AGENDA ITEM HISTORY SHEET

ITEM TITLE	AGENDA NO. 17
Sidewalk Waiver - Therapeds - 2208 N Reynolds	AGENDA DATE: 10/28/2025

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

MANAGEMENT STAFF REVIEW (Signature)

MAYOR (Signature)

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

DRC 3/20/25 - Approved Site Plan, recommended half-street improvement waiver and plat to PC. Planning Commission 3/24/25 - Approved Commercial Subdivision Plat and waiver on half-street improvement to not widen Dell Dr. DRC - 10/2/25 - No recommendation given on waiver request for requirement to build sidewalk. PC - 10/13/25 - No recommendation given.

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.

Ordinance 2017-31 states that construction of sidewalks shall be required at the time of issuance of a building permit or CO. Any waiver from the requirements shall require approval of the City Council. Waivers shall only be considered in instances where strict application of the requirements of this Section would be exceedingly impractical due to circumstances unique to the property such that construction of the required improvements is technically or physically infeasible.
There are currently no sidewalks on Dell Dr from Reynolds Rd to the subject property. There is a large undeveloped lot immediately to the East of the property. In 2021, the Modern Storage Development on the south side of Dell Dr received site plan approval and installed sidewalks as well as half-street improvements during their construction.

(This section to be completed by the Mayor)

ACTION PROPOSED (Motion for Consideration)

Motion to Approve

HOPE
CONSULTING

129 North Main Street, Benton, Arkansas 72015
(t) 501-315-2626 (e) www.HopeConsulting.com

September 24, 2025

Colton Leonard
City of Bryant
Planning and Development
210 SW 3rd.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

BASIS OF BEARINGS:
GRID NORTH, ARK SPCS
(NAD83), SOUTH ZONE (0302)

0 25' 50' 100'
SCALE: 1" = 50'

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: _____

Source of Title: SALINE COUNTY DEED #2018-024633

CERTIFICATE OF FINAL SURVEYING ACCURACY:

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
Registered Professional
Land Surveyor No. 1664 Arkansas

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

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

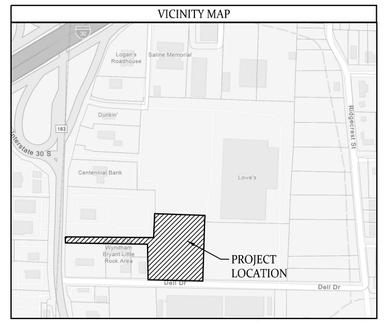
CERTIFICATE OF FINAL PLAT APPROVAL:

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

VICINITY MAP



PROPERTY DESCRIPTION OF RECORD

SALINE COUNTY DEED 2018-024633

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 31 MINUTES 30 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, 460.41 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, 60.18 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.

PROPERTY DESCRIPTIONS FROM SURVEY - LOT 1

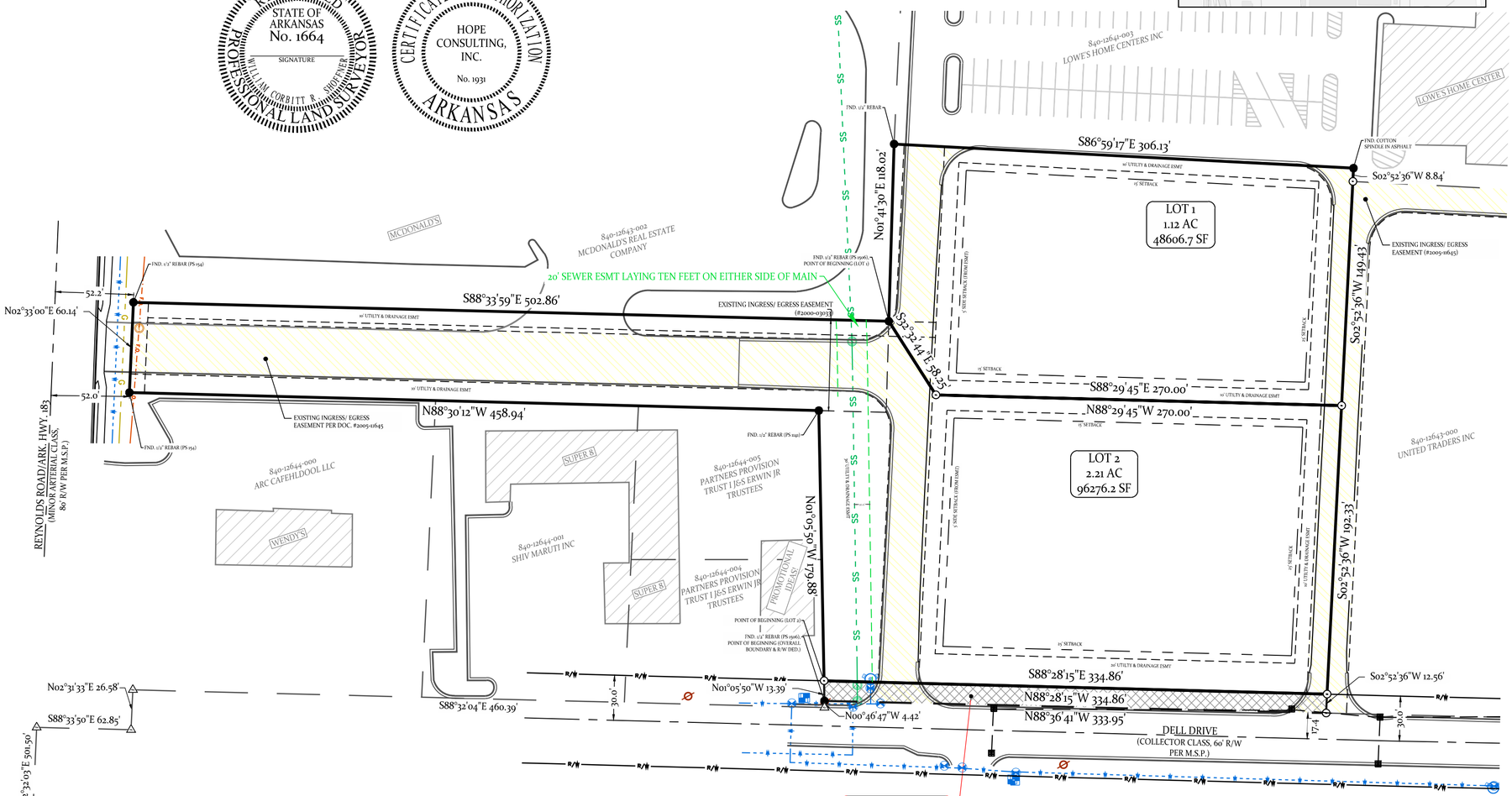
A PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 14 WEST, CITY OF BRYANT, SALINE COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SW CORNER OF SAID SW1/4, SW1/4 OF SECTION 22;
THENCE NORTH 02°32'03" EAST A DISTANCE OF 501.50 FEET TO A POINT;
THENCE SOUTH 88°33'50" 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 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);
THENCE NORTH 01°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°05'50" 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 60.14 FEET TO A FND. 1/2" REBAR & CAP (PS 164);
THENCE SOUTH 88°33'59" EAST A DISTANCE OF 502.86 FEET TO A FND. 5/8" REBAR & CAP (PS 1506) AND THE POINT OF BEGINNING;
THENCE NORTH 01°41'30" EAST A DISTANCE OF 118.02 FEET TO A 1/2" REBAR;
THENCE SOUTH 86°59'17" EAST A DISTANCE OF 306.13 FEET TO A FND. COTTON SPINDLE IN ASPHALT;
THENCE SOUTH 02°52'36" WEST A DISTANCE OF 8.84 FEET TO A SET MAG NAIL (PS 1664) IN ASPHALT;
THENCE CONTINUE SOUTH 02°52'36" WEST A DISTANCE OF 149.43 FEET TO A SET MAG NAIL (PS 1664) IN ASPHALT;
THENCE NORTH 88°29'45" WEST A DISTANCE OF 270.00 FEET TO A POINT;
THENCE NORTH 32°32'44" WEST A DISTANCE OF 58.25 FEET TO THE POINT OF BEGINNING;
CONTAINING 48,606.71 SQUARE FEET, OR 1.12 ACRES, MORE OR LESS.

PROPERTY DESCRIPTION FROM SURVEY - LOT 2

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°33'50" 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 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);
THENCE NORTH 01°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) AND THE POINT OF BEGINNING;
THENCE NORTH 01°05'50" 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 60.14 FEET TO A FND. 1/2" REBAR & CAP (PS 164);
THENCE SOUTH 88°33'59" EAST A DISTANCE OF 502.86 FEET TO A FND. 5/8" REBAR & CAP (PS 1506);
THENCE SOUTH 32°32'44" 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 SAID 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.

PROPERTY DESCRIPTION FROM SURVEY- ROW DEDICATION

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°33'50" 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 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 01°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 4,335.26 SQUARE FEET, OR 0.10 ACRES, MORE OR LESS.



EXISTING ENCUMBRANCES OF RECORD*:

1. MISC. BOOK 59, PAGE 290, TELEPHONE UTILITY EASEMENT, DATED 7/24/1979 (SHOWN ON PLAT BY SHAMBARGER)
2. DOC. #2000-03033, INGRESS AND EGRESS EASEMENT TO MCDONALD'S CORP. (SHOWN ON PLAT BY SHAMBARGER)
3. DOC. #2005-116451, EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS
4. DOC. #2007-019196, FIRST AMENDMENT TO EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS
5. DOC. #2008-015986, NOTICE OF DEED RESTRICTION (MITIGATION EASEMENT)

*THIS SURVEY IS BASED ON PUBLIC RECORDS FURNISHED BY THIRD PARTIES. NO INDEPENDENT SEARCH OR INVESTIGATION HAS BEEN MADE BY THIS FIRM FOR ANY RECORDS, PUBLIC OR PRIVATE. LISTED REFERENCE DOCUMENTS HEREON WERE USED AND CONSIDERED AS A PART OF THIS SURVEY; HOWEVER OTHER RECORDS, IF ANY, COULD FURTHER AFFECT THIS SURVEY. NO STATEMENT OR GUARANTEES OF OWNERSHIP, RIGHTS, RESTRICTIONS, OR OTHER ENCUMBRANCES OR INTERESTS ARE MADE BY THIS SURVEY PLAT.

REFERENCE PLATS & MAPS

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

CURRENT ZONING DETAILS

ZONING: C-2 HIGHWAY COMMERCIAL DISTRICT

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

SURVEY DETAILS AND NOTES

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.

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
- WM - Clean Out
- Water Meter
- Power Pole
- Sewer Manhole
- Light Pole
- T - Telephone Pedestal
- D - Drainage Manhole
- Gas Meter
- x——x—— - Fence
- OHP - Overhead Power
- SS - Sewer Line
- W - Water Line
- UGT - Telephone Line
- UGE - Electric Line
- G - Gas Line
- Existing Access Agreement
- Public Right-of-Way Dedication

FLOOD ZONE INFORMATION

NO PORTION OF THE PROPERTY DESCRIBED HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP LISTED BELOW:
PANEL # 05125C0380E ___, DATED: 06/05/2020 ____ .

HOPE CONSULTING
ENGINEERS • SURVEYORS
129 North Main Street
Benton, Arkansas 72015
Office: (501) 315-2626 | Fax: (501) 315-0024
www.HopeConsulting.com

PLAT OF

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: OV	PROJECT NUMBER: 24-1351
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

K:\Land Projects 2024\Surveys\2024-134-135 Site Plan Dell St, Bryant, AR\SURVEY\DWG\24-1351 Lots 1 & 2 of Dunlap Commercial Subdivision Dell Street, Bryant, AR.dwg | Plotted: 3/24/2025 11:24 AM | ©2024 Hope Consulting, Inc.

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

FND. 1/2" REBAR

PROPOSE CURVE CUT

S86°59'17"E 306.13'

FND. COTTON SPINDLE IN ASPHALT

S02°52'36"W 8.84'

EXISTING INGRESS/ EGRESS EASEMENT (#2005-11645)

N00°41'39"E 118.02'

10' UTILITY & DRAINAGE ESMT

15' SETBACK

24'

5' SIDE SETBACK (FROM ESMT)

PROPOSED BUILDING #1 9,960 SQ. FT.

HDCP RAMP

MOUNTABLE CURB

DRIVE-THRU

25' SETBACK

ROLL OUT GARAGE CANS AREA

S02°52'36"W 149.43'

NO PARKING SIGN

S88°29'45"E 270.00'

N88°29'45"W 270.00'

PROPOSED BUILDING #2 7,507 SQ. FT.

S02°52'36"W 192.33'

N00°05'56"W 752.88'

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'

PROPOSE CURVE CUT

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'

20' SEWER ESMT LAYING TEN FEET ON EITHER SIDE OF MAIN

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

EXISTING INGRESS/ EGRESS EASEMENT (#2000-03033)

S02°52'14"E 58.52'

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)

30' UTILITY & DRAINAGE ESMT

R/W

W

SS

MCDONALD'S

840-12643-002
MCDONALD'S REAL ESTATE COMPANY

LOWE'S HOME CENTER

840-12643-000
UNITED TRADERS INC

840-12644-000
ARC CAFEHLDOOL LLC

SUPER 8

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

840-12644-001
SHIV MARUTI INC

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

PROMOTIONAL IDEAS

WENDY'S

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.)

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

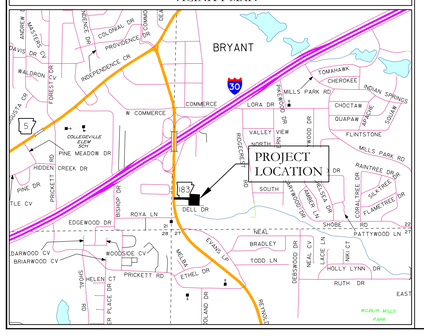
SITE DATA	
TOTAL SITE AREA	3.33 ACRES
TOTAL DEVELOPMENT AREA	3.33 ACRES
GROSS BUILDING AREA	BUILDING #1 9,600 SQ. FT. BUILDING #2 7,507 SQ. FT. TOTAL 16,107 SQ. FT.
BUILDING SETBACKS	FRONT SETBACK LINE: 50' SIDE SETBACK LINE: AS SHOWN REAR SETBACK LINE: 15' FRONT LANDSCAPE BUFFER: 10'
BUILDING HEIGHTS	1 STORY
BUSINESS TYPE	HEALTH CARE
PARKING CALCULATION (PROVIDED)	113 PARKING SPACES PROVIDED (6 ADA SPACES)

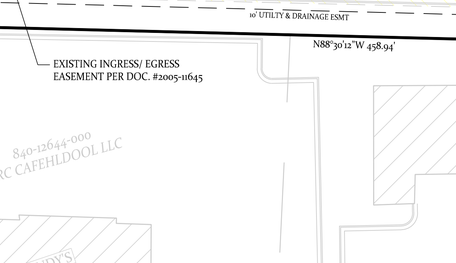
ZONING INFORMATION	
CURRENT ZONING	C-2 HIGHWAY COMMERCIAL DISTRICT
MINIMUM LOT WIDTH (FT)	N/A
FRONT YARD SETBACK (FT)	50'
REAR YARD SETBACK (FT)	15'
SIDE YARD SETBACK (FT)	AS SHOWN
MAXIMUM BUILDING COVERAGE (SF)	17,707

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

30' 15' 0 30'

VICINITY MAP:

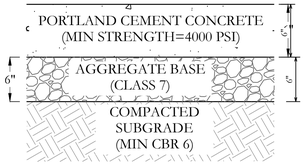




USE DIMENSIONS ABOVE UNLESS OTHERWISE NOTED

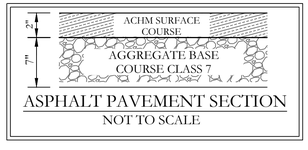
PARKING STALL & SIDEWALK DETAIL

NOT TO SCALE



HEAVY DUTY CONCRETE PAVEMENT SECTION

NOT TO SCALE



ASPHALT PAVEMENT SECTION

NOT TO SCALE

OWNER:
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

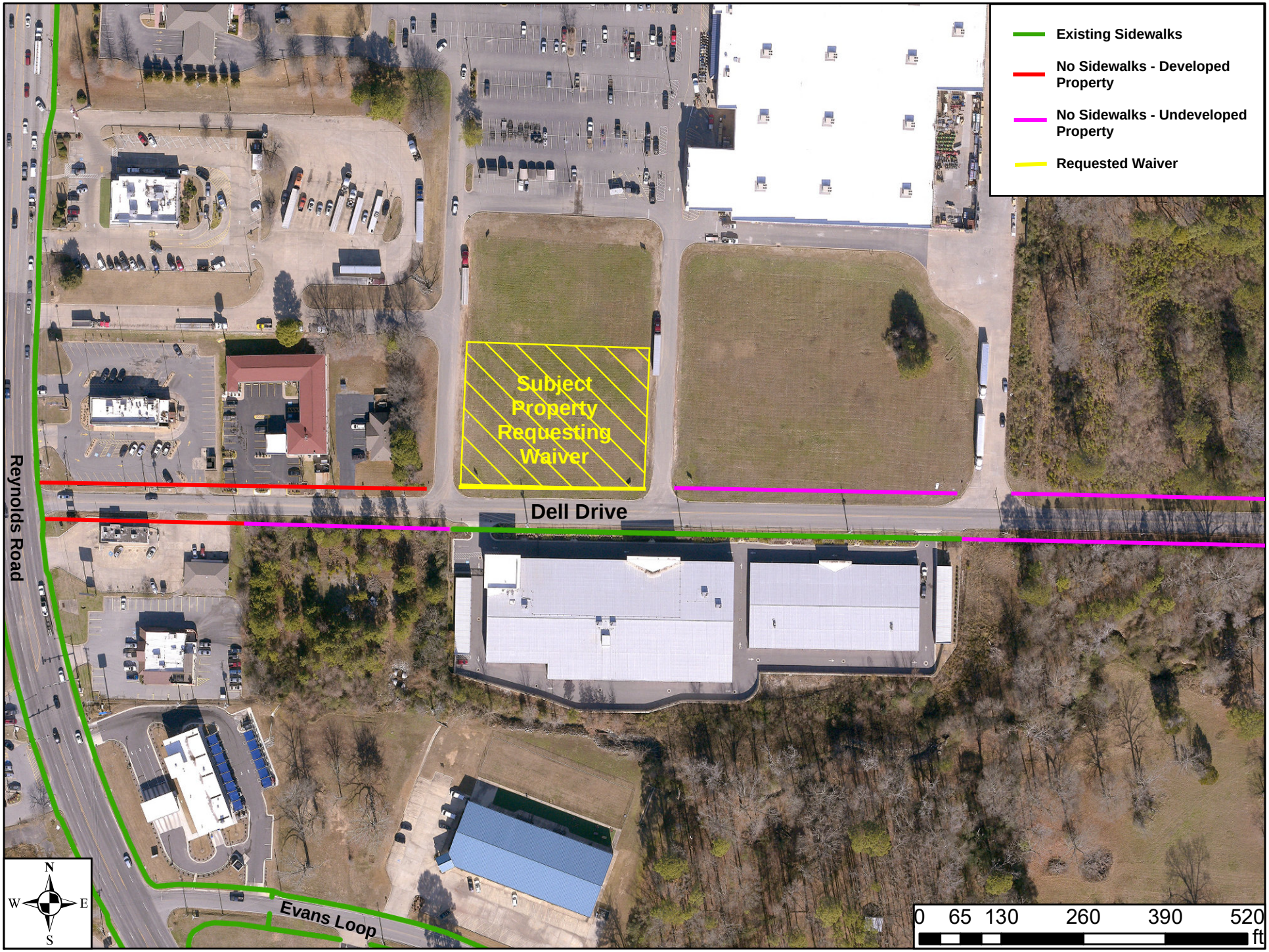
HOPE CONSULTING ENGINEERS - SURVEYORS
129 N. Main Street, Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

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: 24-1351
REVISED:		CHECKED BY:	
SHEET:	C-1.0	SCALE:	

A:\HOPE CONSULTING\9. PROJECTS\11. 24-1351 DELL DRIVE - PHILLIP BYE\CIVIL\DWG\24-1351-03-12-2025.DWG


Existing Sidewalks
No Sidewalks - Developed Property
No Sidewalks - Undeveloped Property
Requested Waiver
Subject Property Requesting Waiver
Dell Drive
Reynolds Road
Evans Loop
N
W
E
S
0 65 130 260 390 520
ft