RICHARDSON ENGINEERING
Planning ▪ Engineering ▪ Development Consulting

May 6, 2025

City of Bryant
Development & Review Committee
Attn: Mr. Colton Leonard
Assistant Director of Planning and Development

RE: Letter of Request for approval of Replat for Big Oak Addition Lot 24, Saline County, Arkansas

Dear Mr. Leonard:

Please accept this letter as a request to approve the Replat for Big Oak Addition Lot 24.

Developer's Information:
Skylyr Stott
SCS Properties
1721 Smithers Dr
Benton, AR
contact@gchomesllc.com
(501) 658-2095

Engineer's Information:
Dorsey Spears, EI
Richardson Engineering, PLLC
325 W South St
Benton, AR 72018
Dorsey@Richardson-Engrs.com
(501) 315-7225

Sincerely,

Dorsey Spears, EI

Planning and Development
210 SW 3rd Street, Bryant, AR 72022
501-943-0943 | comdev@cityofbryant.com

Subdivision Application and Checklist

This is not an exhaustive guideline regarding the Subdivision Code or Approval Process. Additional information is available in the City's Subdivision Code. Applicants are advised to read the City of Bryant Subdivision Code prior to completing and signing this form. A copy is available at www.cityofbryant.com under the Planning & Development Department page.

Date: 05.06.2025 **Application Type:** Preliminary Plat | Final Plat | Replat

Subdivision Project Information:

Subdivision/Project Name Big Oak Addition Lot 24 Replat

Property Location 414 Prickett Road, Bryant

Parcel Number(s) 840-01273-000 Zoning Classification R-M

Number of Lots 2 Number of Phases _____

Applicant or Designee:

Name Richardson Engineering

Address 325 West South Street, Benton, AR 72015

Email Address dorsey@richardson-engrs.com Phone 501.315.7225

Requirements and Checklist for Submission:

- ☒ Completed Subdivision Application.
- ☐ Subdivision fees applicable to application type:
  - **Preliminary Plat**
    - Preliminary Plat Review Fee: $300.00 + $3.00 Per Lot = _____
    - Stormwater Detention and Drainage Plan Engineering Fee: $250.00 or $25.00 per lot (whichever is greater) = _____
  - **Final Plat**
    - Final Plat Review Fee: $25.00 + $1.00 Per Lot = _____
    - Water / Wastewater Impact Fee: $100.00 per lot ($50 for Water, $50 for Wastewater) = _____
    - Water / Wastewater Flushing Fee: $100.00 per Subdivision Phase ($50 for Water, $50 for Wastewater) = _____
  - **Replat**
    - Replat Review Fee: $25.00 + $1.00 Per Lot = $27

☒ One (1) paper and/or digital PDF copy of each of the following required attachments for the related application:

	Required Attachment	Preliminary Plat	Final Plat	Replat
☒	**Request Letter**	X	X	X
☐	**Preliminary Plat**	X		
☐	**Final Plat**		X	
☒	**Replat**			X
☒	**Survey**			X
☐	**Construction Plans Including:** Utility Plan to City's Standard Specs for Water and Sewer Design; Street Plans to City's Minimum Street Specifications; Erosion Control plan; Grading Plan	X		
☐	**As-Builts:** Water/Sewer, Stormwater Detention, and Streets		X	
☐	**Drainage Report / Stormwater Calculations**	X		
☐	**ADEQ / SWPPP**	X		
☐	**Stormwater Infrastructure Maintenance Plan**		X	
☐	**Bonds for Final Plat:** Stormwater Infrastructure Warranty Bond; Water - Waste Water Warranty Bond; Street Warranty Bond		X	
☐	**Bill of Assurances / Improvement District Documents**	X	X	
☐	**Health Dept. Letter of Sewer Acceptance**		X	

Completed application and required attachments can be emailed to comdev@cityofbryant.com or submitted physically to the permitting office located at the provided address at the top of the application.

Once the application is received, the material will be reviewed to make sure all the required information is provided. The applicant will be notified if additional information is required. The application will then go before the Development and Review Committee (DRC) for a recommendation to the Planning Commission. The Planning Commission will make a decision on the Approval of the Preliminary Plat. Once necessary infrastructure improvements are made for the Subdivision or Phase, the Developer may then submit for Final Plat Approval of the Subdivision or Phase. A Final Plat Application will follow the same approval process as the Preliminary Plat.

READ CAREFULLY BEFORE SIGNING

I Dorsey Spears, do hereby certify that all information contained within this application is true and correct. I further certify that the owner of the property authorizes this proposed application. I understand that I must comply with all City Codes and that it is my responsibility to obtain all necessary permits required.