811 Know what's below. Call before you dig.

FND. 1/2" REBAR

S86°59'17"E 306.13'

10' UTILITY & DRAINAGE ESMT

FND. COTTON SPINDLE IN ASPHALT

S02°52'36"W 8.84'

N00°41'39"E 118.02'

LOT 1
1.12 AC
48606.7 SF

50' FRONT SETBACK

5' SIDE SETBACK (FROM ESMT)

PROPOSED BUILDING #1
10,200 SQ. FT.

27.5' SIDE SETBACK

DRIVE THUR

15' REAR SETBACK

S02°52'36"W 149.43'

EXISTING INGRESS/ EGRESS EASEMENT (#2005-11645)

FND. 1/2" REBAR (PS 1506), POINT OF BEGINNING (LOT 1)

EXISTING INGRESS/ EGRESS EASEMENT (#2000-03033)

S02°52'36"E 58.52'

S88°29'45"E 270.00'

N88°29'45"W 270.00'

10' UTILITY & DRAINAGE ESMT

15' REAR SETBACK

5' SIDE SETBACK (FROM ESMT)

PROPOSED BUILDING #2
7,507 SQ. FT.

27.5' SIDE SETBACK

10' UTILITY & DRAINAGE ESMT

S02°52'36"W 192.33'

N00°05'50"W 179.88'

30' UTILITY & DRAINAGE ESMT

50' FRONT SETBACK

LOT 2
2.21 AC
96276.2 SF

POINT OF BEGINNING (LOT 2)

FND. 1/2" REBAR (PS 1506), POINT OF BEGINNING (OVERALL BOUNDARY & R/W DED.)

N00°05'50"W 13.39'

S88°28'15"E 334.86'

N88°28'15"W 334.86'

N88°36'41"W 333.95'

S02°52'36"W 12.96'

FND. 1/2" REBAR (PS 154)

REYNOLDS ROAD SITE SIGN

N02°33'00"E 60.14'

S88°33'59"E 502.86'

10' UTILITY & DRAINAGE ESMT

10' UTILITY & DRAINAGE ESMT

N88°30'12"W 458.94'

EXISTING INGRESS/ EGRESS EASEMENT PER DOC. #2005-11645

FND. 1/2" REBAR (PS 154)

FND. 1/2" REBAR (PS 1141)

R/W DEDICATION PER THIS PLAT 0.10 AC

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

DELL DRIVE
(COLLECTOR CLASS, 60' R/W PER M.S.P.)

MCDONALD'S

840-12643-002
MCDONALD'S REAL ESTATE COMPANY

840-12644-000
ARC CAFEHLDOOL LLC

SUPER 8

840-12644-005
PARTNERS PROVISION TRUST I J&S ERWIN JR TRUSTEES

WENDY'S

840-12644-001
SHIV MARUTI INC

PROMOTIONAL IDEAS

840-12644-004
PARTNERS PROVISION TRUST I J&S ERWIN JR TRUSTEES

LOWE'S HOME CENTER

840-12643-000
UNITED TRADERS INC

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)	109 PARKING SPACES PROVIDED (6 ADA SPACES)

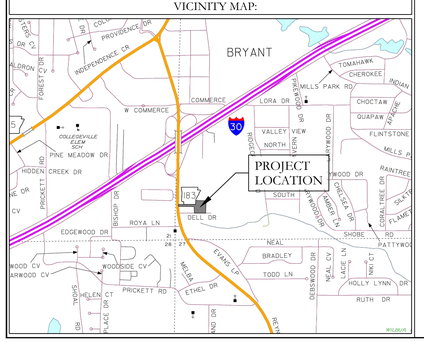
ZONING INFORMATION	
CURRENT ZONING	C-2 HIGHWAY COMMERCIAL DISTRICT
MINIMUM LOT WIDTH (FT)	N/A
FRONT YARD SETBACK (FT)	50'
REAR YARD SETBACK (FT)	15'
SIDE YARD SETBACK (FT)	AS SHOWN
MAXIMUM BUILDING COVERAGE (SF)	17,707

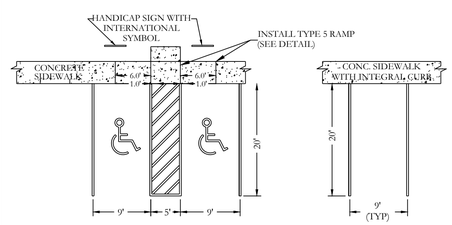
N

BASIS OF BEARING: GRID NORTH, ARKANSAS COORDINATE SYSTEM, NAD83, SOUTH ZONE. BY GPS OBSERVATION

30' 15' 0 30'

VICINITY MAP:



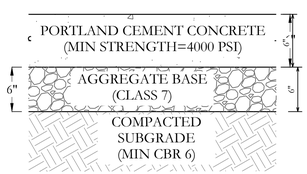


USE DIMENSIONS ABOVE UNLESS OTHERWISE NOTED

PARKING STALL & SIDEWALK DETAIL

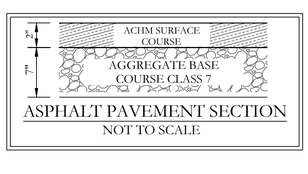
NOT TO SCALE

10' FOR END STALLS



HEAVY DUTY CONCRETE PAVEMENT SECTION

NOT TO SCALE



ASPHALT PAVEMENT SECTION

NOT TO SCALE

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

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

LEGEND

- 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
- Drainage Manhole
- Gas Meter
- Fence
- Overhead Power
- Sewer Line
- Water Line
- Telephone Line
- Electric Line
- Gas Line
- Existing Access Agreement
- Public Right-of-Way Dedication

CERTIFICATE OF AUTHORIZATION
HOPE CONSULTING, INC.
No. 1931
ARKANSAS

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

K:\LAND PROJECTS\24-1351\DWG\24-1351 DELL STREET-DELL DRIVE\ENTITLEMENTS\24-1351-DELL STREET-DELL DRIVE-ENTITLEMENTS-20250220.DWG