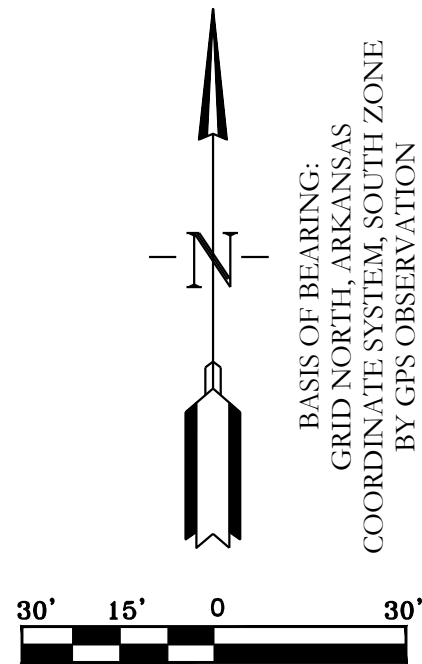




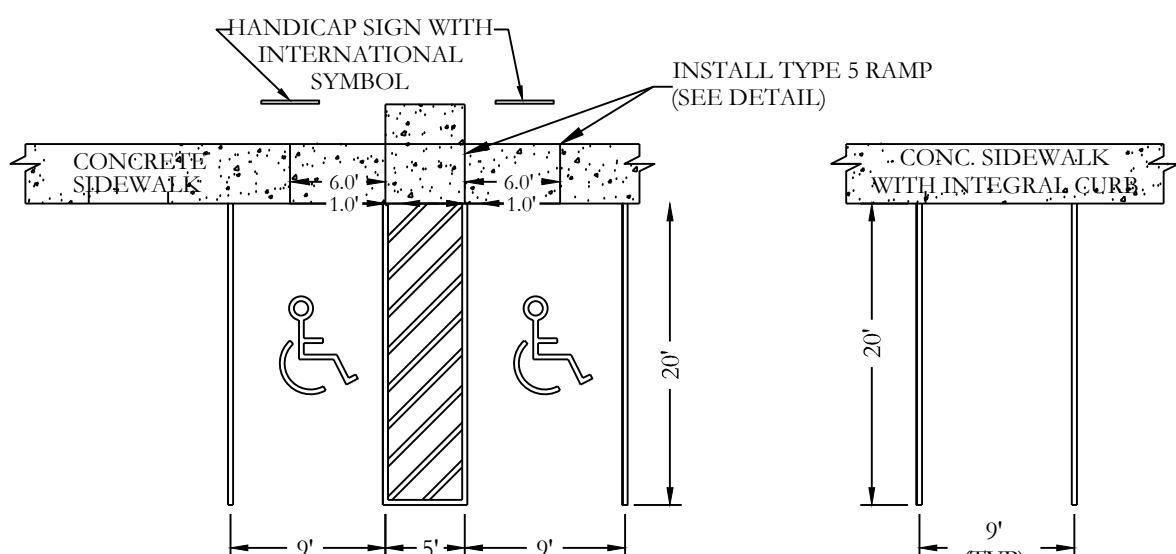
REYNOLDS ROAD/ARK. HWY. 183
(MINOR ARTERIAL CLASS,
80' R/W PER M.S.P.)

SITE DATA	
TOTAL SITE AREA	3.33 ACRES
TOTAL DEVELOPMENT AREA	3.33 ACRES
GROSS BUILDING AREA	BUILDING #1 10,200 SQ. FT. BUILDING #2 7,507 SQ. FT. TOTAL 17,707 SQ. FT.
BUILDING SETBACKS	FRONT SETBACK LINE: 50' SIDE SETBACK LINE: AS SHOWN REAR SETBACK LINE: 15' FRONT LANDSCAPE BUFFER: 10'
BUILDING HEIGHTS	1 STORY
BUSINESS TYPE	HEALTH CARE
PARKING CALCULATION (PROVIDED)	100 PARKING SPACES PROVIDED (6 ADA SPACES)

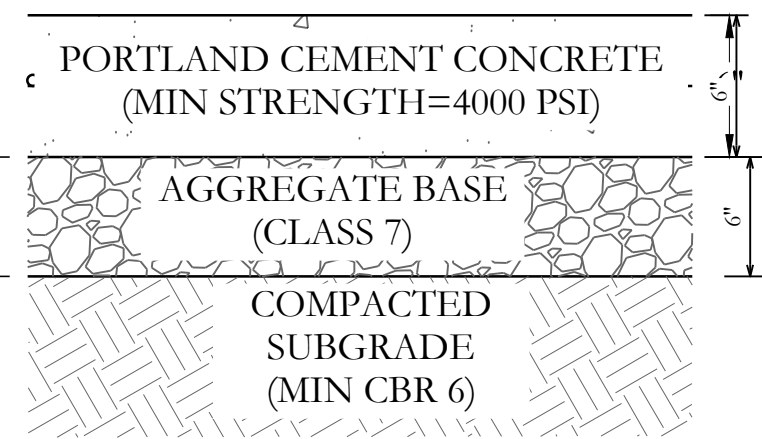
ZONING INFORMATION	
CURRENT ZONING	C-2 HIGHWAY COMMERCIAL DISTRICT
MINIMUM LOT WIDTH (FT)	N/A
FRONT YARD SETBACK (FT)	50'
REAR YARD SETBACK (FT)	15'
SIDE YARD SETBACK (FT)	AS SHOWN
MAXIMUM BUILDING COVERAGE (SF)	17,707



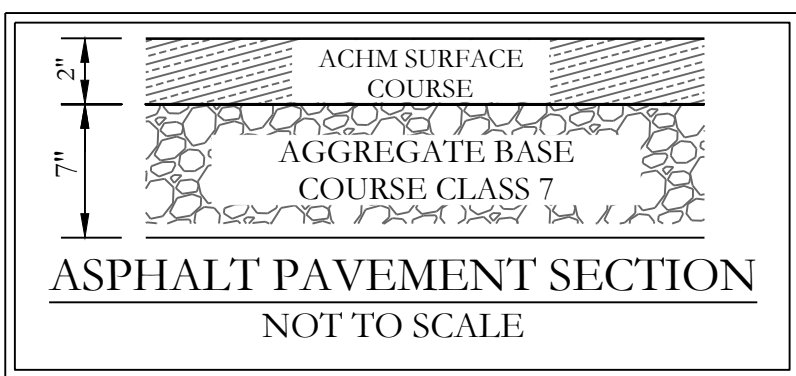
BASIS OF BEARING:
GRID NORTH, ARKANSAS
COORDINATE SYSTEM, SOUTH ZONE
BY GPS OBSERVATION



USE DIMENSIONS ABOVE UNLESS OTHERWISE
NOTED
PARKING STALL & SIDEWALK DETAIL
NOT TO SCALE



HEAVY DUTY CONCRETE PAVEMENT
SECTION
NOT TO SCALE



ASPHALT PAVEMENT SECTION
NOT TO SCALE

OWNER:	DEVELOPER:
Name: R & M DUNLAP PROPERTIES, LLC	Name: R & M DUNLAP PROPERTIES, LLC
Address:	Address:
Phone:	Phone:
Email:	Email:

LEGEND	
● - PLSS Aliquot Corner	■ - Clean Out
● - Fnd. Corner Monument	■ - Water Meter
○ - Set 1/2" Rebar/Cap (1664)	■ - Power Pole
△ - Computed Point	■ - Sewer Manhole
(M) - As Measured	○ - Light Pole
(P) - Per Deed or Plat Records	○ - Telephone Pedestal
ESMT - Easement	○ - Drainage Manhole
B.S.L. - Building Setback Lines	○ - Gas Meter
— - Fence	— - Overhead Power
— - Sewer Line	— - Water Line
— - Telephone Line	— - Electric Line
— - Gas Line	— - Existing Access Agreement
— - Public Right-of-Way Dedication	

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:
R & M DUNLAP PROPERTIES, LLC

MEDICAL PLAZA
SITE PLAN

DELL STREET, BRYANT, SALINE COUNTY, ARKANSAS

DATE:	02-20-2025	C.A.D. BY:	DRAWING NUMBER:
REVISED:		CHECKED BY:	24-1351
SHEET:	C-1.0	SCALE:	

K:\LAND PROJECTS\2024\COMMERCIAL\2024\24-1351\PHILLIP RYNE-DELL STREET-BRYANT\24-1351-02-15-2025.DWG