Bryant Planning Commission Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

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

Date: April 14, 2025 - **Time:** 6:00 PM

Call to Order

Approval of Minutes

1. Planning Commission Meeting Minutes 3/10/2025

- 2025-03-10 Planning Commission Minutes.pdf

2. Special Planning Commission Meeting Minutes 4/24/2025

- 2025-03-24 Special Planning Commission Minutes.pdf

Announcements

DRC Report

3. David's Burgers - 23140 I-30 - Site Plan Additions

Ryan Rooney - Requesting Approval for New Site Plan Additions - APPROVED, Contingent upon life safety plan being approved by permitting.

- 0948-PLN-01.pdf

4. Grant Plaza - 5401 Hwy 5, Ste 2-4 - Site Addition

BJ Grant - Requesting Approval for Site Addition for Daycare Playground - APPROVED, Contingent upon showing 20ft access esmt from North to the manhole and exit gate on playground.

- 0946-PLN-02.pdf
- 0946-PLN-01.pdf

5. 5095 Hwy 5 - Site Plan Addition - New Driveway

Brian Dale - Requesting Site Plan Approval for New Driveway onto Sunset Meadows Dr - APPROVED, Contingent upon remaining comments being addressed including specifications on driveway.

- 0950-PLN-01.pdf

6. Midland Estates Phase 1 - Final Plat

Hope Consulting - Requesting Recommendation for Final Plat Approval - RECOMMENDED APPROVAL, Contingent upon addressing remaining comments, submitting updated plans, and on site items being finished by end of day Friday 4/11.

Public Hearing

Old Business

New Business

7. Midland Estates Phase 1 - Final Plat

Hope Consulting - Requesting Final Plat Approval

- 0940-PLT-03.pdf
- 0940-ELCLTR-01.pdf
- 0940-LTR-01.pdf
- 0940-BNDLTR-01.pdf
- 0940-ASB-02.pdf
- 0940-PLT-02.pdf

Adjournments

Bryant Planning Commission Meeting Minutes

Monday, March 10, 2025
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, Edwards, Erwin, Speed
- Commissioners Absent: None

ANNOUNCEMENTS

During the City Council Meeting on February 25, 2025, Mayor Treat appointed Terri Thompson as Planning Commission Member for Ward 2.

APPROVAL OF MINUTES

1. **Planning Commission Meeting Minutes 2/10/2025**

   Motion to Approve Minutes made by Commissioner Statton, Seconded by Commissioner Edwards. Voice Vote, 8 Yays, 0 Nays.

Vice-Chairman Hooten read the DRC Report.

DRC REPORT

2. **501 Prints - 307 Bryant Ave** - Sign Permit
   Arkansas Sign & Neon - Requesting Sign Permit Approval - STAFF APPROVED

3. **Little Caesars - 1315 N Reynolds Road** - Sign Permit
   Arkansas Sign & Neon - Requesting Sign Permit Approval - STAFF APPROVED

NEW BUSINESS

4. **Hawkins Valley Phase 1**

   GarNat Engineering - Requesting Preliminary Plat Approval

   After discussion on the item, Commissioner Statton made a motion to table the item to provide time for legal clarification, Commissioner Edwards seconded the motion. A Special Planning Commission Meeting will be held if necessary. Voice Vote, 8 Yays, 0 nays.

5. **Proposed RFQ for New Comprehensive Growth Plan**

   After brief discussion on the item, Commissioner Edwards made a motion to approve the proposed RFQ with changes to the due date and any other information as needed, Vice-Chairman Hooten seconded the motion. Voice Vote, 8 Yays, 0 nays.

DIRECTOR'S REPORT

ADJOURNMENT

Motion to Adjourn made by Commissioner Statton, Seconded by Vice-Chairman Hooten. Voice Vote, 8 Yays, 0 nays. Meeting was adjourned.

_____ _____

Chairman, Lance Penfield *Date*

_____ _____

Secretary, Rebecca Kidder *Date*

(Acting Secretary for This Meeting)

Special Bryant Planning Commission Meeting Minutes

Monday, March 24, 2025
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, Erwin, Speed
- Commissioners Absent: Edwards

ANNOUNCEMENTS

Ted Taylor announced that the RFQ for the Comprehensive Growth Plan will be posted online this week.

Vice-Chairman Hooten read the DRC Report.

DRC REPORT

1. **Hawkins Valley Phase 1** - Preliminary Plat
   GarNat Engineering - Requesting Recommendation for Preliminary Plat Approval - RECOMMENDED APPROVAL

2. **505, 509, and 513 Boswell Road** - Sidewalk Waiver
   Arkansas Sign & Neon - Requesting Sign Permit Approval - STAFF APPROVED

3. **The Hills Ph 3 - Lot 20** - 1120 Hillsboro Rd - Replat
   Chad Taylor - Requesting Recommendation for Approval of Replat - RECOMMENDED APPROVAL, Contingent upon updated plat showing the existing sewer easement.

4. **Dunlap Commercial Plaza** - Dell Drive
   Hope Consulting - Requesting Approval for Commercial Subdivision Plat and Waiver on Half-Street Improvements - RECOMMENDED APPROVAL, Contingent upon updated plat showing sewer easement that connects to the lot East of subdivision.

NEW BUSINESS

5. **Hawkins Valley Phase 1**

   GarNat Engineering - Requesting Preliminary Plat Approval

   After brief discussion on the item, Chairman Penfield Called for a roll call vote to approve. 7 Yays, 0 Nays, 1 Absent.

6. **505, 509, and 513 Boswell Road**

   Carla Baggett - Requesting Recommendation for Approval of Sidewalk Waiver

   After brief discussion on the item, Chairman Penfield Called for a roll call vote to approve. 7 Yays, 0 Nays, 1 Absent.

7. **The Hills Ph 3 - Lot 20**

   Chad Taylor - Requesting Approval for Replat

   After brief discussion on the item, Chairman Penfield Called for a roll call vote to approve. 7 Yays, 0 Nays, 1 Absent.

8. **Dunlap Commercial Plaza**

   Hope Consulting - Requesting Approval for Commercial Subdivision Plat and Waiver on Half-Street Improvements

   After brief discussion on the item, Chairman Penfield Called for a roll call vote to approve the final plat approval. 7 Yays, 0 Nays, 1 Absent.

   Chairman Penfield called for a roll call vote to approve the half-street improvement waiver. 7 Yays, 0 Nays, 1 Absent.

ANNOUNCEMENTS

Colton Leonard gave an update on the recently filed Arkansas House Bills.

ADJOURNMENT

Motion to Adjourn made by Commissioner Statton, Seconded by Commissioner Speed. Voice Vote, 8 Yays, 0 Nays, 1 Absent. Meeting was adjourned.

_____ _____

Chairman, Lance Penfield *Date*

_____ _____

Secretary, Rebecca Kidder *Date*

(Acting Secretary for This Meeting)



CONTACT INFORMATION
Ryan Rooney
David's Burgers / Anchor Realty Investments
Creative Director / Project Manager
501.701.0977
Ryan@davidsburgers.com

David's Burgers
23140, I-30
Bryant, AR 72022

Proposed Additions:

1) Covered Patio on North side of building (44'x16')
To help accommodate more dine-in patrons.
Seating Added: 52

Materials:
- Wood frame & truss
- EFIS
- Garage Doors (Aluminum, Glass)
- Storefront windows & doors
- TPO Roof
- Mini-split HVAC
- LED lighting
- Storage closet on back side

(SEE DRAWINGS A,C,D,E)

2) Widened sidewalk on South side of building to 3'-6" with a small (3'-6" x 6'-0") drive-thru window bump out to help deliver food to drive-thru customers.

Materials:
- Wood frame & truss
- EFIS
- Storefront window & doors
- Metal awning
- LED lighting

(SEE DRAWINGS A,B,D,E)

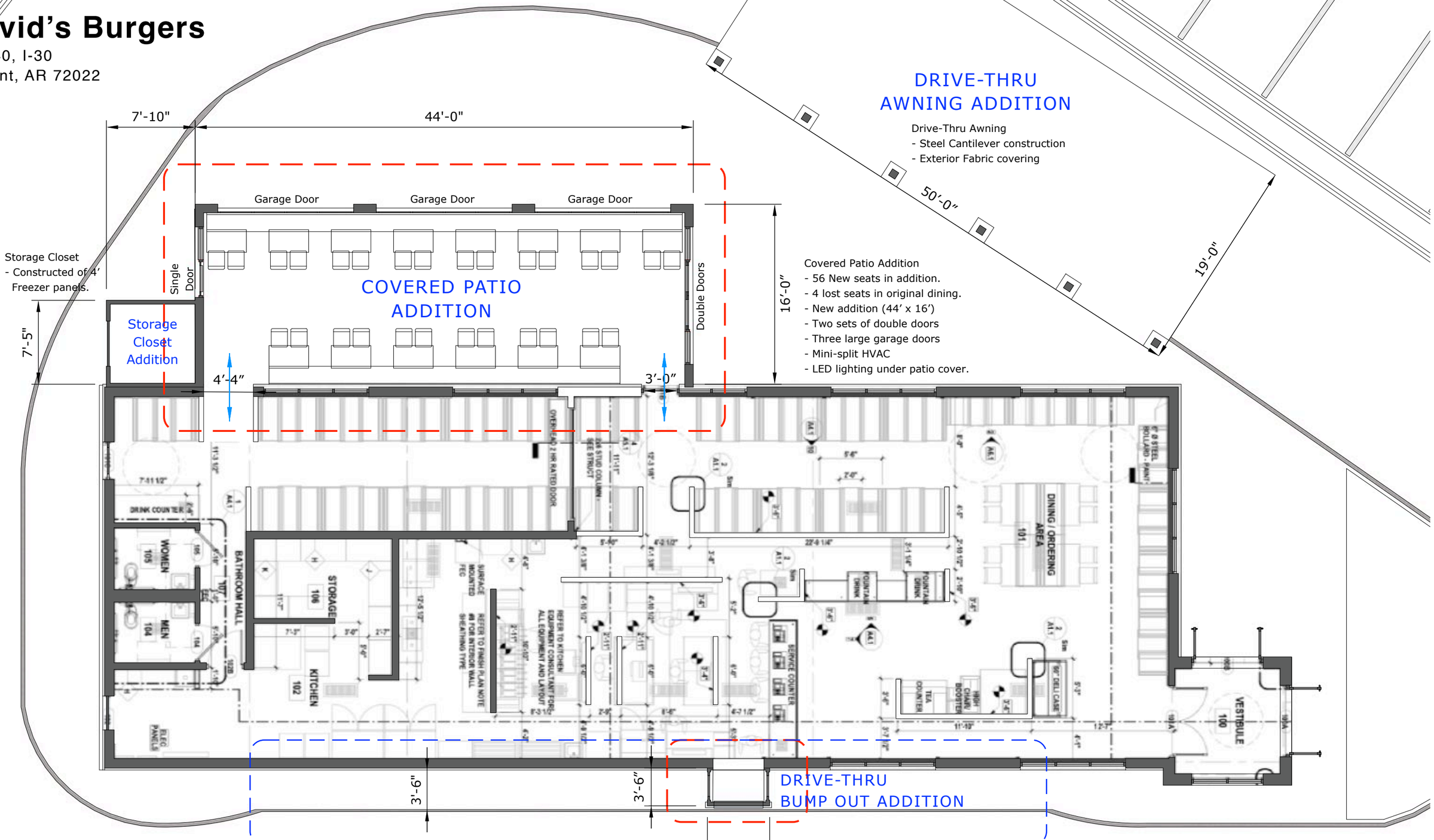
3) Drive-Thru Awning, Approximately 50'x19' with a clearance of 10'.

Materials:
- Steel construction
- Lightweight fabric covering
- LED lighting

(SEE DRAWINGS A,F,G)

David's Burgers

23140, I-30
Bryant, AR 72022



Planview

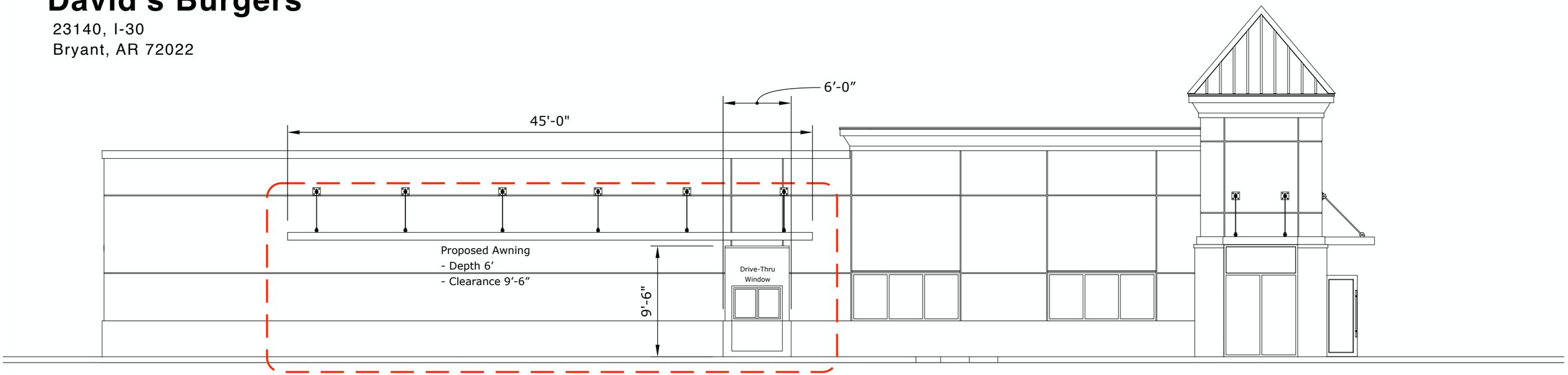
1/8" = 1'-0"

A
A1

Sidewalk widened to 3'-6"
Drive-Thru window bump out
- Single Door on each side of bump out.
- LED light added.
- Drive-Thru side awning added.

David's Burgers

23140, I-30
Bryant, AR 72022



South Side

1/8" = 1'

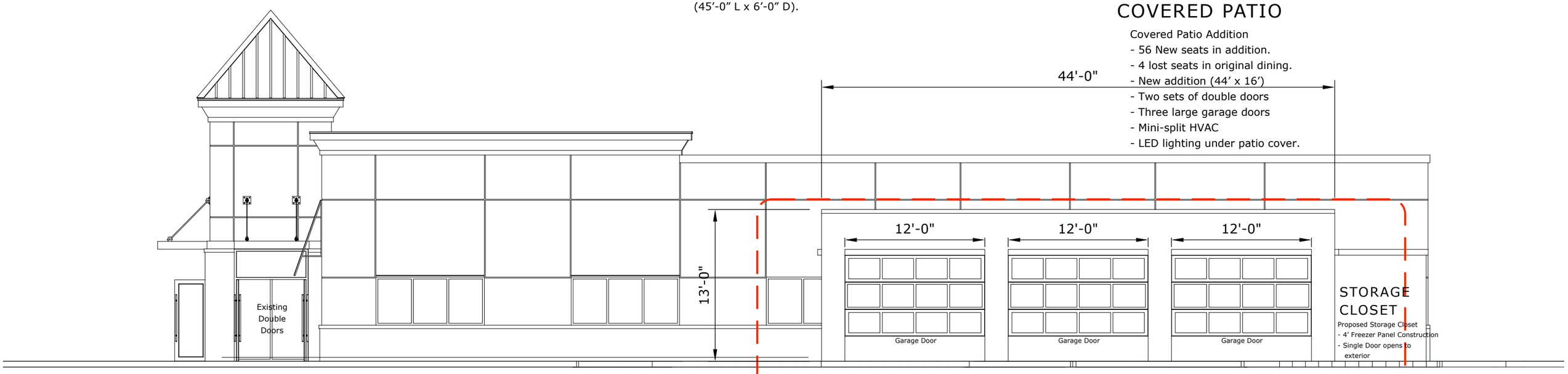
B
A1

DRIVE-THRU BUMP OUT

Sidewalk widened to 3'-6"
Drive-Thru window bump out
- Single Door on each side of bump out.
- LED light added.
- Drive-Thru side awning added
(45'-0" L x 6'-0" D).

COVERED PATIO

Covered Patio Addition
- 56 New seats in addition.
- 4 lost seats in original dining.
- New addition (44' x 16')
- Two sets of double doors
- Three large garage doors
- Mini-split HVAC
- LED lighting under patio cover.



STORAGE CLOSET

Proposed Storage Closet
- 4' Freezer Panel Construction
- Single Door opens to exterior

North Side

1/8" = 1'

C
A1

David's Burgers

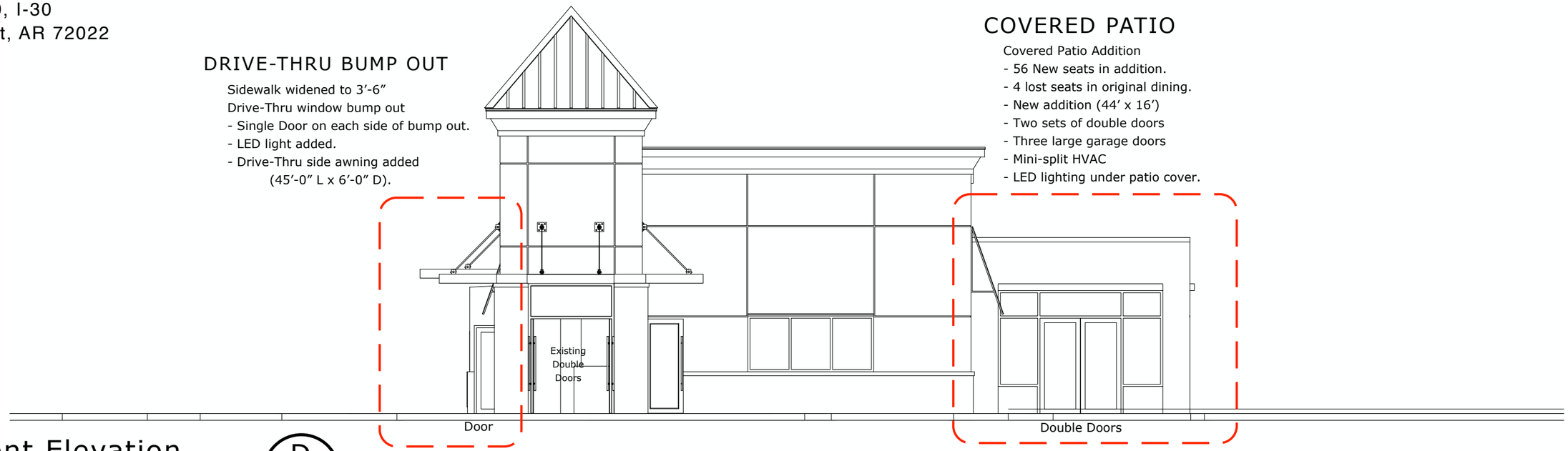
23140, I-30
Bryant, AR 72022

DRIVE-THRU BUMP OUT

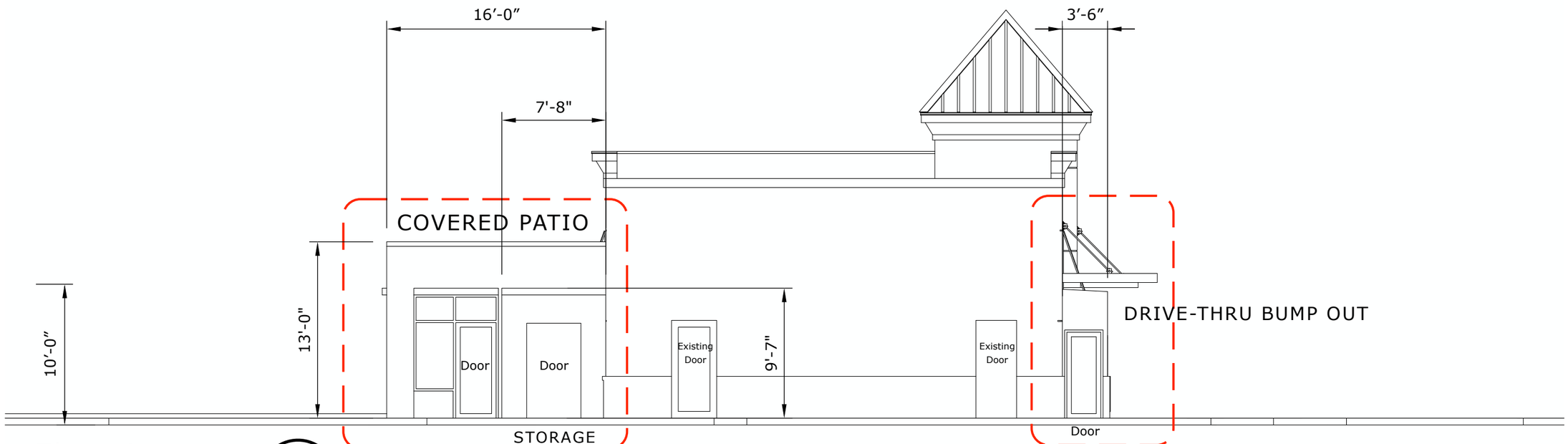
Sidewalk widened to 3'-6"
Drive-Thru window bump out
- Single Door on each side of bump out.
- LED light added.
- Drive-Thru side awning added
  (45'-0" L x 6'-0" D).

COVERED PATIO

Covered Patio Addition
- 56 New seats in addition.
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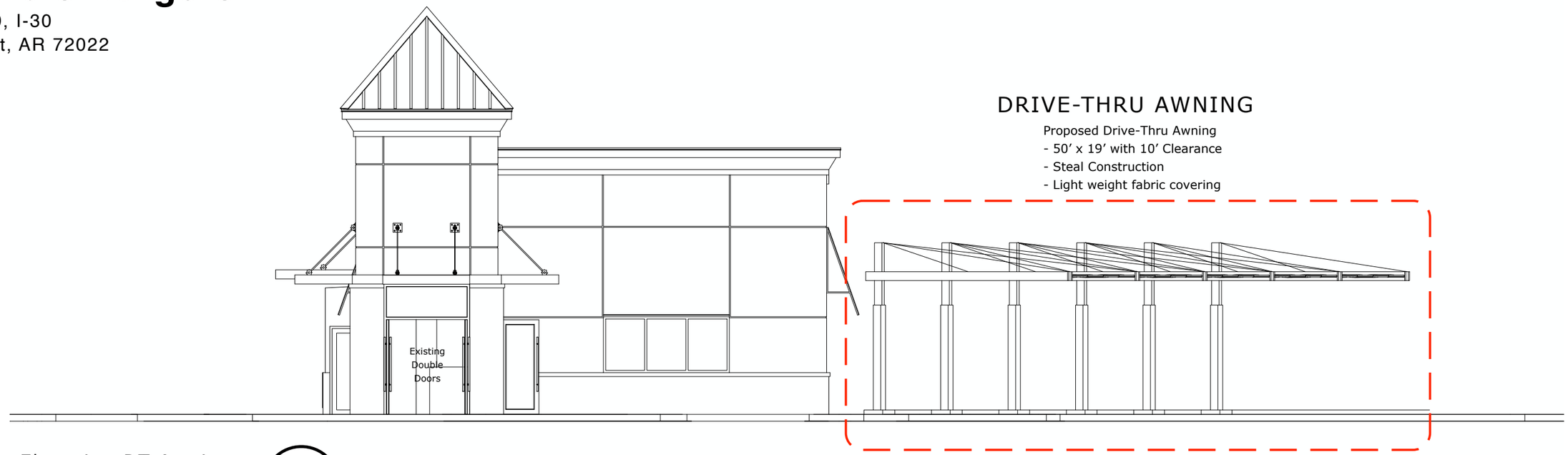
Front Elevation
1/8" = 1'
D
A1



Rear Elevation
1/8" = 1'
E
A1

David's Burgers

23140, I-30
Bryant, AR 72022

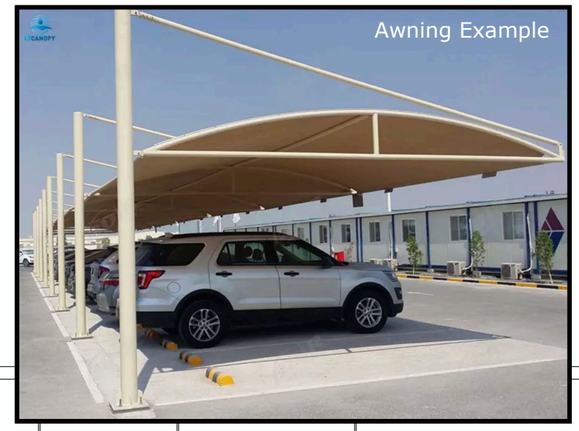


DRIVE-THRU AWNING

Proposed Drive-Thru Awning
- 50' x 19' with 10' Clearance
- Steal Construction
- Light weight fabric covering

Front Elevation DT Awning — F / A1

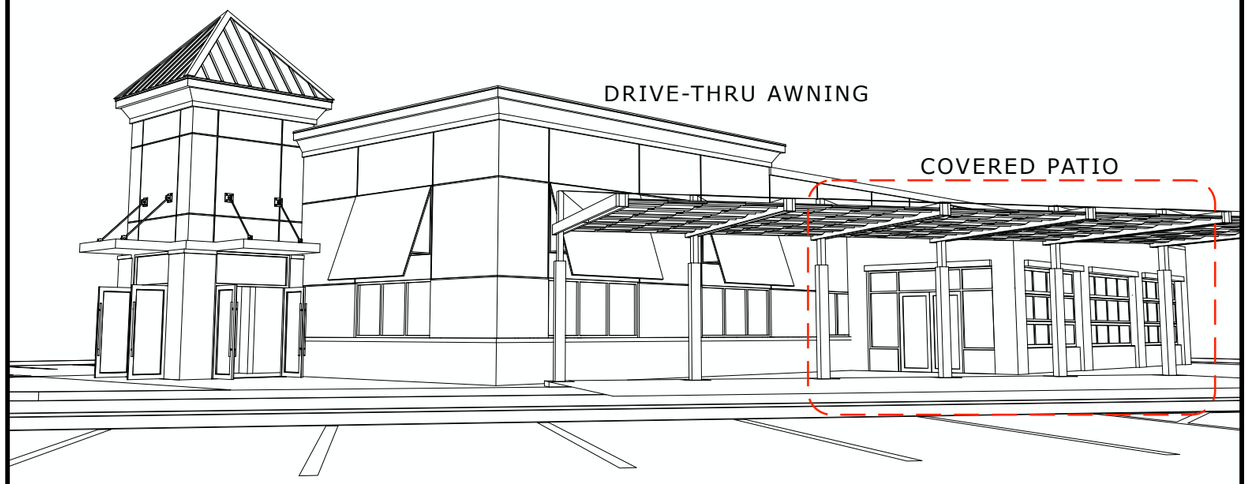
1/8" = 1'



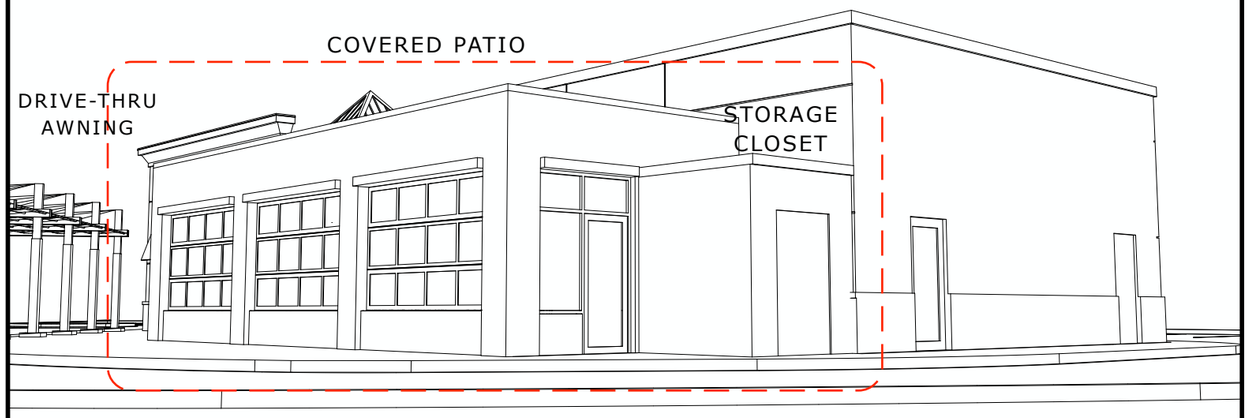
North Side — G / A1

1/8" = 1'

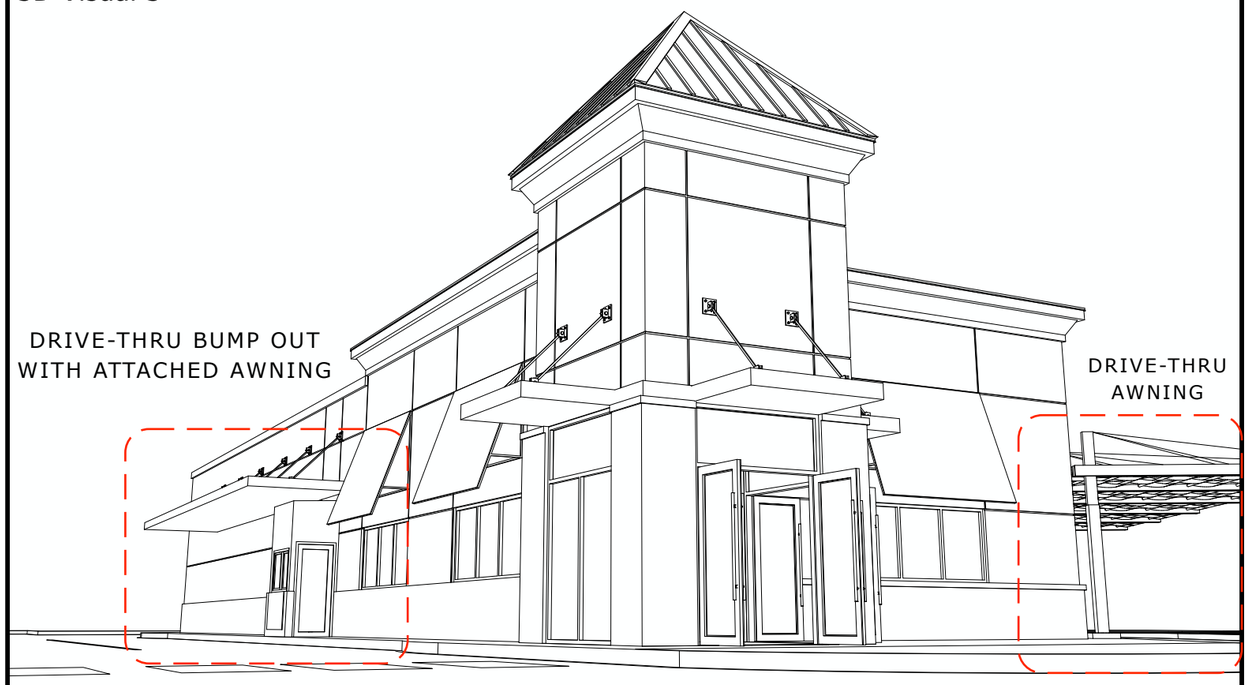
3D Visual 1



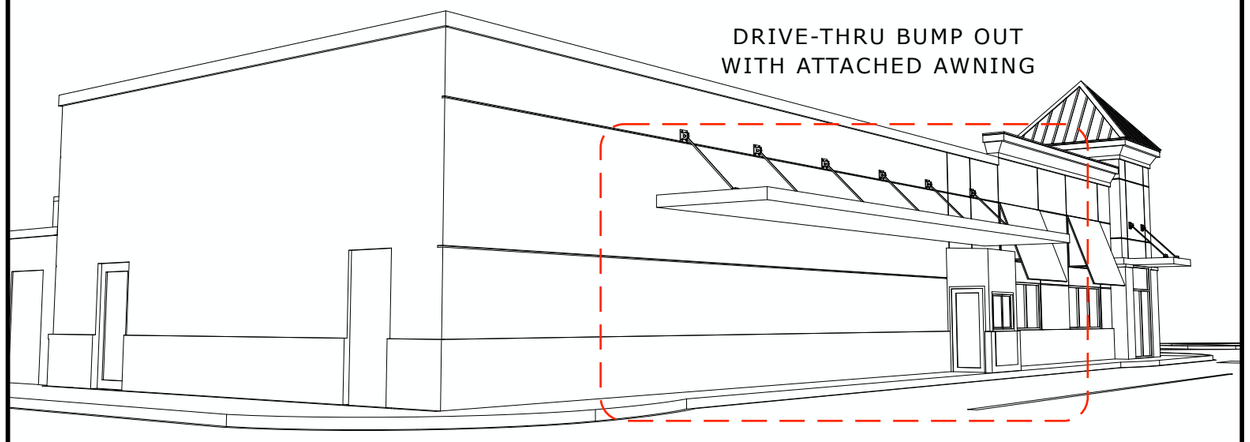
3D Visual 2



3D Visual 3



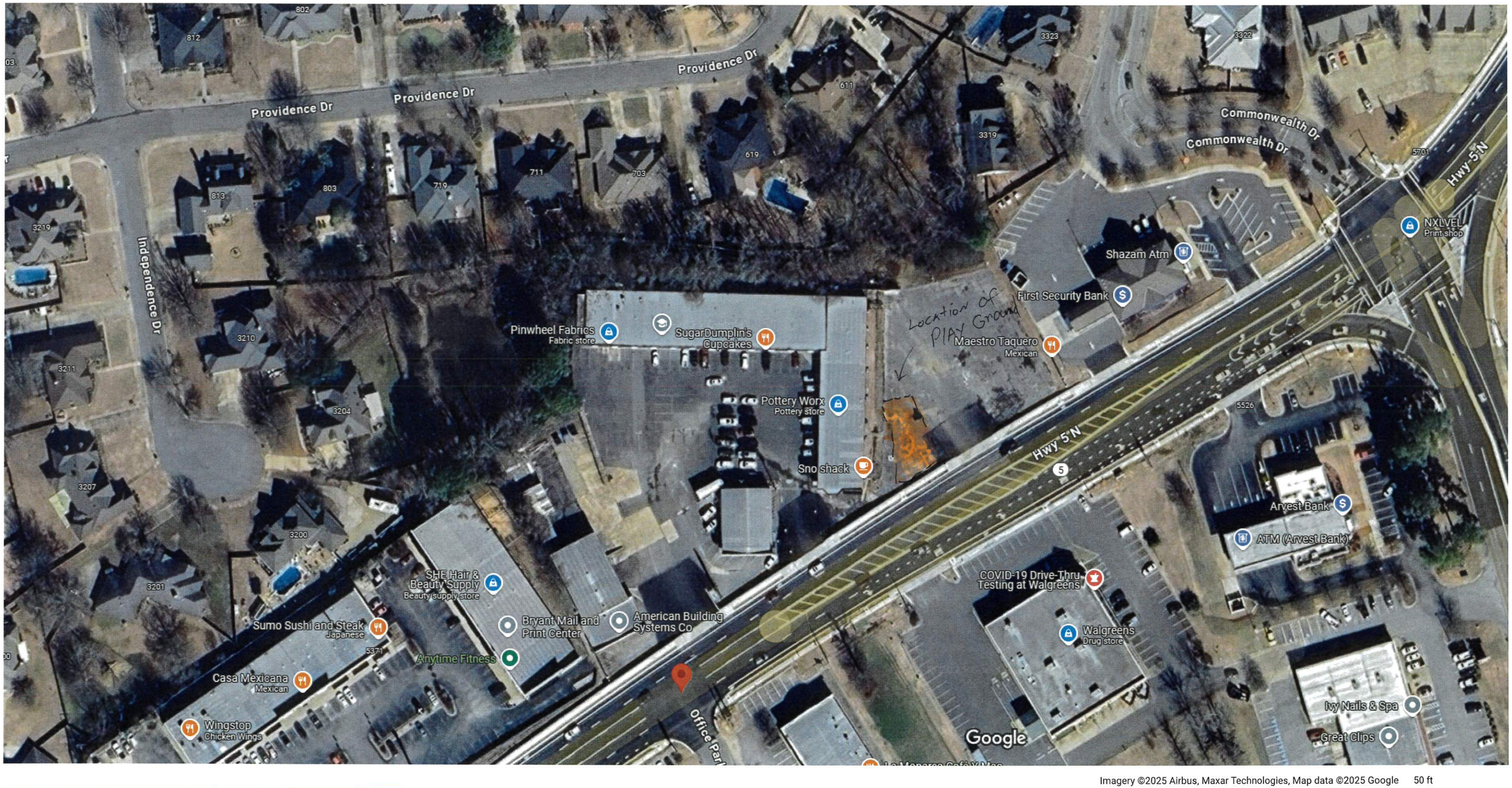
3D Visual 4



David's Burgers

23140, I-30
Bryant, AR 72022

Google Maps 34°37'23.9"N 92°30'07.3"W

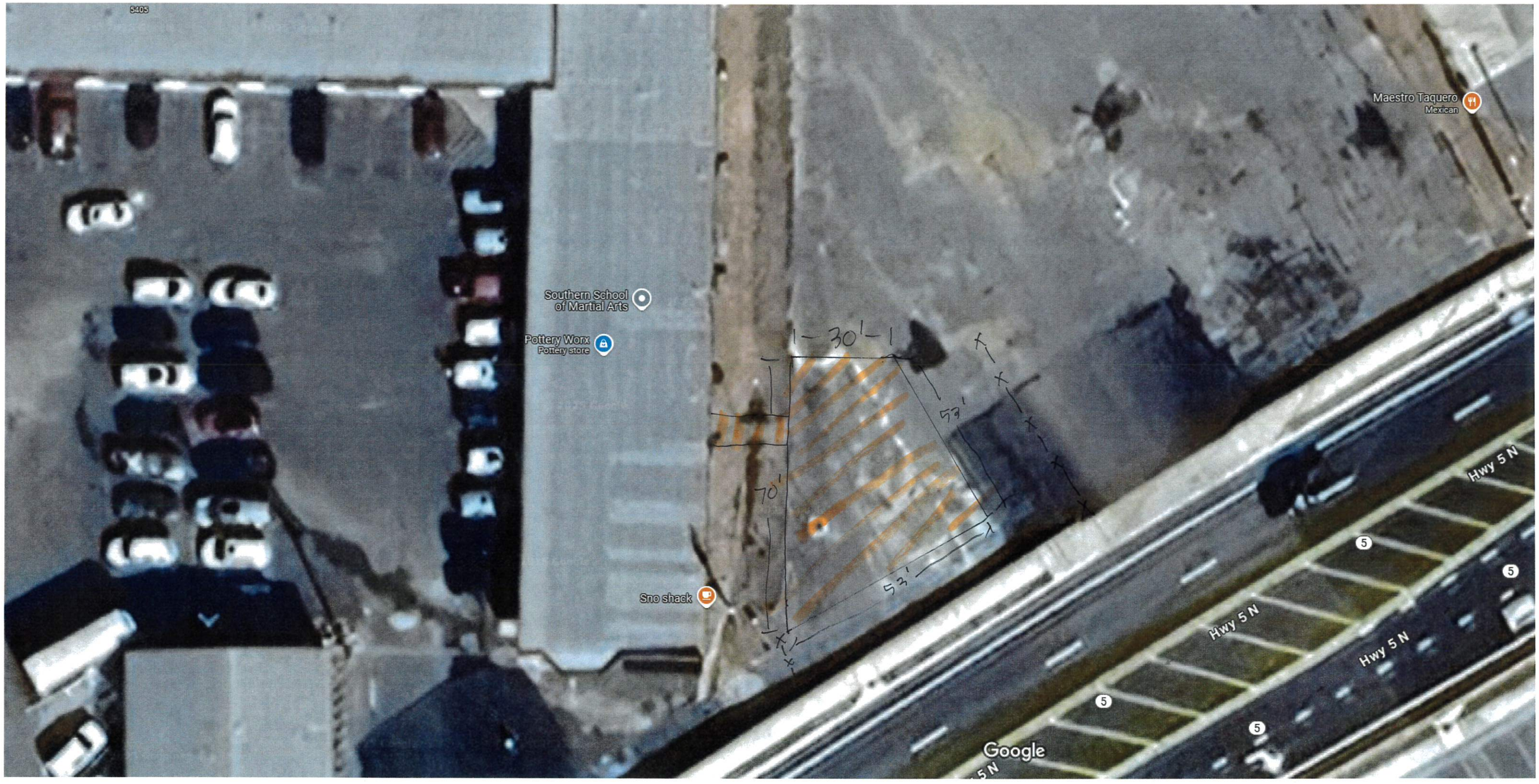


Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 Google 50 ft



Address of Parking Lot 5409 Hwy 5 N
Bryant, AR 72022

Google Maps 34°37'23.9"N 92°30'07.3"W



Imagery ©2025 Airbus, Map data ©2025 Google 20 ft

- Hatched Area Represents Gravel Playgroud Area
- Line Represents 10ft Privacy Fence
x—x - Represents Guard Rail

STORAGE
11'-0" X 6'-9"

PREP AREA
8'-1" X 6'-11"

HVAC
2'-5" X 2'-0"

KIDS BATH
10'-3 5/16" X 6'-11"

HVAC
2'-7" X 2'-8"

HVAC
3'-2" X 2'-8"

KIDS BATHROOM
11'-0" X 10'-2"

4 YEAR OLDS
24'-11" X 19'-9"

INFANTS
25'-1" X 22'-2"

Dashed Line Represents 4' tall partition wall.

2 1/2 YEAR OLDS TO 3 YEAR OLDS
13'-11" X 32'-11"

STORAGE
9'-4" X 9'-8"

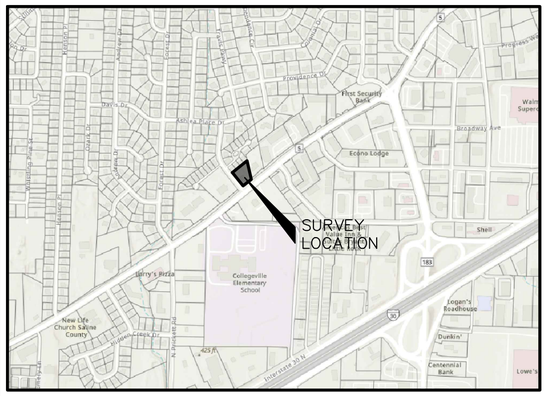
ADA BATHROOM
9'-4" X 5'-8"

OFFICE
9'-4" X 12'-6"

18 MONTHS TO 36 MONTHS
24'-10" X 13'-8"

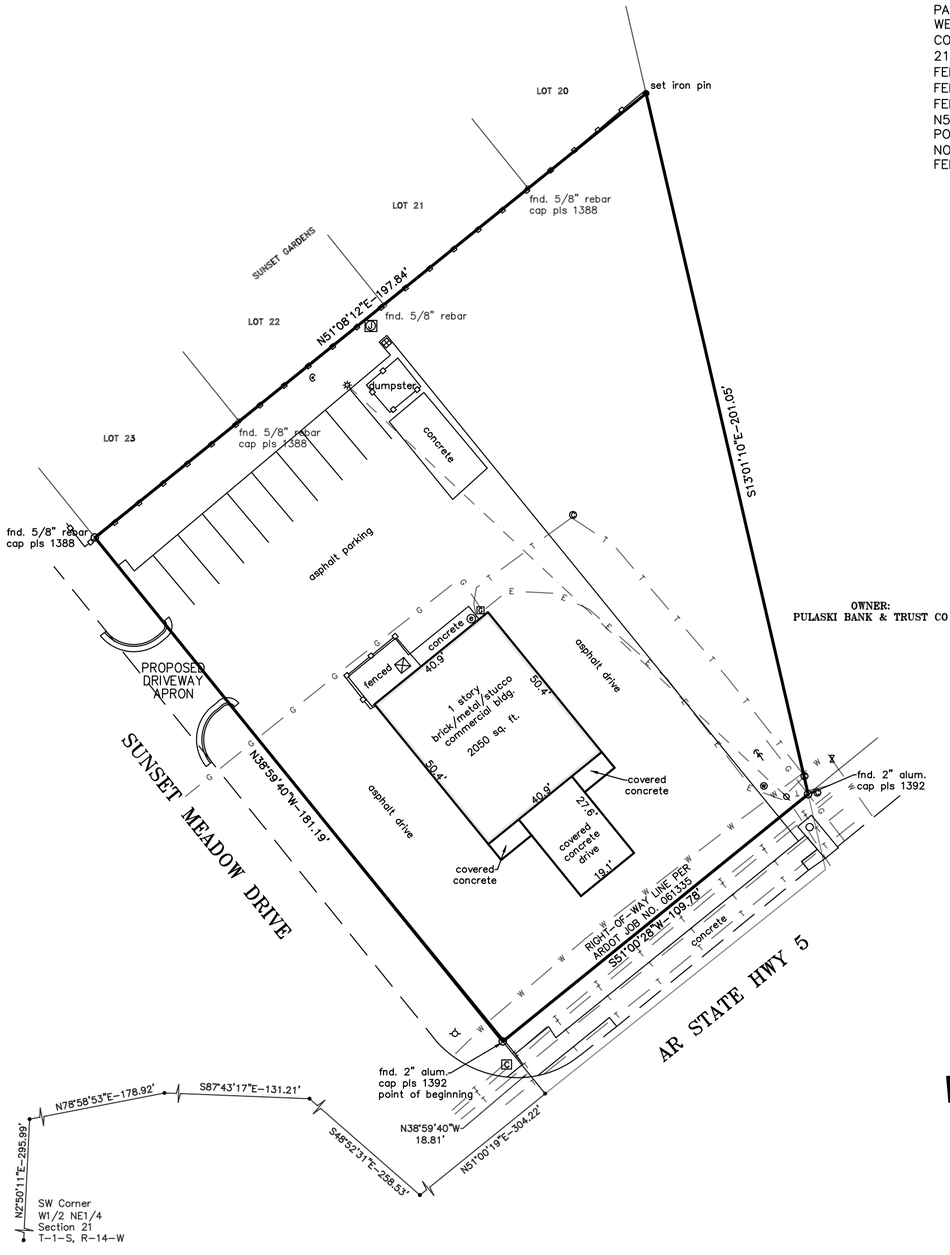
5 YEARS TO KINDERGARDEN
24'-11" X 16'-0"

LIVING AREA
3063 SQ FT



VICINITY MAP
(NTS)

LEGEND	
○	found as noted
●	set 1/2" iron pin
⧖	water valve
⊹	fire hydrant
Ⓦ	water meter
RPZ	rpz
T	electric transformer
Ⓔ	electric meter
E	electric box
⚠	fiber–optic sign
G	gas meter
G	buried gas marker
⊘	power pole
↘	guy wire
☼	light pole
⏚	ground light
✦	bollard pole
Ⓢ	sanitary sewer manhole
Ⓓ	sanitary sewer manhole
Ⓒ	sewer or drain clean–outs
Ⓣ	telephone riser
⚠	telephone sign
C	communications pullbox
Ⓒ	cable riser
⊠	air conditioner
D	junction box–drainage
O	curb inlet–drainage
⊞	grate inlet–drainage
rcp	reinforced concrete pipe
cmp	corrugated metal pipe
▯	sign
♿	handicap parking
H.C.	handicap ramp
	concrete
—X—	chain link fence
—□—	wood fence
— · —	overhead power
— E —	(ug) underground electric
— G —	(ug) underground gas
— T —	(ug) underground fiber optic
— TELE —	(ug) underground telephone
— W —	(ug) underground water
— S —	(ug) underground sewer
(M)	measured
(R)	recorded



LEGAL DESCRIPTION (MEASURED)

PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 14 WEST, CITY OF BRYANT, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID WEST 1/2 OF THE NORTHEAST QUARTER OF SECTION 21; THENCE N02°50'11"E, A DISTANCE OF 295.99 FEET; THENCE N78°58'53"E, A DISTANCE OF 178.92 FEET; THENCE S87°43'17"E, A DISTANCE OF 131.21 FEET; THENCE S48°52'31"E, A DISTANCE OF 258.53 FEET; THENCE N51°00'19"E, A DISTANCE OF 304.22 FEET; THENCE N38°59'40"W, A DISTANCE OF 18.81 FEET TO THE POINT OF BEGINNING; THENCE N38°59'40"W, A DISTANCE OF 181.19 FEET; THENCE N51°08'12"E, A DISTANCE OF 197.84 FEET; THENCE S13°01'10"E, A DISTANCE OF 201.05 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF AR STATE HWY 5, AS ESTABLISHED BY ARDOT JOB NO. 061335; THENCE S51°00'28"W ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 109.78 FEET TO THE POINT OF BEGINNING. CONTAINING 0.64 ACRES, MORE OR LESS.

PRELIMINARY DOCUMENT

THIS DOCUMENT SHALL NOT BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

NOTES:

1. ADDRESS OF PROPERTY: 5095 AR STATE HWY 5, BRYANT, AR 72022
2. BASIS OF BEARINGS: ARKANSAS STATE PLANE, SOUTH ZONE
3. AREA OF PROPERTY: 27,845 SQ. FT. OR 0.64 ACRES +/–
4. NO PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD BOUNDARY, AS SHOWN ON THE FLOODWAY, FLOOD BOUNDARY AND FLOOD INSURANCE WORK MAP FOR BRYANT, ARKANSAS. (FIRM COMMUNITY PANEL # 05125C0360E, EFFECTIVE DATE JUNE 5, 2020)
5. ZONING OF PROPERTY: C–2 (HIGHWAY COMMERCIAL)
6. UTILITIES ARE SHOWN PER OBSERVED EVIDENCE TOGETHER WITH EVIDENCE FROM PLANS OBTAINED FROM UTILITY COMPANIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED.

SCALE IN FEET

30' 15' 0' 30' 60' 90'

CERTIFICATE OF AUTHORIZATION

CERTIFICATE OF AUTHORIZATION — JOE WHITE & ASSOCIATES, INC. — #3871 — ARKANSAS - ENGINEER

DATE	DESCRIPTION	BY
	REVISION	

SITE PLAN REVIEW

5095 AR STATE HWY 5

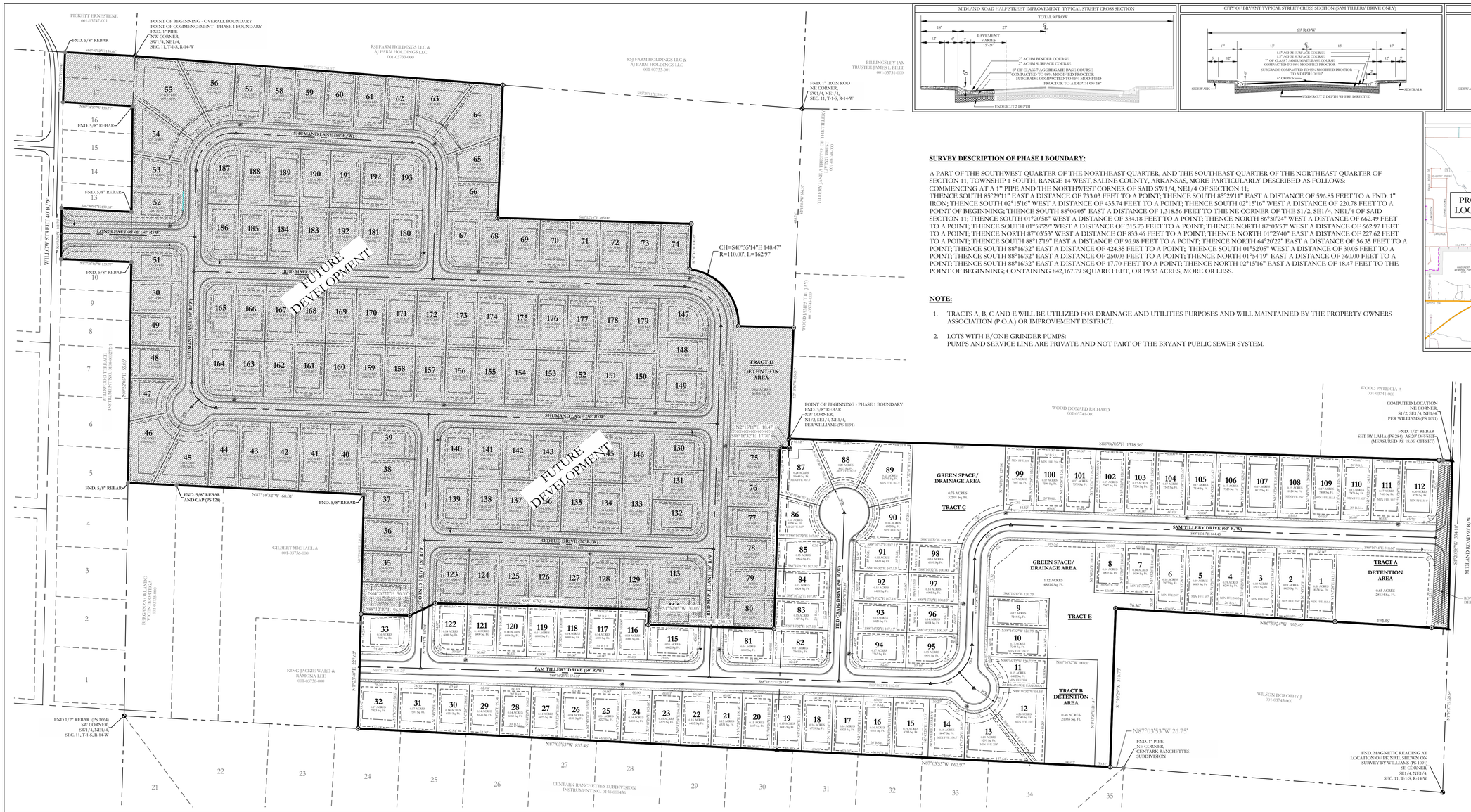
Bryant, Saline County, Arkansas

JOE WHITE & ASSOCIATES, INC.
CIVIL ENGINEERING - CONSULTING SERVICES - LAND SURVEYING
25 RAHLING CIRCLE, SUITE A-2 LITTLE ROCK, ARKANSAS 72223
PHONE: (501) 214-9141

DATE: 3–14–25 | SCALE: 1" = 30'

PROJECT NUMBER: 25–066D

G:\DWG\2025\25–066D – 5095 Hwy 5 Bryant\Site Plan\Site Plan.dwg


POINT OF BEGINNING - OVERALL BOUNDARY
POINT OF COMMENCEMENT - PHASE 1 BOUNDARY
FND. 1" PIPE
NW CORNER,
SW1/4, NE1/4,
SEC. 11, T-1-S, R-14-W
FND. 5/8" REBAR
PICKETT ERNESTENE
001-03747-001
RSJ FARM HOLDINGS LLC &
AJ FARM HOLDINGS LLC
001-03733-000
BILLINGSLEY JAN
TRUSTEE; JAMES E. BILLET
001-03731-000
FND. 1" IRON ROD
NE CORNER,
SW1/4, NE1/4,
SEC. 11, T-1-S, R-14-W
TILLERY JANET L TRUSTEE OF THE TILLERY
FAMILY TRUST
001-03730-000
WOOD JAMES T.H. (ET AL)
001-03727-000
WILLOW STREET 40' R/W
SHUMAND LANE (50' R/W)
LONGLEAF DRIVE (50' R/W)
REDBUD DRIVE (50' R/W)
CORNUS DRIVE (50' R/W)
SAM TILLERY DRIVE (60' R/W)
RED MAPLE LANE (50' R/W)
FUTURE DEVELOPMENT
CH=S40°35'14"E 148.47'
R=110.00', L=162.97'
TRACT D
DETENTION AREA
0.01 ACRES
2610.1 Sq. Ft.
POINT OF BEGINNING - PHASE 1 BOUNDARY
FND. 5/8" REBAR
NW CORNER,
N1/2, SE1/4, NE1/4,
PER WILLIAMS (PS 1091)
N2°15'16"E 18.47'
WOOD DONALD RICHARD
001-03741-001
WOOD PATRICIA A
001-03741-000
COMPUTED LOCATION
NE CORNER,
S1/2, SE1/4, NE1/4,
PER WILLIAMS (PS 1091)
FND. 1/2" REBAR
SET BY LAHA (PS 286) AS 20' OFFSET
(MEASURED AS 18.06' OFFSET)
S88°06'05"E 1318.50'
GREEN SPACE/
DRAINAGE AREA
0.73 ACRES
3204 Sq. Ft.
TRACT C
GREEN SPACE/
DRAINAGE AREA
1.12 ACRES
48816 Sq. Ft.
TRACT E
TRACT A
DETENTION AREA
0.63 ACRES
2814 Sq. Ft.
TRACT B
DETENTION AREA
0.48 ACRES
21035 Sq. Ft.
MIDLAND ROAD 50' R/W
ROAD RIGHT OF WAY DEDICATION
N86°30'24"W 662.40'
N87°03'53"W 26.75'
FND. 1" PIPE
NE CORNER,
CENTARK RANCHETTES
SUBDIVISION
FND. MAGNETIC READING AT
LOCATION OF PK NAIL SHOWN ON
SURVEY BY WILLIAMS (PS 1091)
SE CORNER,
SE1/4, NE1/4,
SEC. 11, T-1-S, R-14-W
FND 1/2" REBAR (PS 1660)
SW CORNER,
SW1/4, NE1/4,
SEC. 11, T-1-S, R-14-W
N87°03'53"W 833.46'
N87°03'53"W 662.97'
CENTARK RANCHETTES SUBDIVISION
INSTRUMENT NO. 01446-000456
GILBERT MICHAEL A
001-03736-000
KING JACKIE WARD &
RAMONA LEE
005-03738-000
BURGANZA ORLANDO
VALDEZ ANTONIO
001-03735-000
N87°10'32"W 60.01'
N64°20'22"E 56.31'
S88°12'19"E 96.98'
N72°30'47"E 257.02'
N87°03'53"W 26.75'
N86°38'37"W 138.72'
N86°39'06"W 130.92'
N86°39'06"W 130.92'
N87°20'17"E 896.85'
S88°06'05"E 1318.50'
S88°06'05"E 1334.44'
S1°29'20"W 315.53'
N87°07'50"W 330.04'
N87°07'50"W 330.04'
N87°07'50"W 330.04'
N87°07'50"W 330.04'
S88°07'50"E 330.05'
S88°07'50"E 330.05'
S88°07'50"E 330.05

Colton Leonard <cleonard@cityofbryant.com>

Fwd: Midland

1 message

Jonathan Hope <jonathanlhope@gmail.com> Thu, Mar 27, 2025 at 4:11 PM
To: Colton Leonard <cleonard@cityofbryant.com>

Entergy confirmation of installation e-mail below.

---------- Forwarded message ---------
From: **Henderson, Jeremy** <jhende9@entergy.com>
Date: Thu, Mar 27, 2025 at 1:34 PM
Subject: RE: Midland
To: Jonathan <jonathanlhope@gmail.com>

Entergy has a job to install power that will serve the lots of Midland Rd.
Requests for service can be made through 800-368-3749.

If you have any questions, please let me know.

Thanks!
Jeremy Henderson
Distribution Engineering
Entergy Arkansas, LLC
9 Entergy Ct.
Little Rock, AR 72211
501-223-6125

-----Original Message-----
From: Jonathan <jonathanlhope@gmail.com>
Sent: Thursday, March 27, 2025 11:31 AM
To: Henderson, Jeremy <jhende9@entergy.com>
Subject: Midland

? HIGH RISK: UNTRUSTED EXTERNAL SENDER. DO NOT click links, or open attachments, if sender is unknown, or the message seems suspicious in any way. DO NOT provide your User ID or Password.

Can you send us a letter for Bryant stating infrastructure is scheduled to be installed. Final plat is coming up in two weeks.

Sent from my iPhone
This message is intended for the exclusive use of the intended addressee. If you have received this message in error or are not the intended addressee or his or her authorized agent, please notify me immediately by e-mail, discard any paper copies and delete all electronic files of this message.

--
Sincerely,

Jonathan Hope

HOPE CONSULTING
ENGINEERS - SURVEYORS

www.hopeconsulting.com

129 N Main Street

Benton, Arkansas 72015

Telephone: (501) 315 - 2626

HOPE CONSULTING

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

March 27, 2025

Colton Leonard
City of Bryant
Planning and Development
210 SW 3rd Street
Bryant, AR 72022

Subject: Final Plat – Midland Road, Bryant, AR (Parcel #840-11633-707)

Dear Colton,

On behalf of our client, Havens Development, I am formally requesting staff review for the Final Plat of Parcel # 840-11633-707 located on Midland Road, Bryant, AR. This project will have sewer provided by Bryant, Electric is provided by Entergy and First Electric, and Water is provided by Water Users. This property has been annexed as well. We would like to be included in the April 14th Planning Commission Meeting at 6:00 P.M. We thank you for your review and look forward to addressing any comments.

Please feel free to contact me with any questions, concerns, or if I can be of any further assistance.

Sincerely,

Jonathan Hope

HOPE CONSULTING

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

March 27, 2025

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

RE: Midland Road Estates – Detailed Cost Estimate for Water/Sewer, Streets, and Storm Water Bonds

Dear Colton,

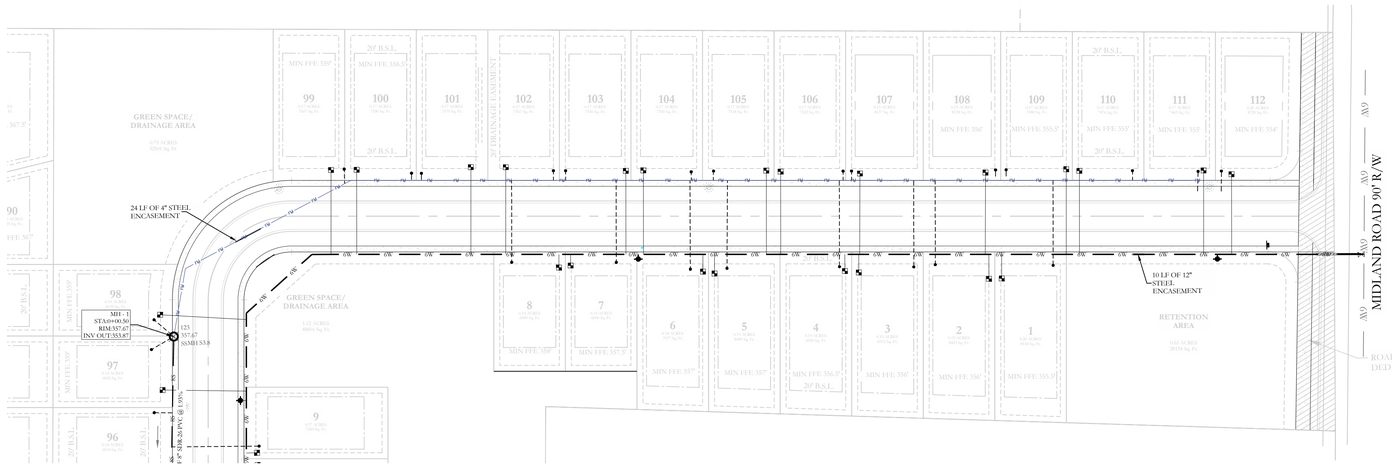
Hope Consulting has reviewed the projects with the owner and the cost associated with the Utility Construction, Street Construction, and Storm Water Construction.

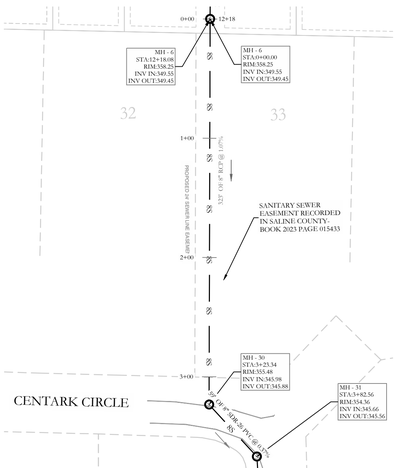
1. **STREETS (1 YEAR BOND: 25% OF TOTAL COST)**
    - TOTAL STREET COST: $495, 444
    - BOND COST: $123,861.25
2. **SEWER (2 YEAR BOND: 25% OF TOTAL COST)**
    - TOTAL SEWER COST: $134,244
    - BOND COST: $67,122.00
3. **STORM WATER (1 YEAR BOND: 100% OF TOTAL COST)**
    - TOTAL STORM WATER COST: $183,483
    - BOND COST: $183,483

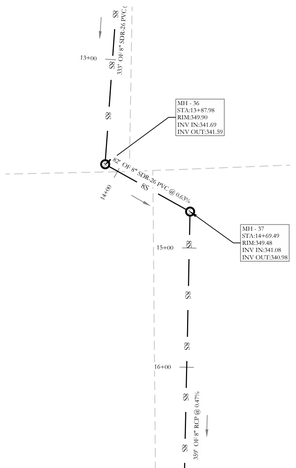
Please do not hesitate to contact us if you have any questions or require additional information.

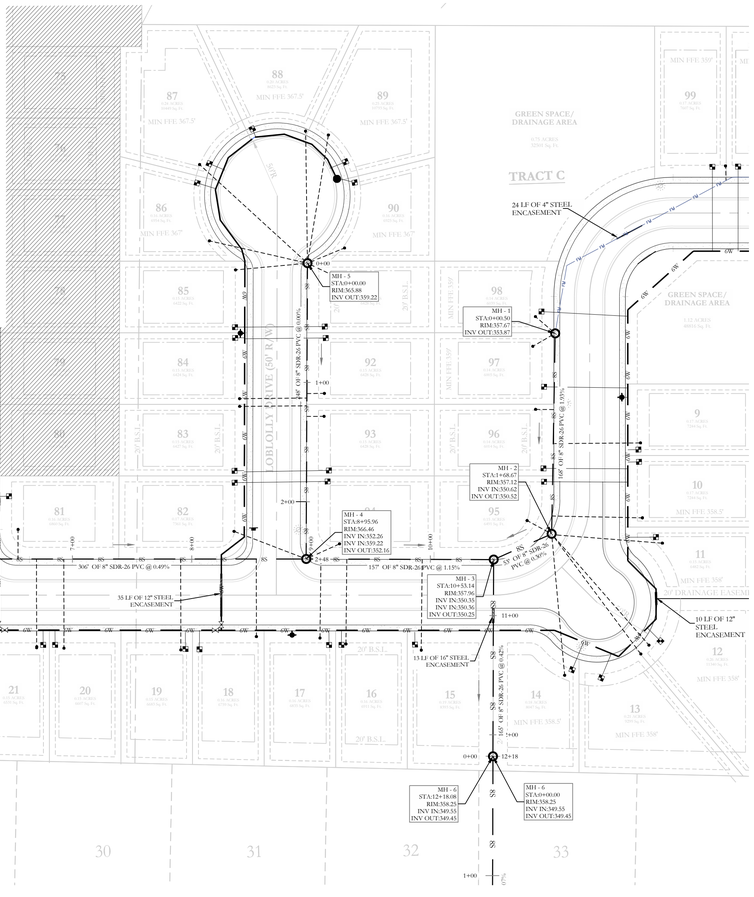
HOPE CONSULTING

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(t) 501-315-2626 (e) www.HopeConsulting.com

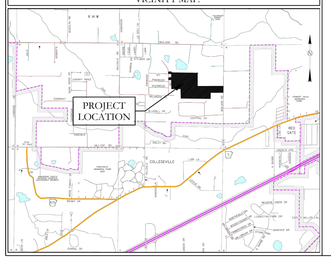








VICINITY MAP:



N

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

60 30 0 60

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

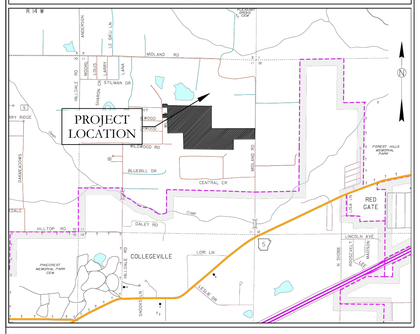
FOR USE AND BENEFIT OF:

HAVEN'S DEVELOPMENT, LLC

SANITARY SEWER AS-BUILTS
MIDLAND ROAD ESTATES
IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

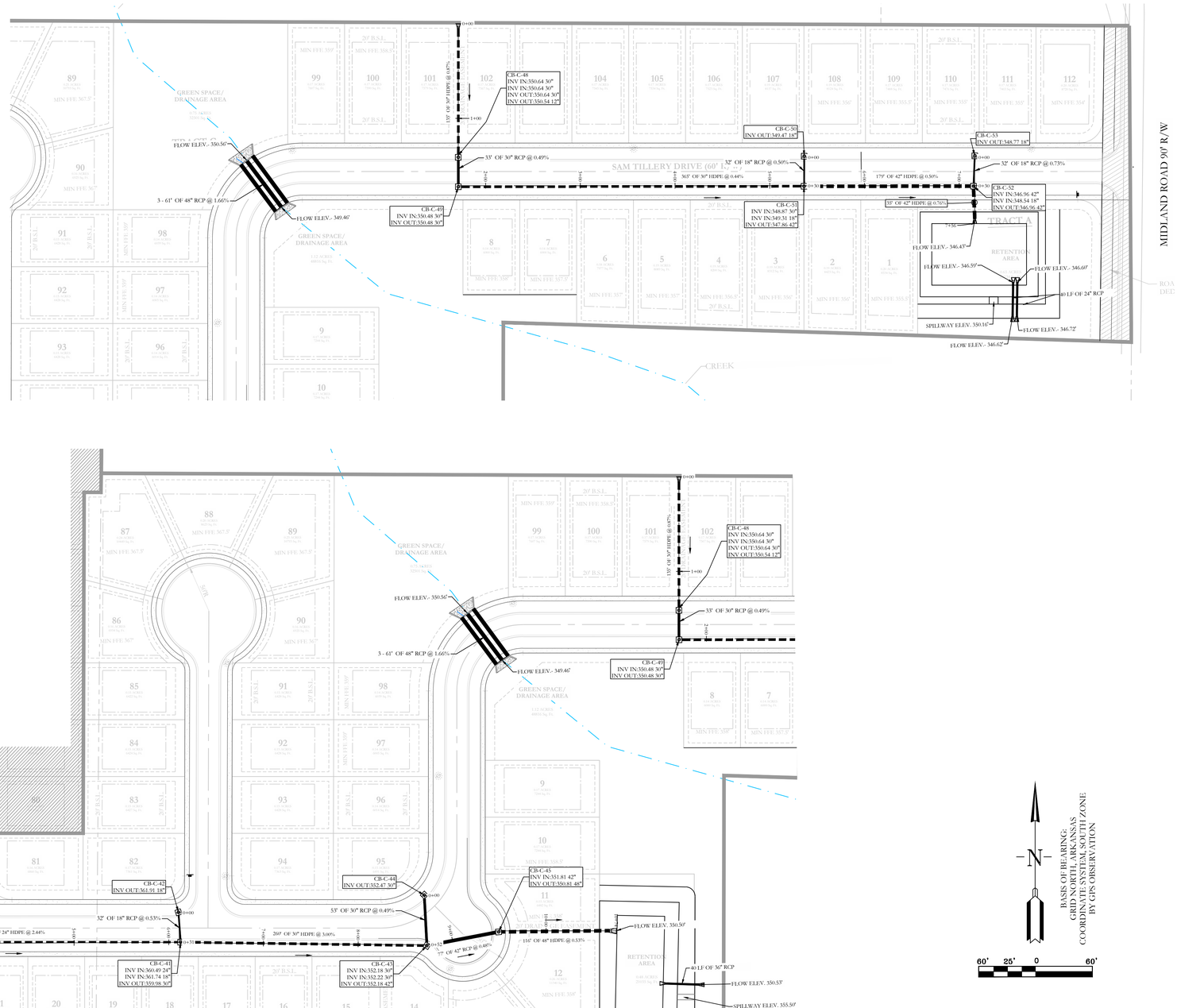
DATE: 12/13/2024	C.A.D. BY:		DRAWING NUMBER:
REVISED:	CHECKED BY:		23-0024
SHEET:	SCALE: 1" = 60'		
500		0	

VICINITY MAP:



HDPE

RCP



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FOR USE AND BENEFIT OF:

HAVEN'S DEVELOPMENT, LLC

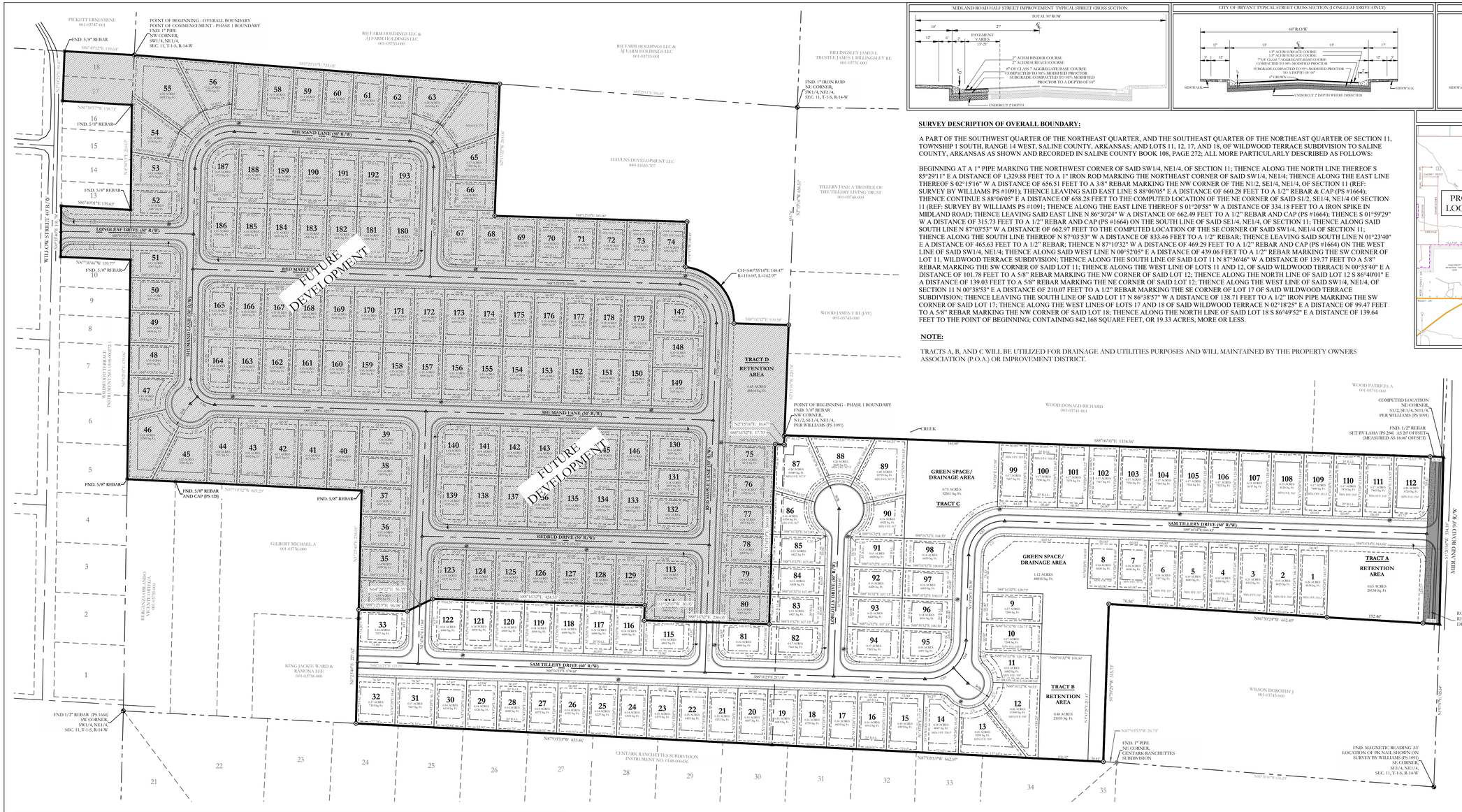
MIDLAND ROAD ESTATES

DRAINAGE AS-BUILTS

IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 12/13/2024	C.A.D. BY:		DRAWING NUMBER:
REVISED:	CHECKED BY:		23-0024
SHEET:	SCALE: 1" = 60'		
500		0	

C:\Users\HOPE\Dropbox\HOPE CONSULTING\Projects\2023\23-0024 Midland Road Estates\Drawings\23-0024 Midland Road Estates.dwg


POINT OF BEGINNING - OVERALL BOUNDARY
POINT OF COMMENCEMENT - PHASE 1 BOUNDARY
FND. 1" PIPE
N.W. CORNER,
SW1/4, NE1/4,
SEC. 11, T-1-S, R-14-W
FND. 5/8" REBAR
PICKETT ERNESTENE
001-03747-001
RSJ FARM HOLDINGS LLC &
AJ FARM HOLDINGS LLC
001-03733-000
BILLINGSLEY JAMES L
TRUSTEE JAMES L BILLINGSLEY RE
001-03731-000
FND. 1" IRON ROD
NE CORNER,
SW1/4, NE1/4,
SEC. 11, T-1-S, R-14-W
HAVENS DEVELOPMENT LLC
840-11633-707
TILLERY JANE A TRUSTEE OF
THE TILLERY LIVING TRUST
001-03740-000
WOOD JAMES T III (JAY)
001-03745-000
SHUMAND LANE (50' R/W)
LONGLEAF DRIVE (50' R/W)
RED MAPLE DRIVE (50' R/W)
REDBUD DRIVE (50' R/W)
SAM TILLERY DRIVE (60' R/W)
FUTURE DEVELOPMENT
TRACT D
RETENTION AREA
0.01 ACRES
260.0 Sq. Ft.
POINT OF BEGINNING - PHASE 1 BOUNDARY
FND. 5/8" REBAR
AND CAP, NE CORNER,
N1/2, SE1/4, NE1/4,
PER WILLIAMS (PS 1091)
CREEK
GREEN SPACE/
DRAINAGE AREA
0.73 ACRES
32041 Sq. Ft.
TRACT C
GREEN SPACE/
DRAINAGE AREA
1.12 ACRES
48816 Sq. Ft.
TRACT A
RETENTION AREA
0.65 ACRES
28134 Sq. Ft.
TRACT B
RETENTION AREA
0.48 ACRES
21035 Sq. Ft.
WOOD PATRICIA A
001-03741-000
WOOD DONALD RICHARD
001-03741-001
COMPUTED LOCATION
NE CORNER,
S1/2, SE1/4, NE1/4,
PER WILLIAMS (PS 1091)
FND. 1/2" REBAR
SET BY LAHA (PS 286) AS 20' OFFSET
(MEASURED AS 18.06' OFFSET)
FND 1/2" REBAR (PS 1664)
SW CORNER,
SW1/4, NE1/4
SEC. 11, T-1-S, R-14-W
KING JACKIE WARD &
RAMONA LEE
001-03738-000
GILBERT MICHAEL A
001-03736-000
BERGANZA ORLANDO
VIRGINIA DE LA CRUZ
001-03735-000
CENTARK RANCHETTES SUBDIVISION
INSTRUMENT NO. 0148-00043G
WILSON DOROTHY J
001-03743-000
FND. 1" PIPE
NE CORNER,
CENTARK RANCHETTES
SUBDIVISION
FND. MAGNETIC READING AT
LOCATION OF PK NAIL SHOWN ON
SURVEY BY WILLIAMS (PS 1091)
SE CORNER,
SE1/4, NE1/4,
SEC. 11, T-1-S, R-14-W
ROAD
RIGHT OF WAY
DEDICATION
WILLOW STREET (40' R/W)
N.W. CORNER, SW1/4, NE1/4, SEC. 11, T-1-S, R-14-W
N.E. CORNER, SW1/4, NE1/4, SEC. 11, T-1-S, R-14-W
N.E. CORNER, SE1/4, NE1/4, SEC. 11, T-1-S, R-14-W
N.W. CORNER, SE1/4, NE1/4, SEC. 11, T-1-S, R-14-W
S85°29'11"E 733.09'
S85°29'11"E 596.85'
S85°29'11"E 284.00'
S87°03'53"W 833.46'
S87°03'53"W 662.97'
S87°03'53"W 26.75'
S87°03'53"W 1318.50'
S87°03'53"W 1324.80'
S88°06'05"E 658.28'
S88°06'05"E 334.38'
S88°06'05"E 324.10'
S88°06'05"E 339.90'
S88°06'05"E 339.90'
S88°06'05"E 339.90