



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-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

DRIVE-THRU AWNING ADDITION

- Drive-Thru Awning
- Steel Cantilever construction
 - Exterior Fabric covering

COVERED PATIO ADDITION

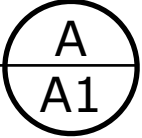
- Covered Patio Addition
- 56 New seats in addition.
 - 4 lost seats in original dining.
 - New addition (44' x 16')
 - Two sets of double doors
 - Three large garage doors
 - Mini-split HVAC
 - LED lighting under patio cover.

DRIVE-THRU BUMP OUT ADDITION

- 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.

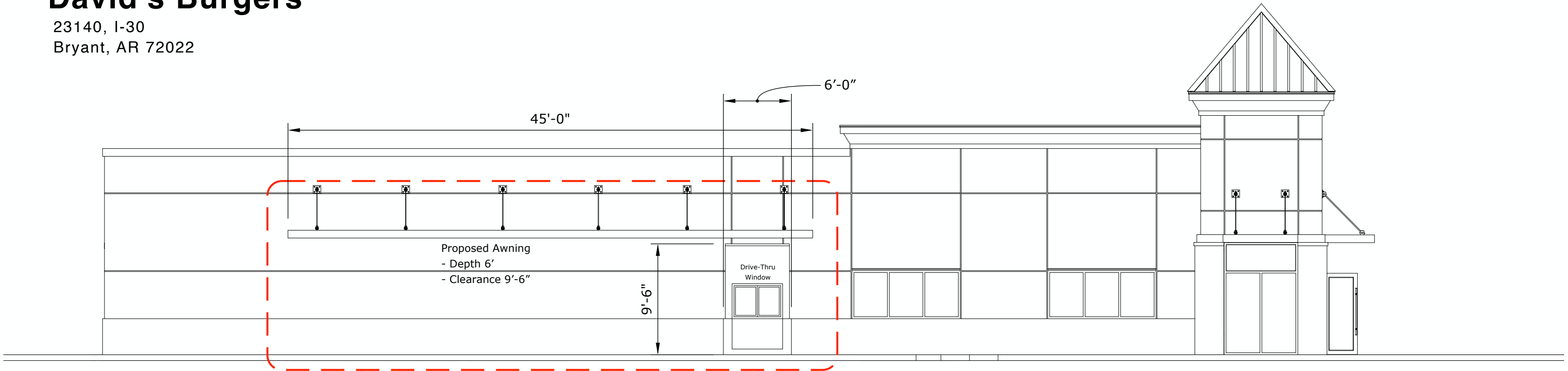
Planview

1/8" = 1'-0"



David's Burgers

23140, I-30
Bryant, AR 72022



South Side

B
A1

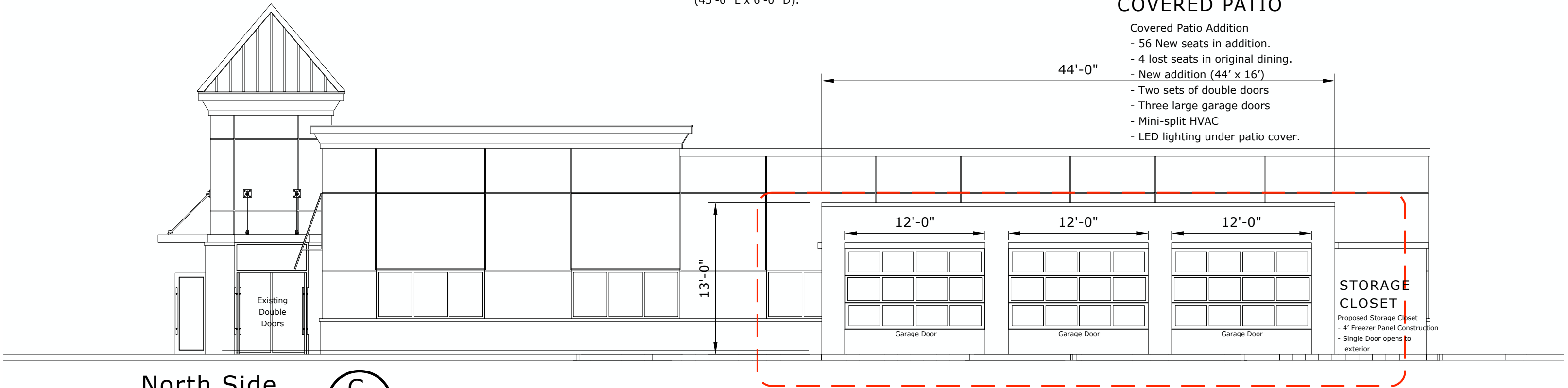
1/8" = 1'

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.



North Side

C
A1

1/8" = 1'

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

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).

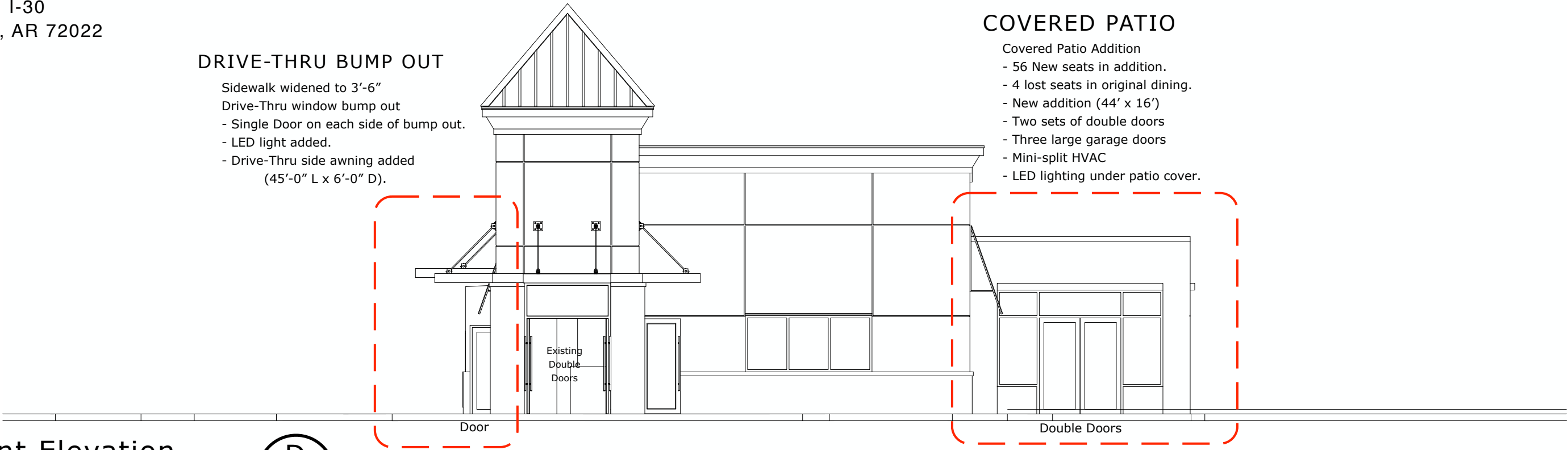
COVERED PATIO

- Covered Patio Addition
- 56 New seats in addition.
 - 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.

Front Elevation

1/8" = 1'

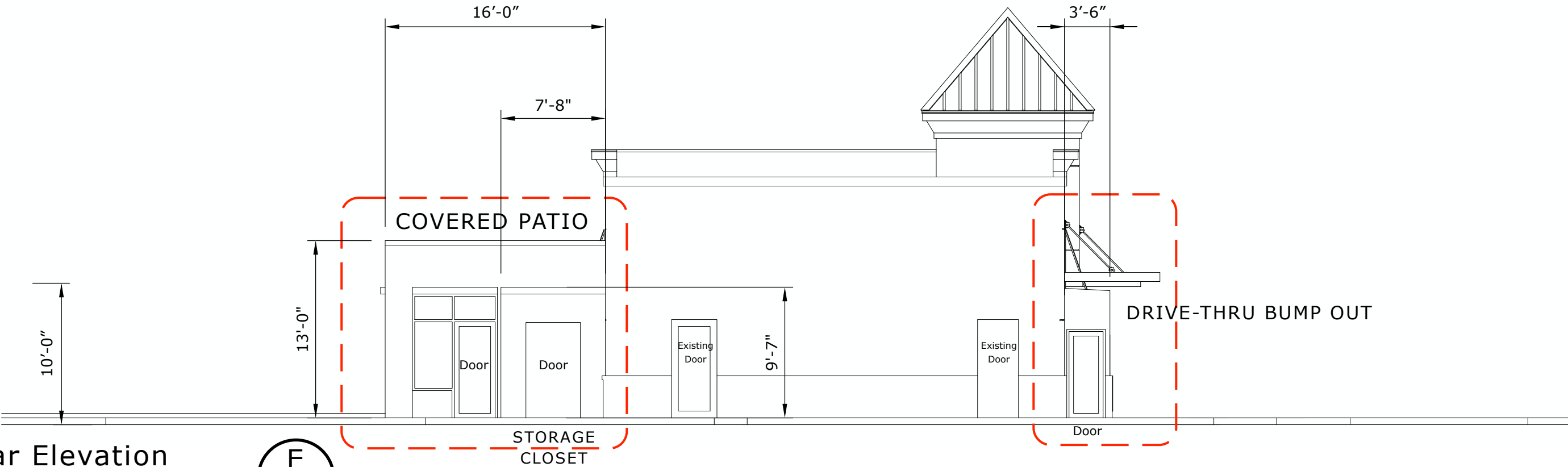
D
A1



Rear Elevation

1/8" = 1'

E
A1



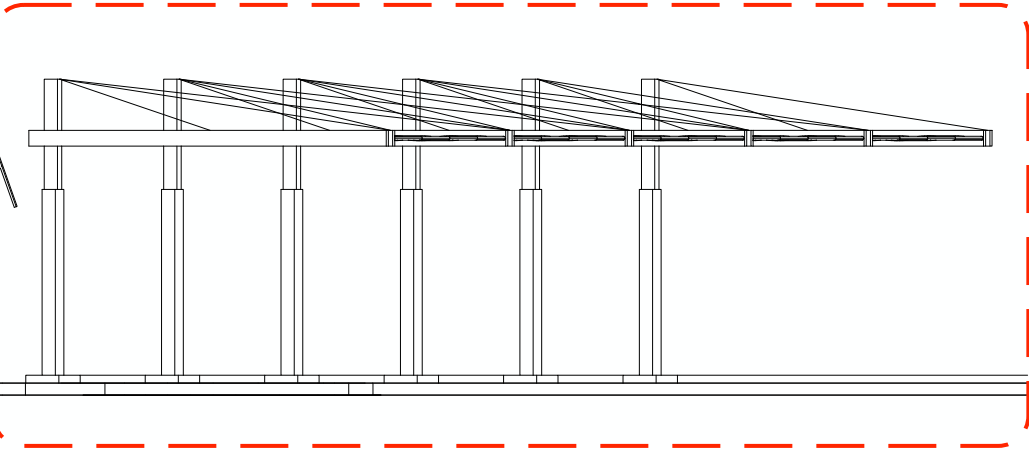
David's Burgers

23140, I-30
Bryant, AR 72022

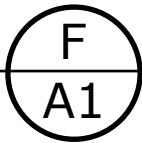


DRIVE-THRU AWNING

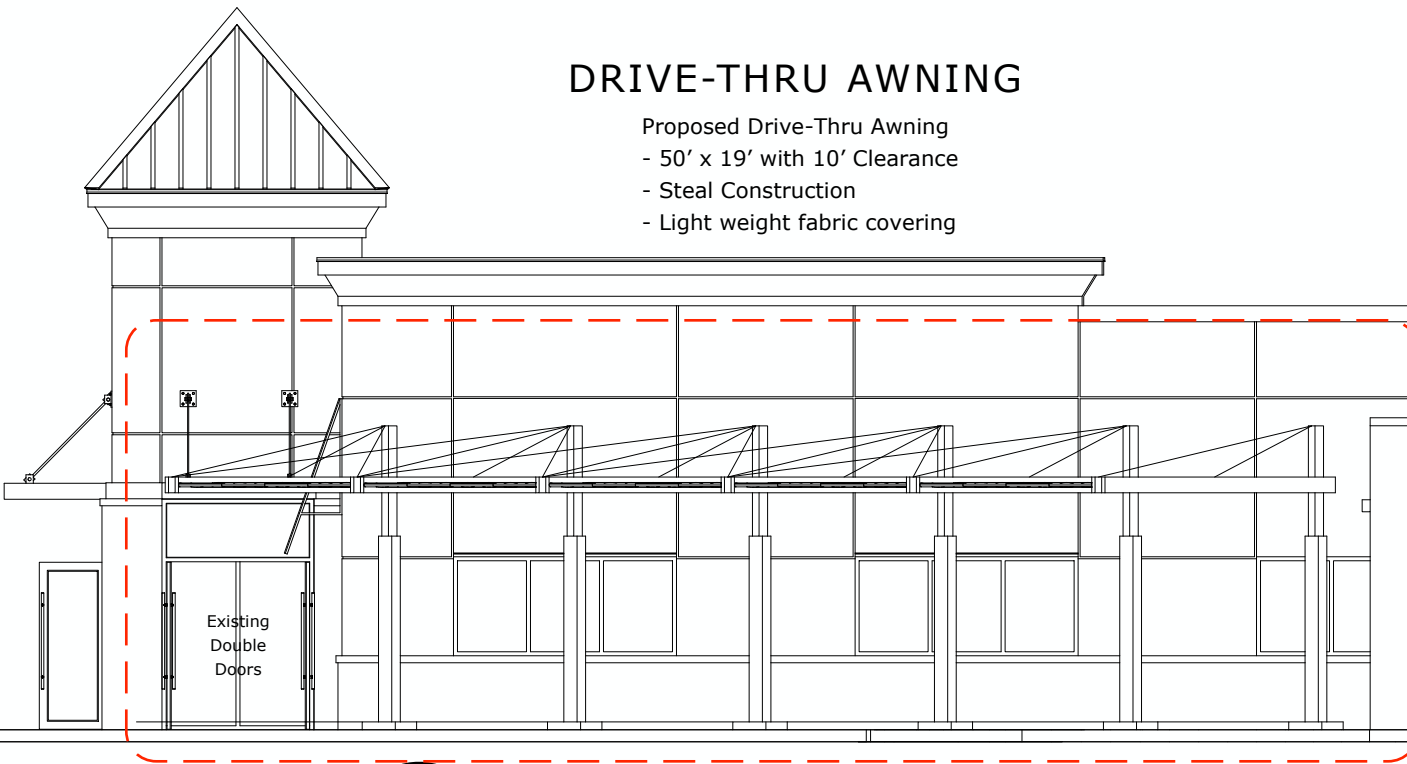
- Proposed Drive-Thru Awning
- 50' x 19' with 10' Clearance
 - Steel Construction
 - Light weight fabric covering



Front Elevation DT Awning



1/8" = 1'

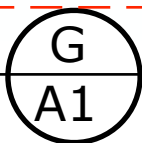


DRIVE-THRU AWNING

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

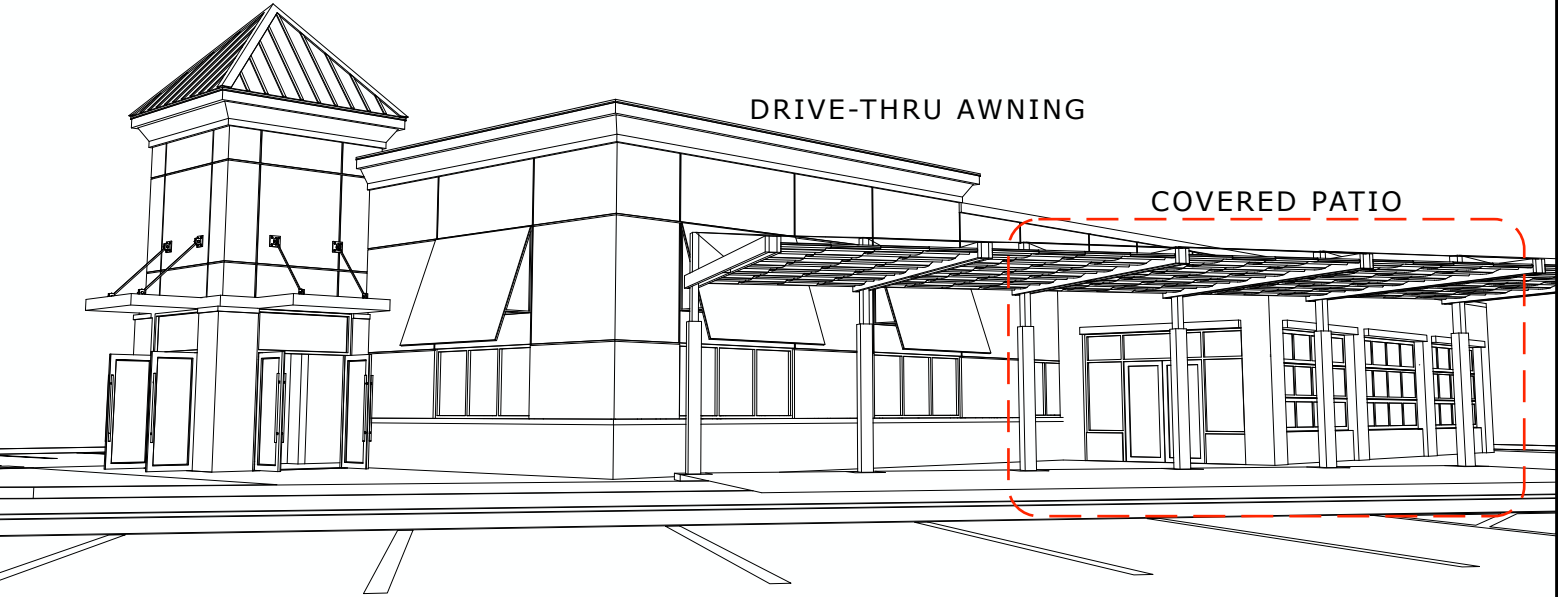


North Side

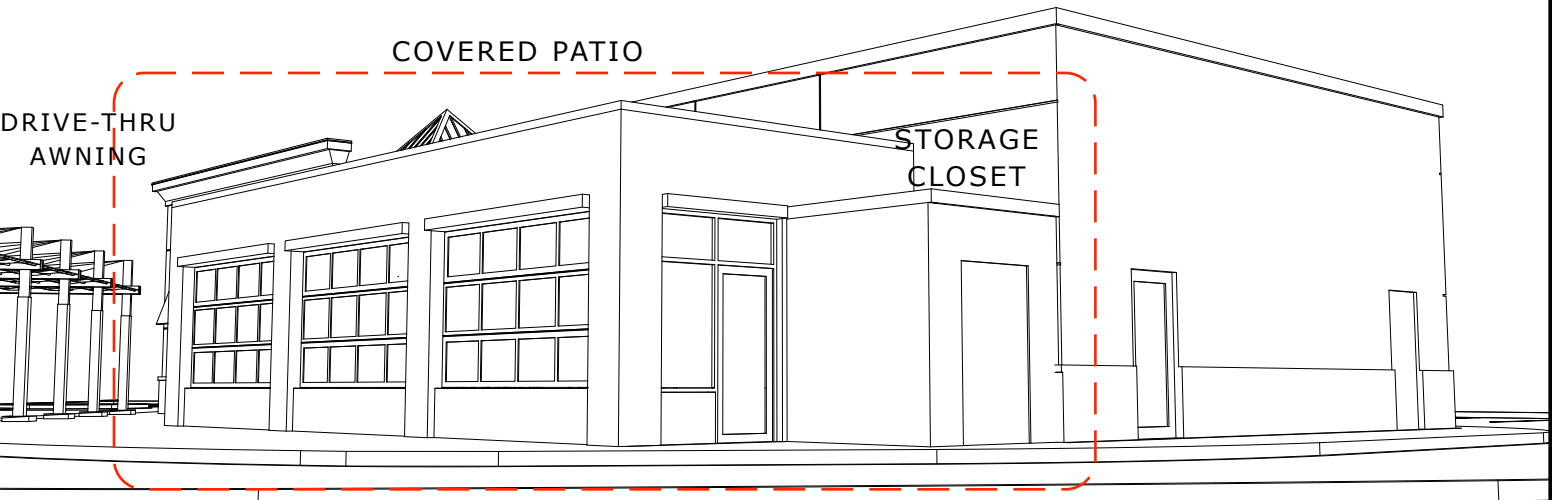


1/8" = 1'

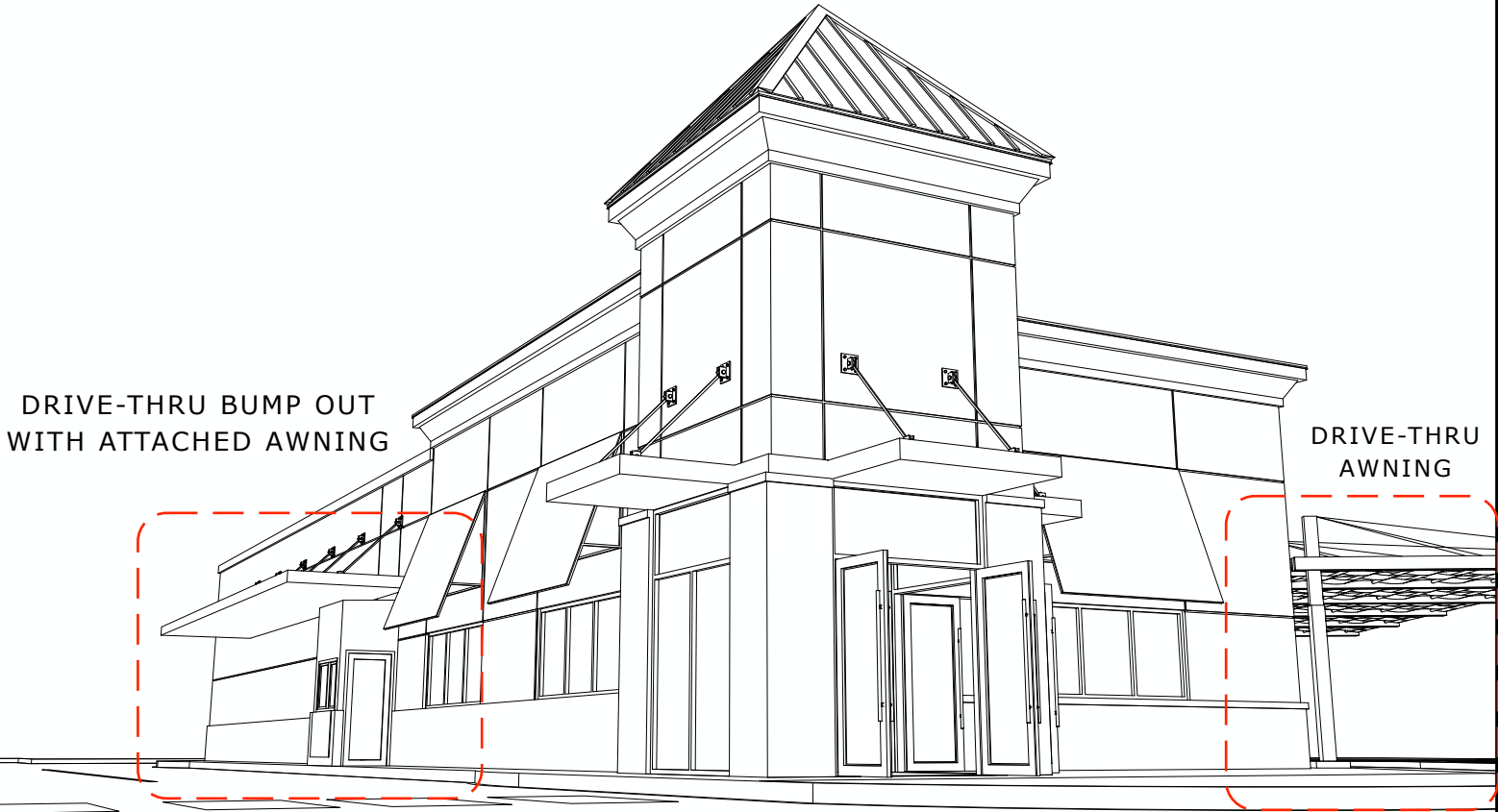
3D Visual 1



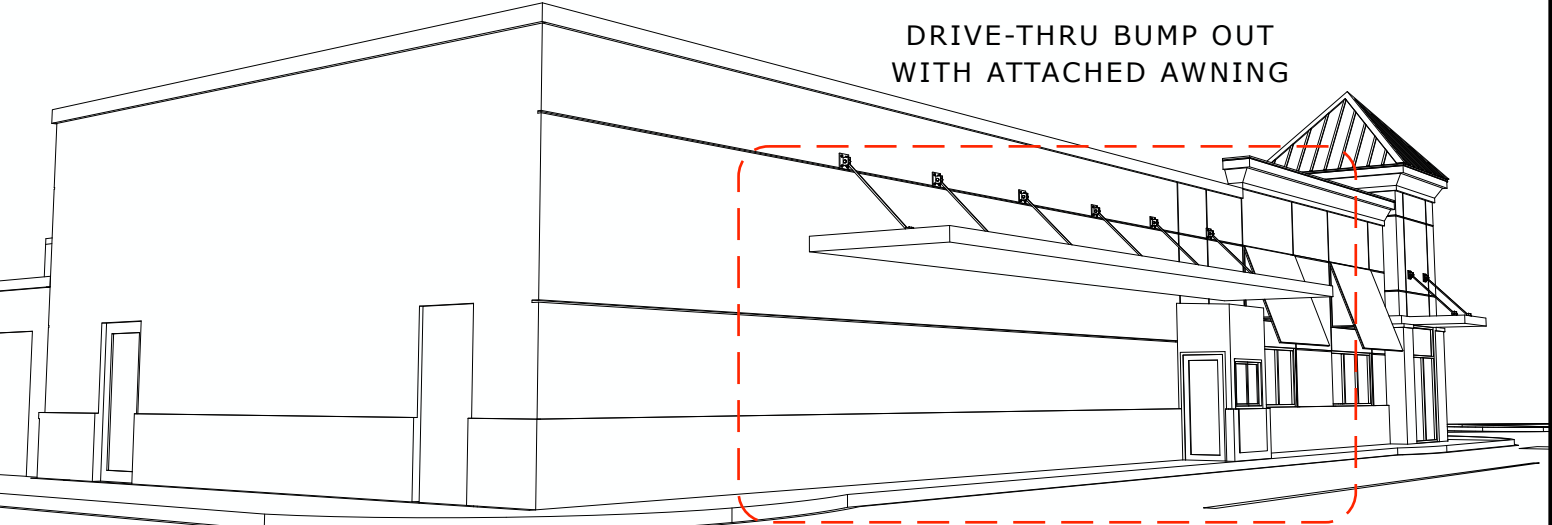
3D Visual 2



3D Visual 3

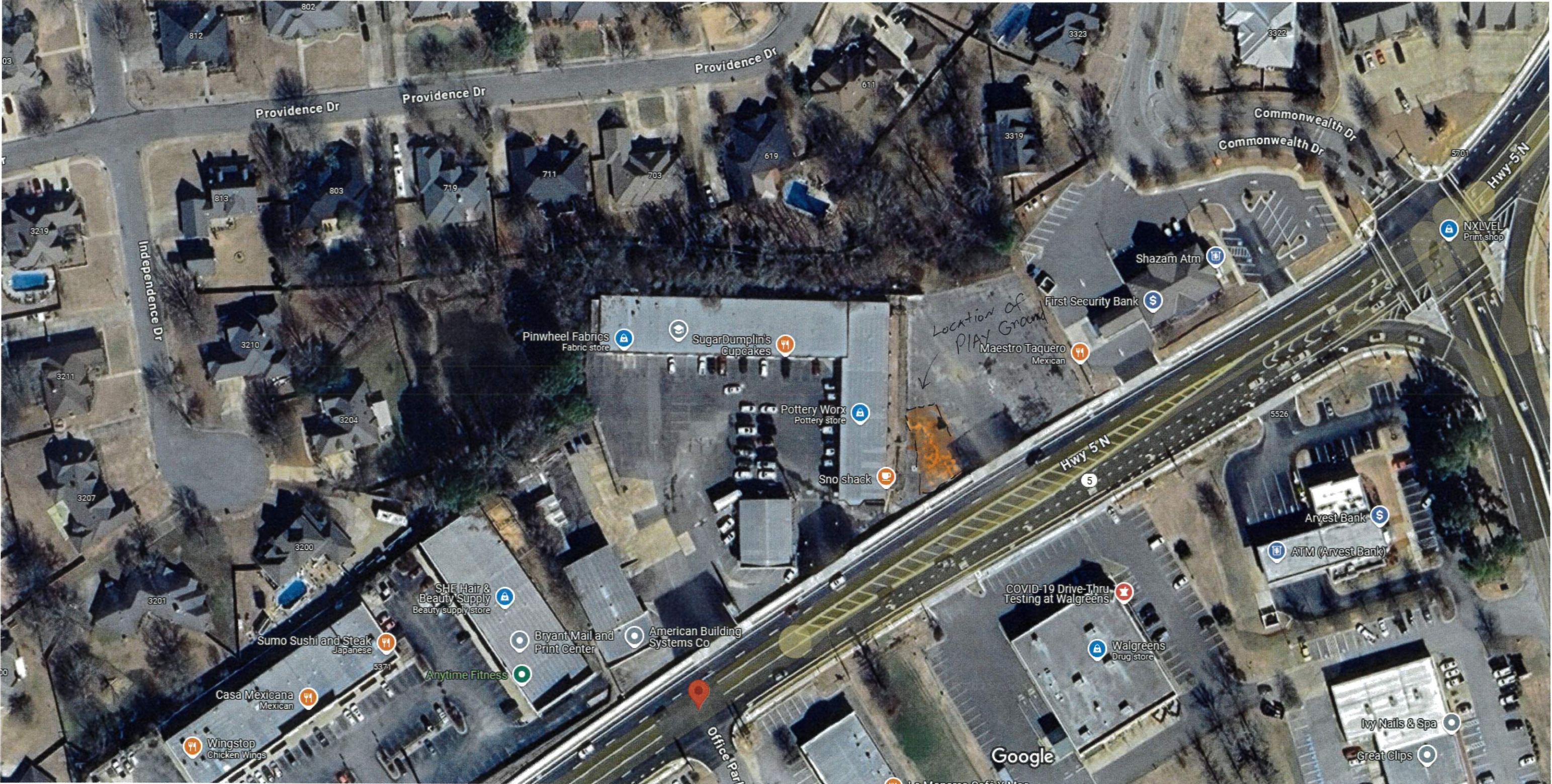


3D Visual 4

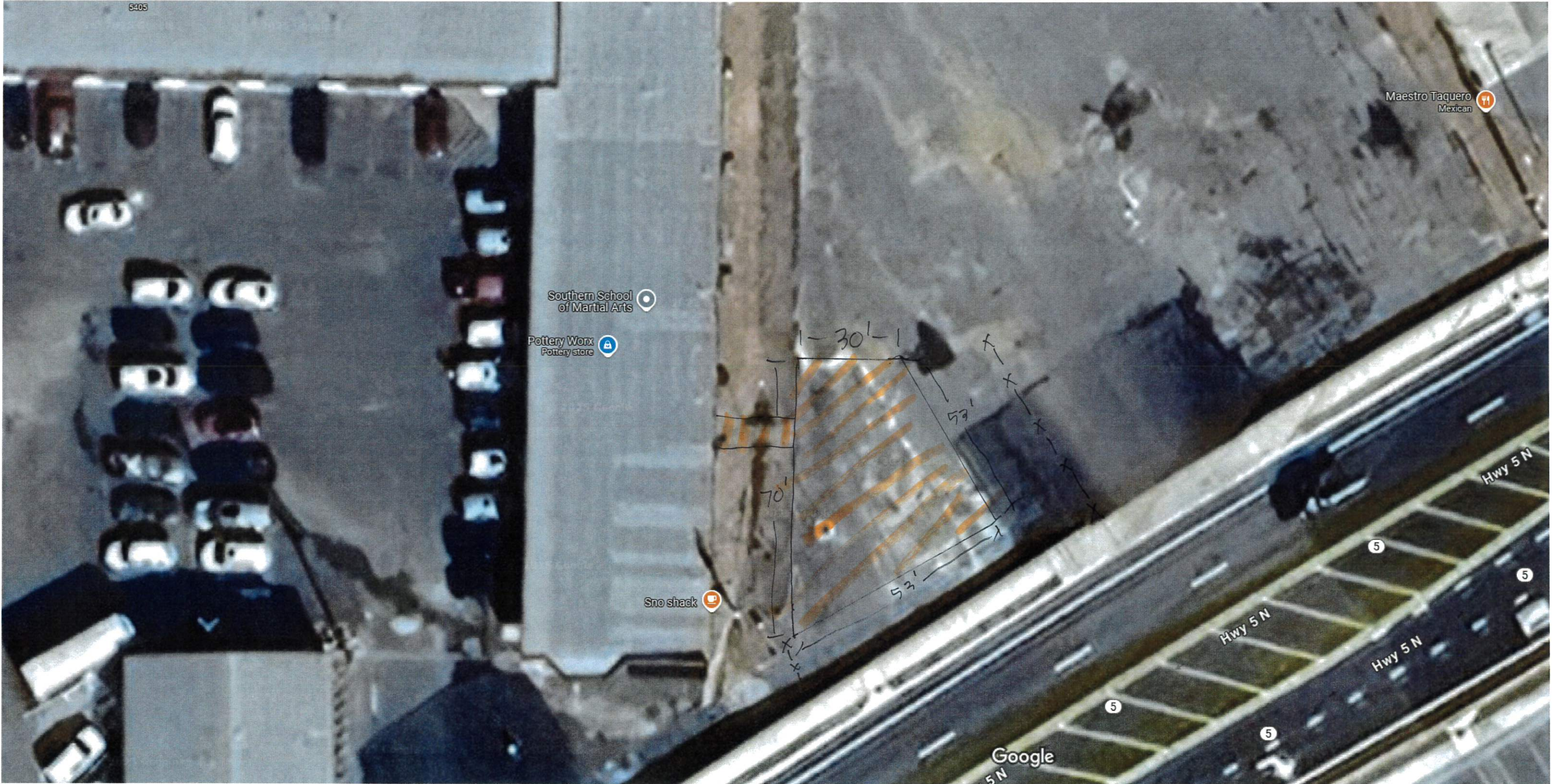


David's Burgers

23140, I-30
Bryant, AR 72022



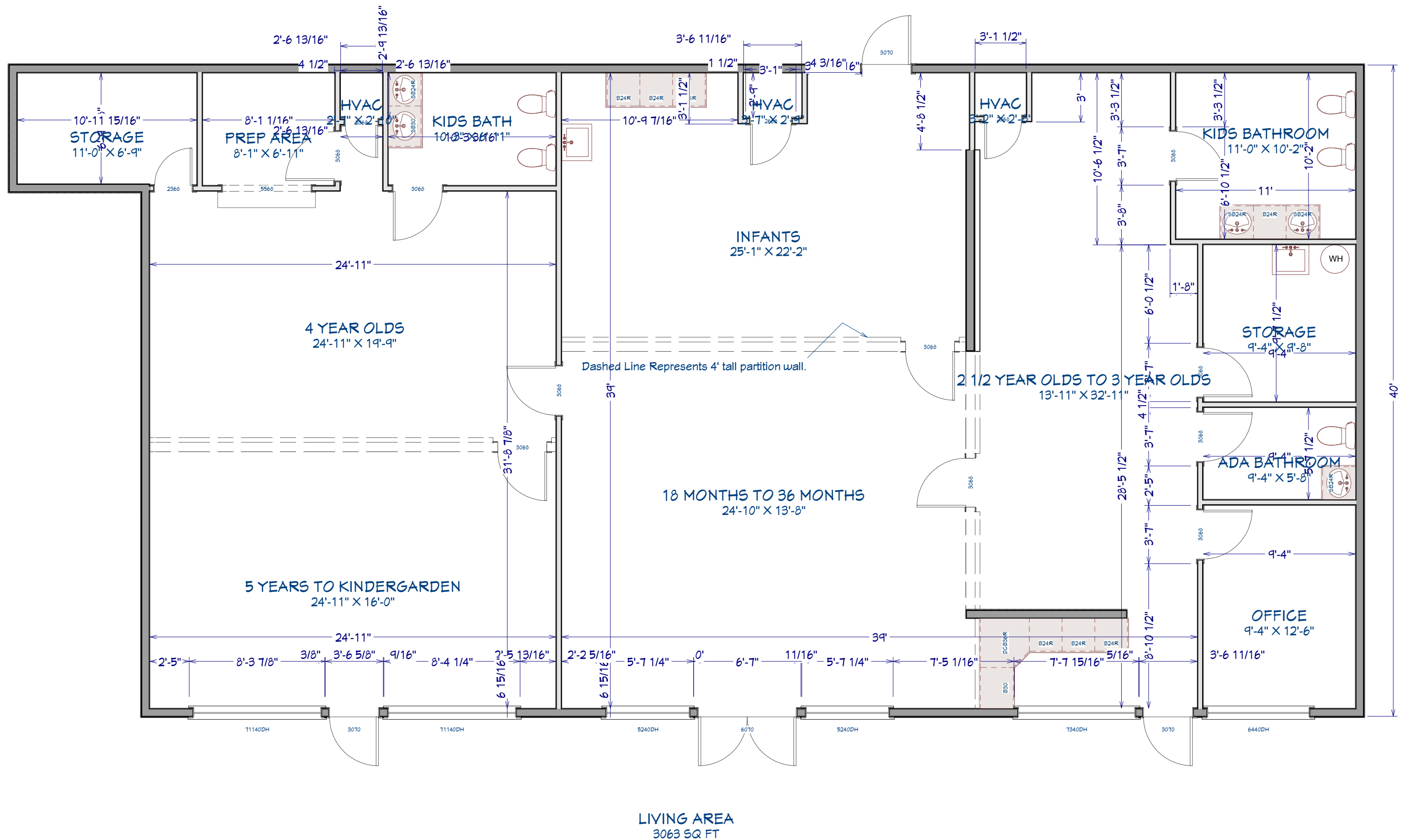
Address of PARKING LOT 5409 HWY 5 N
BRYANT, AR 72022

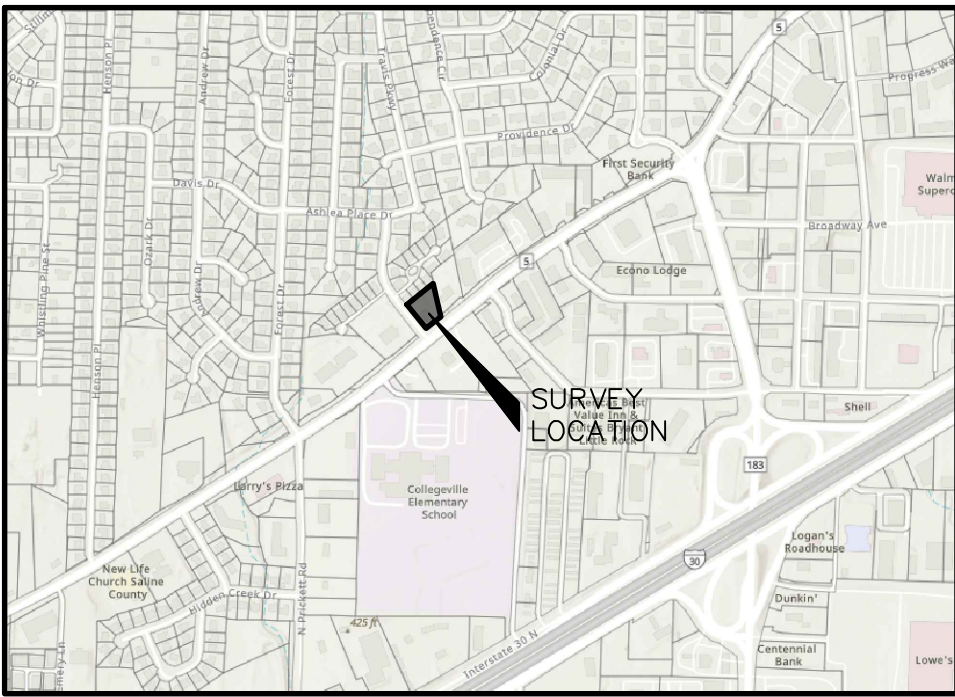


Imagery ©2025 Airbus, Map data ©2025 Google 20 ft

-  - Hatched Area Represents Gravel Playground Area
-  - Line Represents 10ft Privacy Fence
-  - Represents Guard Rail





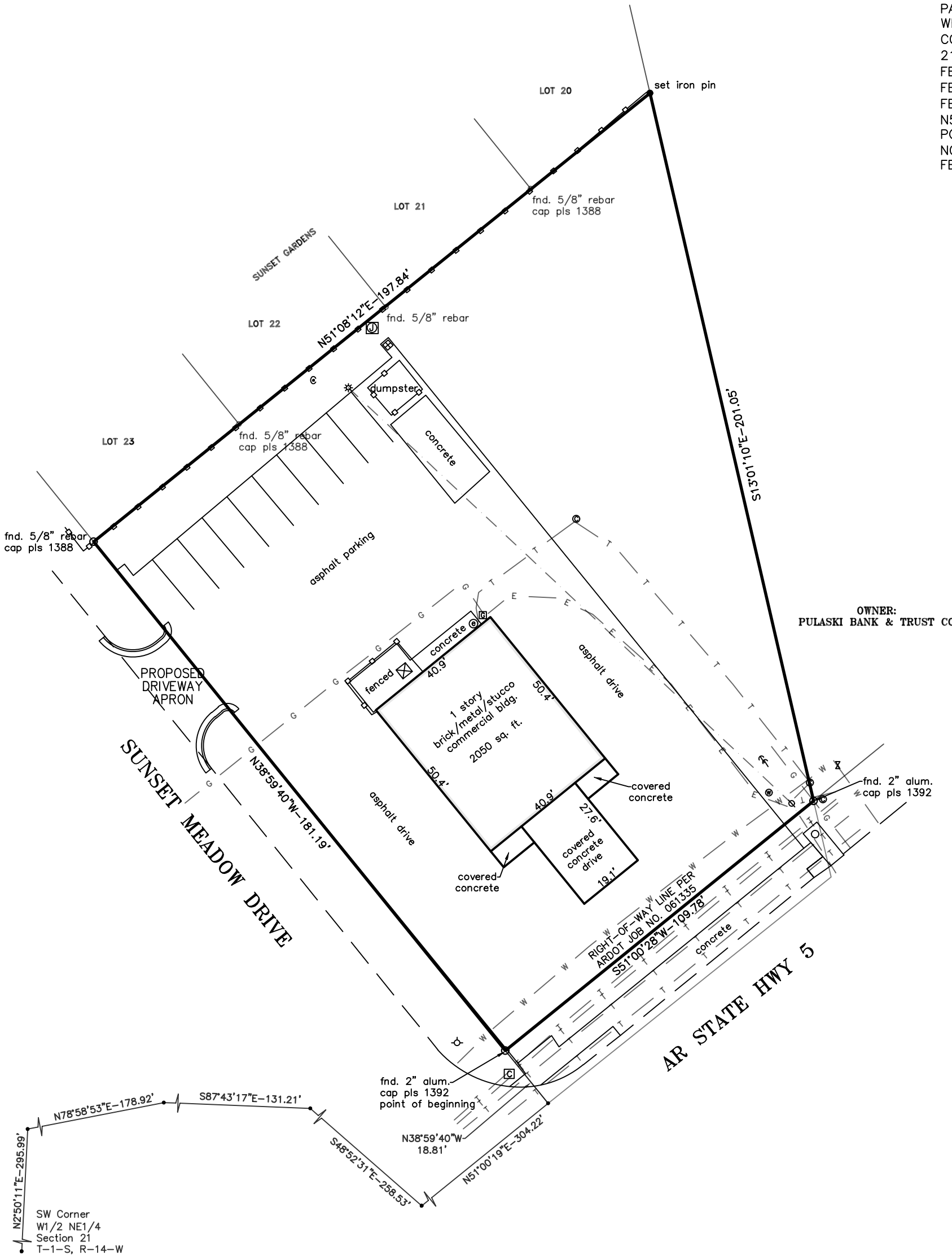


VICINITY MAP
(NTS)

LEGEND	
	found as noted
	set 1/2" iron pin
	water valve
	fire hydrant
	water meter
	rpz
	electric transformer
	electric meter
	electric box
	fiber-optic sign
	gas meter
	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
	communications pullbox
	cable riser
	air conditioner
	junction box-drainage
	curb inlet-drainage
	grate inlet-drainage
	rcp
	cmp
	sign
	handicap parking
	H.C.
	concrete
	chain link fence
	wood fence
	overhead power
	(ug) underground electric
	(ug) underground gas
	(ug) underground fiber optic
	(ug) underground telephone
	(ug) underground water
	(ug) underground sewer
	(M)
	(R)

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.



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.

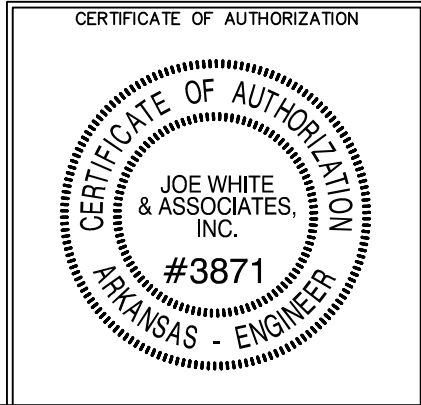
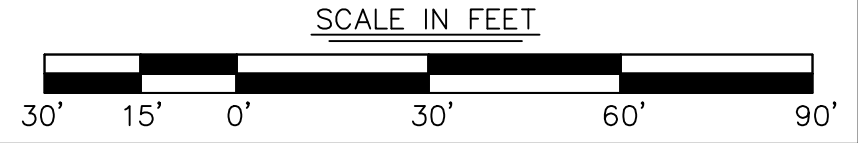
SITE PLAN REVIEW

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	DESCRIPTION	BY
	REVISION	

DATE:	3-14-25	SCALE:	1" = 30'
PROJECT NUMBER:	25-066D		



Colton Leonard <cleonard@cityofbryant.com>

Fwd: Midland

1 message

Jonathan Hope <jonathanlhope@gmail.com>
To: Colton Leonard <cleonard@cityofbryant.com>

Thu, Mar 27, 2025 at 4:11 PM

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

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

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

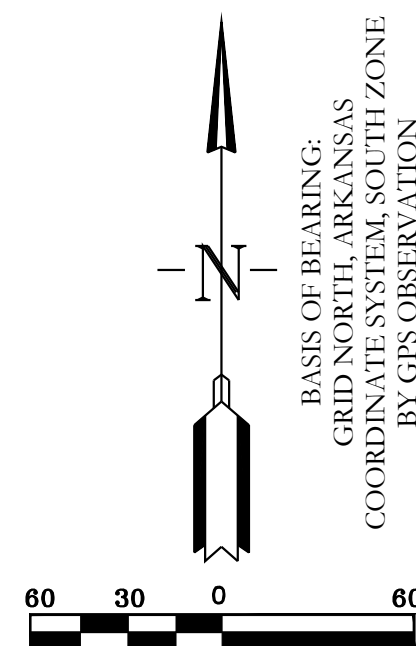
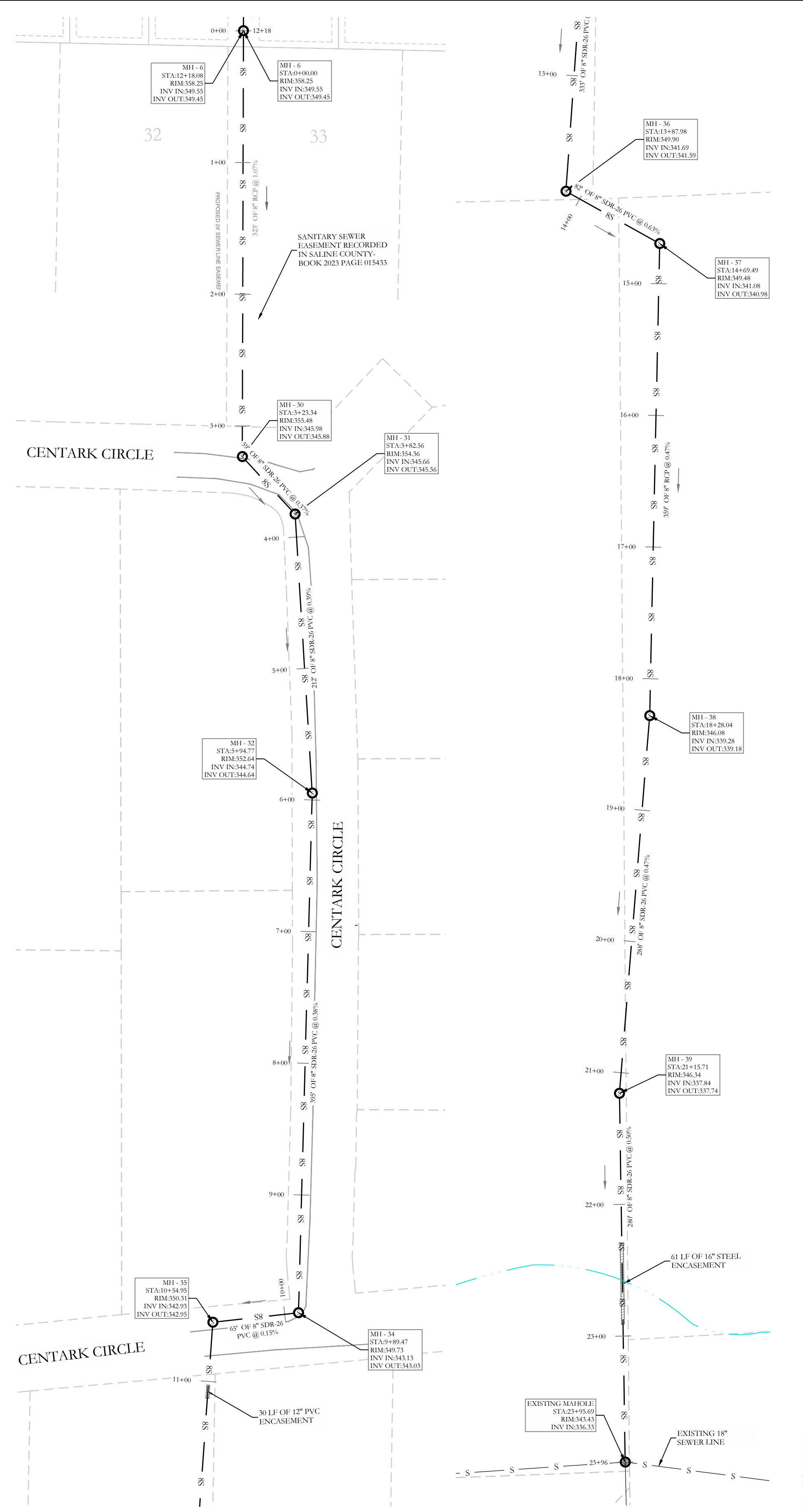
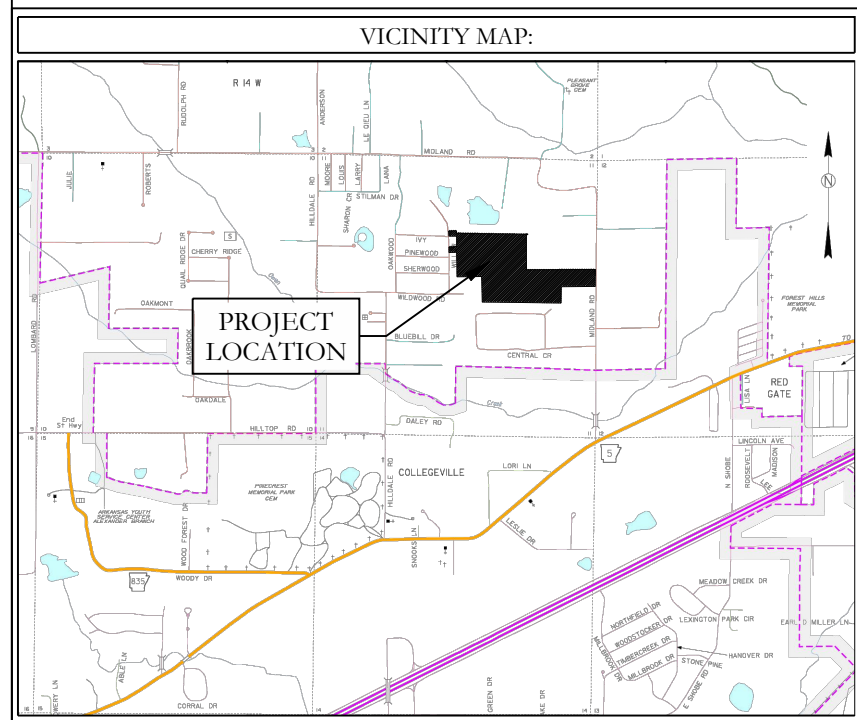
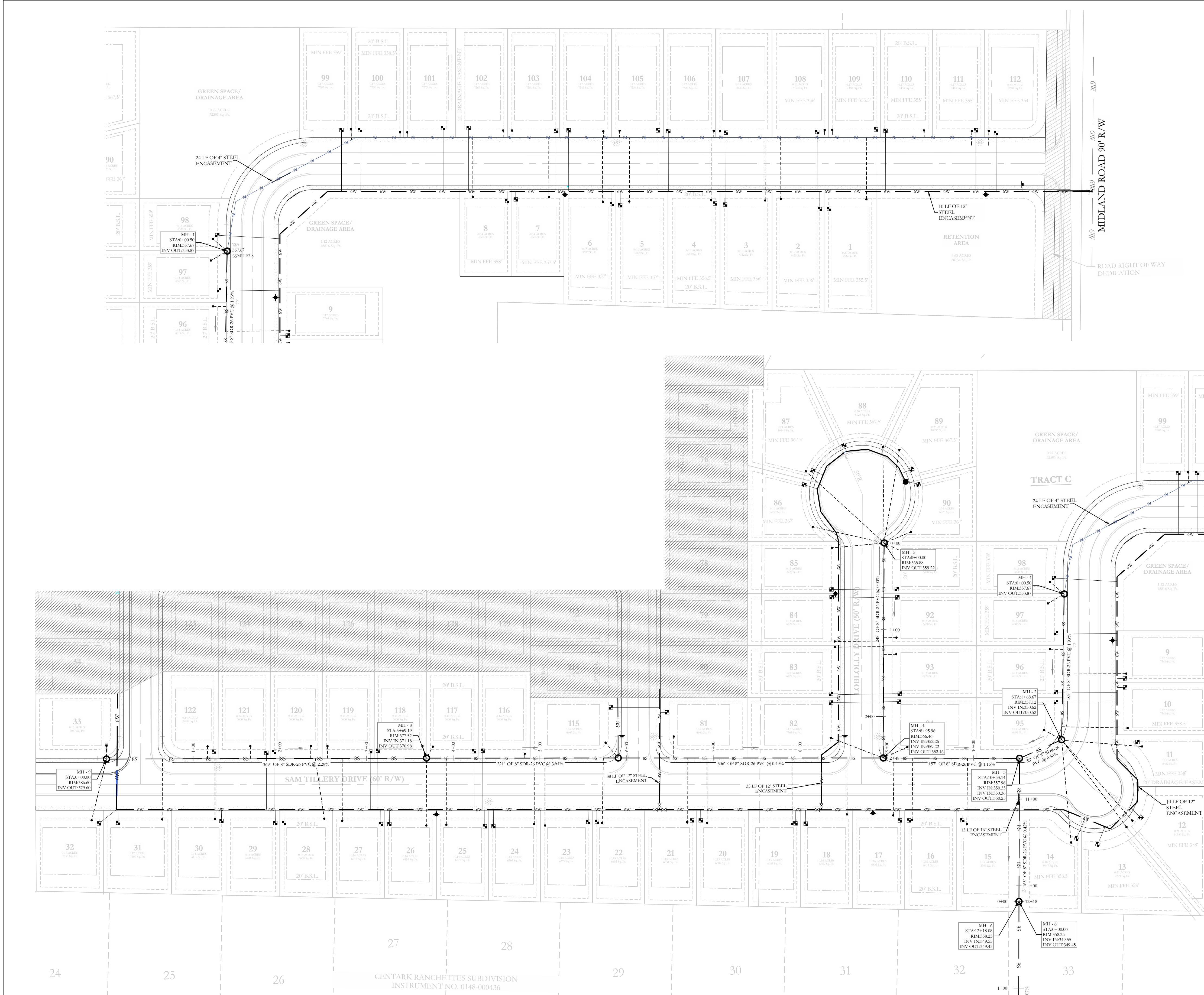
2. SEWER (2 YEAR BOND: 25% OF TOTAL COST)

- TOTAL SEWER COST: \$134,244
- BOND COST: \$67,122.00

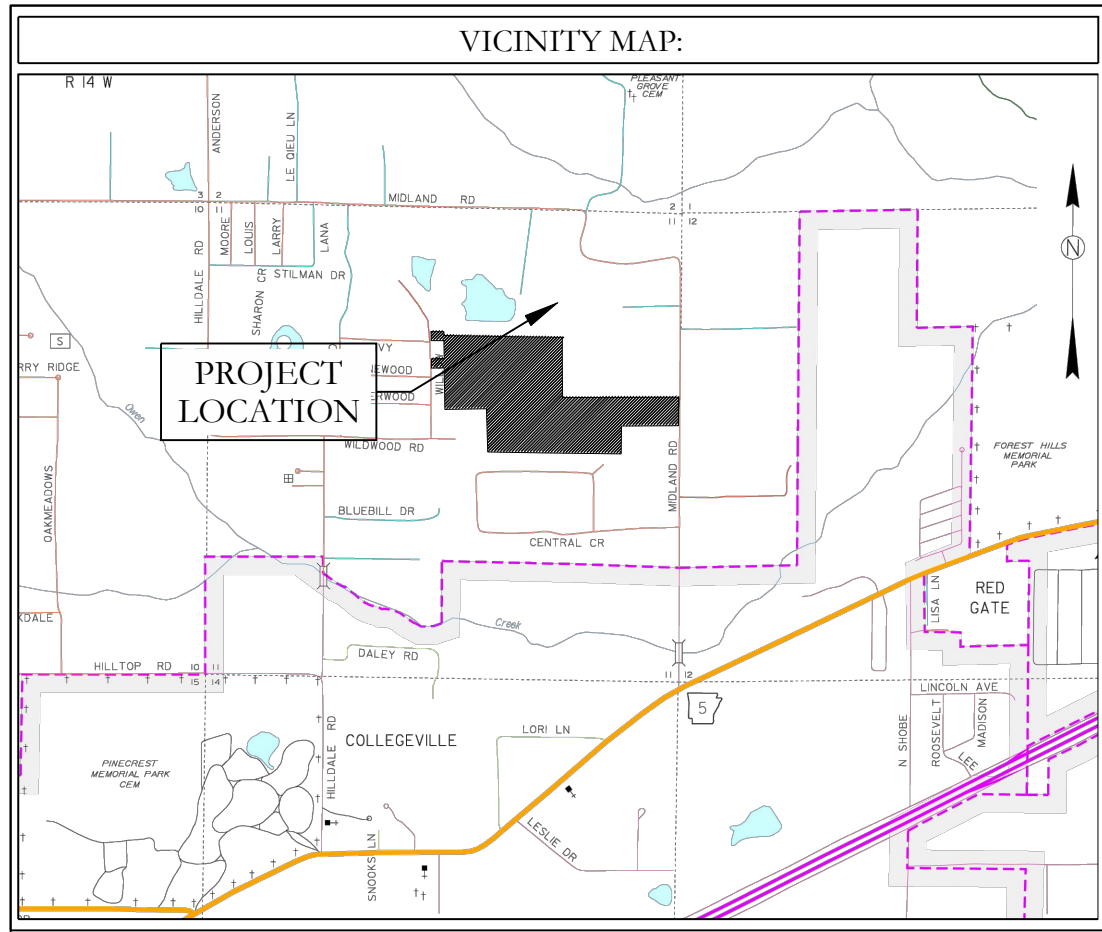
3. STORM WATER (1 YEAR BOND: 100% OF TOTAL COST)

- TOTAL STORM WATER COST: \$183,483
- BOND COST: \$183,483

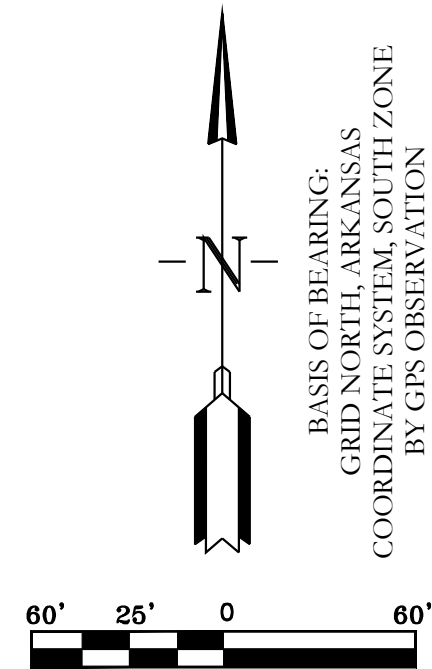
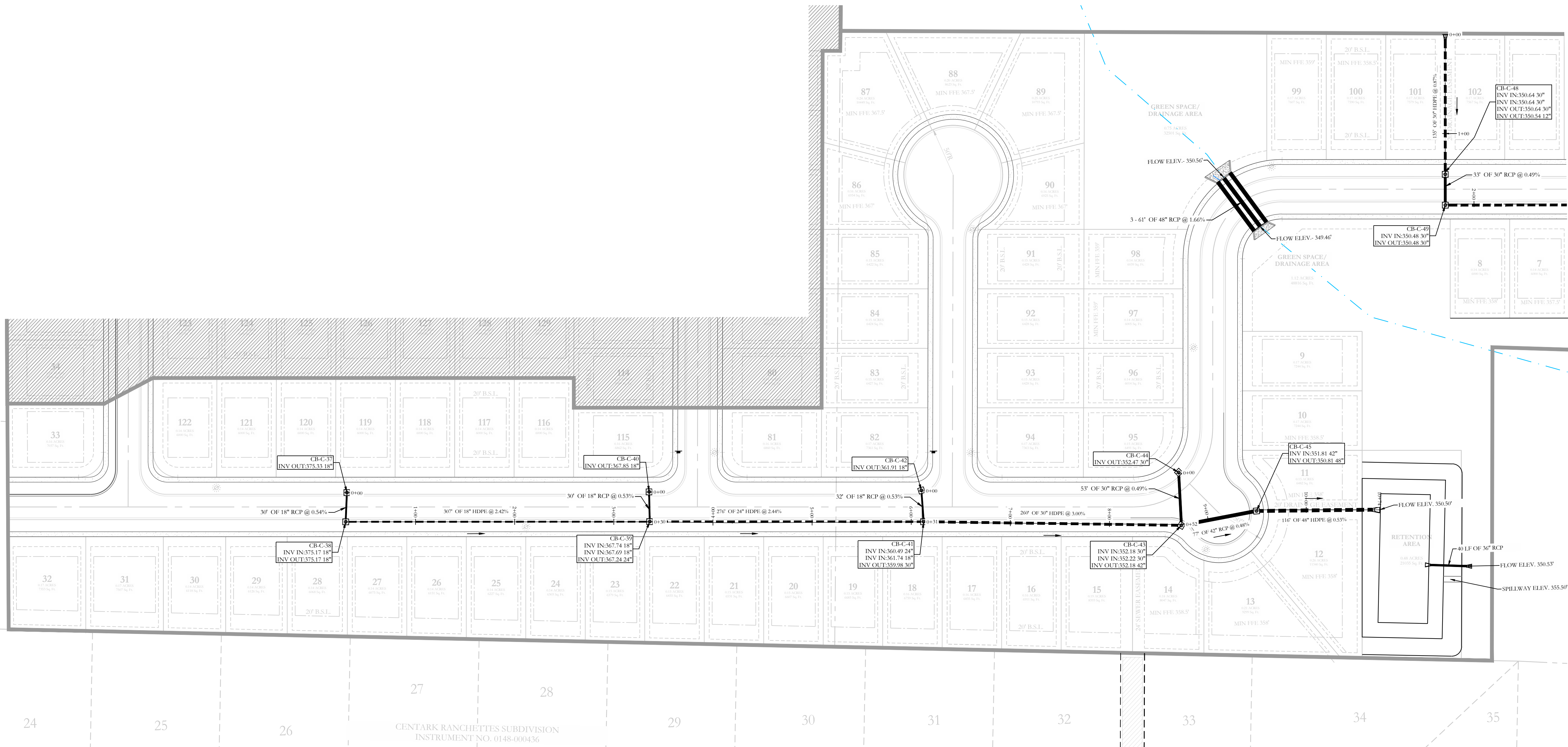
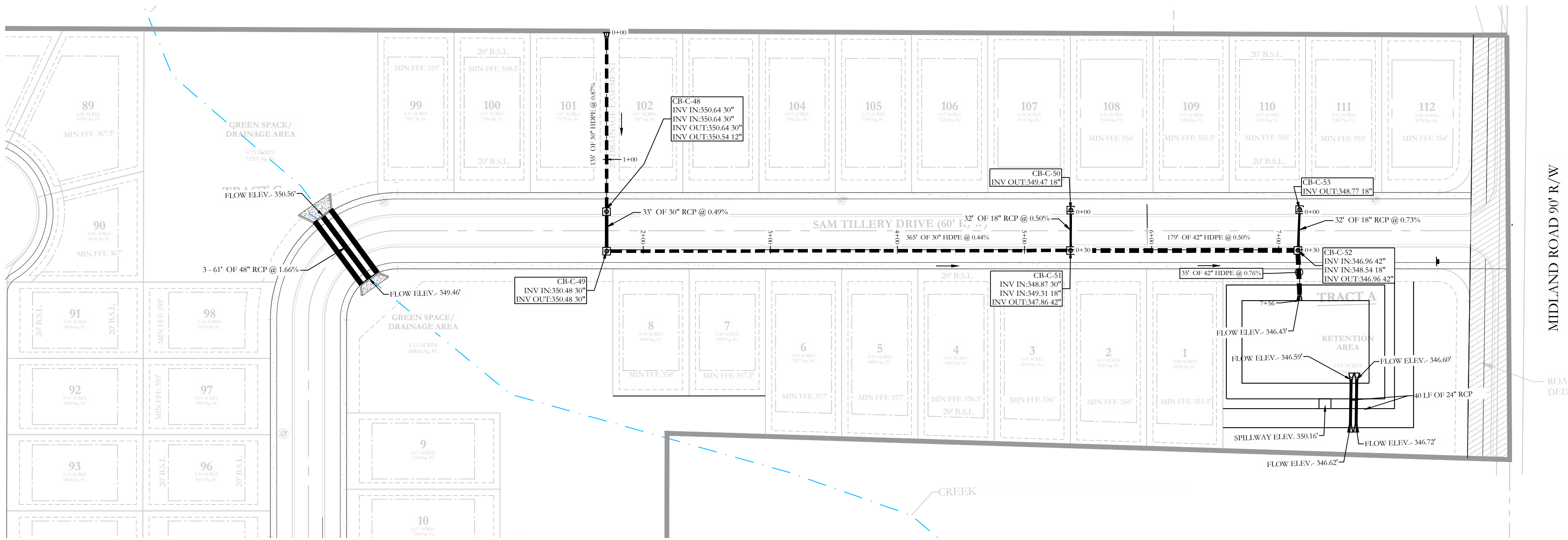
Please do not hesitate to contact us if you have any questions or require additional information.



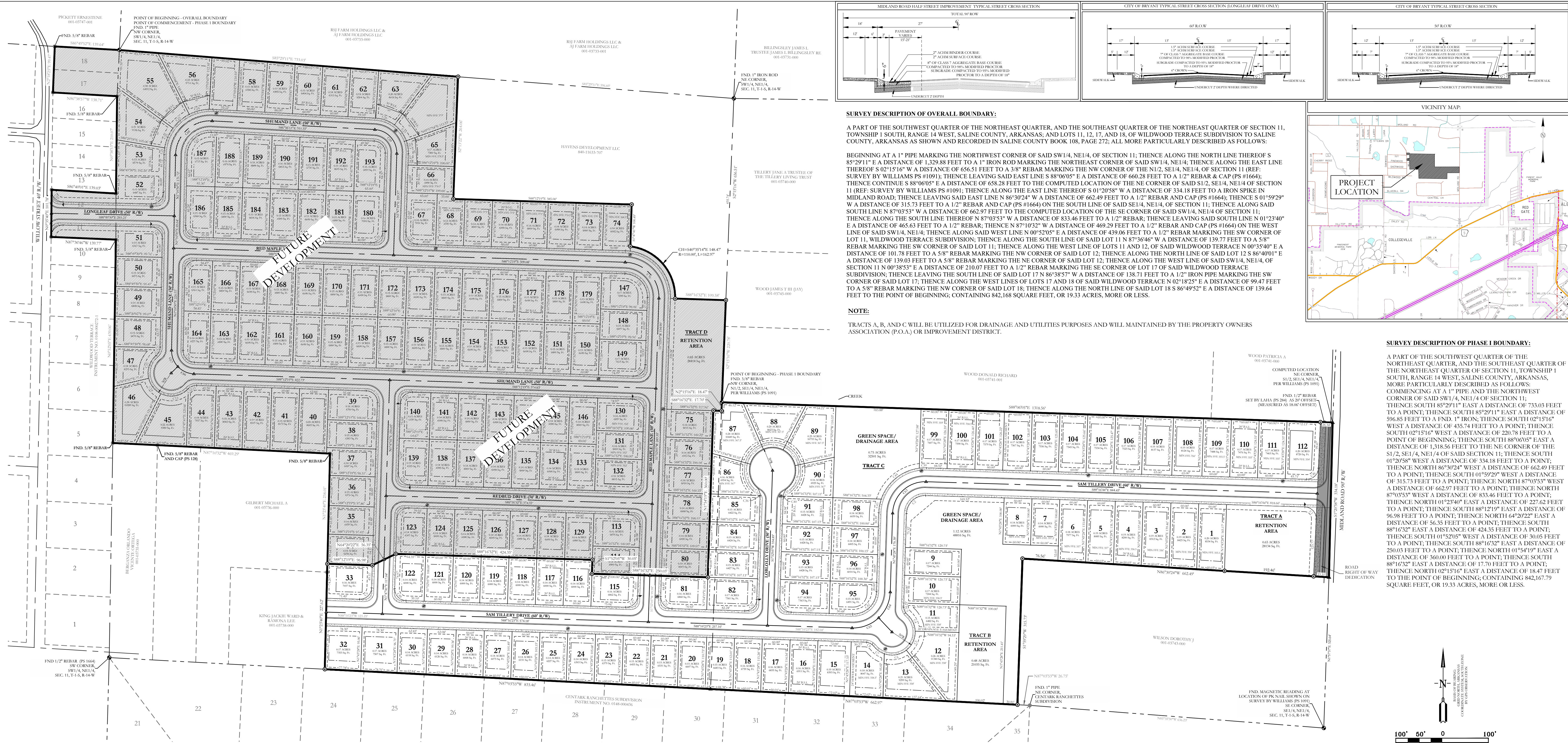
HOPE CONSULTING ENGINEERS - SURVEYORS		
129 North Main Street, Benton, Arkansas 72015 PH. (501)315-2626 FAX (501) 315-0024 www.hopeconsulting.com		
FOR USE AND BENEFIT OF: HAVEN'S DEVELOPMENT, LLC		
SANITARY SEWER AS-BUILTS MIDLAND ROAD ESTATES IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS		
DATE: 12/13/2024	C.A.D. BY:	DRAWING NUMBER:
REVISED:	CHECKED BY:	23-0024
SHEET:	SCALE: 1" = 60'	
500	0	



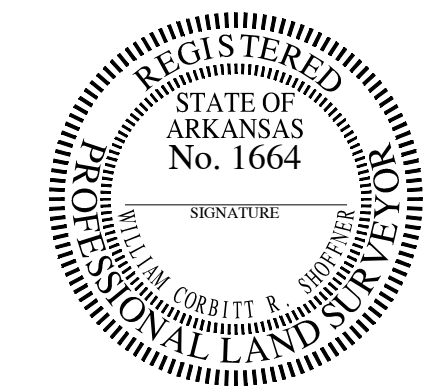
--- HDPE
--- RCP



HOPE CONSULTING ENGINEERS - SURVEYORS		129 North Main Street, Benton, Arkansas 72015 PH. (501)315-2626 FAX (501) 315-0024 www.hopeconsulting.com
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	



Curve Table					Curve Table					Curve Table							
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	39.63	25.00	90.82	S42° 52' 03"E	35.61	C26	43.46	75.00	33.20	S69° 50' 42"E	42.86	C52	39.30	25.00	90.07	S43° 14' 26"E	35.38
C2	62.84	40.01	89.99	N46° 43' 28"E	56.57	C27	43.46	75.00	33.20	S36° 38' 31"E	42.86	C53	39.27	25.00	90.00	S46° 47' 41"W	35.36
C3	21.61	25.00	49.52	N23° 02' 03"W	20.94	C29	39.27	25.00	90.00	S43° 12' 19"E	35.36	C54	39.30	25.00	90.07	N43° 10' 07"W	35.38
C4	39.94	50.00	45.76	N24° 54' 41"W	38.88	C30	15.54	100.00	8.90	N87° 16' 23"E	15.52	C55	39.24	25.00	89.93	N46° 49' 53"E	35.33
C5	46.86	50.00	53.70	N24° 49' 08"E	45.16	C31	39.33	25.00	90.14	S43° 12' 13"E	35.40	C56	39.00	25.00	89.98	S43° 30' 55"E	35.16
C6	50.43	50.00	57.79	N80° 33' 48"E	48.32	C32	39.21	25.00	89.86	N46° 47' 47"E	35.31	C57	39.54	25.00	90.62	S46° 29' 05"W	35.55
C7	27.65	50.00	31.68	S54° 42' 03"E	27.29	C33	20.09	25.00	46.04	N23° 18' 05"W	19.55	C58	78.60	50.00	90.07	N43° 10' 07"W	70.76
C8	21.56	25.00	49.41	S63° 34' 01"E	20.90	C34	54.16	50.00	62.06	N15° 17' 31"W	51.55	C59	39.27	25.00	90.00	N46° 47' 41"E	35.36
C9	39.24	25.00	89.93	S46° 49' 35"W	35.33	C35	44.29	50.00	50.75	N41° 06' 53"E	42.86	C60	39.00	25.00	89.98	S43° 30' 55"E	35.16
C10	39.27	25.00	90.00	S43° 12' 19"E	35.36	C36	44.29	50.00	50.75	S88° 07' 55"E	42.86	C61	80.19	50.00	91.89	S47° 07' 07"W	71.87
C11	19.69	25.00	45.13	N60° 13' 41"E	19.19	C37	0.94	25.00	2.15	N06° 47' 36"E	0.94	C62	38.72	25.00	88.73	N42° 34' 17"W	34.96
C12	1.26	25.00	2.89	N45° 12' 55"E	1.26	C38	44.29	50.00	50.75	S37° 22' 43"E	42.86	C63	109.96	70.00	90.00	S46° 43' 28"W	98.99
C13	63.54	50.00	72.81	N80° 10' 34"E	59.35	C39	54.16	50.00	62.06	S19° 01' 41"W	51.55	C64	62.83	80.00	45.00	N24° 13' 31"E	61.23
C14	43.81	50.00	50.20	S38° 18' 56"E	42.42	C39	19.96	25.00	45.75	S27° 10' 54"W	19.44	C65	62.84	80.00	45.00	N69° 13' 31"E	61.23
C15	54.47	50.00	62.42	S17° 59' 35"W	51.81	C40	1.06	25.00	2.44	S37° 05' 13"W	1.06	C66	39.00	50.00	44.69	S65° 51' 37"E	38.02
C16	19.69	25.00	45.12	S26° 38' 19"W	19.18	C41	39.33	25.00	90.14	S43° 12' 13"E	35.40	C67	39.00	50.00	44.69	S21° 10' 12"E	38.02
C17	1.27	25.00	2.90	S27° 37' 33"W	1.27	C42	78.54	50.00	90.00	N46° 43' 28"E	70.71	C68	120.28	75.00	91.89	S47° 07' 07"W	107.80
C18	39.27	25.00	89.90	S43° 49' 30"E	35.36	C43	30.06	100.00	17.22	N10° 20' 12"E	29.95	C69	77.43	50.00	88.73	N42° 34' 17"W	69.92
C19	39.02	25.00	89.42	S44° 06' 55"E	35.18	C44	111.48	100.00	63.87	N50° 53' 08"E	105.80	C70	117.91	75.00	90.07	N43° 10' 07"W	106.13
C20	39.27	25.00	90.00	N46° 10' 30"E	35.36	C46	38.91	25.00	89.18	N47° 08' 03"E	35.10						
C21	14.67	100.00	8.40	N5° 22' 36"E	14.65	C47	39.21	25.00	89.86	N46° 47' 47"E	35.31						
C22	46.57	100.00	26.68	N22° 55' 15"E	46.15	C48	39.30	25.00	90.07	S43° 14' 25"E	35.38						
C23	46.57	100.00	26.68	N49° 36' 20"E	46.15	C49	39.24	25.00	89.93	S46° 43' 34"W	35.33						
C24	44.77	100.00	25.65	N75° 46' 20"E	44.40	C50	39.33	25.00	90.14	N43° 12' 13"W	35.40						
C25	0.64	75.00	0.49	S86° 41' 32"E	0.64	C51	39.21	25.00	89.86	N46° 47' 47"E	35.31						



By affixing my seal and signature, I William Cobitt R. Shoffner PLS No. 1664, hereby certify that this drawing correctly depicts a survey compiled under my supervision.

NOTE: This survey was based on legal descriptions and title work furnished by others and does not represent a title search.

No portion of the property described hereon lies within the 100 year floodplain, according to the Federal Insurance Rate Map, panel #08125C10365, Dated: 06/05/2020.

CERTIFICATIONS:	
OWNER: Name: HAVEN'S DEVELOPMENT, LLC Address: 2615 N. PRICKETT ROAD, SUITE 5 BRYANT, AR 72022	DEVELOPER: Name: HAVEN'S DEVELOPMENT, LLC Address: 2615 N. PRICKETT ROAD, SUITE 5 BRYANT, AR 72022
CERTIFICATE OF OWNER: We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have caused to be laid off, platted and subdivided, and to hereby lay off, plat and subdivide said real estate in accordance with the plat.	
Date of Execution _____	Name: _____
Source of Title: _____	BOOK _____ PAGE _____
CERTIFICATE OF FINAL SURVEYING ACCURACY: I, Corbett R. Shoffner, hereby certify that this plat correctly represents a survey and a plan made by me or under my supervision; that all monuments shown herein actually exist and their location, size, type and material are correctly shown; and that all interior lot lines have been adjusted to "as built conditions" and are accurately described on the plat and identified on the ground in terms of length and direction of the property side as required in accord with the City of Bryant Subdivision Regulation Ordinance.	
Date of Execution _____	Wm. Corbett R. Shoffner Registered Professional Land Surveyor No. 1664 Arkansas
CERTIFICATE OF FINAL ENGINEERING ACCURACY: I, Kazi Tamizdul Islam, hereby certify that this plat correctly represents a plat made by me, and that the engineering requirements of the City of Bryant Subdivision Rules and Regulations have been complied with.	
Date of Execution _____	Kazi Tamizdul Islam Registered Professional Engineer, No. 20876 Arkansas
CERTIFICATE OF FINAL PLAT APPROVAL: Pursuant to the City of Bryant Subdivision Rules and Regulations, and all of the conditions of approval having been completed, this document is hereby accepted. This certificate is hereby executed under the authority of said rules and regulations.	
Date of Execution _____	Lance Penfield, Chairman Bryant Planning Commission

PROPERTY SPECIFICATIONS:							
OWNER: HAVEN'S DEVELOPMENT, LLC 2615 N. PRICKETT ROAD, SUITE 5 BRYANT, AR 72022	MIN. LOT SIZE: 6,000 SQ. FT. NUMBER OF LOTS: 73 SOURCE OF WATER: CITY OF BRYANT SOURCE OF SEWER: CITY OF BRYANT SOURCE OF ELECTRIC: FIRST ELECTRIC COOP SOURCE OF GAS: CENTERPOINT ENERGY						
DEVELOPER/SUBDIVIDER: HAVEN'S DEVELOPMENT, LLC 2615 N. PRICKETT ROAD, SUITE 5 BRYANT, AR 72022	BUILDING SETBACKS: FRONT: 20' OR AS SHOWN REAR: 20' OR AS SHOWN SIDE: 8' OR AS SHOWN FASSETMENTS: UTILITY & DRAINAGE (D.E. & U.E.) FRONT: 10' OR AS SHOWN REAR: 10' OR AS SHOWN SIDE: 5' OR AS SHOWN						
ENGINEERS: HOPE CONSULTING INC. 129 N. MAIN STREET BENTON, AR 72015	STREET RIGHT OF WAYS: 50' OR AS SHOWN STREET WIDTH: 20' BOK TO BOK LOT CORNERS: SET 1/2" REBAR WITH CAP						
NAME OF SUBDIVISION: MIDLAND ROAD ESTATES PHASE 1							
ZONING CLASSIFICATION: PROPOSED R-1S							
SOURCE OF TITLE: SALINE COUNTY DOCUMENT BOOK _____ PAGE _____							
HOPE CONSULTING ENGINEERS - SURVEYORS							
FOR USE AND BENEFIT OF: HAVEN'S DEVELOPMENT, LLC							
FINAL PLAT MIDLAND ROAD ESTATES, PHASE 1 A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.							
DATE: 12/11/2024	C.A.D. BY: BJOHNSON	DRAWING NUMBER:					
REVISED: _____	CHECKED BY: _____	23-0024					
SHEET: _____	SCALE: 1" = 100'						
500	01S	14W	0	11	104	62	1664