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

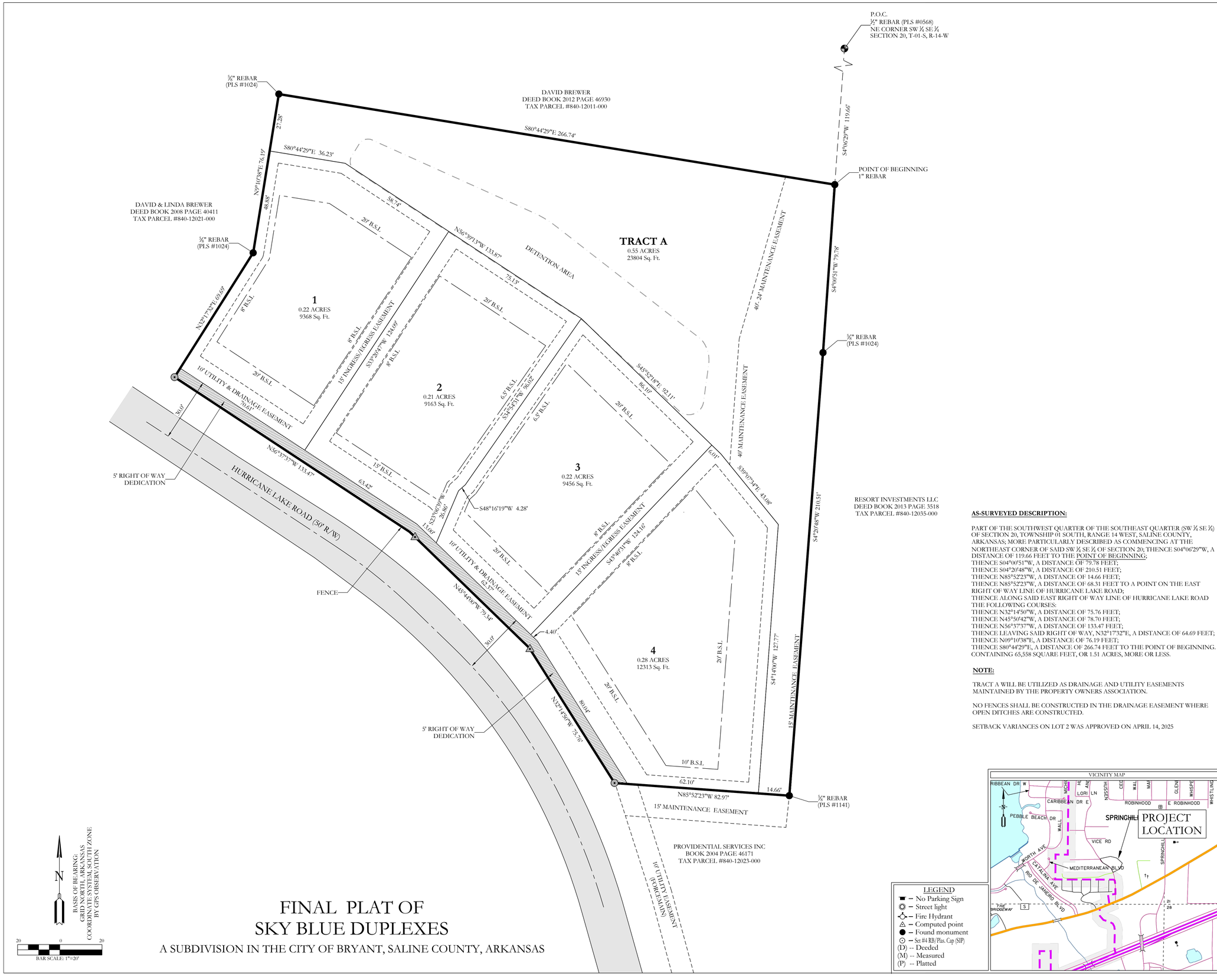
4. REQUEST TO ADD: Marketplace Subdivision East - Final Plat

GarNat Engineering - Requesting Recommendation for Final Plat Approval

- 0976-ASB-01.pdf
- 0976-PLT-01.pdf
- 0976-LTR-01.pdf
- 0976-APP-01.pdf

Permit Report

Adjournments



FINAL PLAT OF SKY BLUE DUPLEXES

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

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 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 LINE 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 65,558 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

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

VICINITY MAP

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

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

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 INDEPEDENCE DRIVE
BRYANT, AR 72022

DEVELOPER/: SKY BLUE, LLC
SUBDIVIDER 3621 INDEPEDENCE 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 (38,437 SQ. FT.)
MINIMUM LOT SIZE: (7,205SQ. 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-6' OR AS SHOWN

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

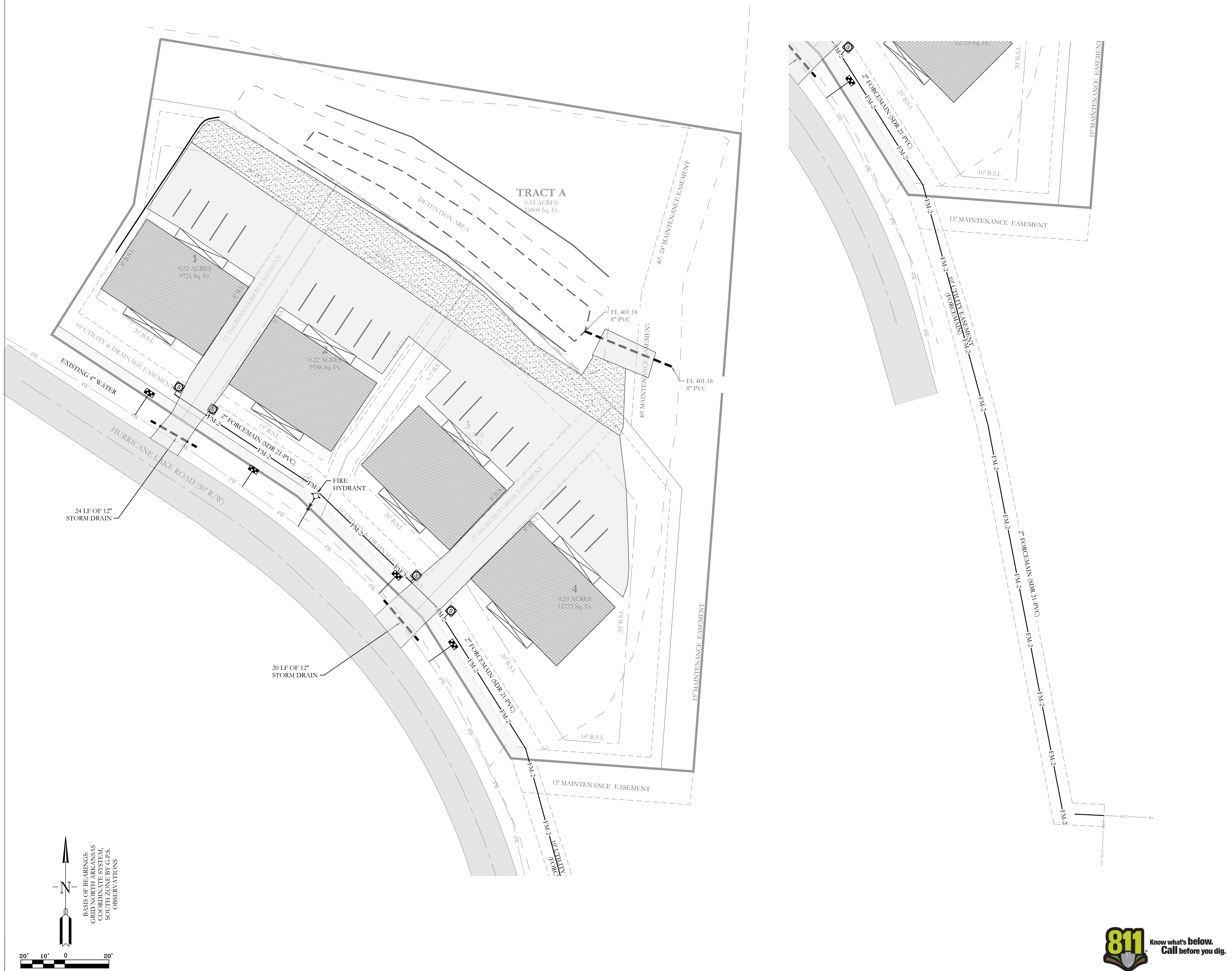
HOPE CONSULTING
ENGINEERS - SURVEYORS
129 N. Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
SKY BLUE, LLC

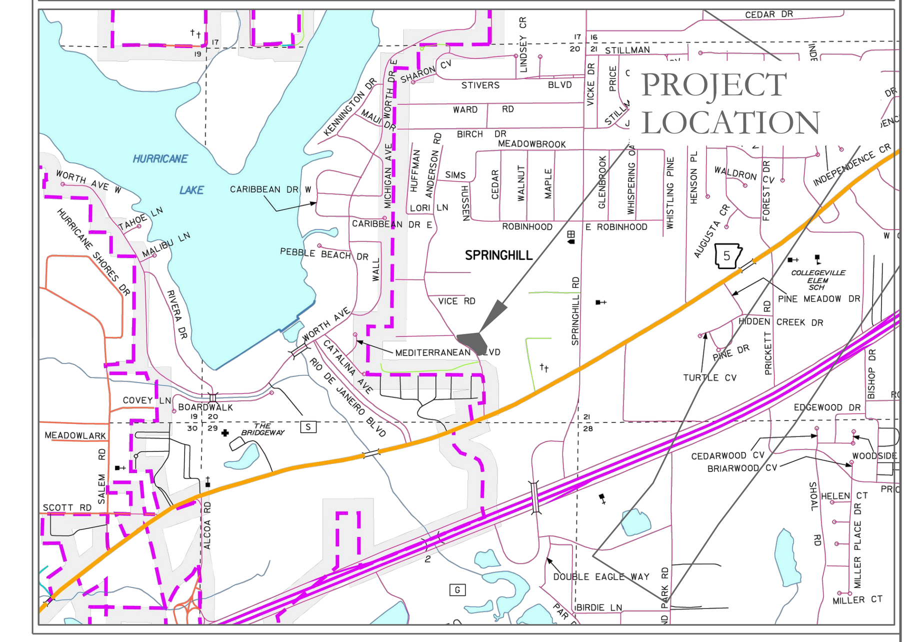
FINAL PLAT
SKY BLUE DUPLEXES
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 06-23-2025	C.A.D. BY: BJOHNSON	DRAWING NUMBER:	
REVISED: 06-30-2025	CHECKED BY:	19-0066	
SHEET:	SCALE: 1"=20'		

500	01S	14W	0	20	230	62	1664



VICINITY MAP:



WATER LEGEND:

- 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.

TYPICAL FIRE HYDRANT:

2" BLOW OFF
REDUCER
6"
6"
GATE VALVE
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
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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 BESSENT DUPLEXES\DWG\AS-BUILTS\19-0066-AS-BUILTS.DWG

Outlook

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. 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

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

129 N. Main Street

Benton, Arkansas 72015

Telephone: (501) 315-2626

---

3 attachments

19-0066-Final Plat-06-30-2025.pdf
724K

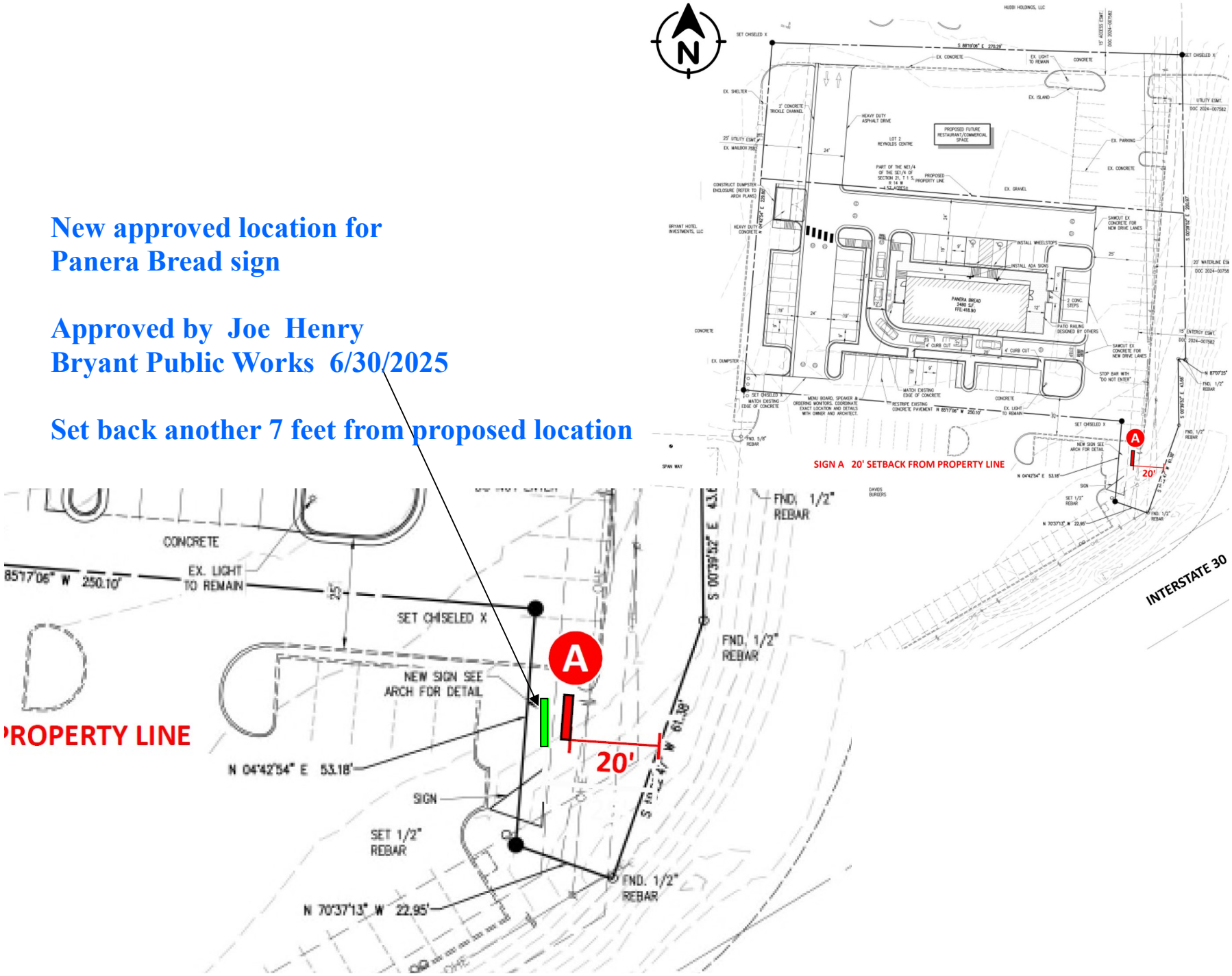
19-0066-As-Builts-06-30-2025.pdf
1111K

Street Lighting Confirmation email..pdf
224K

New approved location for Panera Bread sign

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

Set back another 7 feet from proposed location



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

SIGN PERMIT APPLICATION

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

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

Date: 06/10/2025

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 <u>required</u>** to be submitted**. Renderings of the sign(s) showing the correct dimensions is also <u>required</u>** 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.

JOB COSTS - $20000.00

READ CAREFULLY BEFORE SIGNING

I 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.

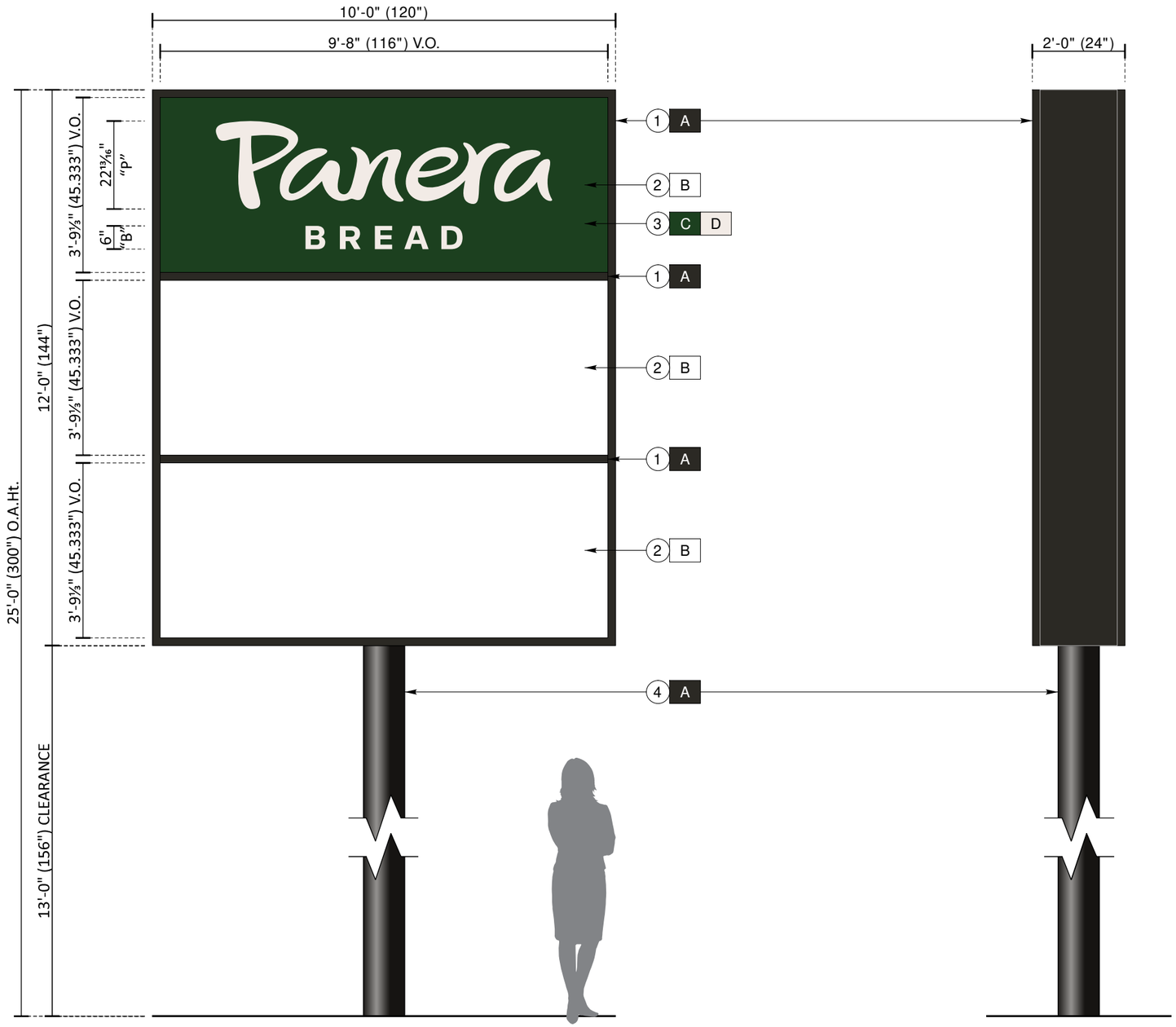
SIGN	**Type** (Façade, Pole, Monument, other)	**Dimensions** (Height, Length, Width)	**Sqft** (Measured in whole as rectangle)	**Height of Sign** (Measured from lot surface)		Column for Admin Certifying Approval
				Top of Sign	Bottom of Sign	
A	PYLON	10' X 12'	120SF	25'	13'	
B						
C						
E						
F						
G						

Panera BREAD

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 PMS 2411c GREEN
D	DIGITALLY-PRINTED PMS 9285c 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

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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.

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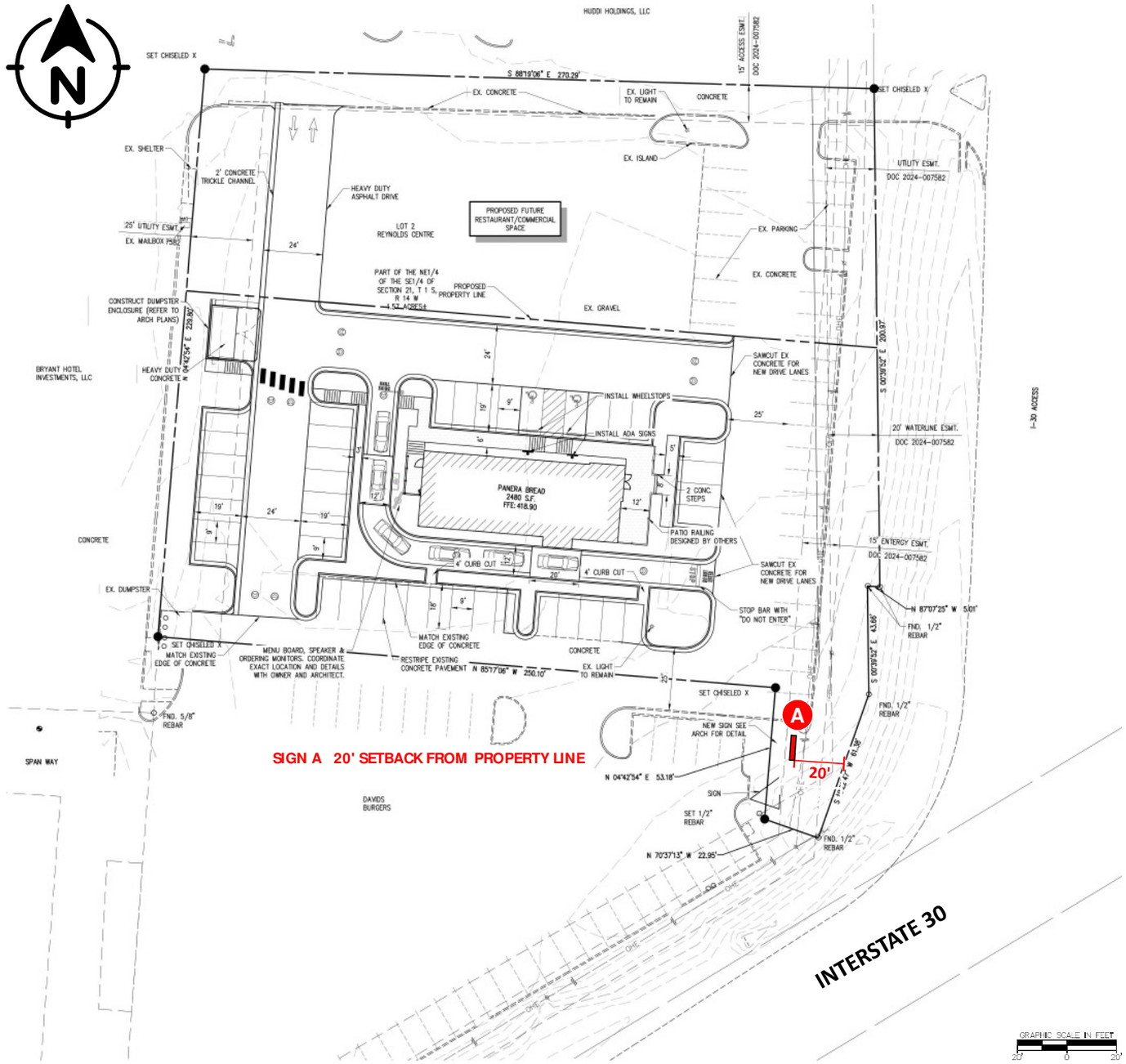
1.866.635.1110
pattisonid.com



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

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Signature

MM/DD/YYYY

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Pattison id
1.866.635.1110
pattisonid.com

GENERAL

1. ALL MATERIALS AND WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2021 INTERNATIONAL BUILDING CODE (IBC).
2. 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.
3. 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.
4. 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.
5. WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, USE THOSE FOR OTHER SIMILAR WORK.
6. 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.
7. CHANGES TO THE DRAWINGS: OBTAIN PRIOR WRITTEN APPROVAL.
8. WORK PERFORMED IN CONFLICT WITH THE DRAWINGS OR APPLICABLE BUILDING CODE REQUIREMENTS SHALL BE CORRECTED AT THE EXPENSE OF THE CONTRACTOR.

DESIGN CRITERIA

1. STRUCTURE IS DESIGNED IN ACCORDANCE WITH ASCE 7-16: MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.
2. WIND LOAD:
   - BASIC WIND SPEED, V_{ULT} = 105 MPH MAXIMUM
   - RISK CATEGORY: II EXPOSURE: C
3. 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

1. STEEL SHAPES SHALL CONFORM TO THE FOLLOWING (U.N.O.):

RND. HSS	ASTM A500, GR C	Fy=46 KSI MIN.
SQ./RECT. HSS	ASTM A500, GR C	Fy=50 KSI MIN.
THREADED ROD	ASTM A36	Fy=36 KSI MIN.
STEEL PLATE	ASTM A36	Fy=36 KSI MIN.
ANGLE & CHANNEL	ASTM A36	Fy=36 KSI MIN.
STD. PIPE	ASTM A53, GR B	Fy=35 KSI MIN.
STRUCT. PIPE	ASTM A252, GR 3	Fy=45 KSI MIN.
WIDE FLANGE	ASTM A992	Fy=50 KSI MIN.

2. 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.
3. 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.
4. 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.
5. 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.
6. PLAIN STEEL FASTENERS ARE NOT TO BE USED UNLESS SPECIFIED.
7. ZINC ELECTRO-PLATED FASTENERS PER ASTM F1941 MAY BE SUBSTITUTED FOR INTERIOR APPLICATIONS, BUT ARE OTHERWISE NOT TO BE USED UNLESS SPECIFIED.
8. NUTS AND WASHERS SHALL HAVE THE SAME COATING AS THE CORRESPONDING THREADED PART.
9. WHERE SPECIFIED, IRON AND STEEL HARDWARE SHALL BE HOT-DIP GALVANIZED PER ASTM A153.
10. 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.
11. WELDING:
    - A. WELD STRUCTURAL STEEL IN COMPLIANCE WITH ANSI/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

1. 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.
2. ALUMINUM SHAPES SHALL CONFORM TO THE FOLLOWING:

PIPE & TUBE	6061-T6	ASTM B429	Fy=35 KSI MIN.
STRUCT. PROFILES	6061-T6	ASTM B308	Fy=35 KSI MIN.
SHEET & PLATE	6061-T6	ASTM B209	Fy=35 KSI MIN.
STAPLE TUBE	6063-T5	ASTM B221	Fy=16 KSI MIN.

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

CONCRETE & REINFORCEMENT

1. MINIMUM 28-DAY COMPRESSIVE STRENGTH (f'c) SHALL BE 2,500 PSI.
2. REINFORCEMENT TO BE ASTM A615 GR 60, Fy=60 KSI UNO.
3. CALCIUM CHLORIDE OR ADDED CHLORIDE IS NOT PERMITTED.
4. ALL REINFORCED CONCRETE SHALL BE CONSOLIDATED WITH MECHANICAL VIBRATORS.
5. MINIMUM CONCRETE COVER:
   - CAST AGAINST & EXPOSED TO EARTH 3"
   - EXPOSED TO EARTH OR WEATHER 2"
6. CHAIRS AND SPACERS: AS REQUIRED TO MAINTAIN COVER.
7. SIGN MAY BE INSTALLED ON FOUNDATION AFTER A MINIMUM CURING TIME OF (14) DAYS PROVIDED CURING PROCESS IS PROPERLY MAINTAINED PER ACI 318.
8. 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

1. 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

1. 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.
2. EXISTING INFORMATION HAS BEEN FURNISHED BY THE ENTITY WHOM THIS DOCUMENT WAS PREPARED FOR. ENGINEER IN NO WAY CERTIFIES THIS INFORMATION AS "AS-BUILT".
3. FEATURES OF WORK ANNOTATED AS "VERIFY" (OR SIMILAR) MUST BE INSPECTED, VERIFIED AS SUCH, AND DOCUMENTED PRIOR TO FABRICATION AND INSTALLATION.
4. IF THERE IS ANY REASON TO BELIEVE THE EXISTING CONDITIONS DETAILED HEREIN ARE NOT ACCURATE, CONTRACTOR SHALL CEASE WORK AND NOTIFY ENGINEER IMMEDIATELY.
5. 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.

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-TZ2 (CS & SS) ANCHORS IN CONCRETE	ICC-ESR-4266
HILTI KB-TZ2 (CS & SS) ANCHORS IN MASONRY	ICC-ESR-4561
HILTI KH-EZ (CS & SS) ANCHORS IN CONCRETE	ICC-ESR-3027
HILTI KH-EZ (CS & SS) 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 (CS) ANCHORS IN CONCRETE	ICC-ESR-2713
SIMPSON TITEN HD (CS & SS) ANCHORS IN MASONRY	ICC-ESR-1056
SIMPSON TITEN HD (SS) 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 SDS	ICC-ESR-1976

ABBREVIATIONS

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

THIS AREA INTENTIONALLY LEFT BLANK

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 "DESIGN(ED) 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".

REVERENCE ENGINEERING

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

PREPARED FOR:

PATTISON ID

PROJECT #:

2504206

PANERA BREAD
064 1943 PYLON SIGN

23146 INTERSTATE 30
BRYANT, AR 72022

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

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20627
BRETT SAUERS

10-Jun-25

SHEET TITLE:

STRUCTURAL

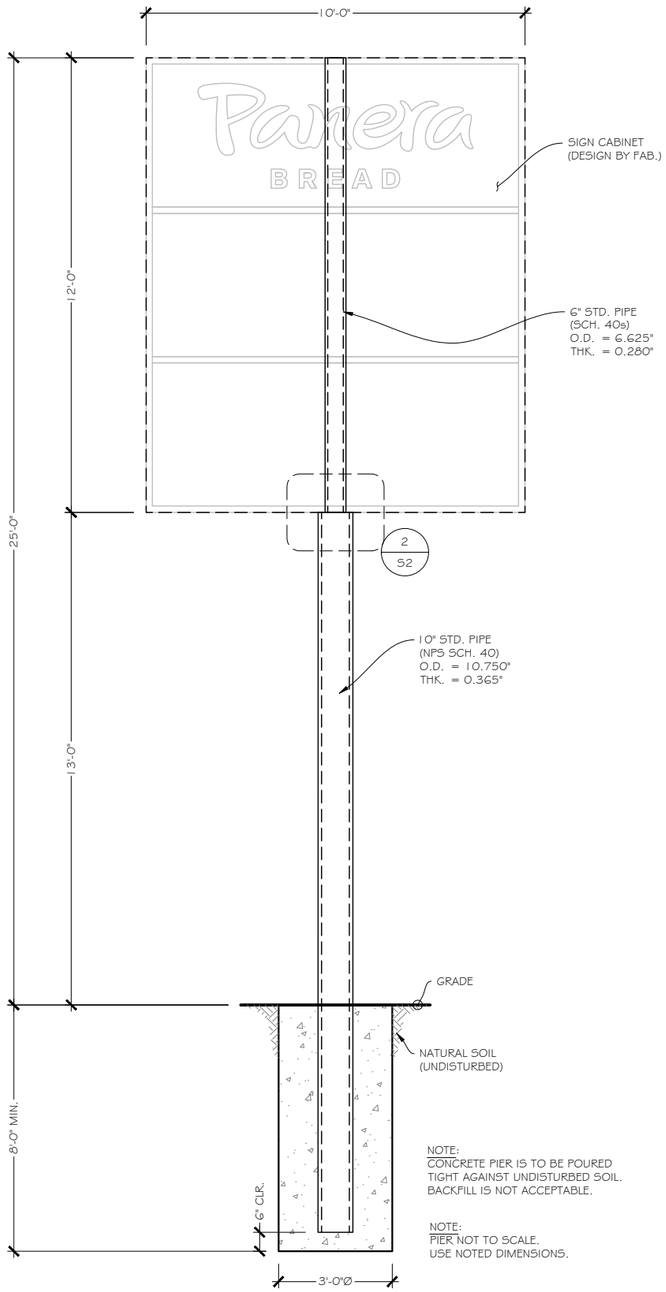
SHEET:

S.1

ORIGINAL SHEET SIZE: 11x17

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.

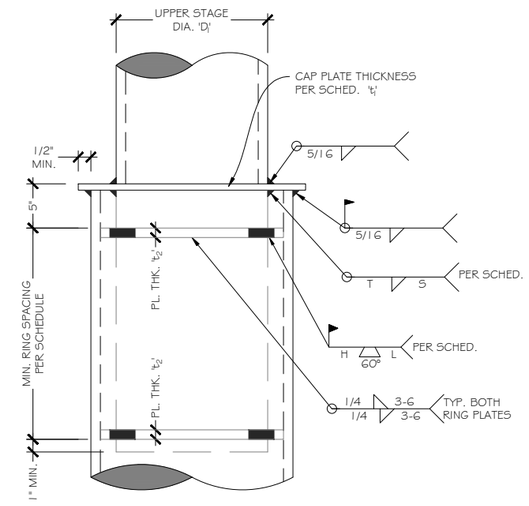
The designs, details and specifications contained in this drawing are confidential. The recipients of this drawing hereby acknowledge and agree that it is the sole property of Reverence Engineering and that they shall neither use nor reveal any of the designs, details and specifications contained in 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.



NOTE:
CONCRETE PIER IS TO BE POURED TIGHT AGAINST UNDISTURBED SOIL. BACKFILL IS NOT ACCEPTABLE.

NOTE:
PIER NOT TO SCALE.
USE NOTED DIMENSIONS.

1 ELEVATION



UPPER STAGE DIA. "D"	RING SPACING	CAP PL. THK. 't'	RING PL. THK. 't/2'	# 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

REVERENCE ENGINEERING
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		

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20627
BRETT SAUERS
10-Jun-25

SHEET TITLE:
STRUCTURAL

SHEET:
S.2

ORIGINAL SHEET SIZE: 11x17

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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,

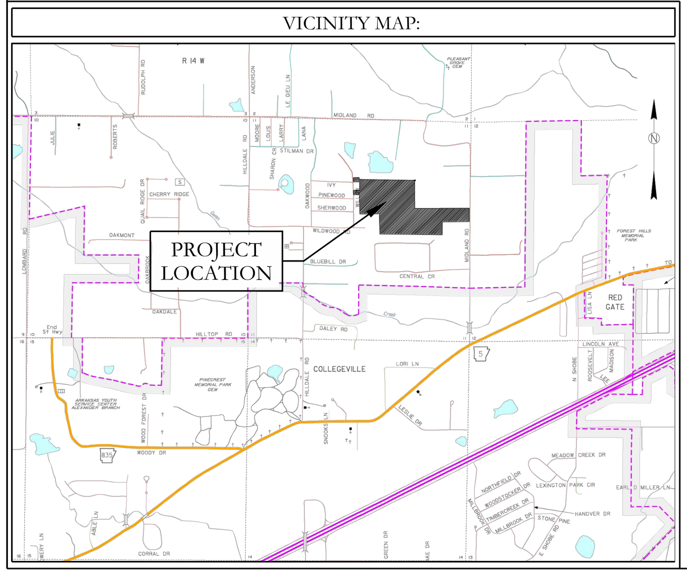
On behalf of our client, Havens Development, I am formally requesting staff review for the Final Plat of Parcel # 840-11633-707 located on Midland Road, Bryant, AR. This project will have sewer provided by Bryant, Electric is provided by Entergy and First Electric, and Water is provided by Water Users. 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.

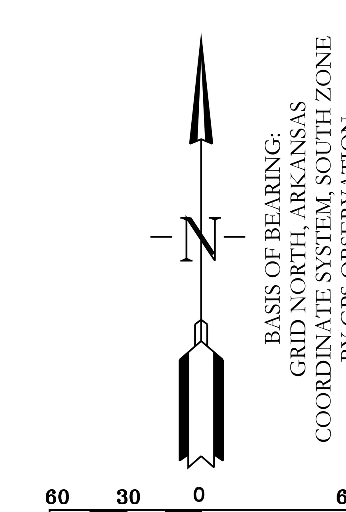
Please feel free to contact me with any questions, concerns, or if I can be of any further assistance.

Sincerely,

Jonathan Hope

VICINITY MAP:





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

HOPE CONSULTING
ENGINEERS - SURVEYORS

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

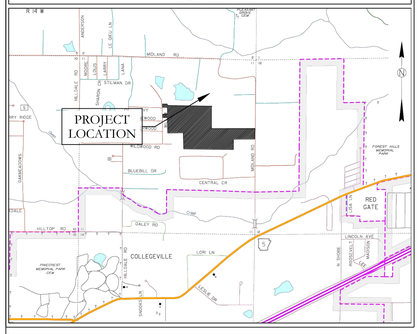
FOR USE AND BENEFIT OF:

HAVEN'S DEVELOPMENT, LLC

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

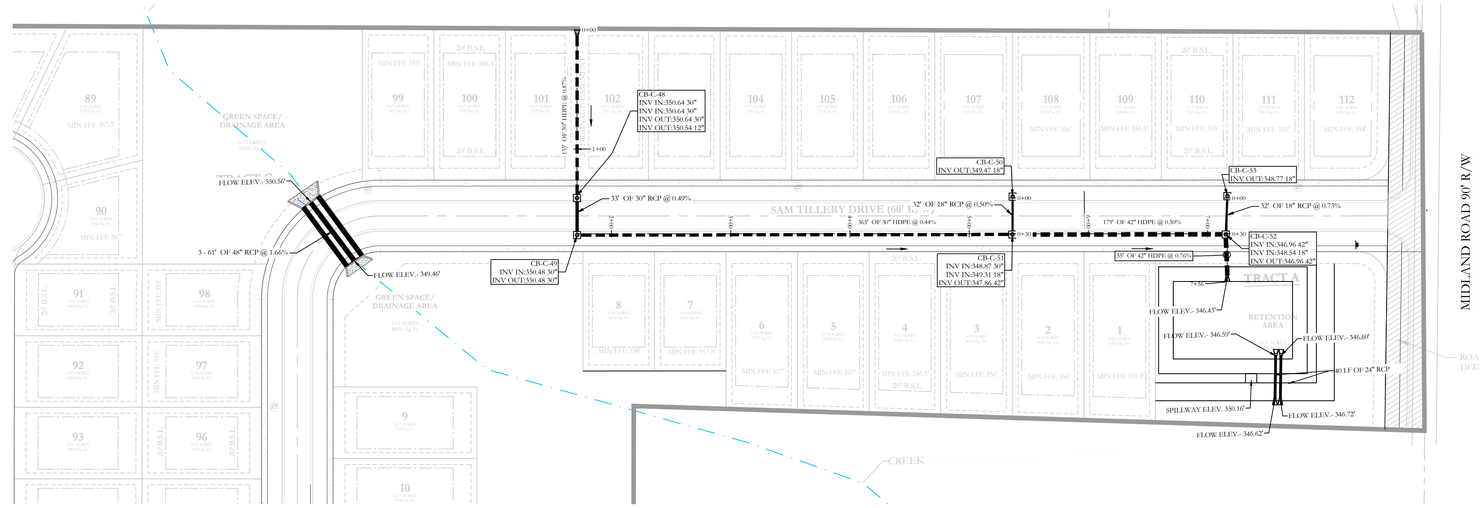
DATE: 12/13/2024	C.A.D. BY:	DRAWING NUMBER:
REVISED:	CHECKED BY:	23-0024
SHEET:	SCALE: 1" = 60'	
500	0	

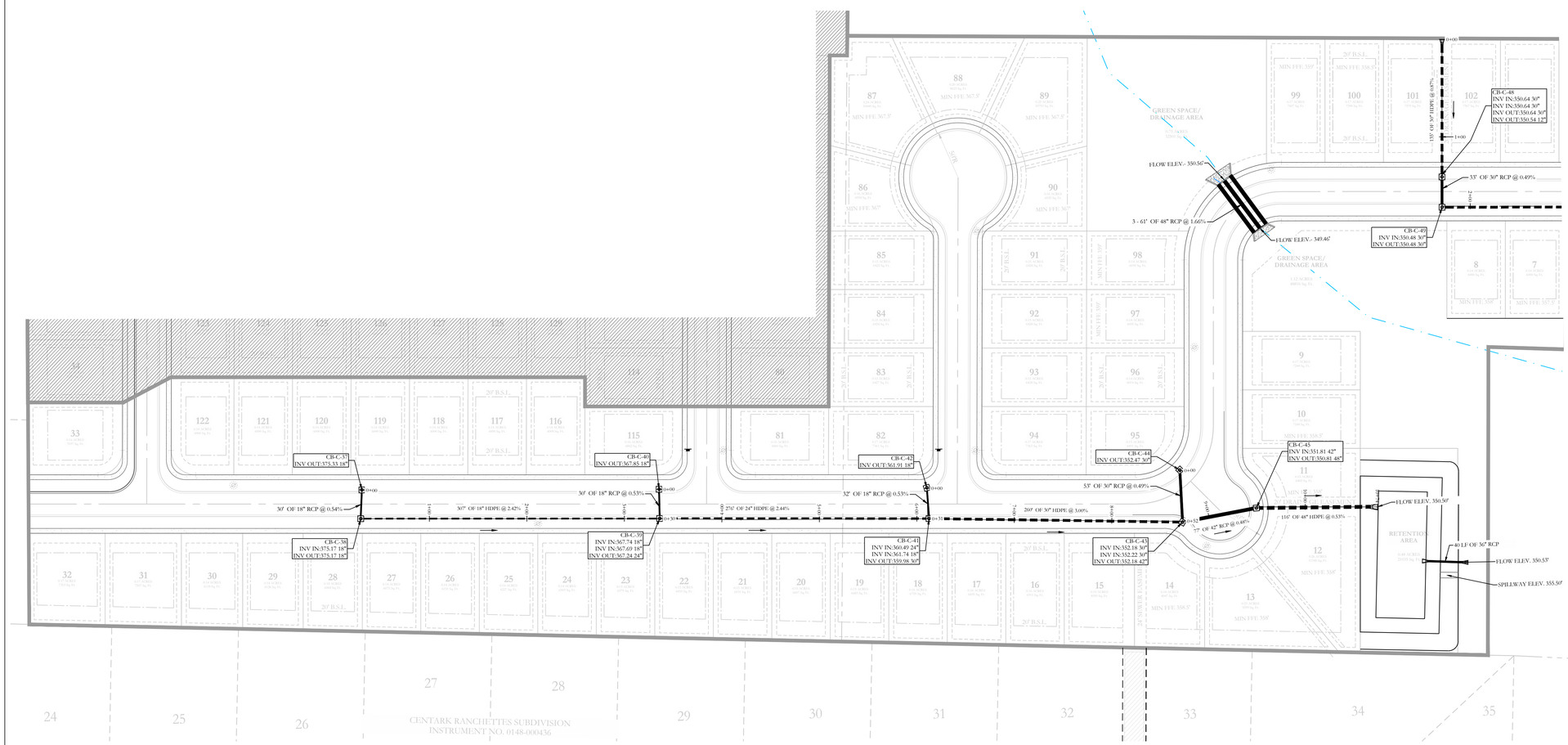
VICINITY MAP:

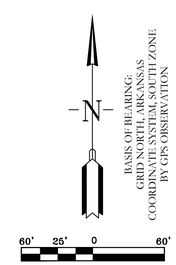


HDPE

RCP







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ENGINEERS - SURVEYORS

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Benton, Arkansas 72015
PH. (501)315-2626
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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		

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.

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

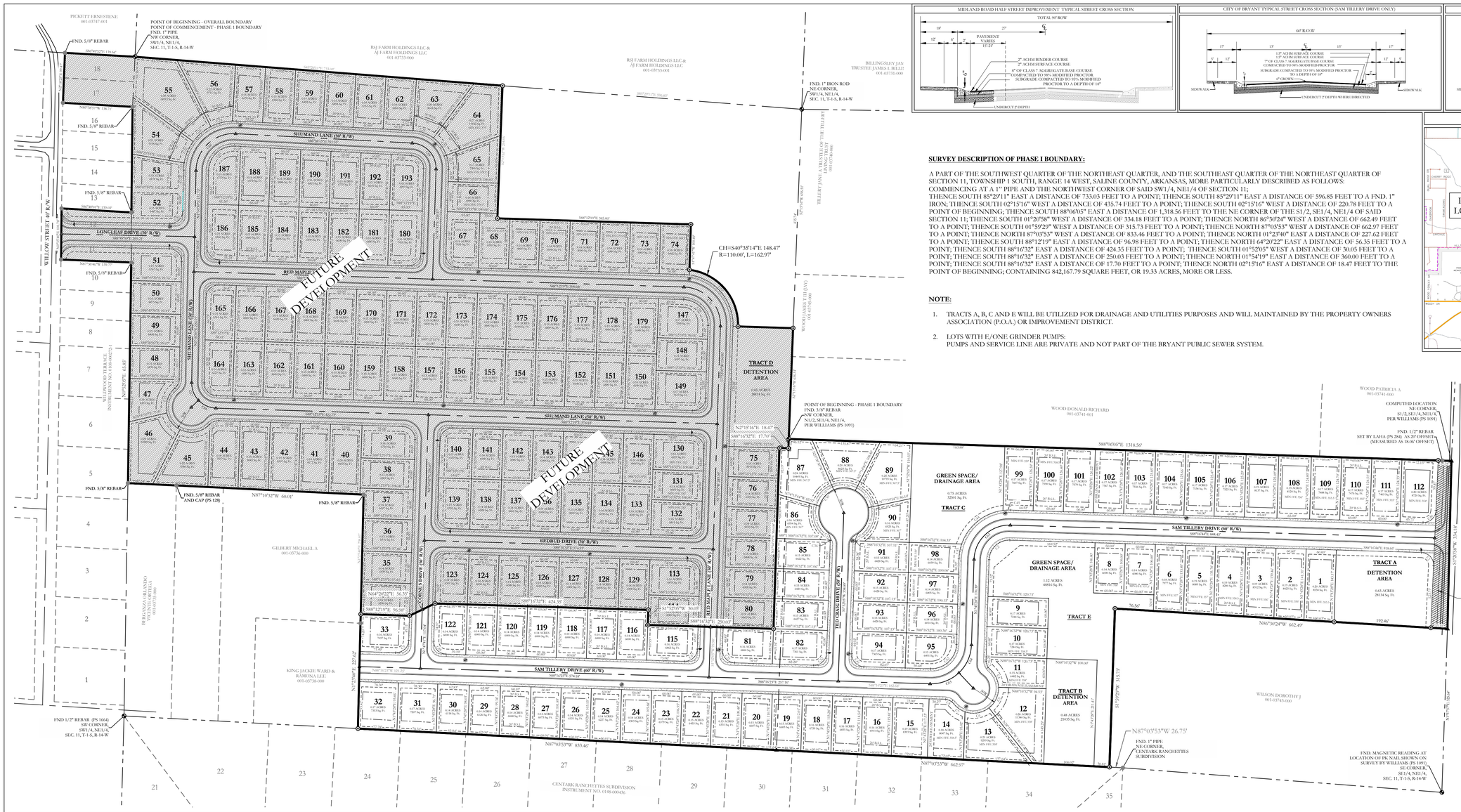
HOPE CONSULTING
ENGINEERS - SURVEYORS

www.hopeconsulting.com

129 N Main Street

Benton, Arkansas 72015

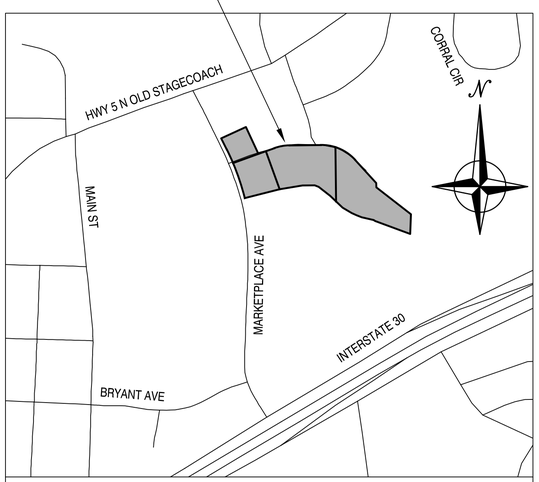
Telephone: (501) 315 - 2626


PICKETT ERNESTENE
001-03747-001
POINT OF BEGINNING - OVERALL BOUNDARY
POINT OF COMMENCEMENT - PHASE 1 BOUNDARY
FND. 1" PIPE
NW CORNER,
SW1/4, NE1/4,
SEC. 11, T-1-S, R-14-W
FND. 5/8" REBAR
RSJ FARM HOLDINGS LLC &
AJ FARM HOLDINGS LLC
001-03733-000
BILLINGSLEY JAN
TRUSTEE JAMES L BILLE
001-03731-000
FND. 1" IRON ROD
NE CORNER,
SW1/4, NE1/4,
SEC. 11, T-1-S, R-14-W
TILLERY JANET A TRUSTEE OF THE TILLERY
LIVING TRUST
001-03730-000
WILLOW DRIVE (40' R/W)
LONGLEAF DRIVE (50' R/W)
SHUMAND LANE (50' R/W)
RED MAPLE DR
REDBUD DRIVE (50' R/W)
CONICUS DRIVE (50' R/W)
SAM TILLERY DRIVE (60' R/W)
FUTURE DEVELOPMENT
CH=S40°35'14"E 148.47'
R=110.00', L=162.97'
TRACT D
DETENTION
AREA
0.65 ACRES
28413 Sq. Ft.
POINT OF BEGINNING - PHASE 1 BOUNDARY
FND. 5/8" REBAR
NW CORNER,
S1/2, SE1/4, NE1/4,
PER WILLIAMS (PS 1091)
N2°15'16"E 18.47'
S88°16'32"E 17.70'
WOOD DONALD RICHARD
001-03741-001
WOOD PATRICIA A
001-03741-000
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' OF0 SET)
S88°06'05"E 1318.50'
GREEN SPACE/
DRAINAGE AREA
0.75 ACRES
32565 Sq. Ft.
TRACT C
GREEN SPACE/
DRAINAGE AREA
1.12 ACRES
48815 Sq. Ft.
TRACT E
TRACT A
DETENTION
AREA
0.65 ACRES
28134 Sq. Ft.
TRACT B
DETENTION
AREA
0.68 ACRES
29555 Sq. Ft.
N86°38'24"W 662.49'
192.46'
ROAD RIGHT OF WAY
DEDICATION
N87°03'53"W 26.75'
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
N87°03'53"W 833.46'
N87°03'53"W 662.97'
CENTARK RANCHETTES SUBDIVISION
INSTRUMENT NO. 014R-000436
WILSON DOROTHY J
001-03743-000
KING JACKIE WARD &
RAMONA LEE
005-03738-000
GILBERT MICHAEL A
001-03736-000
BURGANZA ORLANDO
VALDEZ ANTONIA
001-03734-000
FND 1/2" REBAR (PS 1660)
SW CORNER,
SW1/4, NE1/4,
SEC. 11, T-1-S, R-14-W
N87°12'19"E 96.98'
N87°10'52"W 60.01'
N84°07'27"E 56.37'
N2°26'06"W 30.07'
S1°12'05"W 30.07'
S88°16'32"E 424.35'
S88°16'32"E 250.03'
S88°16'32"E 17.70'
N87°03'53"W 26.75'
S87°03'53"E 315.31'
N2°15'16"E 315.31'
N2°15'16"E 315.31'
N87°10'52"W 1320.04'
N87°12'19"W 1320.04'
N87°12'19"W 1320.04'
N87°12'19

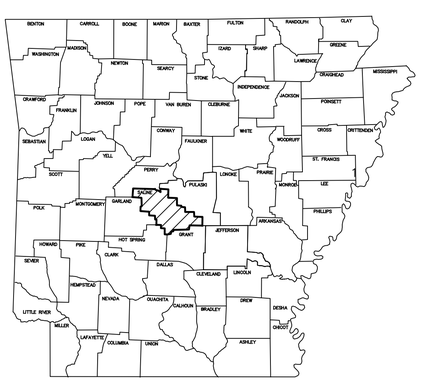
CONSTRUCTION PLANS FOR

MARKETPLACE EAST SUBDIVISION
PHASE 1
BRYANT, ARKANSAS

PROJECT LOCATION



VICINITY MAP - BRYANT, ARKANSAS



ARKANSAS

Prepared by:

GarNat Engineering, LLC

Designing our client's success

www.garnatengineering.com

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

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

RECORD DRAWING

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

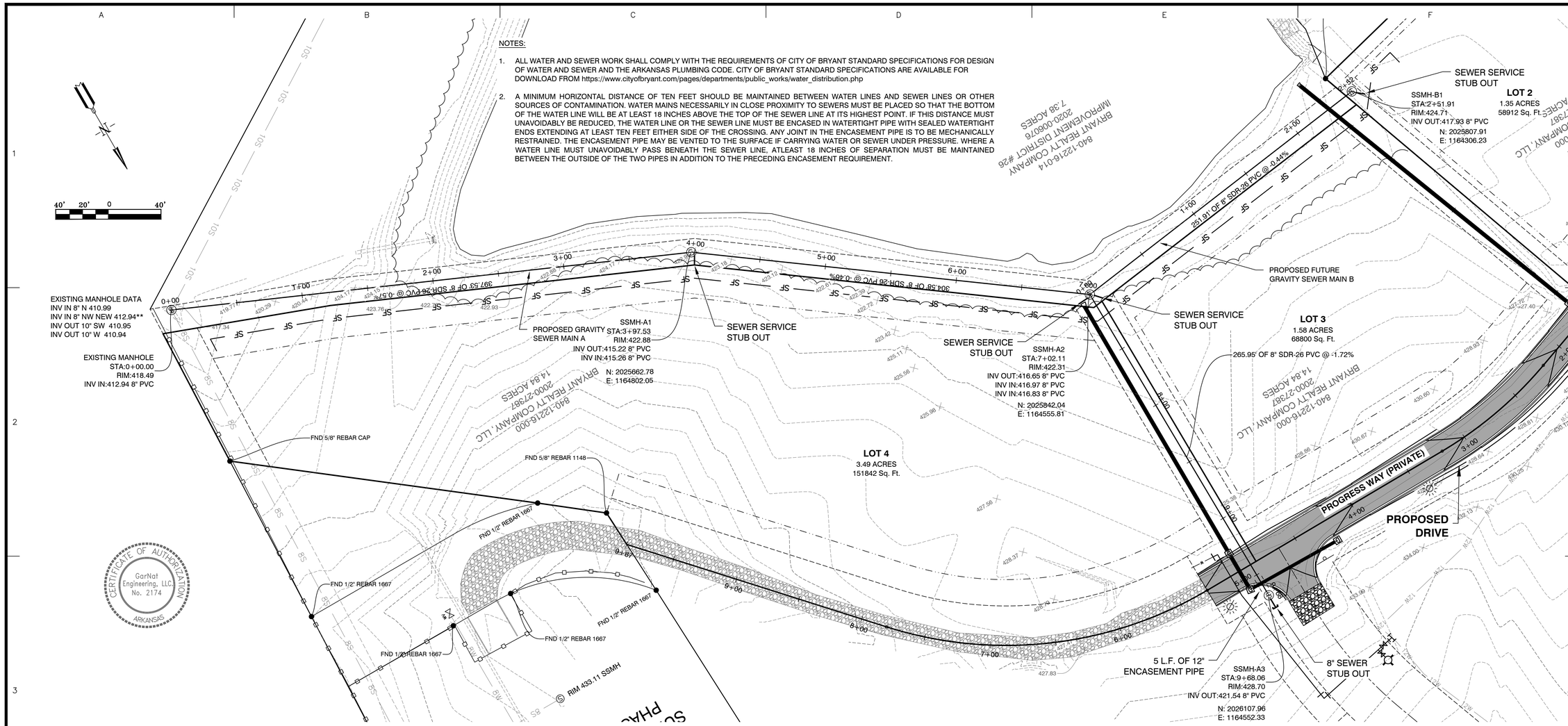
DRAWING INDEX:

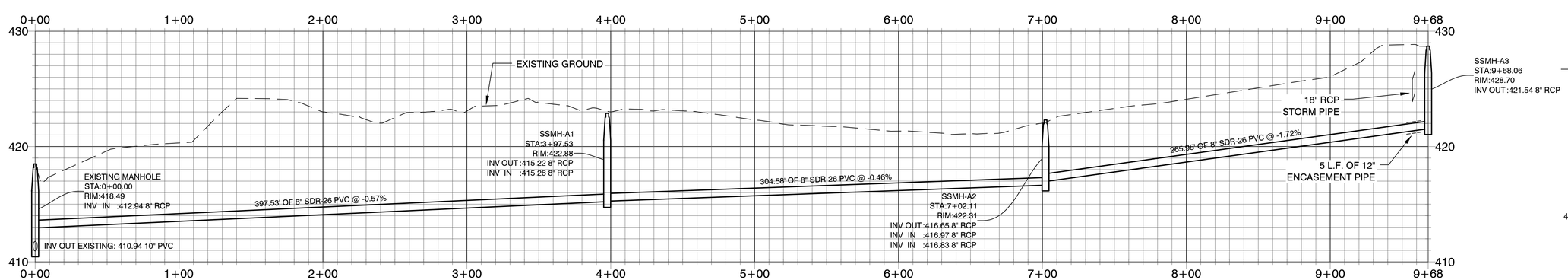
C2.0	GRAVITY SEWER MAIN A PLAN AND PROFILE
C3.0	GRAVITY SEWER MAIN B PLAN AND PROFILE
C4.0	PROGRESS WAY PLAN AND PROFILE
C5.0	WATER PLAN

NOTES:

1. ALL WATER AND SEWER WORK SHALL COMPLY WITH THE REQUIREMENTS OF CITY OF BRYANT STANDARD SPECIFICATIONS FOR DESIGN OF WATER AND SEWER AND THE ARKANSAS PLUMBING CODE. CITY OF BRYANT STANDARD SPECIFICATIONS ARE AVAILABLE FOR DOWNLOAD FROM https://www.cityofbryant.com/pages/departments/public_works/water_distribution.php

2. A MINIMUM HORIZONTAL DISTANCE OF TEN FEET SHOULD BE MAINTAINED BETWEEN WATER LINES AND SEWER LINES OR OTHER SOURCES OF CONTAMINATION. WATER MAINS NECESSARILY IN CLOSE PROXIMITY TO SEWERS MUST BE PLACED SO THAT THE BOTTOM OF THE WATER LINE WILL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE AT ITS HIGHEST POINT. IF THIS DISTANCE MUST UNAVOIDABLY BE REDUCED, THE WATER LINE OR THE SEWER LINE MUST BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING. ANY JOINT IN THE ENCASEMENT PIPE IS TO BE MECHANICALLY RESTRAINED. THE ENCASEMENT PIPE MAY BE VENTED TO THE SURFACE IF CARRYING WATER OR SEWER UNDER PRESSURE. WHERE A WATER LINE MUST UNAVOIDABLY PASS BENEATH THE SEWER LINE, ATLEAST 18 INCHES OF SEPARATION MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE TWO PIPES IN ADDITION TO THE PRECEDING ENCASEMENT REQUIREMENT.





GRAVITY SEWER PROFILE MAIN A

SCALE: H 1" = 40'
V 1" = 5'

DATE	REVISION	BY

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

MARKETPLACE EAST PHASE 1
BRYANT REALTY COMPANY, LLC
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

RECORD DRAWING

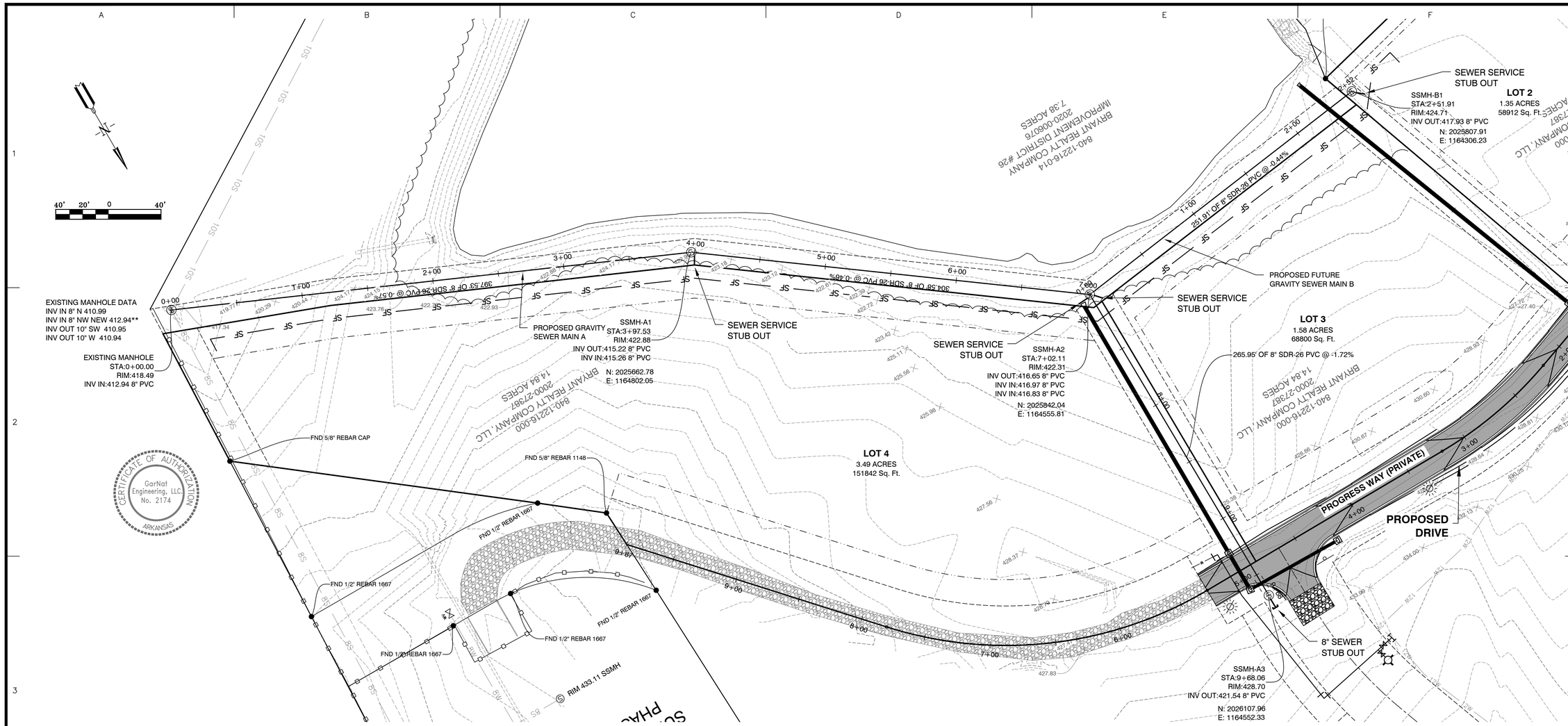
CONTENTS:
GRAVITY SEWER MAIN A PLAN & PROFILE

PROJECT NO: 20022

DATE: FEB. 8, 2023

SHEET NO: C2.0

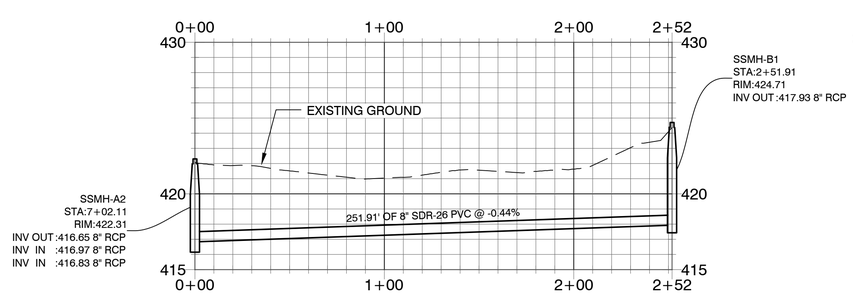
A:\Projects\20022 Project\20022 Bert Ferguson - Marketplace East Subdivision\Drawings\DWG\Design\20022 Bert Ferguson Marketplace East Subdivision Phase 1 R5 AS BILT - 050208.dwg



NOTES:

1. ALL WATER AND SEWER WORK SHALL COMPLY WITH THE REQUIREMENTS OF CITY OF BRYANT STANDARD SPECIFICATIONS FOR DESIGN OF WATER AND SEWER AND THE ARKANSAS PLUMBING CODE. CITY OF BRYANT STANDARD SPECIFICATIONS ARE AVAILABLE FOR DOWNLOAD FROM https://www.cityofbryant.com/pages/departments/public_works/water_distribution.php

2. A MINIMUM HORIZONTAL DISTANCE OF TEN FEET SHOULD BE MAINTAINED BETWEEN WATER LINES AND SEWER LINES OR OTHER SOURCES OF CONTAMINATION. WATER MAINS NECESSARILY IN CLOSE PROXIMITY TO SEWERS MUST BE PLACED SO THAT THE BOTTOM OF THE WATER LINE WILL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE AT ITS HIGHEST POINT. IF THIS DISTANCE MUST UNAVOIDABLY BE REDUCED, THE WATER LINE OR THE SEWER LINE MUST BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING. ANY JOINT IN THE ENCASEMENT PIPE IS TO BE MECHANICALLY RESTRAINED. THE ENCASEMENT PIPE MAY BE VENTED TO THE SURFACE IF CARRYING WATER OR SEWER UNDER PRESSURE. WHERE A WATER LINE MUST UNAVOIDABLY PASS BENEATH THE SEWER LINE, AT LEAST 18 INCHES OF SEPARATION MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE TWO PIPES IN ADDITION TO THE PRECEDING ENCASEMENT REQUIREMENT.



GRAVITY SEWER PROFILE MAIN B

SCALE: H 1" = 40'
V 1" = 5'

DATE	REVISION	BY

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

MARKETPLACE EAST PHASE 1
BRYANT REALTY COMPANY, LLC
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

RECORD DRAWING

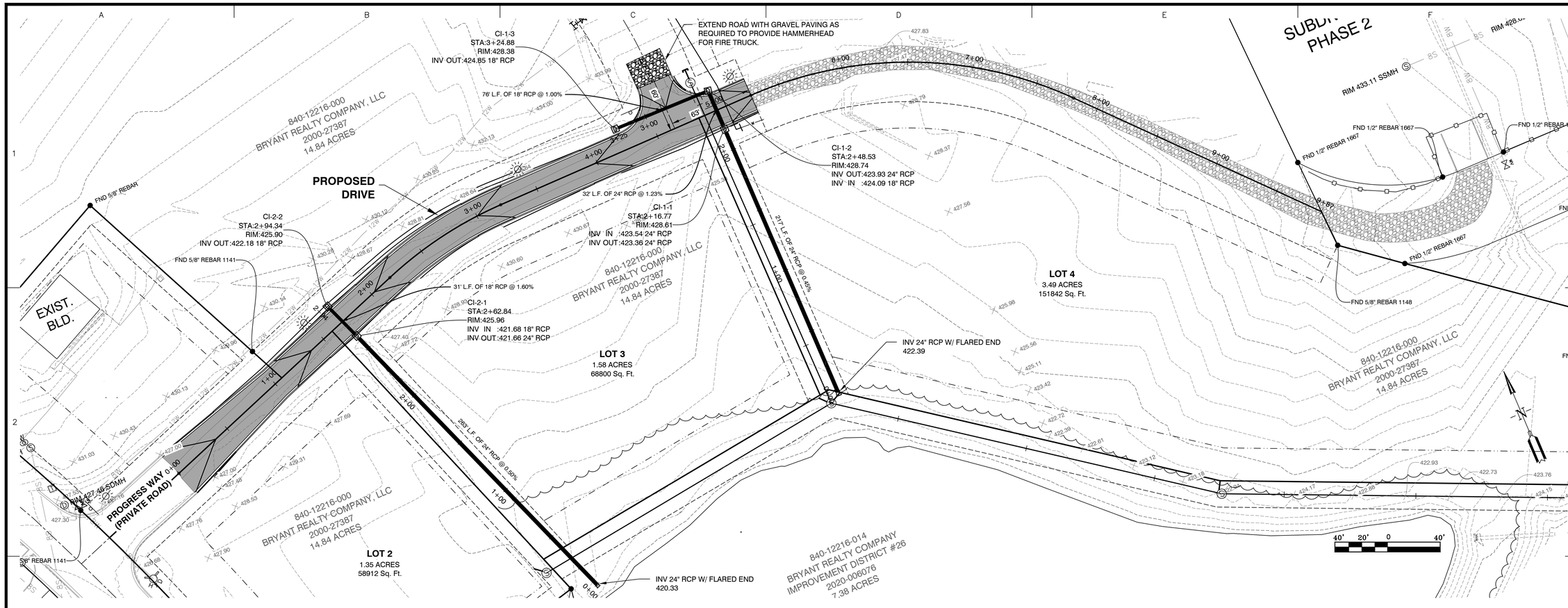
CONTENTS:
GRAVITY SEWER MAIN B PLAN & PROFILE

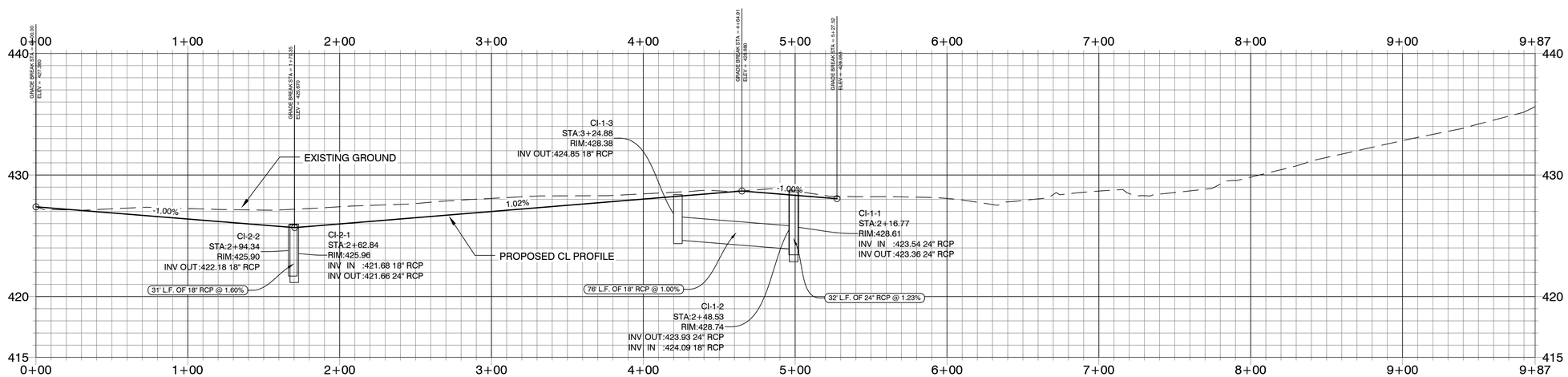
PROJECT NO: 20022

DATE: FEB. 8, 2023

SHEET NO: C3.0

A:\Projects\20022 Project\20022 Bert Ferguson - Marketplace East Subdivision\Drawings\DWG\Design\20022 Bert Ferguson Marketplace East Subdivision Phase 1 R5 AS BILT - 020208.dwg





PROGRESS WAY PROFILE

CERTIFICATE OF AUTHORIZATION
GarNat Engineering, LLC
No. 2174
ARKANSAS

SCALE: H 1" = 40'
V 1" = 5'

DATE	REVISION	BY

GNE Designing our client's success

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Bryant, AR 72022
garnatengineering@gmail.com

MARKETPLACE EAST PHASE 1
BRYANT REALTY COMPANY, LLC
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

RECORD DRAWING

CONTENTS:
PROGRESS WAY PLAN & PROFILE

PROJECT NO: 20022

DATE: FEB. 8, 2023

SHEET NO: C4.0

NOTES:

1. ALL WATER AND SEWER WORK SHALL COMPLY WITH THE REQUIREMENTS OF CITY OF BRYANT STANDARD SPECIFICATIONS FOR DESIGN OF WATER AND SEWER AND THE ARKANSAS PLUMBING CODE. CITY OF BRYANT STANDARD SPECIFICATIONS ARE AVAILABLE FOR DOWNLOAD FROM https://www.cityofbryant.com/pages/departments/public_works/water_distribution.php

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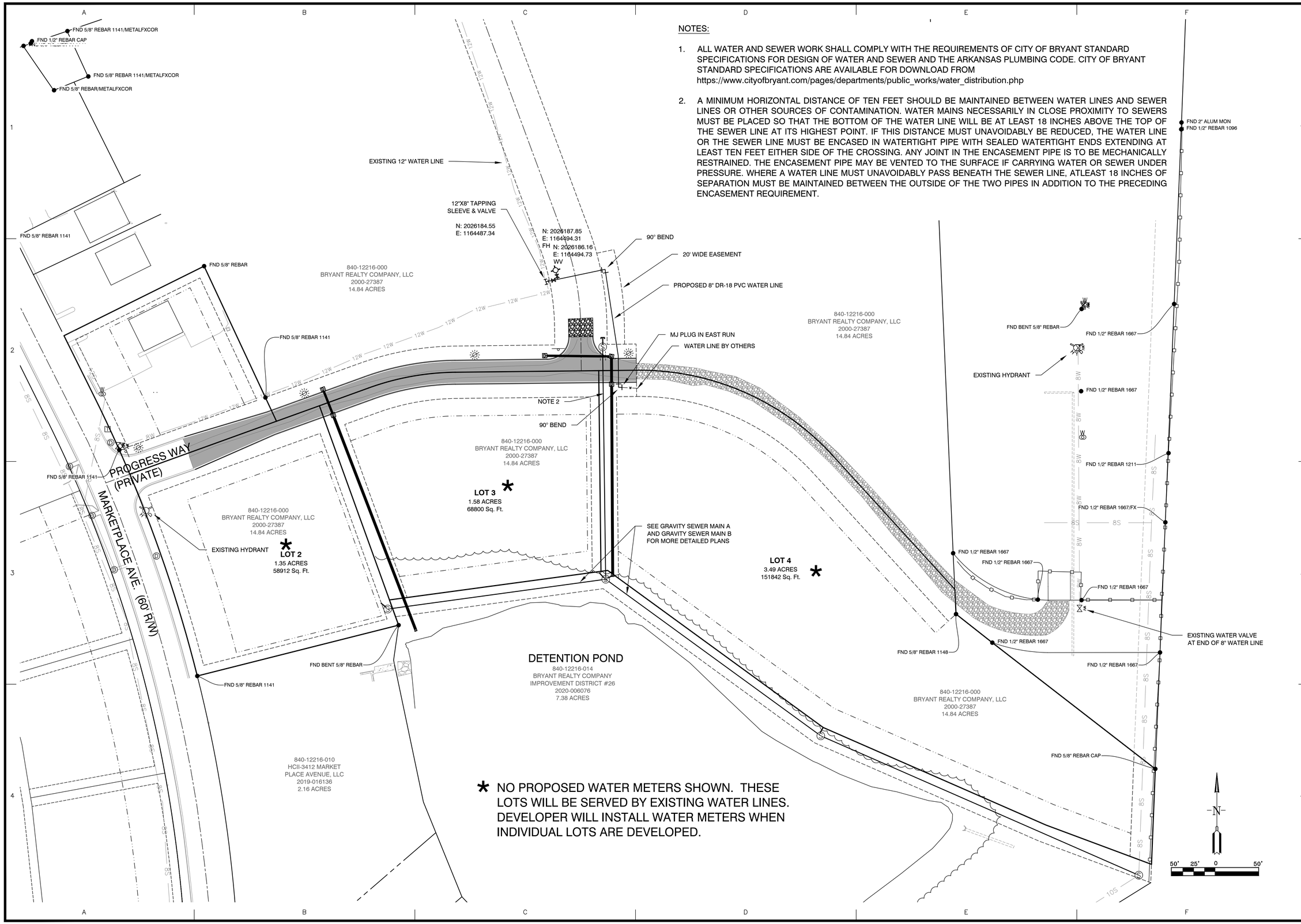

* NO PROPOSED WATER METERS SHOWN. THESE LOTS WILL BE SERVED BY EXISTING WATER LINES. DEVELOPER WILL INSTALL WATER METERS WHEN INDIVIDUAL LOTS ARE DEVELOPED.

DATE	REVISION	BY

GNE Designing our client's success
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3825 Mt Carmel Road
Bryant, AR 72022
garnatengineering@gmail.com

MARKETPLACE EAST PHASE 1
BRYANT REALTY COMPANY, LLC
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

RECORD DRAWING

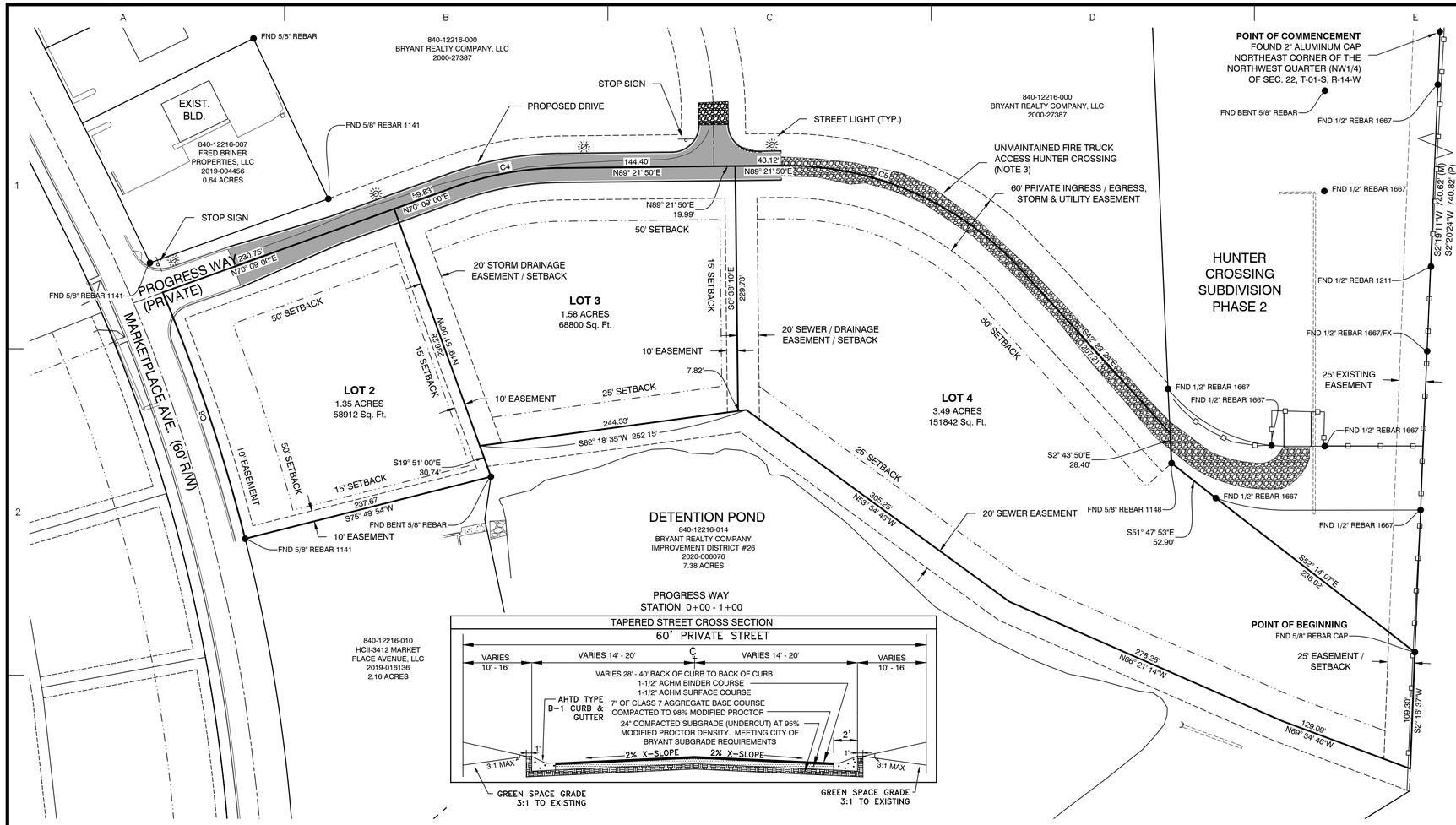
CONTENTS:

WATER PLAN

PROJECT NO: 20022

DATE: FEB. 8, 2023

SHEET NO: C5.0



PROGRESS WAY
STATION 0+00 - 1+00

TAPERED STREET CROSS SECTION

FINAL PLAT - MARKETPLACE EAST PHASE 1
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

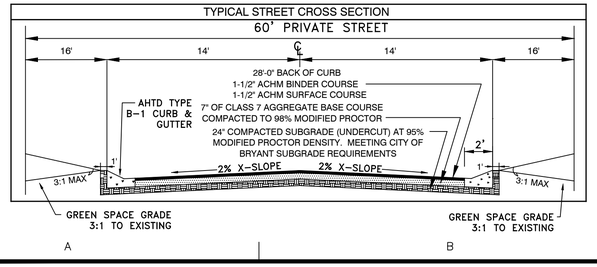
SUBDIVISION DESCRIPTION:

LOCATED IN THE EAST HALF OF THE NORTHWEST QUARTER (E1/2 NW1/4), OF SECTION 22, TOWNSHIP 01 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PRECISELY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 2" ALUMINUM CAP LOCATED AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 22, TOWNSHIP 01 SOUTH, RANGE 14 WEST; SAID POINT ALSO BEING ON THE EAST LINE OF HUNTER CROSSING SUBDIVISION; THENCE S 2°19'11" W, ALONG THE EAST LINE OF SAID NW1/4 AND SAID SUBDIVISION FOR A DISTANCE OF 740.62 FEET TO A FOUND 5/8" REBAR WITH CAP LOCATED AT THE SOUTHEAST CORNER OF SAID SUBDIVISION FOR THE **POINT OF BEGINNING**; THENCE S 2°16'37" W, LEAVING SAID SUBDIVISION AND CONTINUING ALONG SAID EAST LINE OF THE NW1/4 FOR A DISTANCE OF 109.30 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED ON THE NORTH LINE OF A SEWER EASEMENT; THENCE N 69°34'46" W, LEAVING SAID EAST LINE AND ALONG SAID NORTH LINE OF SEWER EASEMENT, A DISTANCE OF 129.09 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 66°21'14" W, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 278.28 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 53°54'43" W, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 305.25 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S 82°18'35" W, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 252.15 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S 19°51'00" E, LEAVING SAID NORTH LINE OF SEWER EASEMENT, A DISTANCE OF 30.74 FEET TO A FOUND BENT 5/8" REBAR; THENCE S 75°49'54" W FOR A DISTANCE OF 237.67 FEET TO A FOUND 5/8" REBAR WITH CAP #1141 LOCATED ON THE EAST RIGHT OF WAY OF MARKETPLACE AVENUE; THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY AND ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1596.45 FEET AND A LENGTH OF 243.80 FEET, WHOSE CHORD BEARS N 18°29'44" W - 243.56 FEET TO A SET MAG NAIL LOCATED AT THE CENTERLINE OF PROGRESS WAY (PRIVATE STREET); THENCE ALONG SAID CENTERLINE AND LEAVING SAID EAST RIGHT OF WAY THE FOLLOWING COURSES: THENCE N 70°09'00" E - 290.57 FEET, THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 300.00 FEET AND A LENGTH OF 101.27 FEET, WHOSE CHORD BEARS N 79°41'39" E - 100.79 FEET, THENCE N 89°21'50" E - 207.51 FEET, THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 300.00 FEET AND A LENGTH OF 252.62 FEET, WHOSE CHORD BEARS S 66°30'47" E - 245.22 FEET, THENCE S 42°23'24" E - 207.21 FEET TO A POINT LOCATED ON THE WEST LINE OF HUNTER CROSSING SUBDIVISION PHASE 2; THENCE S 2°43'50" E, LEAVING SAID CENTERLINE OF AND ALONG THE WEST LINE OF SAID SUBDIVISION, FOR A DISTANCE OF 28.40 FEET TO A FOUND 5/8" REBAR WITH CAP #1148 LOCATED AT THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE S 51°47'53" E, ALONG SAID SOUTH LINE OF SAID SUBDIVISION, FOR A DISTANCE OF 52.90 FEET TO A FOUND 1/2" REBAR WITH CAP #1667; THENCE S 52°14'07" E, CONTINUING ALONG SAID SOUTH LINE FOR A DISTANCE OF 236.02 FEET TO THE **POINT OF BEGINNING**, CONTAINING 6.42 ACRES MORE OR LESS.

PROGRESS WAY
STATION 1+00 - 5+27.50

TYPICAL STREET CROSS SECTION



N

60' 30' 0 60'

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

DOCUMENTS USED:

- SURVEY BY REAL ESTATE SERVICES OF SALINE COUNTY, INC. DATED 9/11/2015 KERRY LANE PLS #1141
- SURVEY BY REAL ESTATE SERVICES OF SALINE COUNTY, INC. DATED 1/27/2009 KERRY LANE PLS #1141
- SURVEY BY REAL ESTATE SERVICES OF SALINE COUNTY, INC. DATED 4/21/2022 KERRY LANE PLS #1141
- WARRANTY DEED 2020 PAGE 006076 BRYANT REALTY COMPANY, LLC TO BRYANT REALTY COMPANY IMPROVEMENT DISTRICT NO. 26
- SPECIAL WARRANTY DEED 2000 PAGE 27387 HIGHWAY 5 INVESTMENTS, LLC TO BRYANT REALTY COMPANY, LLC
- WARRANTY DEED 2019 PAGE 004456 FRED E. BRINER TO FRED BRINER PROPERTIES, LLC
- SPECIAL WARRANTY DEED 2019 PAGE 016136 FERGUSON-BRINER, LLC TO HCII-3412 MARKET PLACE AVENUE, LLC
- WARRANTY DEED 2000 PAGE 27385 HIGHTOWER TO HIGHWAY 5 INVESTMENTS, LLC
- REVISED FINAL PLAT OF HUNTER CROSSING SUBDIVISION PHASE 1
- REVISED FINAL PLAT OF HUNTER CROSSING SUBDIVISION PHASE 2

BASIS OF BEARINGS:

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

CERTIFICATIONS:

BY AFFIXING MY SEAL AND SIGNATURE, I GEORGE P. WOODEN, PS NO.1573, HEREBY CERTIFY THAT THIS DRAWING CORRECTLY DEPICTS A SURVEY COMPILED UNDER MY SUPERVISION ON JANUARY 10, 2023.

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

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

PROPERTY SPECIFICATIONS:

ZONING CLASSIFICATION: C-2

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

BUILDING SETBACKS (SB):
FRONT - 50'
REAR - 25'
SIDE INTERIOR - 15'
SIDE EXTERIOR - 15'

EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
FRONT, SIDE AND REAR - 10' OR AS SHOWN
INGRESS/EGRESS (I/E)
LOT CORNERS: SET #4 REBAR WITH CAP

NOTES:
1. ALL LOTS WILL HAVE SIDEWALKS. THESE WILL BE ADDED WHEN EACH SITE PLAN IS SUBMITTED FOR APPROVAL TO THE CITY OF BRYANT AND MEET BRYANT CONSTRUCTION STANDARDS.

2. FINAL PLAT WILL NOT BE APPROVED UNTIL 8" WATER LINE AT SOUTH END OF HUNTER CROSSING IS LOOPED TO EXISTING 12" IN THIS SUBDIVISION.

3. FIRE TRUCK ACCESS TO HUNTER CROSSING HAS NOT BEEN MAINTAINED. FINAL PLAT WILL NOT BE APPROVED UNTIL FIRE TRUCK ACCESS IS RESTORED AND ACCEPTABLE TO BRYANT FIRE MARSHAL.

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

SURVEY PLAT CODE:
500-01S-14W-0-22-400-62-1573

PLAT CERTIFICATES:

OWNER:
Name: Bryant Realty Company, LLC
Address: 422 North Main Street
Benton, Arkansas 72015

DEVELOPER:
Name: Bryant Realty Company, LLC
Address: 422 North Main Street
Benton, Arkansas 72015

CERTIFICATE OF OWNER:

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

Date: _____ Signed: _____
Name: Fred Briner
Address: 422 North Main Street, Benton, Arkansas 72015

Source of Title Saline County: Deed Book 2000 , Page 27387

CERTIFICATE OF ENGINEERING ACCURACY:

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

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

CERTIFICATE OF SURVEYING ACCURACY:

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

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

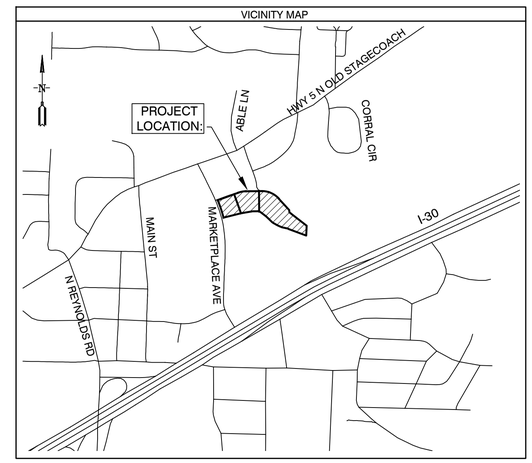
CERTIFICATE OF FINAL PLAT APPROVAL:

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

Date: _____ Signed: _____
Lance Penfield, Chairman
Bryant Planning Commission

CERTIFICATE OF RECORDING:

VICINITY MAP



Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C4	101.27'	300.00'	19°20'26"	N79° 41' 39"E	100.79'
C5	252.62'	300.00'	48°14'46"	S66° 30' 47"E	245.22'
C6	243.80'	1596.45'	8°44'59"	N18° 29' 44"W	243.56'

DATE	REVISION	BY

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

MARKETPLACE EAST PHASE 1
BRYANT REALTY COMPANY, LLC
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

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

CONTENTS:
FINAL PLAT

PROJECT NO: 20022

DATE: JULY 2, 2025

SHEET NO: V1.0

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GNE

3825 Mt Carmel Rd.
Bryant, AR 72022

GarNat Engineering, LLC

P.O. Box 116
Benton, AR 72018

July 2, 2025

Mr. Truett Smith
Planning and Community Development
210 SW 3rd Street
Bryant, AR 72022

Re: Final Plat – Marketplace East Phase 1

Dear Mr. Smith:

Please allow this letter and the following list of documents to serve as my application for approval of the referenced final plat. It is my desire that this matter be included on the agenda for your July 2025 City of Bryant Planning Commission Meeting. The developer for the project is Bryant Realty Company, LLC, 422 North Main Street, Bryant, Arkansas 72022 (501) 840-2282.

List of Enclosures

- Final Plat
- As Builds
- Bryant Subdivision Checklist
- Bill of Assurance
- Review Fees of $28.00

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

Sincerely,
GarNat Engineering, LLC

Vernon J. Williams

Vernon J. Williams, P.E., President

MARKETPLACE EAST
PHASE 1 FINAL PLAT

Bryant Planning Commission

Subdivision Checklist

Approved by
Bryant Planning Commission
07/14/2003 Revised 6/18/2007

Instructions

The attached checklist must be completed by the owner and subdivision engineer and must be submitted along with the Preliminary Plat Plan and other specified documentation for review and approval by the Planning Commission. The owner may not begin developing the subdivision until the review of the Preliminary Plat plan is approved.

No changes or alterations can be made to the approved Preliminary Plat Plan without Planning Commission approval.

When all lots have been surveyed, the utilities and drainage measures are in place, and roads have been constructed, the owner and engineer will submit a Final Plat Plan for approval by the Commission. This Final Plat Plan will incorporate all approved changes and will be verified by the City Engineer. No lots will be sold or rights-of-way and easements conveyed until the Final Plat has been submitted and approved.

Fees due to City of Bryant upon submission of Preliminary Plat application

- $300.00 + $3.00 per lot - for Subdivision preliminary plat review
- $250.00 or $25.00 per lot **(whichever is greater)** - Stormwater Detention and Drainage Plan Engineering Fee
- A Surety Bond or Cashier's check in the amount of 10% of the estimated development cost must be furnished within 10 days after Preliminary Plat approval.

Fees due to Bryant Water and Sewer Department upon submission of Final Plat application

- $100 per lot - Water/Sewer Impact Fee
- $100 per Subdivision Phase - Water/Sewer Flushing Fee

Fees due to City of Bryant upon submission of Final Plat application

- $25.00 + $1.00 per lot - for Subdivision Final Plat review

City of Bryant Subdivision Checklist

Subdivision/Project Name MARKETPLACE EAST PHASE I

Contact Person GEORGE WOODEN **Phone** (501) 408-4650

Mailing Address P. O. BOX 116 BENTON, AR 72018

I. Basic Information Needed On The Plat

- ▲ 1. Name of Subdivision/Project
- ▲ 2. Current zoning C2
- ▲ 3. Name and Address of owner of Record
- ▲ 4. Illustrate Source of Title giving deed record book and page number
- ▲ 5. Name & address of the sub-divider
- ▲ 6. Date of Survey
- ▲ 7. Vicinity map locating streets, highways, section lines, railroad, schools, & parks within ½ mile
- ▲ 8. Legal description of the property with exact boundary lines
- ▲ 9. Acreage of property
- ▲ 10. Number of Lots
- ▲ 11. Lot area in square feet
- ▲ 12. Lot lines with appropriate dimensions
- ▲ 13. Building setback lines
- ▲ 14. Preliminary Engineering certificate seal and signature on each page
- ▲ 15. Certificate of Engineering Accuracy
- ▲ 16. Certificate of Owner
- ▲ 17. Certificate of Final Plat Approval
- ▲ 18. Certificate of Recording
- ▲ 19. Show scale (not less than 1" = 100')
- ▲ 20. North Arrow
- ▲ 21. Show Title block
- ▲ 22. Show adjoining property owners
- ▲ 23. Layout of all proposed streets including traffic control devices (stop signs, speed limit, etc.)
- 24. Layout of all subdivision entrance street upgrades
- ▲ 25. Layout of all proposed alleys
- ▲ 26. Layout of all proposed sidewalk systems
- ▲ 27. Layout identifies any FEMA flood plain and flood way property within the 100-year flood elevation. (Provide Corp of Engineers 404 Permit if required)
- ▲ 28. Drainage easements for stormwater run-off and detention giving dimensions, locations, and purpose
- ▲ 29. Layout accommodates Master Street Plan segments within the boundaries
- ▲ 30. Street layout ties to existing adjoining subdivision stub-out streets and provides stub-out streets for future adjoining subdivisions.
- ▲ 31. Street width and right-of-way properly shown for each functional classification
- ▲ 32. Street centerlines showing angles of deflection, intersection, radii, length oftangents and arcs, and degree of curvature with basis of curve data
- ▲ 33. Typical cross section of streets
- ▲ 34. Location and name of existing streets
- ▲ 35. New street names that are not similar to existing street names
- ▲ 36. Show street lights
- ▲ 37. Show Fire Hydrant placement

- ▲ 38. Show and label all permanent & proposed easements
- ▲ 39. Any proposed open space must be shown
- ▲ 40. Show the direction and flow of all water courses entering the tract
- ▲ 41. Show the direction and flow of all water courses leaving the tract
- ▲ 42. The drainage area of all water courses above the points of entry.
- ▲ 43. The downstream drainage channel and drainage structures substantially impacted by the subdivision/project.
- ▲ 44. Show source of water supply
- ▲ 45. Show location of waste water connection to municipal main & sanitary sewer layout
- ▲ 46. A phasing plan outlining the boundaries for each phase

II. Additional Information Needed, But Not Necessarily On The Plat

- ▲ 47. Natural features within the proposed subdivision including drainage channels, bodies of water, wooded areas, and other significant features
- ▲ 48. Existing streets, buildings, water courses, railroads. Culverts, utilities and easement on and adjacent to the tract.
- ▲ 49. Where method of disposal of wastewater is other than connection to a public waste water system, detailed information shall accompany the plat.
- ▲ 50. Calculations and field notes, including drainage calculations along with support drawing
- 51. Stormwater detention plan approval from City Engineer (attach copy of approval)
- ▲ 52. The Certificate of Preliminary Engineering Accuracy on each set of street and drainage plans.
- ▲ 53. ADA Accessibility Standard Form completed (and attached)
- ▲ 54. A Bill of Assurance has been prepared for this subdivision (and attached)
- ▲ 55. All lots comply with minimum square footage area and minimum lot width at the front building line
- ▲ 56. Street pavement design will be as specified by City or AHTD design procedures, approved by the City Engineer.
- ▲ 57. Made the "One Call" prior to site clearance or other excavation activity

III. Preliminary Plat Attachments

(Application will not be accepted until all attachment requirements are met)

- ▲ 58. **Letter to Planning Commission** stating your request
- ▲ 59. Completed **Checklist**
- ▲ 60. **Completed agreement to provide performance assurance**
- ▲ 61. **Subdivider Performance Bond or Cashier's Check** for infrastructure installation
- ▲ 62. Landscaping plan of any proposed common open space
- ▲ 63. **Draft of Bill of Assurance** proposed for the subdivision (if applicable)
- ▲ 64. **20 copies of Preliminary Plat Plan (folded)** that includes vicinity map (minimum size 17" X 34" paper)
- ▲ 65. **Two (2) IBM compatible diskettes or CDR's** with pertinent data and Plat in CAD compatible .DXF electronic file format
- ▲ 66. Copy of **Stormwater Detention approval**
- ▲ 67. 2 copies **Plan and profile** of all streets
- ▲ 68. Receipt for **$300.00 + $3.00 per lot for preliminary Subdivision fee**
- ▲ 69. Receipt for **$250.00 or $25.00 per lot (whichever is greater) for Stormwater Detention and Drainage Plan review**
- ▲ 70. Copy of **ADEQ Stormwater Pollution Prevention Plan** for property parcel containing one acre or larger.

III. FINAL PLAT ATTACHMENTS

(APPLICATION WILL NOT BE ACCEPTED UNTIL ALL ATTACHMENT REQUIREMENTS ARE MET)

- ▲ 71. **Letter to Planning Commission** stating your request
- ▲ 72. Completed **Checklist**
- ▲ 73. **20 copies of Final Plat Plan (folded)** that includes vicinity map (minimum size 17" X 34" paper)
- ▲ 74. **Two (2) IBM compatible diskettes or CDR's** with pertinent data and Plat in CAD compatible .DXF electronic file format
- ▲ 75. **Bill of Assurance** including provisions set out in Title 15 Subdivision Regulations 15.16.01
- ▲ 76. Copy of **Water & Sewer Commission approval** or....
- ▲ 77. State Health Department approval of any new water supply and/or sewage system.
- ▲ 78. **Letter submitted by a Registered Professional Engineer, certifying that all infrastructure improvements and installations have been installed** in accordance with the submitted construction plans and drawings and the standards established by the City of Bryant and are functioning properly.
- ▲ 79. Infrastructure Maintenance Bond or Cashier's check.
- ▲ 80. Check for **$25.00 + $1.00 per lot for final Subdivision fee**
- ▲ 81. Check for **Water Sewer impact fees ($100.00 Flushing Fee and $100.00 impact fee per lot)**

MARKETPLACE EAST PHASE 1
Name of Subdivision

George P. Worden
Surveyor

I HAVE COMPLIED WITH THE REQUIREMENTS LISTED ABOVE AND HAVE CHECKED ALL OF THE BOXES ON THE CHECKLIST WHICH APPLY TO THIS PROJECT SUBMITTAL.

Owner Signature _____

Engineer Signature _____

CITY USE

Preliminary Plat Approved _____

Planning Commission Date _____

Final Plat Approved _____

Planning Commission Date _____

Proof of Recording - County _____

County Clerk _____ Date _____