AGENDA ITEM HISTORY SHEET

ITEM TITLE

Sidewalk Waiver - Kalkbrenner Estates - 1710 Shoal Road

AGENDA NO. 11

AGENDA DATE: 10/29/2024

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)

This subdivision plat has gone before the Development Review Committee on 8/29/24 and was given a recommendation of approval to the Planning Commission. At the Planning Commission meeting on 9/9/24 the Planning Commission Approved the Plat for the subdivision inlcuding the waiver for half street improvements and sidewalk with a contingency

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.

The approval at Planning Commission was given with the contingency of the sidewalk waiver being passed by City Council.

(This section to be completed by the Mayor)

ACTION PROPOSED (Motion for Consideration)

Motion to approve a waiver on the requirement to build sidewalks along Shoal Road street frontage for the Kalkbrenner Estates Subdivision development.

HOPE CONSULTING

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

August 28, 2024

Colton Leonard
City of Bryant
210 S.W. 3rd Street
Bryant, Arkansas 72022

RE: Kalkbrenner Estates - 1710 Shoal Road- Subdivision Plat

Dear Mr. Leonard,
I am writing to propose replat and request for waiver. Located 1710 Shoal Road this property is proposed for a property split. At this location half street improvements sidewalks are highly unlikely in the future.

We are proposing a waiver for both for this property. We look forward to discussing this project with you at DRC.

Sincerely,

Jonathan Hope

Jonathan Hope

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

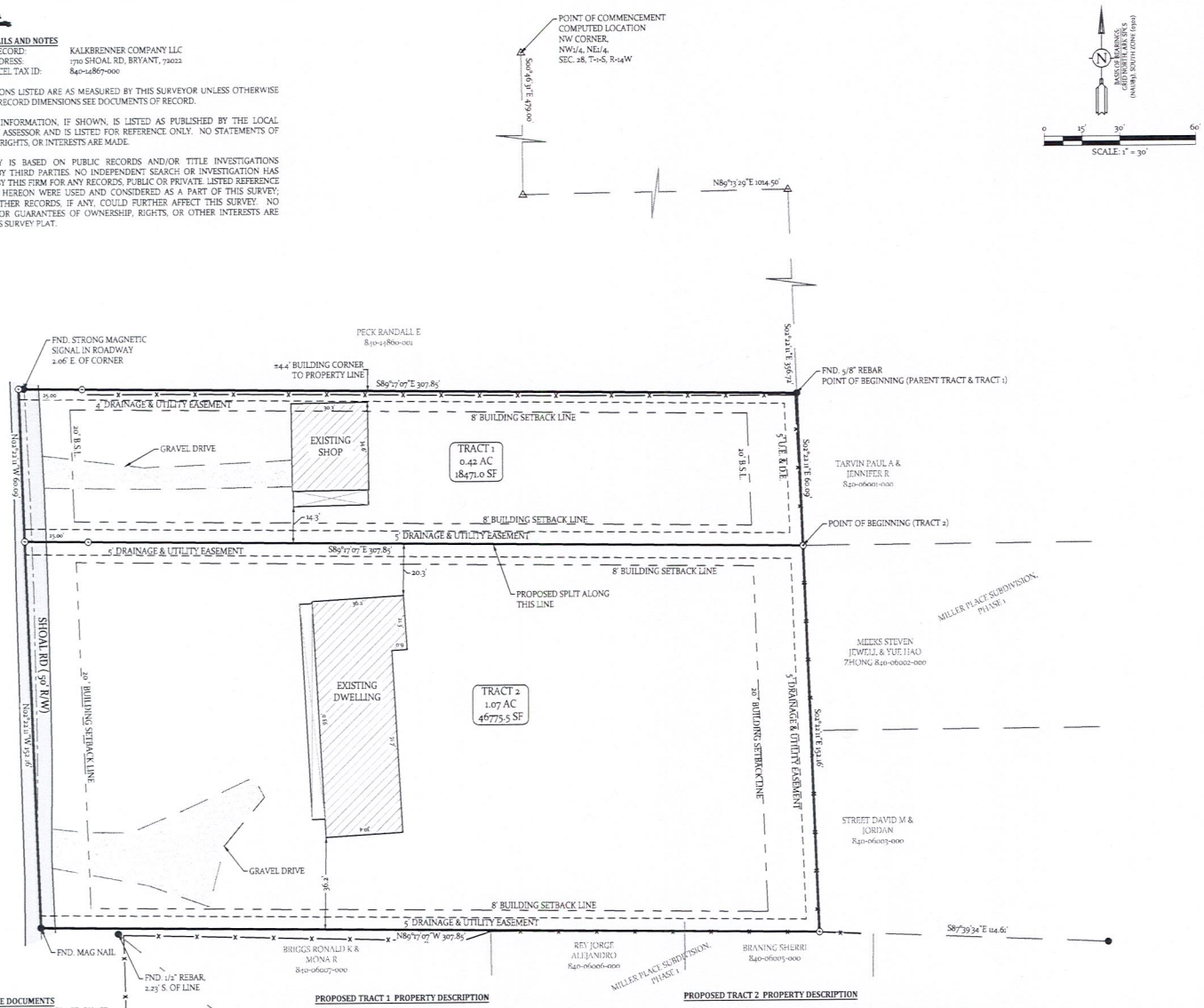
SURVEY DETAILS AND NOTES

OWNER OF RECORD: KALKBRENNER COMPANY LLC
PHYSICAL ADDRESS: 1710 SHOAL RD, BRYANT, 72022
COUNTY PARCEL TAX ID: 840-14867-000

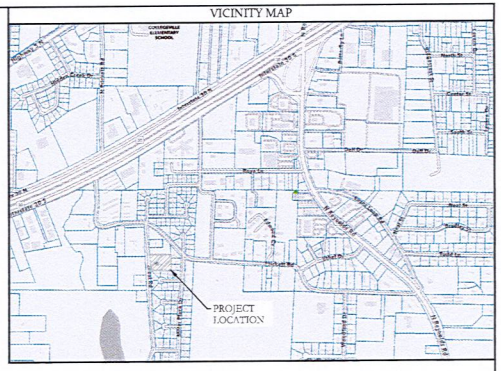
ALL DIMENSIONS LISTED ARE AS MEASURED BY THIS SURVEYOR UNLESS OTHERWISE NOTED. FOR RECORD DIMENSIONS SEE DOCUMENTS OF RECORD.

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.

THIS SURVEY IS BASED ON PUBLIC RECORDS AND/OR TITLE INVESTIGATIONS 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, OR OTHER INTERESTS ARE MADE BY THIS SURVEY PLAT.



VICINITY MAP



REFERENCE DOCUMENTS

1. FINAL PLAT OF MILLER PLACE, PHASE 1, RECORDED IN PLAT BOOK 384, PAGE 731
2. DEED OF RECORD DOC. #2024-000492 (SEE BELOW)

PARENT TRACT RECORD PROPERTY DESCRIPTION

SALINE COUNTY INSTRUMENT DEED 2024-000492

A PART OF THE NW 1/4 NE 1/4, SECTION 28, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS. DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NW 1/4 NE 1/4; SECTION 28. THENCE RUN SOUTH 479.0 FEET; THENCE RUN EAST 1014.5 FEET; THENCE RUN SOUTH 01 DEG. 35 MIN. 40 SEC. EAST 356.72 FEET TO A POINT OF BEGINNING; THENCE RUN SOUTH 01 DEG. 35 MIN. 40 SEC. EAST, 212.25 FEET TO A POINT, THENCE RUN WEST 307.85 FEET; THENCE RUN NORTH 02 DEG. 35 MIN. 29 SEC. WEST 212.25 FEET; THENCE RUN EAST 307.85 FEET TO THE POINT OF BEGINNING.

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 # 05125C0360E DATED: 06/05/2020

PROPOSED TRACT 1 PROPERTY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 28, TOWNSHIP 1 SOUTH, RANGE 14 WEST, CITY OF BRYANT, SALINE COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF SAID NW1/4, NE1/4 OF SECTION 28; THENCE SOUTH 00°46'31" EAST A DISTANCE OF 479.00 FEET TO A POINT;

THENCE NORTH 89°13'29" EAST A DISTANCE OF 1,014.50 FEET TO A POINT;

THENCE SOUTH 02°22'11" EAST A DISTANCE OF 356.72 FEET TO A FND. 5/8" REBAR AND THE POINT OF BEGINNING;

THENCE SOUTH 02°22'11" EAST A DISTANCE OF 60.09 FEET TO A 1/2" REBAR & CAP (PS 1664);

THENCE NORTH 89°17'07" WEST A DISTANCE OF 307.85 FEET TO A SET MAG NAIL (PS 1664);

THENCE NORTH 02°22'11" WEST A DISTANCE OF 60.09 FEET TO A SET MAG NAIL (PS 1664);

THENCE SOUTH 89°17'07" EAST A DISTANCE OF 307.85 FEET TO THE POINT OF BEGINNING; CONTAINING 18,471.00 SQUARE FEET, OR 0.42 ACRES, MORE OR LESS.

PROPOSED TRACT 2 PROPERTY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 28, TOWNSHIP 1 SOUTH, RANGE 14 WEST, CITY OF BRYANT, SALINE COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF SAID NW1/4, NE1/4 OF SECTION 28; THENCE SOUTH 00°46'31" EAST A DISTANCE OF 479.00 FEET TO A POINT;

THENCE NORTH 89°13'29" EAST A DISTANCE OF 1,014.50 FEET TO A POINT;

THENCE SOUTH 02°22'11" EAST A DISTANCE OF 356.72 FEET TO A FND. 5/8" REBAR;

THENCE SOUTH 02°22'11" EAST A DISTANCE OF 60.09 FEET TO A 1/2" REBAR & CAP (PS 1664) AND THE POINT OF BEGINNING;

THENCE SOUTH 02°22'11" EAST A DISTANCE OF 152.16 FEET TO A SET 1/2" REBAR & CAP (PS 1664);

THENCE NORTH 89°17'07" WEST A DISTANCE OF 307.85 FEET TO A FND. MAG NAIL;

THENCE NORTH 02°22'11" WEST A DISTANCE OF 152.16 FEET TO A SET MAG NAIL (PS 1664);

THENCE SOUTH 89°17'07" EAST A DISTANCE OF 307.85 FEET TO THE POINT OF BEGINNING; CONTAINING 46,775.50 SQUARE FEET, OR 1.07 ACRES, MORE OR LESS.

LEGEND

●	Found Monument
○	Set 1/2" Rebar #1664
△	Computed Point Location
(M)	Measured by Surveyor
(R/D/P)	Record/Deed/Plat Measurements
B.S.L.	Building Setback Line Restriction
U.E./D.E.	Utility/Drainage Easement
	Property Boundary Line
	Fence Lines
	Centerlines
	Parcel Lines/Misc Lines

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 2024-000492

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

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

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

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

Name
Bryant Planning Commission Chairman

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

SPLIT SURVEY

PART OF THE NW 1/4 NE 1/4, OF SECTION 28, TOWNSHIP 01 SOUTH, RANGE 14 WEST, CITY OF BRYANT, SALINE COUNTY, ARKANSAS

FOR USE AND BENEFIT OF:
MATTHEW KALKBRENNER

1710 SHOAL ROAD, BRYANT, ARKANSAS, 72022

DATE: 08/07/2024	CAD BY: OV	PROJECT NUMBER:
REVISED:	CHECKED BY:	24-0903
SHEET: 1 OF 1	SCALE: 1" = 30'	

AR STATE LAND SURVEY FILING CODE: 500 - 01S - 14W - 0 - 28 - 140 - 62 - 1664

K:\Land Projects 2024\Current 2024 Projects\Kalkbrenner Boundary + Replat 1710 Shoal Rd, Bryant\DRAWINGS\24-0903 Boundary + Replat 1710 Shoal Rd, Bryant.dwg | Printed: 8/9/2024 9:03 AM | Plotted: Hope Consulting, Inc