



# Bryant Development and Review Committee Meeting

Boswell Municipal Complex - City Hall Conference Room

210 SW 3rd Street

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

## Call to Order

## Old Business

## New Business

### 1. Sky Blue Duplexes Subdivision - Final Plat

*Hope Consulting - Requesting Recommendation for Approval of Final Plat*

- [0952-PLT-03.pdf](#)
- [0952-ASB-02.pdf](#)
- [0952-LTR-01.pdf](#)
- [0952-RSP-01.pdf](#)

### 2. Panera Bread - 23146 I-30 - Sign Permit

*Arkansas Sign and Neon - Requesting Sign Permit Approval for Pylon Sign*

- [REVISED SITE PLAN-PANERA BREAD--BRYANT AR PYLON.pdf](#)
- [Panera Bread - Pylon Sign Application.pdf](#)

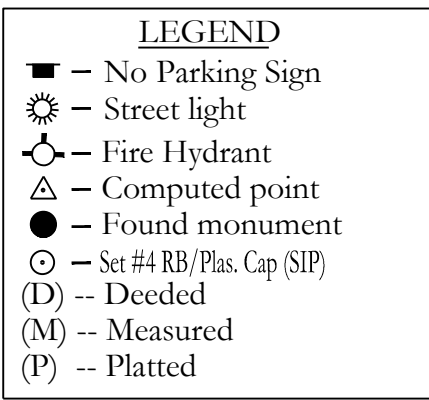
### 3. Midland Estates Subdivision Ph 1 - Final Plat

*Hope Consulting - Requesting Recommendation for Final Plat Approval*

- [0940-ltr-01.pdf](#)
- [0940-asb-02.pdf](#)
- [0940-bndltr-01.pdf](#)
- [0940-elcltr-01.pdf](#)
- [0940-plt-03.pdf](#)

## Permit Report

## Adjournments



PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW  $\frac{1}{4}$  SE  $\frac{1}{4}$ ) OF SECTION 20, TOWNSHIP 01 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SAID SW  $\frac{1}{4}$  SE  $\frac{1}{4}$  OF SECTION 20; THENCE S04°06'29"W, A DISTANCE OF 119.66 FEET TO THE POINT OF BEGINNING; 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; THENCE N85°52'23"W, A DISTANCE OF 68.31 FEET TO A POINT ON THE EAST RIGHT OF WAY OF HURRICANE LAKE ROAD; THENCE ALONG SAID EAST RIGHT OF WAY LINE OF HURRICANE LAKE ROAD THE FOLLOWING COURSES:

THENCE 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 76.19 FEET;  
THENCE S80°44'29"E, A DISTANCE OF 266.74 FEET TO THE POINT OF BEGINNING CONTAINING 65,598 SQUARE FEET, OR 1.51 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.

SETBACK VARIANCES ON LOT 2 WAS APPROVED ON APRIL 14, 2025

CERTIFICATIONS:	
<u>OWNER:</u>	<u>DEVELOPER:</u>
Name: SKY BLUE, LLC	Name: SKY BLUE, LLC
Address: 3621 INDEPENDENCE DRIVE	Address: 3621 INDEPENDENCE DRIVE
BRYANT, AR 72022	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, Corbett 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

CERTIFICATE OF FINAL ENGINEERING ACCURACY:

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

---

Date of Execution

Kazi Tamzidul Islam

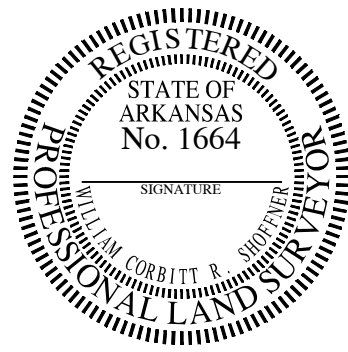
Registered Professional  
Engineer, No. 20876  
Arkansas

CERTIFICATE OF FINAL APPROVAL:

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

Date of Execution

Rick Johnson,  
Bryant Planning Commission



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 150 INDEPENDENCE DRIVE BOSTON, MA 02102	AVERAGE LOT SIZE: 0.19 ACRES (86,417 SQ. FT.) MINIMUM LOT SIZE: 0.17 (72,088 SQ. FT.) NUMBER OF LOTS: 4
DEVELOPER/ SUBDIVIDER	SKY BLUE, LLC 562 INDEPENDENCE DRIVE BOSTON, MA 02102	SOURCE OF WATER: WATER UTILITIES SOURCE OF SEWER: CITY OF BOSTON SOURCE OF ELECTRIC: CITY/UTILITY
ENGINEERS:	HOPE CONSULTING INC. 171 S. MARKET STREET BOSTON, MA 02103	<u>BUILDING SUBTAKES:</u> FRONT: 20' OR AS SHOWN REAR: 20' OR AS SHOWN SIDE: 0' OR AS SHOWN
NAME OF SUBDIVISION:	SKY BLUE DUPLEXES	<u>UTILITY &amp; DRAINAGE EASEMENTS:</u> FRONT: 10' OR AS SHOWN REAR: 5' OR AS SHOWN SIDE: 5' OR AS SHOWN
INSTRUMENT #: 2015-7766		
ZONING: R-8X		

FOR USE AND BENEFIT OF  
SKY BLUE, LLC

FINAL PLAT

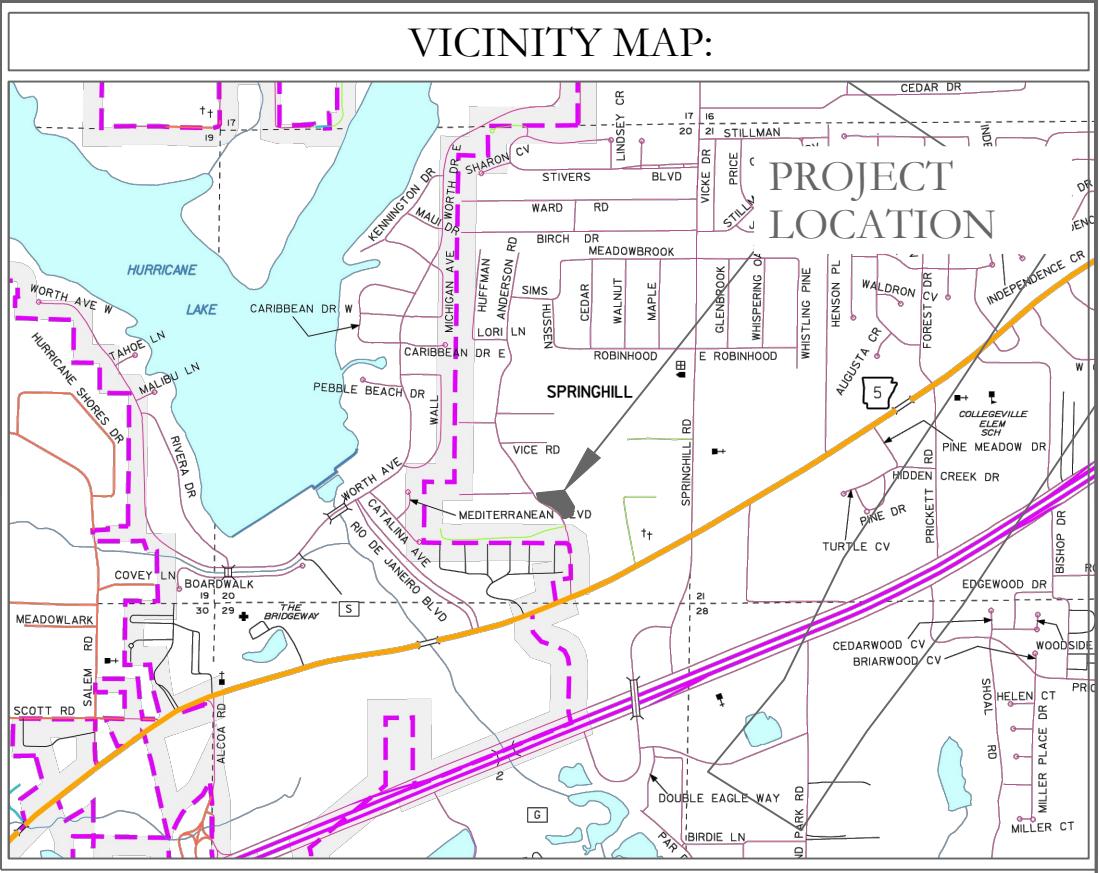
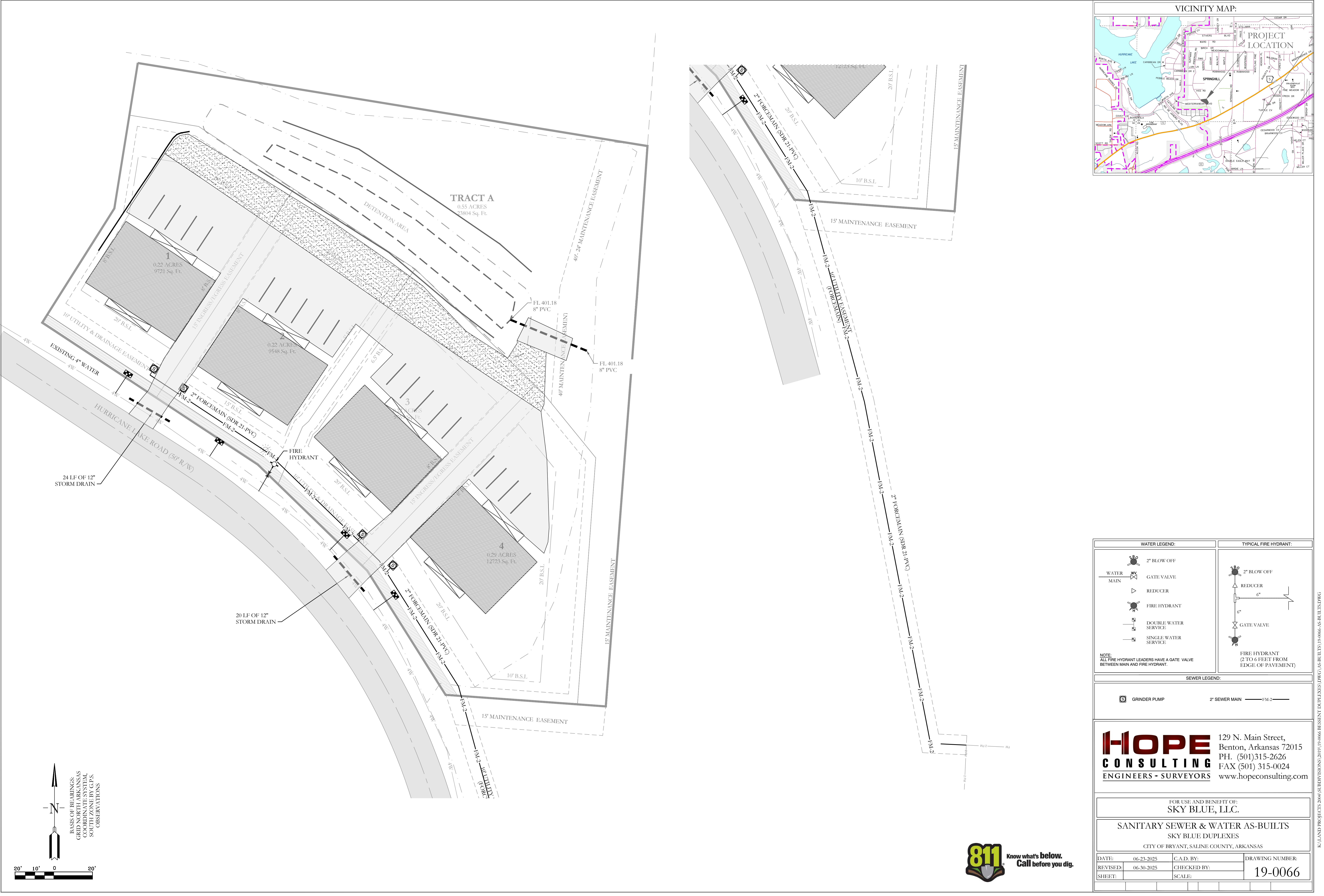
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 06-23-2025		C.A.D. BY: BJOHNSON				DRAWING NUMBER:  19-0066	
REVISED: 06-30-2025		CHECKED BY:					
SHEET:		SCALE: 1"=20'					
500	01S	14W	0	20	230	62	1664

**HOPE**  
**CONSULTING**  
ENGINEERS - SURVEYORS

129 N. Main Street,  
Benton, Arkansas 72015  
PH. (501)315-2626  
FAX (501) 315-0024  
[www.hopeconsulting.com](http://www.hopeconsulting.com)





WATER LEGEND:		TYPICAL FIRE HYDRANT:
	2" BLOW OFF	
	WATER MAIN	
	GATE VALVE	
	REDUCER	
	FIRE HYDRANT	
	DOUBLE WATER SERVICE	
	SINGLE WATER SERVICE	
NOTE: ALL FIRE HYDRANT LEADERS HAVE A GATE VALVE BETWEEN MAIN AND FIRE HYDRANT.		FIRE HYDRANT (2 TO 6 FEET FROM EDGE OF PAVEMENT)

SEWER LEGEND:	
	GRINDER PUMP
	2" SEWER MAIN
	FM-2

**HOPE**  
CONSULTING  
ENGINEERS - SURVEYORS

129 N. Main Street,  
Benton, Arkansas 72015  
PH. (501)315-2626  
FAX (501) 315-0024  
www.hopeconsulting.com

FOR USE AND BENEFIT OF:  
**SKY BLUE, LLC.**

SANITARY SEWER & WATER AS-BUILTS  
SKY BLUE DUPLEXES  
CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 06-23-2025	C.A.D. BY:	DRAWING NUMBER:
REVISED: 06-30-2025	CHECKED BY:	19-0066
SHEET:	SCALE:	



K:\LAND PROJECTS\2004\SUBDIVISIONS\2019\19-0066\RESIDENT DUPLEXES\DWG\AS-BUILTS\19-0066-AS-BUILD.DWG





---

**Re: Hurricane Lake Rd Duplex in Bryant Arkansas**

---

**From** Matthew Finley <finleymatthewm@gmail.com>

**Date** Mon 6/30/2025 7:14 AM

**To** Jimmy Worlow <jworlow@entergy.com>

**Cc** kazi hopeconsulting.com <kazi@hopeconsulting.com>; Stu <stuart@finleyandcompany.com>;  
jonathanlhope@gmail.com <jonathanlhope@gmail.com>

Thanks for the quick response. I don't think we want anything fancy. It would be 2 lights max....I will find out and get back with you. Pretty sure it's the basic SL 1 M lights on the existing wood poles.

Thank you..!!

Matthew Finley  
501.231.4930 cell

On Jun 30, 2025, at 7:02 AM, Worlow, Jimmy <jworlow@entergy.com> wrote:

The city needs to turn in an LOA to the builder's desk. On that LOA they need to tell us how many lights they want and what type of light. That's what we need from the city since the lights will be added to their account and they will be paying for the streetlights each month. If they only want 2 basic SL1M type lights installed on existing wood poles it shouldn't be too hard, But if they want decorative underground type lights and fiberglass poles to be installed then those are more complicated and have an upfront cost associated with them. Those negotiations are between you and the city, but Entergy can't install any lights without an LOA or install request from the city turned into the Builders Desk signed by the city and in writing.

Jimmy Worlow

---

**From:** Matthew Finley <finleymatthewm@gmail.com>

**Sent:** Monday, June 30, 2025 6:51 AM

**To:** Worlow, Jimmy <jworlow@entergy.com>

**Cc:** kazi hopeconsulting. com <kazi@hopeconsulting.com>; Stu <stuart@finleyandcompany.com>;  
Jonathan Hope <jonathanlhope@gmail.com>

**Subject:** Hurricane Lake Rd Duplex in Bryant Arkansas

You don't often get email from [finleymatthewm@gmail.com](mailto:finleymatthewm@gmail.com). [Learn why this is important](#)

**⚠ 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.**



Good Morning Jimmy

We are being asked by the City of Bryant to obtain street lights for a duplex project we are doing on Hurricane Lake Road in Bryant, Arkansas.

I am trying to get some information from you. We have 2 power poles on site and I am assuming they would just be the common LED “night watcher” LED lights.

There are 4 addresses, but the poles sit in between these 2:

2604 Hurricane Lake Road  
Bryant, AR 72019

2520 Hurricane Lake Road  
Bryant, AR 72019

Please let me know what information you need from us.

Thanks so much...!!

Matthew Finley  
501.231.4930  
[finleymatthewm@gmail.com](mailto:finleymatthewm@gmail.com)

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.





Colton Leonard <cleonard@cityofbryant.com>

---

## Final Plat and As Built\_Sky Blue Duplexes

1 message

---

kazi hopeconsulting.com <kazi@hopeconsulting.com>

Mon, Jun 30, 2025 at 4:41 PM

To: Colton Leonard <cleonard@cityofbryant.com>

Cc: Matthew Finley <finleymatthewm@gmail.com>, "jonathanlhope@gmail.com" <jonathanlhope@gmail.com>

Colton,

Please see the attached final plat and as-built. Please let us know if you have any questions.

### Sky Blue Duplexes Subdivision - Final Plat

#### Public Works

1. Provide documentation that the private force main has been pressure tested. **Owner has discussed and resolved this issue with city utility department.**
2. Provide utility as-builts. **Attached here.**
3. Water meter boxes need to be cleared of debris and setters straightened. **Owner is aware of this and will be taken care of.**
4. Parking lot is not paved completely. **As built parking area has been shown in the as built plan.**
5. Proof of Street Light Purchase is required. **As been confirmed. Please see the confirmation attachment.**
6. No Parking signs along Hurricane Lake Rd need to be installed. **It is under process to be installed and will be done before 14th.**

#### Stormwater

1. Detention basin, basin components and stabilization are not complete. **Under process and will be completed this week.**
2. Site stabilization not complete. **Under process and will be completed this week.**
3. Ditch along Hurricane Lake Road is silted in. It will be required to be dugout for proper flow and solid sod stabilized. **Under process and will be completed this week.**

#### Engineering

1. Field inspections indicate that the site is not complete and does not meet the requirements for approval of a final plat.
2. Do the lot areas shown include the dedicated right of way? **Addressed in the final plat.**
3. The lot boundaries should be shown to the new right of way line, but not include the dedicated right of way. The subdivision boundary should include the dedicated right of way. **Addressed in the final plat.**
4. Signatures and dates are required on all certification statements. **Will be provided after the final approval.**
5. The detention pond does not comply with the requirements in the City's stormwater management manual. **Under process and will be completed this week.**



## Planning

1. Verify the detention basin has been completed and inspected by stormwater. **Under process and will be completed this week.**
2. Verify parking area and access drives have been installed. **Shown in the as built plan.**
3. Verify widened driveway aprons have been installed. (Large tapered radius to provide slight de-acceleration area. **Shown in the as built plan.**
4. Final Plat fees will need to be paid. **The owner will be paying the fees.**
5. Note on the plat for the decorative fencing called out in front of the duplexes. Specification for that should be shown on the plans.
6. Note stating the approvals for the setback variances given on Lot 2 will need to be included on the plat. Include dates those approvals were given. **Mentioned in the final plat.**

•

--

Thank you,

Kazi Islam, PE

[www.hopeconsulting.com](http://www.hopeconsulting.com)

129 N. Main Street

Benton, Arkansas 72015

Telephone: (501) 315-2626

---

### 3 attachments



**19-0066-Final Plat-06-30-2025.pdf**

724K



**19-0066-As-Builts-06-30-2025.pdf**

1111K



**Street Lighting Confirmation email..pdf**

224K



**Approved by Joe Henry  
Bryant Public Works 6/30/2025**

85°17'06" W 250.10'

CONCRETE

EX. LIGHT TO REMAIN

25'

SET CHISELED X

NEW SIGN SEE ARCH FOR DETAIL

N 04°42'54" E 53.18'

SIGN

SET 1/2" REBAR

N 70°37'13" W 22.95'

FND. 1/2" REBAR

S 00°39'52" E 43.1'

FND. 1/2" REBAR

20'

PROPERTY LINE



City of Bryant, Arkansas  
Community Development  
210 SW 3<sup>rd</sup> 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](http://www.cityofbryant.com) under the Planning and Community Development tab.

Date: 06/10/2025

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

### 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 PANERA BREAD  
Address 23146 I-30  
City, State, Zip BRYANT AR  
Phone \_\_\_\_\_  
Email Address \_\_\_\_\_

### GENERAL INFORMATION

Name of Business PANERA BREAD  
Address/Location of sign 23146 I-30, BRYANT AR  
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

**JOB COSTS - \$20000.00**

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	PYLON	10' X 12'	120SF	25'	13'	
B						
C						
E						
F						
G						



DESIGN PROPOSAL

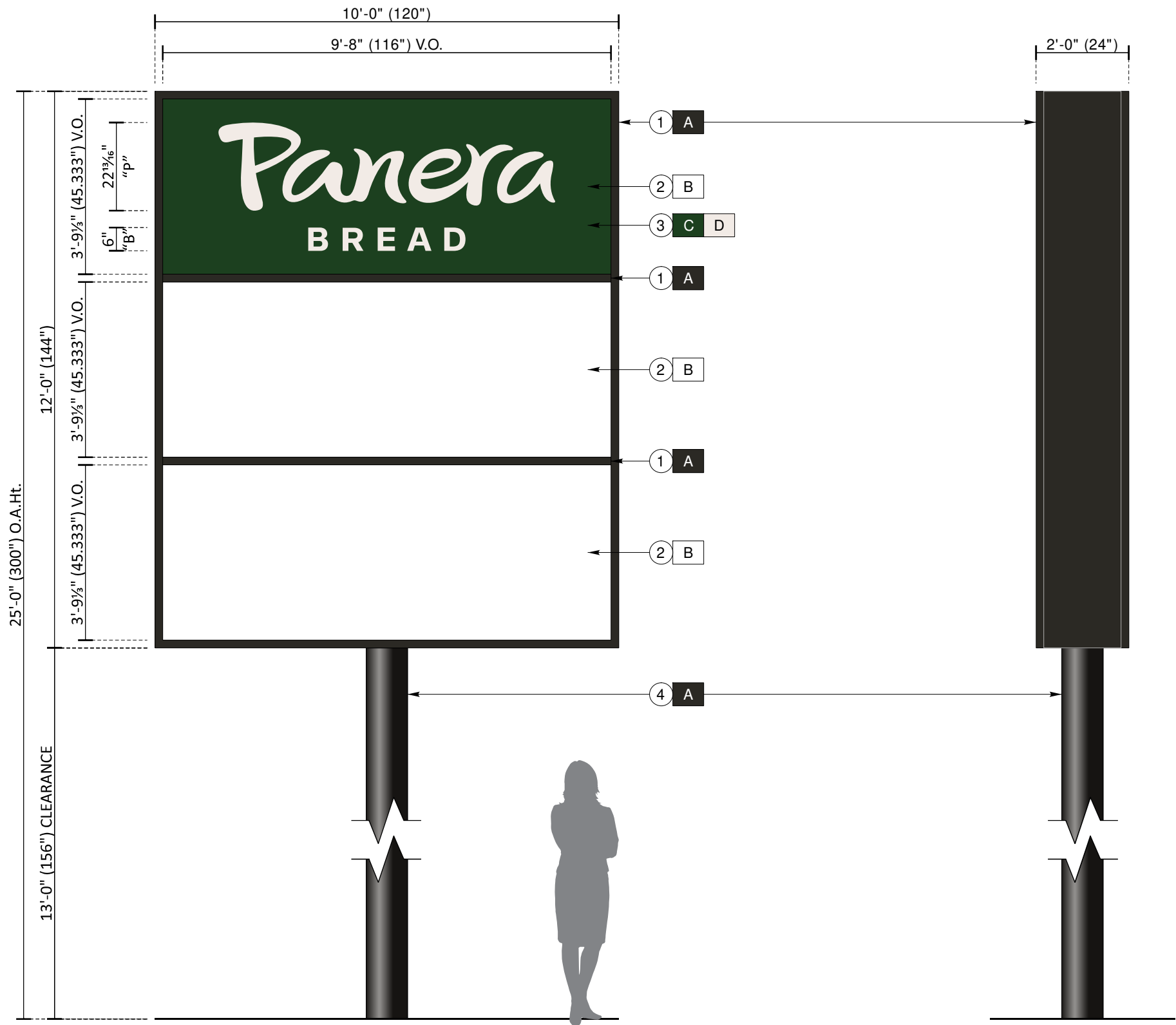
PROJECT ID:	0641943Ar3
CLIENT:	PANERA BREAD
ADDRESS:	23146 INTERSTATE 30 BRYANT, ARKANSAS 72022
DATE:	6/ 6/ 2025
CONTACT:	DM/ SR
DESIGNER:	MAB

Pattison



1.866.635.1110  
pattisonid.com





**A D/ F PYLON SIGN ELEVATION** SCALE: 3/8" = 1'-0"  
ONE [1] REQUIRED - MANUFACTURE & INSTALL 120.0 Sq.Ft.

**END VIEW**

**MANUFACTURE & INSTALL ONE [1]  
ILLUMINATED, DOUBLE-FACE, MULTI-  
TENANT PYLON SIGN AT 25' TALL**

- | #  | DESCRIPTION:  |
|----|---|
| 1: | FABRICATED ALUMINUM SIGN CABINET w/ 2" RETAINERS & DIVIDERS - INTERNALLY-ILLUMINATED w/ 6500k WHITE LED's |
| 2: | UV RESISTANT POLYCARBONATE TENANT FACES   |
| 3: | 1st SURFACE DIGITALLY-PRINTED "PANERA BREAD" GRAPHICS   |
| 4: | STD. STEEL PIPE SUPPORT SET IN A CONCRETE PIER FOUNDATION AS REQ'D PER CODE                               |

**20' SETBACK FROM PL**

#	COLORS:
A	P.T.M. PANTONE BLACK c
B	#7328 WHITE POLYCARBONATE
C	DIGITALLY-PRINTED PM S2411c GREEN
D	DIGITALLY-PRINTED PM S9285c CREAM

Project ID  
**0641943Ar3**

**PANERA BREAD**  
23146 I-30  
BRYANT, AR 72022

Date: 3/17/25  
Contact: DM/SR  
Designer: MAB

**Sign Item**

**A: D/ F PYLON SIGN**

Scale: 3/8" = 1'-0"

**Revision Notes**

r1-TS-3/20/25: Color changes & Opt. increase to 25' tall 3 tenant panels

r2-MAB-4/23/25: Change from plate-mount to direct burial

r2-MAB-6/6/25: Omit 20' O.A.Ht. option

**Information Required  
for Production**

**Customer Approval**

Signature

MM/DD/YYYY

All rights reserved. The artwork depicted herein are copyrighted and are the exclusive property of Pattison ID, and as such cannot be reproduced and/or distributed, in whole or in part, without written permission of Pattison ID.

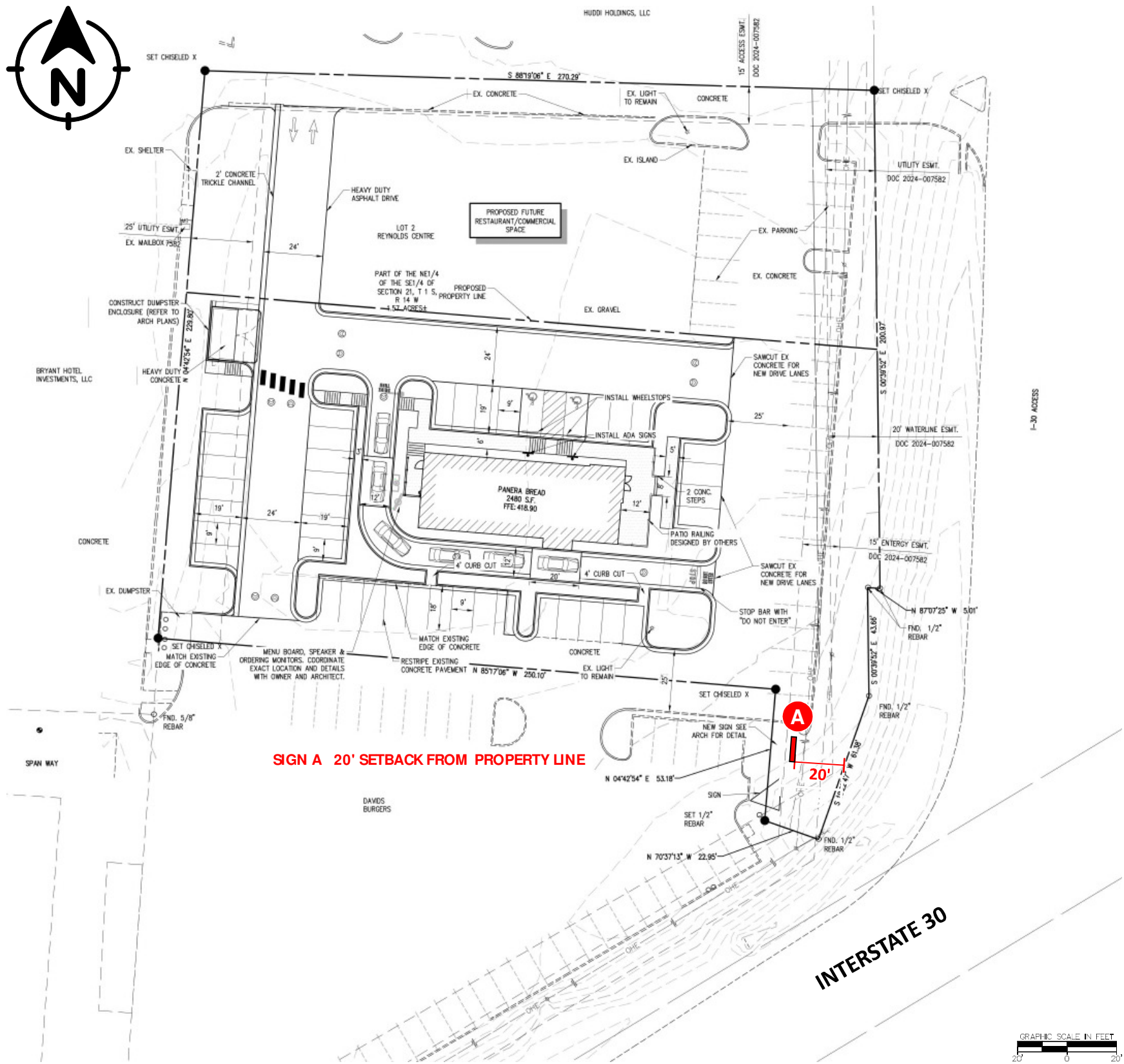
It is the Customer's responsibility to ensure that the sign installation location is suitable to accept and support the installation of the signs being ordered. Notify Pattison ID immediately if further details are required.

**NOTE: TECHNICAL SURVEY HAS NOT BEEN PERFORMED. DIMENSIONS MUST BE VERIFIED PRIOR TO PRODUCTION.**

Pattison



1.866.635.1110  
pattisonid.com



SITE PLAN

SCALE: 1" = 50'-0"

NOTE: TECHNICAL SURVEY HAS NOT BEEN PERFORMED. DIMENSIONS MUST BE VERIFIED PRIOR TO PRODUCTION.

Project ID  
0641943Ar3

PANERA BREAD  
23146 I-30  
BRYANT, AR 72022

Date: 3/17/25  
Contact: DM/SR  
Designer: MAB

Sign Item

SITE PLAN

Scale: 1" = 50'-0"

Revision Notes

r1-TS-3/20/25: Color changes & Opt. increase to 25' tall 3 tenant panels  
r2-MAB-4/23/25: Change from plate-mount to direct burial  
r2-MAB-6/6/25: Omit 20' O.A.Ht. option

Information Required  
for Production

Customer Approval

Signature

MM/DD/YYYY

All rights reserved. The artwork depicted herein are copyrighted and are the exclusive property of Pattison ID, and as such cannot be reproduced and/or distributed, in whole or in part, without written permission of Pattison ID.

It is the Customer's responsibility to ensure that the sign installation location is suitable to accept and support the installation of the signs being ordered. Notify Pattison ID immediately if further details are required.

Pattison



1.866.635.1110  
pattisonid.com



Limits of liability extend only to the work detailed, for the quantity of assemblies indicated (1 unless noted otherwise), at the location specified, and by the client listed; use of these plans and/or corresponding structural calculations in violation of either voids all liability.

GENERAL

- ALL MATERIALS AND WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2021 INTERNATIONAL BUILDING CODE (IBC).
- CONSTRUCTION METHODS AND PROJECT SAFETY: DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE METHODS, PROCEDURES, OR SEQUENCE OF CONSTRUCTION. TAKE NECESSARY PRECAUTIONS TO MAINTAIN AND ENSURE THE INTEGRITY OF THE STRUCTURE DURING CONSTRUCTION. THE EOR WILL NOT ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS.
- VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES THAT ARE FOUND. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.
- ALL OMISSIONS AND/OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND FIELD INSPECTOR. THE ENGINEER SHALL PROVIDE A SOLUTION PRIOR TO PROCEEDING WITH ANY WORK AFFECTED BY THE CONFLICT OR OMISSION.
- WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, USE THOSE FOR OTHER SIMILAR WORK.
- WHEN A DETAIL IS IDENTIFIED AS TYPICAL, APPLY IN ESTIMATING AND CONSTRUCTION TO EVERY LIKE CONDITION WHETHER OR NOT THE REFERENCE IS REPEATED IN EVERY INSTANCE.
- CHANGES TO THE DRAWINGS: OBTAIN PRIOR WRITTEN APPROVAL.
- WORK PERFORMED IN CONFLICT WITH THE DRAWINGS OR APPLICABLE BUILDING CODE REQUIREMENTS SHALL BE CORRECTED AT THE EXPENSE OF THE CONTRACTOR.

DESIGN CRITERIA

- STRUCTURE IS DESIGNED IN ACCORDANCE WITH ASCE 7-16: MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.
- WIND LOAD:  
BASIC WIND SPEED,  $V_{ULT}$  = 105 MPH MAXIMUM  
RISK CATEGORY: II EXPOSURE: C
- SNOW LOAD:  
IMPORTANCE FACTOR,  $I_s$  = 1.0  
SURFACE ROUGHNESS: C EXPOSURE: C  
GROUND 10 PSF MAXIMUM.  
ROOF --- PSF  
4. ROOF LIVE LOAD: --- PSF

STEEL

- STEEL SHAPES SHALL CONFORM TO THE FOLLOWING (U.N.O.):  
RND. HSS ASTM A500, GR C  $F_y=46$  KSI MIN.  
SQ./RECT. HSS ASTM A500, GR C  $F_y=50$  KSI MIN.  
THREADED ROD ASTM A36  $F_y=36$  KSI MIN.  
STEEL PLATE ASTM A36  $F_y=36$  KSI MIN.  
ANGLE & CHANNEL ASTM A36  $F_y=36$  KSI MIN.  
STD. PIPE ASTM A53, GR B  $F_y=35$  KSI MIN.  
STRUCT. PIPE ASTM A252, GR 3  $F_y=45$  KSI MIN.  
WIDE FLANGE ASTM A992  $F_y=50$  KSI MIN.
- MACHINE BOLTS SPECIFIED AS "A307" SHALL CONFORM TO ASTM A307 w/ NUTS PER ASTM A563A & WASHERS PER ASTM F844 (U.N.O.). THREADED PARTS, NUTS, AND WASHERS SHALL BE HDG OR ZP AS DEFINED HEREIN.
- STRUCTURAL BOLTS SHALL CONFORM TO ASTM F3125 GRADES A325 OR A490 AS SPECIFIED ("A325" OR "A490") w/ NUTS PER ASTM A563DH & WASHERS PER ASTM F436.  
A. WHERE DESIGNATED AS "-X", CARE MUST BE TAKEN TO ENSURE THREADS ARE EXCLUDED FROM THE SHEAR PLANE(S).  
B. WHERE DESIGNATED AS "-N" OR IF NO DESIGNATION IS NOTED, THREADS MAY BE INCLUDED IN THE SHEAR PLANE(S).  
C. WHERE SPECIFIED, "A325" MAY BE HDG OR ZP AS DEFINED HEREIN.  
D. GRADE "A490" SHALL NOT BE HDG OR ZP AS DEFINED HEREIN.
- ANCHORS CAST IN CONCRETE SHALL CONFORM TO ASTM F1554 GR. 36 (U.N.O.) w/ NUTS TO ASTM A563 AND WASHERS TO ASTM F436. PARTS SHALL BE HOT-DIP GALVANIZED (HDG) OR ZINC (MECHANICAL) PLATED (ZP). PARTS EMBEDDED ENTIRELY IN CONCRETE MAY BE PLAIN STEEL.
- WHERE SPECIFIED FOR STEEL THREADED PARTS, NUTS, AND WASHERS, HOT-DIP GALVANIZING (HDG) SHALL CONFORM TO ASTM F2329 AND ZINC (MECHANICAL) PLATING (ZP) TO CLASS 55 PER ASTM B695.
- PLAIN STEEL FASTENERS ARE NOT TO BE USED UNLESS SPECIFIED.
- ZINC ELECTRO-PLATED FASTENERS PER ASTM F1941 MAY BE SUBSTITUTED FOR INTERIOR APPLICATIONS, BUT ARE OTHERWISE NOT TO BE USED UNLESS SPECIFIED.
- NUTS AND WASHERS SHALL HAVE THE SAME COATING AS THE CORRESPONDING THREADED PART.
- WHERE SPECIFIED, IRON AND STEEL HARDWARE SHALL BE HOT-DIP GALVANIZED PER ASTM A153.
- STAINLESS STEEL (SS) BOLTS, STUDS, AND THREADED ROD SHALL CONFORM TO ASTM F593 AND BE ALLOY 304 OR 316 w/ NUTS TO ASTM F594. NUTS AND WASHERS SHALL MATCH THE ALLOY OF THE THREADED PART.
- WELDING:  
A. WELD STRUCTURAL STEEL IN COMPLIANCE WITH AWS/AWS D1.1 AND AISC SPECIFICATION, CHAPTER J. WELDERS SHALL BE CERTIFIED AS REQUIRED BY THE LOCAL BUILDING AUTHORITY. WELDING SHALL BE DONE BY ELECTRIC ARC PROCESS USING LOW-HYDROGEN ELECTRODES WITH SPECIFIED TENSILE STRENGTH NOT LESS THAN 70 KSI UNLESS NOTED OTHERWISE.  
B. UNLESS A LARGER WELD SIZE IS INDICATED, PROVIDE MINIMUM SIZE WELD PER AISC SPECIFICATION, SECTION J2, TABLE J2.4.

ALUMINUM

- FABRICATE AND ERECT ALUMINUM IN COMPLIANCE WITH THE 2020 ALUMINUM DESIGN MANUAL (ADM1), THE SPECIFICATIONS FOR ALUMINUM SHEET METAL WORK (ASM35), AND CHAPTER 20 OF THE BUILDING CODE.
- ALUMINUM SHAPES SHALL CONFORM TO THE FOLLOWING:  
PIPE & TUBE 6061-T6 ASTM B429  $F_y=35$  KSI MIN.  
STRUCT. PROFILES 6061-T6 ASTM B308  $F_y=35$  KSI MIN.  
SHEET & PLATE 6061-T6 ASTM B209  $F_y=35$  KSI MIN.  
STAPLE TUBE 6063-T5 ASTM B221  $F_y=16$  KSI MIN.

- ALL SHOP AND FIELD WELDS SHALL BE PERFORMED BY AN AISC QUALITY CERTIFIED FABRICATOR.
- UNLESS A LARGER WELD SIZE IS INDICATED, PROVIDE MINIMUM SIZE WELD PER ADM 1.
- FILLER SHALL BE 5556 ALLOY REGARDLESS OF MEMBER THICKNESS. NO OTHER FILLER ALLOY SHALL BE USED UNLESS NOTED OTHERWISE.

CONCRETE & REINFORCEMENT

- MINIMUM 28-DAY COMPRESSIVE STRENGTH ( $f_c$ ) SHALL BE 2,500 PSI.
- REINFORCEMENT TO BE ASTM A615 GR 60,  $F_y=60$  KSI UNO.
- CALCIUM CHLORIDE OR ADDED CHLORIDE IS NOT PERMITTED.
- ALL REINFORCED CONCRETE SHALL BE CONSOLIDATED WITH MECHANICAL VIBRATORS.
- MINIMUM CONCRETE COVER:  
CAST AGAINST & EXPOSED TO EARTH 3"  
EXPOSED TO EARTH OR WEATHER 2"
- CHAIRS AND SPACERS: AS REQUIRED TO MAINTAIN COVER.
- SIGN MAY BE INSTALLED ON FOUNDATION AFTER A MINIMUM CURING TIME OF (14) DAYS PROVIDED CURING PROCESS IS PROPERLY MAINTAINED PER ACI 318.
- GROUT SHALL BE NON-SHRINK AND NON-METALLIC WITH A MINIMUM COMPRESSIVE STRENGTH OF 5,000 PSI AT (1) DAY. MIX AND PLACE IN ACCORDANCE WITH MANUFACTURER INSTRUCTIONS.

FOUNDATIONS

- DESIGN BEARING PRESSURES ARE PER IBC CLASS 4 PRESUMPTIVE VALUES (NO SPECIAL INSPECTION REQUIRED):  
LATERAL BEARING: 150 PSF/FT  
VERTICAL BEARING: 2,000 PSF

EXISTING CONDITIONS

- ENGINEER WILL NOT BE PERFORMING ON-SITE INSPECTIONS OR VERIFICATIONS. IT IS THE RESPONSIBILITY OF THE INSTALLER AND OWNER(S) TO IDENTIFY EXISTING CONDITIONS AND CONTACT ENGINEER WITH ANY DISCREPANCIES OR CONCERNS.
- EXISTING INFORMATION HAS BEEN FURNISHED BY THE ENTITY WHOM THIS DOCUMENT WAS PREPARED FOR. ENGINEER IN NO WAY CERTIFIES THIS INFORMATION AS "AS-BUILT".
- FEATURES OF WORK ANNOTATED AS "VERIFY" (OR SIMILAR) MUST BE INSPECTED, VERIFIED AS SUCH, AND DOCUMENTED PRIOR TO FABRICATION AND INSTALLATION.
- IF THERE IS ANY REASON TO BELIEVE THE EXISTING CONDITIONS DETAILED HEREIN ARE NOT ACCURATE, CONTRACTOR SHALL CEASE WORK AND NOTIFY ENGINEER IMMEDIATELY.
- CONTRACTOR SHALL INSPECT AND CONFIRM THE QUALITY OF EXISTING STRUCTURE AS "IN GOOD REPAIR". STRUCTURE SHALL BE FREE OF CORROSION, DECAY, AND ANY OTHER MATERIAL, FABRICATION, ASSEMBLY, OR INSTALLATION DEFECT. IF THERE ARE ANY INDICATIONS THAT THIS IS NOT THE CASE, CONTRACTOR SHALL CEASE WORK IMMEDIATELY AND NOTIFY ENGINEER.

THIS AREA INTENTIONALLY LEFT BLANK

EVALUATION REPORT SCHEDULE

ANCHORS, FASTENERS, AND OTHER PRODUCTS SHALL CONFORM TO AND BE INSTALLED PER THEIR RESPECTIVE EVALUATION REPORT(S) AS FOLLOWS (NOT ALL APPLICABLE THIS PROJECT):

ANCHOR TYPE	REPORT #
HILTI KB-T22 (C5 & S5) ANCHORS IN CONCRETE	ICC-ESR-4266
HILTI KB-T22 (C5 & S5) ANCHORS IN MASONRY	ICC-ESR-4561
HILTI KH-EZ (C5 & S5) ANCHORS IN CONCRETE	ICC-ESR-3027
HILTI KH-EZ (C5 & S5) ANCHORS IN MASONRY	ICC-ESR-3056
HILTI HIT-HY 200 ADHESIVE IN CONCRETE	ICC-ESR-3187
HILTI HIT-HY 200 ADHESIVE IN MASONRY	ICC-ESR-3963
SIMPSON TITEN HD (C5) ANCHORS IN CONCRETE	ICC-ESR-2713
SIMPSON TITEN HD (C5 & S5) ANCHORS IN MASONRY	ICC-ESR-1056
SIMPSON TITEN HD (S5) ANCHORS IN CONCRETE	UES-ER-493
TAPCON ANCHORS IN MASONRY	ICC-ESR-1671
TAPCON ANCHORS IN CONCRETE	ICC-ESR-2202
TAPCON+ SCREW ANCHORS IN CONCRETE	ICC-ESR-3699
ITW BUILDEX TEKS SD5	ICC-ESR-1976

ABBREVIATIONS

ABV. ABOVE	HDG	GENERAL CONTRACTOR
ADD'L. ADDITIONAL	HOR.	HOT DIP GALVANIZED
APF ABOVE FINISHED FLOOR	O.C.	HORIZONTAL
ALT. ALTERNATE	LOC.	ON CENTER
ALUM. ALUMINUM	MAX.	LOCATION
A.O.R. ARCHITECT OF RECORD	MIN.	MAXIMUM
ARCH. ARCHITECTURAL	(N)	MINIMUM
BTM. BOTTOM	N.T.E.	NEW
BLK'G. BLOCKING	O/	NOT TO EXCEED
CIRC. CIRCLE/CIRCULAR	O.D.	OVER
CONC. CONCRETE	OPT.	OUTSIDE DIAMETER
CONN. CONNECTION	PENE.	OPTIONAL
CONT. CONTINUOUS	REINF.	PENETRATION
CTR. CONTRACTOR	RND	REINFORCEMENT
DIA. DIAMETER	SIM.	ROUND
DET. DETAIL	SS	SIMILAR
(E) EXISTING	STD	STAINLESS STEEL
EXIST. EXISTING	SUPP.	STANDARD
EA. EACH	SQ.	SUPPLEMENTAL
E.W. EACH WAY	T/O	SQUARE
ELEV. ELEVATION	TYP.	TOP OF
EMBED. EMBEDMENT	THK.	TYPICAL
E.O.R. ENGINEER OF RECORD	U.N.O.	THICK(NESS)
FAB. FABRICATOR/FABRICATION	VERT.	UNLESS NOTED OTHERWISE
FDN. FOUNDATION	W/	VERTICAL
FRM'G. FRAMING	w/o	WITH
FTG. FOOTING	ZP	WITHOUT
F.V.V. FIELD VERIFY		ZINC (MECHANICAL) PLATED

MANUFACTURED SIGN CABINETS

UNLESS NOTED OTHERWISE, MANUFACTURED SIGN CABINETS SHALL BE DESIGNED BY THE MANUFACTURER/FABRICATOR OR OTHER COMPETENT PARTY AND FABRICATED IN ACCORDANCE WITH ALL APPLICABLE CODES, UL LISTINGS, LOCAL ORDINANCES, AND INDUSTRY STANDARDS. THIS INCLUDES FACES AND CLADDING, INTERNAL STRUCTURE, ELECTRICAL, AND ALL OTHER ACCESSORY COMPONENTS.

THE MANUFACTURER/FABRICATOR IS RESPONSIBLE FOR ENSURING ALL CABINETS ARE ASSEMBLED WITH ADEQUATE INTERNAL FRAMING AND STIFFNESS. CABINET FRAMING SHALL BE CAPABLE OF DELIVERING ALL IMPOSED DESIGN LOADS (WIND, SEISMIC, DEAD, SNOW, ETC.) DIRECTLY TO THE STRUCTURAL CONNECTIONS OR ELEMENTS DETAILED HEREIN. CABINET FRAMING SHALL LIMIT EXCESSIVE VIBRATION, DRIFT, OR DEFLECTION TO REASONABLE LEVELS.

FAILURE TO PROVIDE AN ADEQUATE LOAD PATH OR SUFFICIENT CABINET STIFFNESS MAY RESULT IN EXCESSIVE VIBRATION, DRIFT, OR DEFLECTION WHICH MAY YIELD SECOND-ORDER EFFECTS THAT CAN NEGATIVELY AFFECT THE PERFORMANCE OF THE STRUCTURAL CONNECTIONS OR ELEMENTS DETAILED HEREIN.

REVERENCE ENGINEERING MAKES NO CLAIMS AS TO THE SUITABILITY OF MANUFACTURED SIGN CABINETS IDENTIFIED AS "BY MFR." OR "BY FAB." WHICH HAVE NOT BEEN ENGINEERED, CERTIFIED, OR REVIEWED BY REVERENCE ENGINEERING UNLESS SPECIFICALLY CONTRACTED OTHERWISE AND DETAILED OR NOTED HEREIN.

DESIGN BY OTHERS NOTE

REVERENCE ENGINEERING IN NO WAY CERTIFIES OR MAKES CLAIMS TO THE SUITABILITY OF CONDITIONS OR ELEMENTS (EXISTING OR NEW) THAT ARE DESIGNED BY OTHERS. SUCH CONDITIONS AND ELEMENTS ARE IDENTIFIED AS "BY OTHERS" OR "DESIGNED" BY OTHERS" AND ARE NOT ENGINEERED BY REVERENCE ENGINEERING.

THE SCOPE OF ENGINEERING HEREIN ASSUMES THESE ELEMENTS HAVE BEEN, OR WILL BE, DESIGNED OR CHECKED FOR SUITABILITY BY A DESIGN PROFESSIONAL.

ELECTRICAL NOTE

ELECTRIC COMPONENTS AND WIRING ARE NOT DESIGNED BY REVERENCE ENGINEERING. FABRICATOR AND INSTALLER SHALL COMPLY WITH THE CURRENT VERSION OF THE ADOPTED NATIONAL ELECTRIC CODE (NEC) AND ARTICLE 600: "ELECTRIC SIGNS AND OUTLINE LIGHTING".



www.reverenceengineering.com  
(619) 354-1152  
501 W BROADWAY, STE 425  
SAN DIEGO, CA 92101

PREPARED FOR:

PATTISON ID

PROJECT #:

2504206

PANERA BREAD  
0641943 PYLON SIGN

23146 INTERSTATE 30  
BRYANT, AR 72022

No:	Issue/Revision:	Date:
----	Initial Submittal	6-10-2025
1		
2		
3		
4		



10-Jun-25

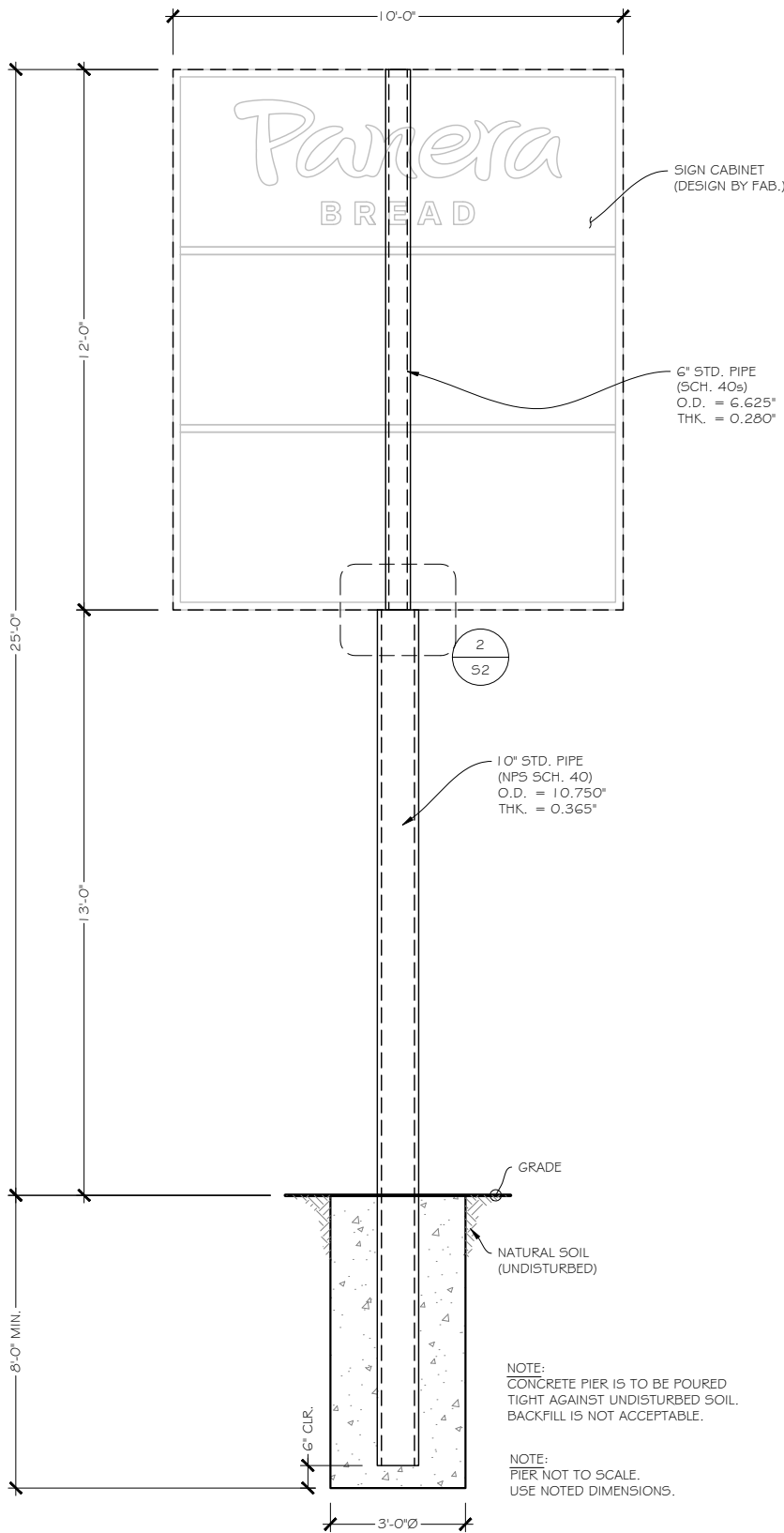
SHEET TITLE:

STRUCTURAL

SHEET:

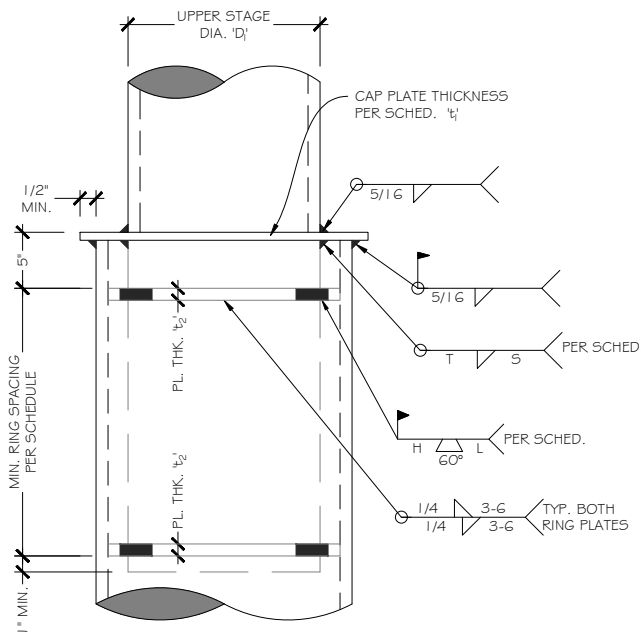
S.I

ORIGINAL SHEET SIZE: 11x17



1

ELEVATION



UPPER STAGE DIA. "D <sub>1</sub> "	RING SPACING	CAP PL. THK. "t <sub>1</sub> "	RING PL. THK. "t <sub>2</sub> "	# SLOTS / RING PL.	WELD SIZES		SLOT WELDS	
					T	S	H	L
< 12"	18"	3/4"	3/4"	4	1/4"	5-6	5/8"	1-3/4"
12" - 18"	30"	3/4"	1"	6	5/16"	5-6	7/8"	2"
20" - 24"	36"	1"	1"	6	5/16"	11-12	7/8"	2-1/4"
26" - 30"	48"	1"	1-1/4"	8	5/16"	11-12	1"	2-1/2"
32" - 42"	66"	1-1/2"	1-1/4"	8	5/16"	11-12	1"	3"
48" - 54"	84"	1-1/2"	1-1/4"	10	5/16"	11-12	1"	3-1/2"
60" - 66"	102"	2"	1-1/4"	12	5/16"	11-12	1"	4"
72" - 96"	144"	2"	1-1/4"	16	5/16"	11-12	1-1/8"	4"

2

CONNECTION DETAIL



www.reverenceengineering.com  
(619) 354-1152  
501 W BROADWAY, STE 425  
SAN DIEGO, CA 92101

PREPARED FOR:  
PATTISON ID

PROJECT #:  
2504206

PANERA BREAD  
0641943 PYLON SIGN

23146 INTERSTATE 30  
BRYANT, AR 72022

No.	Issue/Revision:	Date:
----	Initial Submittal	6-10-2025
1		
2		
3		
4		



10-Jun-25  
SHEET TITLE:  
STRUCTURAL  
SHEET:  
S.2  
ORIGINAL SHEET SIZE: 11x17

Limits of liability extend only to the work detailed, for the quantity of assemblies indicated (unless noted otherwise), at the location specified, and by the client listed; use of these plans and/or corresponding structural calculations in violation of either voids all liability.

The designs, details and specifications contained in this drawing are confidential. The recipients of this drawing hereby acknowledge and agree that it is the sole property of Reverence Engineering and that they shall neither use nor reveal any of the designs, details and specifications contained in this drawing, outside of the contractual agreement expressed written permission from Reverence Engineering. Deviations from this drawing shall not be made without consulting Reverence Engineering. In case of incongruities between drawings, specifications, and details included in contract documents, Reverence Engineering shall decide which indication must be followed and their decision shall be final. Copyright Reverence Engineering. All rights reserved.



March 27, 2025

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

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

Dear Colton,

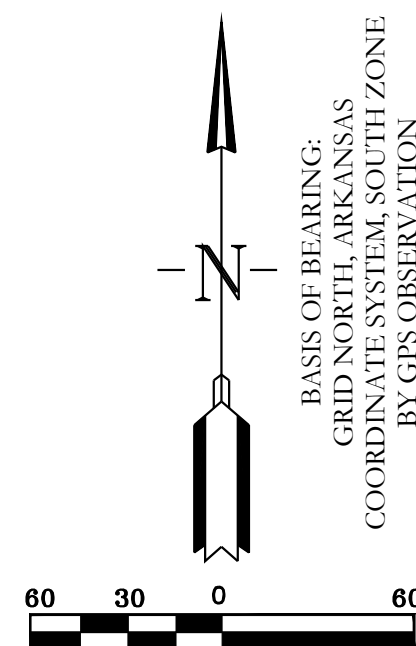
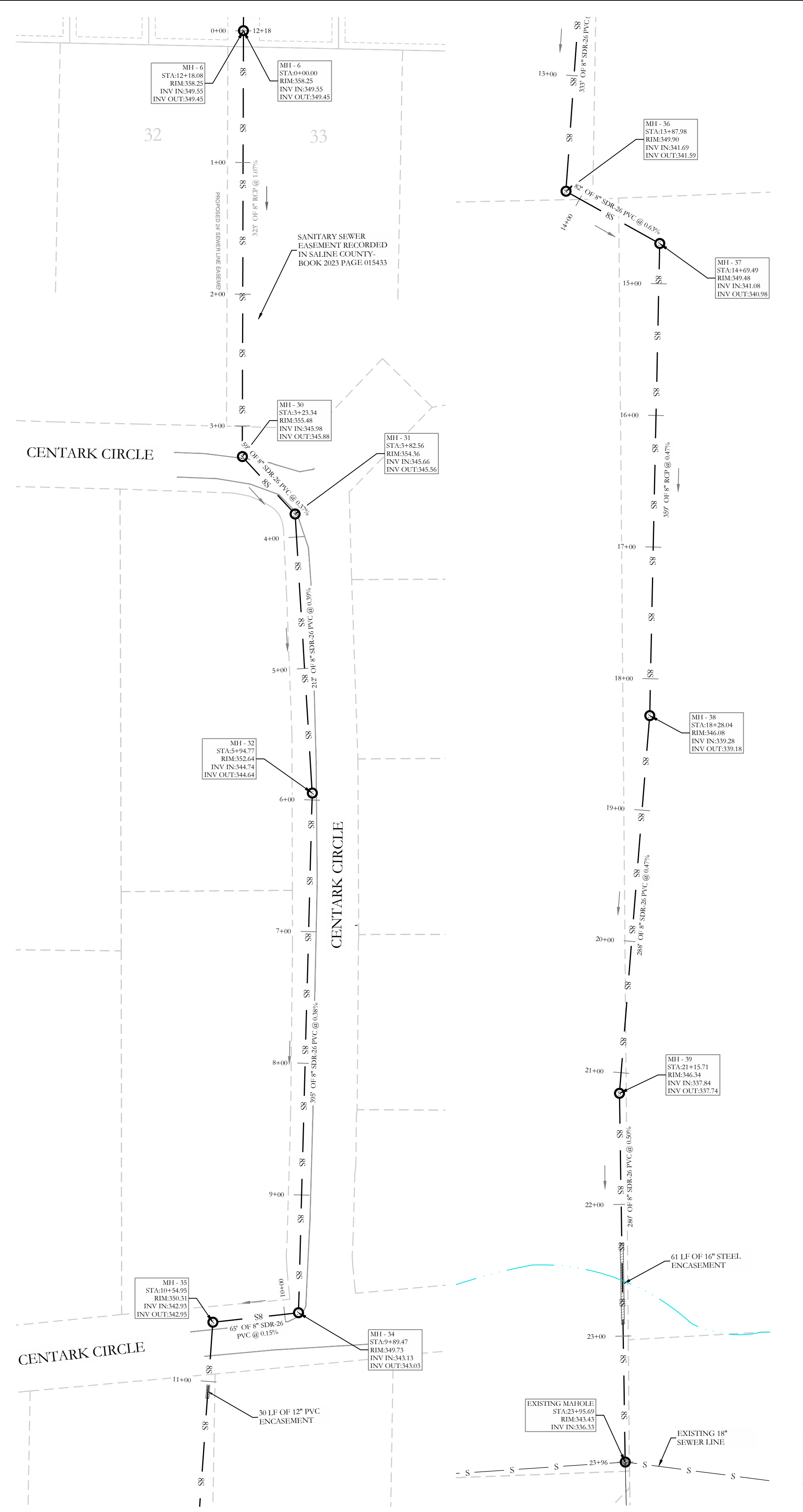
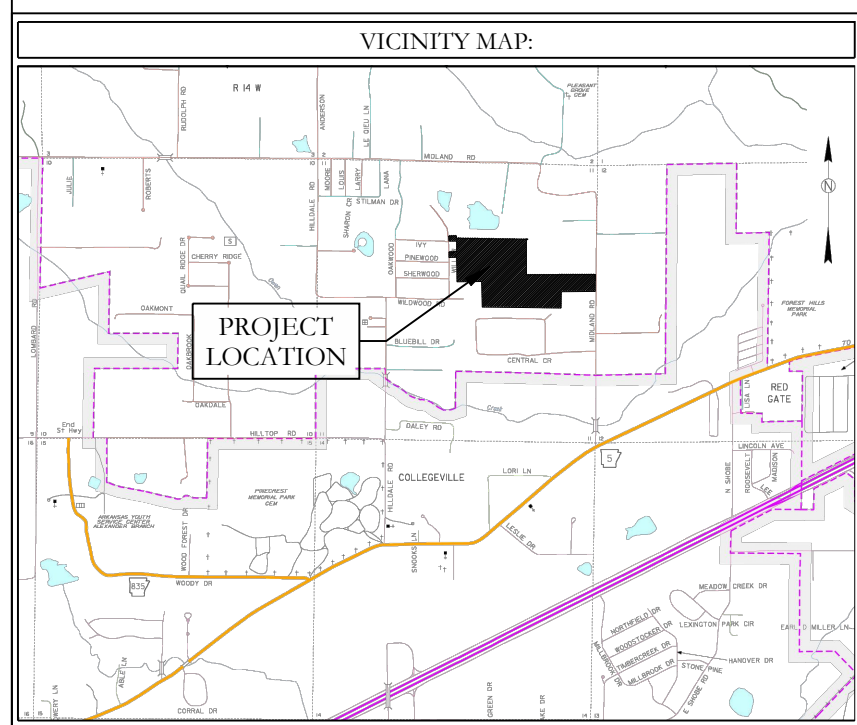
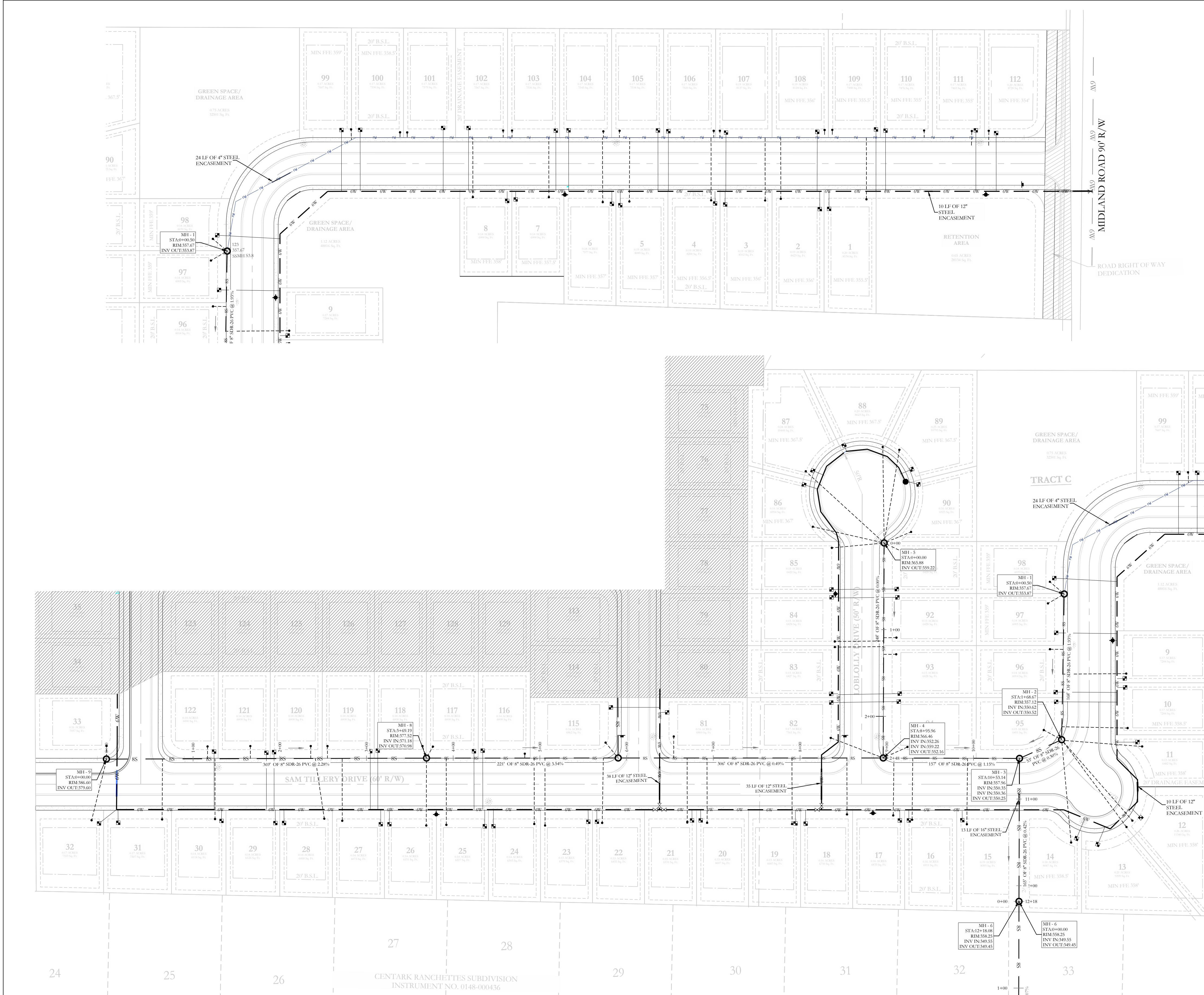
On behalf of our client, Havens Development, I am formally requesting staff review for the Final Plat of Parcel # 840-11633-707 located on Midland Road, Bryant, AR. This project will have sewer provided by Bryant, Electric is provided by Entergy and First Electric, and Water is provided by Water Users. This property has been annexed as well. We would like to be included in the April 14<sup>th</sup> 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,

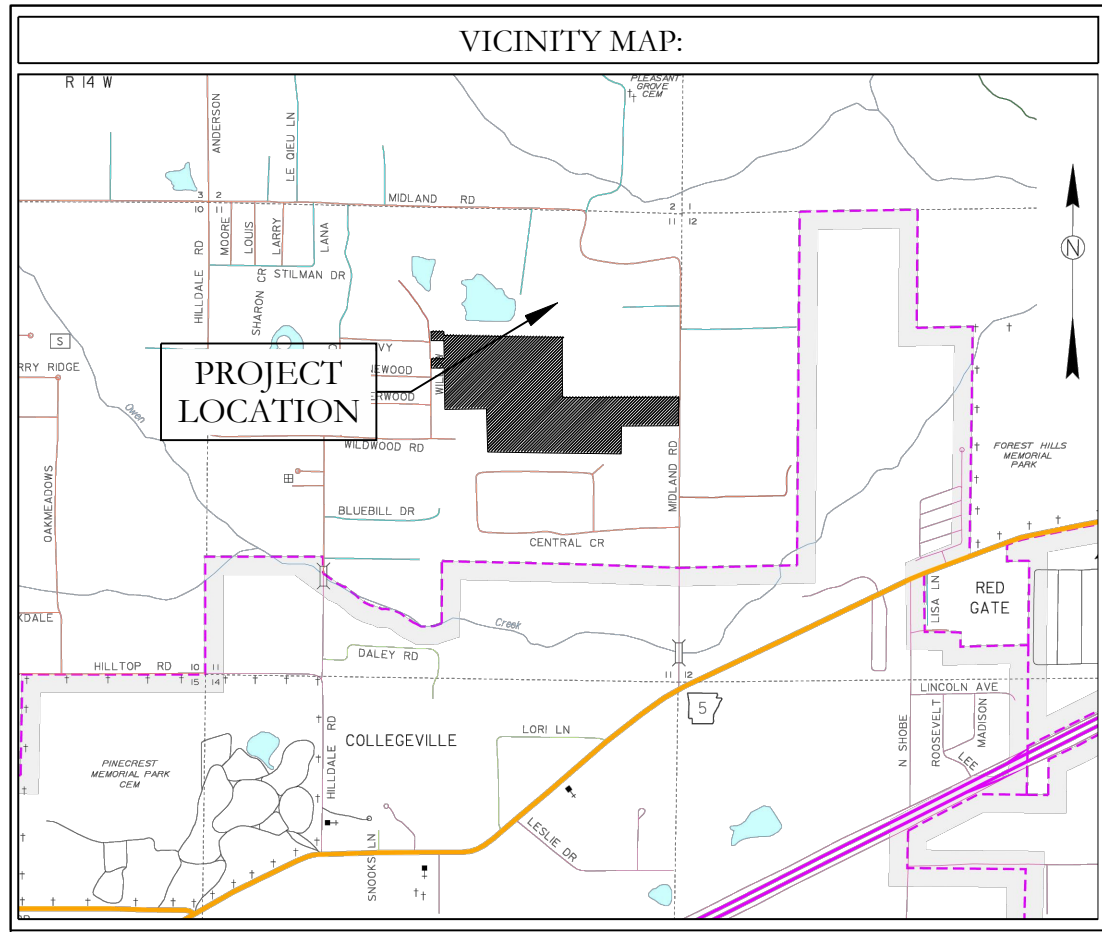
Jonathan Hope



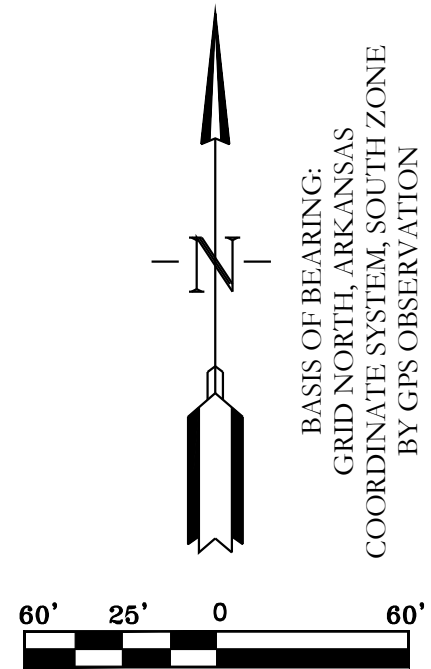
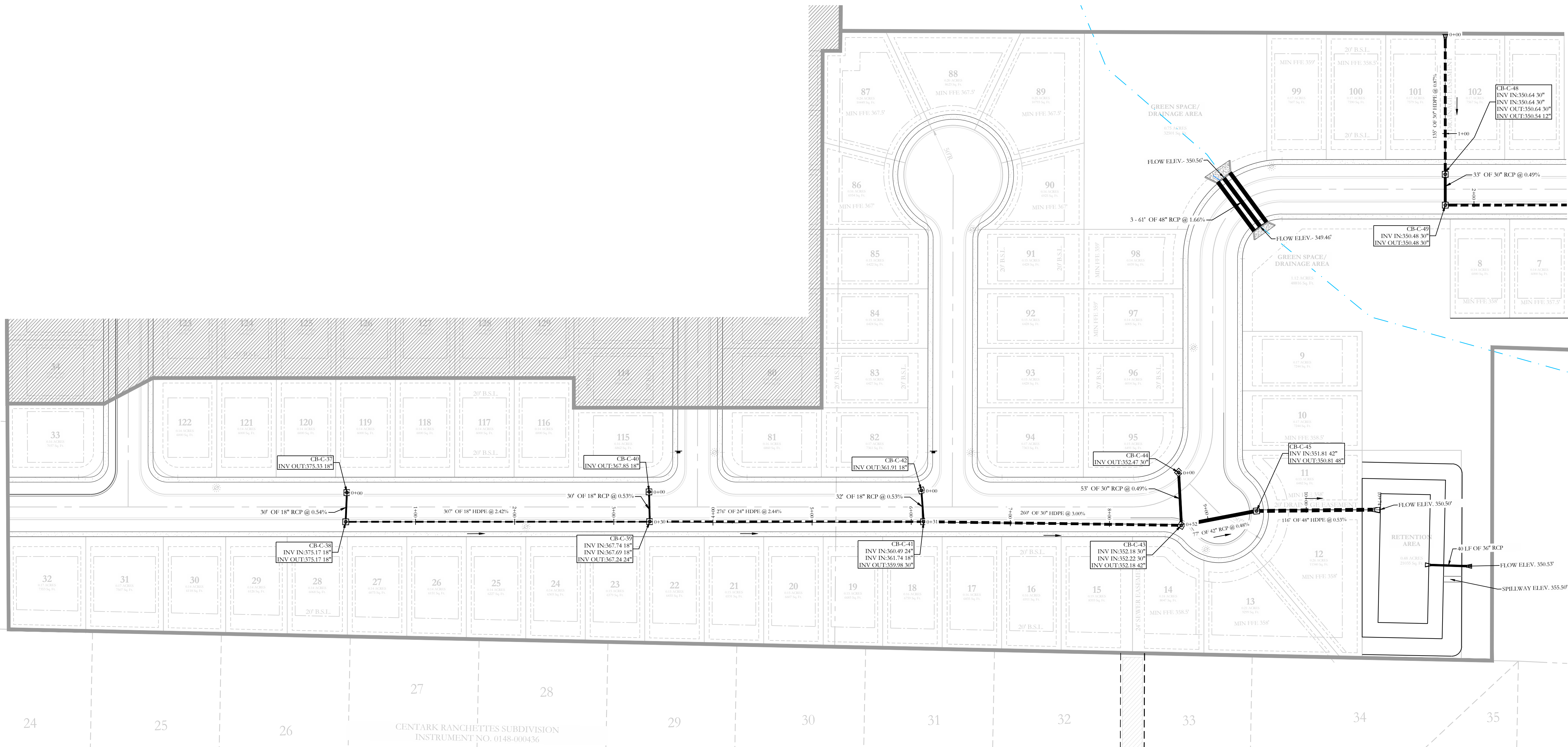
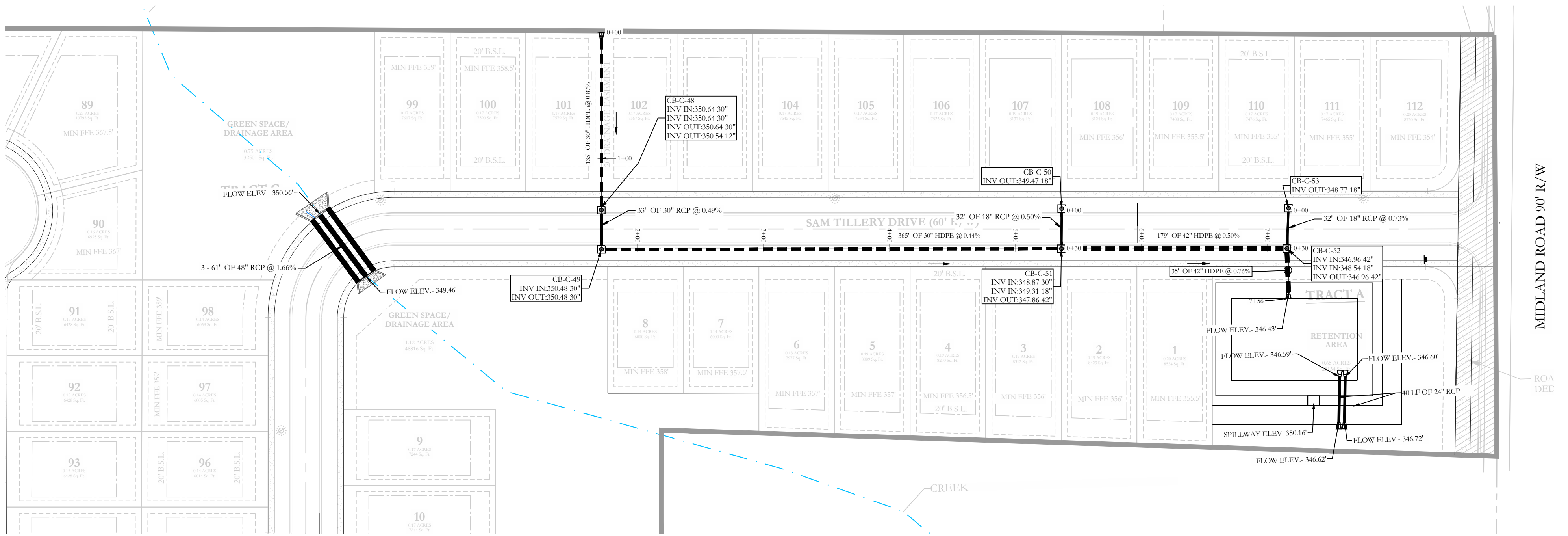


<b>HOPE CONSULTING</b> ENGINEERS - SURVEYORS		
129 North Main Street, Benton, Arkansas 72015 PH. (501)315-2626 FAX (501) 315-0024 www.hopeconsulting.com		
FOR USE AND BENEFIT OF: <b>HAVEN'S DEVELOPMENT, LLC</b>		
<b>SANITARY SEWER AS-BUILTS</b> <b>MIDLAND ROAD ESTATES</b> IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS		
DATE: 12/13/2024	C.A.D. BY:	DRAWING NUMBER:
REVISED:	CHECKED BY:	23-0024
SHEET:	SCALE: 1" = 60'	
500	0	





--- HDPE  
--- RCP



<b>HOPE CONSULTING</b> ENGINEERS - SURVEYORS		129 North Main Street, Benton, Arkansas 72015 PH. (501)315-2626 FAX (501) 315-0024 www.hopeconsulting.com
FOR USE AND BENEFIT OF: <b>HAVEN'S DEVELOPMENT, LLC</b>		
<b>MIDLAND ROAD ESTATES</b> 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	



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.





Colton Leonard <cleonard@cityofbryant.com>

---

## Fwd: Midland

1 message

---

**Jonathan Hope** <jonathanlhope@gmail.com>  
To: Colton Leonard <cleonard@cityofbryant.com>

Thu, Mar 27, 2025 at 4:11 PM

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

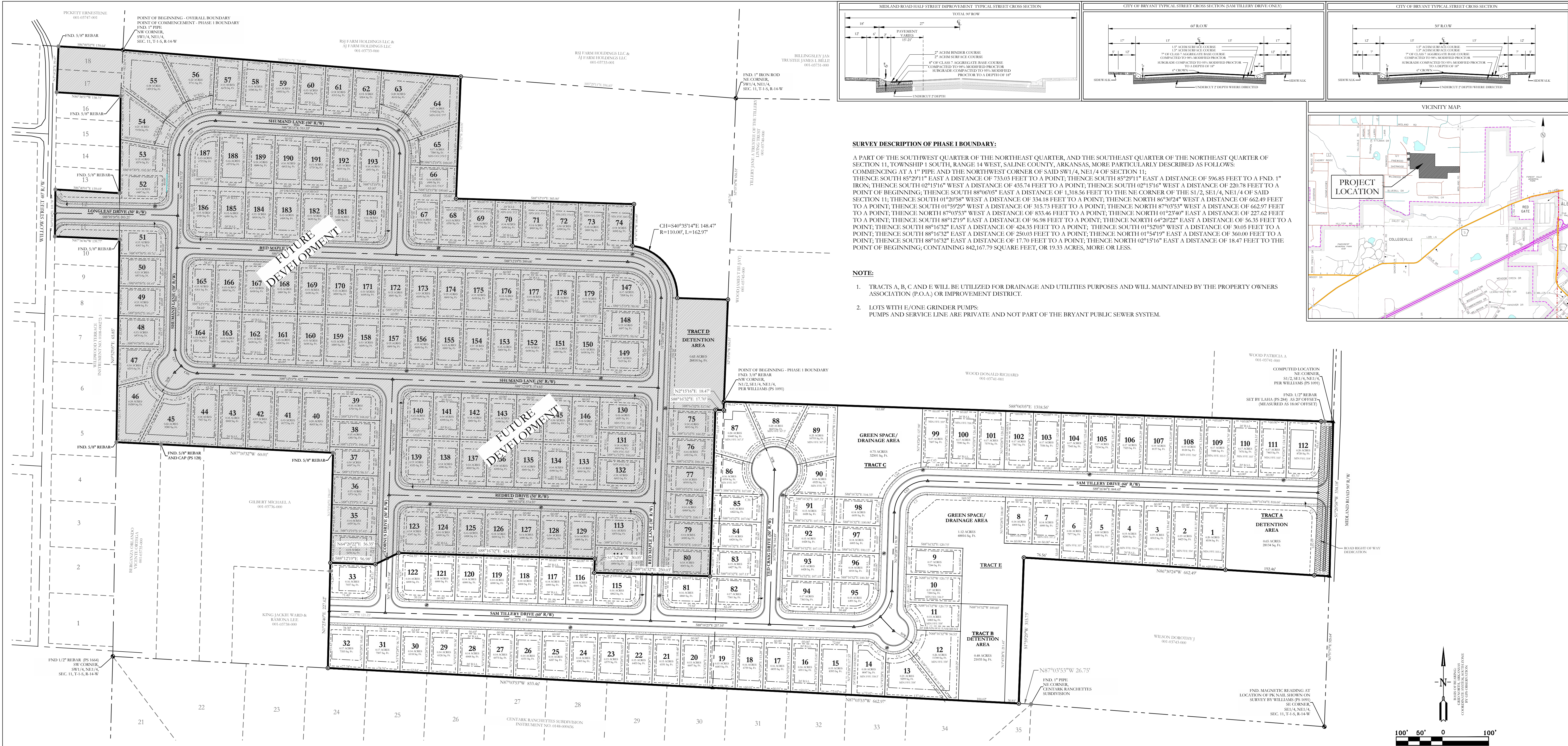
[www.hopeconsulting.com](http://www.hopeconsulting.com)

129 N Main Street

Benton, Arkansas 72015

Telephone: (501) 315 - 2626





Curve Table						Curve Table						Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C22	147.27	100.00	84.38	S40° 19' 16"E	134.32	C24	44.77	100.00	25.65	N75° 46' 29"E	44.40	C50	39.33	25.00	90.14	N43° 12' 13"W	35.40
C22	28.58	75.00	21.84	S9° 07' 22"E	28.41	C25	0.64	75.00	0.49	S86° 41' 32"E	0.64	C51	39.21	25.00	89.86	N46° 47' 47"E	35.31
C1	39.63	25.00	90.82	S42° 52' 03"E	35.61	C26	43.46	75.00	33.20	S69° 50' 42"E	42.86	C52	39.30	25.00	90.07	S43° 14' 26"E	35.38
C2	62.84	40.01	89.99	N46° 43' 28"E	56.57	C27	43.46	75.00	33.20	S36° 38' 31"E	42.86	C53	39.27	25.00	90.00	S46° 47' 41"W	35.36
C3	21.61	25.00	49.52	N23° 02' 03"W	20.94	C29	39.27	25.00	90.00	S43° 12' 19"E	35.36	C54	39.30	25.00	90.07	N43° 10' 07"W	35.38
C4	39.94	50.00	45.76	N24° 54' 41"W	38.88	C31	39.33	25.00	90.14	S43° 12' 13"E	35.40	C55	39.24	25.00	89.93	N46° 49' 53"E	35.33
C5	46.86	50.00	53.70	N24° 49' 08"E	45.16	C32	39.21	25.00	89.86	N46° 47' 47"E	35.31	C56	39.00	25.00	89.38	S43° 30' 55"E	35.16
C6	50.43	50.00	57.79	N80° 33' 48"E	48.32	C33	20.09	25.00	46.04	N23° 18' 05"W	19.55	C57	39.54	25.00	90.62	S46° 29' 05"W	35.55
C7	27.65	50.00	31.68	S54° 42' 03"E	27.29	C34	54.16	50.00	62.06	N15° 17' 31"W	51.55	C58	78.60	50.00	90.07	N43° 10' 07"W	70.76
C8	21.56	25.00	49.41	S63° 34' 01"E	20.90	C35	44.29	50.00	50.75	N41° 06' 53"E	42.86	C59	39.27	25.00	90.00	N46° 47' 41"E	35.36
C9	39.24	25.00	89.93	S46° 45' 35"W	35.33	C36	44.29	50.00	50.75	S88° 07' 55"E	42.86	C60	39.00	25.00	89.38	S43° 30' 55"E	35.16
C10	39.27	25.00	90.00	S43° 12' 19"E	35.36	C36	0.94	25.00	2.15	N0° 47' 36"E	0.94	C61	80.19	50.00	91.89	S47° 07' 07"W	71.87
C11	19.69	25.00	45.13	N69° 13' 41"E	19.19	C37	44.29	50.00	50.75	S37° 22' 43"E	42.86	C62	38.72	25.00	88.73	N42° 34' 17"W	34.96
C12	1.26	25.00	2.89	N45° 12' 55"E	1.26	C38	54.16	50.00	62.06	S19° 01' 41"W	51.55	C63	109.96	70.00	90.00	S46° 43' 28"W	98.99
C13	63.54	50.00	72.81	N80° 10' 34"E	59.35	C39	19.96	25.00	45.75	S27° 10' 54"W	19.44	C64	62.83	80.00	45.00	N24° 13' 31"E	61.23
C14	43.81	50.00	50.20	S38° 18' 56"E	42.42	C40	1.06	25.00	2.44	S3° 05' 13"W	1.06	C65	62.84	80.00	45.00	N69° 13' 31"E	61.23
C15	54.47	50.00	62.42	S17° 59' 35"W	51.81	C41	39.33	25.00	90.14	S43° 12' 13"E	35.40	C66	39.00	50.00	44.69	S63° 51' 37"E	38.02
C16	19.69	25.00	45.12	S26° 38' 19"W	19.18	C42	78.54	50.00	90.00	N46° 43' 28"E	70.71	C67	39.00	50.00	44.69	S21° 10' 12"E	38.02
C17	1.27	25.00	2.90	S2° 37' 33"W	1.27	C43	30.06	100.00	17.22	N10° 20' 12"E	29.95	C68	120.28	75.00	91.89	S47° 07' 07"W	107.80
C18	39.27	25.00	90.00	S43° 49' 30"E	35.36	C44	111.48	100.00	63.87	N50° 53' 08"E	105.80	C69	77.45	50.00	88.73	N42° 34' 17"W	69.92
C19	39.02	25.00	89.42	S44° 06' 55"E	35.18	C45	15.54	100.00	8.90	N87° 16' 23"E	15.52	C70	117.91	75.00	90.07	N43° 10' 07"W	106.13
C20	39.27	25.00	90.00	N46° 10' 30"E	35.36	C46	38.91	25.00	89.18	N47° 08' 03"E	35.10						
C21	14.67	100.00	8.40	N5° 22' 36"E	14.65	C47	39.21	25.00	89.86	N46° 47' 47"E	35.31						
C22	46.57	100.00	26.68	N22° 55' 15"E	46.15	C48	39.30	25.00	90.07	S43° 14' 25"E	35.38						
C23	46.57	100.00	26.68	N49° 36' 20"E	46.15	C49	39.24	25.00	89.93	S46° 45' 34"W	35.33						

FINAL PLAT  
MIDLAND ESTATES, PHASE 1  
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.



By affixing my seal and signature, I William Cobitt R. Shoffner PLS No. 1664, 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 #08125C10365, Dated: 06/05/2020.

CERTIFICATIONS:		
<b>CERTIFICATE OF OWNERS:</b> 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: _____	Address: _____
Source of Title: _____	BOOK _____ PAGE _____	
<b>CERTIFICATE OF FINAL SURVEYING ACCURACY:</b> I, Corbett 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 herein 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 _____	Wm. Corbett R. Shoffner Registered Professional Land Surveyor No. 1664 Arkansas	
<b>CERTIFICATE OF FINAL ENGINEERING ACCURACY:</b> I, Kazi Tamizdul 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 complied with.		
Date of Execution _____	Kazi Tamizdul Islam Registered Professional Engineer, No. 20876 Arkansas	
<b>CERTIFICATE OF FINAL PLAT APPROVAL:</b> Pursuant to the City of Bryant Subdivision Rules and Regulations, and all of the conditions of approval having been completed, this document is hereby accepted. This certificate is hereby executed under the authority of said rules and regulations.		
Date of Execution _____	Lance Penfield, Chairman Bryant Planning Commission	

PROPERTY SPECIFICATIONS:							
OWNER: HAVEN'S DEVELOPMENT, LLC 2615 N. PRICKETT ROAD, SUITE 5 BRYANT, AR 72022	MIN. LOT SIZE: 6,000 S.F. NUMBER OF LOTS: 76 SOURCE OF WATER: CITY OF BRYANT SOURCE OF SEWER: CITY OF BRYANT SOURCE OF ELECTRIC: FIRST ELECTRIC COOP SOURCE OF GAS: CENTERPOINT ENERGY						
DEVELOPER/SUBDIVIDER: HAVEN'S DEVELOPMENT, LLC 2615 N. PRICKETT ROAD, SUITE 5 BRYANT, AR 72022	BUILDING SETBACKS: FRONT: 20' OR AS SHOWN REAR: 20' OR AS SHOWN SIDE: 5' OR AS SHOWN EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.) FRONT: 10' OR AS SHOWN REAR: 10' OR AS SHOWN SIDE: 5' OR AS SHOWN STREET RIGHT OF WAY: 50' OR AS SHOWN STREET WIDTH: 20' BOC TO BOC LOT CORNERS: SET 1/2" REAR WITH CAP						
ENGINEERS: HOPE CONSULTING INC. 129 N. MAIN STREET BENTON, AR 72015							
NAME OF SUBDIVISION: MIDLAND ESTATES PHASE 1							
ZONING CLASSIFICATION: PROPOSED R-1S							
SOURCE OF TITLE: SALINE COUNTY DOCUMENT BOOK 2022 PAGE 01145							
<b>HOPE CONSULTING ENGINEERS - SURVEYORS</b>							
FOR USE AND BENEFIT OF: <b>HAVEN'S DEVELOPMENT, LLC</b>							
FINAL PLAT <b>MIDLAND ESTATES, PHASE 1</b> A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.							
DATE: 12/11/2024	C.A.D. BY: BJOHNSON	DRAWING NUMBER:					
REVISED: 04/09/2025	CHECKED BY:	23-0024					
SHEET:	SCALE: 1" = 100'						
500	01S	14W	0	11	104	62	1664