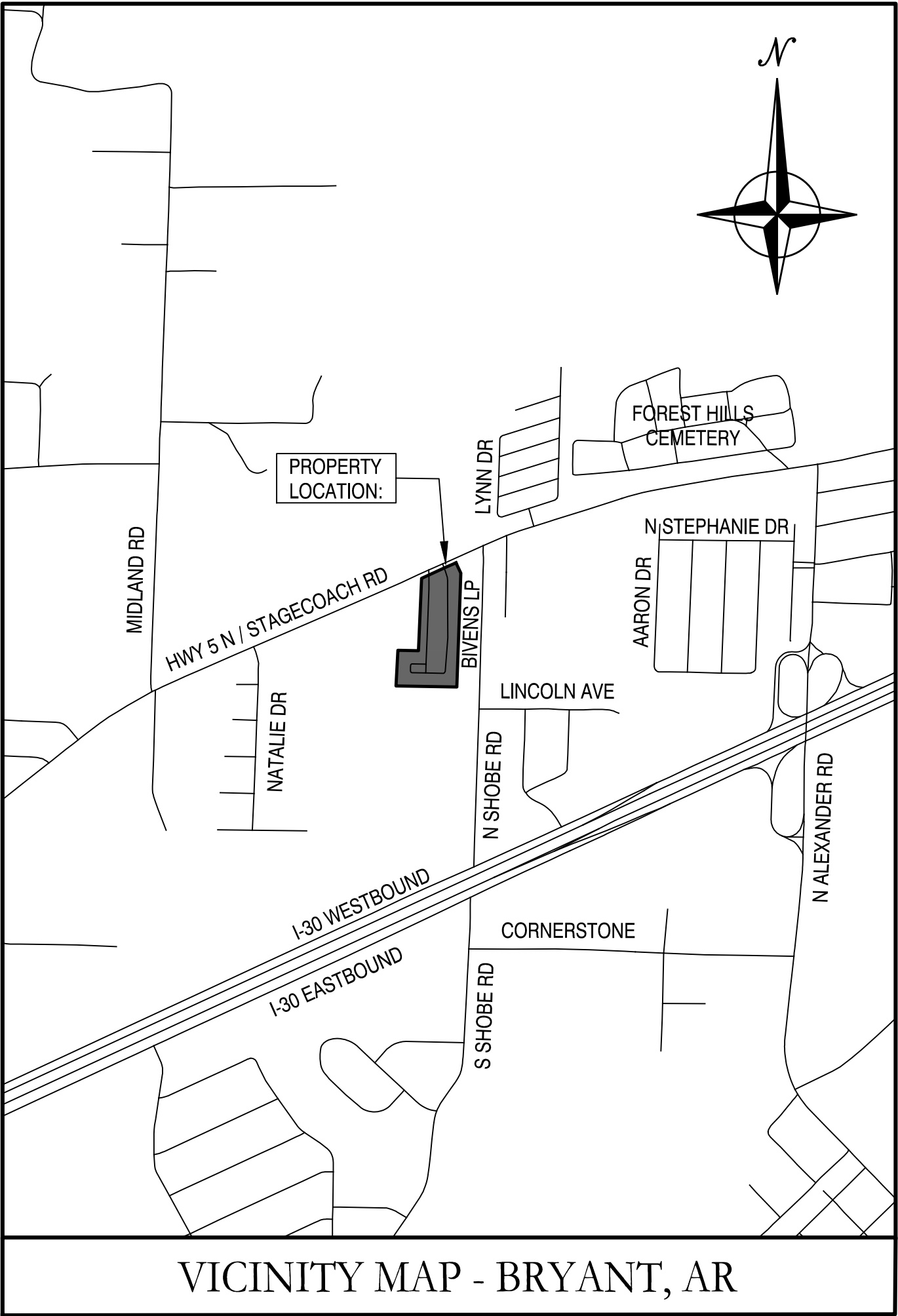
Certified Mail Fee	\$4.00	0315 20
Extra Services & Fees (check box, add fee as appropriate)	\$13.25	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.60	
Total Postage and Fees	\$7.85	

Postmark Here
07/14/2022

Sent To
Quincy W. Singleton
Street and Apt. No., or PO Box No.
9220 Highway 5 North
City, State, ZIP+4®
Little Rock, AR, 72002

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

STONE LUXURY LIVING CITY OF BRYANT SALINE COUNTY, ARKANSAS



Prepared by:
GarNat Engineering, LLC

Designing our client's success
www.garnatengineering.com

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

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



ARKANSAS



07-20-2022

DRAWING INDEX:

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

PLAT CERTIFICATES:

OWNER: Elaine Cordelia Enterprises, Inc.
DEVELOPER: Elaine Cordelia Enterprises, Inc.
Name: Elaine Cordelia Enterprises, Inc.
Address: 206 West Dallas Street, Conroe, TX 77301

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

Date: _____ Signed: _____
 James Carter
 Elaine Cordelia Enterprises, Inc.

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

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:

I, Vernon J. Williams, hereby certify that this plat correctly represents a survey and a plan made by me or under my supervision; that all monuments shown hereon actually exist and their locations, size, type, and material are correctly shown; and that all requirements of the City of Bryant Subdivision Rules and Regulations have been fully complied with.

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

CERTIFICATE OF RECORDING:

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY:

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

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

CERTIFICATE OF PRELIMINARY PLAT APPROVAL:

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

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

PROPERTY SPECIFICATIONS:

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

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

BUILDING SETBACKS:
 FRONT - 20'
 EXTERIOR - 10'

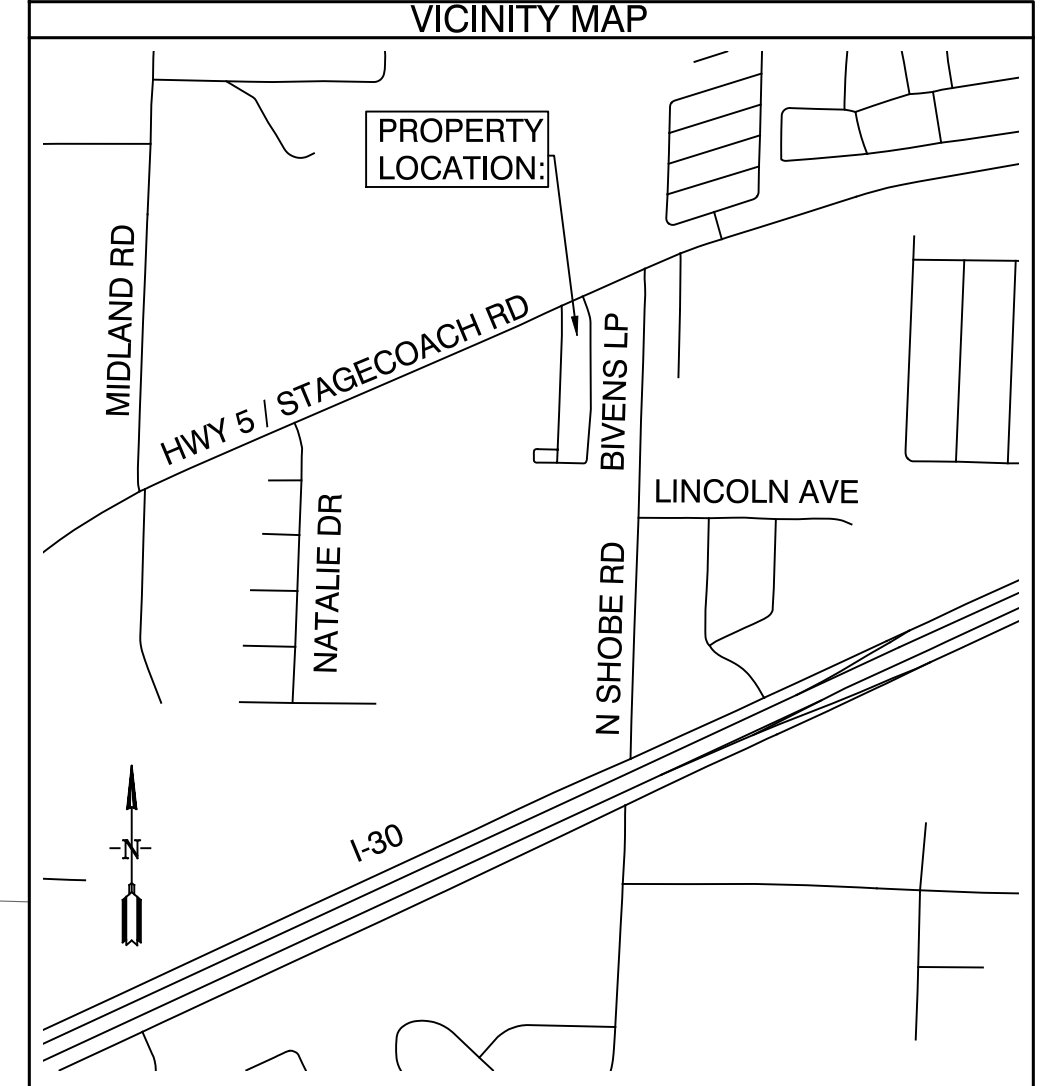
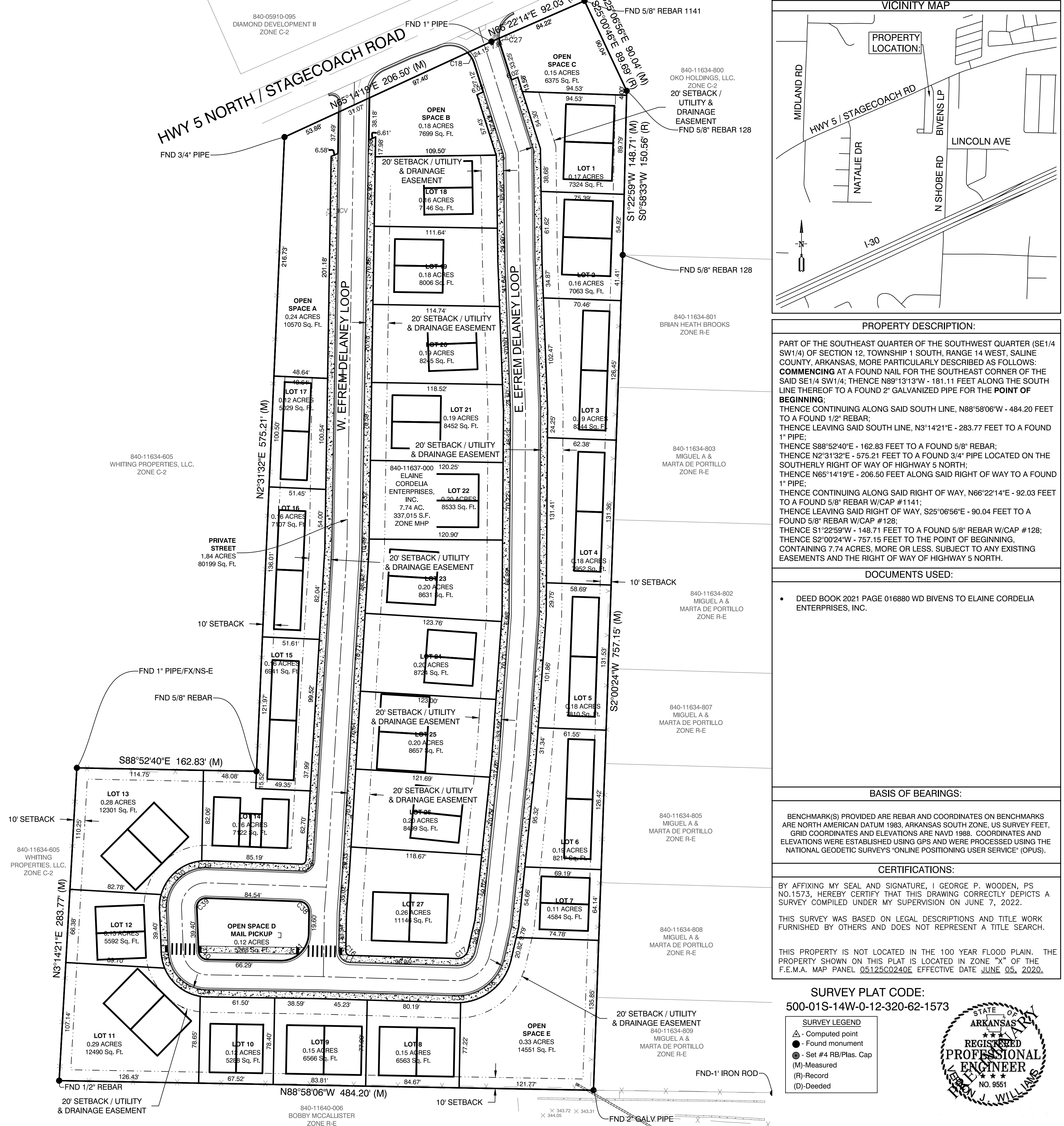
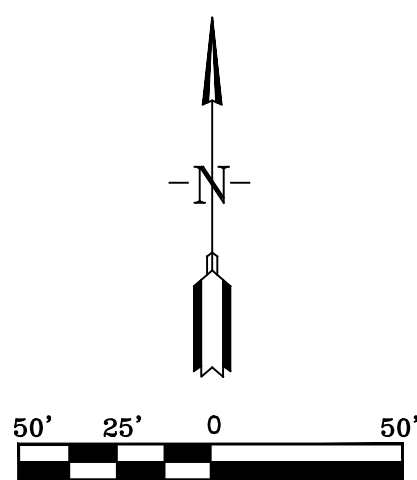
EASEMENTS:
 FRONT - 20'

LOT CORNERS: SET #4 REBAR WITH CAP

Curve Table

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

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



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

DOCUMENTS USED:
 • DEED BOOK 2021 PAGE 016880 WD BIVENS TO ELAINE CORDELIA ENTERPRISES, INC.

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

CERTIFICATIONS:
 BY AFFIXING MY SEAL AND SIGNATURE, I, GEORGE P. WOODEN, PS NO.1573, HEREBY CERTIFY THAT THIS DRAWING CORRECTLY DEPICTS A SURVEY COMPILED UNDER MY SUPERVISION ON JUNE 7, 2022.
 THIS SURVEY WAS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHERS AND DOES NOT REPRESENT A TITLE SEARCH.
 THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "X" OF THE F.E.M.A. MAP PANEL Q5125C0240E EFFECTIVE DATE JUNE 05, 2020.

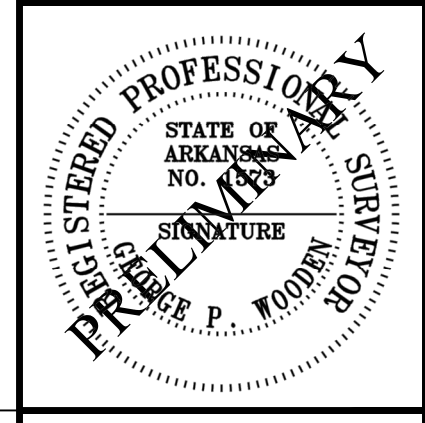
SURVEY PLAT CODE:
 500-01S-14W-0-12-320-62-1573

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

REGISTERED PROFESSIONAL ENGINEER
 VERNON J. WILLIAMS
 NO. 9551

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

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

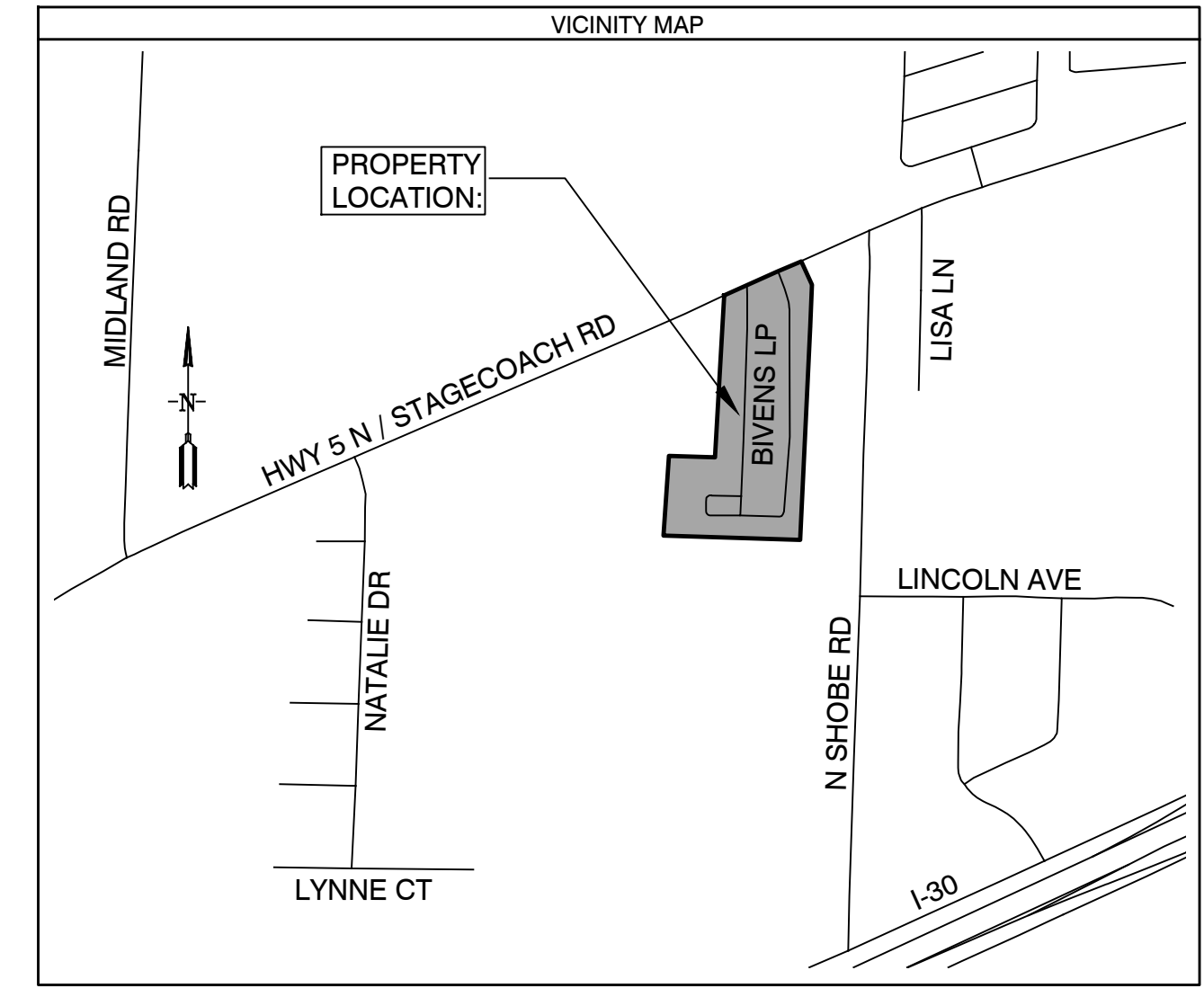
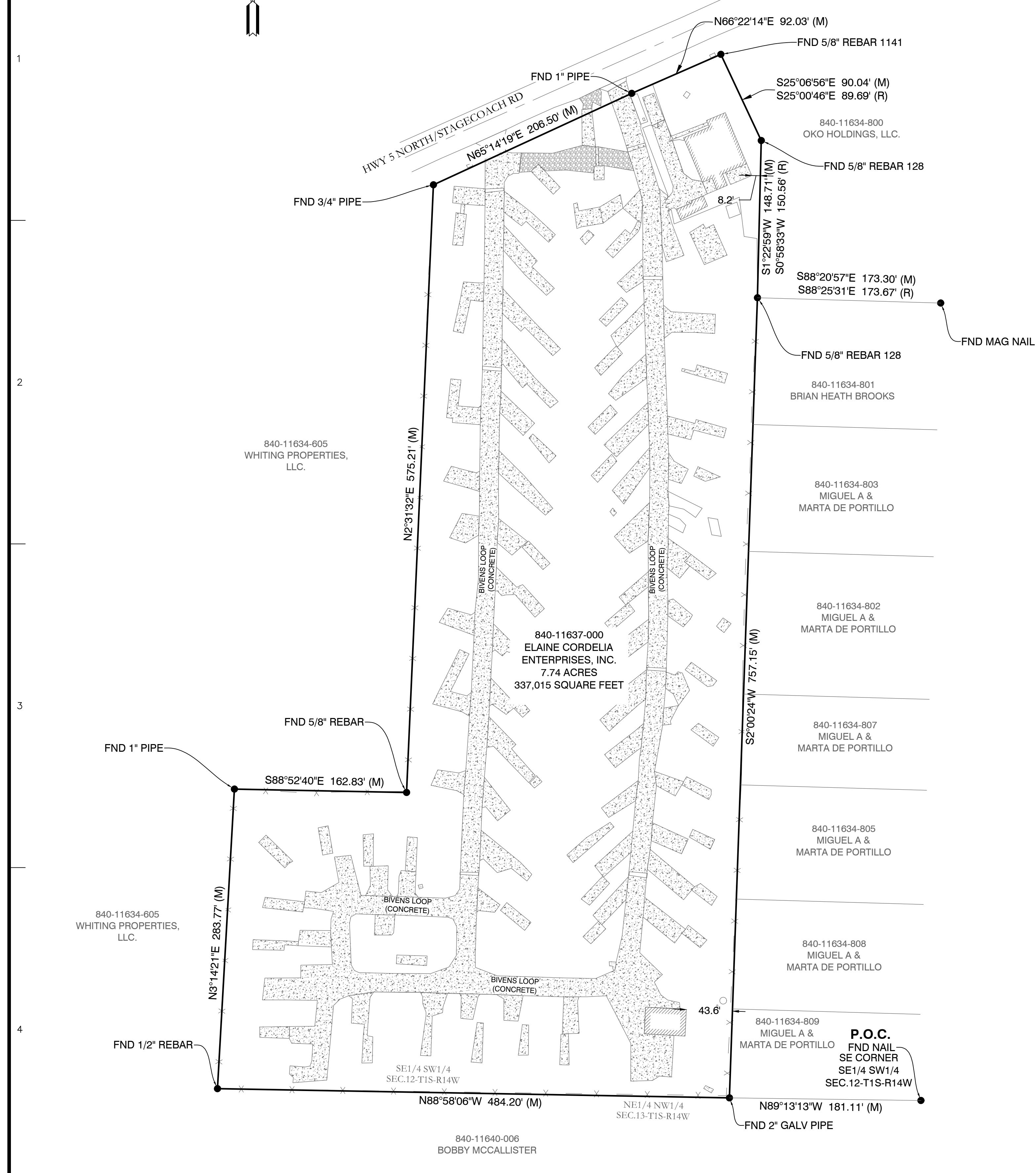
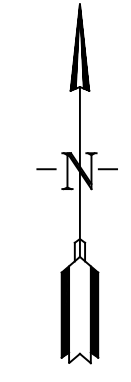


CONTENTS:
 PRELIMINARY PLAT

PROJECT NO:
 22070
 DATE:
 JUNE 2022
 SHEET NO:

V1.0

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



PROPERTY DESCRIPTION:

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

DOCUMENTS USED:

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

BASIS OF BEARINGS:

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

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

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

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



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

BY	REVISION	DATE

Designing our client's success

GarNat Engineering, LLC

3825 Mt Carmel Rd
Bryant, AR 72022
garnatengineering@gmail.com

FOR USE & BENEFIT OF:

ELAINE CORDELIA ENTERPRISES, INC.

6-7-22

CONTENTS:
BOUNDARY SURVEY
PROJECT NO: 22070
DATE: JUNE 7, 2022
SHEET NO:

V2.0

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

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

HOUSING UNITS = 9 X 6.098

HOUSING UNITS = 54.882 ≈ 54

OPEN SPACE NEEDED = 7.474 X 0.15 ≈ 1.12 ACRES

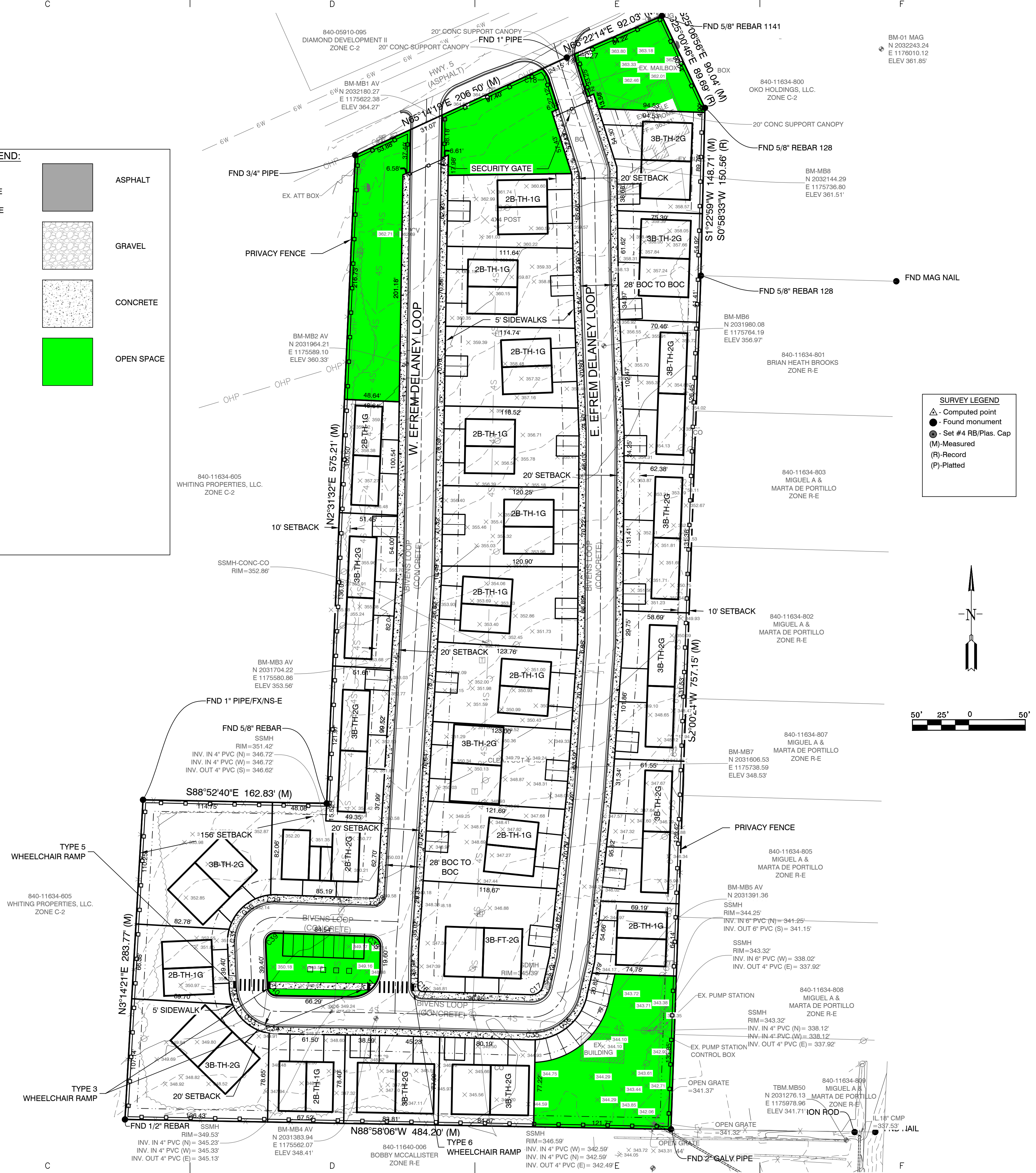
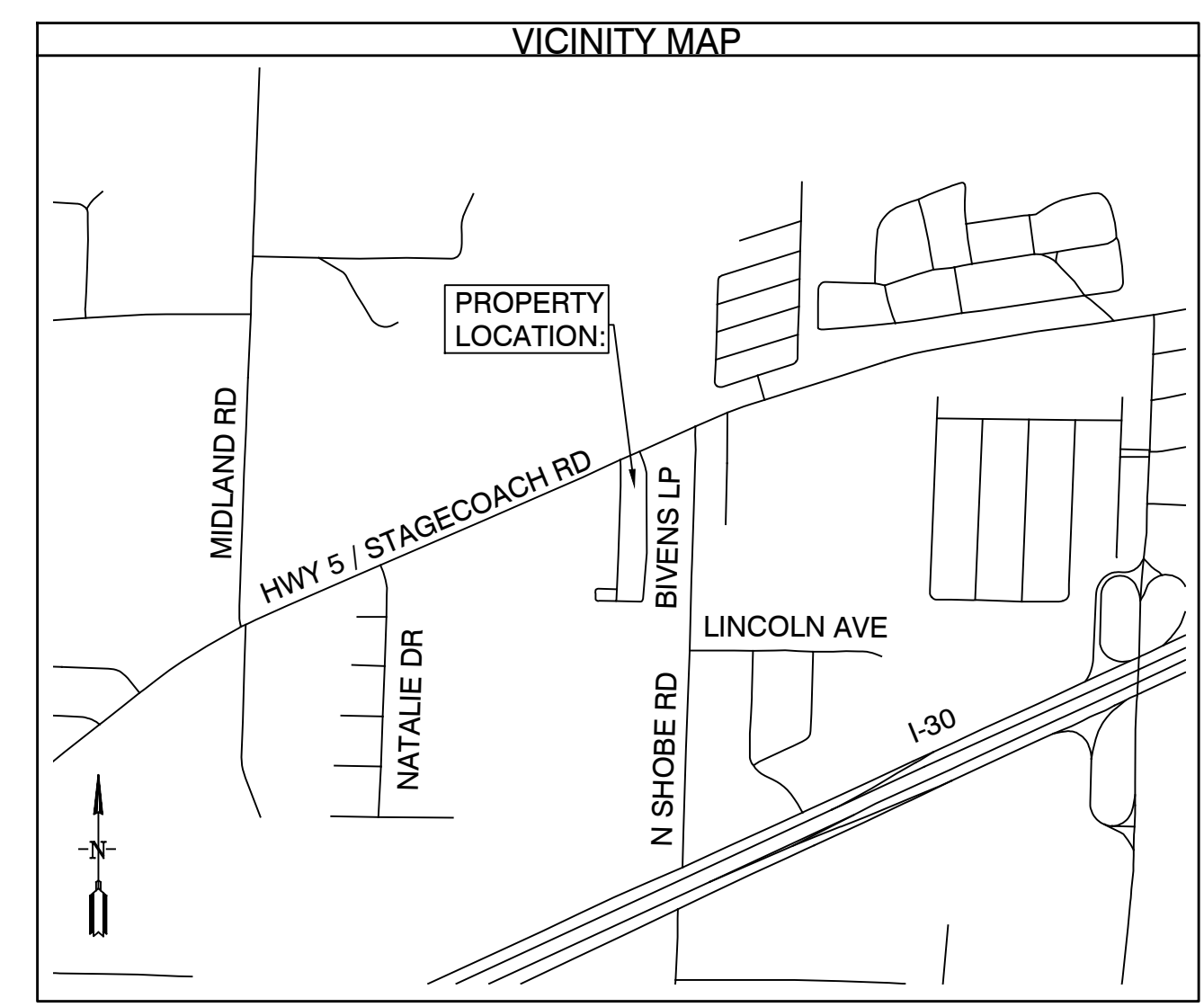
ACTUAL OPEN SPACE = 1.48 ACRES

PROPERTY DESCRIPTION

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

SITE LEGEND:

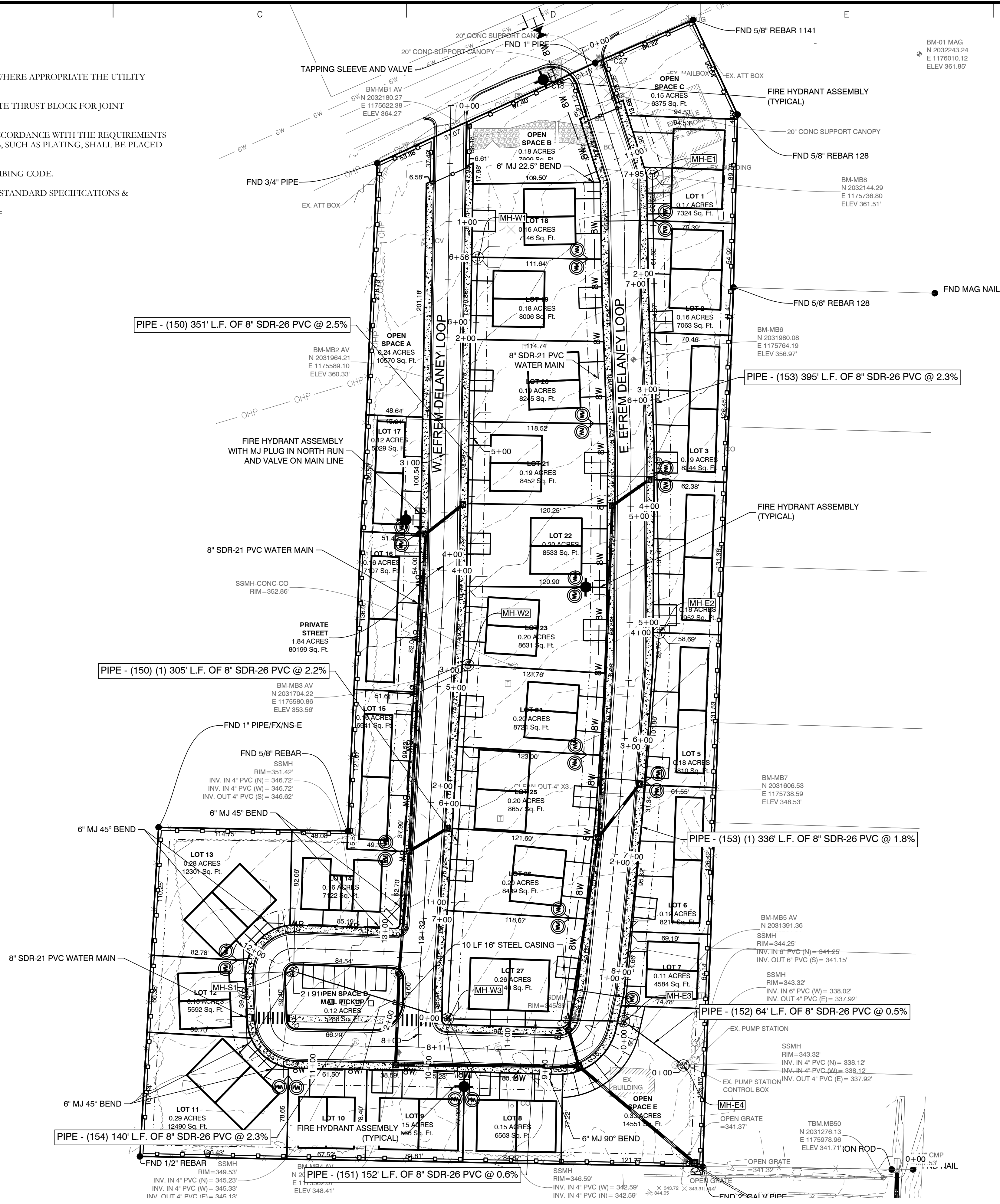
	FIRE HYDRANT		ASPHALT
	ELECTRICAL & UTILITY POLE		GRAVEL
	SANITARY SEWER MANHOLE		CONCRETE
	WATER VALVE		OPEN SPACE
	STORM MANHOLE		
	LIGHT POLE		
	TELEPHONE PEDESTAL		
	BENCHMARKS		
	ELECTRIC BOX		
	GUY ANCHOR		
	WATER METER		
	GAS METER		
	SIGN		
	EXISTING WATERLINE		
	OVERHEAD POWER		
	TEST PIT		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



BY	
REVISION	
DATE	
<p>Designing our client's success</p> <p>GarNat Engineering, LLC</p> <p>3825 Mt. Carmel Rd Bryant, AR 72028 garnatengineering@gmail.com</p>	
<p>STONE LUXURY LIVING</p> <p>PLANNED UNIT DEVELOPMENT</p> <p>CITY OF BRYANT</p> <p>SALINE COUNTY, ARKANSAS</p>	
CONTENTS:	07-20-2022
	SITE PLAN
PROJECT NO:	22070
DATE:	JUNE 2022
SHEET NO:	C1.0

NOTES:

- BURIED UTILITIES ARE LOCATED AT THE SITE. CONTACT ARKANSAS ONE CALL & WHERE APPROPRIATE THE UTILITY COMPANIES PRIOR TO DIGGING.
- ALL UNRESTRAINED WATER LINE FITTINGS SHALL BE INSTALLED WITH A CONCRETE THRUST BLOCK FOR JOINT RESTRAINT.
- 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.
- ALL WATER AND SEWER UTILITY WORK SHALL COMPLY WITH THE ARKANSAS PLUMBING CODE.
- ALL WATER & SEWER LINE CONSTRUCTION SHALL COMPLY WITH CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS. FOR A COPY SEE THE WEBSITE
<https://www.cityofbryant.com/DocumentCenter/View/1161/Bryant-Specs-2015-FINAL-Rev?bidId=>



BM-01 MAG
N 2032243.24
E 1176010.12
ELEV 361.85'

BM-MB8
N 2032144.29
E 1175736.80
ELEV 361.51'

BM-MB6
N 2031980.08
E 1175764.19
ELEV 356.97'

BM-MB7
N 2031606.53
E 1175738.59
ELEV 348.53'

BM-MB5 AV
N 2031391.36
SSMH
RIM=344.25'
INV. IN 6" PVC (N)= 341.25'
INV. OUT 6" PVC (S)= 341.15'

SSMH
RIM=343.32'
INV. IN 6" PVC (W)= 338.02'
INV. OUT 4" PVC (E)= 337.92'

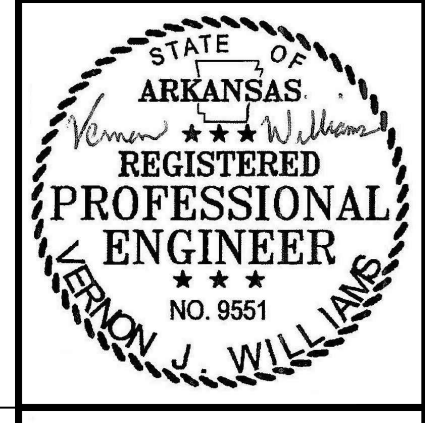
SSMH
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INV. IN 4" PVC (N)= 338.12'
INV. IN 4" PVC (W)= 338.12'

TBM MB50
N 2031276.13
E 1175978.98
ELEV 341.71'

BY	REVISION	DATE

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

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



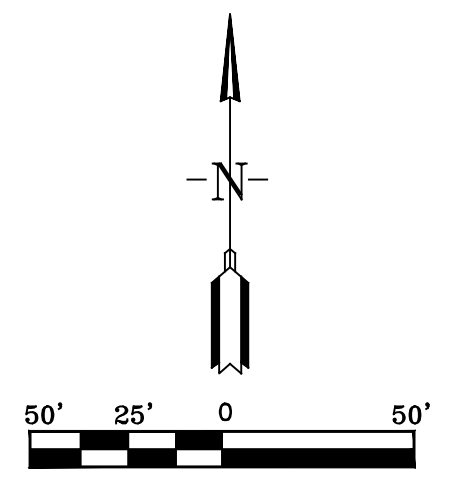
07-20-2022

CONTENTS:
UTILITY PLAN

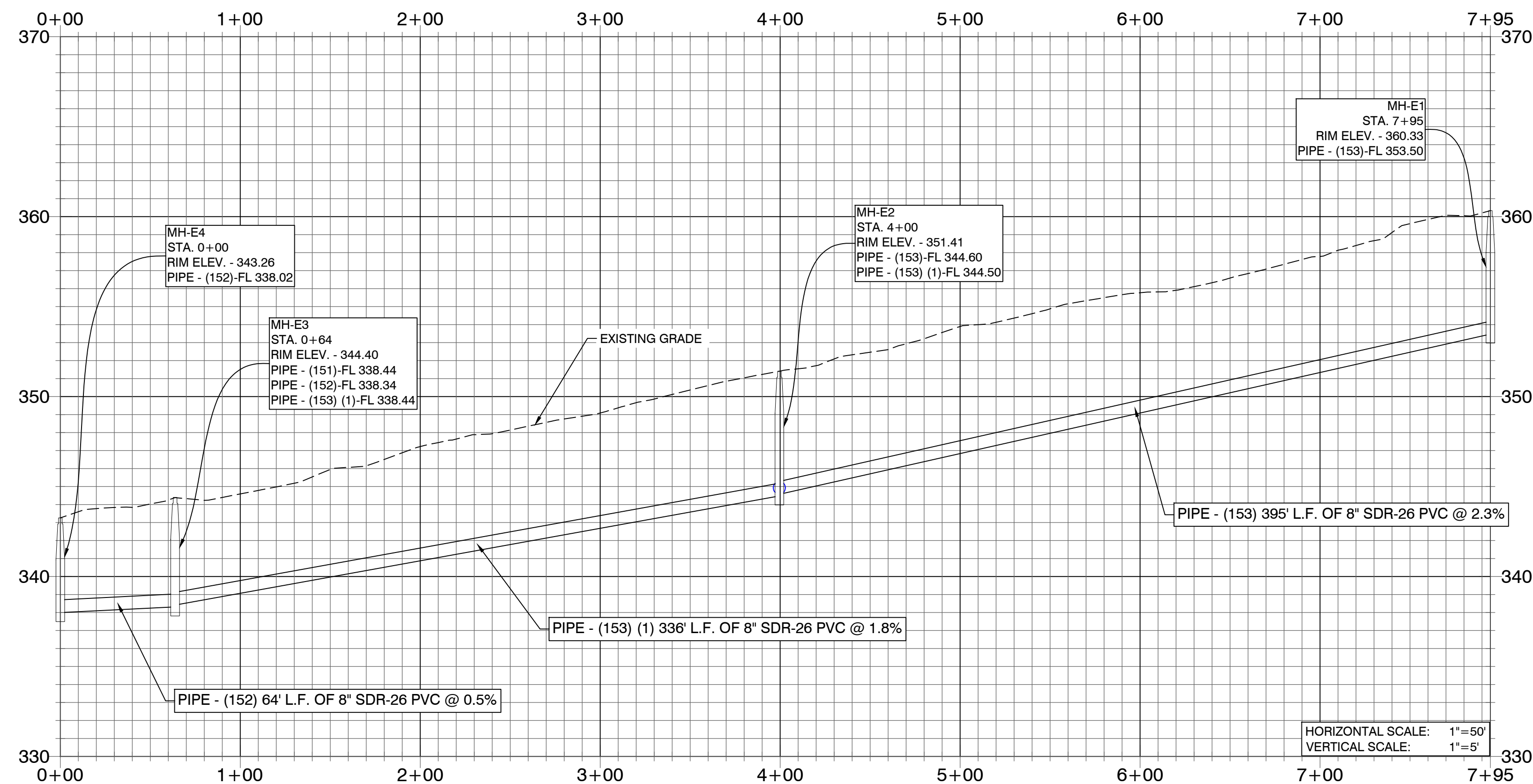
PROJECT NO:
22070

DATE:
JUNE 2022

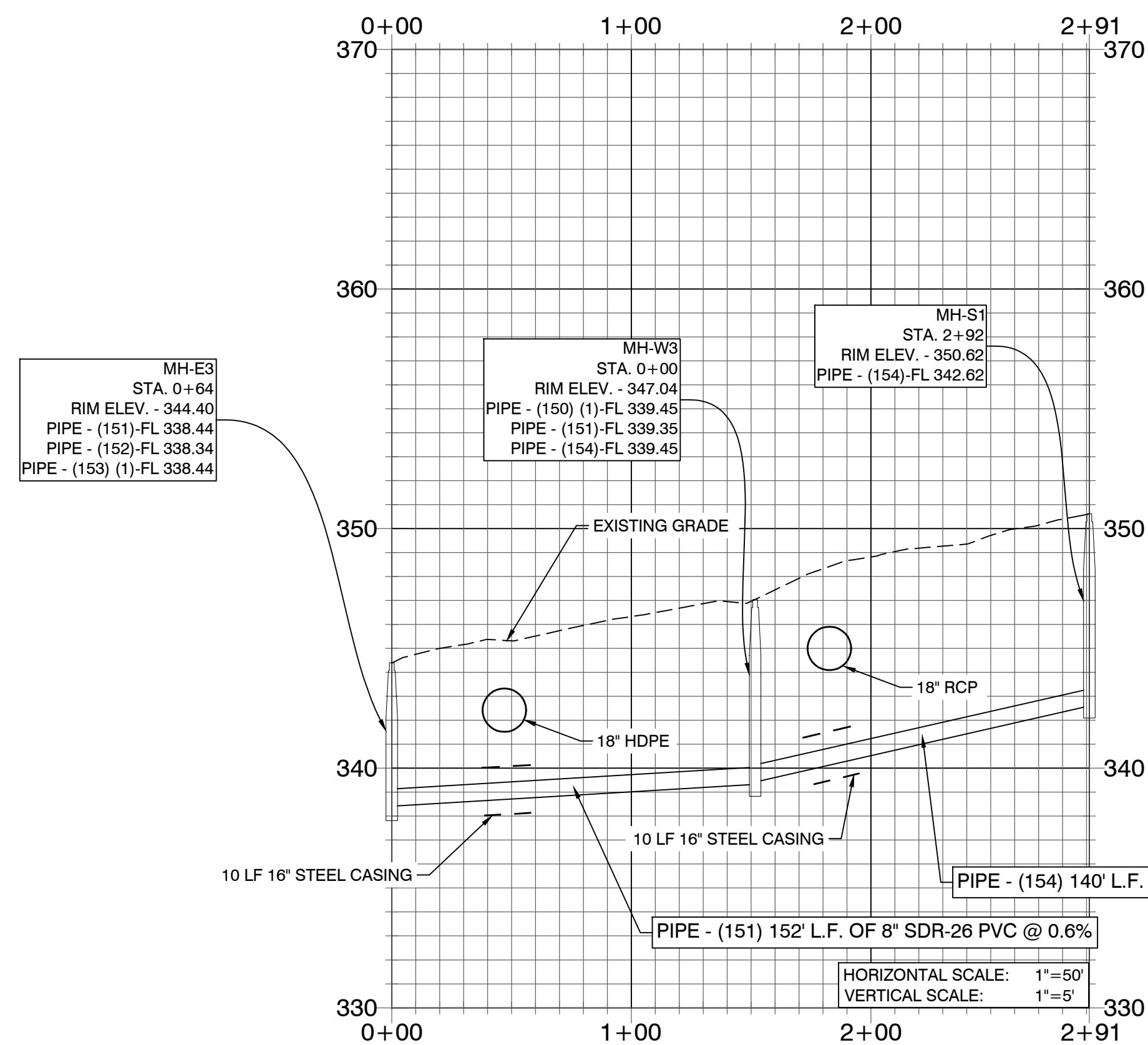
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C2.0



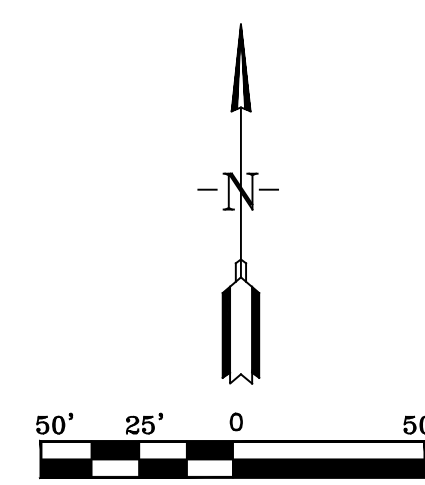
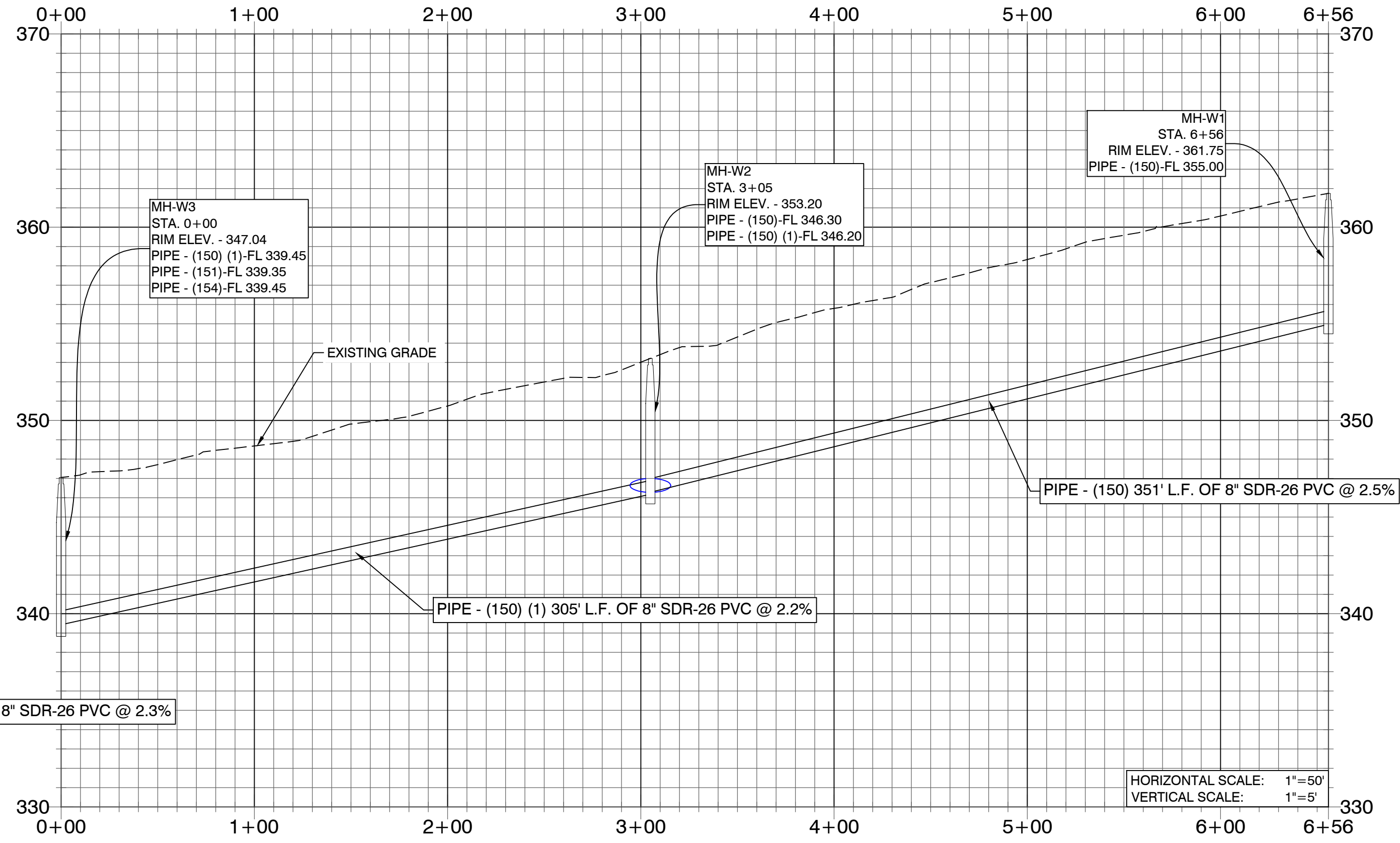
EAST SANITARY SEWER PROFILE



SOUTH SANITARY SEWER PROFILE



WEST SANITARY SEWER PROFILE



BY	DATE	REVISION

GNE Designing our client's success
GarNat Engineering, LLC
 P.O. Box 116
 Benton, AR 72018
 Ph: (501) 408-4650

3825 Mt Carmel Rd
 Bryant, AR 72022
 gnatengineering@gmail.com

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



07-20-2022

CONTENTS:
 SANITARY SEWER PROFILES

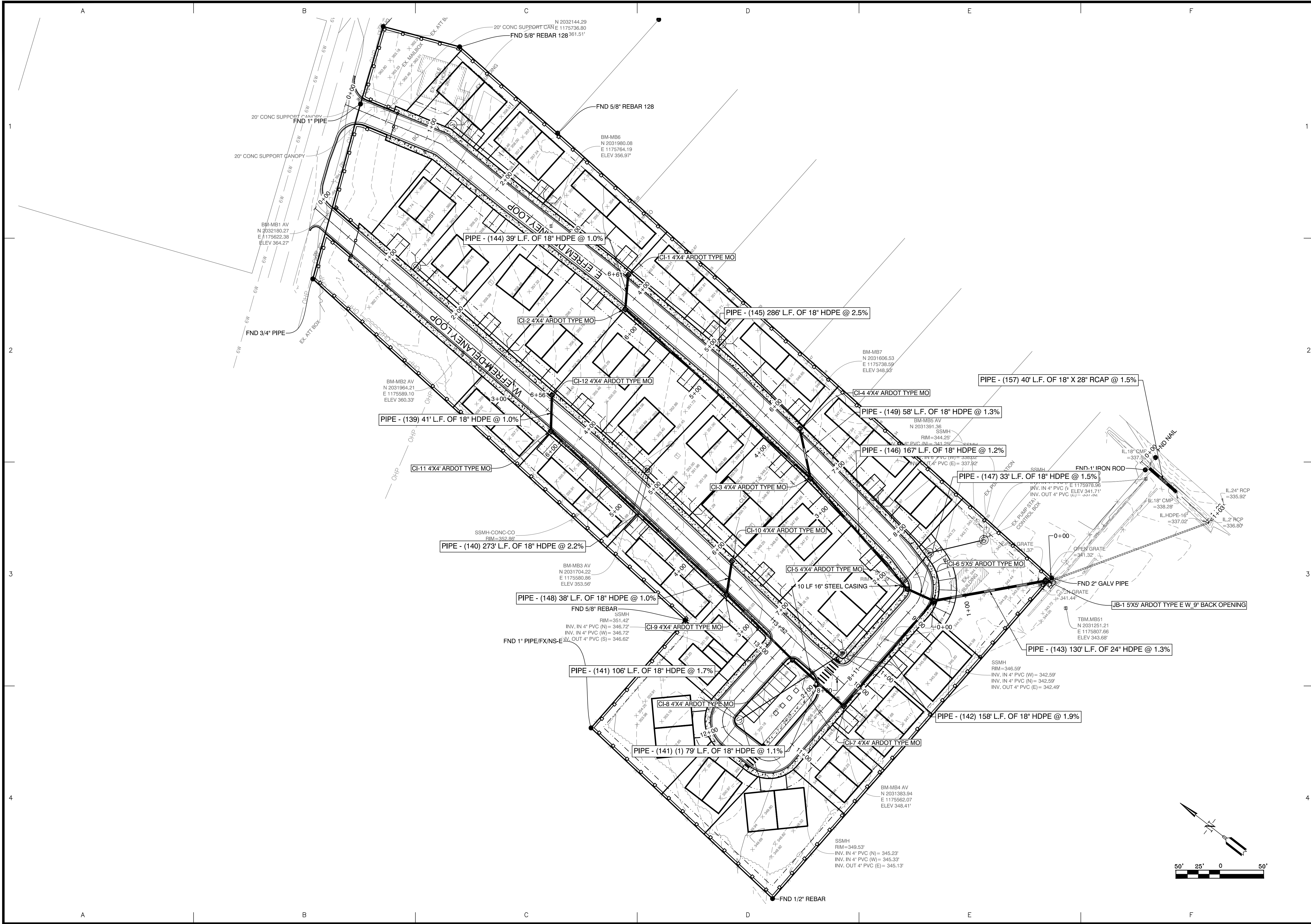
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 22070

DATE:
 JUNE 2022

SHEET NO:

C2.1

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BY	REVISION	DATE

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

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



07-20-2022

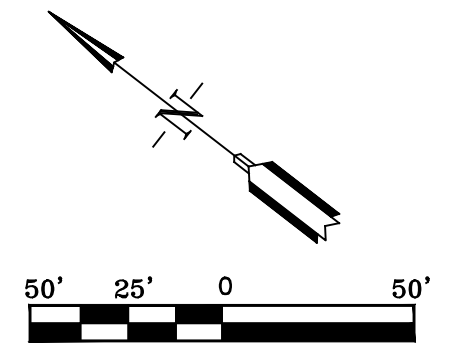
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 DRAINAGE
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PROJECT NO:
22070

DATE:
JUNE 2022

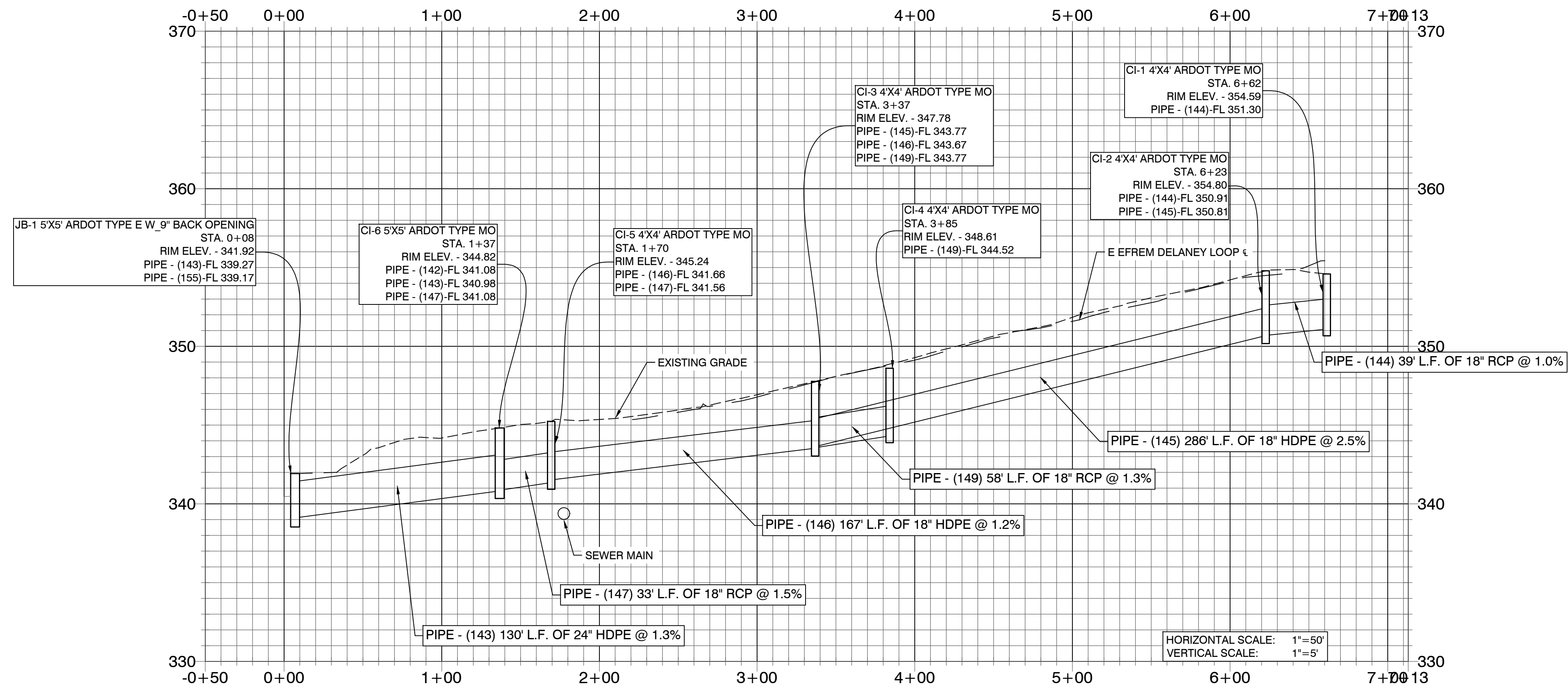
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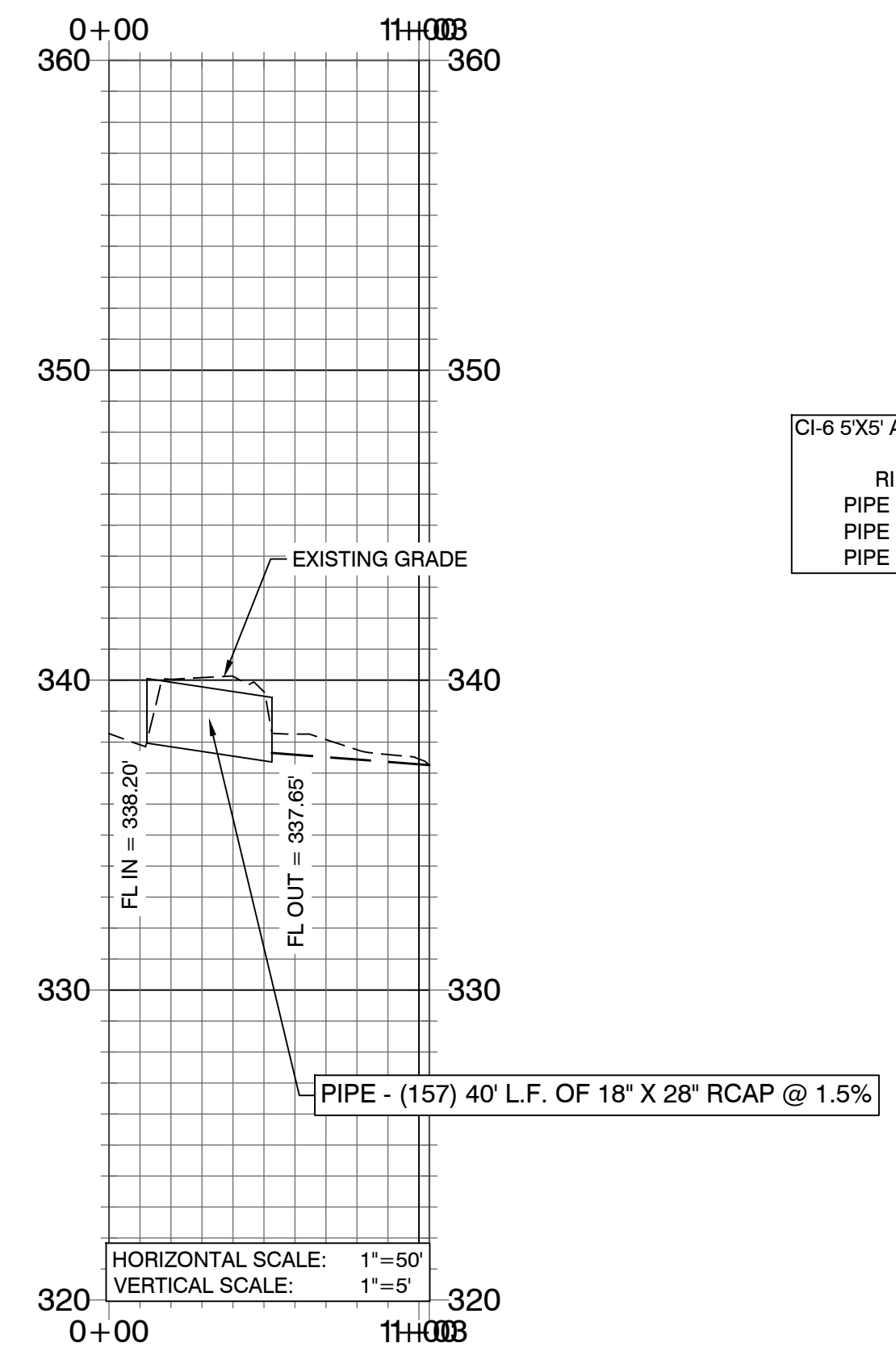


A B C D E F

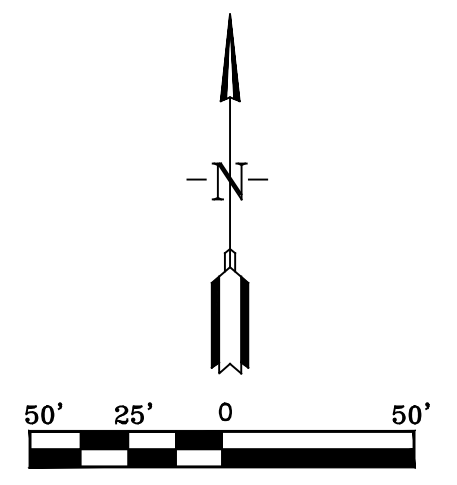
EAST SIDE PROFILE



GRAVEL DRIVEWAY CULVERT PROFILE



WEST SIDE PROFILE



BY	REVISION	DATE

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

3825 Mt Carmel Rd
 Bryant, AR 72022
 garnatengineering@gmail.com

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



07-20-2022

CONTENTS:
 DRAINAGE
 PROFILES

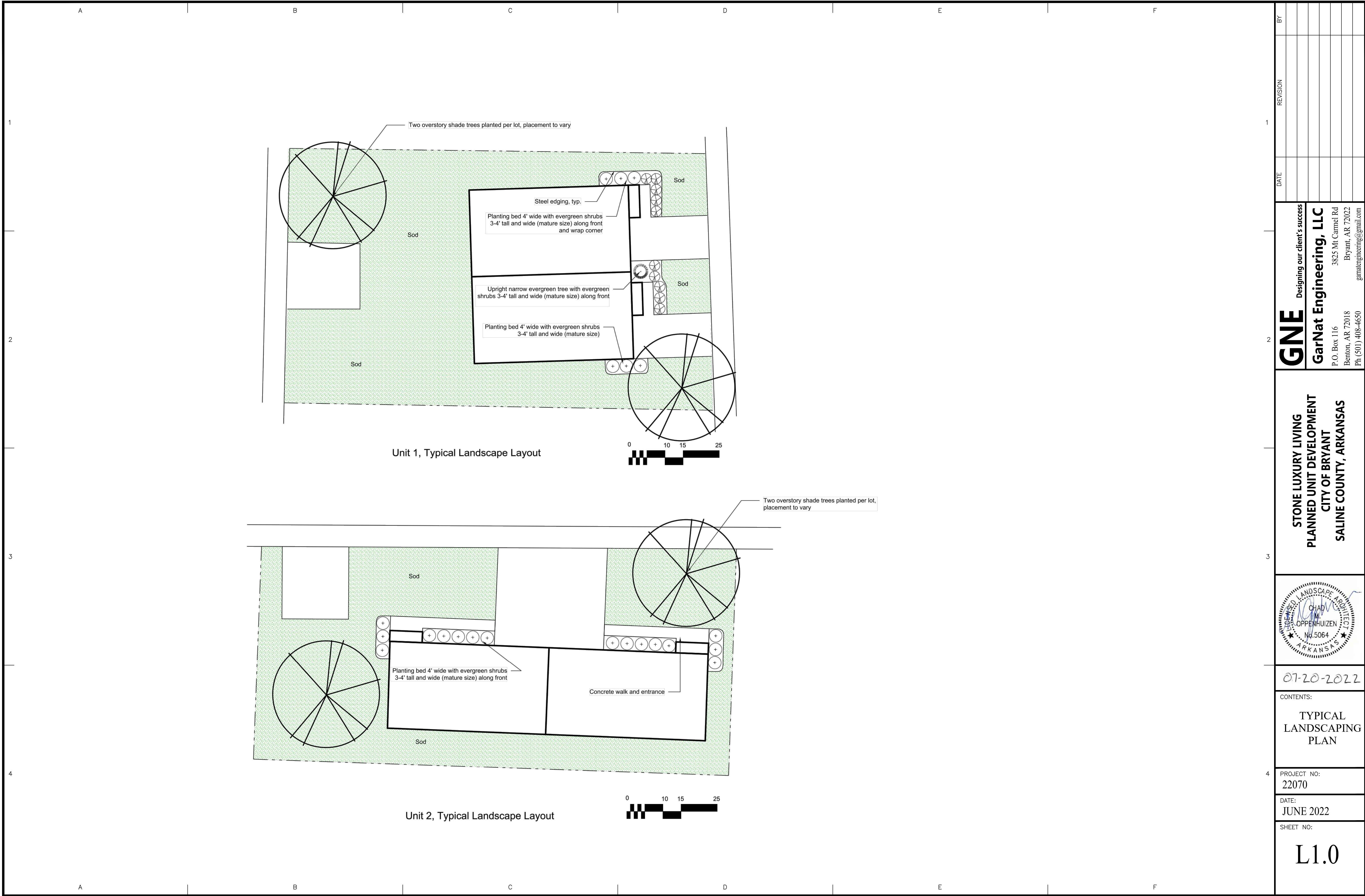
PROJECT NO:
 22070

DATE:
 JUNE 2022

SHEET NO:

C3.1

A B C D E F



REVISION	DATE	BY

GNE Designing our client's success
GarNat Engineering, LLC
 P.O. Box 116
 Benton, AR 72018
 Ph: (501) 408-4650

3825 Mt Carmel Rd
 Bryant, AR 72022
 garnatengineering@gmail.com

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



07-20-2022

CONTENTS:
**TYPICAL
 LANDSCAPING
 PLAN**

PROJECT NO:
22070

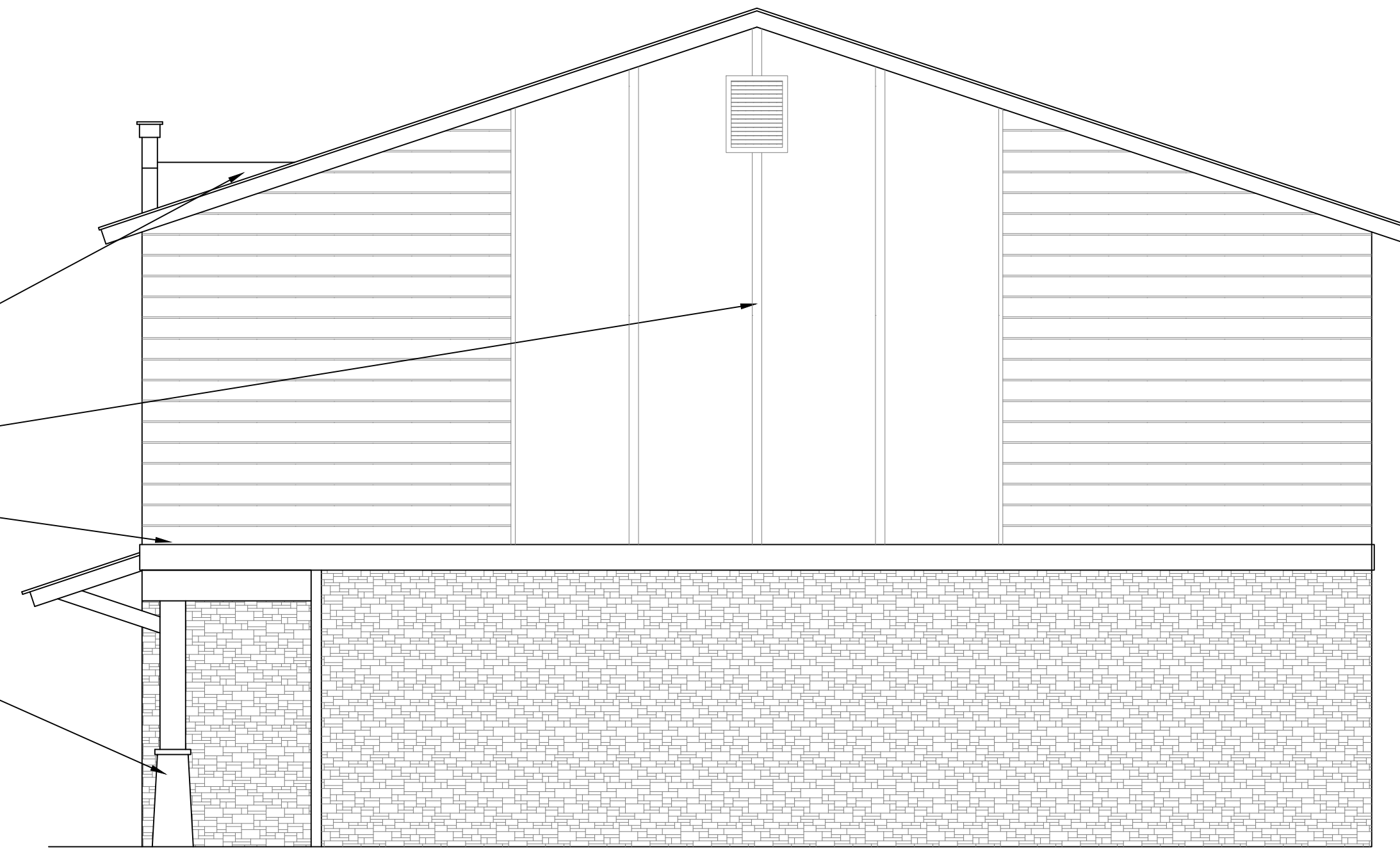
DATE:
JUNE 2022

SHEET NO:
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2B - 1H - 1G FRONT ELEVATION ————— SCALE: 1/4" = 1'-0"

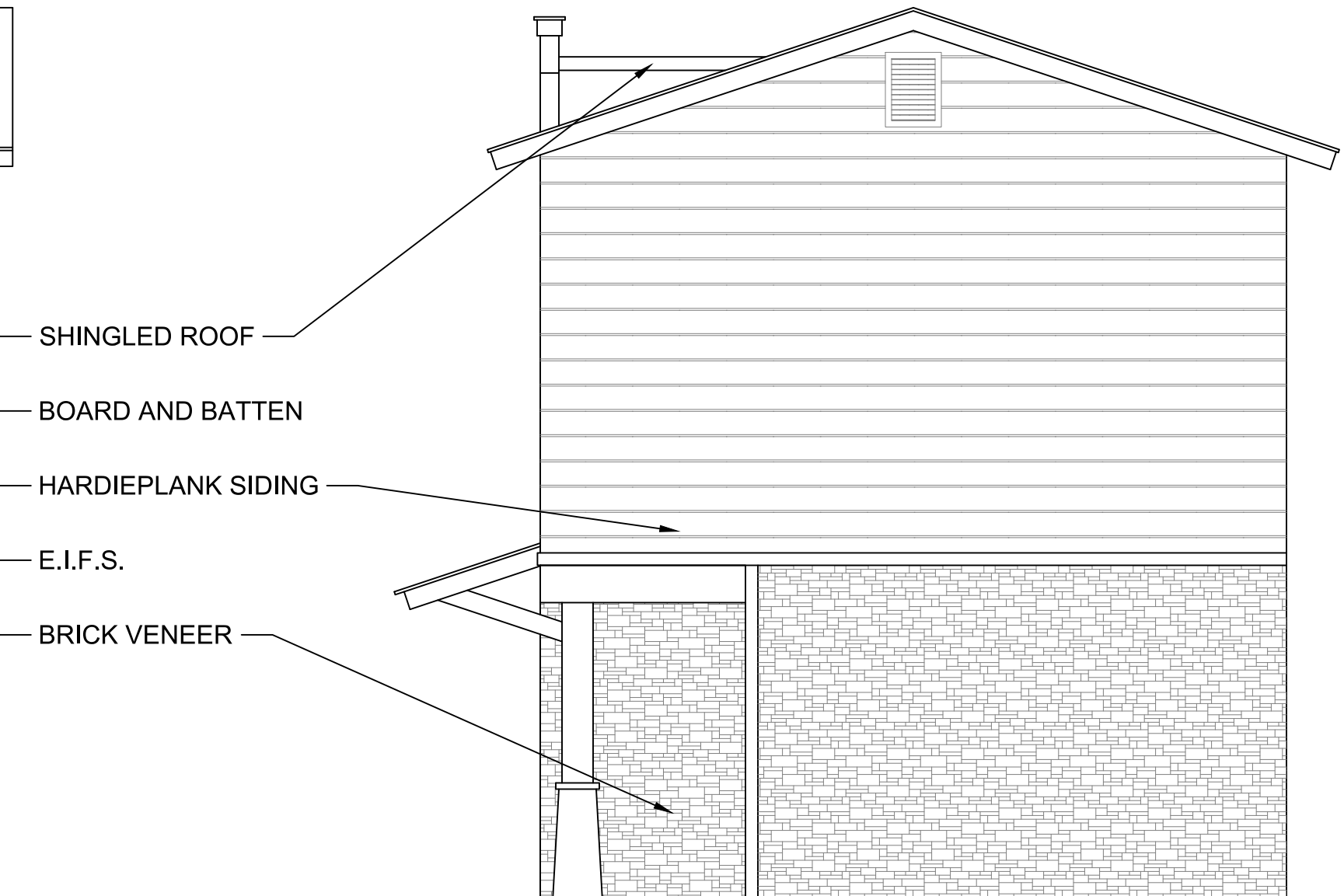


2B - 1H - 1G SIDE ELEVATION ————— SCALE: 1/4" = 1'-0"

SHINGLED ROOF
BOARD AND BATTEN
HARDIEPLANK SIDING
BRICK VENEER



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



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

SHINGLED ROOF
BOARD AND BATTEN
HARDIEPLANK SIDING
E.I.F.S.
BRICK VENEER

#2217

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1192 KANIS ROAD, SUITE F-8
LITTLE ROCK, ARKANSAS, 72211
(OFFICE) 501-516-5676
(FAX) 501-516-5166
thead@terryjuss.com

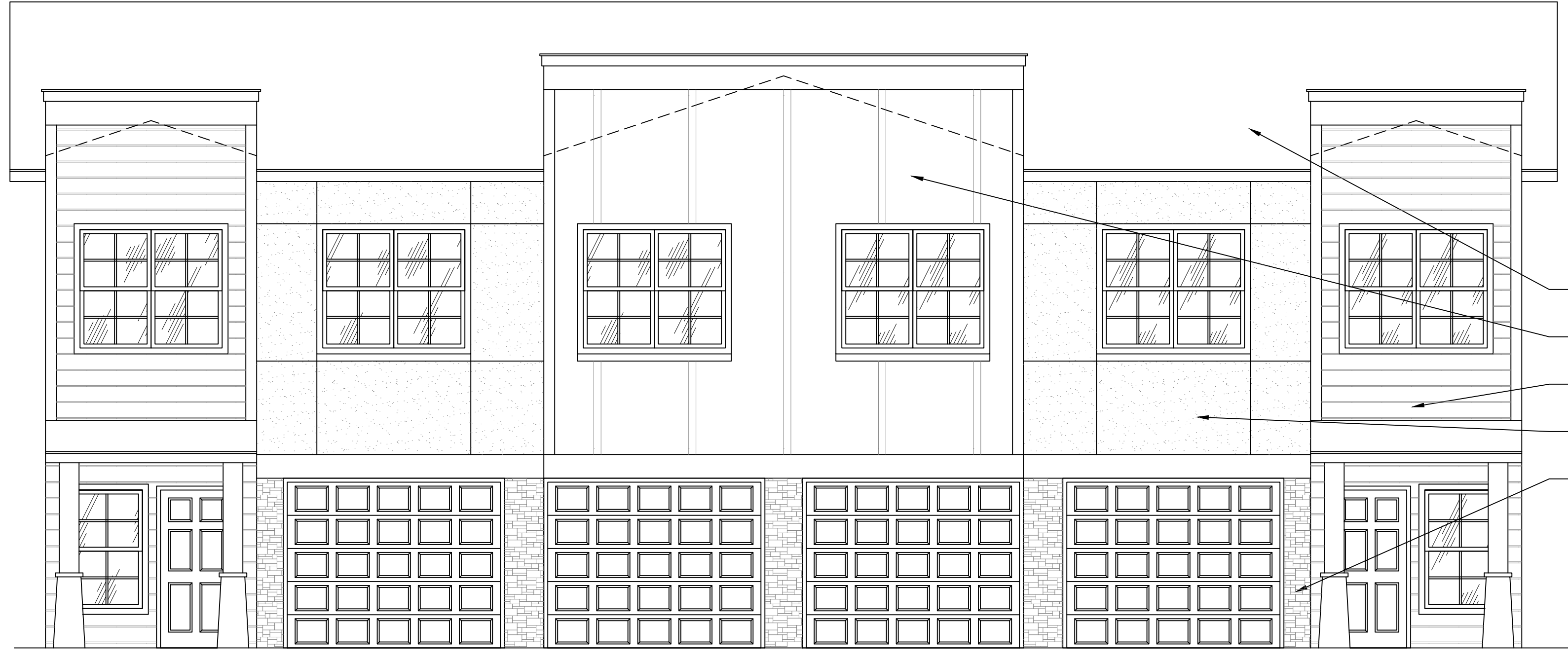
terryjuss
Architect

SHEET TITLE:
CONCEPT ELEVATIONS

NEW DEVELOPMENT FOR:
STONE LUXURY LIVING
BRYANT, ARKANSAS

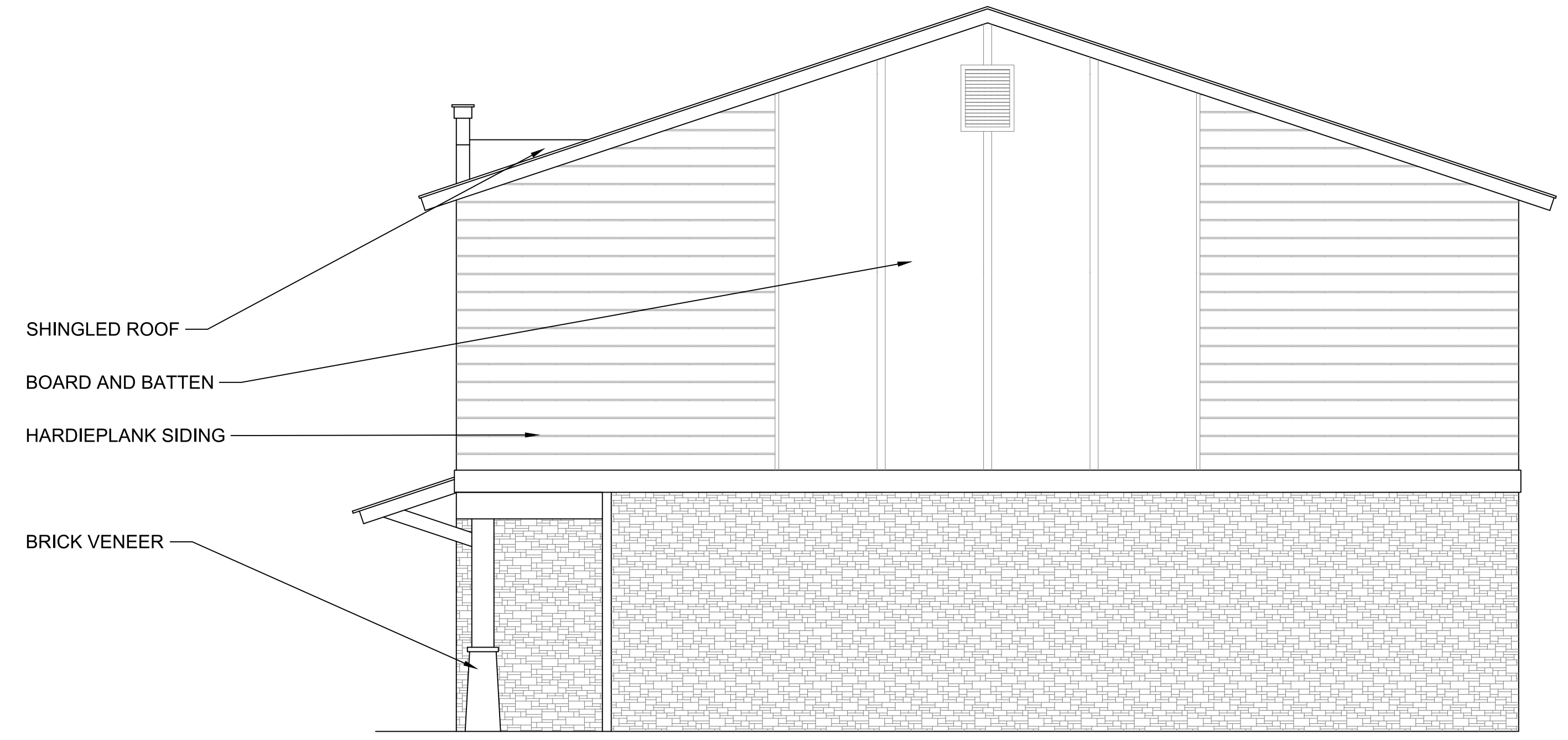
PROJECT # 2217
DATE: 07/19/2022

SHEET #
A 2.0
OF



- SHINGLED ROOF
- BOARD AND BATTEN
- HARDIEPLANK SIDING
- E.I.F.S.
- BRICK VENEER

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



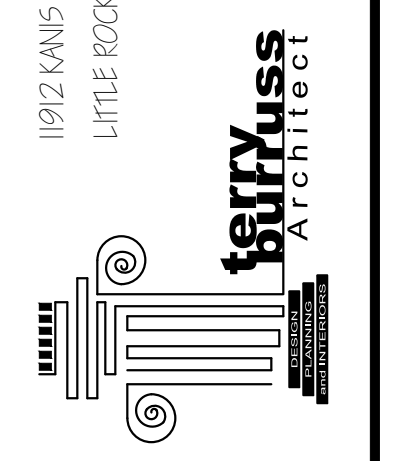
- SHINGLED ROOF
- BOARD AND BATTEN
- HARDIEPLANK SIDING
- BRICK VENEER

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

#2217

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(OFFICE) 501-516-5676
(FAX) 501-516-5166
theades@planning.com



SHEET TITLE:

CONCEPT ELEVATIONS

NEW DEVELOPMENT FOR:
STONE LUXURY LIVING
BRYANT, ARKANSAS

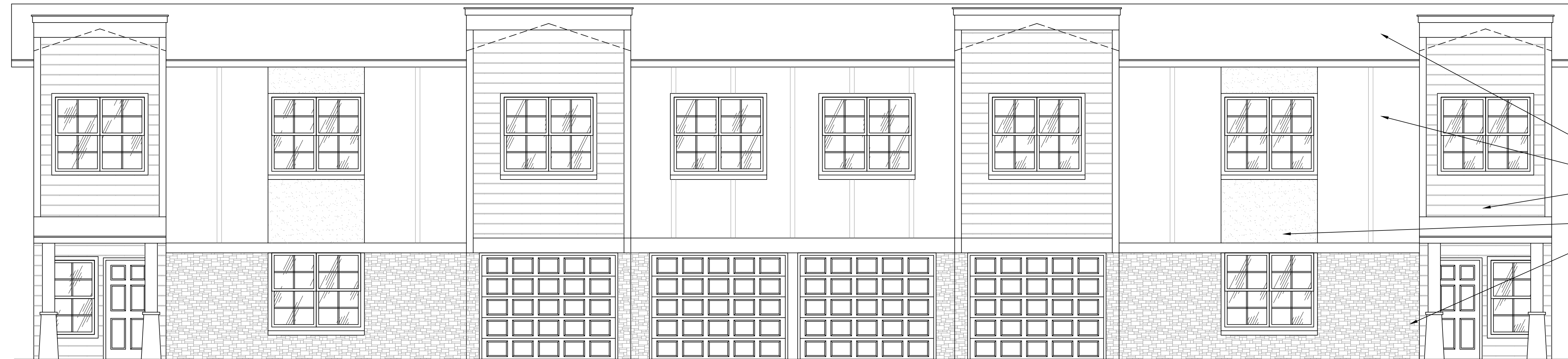
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DATE: 07/19/2022

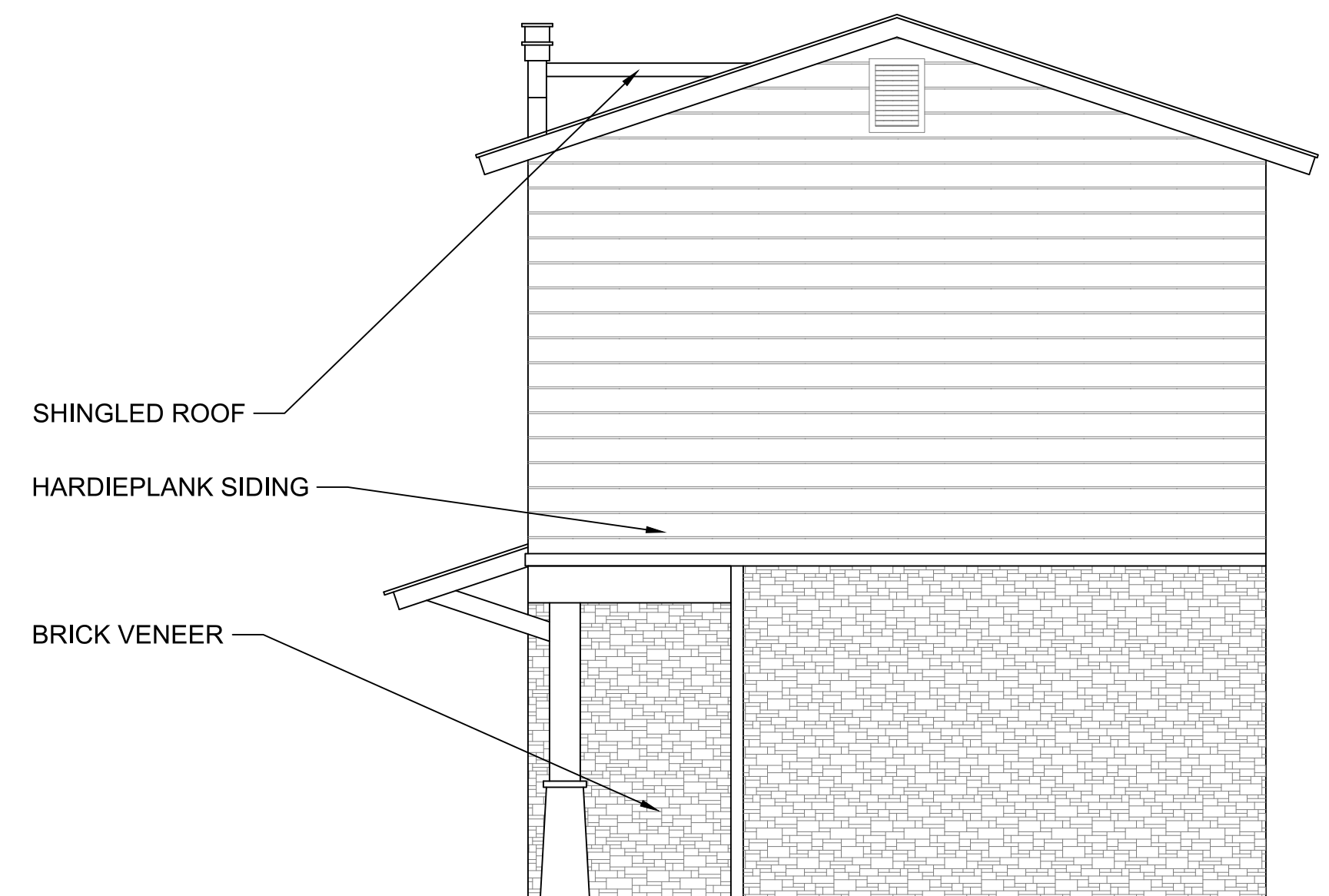
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PAGE # OF



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

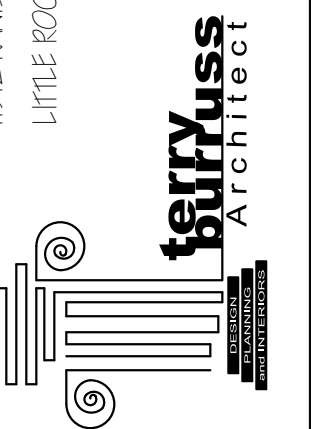


3B - 1H - 2G SIDE ELEVATION — SCALE: 1/ 4" = 1'-0"

#2217

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LITTLE ROCK, ARKANSAS, 72211
(OFFICE) 501-516-5676
(FAX) 501-516-5166
theadexplains@thead.net



SHEET TITLE:
CONCEPT ELEVATIONS

NEW DEVELOPMENT FOR:
STONE LUXURY LIVING
PRYANT, ARKANSAS

PROJECT # 2217

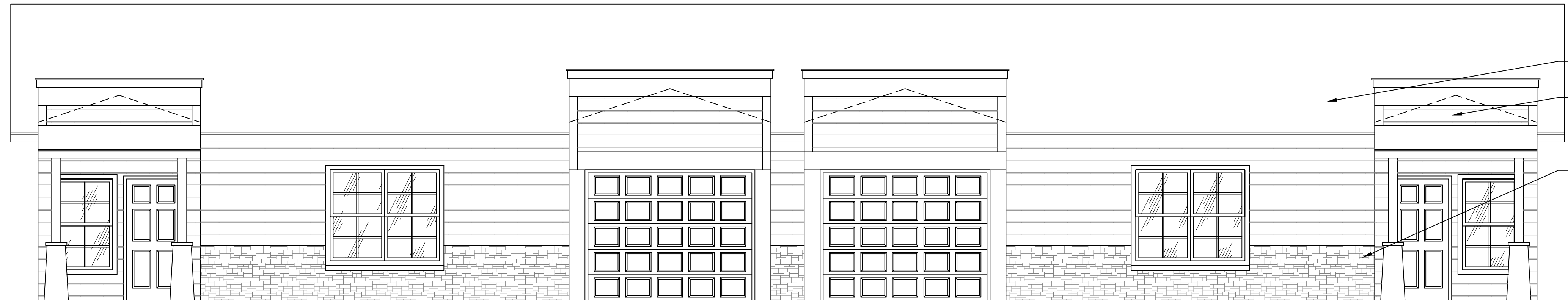
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SHEET #

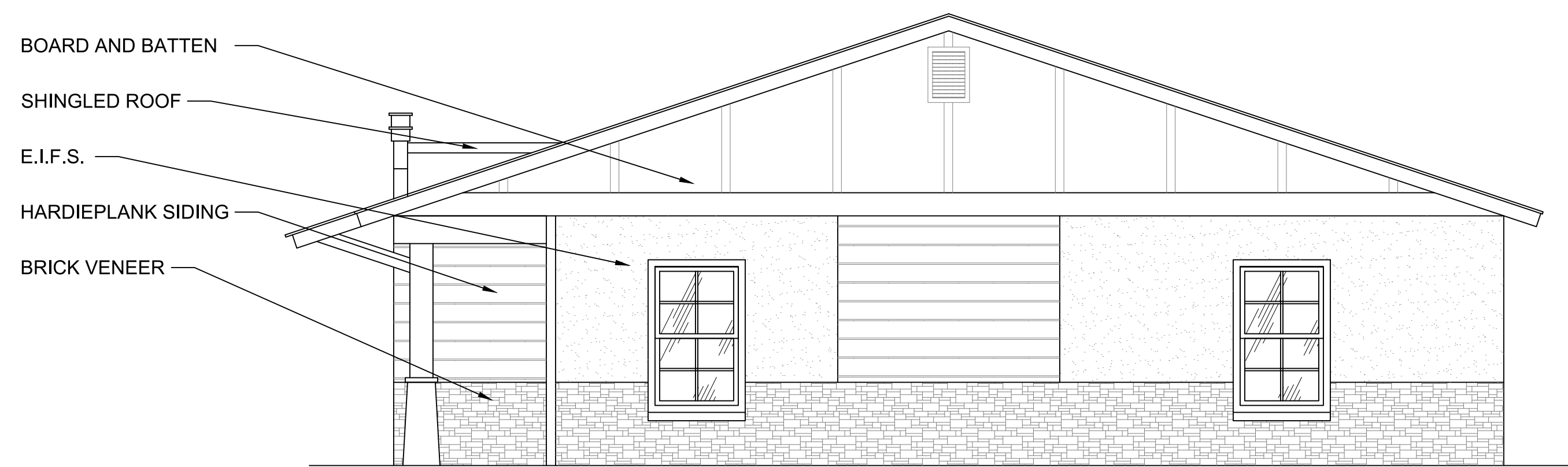
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FIG. #

OF



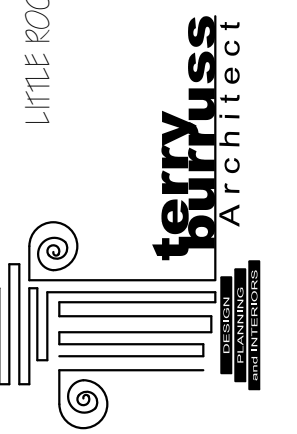
2B FT - 1G FRONT ELEVATION _____ SCALE: 1/4" = 1'-0"



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

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LITTLE ROCK, ARKANSAS, 72211
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(FAX) 501-516-5166
thead@terryjuss.com



SHEET TITLE:
CONCEPT ELEVATIONS

NEW DEVELOPMENT FOR:
STONE LUXURY LIVING
BRYANT, ARKANSAS

PROJECT # 2217

DATE: 07/19/2022

SHEET #

A 23

PAGE # OF

#2217



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

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

SIGN PERMIT APPLICATION

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

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

Date: 06/21/2022

Sign Co. or Sign Owner

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

Property Owner

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

GENERAL INFORMATION

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

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

READ CAREFULLY BEFORE SIGNING

Lora A. Rand

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

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

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

SIGN	Type (Façade, Pole, Monument, other)	Dimensions (Height, Length, Width)	Sqft (Measured in whole as rectangle)	Height of Sign (Measured from lot surface)		Column for Admin Certifying Approval
				Top of Sign	Bottom of Sign	
A	WALL	90" X 99"	62.1	21' 7"	14'	<i>eL</i>
B	WALL	90" X 99"	62.1	21'7"	14'	<i>eL</i>
C	WALL	76" X 130.9"	69.1	20'	14'	
E						
F		JOB COSTS \$50000.00				
G						

Approved 6/30/2022

Cannot Approve ↗

To DRC For Approval →

D	PYLON	135" X 149.2"	139.9	25'	165"
----------	--------------	----------------------	--------------	------------	-------------

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

** Directional Signs do Not Need to be Permitted.*



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

Location Address:
Take 5 Car Wash #65

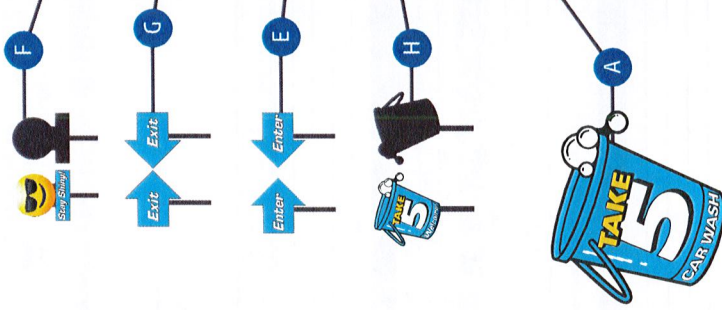
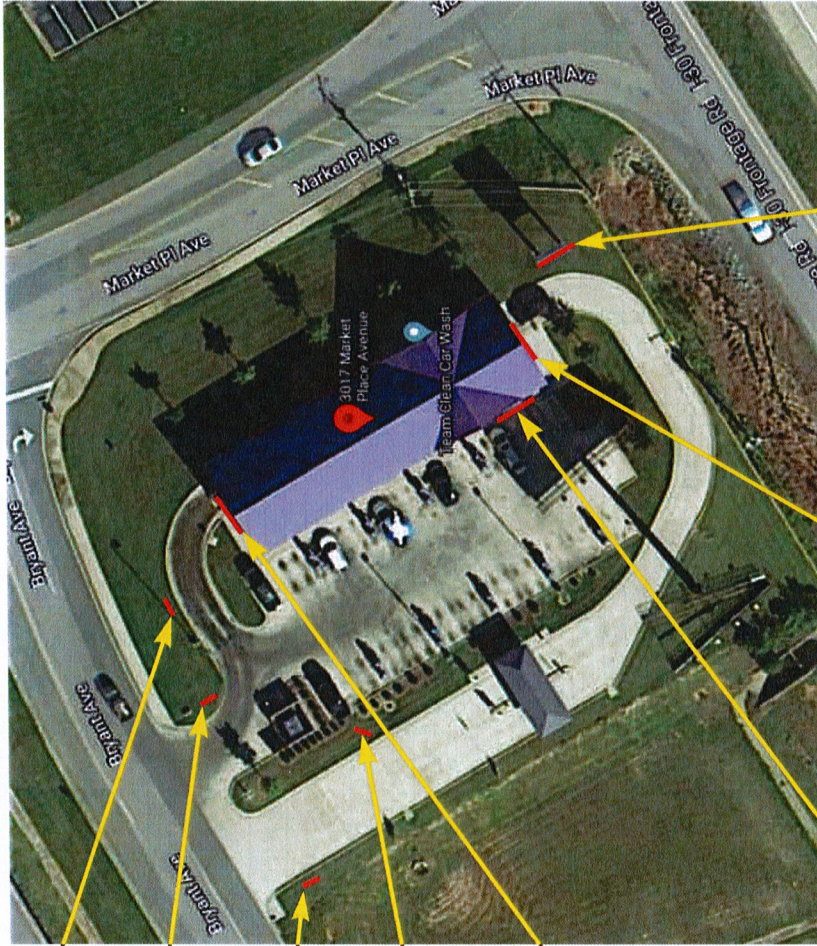
Description:
Site Plan

Color Key:

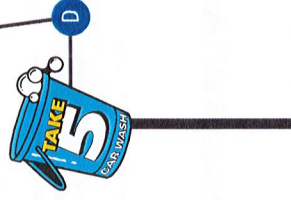
Layout Date:
04/21/2022 - AR

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

File Name:
28104_Bryant.pdf
Project Number: 28104



CAR
WASH



C

A

B

D



VICINITY MAP:

Site & Sign Location Plan

Scale: NTS



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

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

Sign Management Made Simple





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

Location Address:
Take 5 Car Wash #65

Description:
Sign Code

Color Key:

Layout Date:
04/21/2022 - AR

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

File Name:
28104_Bryant.pdf
Project Number: 28104

PRE-PERMIT SIGN INFO - Additional Notes	Property ID:	CWUSAE	VARIANCE
1. Variance Meeting: <u>2nd Mondays</u> App. Deadline: <u>15 days</u> prior to meeting date Est. Fees: <u>\$165</u>			
2. Processing Time: <u>Allow 80-90 days</u> Waiting Period after approval & how long? <u>Allow 30 days</u>			
3. Attorney or expediter required? <input type="checkbox"/> Yes <input type="checkbox"/> No			
4. Probability of obtaining variance? <u>50%</u> Other: <u>Mailing labels for all abutters within 300 ft radius</u>			
5. Documents Required: <input type="checkbox"/> Engineering Seal <input type="checkbox"/> Ut. Number <input type="checkbox"/> Building Elevation <input type="checkbox"/> Overl Authorization Ltr <input type="checkbox"/> Property/D# <input type="checkbox"/> Site Plan <input type="checkbox"/> Legal Description <input type="checkbox"/> Add'l Prof. Seals			
NOTES			
Follow allowances above, up to aggregate max:			
5) The maximum aggregate surface area of all permitted signs for any establishment shall not exceed 300 square feet. In the case of a corner lot fronting on two public streets, a business may display one sign on each street frontage and will be allowed to add an additional 100 square feet to the total maximum aggregate surface area of permitted signs, to be used only for signs on one of the street frontages. No single sign may utilize more than 50% the total maximum aggregate surface footage allowed under this ordinance.			
6) Pole signs will be spaced no closer than 60 feet from any other pole sign.			

PRE-PERMIT SIGN INFO	Property ID:	CWUSAE
A.) Project Name: <u>CWUSAE</u> Date Completed: <u>1/9/20</u>		
B.) Street Address: <u>3017 Marketplace</u>		
C.) City / State / Zip: <u>Bryant, AR 72022</u>		
D.) Municipal Contact: <u>Colton Leonard</u>		
E.) Contact Phone: <u>501-943-9301</u> Email: <u>cleonard@silverbryant.com</u>		
F.) Address/City/ST/Zip: <u>210 SW 3rd St. Bryant, AR 72022</u>		
G.) Jurisdiction: <u>Bryant</u> City/Town of: <u>Bryant</u> Fax: <u>(501) 943-0992</u>		
H.) Zoning Category: <u>C2 Commercial</u>		
I.) Permit app fee: <u>\$50</u> Masker Sign Plan: <u>No</u>		
J.) Permit Process time: <u>Allow 2 weeks</u> If <u>yes</u> is copy available? <u>No</u>		
K.) Permit required if only relocating? <u>No</u>		
L.) Property Owner approval needed? <u>Yes</u>		
M.) Temporary/coming-soon Banners allowed? <u>Yes</u>		
N.) Temporary Freestanding Signs allowed? <u>Yes</u>		
O.) Temporary Signs require Permit? Time allowed: <u>Permit is only required if displayed for more than 7 days (up to 30 max w/perm)</u> Yes, Applications may be mailed		
P.) Can app be mailed or must it be submitted in person? <u>Yes, Applications may be mailed</u>		
ATTACHED SIGNS		
1.) Formula for sq ft. <u>Follow aggregate max below in notes for ALL signs. Wall signs cannot exceed 2 sf per lineal foot of street frontage facing wall.</u>		
2.) Set Ft for bldg sides/rear <u>Formula above, must face street.</u>		
3.) Does Each elevation have own calc, or is allowance based on Main Elevation? <u>street frontage facing elevations, up to aggregate max.</u>		
4.) Transferable allowances? <u>No</u>		
5.) # allowed <u>1 per street frontage</u> Illumination: <u>Internal & External</u>		
6.) Calculation Method: <u>Box Entire letter set/Cabinet, including Backer Panel</u>		
7.) Max. Overall Height: <u>cannot exceed roofline/height of wall</u>		
8.) Exposed raceway for Channel Letters allowed? <u>Yes</u>		
9.) Special Wall sign codes-this property: <u>No</u>		
10.) Special storefront building colors: <u>No</u>		
FREESTANDING SIGNS		
1.) Formula for sq ft. <u>Follow aggregate max below in notes for all signs. Allowance includes wall and F/S & Secondary.</u>		
2.) # allowed <u>1 per street frontage</u> Illumination: <u>Internal & External</u>		
3.) Height Max: <u>25 ft or height of building (whichever is lower)</u> Grade-to-sign Clearance: <u>10 ft, cannot obstruct vision</u>		
4.) Set-back: <u>10 ft from curbline</u> Calculation Method: <u>Count only largest sign face</u>		
DIRECTIONAL SIGNS		
1.) # Allowed: <u>as needed</u> Illumination: <u>Internal & External</u>		
2.) Max SqFt: <u>6 sf</u> Max. Height: <u>not regulated</u>		
3.) Permit: <u>No</u> Custom Logo: <u>Yes</u>		
DOOR/WINDOW VINYL		
1.) # Allowed: <u>No limit, not regulated</u> Max Sq Ft: <u>Not regulated</u>		
2.) Logos counted in sign area? <u>Not regulated</u>		
3.) Included in wall sign allowance? <u>No</u>		
4.) Sign permit required? <u>No</u>		
Note: <u>As permitted in our Sign Codebook. This permit is not regulated by height or width. After the complete plan set for the review process, interpretations, calculations or fees of local authorities. Where required by local authority, a permit is required prior to manufacture.</u>		



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EGAN SIGN

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Sign Management Made Simple



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

Location Address:
Take 5 Car Wash #65

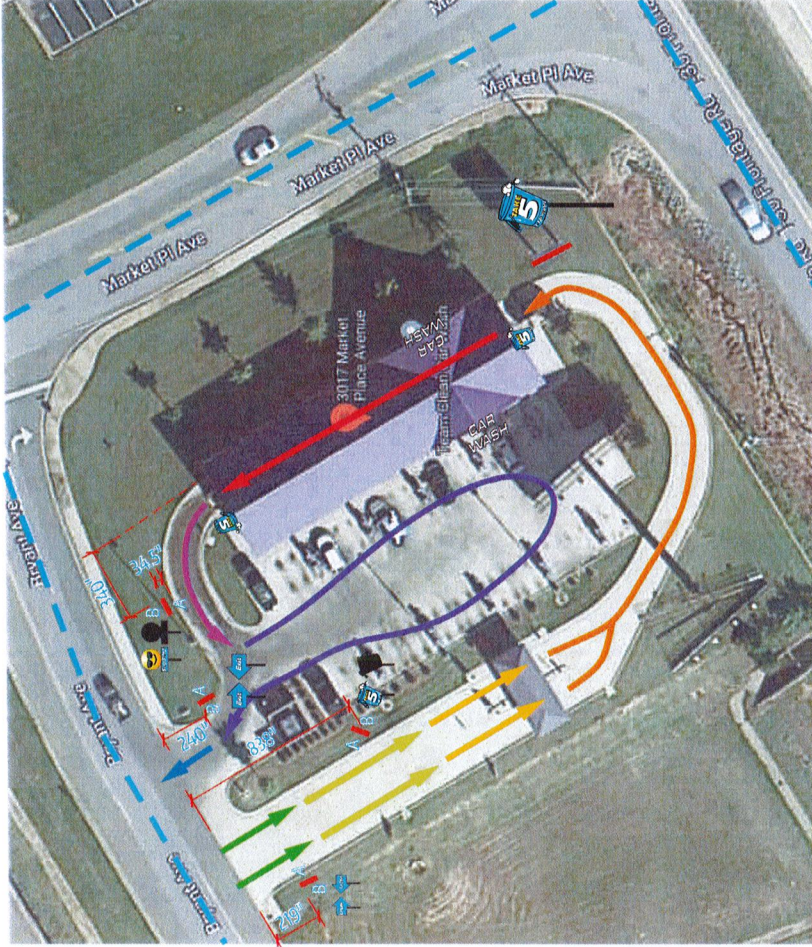
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Journey Plan

Color Key:

Layout Date:
04/21/2022 - AR

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

File Name:
28104_Bryant.pdf
Project Number: 28104



MESSAGE MAPPING

ZONE 1	ROADSIDE LOCATION VISIBILITY
ZONE 2	ENTRANCE SELECTION / HYDROFINING
ZONE 3	THE APPROACH TO THE WASH - PRE-SALE OPTIONS
ZONE 4	PAY STATION; MENU - WASH SELECTION
ZONE 5	PRE WASH; REINFORCEMENT CONFERENCE
ZONE 6	WASH; CONFIRMATION
ZONE 7	HIGH FOOT TRAFFIC; THANK YOU
ZONE 8	VICARIOUS EXPERIENCE GUARANTEE
ZONE 9	EXIT; THANK YOU / WAVE BACK

Journey Plan

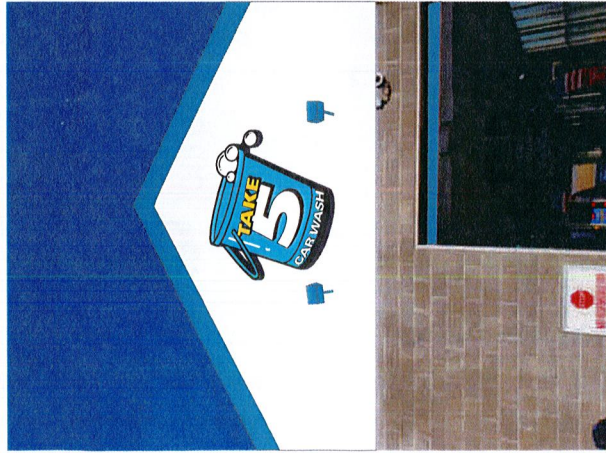


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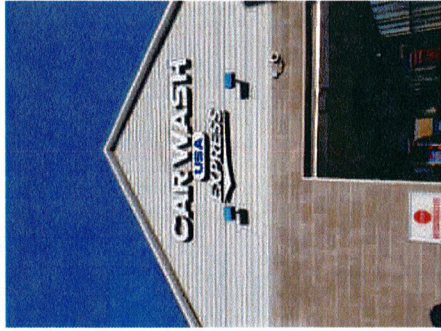
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Sign Management Made Simple

EGAN
SIGN



Proposed



Existing

Square Footage Calculation:

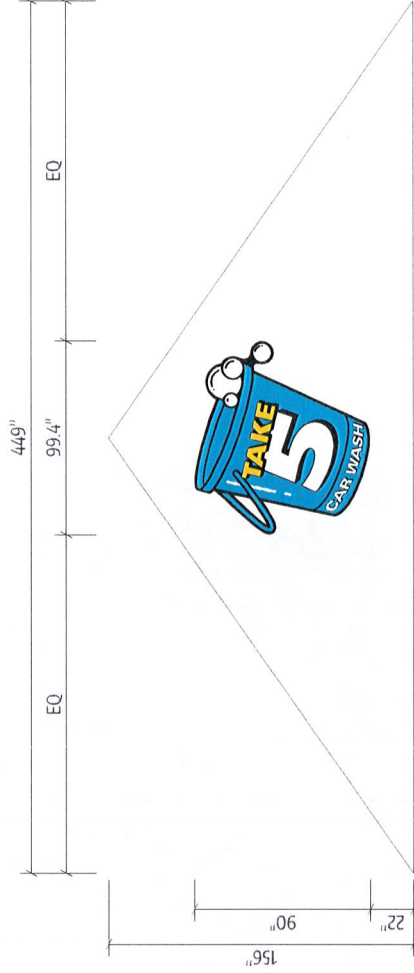
Code: 2 sf per linear feet of street frontage facing wall; max of 400 sf
 Calculation: 2 * 263 = 526 sf

Allowed: 400 sf total

Used: 62.1 sf

- Existing: 59.4 sf
- Sign A - 62.1 sf
- Sign B - 62.1 sf
- Sign C - 69.1 sf
- Sign D - 139.9 sf
- Sign E - 3.8 sf
- Sign F - 3.8 sf
- Sign G - 4.4 sf

Total Used: 348.8 sf total



Client:

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

Location Address:

Take 5 Car Wash #65

Description:

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

Remove existing signage.

Color Key:

- PMS 2191 C
- PMS 107 C
- Black
- White

Layout Date:

04/21/2022 - AR

Revision Date:

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

File Name:

28104_Bryant.pdf
 Project Number: 28104

Illuminated Channel Letters

A

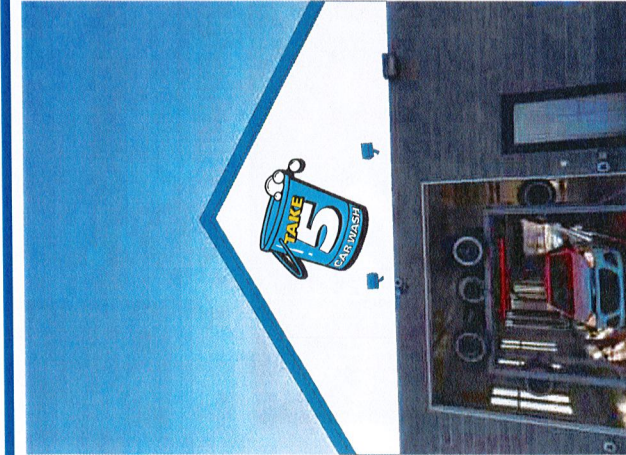
Scale: 3/16" = 1'-0"

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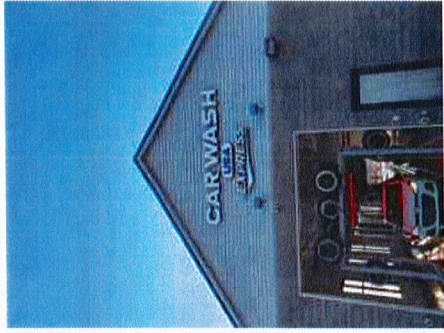
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Sign Management Made Simple





Proposed



Existing

Square Footage Calculation:

Code: 2 sf per linear feet of street
frontage facing wall; max of 400 sf

Calculation: $2 * 263 = 526$ sf

Allowed: 400 sf total

Used: 62.1 sf

Existing: 59.4 sf

Sign A - 62.1 sf

Sign B - 62.1 sf

Sign C - 69.1 sf

Sign D - 139.9 sf

Sign E - 3.8 sf

Sign F - 3.6 sf

Sign G - 3.8 sf

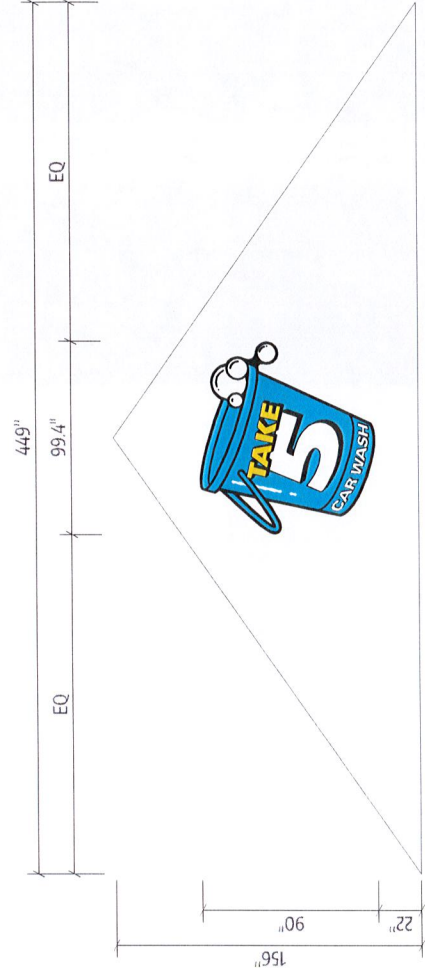
Sign H - 4.4 sf

Total Used: 348.8 sf total

Illuminated Channel Letters

B

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



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

Location Address:
Take 5 Car Wash #65

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

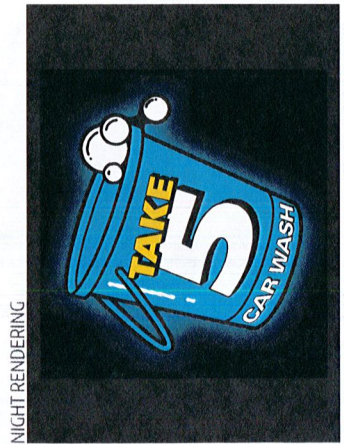
Remove existing signage.

Color Key:
■ PMS 2791 C
■ PMS 107 C
■ Black
■ White

Layout Date:
04/21/2022 - AR

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

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Illuminated Channel Letters
Scale: NTS

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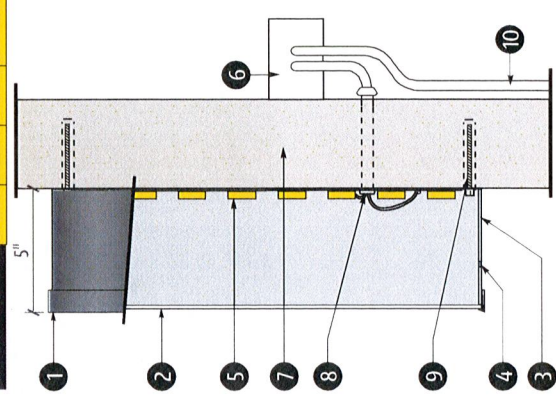
Sign Management Made Simple

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

CROSS SECTION OF UL LISTED CHANNEL LETTERS W/ LEDS

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

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



Client:
Boing US Holdco, Inc
6300 S. Syracuse Way
Suite 205
Centennial, CO 80111
Location Address:
Take 5 Car Wash #65

Description:
T5-ILCL-90
Illuminated Channel Letters
(62.1 sq ft)
QTY: 2
Provide LED illuminated channel letters w/ digitally printed graphics; installed flush to facade.

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

Layout Date:
04/21/2022 - AR

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

File Name:
28104_Bryant.pdf
Project Number: 28104





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

Location Address:
Take 5 Car Wash #65

Description:
Illuminated Channel Letters
(69.1 Sq Ft)

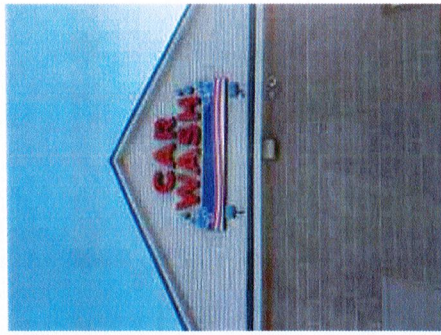
Remove existing signage.

Color Key:

Layout Date:
04/21/2022 - AR

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

File Name:
28104_Bryant.pdf
Project Number: 28104



Existing



Proposed

Square Footage Calculation:

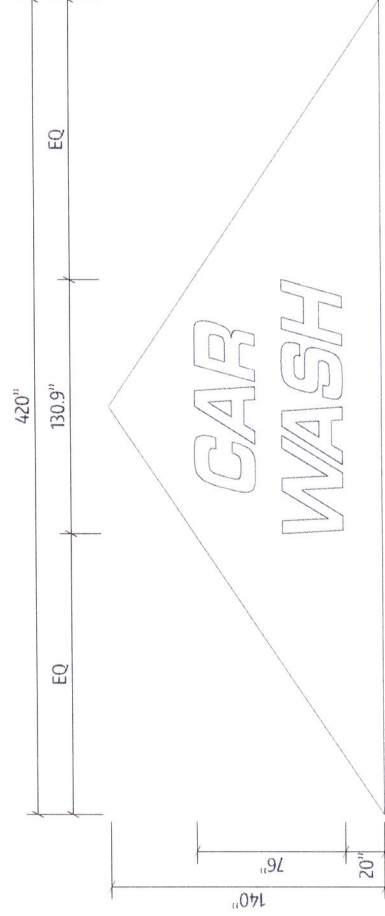
Code: 2 sf per linear feet of street
frontage facing wall; max of 400 sf
Calculation: 2 * 263 = 526 sf

Allowed: 400 sf total

Used: 69.1 sf

- Existing: 59.4 sf
- Sign A - 62.1 sf
- Sign B - 62.1 sf
- Sign C - 69.1 sf
- Sign D - 139.9 sf
- Sign E - 3.8 sf
- Sign F - 3.8 sf
- Sign G - 4.4 sf

Total Used: 348.8 sf total



Illuminated Channel Letters



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

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Sign Management Made Simple



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

Location Address:
Take 5 Car Wash #65

Description:
Illuminated Channel Letters
(69.1 Sq Ft)

Qty: 1

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

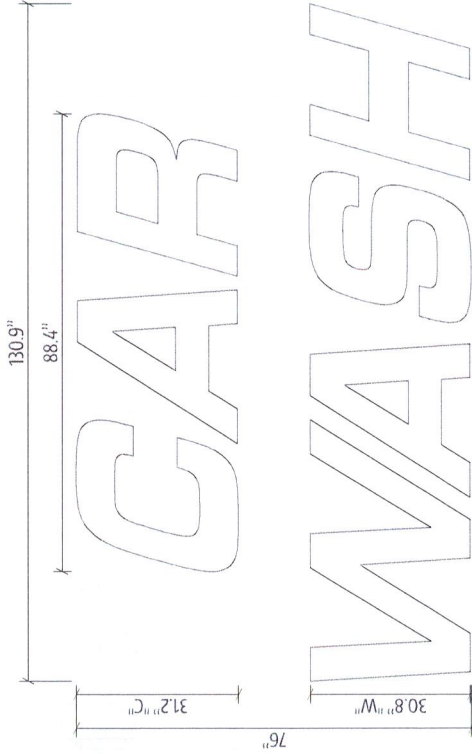
Color Key:

- White
- Black

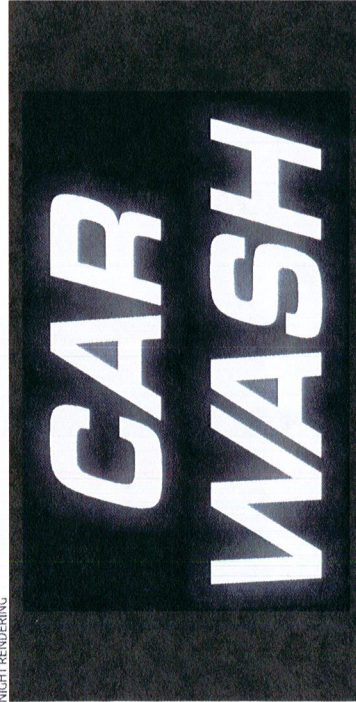
Layout Date:
04/27/2022 - AR

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

File Name:
28104_Bryant.pcf
Project Number: 28104



NIGHT RENDERING



Illuminated Channel Letters



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

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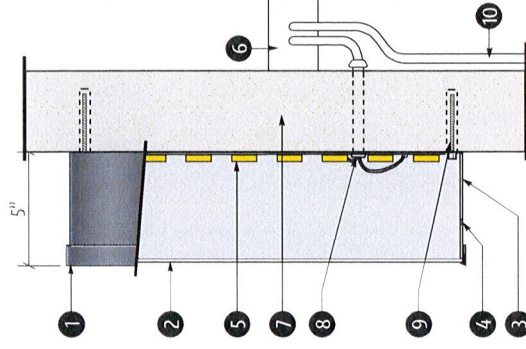
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CROSS SECTION OF UL LISTED CHANNEL LETTERS W/ LEDS

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

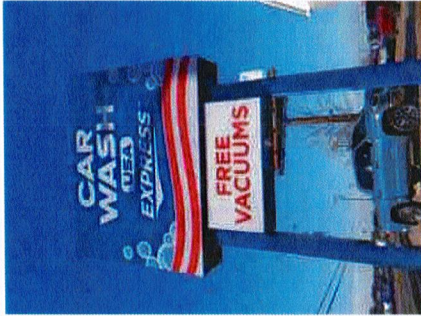
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes.
This includes proper grounding and bonding of the sign.



Sign Management Made Simple



Proposed



Existing

Square Footage Calculation:

Code: 2 sf per linear feet of street frontage facing wall; max of 400 sf freestanding signs NTE 25' h
 Calculation: 2 * 263 = 526 sf

Allowed: 400 sf total

Used: 139.9 sf

Existing: 182.2 sf

Sign A - 62.1 sf

Sign B - 62.1 sf

Sign C - 69.1 sf

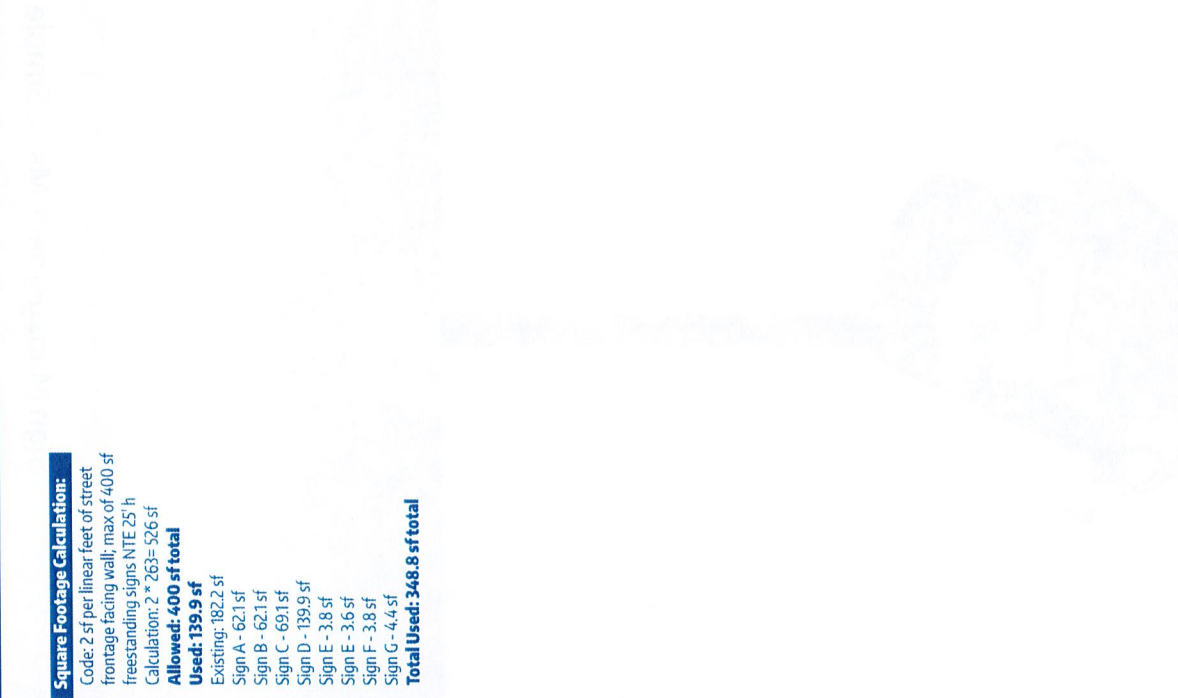
Sign D - 139.9 sf

Sign E - 3.8 sf

Sign F - 3.8 sf

Sign G - 4.4 sf

Total Used: 348.8 sf total



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

Location Address:
 Take 5 Car Wash #65

Description:

T5-PYLON
 Illuminated Pylon Sign
 (139.9 Sq Ft)

Qty: 1

Provide LED internally illuminated pylon sign per layout.

Remove existing sign and posts.

Color Key:

- PMS 2191 C
- PMS 107 C
- Black
- White
- Digitally Printed Gradient

Layout Date:

04/21/2022 - AR

Revision Date:

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

File Name:
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Project Number: 28104

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D Pylon Sign

Scale: NTS

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

Location Address:
Take 5 Car Wash #65

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

Qty: 1

Provide LED internally illuminated pylon sign per layout.

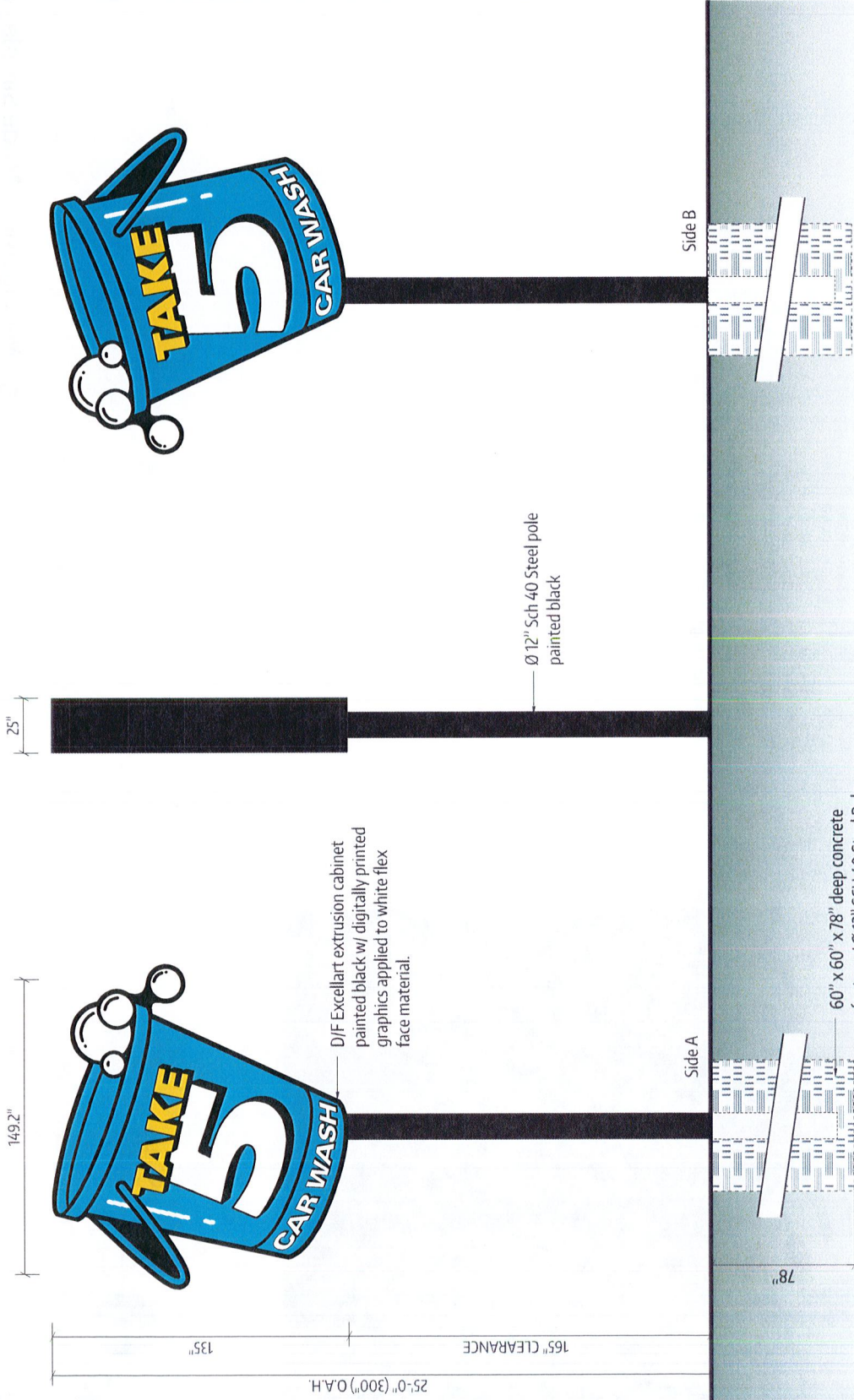
Color Key:

- PMS 2191 C
- PMS 107 C
- Black
- White

Layout Date:
04/21/2022 - AR

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

File Name:
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Project Number: 28104



Illuminated Pylon Sign

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



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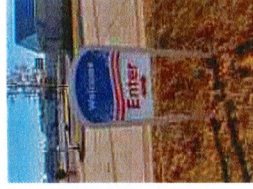
EGAN
SIGN

Sign Management Made Simple

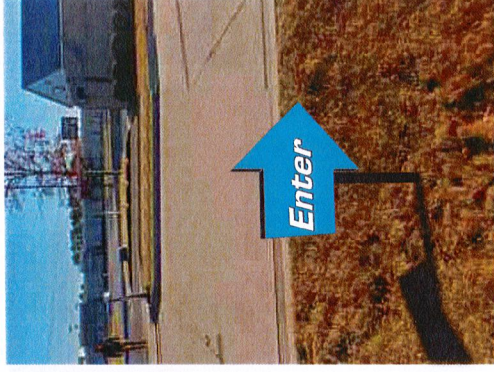
Square Footage Calculation:

Allowed: 6 sf

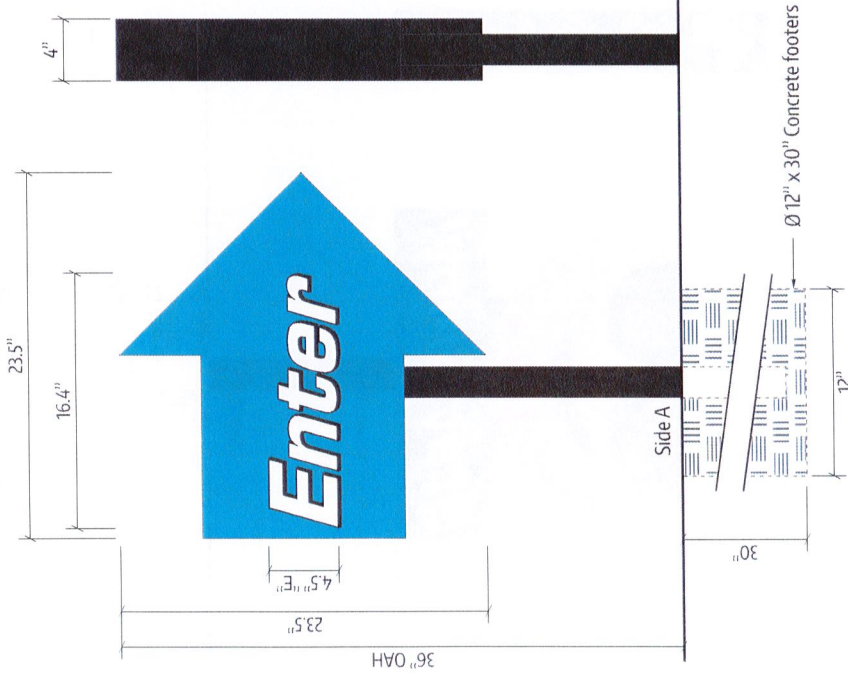
Used: 3.8 sf



Existing



Proposed



Non-illuminated aluminum fabricated cabinet w/ 1" trimcap painted black w/ acrylic faces w/ computer vinyl to match color key

2" Square aluminum tube frame painted black

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

Location Address:
Take 5 Car Wash #65

Description:
Directional Sign
(3.8 sq ft)

Qty: 1

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

Color Key:
■ PMS 2191 C
□ White
■ Black

Layout Date:
04/21/2022 - AR

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

File Name:
28104_Bryant.pdf
Project Number: 28104

E D/F Directional

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

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

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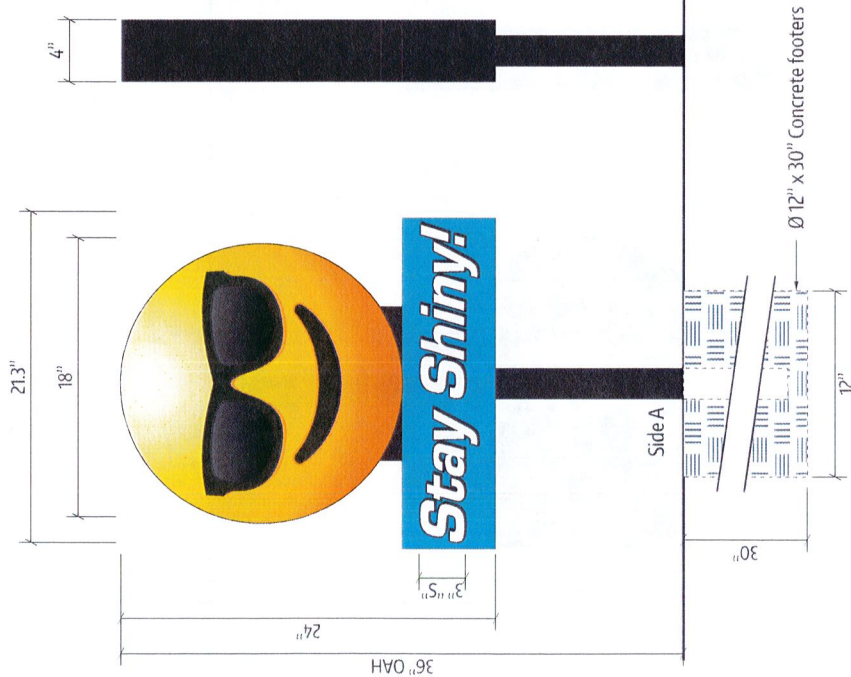
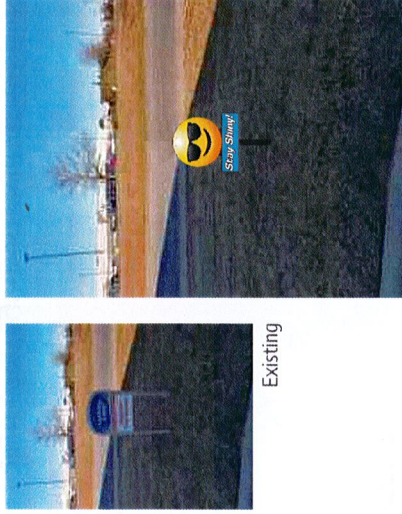
EGAN
SIGN

Sign Management Made Simple

Square Footage Calculation:

Allowed: 6 sf

Used: 3.6 sf



Non-illuminated aluminum fabricated cabinet w/ 1" trimcap painted black w/ acrylic faces w/ computer & digitally printed vinyl to match color key

2" Square aluminum tube frame painted black

Side B

Side A

Ø 12" x 30" Concrete footers

S/F Wayfinding

F

Scale: 1/12" = 1'-0"

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



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

Location Address:
Take 5 Car Wash #65

Description:
Wayfinding Sign
(3.6 sq ft)

Qty: 1

Provide single-faced wayfinding sign per layout.

Remove existing sign.

Color Key:

■ PMS 2191 C

■ Digitally Printed Gradient

□ White

■ Black

Layout Date:
04/21/2022 - AR

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

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

Location Address:
Take 5 Car Wash #65

Description:
Directional Sign
(3.8 sq ft)

Qty: 1

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

Remove existing sign.

Color Key:

- PMS 2191 C
- White
- Black

Layout Date:
04/21/2022 - AR

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

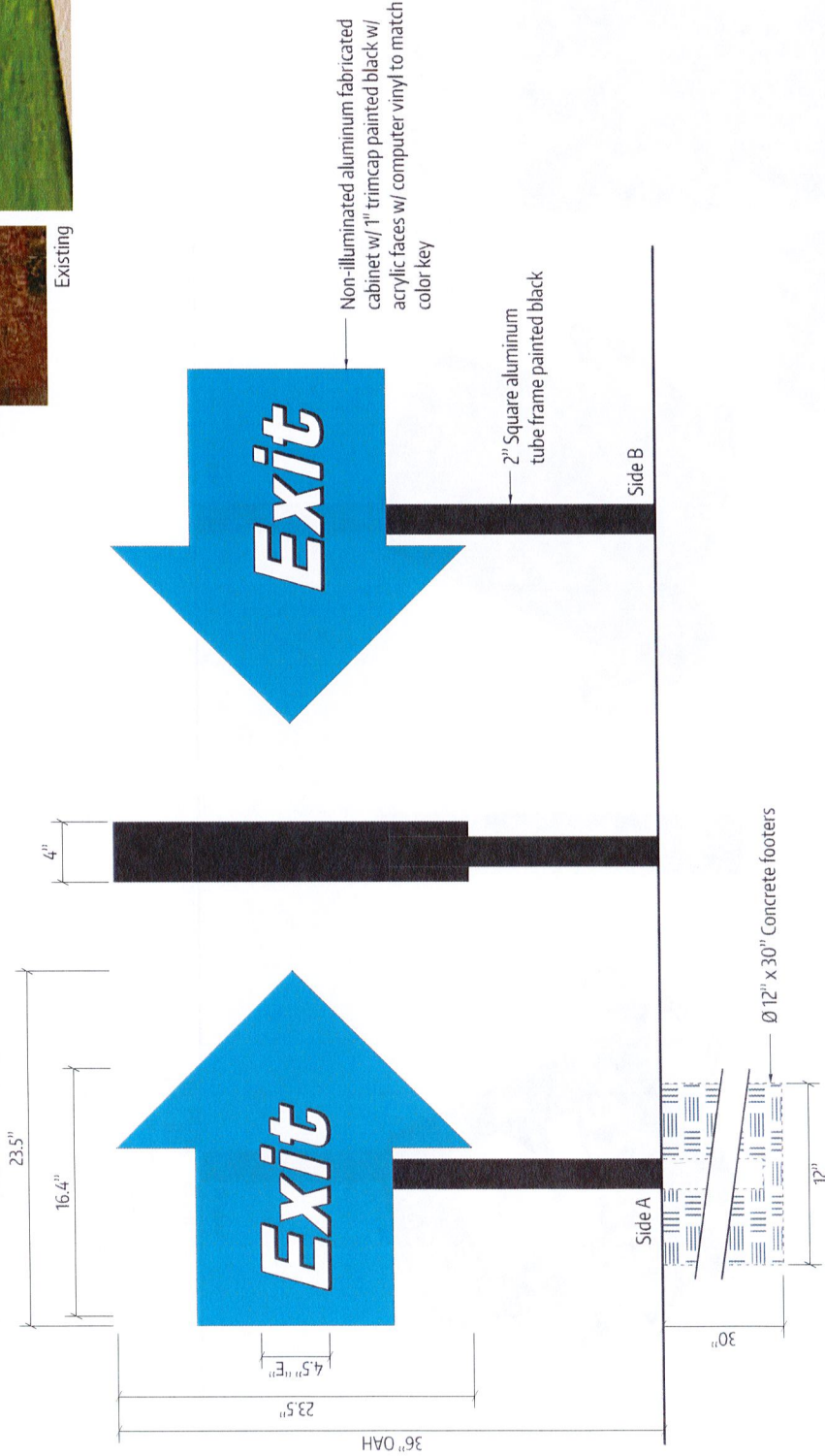
File Name:
28104_Bryant.pdf
Project Number: 28104



Proposed



Existing



D/F Directional



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

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

Square Footage Calculation:

Allowed: 6 sf

Used: 3.8 sf

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Sign Management Made Simple

Square Footage Calculation:

Allowed: 6 sf

Used: 4.4 sf



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

Location Address:
Take 5 Car Wash #65

Description:
Wayfinding Sign
(4.4 sq ft)

Qty: 1

Provide single-faced wayfinding sign per layout.

Remove existing sign.

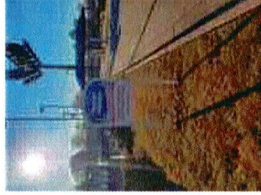
Color Key:

- PMS 2191 C
- PMS 107 C
- White
- Black

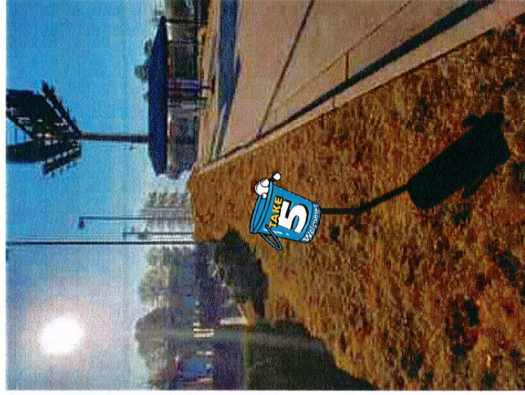
Layout Date:
04/21/2022 - AR

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

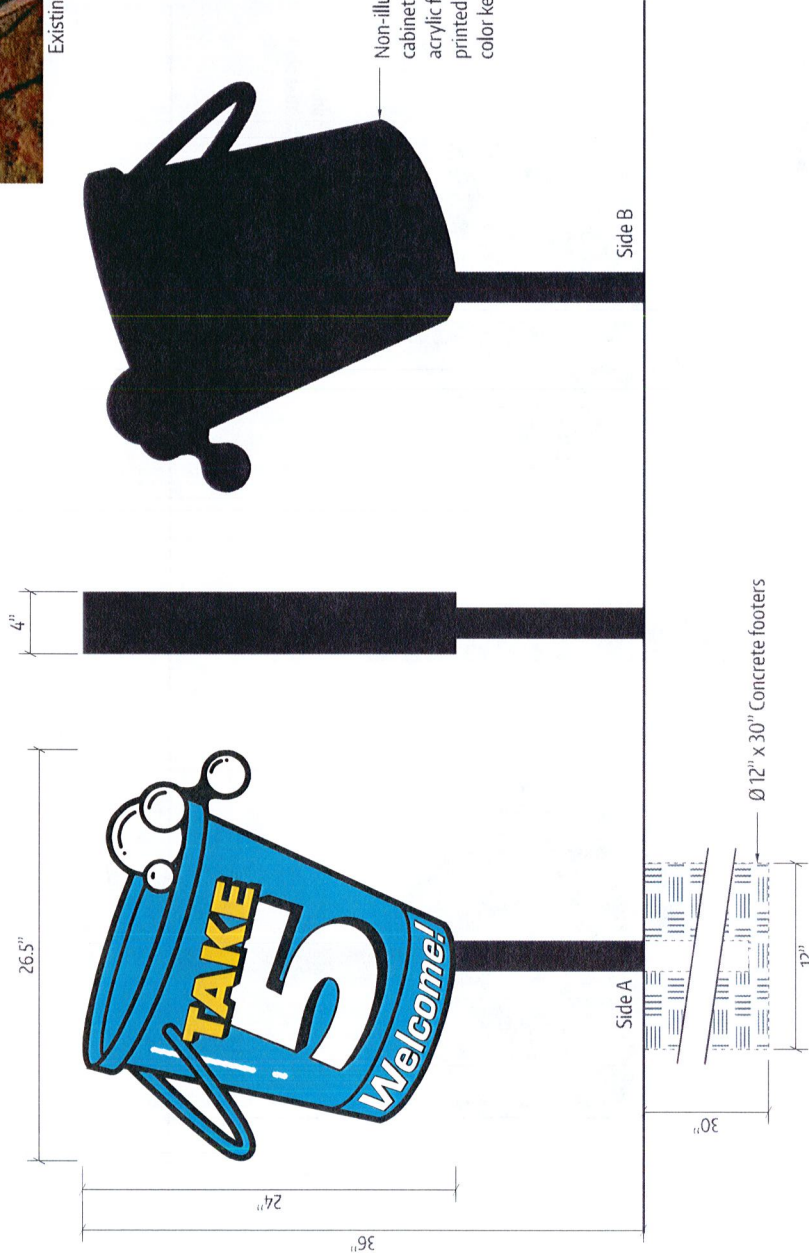
File Name:
28104_Bryant.pdf
Project Number: 28104



Existing



Proposed



Non-illuminated aluminum fabricated cabinet w/ 1" trimcap painted black w/ acrylic faces w/ computer & digitally printed vinyl to match color key

S/F Wayfinding

H

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

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

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July 14, 2022

Ref:

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

Whom it Concerns,

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

Sincerely,

A handwritten signature in black ink that reads "Jeffrey T. Thumm". The signature is written in a cursive style.

Jeffrey T. Thumm
Sr. Manager, Construction

Sign Variance

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

Excerpts from Section 6.06 – Variances and Special Permits for Signs

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

Special Conditions and Circumstances

- 1) We are not using our permitted signage on the eastern façade.
We understand that we are on a corner lot and are permitted to have a sign on the southern building façade and the eastern building facade. The eastern building façade is not as visually prominent as the southern building façade, due to the existing gas canopy. As such, the existing SuperStop sign on the eastern building façade is going to be removed and not replaced.
- 2) The Road Runner Logo is made up of two parts.
The Superstop convenience store is being converted to a Road Runner Convenience store. Road Runner has two pieces of their logo, their emblem, “Rudy” the Road Runner and their name text “Road Runner”. Road Runner Branding has these two pieces of the emblem spaced apart from one another.¹

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

- 3) Request to use the signage allowed on the eastern building façade on the southern building façade.

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

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

J a m i e H o l t , A I A , L E E D A P B D + C

FENNELL | PURIFOY
ARCHITECTS

100 River Bluff Dr., Suite 320

Little Rock, Arkansas 72202

P. 501.372.6734



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

SIGN PERMIT APPLICATION

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

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

Date: 07/13/2022

Sign Co. or Sign Owner

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

Property Owner

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

GENERAL INFORMATION

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

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

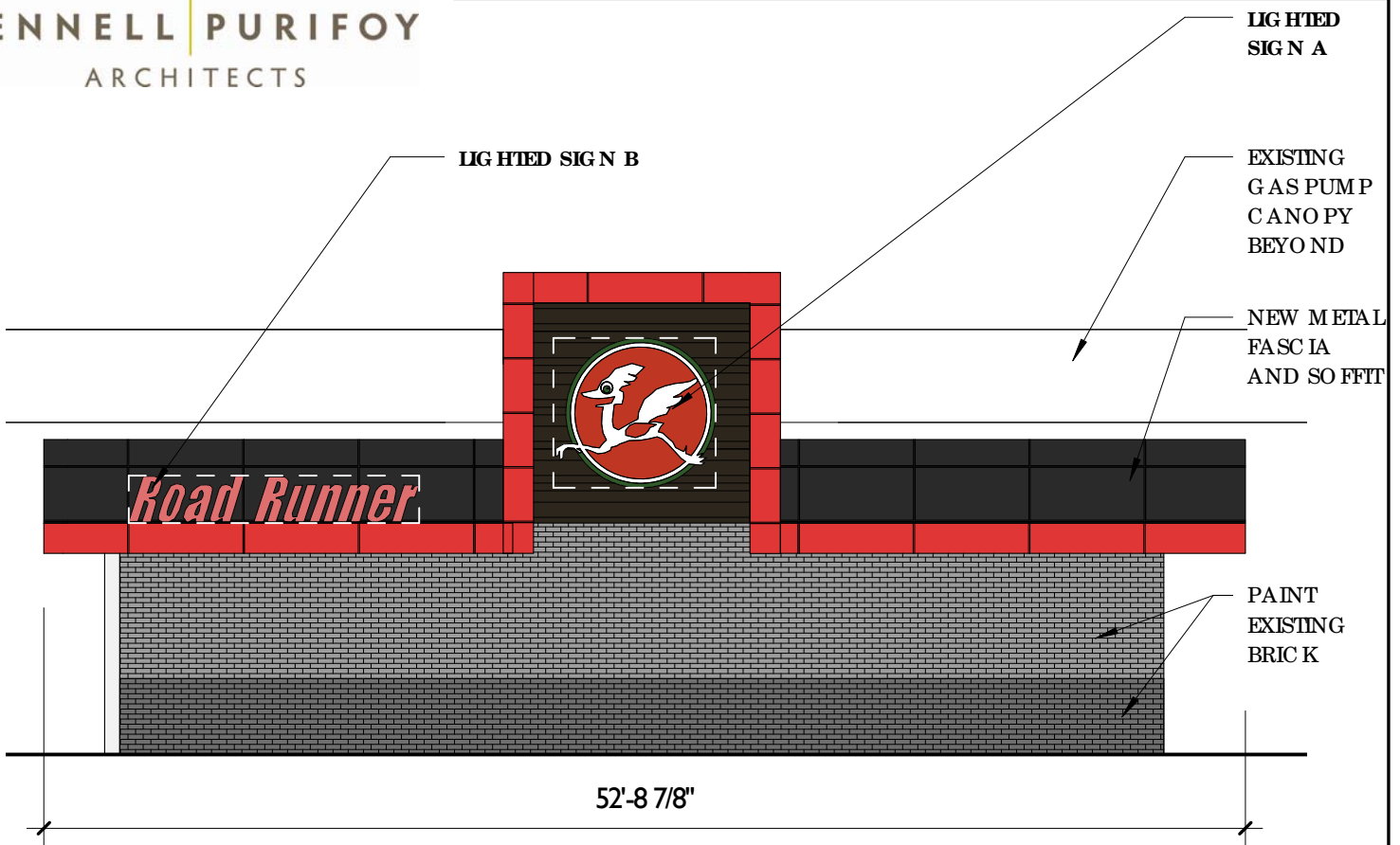
READ CAREFULLY BEFORE SIGNING

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

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

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

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



SO UTH ELEVATION
1/8" = 1'-0"



SITE PLAN

Stone Luxary Living Lift Station
Sewage Lift Station
Lift Station Capacity

Pump Design Flowrate **75 gpm** **Per Holloway As-builts**

Estimate Average Flowrate

of Sewer Customers = 54
Equivalent Population = 135 People
Estimated Average Flow = 13500 gpd
Estimated Average Flow = 9.38 gpm
Calculated Peaking Factor = 4.21 gpm
Peak Flow = 39.43 gpm
I & I allowance 0 gpm
Design Flowrate = 39.43

Say Average Flowrate = 10 gpm
Say Design Flowrate = 75 gpm

Average Flowrate = 10.00 gpm

Wetwell Diameter = 6 feet
Pump On Level = 338.4 feet
Pump Off Level = 336.85 feet
Volume to Pump Start = 328 gallons

Filling Time for Average Flow = 32.79 min

Calculate Min Pump Cycle Time - Tmin

P = 75 gpm (Pump Design Flowrate)

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

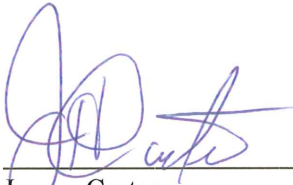
$T_{min} = 2V/P$
V = 328 gallons (Volume to Pump Start)
Tmin = 8.74 minutes

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

Tmin per Pump = 17.49 minutes

AFFIDAVIT

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

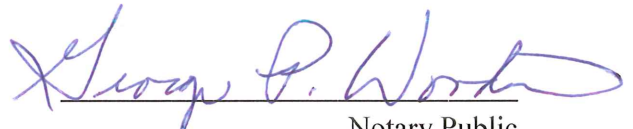


James Carter
Owner
Elaine Cordelia Enterprises, Inc.

06/08/2022

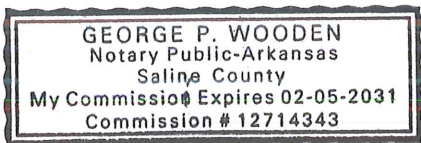
Date

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



Notary Public

My Commission Expires:



BILL OF ASSURANCE
FOR
STONE LUXURY LIVING DUPLEX
PLANNED RESIDENTIAL DEVELOPMENT

ALL PERSONS TAKE NOTICE FROM THIS DOCUMENT:

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

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

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

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

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

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

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

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

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

1. USE OF LAND. The land herein platted shall be held owned and used only for single family residential purposes.
2. UNITS. The term “Unit” as used in this Bill of Assurance and in all related documents shall mean any of the Units shown on the Plat. The walls, ceilings and floors, including any applicable finishes such as sheetrock, tile, paint, wallpaper, paneling, and the like, and all windows and window glass, are designated as the boundaries of the Unit, and are considered a part of the Unit. Mechanical equipment and appurtenances wherever located and designed to serve only that Units, such as furnaces, air conditioning units, appliances, electrical outlets, electrical service panels, fixtures, and the like, shall be considered a part of the Unit. Garage doors and light fixtures attached to the outside of the Unit shall also be considered part of the Unit.
3. COMMON ELEMENTS. Owner hereby declares that, except for the Units themselves and all of the Property, including the building, the driveways, light fixtures, parking areas, landscaping, retaining walls, sprinkler systems, foundations, roofs, common walls, load bearing walls, fire walls, perimeter walls to the interior unfinished surface thereof, columns and girders, pipes and plumbing, ducts, flues, shoots, conduits, wires and other utility installations to the outlets or point for affixing fixtures and appliances, regardless of location, entrance and exit or communication ways, parking areas, patios, yards, gardens, roads, streets, storm and sanitary sewer system, garbage collection areas, and in general, all devices or installations necessary or convenient to the existence, maintenance and safety or normally in common use for more than one Unit Owner shall be General Common Elements for the equal use and benefit of all owners of Units (“Unit Owners”). No Unit Owner shall ever make any use of the any of the General Common Elements which would or could interfere in any manner with the use and enjoyment of the General Common Elements by all other owners or which would in any manner interfere with the use for which the General Common Elements are designated and intended. No Unit Owner may alter any of the General Common Elements without the prior written consent of the Board, which consent may be withheld at the Board’s sole discretion. There shall be no Limited Common Elements.
4. BUILDINGS. There are fifty-four (54) single family residential duplex within the building constructed upon the Property as shown on the Plat. The location of the building and each Unit are shown on the Plat.
5. ASSOCIATION. The Stone Luxury Living Duplex Property Owners’ Association, Inc., a not for profit Arkansas Association, or its successors, which shall act as the property owners association for all Unit Owners and shall have the rights, duties, and powers set

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

6. DELEGATION OF AUTHORITY. Declarant may cause the formation of a non profit corporation to act as a property owner's association for the Property ("Association"). Declarant shall have the right, but not the obligation, by a written instrument recorded in the Office of the Recorder for Saline County, Arkansas, to delegate, convey and transfer to the Association all authority, rights, privileges and duties reserved by Declarant in this Bill of Assurance.
7. LIEN FOR EXPENSES OF ADMINISTRATION AND MAINTENANCE. The owners of Units are bound to contribute pro rata toward the expenses of administration and maintenance and repair of the General Common Elements and toward other expenses lawfully agreed upon, and such payments, if not paid when due, shall constitute a lien on the apartment owned by such delinquent owner until paid except to the extent of the subordination of any such lien to outstanding mortgages or deeds of trust on individual Units as provided in the By-Laws.
8. DAMAGE OR DESTRUCTION. In the event the property comprising the Property is damaged or destroyed, in whole or in part, the repair, reconstruction or disposition of the Property shall be governed by the Bylaws and the Act, as the same may be amended from time to time.
9. EASEMENTS; RIGHTS IN COMMON ELEMENTS. The Declarant hereby grants, bargains, and conveys to the Association the following easements:
 - a. **Access.** Owner expressly reserves for the benefit for the Owner, the Unit Owners, and the Association reciprocal, nonexclusive easements for access, ingress and egress over all of the Property and Common Elements, which easements may be conveyed by Grantor to Unit Owners and to the Association for so long as Grantor owns any interest in the Property.
 - b. **Maintenance and Repair.** Owner expressly reserves for the benefit of the Board and all agents, officers and employees of the Association, nonexclusive easements over the Common Elements as necessary to maintain and repair the Common Elements, and to perform all other tasks in accordance with the provisions of this Bill of Assurance and the Bylaws. Such easements over the Common Elements shall be appurtenant to and binding upon, and shall pass with the title to, every Unit conveyed.
 - c. **Utility Easements.** Owner expressly reserves for the benefit of the Association the right to grant easements and rights-of-way over the Property to utility companies and public agencies, as necessary, for the proper development and disposal of the Units in the Property. In the event a utility company must enter a

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

- d. **Encroachments.** Owner, the Association and Unit Owners of contiguous Units shall have a reciprocal easement appurtenant to each of the Units and the Common Elements for the purpose of: (1) accommodating any existing encroachment of any wall of the improvements; and (2) maintaining the same and accommodating authorized construction, reconstruction, repair, shifting, movement or natural settling of any General Common Element or any other portion of any Units. The foregoing easements shall not unreasonably interfere with each Unit Owner's use and enjoyment of a Unit.
- e. **Rights of Entry.** Owner (until such date that all initial sales of Units to third parties have closed), the Association and its authorized agents shall have a limited right of entry in and upon the Common Elements and the interior of all Units for the purpose of inspecting the Property, and taking whatever corrective action may be deemed necessary or proper by the Board, or Owner, consistent with the provisions of this Bill of Assurance, including providing necessary Common Element repairs or maintenance, repair, or performing other repairs or maintenance to any Unit, regardless if such item in need of repair or maintenance serves only that Unit, if such repair or maintenance, in the Board's discretion, is reasonably necessary to protect the Common Elements or to preserve the architectural integrity, appearance or value of the Property or any Unit thereof, inspecting and reading of any special electrical metering devices and correcting any emergency originating in or threatening the Units, the Building or the Property. Reasonable notice shall be provided to a Unit Owner prior to entry into a Unit. In the case of an emergency, the right of entry shall be immediate. To the extent not in violation of any state, federal or other law or regulation, the Board shall be entitled to obtain a key to all Units in order to facilitate this right. However, nothing herein shall be construed to impose any obligation upon the Association to maintain or repair any property or improvements required to be maintained or repaired by the Unit Owners or to provide security to, or prevent each Unit Owner from taking all steps deemed necessary to preserve and protect the inhabitants and contents of each Unit. Subject to the foregoing, each Unit Owner shall be entitled to exclusive occupancy and control over the interior of a Unit. Furthermore, a Unit Owner shall permit other Unit Owners or their representatives to enter a Unit for the purpose of performing required installations, alterations or repairs to the mechanical or electrical services to a Unit, provided a Unit Owner is given reasonable notice and entry is made at a time reasonably convenient to the Unit Owner whose Unit is to be entered; and provided further that the entered Unit is left in substantially the same condition as existed immediately preceding such entry. In case of an emergency, such right of entry shall be immediate. Upon receipt of reasonable notice from the Association,

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

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

- g. **Members' Easements of Use and Enjoyment of General Common Elements.** Subject to the provisions of this Bill of Assurance, every Unit Owner shall have, for such Unit Owner's own use, and the use of such Unit Owner's employees and guests, a non-exclusive easement of access, ingress, egress, use and enjoyment of, over, in and to the General Common Elements, and such easements shall be appurtenant to and shall pass with title to every Unit in the Property. In addition, Unit Owners shall have, for such Unit Owner's own use, and the use of such Unit Owner's employees and guests, a non-exclusive easement of access, ingress, egress use and enjoyment of, over, in and to the General Common Elements to which the particular Unit is appurtenant, and such easements shall be appurtenant to and shall pass with title to the appurtenant Unit. The rights and easements of use and enjoyment of the General Common Elements (and Limited Common Elements, as applicable) created by this Bill of Assurance shall be subject to the following restrictions:
 - i. The right of the Board to suspend the use of the easements for use and enjoyment of any facilities located on the Common Elements for any period during which the payment of any assessment remains delinquent;
 - ii. The right of the Association, acting through the Board, to consent to or join in the grant or conveyance of easements, licenses or rights-of-ways in, on or over the Common Elements for purposes not inconsistent with the intended use of the Property;
 - iii. The rights and reservations of the Owner set forth in this Bill of Assurance;
 - iv. The right of the Association to reasonably limit the number of guests, employees, patrons and invitees of Unit Owners using the Common Elements; and

- v. The right of the Association, acting through the Board, to establish uniform rules, as an addition to the Bylaws, pertaining to the use of the Common Elements.
- 10. PARKING. Parking for Unit Owners and Guests of any Unit shall be restricted to the driveway and garage serving each Unit. No Unit Owner or Guest may park anywhere else on the General Common Elements, except that short term parking for guests is allowed in the parking spots directly adjacent to or behind their unit, which are shared with adjacent units.
- 11. DAMAGE BY UNIT OWNERS OR GUESTS. The repair of any damage caused to any portion of the General Common Elements by a Unit Owner or a Unit Owner's guest shall be the responsibility of that Unit Owner. If a Unit Owner fails to repair any damaged caused by that Unit Owner or their guest, the Association may, after written notice to the Unit Owner, cause the damage to be repaired and the costs of repairs shall be a lien on the Unit Owner's Unit and may be enforced in the same manner provided in this Bill of Assurance or the By-Laws for liens for expenses of administration and maintenance. In the event that the Association determines, at its sole discretion, that any damage to any portion of the General Common Element caused by a Unit Owner or their guest poses a threat of further damage to any portion of the General Common Element or any Unit, then the Association may cause the same to be repaired without prior notice to the Unit Owner and the expenses of such repair shall a lien on the Unit Owner's Unit and may be enforced in the same manner provided in this Bill of Assurance or the By-Laws for liens for expenses of administration and maintenance, provided, however, that the Association shall cause notice of the repair to be given to the Unit Owner prior to enforcing the lien for the cost of repairs.
- 12. NOXIOUS ACTIVITY; NUISANCE. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall any garbage, trash, rubbish, tree limbs, pine straw, leaves or cuttings, ashes or other refuse by thrown, placed or dumped upon any vacant lot, street, road or common areas, nor on any site unless placed in a container suitable for garbage pickup; nor shall anything ever be done which may be or become an annoyance or a nuisance to the neighborhood.
- 13. OIL AND MINERAL OPERATIONS. No oil drilling, oil development operating, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any building site, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any building site. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any building site.

14. EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE. Easements for the installation, maintenance, repair and replacement of utility services, sewer and drainage have heretofore been donated and dedicated, said easements being of various widths, reference being hereby made to the Plat filed herewith for a more specific description of width and location thereof. No trees, shrubbery, incinerators, structures buildings, fences or similar improvements shall be grown, built or maintained within the area of such utility or drainage easement. In the event any trees, shrubbery, incinerators, structures, buildings, fences or similar improvements shall be grown, built or maintained within the area of such easement, no person, firm or corporation engaged in supplying public utility services shall be liable for the destruction of same in the installation, maintenance, repair or replacement of any utility service locate within the area of such easement.
15. NO SUBDIVISION. No Unit shall be subdivided.
16. RIGHT TO ENFORCE. The restrictions herein set forth shall run with the land and shall bind the present owner, its successors and assigns. All parties claiming by, through or under the present owner shall be taken to covenant with the owner of the lots hereby restricted, and its successors and assigns, to conform to and observe these restrictions. No restriction herein shall be personally binding upon any corporation, person or persons, except with the respect to breaches committed during its, his, her or their term of holding title to said land. Declarant, its successors and assigns, and also the owner or owners of any of the lots hereby restricted shall have the right to sue for and obtain an injunction, prohibitive or mandatory, to prevent the breach of or to enforce the observance of the restrictions above set forth, in addition to ordinary legal action for damages and failure by any owner or owners of any lot or lots in this addition to observe any of the restrictions herein. Any delay in bringing such action shall, in no event, be deemed to be a waiver of the right to do so thereafter.
17. MODIFICATION OF RESTRICTIONS. Any and all of the covenants, provisions or restrictions set forth in this Bill of Assurance may be amended, modified, extended, changed or canceled, in whole or in part, by a written instrument signed and acknowledged by the owner or owners of more than seventy-five percent (75%) of the Units. Each covenant in this instrument, unless expressly provided otherwise, shall remain in full force and effect until January 1, 2032 after which time each covenant in this instrument shall be automatically extended for successive periods of ten (10) years unless an instrument terminating the covenants signed by the then owners of seventy-five percent (75%) of the Units has been recorded prior to the commencement of any ten-year period.
18. ATTORNEYS FEES. In any legal or equitable proceeding for the enforcement or to restrain the violation of this instrument or any provisions thereof, by reference or otherwise the prevailing party or parties shall be entitled to attorney fees in such amounts

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

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

EXECUTED this ____ day of _____, 2022.

DECLARANT

ELAINE CORDELIA ENTERPRISES, INC,
an Arkansas limited liability company

BY: _____

TITLE: _____

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF SALINE

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

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

NOTARY PUBLIC

MY COMMISSION EXPIRES:

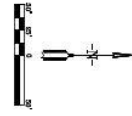
\\Server01\shared\REALPROP\18-26Stone Luxury Living Duplex.doc

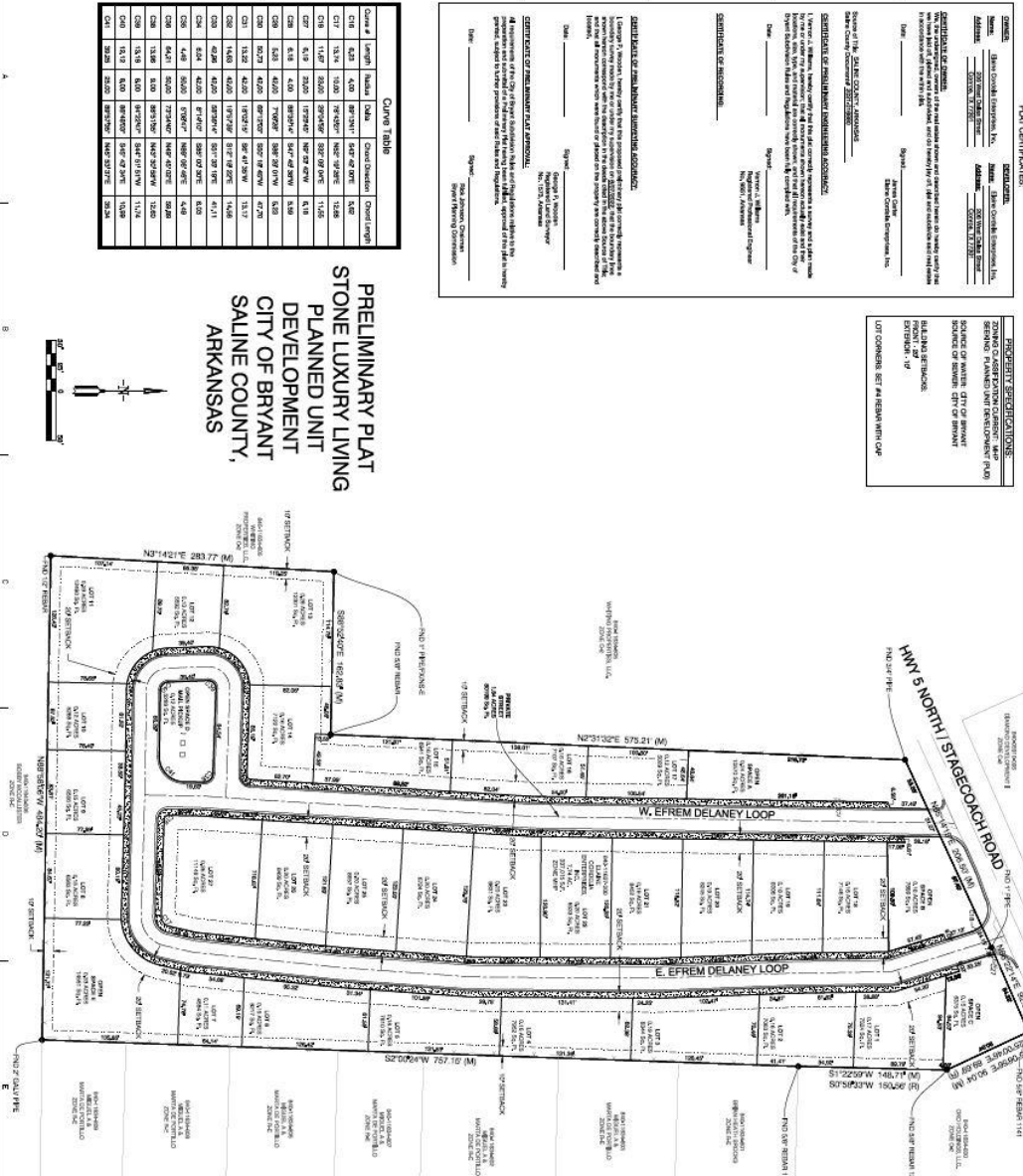
EXHIBIT A
LEGAL DESCRIPTION

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

EXHIBIT B

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





PLAT CERTIFICATE

OWNER: Stone County Properties, LLC

ADDRESS: 3825 Mt. Carmel Rd, Bryant, AR 72022

DATE: 06/12/2022

PREPARED BY: GarNat Engineering, LLC

ADDRESS: 3825 Mt. Carmel Rd, Bryant, AR 72022

DATE: 06/12/2022

REMARKS: This plat is a preliminary plat for a planned unit development in the City of Bryant, Saline County, Arkansas. It shows the subdivision of a tract of land into lots and the location of streets and other features.

REVISIONS:

No.	DESCRIPTION

CURVE TABLE

Curve #	Length	Main	Suba	Chord	Chord	Chord
C1	6.23	4.30	197.7671'	502.22'	126.85'	94.21'
C2	13.24	10.20	193.8447'	502.22'	126.85'	94.21'
C3	13.24	10.20	193.8447'	502.22'	126.85'	94.21'
C4	6.19	20.20	197.7671'	502.22'	126.85'	94.21'
C5	6.19	4.30	197.7671'	502.22'	126.85'	94.21'
C6	6.23	4.30	197.7671'	502.22'	126.85'	94.21'
C7	30.23	6.20	197.7671'	502.22'	126.85'	94.21'
C8	13.22	6.20	197.7671'	502.22'	126.85'	94.21'
C9	14.03	6.20	197.7671'	502.22'	126.85'	94.21'
C10	62.28	6.20	197.7671'	502.22'	126.85'	94.21'
C11	6.23	4.30	197.7671'	502.22'	126.85'	94.21'
C12	14.03	6.20	197.7671'	502.22'	126.85'	94.21'
C13	13.24	6.20	193.8447'	502.22'	126.85'	94.21'
C14	6.23	4.30	197.7671'	502.22'	126.85'	94.21'
C15	13.24	6.20	193.8447'	502.22'	126.85'	94.21'
C16	6.23	4.30	197.7671'	502.22'	126.85'	94.21'

PROPERTY DESCRIPTION:

SECTION 17, TOWNSHIP 36S, RANGE 10E, SALINE COUNTY, ARKANSAS.

ACROSS 1/4 SECTION 17, TOWNSHIP 36S, RANGE 10E, SALINE COUNTY, ARKANSAS.

SECTION 17, TOWNSHIP 36S, RANGE 10E, SALINE COUNTY, ARKANSAS.

BASE OF RECORDS:

RECORDS OF THE SALINE COUNTY CLERK.

RECORDS OF THE SALINE COUNTY CLERK.

SURVEY PLAN CODE:

500-0154-MWA-RS-20-04-673

Author: [Name]

Checkered: [Name]

Reviewed: [Name]

GNE DESIGNING OUR CLIENT'S SUCCESS

GarNat Engineering, LLC

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

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

DESCRIPTION OF PROJECT

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

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

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

These calculations are divided into the following sections:

Summary of Drainage Basins

Summary of Inlets

Summary of Pipes

Storage Summary

Appendices

Exhibit A – Pre-Development Drainage Basins

Exhibit B – Post-Development Drainage Basins

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

SUMMARY OF DRAINAGE BASINS

PRE-DEVELOPMENT CONDITIONS

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

POST-DEVELOPMENT CONDITIONS

This site is being developed into duplex houses. Slopes range from 1% to 4%. Post-developed runoff coefficient is lower than pre-developed runoff coefficient.

SUMMARY OF INLETS

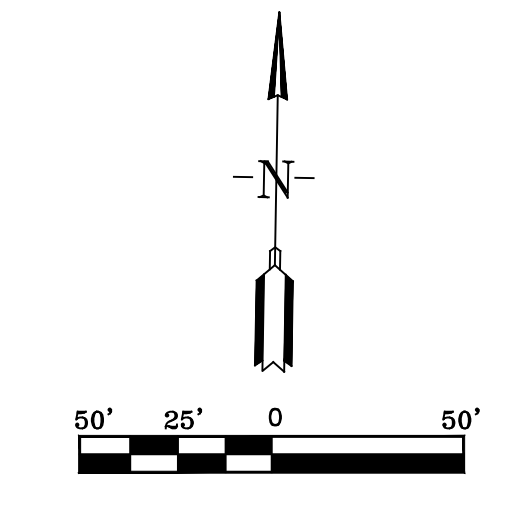
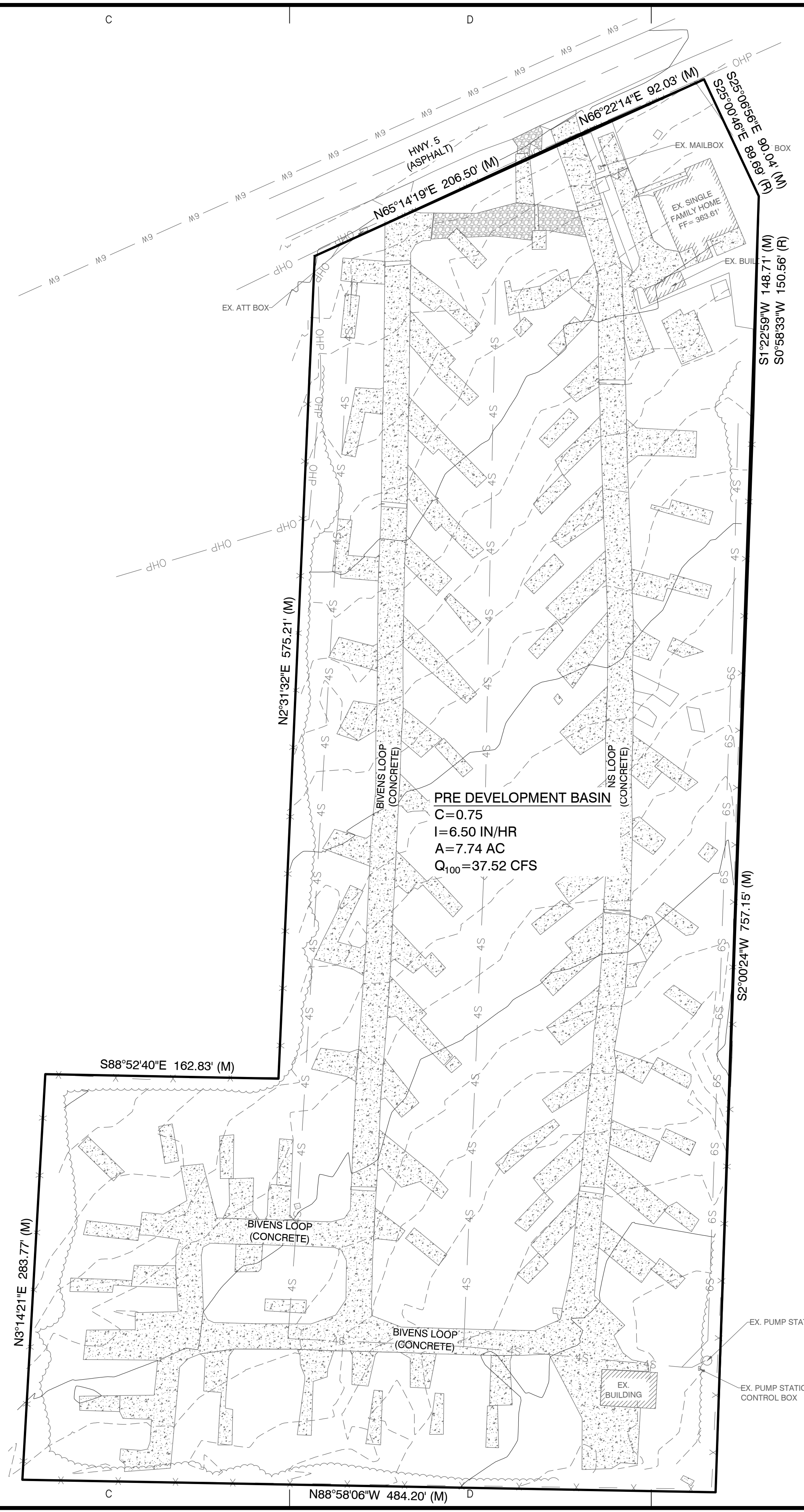
On the drainage plan you will see labels for all of the inlets for these calculations. The flows shown are for the 25-year return storm. The distance from the face of the curb to the center of the street is 15 feet.

SUMMARY OF PIPES

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

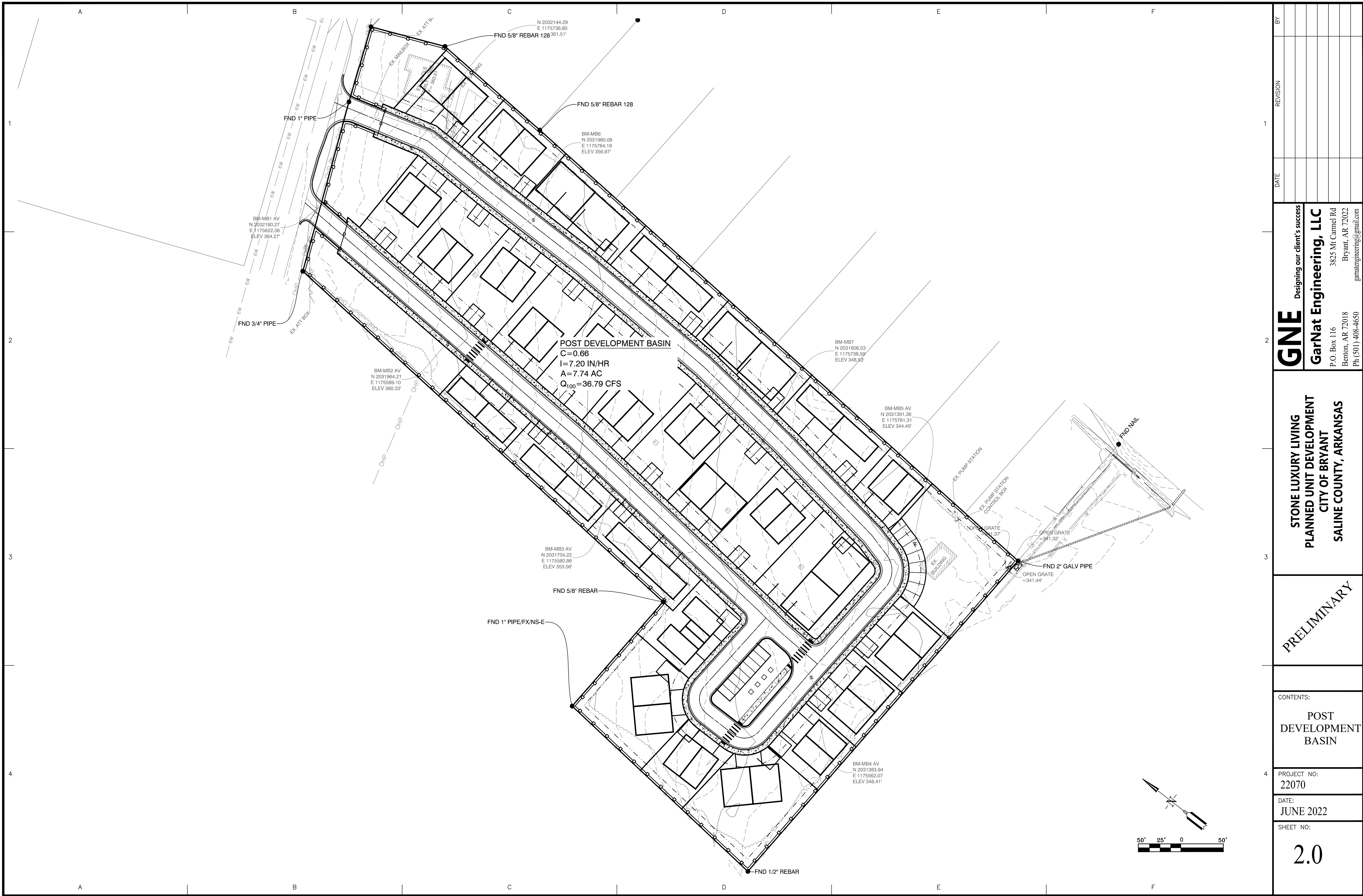
STORAGE SUMMARY

Storage is not required.

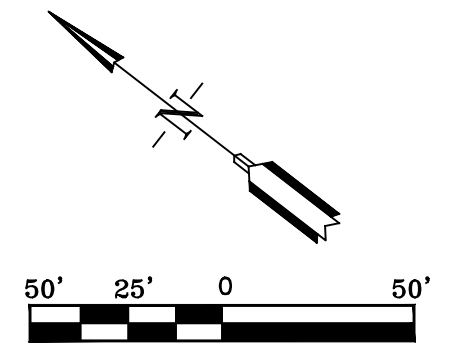


BY		REVISION	
DATE		DATE	
<p>Designing our client's success</p> <p>GarNat Engineering, LLC</p> <p>P.O. Box 116 Benton, AR 72018 Ph (501) 408-4650</p> <p>3825 Mt Carmel Rd Bryant, AR 72022 garnatengineering@gmail.com</p>			
<p>STONE LUXURY LIVING BRYANT, ARKANSAS</p>			
<p>CONTENTS:</p> <p style="text-align: center;">PRE DEVELOPMENT BASIN</p>			
PROJECT NO:		22070	
DATE:		JUNE 2, 2022	
SHEET NO:		1.0	

A:\Projects\22070 - Stone Luxury Living Manufactured Park, COI Review\Bldg - Conds\Enterprise, Inc. 2218 Hwy 5\Drawings\DWG\22070 Stone Luxury Living - Predevel Basin.dwg - 220606 Bldg.dwg



POST DEVELOPMENT BASIN
 C=0.66
 I=7.20 IN/HR
 A=7.74 AC
 Q₁₀₀=36.79 CFS



REVISION	DATE	BY

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

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

PRELIMINARY

CONTENTS:
POST DEVELOPMENT BASIN

PROJECT NO:
22070

DATE:
JUNE 2022

SHEET NO:
2.0

A:\Projects\22070 Stone Luxury Living Manufactured Park_C21 Rezone EBMH_Consolid Enterprise Inc_2018 Hwy 5\Drawings\GDMA\Design\22070 Stone Luxury Living_Salvag_3318 Hwy 5 Bldg Loop Design_02-20-2022.dwg

Stormwater Calcs - Stone Luxury Living Manufactured Park
Using Rational Method

Pre-development

Calculated Tc values - Drainage Basin 1

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

L1 = 100 feet
n1 = 0.15 Sheet Flow
S1 = 0.02 ft/ft
I_{assumed} = 5.30 inches
T_{Ccalculated} = 472 seconds
T_{Ccalculated} = 7.86 minutes

Tc = 20.88 minutes
I = 5.30 inches

Use Tc = 21.00 minutes

L1 = 185 feet
n1 = 0.03 Grass, Natural S
S1 = 0.03 ft/ft
I_{assumed} = 5.30 inches
T_{Ccalculated} = 230 seconds
T_{Ccalculated} = 3.84 minutes

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

I₁₀₀ = 6.5 Inches
I₅₀ = 5.9 Inches
I₂₅ = 5.30 Inches

L1 = 100 feet
n1 = 0.013 Concrete
S1 = 0.03 ft/ft
I_{assumed} = 5.30 inches
T_{Ccalculated} = 96 seconds
T_{Ccalculated} = 1.61 minutes

I₁₀₀ = 4.8 Inches
I₅₀ = 4.3 Inches
I₂₅ = 3.6 Inches

L1 = 575 feet
n1 = 0.03 Grass, Natural Streams More Stones & Weeds
S1 = 0.03 ft/ft
I_{assumed} = 5.30 inches
T_{Ccalculated} = 454 seconds
T_{Ccalculated} = 7.57 minutes

**Stormwater Calcs - Stone Luxury Living Manufactured Park
Using Rational Method**

Post-development

Calculated Tc values - Drainage Basin 1

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

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

Tc = 14.97 minutes
 I = 6.00 inches

Use Tc = **15.00** minutes

$$T_c = \frac{16 * L^{.6} * n^{.6}}{i^{.4} * S^{.3}} \text{ seconds}$$

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

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

I₁₀₀ = 7.2 Inches
 I₅₀ = 6.6 Inches
 I₂₅ = 6.0 Inches

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

I₁₀ = 5.4 Inches
 I₅ = 4.8 Inches
 I₂ = 4.1 Inches

**Stormwater Calcs - Stone Luxury Living Manufactured Park
using Rational Method**

Pre-development

Calculated C values - Drainage Basin 1

	Area	C₁₀₀	C₅₀	C₂₅	C₁₀	C₅	C₂
Gravel	0.04	0.65	0.55	0.5	0.35	0.3	0.25
Greenspace	3.59	0.49	0.45	0.42	0.38	0.36	0.33
Roof	1.94	0.97	0.92	0.88	0.83	0.8	0.75
Concrete	2.17	0.97	0.92	0.88	0.83	0.8	0.75
Total Area =	7.74	0.75	0.70	0.66	0.62	0.59	0.55

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

Pasture/Range, Average, 2-7%

Mobile Home/Roof

Concrete/Roof

Stormwater Calcs - Stone Luxury Living Manufactured Park
using Rational Method

Post-development

Calculated C values - Drainage Basin 1

Area	C ₁₀₀	C ₅₀	C ₂₅	C ₁₀	C ₅	C ₂		
Sidewalk and Parking Area	1.13	0.97	0.92	0.88	0.83	0.8	0.75	Concrete
Roof	1.31	0.7	0.65	0.6	0.5	0.45	0.4	Roof
Green Space	3.96	0.46	0.42	0.39	0.35	0.32	0.29	Grass-Good Condition, Average 2-7%
Road	1.34	0.95	0.9	0.86	0.81	0.77	0.73	Asphalt
Total Area =	7.74	0.66	0.62	0.58	0.53	0.49	0.45	

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

Stormwater Calcs - Stone Luxury Living Manufactured Park
Existing Culverts Capacity

OUTLET CULVERT

Pipe	From	To	Design Flow (cfs):	Slope (ft/ft):	Diameter (inches)	No. Pipes	Manning's	Area Full (sf)	Wetted Perimeter Full (ft)	Hydraulic Radius Full (ft)	Flow Capacity (cfs)	
16" HDPE	North	South		0.0106		16	1	0.012	1.40	4.189	0.33333333	8.55

GRAVEL DRIVEWAY CULVERT

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

SHOBE ROAD

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

Stormwater Calcs - Stone Luxury Living Manufactured Park

Existing Ditch Capacity

Mannings equation for ditch **Last Section**

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

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

Mannings equation for ditch **First Section**

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

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

Mannings equation for ditch **Gravel Driveway Culvert**

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

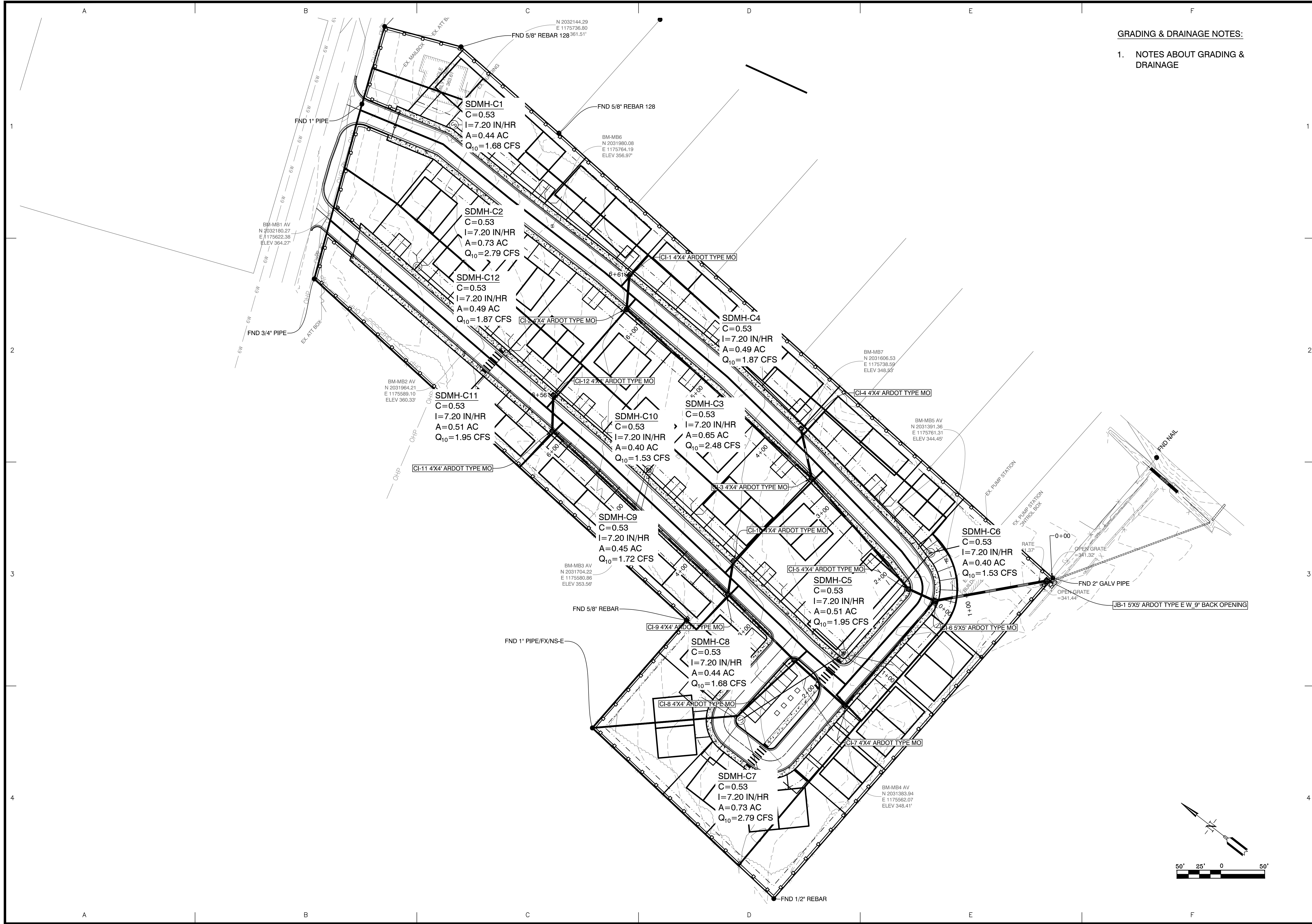
Width							
Depth (ft)	Bottom (ft)	Top (ft)	area (ft^2)	rH	slope (ft/ft)	Velocity (ft/s)	Q (cfs)
1.5	0.00	8.00	6.00	0.63	1.500%	6.11	36.67

Stormwater Calcs - Stone Luxury Living Manufactured Park
Proposed Culverts

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

GRAVEL DRIVEWAY CULVERT

29"X18" RCAP	NORTH	SOUTH	27.27	0.0150	24	1	0.012	3.14	6.283	0.5	30.02	91%
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GRADING & DRAINAGE NOTES:

1. NOTES ABOUT GRADING & DRAINAGE

BY	REVISION	DATE

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

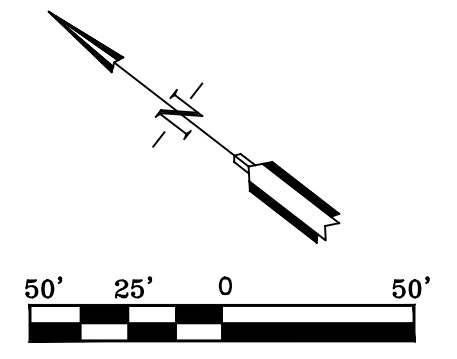
**STONE LUXURY LIVING
 PLANNED UNIT DEVELOPMENT
 CITY OF BRYANT
 SALINE COUNTY, ARKANSAS**

PRELIMINARY

CONTENTS:
**INLET BASIN
 MAP**

PROJECT NO:
22070
 DATE:
JUNE 2022
 SHEET NO:

1.0



A:\Projects\2022 Projects\22070 Stone Luxury Living Manufactured Park_CSI Rezone EBMH_CatchB Enterprise Inc. 2018 Hwy 5\Drawings\DWG\Design\22070 Stone Luxury Living_Salvag 3/18 Hwy 5 Bldg Loop Design_02-Drainage_02.dwg

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

CI-1

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

CI-2

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

CI-3

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

CI-4

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

CI-5

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

CI-6

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

CI-7

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

CI-8

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

CI-9

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

CI-10

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

CI-11

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

CI-12

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

Stormwater Calcs - Stone Luxury Living Manufactured Park - CURB INLETS

10-YEAR STORM

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

GNE

3825 Mt Carmel Rd.
Bryant, AR 72022

GarNat Engineering, LLC

P.O. Box 116
Benton, AR 72018

June 20, 2022

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

Re: Stone Luxury Living Planned Unit Development 9318 Highway 5

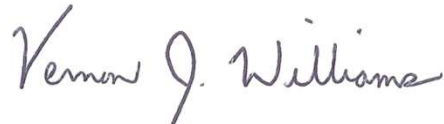
Dear Mr. Smith:

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

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

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

Sincerely,
GarNat Engineering, LLC



Vernon J. Williams, P.E., President

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

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

HOUSING UNITS = 9 X 6.098

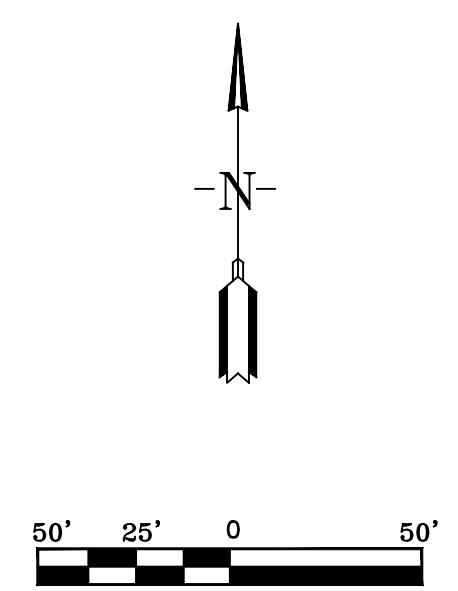
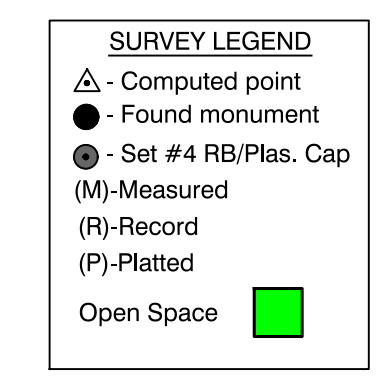
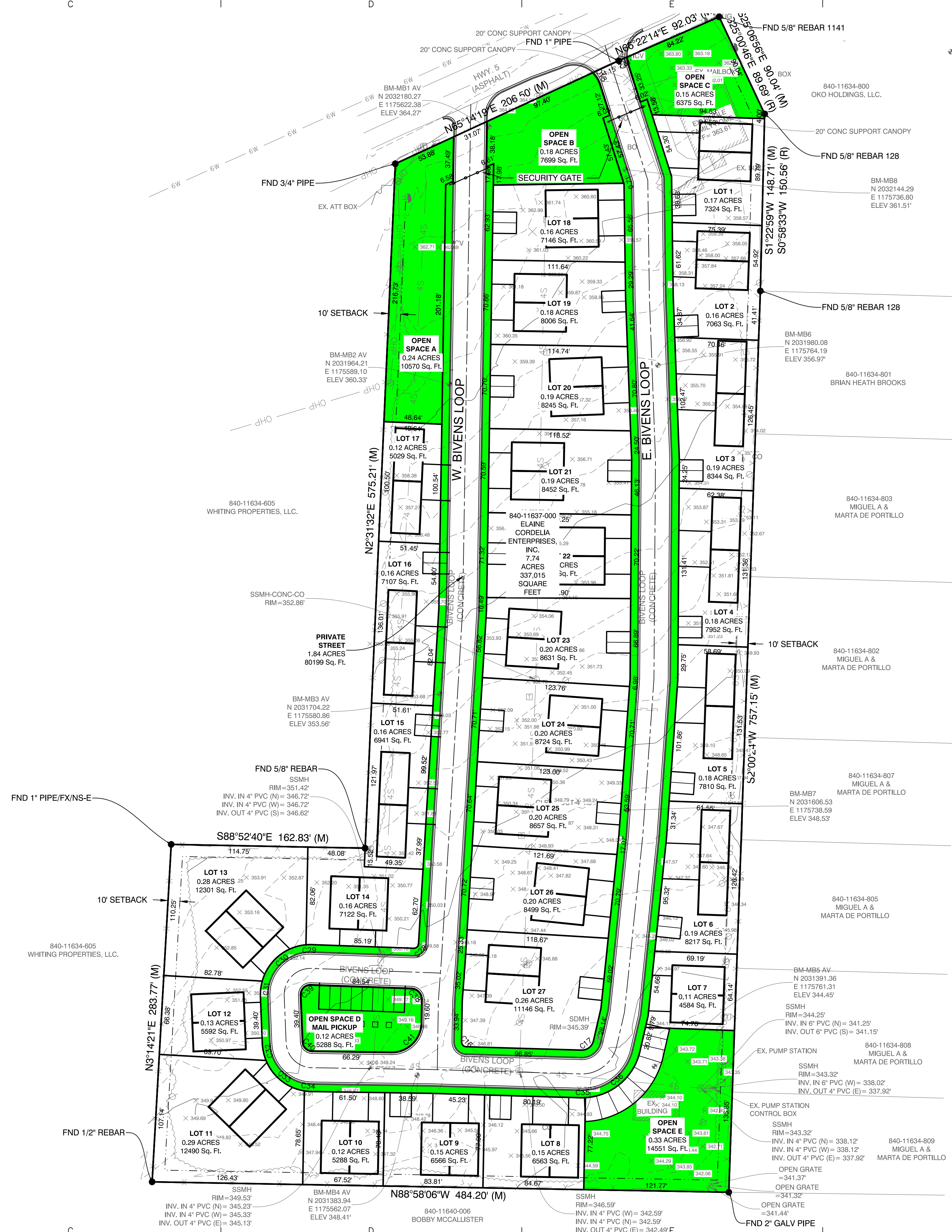
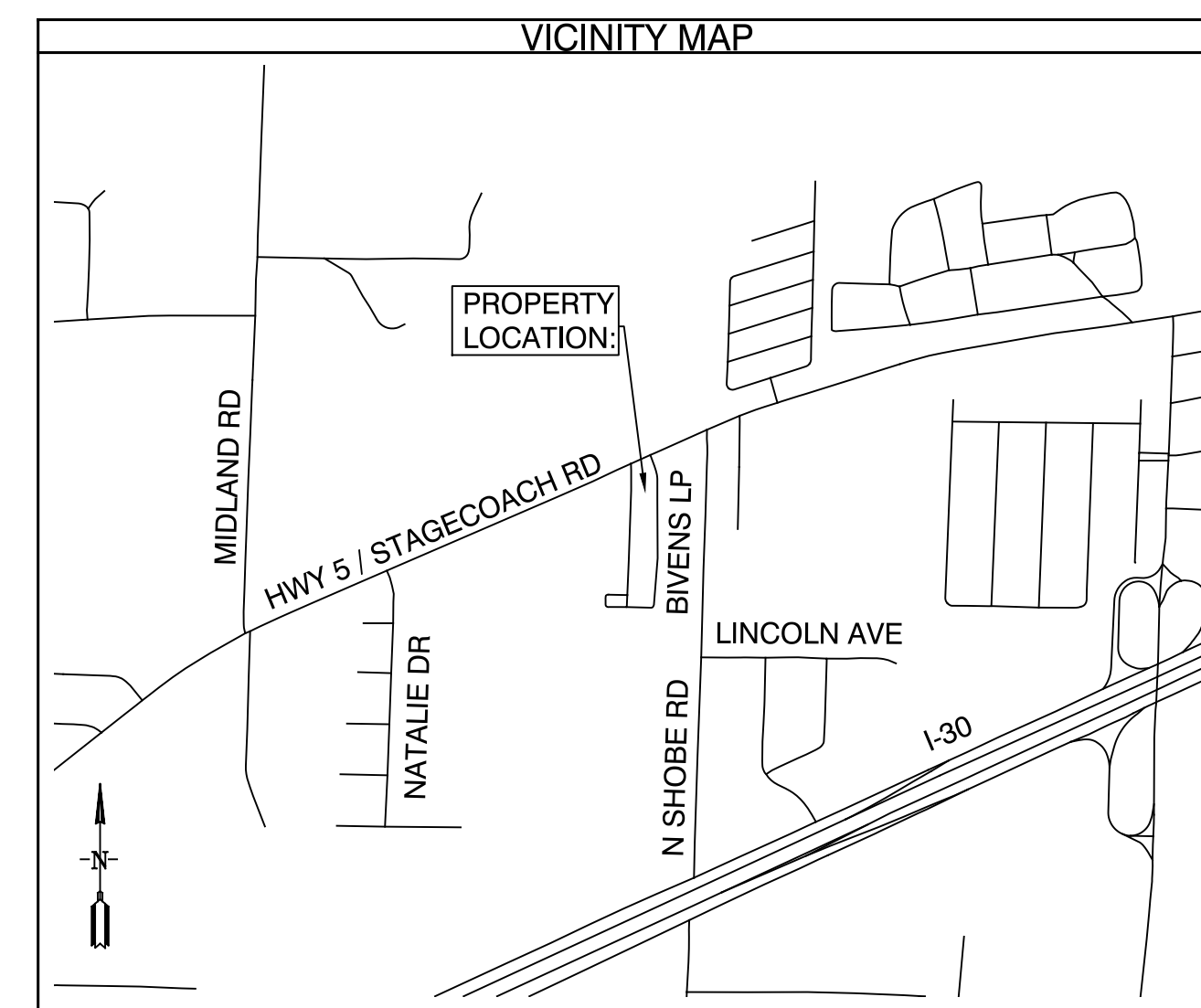
HOUSING UNITS = 54.882 ≈ 54

OPEN SPACE NEEDED = 6.098 X 0.15 ≈ 0.92 ACRES

ACTUAL OPEN SPACE = 1.48 ACRES

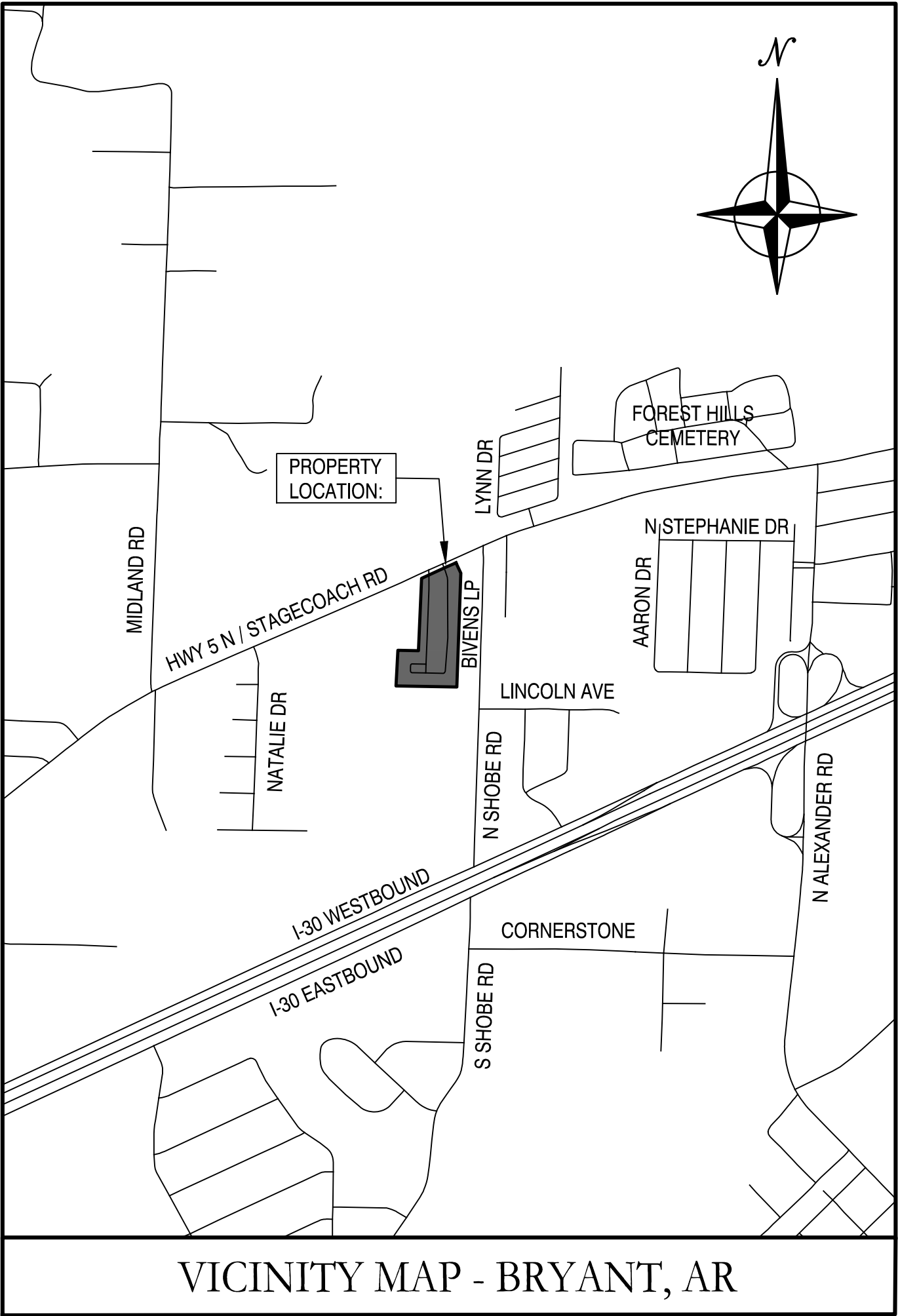
PROPERTY DESCRIPTION

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



BY	
REVISION	
DATE	
<p>Designing our client's success</p> <p>GarNat Engineering, LLC</p> <p>P.O. Box 116 Bryant, AR 72018 Ph: (501) 408-4650 garnatengineering@gmail.com</p>	
<p>STONE LUXURY LIVING</p> <p>PLANNED UNIT DEVELOPMENT</p> <p>CITY OF BRYANT</p> <p>SALINE COUNTY, ARKANSAS</p>	
CONTENTS:	
SITE PLAN	
PROJECT NO:	22070
DATE:	JUNE 2022
SHEET NO:	C1.0

STONE LUXURY LIVING CITY OF BRYANT SALINE COUNTY, ARKANSAS



Prepared by:
GarNat Engineering, LLC

Designing our client's success
www.garnatengineering.com

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

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



ARKANSAS



07-20-2022

DRAWING INDEX:

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

PLAT CERTIFICATES:

OWNER: Elaine Cordelia Enterprises, Inc.
DEVELOPER: Elaine Cordelia Enterprises, Inc.
Name: Elaine Cordelia Enterprises, Inc. **Name:** Elaine Cordelia Enterprises, Inc.
Address: 206 West Dallas Street, Conroe, TX 77301 **Address:** 206 West Dallas Street, Conroe, TX 77301

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

Date: _____ Signed: _____
 James Carter
 Elaine Cordelia Enterprises, Inc.

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

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:
 I, Vernon J. Williams, hereby certify that this plat correctly represents a survey and a plan made by me or under my supervision; that all monuments shown hereon actually exist and their locations, size, type, and material are correctly shown; and that all requirements of the City of Bryant Subdivision Rules and Regulations have been fully complied with.

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

CERTIFICATE OF RECORDING:

Date: _____ Signed: _____

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

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

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

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

PROPERTY SPECIFICATIONS:

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

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

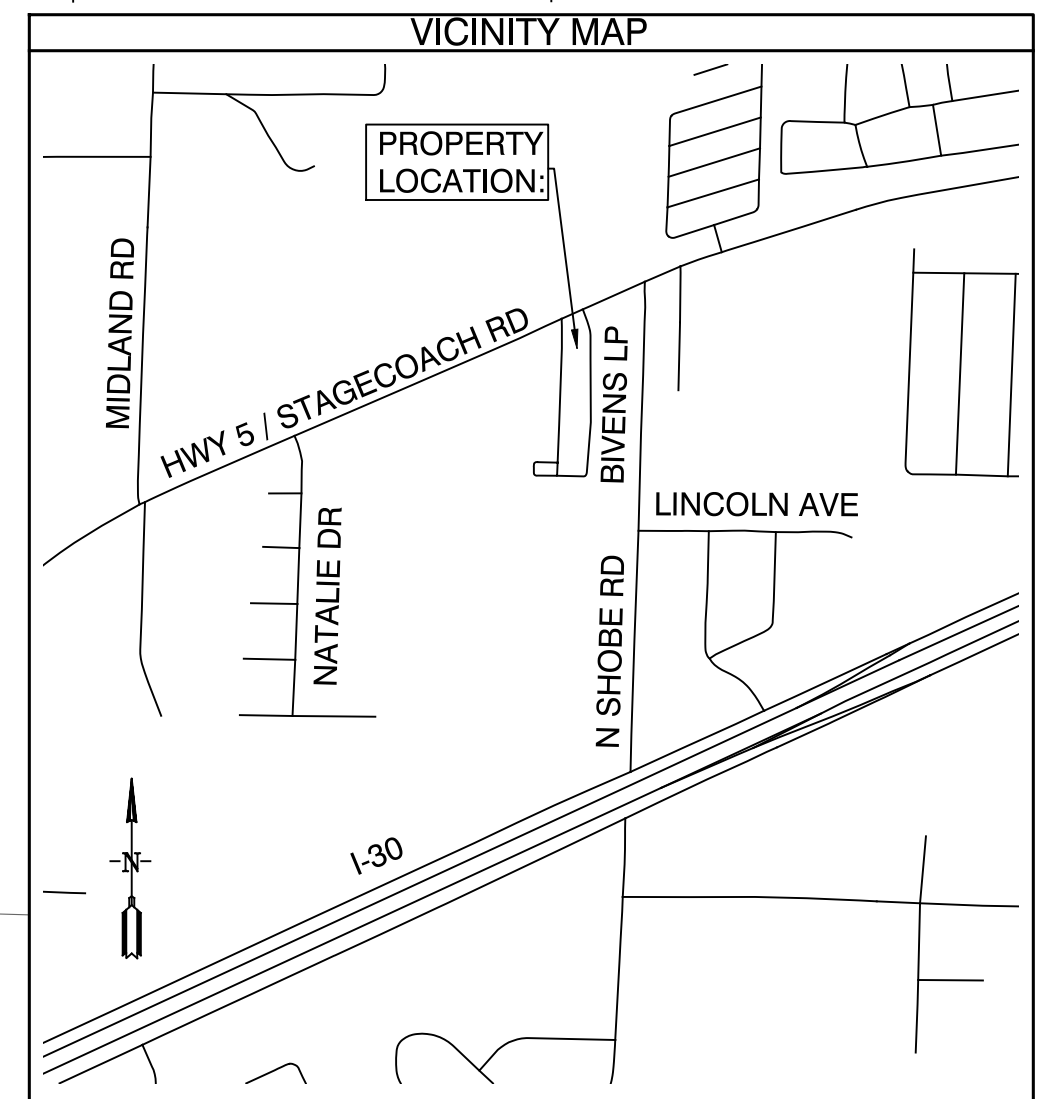
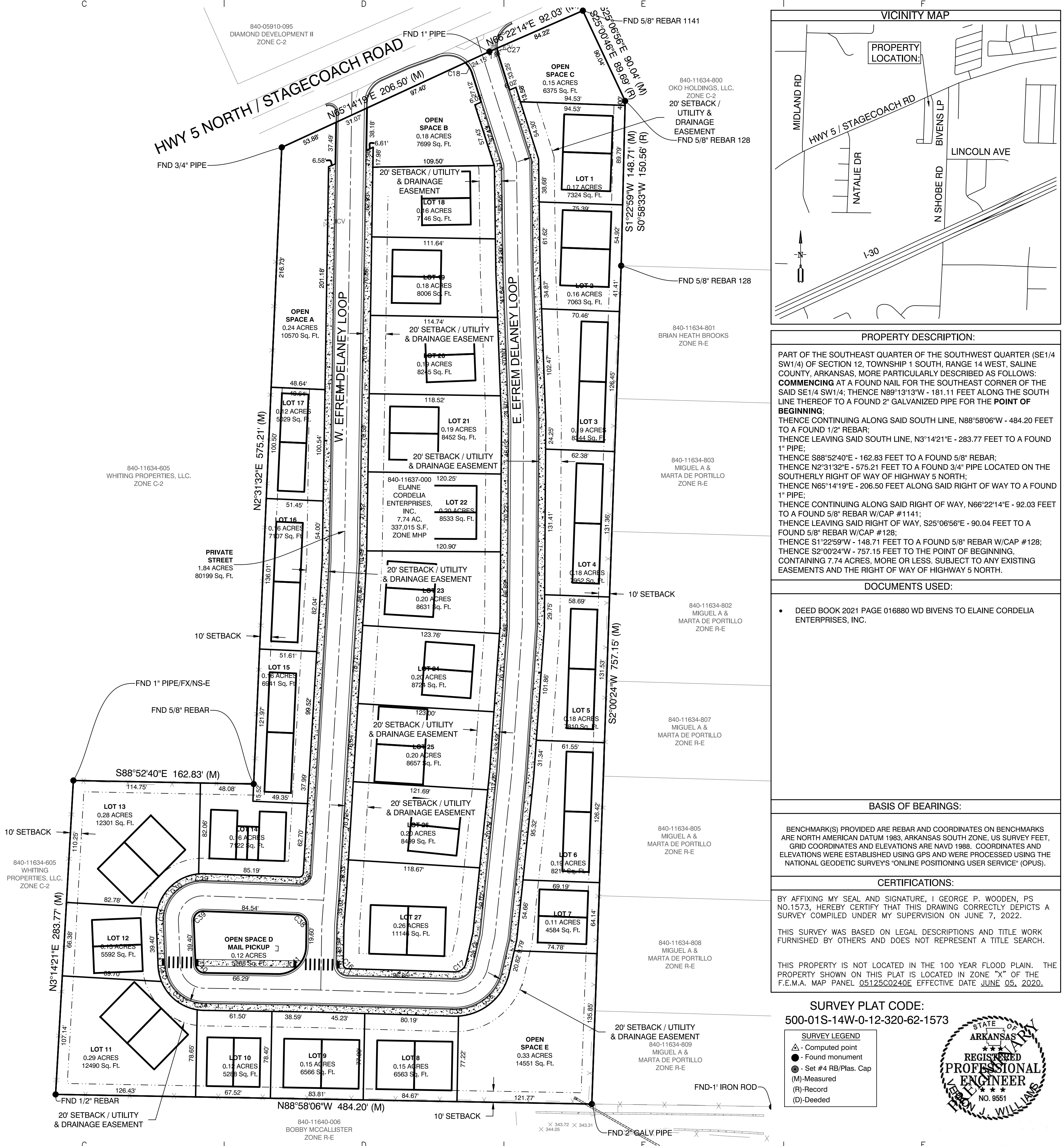
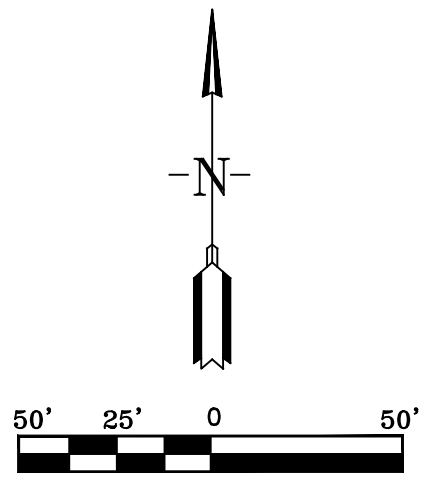
BUILDING SETBACKS:
 FRONT - 20'
 EXTERIOR - 10'

EASEMENTS:
 FRONT - 20'

LOT CORNERS: SET #4 REBAR WITH CAP

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

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



PROPERTY DESCRIPTION:

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

DOCUMENTS USED:

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

BASIS OF BEARINGS:

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

CERTIFICATIONS:

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

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

THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "X" OF THE F.E.M.A. MAP PANEL Q5125C0240E EFFECTIVE DATE JUNE 05, 2020.

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

SURVEY LEGEND

- ▲ - Computed point
- - Found monument
- - Set #4 RB/Plas. Cap
- (M) - Measured
- (R) - Record
- (D) - Deeded

REGISTERED PROFESSIONAL ENGINEER
 NO. 9551
 VERNON J. WILLIAMS

BY _____

REVISION _____

DATE _____

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

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

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

CONTENTS:
PRELIMINARY PLAT

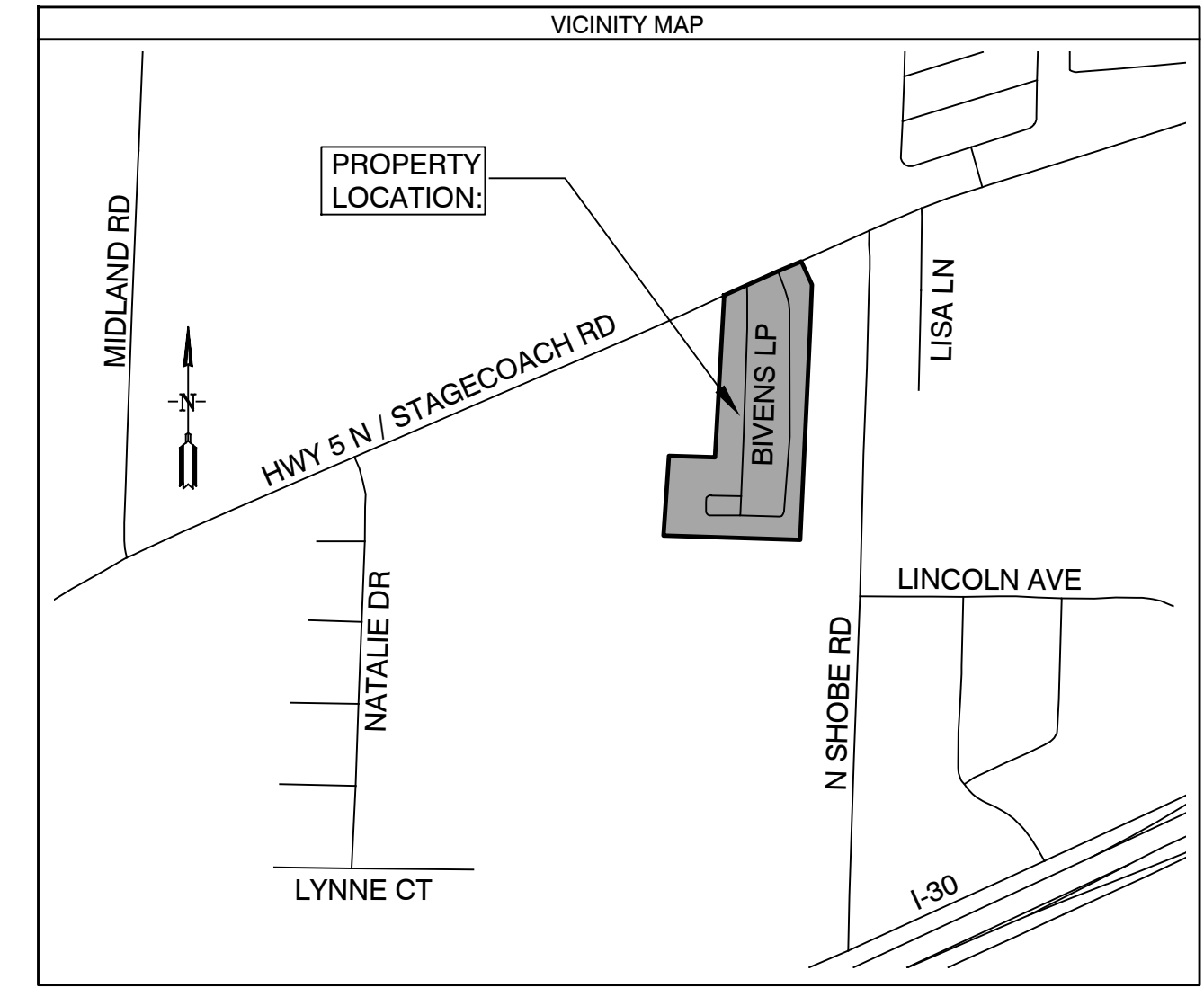
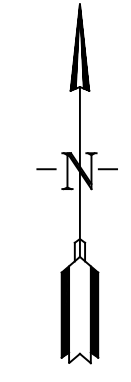
PROJECT NO:
 22070

DATE:
 JUNE 2022

SHEET NO:
V1.0

SURVEY LEGEND

▲	- Found monument
●	- Computed point
○	- Set #4 RB/Plas. Cap
(M)	- Measured
(R)	- Recorded Survey
(P)	- Platted



PROPERTY DESCRIPTION:

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

DOCUMENTS USED:

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

BASIS OF BEARINGS:

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

CERTIFICATIONS:

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

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

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

FOR USE & BENEFIT OF:

ELAINE CORDELIA ENTERPRISES, INC.

BY	
REVISION	
DATE	

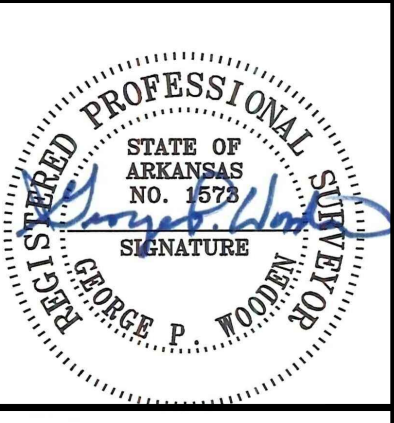
Designing our client's success

GarNat Engineering, LLC
 3825 Mt Carmel Rd
 Bryant, AR 72022
 garnatengineering@gmail.com

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

FOR USE & BENEFIT OF:

ELAINE CORDELIA ENTERPRISES, INC.



6-7-22

CONTENTS:

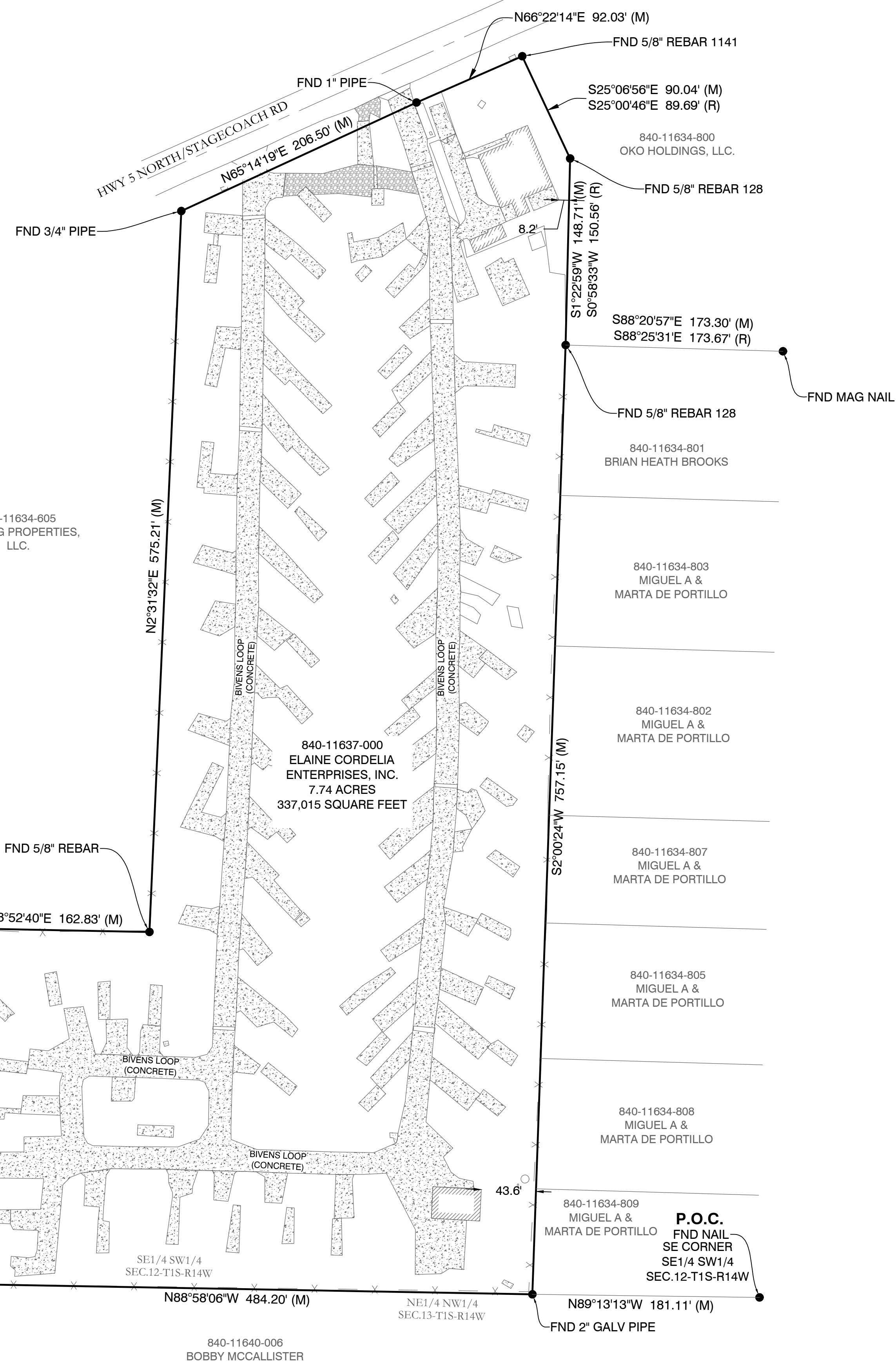
BOUNDARY SURVEY

PROJECT NO:
22070

DATE:
JUNE 7, 2022

SHEET NO:

V2.0



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

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

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

HOUSING UNITS = 9 X 6.098

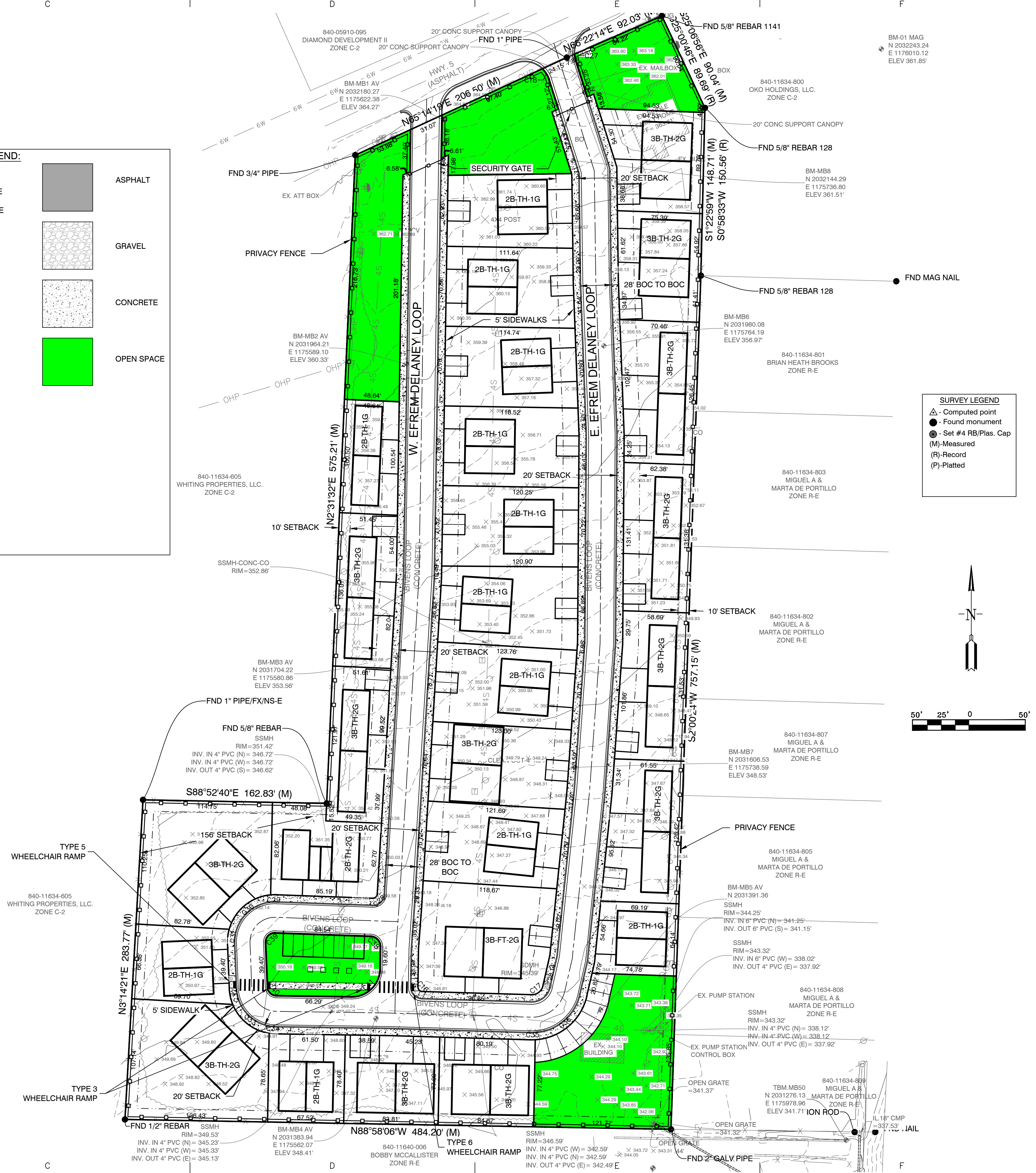
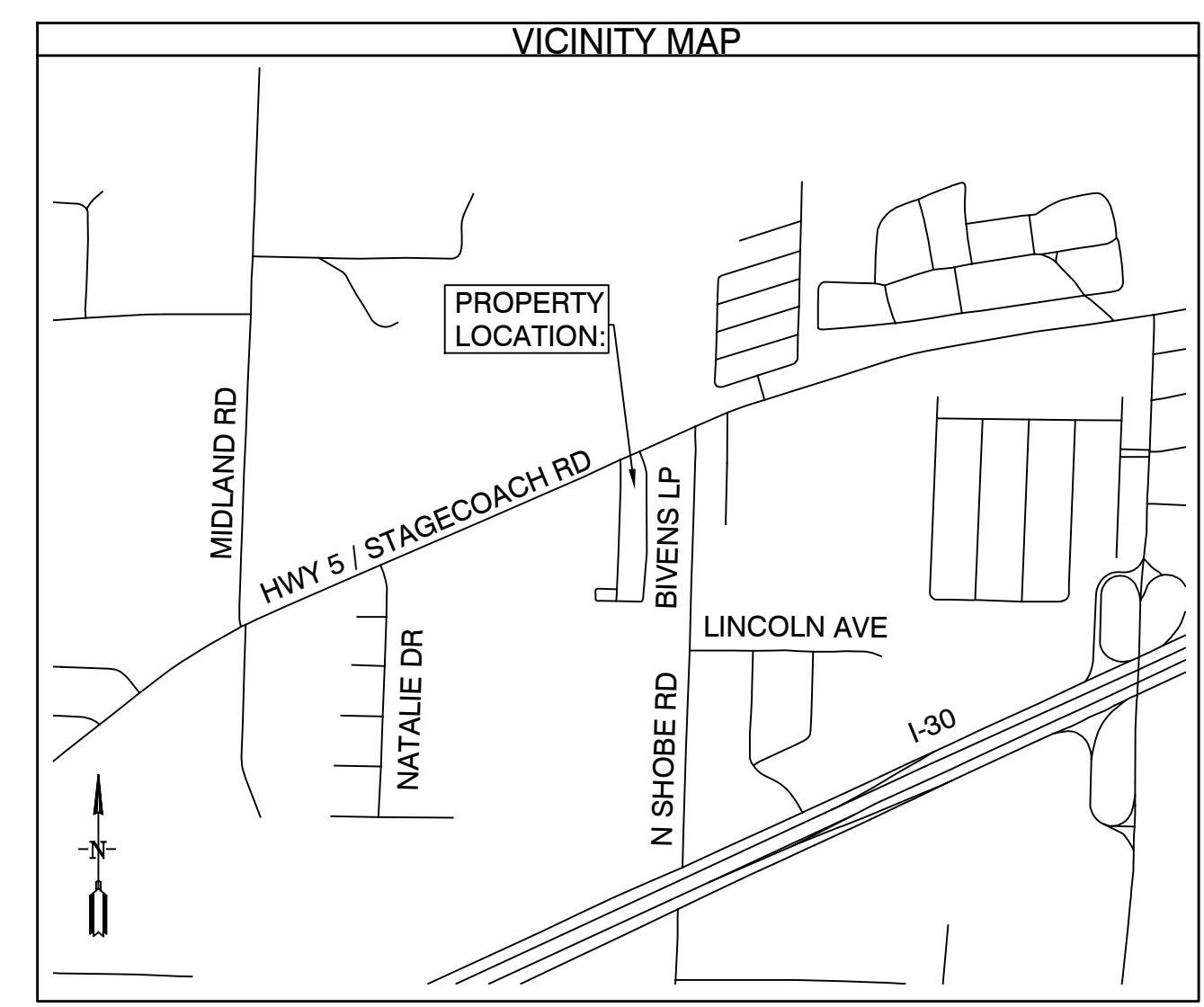
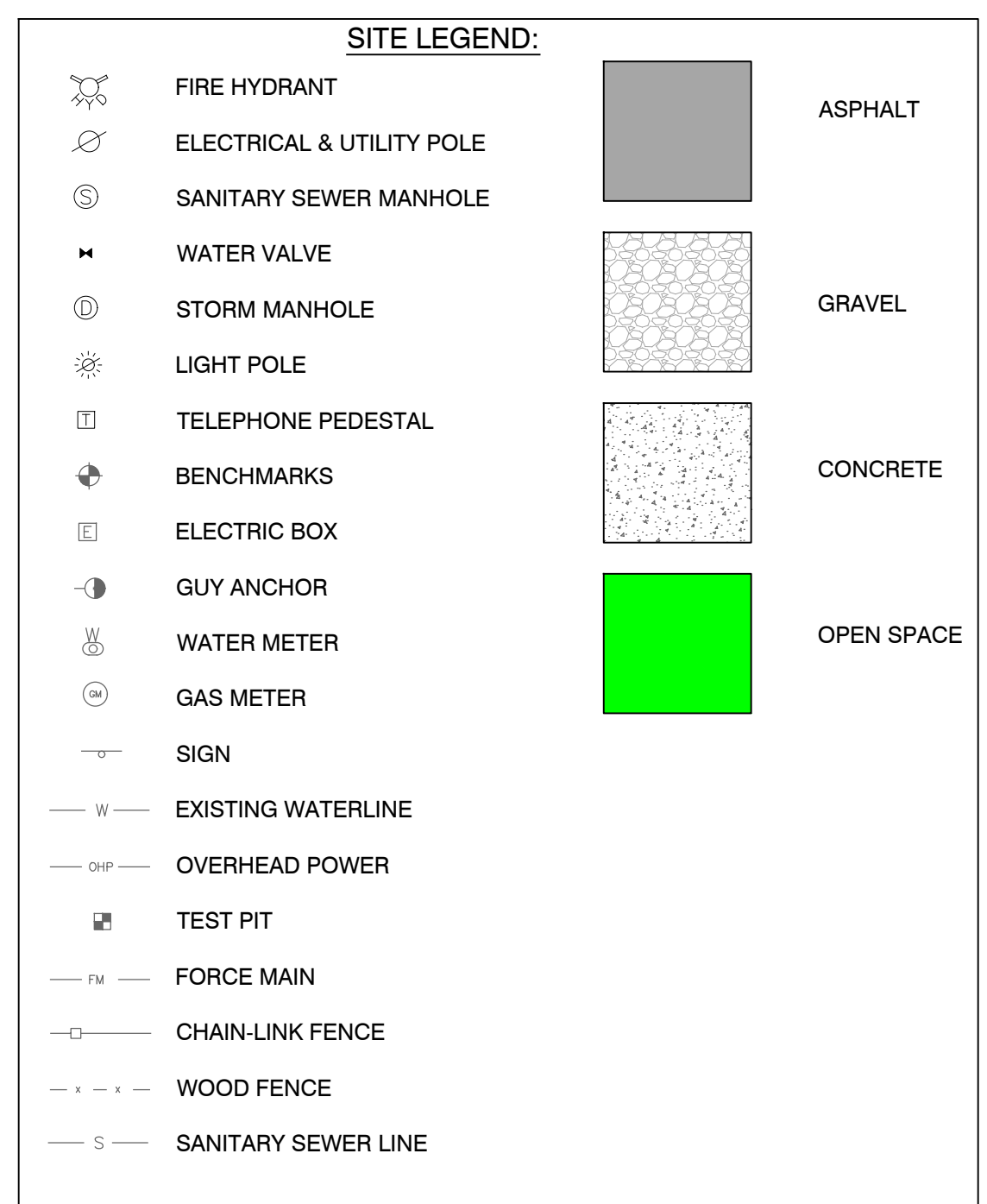
HOUSING UNITS = 54.882 ≈ 54

OPEN SPACE NEEDED = 7.474 X 0.15 ≈ 1.12 ACRES

ACTUAL OPEN SPACE = 1.48 ACRES

PROPERTY DESCRIPTION

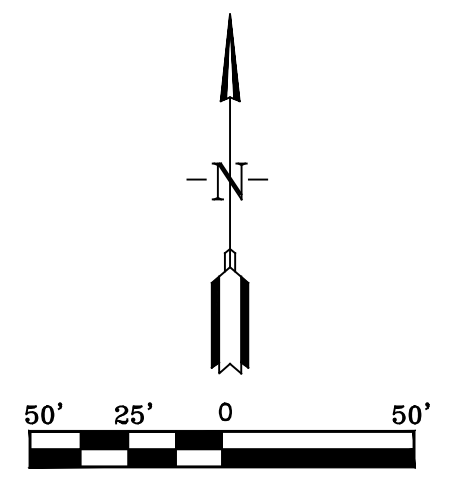
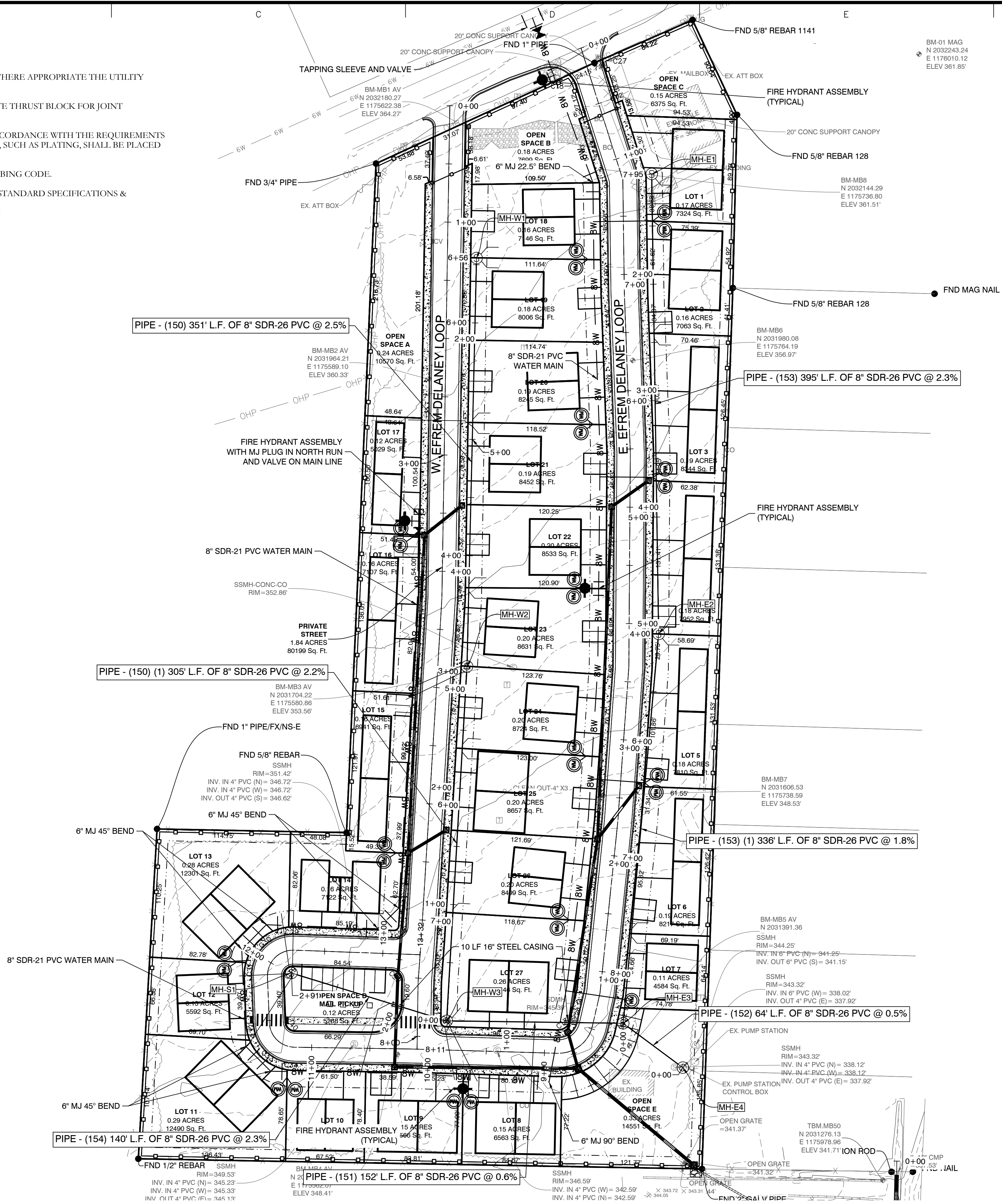
PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 SW1/4) OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND NAIL FOR THE SOUTHEAST CORNER OF THE SAID SE1/4 SW1/4; THENCE N89°13'13"W - 181.11 FEET ALONG THE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



BY	
REVISION	
DATE	
<p>Designing our client's success</p> <p>GarNat Engineering, LLC</p> <p>3825 Mt. Carmel Rd Bryant, AR 72028 garnateengineering@gmail.com</p>	
<p>STONE LUXURY LIVING</p> <p>PLANNED UNIT DEVELOPMENT</p> <p>CITY OF BRYANT</p> <p>SALINE COUNTY, ARKANSAS</p>	
CONTENTS:	07-20-2022
	SITE PLAN
PROJECT NO:	22070
DATE:	JUNE 2022
SHEET NO:	C1.0

NOTES:

- BURIED UTILITIES ARE LOCATED AT THE SITE. CONTACT ARKANSAS ONE CALL & WHERE APPROPRIATE THE UTILITY COMPANIES PRIOR TO DIGGING.
- ALL UNRESTRAINED WATER LINE FITTINGS SHALL BE INSTALLED WITH A CONCRETE THRUST BLOCK FOR JOINT RESTRAINT.
- 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.
- ALL WATER AND SEWER UTILITY WORK SHALL COMPLY WITH THE ARKANSAS PLUMBING CODE.
- ALL WATER & SEWER LINE CONSTRUCTION SHALL COMPLY WITH CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS. FOR A COPY SEE THE WEBSITE
<https://www.cityofbryant.com/DocumentCenter/View/1161/Bryant-Specs-2015-FINAL-Rev?bidId=>



BM-01 MAG
N 2032243.24
E 1176010.12
ELEV 361.85'

BM-MB8
N 2032144.29
E 1175736.80
ELEV 361.51'

BM-MB6
N 2031980.08
E 1175764.19
ELEV 356.97'

BM-MB7
N 2031606.53
E 1175736.59
ELEV 348.53'

BM-MB5 AV
N 2031391.36
SSMH
RIM=344.25'
INV. IN 6" PVC (N) = 341.25'
INV. OUT 6" PVC (S) = 341.15'

SSMH
RIM=343.32'
INV. IN 6" PVC (W) = 338.02'
INV. OUT 4" PVC (E) = 337.92'

TBM MB50
N 2031276.13
E 1175978.98
ELEV 341.71'

BY	REVISION	DATE

GNE Designing our client's success
GarNat Engineering, LLC
P.O. Box 116
Benton, AR 72018
Ph: (501) 408-4650
garnativeering@gmail.com

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



07-20-2022

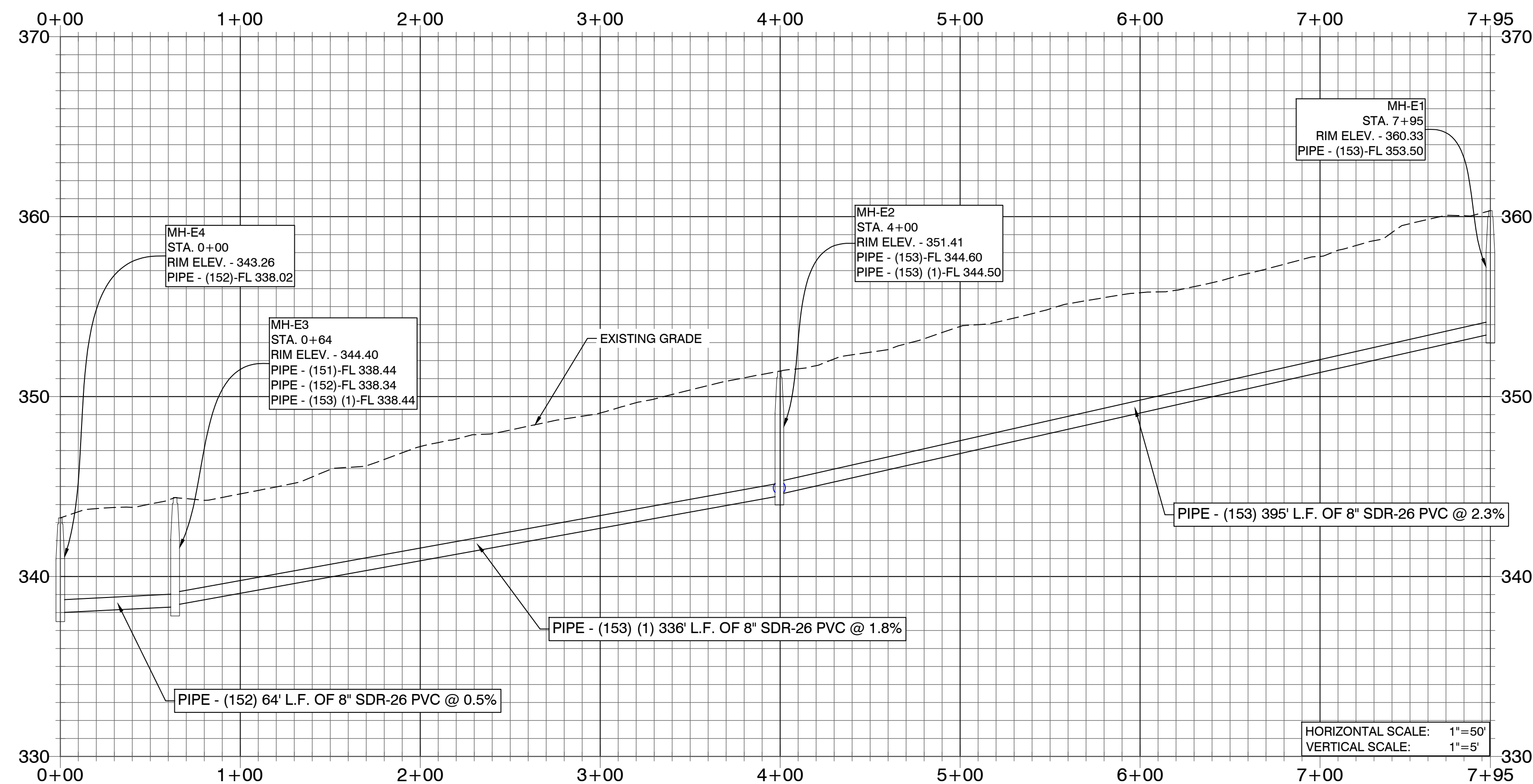
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UTILITY PLAN

PROJECT NO:
22070

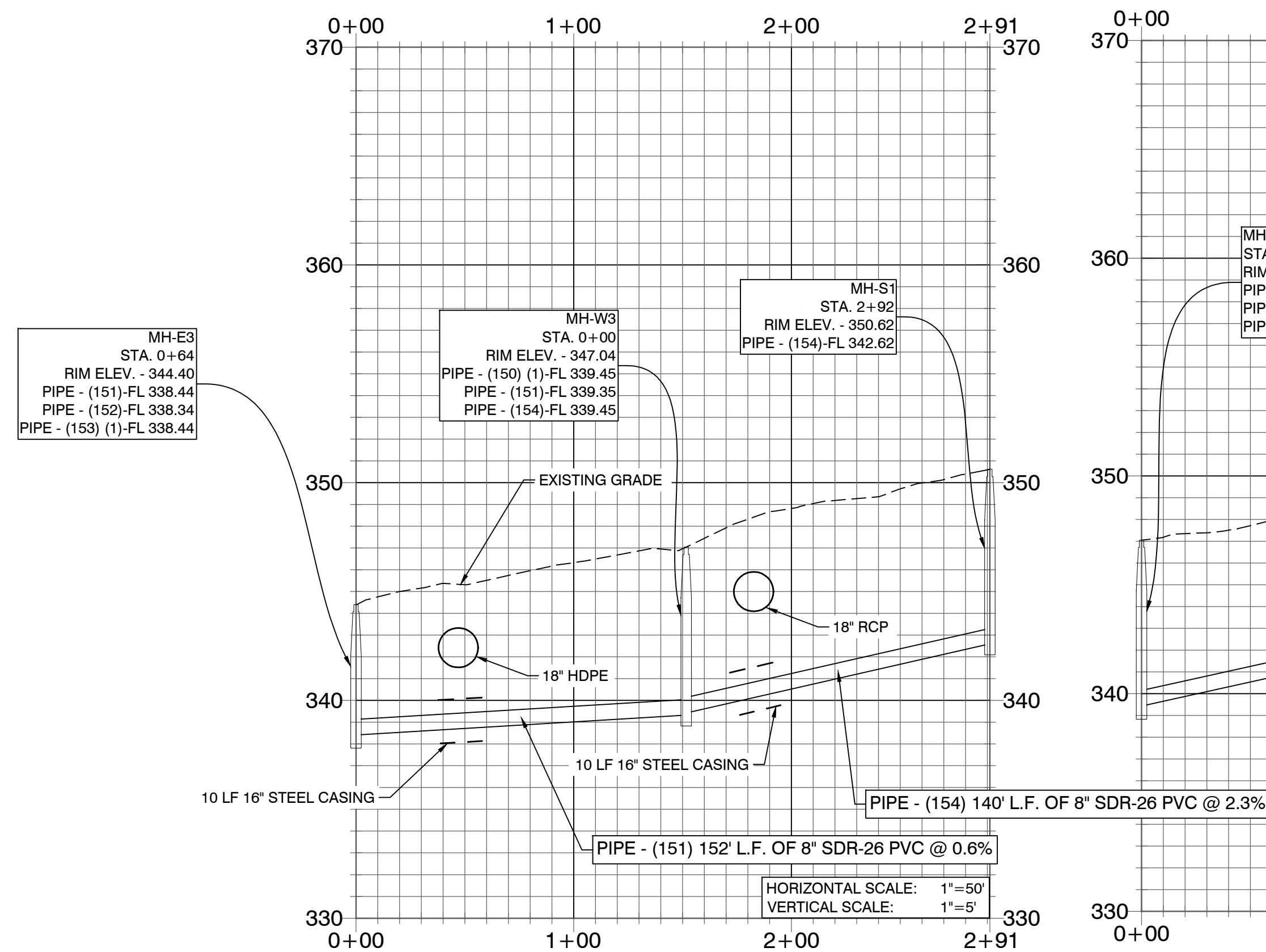
DATE:
JUNE 2022

SHEET NO:
C2.0

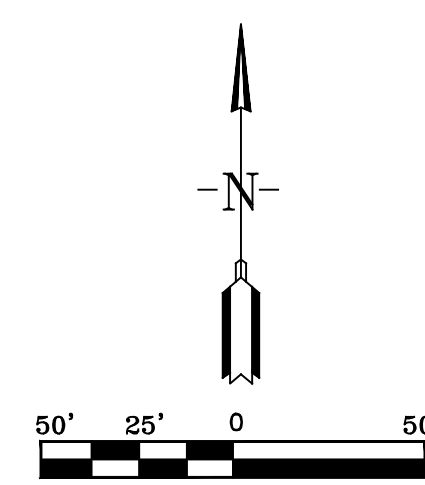
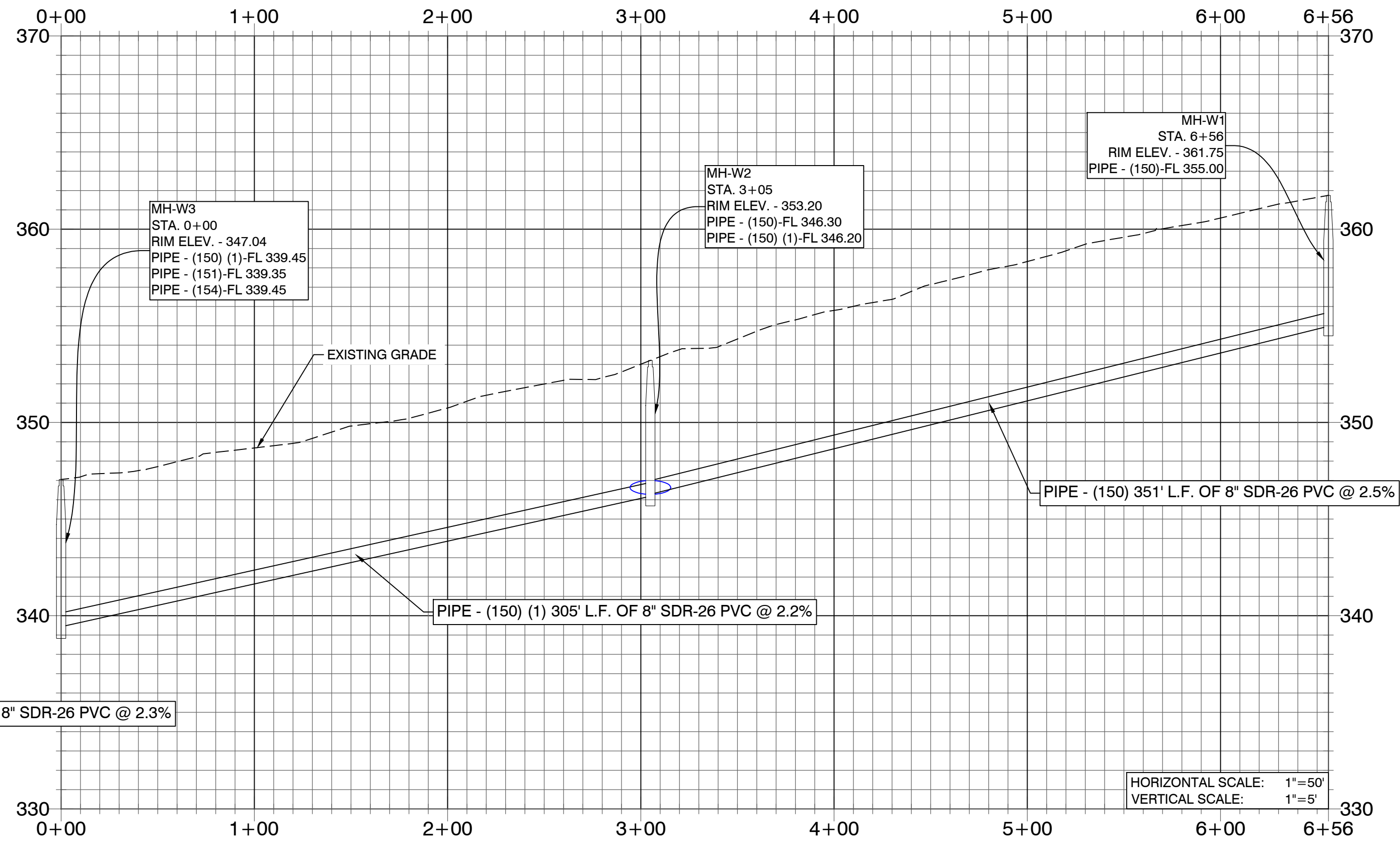
EAST SANITARY SEWER PROFILE



SOUTH SANITARY SEWER PROFILE



WEST SANITARY SEWER PROFILE

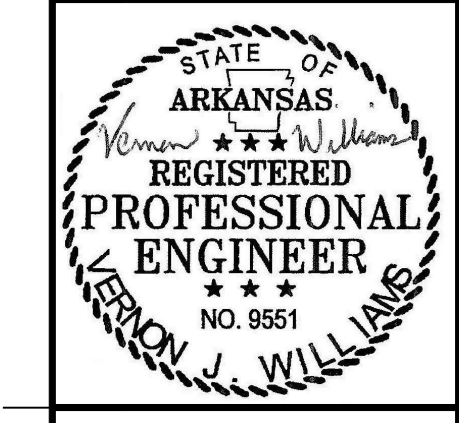


BY	DATE	REVISION

GNE Designing our client's success
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 P.O. Box 116
 Benton, AR 72018
 Ph (501) 408-4650

3825 Mt Carmel Rd
 Bryant, AR 72022
 gnatengineering@gmail.com

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



07-20-2022

CONTENTS:
 SANITARY SEWER PROFILES

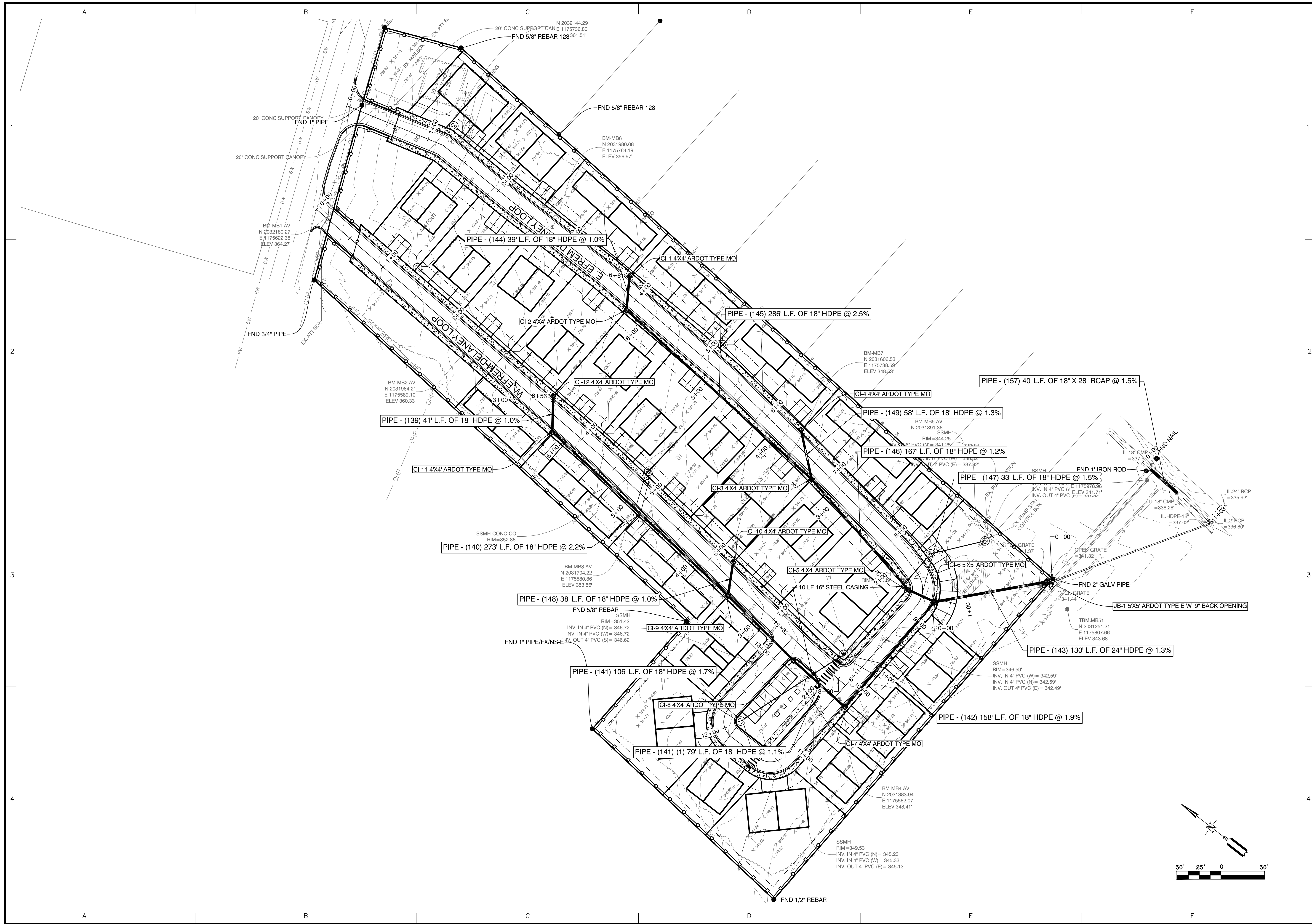
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 22070

DATE:
 JUNE 2022

SHEET NO:

C2.1

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NO.	DESCRIPTION	DATE	BY

GNE Designing our client's success
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P.O. Box 116
Benton, AR 72018
Ph (501) 408-4650

3825 Mt Carmel Rd
Bryant, AR 72022
garnatengineering@gmail.com

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



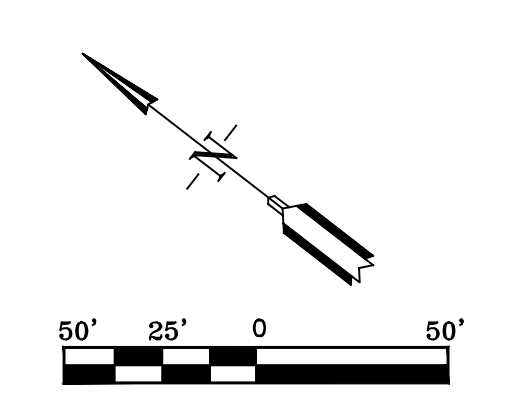
07-20-2022

CONTENTS:
**GRADING &
DRAINAGE
PLAN**

PROJECT NO:
22070

DATE:
JUNE 2022

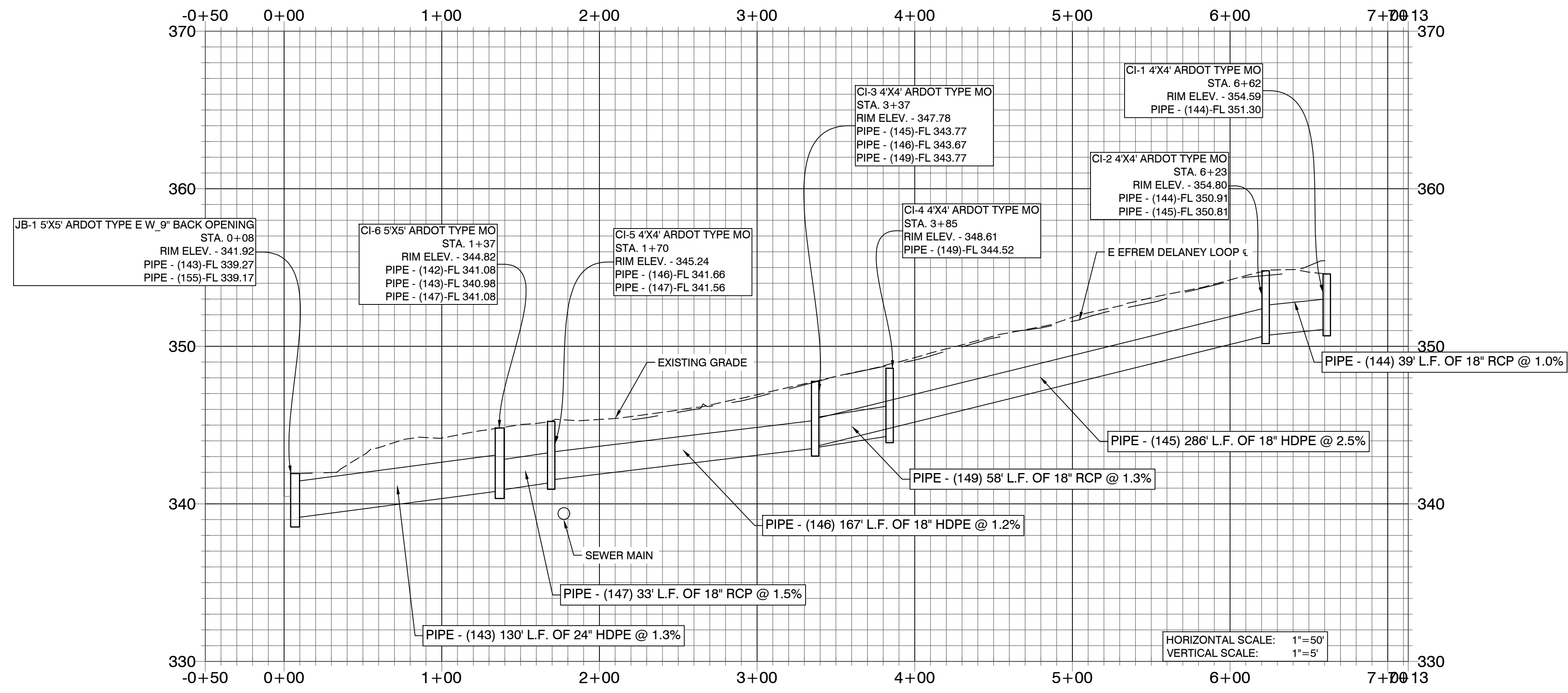
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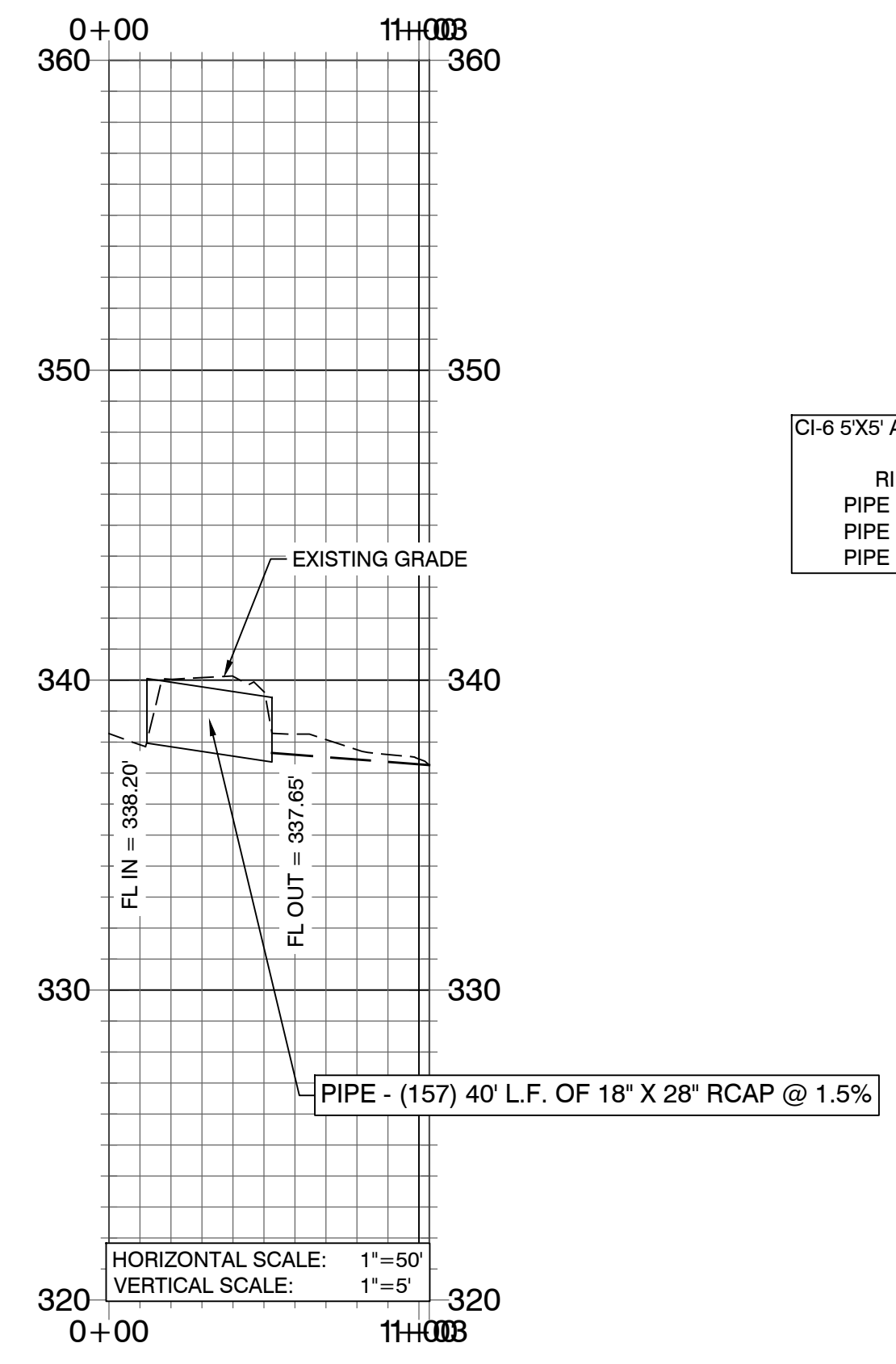
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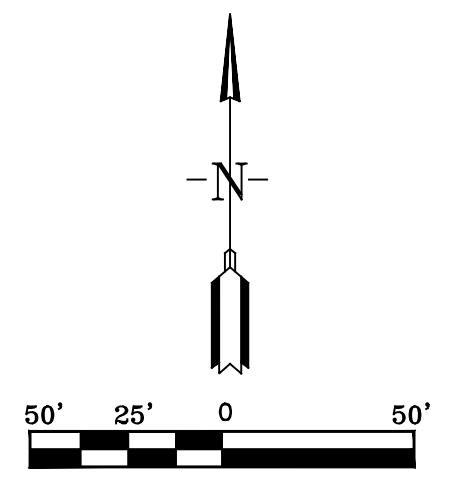
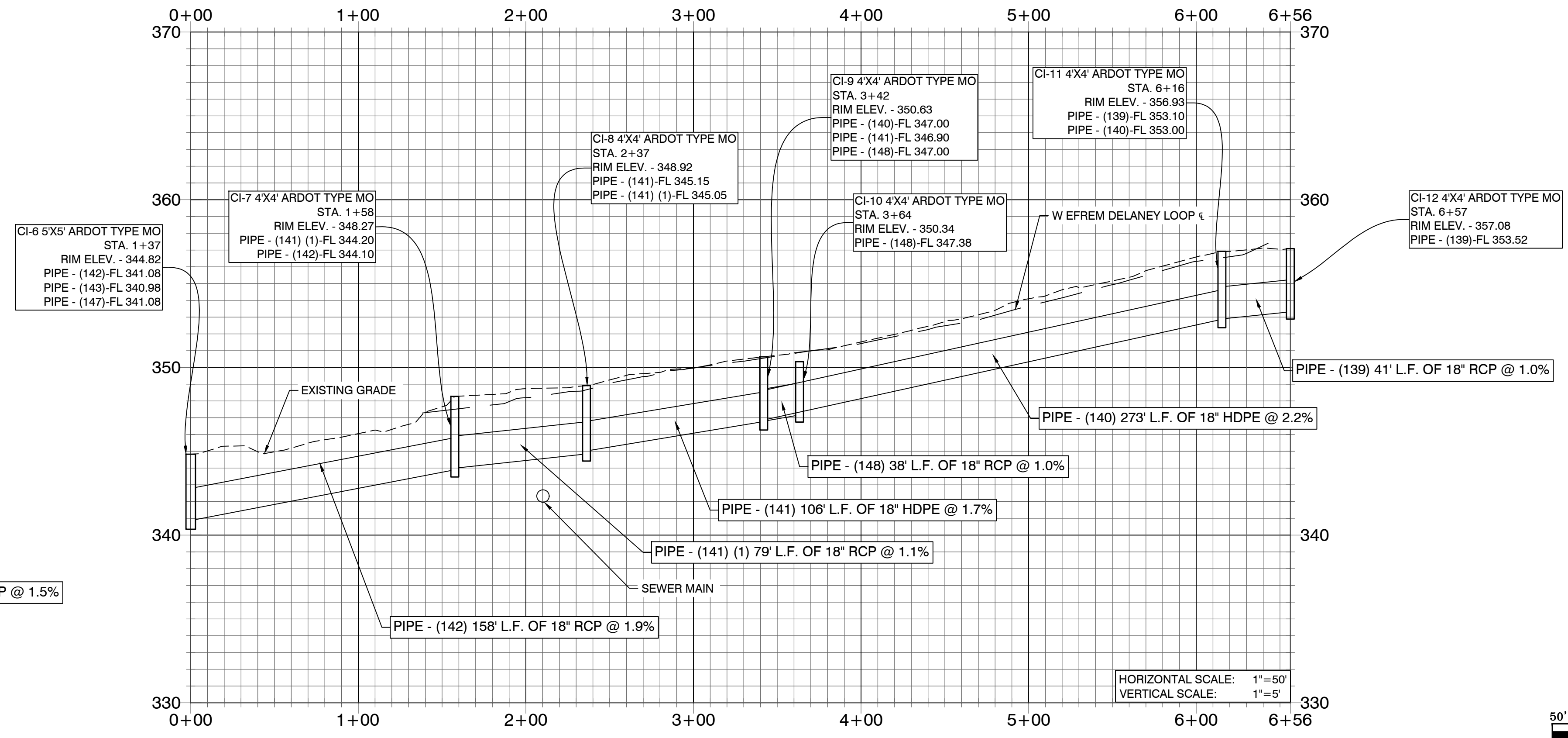
EAST SIDE PROFILE



GRAVEL DRIVEWAY CULVERT PROFILE



WEST SIDE PROFILE



BY	REVISION	DATE

GNE Designing our client's success
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 Benton, AR 72018
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 Bryant, AR 72022
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**STONE LUXURY LIVING
 PLANNED UNIT DEVELOPMENT
 CITY OF BRYANT
 SALINE COUNTY, ARKANSAS**

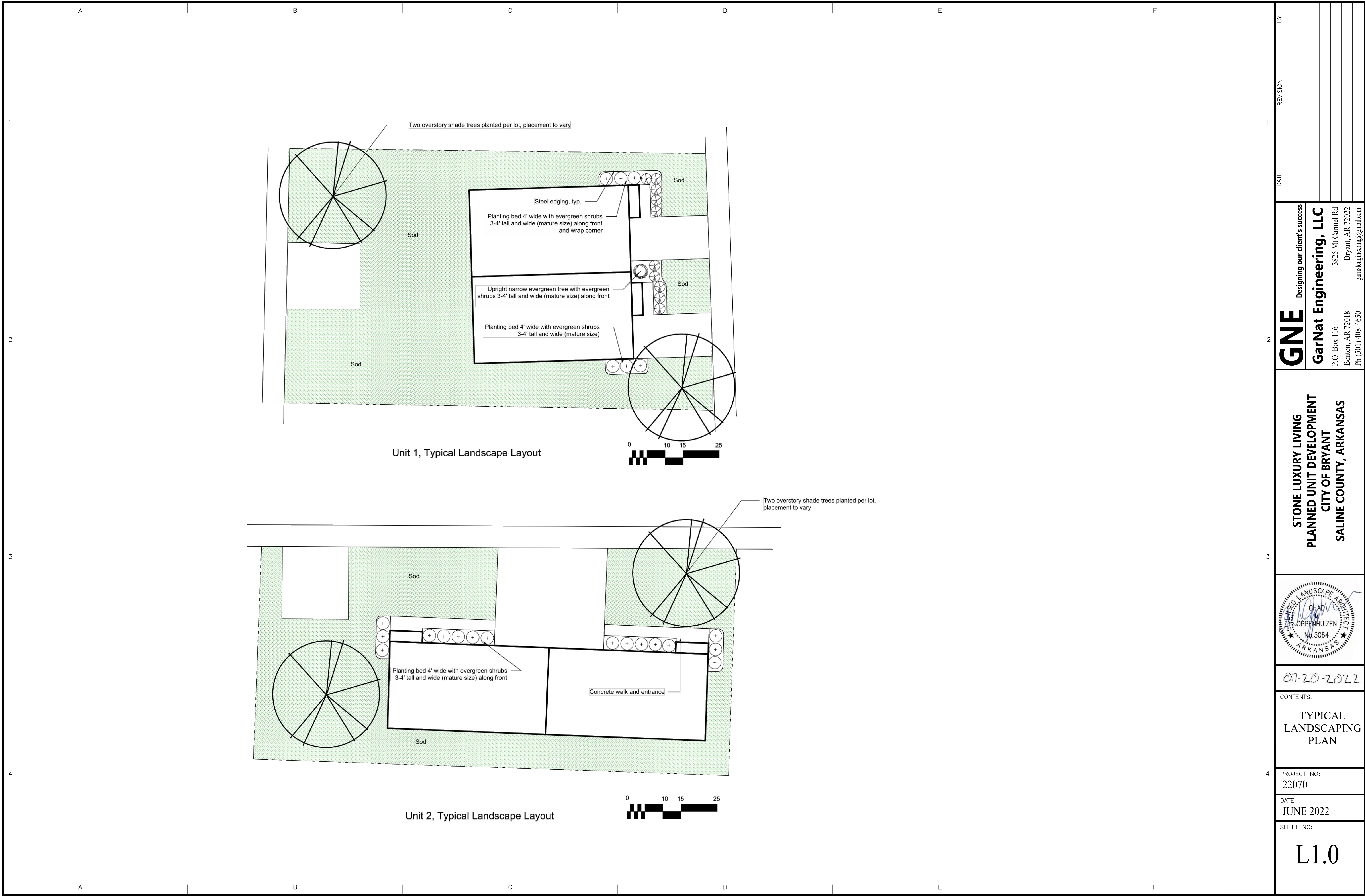


07-20-2022
 CONTENTS:
**DRAINAGE
 PROFILES**

PROJECT NO:
 22070
 DATE:
 JUNE 2022

SHEET NO:
C3.1

A B C D E F



Unit 1, Typical Landscape Layout

Unit 2, Typical Landscape Layout

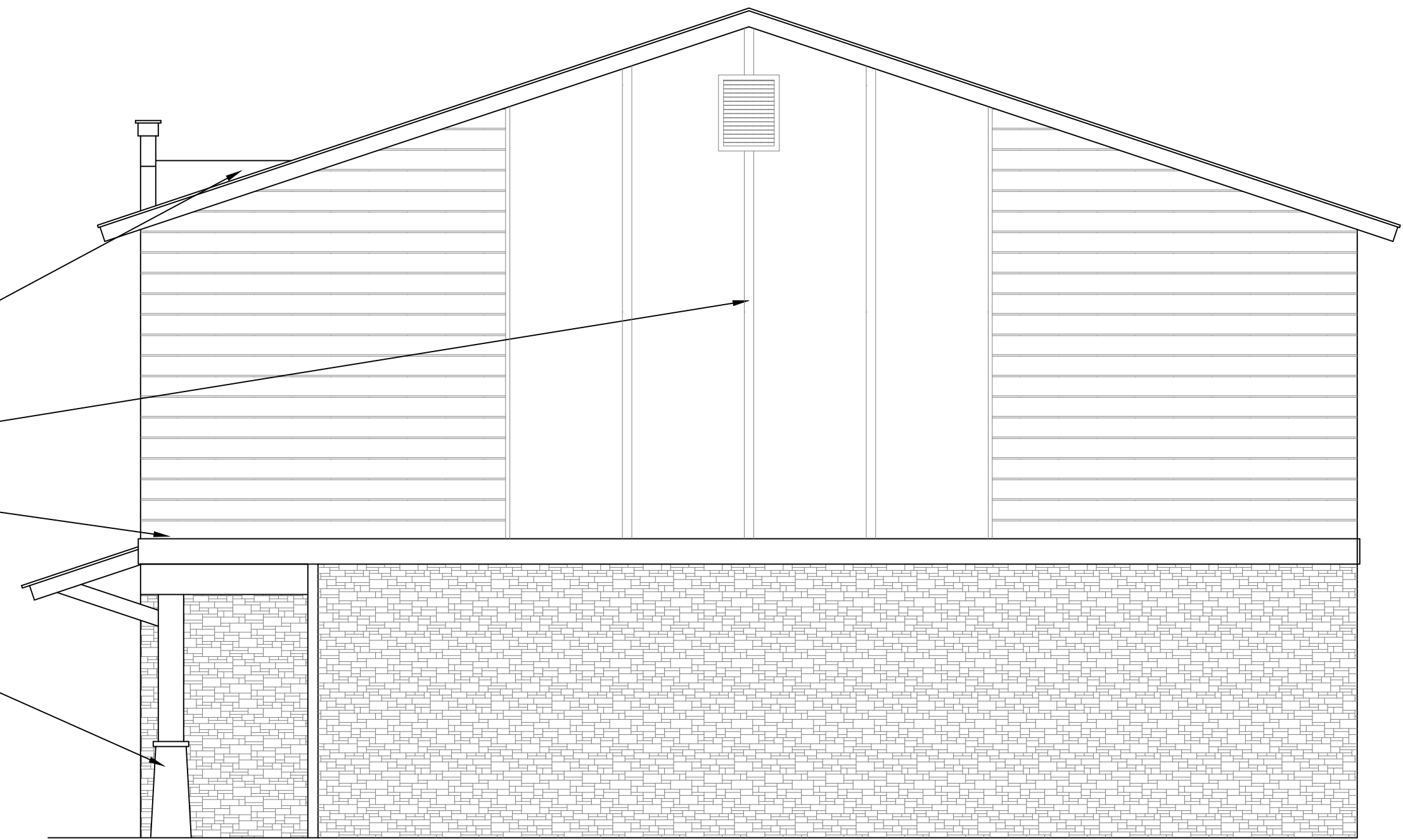
BY	
REVISION	
DATE	
STONE LUXURY LIVING PLANNED UNIT DEVELOPMENT CITY OF BRYANT SALINE COUNTY, ARKANSAS	
07-20-2022	
CONTENTS: TYPICAL LANDSCAPING PLAN	
PROJECT NO:	22070
DATE:	JUNE 2022
SHEET NO:	L1.0

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

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

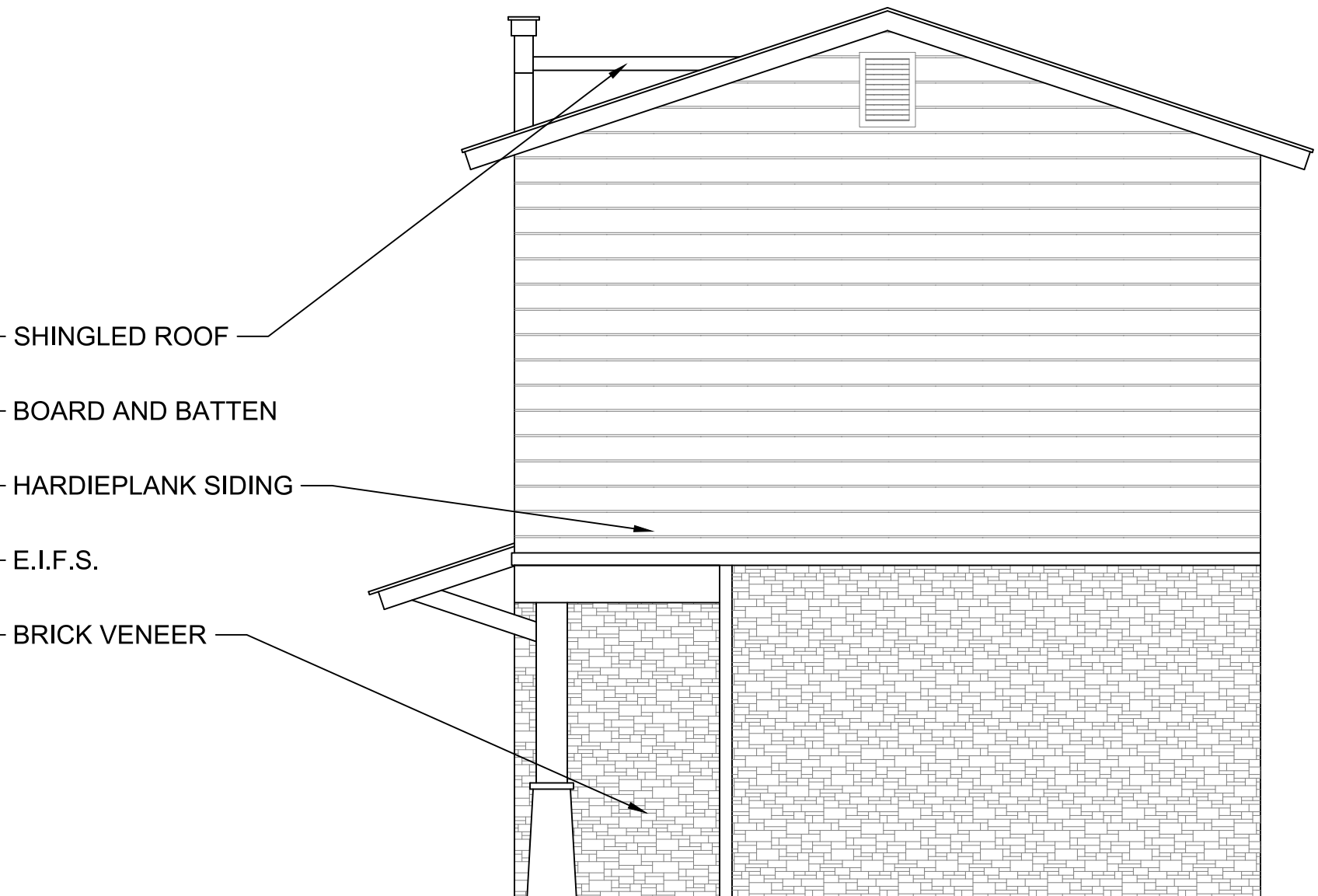


2B - 1H - 1G SIDE ELEVATION ————— SCALE: 1/4" = 1'-0"

SHINGLED ROOF
BOARD AND BATTEN
HARDIEPLANK SIDING
BRICK VENEER



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



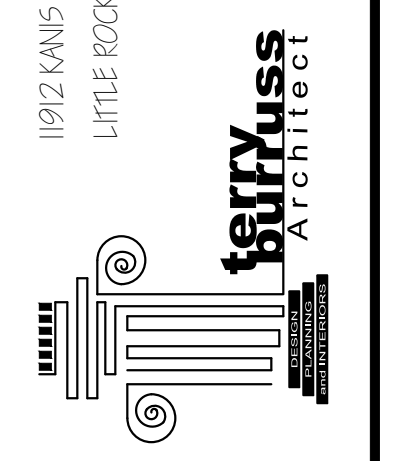
————— SCALE: 1/4" = 1'-0" SIDE ELEVATION ————— SCALE: 1/4" = 1'-0"

SHINGLED ROOF
BOARD AND BATTEN
HARDIEPLANK SIDING
E.I.F.S.
BRICK VENEER

#2217

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LITTLE ROCK, ARKANSAS, 72211
(OFFICE) 501-516-5676
(FAX) 501-516-5166
thead@terrilluss.com



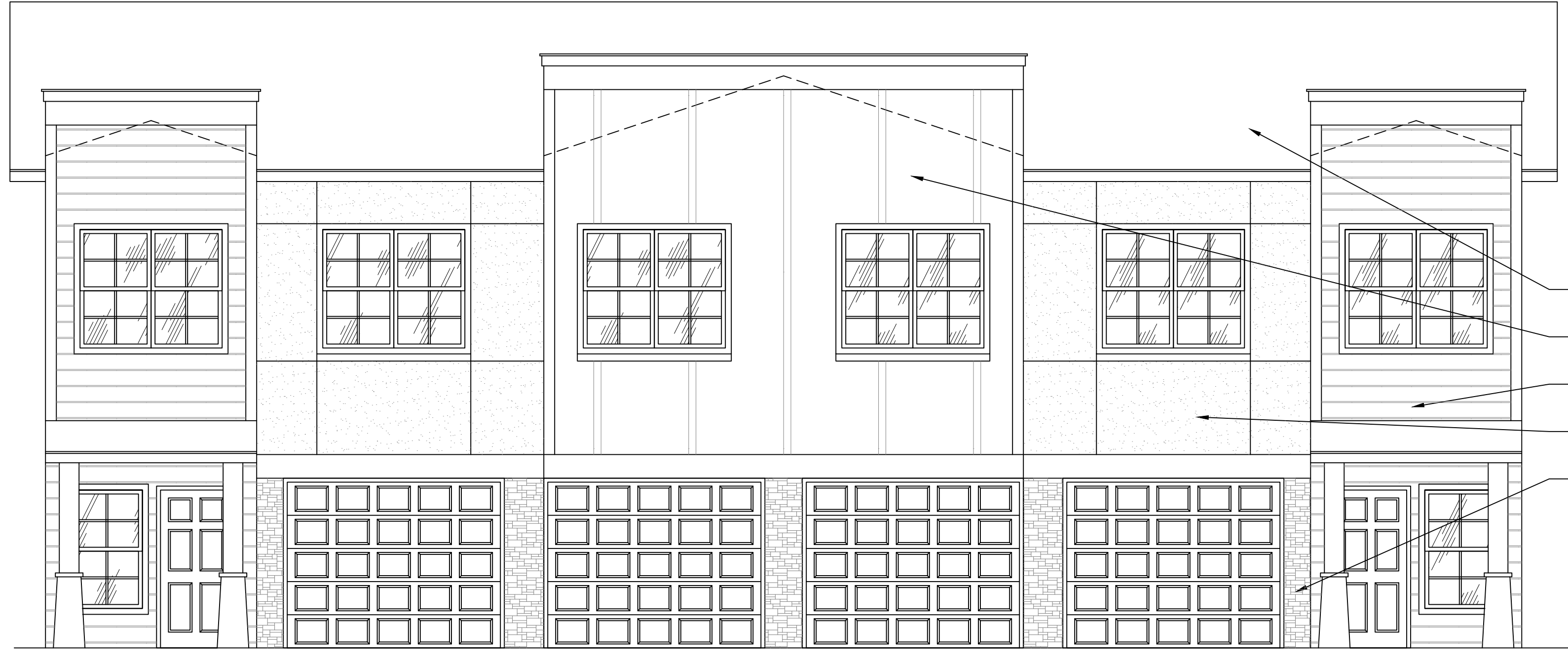
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CONCEPT ELEVATIONS

NEW DEVELOPMENT FOR:
STONE LUXURY LIVING
BRYANT, ARKANSAS

PROJECT # 2217
DATE: 07/19/2022

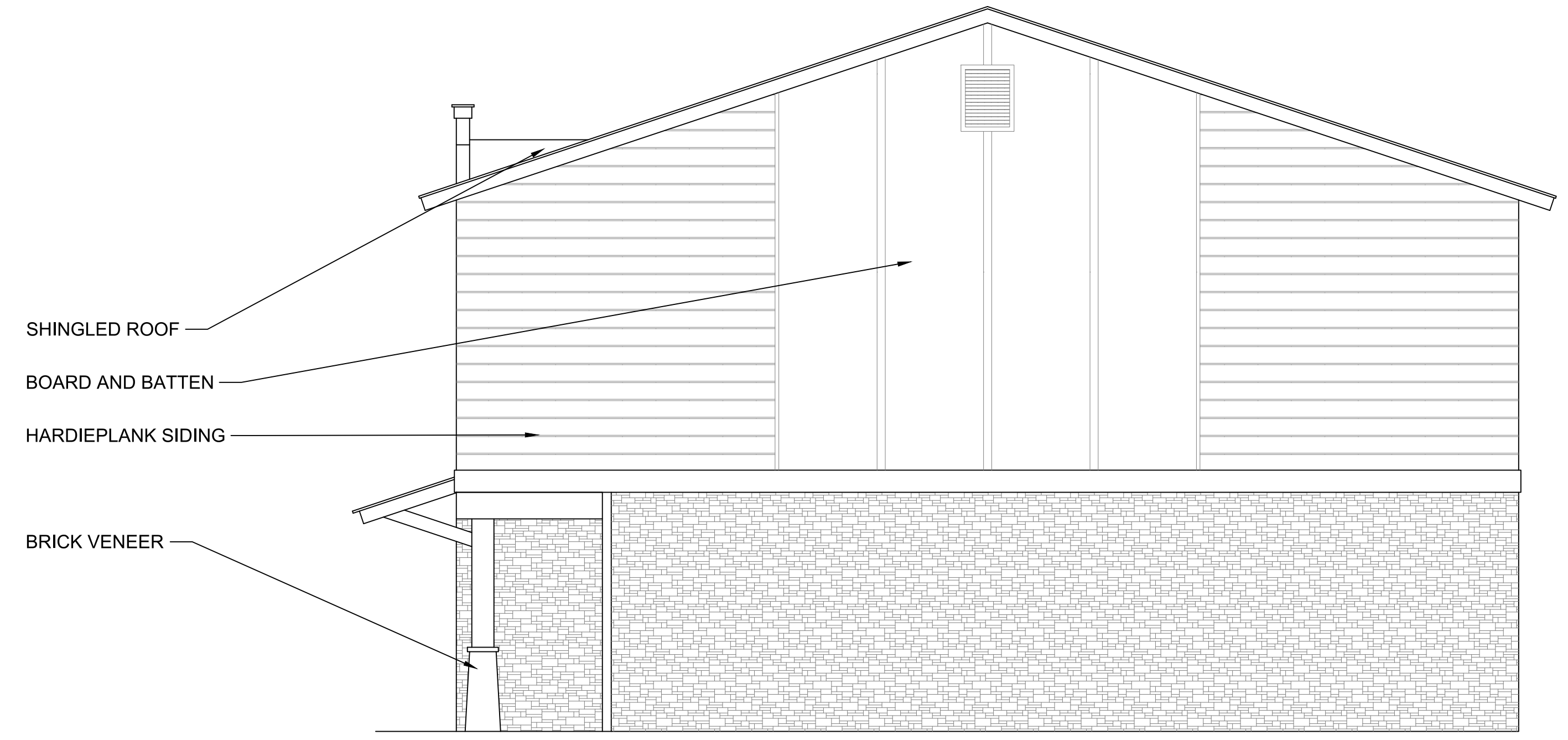
SHEET #
A 2.0

1 OF 2



- SHINGLED ROOF
- BOARD AND BATTEN
- HARDIEPLANK SIDING
- E.I.F.S.
- BRICK VENEER

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



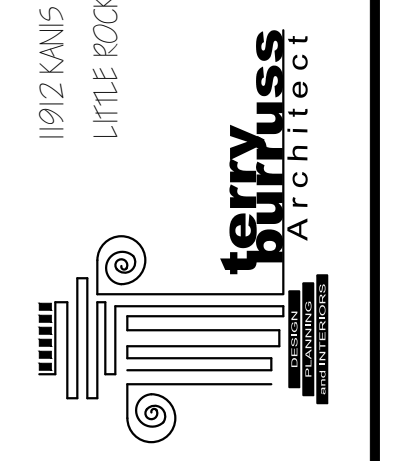
- SHINGLED ROOF
- BOARD AND BATTEN
- HARDIEPLANK SIDING
- BRICK VENEER

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

#2217

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1192 KANIS ROAD, SUITE F-8
LITTLE ROCK, ARKANSAS, 72211
(OFFICE) 501-516-5676
(FAX) 501-516-5166
thead@terryuss.com



SHEET TITLE:

CONCEPT ELEVATIONS

NEW DEVELOPMENT FOR:
STONE LUXURY LIVING
BRYANT, ARKANSAS

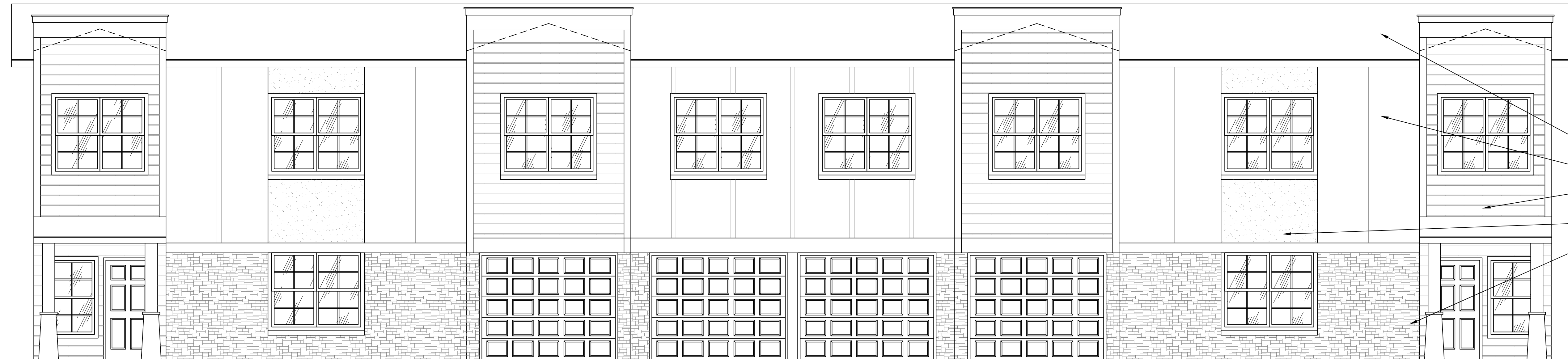
PROJECT # 2217

DATE: 07/19/2022

SHEET #

A 2.1

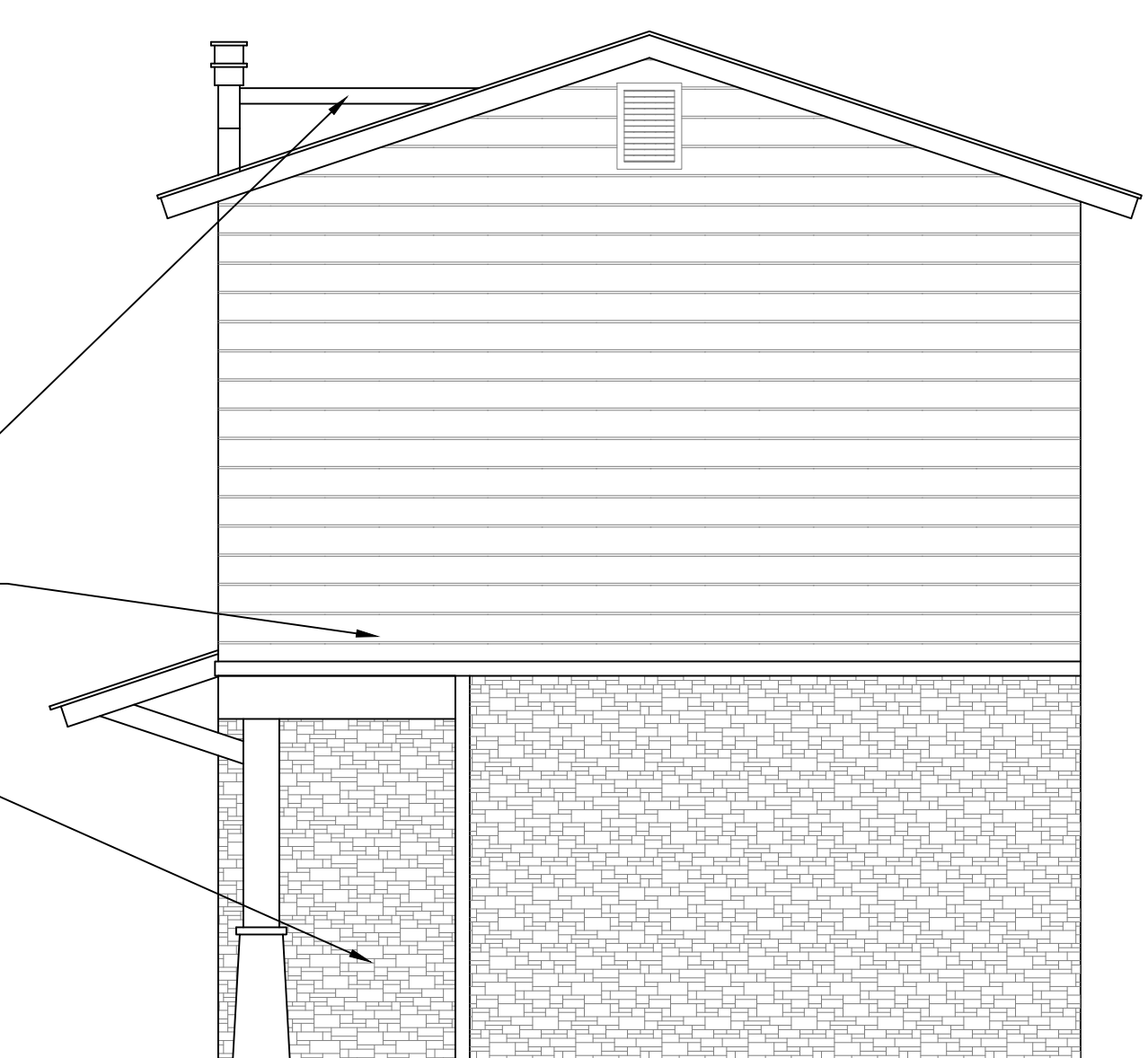
PAGE # OF



- SHINGLED ROOF
- BOARD AND BATTEN
- HARDIEPLANK SIDING
- E.I.F.S.
- BRICK VENEER

3B - 1H - 2G FRONT ELEVATION

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



- SHINGLED ROOF
- HARDIEPLANK SIDING
- BRICK VENEER

3B - 1H - 2G SIDE ELEVATION

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

#2217

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LITTLE ROCK, ARKANSAS, 72211
(OFFICE) 501-516-5676
(FAX) 501-516-5166
theadexplains@thead.net

thead
Architects

SHEET TITLE:
CONCEPT ELEVATIONS

NEW DEVELOPMENT FOR:
STONE LUXURY LIVING
PRYANT, ARKANSAS

PROJECT # 2217

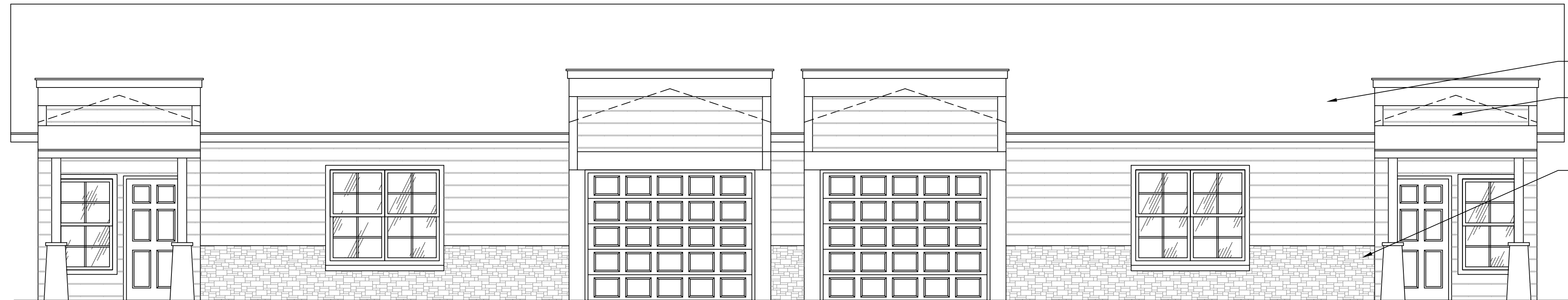
DATE: 07/19/2022

SHEET #

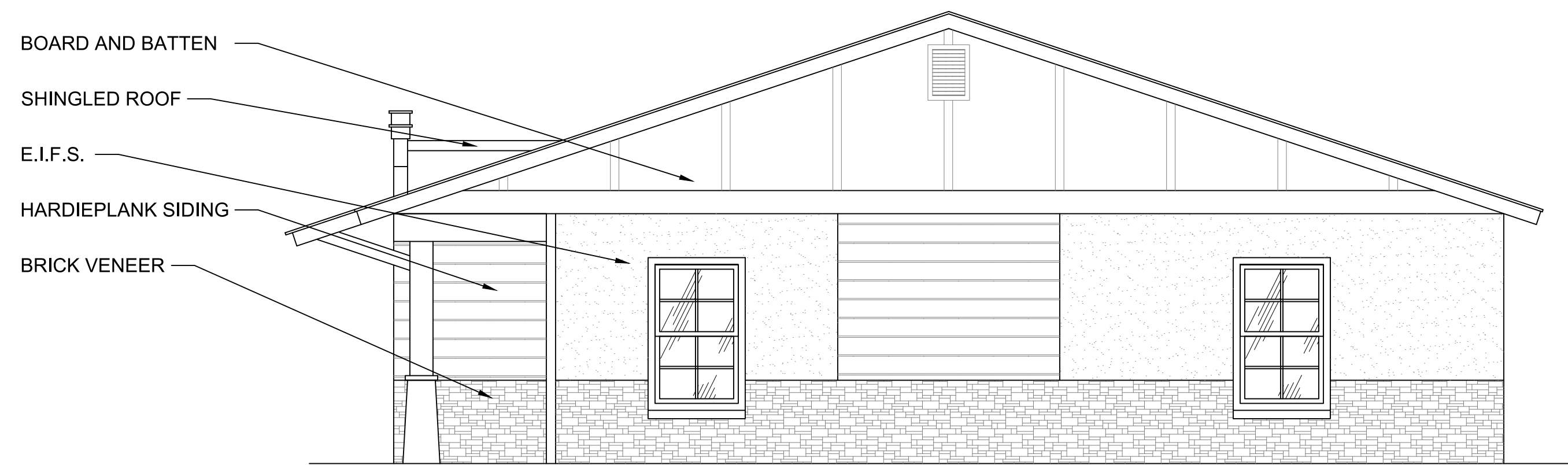
A 2.2

FIG. # OF

#2217



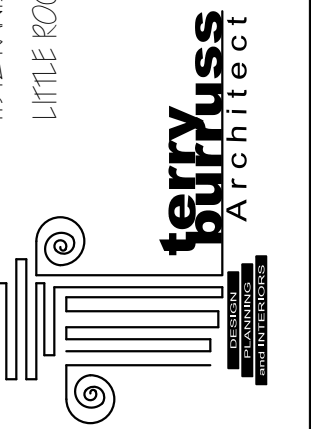
2B FT - 1G FRONT ELEVATION _____ SCALE: 1/4" = 1'-0"



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

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1192 MANIS ROAD, SUITE F-8
LITTLE ROCK, ARKANSAS, 72211
(OFFICE) 501-516-5676
(FAX) 501-516-5166
thead@terryjuss.com



SHEET TITLE:
CONCEPT ELEVATIONS

NEW DEVELOPMENT FOR:
STONE LUXURY LIVING
PRYANT, ARKANSAS

PROJECT # 2217

DATE: 07/19/2022

SHEET #

A 23

PAGE # OF



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

Rezoning Application

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

Date: 7/20/22

Applicant or Designee:

Name VERNON J. WILLIAMS

Address 3825 MT CARMEL RD

Phone (501) 408-4650

Email Address GARNATENGINEERING@GMAIL.COM

Property Owner (If different from Applicant):

Name ELAINE CORDELIA ENTERPRISES,

Address 206 WEST DALLAS STREET INC.

Phone (501) 590-6616 CONROE, TX 77301

Email Address CARTERLDANS@ATT.NET

Property Information:

Address 9318 HIGHWAY 5 NORTH

Parcel Number 840-11637-000

Existing Zoning Classification MHP

Requested Zoning Classification PUD

Legal Description (If Acreage or Metes and Bounds description, please attach in a legible typed format)

SEE ATTACHED

Application Submission Checklist:

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

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

- Recent surveyed plat of the property including vicinity map

Additional Requirements:

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

- Publication: Public Notice shall be published by the applicant at least one (1) time fifteen (15) days prior to the public hearing at which the rezoning application will be heard. Once published please provide a proof of publication to the Community Development office. (Sample notice attached below)
- Posting of Property: The city shall provide signs to post on the property involved for the fifteen (15) consecutive days leading up to Public hearing. One (1) sign is required for every two hundred (200) feet of street frontage.
- Notification of adjacent landowners: Applicant shall attempt to inform by certified letter, return receipt requested, all owners of land within three hundred (300) feet of any boundary of the subject property of the public hearing. (Sample letter attached below)
- Certified list of property owners, all return receipts, and a copy of the notice shall be provided to the Community Development Department at least five (5) days prior to the public hearing.

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

READ CAREFULLY BEFORE SIGNING

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

NOTICE OF PUBLIC HEARING

A public hearing will be held on Monday, August 8, 2022 at 6:00 P.M.

at the Bryant City Office Complex, 210 Southwest 3rd Street, City of Bryant, Saline

County, for the purpose of public comment on a conditional use request at the site of

9318 Hwy 5 Bivens Loop, Alexander, AR (address).
72002.

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

Rick Johnson
Chairman Board of Zoning Adjustment
City of Bryant

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

NOTICE OF PUBLIC HEARING

July 13, 2022.

Re: Rezoning Petition

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

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

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

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

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

Thank you for your consideration in this matter.

Sincerely,

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

LEGAL DESCRIPTION

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

NOTICE OF PUBLIC HEARING

July 13, 2022.

Re: Rezoning Petition

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

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

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

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

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

Thank you for your consideration in this matter.

Sincerely,

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

SAMPLE LETTER

Date

Name

Address

RE: Rezoning Petition

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

INSERT LEGAL DESCRIPTION OF PROPERTY

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

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

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

Thank you for your consideration in this matter.

Sincerely,

Your Signature

Your Name

NOTICE OF PUBLIC HEARING

A public hearing will be held on Monday, August 8, 2022 at 6:00 P.M.

at the Bryant City Office Complex, 210 Southwest 3rd Street, City of Bryant, Saline

County, for the purpose of public comment on a conditional use request at the site of

9318 Hwy 5 Bivens Loop, Alexander, AR (address).
72002.

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

Rick Johnson
Chairman Board of Zoning Adjustment
City of Bryant

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

NOTICE OF PUBLIC HEARING

July 13, 2022.

Re: Rezoning Petition

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

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

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

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

Thank you for your consideration in this matter.

Sincerely,

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

OWNERSHIP/ZONE SEARCH

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

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

Tract 1:

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

Tract 2:

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

Tract 3:

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

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

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

** - Owner of the property.*

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

- 2 Anna International, LLC
P.O. Box 716
Little Rock, AR, 72203
- 3 Brian H or Katie Brooks
5225 North Shobe Road
Alexander, AR, 72002
- 4 Gleason F. McGuire
5224 N Shobe Road
Alexander, AR, 72002
- 5 Miguel A. and Marta Portillo
600 SW Third Street
Bryant, AR, 72022
- 6 T & T Properties, LLC
5218 N Shobe Road
Bryant, AR, 72022
- 7 Terry Lee or Shelly Marie Martin
5206 N Shobe Road
Alexander, AR, 72022
- 8 Henry Rusty and Chris F. Hatfield
5210 N Shobe Road
Alexander, AR, 72002
- 9 Marsha G. Dorman-Fleming
1015 Kenwood
Benton, AR, 72019
- 10 Ashley Vargas
5112 N Shobe Road
Alexander, AR, 72002
- 11 Bobby Glenn McCallister
5023 North Shobe Road
Alexander, AR, 72002
- 12 Gary C. McCallister
5003 North Shobe Road
Alexander, AR, 72002
- 13 Jose Bueco
53 Biverns Loop
Alexander, AR, 72002
- 14 Wilson A and Delmi Veliz

- 14 9922 Reed Street
Alexander, AR, 72002
- 15 Rachel J. Boyle
5004 N Shobe Road
Alexander, AR, 72002
- 16 Whiting Properties, LLC
9100 Highway 5 North
Alexander, AR, 72002
- 17 Quincy W. Singleton
9220 Highway 5 North
Little Rock, AR, 72002
- 18 Allen E & Lavette Shivers
1112 Woodland Park Road
Bryant, AR, 72002
- 19 Marilyn K. Scott
9117 Highway 5 North
Alexander, AR, 72002
- 20 Bobby R & Linda L. Carter
12604 Sardis Road
Mabelvale, AR, 721033
- 21 Diamond Development, II
1599 Lawson Oaks
Little Rock, AR, 72210
- 22 Tyler D & Amanda L. Tarver
P.O. Box 41
Bauxite, AR, 72011
- 23 Yellow Store Holdings, LLC
C/O Colliers International
P. O. Box 3546
Little Rock, AR, 72203

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

Sincerely,

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

7016 0910 0001 4532 3741

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Little Rock, AR 72203

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	\$3.25
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.60
Total Postage and Fees	\$7.85

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

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

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Alexander, AR 72002

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	\$3.25
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.60
Total Postage and Fees	\$7.85

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

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

7016 0910 0001 4532 3789

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Byrant, AR 72022

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	\$3.25
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.60
Total Postage and Fees	\$7.85

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

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

7016 0910 0001 4532 3734

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Byrant, AR 72022

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	\$3.25
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.60
Total Postage and Fees	\$7.85

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

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

7016 0910 0001 4532 3758

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Alexander, AR 72002

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	\$3.25
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.60
Total Postage and Fees	\$7.85

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

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

7016 0910 0001 4532 3772

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Byrant, AR 72022

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	\$3.25
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.60
Total Postage and Fees	\$7.85

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

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

7016 0910 0001 4532 3802

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

Alexander, AR 72002

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	\$3.25
Postage	\$0.60
Total Postage and Fees	\$7.85

0315 20
Postmark Here
07/14/2022

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

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

7016 0910 0001 4532 3796

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Bryant, AR 72022

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	\$3.25
Postage	\$0.60
Total Postage and Fees	\$7.85

0315 20
Postmark Here
07/14/2022

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

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

7016 0910 0001 4532 3826

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

Alexander, AR 72002

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	\$3.25
Postage	\$0.60
Total Postage and Fees	\$7.85

0315 20
Postmark Here
07/14/2022

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

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

7016 0910 0001 4532 3819

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

Benton, AR 72015

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	\$3.25
Postage	\$0.60
Total Postage and Fees	\$7.85

0315 20
Postmark Here
07/14/2022

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

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

7016 0910 0001 4532 3840

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

Alexander, AR 72002

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	\$3.25
Postage	\$0.60
Total Postage and Fees	\$7.85

0315 20
Postmark Here
07/14/2022

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

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

7016 0910 0001 4532 3833

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

Alexander, AR 72002

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	\$3.25
Postage	\$0.60
Total Postage and Fees	\$7.85

0315 20
Postmark Here
07/14/2022

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

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

DUXIE, AR 72011

Certified Mail Fee	\$4.00	0315
Extra Services & Fees (check box, add fee as appropriate)	\$3.25	20
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.60	
Total Postage and Fees	\$7.85	07/14/2022

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

PS Form 3800, April 2015 PSN 7530-02-000-9047

7016 0910 0001 4532 3949

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

LITTLE ROCK, AR 72203

Certified Mail Fee	\$4.00	0315
Extra Services & Fees (check box, add fee as appropriate)	\$3.25	20
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.60	
Total Postage and Fees	\$7.85	07/14/2022

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

PS Form 3800, April 2015 PSN 7530-02-000-9047

7016 0910 0001 4532 3956

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

HUBERTVILLE, AR 72043

Certified Mail Fee	\$4.00	0315
Extra Services & Fees (check box, add fee as appropriate)	\$3.25	20
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.60	
Total Postage and Fees	\$7.85	07/14/2022

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

PS Form 3800, April 2015 PSN 7530-02-000-9047

7016 0910 0001 4532 3925

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LITTLE ROCK, AR 72210

Certified Mail Fee	\$4.00	0315
Extra Services & Fees (check box, add fee as appropriate)	\$3.25	20
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.60	
Total Postage and Fees	\$7.85	07/14/2022

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

PS Form 3800, April 2015 PSN 7530-02-000-9047

7016 0910 0001 4532 3932

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

BRYANT, AR 72022

Certified Mail Fee	\$4.00	0315
Extra Services & Fees (check box, add fee as appropriate)	\$3.25	20
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.60	
Total Postage and Fees	\$7.85	07/14/2022

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

PS Form 3800, April 2015 PSN 7530-02-000-9047

7016 0910 0001 4532 3901

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

ALEXANDER, AR 72002

Certified Mail Fee	\$4.00	0315
Extra Services & Fees (check box, add fee as appropriate)	\$3.25	20
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.60	
Total Postage and Fees	\$7.85	07/14/2022

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

PS Form 3800, April 2015 PSN 7530-02-000-9047

7016 0910 0001 4532 3918

7016 0910 0001 4532 3864

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Alexander, AR 72002

Certified Mail Fee	\$4.00	0315 20
Extra Services & Fees (check box, add fee as appropriate)	\$13.25	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.60	
Total Postage and Fees	\$7.85	07/14/2022

Sent To
Wilson A and Delmi Veliz
Street and Apt. No., or PO Box No.
9922 Reed Street
City, State, ZIP+4®
Alexander, AR, 72002

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

7016 0910 0001 4532 3857

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Alexander, AR 72002

Certified Mail Fee	\$4.00	0315 20
Extra Services & Fees (check box, add fee as appropriate)	\$13.25	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.60	
Total Postage and Fees	\$7.85	07/14/2022

Sent To
Jose Bueco
Street and Apt. No., or PO Box No.
53 Bivens Loop
City, State, ZIP+4®
Alexander, AR, 72002

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

7016 0910 0001 4532 3888

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Alexander, AR 72002

Certified Mail Fee	\$4.00	0315 20
Extra Services & Fees (check box, add fee as appropriate)	\$13.25	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.60	
Total Postage and Fees	\$7.85	07/14/2022

Sent To
Whiting Properties, LLC
Street and Apt. No., or PO Box No.
9100 Highway 5 North
City, State, ZIP+4®
Alexander, AR, 72002

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

7016 0910 0001 4532 3871

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Alexander, AR 72002

Certified Mail Fee	\$4.00	0315 20
Extra Services & Fees (check box, add fee as appropriate)	\$13.25	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.60	
Total Postage and Fees	\$7.85	07/14/2022

Sent To
Rachel J. Boyle
Street and Apt. No., or PO Box No.
5004 N Shore Road
City, State, ZIP+4®
Alexander, AR, 72002

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

7016 0910 0001 4532 3895

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

Alexander, AR 72002

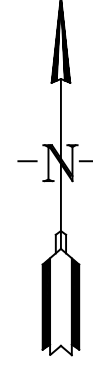
Certified Mail Fee	\$4.00	0315 20
Extra Services & Fees (check box, add fee as appropriate)	\$13.25	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.60	
Total Postage and Fees	\$7.85	07/14/2022

Sent To
Quincy W. Singleton
Street and Apt. No., or PO Box No.
9220 Highway 5 North
City, State, ZIP+4®
Little Rock, AR, 72002

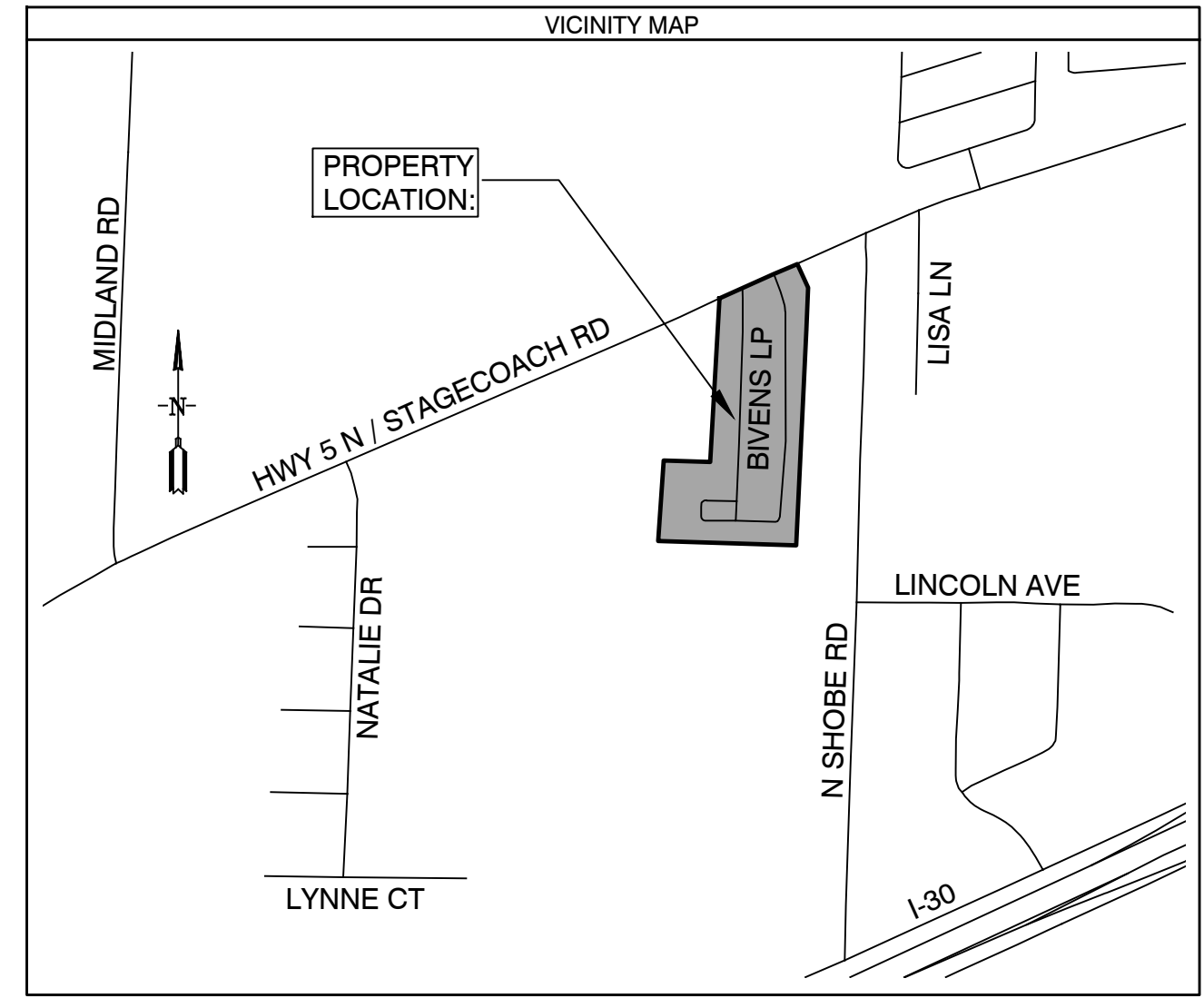
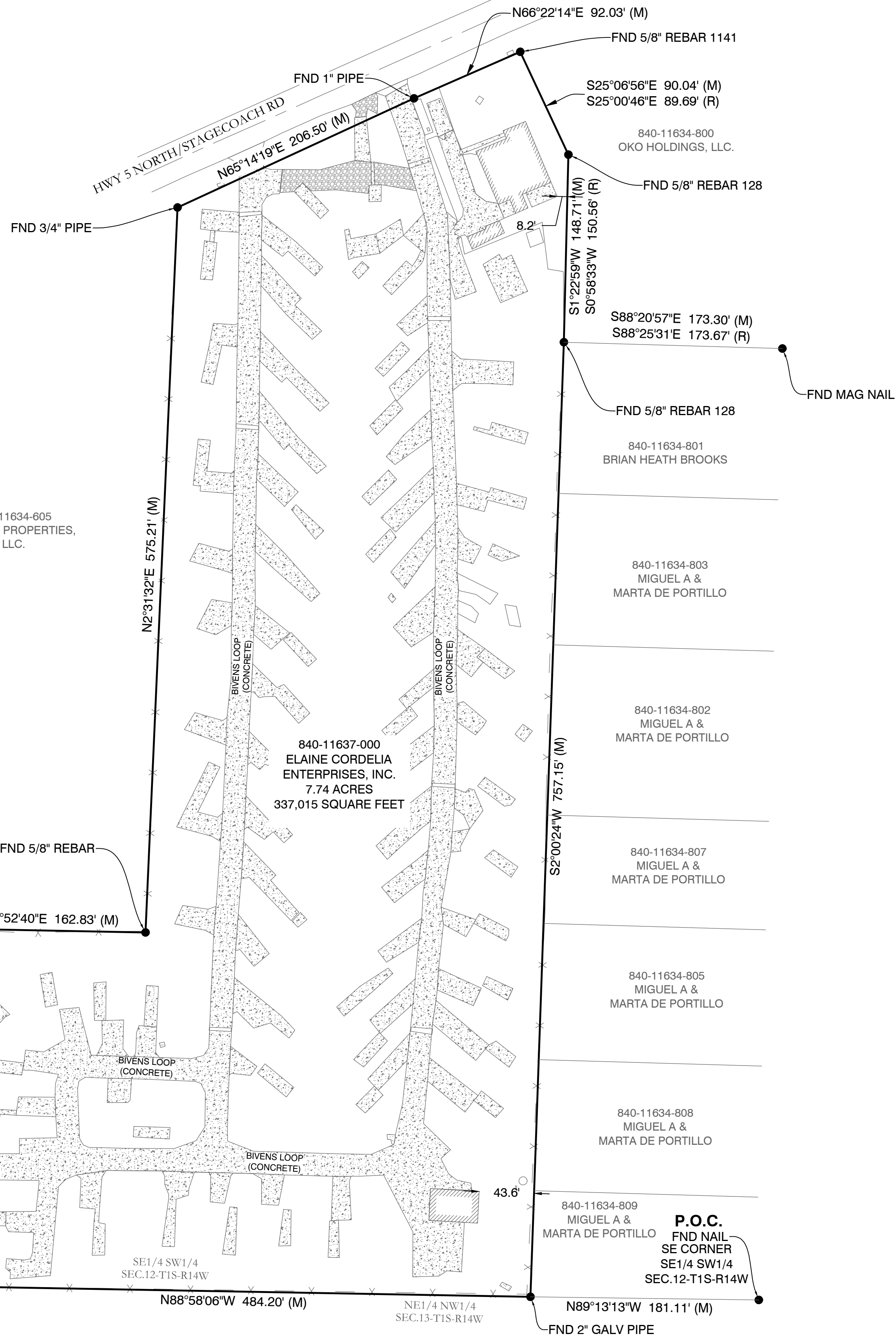
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SURVEY LEGEND

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



1
2
3
4



PROPERTY DESCRIPTION:

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 SW1/4) OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND NAIL FOR THE SOUTHEAST CORNER OF THE SAID SE1/4 SW1/4; THENCE N89°31'3\"/>

DOCUMENTS USED:

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

BASIS OF BEARINGS:

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

CERTIFICATIONS:

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

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

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



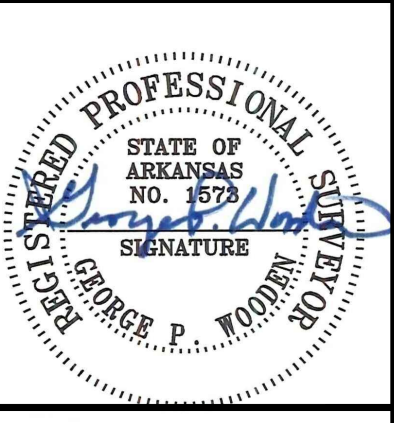
SURVEY PLAT CODE:
500-01S-14W-0-12-320-62-1573

BY	REVISION	DATE

GNE Designing our client's success
GarNat Engineering, LLC
 3825 Mt Carmel Rd
 Bryant, AR 72022
 gamatengineering@gmail.com

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

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



6-7-22

BOUNDARY SURVEY

PROJECT NO:
22070

DATE:
JUNE 7, 2022

SHEET NO:

V2.0

A:\Projects\2022 Projects\22070 Boundary Surveys\22070_0318 Hwy 5 Stagecoach/Elaine Cordelia Enterprises, Inc. 0318 Hwy 5 Stagecoach/Elaine Cordelia Enterprises, Inc. 0318 Hwy 5 Bivens Loop Property Survey/22070.dwg



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

July 19, 2022

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

Ref: Maintenance Bond to Cover Grace Village Phase 3

Dear Mr. Barker,

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

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

Required Maintenance Bond is $1152 \times \$25.00 = \$28,800.0$

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

Thanks,

John Wofford
Saline County Engineer

CONSTRUCTION PLANS FOR

GRACE VILLAGE SUBDIVISION - PHASE 3

CITY OF BRYANT, SALINE COUNTY, ARKANSAS

REVISED AS CONSTRUCTED 7/20/22

Prepared by:
GarNat Engineering, LLC

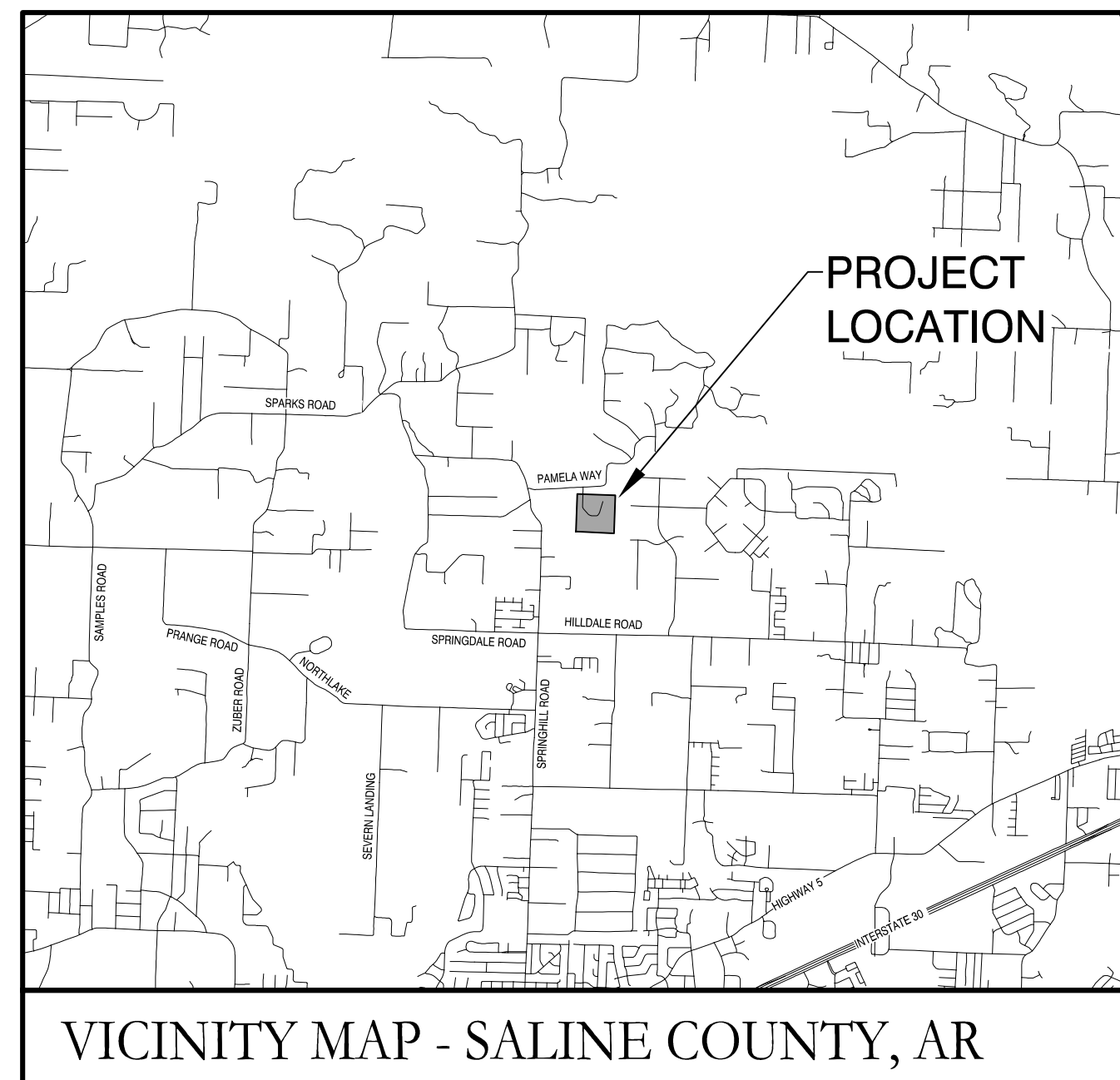
Designing our client's success

www.garnatengineering.com

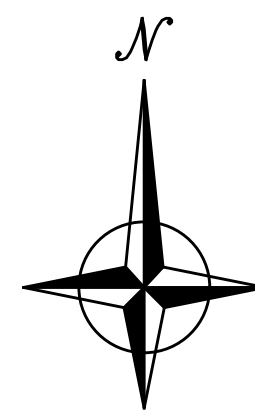
P.O. Box 116
Benton, AR 72018
Ph (501) 408-4650

**RECORD
DRAWING**

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



VICINITY MAP - SALINE COUNTY, AR



ARKANSAS

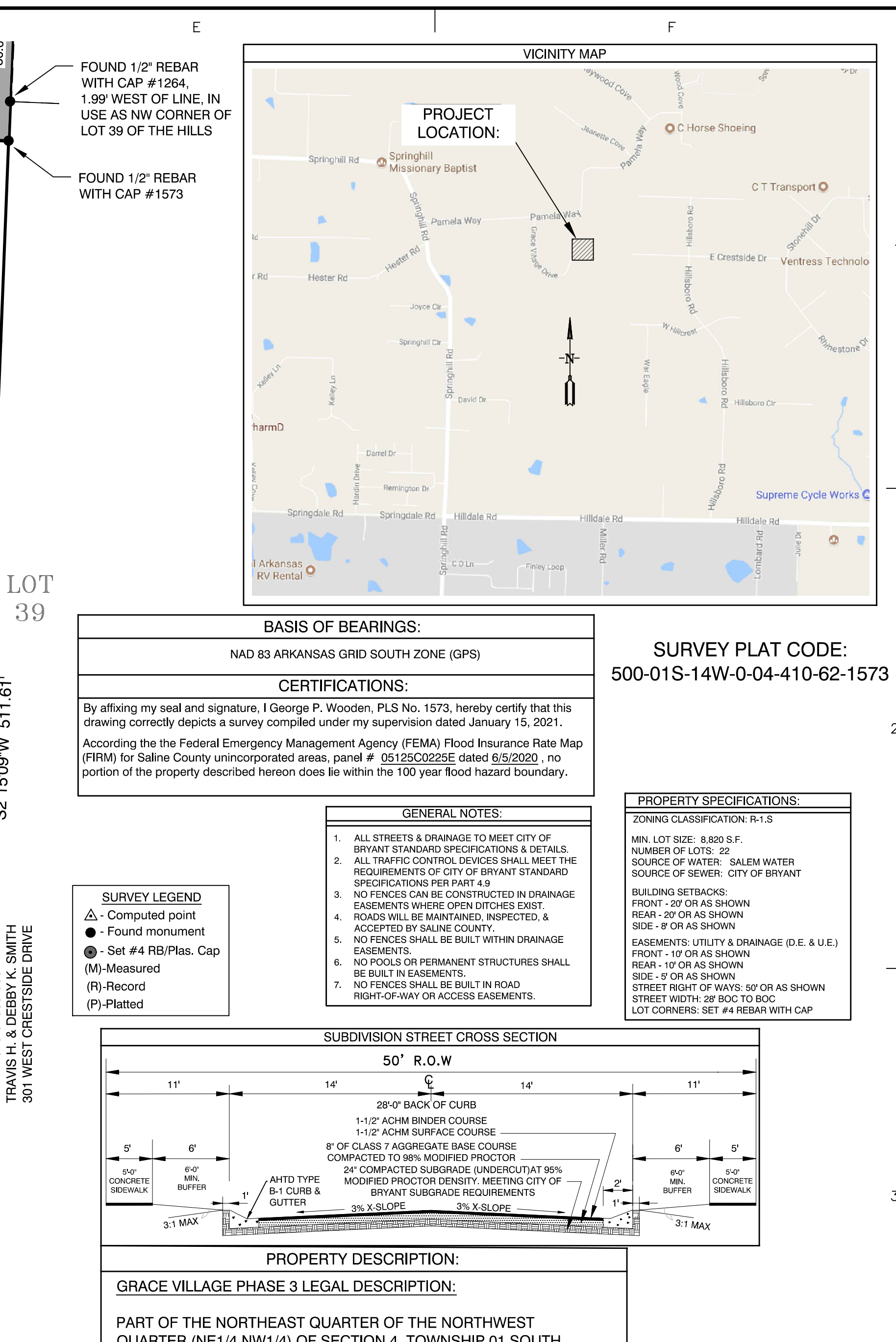
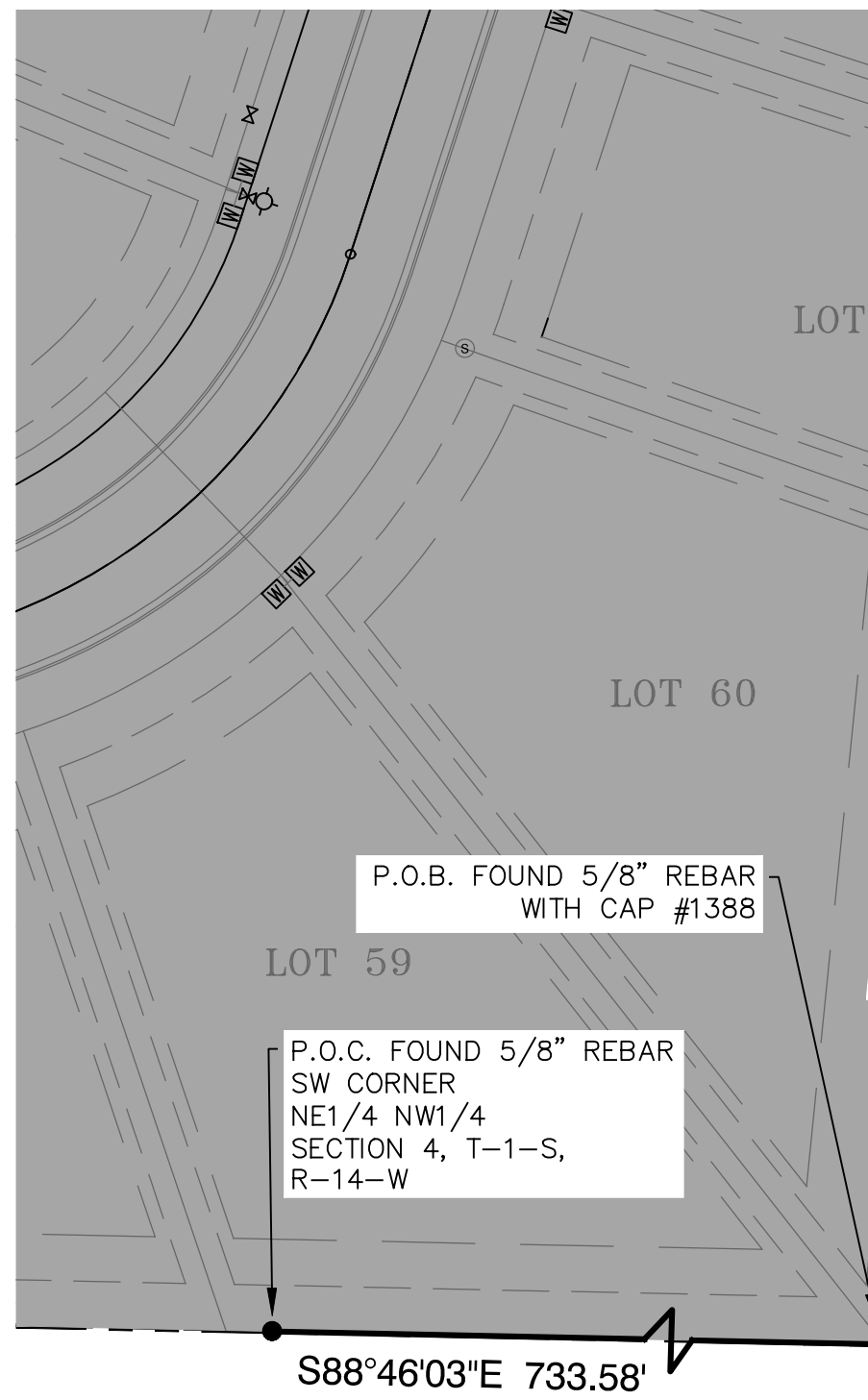
DRAWING INDEX:

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



1-20-2021

Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C3	45.27	50.00	51°52'21"	43.74
C6	38.82	25.00	88°58'11"	35.04
C7	46.60	25.00	106°48'37"	40.14
C9	11.63	25.00	26°38'52"	11.52
C10	52.20	50.00	59°49'00"	49.86
C11	59.04	50.00	67°39'07"	55.67
C12	69.17	50.00	79°16'01"	63.79
C13	55.71	50.00	63°50'12"	52.87
C14	27.89	25.00	63°55'29"	26.47
C15	18.55	25.00	42°30'30"	18.13
C16	59.62	50.00	68°19'24"	56.15
C17	40.11	50.00	45°58'04"	39.05
C18	22.40	50.00	25°39'48"	22.21
C19	18.55	25.00	42°30'30"	18.13
C20	39.72	25.00	91°02'15"	35.67
C21	93.21	50.00	106°48'37"	80.29



PROPERTY DESCRIPTION:
GRACE VILLAGE PHASE 3 LEGAL DESCRIPTION:
 PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4 NW1/4) OF SECTION 4, TOWNSHIP 01 SOUTH, RANGE 14 WEST, IN SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, BEING A FOUND 5/8" REBAR; THENCE S88°46'03"E A DISTANCE OF 733.58 FEET TO A FOUND 5/8" REBAR WITH CAP #1388 FOR THE POINT OF BEGINNING; THENCE N5°44'43"E A DISTANCE OF 178.51 FEET TO A FOUND 5/8" REBAR WITH CAP #1388; THENCE N18°01'30"E A DISTANCE OF 307.92 FEET TO A FOUND 5/8" REBAR WITH CAP #1388 AT THE SOUTHWEST CORNER OF LOT 65 OF GRACE VILLAGE PHASE 2; THENCE N13°36'45"E, ALONG SAID EAST LINE OF GRACE VILLAGE PHASE 2, A DISTANCE OF 48.27 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 AT THE NORTHEAST CORNER OF LOT 65 AND THE SOUTHWEST CORNER OF LOT 66 OF GRACE VILLAGE SUBDIVISION PHASE 2B; THENCE S87°52'37"E, ALONG THE SOUTH LINE OF SAID PHASE 2B, 331.54 FEET TO A FOUND 1/2" REBAR WITH CAP #1573; THENCE S87°44'51"E, CONTINUING ALONG SOUTH LINE OF SAID PHASE 2B, 170.04 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 LOCATED ON THE WEST LINE OF LOT 39 OF THE HILLS PHASE 5; A DISTANCE OF 511.61 FEET TO A FOUND DRILL STEM IN A STONE COLLAR AT THE SOUTHWEST CORNER OF THE SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4; THENCE N88°47'06"W, ALONG THE SOUTH LINE OF THE SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 605.76 FEET TO THE POINT OF BEGINNING; CONTAINING 291,688 SQUARE FEET (6.70 ACRES), MORE OR LESS.

PLAT CERTIFICATES:

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

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

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

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

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

CERTIFICATE OF ENGINEERING ACCURACY:
 I, Vernon J. Williams, hereby certify that this plat correctly represents a survey and a plan made by me or under my supervision; that all monuments shown hereon actually exist and their locations, size, type, and material are correctly shown; and that all requirements of the City of Bryant Subdivision Rules and Regulations have been fully complied with.

Date: _____ Signed: _____
 Name: Vernon J. Williams
 Address: #951, Arkansas

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

Date: _____ Signed: _____
 Name: George P. Wooden
 Address: 2300 Strawberry Lane, Little Rock, Arkansas 72212

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 documents hereby accepted, and this certificate executed under the authority of said rules and regulations.

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

FINAL PLAT GRACE VILLAGE SUBDIVISION PHASE 3 SALINE COUNTY, ARKANSAS

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

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

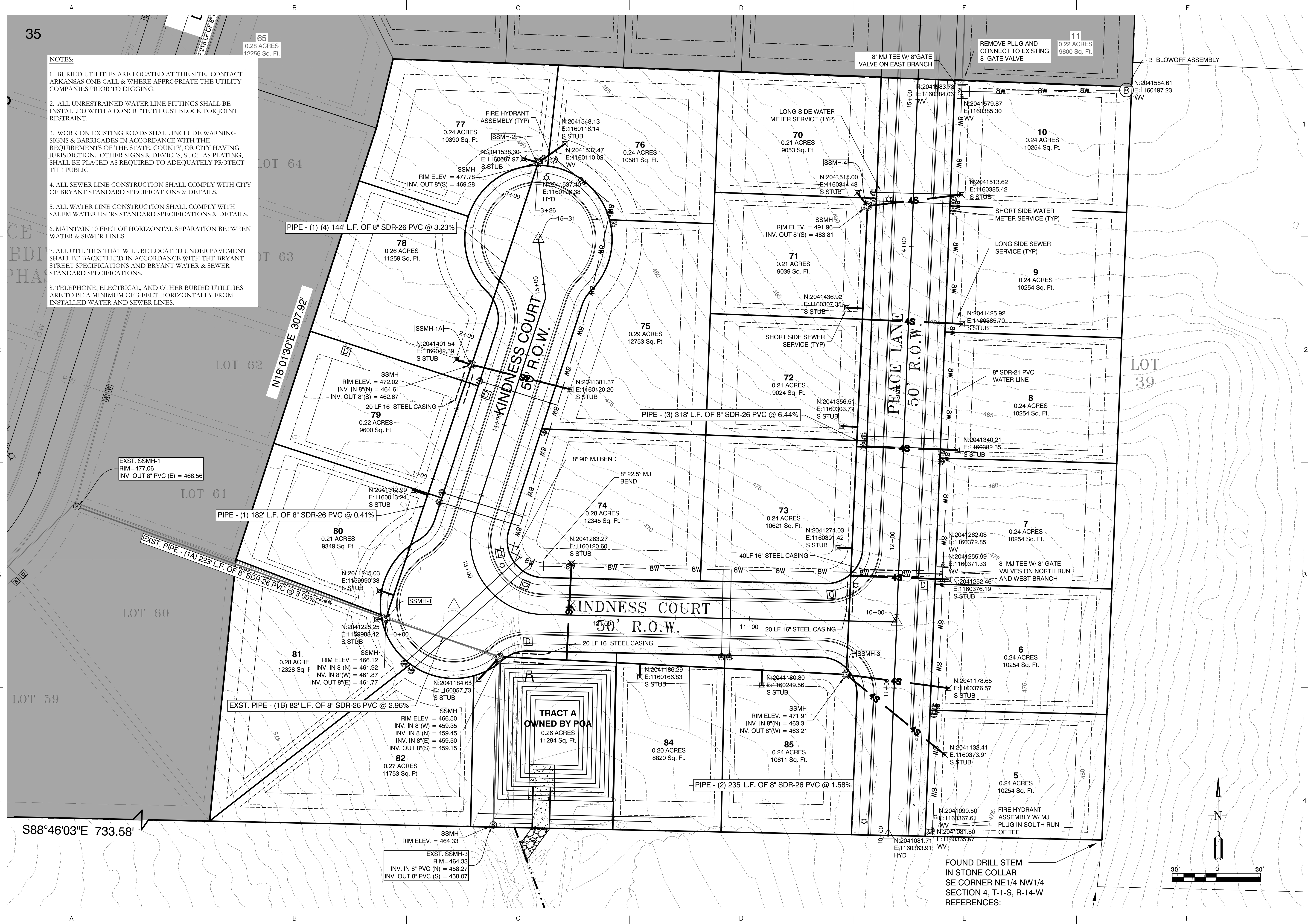
GRACE VILLAGE SUBDIVISION
 PHASE 3
 CITY OF BRYANT,
 SALINE COUNTY, ARKANSAS

FINAL PLAT

PROJECT NO: 16072
 DATE: MAY 18, 2022
 SHEET NO: 1

J:\Projects\GNE Projects\16072_Grace Village Phase 3\Final Plat\Final Plat.dwg
 2/25/21 10:02 AM
 George P. Wooden

- NOTES:
- BURIED UTILITIES ARE LOCATED AT THE SITE. CONTACT ARKANSAS ONE CALL & WHERE APPROPRIATE THE UTILITY COMPANIES PRIOR TO DIGGING.
 - ALL UNRESTRAINED WATER LINE FITTINGS SHALL BE INSTALLED WITH A CONCRETE THRUST BLOCK FOR JOINT RESTRAINT.
 - 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.
 - ALL SEWER LINE CONSTRUCTION SHALL COMPLY WITH CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS.
 - ALL WATER LINE CONSTRUCTION SHALL COMPLY WITH SALEM WATER USERS STANDARD SPECIFICATIONS & DETAILS.
 - MAINTAIN 10 FEET OF HORIZONTAL SEPARATION BETWEEN WATER & SEWER LINES.
 - ALL UTILITIES THAT WILL BE LOCATED UNDER PAVEMENT SHALL BE BACKFILLED IN ACCORDANCE WITH THE BRYANT STREET SPECIFICATIONS AND BRYANT WATER & SEWER STANDARD SPECIFICATIONS.
 - TELEPHONE, ELECTRICAL, AND OTHER BURIED UTILITIES ARE TO BE A MINIMUM OF 3-FEET HORIZONTALLY FROM INSTALLED WATER AND SEWER LINES.



REVISION	DATE	BY
2.	2/25/21	GPW
1.		

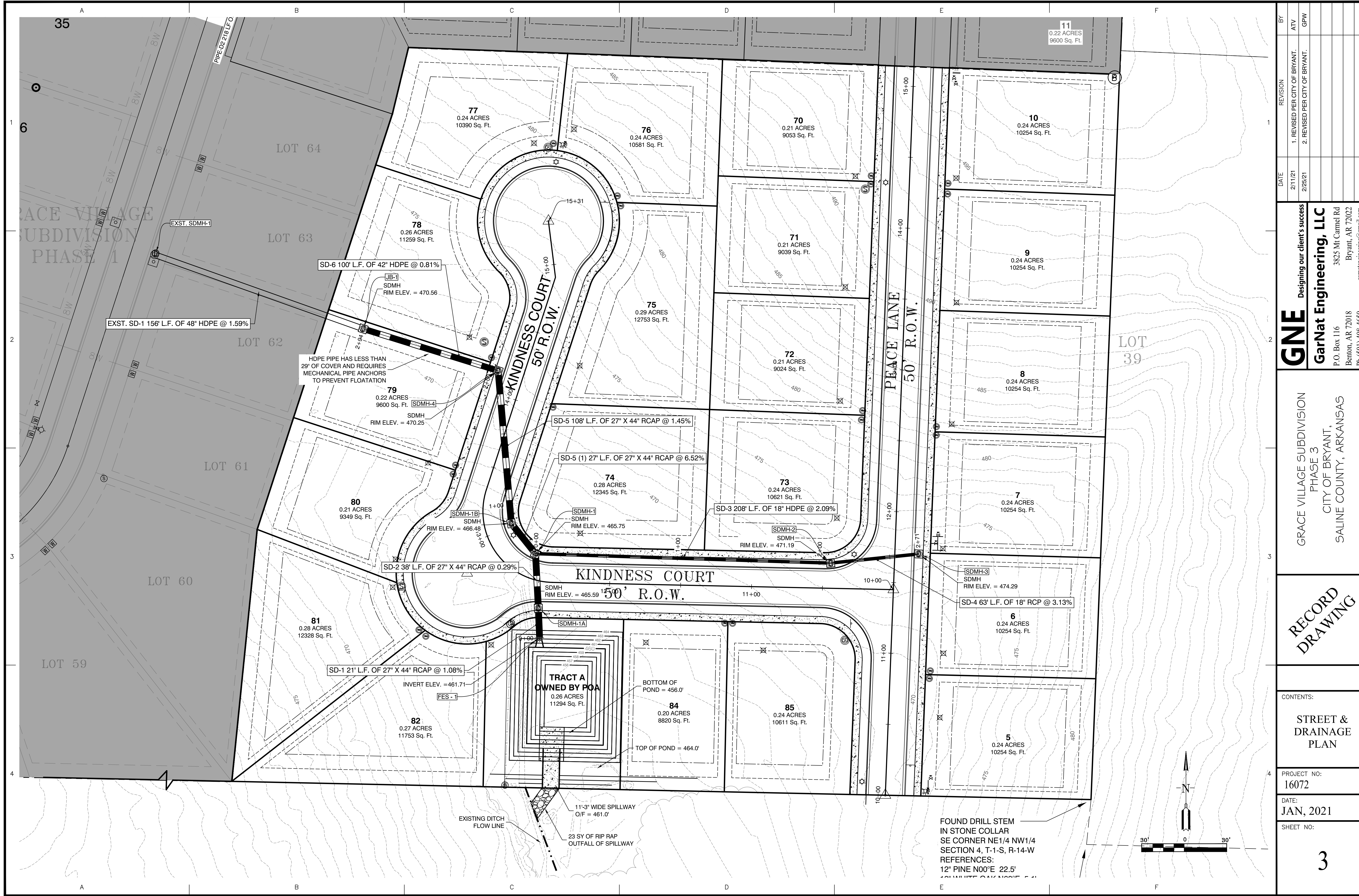
GN Designing our client's success
GarNat Engineering, LLC
 P.O. Box 116
 Benton, AR 72018
 Phone: (501) 408-4650
 Email: gnatengineering@gmail.com

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

**RECORD
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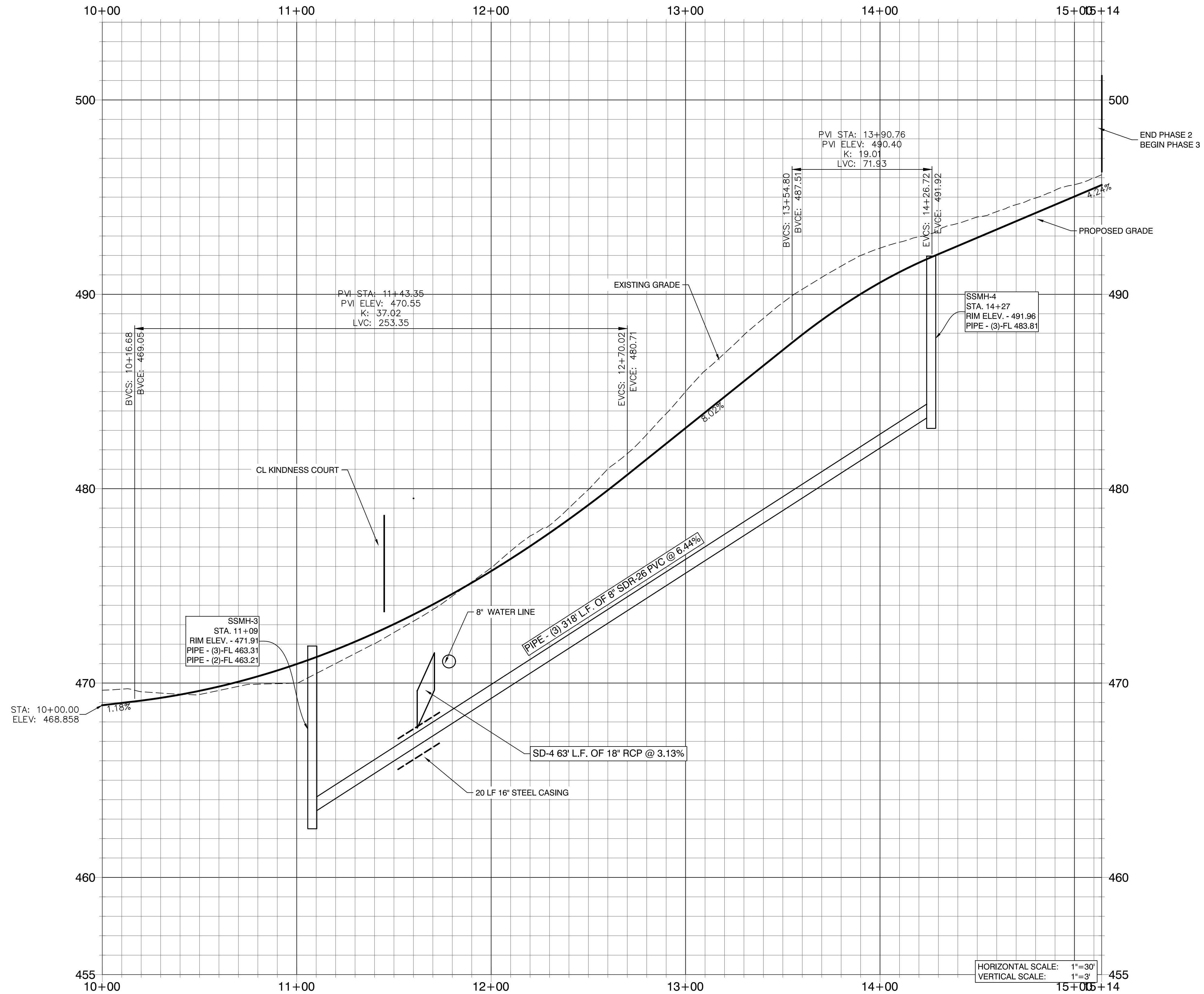
CONTENTS:
 OVERALL
 WATER &
 SEWER PLAN

PROJECT NO:
 16072
 DATE:
 JAN, 2021
 SHEET NO:



BY:	ATV	
	GPW	
REVISION:	1. REVISED PER CITY OF BRYANT.	
	2. REVISED PER CITY OF BRYANT.	
DATE:	2/11/21	
	2/25/21	
Designing our client's success GarNat Engineering, LLC P.O. Box 116 Benton, AR 72018 Ph: (501) 408-4650 3825 Mt Carmel Rd Bryant, AR 72022 gnatengineering@gmail.com		
GRACE VILLAGE SUBDIVISION PHASE 3 CITY OF BRYANT, SALINE COUNTY, ARKANSAS		
RECORD DRAWING		
CONTENTS: STREET & DRAINAGE PLAN		
PROJECT NO.:	16072	
DATE:	JAN, 2021	
SHEET NO.:	3	

PEACE LANE PROFILE



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 Benton, AR 72018
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 gnatengineering@gmail.com

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

**RECORD
 DRAWING**

CONTENTS:
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 PROFILE

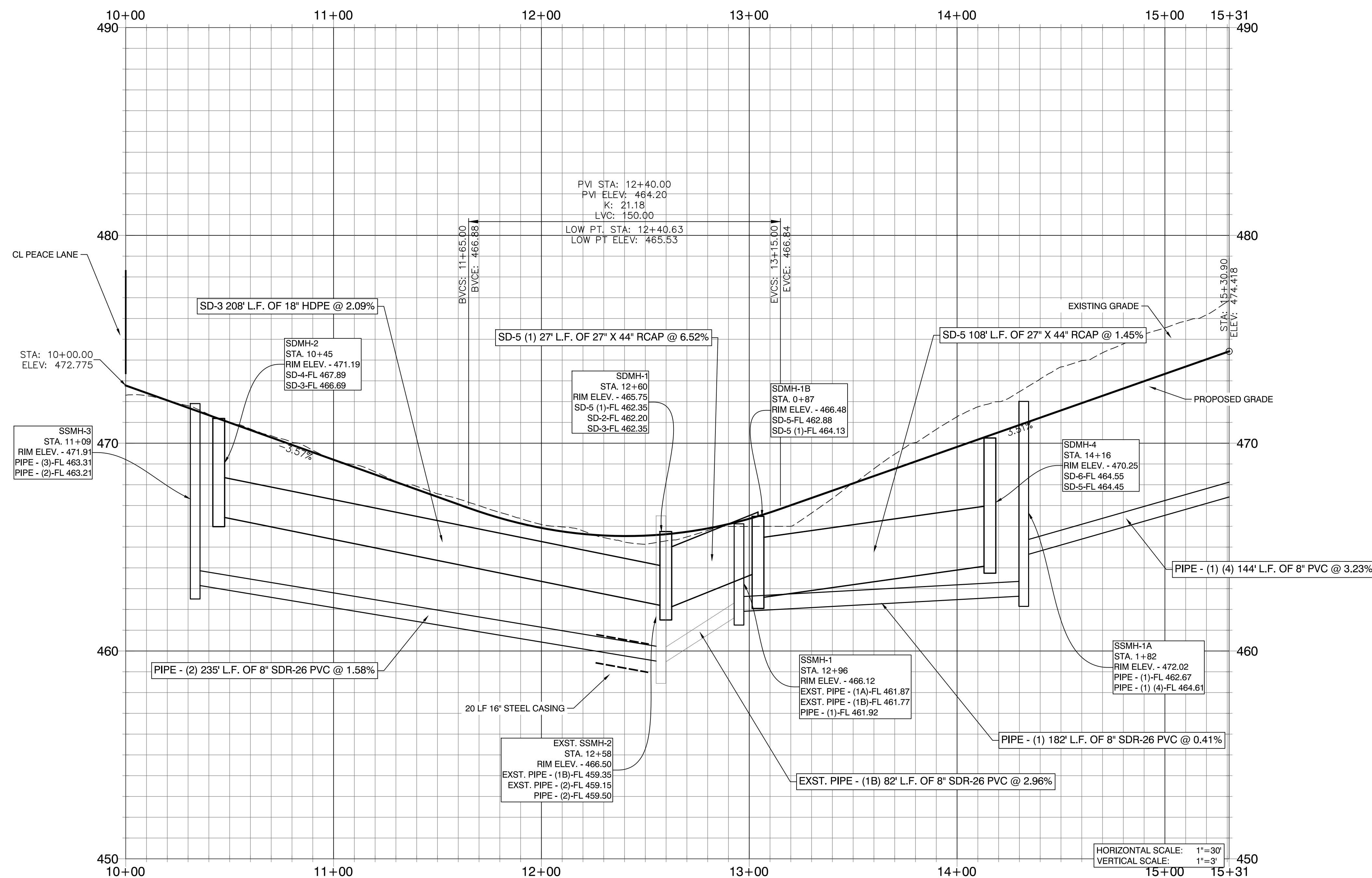
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DATE:
 JAN, 2021

SHEET NO:
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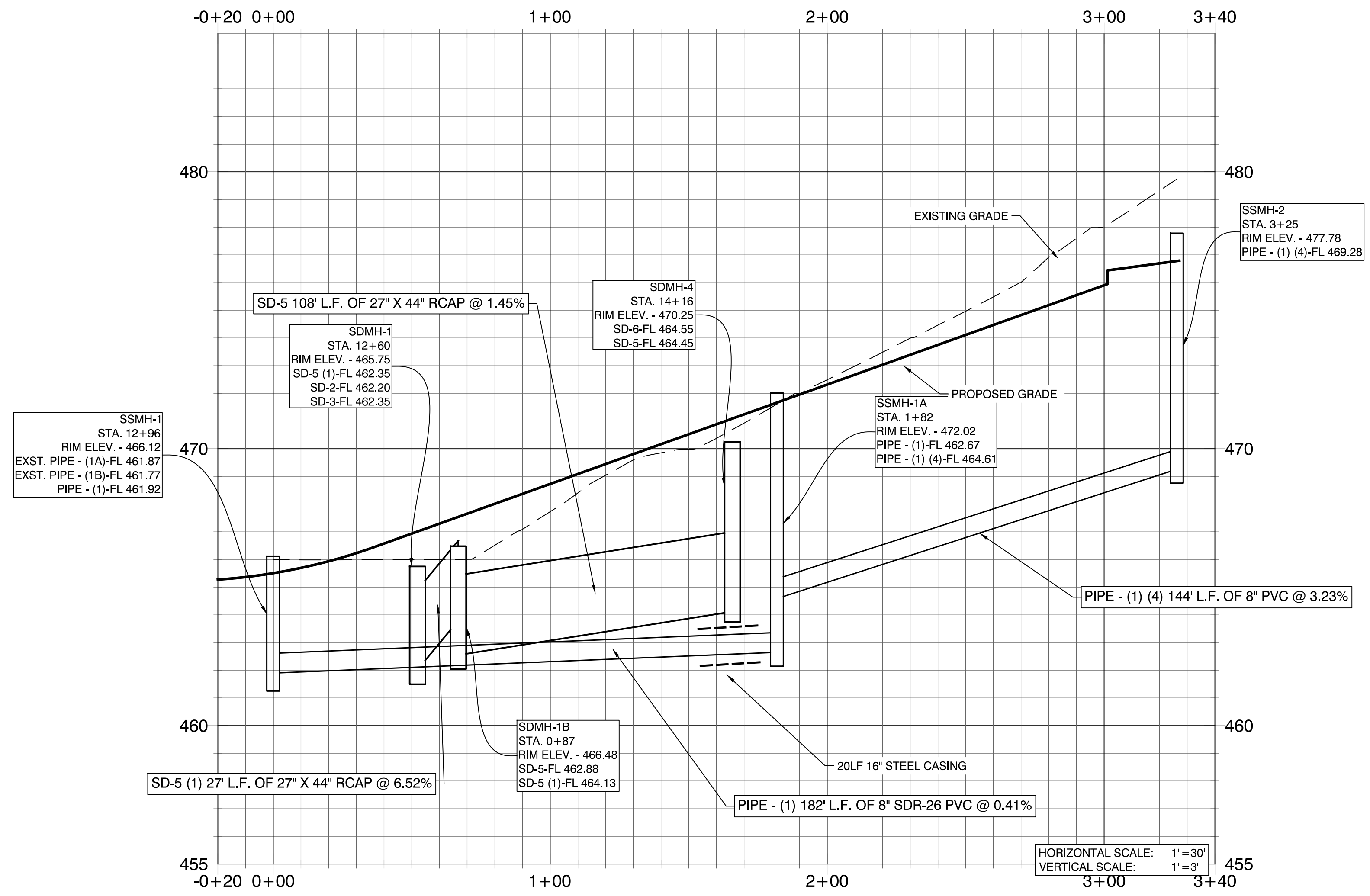
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KINDNESS COURT PROFILE

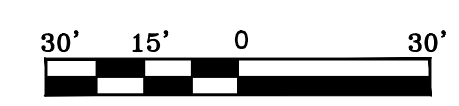


	BY	REVISION	
	2/25/21	2. REVISED PER CITY OF BRYANT.	
GN Designing our client's success			
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P.O. Box 116 Bryant, AR 72022 Ph: (501) 408-4650 gamnatengineering@gmail.com			
GRACE VILLAGE SUBDIVISION PHASE 3 CITY OF BRYANT, SALINE COUNTY, ARKANSAS			
RECORD DRAWING			
CONTENTS:			
KINDNESS COURT PROFILE			
PROJECT NO: 16072			
DATE: JAN, 2021			
SHEET NO: 5			

SANITARY SEWER SSMH-1 TO SSMH-2 PROFILE



HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=3'



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

**RECORD
 DRAWING**

CONTENTS:
 SANITARY SEWER PROFILE SSMH-1 TO SSMH-2

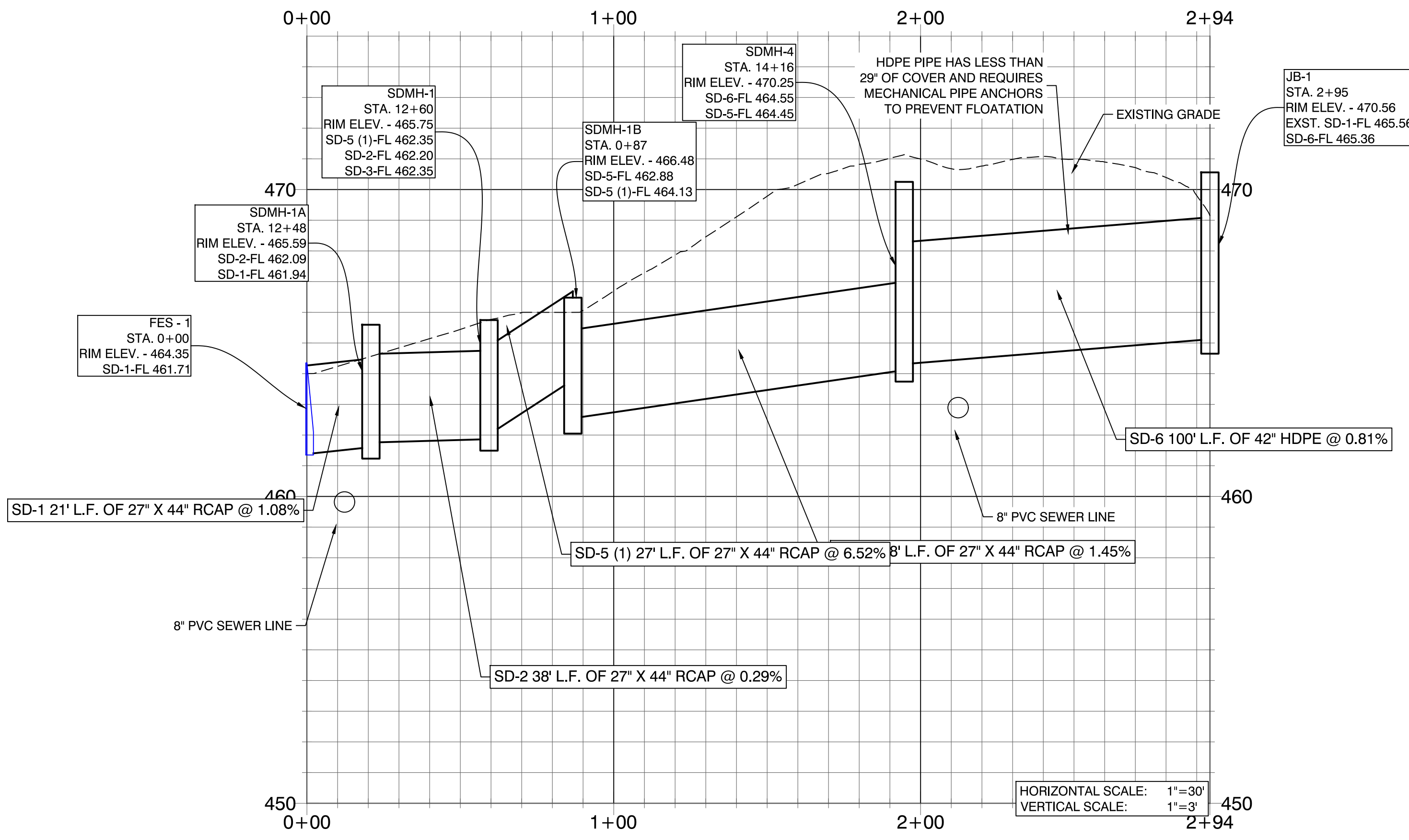
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 16072

DATE:
 JAN, 2021

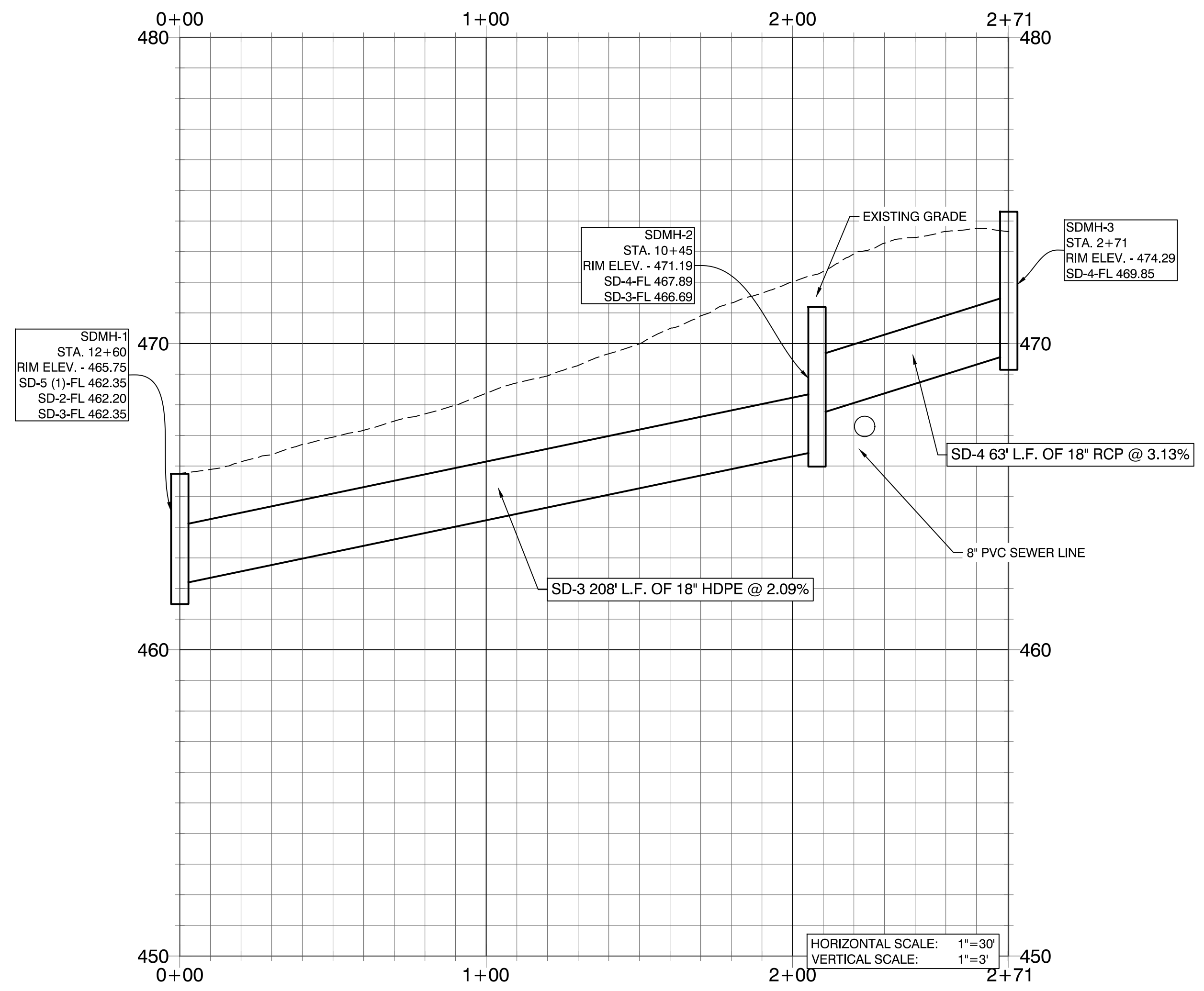
SHEET NO:
 6

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OUTLET STRUCTURE - JB-1 PROFILE



SDMH-1 - SDMH-3 PROFILE



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

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 PHASE 3
 CITY OF BRYANT,
 SALINE COUNTY, ARKANSAS

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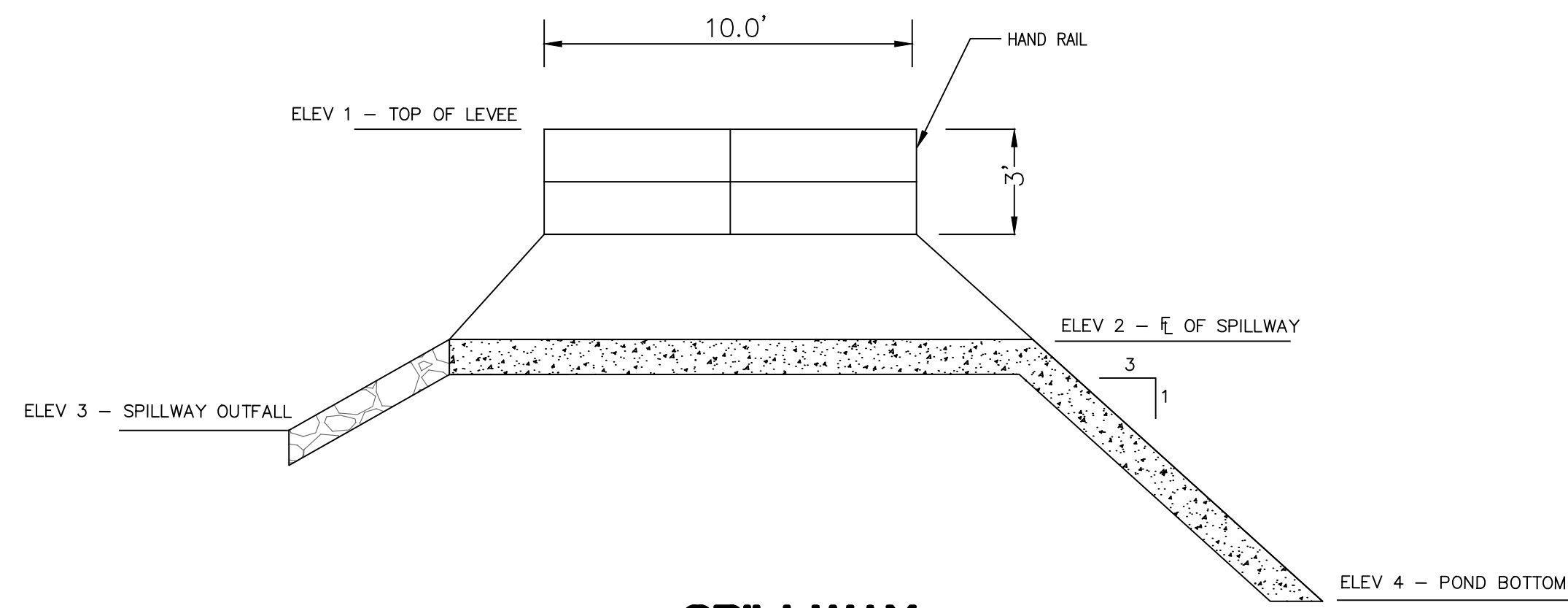
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PROJECT NO:
 16072
 DATE:
 JAN, 2021
 SHEET NO:

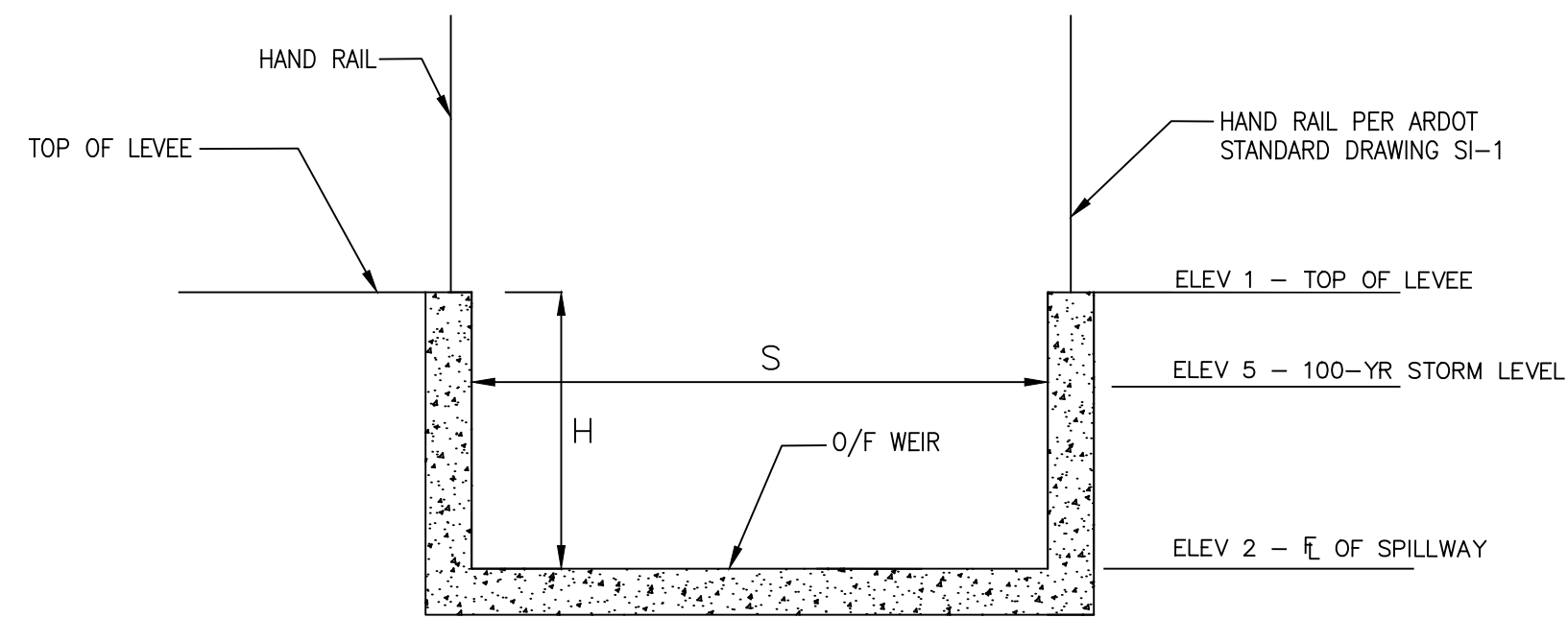
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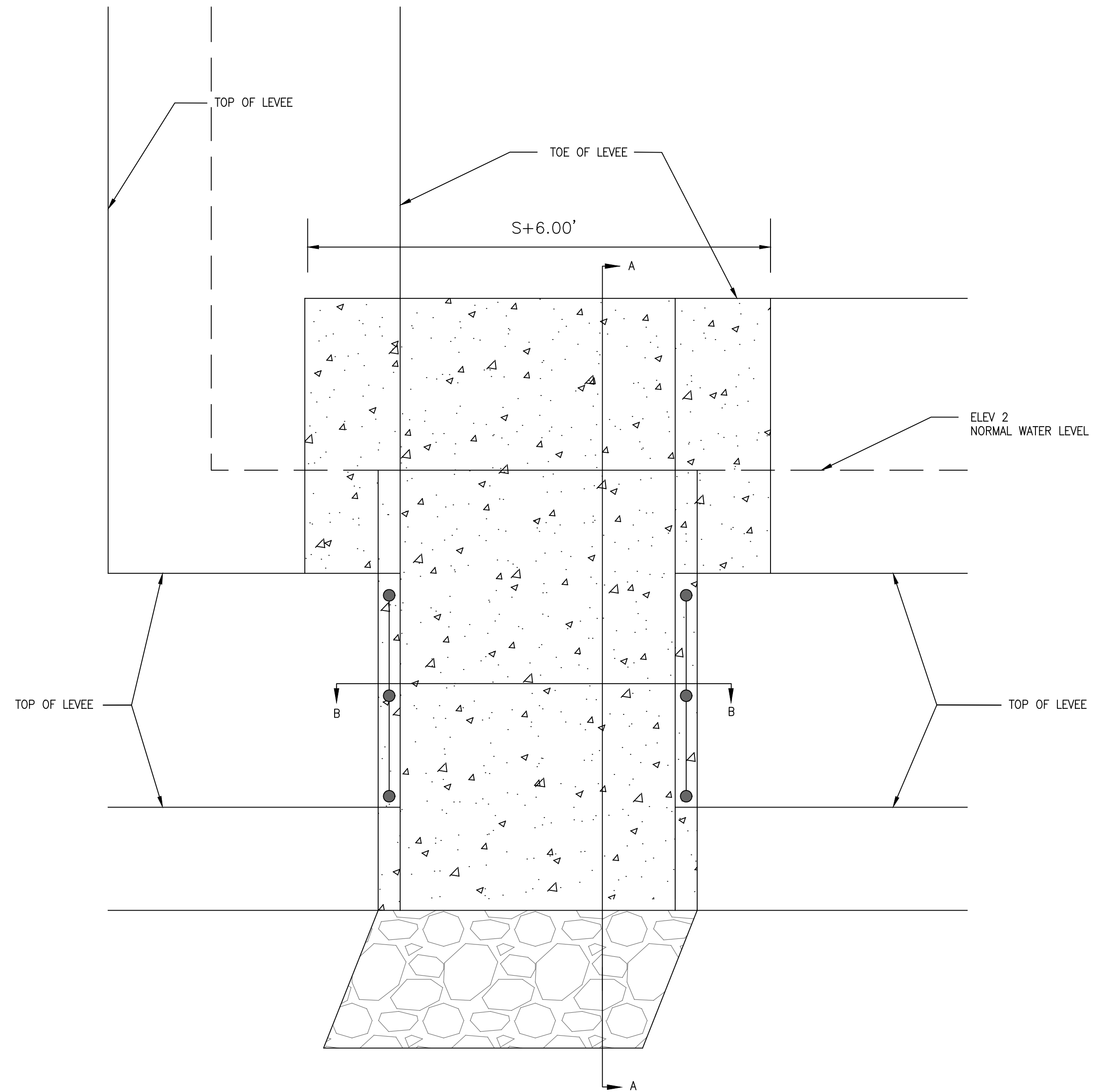
J:\Projects\2018 Projects\16072 Grace Village Phase 3\Drawings\DWG\PHASE 3\ASB-PHASE 3 DRAINAGE-RS-071822.dwg



**SPILLWAY
SECTION A-A**
NOT TO SCALE



**SPILLWAY
SECTION B-B**
NOT TO SCALE



**SPILLWAY
PLAN VIEW**
NOT TO SCALE

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

DETENTION OUTLET NOTES:

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

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 PHASE 3
 CITY OF BRYANT,
 SALINE COUNTY, ARKANSAS

**RECORD
DRAWING**

CONTENTS:
**SPILLWAY
DETAILS**

PROJECT NO:
16072

DATE:
JAN, 2021

SHEET NO:

8

BY: _____
 REVISION: _____
 DATE: _____

1

2

3

4

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2

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4

A

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D

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A

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C

D

E

F



First Electric Cooperative Corporation

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

July 19, 2022

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

RE: Electrical facilities for Grace Village Subdivision Phase Four

Dear Mr. Smith

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

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

If you need additional information, please let me know.

Sincerely

Randy Jones
Field Engineer