GNE

3825 Mt Carmel Rd.
Bryant, AR 72022

GarNat Engineering, LLC

P.O. Box 116
Benton, AR 72018

August 24, 2022

Truett Smith
Planning Director
City of Bryant
210 SW 3rd Street
Bryant, AR 72022

Re: Annexation & Zoning – Benjamin Grove Subdivision Phase 4

Dear Mr. Smith:

Please allow this letter and the following list of enclosures to serve as my application for approval of annexation and proposed zoning for the referenced subdivision. It is my desire that this matter be included on the agenda for your September 2022 City of Bryant Planning Commission meeting.

The developer for the project is Thomas D.B. Collins, LTD, 39 Walnut Valley Drive, Little Rock, Arkansas, 72211, owencreek@comcast.net, (501) 680-0970.

List of Enclosures

- Petition for Annexation
- Application for Change in Zoning District Boundaries
- Filing fee of $125.00
- Exhibit A - Annexation Figure with legal descriptions
- Exhibit B – Legal Description of Property

If you have questions or need any additional information, please do not hesitate to contact me.

Sincerely,

GarNat Engineering, LLC

Vernon J. Williams

Vernon J. Williams, P.E., President

PH: (501)408-4650 FX: (888) 900-3068 www.garnatengineering.com

IN THE COUNTY OF SALINE COUNTY, ARKANSAS

CASE NO. 2022-_____

IN THE MATTER OF ANNEXATION OF CERTAIN
TERRITORY CONTIGUOUS TO THE CITY OF BRYANT, ARKANSAS

PETITION FOR ANNEXATION TO THE CITY OF BRYANT, ARKANSAS

Petitioner, Thomas D. B. Collins, LTD, is the owner of the real property described in the attached Exhibits "A" and "B".

The undersigned further states that it is the one hundred percent (100%) owner of the property, that the property is contiguous to the City of Bryant, Arkansas (the City), and that all of the property lies within Saline County, Arkansas. The undersigned petitions that the property be annexed to the City in accordance with Arkansas Code Annotated §14-40-609 (Act 991 of 2015). The undersigned hereby authorizes Vernon Williams, P.E. of GarNat Engineering to act on behalf of the Petitioner in connection with this petition and the request for annexation to the City.

The following services shall be extended to the annexed area within three (3) years after the date the annexation becomes final:

1. Sewer from the City of Bryant.
2. Water from Salem Water Users.
3. Electric from First Electric;
4. Phone from Fidelity

PETITIONER:

THOMAS D.B. COLLINS, LTD

Phillip Pengelly, Owner

APPLICATION
FOR CHANGE IN
ZONING DISTRICT BOUNDARIES

Applicant Name: THOMAS D. B. COLLINS, LTD

Spouse Name: N/A

Property Address: _____

Legal Description: SEE ATTACHED EXHIBIT A AND EXHIBIT B

Existing Zoning Classification: N/A

Requested Change: R-1.S

Plat of Property is Attached YES

Vicinity Map of property is attached YES

The undersigned designates the following process agent or attorney to represent the applicant at all hearings:

VERNON WILLIAMS, GARNAT ENGINEERING

This 24 day of AUGUST, 2022

PHILLIP PENGELLY
Applicant

THOMAS D. B. COLLINS, LTD
~~Spouse of Applicant~~

39 WALNUT VALLEY DRIVE
Address
LITTLE ROCK, AR 72211
(501) 680-0970
Phone

EXHIBIT B

Legal Description

LOTS 129 - 133

TRACT C OF THE BENJAMIN GROVE SUBDIVISION, PHASE 3, REPLAT; AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4 SE1/4) OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 15 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT A FOUND 1/2" REBAR WITH CAP #1573 LOCATED AT THE NORTHWEST CORNER OF THE SAID NE1/4 SE1/4 OF SECTION 12; THENCE S 88°02'37" E, ALONG THE NORTH LINE OF THE SAID NE1/4 SE1/4, A DISTANCE OF 164.87 FEET TO A FOUND 1/2" REBAR LOCATED AT THE SOUTHWEST CORNER OF TRACT C OF BENJAMIN GROVE SUBDIVISION, PHASE 3 FOR THE **POINT OF BEGINNING**; THENCE CONTINUING S 88°02'37" E, ALONG THE SAID NORTH LINE, A DISTANCE OF 361.66 FEET TO A FOUND 1/2" REBAR LOCATED AT THE SOUTHEAST CORNER OF TRACT C AND ON THE WEST RIGHT OF WAY OF BUNDY DRIVE OF BENJAMIN GROVE SUBDIVISION, PHASE 3; THENCE S 1°56'26" W, LEAVING THE SAID NORTH LINE AND ALONG THE SAID WEST RIGHT OF WAY, A DISTANCE OF 70.00 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 88°02'37" W LEAVING SAID WEST RIGHT OF WAY, FOR A DISTANCE OF 361.66 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 1°56'26" E, FOR A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING, CONTAINING A TOTAL OF 0.87 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS AND RIGHT OF WAY RECORD.

LOT 128

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ALONG SAID EAST RIGHT OF WAY, A DISTANCE OF 70.00 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.18 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS AND RIGHT OF WAY OF RECORD.

BUNDY DRIVE RIGHT OF WAY

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4 SE1/4) OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 15 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT A FOUND 1/2" REBAR WITH CAP #1573 LOCATED AT THE NORTHWEST CORNER OF THE SAID NE1/4 SE1/4 OF SECTION 12; THENCE S 88°02'37" E, ALONG THE NORTH LINE OF THE SAID NE1/4 SE1/4, A DISTANCE OF 576.53 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 LOCATED AT THE SOUTHWEST CORNER OF LOT 127 AND ON THE EAST RIGHT OF WAY OF BUNDY DRIVE OF BENJAMIN GROVE SUBDIVISION, PHASE 3 FOR THE **POINT OF BEGINNING**; THENCE LEAVING SAID NORTH LINE,
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GNE

3825 Mt Carmel Rd.
Bryant, AR 72022

GarNat Engineering, LLC

P.O. Box 116
Benton, AR 72018

August 24, 2022

William Gruber
Saline County Civil Attorney
200 N. Main St.
Benton, Arkansas 72015

Re: Annexation – Benjamin Grove Subdivision Phase 4

Dear Mr. Gruber:

I, George P. Wooden, am verifying that this property is contiguous with the annexing City of Bryant and also that no enclaves will be created if this property is accepted by the City of Bryant.

If you have questions or need any additional information, please do not hesitate to contact me.

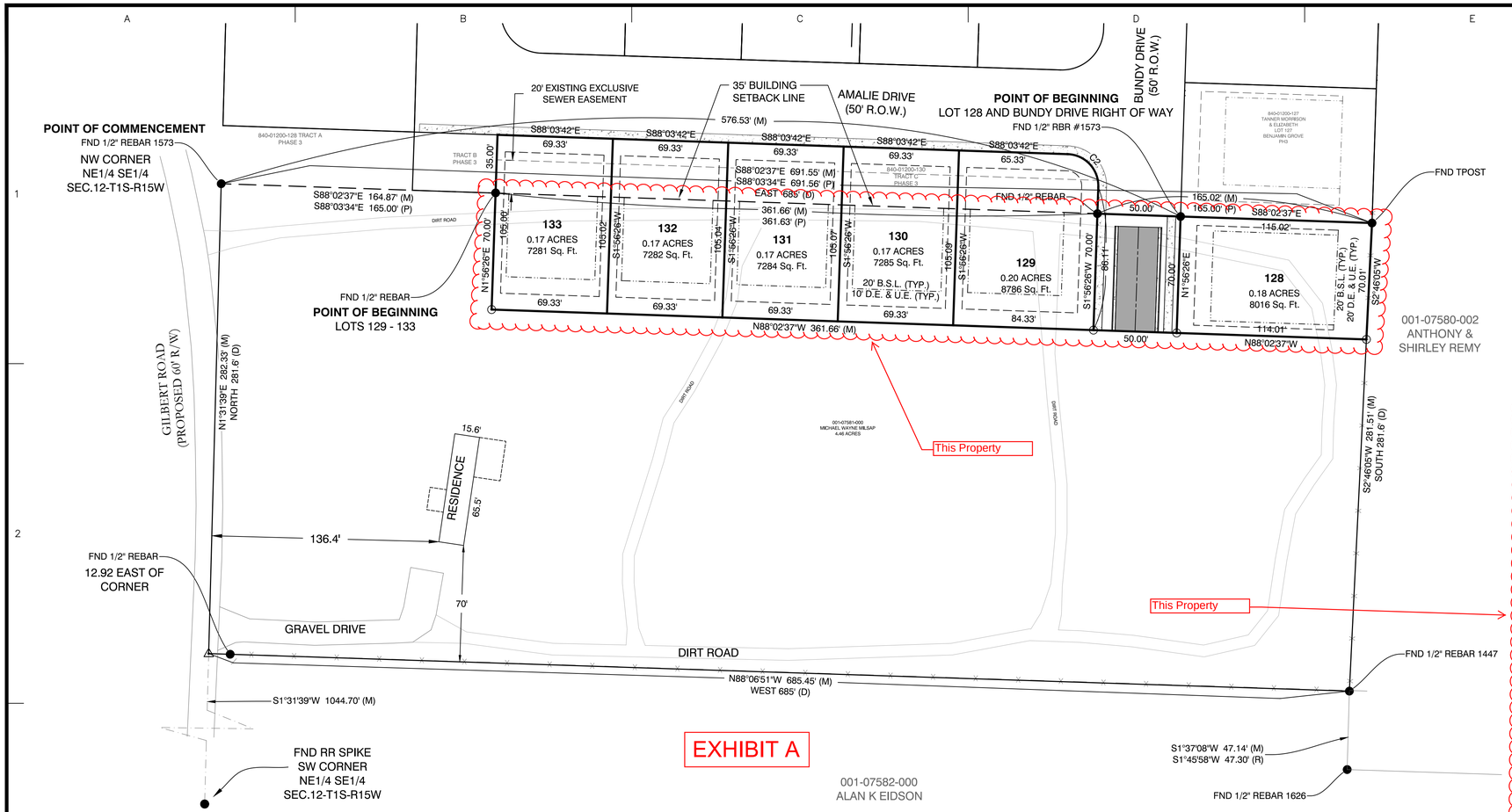
Sincerely,

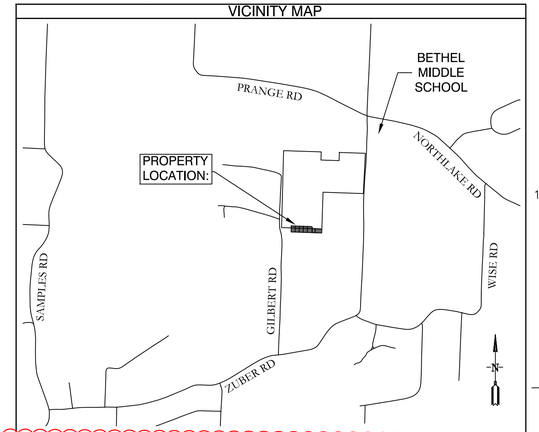
GarNat Engineering, LLC

George P. Wooden

George P. Wooden, Professional Surveyor #1573 State of Arkansas

PH: (501)408-4650 FX: (888) 900-3068 www.garnatengineering.com





SUBDIVISION DESCRIPTIONS (AS SURVEYED):

LOTS 129 - 133

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DOCUMENTS USED:

- REPLAT OF BENJAMIN GROVE PHASE 3
- NEIGHBORING SURVEY BY HOPE 6/5/20
- BOOK 310 PAGE 361 WD BRADSHAW TO MILLSAP
- PREVIOUS SURVEY BY GARNAT ENGINEERING 5/11/22

BASIS OF BEARINGS:

BENCHMARK(S) PROVIDED ARE REBAR AND COORDINATES ON BENCHMARKS ARE NORTH AMERICAN DATUM 1983, ARKANSAS NORTH ZONE, US SURVEY FEET, GRID COORDINATES AND ELEVATIONS ARE NAVD 1988. COORDINATES AND ELEVATIONS WERE ESTABLISHED USING GPS AND WERE PROCESSED USING THE NATIONAL GEODETIC SURVEY'S "ONLINE POSITIONING USER SERVICE" (OPUS).

CERTIFICATIONS:

BY AFFIXING MY SEAL AND SIGNATURE, I GEORGE P. WOODEN, PS NO.1573, HEREBY CERTIFY THAT THIS DRAWING CORRECTLY DEPICTS A SURVEY COMPILED UNDER MY SUPERVISION ON MAY 11, 2022.

THIS SURVEY WAS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHERS AND DOES NOT REPRESENT A TITLE SEARCH.

THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "X" OF THE F.E.M.A. MAP PANEL 05125C0225E EFFECTIVE DATE JUNE 05, 2020.

PLAT CERTIFICATES:

OWNER:
Name: The Estate of Michael Wayne Millsap
Address: 9360 Gilbert Road, Benton, AR 72019

DEVELOPER:
Name: Thomas D.B. Collins, LTD.
Address: 39 Walnut Valley, Little Rock, AR 72211

CERTIFICATE OF RECORDING: _____

CERTIFICATE OF OWNER:

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

Date: _____ Signed: _____
Name: The Estate of Michael Wayne Millsap
Address: 401 Autumn Road, Little Rock, Arkansas 72211

Source of Title Saline County: Warranty Deed Book 310, Page 361

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:

I, Vernon J. Williams, 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 locations, size, type, and material are correctly shown; and that all requirements of the City of Bryant Subdivision Rules and Regulations have been fully complied with.

Date: _____ Signed: _____
Vernon J. Williams
Registered Professional Engineer
No. 9551, Arkansas

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY:

I, George P. Wooden, hereby certify that this proposed preliminary plat correctly represents a boundary survey made by me or under my supervision on 5/11/2022; that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source of Title; and that all monuments which were found or placed on the property are correctly described and located.

Date: _____ Signed: _____
George P. Wooden
Registered Land Surveyor
No. 1573, Arkansas

CERTIFICATE OF PRELIMINARY PLAT APPROVAL:

All requirements of the City of Bryant Subdivision Rules and Regulations relative to the preparation and submittal of a Preliminary Plat having been fulfilled, approval of this plat is hereby granted, subject to further provisions of said Rules and Regulations.

This Certificate shall expire Date: _____

Date: _____ Signed: _____
Rick Johnson, Chairman
Bryant Planning Commission

PROPERTY SPECIFICATIONS:

ZONING CLASSIFICATION: R-1.S
MIN. LOT SIZE: 7,281 S.F.
NUMBER OF LOTS: 6
SOURCE OF WATER: SALEM WATER
SOURCE OF SEWER: CITY OF BRYANT

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

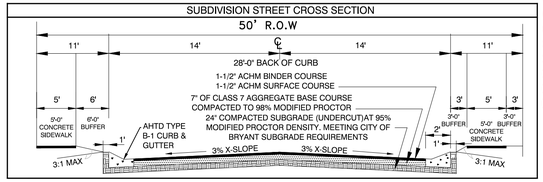
EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
FRONT - 10' OR AS SHOWN
REAR - 10' OR AS SHOWN
SIDE - 5' OR AS SHOWN
STREET RIGHT OF WAYS: 50' OR AS SHOWN
STREET WIDTH: 28' BOC TO BOC
LOT CORNERS: SET #4 REBAR WITH CAP

TRACT A WILL BE OWNED & MAINTAINED BY PROPERTY OWNERS ASSOCIATION AND TRACT B WILL BE OWNED & MAINTAINED BY CITY OF BRYANT.

GENERAL NOTES:

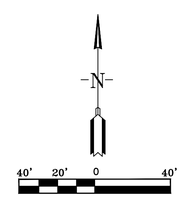
1. ALL STREETS & DRAINAGE TO MEET CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS.
2. ALL TRAFFIC CONTROL DEVICES SHALL MEET THE REQUIREMENTS OF CITY OF BRYANT STANDARD SPECIFICATIONS PER PART 4.9

SUBDIVISION STREET CROSS SECTION



Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2	29.85	19.00	90°01'08"	S43° 04' 09"E	26.87



SURVEY PLAT CODE:
500-01S-15W-0-12-102-62-1573

SURVEY LEGEND
- Computed point
- Found monument
- Set #4 RB/Plas. Cap
(M)-Measured
(R)-Record
(P)-Platted

GarNat Engineering, LLC. No. 2174

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER NO. 9551 VERNON J. WILLIAMS PRELIMINARY

PRELIMINARY PLAT
BENJAMIN GROVE SUBDIVISION, PHASE 4
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

BY	REVISION	DATE
GPW	PER CITY OF BRYANT	06/17/22

GNE Designing our client's success

GarNat Engineering, LLC
P.O. Box 116, Benton, AR 72018
3825 Mt Carmel Road, Bryant, AR 72022
Ph (501) 408-4650
garnatengineering@gmail.com

BENJAMIN GROVE SUBDIVISION, PHASE 4
FOR: THOMAS D.B. COLLINS, LTD.
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER NO. 9551 GEORGE P. WOODEN PRELIMINARY

CONTENTS:
PRELIMINARY PLAT

PROJECT NO:
16025

DATE:
AUG. 24, 2022

SHEET NO:
V1.0

J:\Projects\2016 Projects\16025 Benjamin Grove Lot Replat\Drawings\DWG\Phase 4\16025 Benjamin Grove Phase 4 PRELIMINARY PLAT R1-052022.dwg