Bryant Development and Review Committee Meeting

Boswell Municipal Complex - City Hall Conference Room

210 SW 3rd Street

Date: April 03, 2025 - **Time:** 9:00 AM

Call to Order

Old Business

1. Grant Plaza - 5401 Hwy 5, Ste 2-4 - Site Addition

BJ Grant - Requesting Approval for Site Addition for Daycare Playground

- 0946-PLN-02.pdf
- 0946-PLN-01.pdf

New Business

2. 5095 Hwy 5 - Site Plan Addition - New Driveway

Brian Dale - Requesting Site Plan Approval for New Driveway onto Sunset Meadows Dr

- 0950-PLN-01.pdf

3. Elm Estates Subdivision - Preliminary Plat and Waiver

GarNat Engineering - Requesting Recommendation for Preliminary Plat Approval and Waiver on Half-street Improvements

- 0947-DRN-01.pdf
- 0947-PLN-02.pdf
- 0947-WVR-01.pdf

4. Midland Estates Phase 1 - Final Plat

Hope Consulting - Requesting Recommendation for Final Plat Approval

- 0940-ELCLTR-01.pdf
- 0940-LTR-01.pdf
- 0940-BNDLTR-01.pdf
- 0940-ASB-02.pdf
- 0940-PLT-02.pdf

5. Sky Blue Duplexes Subdivision - Lot 2 - Variance

Hope Consulting - Requesting Recommendation for Variance on Front Setback for Lot 2

- 0951-PLN-01.pdf
- 0951-APP-01.pdf
- 0951-LTR-01.pdf

6. Sky Blue Duplexes Subdivision - Final Plat

Hope Consulting - Requesting Recommendation for Final Plat Approval

- 0952-PLT-01.pdf

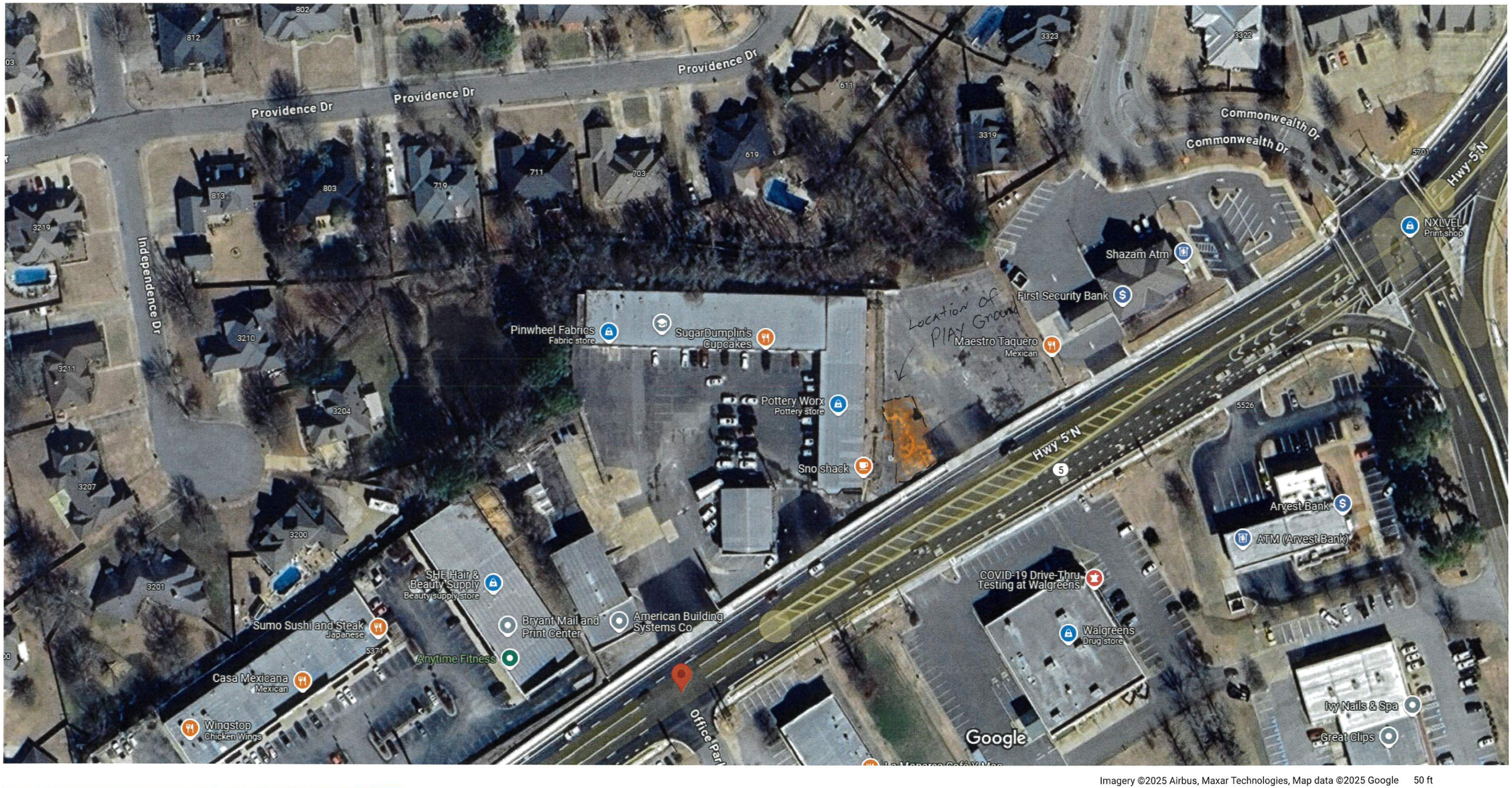
7. Fleming Electric - 320 McClanahan Dr - Site Addition

Charlie Best - Requesting Approval for a New Driveway Connection (File to be Attached)

Permit Report

Adjournments

Google Maps 34°37'23.9"N 92°30'07.3"W

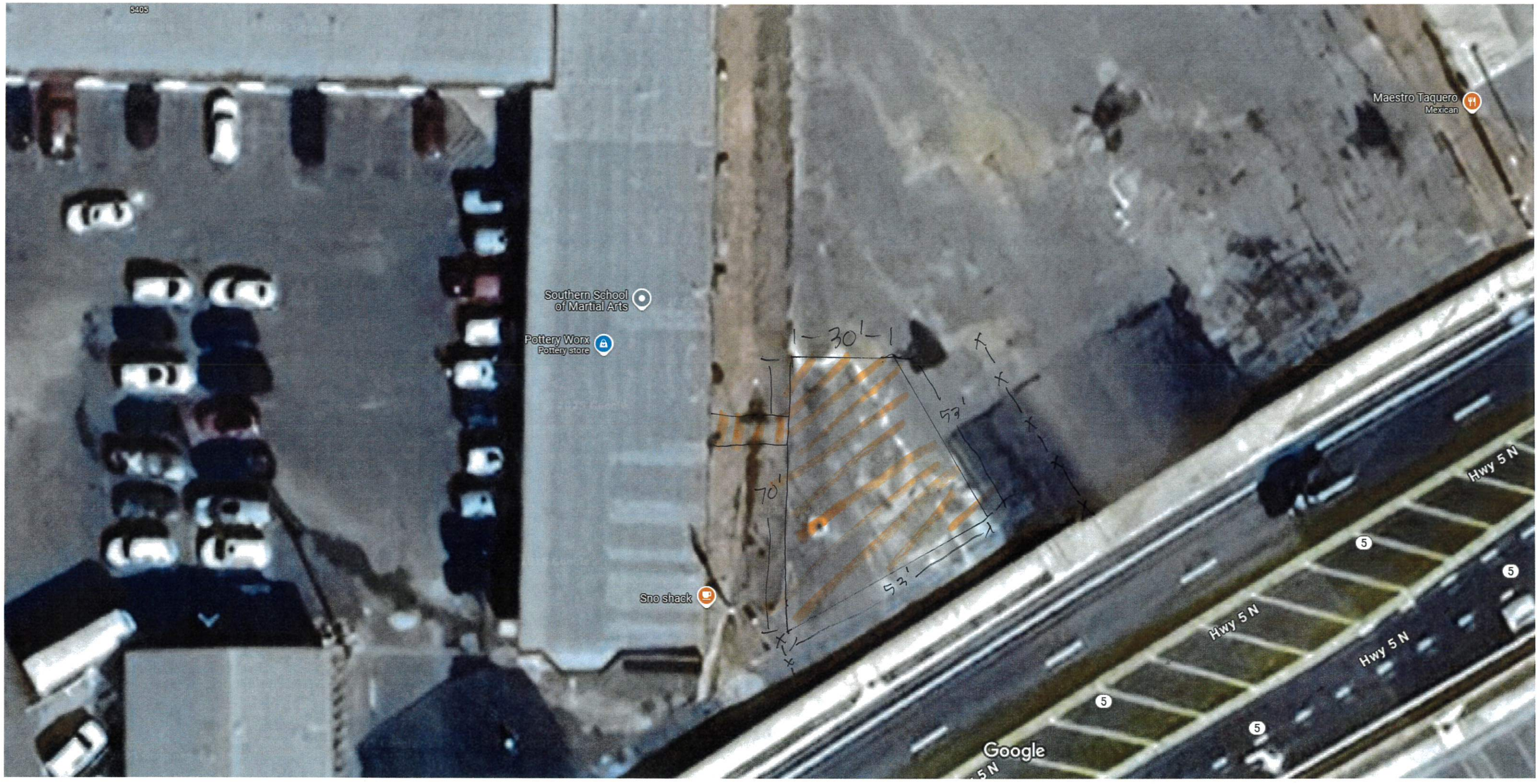


Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 Google 50 ft



Address of Parking Lot 5409 Hwy 5 N
Bryant, AR 72022

Google Maps 34°37'23.9"N 92°30'07.3"W



Imagery ©2025 Airbus, Map data ©2025 Google 20 ft

- Hatched Area Represents Gravel Playgroud Area
- Line Represents 10ft Privacy Fence
x—x - Represents Guard Rail

STORAGE
11'-0" X 6'-9"

PREP AREA
8'-1" X 6'-11"

HVAC
2'-5" X 2'-0"

KIDS BATH
10'-3 5/16" X 6'-11"

HVAC
2'-7" X 2'-8"

HVAC
3'-2" X 2'-8"

KIDS BATHROOM
11'-0" X 10'-2"

4 YEAR OLDS
24'-11" X 19'-9"

INFANTS
25'-1" X 22'-2"

Dashed Line Represents 4' tall partition wall.

2 1/2 YEAR OLDS TO 3 YEAR OLDS
13'-11" X 32'-11"

STORAGE
9'-4" X 9'-8"

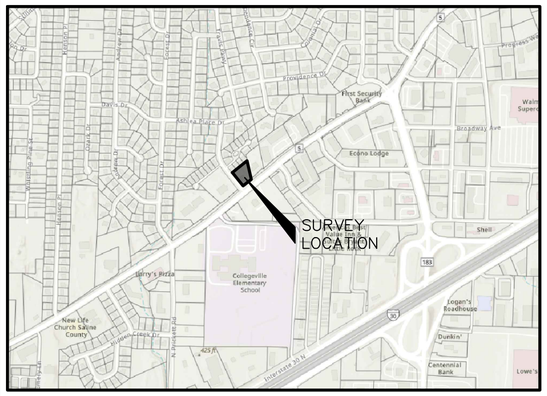
ADA BATHROOM
9'-4" X 5'-8"

OFFICE
9'-4" X 12'-6"

18 MONTHS TO 36 MONTHS
24'-10" X 13'-8"

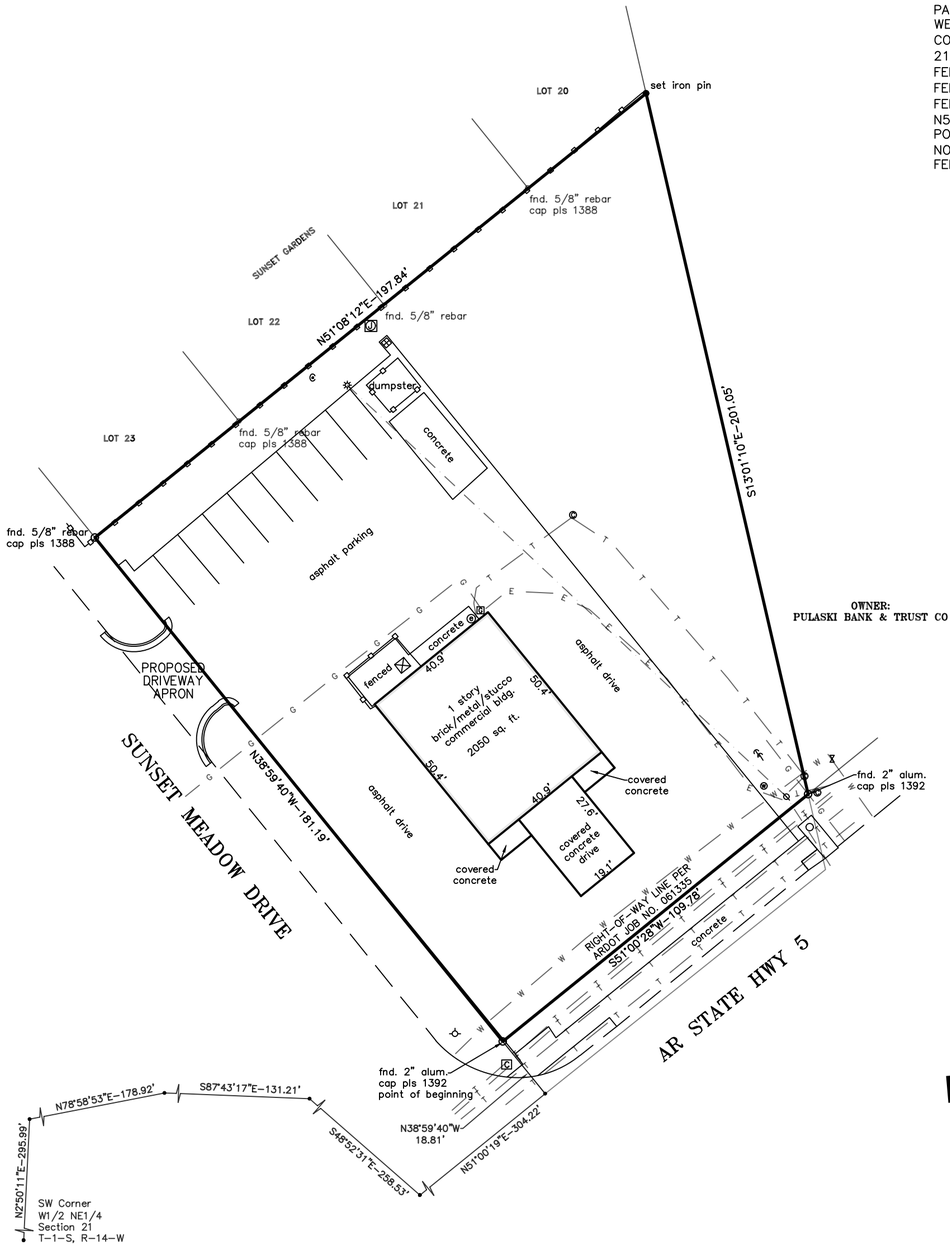
5 YEARS TO KINDERGARDEN
24'-11" X 16'-0"

LIVING AREA
3063 SQ FT



VICINITY MAP
(NTS)

LEGEND	
○	found as noted
●	set 1/2" iron pin
⧖	water valve
⊹	fire hydrant
Ⓦ	water meter
RPZ	rpz
T	electric transformer
Ⓔ	electric meter
E	electric box
⚠	fiber–optic sign
G	gas meter
G	buried gas marker
⊘	power pole
↘	guy wire
☼	light pole
⏚	ground light
✦	bollard pole
Ⓢ	sanitary sewer manhole
Ⓓ	sanitary sewer manhole
Ⓒ	sewer or drain clean–outs
Ⓣ	telephone riser
⚠	telephone sign
C	communications pullbox
Ⓒ	cable riser
⊠	air conditioner
D	junction box–drainage
O	curb inlet–drainage
⊞	grate inlet–drainage
rcp	reinforced concrete pipe
cmp	corrugated metal pipe
▯	sign
♿	handicap parking
H.C.	handicap ramp
	concrete
—X—	chain link fence
—□—	wood fence
— · —	overhead power
— E —	(ug) underground electric
— G —	(ug) underground gas
— T —	(ug) underground fiber optic
— TELE —	(ug) underground telephone
— W —	(ug) underground water
— S —	(ug) underground sewer
(M)	measured
(R)	recorded



LEGAL DESCRIPTION (MEASURED)

PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 14 WEST, CITY OF BRYANT, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID WEST 1/2 OF THE NORTHEAST QUARTER OF SECTION 21; THENCE N02°50'11"E, A DISTANCE OF 295.99 FEET; THENCE N78°58'53"E, A DISTANCE OF 178.92 FEET; THENCE S87°43'17"E, A DISTANCE OF 131.21 FEET; THENCE S48°52'31"E, A DISTANCE OF 258.53 FEET; THENCE N51°00'19"E, A DISTANCE OF 304.22 FEET; THENCE N38°59'40"W, A DISTANCE OF 18.81 FEET TO THE POINT OF BEGINNING; THENCE N38°59'40"W, A DISTANCE OF 181.19 FEET; THENCE N51°08'12"E, A DISTANCE OF 197.84 FEET; THENCE S13°01'10"E, A DISTANCE OF 201.05 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF AR STATE HWY 5, AS ESTABLISHED BY ARDOT JOB NO. 061335; THENCE S51°00'28"W ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 109.78 FEET TO THE POINT OF BEGINNING. CONTAINING 0.64 ACRES, MORE OR LESS.

PRELIMINARY DOCUMENT

THIS DOCUMENT SHALL NOT BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

NOTES:

1. ADDRESS OF PROPERTY: 5095 AR STATE HWY 5, BRYANT, AR 72022
2. BASIS OF BEARINGS: ARKANSAS STATE PLANE, SOUTH ZONE
3. AREA OF PROPERTY: 27,845 SQ. FT. OR 0.64 ACRES +/–
4. NO PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD BOUNDARY, AS SHOWN ON THE FLOODWAY, FLOOD BOUNDARY AND FLOOD INSURANCE WORK MAP FOR BRYANT, ARKANSAS. (FIRM COMMUNITY PANEL # 05125C0360E, EFFECTIVE DATE JUNE 5, 2020)
5. ZONING OF PROPERTY: C–2 (HIGHWAY COMMERCIAL)
6. UTILITIES ARE SHOWN PER OBSERVED EVIDENCE TOGETHER WITH EVIDENCE FROM PLANS OBTAINED FROM UTILITY COMPANIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED.

SCALE IN FEET

30' 15' 0' 30' 60' 90'

CERTIFICATE OF AUTHORIZATION

CERTIFICATE OF AUTHORIZATION — JOE WHITE & ASSOCIATES, INC. — #3871 — ARKANSAS - ENGINEER

DATE	DESCRIPTION	BY
	REVISION	

SITE PLAN REVIEW

5095 AR STATE HWY 5

Bryant, Saline County, Arkansas

JOE WHITE & ASSOCIATES, INC.
CIVIL ENGINEERING - CONSULTING SERVICES - LAND SURVEYING
25 RAHLING CIRCLE, SUITE A-2 LITTLE ROCK, ARKANSAS 72223
PHONE: (501) 214-9141

DATE: 3–14–25 | SCALE: 1" = 30'

PROJECT NUMBER: 25–066D

G:\DWG\2025\25–066D – 5095 Hwy 5 Bryant\Site Plan\Site Plan.dwg

Stormwater Calcs - Elm Estates 203 SW 4th St
Using Rational Method

Pre-development

Calculated Tc values - Drainage Basin 1

$$Tc = \frac{0.83 * L^{.467} * n^{.467}}{S^{.5}}$$ minutes (Eqn 400-3)

L1 =	150	feet			
n1 =	0.2	Poor Grass (n values taken from Table 400-3 of City of Bryant Drainage Manual)			
S1 =	0.017	ft/ft	Z1=	400.300	ft
			Z2=	397.75	ft

$Tc_{calculated}$ 13.80 minutes

Tc = 13.80 minutes

Stormwater Calcs - Elm Estates 203 SW 4th St
Using Rational Method

Post-development

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$Tc_{calculated}$ 13.80 minutes

Tc = 13.80 minutes

Stormwater Calcs - Elm Estates 203 SW 4th St
using Rational Method

Pre-development

Calculated C values - Drainage Basin

	Area	C_{100}	C_{50}	C_{25}	C_{10}	C_5	C_2
Roof & Driveway	0.07	0.97	0.92	0.88	0.83	0.8	0.75
Greenspace	0.77	0.41	0.37	0.34	0.3	0.28	0.25
Total Area =	**0.84**	**0.45**	**0.41**	**0.38**	**0.34**	**0.32**	**0.29**

(C values taken from Table 400-1 of City of Bryant Drainage Manual)
Concrete/Roof
Fair Condition-Flat, 0-2%

Stormwater Calcs - Elm Estates 203 SW 4th St
using Rational Method

Post-development

Calculated C values - Drainage Basin 1

	Area	C_{100}	C_{50}	C_{25}	C_{10}	C_5	C_2
Single Family House	0.84	0.7	0.65	0.6	0.5	0.4	0.3
Total Area =	**0.84**	**0.70**	**0.65**	**0.60**	**0.50**	**0.40**	**0.30**

(C values taken from Page-50 of City of Bryant Drainage Manual)

Stormwater Calcs - Elm Estates 203 SW 4th St
using Rational Method

Pre-development

Drainage Basin 1

Q_{100} =	2.92	CFS	Q_{50}=	2.42	CFS	Q_{25} =	2.01	CFS	Q_{10} =	1.57	CFS
c =	0.45		c =	0.41		c =	0.38		c =	0.34	
i=	7.70	in/hr	i=	7.00	in/hr	i=	6.30	in/hr	i=	5.50	in/hr
A=	0.84	acres	A=	0.84	acres	A=	0.84	acres	A=	0.84	acres
Total	2.92	CFS		2.42	CFS		2.01	CFS		1.57	CFS

Q_5 =	1.31	CFS	Q_2 =	1.01	CFS
c =	0.32		c =	0.29	
i=	4.90	in/hr	i=	4.20	in/hr
A=	0.84	acres	A=	0.84	acres
	1.31	CFS		1.01	CFS

Post-development

Drainage Basin 1A - New Site

Q_{100} =	4.53	CFS	Q_{50}=	3.82	CFS	Q_{25} =	3.18	CFS	Q_{10} =	2.31	CFS
c =	0.70		c =	0.65		c =	0.60		c =	0.50	
i=	7.70	in/hr	i=	7.00	in/hr	i=	6.30	in/hr	i=	5.50	in/hr
A=	0.84	acres	A=	0.84	acres	A=	0.84	acres	A=	0.84	acres

Q_5 =	1.65	CFS	Q_2 =	1.06	CFS
c =	0.40		c =	0.30	
i=	4.90	in/hr	i=	4.20	in/hr
A=	0.84	acres	A=	0.84	acres

Detention Volume

for Q100

Cundev=	0.45	
Iundev=	7.70	in/hr
Cdev=	0.70	
Idev=	7.70	in/hr
R=	1.90	
A=	0.84	acres
Tc=	14.00	minutes
	60	sec/min
Detention Volume=	1,339	cubic feet

R= (Cdev*Idev)-(Cundev*Iundev)
Detention Volume= R*A*Tc*60

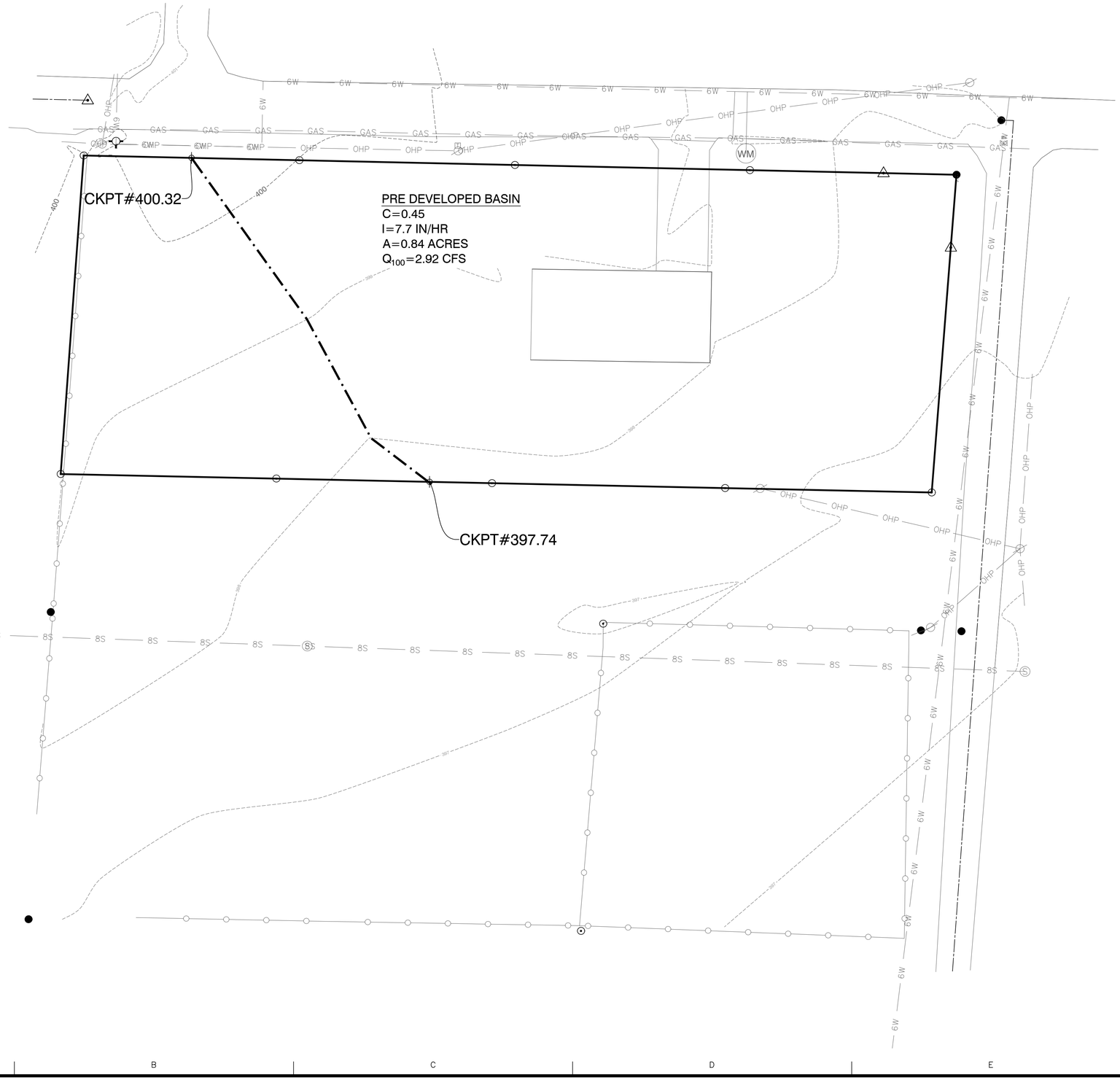
Stormwater Calcs - Elm Estates 203 SW 4th St
using Rational Method

In-Lieu-Fee Calculation

Detention= 1339 cubic feet

In-Lieu Detention ($10,000/ac-ft) Ratio = Vol (100-yr)/43,560 sq ft /ac

-Lieu-Fee = 0.030732 ac-ft
= **$307.32** **Note - $500 minimum**



DATE	REVISION	BY

GNE Designing our client's success

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

FOR THE USE & BENEFIT OF:
SALINE COUNTY CONTRACTING AND RENTAL PROPERTIES, LLC

ELM ESTATES
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

PRELIMINARY

CONTENTS:

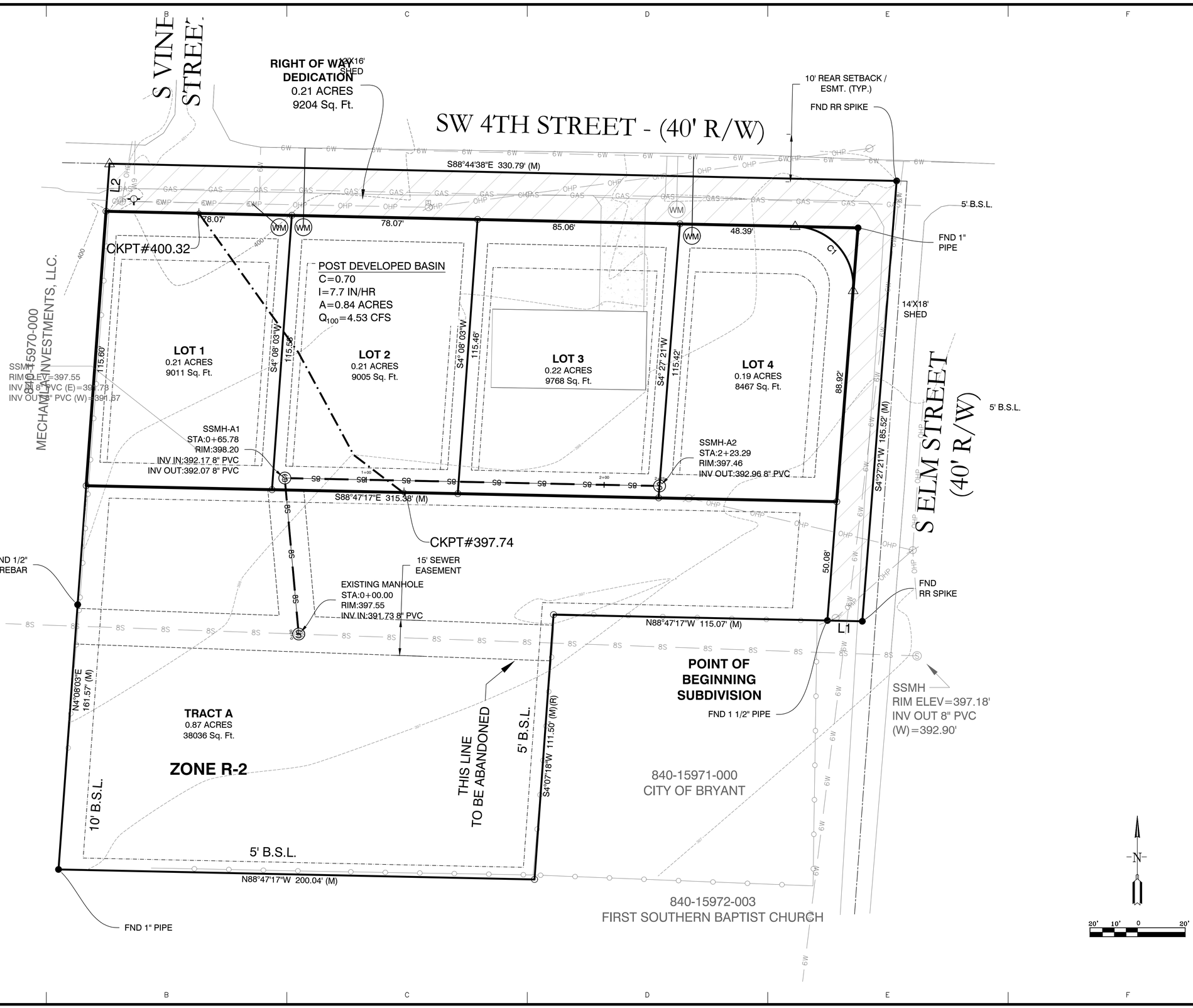
PRE DEVELOPED BASIN

PROJECT NO: 24145

DATE: MAR 2025

SHEET NO: 1.0

\\192.168.0.80\Projects\2024 Projects\24145 Elm Estates 203 SW 4th St, Bryant\Drawings\Plans\24145 Elm Estates – Drainage Basin.dwg



BY	REVISION	DATE

GNE Designing our client's success

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

FOR THE USE & BENEFIT OF:
SALINE COUNTY CONTRACTING AND RENTAL PROPERTIES, LLC
ELM ESTATES
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

PRELIMINARY

CONTENTS:
POST DEVELOPED BASIN

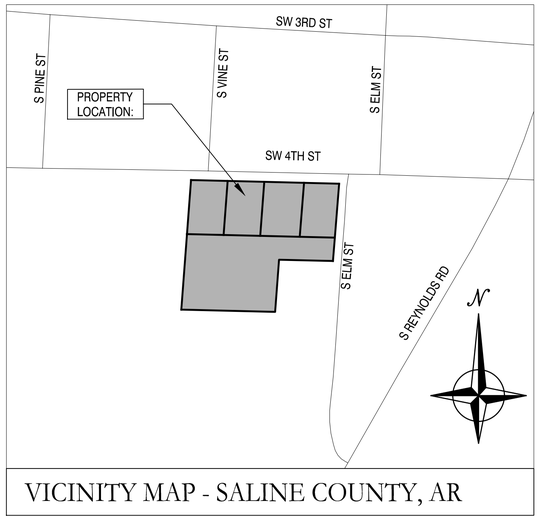
PROJECT NO: 24145

DATE: MAR 2025

SHEET NO: 2.0

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FOR USE AND BENEFIT OF:
SALINE COUNTY CONTRACTING AND RENTAL PROPERTIES, LLC
ELM ESTATES
CITY OF BRYANT, SALINE COUNTY, ARKANSAS



VICINITY MAP - SALINE COUNTY, AR

Prepared by:

GarNat Engineering, LLC

Designing our client's success

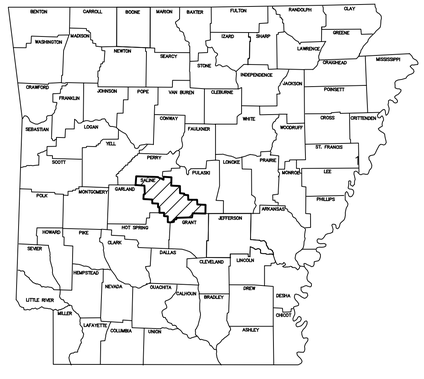
www.garnatengineering.com

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Bryant, AR 72022
garnatengineering@gmail.com

DRAWING INDEX:

G1.0	GENERAL NOTES
V1.0	PRELIMINARY PLAT
C2.0	GRAVITY SEWER PLAN AND PROFILE
	PLOT PLAN



ARKANSAS





03-25-2025

1. SAFETY

1.1. JOBSITE SAFETY IS THE SOLE AND EXCLUSIVE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

1.2. THIS RESPONSIBILITY COVERS THEIR OWN WORK FORCE, ALL SUBCONTRACTORS, VISITING PERSONNEL, OFFICIALS, AND THE GENERAL PUBLIC WHICH MAY HAVE ACCESS TO THE JOBSITE.

1.3. THE CONTRACTOR SHALL EXERCISE COMPLETE CONTROL OVER WHO HAS ACCESS TO THE JOBSITE TO ENSURE JOBSITE SAFETY.

1.4. THE CONTRACTOR SHALL CONFORM TO ALL SECURITY AND SAFETY REQUIREMENTS OF THE OWNER.

1.5. ANY SAFETY OR OTHER TRAINING REQUIRED BY THE OWNER FOR THE WORK FORCE MUST BE PROVIDED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

2. PERMITS

2.1. CONTRACTOR SHALL SECURE ALL REQUIRED PERMITS AS REQUIRED BY REGULATING AUTHORITIES OR BY THE OWNER. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE TERMS AND CONDITIONS ASSOCIATED WITH EACH REQUIRED PERMIT, AS WELL AS ADHERING TO THE RULES AND REGULATIONS OF EACH REGULATING AUTHORITY

3. CONTRACT DOCUMENTS

3.1. ALL WORK SHALL CONFORM TO THE PLANS, THESE NOTES, AND SPECIFICATIONS IN ALL RESPECTS AND SHALL BE SUBJECT TO APPROVAL BY THE ENGINEER.

4. INDEMNITY

4.1. BY ACCEPTING THE CONTRACT FOR THIS WORK, THE CONTRACTOR, AT THEIR OWN EXPENSE AND RISK, HEREBY RELEASES AND AGREES TO INDEMNIFY, DEFEND AND HOLD HARMLESS THE OWNER, GARNAT ENGINEERING, THEIR OFFICERS, AGENTS, EMPLOYEES, CONSULTANTS, AND REPRESENTATIVES FOR DAMAGE TO THE PROPERTY OR INJURY TO, OR DEATH, OF ANY PERSONS, FROM ANY AND ALL CLAIMS, DEMANDS, ACTIONS OF ANY KIND WHATSOEVER ARISING OUT OF AND IN CONNECTION WITH THE AGREEMENT OR PROSECUTION OF WORK UNDER IT, WHETHER SUCH CLAIMS, DEMANDS, ACTIONS, OR LIABILITY ARE CAUSED BY THE CONTRACTOR, IT'S AGENTS, EMPLOYEES, SUBCONTRACTORS, PRODUCTS INSTALLED ON THE PROJECT OR CAUSED BY ANY OTHER PARTY.

5. CONSTRUCTION PROCEDURES, MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING STANDARDS UNLESS OTHERWISE MODIFIED ON THE DRAWINGS OR IN THESE NOTES OR SPECIFICATIONS.

5.1. STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION - ARKANSAS HIGHWAY AND TRANSPORTATION DEPARTMENT

5.2. INTERNATIONAL BUILDING CODE

5.3. ACI 315 MANUAL OF STANDARD PRACTICES FOR DETAILING REINFORCED CONCRETE STRUCTURES

5.4. CRSI RECOMMENDED PRACTICE FOR PLACING REINFORCING STEEL.

6. SITE

6.1. CONTRACTOR WILL BE RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS.

6.2. CONTRACTOR IS NOT TO PERFORM WORK BEYOND THE DESIGNATED WORK LIMITS WITHOUT FIRST OBTAINING WRITTEN AUTHORIZATION FROM THE PROJECT ENGINEER OR OWNER.

6.3. CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM DURING CONSTRUCTION SUCH AS BUT NOT LIMITED TO: DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO, OR BETTER THAN EXISTING CONDITIONS.

6.4. CONTRACTOR TO REMOVE OR RELOCATE, WHEN APPLICABLE, ALL ITEMS, SHOWN TO BE REMOVED OR RELOCATED AND NOT SHOWN WITHIN CONSTRUCTION LIMITS AND WHERE REQUIRED TO ALLOW FOR NEW CONSTRUCTION AS SHOWN.

6.5. CONTRACTOR TO ADJUST ALL EXISTING AND PROPOSED MANHOLES, VALVE BOXES, ETC. TO FINISH GRADE, WHERE REQUIRED.

7. STRUCTURES

7.1. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT IN TO INVERT OUT.

7.2. BEDDING FOR STORM STRUCTURES SHALL CONSIST OF A MINIMUM OF 6-INCHES OF COMPACTED #57 STONE ON TOP OF COMPACTED SUBGRADE.

7.3. AREAS EXPOSED BY EXCAVATION OR STRIPPING AND ON WHICH SUBGRADE PREPARATIONS ARE TO BE PERFORMED SHALL BE SCARIFIED TO MINIMUM DEPTH OF 0'-8" AND COMPACTED TO MINIMUM OF 95% OPTIMUM DENSITY. ANY AREAS THAT FAIL COMPACTION ARE TO BE STABLIZED AS DIRECTED BY THE ENGINEER.

8. PRIOR TO PLACING FILL IN LOW AREAS, SUCH AS PREVIOUSLY EXISTING CREEKS, PONDS, OR LAKES, PERFORM FOLLOWING PROCEDURES:

8.1. DRAIN WATER OUT BY GRAVITY WITH DITCH HAVING FLOW LINE LOWER THAN LOWEST ELEVATION IN LOW AREA. IF DRAINAGE CANNOT BE PERFORMED BY GRAVITY DITCH, USE ADEQUATE PUMP TO OBTAIN THE SAME RESULTS.

8.2. AFTER DRAINAGE OF LOW AREA IS COMPLETE, REMOVE MULCH, MUD DEBRIS, AND OTHER UNSUITABLE MATERIAL BY USING ACCEPTABLE EQUIPMENT AND METHODS THAT WILL KEEP NATURAL SOILS UNDERLYING LOW AREA DRY AND UNDISTURBED.

9. UTILITIES

9.1. AN ATTEMPT HAS BEEN MADE TO APPROXIMATELY LOCATE UTILITIES ON THE DRAWINGS.

9.2. UTILITIES SHOWN ON THE DRAWINGS WERE LOCATED BY VISUAL OBSERVATION, AND BY TRANSCRIBING FROM RECORD MAPS AND PLANS.

9.3. NO EXCAVATIONS WERE MADE TO CONFIRM SUB-SURFACE UTILITIES. NEITHER THE SURVEYOR NOR PROJECT ENGINEER GUARANTEES THAT ALL UTILITIES HAVE BEEN SHOWN, OR THAT THOSE SHOWN ARE FULLY ACCURATE.

9.4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ADJUSTMENTS AND/OR RELOCATION OF EXISTING UTILITIES THAT ARE DAMAGED AS A RESULT OF WORK OF THIS PROJECT.

9.5. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND PROPERLY DISCONNECTING, ABANDONING, RELOCATING, AND/OR ADJUSTING ALL AFFECTED UTILITIES WITHIN THE PROJECT AREA.

9.6. ALL UTILITY WORK SHALL BE COORDINATED AND EXECUTED IN ACCORDANCE WITH THE OWNER AND/OR GOVERNING UTILITY COMPANY CODES, SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.

9.7. DESIGN AND ALIGNMENT OF UNDERGROUND TELEPHONE, TV CABLE, GAS AND ELECTRIC SERVICES SHALL BE PROVIDED BY THE INDIVIDUAL UTILITIES AND ARE NOT NECESSARILY SHOWN WITH THESE PLANS. CONTRACTOR SHALL PROVIDE CONDUITS SIZED TO ACCOMMODATE UTILITY ROUTING WITH PULL STRINGS WHERE NECESSARY.

9.8. CONTRACTOR TO PROVIDE ALL NECESSARY APPURTENANCES NECESSARY FOR COMPLETE UTILITY SERVICES WHICH ARE NOT PROVIDED BY THE UTILITY COMPANY.

10. DISPOSAL OF DEBRIS, WASTE OR SPOIL

10.1. BURNING OF DEBRIS AND WASTE IS NOT ALLOWED. CONTRACTOR MAY BE REQUIRED TO PROPERLY HAUL AWAY AND DISPOSE OF ANY WASTE MATERIAL REMOVED FROM THE SITE.

10.2. ANY WASTE OR SPOIL MATERIAL WHICH IS EXCAVATED FROM THE JOB SITE IS TO BE DISPOSED OF AS DIRECTED BY THE ENGINEER OR OWNER.

10.3. REMOVAL AND DISPOSAL OF EXCAVATED WASTE MATERIAL IS CONSIDERED SUBSIDIARY TO ALL OTHER ITEMS IN THE PROJECT, AND WILL NOT BE PAID FOR SEPARATELY.

10.4. CONTRACTOR SHALL FOLLOW ALL LOCAL, STATE AND FEDERAL REGULATIONS IN DISPOSING OF DEMOLISHED MATERIAL REMOVED FROM THIS SITE.

10.5. CONTRACTOR SHALL REMOVE FROM SITE AND DISPOSE OF MATERIAL ENCOUNTERED IN GRADING OPERATIONS THAT, IN OPINION OF THE ENGINEER, IS UNSUITABLE OR UNDESIRABLE FOR BACKFILLING OR SUBGRADE PURPOSES. DISPOSE OF IN A MANNER SATISFACTORY TO ENGINEER. BACKFILL UNDERCUT AREAS WITH LAYERS OF SUITABLE MATERIAL AND COMPACT AS SPECIFIED HEREIN.

11. SUBSTITUTIONS

11.1. SUBSTITUTIONS ARE NOT ALLOWED WITHOUT PRIOR APPROVAL FROM THE PROJECT ENGINEER.

12. ENVIRONMENTAL

12.1. THE CONTRACTOR IS TO MEET ALL ENVIRONMENTAL REQUIREMENTS OF THE OWNER AND ANY REGULATORY AGENCY HAVING AUTHORITY OVER THIS SITE.

12.2. THE CONTRACTOR IS TO UTILIZE BEST MANAGEMENT PRACTICES (BMP'S) FOR CONTROL OF EROSION DURING ALL CONSTRUCTION PHASES OF THIS PROJECT.

12.3. MININUM BMP'S REQUIRED FOR THE PROJECT ARE LISTED ON SHEET THESE PLANS. CONTRACTOR SHALL PROVIDE THESE BMP'S AND ANY OTHERS REQUIRED FOR THE PROJECT.

12.4. IF A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS REQUIRED FOR THE CONSTRUCTION PHASE OF THIS PROJECT, THE CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS FOR EROSION CONTROL INCLUDED IN THE SWPPP DOCUMENTS.

12.5. CONTRACTOR SHALL KEEP WORK AREA CLEAN AND FREE OF ACCUMULATED TRASH AND DEBRIS. CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING MEASURES TO AVOID TRACKING OF MUD, DIRT, ROCKS, AND DEBRIS ONTO AREAS OUTSIDE THE PROJECT AREA. CONTRACTOR SHALL CLEAN PAVEMENTS WHEN NECESSARY OR AS OTHERWISE DIRECTED, AND SHALL CONTROL DUST BY SWEEPING AND WATERING AS NEEDED. DE-TRACKING MAY BE REQUIRED AT ALL ENTRANCES.

13. FINAL SITE CONDITIONS

13.1. ALL DISTURBED AREAS NOT RECEIVING PAVEMENT OR LANDSCAPING SHALL HAVE VEGETATION ESTABLISHED AT TIME OF FINAL INSPECTION.

13.2. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPE 2H:1V OR STEEPER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

13.3. ALL CUT OR FILL SLOPES SHALL BE 3H:1V OR FLATTER UNLESS OTHERWISE NOTED.

13.4. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS

13.5. UPON PARTIAL OR FINAL COMPLETION OF GRADING WORK, SPREAD TOPSOIL, SEED, FERTILIZER, AND MULCH IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE STORM WATER POLLUTION PREVENTION PLAN.

BY	REVISION	DATE

GNE Designing our client's success

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

FOR THE USE & BENEFIT OF:
SALINE COUNTY CONTRACTING
AND RENTAL PROPERTIES, LLC
ELM ESTATES
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

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

03-07-2025

CONTENTS:
GENERAL NOTES

PROJECT NO:
24145

DATE:
MARCH 7, 2025

SHEET NO:
G1.0

J:\Projects\2024 Projects\24145 Elm Estates 203 SR 36, Bryant\Drawings\Plans\Layers\24145 Elm Estates Cover & Gen Notes.dwg

Line Table		
Line #	Direction	Length
L1	N88° 47' 17"W	14.67'
L2	N4° 08' 03"E	20.05'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	40.66'	25.00'	93°11'34"	S42° 08' 26"E	36.33'

PROPERTY SPECIFICATIONS:

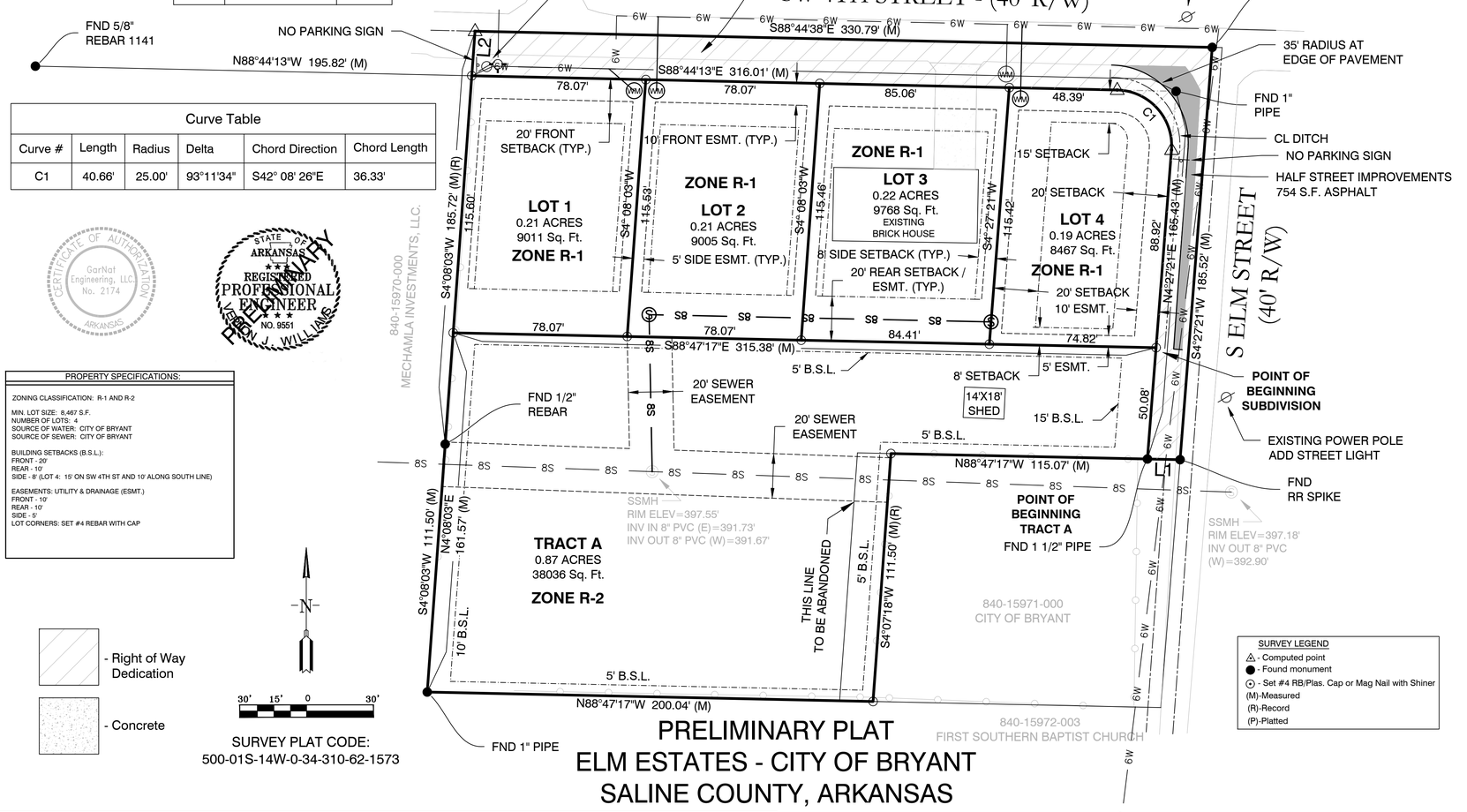
ZONING CLASSIFICATION: R-1 AND R-2

MIN. LOT SIZE: 8,467 S.F.
NUMBER OF LOTS: 4
SOURCE OF WATER: CITY OF BRYANT
SOURCE OF SEWER: CITY OF BRYANT

BUILDING SETBACKS (B.S.L.):
FRONT - 20'
REAR - 10'
SIDE - 8' (LOT 4: 15' ON SW 4TH ST AND 10' ALONG SOUTH LINE)

EASEMENTS: UTILITY & DRAINAGE (ESMT.)
FRONT - 10'
REAR - 10'
SIDE - 5'
LOT CORNERS: SET #4 REBAR WITH CAP

SURVEY PLAT CODE:
500-01S-14W-0-34-310-62-1573



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

PRELIMINARY PLAT
ELM ESTATES - CITY OF BRYANT
SALINE COUNTY, ARKANSAS

PLAT CERTIFICATES:

OWNER:
Name: Saline County Contracting and Rental Properties, LLC
Address: 3501 Lake Norrell Road Alexander, Arkansas 72002

DEVELOPER:
Name: Saline County Contracting and Rental Properties, LLC
Address: 3501 Lake Norrell Road Alexander, Arkansas 72002

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: _____
Morgan Garner
Saline County Contracting and Rental Properties, LLC

Source of Title: SALINE COUNTY, ARKANSAS
Saline County Document# 2021-021901

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

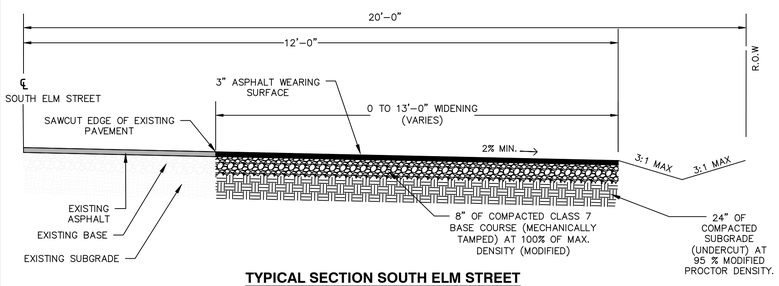
CERTIFICATE OF RECORDING: ___

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; 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: _____
Lance Penfield, Chairman
Bryant Planning Commission

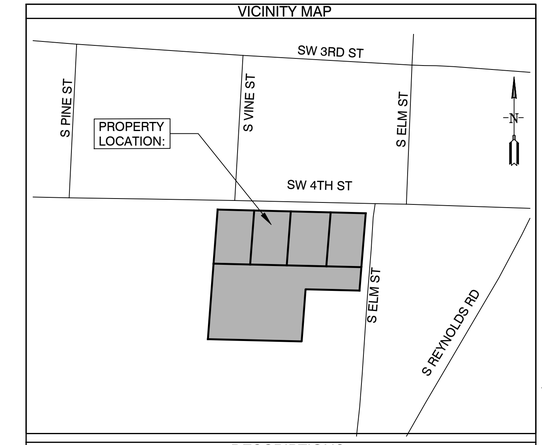


TYPICAL SECTION SOUTH ELM STREET
(LOOKING SOUTH) N.T.S.

NOTES:

1. ASPHALT SURFACE COURSE SHALL MEET MATERIAL AND INSTALLATION REQUIREMENTS OF SECTION 407 OF ARDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
2. GRAVEL BASE COURSE SHALL MEET MATERIAL AND INSTALLATION REQUIREMENTS FOR ARDOT CLASS 7 AGGREGATE BASE COURSE IN SECTION 303 OF ARDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
3. SUBGRADE SHALL BE COMPACTED TO A UNIFORM DENSITY OF NOT LESS THAN 95% OF THE MODIFIED PROCTOR
4. CONTRACTOR TO OBTAIN SERVICES OF A REGISTERED PROFESSIONAL ENGINEER (GEOTECHNICAL ENGINEER). SUBGRADE AND GRAVEL BASE SHALL BE PROOF ROLLED AND APPROVED BY GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING WITH INSTALLATION OF GRAVEL BASE AND ASPHALT.

VICINITY MAP



DESCRIPTIONS:

OVERALL SUBDIVISION (LESS RIGHT OF WAY) - 0.83 ACRES - 36,251 SQUARE FEET
PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4 SW1/4) OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT A FOUND RAILROAD SPIKE LOCATED AT THE INTERSECTION OF SOUTHWEST 4TH STREET AND SOUTH ELM STREET FOR THE NORTHEAST CORNER OF THE SAID NE1/4 SW1/4, AND RUN THENCE S4°27'21"W - 185.52 FEET ALONG SAID STREET AND THE EAST LINE OF THE SAID NE1/4 SW1/4 TO A FOUND RAILROAD SPIKE; THENCE LEAVING SAID STREET, N88°47'17"W - 14.67 FEET TO A FOUND 1 1/2" PIPE LOCATED ON THE WEST RIGHT OF WAY OF SOUTH ELM STREET; THENCE N4°27'21"E - 50.08 FEET ALONG SAID WEST RIGHT OF WAY TO A SET 1/2" REBAR W/CAP #1573 FOR THE **POINT OF BEGINNING**; THENCE N88°47'17"W - 315.38 FEET, LEAVING SAID WEST RIGHT OF WAY, TO A SET 1/2" REBAR W/CAP #1573; THENCE N4°08'03"E - 115.60 FEET TO A SET 1/2" REBAR W/CAP #1573 LOCATED ON THE SOUTH RIGHT OF WAY OF SOUTHWEST 4TH STREET; THENCE S88°44'13"E - 289.58 FEET CONTINUING ALONG SAID SOUTH RIGHT OF WAY TO A COMPUTED POINT; THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY AND ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 40.66 FEET AND A RADIUS OF 25.00 FEET, WHOSE CHORD BEARS S42°08'26"E - 36.33 FEET TO A COMPUTED POINT LOCATED ON THE WEST RIGHT OF WAY OF SOUTH ELM STREET; THENCE S4°27'21"W - 88.92 FEET CONTINUING ALONG SAID WEST RIGHT OF WAY TO THE **POINT OF BEGINNING**, CONTAINING 0.83 ACRES, MORE OR LESS. SUBJECT TO ANY EXISTING EASEMENTS AND THE RIGHTS OF WAY OF SOUTHWEST 4TH STREET AND SOUTH ELM STREET.

RIGHT OF WAY DEDICATION - 0.21 ACRES - 9,204 SQUARE FEET
PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4 SW1/4) OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **BEGINNING** AT A FOUND RAILROAD SPIKE LOCATED AT THE INTERSECTION OF SOUTHWEST 4TH STREET AND SOUTH ELM STREET FOR THE NORTHEAST CORNER OF THE SAID NE1/4 SW1/4, AND RUN THENCE S4°27'21"W - 185.52 FEET ALONG SAID STREET AND THE EAST LINE OF THE SAID NE1/4 SW1/4 TO A FOUND RAILROAD SPIKE; THENCE LEAVING SAID STREET, N88°47'17"W - 14.67 FEET TO A FOUND 1 1/2" PIPE LOCATED ON THE WEST RIGHT OF WAY OF SOUTH ELM STREET; THENCE N4°27'21"E - 139.00 FEET ALONG SAID WEST RIGHT OF WAY TO A COMPUTED POINT; THENCE ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 40.66 FEET AND A RADIUS OF 25.00 FEET, WHOSE CHORD BEARS N42°08'26"W - 36.33 FEET TO A COMPUTED POINT LOCATED ON THE SOUTH RIGHT OF WAY OF SOUTHWEST 4TH STREET; THENCE N88°44'13"W - 289.58 FEET ALONG SAID SOUTH RIGHT OF WAY TO A SET 1/2" REBAR W/CAP #1573; THENCE N4°08'03"E - 20.05 FEET TO A COMPUTED POINT LOCATED IN THE CENTER OF SW 4TH STREET AND ON THE NORTH LINE OF THE SAID NE1/4 SW1/4; THENCE S88°44'38"E - 330.79 FEET ALONG SAID STREET AND SAID NORTH LINE TO THE **POINT OF BEGINNING**, CONTAINING 0.21 ACRES, MORE OR LESS.

TRACT A - 0.87 ACRES - 38,036 SQUARE FEET
PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4 SW1/4) OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT A FOUND RAILROAD SPIKE LOCATED AT THE INTERSECTION OF SOUTHWEST 4TH STREET AND SOUTH ELM STREET FOR THE NORTHEAST CORNER OF THE SAID NE1/4 SW1/4, AND RUN THENCE S4°27'21"W - 185.52 FEET ALONG SAID STREET AND THE EAST LINE OF THE SAID NE1/4 SW1/4 TO A FOUND RAILROAD SPIKE; THENCE LEAVING SAID STREET, N88°47'17"W - 14.67 FEET TO A FOUND 1 1/2" PIPE LOCATED ON THE WEST RIGHT OF WAY OF SOUTH ELM STREET FOR THE **POINT OF BEGINNING**; THENCE N88°47'17"W - 115.07 FEET, LEAVING SAID WEST RIGHT OF WAY, TO A SET 1/2" REBAR W/CAP #1573; THENCE S4°07'18"W - 111.50 FEET TO A SET 1/2" REBAR W/CAP #1573; THENCE N88°47'17"W - 200.04 FEET TO A FOUND 1" PIPE; THENCE N4°08'03"E - 161.57 FEET TO A SET 1/2" REBAR W/CAP #1573; THENCE S88°47'17"E - 315.38 TO A SET 1/2" REBAR W/CAP #1573 LOCATED ON THE WEST RIGHT OF WAY OF SOUTH ELM STREET; THENCE S4°27'21"W - 50.08 FEET CONTINUING ALONG SAID WEST RIGHT OF WAY TO THE **POINT OF BEGINNING**, CONTAINING 0.87 ACRES, MORE OR LESS. SUBJECT TO ANY EXISTING EASEMENTS AND THE RIGHT OF WAY OF SOUTH ELM STREET.

DOCUMENTS USED:

- WARRANTY DEED BOOK 2021 PAGE 021901 COLE TO SALINE COUNTY CONTRACTING AND RENTAL PROPERTIES, LLC
- PREVIOUS SURVEY BY GARNAT ENGINEERING, LLC PLS #1573 WOODEN DATED 10/12/2024

BASIS OF BEARINGS:

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

CERTIFICATIONS:

BY AFFIXING MY SEAL AND SIGNATURE, I GEORGE P. WOODEN, PS NO.1573, HEREBY CERTIFY THAT THIS DRAWING CORRECTLY DEPICTS A SURVEY COMPILED UNDER MY SUPERVISION ON OCTOBER 12, 2024.

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 05125C0380E EFFECTIVE DATE JUNE 05, 2020.

BY	REVISION	DATE

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

FOR THE USE & BENEFIT OF:
SALINE COUNTY CONTRACTING AND RENTAL PROPERTIES, LLC
ELM ESTATES
CITY OF BRYANT
SALINE COUNTY, ARKANSAS



CONTENTS:
PRELIMINARY PLAT ELM ESTATES

PROJECT NO:
24145

DATE:
MAR. 25, 2025

SHEET NO:
V1.0

a:\Projects\2024 Projects\24145 Elm Estates 203 SW 4th St, Bryant\Drawings\Cities\Design\24145 Elm Estates - 032425 - V3.dwg

SSMH-A1
STA:0+70.44
RIM:398.20
INV IN:392.19 8" PVC
INV OUT:392.09 8" PVC

SSMH-A2
STA:2+23.89
RIM:397.52
INV OUT:392.96 8" PVC

20' REAR SETBACK / ESMT. (TYP.)

1+00

2+00

2+24

153.45' of 8.0 inch PVC Pipe @ 0.50%

78.07'

78.07'

S88°47'17"E 315.38' (M)

84.41'

74.82'

20' SEWER EASEMENT

70.44' of 8.0 inch PVC Pipe @ 0.51%

5' B.S.L.

** CONFIRM LOCATION OF CURRENT SEWER SERVICE AT 203 SW 4TH STREET, IT WILL BE REQUIRED TO BE LOCATED, EXCAVATED, EXTENDED AND CONNECTED TO THE NEW LINE **

14'X18' SHED

15' B.S.L.

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

20' SEWER EASEMENT

SSMH
RIM ELEV=397.55
INV IN 8" PVC (E)=391.73
INV OUT 8" PVC (W)=391.67

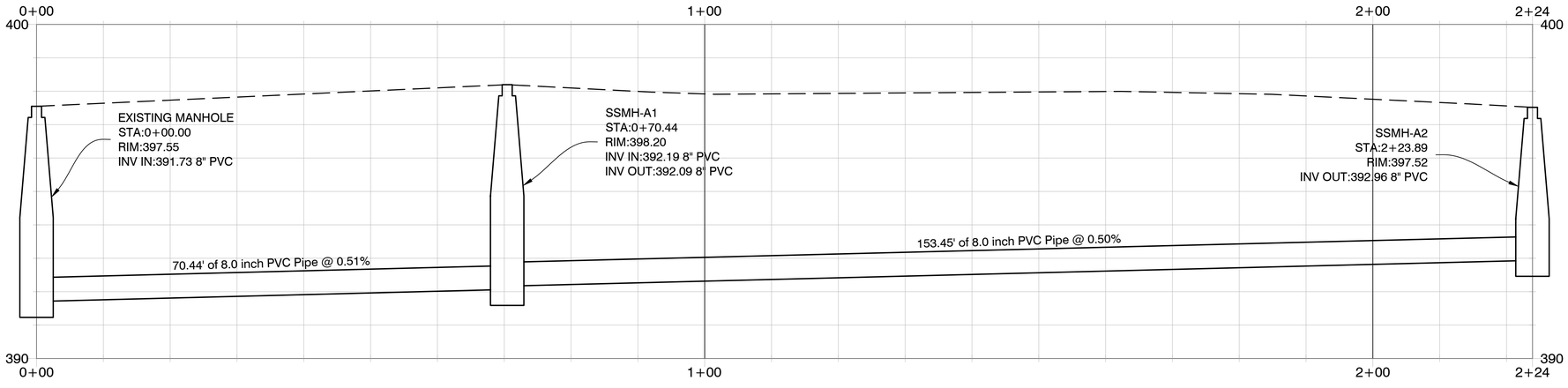
EXISTING MANHOLE
STA:0+00.00
RIM:397.55
INV IN:391.73 8" PVC

0+00

N88°47'17"W 315.07' (M)

10' 5' 0 10'

GRAVITY SEWER PROFILE



SCALE: 1" = 10' H
1" = 2' V

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

BY	REVISION	DATE

GNE Designing our client's success

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

FOR THE USE & BENEFIT OF:
SALINE COUNTY CONTRACTING
AND RENTAL PROPERTIES, LLC
ELM ESTATES
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

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

03-25-2025

CONTENTS:
GRAVITY SEWER PLAN AND PROFILE

PROJECT NO: 24145

DATE: MAR. 25, 2025

SHEET NO: C2.0

a:\Projects\2024 Projects\24145 Elm Estates 203 SW 4th St, Bryant\Drawings\DWG\Design\24145 Elm Estates - Utility Plan - R2 - 032525.dwg

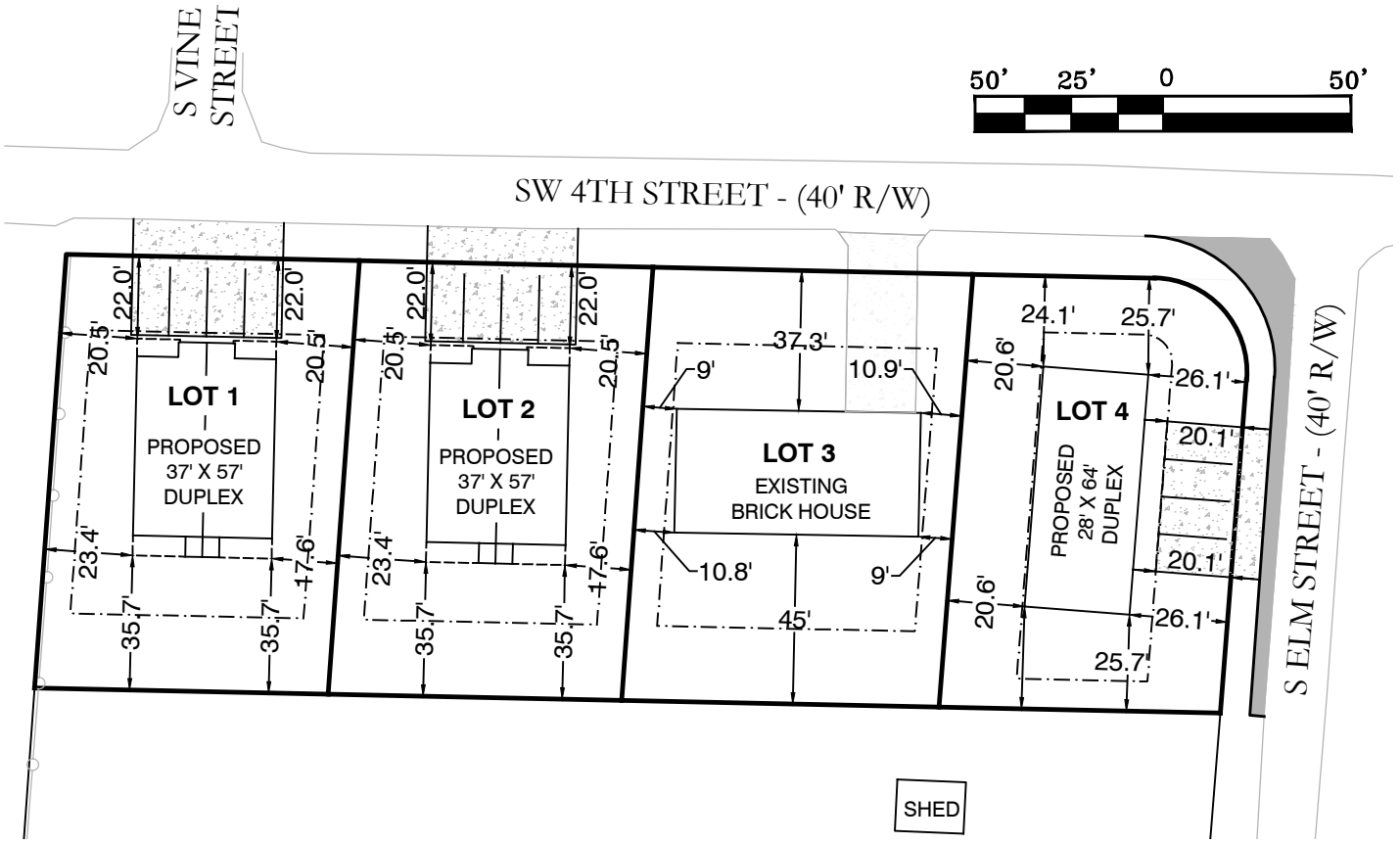
GNE Designing our client's success

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

FOR EXCLUSIVE USE & BENEFIT OF:

Name: SALINE COUNTY CONTRACTING & RENTAL PROPERTIES, LLC.

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



BUILDING SET BACK LINES
FRONT- 20'
REAR - 20'
SIDE - 8' (LOT 4: 15' ON SW 4TH ST AND 8' ALONG SOUTH LINE)

N

PROPERTY DESCRIPTIONS:

LOTS 1, 2, 3, AND 4, ELM ESTATES, CITY OF BRYANT, ARKANSAS

JOB NUMBER:

24145
LOTS 1, 2, 3, AND 4, ELM ESTATES

03/25/2025

PLOT PLAN

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

According the the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Saline County unincorporated areas, panel #05125C0380E dated 06/05/20 , no portion of the property described hereon does lie within the 100 year flood hazard boundary.

J:\Projects\2024 Projects\24145 Elm Estates 203 SW 4th St. Bryant\Drawings\DWGs\Design\24145 203 SW 4th St Plot Plan – R2.dwg

GNE

3825 Mt Carmel Rd.
Bryant, AR 72022

GarNat Engineering, LLC

P.O. Box 116
Benton, AR 72018

March 27, 2025

Mr. Colton Leonard
City Planner / Planning and Development
210 SW 3rd Street
Bryant, AR 72022

Re: Three Variances Requested for Elm Estates

Dear Mr. Leonard:

1. Variance to request to not construct sidewalks. For the following reasons:
    a. Recommended by City staff.
    b. Entire street is already developed with nearly no sidewalks.

2. Variance to request for no half street improvements on 4th Street. For the following reason:
    a. Several new developments on this street and no one was required to widen the street.

3. Variance to request for modified half street improvements on Elm Street. For the following reason:
    a. Street department recommended no curbs in the subdivision.

The developer for the project is Saline County Contracting and Rental Properties, LLC, 3501 Lake Norrell Road, Alexander, Arkansas 72002 morgan.garner@cranfordasphalt.com (501) 251-7786. Thank you for your attention to this matter.

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

Sincerely,
GarNat Engineering, LLC

Vernon J. Williams

Vernon J. Williams, P.E., President

PH: (501)408-4650 FX: (888) 900-3068 www.garnatengineering.com

Colton Leonard <cleonard@cityofbryant.com>

Fwd: Midland

1 message

Jonathan Hope <jonathanlhope@gmail.com> Thu, Mar 27, 2025 at 4:11 PM
To: Colton Leonard <cleonard@cityofbryant.com>

Entergy confirmation of installation e-mail below.

---------- Forwarded message ---------
From: **Henderson, Jeremy** <jhende9@entergy.com>
Date: Thu, Mar 27, 2025 at 1:34 PM
Subject: RE: Midland
To: Jonathan <jonathanlhope@gmail.com>

Entergy has a job to install power that will serve the lots of Midland Rd.
Requests for service can be made through 800-368-3749.

If you have any questions, please let me know.

Thanks!
Jeremy Henderson
Distribution Engineering
Entergy Arkansas, LLC
9 Entergy Ct.
Little Rock, AR 72211
501-223-6125

-----Original Message-----
From: Jonathan <jonathanlhope@gmail.com>
Sent: Thursday, March 27, 2025 11:31 AM
To: Henderson, Jeremy <jhende9@entergy.com>
Subject: Midland

? HIGH RISK: UNTRUSTED EXTERNAL SENDER. DO NOT click links, or open attachments, if sender is unknown, or the message seems suspicious in any way. DO NOT provide your User ID or Password.

Can you send us a letter for Bryant stating infrastructure is scheduled to be installed. Final plat is coming up in two weeks.

Sent from my iPhone
This message is intended for the exclusive use of the intended addressee. If you have received this message in error or are not the intended addressee or his or her authorized agent, please notify me immediately by e-mail, discard any paper copies and delete all electronic files of this message.

--
Sincerely,

Jonathan Hope

HOPE CONSULTING
ENGINEERS - SURVEYORS

www.hopeconsulting.com

129 N Main Street

Benton, Arkansas 72015

Telephone: (501) 315 - 2626

HOPE CONSULTING

129 North Main Street, Benton, Arkansas 72015
(t) 501-315-2626 (e) www.HopeConsulting.com

March 27, 2025

Colton Leonard
City of Bryant
Planning and Development
210 SW 3rd Street
Bryant, AR 72022

Subject: Final Plat – Midland Road, Bryant, AR (Parcel #840-11633-707)

Dear Colton,

On behalf of our client, Havens Development, I am formally requesting staff review for the Final Plat of Parcel # 840-11633-707 located on Midland Road, Bryant, AR. This project will have sewer provided by Bryant, Electric is provided by Entergy and First Electric, and Water is provided by Water Users. This property has been annexed as well. We would like to be included in the April 14th Planning Commission Meeting at 6:00 P.M. We thank you for your review and look forward to addressing any comments.

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

Sincerely,

Jonathan Hope

HOPE CONSULTING

129 North Main Street, Benton, Arkansas 72015
(t) 501-315-2626 (e) www.HopeConsulting.com

March 27, 2025

Colton Leonard
City of Bryant
210 S.W. 3rd Street
Bryant, Arkansas 72022

RE: Midland Road Estates – Detailed Cost Estimate for Water/Sewer, Streets, and Storm Water Bonds

Dear Colton,

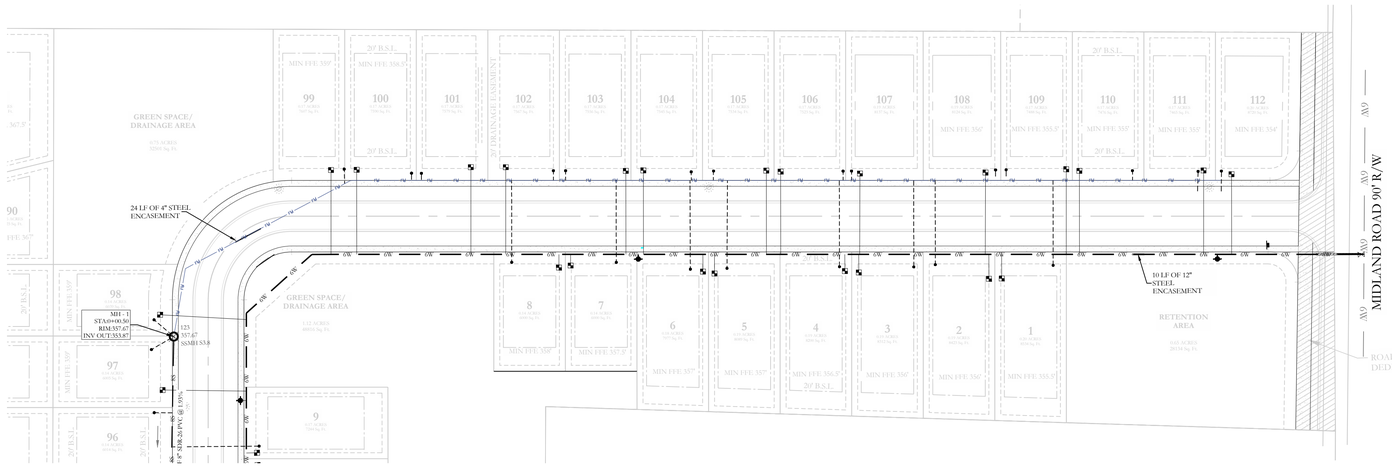
Hope Consulting has reviewed the projects with the owner and the cost associated with the Utility Construction, Street Construction, and Storm Water Construction.

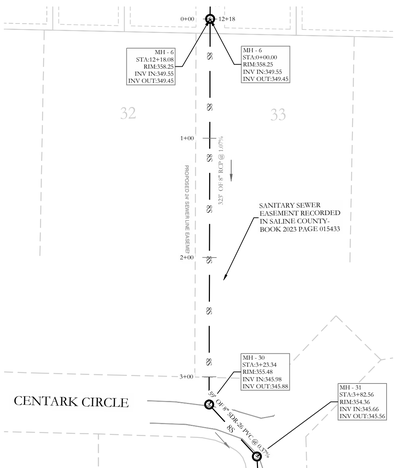
1. **STREETS (1 YEAR BOND: 25% OF TOTAL COST)**
    - TOTAL STREET COST: $495, 444
    - BOND COST: $123,861.25
2. **SEWER (2 YEAR BOND: 25% OF TOTAL COST)**
    - TOTAL SEWER COST: $134,244
    - BOND COST: $67,122.00
3. **STORM WATER (1 YEAR BOND: 100% OF TOTAL COST)**
    - TOTAL STORM WATER COST: $183,483
    - BOND COST: $183,483

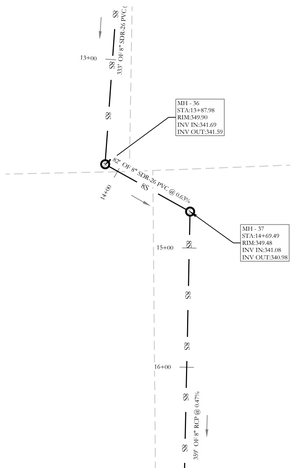
Please do not hesitate to contact us if you have any questions or require additional information.

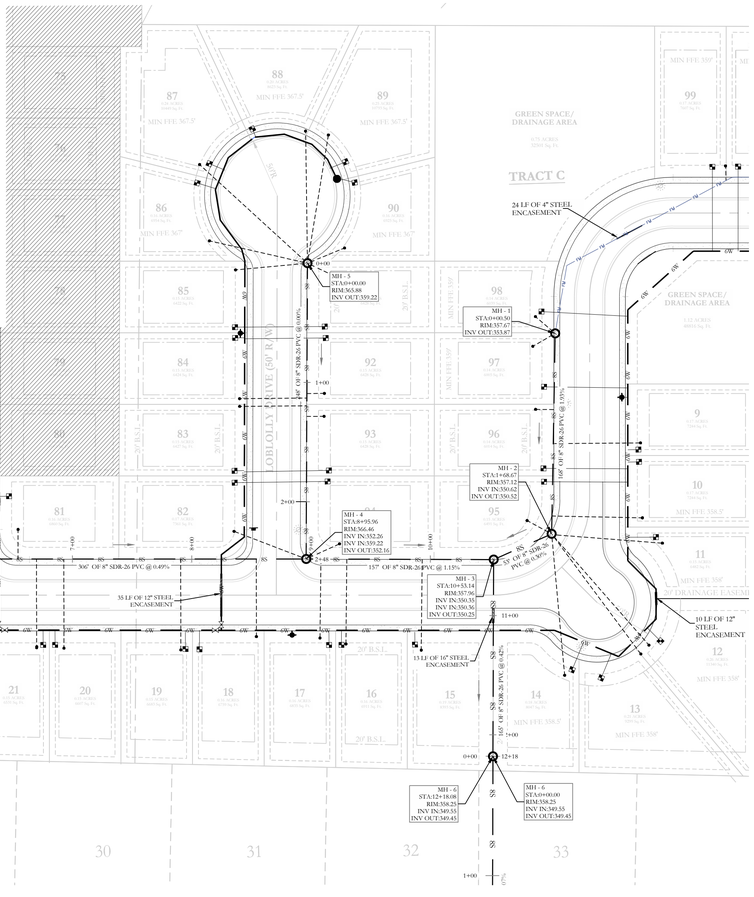
HOPE CONSULTING

129 North Main Street, Benton, Arkansas 72015
(t) 501-315-2626 (e) www.HopeConsulting.com

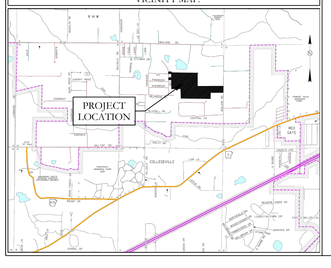








VICINITY MAP:



N

BASIS OF BEARINGS:
GRID NORTH, ARKANSAS
COORDINATE SYSTEM, SOUTH ZONE
BY GPS OBSERVATION

60 30 0 60

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129 North Main Street,
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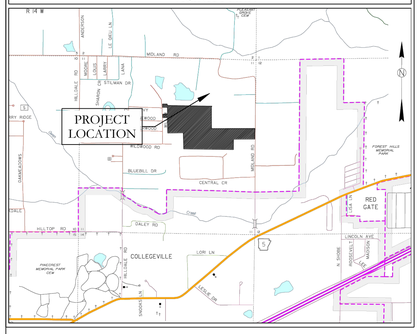
FOR USE AND BENEFIT OF:

HAVEN'S DEVELOPMENT, LLC

SANITARY SEWER AS-BUILTS
MIDLAND ROAD ESTATES
IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

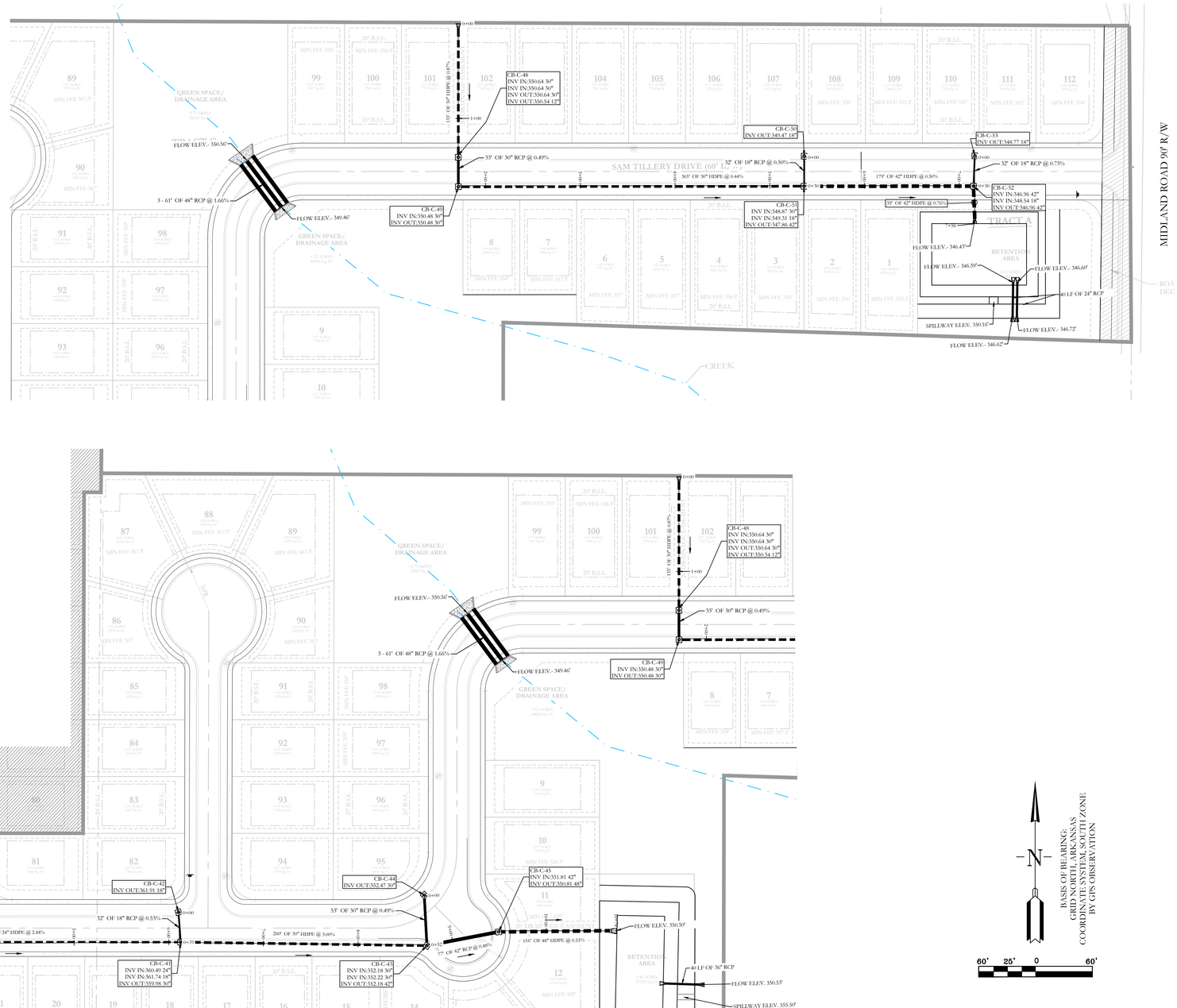
DATE: 12/13/2024	C.A.D. BY:		DRAWING NUMBER:
REVISED:	CHECKED BY:		23-0024
SHEET:	SCALE: 1" = 60'		
500		0	

VICINITY MAP:



HDPE

RCP



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ENGINEERS - SURVEYORS
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Benton, Arkansas 72015
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FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:

HAVEN'S DEVELOPMENT, LLC

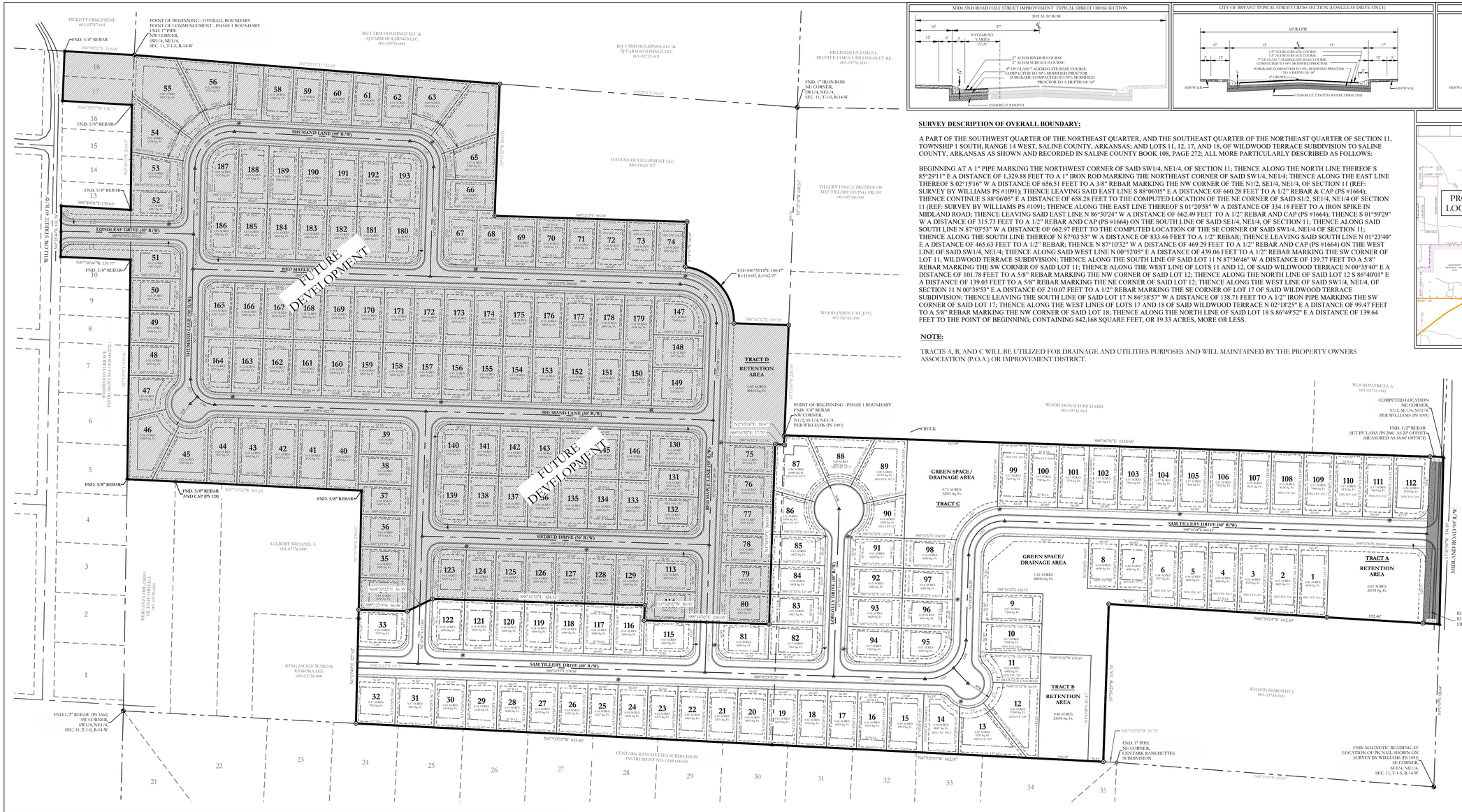
MIDLAND ROAD ESTATES

DRAINAGE AS-BUILTS

IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 12/13/2024	C.A.D. BY:		DRAWING NUMBER:
REVISED:	CHECKED BY:		23-0024
SHEET:	SCALE: 1" = 60'		
500		0	

C:\Users\HOPE\Dropbox\HOPE CONSULTING\Projects\2023\23-0024 Midland Road Estates\Drawings\23-0024 Midland Road Estates.dwg


POINT OF BEGINNING - OVERALL BOUNDARY
POINT OF COMMENCEMENT - PHASE 1 BOUNDARY
FND. 1" PIPE
N.W. CORNER,
SW1/4, NE1/4,
SEC. 11, T-1-S, R-14-W
FND. 5/8" REBAR
PICKETT ERNESTENE
001-03747-001
RSJ FARM HOLDINGS LLC &
AJ FARM HOLDINGS LLC
001-03733-000
BILLINGSLEY JAMES L
TRUSTEE JAMES L BILLINGSLEY RE
001-03731-000
FND. 1" IRON ROD
NE CORNER,
SW1/4, NE1/4,
SEC. 11, T-1-S, R-14-W
HAVENS DEVELOPMENT LLC
840-11633-707
TILLERY JANE A TRUSTEE OF
THE TILLERY LIVING TRUST
001-03740-000
WOOD JAMES T III (JAY)
001-03745-000
SHUMAND LANE (50' R/W)
LONGLEAF DRIVE (50' R/W)
RED MAPLE DRIVE (50' R/W)
REDBUD DRIVE (50' R/W)
SAM TILLERY DRIVE (60' R/W)
FUTURE DEVELOPMENT
TRACT D
RETENTION AREA
0.01 ACRES
260.0 Sq. Ft.
POINT OF BEGINNING - PHASE 1 BOUNDARY
FND. 5/8" REBAR
AND CAP, NE CORNER,
N1/2, SE1/4, NE1/4,
PER WILLIAMS (PS 1091)
CREEK
GREEN SPACE/
DRAINAGE AREA
0.73 ACRES
32041 Sq. Ft.
TRACT C
GREEN SPACE/
DRAINAGE AREA
1.12 ACRES
48816 Sq. Ft.
TRACT A
RETENTION AREA
0.65 ACRES
28134 Sq. Ft.
TRACT B
RETENTION AREA
0.48 ACRES
21035 Sq. Ft.
WOOD PATRICIA A
001-03741-000
WOOD DONALD RICHARD
001-03741-001
COMPUTED LOCATION
NE CORNER,
S1/2, SE1/4, NE1/4,
PER WILLIAMS (PS 1091)
FND. 1/2" REBAR
SET BY LAHA (PS 286) AS 20' OFFSET
(MEASURED AS 18.06' OFFSET)
FND 1/2" REBAR (PS 1664)
SW CORNER,
SW1/4, NE1/4
SEC. 11, T-1-S, R-14-W
KING JACKIE WARD &
RAMONA LEE
001-03738-000
GILBERT MICHAEL A
001-03736-000
BERGANZA ORLANDO
VIRGINIA DE LA CRUZ
001-03735-000
CENTARK RANCHETTES SUBDIVISION
INSTRUMENT NO. 0148-00043G
WILSON DOROTHY J
001-03743-000
FND. 1" PIPE
NE CORNER,
CENTARK RANCHETTES
SUBDIVISION
FND. MAGNETIC READING AT
LOCATION OF PK NAIL SHOWN ON
SURVEY BY WILLIAMS (PS 1091)
SE CORNER,
SE1/4, NE1/4,
SEC. 11, T-1-S, R-14-W
ROAD
RIGHT OF WAY
DEDICATION
WILLOW STREET (40' R/W)
N.W. CORNER, SW1/4, NE1/4, SEC. 11, T-1-S, R-14-W
N.E. CORNER, SW1/4, NE1/4, SEC. 11, T-1-S, R-14-W
N.E. CORNER, SE1/4, NE1/4, SEC. 11, T-1-S, R-14-W
N.W. CORNER, SE1/4, NE1/4, SEC. 11, T-1-S, R-14-W
S85°29'11"E 733.09'
S85°29'11"E 596.85'
S85°29'11"E 284.00'
S87°03'53"W 833.46'
S87°03'53"W 662.97'
S87°03'53"W 26.75'
S87°03'53"W 1318.50'
S87°03'53"W 1324.80'
S88°06'05"E 658.28'
S88°06'05"E 334.38'
S88°06'05"E 324.10'
S88°06'05"E 339.90'
S88°06'05"E 339.90'
S88°06'05"E 339.90

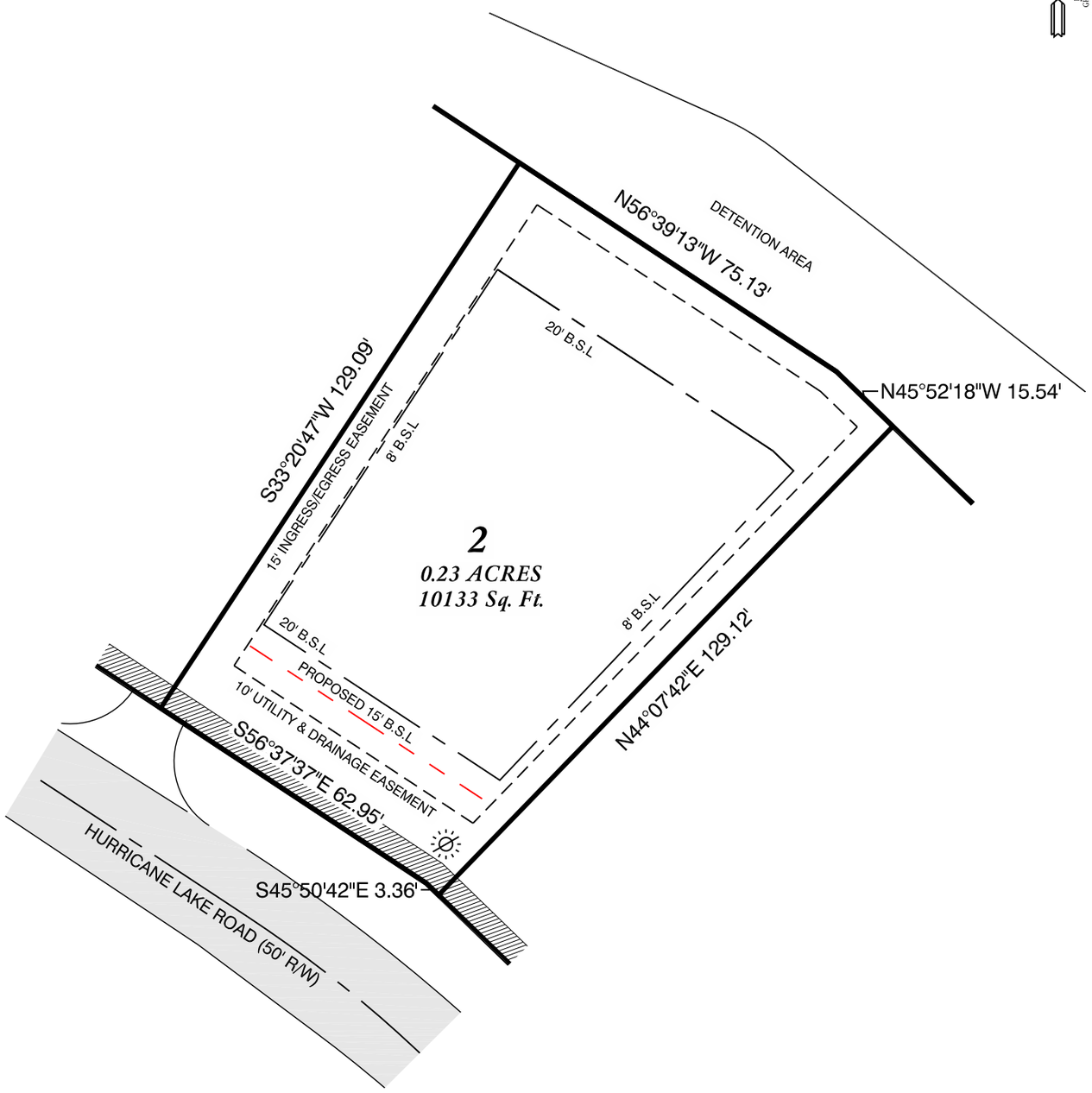
HOPE CONSULTING
ENGINEERS • SURVEYORS

129 North Main Street
Benton, Arkansas 72015
office: (501) 315-2626
fax: (501) 315-0024
www.HopeConsulting.com

19-0066
Drawing No.

811 Know what's below. Call before you dig.

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



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

30' 15' 0 30'

VARIANCE EXHIBIT

No portion of the property described hereon lies within the 100 year flood plain, according to the Flood Insurance Rate Map,
panel # 05125C0360E , dated: 06/05/2020.

For the Exclusive Use and Benefit of:
SKY BLUE, LLC

Address HURRICANE LAKE RD.
BRYANT, ARKANSAS, 72019 Date 03/05/2025

500	01S	14W	0	20	230	62	1664

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

LEGEND

●	Found Monument
⊙	Set 1/2" Rebar #1664
△	Computed Point Location
(M)	Measured by Surveyor
(R/D/P)	Record/Deed/Plat Measurements
B.S.L.	Building Setback Line Restriction
U.E./D.E.	Utility/Drainage Easement
———	Property Boundary Line
—x—x—	Fence Lines
———	Centerlines
— — —	Parcel Lines/Misc Lines

Drawn By OV
Checked By WCS

C:\Users\Jermey\Dropbox\PC\Desktop\Quick jobs\19-0066\19-0066 SETBACKS 3.dwg |Plotted: 3/5/2025 4:26 PM | ©2025 Hope Consulting, Inc.

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

Variance Application

Applicants are advised to read the Board of Adjustment and Variances 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: 3/4/25

Applicant or Designee:

Name Matthew Finley
Address P.O. Box 10, Bryant
Phone 501-606-1300
Email Address: Stuart@finleyandcompany.com

Project Location:

Property Address Hurricane Lake Rd. Bryant, AR 72022
Parcel Number 840-12022-000
Zoning Classification _____

Property Owner (If different from Applicant):

Name _____
Phone _____
Address _____
Email Address _____

Additional Information:

Legal Description (Attach description if necessary)
PT SW SE, E OF RD 2024-022069
Township 01 South, Range 14 West, Section 20

Description of Variance Request (Attach any necessary drawings or images)
For encroachment into front BSL of Lot 2. All 4 lots will have porches and this structure will look bad from the street if variance is denied.

Proposed Use of Property Residential

Application Checklist

Requirements for Submission

- ☐ Letter Stating Request and outlining the variance that is requested
- ☐ Completed Variance Application
- ☐ Submit Variance Application Fee ($40.00 for Lot and Block Description, $125.00 for Metes and Bounds descriptions)
- ☐ Submit Copy of completed Public Notice
- ☐ Publication: Public Notice shall be published at least one (1) time fifteen (15) days prior to the public hearing at which the variance will be heard. Once published please provide a proof of publication to the Community Development office.
- ☐ Posting of Property: The city shall provide a sign 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.
- ☐ Submit eight (8) Copies of the Site Plan showing:
  - Specific area(s) on site requesting Variance
  - Location, Size of buildings and use of land or improvements
  - Location and arrangement of driveways and parking. Ingress/Egress
  - Existing topography and proposed grading
  - Proposed and existing landscaping
  - Scale, North Arrow, Vicinity Map

Once the application has been filed, the material will be reviewed to make sure all the required information is provided. The applicant will be notified if additional information is required. The application will be placed on the agenda for application acceptance.

Note: that this is not an exhaustive guideline regarding the Board of Adjustment. 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 Building and Electrical Codes and that it is my responsibility to obtain all necessary permits.

NOTICE OF PUBLIC HEARING

A public hearing will be held on Monday, _____ 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 variance request at the site of _____(address).

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

Rick Johnson
Chairman Board of Zoning Adjustment
City of Bryant

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

HOPE CONSULTING

129 North Main Street, Benton, Arkansas 72015
(t) 501-315-2626 (e) www.HopeConsulting.com

January 24, 2025

Colton Leonard
City of Bryant
Planning and Development
210 SW 3rd.Street
Bryant, AR 72022

Subject: Variance Request – Hurricane Lake Road (Hope Job #19-0066)

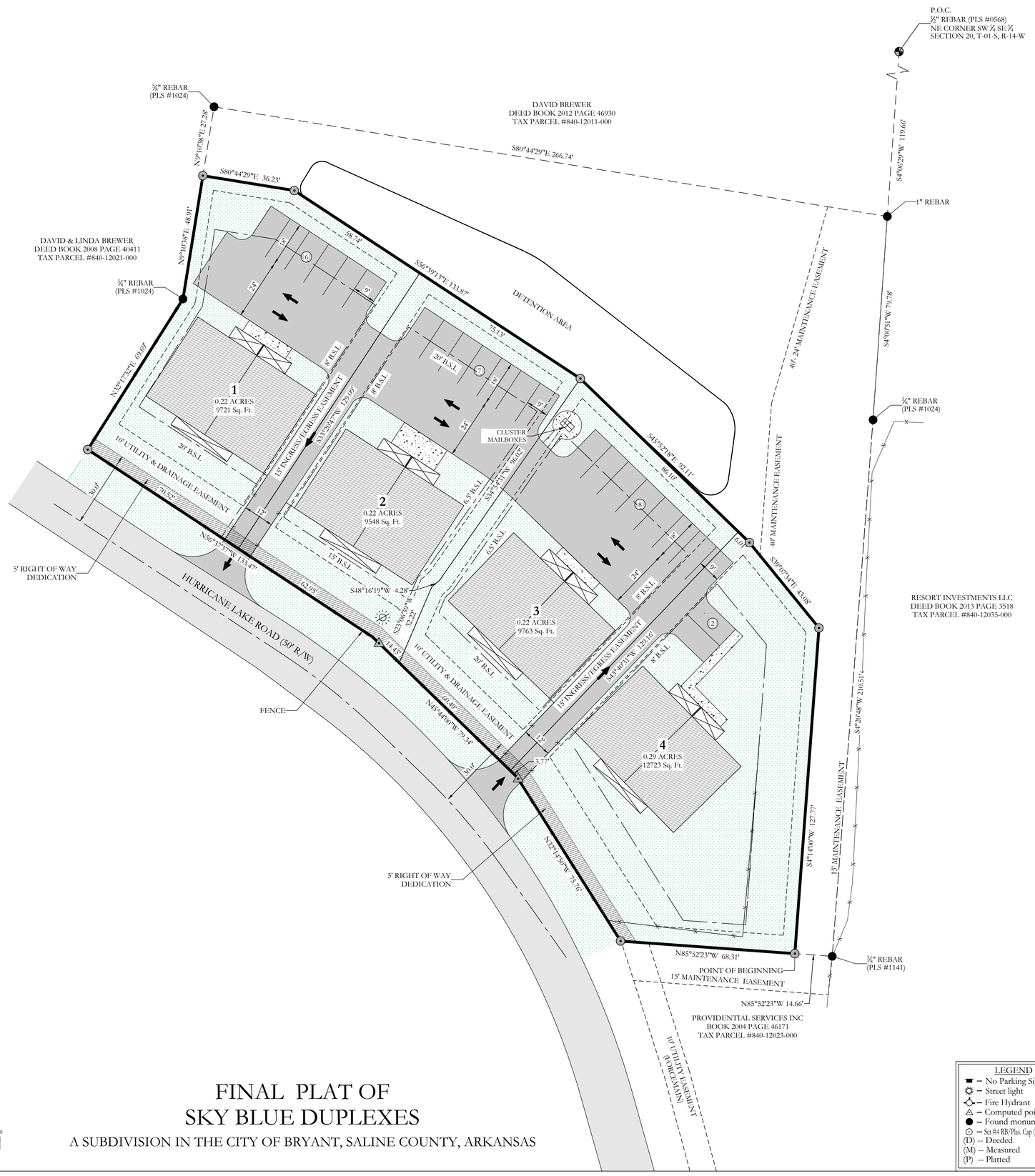
Dear Colton,

I am formally requesting staff review and approve the Variance Request of Parcel #840-12022-000.The purpose of this Variance is for encroachment into the front BSL of Lot 2. There are 4 lots in this subdivision and all will have front porches. If this variance is denied this structure will look very bad from the street. We believe it is in the best interest for all involved that this variance is approved. We thank you for your review and look forward to addressing any comments. We will be sending out notifications as required to be included in the March 10th meeting at 6:00 pm.

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

Sincerely,

Jonathan Hope



FINAL PLAT OF SKY BLUE DUPLEXES

A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

BASIS OF BEARING:
GRID NORTH, ARKANSAS
COORDINATE SYSTEM, SOUTH ZONE
BY GPS OBSERVATION

BAR SCALE: 1"=20'

LEGEND
- ■ – No Parking Sign
- ☼ – Street light
- – Fire Hydrant
- △ – Computed point
- ● – Found monument
- ⊙ – Set #4 RB/Plas. Cap (SIP)
- (D) -- Deeded
- (M) -- Measured
- (P) -- Platted

CERTIFICATIONS:

OWNER:
Name: SKY BLUE, LLC
Address: 3621 INDEPEDENCE DRIVE
BRYANT, AR 72022

DEVELOPER:
Name: SKY BLUE, LLC
Address: 3621 INDEPEDENCE DRIVE
BRYANT, AR 72022

CERTIFICATE OF OWNER:

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

Date of Execution _____ Name: _____

Source of Title: 2015-7766

CERTIFICATE OF SURVEYING ACCURACY:

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

Date of Execution

Corbitt R. Shoffner,
Registered Professional
Land Surveyor No. 1664
Arkansas

CERTIFICATE OF FINAL ENGINEERING ACCURACY:

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

Date of Execution

Kazi Tamzidual Islam
Registered Professional
Engineer, No. 20876
Arkansas

CERTIFICATE OF FINAL APPROVAL:

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

Date of Execution

Rick Johnson,
Bryant Planning Commission

AS-SURVEYED DESCRIPTION:

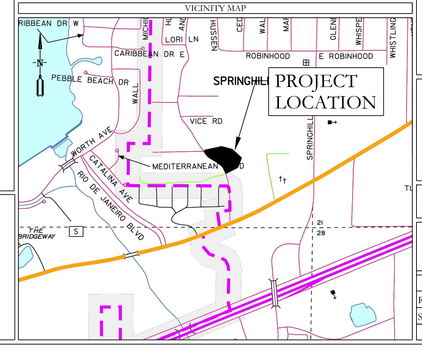
PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW ¼ SE ¼) OF SECTION 20, TOWNSHIP 01 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SAID SW ¼ SE ¼ OF SECTION 20; THENCE S04°06'29"W, A DISTANCE OF 119.66 FEET ; THENCE S04°00'51"W, A DISTANCE OF 79.78 FEET; THENCE S04°20'48"W, A DISTANCE OF 210.51 FEET, THENCE N85°52'23"W, A DISTANCE OF 14.66 FEET TO THE POINT OF BEGINNING; THENCE N85°52'23"W, A DISTANCE OF 68.31 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF HURRICANE LAKE ROAD; THENCE ALONG SAID EAST RIGHT OF WAY LINE OF HURRICANE LAKE ROAD THE FOLLOWING COURSES:
N32°14'50"W, A DISTANCE OF 75.76 FEET; THENCE
N45°50'42"W, A DISTANCE OF 78.70 FEET; THENCE
N56°37'37"W, A DISTANCE OF 133.47 FEET; THENCE LEAVING SAID RIGHT OF WAY; N32°17'32"E, A DISTANCE OF 64.69 FEET; THENCE N09°10'38"E, A DISTANCE OF 48.91 FEET; THENCE S80°44'29"E, A DISTANCE OF 36.23 FEET; THENCE S56°39'13"E, A DISTANCE OF 133.87 FEET; THENCE S45°52'18"E, A DISTANCE OF 92.11 FEET; THENCE S39°07'34"E, A DISTANCE OF 43.08 FEET; THENCE S04°14'00"W A DISTANCE OF 127.77TO THE POINT OF BEGINNING. CONTAINING 41,754 SQUARE FEET, OR 0.96 ACRES, MORE OR LESS.

NOTE:

TRACT A WILL BE UTILIZED AS DRAINAGE AND UTILITY EASEMENTS MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

NO FENCES SHALL BE CONSTRUCTED IN THE DRAINAGE EASEMENT WHERE OPEN DITCHES ARE CONSTRUCTED.

VICINITY MAP



REGISTERED
STATE OF ARKANSAS
No. 1664
SIGNATURE
CORBITT R. SHOFFNER
PROFESSIONAL LAND SURVEYOR

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

By affixing my seal and signature, I Kazi Islam PE No, 20876, hereby certify that this drawing correctly depicts a survey compiled under my supervision.

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

No portion of the property described hereon lies within the 100 year floodplain, according to the Federal Insurance Rate Map, panel #05125C0360E, Dated: 06/05/2020 .

PROPERTY SPECIFICATIONS:

OWNER: SKY BLUE, LLC
3261 INDEPIENDENCE DRIVE
BRYANT, AR 72022

DEVELOPER/ SUBDIVIDER: SKY BLUE, LLC
3621 INDEPIENDENCE DRIVE
BRYANT, AR 72022

ENGINEERS: HOPE CONSULTING INC.
117 S. MARKET STREET
BENTON, AR 72015

NAME OF SUBDIVISION: SKY BLUE DUPLEXES

INSTRUMENT # 2015-7766

ZONING: R-X

AVERAGE LOT SIZE: 0.19 ACRES (38,457 SQ. FT.)
MINIMUM LOT SIZE: (7,200SQ. FT)
NUMBER OF LOTS: 4

SOURCE OF WATER: WATER USERS
SOURCE OF SEWER: CITY OF BRYANT
SOURCE OF ELECTRIC: ENTERGY

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

UTILITY & DRAINAGE EASEMENTS:
FRONT-10' OR AS SHOWN
REAR - 5' OR AS SHOWN
SIDE - 5' OR AS SHOWN

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

FOR USE AND BENEFIT OF:
SKY BLUE, LLC

FINAL PLAT
SKY BLUE DUPLEXES
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	03/27/2024	C.A.D. BY: B.JOHNSON	DRAWING NUMBER:
REVISED:		CHECKED BY:	19-0066
SHEET:		SCALE: 1"=20'	

500	01S	14W	0	20	230	62	1664

K:\2019\19-0066\DWG\19-0066 FINAL PLAT 03-27-2024.DWG