Bryant Planning Commission Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

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

Date: August 10, 2026 - **Time:** 6:00 PM

Call to Order

Approval of Minutes

1. Planning Commission Meeting Minutes 7/13/2026

- 2026-07-13 Planning Commission Minutes.pdf

Announcements

2. Bryant Leap Forward Update

Presented by Mayor Chris Treat

DRC Report

3. Ashley's Furniture - 3020 Market Place Ave - Final Plat

GarNat Engineering - Requesting Recommendation for Final Plat Approval - RECOMMENDED APPROVAL

4. Lots 17-18 - Andrew Hunter Woods - Replat

Rasburry Surveying - Requesting Recommendation for Approval of Replat - RECOMMENDED APPROVAL

5. First Baptist Church - 6715 HWY 5 - New Building Addition

Minton Engineering - Requesting Site Plan Approval for New Building Addition - APPROVED

6. Whistle Express - Sign Permit

Pinnacle Signs - Requesting Sign Permit Approval - STAFF APPROVED

Public Hearing

Old Business

New Business

7. Ashley's Furniture - 3020 Market Place Ave - Final Plat

GarNat Engineering - Requesting Final Plat Approval

- 1040-APP-01.pdf
- 1040-PLT-03.pdf

8. Lots 17-18 - Andrew Hunters Woods - Replat

Rasburry Surveying - Requesting Plat Approval

- 1058-PLT-03.pdf
- 1058-PLT-02.pdf
- 1058-PLN-01.pdf
- 1058-APP-01.pdf
- 1058-PLT-01.pdf

Adjournments

Bryant Planning Commission Meeting Minutes

Monday, July 13, 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, Thompson, Johnson, Edwards, Lewis, Speed, Hooten, Penfield
- Commissioners Absent: None

APPROVAL OF MINUTES

1. **Planning Commission Meeting Minutes 6/08/2026**

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

ANNOUNCEMENTS

Chairman Penfield requested Mayor Treat postpone item 2 until the following month and the Mayor agreed. Chairman Penfield then asked Vice-Chairman Hooten to read the DRC Report.

2. ~~**Bryant Leap Forward Update**~~
   Presented by Mayor Treat

DRC REPORT

3. **Arnolds Fireworks – 604 S Reynolds Rd, Hwy 5 & Parkway, 2703 Springhill Rd -** Temporary Business
   Requesting Approval of Temporary Business Application for Fireworks Tent. - APPROVED

4. **Jake Fireworks - 4910 Hwy 5 -** Temporary Business
   Requesting Approval of Temporary Business Application for Fireworks Tent. - APPROVED

PUBLIC HEARING

5. **Midtown TND Overlay** - Amendment to Zoning Code
   City of Bryant - Requesting to Remove all Portions of the Midtown TND Overlay Except the Property Described in the Proposed Ordinance

   After a brief discussion, Chairman Penfield asked those in attendance to speak for or against the public hearing item.

   Doug Pruitt – 6311 Still Waters Ln. – questioned the number of units allowed under the TND Overlay and number of units allowed without TND Overlay. He also questioned why letters were not sent to all adjacent landowners.

   Debbie Wolf – 2404 Hilltop Rd. – expressed concerns about her phone calls not being answered and the condition of Hilltop Rd.

   Susan Sumners – 504 Court St. – shared concerns with the number of apartments and leased properties in the area.

   Nick Goforth – 5616 Lombard Rd. – shared concerns about the wildlife in the area.

   Jill Hines – 11 W. Citron – asked about a road connecting Midtown with Hilltop Rd.

   Scott Hurley – Stated that the city is honoring an agreement but is not Zoning the land according to the agreement. City Attorney followed up on his comment and explained that this only removing the TND Overlay from the property. At the time development is planned for the property that is being taken out of the Overlay District south of Hilltop Road, there will be a required public hearing for that rezoning.

   After all concerns were addressed, Chairman Penfield called for a roll call vote to approve. 8 Yays, 0 Nays, 0 Absent.

OLD BUSINESS

None

NEW BUSINESS

None

ADJOURNMENT

Motion to Adjourn made by Commissioner Johnson, seconded by Commissioner Edwards. Voice Vote, 8 Yays, 0 Nays, 0 Absent. The meeting was adjourned.

_____ _____

Chairman, Lance Penfield *Date*

_____ _____

Secretary, Ethan Godwin *Date*

GNE

3825 Mt Carmel Rd.
Bryant, AR 72022

GarNat Engineering, LLC

P.O. Box 116
Benton, AR 72018

July 10, 2026

Mr. Colton Leonard
Planning and Community Development
210 SW 3rd Street
Bryant, AR 72022

Re: Final Plat – FRC Addition Phase 1

Dear Mr. Leonard:

Please allow this letter and the following list of documents to serve as my application for approval of the referenced final plat. It is my desire that this matter be included on the agenda for your August 2026 City of Bryant Planning Commission Meeting. The developer for the project is Ferguson Properties Management, LLC 1200 Ferguson Dr., Benton, AR 72015.

List of Enclosures

- Final Plat
- Bryant Subdivision Checklist
- Review Fees of $28.00

Our client is still working on a Bill of Assurance. It will be provided at a later date.

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

Sincerely,
GarNat Engineering, LLC

Vernon J. Williams

Vernon J. Williams, P.E., President

City of Bryant Subdivision Checklist

Subdivision/Project Name FRC Addition Phase I

Contact Person GarNat Engineering, LLC **Phone** 501-408-4650

Mailing Address P.O. Box 116, Benton, AR 72018

I. Basic Information Needed On The Plat

- ▲ 1. Name of Subdivision/Project
- ▲ 2. Current zoning _____
- ▲ 3. Name and Address of owner of Record
- ▲ 4. Illustrate Source of Title giving deed record book and page number
- ▲ 5. Name & address of the sub-divider
- ▲ 6. Date of Survey
- ▲ 7. Vicinity map locating streets, highways, section lines, railroad, schools, & parks within ½ mile
- ▲ 8. Legal description of the property with exact boundary lines
- ▲ 9. Acreage of property
- ▲ 10. Number of Lots
- ▲ 11. Lot area in square feet
- ▲ 12. Lot lines with appropriate dimensions
- ▲ 13. Building setback lines
- ▲ 14. Preliminary Engineering certificate seal and signature on each page
- ▲ 15. Certificate of Engineering Accuracy
- ▲ 16. Certificate of Owner
- ▲ 17. Certificate of Final Plat Approval
- ▲ 18. Certificate of Recording
- ▲ 19. Show scale (not less than 1" = 100')
- ▲ 20. North Arrow
- ▲ 21. Show Title block
- ▲ 22. Show adjoining property owners
- ▲ 23. Layout of all proposed streets including traffic control devices (stop signs, speed limit, etc.)
- 24. Layout of all subdivision entrance street upgrades
- ▲ 25. Layout of all proposed alleys
- ▲ 26. Layout of all proposed sidewalk systems
- ▲ 27. Layout identifies any FEMA flood plain and flood way property within the 100-year flood elevation. (Provide Corp of Engineers 404 Permit if required)
- ▲ 28. Drainage easements for stormwater run-off and detention giving dimensions, locations, and purpose
- ▲ 29. Layout accommodates Master Street Plan segments within the boundaries
- ▲ 30. Street layout ties to existing adjoining subdivision stub-out streets and provides stub-out streets for future adjoining subdivisions.
- ▲ 31. Street width and right-of-way properly shown for each functional classification
- ▲ 32. Street centerlines showing angles of deflection, intersection, radii, length oftangents and arcs, and degree of curvature with basis of curve data
- ▲ 33. Typical cross section of streets
- ▲ 34. Location and name of existing streets
- ▲ 35. New street names that are not similar to existing street names
- ▲ 36. Show street lights
- ▲ 37. Show Fire Hydrant placement

- ▲ 38. Show and label all permanent & proposed easements
- ▲ 39. Any proposed open space must be shown
- ▲ 40. Show the direction and flow of all water courses entering the tract
- ▲ 41. Show the direction and flow of all water courses leaving the tract
- ▲ 42. The drainage area of all water courses above the points of entry.
- ▲ 43. The downstream drainage channel and drainage structures substantially impacted by the subdivision/project.
- ▲ 44. Show source of water supply
- ▲ 45. Show location of waste water connection to municipal main & sanitary sewer layout
- ▲ 46. A phasing plan outlining the boundaries for each phase

II. Additional Information Needed, But Not Necessarily On The Plat

- ▲ 47. Natural features within the proposed subdivision including drainage channels, bodies of water, wooded areas, and other significant features
- ▲ 48. Existing streets, buildings, water courses, railroads. Culverts, utilities and easement on and adjacent to the tract.
- ▲ 49. Where method of disposal of wastewater is other than connection to a public waste water system, detailed information shall accompany the plat.
- ▲ 50. Calculations and field notes, including drainage calculations along with support drawing
- 51. Stormwater detention plan approval from City Engineer (attach copy of approval)
- ▲ 52. The Certificate of Preliminary Engineering Accuracy on each set of street and drainage plans.
- ▲ 53. ADA Accessibility Standard Form completed (and attached)
- ▲ 54. A Bill of Assurance has been prepared for this subdivision (and attached)
- ▲ 55. All lots comply with minimum square footage area and minimum lot width at the front building line
- ▲ 56. Street pavement design will be as specified by City or AHTD design procedures, approved by the City Engineer.
- ▲ 57. Made the "One Call" prior to site clearance or other excavation activity

III. Preliminary Plat Attachments

(Application will not be accepted until all attachment requirements are met)

- ▲ 58. **Letter to Planning Commission** stating your request
- ▲ 59. Completed **Checklist**
- ▲ 60. **Completed agreement to provide performance assurance**
- ▲ 61. **Subdivider Performance Bond or Cashier's Check** for infrastructure installation
- ▲ 62. Landscaping plan of any proposed common open space
- ▲ 63. **Draft of Bill of Assurance** proposed for the subdivision (if applicable)
- ▲ 64. **20 copies of Preliminary Plat Plan (folded)** that includes vicinity map (minimum size 17" X 34" paper)
- ▲ 65. **Two (2) IBM compatible diskettes or CDR's** with pertinent data and Plat in CAD compatible .DXF electronic file format
- ▲ 66. Copy of **Stormwater Detention approval**
- ▲ 67. 2 copies **Plan and profile** of all streets
- ▲ 68. Receipt for **$300.00 + $3.00 per lot for preliminary Subdivision fee**
- ▲ 69. Receipt for **$250.00 or $25.00 per lot (whichever is greater) for Stormwater Detention and Drainage Plan review**
- ▲ 70. Copy of **ADEQ Stormwater Pollution Prevention Plan** for property parcel containing one acre or larger.

III. Final Plat Attachments

(Application will not be accepted until all attachment requirements are met)

- ▲ 71. **Letter to Planning Commission** stating your request
- ▲ 72. Completed **Checklist**
- ▲ 73. **20 copies of Final Plat Plan (folded)** that includes vicinity map (minimum size 17" X 34" paper)
- ▲ 74. **Two (2) IBM compatible diskettes or CDR's** with pertinent data and Plat in CAD compatible .DXF electronic file format
- ▲ 75. **Bill of Assurance** including provisions set out in Title 15 Subdivision Regulations 15.16.01
- ▲ 76. Copy of **Water & Sewer Commission approval** or....
- ▲ 77. State Health Department approval of any new water supply and/or sewage system.
- ▲ 78. **Letter submitted by a Registered Professional Engineer, certifying that all infrastructure improvements and installations have been installed in accordance with the submitted construction plans and drawings and the standards established by the City of Bryant and are functioning properly.**
- ▲ 79. Infrastructure Maintenance Bond or Cashier's check.
- ▲ 80. Check for **$25.00 + $1.00 per lot for final Subdivision fee**
- ▲ 81. Check for **Water Sewer impact fees ($100.00 Flushing Fee and $100.00 impact fee per lot)**

FRC Addition Phase I
Name of Subdivision

Surveyor

I HAVE COMPLIED WITH THE REQUIREMENTS LISTED ABOVE AND HAVE CHECKED ALL OF THE BOXES ON THE CHECKLIST WHICH APPLY TO THIS PROJECT SUBMITTAL.

Owner Signature

Vernon J Williams
Engineer Signature

CITY USE

Preliminary Plat Approved _____

Planning Commission Date _____

Final Plat Approved _____

Planning Commission Date _____

Proof of Recording - County _____

County Clerk _____ Date _____

AGREEMENT
BY
SUBDIVISION DEVELOPER
TO PROVIDE ASSURANCE TO
THE CITY OF BRYANT
ARKANSAS
PER ORDINANCE #98-35

I Kyle Ferguson, Ferguson Properties Management developer for the FRC Addition Phase I subdivision located in the City of Bryant city limits or planning jurisdiction agree to provide a surety bond or cashier's check in the amount of 10% of the development cost estimated to be $ Ø but not less than $10,000 or more than $50,000 within 10 calendar days after preliminary plat approval by the Bryant Planning Commission in accordance with the terms of Ordinance Number 98-35.

7/9/24
Date

Susan Goldman
Witness

Developer Signature

Kyle Ferguson
Printed Name

1200 Ferguson Drive, Benton, AR 72015
Address

501-840-5575
Phone Number

ORDINANCE NO. 98-35

ASSURANCES FOR COMPLIANCE, INSTALLATION, ETC.

a.) Upon preliminary approval of subdivision construction plans and specifications for improvements, the Developer shall enter into an agreement with the City of Bryant to install or ensure the completion of the improvements as designed and to (repair or replace), (pay the cost to the city of repairing or replacing) all city property damaged or destroyed in connection therewith. The city will accept the subdivision and issue the certificate of final plat approval subject to the assurance of performance of the obligations of the Developer under the agreement.

b.) One of the following assurances assigned to the city shall be utilized by the Developer to assure performance of the Developer's obligations under the agreement:

1. Surety Bond in the amount of ten percent (10%) of the estimated development cost and recorded at the Saline County Courthouse.

2. Cashier's check(s) in the amount of ten percent (10%) of the estimated development cost on which no interest will be paid by the city.

Any cashier's check or certificate of deposit allowed by this section shall be insured by a financial institution insured by the Federal Deposit Insurance Corporation and licensed to business in Arkansas. Further, each instrument of assurance shall be payable to the City of Bryant, and shall be in principal amount no less that $10,000 or no greater than $50,000. All instruments of assurance or the city's check in the amount equal to the principal amount of the instrument less any deductions for failure to perform by the Developer shall be returned to the Developer one-year after completion of the Developers performance under the agreement.

Forfeiture of the assurance for compliance does not relieve the Developer of his responsibility to complete the subdivisions improvements to the satisfaction of the City.

Developer's of large projects that could have an adverse impact on the City's infrastructure may be required to have an assurance for compliance if so directed by the Planning Commission.

All Ordinances and parts of Ordinances in conflict with this Ordinance are hereby repealed.

Should any portion of this ordinance be unconstitutional or invalid and so declared by a court of competent jurisdiction, then the remainder of this Ordinance, and any remaining applications of the Ordinance, shall not be affected by such partial unconstitutionality or invalidity.

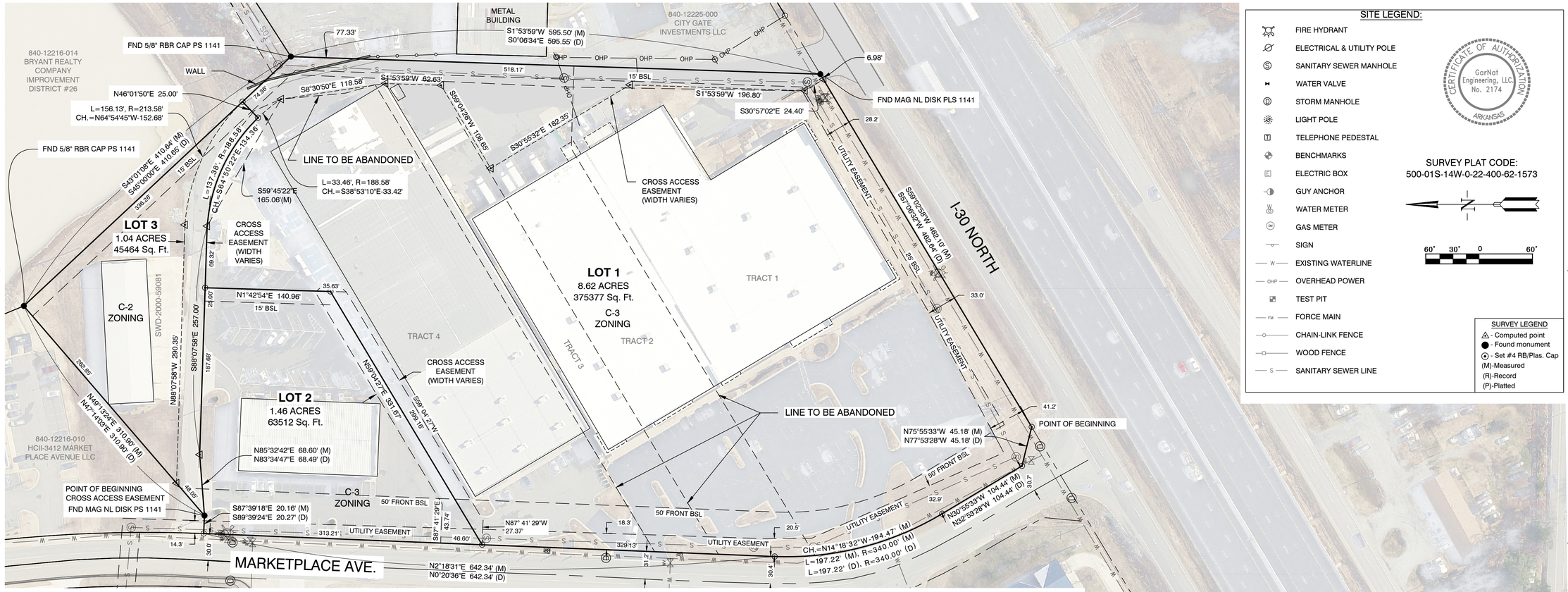
This Ordinance shall be in full force and effect from and after its passage, approval, and publication.

PASSED AND APPROVED THIS 28th DAY OF September, 1998.

Ron Bailey
APPROVED

Wanda Smith, City Clerk
ATTEST

No Emergency Clause



SITE LEGEND:

- FIRE HYDRANT
- ELECTRICAL & UTILITY POLE
- SANITARY SEWER MANHOLE
- WATER VALVE
- STORM MANHOLE
- LIGHT POLE
- TELEPHONE PEDESTAL
- BENCHMARKS
- ELECTRIC BOX
- GUY ANCHOR
- WATER METER
- GAS METER
- SIGN
- EXISTING WATERLINE
- OVERHEAD POWER
- TEST PIT
- FORCE MAIN
- CHAIN-LINK FENCE
- WOOD FENCE
- SANITARY SEWER LINE

CERTIFICATE OF AUTHORIZATION
GarNat Engineering, LLC.
No. 2174
ARKANSAS

SURVEY PLAT CODE:
500-01S-14W-0-22-400-62-1573

60' 30' 0 60'

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

PLAT CERTIFICATES:

OWNER:
Name: Ferguson Properties Management, LLC
Address: P.O. Box 1017 Benton, AR 72018

DEVELOPER:
Name: Ferguson Properties Management, LLC
Address: P.O. Box 1017 Benton, AR 72018

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

Date: _____ Signed: _____
Wyatt Ferguson, Agent
Ferguson Properties Management, LLC

Date: _____ Signed: _____
Kyle Ferguson, Agent
Ferguson Properties Management, LLC

Source of Title: SALINE COUNTY, ARKANSAS
Saline County Document# 2011-035620

CERTIFICATE OF ENGINEERING ACCURACY:

I, Vernon J. Williams, hereby certify that this plat correctly represents a survey and a plan made by me or under my supervision; that all monuments shown hereon actually exist and their locations, size, type, and material are correctly shown; and that all requirements of the City of Bryant Subdivision Rules and Regulations have been fully complied with.

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

CERTIFICATE OF RECORDING: ____

CERTIFICATE OF SURVEYING ACCURACY:

I, Curtis M Nalley Jr, hereby certify that this plat correctly represents a boundary survey made by me or under my review; that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source of Title; and that all monuments which were found or placed on the property are correctly described and located.

Date: July 21, 2026 REV 7/30/2026 Signed: _____
Curtis M. Nalley Jr
Registered Land Surveyor
No. 1546, Arkansas

CERTIFICATE OF FINAL PLAT APPROVAL:

Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission. All of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.

Date: _____ Signed: _____
Lance Penfield, Chairman
Bryant Planning Commission

FINAL PLAT
FRC ADDITION,
PHASE 1
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

PROPERTY DESCRIPTIONS:

SUBDIVISION DESCRIPTION:
THAT PORTION OF NORTHWEST QUARTER (NW1/4) OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PRECISELY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE1/4 NW1/4); THENCE N2°17'37"E FOR A DISTANCE OF 311.79 FEET TO A POINT LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF U.S. INTERSTATE HIGHWAY #30; THENCE N69°04'27"E, ALONG THE SAID NORTHERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 526.07 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED ON THE EAST RIGHT OF WAY OF MARKET PLACE AVENUE FOR THE **POINT OF BEGINNING**; THENCE N75°55'33"W, ALONG SAID EAST RIGHT OF WAY, FOR A DISTANCE OF 45.18 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N30°55'33"W, CONTINUING ALONG SAID EAST RIGHT OF WAY, FOR A DISTANCE OF 104.44 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY AND A CURVE TO THE RIGHT WITH A RADIUS OF 340.00 FEET AND AN ARC LENGTH OF 197.22 FEET, WHOSE CHORD BEARS N14°18'32"W - 194.47 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N2°18'31"E, CONTINUING ALONG SAID EAST RIGHT OF WAY, FOR A DISTANCE OF 642.34 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S87°39'18"E, LEAVING SAID EAST RIGHT OF WAY, FOR A DISTANCE OF 20.16 FEET TO A FOUND MAG NAIL IN DISK #1141; THENCE N49°13'24"E FOR A DISTANCE OF 310.90 FEET TO A FOUND 5/8" REBAR WITH CAP #1141; THENCE S43°01'08"E FOR A DISTANCE OF 410.64 FEET TO A FOUND 5/8" REBAR WITH CAP #1141; THENCE S1°53'59"W FOR A DISTANCE OF 595.50 FEET TO A FOUND MAG NAIL IN DISK #1141 LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF U.S. INTERSTATE HIGHWAY #30; THENCE S59°02'58"W, ALONG SAID NORTHERLY RIGHT OF WAY, FOR A DISTANCE OF 482.10 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 11.12 ACRES, MORE OR LESS. SUBJECT TO THE RIGHTS OF WAY OF U.S. INTERSTATE HIGHWAY #30 AND MARKET PLACE AVENUE. ALSO, SUBJECT TO ANY EASEMENTS OF RECORD.

LOTS ARE SUBJECT TO CROSS ACCESS EASEMENTS AND UTILITY EASEMENTS AS SHOWN ON THIS PLAT.

PROPERTY SPECIFICATIONS:

ZONING CLASSIFICATION: C-2 & C-3
SETBACKS FOR THIS SUBDIVISON:
FRONT 50'
SIDE 0' SIDE EXTERIOR ROAD 25'
REAR 15'

ORIGINAL TRACTS WERE APPROVED IN ACCORDANCE WITH CITY OF BRYANT ZONING REGULATIONS APPROVED 9/27/1999 ORDINANCE NO.99-16. SETBACKS SHOWN ARE IN ACCORDANCE WITH THESE REGULATIONS. IN THE EVENT CURRENT STRUCTURES ARE REMOVED THE SETBACK REQUIREMENTS FOR THE LOT WILL CONVERT TO THE CURRENT ZONING CODE AMENDED: ORDINANCE 2016-13

MIN. LOT SIZE: 20,000 S.F.
NUMBER OF LOTS: 3
SOURCE OF WATER: CITY OF BRYANT
SOURCE OF SEWER: CITY OF BRYANT

LOT CORNERS: SET #4 REBAR WITH CAP OR SET MAG NAIL WITH SHINER

DOCUMENTS USED:

- SPECIAL WARRANTY DEED BOOK 2000 PAGE 59081
- WARRANTY DEED BOOK 2011 PAGE 035620

BASIS OF BEARINGS:

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

CERTIFICATIONS:

BY AFFIXING MY SEAL AND SIGNATURE, I CURTIS M. NALLEY JR, PS NO.1546, HEREBY CERTIFY THAT THIS DRAWING CORRECTLY DEPICTS A SURVEY COMPILED UNDER GEORGE P. WOODEN, PS NO.1573 SUPERVISION ON FEBRUARY 28, 2026 AND HAS BEEN REVIEWED JULY 7, 2026 AND RE-CERFITIED BY ME.

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

THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "X" OF THE F.E.M.A. MAP PANELS 05125C0240E AND 05125C0380E EFFECTIVE DATE JUNE 5, 2020.

REGISTERED
STATE OF ARKANSAS
NO. 1546
SIGNATURE
CURTIS M. NALLEY JR.
PROFESSIONAL LAND SURVEYOR

BY	REVISION	DATE

GNE Designing our client's success

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

ASHLEY FURNITURE STORE
FERGUSON PROPERTIES MANAGEMENT LLC
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

CONTENTS:
FINAL PLAT

PROJECT NO:
26029

DATE:
JULY 30, 2026

SHEET NO:
V1.0

E:\JOBS_Job\Client_Engineering\26029 Ashley Furniture\26029 FINAL PLAT Ashley Furniture Marketplace Avenue - 042026 - Standard\26029 FINAL PLAT Ashley Furniture Marketplace Avenue - 072126.dwg

LOT 17R, AND LOT 18R,
ANDREW HUNTERS WOODS SUBDIVISION,
TO THE CITY OF BRYANT,
SALINE COUNTY, ARKANSAS
BEING A REPLAT OF LOT 17, AND LOT 18,
ANDREW HUNTERSWOODS SUBDIVISION,
TO THE CITY OF BRYANT,
SALINE COUNTY, ARKANSAS

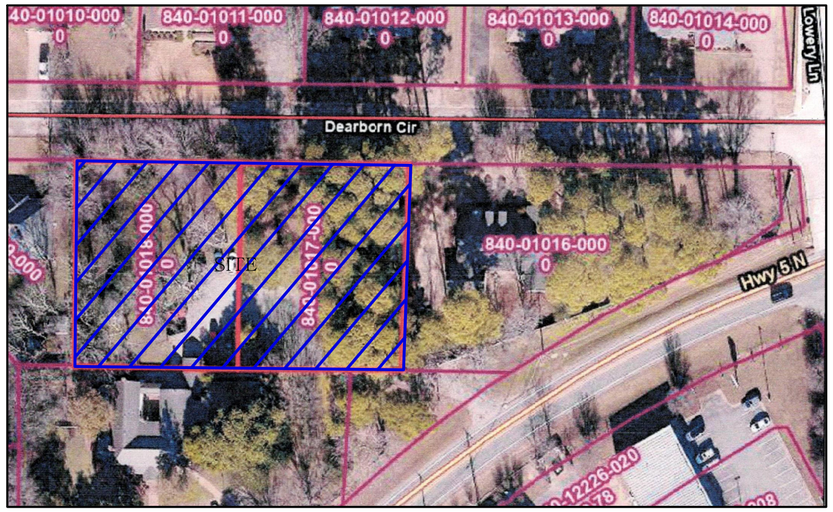
THE BEARING SYSTEM IS BASED ON GRID NORTH PER GPS OBSERVATION

Certificate of Surveying Accuracy

I, James Aaron Rasburry, hereby certify that this plat correctly represents a survey and a plan made by me, or under my supervision; that all monuments shown hereon actually exist and their locations, size, type, and material are correctly shown; and that all requirements of the city of Bryant Subdivision Rules and Regulations have been fully complied with.

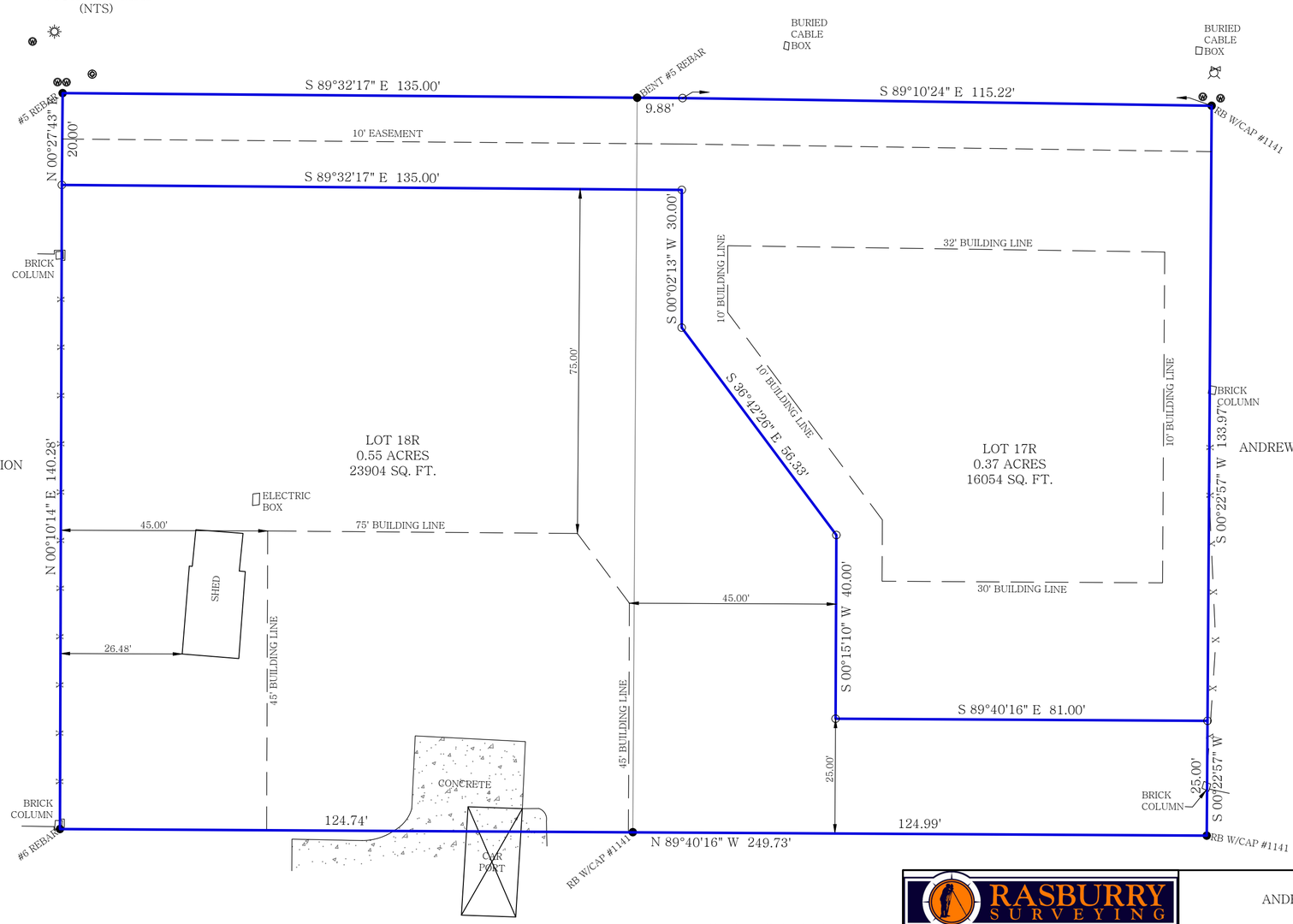
Date of Execution:_____

_____
Registered Land Surveyor
No. 1506, Arkansas



VICINITY MAP
(NTS)

DEARBORN CIRCLE
(60' R/W)



NOTE:
ACCESS TO LOT 18R TO BE PROVIDED FROM SALINE COUNTY TAX PARCEL #'S 840-12236-001 AND OR 840-12048-000. LOT 18R SHALL HAVE NO ACCESS TO DEARBORN CIRCLE

Certificate of Final Plat Approval

Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission. The document is hereby accepted, and this certificate executed under the authority of said rules and regulations.

_____ _____
Date of Execution Bryant Planning Commission

Certificate of Owner

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

_____
Date of Execution

NAME: DAVID L. OUELLETTE DDS PA
ADDRESS: 5921 HIGHWAY 5 NORTH,
BRYANT R. 72022

Sign _____

Source of Title DOCUMENT NUMBER 2004-077846

CERTIFICATE OF AUTHORIZATION
RASBURRY SURVEYING, LLC
NO. 2267
ARKANSAS

LEGEND
- ● - FOUND MONUMENT
- ⊙ - SET #5 REBAR/CAP #1506
- ▲ - COMPUTED POINT
- ◔ - CONTROLLING CORNER
- ⊗ - FENCE
- Ⓖ - GAS METER
- Ⓦ - WATER METER
- ⋈ - WATER VALVE
- ○ - LIGHT POLE
- ✳ - FIRE HYDRANT

20 0 20 40
Scale: 1" = 20'

BY GRAPHIC PLOTTING ONLY
THE DESCRIBED PROPERTY
DOES NOT LIE WITHIN A FLOOD
PRONE AREA.

SOURCE: FEMA
PANEL NO.: 05125C0240E
DATE: 6-5-2020

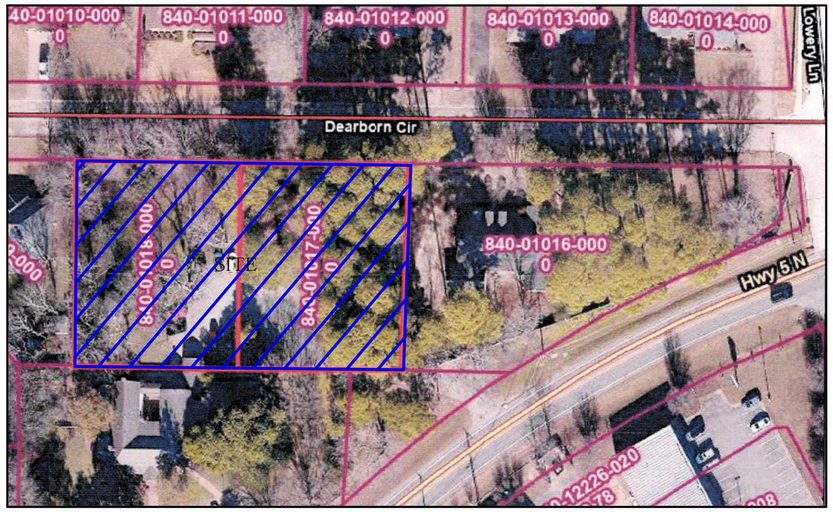
I hereby certify that the above plat represents a survey made by me or under my supervision on this day. No independent search for easements, covenants, encumbrances, or any other facts which an accurate title search may disclose was performed.

RASBURRY SURVEYING
308 W. South Street
Benton, AR 72015
Office/Fax: (501) 860-6893
E-Mail: aaron@razsurvey.com

LOT 17R, AND LOT 18R,
ANDREW HUNTERS WOODS SUBDIVISION,
TO THE CITY OF BRYANT,
SALINE COUNTY, ARKANSAS
BEING A REPLAT OF LOT 17, AND LOT 18,
ANDREW HUNTERSWOODS SUBDIVISION,
TO THE CITY OF BRYANT,
SALINE COUNTY, ARKANSAS

FIELDWORK DATE:7-9-26
PLAT DATE:7-31-26
DRAWN BY: DCR
FILE: C:\DRAWINGS\ANDREW HUNTERS WOODS\LOT 17R & LOT 18R
JOB#: 26-254
CHECKED BY: JAR

REGISTERED
STATE OF ARKANSAS
NO. 1506
SIGNATURE
JAMES A. RASBURRY
PROFESSIONAL LAND SURVEYOR



VICINITY MAP
(NTS)

LOT 17R, AND LOT 18R, ANDREW HUNTERS WOODS SUBDIVISION, TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS BEING A REPLAT OF LOT 17, AND LOT 18, ANDREW HUNTERSWOODS SUBDIVISION, TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

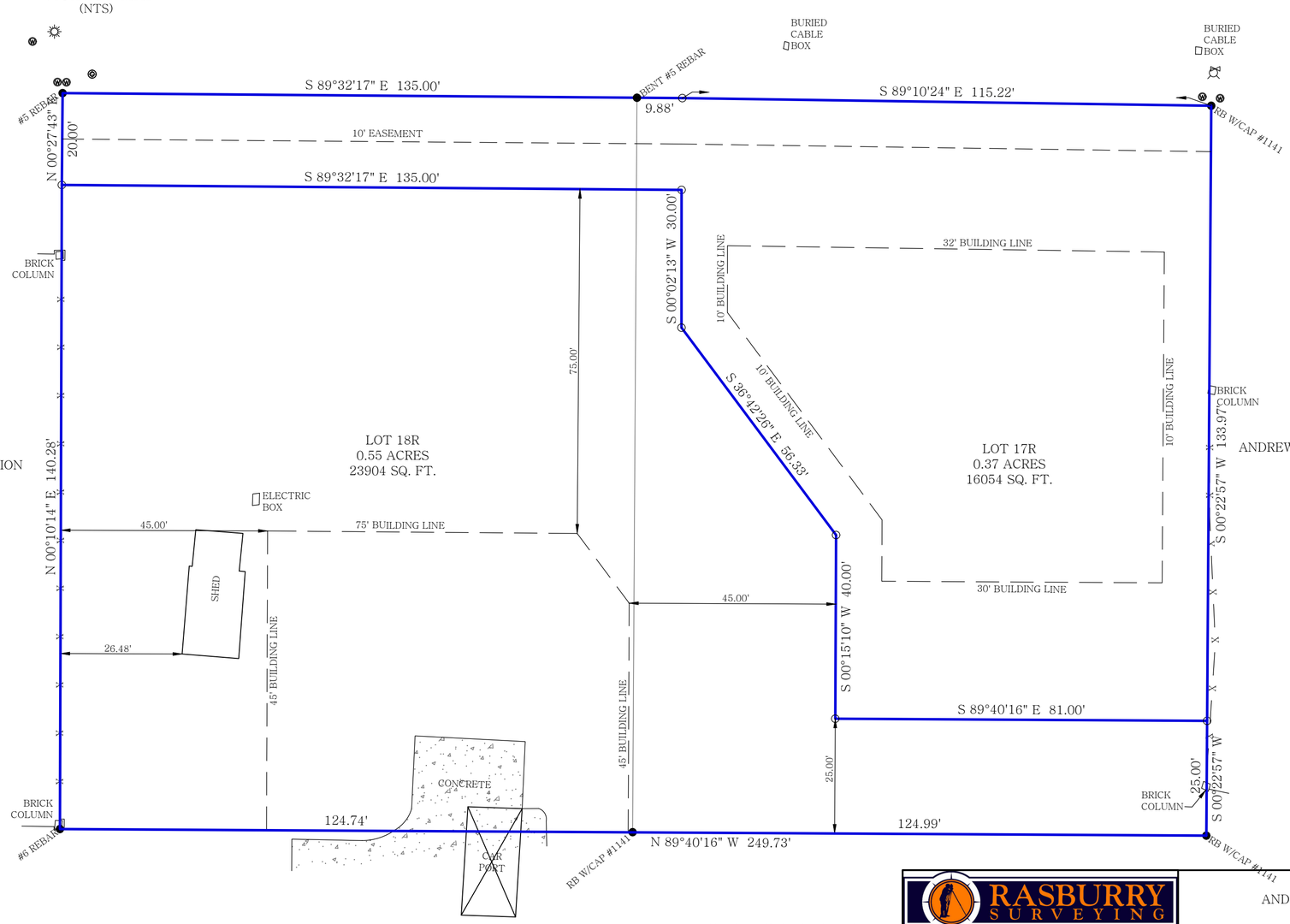
THE BEARING SYSTEM IS BASED ON GRID NORTH PER GPS OBSERVATION

Certificate of Surveying Accuracy

I, James Aaron Rasburry, hereby certify that this plat correctly represents a survey and a plan made by me, or under my supervision; that all monuments shown hereon actually exist and their locations, size, type, and material are correctly shown; and that all requirements of the city of Bryant Subdivision Rules and Regulations have been fully complied with.

Date of Execution:_____

_____
Registered Land Surveyor
No. 1506, Arkansas



Certificate of Final Plat Approval

Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission. The document is hereby accepted, and this certificate executed under the authority of said rules and regulations.

_____ _____
Date of Execution Bryant Planning Commission

Certificate of Owner

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

_____
Date of Execution

NAME: DAVID L. OUELLETTE DDS PA
ADDRESS: 5921 HIGHWAY 5 NORTH,
BRYANT R. 72022

Sign _____

Source of Title DOCUMENT NUMBER 2004-077846

CERTIFICATE OF AUTHORIZATION
RASBURRY SURVEYING, LLC
NO. 2267
ARKANSAS

LEGEND
- ● - FOUND MONUMENT
- ⊙ - SET #5 REBAR/CAP #1506
- ▲ - COMPUTED POINT
- ◉ - CONTROLLING CORNER
- ⊗ - FENCE
- Ⓖ - GAS METER
- Ⓦ - WATER METER
- ⋈ - WATER VALVE
- ○ - LIGHT POLE
- ☼ - FIRE HYDRANT

20 0 20 40
Scale: 1" = 20'

BY GRAPHIC PLOTTING ONLY THE DESCRIBED PROPERTY DOES NOT LIE WITHIN A FLOOD PRONE AREA.

SOURCE: FEMA
PANEL NO.: 05125C0240E
DATE: 6-5-2020

I hereby certify that the above plat represents a survey made by me or under my supervision on this day. No independent search for easements, covenants, encumbrances, or any other facts which an accurate title search may disclose was performed.

RASBURRY SURVEYING
308 W. South Street
Benton, AR 72015
Office/Fax: (501) 860-6893
E-Mail: aaron@razsurvey.com

LOT 17R, AND LOT 18R,
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TO THE CITY OF BRYANT,
SALINE COUNTY, ARKANSAS
BEING A REPLAT OF LOT 17, AND LOT 18,
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JAMES A. RASBURRY
PROFESSIONAL LAND SURVEYOR

Dearborn Circle (60' R/W)

BOC

BOC

Firehydrant

#5 Rebar (F)

S 89°34'46" E 125.09

#5 Rebar Bent North (F)

S 89°8'27" E 125.08

#6 Rebar (F) w/ cap #1141

50.00

Lot 18
Andrew Humters Woods Subdivision

Lot 17
Andrew Humters Woods Subdivision

S 89°44'14" E 135.00

Lot 19

Andrew Humters Woods Subdivision

Andrew Humters Woods Subdivision
Lot 16

N

N 0°15'46" E 160.36

Lot 18R

S 0°21'18" W 160.08

S 45°44'14" E 56.81

Lot 17R

S 0°22'22" W 159.04

45' Bldg. Line

27

Existing Building

12.5

45' Bldg. Line

110.26

45'

45'

81'+/-

N 0°15'46" E 40.00

N 89°36'53" W 81.00

Proposed Building Addition
67' x 32'
2144 SF

45' Bldg. Line

N 0°15'46" E 25.00

25

N 89°36'53" W 85.97

N 89°36'53" W 85.00

#6 Rebar (F)

N 89°26'21" W 39.99

#6 Rebar (F)

N 89°43'05" W 124.88

#6 Rebar (F) w/ cap #1141

N 89°36'53" W 124.97

#6 Rebar (F) w/ cap #1141

N 89°43'56" W 98.14

#6 Rebar (S) w/ cap #212

#6 Rebar (F) w/ cap #1141

14.97

12.0

Carport

23.1

18.3

12.1

10.2

6.0

11.2

8.8

12.2

65.88

5.8

9.7

Well House

Lot 20

26.4

Courtyard

30.2

52.3

10.4

42.7

Ouellette Dental Clinic

S 1°18'18" W 60.17

#6 Rebar (F)

12.1

6.0

55.1

13.0

3.2

6.8

11.8

Porch

12.3

5.8

Ramp

10.5

6.01

28.0

HC

HC

Lot 21

S 1°21'50" W 124.94

Andrew Humters Woods Subdivision

24.0

24.1

Asphalt Parking

20.0

18.0

80.1

467.85

4.0

#6 Rebar (F)

Lot 22

S 1°13'59" W 124.98

Arkansas State Hwy 5 (60' R/W)

#6 Rebar (F)

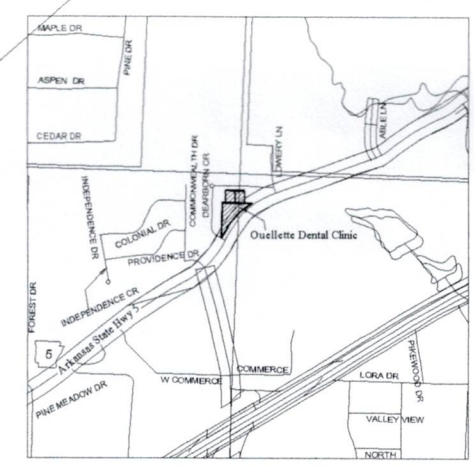
Lot 23

S 1°25'15" W 151.60

N 30°30'37" E 148.00

Andrew Humters Woods Subdivision

#6 Rebar (S) w/ cap #212



Vicinity Map
1" = 1000'

GRAPHIC SCALE
1"=20'

0' 20' 40' 60'

I hereby certify that the above property does not lie in the 100 year flood Zone A
Source: FEMA FIRM MAPS
Community Panel # 050191 0180 B

I hereby certify that the above plat represents a survey made by me or under my supervision on the date indicated, and all easements, encroachments, and improvements disclosed by this survey are shown. No independent search for easements, convenants, encumbrances, or any other facts which an accurate title search may disclose was performed.

CLIENT:	Dr. David Ouellette
JOB NO.	16144
DATE	March 2, 2026
SCALE	1" = 20'

HURRICANE VALLEY INC.
PROFESSIONAL ENGINEERING CONSULTANTS
P.O. BOX 118
BRYANT, ARKANSAS 501-231-5136

Proposed Replat
Lots 17 & 18, Andrew Hunter's Woods Subdivision
Ouellette Dental Clinic
Bryant, Arkansas

SHEET 1 OF 1

City of Bryant Subdivision Replat Checklist

Subdivision Name Andrew Hunters Woods

Contact Person Aaron Rasburry **Phone** 501-860-0893

Mailing Address 308 W. South St - Benton, AR 72015

I. Basic Information Needed On The Plat

- ▲ 1. Name of Subdivision
- ▲ 2. Name and Address of owner of Record
- ▲ 3. Date of Survey
- ▲ 4. Vicinity map locating streets, highways, section lines, railroad, schools, & parks within ½ mile
- ▲ 5. New lot and block numbers
- ▲ 6. Lot area in square feet
- ▲ 7. Lot lines with appropriate dimensions
- ▲ 8. Building setback lines
- ▲ 9. Certificate of Surveying Accuracy
- ▲ 10. Certificate of Owner
- ▲ 11. Certificate of Final Plat Approval
- ▲ 12. Certificate of Recording
- ▲ 13. Show scale (not less than 1" = 100')
- ▲ 14. North Arrow
- ▲ 15. Show Title block
- ▲ 16. Layout of all proposed streets including traffic control devices (stop signs, speed limit, etc.)
- ▲ 17. Layout of all proposed sidewalk systems
- ▲ 18. Layout identifies any FEMA flood plain and flood way property within the 100-year flood elevation. (Provide Corp of Engineers 404 Permit if required)
- ▲ 19. Drainage easements for stormwater run-off and detention giving dimensions, locations, and purpose
- ▲ 20. Any proposed open space must be shown
- ▲ 21. Show the direction and flow of all water courses entering the tract
- ▲ 22. Show the direction and flow of all water courses leaving the tract

III. Final Plat Attachments

(Application will not be accepted until all attachment requirements are met)

- ▲ 23. **Letter to Planning Commission** stating your request
- ▲ 24. Completed **Checklist**
- ▲ 25. **20 copies of current lot Plan (folded)**
- ▲ 26. **20 copies of Final replat Plan (folded)** that includes vicinity map (minimum size 17" X 34" paper)
- ▲ 27. Check for **$25.00 + $1.00 per lot for final Subdivision Replat fee**

I HAVE COMPLIED WITH THE REQUIREMENTS LISTED ABOVE AND HAVE CHECKED ALL OF THE BOXES ON THE CHECKLIST WHICH APPLY TO THIS PROJECT SUBMITTAL.

Owner Signature

Engineer Signature

Bryant Planning Commission

Subdivision Replat Checklist

Approved by
Bryant Planning Commission

Instructions

The attached checklist must be completed by the property owner and must be submitted along with the Plat Plan and other specified documentation for review and approval by the Planning Commission. The owner may not begin developing the property until the Replat plan is approved.

No changes or alterations can be made to the approved Plat Plan without Planning Commission approval.

Fees due to City of Bryant upon submission of Final Re-Plat application

- $25.00 + $1.00 per lot - for Plat review

Planning Commission requires that you furnish the City of Bryant with a copy of the amended recorded plat within one month of approval.

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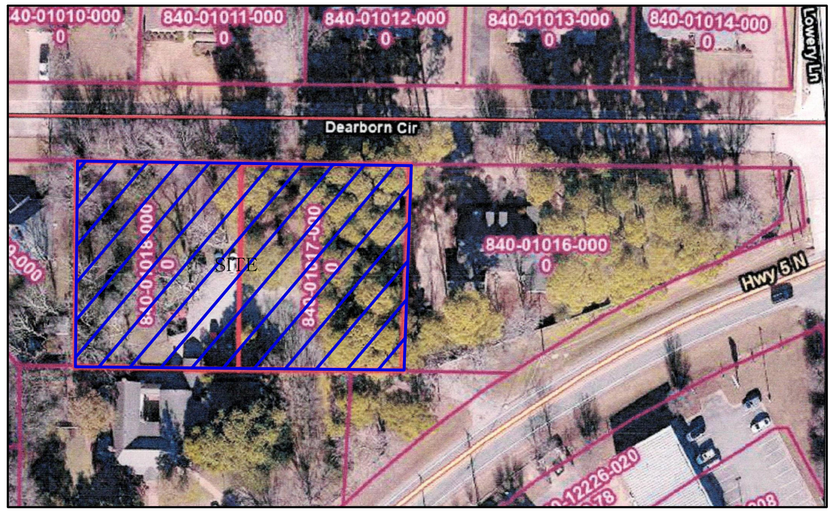
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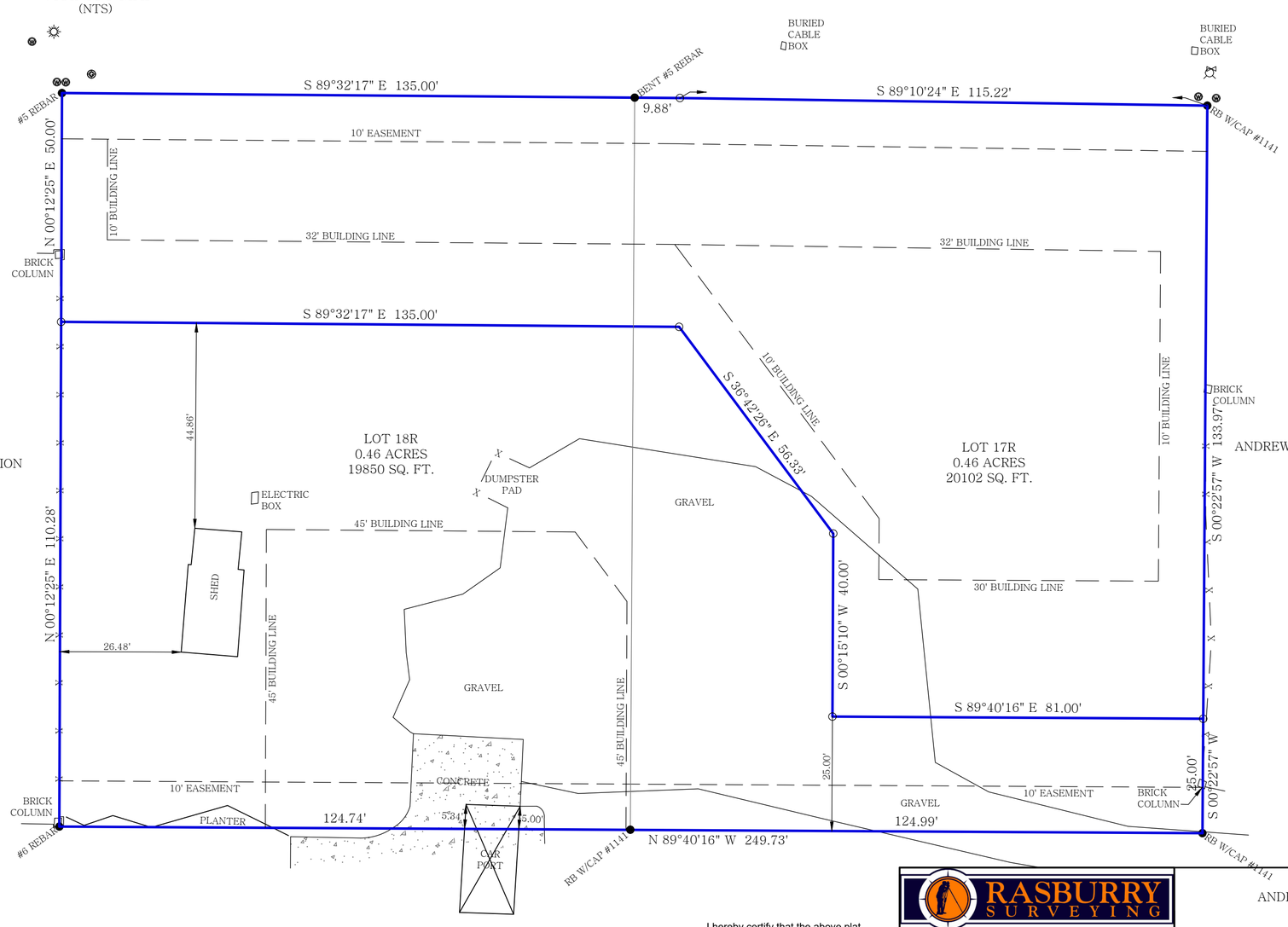
Date of Execution:_____

_____
Registered Land Surveyor
No. 1506, Arkansas



VICINITY MAP
(NTS)

DEARBORN CIRCLE
(60' R/W)



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_____
Date of Execution

NAME: DAVID L. OUELLETTE DDS PA
ADDRESS: 5921 HIGHWAY 5 NORTH, BRYANT R. 72022

Sign _____

Source of Title DOCUMENT NUMBER 2004-077846

CERTIFICATE OF AUTHORIZATION
RASBURRY SURVEYING, LLC
NO. 2267
ARKANSAS

LEGEND
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REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1506
SIGNATURE
JAMES A RASBURRY