



Colton Leonard <cleonard@cityofbryant.com>

The Shoppes at Dogwood Springs

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Mon, Aug 4, 2025 at 8:32 AM

To: Colton Leonard <cleonard@cityofbryant.com>

Cc: Ted Taylor <ttaylor@cityofbryant.com>, Kelly Vanlandingham <engineer@cityofbryant.com>

Colton,

Please see the attached revised plat and response to the DRC comments last week below.

7/31/2025 COMMENTS

1. Submit a completed subdivision checklist

A completed subdivision checklist was completed and submitted with the original submittal. Please let us know if it has been misplaced, and we will complete another one and resubmit.

2. Was there a preliminary plat.

There was not a preliminary plat submitted since the development will be a commercial project. If a preliminary plat needs to be submitted as well, please let me know and we will get the surveyor to work on up.

3. Does this final plat dissolve the two existing tax parcels 840-03739-000 and 840-03734-000 into one tax parcel?

This plat consists of two lots, so there will still be two parcel numbers. Since there is already two existing parcel numbers, the tax collector may just reassign the existing parcel numbers to the two lots for this commercial subdivision. They may also just dissolve the old numbers and assign the two lots new numbers.

4. Clarify purpose and use of all easements that are to remain.

i.The final plat shows 10-ft easements around the perimeter of each new lot. What types of easements are these (utility, drainage, etc.)?

The 10' easements around each lot is a 10' utility/drainage easement. We revised the easements on the plat to reflect such.

ii.Are any of the existing easements being abandoned?

The two existing access easements into the property are in the process of being extended/replaced with new easements. There are no existing easements that are getting completely abandoned.

iii.Along the Bryant Parkway there is a new 10-ft easement and an existing 20-ft easement shown. Are both of these easements going to exist?

Yes, both of these easements will remain. The 10' easement is a general utility/drainage easement that is required by the subdivision regulations. The existing 20' easement is strictly a water easement for the City of Bryant. No other utilities can use this easement.

iv.The shared access easements are overlapping other existing and proposed easements.

Yes, the proposed access easements are overlapping the old access easements. There are notes on the plat that the new access easements are going to replace the existing ones.

Also, please note that we added a drainage easement on the northwest corner of lot 2. We are working on the construction drawings for the project and that is the location of the detention area for this site. We wanted to make sure that it was a dedicated drainage easement for the pond on this plat, so that we did not have to come back a replat it later. Please let me know if you see any issues with this added easement, so that we can get any changes worked out before the planning commission meeting.

Sincerely,

Tristin Phillips, P.E.