Bryant Planning Commission Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

YouTube: https://www.youtube.com/c/bryantarkansas

Date: March 09, 2026 - **Time:** 6:00 PM

Call to Order

Approval of Minutes

1. Planning Commission Meeting Minutes 2/9/2026

- 2026-02-09 Planning Commission Minutes.pdf

Announcements

DRC Report

2. Villages at Magnolia Lane - Rezoning - R-2 to PUD

Hope Consulting - Requesting Recommendation for Approval of PUD Zoning Plan and Rezoning from R-2 to PUD - NO RECOMMENDATION

3. 506 Ruth Dr - Conditional Use Permit

Bradley Hall - Requesting Recommendation for Approval of CUP for more than allotted square footage on accesory structure - RECOMMENDED APPROVAL

4. 1701 Johnswood Rd - Conditional Use Permit for Short Term Rental

Marsha Fleming - Requesting Recommendation for Approval of CUP for Short Term Rental - NO RECOMMENDATION

5. 111 NE 2nd - Replat Lots 11-12, Block 13 Original Town of Bryant and Modification from Code

Zane Robbins - Requesting Recommendation for Approval of Replat and Modification from HOB Code on height of ceiling in MSMU - RECOMMENDED APPROVAL

6. 10 Federal Storage - 1626 Prickett Road - Sign Permit

Arkansas Sign and Neon - Requesting Sign Permit Approval - APPROVED

- 94680-SGNAPP-01e.pdf

7. Generations Auto Glass - 2005 Reynolds Rd - Sign Permit

Pinnacle Signs - Requesting Sign Permit Approval - STAFF APPROVED

- 94671-SGNAPP-01e.pdf

8. Target - 7377 Alcoa Rd - Sign Permit

Arkansas Sign & Neon - Requesting Sign Permit Approval - STAFF APPROVED

- 94724-SGNAPP-01.pdf

9. Walk Thru Plans - 22095 I-30 STE 800 - Sign Permit

Morgan Stobaugh - Requesting Sign Permit Approval - STAFF APPROVED

- 94695-SGNAPP-01.pdf

10. Ortho Arkansas - 6144 Hwy 5 STE 300 - Sign Permit

S&K Signs - Requesting Sign Permit Approval - STAFF APPROVED

- 94690-SGNAPP-01.pdf

Public Hearing

11. REQUESTED BY APPLICANT TO BE TABLED: Villages at Magnolia Lane - Rezoning - R-2 to PUD

Hope Consulting - Requesting Approval of PUD Zoning Plan and Rezoning from R-2 to PUD

- 0985-EVG-01.pdf
- 0985-LND-01.pdf
- 0985-RSP-01.pdf
- 0985-PLN-03.pdf
- 0985-POP-01.pdf
- 0985-TRS-01.pdf

12. 506 Ruth Dr - Conditional Use Permit

Bradley Hall - Requesting Approval of CUP for more than allotted square footage on accessory structure

- 1019-APP-01.pdf

13. 1701 Johnswood Rd - Conditional Use Permit for Short Term Rental

Marsha Fleming - Requesting Approval of CUP for Short Term Rental

- 1007-APP-01.pdf

Old Business

New Business

14. 111 NE 2nd - Replat Lots 11-12, Block 13 Original Town of Bryant

Zane Robbins - Requesting Approval for Replat

- 1018-PLT-03.pdf
- 1018-SVY-01.pdf

Adjournments

Bryant Planning Commission Meeting Minutes
Monday, February 9, 2026
Boswell Municipal Complex – City Hall Courtroom
6:00 PM

Agenda

CALL TO ORDER

- Chairman Lance Penfield calls the meeting to order.
- Commissioners Present: Statton, Hooten, Penfield, Johnson, Thompson, Speed
- Commissioners Absent: Edwards

APPROVAL OF MINUTES

1. **Planning Commission Meeting Minutes 1/12/2026**

   Motion to Approve Minutes with changes made by Commissioner Statton, Seconded by Commission Thompson. Voice Vote, 6 Yays, 0 Nays, 1 Absent

ANNOUNCEMENTS

2. **Bryant Leap Forward Update**

   An update on Bryant Leap Forward, the City of Bryant's Comprehensive Growth Plan, was presented by Colton Leonard, Director of Planning and Development. The presentation provided an overview of the plan's purpose, goals, and ongoing efforts to guide future growth and development within the City.

Vice-Chairman Hooten read the DRC Report.

DRC REPORT

3. **Raising Cane's - 23115 I-30 -** Site Plan
   Benchmark Design Group - Requesting Site Plan Approval - APPROVED, Contingent upon remaining Stormwater Comments being addressed.

4. **10 Pine Chapel Dr. -** Conditional Use Permit
Roger Woodall - Requesting Recommendation for Approval of CUP for an Accessory Structure that is larger than the Allotted 25% of the primary structure. - RECOMMENDED APPROVAL

5. **Hilltop Road - Subdivision Plat -** 840-11625-125
Hope Consulting - Requesting Recommendation for Approval of Subdivision Plat - RECOMMENDED APPROVAL, Contingent upon remaining comments being addressed.

6. **Cornerstone Montessori Christian Academy - 4910 Springhill Road -** Half-Street Improvements
Richardson Engineering - Requesting Approval for Half-street Improvement Plans - APPROVED, Contingent upon remaining comments being addressed

7. **Villages at Magnolia Lane -** Rezoning - R-2 to PUD
Hope Consulting - Requesting Recommendation for Approval of PUD Zoning Plan and Rezoning from R-2 to PUD - NO RECOMMENDATION

PUBLIC HEARING

8. **10 Pine Chapel Dr. -** Conditional Use Permit
Roger Woodall - Requesting Approval of CUP for an Accessory Structure that is larger than the Allotted 25% of the primary structure.

Chairman Penfield called for a roll call vote to approve. 6 Yays, 0 Nays, 1 Absent.

9. **Villages at Magnolia Lane -** Rezoning - R-2 to PUD
Hope Consulting - Requesting Approval of PUD Zoning Plan and Rezoning from R-2 to PUD

Colton Leonard, Director of Planning and Development, provided an overview of the item. He noted that the traffic study indicated an increase in traffic, identified several missing items, and recommended a continuance of the item.

Jonathan Hope and Mike Kuhn spoke regarding the details of the project.

<u>Public comments included the following:</u>
- James Overbey spoke about traffic concerns and noted there have been two wrecks in the last two years.

- Laine Harper mentioned traffic, noise, service vehicles, existing foot traffic on her property, potential cost impacts in the area, and losing the small-town feel.

- Shannon Davis expressed concerns regarding traffic, particularly during school dismissal times, and emphasized the need for a traffic management plan and the widening of Boone Road.

- Pam Teeter spoke about the need for a traffic flow plan, widening certain road sections, detention ponds, and clarification on the PUD time limit.

- Diane Boone raised concerns related to traffic, noise, speeding, access for emergency vehicles, the lack of sidewalks on Boone Road, the need to widen the roadway, and enforcement of the speed limit.

- Kelly Wamsley expressed concerns that infrastructure is growing too quickly, noting a projected 16% increase in traffic on Mt. Carmel Road, as well as concerns regarding flooding and potential environmental hazards.

- David Peterson stated that road widening alone would not resolve traffic issues and expressed concerns regarding speeding, safety, especially during school hours, cut-through traffic from Target's parking lot, noise, flooding, and the potential removal of trees.

- Joyce Baugh spoke regarding traffic concerns and the impact of increased enrollment within the school district.

- Darla Beauchamp expressed concerns related to traffic, flooding, school bus traffic, and the lack of sidewalks, with drainage ditches located on both sides of the roadway.

Jonathan Hope responded to public comments, stating that the average number of building permits in Bryant remains low and that continued growth is necessary. He noted that there would be a further look into the traffic study. He also stated that a portion of sidewalk would be constructed along Boone Road and that the proposed detention ponds would be wet ponds featuring a fountain.

It was recommended that public concerns be taken into consideration and that project renderings be provided at the Planning Commission meeting scheduled for March 9, 2026.

Motion to issue a continuance of the item and move it to the Planning Commission on March 9, 2026 was made by Commissioner Statton, Seconded by Commissioner Speed. Voice Vote, 6 Yays, 0 Nays, 1 Absent.

Motion to close public comment made by Commissioner Johnson, seconded by Commissioner Speed. Voice Vote, 6 Yays, 0 Nays, 1 Absent.

OLD BUSINESS

None

NEW BUSINESS

10. **Hilltop Road - Subdivision Plat -** 840-11625-125
    Hope Consulting - Requesting Approval for Subdivision Plat

    After discussion on the item, Chairman Penfield called for a roll call vote to approve.

6 Yays, 0 Nays, 1 Absent.

ADJOURNMENT

Motion to Adjourn made by Vice-Chairman Hooten, seconded by Commissioner Speed. Voice Vote, 6 Yays, 0 Nays, 1 Absent. The meeting was adjourned.

_____ _____

Chairman, Lance Penfield *Date*

_____ _____

Secretary, Rebecca Kidder *Date*

City of Bryant, Arkansas
Community Development
210 SW 3rd Street Bryant, AR 72022
501-943-0943

SIGN PERMIT APPLICATION

Applicants are advised to read the Sign Ordinance prior to completing and signing this form. The Sign Ordinance is available at www.cityofbryant.com under the Planning and Community Development tab.

Note: Electrical Permits may be Required, Please contact the Community Development Office for more information.

Date: 02/04/2026

Sign Co. or Sign Owner

Name ARKANSAS SIGN & NEON
Address 8525 DISTRIBUTION DR
City, State, Zip LITTLE ROCK AR 72209
Phone 501 562 3942
Email Address :om

Property Owner

Name 10 FEDERAL STORAGE
Address 1626 PRICKETT RD
City, State, Zip BRYANT AR 72022
Phone 646-327-9429
Email Address OM

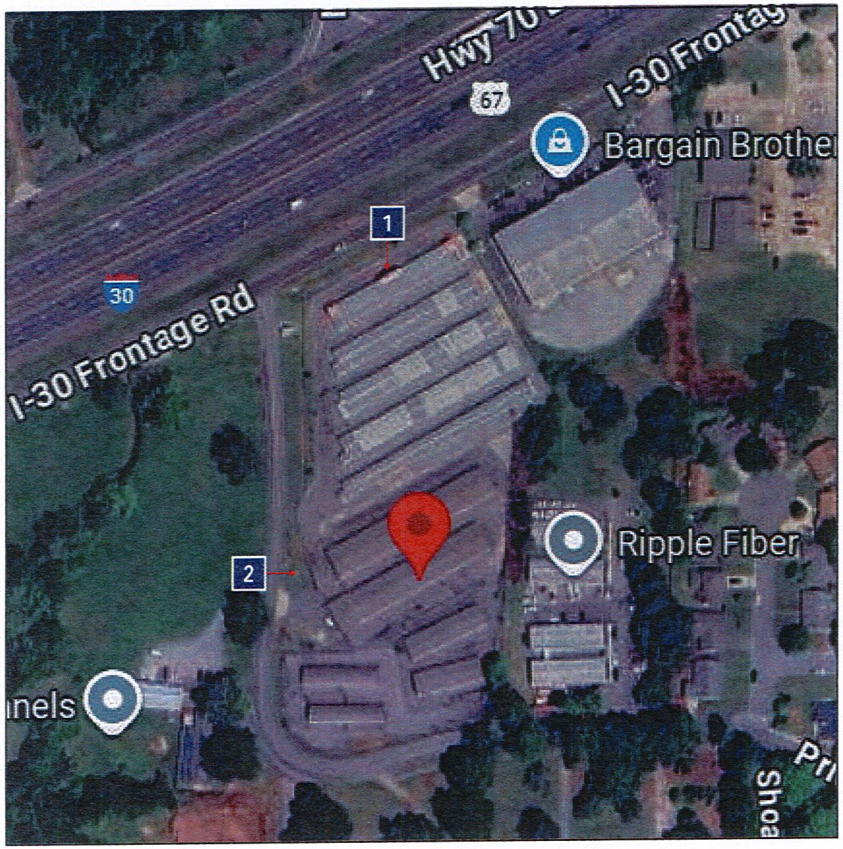
GENERAL INFORMATION

Name of Business 10 FEDERAL STORAGE
Address/Location of sign 1626 PRICKETT RD
Zoning Classification

Please use following page to provide details on the signs requesting approval. Along with information provided on this application, **a Site Plan showing placement of sign(s) and any existing sign(s) on the property is required** to be submitted. **Renderings of the sign(s) showing the correct dimensions is also required** to be submitted with the application. A thirty-five dollar ($35) per sign payment will be collected at the time of permit issuance. According to the Sign Ordinance a fee for and sign variance or special sign permit request shall be one hundred dollars ($100). Additional documentation may be required by Sign Administrator.

READ CAREFULLY BEFORE SIGNING

Dora A. Rand, do hereby certify that all information contained within this application is true and correct. **I fully understand that the** terms of the Sign Ordinance supersede the Sign Administrator's approval and that all signs must fully comply with all terms of the Sign Ordinance regardless of approval. I further certify that the proposed sign is authorized by the owner of the property and that I am authorized by the property owner to make this application. I understand



AERIAL VIEW
SCALE: N.T.S.

DESIGN SIGN STATUS - MAIN ID WALL SIGNS		
SIGN #	LOCATION	SIGN TYPE
1	NORTH ELEVATION	CHANNEL LETTERS - ILLUMINATED ON BACKER PANEL

DESIGN SIGN STATUS - FREESTANDING SIGNS		
2	I-30	D/F PYLON SIGN - ILLUMINATED

It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Matthews paint color formula will minimize the differences.

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16265 Star Rd., Nampa, ID 83687 - toll free: 800.592.8058 - tele: 208.345.4020
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NAMPA PLANT - UL #433195-001

U.S. & P.R. - All signs conform to UL-48/2161 (labeled accordingly) & must comply with UL-48.1 install procedures. Canada - all signs must be CAS compliant. This sign(s) is intended to be installed in accordance with requirements of article 600 of the National Electrical Code and/or applicable local codes. This includes proper grounding and bonding of the sign.

10 FEDERAL STORAGE

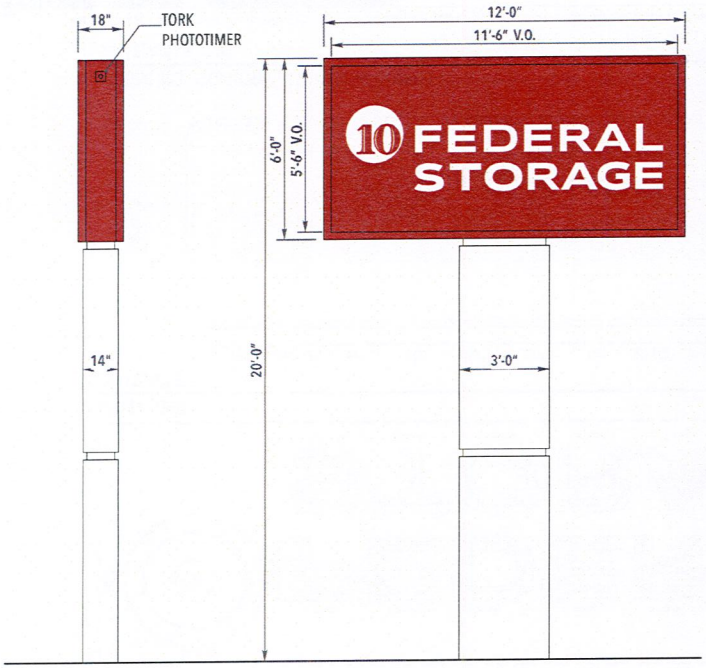
Site #: 1626 PRICKETT RD
BRYANT, AR 72022

File: FSS-BRYANT AR-020326-R4		Version: 1	Date: 02/03/26
Designer: RA/MB	Reviewed by:		Page 2 of 19
Account Manager: HS	Engineer:		

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Sign 2 D/F PYLON SIGN - ILLUMINATED

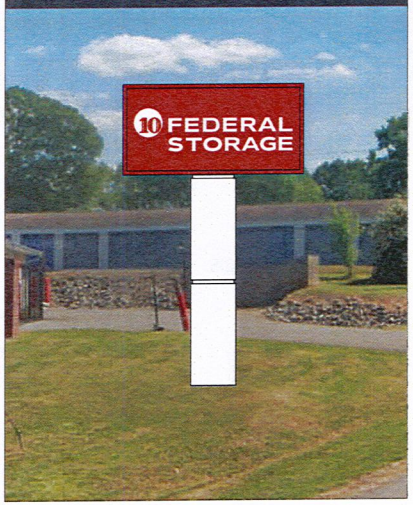
SCALE: 1/4" = 1'-0"



EXISTING CONDITIONS



PROPOSED CONDITIONS

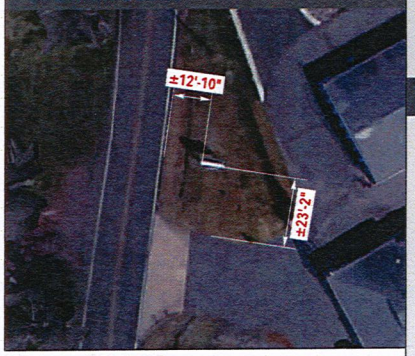


SCALE: ±1/8" = 1'-0"

APPROACH VIEW



LOCATION DETAIL



SCALE: 1" = 40'-0"

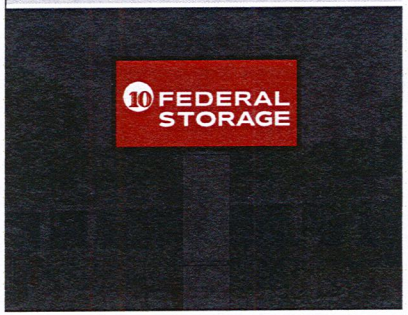
GENERAL / INSTALLER NOTES:

CITY CODE & ALLOWANCES:

- If within 200 FT of centerline of I 30: 200 SF / 96 SF monument, 120 SF pole sign

EXISTING SQ. FT.: 32.5	EXISTING OAH: 9'-7"
ALLOWED SQ. FT.: 96.0	ALLOWED OAH: 75'
PROPOSED SQ. FT.: 72.0	PROPOSED OAH: 20'

SIGN DETAILS:



SIMULATED NIGHT VIEW

It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Matthews paint color formula will minimize the differences.

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NAMPA PLANT - UL #433185-001

U.S. & P.R. - All signs conform to UL-48(2161 (labeled assemblies) & must comply with UL-41.1 install procedures. Canada - all signs must be CAS compliant. This sign(s) is intended to be installed in accordance with requirements of article 600 of the National Electrical Code and/or applicable local codes. This includes proper grounding and bonding of the sign.

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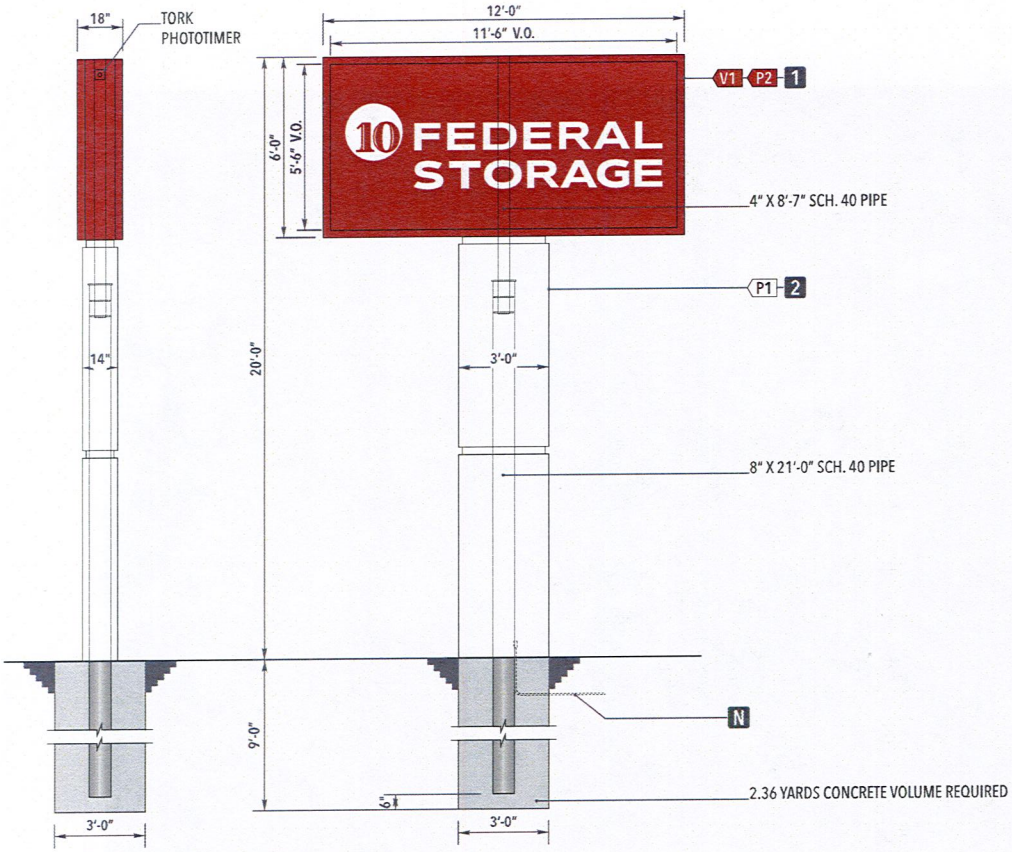
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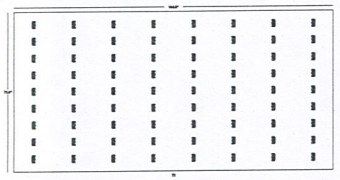
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Designer: RA/MB	Reviewed by:		Page 4 of 19
Account Manager: HS	Engineer:		

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Sign 2 D/F PYLON SIGN - ILLUMINATED

SCALE: 1/4" = 1'-0"





Total Circuit Amps (120 VAC)
3.300

Total Module Watts
186.48 watts

Max Load Per PS
33.00

Modules
72 ea GEDS71-3

Power Supply
3 ea GEPS24-100U-GLX2

FABRICATION SPECIFICATIONS

1	CABINET	CONSTRUCTION	FABRICATED ALUMINUM
		TYPE	D/F
		PAINT COLOR	PER COLOR KEY
		FACE	WHITE POLYCARBONATE
		VINYL	PER COLOR KEY
		RETAINER	ALUMINUM
		RETAINER COLOR	PER COLOR KEY
		ILLUMINATION	GE 7100K
		TIMER	120V THERMAL PHOTOCONTROL
2	POLE COVER	CONSTRUCTION	FABRICATED ALUMINUM
		TYPE	D/F
		PAINT COLOR	PER COLOR KEY
		FINISH	STUCCO
3	FOOTER	TYPE	PER ENGINEERING
4	UPRIGHT	FIRST STAGE	8" X 21'-0" SCH. 40 PIPE
	UPRIGHT	SECOND STAGE	4" X 8'-7" SCH. 40 PIPE

NOTES

N
- (1) 20 AMP CIRCUIT REQUIRED TO SIGN BY OTHERS
- TORK PHOTOTIMER

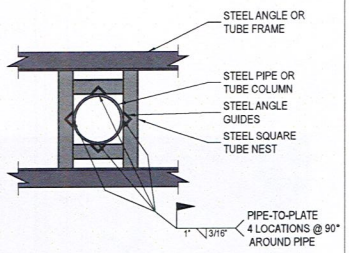
COLOR KEY

V1	VINYL	DIGITALLY PRINTED PMS 180c W/ 3M 3660M MATTE LAMINATE
P1	PAINT	202SP WHITE - SMOOTH SATIN FINISH
P2	PAINT	SW 1599044 TO MATCH BM 2080-20 PATRIOT RED
P2	PAINT	BLACK

NOTE: THE COLORS DEPICTED ON THIS RENDERING REPRESENT COLOR INTENT ONLY AND MAY NOT MATCH ACTUAL COLORS ON FINISHED PRODUCT. PLEASE REFER TO COLOR CALL-OUTS AND SPECIFIED VENDOR SAMPLES FOR APPROVED COLOR SPECIFICATIONS.

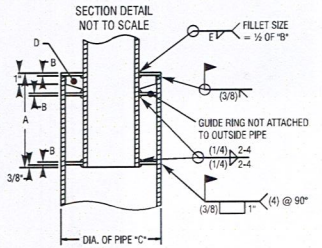
ELECTRICAL REQUIREMENTS

VOLTS	120	AMP		CIRCUIT	1



SIGN SADDLE MOUNT SECTION DETAIL
SCALE: ¾" = 1'-0"

PIPE SLEEVE DETAIL



A- DEPTH OF SLEEVE: 1.5 X "C"

PIPE DIAMETER "C" (INCHES)	RING THICKNESS "B" (INCHES)	FILLET SIZE "E" = ½ X "B"
8	1/2	1/4
10-18	5/8	5/16
20-36	3/4	3/8

D- (3) 1/4" GUIDE PLATES SET AT 120° FOR 12" OR LARGER DIA. PIPES

CORRECT ROUNDED

INCORRECT DO NOT SQUARE OFF

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10 FEDERAL STORAGE

Site #: 1626 PRICKETT RD
BRYANT, AR 72022

File: FSS-BRYANT AR-020326-R4		Version: 1	Date: 02/03/26
Designer: RA/MB	Reviewed by:		Page 19 of 19
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To Whom It May Concern:

I, Jose Herrero, Property Owner/Landlord of the property located at: 1626 Prickett Rd., Bryant, AR do hereby give authorization to Image National Signs and/or their agents Arkansas Sign & Neon Co. to permit and install a sign at the above-named location pending the approval and issuance of permit(s).

By: Jose S. John.
Landlord/Property Owner Signature

Print Name Here: Jose Herrero

Company Name 10 Federal Storage

Owner / Landlord Address:
3301 Atlantic Ave

Raleigh NC 27604

Phone: 646-327-9429

Email: [illegible]

City of Bryant, Arkansas
Community Development
210 SW 3rd Street Bryant, AR 72022
501-943-0943

SIGN PERMIT APPLICATION

Applicants are advised to read the Sign Ordinance prior to completing and signing this form. The Sign Ordinance is available at www.cityofbryant.com under the Planning and Community Development tab.

Note: Electrical Permits may be Required, Please contact the Community Development Office for more information.

Date: 1-28-26

Sign Co. or Sign Owner

Name Pinnacle Signs LLC
Address 7610 Counts Massie
City, State, Zip NLR, AR 72113
Phone 501 812 4433
Email Address

Property Owner

Name Generations Auto Glass
Address 2005 Reynolds Rd
City, State, Zip Bryant Ar 72022
Phone 501 519 3215
Email Address

GENERAL INFORMATION

Name of Business Generations Auto Glass
Address/Location of sign 2005 Reynolds Rd
Zoning Classification

Please use following page to provide details on the signs requesting approval. Along with information provided on this application, **a Site Plan showing placement of sign(s) and any existing sign(s) on the property is required** to be submitted. **Renderings of the sign(s) showing the correct dimensions is also required** to be submitted with the application. A thirty-five dollar ($35) per sign payment will be collected at the time of permit issuance. According to the Sign Ordinance a fee for and sign variance or special sign permit request shall be one hundred dollars ($100). Additional documentation may be required by Sign Administrator.

READ CAREFULLY BEFORE SIGNING

I _____, do hereby certify that all information contained within this application is true and correct. I fully understand that the terms of the Sign Ordinance supersede the Sign Administrator's approval and that all signs must fully comply with all terms of the Sign Ordinance regardless of approval. I further certify that the proposed sign is authorized by the owner of the property and that I am authorized by the property owner to make this application. I understand

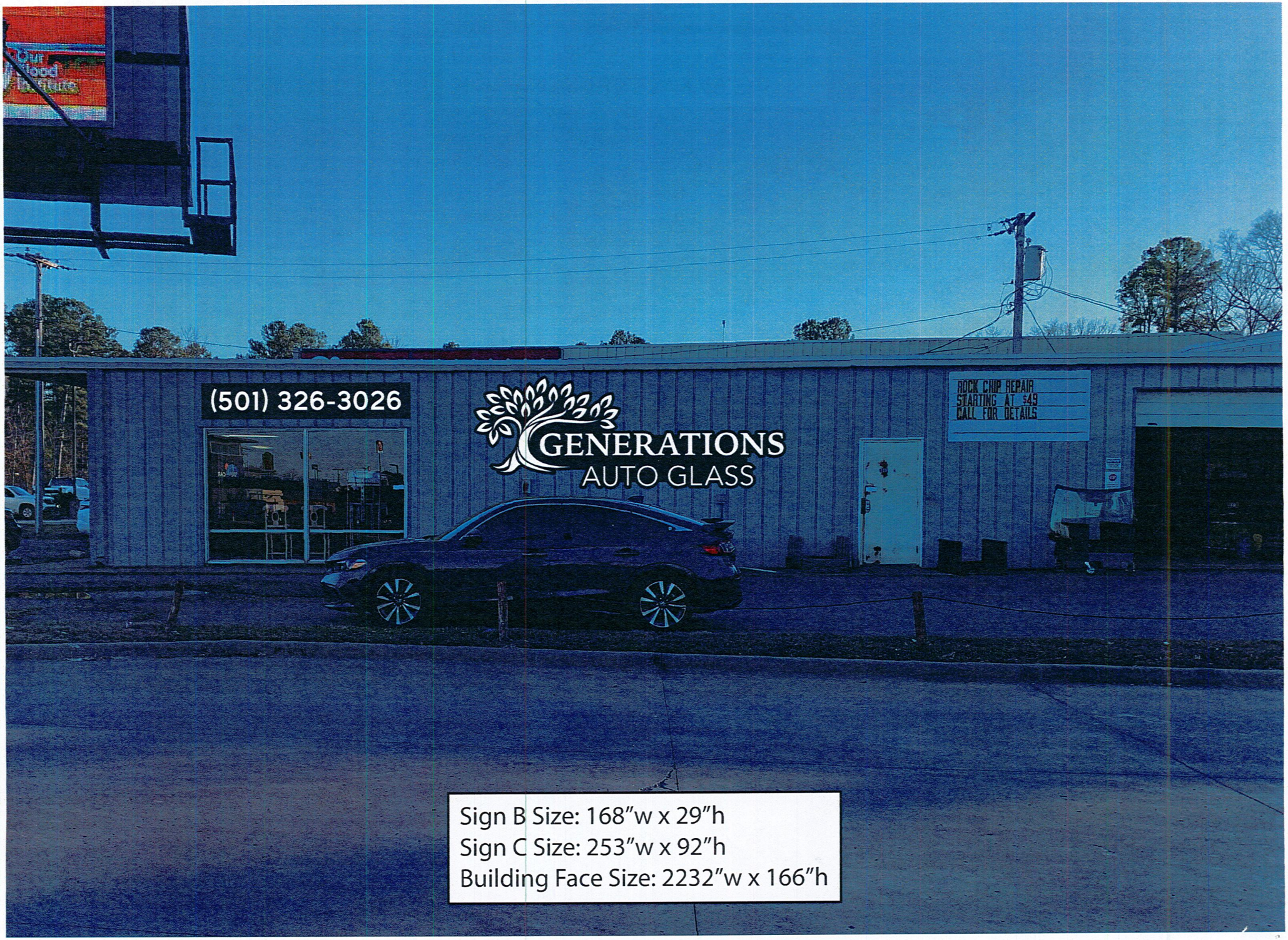
that no sign may be placed in public right of way. I understand that I must comply with all Building and Electrical Codes and that it is my responsibility to obtain all necessary permits.

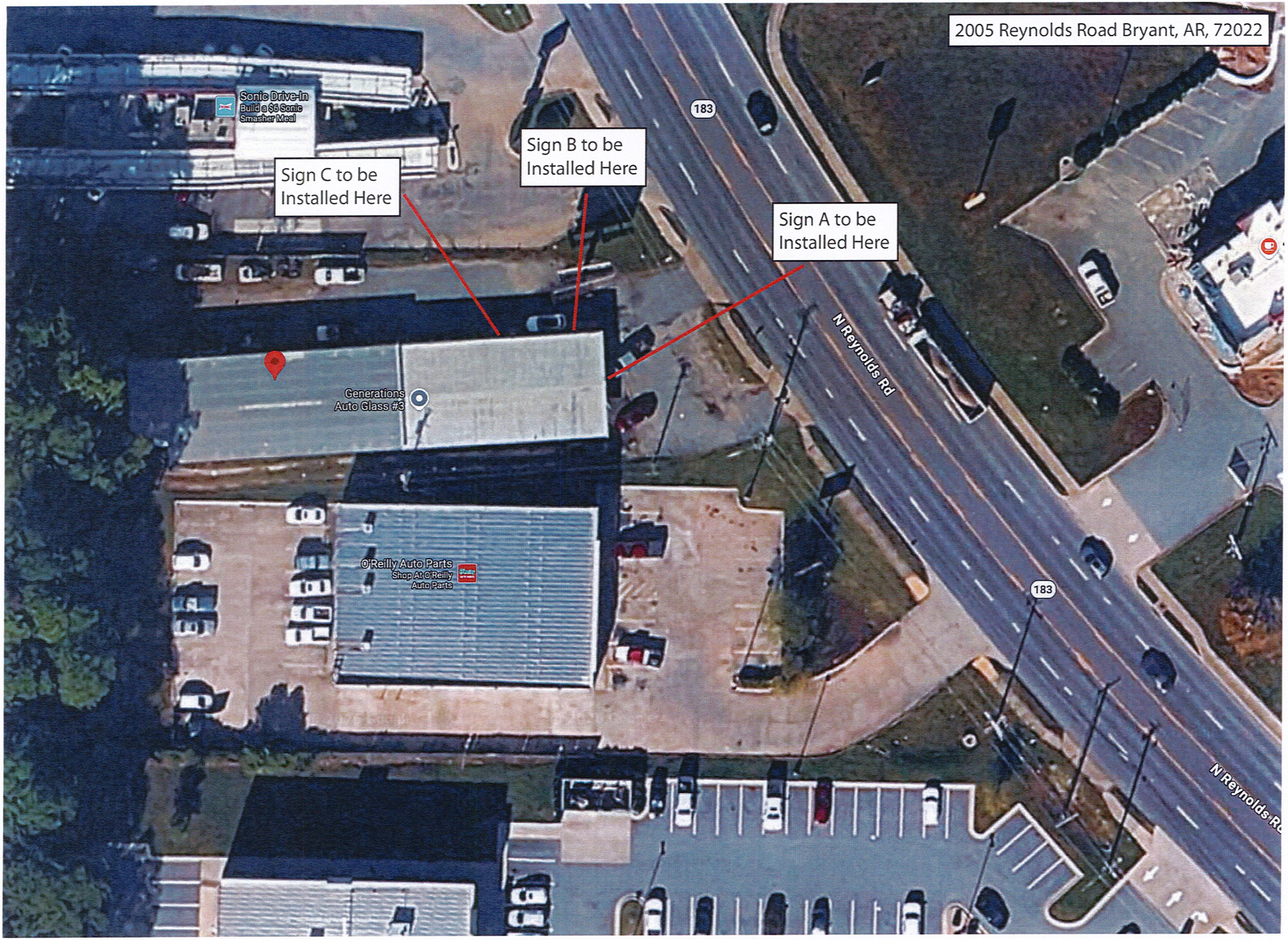
Use table below to enter information regarding each sign for approval. Please use each letter to reference each sign rendering.

SIGN	**Type** (Façade, Pole, Monument, other)	**Dimensions** (Height, Length, Width)	**Sqft** (Measured in whole as rectangle)	**Height of Sign** (Measured from lot surface)		Column for Admin Certifying Approval
				Top of Sign	Bottom of Sign	
A	Wall N/I	136.5" x 49.5"	47	~13'	~ 9'	
B	Wall N/I	253" x 92"	161	~13'	~ 5'	
C	Wall N/I	168" x 29"	34	~13	~11'	
E						
F						
G						



Sign A Size: 136.5"w x 49.5"h
Building Face Size: 492"w x162"h


(501) 326-3026
GENERATIONS
AUTO GLASS
ROCK CHIP REPAIR
STARTING AT $49
CALL FOR DETAILS
Sign B Size: 168"w x 29"h
Sign C Size: 253"w x 92"h
Building Face Size: 2232"w x 166"h


2005 Reynolds Road Bryant, AR, 72022
Sonic Drive-In
Build a $5 Sonic Smasher Meal
Sign C to be Installed Here
Sign B to be Installed Here
Sign A to be Installed Here
183
N Reynolds Rd
Generations Auto Glass #3
O'Reilly Auto Parts
Shop At O'Reilly Auto Parts
183
N Reynolds Rd

City of Bryant, Arkansas
Community Development
210 SW 3rd Street Bryant, AR 72022
501-943-0943

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Note: Electrical Permits may be Required, Please contact the Community Development Office for more information.

Date: 02/06/2026

Sign Co. or Sign Owner

Name ARKANSAS SIGN & NEON
Address 8525 DISTRIBUTION DR
City, State, Zip LITTLE ROCK AR 72209
Phone 501.562.3942
Email Address lora@arkansassign.com

Property Owner

Name Target #2204 Bryant, AR
Address 7377 Alcoa Rd Bryant AR 72022-6204
City, State, Zip _____
Phone _____
Email Address _____

GENERAL INFORMATION

Name of Business Target #2204 Bryant, AR
Address/Location of sign 7377 Alcoa Rd Bryant AR 72022-6204
Zoning Classification _____

Please use following page to provide details on the signs requesting approval. Along with information provided on this application, **a Site Plan showing placement of sign(s) and any existing sign(s) on the property is required** to be submitted**. Renderings of the sign(s) showing the correct dimensions is also required** to be submitted with the application. A thirty-five dollar ($35) per sign payment will be collected at the time of permit issuance. According to the Sign Ordinance a fee for and sign variance or special sign permit request shall be one hundred dollars ($100). Additional documentation may be required by Sign Administrator.

READ CAREFULLY BEFORE SIGNING

I Lora A. Rand, do hereby certify that all information contained within this application is true and correct. I fully understand that the terms of the Sign Ordinance supersede the Sign Administrator's approval and that all signs must fully comply with all terms of the Sign Ordinance regardless of approval. I further certify that the proposed sign is authorized by the owner of the property and that I am authorized by the property owner to make this application. I understand

that no sign may be placed in public right of way. I understand that I must comply with all Building and Electrical Codes and that it is my responsibility to obtain all necessary permits.

Use table below to enter information regarding each sign for approval. Please use each letter to reference each sign rendering.

SIGN	**Type** (Façade, Pole, Monument, other)	**Dimensions** (Height, Length, Width)	**Sqft** (Measured in whole as rectangle)	**Height of Sign** (Measured from lot surface)		Column for Admin Certifying Approval
				Top of Sign	Bottom of Sign	
A	WALL LOGO	13' X 13'	169SF	25'	12'	
B	WALL-ORDER PU	1'11 X 12'10	25.3	19'1	18'8	
C	WALL-DRIVE UP	4'2 X 18'4	77.3	22'2	18'8	
E	WALL-LOGO	12 X 12	144	25'	13	
F	POLE/TENANT	13'10 X 12'10	166.16	FACE REPLACEMENT ONLY		
G	POLE/TENANT	9' X 9'	81SF	FACE REPLACEMENT ONLY		

COSTS = 32000.00

7377 Alcoa Rd.

Bryant, AR 72022

WALTON

10101 Reunion Place
Suite 200
San Antonio, TX 78216

P 210. 886. 0644
waltonsignage.com

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Client: TARGET #2204
Address: 7377 ALCOA RD.
City/State: BRYANT, AR 72022
Sales: HOUSE
Designer: KO
Date: 09/25/25
PM KS

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Revision:
R1)

Z:\Customers\Target___LOCATIONS\AR\2204 BRYANT, AR\3. Design

Signs will be manufactured with 120 or 277 Volts A/C. All Primary electrical service to the sign,and final connection thereof, is the responsibility of the buyer. All work is to be done in accordance with the purchase agreement attached hereto. In case of variance between the specifications of the purchase agreement and this drawing, the drawing shall prevail.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

PAGE SIZE: 11” x 17”

Approvals:

Sales: Date:
P.M.: Date:
Design: Date:
Client: Date:

CID348692

Sheet: 1



SITE PLAN
Scale: NTS

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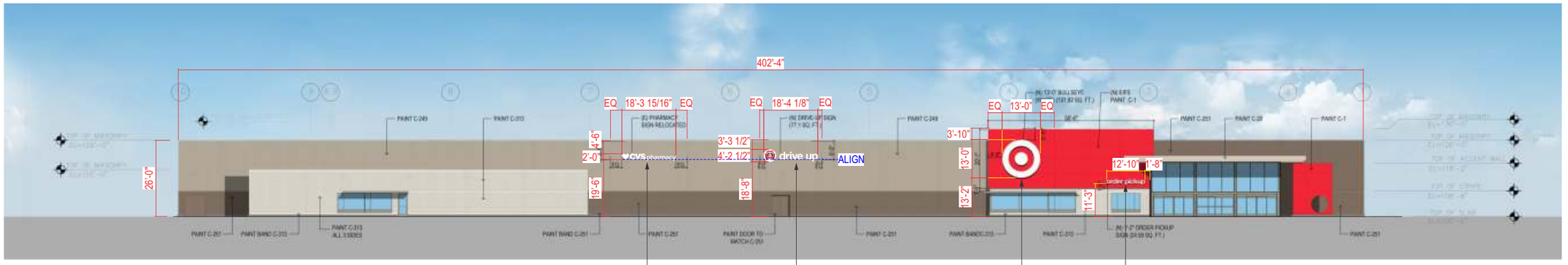
Approvals:
Sales: Date:
P.M.: Date:
Design: Date:
Client: Date:

CID348692





PHOTO SURVEY OF EXISTING CONDITION



FRONT ELEVATION
Scale: 1:450

D CVS PHARMACY

C DRIVE-UP SIGN

A BULLSEYE

B ORDER PICK-UP SIGN

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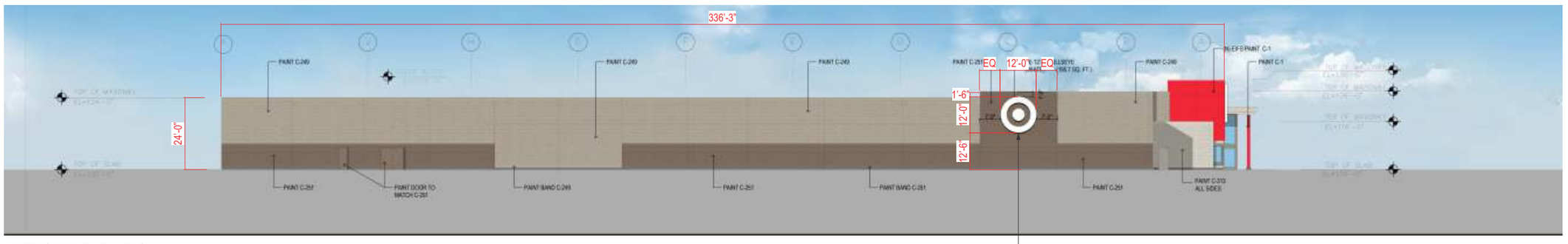
Approvals:

Sales:	Date:
P.M.:	Date:
Design:	Date:
Client:	Date:

CID348692



PHOTO SURVEY OF EXISTING CONDITION



LEFT SIDE ELEVATION
Scale: 1:450

E BULLSEYE

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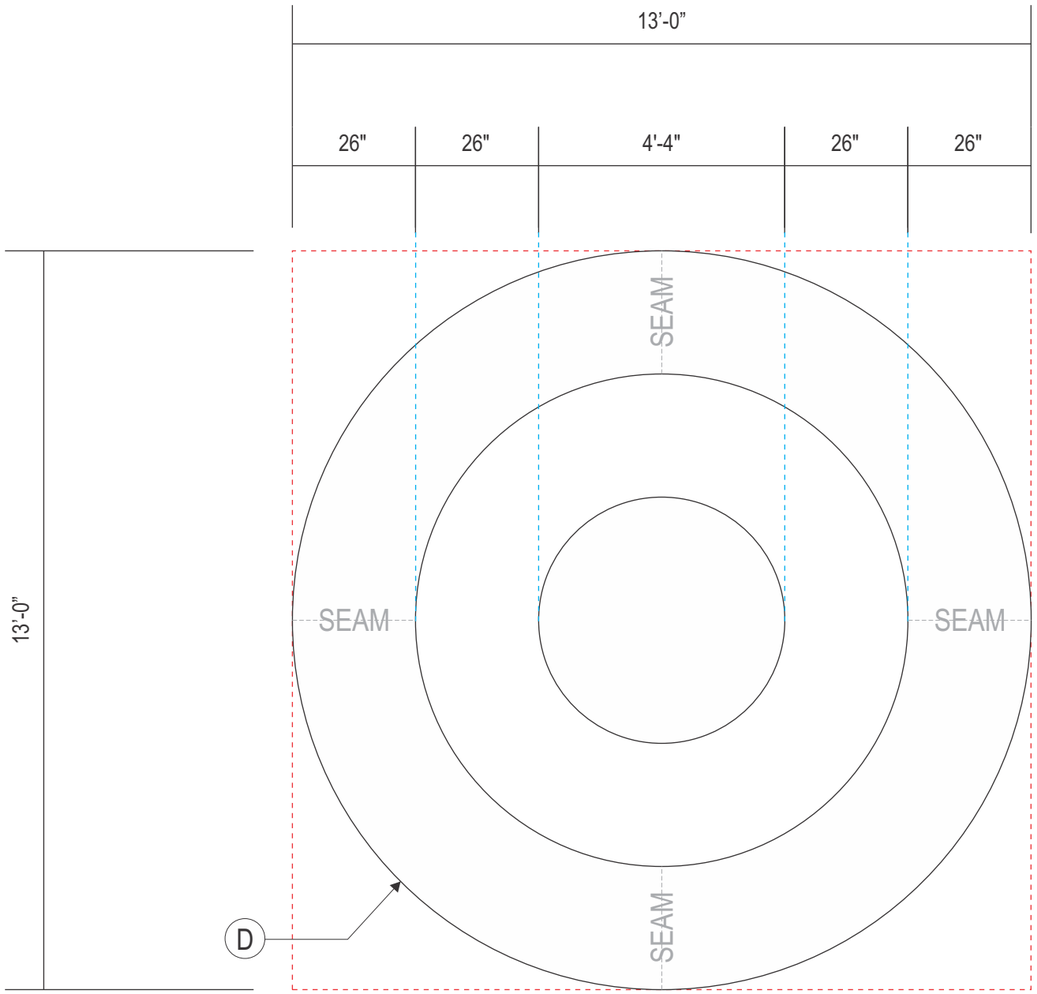
PAGE SIZE: 11" x 17"

Approvals:

Sales:	Date:
P.M.:	Date:
Design:	Date:
Client:	Date:

CID348692

LL156-W	169sf



A **ACRYLIC FACED ILLUMINATED LOGO LL156-W**
Scale: 3/8" = 1'-0"

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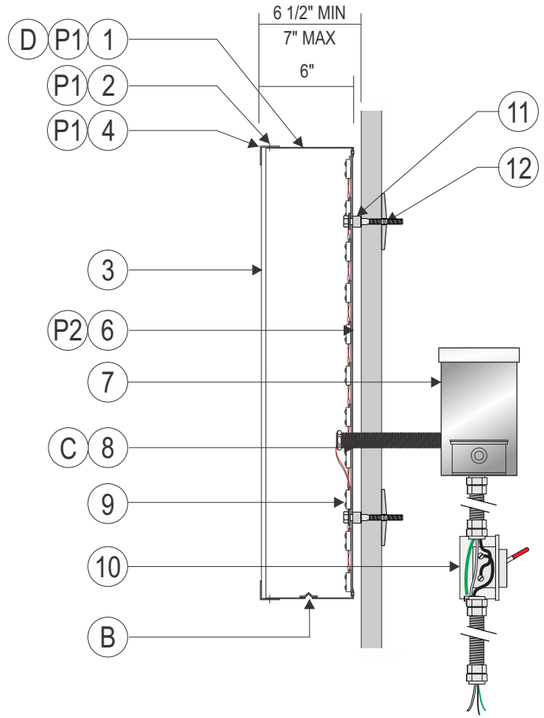
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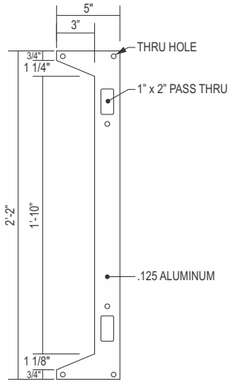


SECTION DETAIL @ LOGO/SYMBOL
N.T.S.

- TO DISPLAY WHITE DURING DAY / WHITE AT NIGHT

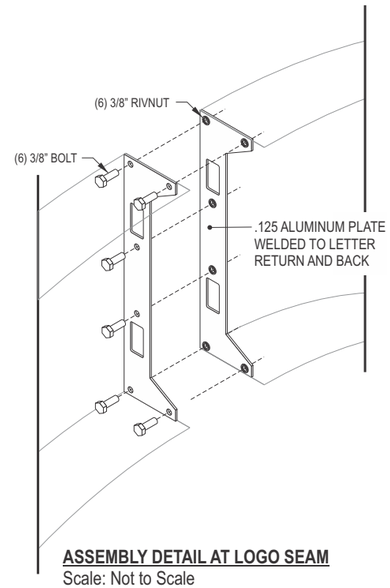
ILLUMINATION NOTES:

LED COLOR: WHITE 6500K
SLOAN PRISM 24V 6500K WHITE LED MODS

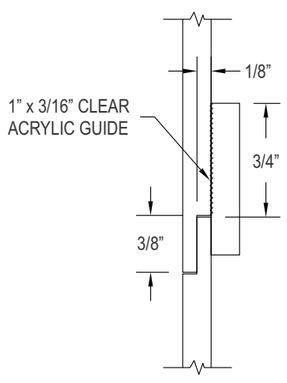


LOGO SECTION MATCH PLATE
Scale: 1" = 1'-0"

QTY: 2 PER SEAM



ASSEMBLY DETAIL AT LOGO SEAM
Scale: Not to Scale

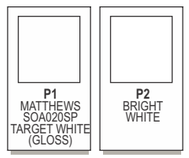


ACRYLIC SEAM DETAIL @ LOGO
Scale: 1" = 1'-0"

MATERIALS:

#	DESCRIPTION
1	.080 x 6" DEEP ALUMINUM RETURN
2	SHORT SHANK FLAT HEAD STAINLESS STEEL SCREWS
3	3/16" LD MODIFIED ACRYLIC 7328 WHITE
4	1 1/2" .063 FABRICATED RETAINER
5	1/2" .063 FABRICATED RETAINER
6	.080 ALUMINUM BACK
7	PAIGE POWER SUPPLY BOX WITH POWER SUPPLY (OR EQUIVALENT)
8	PAIGE WALL BUSTER #980014 PASS THRU KIT with BUSHING
9	WHITE L.E.D.s PER "ILLUMINATION NOTES"
10	WATER PROOF LOCKABLE DISCONNECT SWITCH BY GC
11	MOUNTING SPACERS - 1" MAX / 1/2" MIN. STAND OFF
12	3/8" SS ATTACHMENT HARDWARE PER SITE CONDITIONS

FINISHES:



NOTES:
A. NOT USED
B. 1/4" WEEP HOLES WITH LIGHT BLOCKERS 2 PER LOW SPOT
C. SEAL PENETRATIONS WITH BASF-MASTER SEAL NP 150 (OR EQUIVALENT)
D. ONE UL LABEL VISIBLE FROM GROUND, OTHERS ON TOP

UL LABEL LOCATION
☐ STD. BOTTOM LEFT CORNER
☐ TOP OF LETTERS/ NOT VISIBLE
☑ SEE NOTE

FASTENER SCHEDULE		
	3/8" LAG SCREW	FOR USE WITH WOOD OR EIFS WALL SYSTEMS. 1-1/2" MIN PENETRATIONS (EXCL. TIP)
	3/8" LAG & SHIELD	FOR USE WITH WOOD OR EIFS WALL SYSTEMS. 1-1/2" MIN PENETRATIONS (EXCL. TIP)
	3/8" DIA. THREADED ROD & BEARING PLATES	FOR USE WITH WOOD, CONCRETE BLOCK OR EIFS WALL SYSTEMS
	3/8" DIA. THREADED ROD	FOR USE WITH WOOD, CONCRETE BLOCK OR EIFS WALL SYSTEMS
	3/8" RED HEAD L.D.T. (LARGE DIAMETER TAPCON)	FOR USE WITH CONCRETE BLOCK, BRICK OR CONCRETE, EMBED A MIN OF 2 1/2"
	3/8" DIA. HILTI HIT ROD WITH Hy150 MAX ADHESIVE	FOR USE WITH CONCRETE, EMBED A MIN. OF 2"
	3/8" DIA. HILTI HIT ROD WITH Hy20 ADHESIVE	FOR USE WITH MASONRYAND BRICK EMBED A MIN. OF 3 3/8"
	3/8" DIA. HILTI HIT ROD WITH Hy20 ADHESIVE	FOR USE WITH CONCRETE BLOCK, EMBED A MIN. OF 2"
	3/8" DIA. HILTI HLC SLEEVE ANCHOR	FOR USE WITH CONCRETE, MASONRY AND BRICK EMBED A MIN. OF 3 3/8"

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Address: 7377 ALCOA RD.
City/State: BRYANT, AR 72022
Sales: HOUSE Designer: KO
Date: 09/25/25 PM KS

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Revision:
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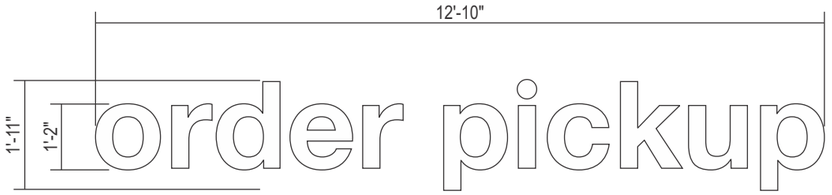
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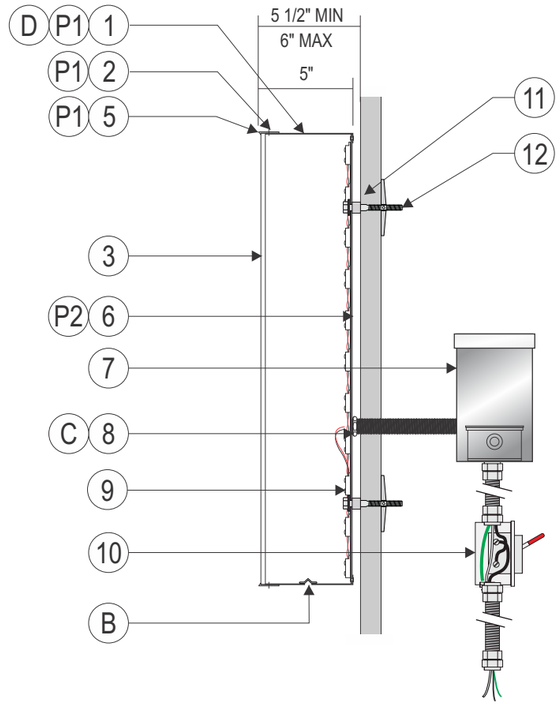
Approvals:
Sales: Date:
P.M.: Date:
Design: Date:
Client: Date:

CID348692

OPU-LC14-W	25.3sf



B **ACRYLIC FACED ILLUMINATED LETTERS**
Scale: 3/8" = 1'-0"



SECTION DETAIL @ LETTERS
N.T.S.

ILLUMINATION NOTES:

LED COLOR: WHITE 6500K
SLOAN PRISM 24V 6500K WHITE LED MODS

MATERIALS:

#	DESCRIPTION
1	.040 x 5" DEEP ALUMINUM RETURN
2	SHORT SHANK FLAT HEAD STAINLESS STEEL SCREWS
3	3/16" LD MODIFIED ACRYLIC 7328 WHITE
4	NOT USED
5	1" "J" PROFILE TRIM CAP
6	.063 ALUMINUM BACK
7	PAIGE POWER SUPPLY BOX WITH POWER SUPPLY (OR EQUIVALENT)
8	PAIGE WALL BUSTER #980014 PASS THRU KIT with BUSHING
9	WHITE L.E.D.s PER "ILLUMINATION NOTES"
10	WATER PROOF LOCKABLE DISCONNECT SWITCH BY GC
11	MOUNTING SPACERS - 1" MAX / 1/2" MIN. STAND OFF
12	1/4" SS ATTACHMENT HARDWARE PER SITE CONDITIONS

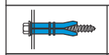
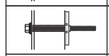
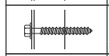
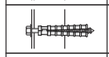
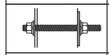
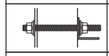
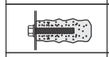
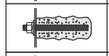
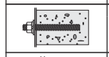
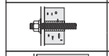
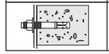
FINISHES:

P1	P2
MATTHEWS SOA020SP TARGET WHITE (GLOSS)	BRIGHT WHITE

NOTES:
A. NOT USED
B. 1/4" WEEP HOLES WITH LIGHT BLOCKERS 2 PER LOW SPOT
C. SEAL PENETRATIONS WITH BASF-MASTER SEAL NP 150 (OR EQUIVALENT)
D. ONE UL LABEL VISIBLE FROM GROUND, OTHERS ON TOP

UL LABEL LOCATION
☐ STD. BOTTOM LEFT CORNER
☐ TOP OF LETTERS/ NOT VISIBLE
☑ SEE NOTE

FASTENER SCHEDULE

	1/4" BLUE & LAG SCREW	FOR USE WITH WOOD OR STUCCO WALL SYSTEMS. 1-1/2" MIN PENETRATIONS (EXCL. TIP)
	1/4" SNAP TOGGLE	FOR USE WITH WOOD OR STUCCO WALL SYSTEMS. 1-1/2" MIN PENETRATIONS (EXCL. TIP)
	1/4" LAG SCREW	FOR USE WITH WOOD OR EIFS WALL SYSTEMS. 1-1/2" MIN PENETRATIONS (EXCL. TIP)
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	1/4" DIA. HILTI HIT ROD WITH Hy150 MAX ADHESIVE	FOR USE WITH CONCRETE, EMBED A MIN. OF 2"
	1/4" DIA. HILTI HIT ROD WITH Hy20 ADHESIVE	FOR USE WITH MASONRYAND BRICK EMBED A MIN. OF 3 3/8"
	1/4" DIA. HILTI HIT ROD WITH Hy20 ADHESIVE	FOR USE WITH CONCRETE BLOCK, EMBED A MIN. OF 2"
	1/4" DIA. HILTI HLC SLEEVE ANCHOR	FOR USE WITH CONCRETE, MASONRY AND BRICK EMBED A MIN. OF 3 3/8"

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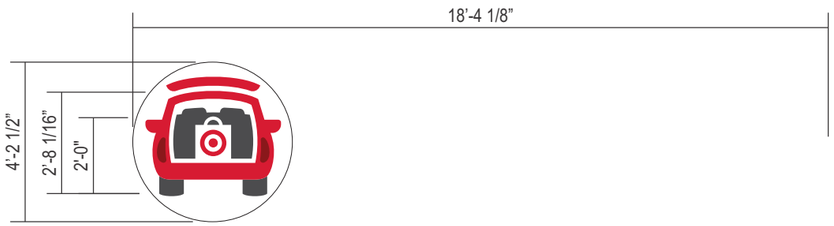
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Approvals:
Sales: Date:
P.M.: Date:
Design: Date:
Client: Date:

CID348692

Sheet: 7

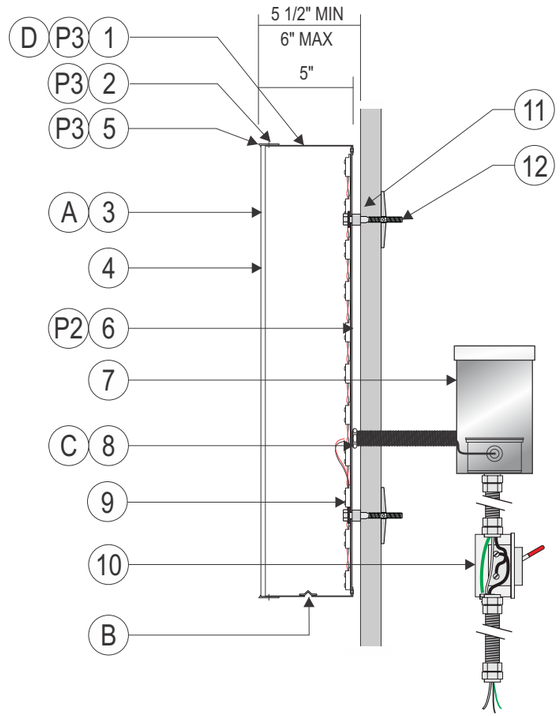
DriveUp24-R	77.3sf



C **ACRYLIC FACED ILLUMINATED LETTERS**
Scale: 1/4" = 1'-0"

CAR LOGO COLORS / DIGITAL PRINT

Target Red PMS 186	DARK RED PMS 188	DARK GRAY PMS 425	LIGHT GRAY PMS 421



SECTION DETAIL @ LETTERS
N.T.S.

ILLUMINATION NOTES:

LED COLOR: WHITE 6500K
SLOAN PRISM 24V 6500K WHITE LED MODS

LED COLOR: RED (MINIMUM 635NM PEAK WAVELENGTH – MAXIMUM 660NM PEAK WAVELENGTH)
SLOAN PRISM 24V RED LED MODS

MATERIALS:

#	DESCRIPTION
1	.040 x 5" DEEP ALUMINUM RETURN
2	SHORT SHANK FLAT HEAD STAINLESS STEEL SCREWS
3	3/16" LD MODIFIED ACRYLIC 2793 RED (ALTUGLAS OR EQUIV.)
4	3/16" LD MODIFIED ACRYLIC 2793 RED
5	1" "J" PROFILE TRIM CAP
6	.063 ALUMINUM BACK
7	PAIGE POWER SUPPLY BOX WITH POWER SUPPLY (OR EQUIVALENT)
8	PAIGE WALL BUSTER #980014 PASS THRU KIT with BUSHING
9	RED L.E.D.s PER "ILLUMINATION NOTES"
10	WATER PROOF LOCKABLE DISCONNECT SWITCH BY GC
11	MOUNTING SPACERS - 1" MAX / 1/2" MIN. STAND OFF
12	1/4" SS ATTACHMENT HARDWARE PER SITE CONDITIONS

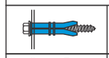
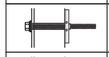
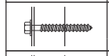
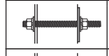
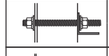
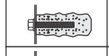
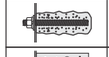
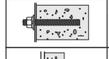
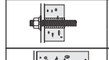
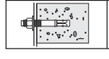
FINISHES:

P1	P2	P3
MATTHEWS SOA020SP TARGET WHITE (GLOSS)	BRIGHT WHITE	MATHEWS MP3909 TARGET RED (GLOSS)

NOTES:
A. DIGITAL PRINT VINYL APPLIED FIRST SURFACE AT LOGO
B. 1/4" WEEP HOLES WITH LIGHT BLOCKERS 2 PER LOW SPOT
C. SEAL PENETRATIONS WITH BASF-MASTER SEAL NP 150 (OR EQUIVALENT)
D. ONE UL LABEL VISIBLE FROM GROUND, OTHERS ON TOP

UL LABEL LOCATION
☐ STD. BOTTOM LEFT CORNER
☐ TOP OF LETTERS/ NOT VISIBLE
☑ SEE NOTE

FASTENER SCHEDULE

	1/4" BLUE & LAG SCREW	FOR USE WITH WOOD OR STUCCO WALL SYSTEMS. 1-1/2" MIN PENETRATIONS (EXCL. TIP)
	1/4" SNAP TOGGLE	FOR USE WITH WOOD OR STUCCO WALL SYSTEMS. 1-1/2" MIN PENETRATIONS (EXCL. TIP)
	1/4" LAG SCREW	FOR USE WITH WOOD OR EIFS WALL SYSTEMS. 1-1/2" MIN PENETRATIONS (EXCL. TIP)
	1/4" LAG & SHIELD	FOR USE WITH WOOD OR EIFS WALL SYSTEMS. 1-1/2" MIN PENETRATIONS (EXCL. TIP)
	1/4" DIA. THREADED ROD & BEARING PLATES	FOR USE WITH WOOD, CONCRETE BLOCK OR EIFS WALL SYSTEMS
	1/4" DIA. THREADED ROD	FOR USE WITH WOOD, CONCRETE BLOCK OR EIFS WALL SYSTEMS
	1/4" RED HEAD L.D.T. (LARGE DIAMETER TAPCON)	FOR USE WITH CONCRETE BLOCK, BRICK OR CONCRETE, EMBED A MIN OF 2 1/2"
	1/4" DIA. HILTI HIT ROD WITH Hy150 MAX ADHESIVE	FOR USE WITH CONCRETE, EMBED A MIN. OF 2"
	1/4" DIA. HILTI HIT ROD WITH Hy20 ADHESIVE	FOR USE WITH MASONRYAND BRICK EMBED A MIN. OF 3 3/8"
	1/4" DIA. HILTI HIT ROD WITH Hy20 ADHESIVE	FOR USE WITH CONCRETE BLOCK, EMBED A MIN. OF 2"
	1/4" DIA. HILTI HLC SLEEVE ANCHOR	FOR USE WITH CONCRETE, MASONRY AND BRICK EMBED A MIN. OF 3 3/8"

10101 Reunion Place
Suite 200
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Client: TARGET #2204
Address: 7377 ALCOA RD.
City/State: BRYANT, AR 72022
Sales: HOUSE Designer: KO
Date: 09/25/25 PM KS

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Revision:
R1)

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This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

PAGE SIZE: 11" x 17"

Approvals:

Sales:	Date:
P.M.:	Date:
Design:	Date:
Client:	Date:

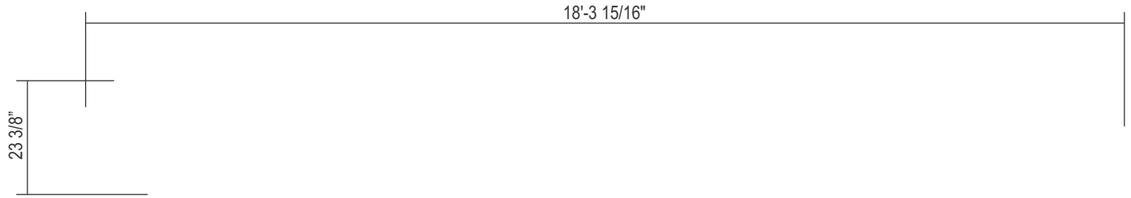
Z:\Customers\Target___LOCATIONS\AR\2204 BRYANT, AR\3. Design

CID348692

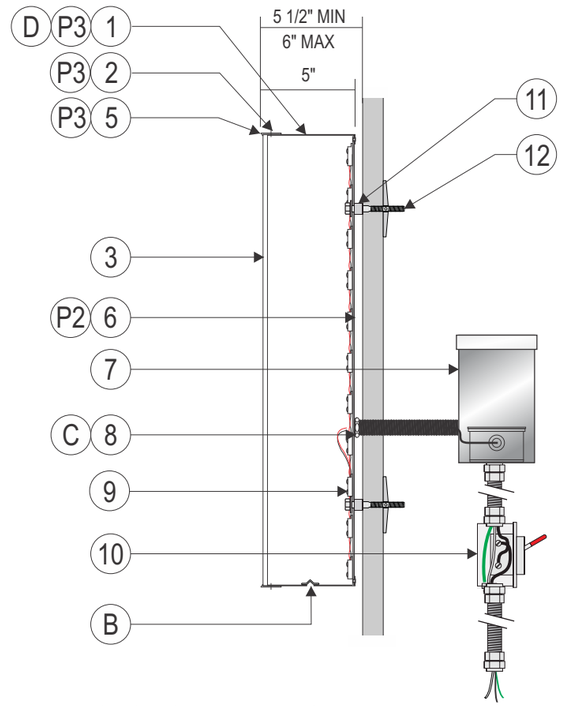
PART TYPE	SIZE
IL-24-CL	35.7sf

ILLUMINATION NOTES:

LED COLOR: RED (MINIMUM 635NM PEAK WAVELENGTH – MAXIMUM 660NM PEAK WAVELENGTH)
SLOAN PRISM 24V RED LED MODS



D **ACRYLIC FACED ILLUMINATED LETTERS**
Scale: 3/8" = 1'-0"



SECTION DETAIL @ LETTERS
N.T.S.

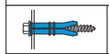
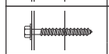
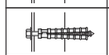
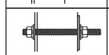
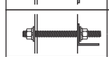
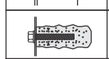
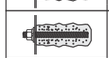
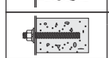
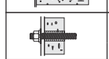
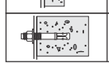
MATERIALS:

#	DESCRIPTION
1	.040 x 5" DEEP ALUMINUM RETURN
2	SHORT SHANK FLAT HEAD STAINLESS STEEL SCREWS
3	3/16" LD MODIFIED ACRYLIC 2793 RED (ALTUGLAS OR EQUIV.)
4	NOT USED
5	1" "J" PROFILE TRIM CAP
6	.063 ALUMINUM BACK
7	PAIGE POWER SUPPLY BOX WITH POWER SUPPLY (OR EQUIVALENT)
8	PAIGE WALL BUSTER #980014 PASS THRU KIT with BUSHING
9	RED L.E.D.s PER "ILLUMINATION NOTES"
10	WATER PROOF LOCKABLE DISCONNECT SWITCH BY GC
11	MOUNTING SPACERS - 1" MAX / 1/2" MIN. STAND OFF
12	1/4" SS ATTACHMENT HARDWARE PER SITE CONDITIONS

FINISHES:

P1	P2	P3
MATTHEWS SOA020SP TARGET WHITE (GLOSS)	BRIGHT WHITE	MATHEWS MP3909 TARGET RED (GLOSS)

NOTES:
A. NOT USED
B. 1/4" WEEP HOLES WITH LIGHT BLOCKERS 2 PER LOW SPOT
C. SEAL PENETRATIONS WITH BASF-MASTER SEAL NP 150 (OR EQUIVALENT)
D. ONE UL LABEL VISIBLE FROM GROUND, OTHERS ON TOP

FASTENER SCHEDULE		
	1/4" BLUE & LAG SCREW	FOR USE WITH WOOD OR STUCCO WALL SYSTEMS. 1-1/2" MIN PENETRATIONS (EXCL. TIP)
	1/4" SNAP TOGGLE	FOR USE WITH WOOD OR STUCCO WALL SYSTEMS. 1-1/2" MIN PENETRATIONS (EXCL. TIP)
	1/4" LAG SCREW	FOR USE WITH WOOD OR EIFS WALL SYSTEMS. 1-1/2" MIN PENETRATIONS (EXCL. TIP)
	1/4" LAG & SHIELD	FOR USE WITH WOOD OR EIFS WALL SYSTEMS. 1-1/2" MIN PENETRATIONS (EXCL. TIP)
	1/4" DIA. THREADED ROD & BEARING PLATES	FOR USE WITH WOOD, CONCRETE BLOCK OR EIFS WALL SYSTEMS
	1/4" DIA. THREADED ROD	FOR USE WITH WOOD, CONCRETE BLOCK OR EIFS WALL SYSTEMS
	1/4" RED HEAD L.D.T. (LARGE DIAMETER TAPCON)	FOR USE WITH CONCRETE BLOCK, BRICK OR CONCRETE, EMBED A MIN OF 2 1/2"
	1/4" DIA. HILTI HIT ROD WITH Hy150 MAX ADHESIVE	FOR USE WITH CONCRETE, EMBED A MIN. OF 2"
	1/4" DIA. HILTI HIT ROD WITH Hy20 ADHESIVE	FOR USE WITH MASONRYAND BRICK EMBED A MIN. OF 3 3/8"
	1/4" DIA. HILTI HIT ROD WITH Hy20 ADHESIVE	FOR USE WITH CONCRETE BLOCK, EMBED A MIN. OF 2"
	1/4" DIA. HILTI HLC SLEEVE ANCHOR	FOR USE WITH CONCRETE, MASONRY AND BRICK EMBED A MIN. OF 3 3/8"

10101 Reunion Place
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Client: TARGET #2204
Address: 7377 ALCOA RD.
City/State: BRYANT, AR 72022
Sales: HOUSE Designer: KO
Date: 09/25/25 PM KS

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Revision:
R1)

Z:\Customers\Target___LOCATIONS\AR\2204 BRYANT, AR\3. Design

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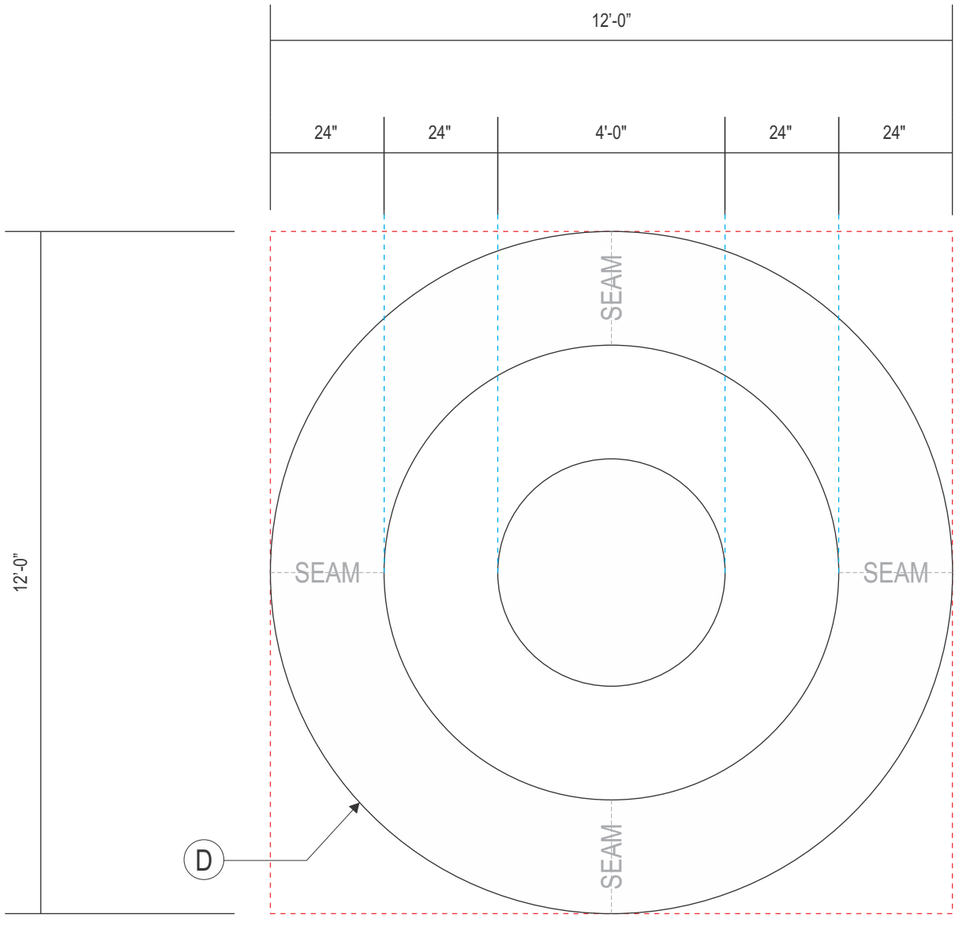
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

PAGE SIZE: 11" x 17"

Approvals:
Sales: Date:
P.M.: Date:
Design: Date:
Client: Date:

CID348692

LL144-W	144sf



E **ACRYLIC FACED ILLUMINATED LOGO LL144-W**
Scale: 3/8" = 1'-0"

10101 Reunion Place
Suite 200
San Antonio, TX 78216

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waltonsignage.com

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Address: 7377 ALCOA RD.
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Sales: HOUSE Designer: KO
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Revision:
R1)

Z:\Customers\Target___LOCATIONS\AR\2204 BRYANT, AR\3. Design

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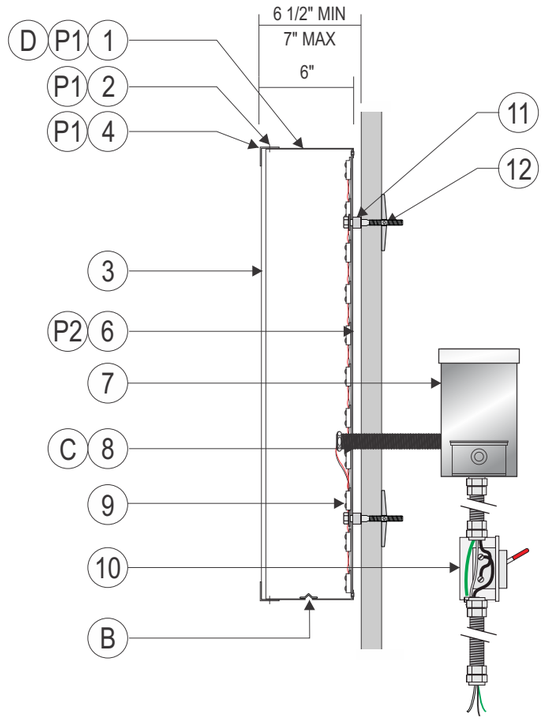
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

PAGE SIZE: 11" x 17"

Approvals:

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P.M.:	Date:
Design:	Date:
Client:	Date:

CID348692

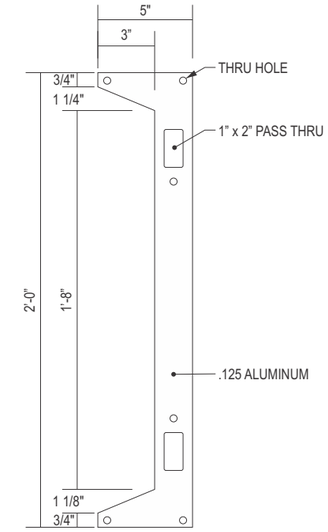


SECTION DETAIL @ LOGO/SYMBOL
N.T.S.

- TO DISPLAY WHITE DURING DAY / WHITE AT NIGHT

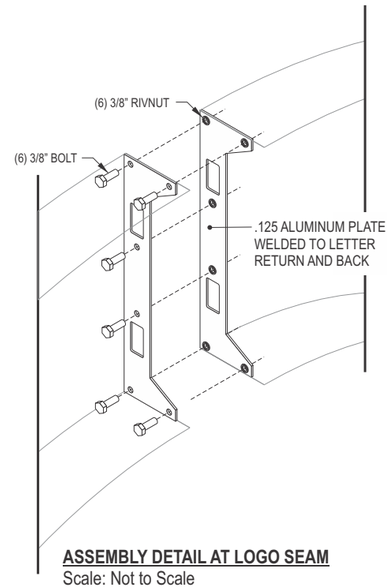
ILLUMINATION NOTES:

LED COLOR: WHITE 6500K
SLOAN PRISM 24V 6500K WHITE LED MODS



LOGO SECTION MATCH PLATE
Scale: 1 1/2" = 1'-0"

QTY: 2 PER SEAM

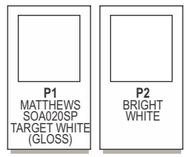


ASSEMBLY DETAIL AT LOGO SEAM
Scale: Not to Scale

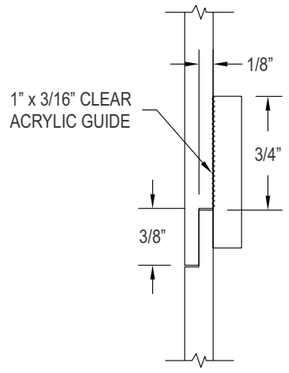
MATERIALS:

#	DESCRIPTION
1	.080 x 6" DEEP ALUMINUM RETURN
2	SHORT SHANK FLAT HEAD STAINLESS STEEL SCREWS
3	3/16" LD MODIFIED ACRYLIC 7328 WHITE
4	1 1/2" .063 FABRICATED RETAINER
5	1/2" .063 FABRICATED RETAINER
6	.080 ALUMINUM BACK
7	PAIGE L.E.D. TRANSFORMER BOX WITH POWER SUPPLY (OR EQUIVALENT)
8	PAIGE WALL BUSTER #980014 PASS THRU KIT with BUSHING
9	WHITE L.E.D.s PER "ILLUMINATION NOTES"
10	WATER PROOF LOCKABLE DISCONNECT SWITCH BY GC
11	MOUNTING SPACERS - 1" MAX / 1/2" MIN. STAND OFF
12	3/8" SS ATTACHMENT HARDWARE PER SITE CONDITIONS

FINISHES:



NOTES:
A. NOT USED
B. 1/4" WEEP HOLES WITH LIGHT BLOCKERS 2 PER LOW SPOT
C. SEAL PENETRATIONS WITH BASF-MASTER SEAL NP 150 (OR EQUIVALENT)
D. ONE UL LABEL VISIBLE FROM GROUND, OTHERS ON TOP



ACRYLIC SEAM DETAIL @ LOGO
Scale: 1" = 1'-0"

UL LABEL LOCATION
☐ STD. BOTTOM LEFT CORNER
☐ TOP OF LETTERS/ NOT VISIBLE
☑ SEE NOTE

FASTENER SCHEDULE		
	3/8" LAG SCREW	FOR USE WITH WOOD OR EIFS WALL SYSTEMS. 1-1/2" MIN PENETRATIONS (EXCL. TIP)
	3/8" LAG & SHIELD	FOR USE WITH WOOD OR EIFS WALL SYSTEMS. 1-1/2" MIN PENETRATIONS (EXCL. TIP)
	3/8" DIA. THREADED ROD & BEARING PLATES	FOR USE WITH WOOD, CONCRETE BLOCK OR EIFS WALL SYSTEMS
	3/8" DIA. THREADED ROD	FOR USE WITH WOOD, CONCRETE BLOCK OR EIFS WALL SYSTEMS
	3/8" RED HEAD L.D.T. (LARGE DIAMETER TAPCON)	FOR USE WITH CONCRETE BLOCK, BRICK OR CONCRETE, EMBED A MIN OF 2 1/2"
	3/8" DIA. HILTI HIT ROD WITH Hy150 MAX ADHESIVE	FOR USE WITH CONCRETE, EMBED A MIN. OF 2"
	3/8" DIA. HILTI HIT ROD WITH Hy20 ADHESIVE	FOR USE WITH MASONRYAND BRICK EMBED A MIN. OF 3 3/8"
	3/8" DIA. HILTI HIT ROD WITH Hy20 ADHESIVE	FOR USE WITH CONCRETE BLOCK, EMBED A MIN. OF 2"
	3/8" DIA. HILTI HLC SLEEVE ANCHOR	FOR USE WITH CONCRETE, MASONRY AND BRICK EMBED A MIN. OF 3 3/8"

10101 Reunion Place
Suite 200
San Antonio, TX 78216

P 210. 886. 0644
waltonsignage.com

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WALTON

Client: TARGET #2204
Address: 7377 ALCOA RD.
City/State: BRYANT, AR 72022
Sales: HOUSE Designer: KO
Date: 09/25/25 PM KS

This is an original drawing created by Walton. It is submitted for your personal use, however, it shall at all times remain the property of Walton. It may be used in connection with the project being planned for you by Walton, but not otherwise. You are not authorized to show these drawings to anyone outside your organization, nor is it to be reproduced, used, copied or exhibited in any fashion.

Revision:
R1)

Z:\Customers\Target___LOCATIONS\AR\2204 BRYANT, AR\3. Design

Signs will be manufactured with 120 or 277 Volts A/C. All Primary electrical service to the sign,and final connection thereof, is the responsibility of the buyer. All work is to be done in accordance with the purchase agreement attached hereto. In case of variance between the specifications of the purchase agreement and this drawing, the drawing shall prevail.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

PAGE SIZE: 11" x 17"

Approvals:
Sales: Date:
P.M.: Date:
Design: Date:
Client: Date:

CID348692

10101 Reunion Place
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San Antonio, TX 78216

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WALTON

Client: TARGET #2204
Address: 7377 ALCOA RD.
City/State: BRYANT, AR 72022
Sales: HOUSE Designer: KO
Date: 09/25/25 PM KS

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Revision:
R1)

Z:\Customers\Target___LOCATIONS\AR\2204 BRYANT, AR\3. Design

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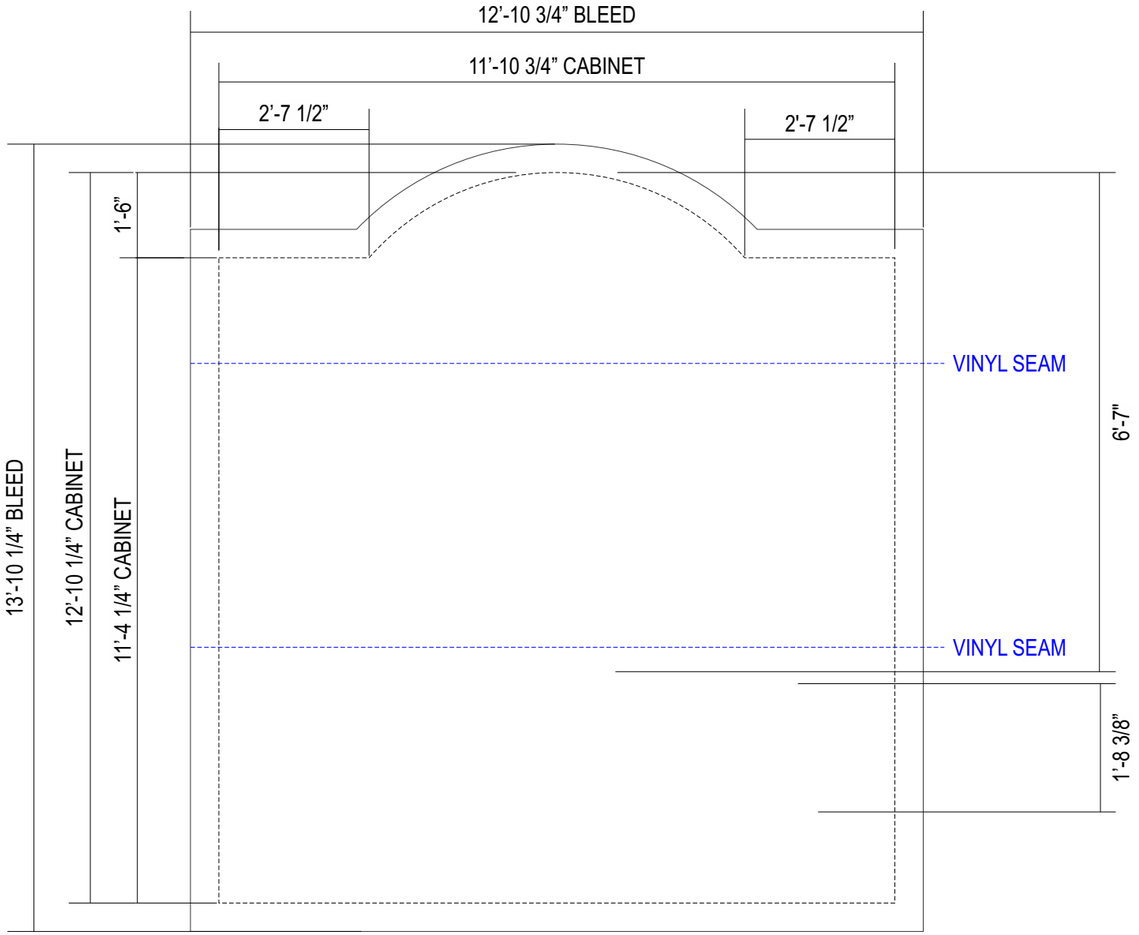
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PAGE SIZE: 11” x 17”

Approvals:
Sales: Date:
P.M.: Date:
Design: Date:
Client: Date:

CID348692

Sheet: 12



F **REPLACEMENT FLEXIBLE FACES**
Scale: 3/8" = 1'-0"

- REMOVE EXISTING FACES
- MANUFACTURE AND INSTALL **(2) TWO** REPLACEMENT FULL BLEED FLEXIBLE FACES
- FLEXIBLE FACES SHALL BE MADE OF 3M PANAGRAPHICS LL
- 3M 3630-53 RED APPLIED FIRST SURFACE



PHOTO SURVEY OF EXISTING
Scale: Not to Scale



PHOTO SURVEY OF PROPOSED
Scale: Not to Scale

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Client: TARGET #2204
Address: 7377 ALCOA RD.
City/State: BRYANT, AR 72022
Sales: HOUSE Designer: KO
Date: 09/25/25 PM KS

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Revision:
R1)

Z:\Customers\Target___LOCATIONS\AR\2204 BRYANT, AR\3. Design

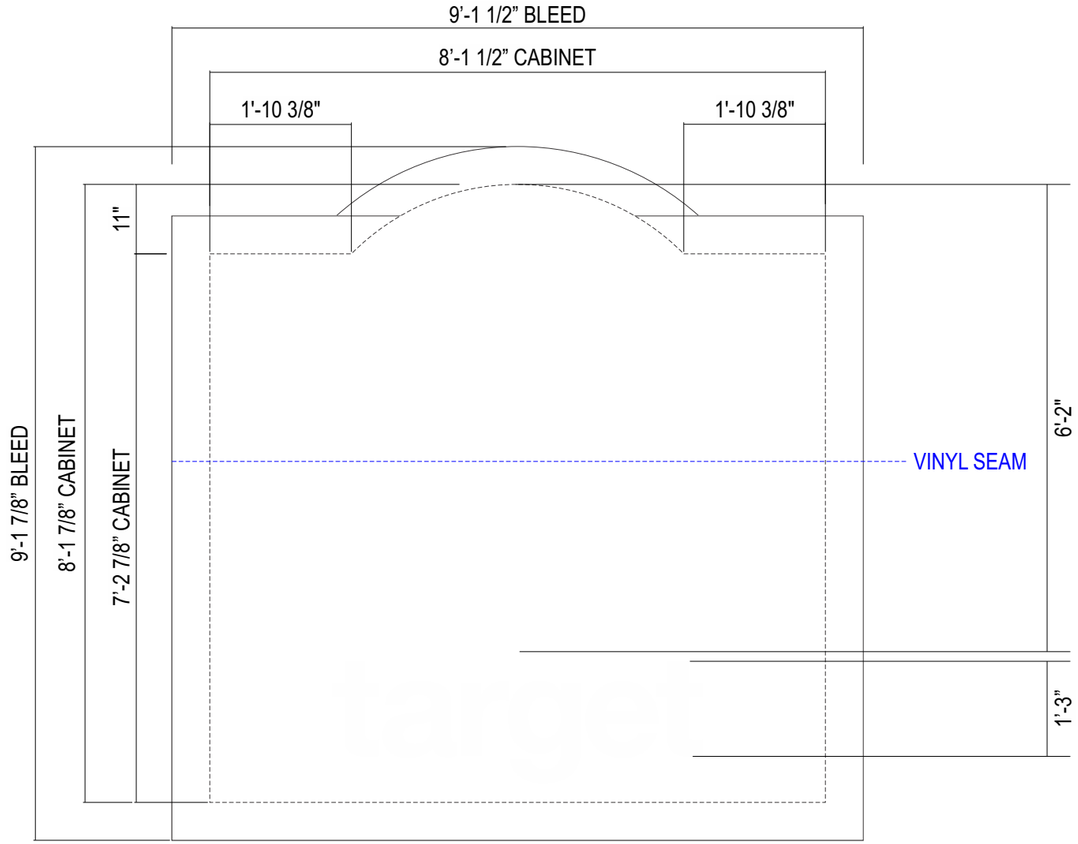
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PAGE SIZE: 11" x 17"

Approvals:
Sales: Date:
P.M.: Date:
Design: Date:
Client: Date:

CID348692



G **REPLACEMENT FLEXIBLE FACES**
Scale: 3/8" = 1'-0"

- REMOVE EXISTING FACES
- MANUFACTURE AND INSTALL **(2) TWO** REPLACEMENT FULL BLEED FLEXIBLE FACES
- FLEXIBLE FACES SHALL BE MADE OF 3M PANAGRAPHICS LL
- 3M 3630-53 RED APPLIED FIRST SURFACE

NOTE: LAYOUT NOT STANDARD / MODIFIED TO ACCOMMODATE SIGN SHAPE



PHOTO SURVEY OF EXISTING
Scale: Not to Scale



PHOTO SURVEY OF PROPOSED
Scale: Not to Scale

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San Antonio, TX 78216
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Client: TARGET #2204
Address: 7377 ALCOA RD.
City/State: BRYANT, AR 72022
Sales: HOUSE Designer: KO
Date: 09/25/25 PM KS

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Revision:
R1)

Z:\Customers\Target___LOCATIONS\AR\2204 BRYANT, AR\3. Design

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PAGE SIZE: 11" x 17"

Approvals:
Sales: Date:
P.M.: Date:
Design: Date:
Client: Date:

CID348692

Use table below to enter information regarding each sign for approval. Please use each letter to reference each sign rendering in packet.

SIGN	**Type** (Façade, Pole, Monument, other)	**Dimensions** (Height, Length, Width)	**Sqft** (Measurement standards found on Pg.7 of Sign Code)	**Façade Width** (Linear Ft of building façade where wall sign is being installed)	**Height** To Top	To Bottom
A	Facade	3' X 10'	30sqft	75	16'	13'
B						
C						
D						
E						
F						


WALK THRU PLANS
22095
800

Ortho Arkansas
6144 Highway 5 north
suite 300
Bryant, AR 72022

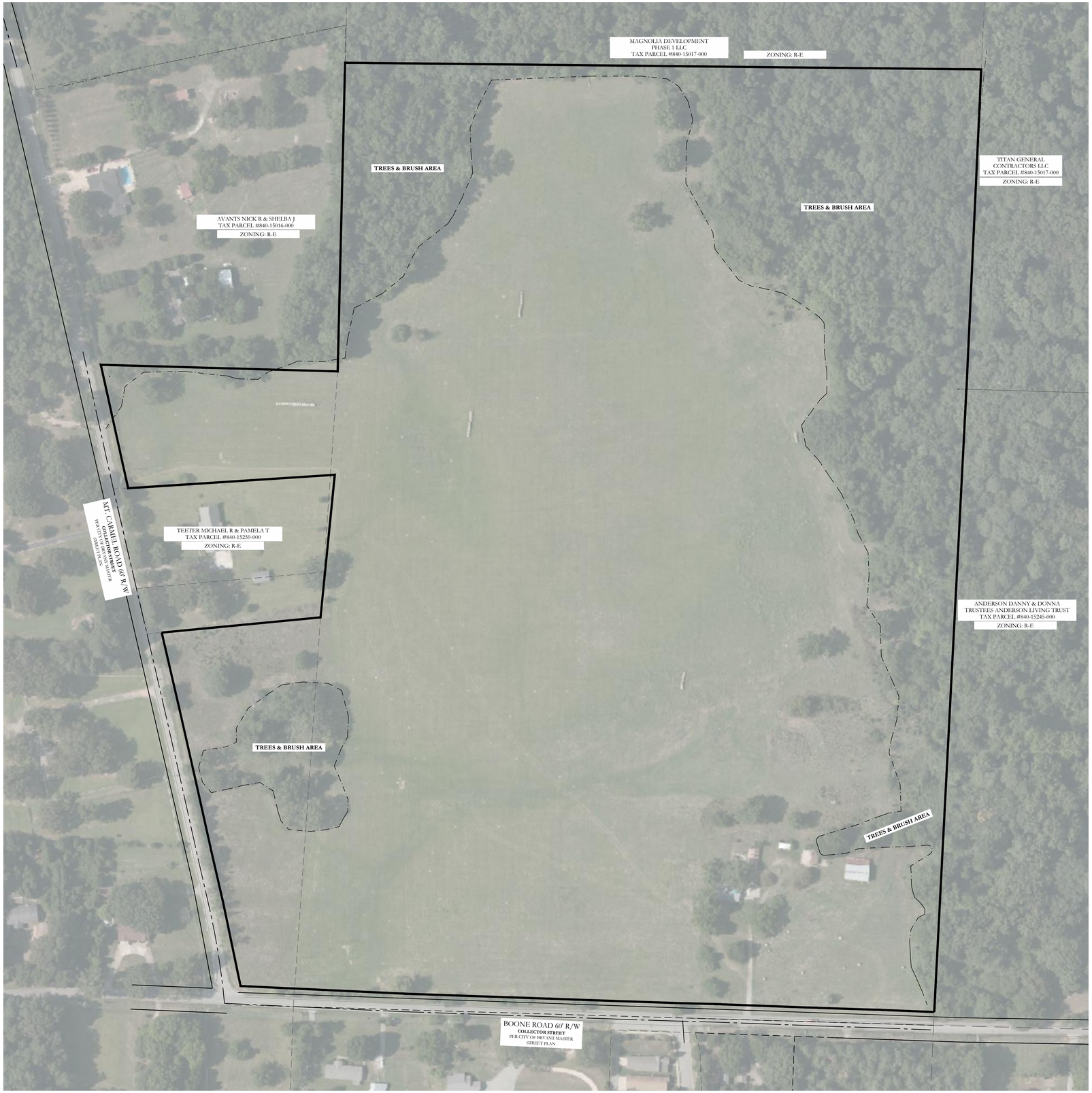
100’ x 21’ = 2100 sq ft
sign is 3.35’ x 13’ = 42.25 sq ft

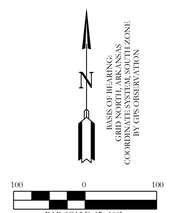




remount mount lighted channel letters

Please disregard the brick in the backgroundwe are moving these letters from another location





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:

WIGGINS FAMILY REAL ESTATES HOLDING, LLC

PLANNED UNIT DEVELOPMENT (PUD)
EXISTING VEGETATION
THE VILLAGES AT MAGNOLIA LANE

A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

DATE:	12/18/2023	C.A.D. BY: BJOHNSON	DRAWING NUMBER:
REVISED:	01/15/2026	CHECKED BY:	21-1175
SHEET:		SCALE: 1" = 100'	

500	1S	14W	0	17	330	62	1762

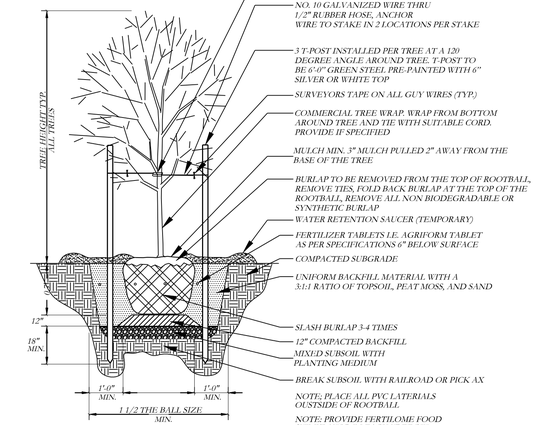
R:\Land Projects\2021\21-1175\Dgn\21-1175 Existing Vegetation.dwg 1/15/2026 8:20:42 AM

TREE TYPES	TREE SPECIES	QUANTITIES	HEIGHT AT MATURITY	CALIPER
SHRUBS	DWARF YAUPON HOLLY	36	3'-5'	Wide 3'-6'
EVERGREEN TREE	TAYLOR JUNIPER	38	15'	>2"

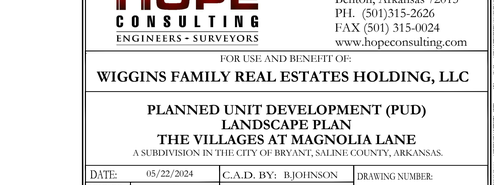
LANDSCAPE LEGEND

	COMMON NAME:	BOTANICAL NAME:	HEIGHT AT MATURITY:	QTY.:
	SHURBS			
	COMPACTA HOLLY - 6' O.C. - 5 GAL.	GLOSSY ABELIA/ ABELIA X GRANDIFLORA	6'-0"	REFER TO PLAN
	EVERGREEN TREES	CHOOSE FROM LIST OF SPECIES INCLUDED IN THE CITY OF BRYANT LANDSCAPING CODE		-
	SOD (INCLUDES MULCH BEDS)	BERMUDA		





1 TREE PLANTING DETAIL
No Scale



NOTES:
1. PROVIDE WEED CONTROL AND/OR FERTILIZER AS SPECIFIED BELOW.
2. WEED CONTROL AND FERTILIZER MAY BE APPLIED AT A LATER DATE TO COMPLY WITH SEASONAL CONDITIONS AND THE GROWING PERIOD.
3. PROVIDE AGRIFORM TABLETS AS PER MANUFACTURERS RECOMMENDATIONS.
4. PROVIDE HOMOGENOUS BACKFILL PLANTING MIXTURE OF 3:1 RATIO TOPSOIL TO PEATMOSS AND/OR OTHER APPROVED SOIL ADMENDMENTS.
5. PROVIDE FERTILOME ROOT STIMULATOR OR APPROVED EQUAL IN PITS.
6. APPLY BALAN PREEMERGENT WEED CONTROL OR APPROVED EQUAL TREATMENT ON ALL SHRUB AND GROUNDCOVER BEDS.

2 SHRUB PLANTING DETAIL
NTS

GENERAL NOTES

QUANTITIES SHOWN ARE FOR CONVENIENCE ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING THEIR OWN COUNT.

ALL SHRUBS AND TREES SHALL RECEIVE PLANTING BACKFILL OF 2/3 TOPSOIL AND 1/3 COMPOST BY VOLUME AND 2 LBS OF 14-14-14 TIMED-RELEASE FERTILIZER PER CUBIC YARD OF BACKFILL.

ALL BEDS INSIDE LAWN AREAS TO BE EDGED WITH 4" PAINTED STEEL EDGING.

TOPSOIL SHALL BE ADDED AS NEEDED TO CREATE A SMOOTH FINISH GRADE ON PLANTING AND SODDED AREAS.

ALL TREES AND SHRUBS SHALL BE THOROUGHLY WATERED IMMEDIATELY AFTER PLANTING.

ALL NON-PAVED AREAS NOT SHOWN AS PLANTING BEDS SHALL BE SODDED WITH SOLID TIFWAY 419 BERMUDA SOD. CONTRACTOR SHALL CALCULATE ALL SODDED AREAS.

NO TREES MAY BE PLANTED WITHIN 5' OF PUBLIC UTILITIES. MAINTAIN 5' SEPARATION BETWEEN TREES AND ANY EXISTING / PROPOSED UTILITY MAINS.

MAINTENANCE OF LANDSCAPING

THE OWNER, TENANT, OR AGENT, IF ANY SHALL BE RESPONSIBLE FOR PROVIDING, PROTECTING AND MAINTAINING ALL LANDSCAPING IN HEALTHY GROWING CONDITIONS, REPLACING IT WHEN NECESSARY TO ENSURE CONTINUOUS CONFORMANCE WITH THESE GUIDELINES AND KEEPING IT FREE FROM REFUSE AND DEBRIS. MAINTENANCE SHALL INCLUDE THE REPLACEMENT OF ALL DEAD PLANT MATERIAL WITHIN THE GUARANTEED CONTRACT PERIOD.

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FOR USE AND BENEFIT OF:

WIGGINS FAMILY REAL ESTATES HOLDING, LLC

PLANNED UNIT DEVELOPMENT (PUD)
LANDSCAPE PLAN
THE VILLAGES AT MAGNOLIA LANE
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

DATE:	05/22/2024	C.A.D. BY: B.JOHNSON	DRAWING NUMBER:
REVISED:	01/05/2026	CHECKED BY:	21-1175
SHEET:		SCALE: 1" = 100'	

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	PUD Application Requirements	Type of Submission	
		Long Form	
		Zoning Plan	Final Development
?	Letter of Transmittal: Name of Development; Names, addresses, and contact information of the owner, authorized agent, and developer; Written description of the character and intent of the development.	✔	✔
X	Legend/Key for the plans	✔	✔
?	Proposed/Final Bill of Assurance, Restrictive Covenants, or other legal instruments	✔	✔
X	Vicinity Map	✔	✔
✓	Names, addresses, zoning, and property lines of all property owners adjacent to the exterior boundaries of the project (including individual lot across streets and right-of-way).	✔	✔
✓	North arrow, scale, date of preparation, and existing zoning classification.	✔	✔
X	Boundary Survey of the property and written legal description of the property.	✔	✔
?	Source of title to property giving deed record book page number or instrument number	✔	✔
N/A	Location of all existing and proposed easements.		✔
X	Area and dimensioned length and width for each lot in the proposed development.	✔	✔
✓	Proposed building footprint(s) with all proposed setbacks dimensioned. *Setback/Building "Box" needs to be shown. There is a variation on Rear setbacks throughout the development.*	✔	✔
✓	Architectural elevation renderings for the front, side, and rear facades for all structures, excluding single-family residential. List of allowable façade materials for single-family residential. *Show list on plat as a note.*	✔	✔
N/A	Lighting plan showing street lighting and exterior lighting quantity, direction, and pattern.		✔

✓	Proposed permitted uses and location of permitted uses. *Note uses on plat, Tracts are already called out, but describe use of all other lots. Ex. Single family residential.*	✔	✔
X	Proposed Density	✔	✔
N/A	Proposed setbacks and buffer areas shown with dimensions. *For Commercial buildings. Not needed for residential lots.*	✔	✔
✓	Existing structure(s) and general indication of any significant vegetation.	✔	✔
N/A	Existing and proposed topographic information including two-foot contour interval for areas with a slope of less than 10%, five-foot contour interval for areas with a slope of more than 10%.		✔
	Existing significant drainage features on the site.	✔	✔
N/A	Location of all flood hazard areas within a 100-year floodplain and/or floodway. Reference the FIRM panel number and effective date. Note regarding wetland, if applicable. Note if Corps of Engineers determination is in progress.		✔
N/A	Drainage improvements and drainage runoff quantities (cubic feet per second), prepared by a Professional Engineer, with points of entry and exit for the development, show flood hazard area.		✔
N/A	Soil tests, as may be required or requested.		✔
N/A	Location, size, and materials of all proposed utilities.		✔
N/A	Location of all existing fire hydrants within 500 ft. of the property.		✔
✓	Location of parking areas, vehicle maneuvering areas, and any proposed access drives. *Any parking areas for the large middle park? If there are plans for that it needs to be shown.*	✔	✔
✓	Location of access drives for adjacent properties, including those across the street, street intersections. Items dimensioned relative to each other.	✔	✔
✓	Proposed sidewalks and streets.	✔	✔
✓	Street names, class per Master Street Plan, rights-of-way (existing and proposed), centerlines, and easements bordering or traversing the property.	✔	✔
X	Open Space Plan indicating the size and proposed use for common useable open space areas.	✔	✔
✓	Landscaping Plan indicating the size, location, and proposed types of plantings on the site. *Landscaping for parks and for entrances to the subdivision should be shown.*	✔	✔
X	Certificate of Owner	✔	✔

X	Certificate of Surveying Accuracy	✔	✔
N/A	Certificate of Engineering Accuracy		✔
N/A	Static pressure and flow of the nearest hydrant		✔
N/A	As-built drawings		✔

Other Comments not listed in the Application requirements PUD Section of the Zoning Code:

1. Application fee will need to be paid. ($125)
2. Please use the new public hearing notice form when running the ad in the newspaper. The property will need to be posted with signage every 200ft along the roadways. Signage will need to be posted and newspaper ad run one time by December 28th in order to meet the hearing requirements for the January meeting.

OPEN SPACE CALCULATION

TRACT A	PARK AREA	3.76 ACRES
TRACT B	RETENTION AREA/WET PONDS	0.82 ACRES
TRACT C	GREEN SPACE	0.24 ACRES
TRACT D	GREEN SPACE	0.39 ACRES
TRACT E	GREEN SPACE	0.39 ACRES
TRACT F	RETENTION AREA/WET PONDS	0.98 ACRES
TRACT G	RETENTION AREA/WET PONDS	0.82 ACRES
TRACT H	GREEN SPACE	0.32 ACRES
	GREEN SPACE BETWEEN BOC & SIDEWALK	4.63 ACRES
	TOTAL	12.35 ACRES OR 21.25%

RESIDENTIAL DENSITY CALCULATIONS

HOUSING UNITS	231 UNITS
TOTAL DEVELOPABLE AREA	58.11 ACRES
TOTAL COMMON USABLE OPEN SPACE	12.35 ACRES
RESIDENTIAL DENSITY	231/58.11=3.98 DUA

Curve Table

Curve #	Delta	Chord B & D	Arc Length	Arc Radius
C1	90°00'00"	N44°07'12"W 35.36'	39.27'	25.00'
C2	51°54'29"	S64°55'33"W 21.88'	22.65'	25.00'
C3	13°46'58"	S45°51'47"W 12.00'	12.03'	50.00'
C4	76°02'56"	N89°13'16"W 61.60'	66.37'	50.00'
C5	77°43'04"	N12°20'16"W 62.74'	67.82'	50.00'
C6	12°23'53"	N32°43'12"E 10.80'	10.82'	50.00'
C7	51°54'29"	N12°55'54"E 21.88'	22.65'	25.00'
C8	90°00'00"	N57°59'21"W 35.36'	39.27'	25.00'
C9	51°13'46"	N51°23'49"E 21.62'	22.35'	25.00'
C10	16°03'27"	N33°48'42"E 13.97'	14.01'	50.00'
C11	73°50'08"	N78°45'30"E 60.07'	64.43'	50.00'
C12	56°13'10"	N36°12'51"W 47.12'	49.06'	50.00'
C13	46°20'35"	S15°04'01"W 39.35'	40.44'	50.00'
C14	51°13'46"	S12°37'29"W 21.62'	22.35'	25.00'
C15	44°59'26"	S35°29'04"E 38.26'	39.26'	50.00'
C16	31°08'25"	N73°32'59"W 26.84'	27.18'	50.00'
C17	90°00'00"	N45°52'48"E 35.36'	39.27'	25.00'
C18	90°00'00"	N44°07'12"W 35.36'	39.27'	25.00'
C19	6°37'44"	N85°48'20"W 8.67'	8.68'	75.00'
C20	33°15'11"	N63°51'52"W 42.92'	43.53'	75.00'
C21	34°54'55"	N31°46'49"W 45.00'	45.70'	75.00'
C22	15°12'10"	N6°43'17"W 19.84'	19.90'	75.00'
C23	90°00'00"	N44°07'12"W 35.36'	39.27'	25.00'
C24	4°05'28"	N88°56'04"E 73.53'	73.54'	1030.00'
C25	90°00'00"	N45°52'48"E 35.36'	39.27'	25.00'
C26	44°04'45"	N22°55'11"E 56.29'	57.70'	75.00'
C27	45°55'15"	N67°55'11"E 58.51'	60.11'	75.00'
C28	90°16'45"	N45°44'26"E 35.44'	39.39'	25.00'
C29	89°43'15"	N44°15'34"W 35.27'	39.15'	25.00'
C30	58°22'49"	N59°55'48"W 73.16'	76.42'	75.00'
C31	31°37'11"	N14°55'48"W 40.87'	41.39'	75.00'
C32	118°35'09"	N58°24'46"W 42.99'	51.74'	25.00'
C33	29°19'53"	S76°57'36"W 116.46'	117.74'	230.00'
C34	31°28'50"	N73°41'47"E 92.23'	93.40'	170.00'
C35	57°04'34"	N29°25'05"E 23.89'	24.90'	25.00'
C36	51°13'46"	N24°44'02"W 21.62'	22.35'	25.00'
C37	57°13'12"	N21°44'16"W 47.88'	49.93'	50.00'
C38	47°25'27"	N30°35'03"E 40.21'	41.39'	50.00'
C39	49°57'07"	N79°16'21"E 42.22'	43.59'	50.00'
C40	37°51'33"	S56°49'19"E 32.44'	33.04'	50.00'
C41	51°13'46"	S63°36'22"E 21.62'	22.35'	25.00'
C42	90°00'00"	N45°52'48"E 35.36'	39.27'	25.00'
C43	90°00'00"	N45°52'48"E 35.36'	39.27'	25.00'
C44	90°00'00"	S44°07'12"E 35.36'	39.27'	25.00'
C45	90°00'00"	S45°52'48"W 35.36'	39.27'	25.00'
C46	48°11'23"	N65°01'31"W 20.41'	21.03'	25.00'
C47	40°54'10"	N61°22'54"W 34.94'	35.69'	50.00'
C48	194°34'26"	S0°52'48"W 99.19'	169.80'	50.00'
C49	40°54'10"	N63°08'30"E 34.94'	35.69'	50.00'
C50	48°11'23"	N66°47'07"E 20.41'	21.03'	25.00'
C51	90°00'00"	S44°07'12"E 35.36'	39.27'	25.00'
C52	90°00'00"	S45°52'48"W 35.36'	39.27'	25.00'
C53	2°44'59"	S89°36'18"W 11.04'	11.04'	230.00'
C54	23°03'46"	S76°35'56"W 91.96'	92.58'	230.00'
C55	115°48'45"	N57°01'35"W 42.36'	50.53'	25.00'

Curve Table

Curve #	Delta	Chord B & D	Arc Length	Arc Radius
C56	57°04'34"	N29°25'05"E 23.89'	24.90'	25.00'
C57	8°13'30"	N62°04'07"E 24.38'	24.40'	170.00'
C58	17°35'29"	N74°58'37"E 51.99'	52.19'	170.00'
C59	7°96'27"	N87°19'35"E 21.07'	21.09'	170.00'
C60	90°00'00"	S44°07'12"E 35.36'	39.27'	25.00'
C61	90°00'00"	S45°52'48"W 35.36'	39.27'	25.00'
C62	90°00'00"	N44°07'12"W 35.36'	39.27'	25.00'
C63	90°00'00"	N45°52'48"E 35.36'	39.27'	25.00'
C64	90°00'00"	S44°07'12"E 35.36'	39.27'	25.00'
C65	90°00'00"	S45°52'48"W 35.36'	39.27'	25.00'
C66	90°00'00"	N44°07'12"W 35.36'	39.27'	25.00'
C67	38°03'56"	S70°05'14"E 48.92'	49.83'	75.00'
C68	38°03'56"	S32°01'19"E 48.92'	49.83'	75.00'
C69	45°00'00"	N35°29'21"W 38.27'	39.27'	50.00'
C70	45°00'00"	N80°29'21"W 38.27'	39.27'	50.00'
C71	45°00'00"	N68°22'48"E 38.27'	39.27'	50.00'
C72	45°00'00"	N23°22'48"E 38.27'	39.27'	50.00'
C73	33°46'10"	S74°47'27"W 115.84'	117.53'	200.00'
C74	32°55'26"	N74°25'05"E 113.35'	114.93'	200.00'
C75	4°05'28"	S88°56'04"W 71.39'	71.40'	1000.00'
C76	90°00'00"	S45°52'48"W 70.71'	78.54'	50.00'
C77	90°00'00"	N44°07'12"W 70.71'	78.54'	50.00'

Line Table

Line #	Direction	Length
L1	S57°57'22"W	62.34'
L2	S57°57'22"W	75.42'
L3	N44°07'12"W	25.00'
L4	N38°56'43"E	25.00'
L5	N32°00'39"E	25.00'

AS-SURVEYED DESCRIPTION:

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE 1/4 NW 1/4) AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW 1/2 NE 1/2) IN SECTION 32 AND THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW 1/4 SE 1/4) IN SECTION 29, ALL IN TOWNSHIP 1 SOUTH, RANGE 14 WEST OF THE 5TH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 1/2" REBAR WITH ALUMINUM CAP BEING THE NE CORNER OF THE NW 1/4, NE 1/4 SECTION 29 AND 34.61 FEET NORTH OF A 4 X 4 CONCRETE POST; **THENCE**, S 02° 57' 52" W, ALONG THE EAST LINE THEREOF, A DISTANCE OF 1285.53 TO A RAILROAD SPIKE FOUND AT THE SW CORNER OF THE NW 1/4 NE 1/4, SAID POINT BEING 8.11 FEET SOUTH OF AN EXISTING 1/2" REBAR;
THENCE, ALONG THE SOUTH LINE OF SAID NW 1/4 NE 1/4, N 88° 19' 44" W, A DISTANCE OF 1272.20 FEET TO AN EXISTING RAILROAD SPIKE FOUND AT THE SW CORNER OF THE NW 1/4 NE 1/4;
THENCE, ALONG THE SOUTH LINE OF THE NE 1/4 NW 1/4, N 88° 23' 01" W A DISTANCE OF 179.93 FEET TO A NAIL SET AT THE INTERSECTION OF SAID SOUTH LINE AND THE CENTERLINE OF MT. CARMEL ROAD;
THENCE, ALONG SAID CENTERLINE, N 09° 58' 11' W, A DISTANCE OF 97.38 FEET TO A POINT;
THENCE N 10° 02' 44" W, A DISTANCE OF 89.82 FEET TO A POINT;
THENCE, N 12° 47' 37" W, A DISTANCE OF 213.29 FEET TO A POINT;
THENCE, N 12° 18' 58" W, A DISTANCE OF 131.22 FEET TO A POINT;
THENCE, N 13° 06' 12" W, A DISTANCE OF 247.42 FEET TO AN EXISTING SPIKE;
THENCE, LEAVING SAID CENTERLINE, N 84° 33' 08" E, A DISTANCE OF 357.44 FEET TO A SET 1/2" REBAR (PS# 1121) POINT BEING ON THE WEST LINE OF THE NW 1/4, NE 1/4;
THENCE, N 05° 43' 37" E, A DISTANCE OF 294.27 FEET TO A 5/8" REBAR SET IN CONCRETE; THENCE, S 86° 18' 15" W, A DISTANCE OF 454.67 FEET TO A SPIKE FOUND IN THE CENTERLINE OF MT CARMEL ROAD;
THENCE, ALONG SAID CENTERLINE, N 12° 42' 57" W, A DISTANCE OF 262.83 FEET TO A SPIKE SET ON THE NORTH LINE OF THE NE 1/4 NW 1/4;
THENCE, ALONG SAID NORTH LINE, S 88° 22' 28" E, A DISTANCE OF 517.66 FEET TO A 1/2" REBAR WITH ALUMINUM CAP MARKING THE NW CORNER OF THE NW 1/4 NE 1/4;
THENCE, N 01° 22' 55" E, ALONG THE WEST LINE OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 29, A DISTANCE OF 634.28 FEET TO AN EXISTING 4" ANGLE IRON;
THENCE, S 89° 23' 57" E, A DISTANCE OF 1306.74 FEET TO A SET 1/2" REBAR WITH AN ALUMINUM CAP ON THE EAST LINE OF THE SW 1/4 SE 1/4 SECTION 29;
THENCE, ALONG SAID EAST LINE, S 02° 39' 14" W, A DISTANCE OF 657.75 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 65.32 ACRES (2,845,277 Sq Ft).

NOTES:

1. TRACT A, C, D, E, AND H WILL BE USE FOR RECREATIONAL USE AND WALKING TRAILS AND WILL BE MAINTAINED AND OWNED BY THE PROPERTY OWNERS ASSOCIATION.
2. TRACT B, F AND G WILL BE UTILIZED AS A RETENTION AREA/WET PONDS AND UTILITY EASEMENTS MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

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

STATE OF ARKANSAS — LICENSED PROFESSIONAL ENGINEER — KAZI TAMZIDUL ISLAM — NO. 20876

REGISTERED — STATE OF ARKANSAS NO. 1762 — SIGNATURE — JONATHAN L. HOPE — PROFESSIONAL LAND SURVEYOR


4" ANGLE IRON NW CORNER S ½ SW ¼ SE ¼ SECTION 29, T-01-S, R-14-W
MAGNOLIA DEVELOPMENT PHASE I LLC TAX PARCEL #840-15017-000
ZONING: R-E
S89°57'57"E 1306.74'
SET ½" REBAR W. ALUM. CAP NE CORNER S ½ SW ¼ SE ¼ SECTION 29, T-01-S, R-14-W
AVANTS NICK R & SHELBA J TAX PARCEL #840-15016-000
ZONING: R-E
N1°22'55"E 634.28'
FND. RAILROAD SPIKE
SET ½" REBAR W. ALUM. CAP NW CORNER NW ¼ NE ¼ SECTION 32, T-01-S, R-14-W
S88°22'28"E 486.76'
TITAN GENERAL CONTRACTORS LLC TAX PARCEL #840-15017-000
ZONING: R-E
N88°22'28"W 517.66'
POINT OF BEGINNING SET ½" REBAR W. ALUM. CAP NE CORNER NW ¼ NE ¼ SECTION 32, T-01-S, R-14-W
FND. 4 X 4 CONCRETE POST
RETENTION AREA (WET PONDS) TRACT G 0.82 ACRES 35976 Sq. Ft.
RETENTION AREA (WET PONDS) TRACT F 0.98 ACRES 42726 Sq. Ft.
RETENTION AREA (WET PONDS) TRACT B 0.82 ACRES 35529 Sq. Ft.
GREEN SPACE TRACT E 0.39 ACRES 17126 Sq. Ft.
GREEN SPACE TRACT D 0.39 ACRES 17129 Sq. Ft.
GREEN SPACE TRACT H 0.32 ACRES 14170 Sq. Ft.
RECREATIONAL AREA TRACT A 3.76 ACRES 163868 Sq. Ft.
PARKING AREA
BIKE LANES
EDGECOMBE LOOP (50' R/W)
NOMURA DRIVE (50' R/W)
CROSSWAY DRIVE (60' R/W)
ELLERBY COVE (50' R/W)
VICUS DRIVE (50' R/W)
BRIGHAM DRIVE (50' R/W)
HANSTON WAY (50' R/W)
MT. CARMEL ROAD 60' R/W COLLECTOR STREET PER CITY OF BRYANT MASTER STREET PLAN
FND. RAILROAD SPIKE
FND. 5/8" REBAR IN CONC.
TRACT C 0.24 ACRES 10305 Sq. Ft.
TEETER MICHAEL R & PAMELA T TAX PARCEL #840-15259-000
ZONING: R-E
N84°35'08"E 357.62'
ANDERSON DANNY & DONNA TRUSTEES ANDERSON LIVING TRUS TAX PARCEL #840-15245-000
ZONING: R-E
STREET CENTERLINE
18.0' ROAD CENTERLINE TO BACK OF CURB
SET NAIL
FND. RAILROAD SPIKE NW CORNER SW ¼ NE ¼ SECTION 32, T-01-S, R-14-W
FND. RAILROAD SPIKE NE CORNER SW ¼ NE ¼ SECTION 32, T-01-S, R-14-W
BOONE ROAD 60' R/W COLLECTOR STREET PER CITY OF BRYANT MASTER STREET PLAN
N87°22'01"W 1753.95'
N87°56'38"W 1281.18'
N87°56'38"W 127.00'
N87°56'38"W 84.53'
S88°26'41"E 85.02'
N87°56'38"W 130.20'
N87°17'38"W 130.20'
N87°56'38"W 84.53'
N87°56'38"W 127.00'
N87°56'38"W 1281.18'
N87°22'01"W 1753.95'
N01°58'49"E 1320.60'
N01°58'49"E 1320.60'
N01°58'49"E 1320.60

Order Receipt

Saline Courier

321 N. Market St.
Benton, AR 72015

Phone: 501-315-8228

URL: https://www.bentoncourier.com/

Melanie Gentry
Hope Consulting, Inc (28)
129 N. Main Street
Benton, AR 72015

Acct #: 01119461
Phone: (501)315-2626
Date: 01/14/2026
Ad #: 00196464
Salesperson: SCL Ad Taker: SC5

Class: 101

Sort Line: NOTICE A public hearing will b

Ad Notes:

Description	Amount
AVDT LEGAL AFFIDAVIT	4.50
28 Saline Courier 2026-01-16	44.20

Ad Text:

NOTICE
A public hearing will be held on Monday, February 9th, 2026, at 6:00 P.M.at the Bryant City Office Complex, 210 Southwest 3rd Street, City of Bryant, SalineCounty, for the purpose of public comment on a Rezone request at the site of 5592 Boone Road, Bryant, AR 72022 (Parcels 840-15246-000, and 840-15020-000.) We will be requesting to Rezone the property from its current zoning, R-2, to PUD zoning. A legal description of this property can be obtained by contacting the Bryant Department of Community Development at (501)-943-0488. Please contact Hope Consulting, Inc., 129 N. Main Street, City of Benton, Saline County, Arkansas. (501)-315-2626 with any other questions.

Payment Reference:

Total:	48.70
Tax:	0.00
Net:	48.70
Prepaid:	0.00
Total Due	**48.70**

HOPE CONSULTING

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

Traffic Impact Analysis

The Villages at Magnolia Lane Subdivision

Boone Road and Mount Carmel Road
Bryant, Arkansas

Prepared by Arkansas Registered Professional Engineer Kazi Islam No. 20876

Prepared By:

November 5, 2025

COA Seal Here



Engineer Seal Here (signed)



11-05-2025

Traffic Impact Analysis

1.0 INTRODUCTION

We completed a traffic impact analysis (TIA) for the proposed residential subdivision development in Bryant, Arkansas. The analysis was requested to determine the effects the proposed development would have on the adjacent roadway network, including the intersection of Boone Road and Mount Carmel Road, and to provide recommendations for improvements that may be necessary to accommodate the additional traffic generated by the development while maintaining acceptable levels of service.

This TIA follows the guidelines outlined in the City of Bryant's Minimum Standard Specifications for Streets, which require a formal traffic study for developments expected to generate significant traffic volumes, such as this subdivision with 231 single-family homes. The analysis utilizes methodologies from the Highway Capacity Manual (HCM) 7th Edition for level of service (LOS) calculations and the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition, for estimating site-generated trips.

2.0 BACKGROUND

2.1 PROPOSED DEVELOPMENT

The proposed development, known as The Villages at Magnolia Lane, is located at the intersection of Boone Road and Mount Carmel Road in Bryant, Arkansas, as shown in Figure 1. The subdivision encompasses approximately 65.32 acres and includes 231 single-family dwelling units, along with associated infrastructure such as internal roadways, detention areas, green spaces, and a park area totaling 12.35 acres (21.25% open space). The residential density is approximately 3.98 dwelling units per acre.

Access to the development is proposed via multiple points: primary access from Boone Road to the south and secondary access from Mount Carmel Road to the west. The internal roadway network consists of local streets (50' right-of-way) and a collector street (60' right-of-way) designed to City of Bryant standards. The site plan is shown in Figure 2. The development is expected to be built out over a 5-year horizon, with full occupancy by 2030.

2.2 ADJACENT ROADWAY NETWORK

The intersection of Boone Road and Mount Carmel Road is an unsignalized T-intersection, with Boone Road serving as the through street (east-west) and Mount Carmel Road as the north leg. Boone Road is classified as a collector street in the City of Bryant's Master Street Plan, downgraded from minor arterial in 2015. It is a two-lane undivided roadway with a posted speed limit of 35 mph, featuring shoulders and drainage ditches. The roadway has a typical width of 24 feet and carries approximately 5,000 vehicles per day (ADT) based on recent ARDOT counts.

Mount Carmel Road is classified as a local street, serving primarily residential traffic. It is a two-lane undivided roadway with a posted speed limit of 30 mph, approximately 20-22 feet wide, with grassy shoulders and sidewalks in some sections. Recent ARDOT counts indicate an ADT of 3,000 vehicles per day. Nearby land uses include residential subdivisions to the north and south, with commercial areas also to the north.

Historical traffic data from ARDOT shows stable volumes on Boone Road, with ADTs ranging from 4,500 in 2018 to 5,000 in 2023, indicating no significant growth. Similarly, Mount Carmel Road has maintained ADTs around 2,800-3,000 over the past five years. Truck percentages are low (less than 5%) on both roads, primarily consisting of local delivery vehicles.

3.0 EXISTING CONDITIONS

3.1 TRAFFIC VOLUMES

Existing traffic volumes were obtained from ARDOT's Average Daily Traffic (ADT) estimates and supplemented with assumed peak hour factors based on typical suburban patterns (8-10% of ADT for peak hours). For Boone Road, the ADT is 5,000 vehicles per day, with an estimated AM peak hour volume of 450 vehicles per hour (vph) and PM peak of 500 vph. Directional splits are approximately 50/50 east-west.
For Mount Carmel Road, the ADT is 3,000 vph, with AM peak of 270 vph and PM peak of 300 vph, primarily northbound in the AM and southbound in the PM due to commuter patterns toward Interstate 30. Turning movement counts at the intersection are estimated as follows (based on proportional distribution):

- AM Peak: 200 vph through on Boone (EB), 200 (WB); 50 left from Mt Carmel to Boone WB; 20 right to Boone EB.
- PM Peak: 250 vph through on Boone (EB), 250 (WB); 60 left from Mt Carmel; 40 right.

No recent turning movement counts were available, but these estimates are conservative for analysis purposes.

The following table summarizes the existing traffic conditions:

Time Period	Boone Rd (vpd/vph)	Mt. Carmel (vpd/vph)	Intersection LOS(Overall)	Minor Approach LOS (Mount Carmel)	Volume-to-Capacity Ratio (v/c)	Average Delay (sec/veh)
Daily (ADT)	5,000 vpd	3,000 vpd	N/A	N/A	N/A	N/A
AM Peak	450 vph	270 vph	B	C	0.65	12
PM Peak	500 vph	300 vph	C	D	0.72	18

3.2 LEVEL OF SERVICE ANALYSIS

Level of service (LOS) for the unsignalized intersection was calculated using HCM methodologies. Under existing conditions:

- The intersection operates at LOS B during AM peak (average delay 12 seconds per vehicle) and LOS C during PM peak (delay 18 seconds).
- The minor approach (Mount Carmel Road) experiences higher delays (LOS C AM, LOS D PM) due to gaps in Boone Road traffic.

No capacity issues are present, with volume-to-capacity (v/c) ratios below 0.75 for all movements.

4.0 TRIP GENERATION

Trip generation for the proposed 231 single-family detached homes (ITE Land Use Code 210) was estimated using the ITE Trip Generation Manual, 11th Edition. The rates are as follows:

- Weekday Daily: Average 9.43 trips per dwelling unit (DU)
- AM Peak Hour: Average 0.70 trips per DU (26% entering, 74% exiting)
- PM Peak Hour: Average 0.90 trips per DU (63% entering, 37% exiting)

For 231 DU:

- Daily Trips: 2,178
- AM Peak: 162 trips (42 entering, 120 exiting)
- PM Peak: 208 trips (131 entering, 77 exiting)

Table 1 summarizes the trip generation.

Table 1 - Trip Generation Summary

Land Use	ITE Code	Size	Daily Trips	AM Peak Trips	PM Peak Trips
Single Family Housing	210	231 DU	2,178	162 (42/120)	208 (131/77)

No pass-by or internal capture reductions were applied, as this is a residential development.

5.0 TRIP DISTRIBUTION AND ASSIGNMENT

Trips were distributed based on existing traffic patterns and regional connectivity:

- 60% to/from east on Boone Road (toward Reynolds Road and I-30)
- 30% to/from west on Boone Road (toward residential areas)
- 10% to/from north on Mount Carmel Road

Assigned turning movements at the study intersection:

- AM Entering: 25 left from Boone EB, 10 right from Boone WB, 7 from Mt Carmel.
- AM Exiting: 70 left to Boone WB, 40 right to Boone EB, 10 to Mt Carmel.
- Similar proportional assignment for PM.

6.0 FUTURE CONDITIONS

This section evaluates the future traffic conditions at the intersection of Boone Road and Mount Carmel Road, considering both background growth and the impact of the proposed Villages at Magnolia Lane Subdivision over a 5-year horizon to 2030

6.1 BACKGROUND GROWTH

A 1% annual growth rate was applied to existing volumes over a 5-year horizon (to 2030), based on historical ARDOT data showing minimal increases. This results in future no-build ADTs of 5,255 on Boone Road and 3,153 on Mount Carmel Road.

6.2 WITH DEVELOPMENT

- Future AM Peak: Intersection volumes increase by 162 vph, resulting in LOS C (delay 18 sec).
- Future PM Peak: Increase by 208 vph, LOS D (delay 23 sec).
- With future extension of asphalt a center two-way left-turn lane (TWLTL) for both street increase the over all capacity 10-12% as per HCM.

The minor approach on Mount Carmel experiences LOS D and overall LOS will still keep the same LOS grading with slight increase of intersection waiting time.

Time Period	Boone Rd (vpd/vph)	Mt. Carmel (vpd/vph)	Intersection LOS(Overall)	Minor Approach LOS (Mount Carmel)	Volume-to-Capacity Ratio (v/c)	Average Delay (sec/veh)
Daily (ADT)	7,433 vpd	3,471 vpd	N/A	N/A	N/A	N/A
AM Peak	595 vph	322 vph	B	C	0.75	18
PM Peak	677 vph	331 vph	C	D	0.82	23

7.0 ANALYSIS AND RECOMMENDATIONS

The development will add moderate traffic, but the intersection will be at acceptable traffic capacity. Peak PM 15 minutes will expect some queuing on Mt. Carmel. Peak AM will still be comfortable.

Recommendations:

- Install a left-turn lane on Boone Road eastbound at Mount Carmel Road (warrants met based on projected volumes >100 vph left turns).
- Consider signalization if volumes exceed MUTCD warrants (projected peak hour >750 vph on major, >150 on minor).
- Add signage and striping for improved safety.
- Maintain proper sight distances at intersection.

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

Figure 1:
Location Map (Aerial map showing site at Boone/Mt Carmel intersection)



Figure 2:
Site Plan (Plat showing site at Boone/Mt Carmel intersection)



City of Bryant, Arkansas
Planning and Development
210 SW 3rd Street Bryant, AR 72022
501-943-0943

Conditional Use Permit Application

Applicants are advised to read the Conditional Use Permit section of Bryant Zoning Code prior to completing and signing this form. The Zoning Code is available at www.cityofbryant.com under the Planning and Development tab.

Date: 2/13/2026

Applicant or Designee:

Name Bradley Hall
Address 506 Ruth
Bryant AR, 72022
Phone 501 541 2121
Email: [illegible]

Project Location:

Property Address 506 Ruth Drive
Bryant AR 72022
Parcel Number _____
Zoning Classification _____

Property Owner (If different from Applicant):

Name _____
Phone _____
Address _____
Email Address _____

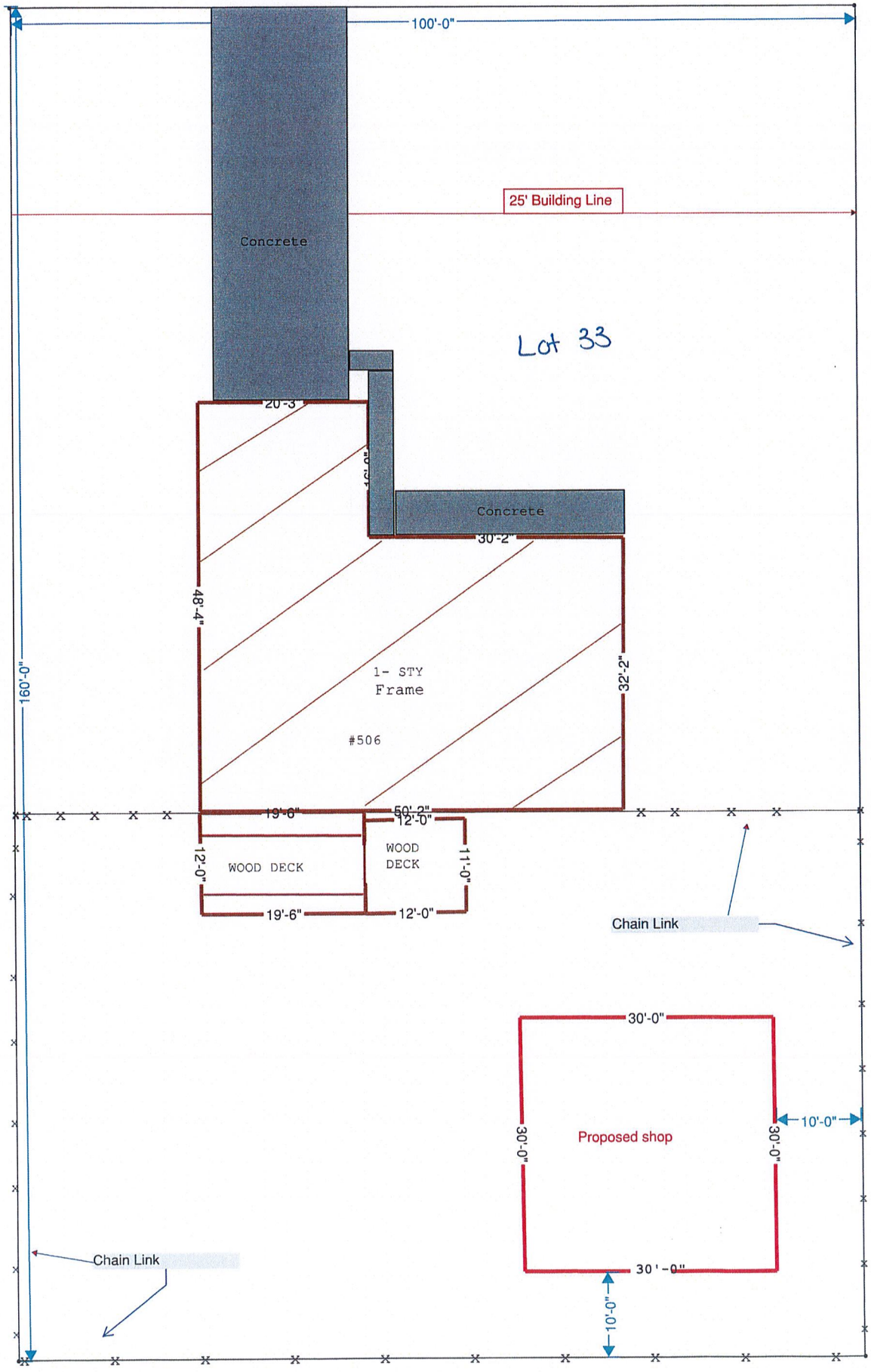
Additional Information:

Subdivision Lot and Block Number or Legal Description (Attach Legal Description to Application)
Lot 33

Current Use of Property Residential

Description of Conditional Use Request / Proposed Use of Property (Attach any necessary drawings or images)

Ruth Drive


100'-0"
25' Building Line
Concrete
Lot 33
20'-3"
Concrete
30'-2"
48'-4"
160'-0"
1- STY
Frame
#506
32'-2"
19'-6"
50'-2"
12'-0"
WOOD DECK
WOOD DECK
12'-0"
11'-0"
19'-6"
12'-0"
Chain Link
30'-0"
Proposed shop
30'-0"
30'-0"
10'-0"
30'-0"
Chain Link
10'-0"

City of Bryant, Arkansas
Planning and Development
210 SW 3rd Street Bryant, AR 72022
501-943-0943

Conditional Use Permit Application

Applicants are advised to read the Conditional Use Permit section of Bryant Zoning Code prior to completing and signing this form. The Zoning Code is available at www.cityofbryant.com under the Planning and Community Development tab.

Date: 11-12-25

Applicant or Designee:

Name Rea Mussha Fleming

Address 1701 Johnswood
Bryant AR 72022

Phone 501 416 7981 501 626 8865

Email

Project Location:

Property Address 1701 Johnswood
Bryant AR 72022

Parcel Number 840131860002

Zoning Classification residential

Property Owner (If different from Applicant):

Name same

Phone

Address

Email Address

Additional Information:

Subdivision Lot and Block Number or Legal Description (Attach Legal Description to Application)

4.62 acres

Current Use of Property personal primary residence & AirB'B

Description of Conditional Use Request / Proposed Use of Property (Attach any necessary drawings or images)

AirB'B on primary personal residence

CERTIFICATE OF SURVEY ACCURACY

I, ZANE ROBBINS, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE OR VERIFIED BY ME, THAT ALL SURVEYING REQUIREMENTS OF THE STATE OF ARKANSAS AND CITY OF BRYANT SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH AND FILED FOR RECORD AS REQUIRED.

_____
DATE OF EXECUTION

Zane Robbins
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 1853 ARKANSAS

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 THIS PLAT.

DATE OF EXECUTION _____

SIGNED _____

NAME SAM FERGUSON

ADDRESS _____

_____

SOURCE OF TITLE: INSTRUMENT NO.

LAND DESCRIPTION PROVIDED
LOTS 11 AND 12, BLOCK 13 OF THE TOWN, NOW CITY OF BRYANT, ARKANSAS.

GENERAL NOTES

1. BASIS OF BEARING FOR THIS SURVEY IS ARKANSAS GRID SOUTH. DISTANCES SHOWN ARE GROUND DISTANCES.
2. REFERENCES:
   A. PLAT OF THE TOWN OF BRYANT.
   B. WARRANTY DEED AS INSTRUMENT NO. 2024-013539.
3. TRACT 1 WILL BE MAINTAINED BY THE PROPERTY OWNER MANAGEMENT GROUP.

CERTIFICATE OF AUTHORIZATION
ROBBINS PROFESSIONAL LAND SERVICES
#4151
ARKANSAS - SURVEYOR

REGISTERED
STATE OF ARKANSAS
NO. 1853
Zane Robbins
SIGNATURE
1/26/2026
ZANE ROBBINS
PROFESSIONAL LAND SURVEYOR

CERTIFICATION

I HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION ON THIS DAY AND THAT ALL CORNERS ARE SET AS SHOWN. NO INDEPENDENT SEARCH FOR EASEMENTS, COVENANTS, ENCUMBRANCES, OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE WAS PERFORMED.

Zane Robbins
ZANE ROBBINS, AR PLS #1853

PROPERTY ADDRESS
111 NE SECOND ST
BRYANT, AR 72022

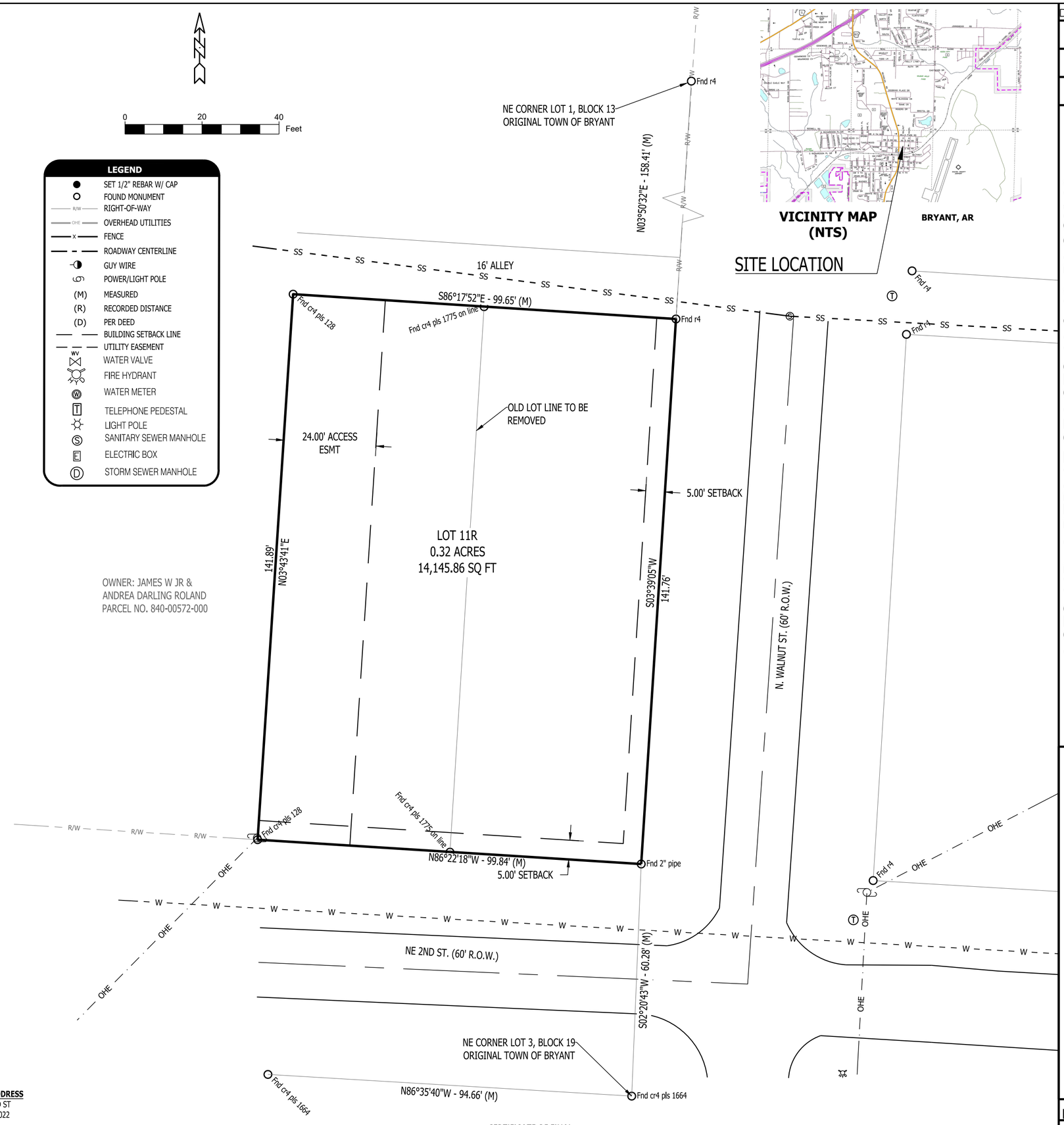
UTILITIES DISCLAIMER

UTILITIES SHOWN ARE NOTED BY VISIBLE OBSERVATION ONLY. UNDERGROUND UTILITIES ARE TAKEN FROM UTILITY MAPS; EXACT LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE AS NO EXCAVATION HAS TAKEN PLACE AS OF THIS DATE TO DETERMINE THE EXACT LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THIS DRAWING.

0 20 40 Feet

LEGEND

- SET 1/2" REBAR W/ CAP
- FOUND MONUMENT
- RIGHT-OF-WAY
- OVERHEAD UTILITIES
- FENCE
- ROADWAY CENTERLINE
- GUY WIRE
- POWER/LIGHT POLE
- (M) MEASURED
- (R) RECORDED DISTANCE
- (D) PER DEED
- BUILDING SETBACK LINE
- UTILITY EASEMENT
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- TELEPHONE PEDESTAL
- LIGHT POLE
- SANITARY SEWER MANHOLE
- ELECTRIC BOX
- STORM SEWER MANHOLE



SITE LOCATION

CERTIFICATE OF FINAL PLAT APPROVAL

ALL REQUIREMENTS OF THE BRYANT SUBDIVISION RULES AND REGULATIONS RELATIVE TO THE PREPARATION AND SUBMITTAL TO A FINAL PLAT HAVE BEEN FULFILLED, APPROVAL OF THIS PLAT IS HEREBY GRANTED, SUBJECT TO FURTHER PROVISIONS OF SAID RULES AND REGULATIONS.

SIGNED,

_____
DATE OF EXECUTION

_____
BRYANT PLANNING COMMISSION

PLAT CODE: 500-01S-14W-0-34-140-62-1853

DATE	REVISIONS

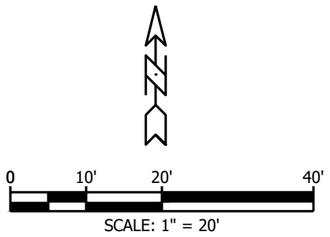
LOTS 11R, A REPLAT OF LOTS 11 & 12, BLOCK 13 ORIGINAL TOWN OF BRYANT, ARKANSAS SALINE COUNTY

REPLAT

ROBBINS PROFESSIONAL LAND SERVICES
INCORPORATED
SURVEYING | GIS | CONSTRUCTION STAKING
P.O. BOX 939 | BRYANT, ARKANSAS 72089
OFFICE: 501-425-6380 | EMAIL: ZANEROBBINS3@GMAIL.COM

DRAWN BY	ZR
CHECKED BY	ZR
DATE	1/26/2026
SCALE	1"=20'
PROJECT No.	20251010-2
PAGE	1 of 1

Y:\2025\2025 1010 FERGUSON ORIGINAL TOWN OF BRYANT\20251010-2 REPLAT.dwg | PLOTTED BY: Ray | PLOT DATE: 3/4/2026 9:42:32 AM | ©2024 ROBBINS PROFESSIONAL LAND SERVICES INCORPORATED



GENERAL NOTES

1. BASIS OF BEARING FOR THIS SURVEY IS ARKANSAS GRID SOUTH. DISTANCES SHOWN ARE GROUND DISTANCES.
2. REFERENCES:
   A. PLAT OF THE TOWN OF BRYANT.
   B. WARRANTY DEED AS INSTRUMENT NO. 2024-013539.

LEGEND

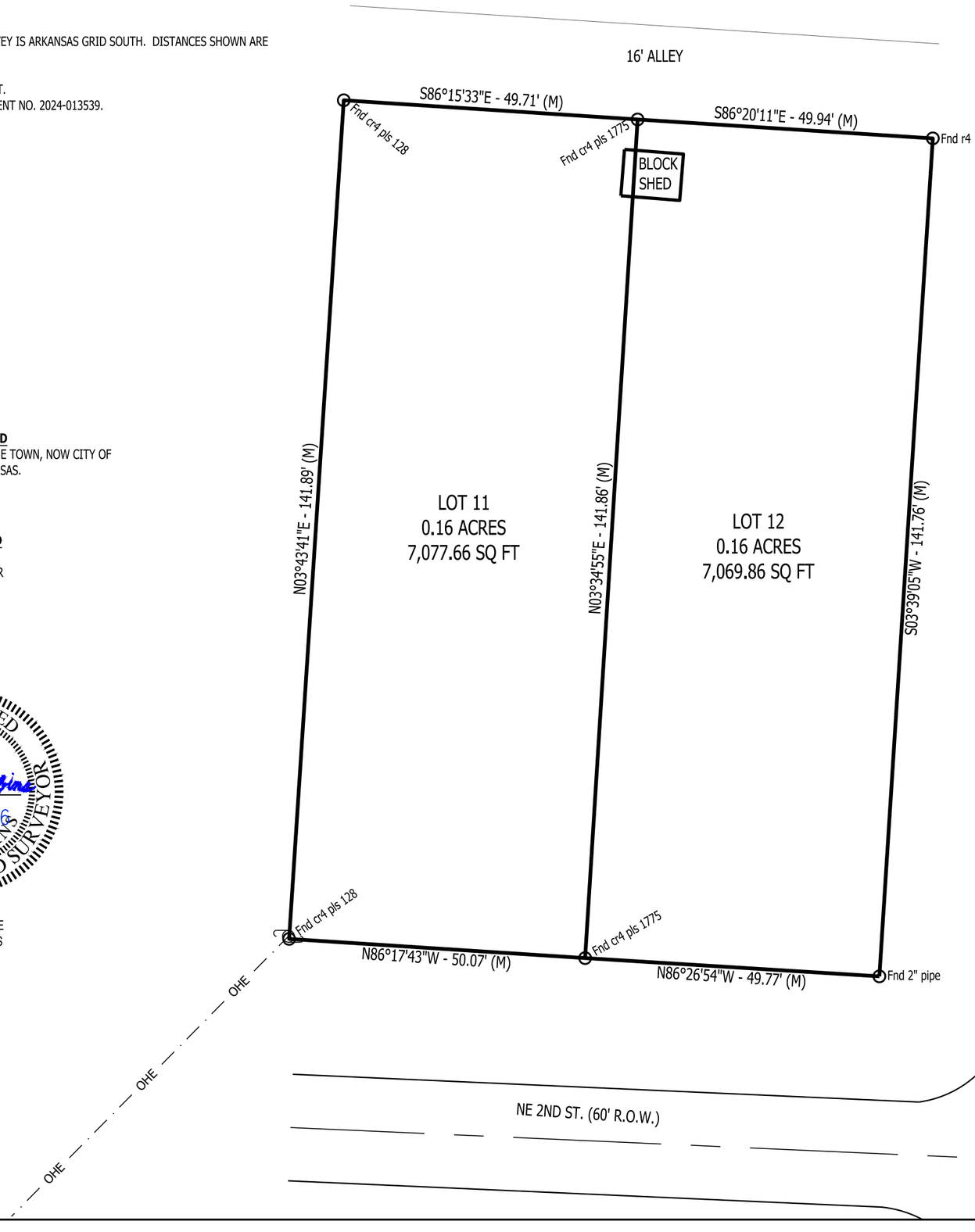
- SET 1/2" REBAR W/ CAP
- FOUND MONUMENT
- R/W — RIGHT-OF-WAY
- OHE — OVERHEAD UTILITIES
- x — FENCE
- ROADWAY CENTERLINE
- GUY WIRE
- POWER/LIGHT POLE
- (M) MEASURED
- (P) PER PLAT
- (D) PER DEED
- BUILDING SETBACK LINE
- UTILITY EASEMENT
- WV — WATER VALVE
- FIRE HYDRANT
- Ⓦ — WATER METER
- T — TELEPHONE PEDESTAL
- Ⓣ — TELEPHONE PULLBOX

PROPERTY ADDRESS
111 NE SECOND ST
BRYANT, AR 72022

FOR THE USE & BENEFIT OF
SAM FERGUSON
BART FERGUSON

LAND DESCRIPTION PROVIDED
LOTS 11 AND 12, BLOCK 13 IN THE TOWN, NOW CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

CURRENT OWNER OF RECORD
ALEGRIA FLORIDALMA
15505 DOGWOOD RANCHETTE DR
ALEXANDER AR 72002







CERTIFICATION

I HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION ON THIS DAY AND THAT ALL CORNERS ARE SET AS SHOWN. NO INDEPENDENT SEARCH FOR EASEMENTS, COVENANTS, ENCUMBRANCES, OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE WAS PERFORMED.

Zane Robbins
ZANE ROBBINS, AR PLS #1853

UTILITIES DISCLAIMER

UTILITIES SHOWN ARE NOTED BY VISIBLE OBSERVATION ONLY. UNDERGROUND UTILITIES ARE TAKEN FROM UTILITY MAPS; EXACT LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE AS NO EXCAVATION HAS TAKEN PLACE AS OF THIS DATE TO DETERMINE THE EXACT LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THIS DRAWING.

DATE	REVISIONS

111 NORTHEAST SECOND STREET
SALINE COUNTY
BRYANT, ARKANSAS

LOT SURVEY
LOTS 11 & 12, BLOCK 13
TOWN, NOW CITY OF BRYANT, ARKANSAS

ROBBINS PROFESSIONAL LAND SERVICES
INCORPORATED
SURVEYING | GIS | CONSTRUCTION STAKING
P.O. BOX 999 | BRYANT, ARKANSAS 72089
OFFICE: 501.425.6300 | EMAIL: ZANEROBBINS@GMAIL.COM

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Y:\2025\20251010 FERGUSON ORIGINAL TOWN OF BRYANT\20251010-2.dwg | PLOTTED BY: Ray | PLOT DATE: 1/23/2026 8:50:29 AM | ©2018 ROBBINS PROFESSIONAL LAND SERVICES INCORPORATED