



# AGENDA ITEM HISTORY SHEET

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**ITEM TITLE**

**AGENDA NO.**

**AGENDA DATE:**

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**FUNDING CERTIFICATION** (Finance Director) (Signature, if applicable)

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**MANAGEMENT STAFF REVIEW** (Signature)

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**MAYOR** (Signature)

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**ITEM HISTORY** (Previous Council reviews, action related to this item, and other pertinent history)

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**ITEM COMMENTARY** (Background discussion, key points, recommendations, etc.) Please identify any or all impacts this proposed action would have on the City budget, personnel resources, and/or residents.

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(This section to be completed by the Mayor)

**ACTION PROPOSED** (Motion for Consideration)

September 24, 2025

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

**Subject:** Sidewalk Waiver – Dell Drive, Bryant, AR 72022 (Parcel: 840-12643-000)

Dear Colton,

Hope Consulting is formally requesting staff review and approve the removal of the proposed sidewalk that is on the South side of the property located on Dell Drive, Bryant, AR. We believe this sidewalk should be removed due to the sidewalk that is already in place on the opposite side of the street. We would like to be included at the October 13th Planning Commission Meeting.

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

Sincerely,



Jonathan Hope



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: \_\_\_\_\_

Source of Title: SALINE COUNTY DEED #2018-024633

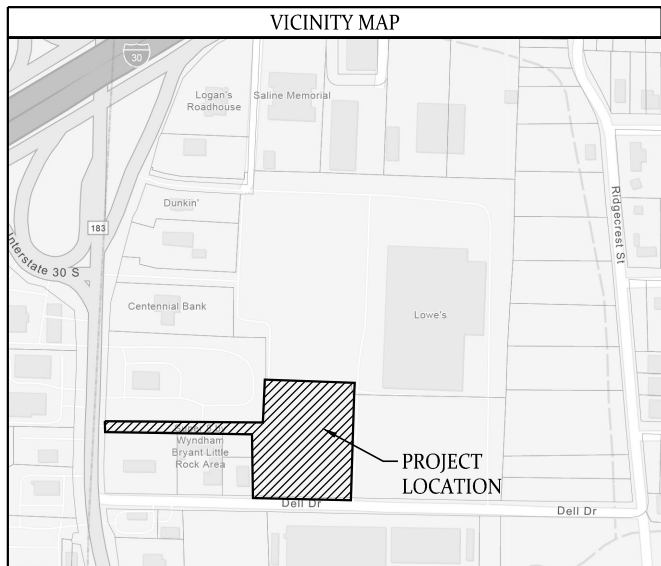
I, **William Corbitt R. Shoffner**, hereby certify that this plat correctly represents a survey and a plan made by me or under my supervision; that all monuments shown hereon actually exist and their location, size, type and material are correctly shown; and that all interior lot lines have been adjusted 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 sides.

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Date of Execution | William Corbitt R. Shoffner<br>Registered Professional<br>Land Surveyor No. 1664 Arkansas |
|-------------------|-------------------------------------------------------------------------------------------|

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 Documents are hereby accepted, and this certificate is hereby executed under the authority of said rules and regulations.

Date of Execution

Lance Penfield  
Bryant Planning Commission Chairperson

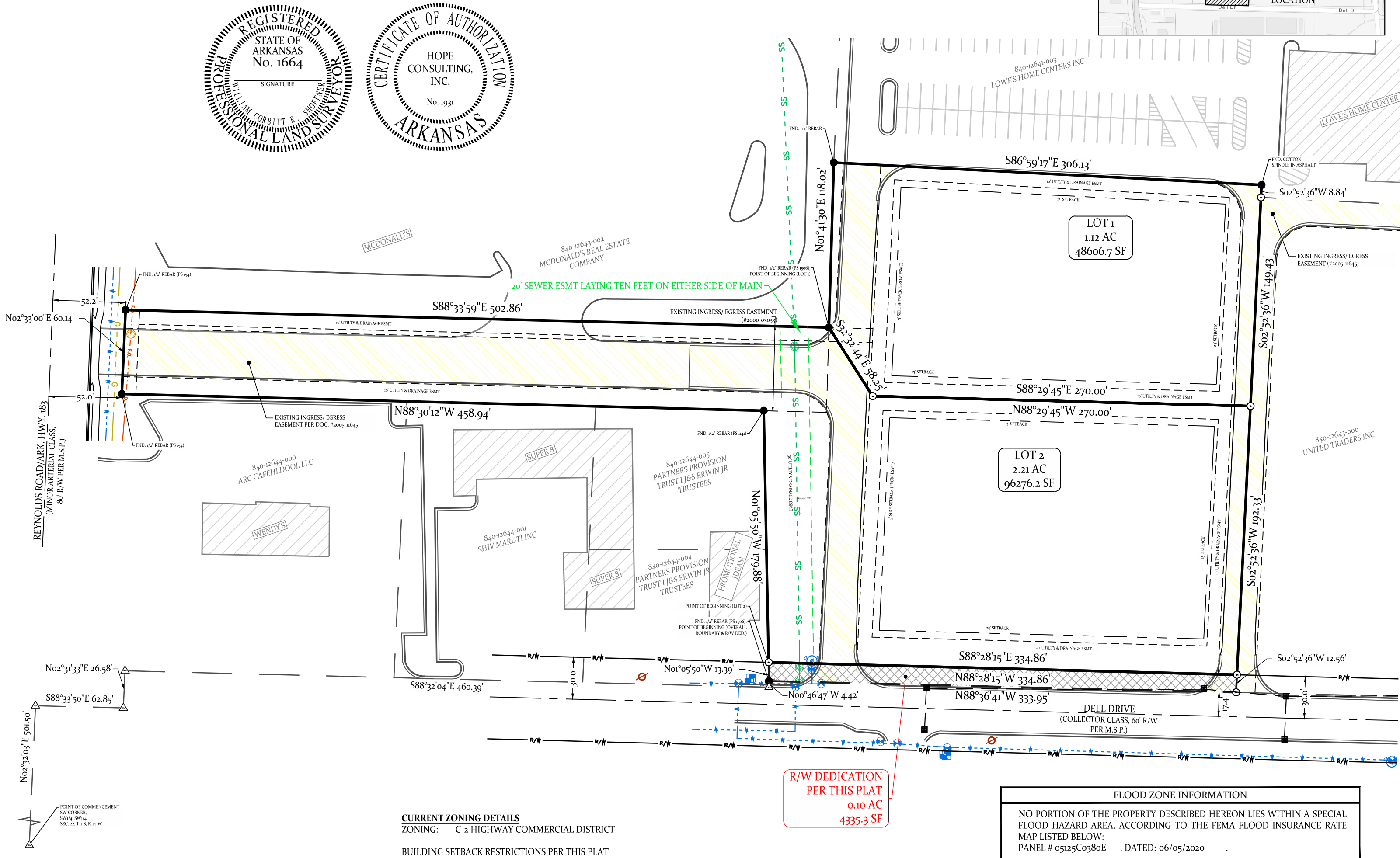


ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 14 WEST, CITY OF BRYANT, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN ARKANSAS GEOLOGICAL MONUMENT MARKING THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE NORTH 02 DEGREES 32 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE THEREOF, 501.52 FEET; TO A POINT; THENCE SOUTH 88 DEGREES 33 MINUTES 53 SECONDS EAST, CROSSING REYNOLDS ROAD (ALSO KNOWN AS ARKANSAS STATE HIGHWAY NUMBER 183) FOR 62.85 FEET TO THE EAST RIGHT OF WAY LINE OF REYNOLDS ROAD AND THE SOUTHWEST CORNER OF DELL DRIVE; THENCE NORTH 02 DEGREES 53 MINUTES 50 SECONDS EAST, ALONG SAID REYNOLDS ROAD R-O-W, 26.58 FEET TO THE NORTHWEST CORNER OF DELL DRIVE; THENCE SOUTH 88 DEGREES 32 MINUTES 07 SECONDS EAST, ALONG DELL DRIVE R-O-W, 400.46 FEET TO A TWO INCH PIPE; THENCE NORTH 00 DEGREES 46 MINUTES 50 SECONDS WEST, 4.42 FEET TO A 5/8 INCH REBAR AND THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 46 MINUTES 50 SECONDS WEST, 193.64 FEET TO A 5/8 INCH REBAR; THENCE NORTH 88 DEGREES 33 MINUTES 43 SECONDS WEST, 459.80 FEET TO A 5/8 INCH REBAR IN THE EAST RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY NO. 183; THENCE NORTH 02 DEGREES 34 MINUTES 12 SECONDS EAST, ALONG SAID HIGHWAY R-O-W, 60.88 FEET TO A 5/8 INCH REBAR; THENCE SOUTH 88 DEGREES 34 MINUTES 10 SECONDS EAST, LEAVING SAID HIGHWAY, 502.98 FEET TO A 5/8 INCH REBAR; THENCE NORTH 01 DEGREES 38 MINUTES 53 SECONDS EAST, 118.02 FEET TO A 5/8 INCH REBAR AND THE SOUTHWEST CORNER OF LAND OF LOWES; THENCE SOUTH 87 DEGREES 05 MINUTES 10 SECONDS EAST, ALONG A LINE COMMON WITH THE LAND OF LOWES, 305.54 FEET TO A 5/8 INCH REBAR; THENCE SOUTH 02 DEGREES 54 MINUTES 50 SECONDS WEST, ALONG A LINE COMMON WITH THE LAND OF LOWES, 8.84 FEET TO A 5/8 INCH REBAR; THENCE SOUTH 87 DEGREES 05 MINUTES 10 SECONDS EAST, ALONG A LINE COMMON WITH THE LAND OF LOWES, 477.06 FEET TO A 5/8 INCH REBAR AND THE SOUTHEAST CORNER OF SAID LAND OF LOWES; THENCE SOUTH 02 DEGREES 34 MINUTES 53 SECONDS WEST, ALONG A LINE COMMON WITH THE WEST LINE OF PIKEWOOD SUBDIVISION NUMBER 2, AS FILED IN DEED BOOK 109 AT PAGE 314 FOR 342.19 FEET TO A 5/8 INCH REBAR, SAID REBAR IS LOCATED NORTH 02 DEGREES 34 MINUTES 48 SECONDS EAST, 4.12 FEET FROM A 1/2 INCH REBAR WITH A BEN KITTLER, JR. CAP, MARKING THE NORTHEAST CORNER OF RAYMOND EVANS LAND AS SHOWN IN DEED BOOK 189, PAGE 22; THENCE NORTH 88 DEGREES 36 MINUTES 25 SECONDS WEST, ALONG THE NORTH RIGHT OF WAY LINE OF DELL DRIVE, 812.58 FEET TO THE POINT OF BEGINNING.

PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 22  
 TOWNSHIP 1 SOUTH, RANGE 14 WEST, CITY OF BRYANT, SALINE COUNTY, ARKANSAS MORE  
 PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SW CORNER OF SAID SW1/4, SW1/4 OF SECTION 22;  
 THENCE NORTH  $00^{\circ}23'03''$  EAST A DISTANCE OF 501.50 FEET TO A POINT;  
 THENCE SOUTH  $88^{\circ}33'50''$  EAST, CROSSING REYNOLDS ROAD (ALSO KNOWN AS ARKANSAS STATE  
 HIGHWAY NUMBER 18) A DISTANCE OF 62.85 FEET TO A POINT ON THE FORMER EAST RIGHT-OF-WAY  
 OF SAID REYNOLDS ROAD;  
 THENCE NORTH  $00^{\circ}31'33''$  EAST A DISTANCE OF 26.58 FEET TO A POINT;  
 THENCE SOUTH  $88^{\circ}32'04''$  EAST A DISTANCE OF 460.39 FEET TO A POINT;  
 THENCE NORTH  $00^{\circ}46'47''$  WEST A DISTANCE OF 4.42 FEET TO A FND, 5/8" REBAR & CAP (PS 1506);  
 THENCE NORTH  $00^{\circ}05'50''$  WEST A DISTANCE OF 13.39 FEET TO A SET 1/2" REBAR & CAP (PS 1664) ON THE  
 CURRENT NORTHERLY RIGHT-OF-WAY OF DELL DRIVE (SAID R/W BEING 30 FEET, MORE OR LESS, TO  
 THE CENTERLINE THEREOF);  
 THENCE NORTH  $01^{\circ}05'50''$  WEST A DISTANCE OF 179.88 FEET TO A FND, 1/2" REBAR & CAP (PS 1141);  
 THENCE NORTH  $88^{\circ}30'12''$  WEST A DISTANCE OF 458.94 FEET TO A FND, 1/2" REBAR & CAP (PS 164);  
 THENCE NORTH  $02^{\circ}33'06''$  EAST A DISTANCE OF 604.14 FEET TO A FND, 1/2" REBAR & CAP (PS 164);  
 THENCE SOUTH  $88^{\circ}33'50''$  EAST A DISTANCE OF 502.86 FEET TO A FND, 5/8" REBAR & CAP (PS 1506) AND  
 THE POINT OF BEGINNING;  
 THENCE NORTH  $01^{\circ}41'30''$  EAST A DISTANCE OF 118.05 FEET TO A 1/2" REBAR;  
 THENCE SOUTH  $86^{\circ}59'17''$  EAST A DISTANCE OF 306.13 FEET TO A FND, COTTON SPINDLE IN ASPHALT;  
 THENCE SOUTH  $02^{\circ}52'36''$  WEST A DISTANCE OF 8.84 FEET TO A SET MAG NAIL IN ASPHALT;  
 THENCE CONTINUE SOUTH  $02^{\circ}52'36''$  WEST A DISTANCE OF 149.43 FEET TO A SET MAG NAIL (PS 1664) IN  
 ASPHALT;  
 THENCE NORTH  $88^{\circ}29'45''$  WEST A DISTANCE OF 270.00 FEET TO A POINT;  
 THENCE NORTH  $32^{\circ}32'44''$  WEST A DISTANCE OF 58.25 FEET TO THE POINT OF BEGINNING;  
 CONTAINING 48,606.71 SQUARE FEET, OR 112 ACRES, MORE OR LESS.

A PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 14 WEST, CITY OF BRYANT, SALINE COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SW CORNER OF SAID SW1/4, SW1/4 OF SECTION 22;  
 THENCE NORTH 02°32'03" EAST A DISTANCE OF 501.50 FEET TO A POINT;  
 THENCE SOUTH 88°35'50" EAST, CROSSING REYNOLDS ROAD (ALSO KNOWN AS ARKANSAS STATE HIGHWAY NUMBER 183) A DISTANCE OF 62.85 FEET TO A POINT ON THE FORMER EAST RIGHT-OF-WAY OF SAID REYNOLDS ROAD;  
 THENCE NORTH 02°31'33" EAST A DISTANCE OF 26.58 FEET TO A POINT;  
 THENCE SOUTH 88°32'04" EAST A DISTANCE OF 160.39 FEET TO A POINT;  
 THENCE NORTH 00°46'47" WEST A DISTANCE OF 4.42 FEET TO A FND, 3/8" REBAR & CAP (PS 1506);  
 THENCE NORTH 00°05'50" EAST A DISTANCE OF 13.39 FEET TO A SET 1/2" REBAR & CAP (PS 1664) ON THE CURRENT NORTHERLY RIGHT-OF-WAY OF DELL DRIVE (SAID R/W BEING 30 FEET, MORE OR LESS, TO THE CENTERLINE THEREOF) AND THE POINT OF BEGINNING;  
 THENCE NORTH 00°50'50" WEST A DISTANCE OF 179.88 FEET TO A FND, 1/2" REBAR & CAP (PS 1141);  
 THENCE NORTH 88°30'12" WEST A DISTANCE OF 458.94 FEET TO A FND, 1/2" REBAR & CAP (PS 164);  
 THENCE NORTH 02°33'00" EAST A DISTANCE OF 604.14 FEET TO A FND, 1/2" REBAR & CAP (PS 164);  
 THENCE SOUTH 33°33'45" EAST A DISTANCE OF 502.86 FEET TO A FND, 5/8" REBAR & CAP (PS 1506);  
 THENCE SOUTH 13°43'50" EAST A DISTANCE OF 58.25 FEET TO A 1/2" REBAR & CAP (PS 1664);  
 THENCE SOUTH 88°29'45" EAST A DISTANCE OF 270.00 FEET TO A SET MAG NAIL (PS 1664) IN ASPHALT;  
 THENCE SOUTH 02°52'36" WEST A DISTANCE OF 192.33 FEET TO A SET MAG NAIL (PS 1664) IN ASPHALT ON NORTHERLY RIGHT-OF-WAY OF DELL DRIVE;  
 THENCE NORTH 88°28'15" WEST A DISTANCE OF 334.86 FEET TO THE POINT OF BEGINNING;  
 CONTAINING 96,276.22 SQUARE FEET, OR 2.21 ACRES, MORE OR LESS.

A PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 22, TOWNSHIP 10 SOUTH, RANGE 14 WEST, CITY OF BRYANT, SALINE COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SW CORNER OF SAID SW1/4, SW1/4 OF SECTION 22;  
 THENCE NORTH 02°32'05" EAST A DISTANCE OF 50.50 FEET TO A POINT;  
 THENCE SOUTH 88°33'50" EAST, CROSSING REYNOLDS ROAD (ALSO KNOWN AS ARKANSAS STATE HIGHWAY NUMBER 483) A DISTANCE OF 62.85 FEET TO A POINT ON THE FORMER EAST RIGHT-OF-WAY OF SAID REYNOLDS ROAD;  
 THENCE NORTH 02°31'33" EAST A DISTANCE OF 26.58 FEET TO A POINT;  
 THENCE SOUTH 88°32'04" EAST A DISTANCE OF 460.39 FEET TO A POINT;  
 THENCE NORTH 00°46'47" WEST A DISTANCE OF 4.42 FEET TO A FND. 5/8" REBAR & CAP (PS 1506) AND THE POINT OF BEGINNING;  
 THENCE NORTH 07°05'50" WEST A DISTANCE OF 13.39 FEET TO A SET 1/2" REBAR & CAP (PS 1664);  
 THENCE SOUTH 88°28'15" EAST A DISTANCE OF 334.86 FEET TO A SET MAG NAIL. (PS 1664) IN ASPHALT  
 THENCE SOUTH 02°52'36" WEST A DISTANCE OF 12.56 FEET TO A SET MAG NAIL. (PS 1664) IN ASPHALT  
 THENCE NORTH 88°36'41" WEST A DISTANCE OF 333.95 FEET TO THE POINT OF BEGINNING;  
 CONTAINING 4.335266 SQUARE FEET, OR 0.10 ACRES, MORE OR LESS.



1. MISC. BOOK 59, PAGE 290, TELEPHONE UTILITY EASEMENT, DATED 7/24/1979 (SHOWS ON PLAT BY SHAMBARGER)
2. DOC. #2000-03033, INGRESS AND EGRESS EASEMENT TO MCDONALD'S CORP. (SHOWS ON PLAT BY SHAMBARGER)
3. DOC. #2005-116451, EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS
4. DOC. #2007-019166, FIRST AMENDMENT TO EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS
5. DOC. #2008-015986, NOTICE OF DEED RESTRICTION (MITIGATION EASEMENT)

## RECORDED SURVEY PLATS BY:

1. NEAL WAGNER (PS 154), FOR PILOT CORPORATION, AND DATED 6/1999
2. DOUG SHAMBARGER (PS 1388), FOR REYNOLDS ROAD DEVELOPMENT, AND  
DATED 1/14/2004
3. DOUG SHAMBARGER (PS 1388), FOR REYNOLDS ROAD DEVELOPMENT, AND  
DATED 11/26/2004
3. BEN KITTLER, JR (PS 568), FOR REYNOLDS ROAD DEVELOPMENT, AND DATED  
3/29/2006

**ZONING:** C-2 HIGHWAY COMMERCIAL DISTRICT

**BUILDING SETBACK RESTRICTIONS PER THIS PLAT**  
**FRONT YARD:** 15 FEET  
**SIDE YARD:** 15 SHOWN  
**REAR YARD:** 25 FEET

|                       |                              |
|-----------------------|------------------------------|
| OWNER OF RECORD:      | UNITED TRADERS INC           |
| PHYSICAL ADDRESS:     | DELL DRIVE, BRYANT, ARKANSAS |
| COUNTY PARCEL TAX ID: | 840-12643-000                |

ALL DIMENSIONS LISTED ARE AS MEASURED BY THIS SURVEYOR UNLESS OTHERWISE NOTED. FOR RECORD DIMENSIONS SEE DOCUMENTS OF RECORD.

OWNERSHIP INFORMATION, IF SHOWN, IS LISTED AS PUBLISHED BY THE LOCAL COUNTY TAX ASSESSOR AND IS LISTED FOR REFERENCE ONLY. NO STATEMENTS OF OWNERSHIP, RIGHTS, OR INTERESTS ARE MADE.

|  |                      |  |                  |
|--|----------------------|--|------------------|
|  | - Clean Out          |  | - Fence          |
|  | - Water Meter        |  | - Overhead Power |
|  | - Power Pole         |  | - Sewer Line     |
|  | - Sewer Manhole      |  | - Water Line     |
|  | - Light Pole         |  | - Telephone Line |
|  | - Telephone Pedestal |  | - Electric Line  |
|  | - Drainage Manhole   |  | - Gas Line       |

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

NO PORTION OF THE PROPERTY DESCRIBED HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP LISTED BELOW:

129 North Main Street  
Benton, Arkansas 72015  
Office: (501) 315-2626 | Fax: (501) 315-0024  
[www.HopeConsulting.com](http://www.HopeConsulting.com)

LOTS 1 & 2 OF DUNLAP  
COMMERCIAL DEVELOPMENT,  
A COMMERCIAL SUBDIVISION  
IN THE CITY OF BRYANT,  
SALINE COUNTY, ARKANSAS

FOR USE AND BENEFIT OF:  
R & M DUNLAP PROPERTIES, LLC  
FIRST NATIONAL TITLE COMPANY  
FIRST AMERICAN TITLE INSURANCE COMPANY

|                    |                 |                                       |
|--------------------|-----------------|---------------------------------------|
| DATE: 1/15/2025    | CAD BY: QV      | PROJECT NUMBER:<br><br><b>24-1351</b> |
| REVISED: 3/24/2025 | CHECKED BY: WCS |                                       |
| SHEET: 1 OF 1      | SCALE: 1" = 60' |                                       |

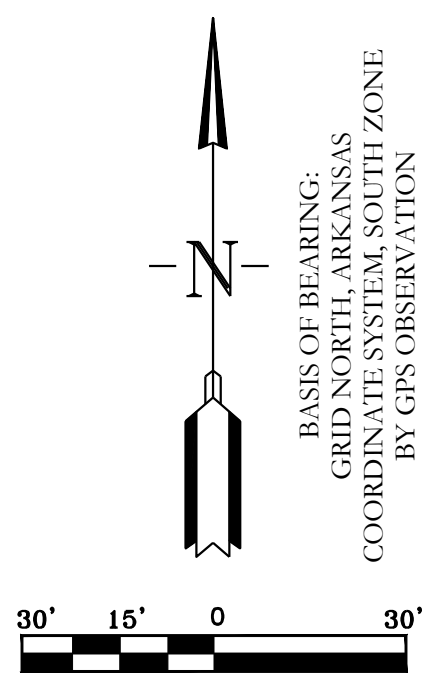
AR STATE LAND SURVEY FILING CODE: 500 - 01S - 14W - 0 - 22 - 330 - 62 - 1664



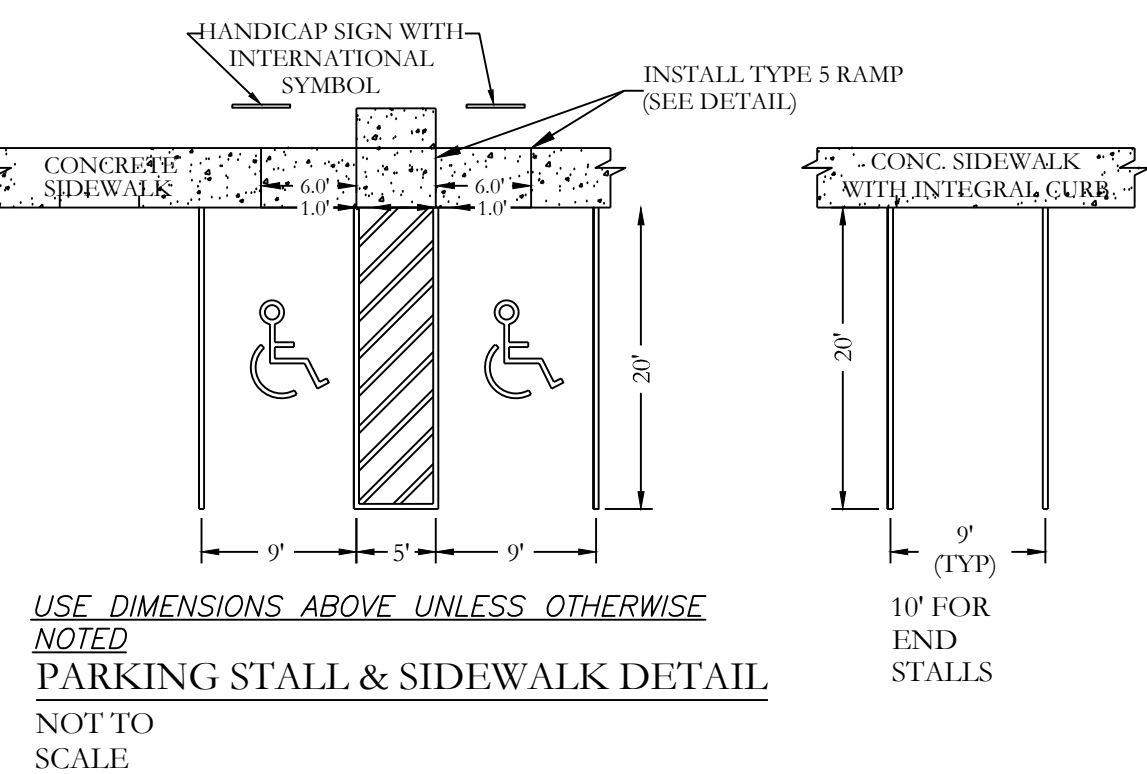
REYNOLDS ROAD/ARK. HWY. 183  
(MINOR ARTERIAL CLASS,  
80' R/W PER M.S.P.)

| SITE DATA                      |                                                                                                                 |
|--------------------------------|-----------------------------------------------------------------------------------------------------------------|
| TOTAL SITE AREA                | 3.33 ACRES                                                                                                      |
| TOTAL DEVELOPMENT AREA         | 3.33 ACRES                                                                                                      |
| GROSS BUILDING AREA            | BUILDING #1 9,600 SQ. FT.<br>BUILDING #2 7,507 SQ. FT.<br>TOTAL 16,107 SQ. FT.                                  |
| BUILDING SETBACKS              | FRONT SETBACK LINE: 50'<br>SIDE SETBACK LINE: AS SHOWN<br>REAR SETBACK LINE: 15'<br>FRONT LANDSCAPE BUFFER: 10' |
| BUILDING HEIGHTS               | 1 STORY                                                                                                         |
| BUSINESS TYPE                  | HEALTH CARE                                                                                                     |
| PARKING CALCULATION (PROVIDED) | 115 PARKING SPACES PROVIDED (9 ADA SPACES)                                                                      |

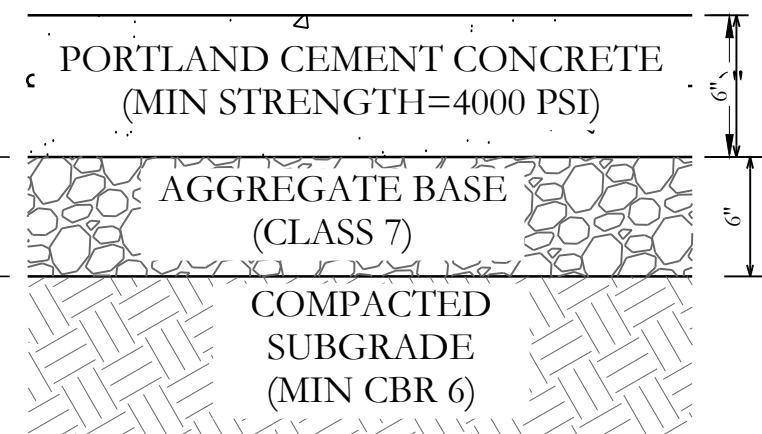
| ZONING INFORMATION             |                                 |
|--------------------------------|---------------------------------|
| CURRENT ZONING                 | C-2 HIGHWAY COMMERCIAL DISTRICT |
| MINIMUM LOT WIDTH (FT)         | N/A                             |
| FRONT YARD SETBACK (FT)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



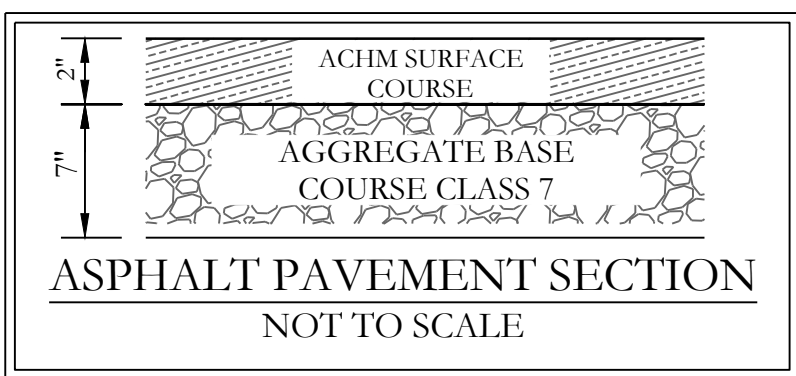
BASIS OF BEARING:  
GRID NORTH, ARKANSAS  
COORDINATE SYSTEM, SOUTH ZONE  
BY GPS OBSERVATION



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                       | — - Existing Access Agreement      |
| — - Overhead Power              | — - Public Right-of-Way Dedication |
| — - Sewer Line                  |                                    |
| — - Water Line                  |                                    |
| — - Telephone Line              |                                    |
| — - Electric Line               |                                    |
| — - Gas Line                    |                                    |

**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:  
**R & M DUNLAP PROPERTIES, LLC**

**MEDICAL PLAZA**  
SITE PLAN

DELL STREET, BRYANT, SALINE COUNTY, ARKANSAS

|          |            |             |                 |
|----------|------------|-------------|-----------------|
| DATE:    | 03-19-2025 | C.A.D. BY:  | DRAWING NUMBER: |
| REVISED: |            | CHECKED BY: | 24-1351         |
| SHEET:   | C-1.0      | SCALE:      |                 |

A:\HOPE CONSULTING\PROJECTS\11-24-1351 DELL DRIVE - PHILLIP KUTY\CIVIL\DWG\24-1351-01-12-2025.DWG

