Bryant Planning Commission Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

YouTube: https://www.youtube.com/c/bryantarkansas

Date: April 14, 2025 - **Time:** 6:00 PM

Call to Order

Approval of Minutes

1. Planning Commission Meeting Minutes 3/10/2025

- 2025-03-10 Planning Commission Minutes.pdf

2. Special Planning Commission Meeting Minutes 4/24/2025

- 2025-03-24 Special Planning Commission Minutes.pdf

Announcements

DRC Report

3. David's Burgers - 23140 I-30 - Site Plan Additions

Ryan Rooney - Requesting Approval for New Site Plan Additions - APPROVED, Contingent upon life safety plan being approved by permitting.

- 0948-PLN-01.pdf

4. Grant Plaza - 5401 Hwy 5, Ste 2-4 - Site Addition

BJ Grant - Requesting Approval for Site Addition for Daycare Playground - APPROVED, Contingent upon showing 20ft access esmt from North to the manhole and exit gate on playground.

- 0946-PLN-02.pdf
- 0946-PLN-01.pdf

5. 5095 Hwy 5 - Site Plan Addition - New Driveway

Brian Dale - Requesting Site Plan Approval for New Driveway onto Sunset Meadows Dr - APPROVED, Contingent upon remaining comments being addressed including specifications on driveway.

- 0950-PLN-01.pdf

6. Midland Estates Phase 1 - Final Plat

Hope Consulting - Requesting Recommendation for Final Plat Approval - RECOMMENDED APPROVAL, Contingent upon addressing remaining comments, submitting updated plans, and on site items being finished by end of day Friday 4/11.

Public Hearing

Old Business

New Business

7. Midland Estates Phase 1 - Final Plat

Hope Consulting - Requesting Final Plat Approval

- 0940-PLT-03.pdf
- 0940-ELCLTR-01.pdf
- 0940-LTR-01.pdf
- 0940-BNDLTR-01.pdf
- 0940-ASB-02.pdf
- 0940-PLT-02.pdf

Adjournments

Bryant Planning Commission Meeting Minutes

Monday, March 10, 2025
Boswell Municipal Complex – City Hall Courtroom
6:00 PM

Agenda

CALL TO ORDER

- Chairman Lance Penfield calls the meeting to order.
- Commissioners Present: Statton, Hooten, Penfield, Johnson, Thompson, Edwards, Erwin, Speed
- Commissioners Absent: None

ANNOUNCEMENTS

During the City Council Meeting on February 25, 2025, Mayor Treat appointed Terri Thompson as Planning Commission Member for Ward 2.

APPROVAL OF MINUTES

1. **Planning Commission Meeting Minutes 2/10/2025**

   Motion to Approve Minutes made by Commissioner Statton, Seconded by Commissioner Edwards. Voice Vote, 8 Yays, 0 Nays.

Vice-Chairman Hooten read the DRC Report.

DRC REPORT

2. **501 Prints - 307 Bryant Ave** - Sign Permit
   Arkansas Sign & Neon - Requesting Sign Permit Approval - STAFF APPROVED

3. **Little Caesars - 1315 N Reynolds Road** - Sign Permit
   Arkansas Sign & Neon - Requesting Sign Permit Approval - STAFF APPROVED

NEW BUSINESS

4. **Hawkins Valley Phase 1**

   GarNat Engineering - Requesting Preliminary Plat Approval

   After discussion on the item, Commissioner Statton made a motion to table the item to provide time for legal clarification, Commissioner Edwards seconded the motion. A Special Planning Commission Meeting will be held if necessary. Voice Vote, 8 Yays, 0 nays.

5. **Proposed RFQ for New Comprehensive Growth Plan**

   After brief discussion on the item, Commissioner Edwards made a motion to approve the proposed RFQ with changes to the due date and any other information as needed, Vice-Chairman Hooten seconded the motion. Voice Vote, 8 Yays, 0 nays.

DIRECTOR'S REPORT

ADJOURNMENT

Motion to Adjourn made by Commissioner Statton, Seconded by Vice-Chairman Hooten. Voice Vote, 8 Yays, 0 nays. Meeting was adjourned.

_____ _____

Chairman, Lance Penfield *Date*

_____ _____

Secretary, Rebecca Kidder *Date*

(Acting Secretary for This Meeting)

Special Bryant Planning Commission Meeting Minutes

Monday, March 24, 2025
Boswell Municipal Complex – City Hall Courtroom
6:00 PM

Agenda

CALL TO ORDER

- Chairman Lance Penfield calls the meeting to order.
- Commissioners Present: Statton, Hooten, Penfield, Johnson, Thompson, Erwin, Speed
- Commissioners Absent: Edwards

ANNOUNCEMENTS

Ted Taylor announced that the RFQ for the Comprehensive Growth Plan will be posted online this week.

Vice-Chairman Hooten read the DRC Report.

DRC REPORT

1. **Hawkins Valley Phase 1** - Preliminary Plat
   GarNat Engineering - Requesting Recommendation for Preliminary Plat Approval - RECOMMENDED APPROVAL

2. **505, 509, and 513 Boswell Road** - Sidewalk Waiver
   Arkansas Sign & Neon - Requesting Sign Permit Approval - STAFF APPROVED

3. **The Hills Ph 3 - Lot 20** - 1120 Hillsboro Rd - Replat
   Chad Taylor - Requesting Recommendation for Approval of Replat - RECOMMENDED APPROVAL, Contingent upon updated plat showing the existing sewer easement.

4. **Dunlap Commercial Plaza** - Dell Drive
   Hope Consulting - Requesting Approval for Commercial Subdivision Plat and Waiver on Half-Street Improvements - RECOMMENDED APPROVAL, Contingent upon updated plat showing sewer easement that connects to the lot East of subdivision.

NEW BUSINESS

5. **Hawkins Valley Phase 1**

   GarNat Engineering - Requesting Preliminary Plat Approval

   After brief discussion on the item, Chairman Penfield Called for a roll call vote to approve. 7 Yays, 0 Nays, 1 Absent.

6. **505, 509, and 513 Boswell Road**

   Carla Baggett - Requesting Recommendation for Approval of Sidewalk Waiver

   After brief discussion on the item, Chairman Penfield Called for a roll call vote to approve. 7 Yays, 0 Nays, 1 Absent.

7. **The Hills Ph 3 - Lot 20**

   Chad Taylor - Requesting Approval for Replat

   After brief discussion on the item, Chairman Penfield Called for a roll call vote to approve. 7 Yays, 0 Nays, 1 Absent.

8. **Dunlap Commercial Plaza**

   Hope Consulting - Requesting Approval for Commercial Subdivision Plat and Waiver on Half-Street Improvements

   After brief discussion on the item, Chairman Penfield Called for a roll call vote to approve the final plat approval. 7 Yays, 0 Nays, 1 Absent.

   Chairman Penfield called for a roll call vote to approve the half-street improvement waiver. 7 Yays, 0 Nays, 1 Absent.

ANNOUNCEMENTS

Colton Leonard gave an update on the recently filed Arkansas House Bills.

ADJOURNMENT

Motion to Adjourn made by Commissioner Statton, Seconded by Commissioner Speed. Voice Vote, 8 Yays, 0 Nays, 1 Absent. Meeting was adjourned.

_____ _____

Chairman, Lance Penfield *Date*

_____ _____

Secretary, Rebecca Kidder *Date*

(Acting Secretary for This Meeting)

CONTACT INFORMATION
Ryan Rooney
David's Burgers / Anchor Realty Investments
Creative Director / Project Manager
501.701.0977
Ryan@davidsburgers.com

David's Burgers
23140, I-30
Bryant, AR 72022

Proposed Additions:

1) Covered Patio on North side of building (44'x16')
To help accommodate more dine-in patrons.
Seating Added: 52

Materials:
- Wood frame & truss
- EFIS
- Garage Doors (Aluminum, Glass)
- Storefront windows & doors
- TPO Roof
- Mini-split HVAC
- LED lighting
- Storage closet on back side

(SEE DRAWINGS A,C,D,E)

2) Widened sidewalk on South side of building to 3'-6" with a small (3'-6" x 6'-0") drive-thru window bump out to help deliver food to drive-thru customers.

Materials:
- Wood frame & truss
- EFIS
- Storefront window & doors
- Metal awning
- LED lighting

(SEE DRAWINGS A,B,D,E)

3) Drive-Thru Awning, Approximately 50'x19' with a clearance of 10'.

Materials:
- Steel construction
- Lightweight fabric covering
- LED lighting

(SEE DRAWINGS A,F,G)

David's Burgers

23140, I-30
Bryant, AR 72022

Planview

1/8" = 1'-0"

A
A1

David's Burgers

23140, I-30
Bryant, AR 72022

South Side

1/8" = 1'

B
A1

DRIVE-THRU BUMP OUT

Sidewalk widened to 3'-6"
Drive-Thru window bump out
- Single Door on each side of bump out.
- LED light added.
- Drive-Thru side awning added
(45'-0" L x 6'-0" D).

COVERED PATIO

Covered Patio Addition
- 56 New seats in addition.
- 4 lost seats in original dining.
- New addition (44' x 16')
- Two sets of double doors
- Three large garage doors
- Mini-split HVAC
- LED lighting under patio cover.

North Side

1/8" = 1'

C
A1

David's Burgers

23140, I-30
Bryant, AR 72022

DRIVE-THRU BUMP OUT

Sidewalk widened to 3'-6"
Drive-Thru window bump out
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- 56 New seats in addition.
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- Two sets of double doors
- Three large garage doors
- Mini-split HVAC
- LED lighting under patio cover.

Front Elevation

1/8" = 1'

D
A1

Rear Elevation

1/8" = 1'

E
A1

David's Burgers

23140, I-30
Bryant, AR 72022

Front Elevation DT Awning

1/8" = 1'

F
A1

North Side

1/8" = 1'

G
A1

3D Visual 1

3D Visual 2

3D Visual 3

3D Visual 4

David's Burgers

23140, I-30
Bryant, AR 72022

Google Maps

34°37'23.9"N 92°30'07.3"W

Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 Google 50 ft

Address of Parking Lot 5409 Hwy 5 N
Bryant, AR 72022

Google Maps

34°37'23.9"N 92°30'07.3"W

Imagery ©2025 Airbus, Map data ©2025 Google 20 ft

- Hatched Area Represents Gravel Playground Area

— - Line Represents 10ft Privacy Fence

x—x - Represents Guard Rail

LIVING AREA
3063 SQ FT

VICINITY MAP
(NTS)

LEGAL DESCRIPTION (MEASURED)

PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 14 WEST, CITY OF BRYANT, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID WEST 1/2 OF THE NORTHEAST QUARTER OF SECTION 21; THENCE N02°50'11"E, A DISTANCE OF 295.99 FEET; THENCE N78°58'53"E, A DISTANCE OF 178.92 FEET; THENCE S87°43'17"E, A DISTANCE OF 131.21 FEET; THENCE S48°52'31"E, A DISTANCE OF 258.53 FEET; THENCE N51°00'19"E, A DISTANCE OF 304.22 FEET; THENCE N38°59'40"W, A DISTANCE OF 18.81 FEET TO THE POINT OF BEGINNING; THENCE N38°59'40"W, A DISTANCE OF 181.19 FEET; THENCE N51°08'12"E, A DISTANCE OF 197.84 FEET; THENCE S13°01'10"E, A DISTANCE OF 201.05 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF AR STATE HWY 5, AS ESTABLISHED BY ARDOT JOB NO. 061335; THENCE S51°00'28"W ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 109.78 FEET TO THE POINT OF BEGINNING. CONTAINING 0.64 ACRES, MORE OR LESS.

LEGEND

○	found as noted
●	set 1/2" iron pin
	water valve
	fire hydrant
Ⓦ	water meter
RPZ	rpz
T	electric transformer
ⓔ	electric meter
E	electric box
	fiber-optic sign
G	gas meter
	buried gas marker
	power pole
	guy wire
	light pole
	ground light
	bollard pole
Ⓢ	sanitary sewer manhole
Ⓓ	sanitary sewer manhole
Ⓒ	sewer or drain clean-outs
Ⓣ	telephone riser
	telephone sign
C	communications pullbox
Ⓒ	cable riser
	air conditioner
	junction box-drainage
	curb inlet-drainage
	grate inlet-drainage
rcp	reinforced concrete pipe
cmp	corrugated metal pipe
	sign
	handicap parking
H.C.	handicap ramp
	concrete
—X—	chain link fence
	wood fence
	overhead power
—E—	(ug) underground electric
—G—	(ug) underground gas
—T—	(ug) underground fiber optic
—TELE—	(ug) underground telephone
—W—	(ug) underground water
—S—	(ug) underground sewer
(M)	measured
(R)	recorded

PRELIMINARY DOCUMENT

THIS DOCUMENT SHALL NOT BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

NOTES:

1. ADDRESS OF PROPERTY: 5095 AR STATE HWY 5, BRYANT, AR 72022
2. BASIS OF BEARINGS: ARKANSAS STATE PLANE, SOUTH ZONE
3. AREA OF PROPERTY: 27,845 SQ. FT. OR 0.64 ACRES +/-
4. NO PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD BOUNDARY, AS SHOWN ON THE FLOODWAY, FLOOD BOUNDARY AND FLOOD INSURANCE WORK MAP FOR BRYANT, ARKANSAS. (FIRM COMMUNITY PANEL # 05125C0360E, EFFECTIVE DATE JUNE 5, 2020)
5. ZONING OF PROPERTY: C-2 (HIGHWAY COMMERCIAL)
6. UTILITIES ARE SHOWN PER OBSERVED EVIDENCE TOGETHER WITH EVIDENCE FROM PLANS OBTAINED FROM UTILITY COMPANIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED.

SCALE IN FEET

30' 15' 0' 30' 60' 90'

CERTIFICATE OF AUTHORIZATION

CERTIFICATE OF AUTHORIZATION
JOE WHITE & ASSOCIATES, INC.
#3871
ARKANSAS - ENGINEER

DATE	DESCRIPTION	BY

REVISION

SITE PLAN REVIEW

5095 AR STATE HWY 5

Bryant, Saline County, Arkansas

JOE WHITE & ASSOCIATES, INC.
CIVIL ENGINEERING - CONSULTING SERVICES - LAND SURVEYING
25 RAHLING CIRCLE, SUITE A-2 LITTLE ROCK, ARKANSAS 72223
PHONE: (501) 214-9141

DATE: 3-14-25 SCALE: 1" = 30'

PROJECT NUMBER: 25-066D

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

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

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

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.

VICINITY MAP:

PROJECT LOCATION
BENTON
BRYANT
CHAMPION
HOT SPRINGS
SALINE COUNTY
PULASKI COUNTY
CLEGHORN
CLEGHORN ROAD
BRYANT
BRYANT CITY LIMITS
CHAMPION
CHAMPION ROAD
HOT SPRINGS
HOT SPRINGS CITY LIMITS
CHAMPION ROAD
HOT SPRINGS CITY LIMITS
HOT SPRINGS CITY LIMITS
HOT SPRINGS CITY LIMITS

VICINITY MAP:

HDPE

RCP

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

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		

VICINITY MAP:

SURVEY DESCRIPTION OF OVERALL BOUNDARY:

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS; AND LOTS 11, 12, 17, AND 18, OF WILDWOOD TERRACE SUBDIVISION TO SALINE COUNTY, ARKANSAS AS SHOWN AND RECORDED IN SALINE COUNTY BOOK 108, PAGE 272; ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" PIPE MARKING THE NORTHWEST CORNER OF SAID SW1/4, NE1/4, OF SECTION 11; THENCE ALONG THE NORTH LINE THEREOF S 85°29'11" E A DISTANCE OF 1,329.88 FEET TO A 1" IRON ROD MARKING THE NORTHEAST CORNER OF SAID SW1/4, NE1/4; THENCE ALONG THE EAST LINE THEREOF S 02°15'16" W A DISTANCE OF 656.51 FEET TO A 3/8" REBAR MARKING THE NW CORNER OF THE N1/2, SE1/4, NE1/4, OF SECTION 11 (REF: SURVEY BY WILLIAMS PS #1091); THENCE LEAVING SAID EAST LINE S 88°06'05" E A DISTANCE OF 660.28 FEET TO A 1/2" REBAR & CAP (PS #1664); THENCE CONTINUE S 88°06'05" E A DISTANCE OF 658.28 FEET TO THE COMPUTED LOCATION OF THE NE CORNER OF SAID S1/2, SE1/4, NE1/4 OF SECTION 11 (REF: SURVEY BY WILLIAMS PS #1091; THENCE ALONG THE EAST LINE THEREOF S 01°20'58" W A DISTANCE OF 334.18 FEET TO A IRON SPIKE IN MIDLAND ROAD; THENCE LEAVING SAID EAST LINE N 86°30'24" W A DISTANCE OF 662.49 FEET TO A 1/2" REBAR AND CAP (PS #1664); THENCE S 01°59'29" W A DISTANCE OF 315.73 FEET TO A 1/2" REBAR AND CAP (PS #1664) ON THE SOUTH LINE OF SAID SE1/4, NE1/4, OF SECTION 11; THENCE ALONG SAID SOUTH LINE N 87°03'53" W A DISTANCE OF 662.97 FEET TO THE COMPUTED LOCATION OF THE SE CORNER OF SAID SW1/4, NE1/4 OF SECTION 11; THENCE ALONG THE SOUTH LINE THEREOF N 87°03'53" W A DISTANCE OF 833.46 FEET TO A 1/2" REBAR; THENCE LEAVING SAID SOUTH LINE N 01°23'40" E A DISTANCE OF 465.63 FEET TO A 1/2" REBAR; THENCE N 87°10'32" W A DISTANCE OF 469.29 FEET TO A 1/2" REBAR AND CAP (PS #1664) ON THE WEST LINE OF SAID SW1/4, NE1/4; THENCE ALONG SAID WEST LINE N 00°52'05" E A DISTANCE OF 439.06 FEET TO A 1/2" REBAR MARKING THE SW CORNER OF LOT 11, WILDWOOD TERRACE SUBDIVISION; THENCE ALONG THE SOUTH LINE OF SAID LOT 11 N 87°36'46" W A DISTANCE OF 139.77 FEET TO A 5/8" REBAR MARKING THE SW CORNER OF SAID LOT 11; THENCE ALONG THE WEST LINE OF LOTS 11 AND 12, OF SAID WILDWOOD TERRACE N 00°35'40" E A DISTANCE OF 101.78 FEET TO A 5/8" REBAR MARKING THE NW CORNER OF SAID LOT 12; THENCE ALONG THE NORTH LINE OF SAID LOT 12 S 86°40'01" E A DISTANCE OF 139.03 FEET TO A 5/8" REBAR MARKING THE NE CORNER OF SAID LOT 12; THENCE ALONG THE WEST LINE OF SAID SW1/4, NE1/4, OF SECTION 11 N 00°38'53" E A DISTANCE OF 210.07 FEET TO A 1/2" REBAR MARKING THE SE CORNER OF LOT 17 OF SAID WILDWOOD TERRACE SUBDIVISION; THENCE LEAVING THE SOUTH LINE OF SAID LOT 17 N 86°38'57" W A DISTANCE OF 138.71 FEET TO A 1/2" IRON PIPE MARKING THE SW CORNER OF SAID LOT 17; THENCE ALONG THE WEST LINES OF LOTS 17 AND 18 OF SAID WILDWOOD TERRACE N 02°18'25" E A DISTANCE OF 99.47 FEET TO A 5/8" REBAR MARKING THE NW CORNER OF SAID LOT 18; THENCE ALONG THE NORTH LINE OF SAID LOT 18 S 86°49'52" E A DISTANCE OF 139.64 FEET TO THE POINT OF BEGINNING; CONTAINING 842,168 SQUARE FEET, OR 19.33 ACRES, MORE OR LESS.

NOTE:

TRACTS A, B, AND C WILL BE UTILIZED FOR DRAINAGE AND UTILITIES PURPOSES AND WILL MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION (P.O.A.) OR IMPROVEMENT DISTRICT.

SURVEY DESCRIPTION OF PHASE I BOUNDARY:

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A 1" PIPE AND THE NORTHWEST CORNER OF SAID SW1/4, NE1/4 OF SECTION 11; THENCE SOUTH 85°29'11" EAST A DISTANCE OF 733.03 FEET TO A POINT; THENCE SOUTH 85°29'11" EAST A DISTANCE OF 596.85 FEET TO A FND. 1" IRON; THENCE SOUTH 02°15'16" WEST A DISTANCE OF 435.74 FEET TO A POINT; THENCE SOUTH 02°15'16" WEST A DISTANCE OF 220.78 FEET TO A POINT OF BEGINNING; THENCE SOUTH 88°06'05" EAST A DISTANCE OF 1,318.56 FEET TO THE NE CORNER OF THE S1/2, SE1/4, NE1/4 OF SAID SECTION 11; THENCE SOUTH 01°20'58" WEST A DISTANCE OF 334.18 FEET TO A POINT; THENCE NORTH 86°30'24" WEST A DISTANCE OF 662.49 FEET TO A POINT; THENCE SOUTH 01°59'29" WEST A DISTANCE OF 315.73 FEET TO A POINT; THENCE NORTH 87°03'53" WEST A DISTANCE OF 662.97 FEET TO A POINT; THENCE NORTH 87°03'53" WEST A DISTANCE OF 833.46 FEET TO A POINT; THENCE NORTH 01°23'40" EAST A DISTANCE OF 227.62 FEET TO A POINT; THENCE SOUTH 88°12'19" EAST A DISTANCE OF 96.98 FEET TO A POINT; THENCE NORTH 64°20'22" EAST A DISTANCE OF 56.35 FEET TO A POINT; THENCE SOUTH 88°16'32" EAST A DISTANCE OF 424.35 FEET TO A POINT; THENCE SOUTH 01°52'05" WEST A DISTANCE OF 30.05 FEET TO A POINT; THENCE SOUTH 88°16'32" EAST A DISTANCE OF 250.03 FEET TO A POINT; THENCE NORTH 01°54'19" EAST A DISTANCE OF 360.00 FEET TO A POINT; THENCE SOUTH 88°16'32" EAST A DISTANCE OF 17.70 FEET TO A POINT; THENCE NORTH 02°15'16" EAST A DISTANCE OF 18.47 FEET TO THE POINT OF BEGINNING; CONTAINING 842,167.79 SQUARE FEET, OR 19.33 ACRES, MORE OR LESS.

Curve Table																			
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	39.63	25.00	90.82	S42° 52' 03"E	35.61	C26	43.46	75.00	33.20	S69° 50' 42"E	42.86	C52	39.30	25.00	90.07	S43° 14' 26"E	35.38
C2	62.84	40.01	89.99	N46° 43' 28"E	56.57	C27	43.46	75.00	33.20	S36° 38' 33"E	42.86	C53	39.27	25.00	90.00	S46° 47' 41"W	35.36
C3	21.61	25.00	49.52	N23° 02' 03"W	20.94	C29	39.27	25.00	90.00	S43° 12' 19"E	35.36	C54	39.30	25.00	90.07	N43° 10' 07"W	35.38
C4	39.94	50.00	45.76	N24° 54' 41"W	38.88	C30	15.54	100.00	8.90	N87° 16' 23"E	15.52	C55	39.24	25.00	89.93	N46° 49' 53"E	35.33
C5	46.86	50.00	53.70	N24° 49' 08"E	45.16	C31	39.33	25.00	90.14	S43° 12' 13"E	35.40	C56	39.00	25.00	89.38	S43° 30' 55"E	35.16
C6	50.43	50.00	57.79	N80° 33' 48"E	48.32	C32	39.21	25.00	89.86	N46° 47' 47"E	35.31	C57	39.54	25.00	90.62	S46° 29' 05"W	35.55
C7	27.65	50.00	31.68	S54° 42' 03"E	27.29	C33	20.09	25.00	46.04	N23° 18' 05"W	19.55	C58	78.60	50.00	90.07	N43° 10' 07"W	70.76
C8	21.56	25.00	49.41	S63° 34' 01"E	20.90	C34	54.16	50.00	62.06	N15° 17' 31"W	51.55	C59	39.27	25.00	90.00	N46° 47' 41"E	35.36
C9	39.24	25.00	89.93	S46° 45' 35"W	35.33	C35	44.29	50.00	50.75	N41° 06' 53"E	42.86	C60	39.00	25.00	89.38	S43° 30' 55"E	35.16
C10	39.27	25.00	90.00	S43° 12' 19"E	35.36	C36	44.29	50.00	50.75	S88° 07' 55"E	42.86	C61	80.19	50.00	91.89	S47° 07' 07"W	71.87
C11	19.69	25.00	45.13	N69° 13' 41"E	19.19	C36	0.94	25.00	2.15	N0° 47' 36"E	0.94	C62	38.72	25.00	88.73	N42° 34' 17"W	34.96
C12	1.26	25.00	2.89	N45° 12' 55"E	1.26	C37	44.29	50.00	50.75	S37° 22' 43"E	42.86	C63	109.96	70.00	90.00	S46° 43' 28"W	98.99
C13	63.54	50.00	72.81	N80° 10' 34"E	59.35	C38	54.16	50.00	62.06	S19° 01' 41"W	51.55	C64	62.83	80.00	45.00	N24° 13' 31"E	61.23
C14	43.81	50.00	50.20	S38° 18' 56"E	42.42	C39	19.96	25.00	45.75	S27° 10' 54"W	19.44	C65	62.84	80.00	45.00	N69° 13' 31"E	61.23
C15	54.47	50.00	62.42	S17° 59' 35"W	51.81	C40	1.06	25.00	2.44	S3° 05' 13"W	1.06	C66	39.00	50.00	44.69	S65° 51' 37"E	38.02
C16	19.69	25.00	45.12	S26° 38' 19"W	19.18	C41	39.33	25.00	90.14	S43° 12' 13"E	35.40	C67	39.00	50.00	44.69	S21° 10' 12"E	38.02
C17	1.27	25.00	2.90	S2° 37' 33"W	1.27	C42	78.54	50.00	90.00	N46° 43' 28"E	70.71	C68	120.28	75.00	91.89	S47° 07' 07"W	107.80
C18	39.27	25.00	90.00	S43° 49' 30"E	35.36	C43	30.06	100.00	17.22	N10° 20' 12"E	29.95	C69	77.43	50.00	88.73	N42° 34' 17"W	69.92
C19	39.02	25.00	89.42	S44° 06' 55"E	35.18	C44	111.48	100.00	63.87	N50° 53' 08"E	105.80	C70	117.91	75.00	90.07	N43° 10' 07"W	106.13
C20	39.27	25.00	90.00	N46° 10' 30"E	35.36	C46	38.91	25.00	89.18	N47° 08' 03"E	35.10						
C21	14.67	100.00	8.40	N5° 22' 36"E	14.65	C47	39.21	25.00	89.86	N46° 47' 47"E	35.31						
C22	46.57	100.00	26.68	N22° 55' 15"E	46.15	C48	39.30	25.00	90.07	S43° 14' 25"E	35.38						
C23	46.57	100.00	26.68	N49° 36' 20"E	46.15	C49	39.24	25.00	89.93	S46° 45' 34"W	35.33						
C24	44.77	100.00	25.65	N75° 46' 29"E	44.40	C50	39.33	25.00	90.14	N43° 12' 13"W	35.40						
C25	0.64	75.00	0.49	S86° 41' 32"E	0.64	C51	39.21	25.00	89.86	N46° 47' 47"E	35.31						

FINAL PLAT
MIDLAND ROAD ESTATES, PHASE 1

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

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

STATE OF ARKANSAS — LICENSED PROFESSIONAL ENGINEER — NO. 20876 — KAZI TAMZIDUL ISLAM

By affixing my seal and signature, I Williaim Cobitt R. Shoffner PLS No, 1664, hereby certify that this drawing correctly depicts a survey compiled under my supervision.

NOTE: This survey was based on legal descriptions and title work furnished by others and does not represent a title search.

No portion of the property described hereon lies within the 100 year floodplain, according to the Federal Insurance Rate Map, panel #05125C0365e, Dated: 06/05/2020 .

CERTIFICATIONS:

OWNER:
Name: HAVEN'S DEVELOPMENT, LLC
Address: 2615 N. PRICKETT ROAD, SUITE 5
BRYANT, AR 72022

DEVELOPER:
Name: HAVEN'S DEVELOPMENT, LLC
Address: 2615 N. PRICKETT ROAD, SUITE 5
BRYANT, AR 72022

CERTIFICATE OF FINAL ENGINEERING ACCURACY:

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

Date of Execution

Kazi Tamzidul Islam
Registered Professional
Engineer, No. 20876 Arkansas

CERTIFICATE OF OWNER:

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

Date of Execution _____ Name: _____
Address: _____

Source of Tile: BOOK _____ PAGE _____

CERTIFICATE OF FINAL 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 Subdivison Regulation Ordinance.

Date of Execution

Wm. Corbitt R. Shoffner
Registered Professional
Land Surveyor No. 1664 Arkansas

CERTIFICATE OF FINAL PLAT APPROVAL:

Pursuant to the City of Bryant Subdivision Rules and Regulations, and all of the conditions of approval having been completed, this document is hereby accepted. This certificate is hereby executed under the authority of said rules and regulations.

Date of Execution

Lance Penfield, Chairman
Bryant Planning Commission

PROPERTY SPECIFICATIONS:

OWNER: HAVEN'S DEVELOPMENT, LLC
2615 N. PRICKETT ROAD, SUITE 5
BRYANT, AR 72022

DEVELOPER/ SUBDIVIDER: HAVEN'S DEVELOPMENT, LLC
2615 N. PRICKETT ROAD, SUITE 5
BRYANT, AR 72022

ENGINEERS: HOPE CONSULTING INC.
129 N. MAIN STREET
BENTON, AR 72015

NAME OF SUBDIVISION: MIDLAND ROAD ESTATES PHASE 1

ZONING CLASSIFICATION: PROPOSED R-1S

SOURCE OF TITLE: SALINE COUNTY DOCUMENT
BOOK PAGE

MIN. LOT SIZE: 6,000 S.F.
NUMBER OF LOTS: 73
SOURCE OF WATER: CITY OF BRYANT
SOURCE OF SEWER: CITY OF BRYANT
SOURCE OF ELECTRIC: FIRST ELECTRIC COOP
SOURCE OF GAS: CENTERPOINT ENERGY

BUILDING SETBACKS:
FRONT - 20' OR AS SHOWN
REAR - 20' OR AS SHOWN
SIDE - 8' OR AS SHOWN

EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
FRONT - 10' OR AS SHOWN
REAR - 10' OR AS SHOWN
SIDE - 5' OR AS SHOWN

STREET RIGHT OF WAYS: 50' OR AS SHOWN
STREET WIDTH: 26' BOC TO BOC
LOT CORNERS: SET 1/2" REBAR WITH CAP

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:

HAVEN'S DEVELOPMENT, LLC

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

DATE:	12/11/2024	C.A.D. BY:	B.JOHNSON				DRAWING NUMBER:	
REVISED:		CHECKED BY:					23-0024	
SHEET:		SCALE:	1" = 100'					
500	01S	14W	0	11	104	62	1664	

Land Plans 2024 AutoCAD v2025 LT/2024 Form Signed Seal Addendum 11 T1 S R14 W 23-0024.dwg