

**From:** [Byrne, Timothy](#)  
**To:** [Burrow, Kealey](#)  
**Subject:** FW: Question RE : ARR151435  
**Date:** Monday, July 17, 2017 11:30:45 AM  
**Attachments:** [Emerald Mountain Phase 6 - Preliminary Plat.pdf](#)

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Coverage Verification Email for ARR151435

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**From:** Byrne, Timothy  
**Sent:** Monday, July 17, 2017 11:30 AM  
**To:** 'gholman@bankozarks.com'  
**Subject:** FW: Question RE : ARR151435

Mr. Holman,

Phase 6 lots shown in the plat that was attached to the previous email are indeed all covered by the existing permit. There should be no issues involving this section of the site should BMPs be adhered to and other appropriate measures as listed in your SWPPP. I appreciate the notification and double checking for this site.

If you have any questions, please feel free to call.

**Tim Byrne**  
Engineer  
ADEQ, Water Division  
5301 Northshore Dr.  
NLR, AR 72118  
(501)682-0648

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**From:** Gene Holman [<mailto:gholman@bankozarks.com>]  
**Sent:** Friday, July 14, 2017 11:01 AM  
**To:** Byrne, Timothy  
**Subject:** Question RE : ARR151435

Tim,

The attached plat for Emerald Mountain – 6 shows 32 lots that we intend to develop. If you would refer to the permit ARR151435 dated January 2017 and specifically to the plat attached to the permit you will see that these proposed lots are shown therein. Also, shown in the lower right hand side of the plat are the lots we recently completed in Valley Ridge 2 and 3 which are also covered by this permit. Homebuilding has begun on the Valley Ridge lots.

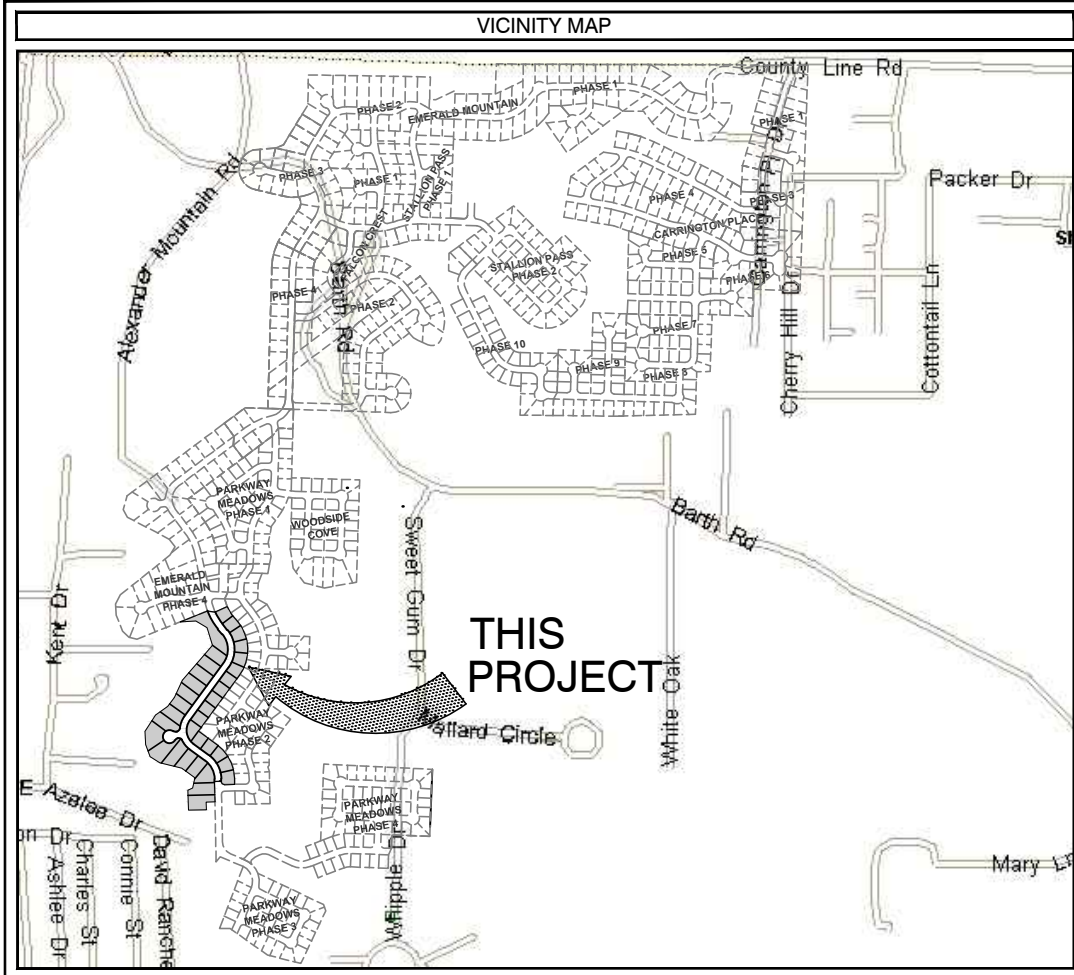
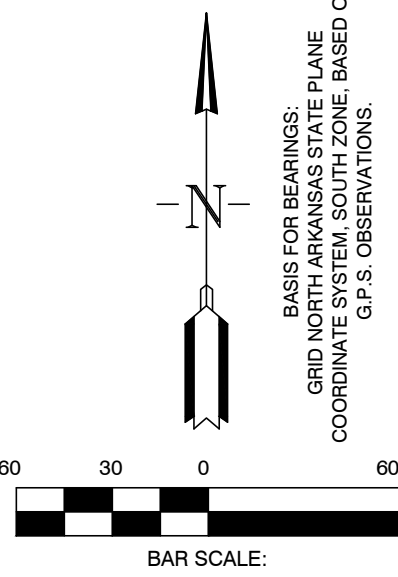
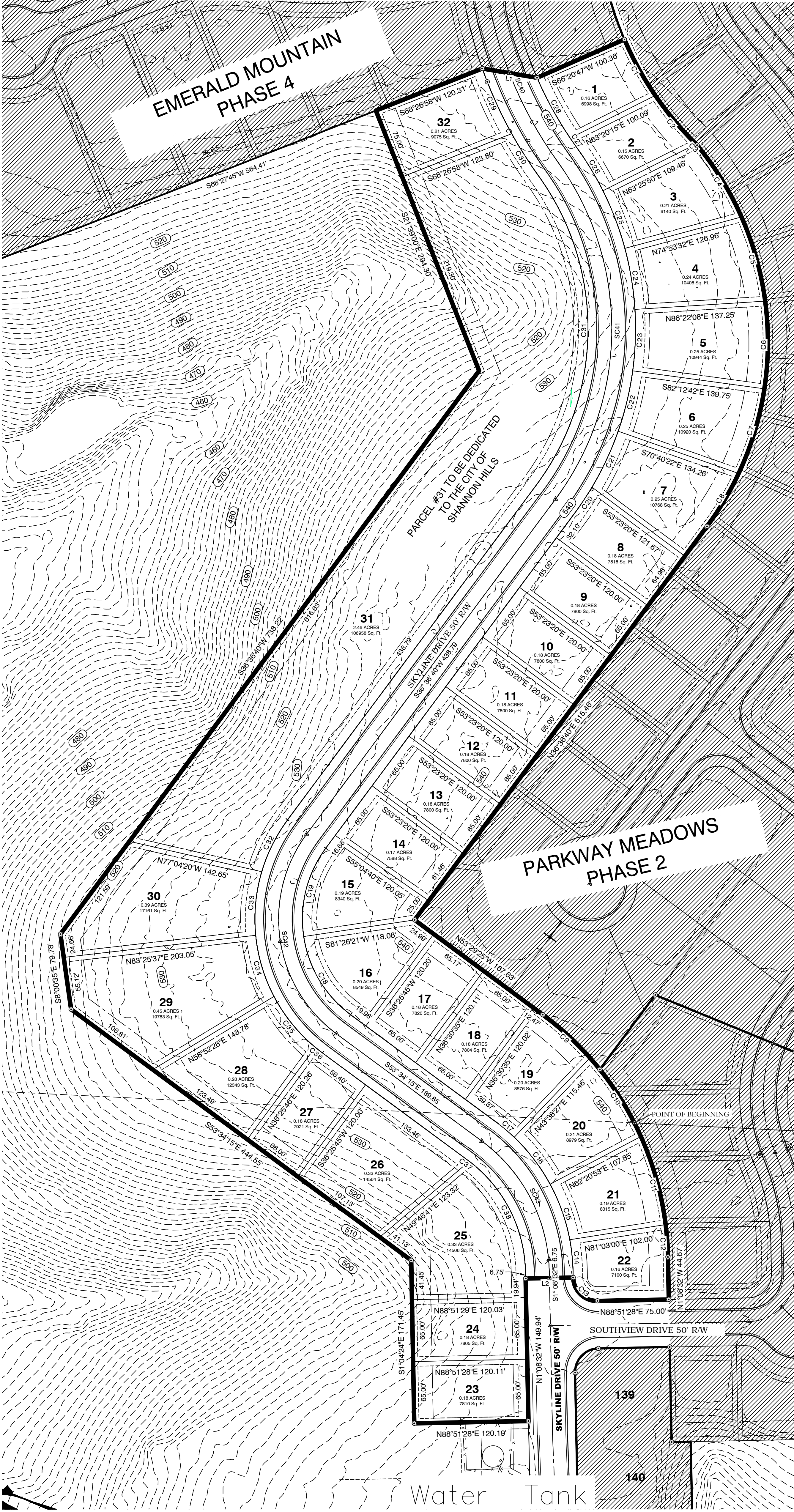
We intend to start construction of the Emerald Mountain -6 lots in the next few weeks. I believe that permit ARR151435 covers these new lots, but due to the confusion that we experienced in the past I would like your approval of that if you agree. When we start construction we would place in the message box the plat and the locations of BMP's as they are needed.

Thanks for your help,

Gene Holman  
BOTO Arkansas Properties  
501-978-2306

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CERTIFICATIONS:	
<b>OWNER:</b>	<b>DEVELOPER:</b>
Name: BOTO Arkansas Properties, LLC	Name: BOTO Arkansas Properties, LLC
Address: 17901 Chenal Parkway Little Rock, AR 72223	Address: 17901 Chenal Parkway Little Rock, AR 72223

**CERTIFICATE OF OWNER:**

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

Date of Execution	Name
	BOTO Arkansas Properties, LLC
	17901 Chenal Parkway
	Little Rock, AR 72223
	Address
Source of Title:	Saline County Document #

**CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY:**

I, Jonathan L. Hope, hereby certify that this plat correctly represents a boundary survey made by me or under my supervision; that all monuments shown hereon actually exist and their location, size, type and material are correctly shown; and that all interior lot lines will be accurately described in terms of length and direction of the property side as required in accord with the City of Shannon Hills Subdivision Rules and Regulations.

Date of Execution	Jonathan L. Hope Registered Professional Land Surveyor, No. 1762 Arkansas
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**CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:**

I, William W. McFadden, hereby certify that I am the engineer of record for this subdivision and that I, or those under my supervision will design and monitor the construction of the improvements required in accord with the City of Shannon Hills Subdivision Rules and Regulations.

Date of Execution	William W. McFadden Registered Professional Engineer, No. 14048 Arkansas
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**CERTIFICATE OF PRELIMINARY PLAT APPROVAL:**

All requirements of the City of Shannon Hills 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 of Execution	Name, Chairman Shannon Hills Planning Commission
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**PROPERTY DESCRIPTION (AS SURVEYED):**

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE 1/4 SE 1/4) IN SECTION 30, T-15-R-13-W, IN THE CITY OF SHANNON HILLS, SALINE COUNTY, ARKANSAS, AND ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE 1/4 SE 1/4) OF SAID SECTION 30; THENCE ALONG THE NORTH LINE OF THE NE 1/4 SE 1/4 N87°09'41"W, A DISTANCE OF 1510.91 TO THE POINT OF BEGINNING; BEGINNING AT A POINT WHERE NORTHING IS 2037.73, AND WHOSE EASTING IS 171139.08; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 325.25 FEET, A DELTA ANGLE OF 25° 49' 51", AND WHOSE LONG CHORD BEARS S 14° 44' 06" E A DISTANCE OF 145.40 FEET TO A POINT ON THE WEST LINE OF PARKWAY MEADOWS PHASE 2; THENCE BEARING S 1° 52' 32" E A DISTANCE OF 44.67 FEET; THENCE BEARING S 88° 51' 28" W A DISTANCE OF 75.00 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 90° 23' 52.35", AND WHOSE LONG CHORD BEARS N 46° 10' 04" W A DISTANCE OF 35.46 FEET; THENCE BEARING S 88° 51' 28" W A DISTANCE OF 50.00 FEET; THENCE BEARING S 1° 52' 32" E A DISTANCE OF 149.94 FEET; THENCE BEARING S 88° 51' 28" W A DISTANCE OF 120.19 FEET; THENCE BEARING N 1° 42' 24" W A DISTANCE OF 171.45 FEET; THENCE BEARING N 53° 41' 57" W A DISTANCE OF 444.55 FEET; THENCE BEARING S 89° 35' 37" W A DISTANCE OF 79.78 FEET; THENCE BEARING N 36° 36' 00" E A DISTANCE OF 736.22 FEET; THENCE BEARING N 21° 30' 25" W A DISTANCE OF 294.30 FEET TO A POINT ON THE SOUTH LINE OF EMERALD MOUNTAIN PHASE 4; THENCE BEARING N 68° 26' 58" E A DISTANCE OF 120.31 FEET TO A POINT ON THE SOUTH LINE OF EMERALD MOUNTAIN PHASE 4; THENCE BEARING S 89° 30' 23" E A DISTANCE OF 58.33 FEET TO A POINT ON THE SOUTH LINE OF EMERALD MOUNTAIN PHASE 4; THENCE BEARING N 66° 29' 47" E A DISTANCE OF 100.36 FEET TO A POINT ON THE SOUTH LINE OF EMERALD MOUNTAIN PHASE 4; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 347.14 FEET, A DELTA ANGLE OF 22° 23' 57.88", AND WHOSE LONG CHORD BEARS S 34° 29' 19" E A DISTANCE OF 134.85 FEET TO A POINT ON THE WEST LINE OF PARKWAY MEADOWS PHASE 2; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 325.00 FEET, A DELTA ANGLE OF 167° 63' FEET TO A POINT ON THE WEST LINE OF PARKWAY MEADOWS PHASE 2; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 325.25 FEET, A DELTA ANGLE OF 26° 29' 42.76", AND WHOSE LONG CHORD BEARS S 40° 14' 33" E A DISTANCE OF 149.07 FEET TO THE POINT OF BEGINNING.

PROPERTY SPECIFICATIONS:	
<b>OWNER:</b>	BOTO ARKANSAS PROPERTIES, LLC 17901 CHENAL PARKWAY LITTLE ROCK, AR 72223
<b>DEVELOPER:</b>	BOTO ARKANSAS PROPERTIES, LLC 17901 CHENAL PARKWAY LITTLE ROCK, AR 72223
<b>ENGINEERS:</b>	HOPE CONSULTING INC. 117 S. MARKET STREET BENTON, ARKANSAS 72015
<b>NAME OF SUBDIVISION:</b>	EMERALD MOUNTAIN PHASE 6
<b>ZONING CLASSIFICATION:</b>	R-1.75 (RESIDENTIAL)
<b>SOURCE OF TITLE:</b>	2005-21760
<b>AVERAGE LOT SIZE:</b>	7,000 SQ. FT.
<b>NUMBER OF LOTS:</b>	29
<b>SOURCE OF WATER:</b>	CITY OF SHANNON HILLS
<b>SOURCE OF SEWER:</b>	CITY OF SHANNON HILLS
<b>BUILDING SETBACKS:</b>	FRONT-15' OR AS SHOWN
<b>REAR-20' OR AS SHOWN:</b>	REAR-20' OR AS SHOWN
<b>SIDE-INTERIOR-5' OR AS SHOWN:</b>	SIDE-INTERIOR-5' OR AS SHOWN
<b>EASEMENTS:</b>	FRONT-10' OR AS SHOWN
<b>REAR-5' OR AS SHOWN:</b>	REAR-5' OR AS SHOWN
<b>SIDE-5' OR AS SHOWN:</b>	SIDE-5' OR AS SHOWN
<b>STREET RIGHT OF WAYS:</b>	50'
<b>STREET WIDTH:</b>	20' BOC TO BOC
<b>LOT CORNERS:</b>	SET 5/8" REBAR WITH CAP

**HOPE**  
CONSULTING  
ENGINEERS - SURVEYORS

FOR USE AND BENEFIT OF:  
**BOTO ARKANSAS PROPERTIES**  
  
**PRELIMINARY PLAT**  
**EMERALD MOUNTAIN PHASE 6**  
A SUBDIVISION IN THE CITY OF SHANNON HILLS, SALINE COUNTY, ARKANSAS

DATE: May 11, 2017

REVISD: May 18, 2017

C.A.D. BY: JPAYNE

CHECKED BY:

SCALE: 1" = 60'

DRAWING NUMBER:

17-0274

500

01S

13W

0

19

210

62

1762

CURVE DATA				
Curve #	Delta	Chord B & D	Arc Length	Arc Radius
C1	11°07'23"	N28°51'02"W 67.29	67.39	347.14
C2	11°02'23"	N39°55'55"W 66.78	66.89	347.14
C3	0°14'12"	N45°34'12"W 1.43	1.43	347.14
C4	15°42'25"	N31°45'01"W 88.82	89.09	325.00
C5	16°16'13"	N15°45'42"W 91.98	92.29	325.00
C6	16°19'13"	N0°32'00"E 92.26	92.57	325.00
C7	16°27'37"	N16°55'25"E 93.05	93.37	325.00
C8	11°27'26"	N30°52'57"E 64.88	64.99	325.00
C9	11°51'38"	N47°33'36"W 67.21	67.33	325.25
C10	17°25'59"	N32°54'47"W 98.58	98.96	325.25
C11	17°00'45"	N15°41'25"W 96.22	96.57	325.25
C12	6°01'12"	N4°10'26"W 34.16	34.17	325.25
C13	90°23'52"	S46°10'04"E 35.48	39.44	25.00
C14	9°31'38"	N5°54'21"W 33.22	33.26	200.00
C15	17°50'43"	N19°35'31"W 62.04	62.29	200.00
C16	17°50'41"	N37°26'13"W 62.04	62.29	200.00
C17	7°12'42"	N49°57'54"W 25.16	25.17	200.00
C18	45°05'27"	N31°01'31"W 95.85	98.37	125.00
C19	45°05'27"	N14°03'56"E 95.85	98.37	125.00
C20	5°48'20"	N33°42'30"E 32.92	32.93	325.00

CURVE DATA				
Curve #	Delta	Chord B & D	Arc Length	Arc Radius
C21	11°28'42"	N25°03'59"E 65.00	65.11	325.00
C22	11°32'20"	N13°33'28"E 65.34	65.45	325.00
C23	11°25'10"	N2°04'43"E 64.67	64.78	325.00
C24	11°28'36"	N9°22'10"W 64.99	65.10	325.00
C25	11°27'41"	N20°50'19"W 64.90	65.01	325.00
C26	9°14'48"	N31°11'34"W 52.39	52.45	325.00
C27	1°49'21"	N34°54'17"W 12.72	12.72	400.00
C28	10°24'25"	N28°47'24"W 72.55	72.65	400.00
C29	9°34'18"	N24°18'56"W 75.09	75.17	450.00
C30	6°42'53"	N32°27'31"W 52.71	52.74	450.00
C31	72°25'38"	N0°23'51"E 324.94	347.63	275.00
C32	20°04'53"	N26°34'13"E 61.02	61.33	175.00
C33	22°07'40"	N5°27'57"E 67.17	67.59	175.00
C34	22°07'35"	N16°39'41"W 67.16	67.58	175.00
C35	22°42'01"	N39°04'29"W 68.88	69.33	175.00
C36	3°08'46"	N51°59'52"W 9.61	9.61	175.00
C37	0°49'01"	N53°09'45"W 2.14	2.14	150.00
C38	51°36'42"	N26°56'53"W 130.60	135.12	150.00

STREET CURVE DATA				
Curve #	Delta	Chord B & D	Arc Length	Arc Radius
SC40	24°15'09"	S23° 41' 23"E 178.56	179.90	425.00
SC41	72°25'38"	S0° 23' 51"W 354.48	379.23	300.00
SC42	90°10'55"	S8° 28' 48"E 212.47	236.10	150.00
SC43	52°25'43"	S21° 27' 24"E 154.61	160.13	175.00

LINE TABLE		
Line #	Direction	Length
L1	N80°30'23"W	58.33
L2	S88°51'28"W	50.00

LEGEND	
△	Computed point
●	Found monument
○	Set 1/2" REBAR WITH Cap
□	Set #5 Rb/Alum. Cap
(D)	Deeded
(M)	Measured
(P)	Platted