



Bryant Development and Review Committee Meeting

Boswell Municipal Complex - City Hall Conference Room

210 SW 3rd Street

Date: April 03, 2025 - **Time:** 9:00 AM

Call to Order

Old Business

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

BJ Grant - Requesting Approval for Site Addition for Daycare Playground

- [0946-PLN-02.pdf](#)
- [0946-PLN-01.pdf](#)

New Business

2. 5095 Hwy 5 - Site Plan Addition - New Driveway

Brian Dale - Requesting Site Plan Approval for New Driveway onto Sunset Meadows Dr

- [0950-PLN-01.pdf](#)

3. Elm Estates Subdivision - Preliminary Plat

GarNat Engineering - Requesting Recommendation for Preliminary Plat Approval

- [0947-DRN-01.pdf](#)
- [0947-PLN-02.pdf](#)
- [0947-WVR-01.pdf](#)

4. Midland Estates Phase 1 - Final Plat

Hope Consulting - Requesting Recommendation for Final Plat Approval

- [0940-ELCLTR-01.pdf](#)
- [0940-LTR-01.pdf](#)
- [0940-BNDLTR-01.pdf](#)
- [0940-ASB-02.pdf](#)
- [0940-PLT-02.pdf](#)

5. Sky Blue Duplexes Subdivision - Lot 2 - Variance

Hope Consulting - Requesting Recommendation for Variance on Front Setback for Lot 2

- [0951-PLN-01.pdf](#)
- [0951-APP-01.pdf](#)
- [0951-LTR-01.pdf](#)

6. Sky Blue Duplexes Subdivision - Final Plat

Hope Consulting - Requesting Recommendation for Final Plat Approval

- [0952-PLT-01.pdf](#)

7. Collective Church - Marketplace East Subdivision - Lot 4

Eric Richardson - Requesting Review and Comments for Site Plan Approval

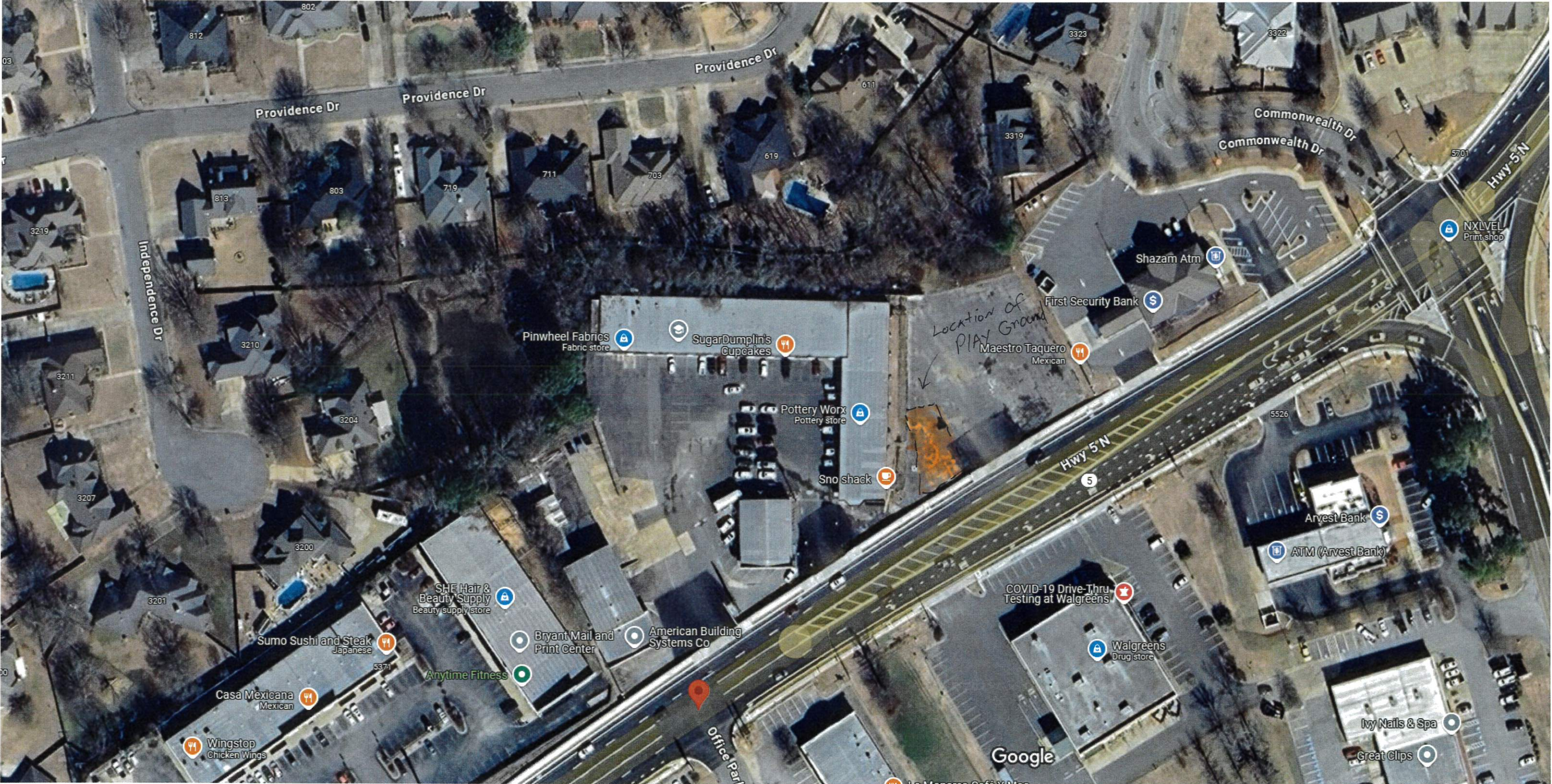
- [0949-PLN-01.pdf](#)

8. Fleming Electric - 320 McClanahan Dr - Site Addition

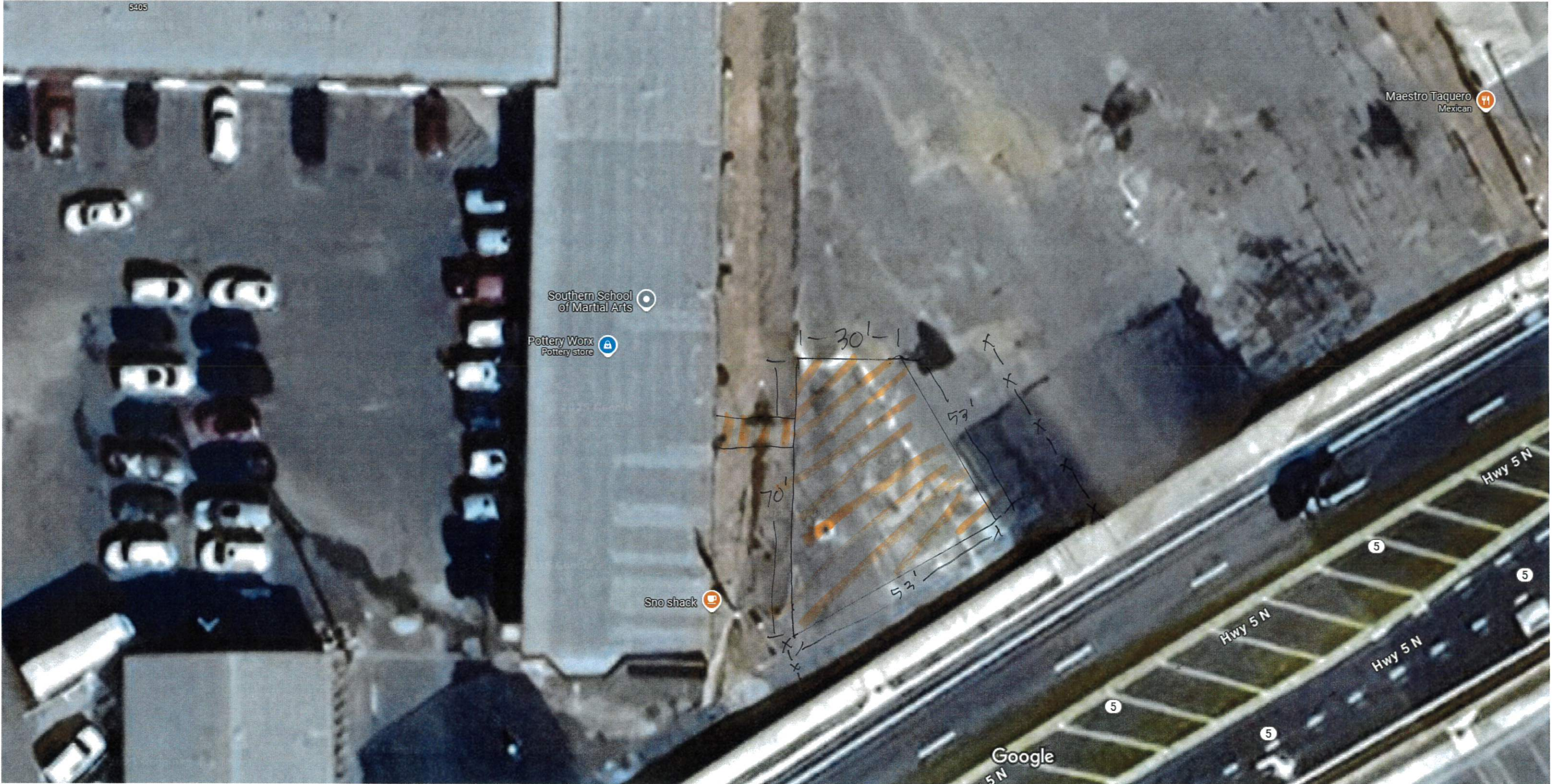
Charlie Best - Requesting Approval for a New Driveway Connection (File to be Attached)

Permit Report




Adjournments



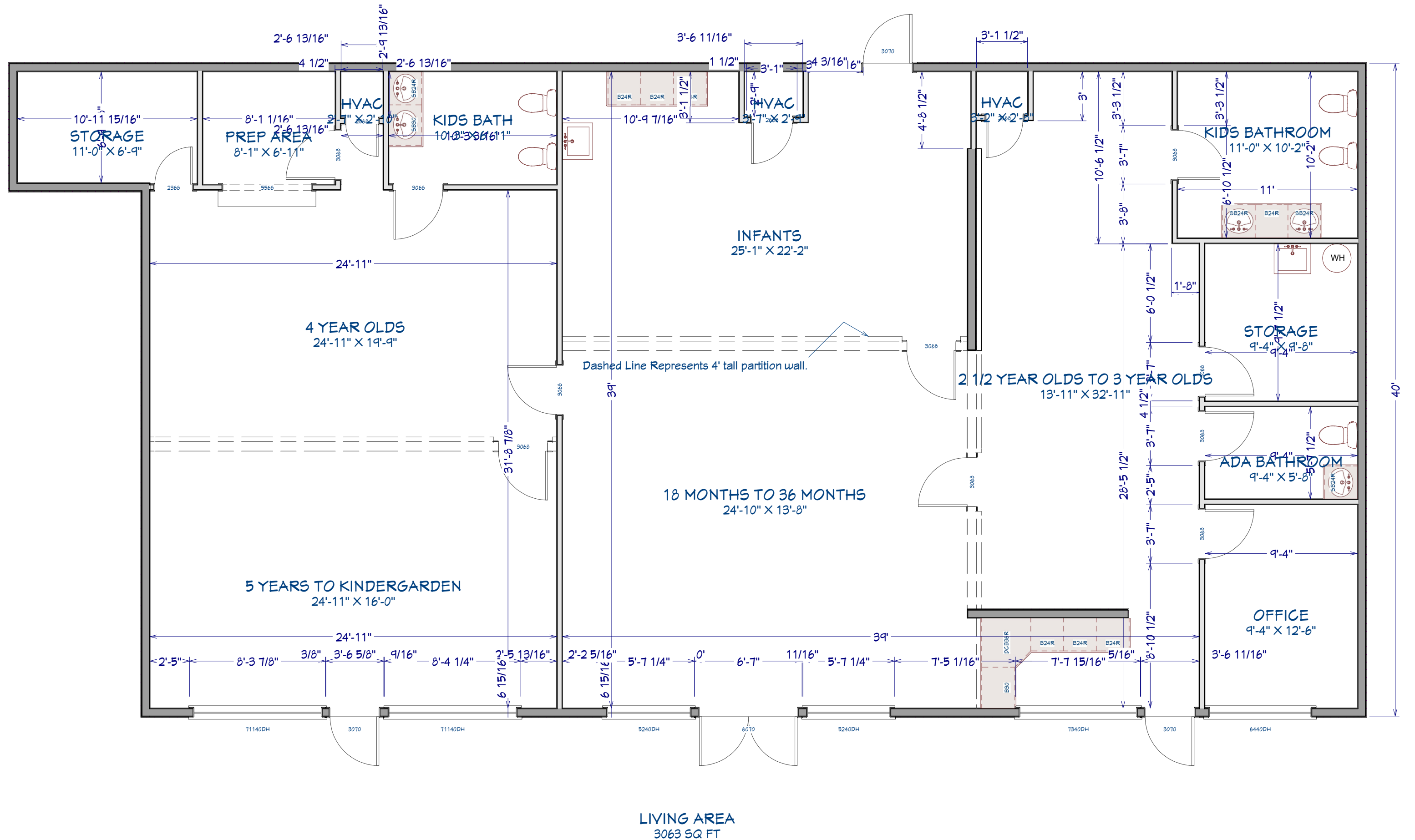
Address of PARKING LOT 5409 HWY 5 N
BRYANT, AR 72022

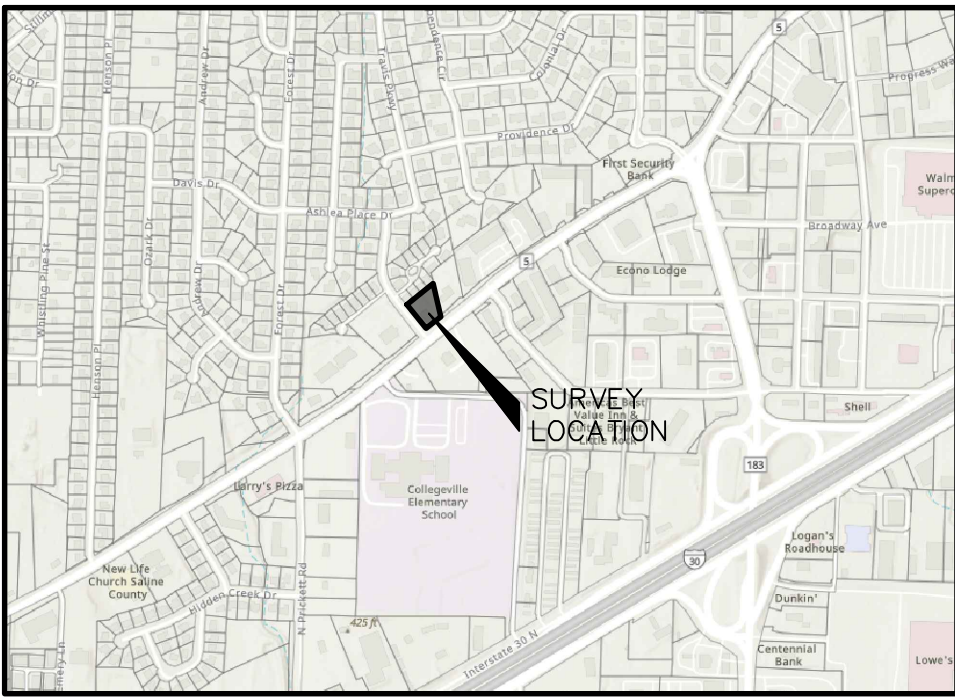


Imagery ©2025 Airbus, Map data ©2025 Google 20 ft

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





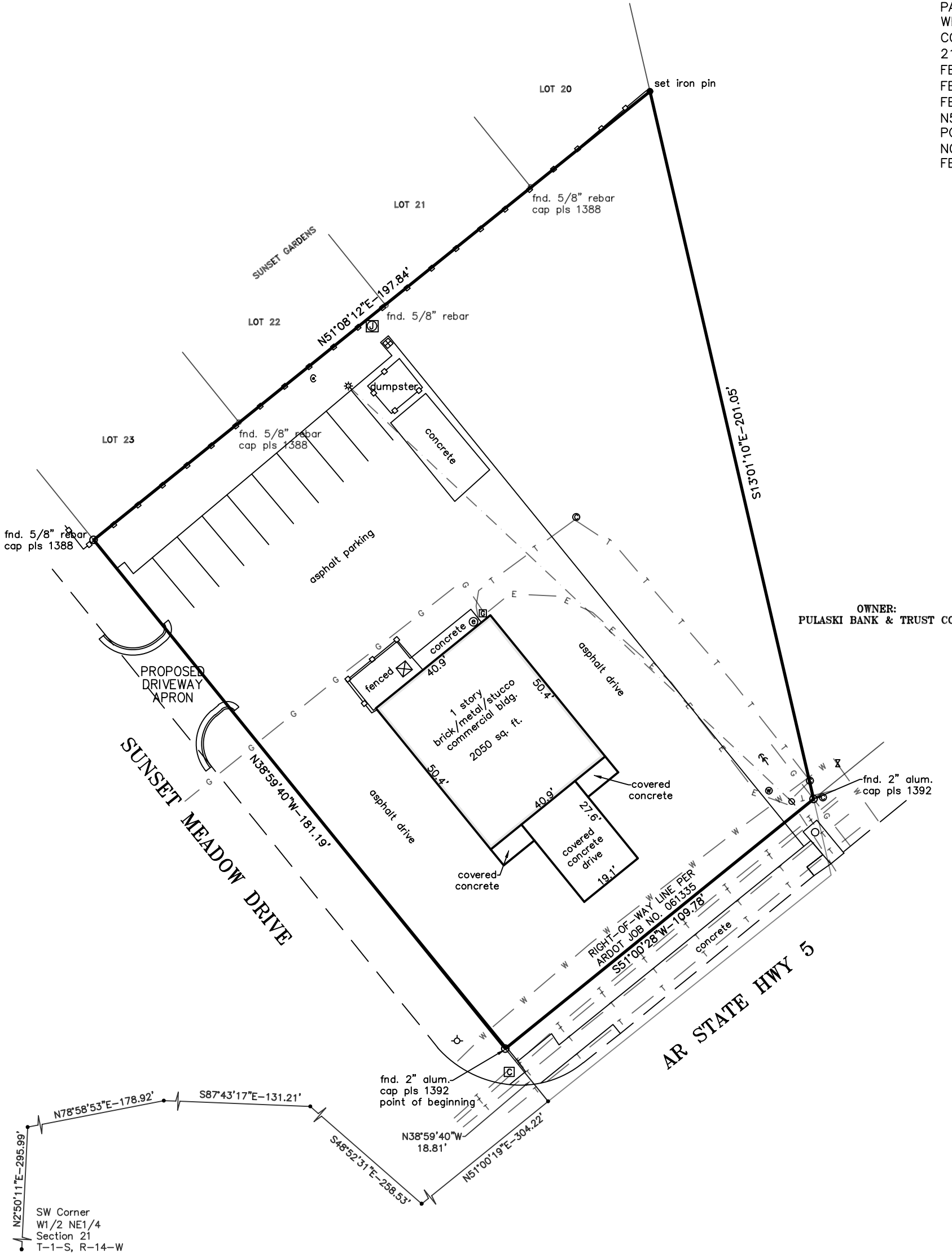


VICINITY MAP
(NTS)

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: 3-14-25 SCALE: 1" = 30'

PROJECT NUMBER: 25-066D



SCALE IN FEET		
30'	15'	0'
30'	60'	90'
DATE	DESCRIPTION	BY
	REVISION	

Stormwater Calcs - Elm Estates 203 SW 4th St
Using Rational Method

Pre-development

Calculated Tc values - Drainage Basin 1

$$T_c = \frac{0.83 * L^{.467} * n^{.467}}{S^{.5}} \quad \begin{array}{l} \text{minutes} \\ \text{(Eqn 400-3)} \end{array}$$

L1 = 150 feet
n1 = 0.2 Poor Grass
(n values taken from Table
400-3 of City of Bryant
Drainage Manual)

S1 = 0.017 ft/ft
Z1= 400.300 ft
Z2= 397.75 ft

T_c_{calculated} 13.80 minutes

Tc = 13.80 minutes

Stormwater Calcs - Elm Estates 203 SW 4th St
Using Rational Method

Post-development

Calculated Tc values - Drainage Basin 1

Tc =	$\frac{0.83 * L^{.467} * n^{.467}}{S^{.5}}$	minutes (Eqn 400-3)		
L1 =	150	feet		
n1 =	0.2	Poor Grass (n values taken from Table 400-3 of City of Bryant Drainage Manual)		
S1 =	0.017	ft/ft	Z1=	400.300 ft
			Z2=	397.75 ft

Tc _{calculated}	13.80 minutes
Tc =	13.80 minutes

Stormwater Calcs - Elm Estates 203 SW 4th St
using Rational Method

Pre-development

Calculated C values - Drainage Basin

	Area	C ₁₀₀	C ₅₀	C ₂₅	C ₁₀	C ₅	C ₂
Roof & Driveway	0.07	0.97	0.92	0.88	0.83	0.8	0.75
Greenspace	0.77	0.41	0.37	0.34	0.3	0.28	0.25
Total Area =	0.84	0.45	0.41	0.38	0.34	0.32	0.29

(C values taken from Table 400-1 of City of Bryant Drainage Manual)
Concrete/Roof
Fair Condition-Flat, 0-2%

Stormwater Calcs - Elm Estates 203 SW 4th St
using Rational Method

Post-development

Calculated C values - Drainage Basin 1

	Area	C ₁₀₀	C ₅₀	C ₂₅	C ₁₀	C ₅	C ₂
Single Family House	0.84	0.7	0.65	0.6	0.5	0.4	0.3
Total Area =	0.84	0.70	0.65	0.60	0.50	0.40	0.30

(C values taken from Page-50 of City of Bryant Drainage Manual)

Stormwater Calcs - Elm Estates 203 SW 4th St
using Rational Method

Pre-development

Drainage Basin 1											
Q ₁₀₀ =	2.92 CFS	Q ₅₀ =	2.42 CFS	Q ₂₅ =	2.01 CFS	Q ₁₀ =	1.57 CFS	Q ₅ =	1.31 CFS	Q ₂ =	1.01 CFS
c =	0.45	c =	0.41	c =	0.38	c =	0.34	c =	0.32	c =	0.29
i =	7.70 in/hr	i =	7.00 in/hr	i =	6.30 in/hr	i =	5.50 in/hr	i =	4.90 in/hr	i =	4.20 in/hr
A =	0.84 acres	A =	0.84 acres	A =	0.84 acres	A =	0.84 acres	A =	0.84 acres	A =	0.84 acres
Total	2.92 CFS		2.42 CFS		2.01 CFS		1.57 CFS		1.31 CFS		1.01 CFS

Post-development

Drainage Basin 1A - New Site											
Q ₁₀₀ =	4.53 CFS	Q ₅₀ =	3.82 CFS	Q ₂₅ =	3.18 CFS	Q ₁₀ =	2.31 CFS	Q ₅ =	1.65 CFS	Q ₂ =	1.06 CFS
c =	0.70	c =	0.65	c =	0.60	c =	0.50	c =	0.40	c =	0.30
i =	7.70 in/hr	i =	7.00 in/hr	i =	6.30 in/hr	i =	5.50 in/hr	i =	4.90 in/hr	i =	4.20 in/hr
A =	0.84 acres	A =	0.84 acres	A =	0.84 acres	A =	0.84 acres	A =	0.84 acres	A =	0.84 acres

Detention Volume

for Q100		
Cundev=	0.45	
Iundev=	7.70 in/hr	
Cdev=	0.70	
Idev=	7.70 in/hr	
R=	1.90	
A=	0.84 acres	
Tc=	14.00 minutes	
	60 sec/min	
Detention Volume=	1,339	cubic feet

$$R = (Cdev * Idev) - (Cundev * Iundev)$$
$$Detention Volume = R * A * Tc * 60$$

**Stormwater Calcs - Elm Estates 203 SW 4th St
using Rational Method**

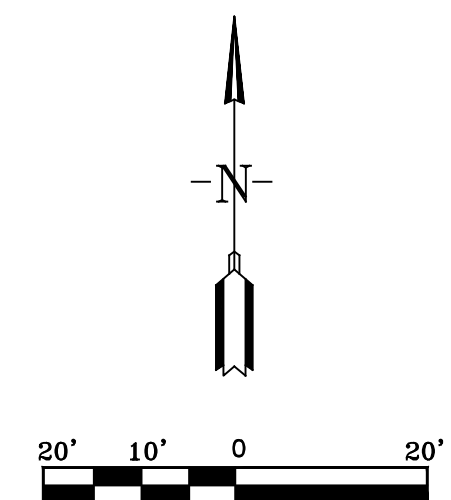
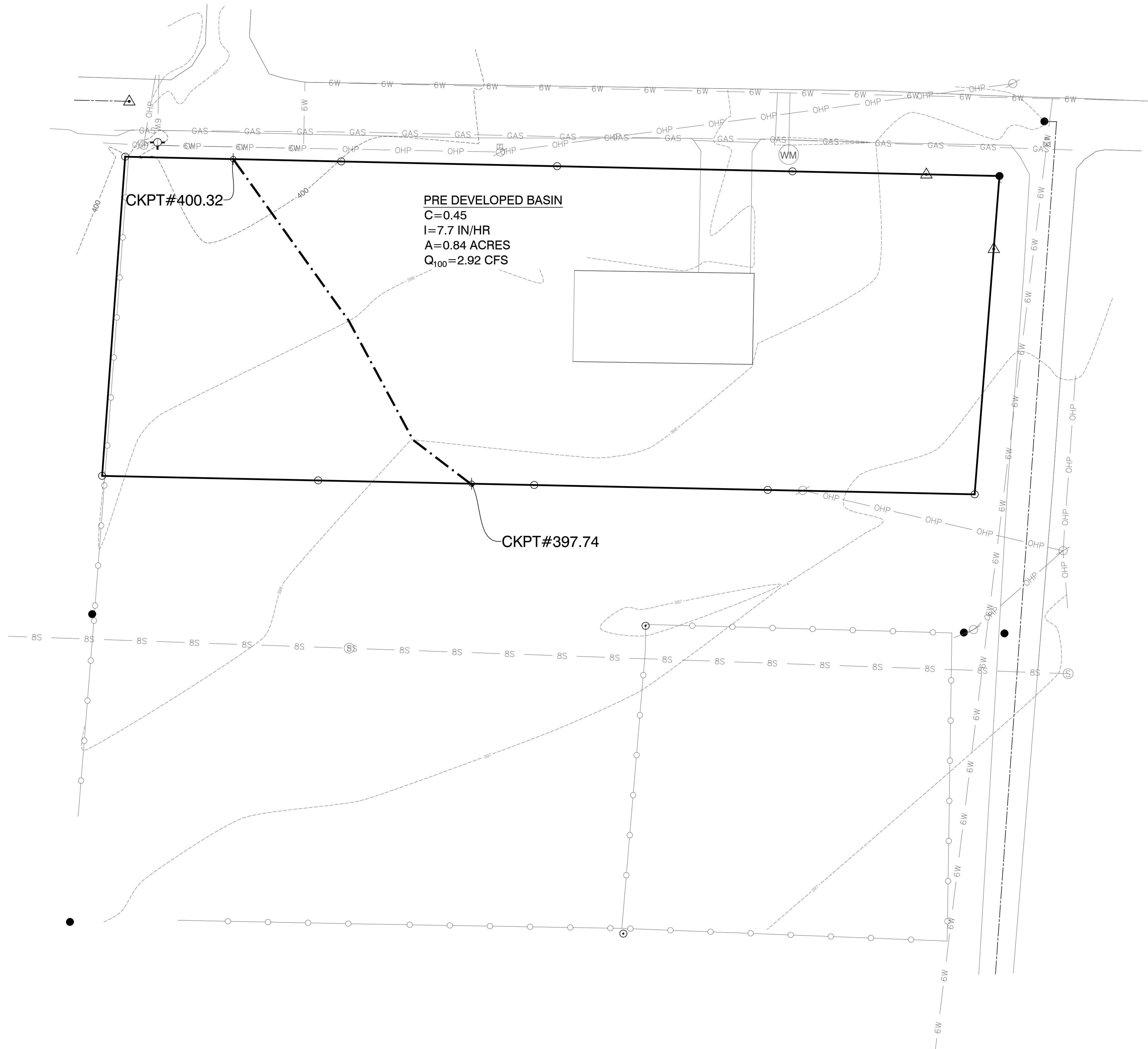
In-Lieu-Fee Calculation

Detention= 1339 cubic feet

In-Lieu Detention (\$10,000/ac-ft) Ratio = Vol (100-yr)/43,560 sq ft /ac

In-Lieu-Fee = 0.030732 ac-ft
= **\$307.32**

Note - \$500 minimum



<p>FOR THE USE & BENEFIT OF: SALINE COUNTY CONTRACTING AND RENTAL PROPERTIES, LLC ELM ESTATES CITY OF BRYANT SALINE COUNTY, ARKANSAS</p>	<p>GNE GarNat Engineering, LLC P.O. Box 116 Benton, AR 72018 Ph (501) 408-4650 garnatengineering@gmail.com</p>	<p>Designing our client's success</p>	DATE	REVISION	BY
<p>PRELIMINARY</p>	<p>CONTENTS:</p> <p>PRE DEVELOPED BASIN</p>	<p>PROJECT NO: 24145</p>	DATE:		
			MAR 2025		
			SHEET NO:		
			1.0		

FOR USE AND BENEFIT OF:
SALINE COUNTY CONTRACTING
AND RENTAL PROPERTIES, LLC
ELM ESTATES
CITY OF BRYANT, SALINE COUNTY, ARKANSAS

Prepared by:
GarNat Engineering, LLC

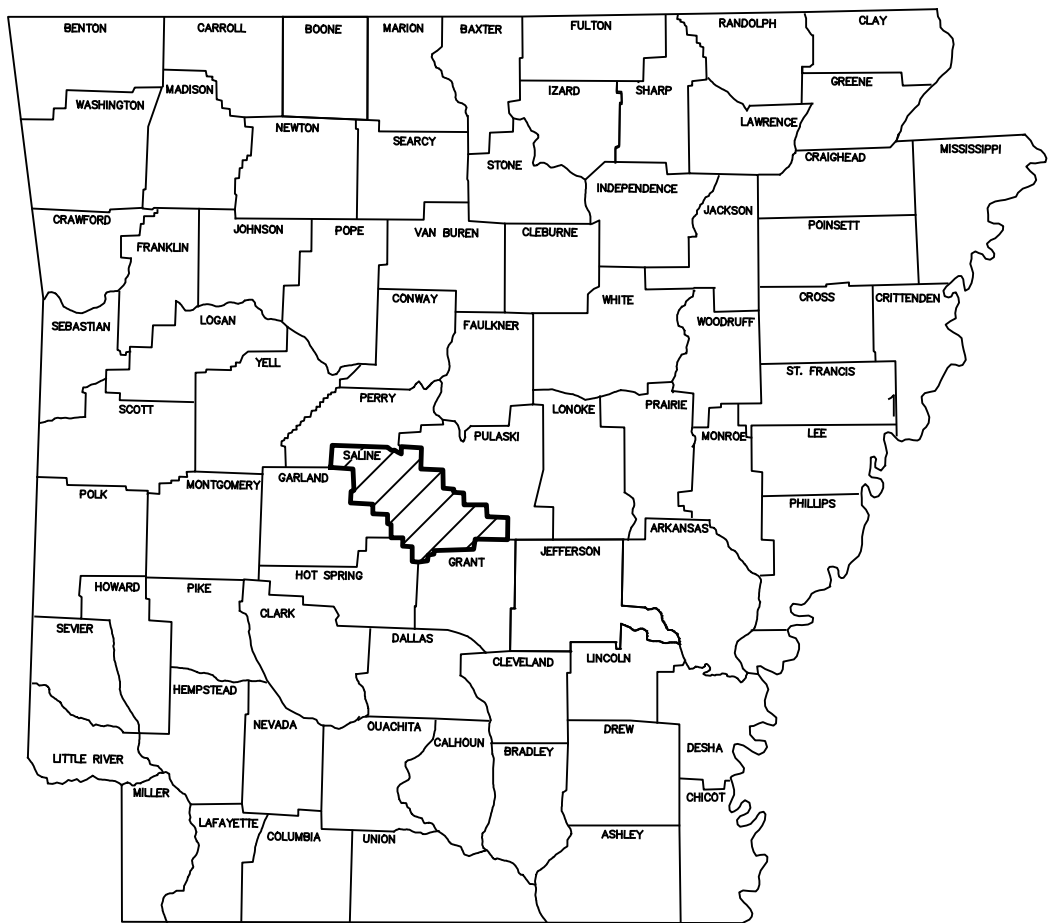
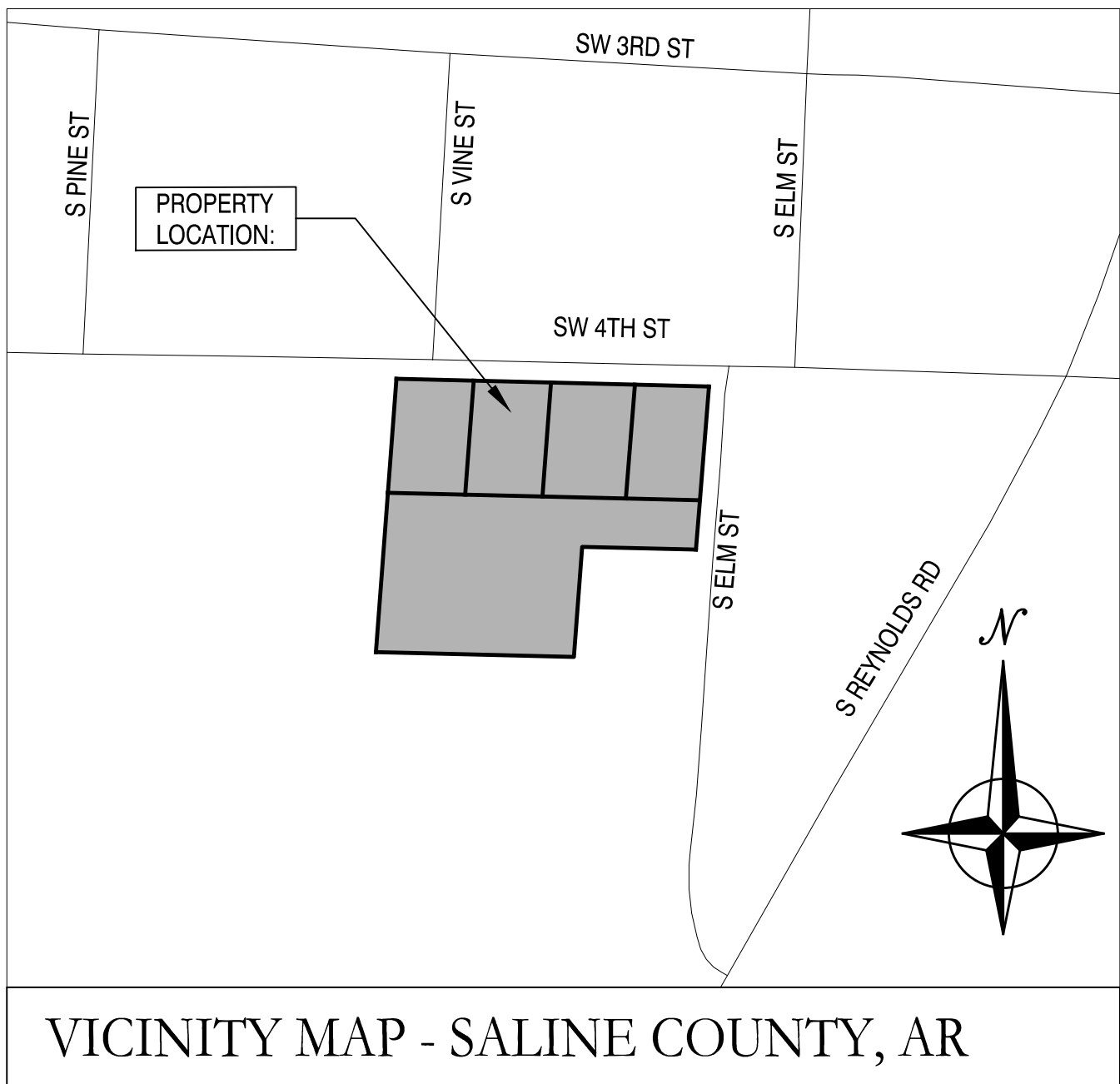
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3825 Mt Carmel Road
Bryant, AR 72022
garnatengineering@gmail.com

DRAWING INDEX:

G1.0	GENERAL NOTES
V1.0	PRELIMINARY PLAT
C2.0	GRAVITY SEWER PLAN AND PROFILE
	PLOT PLAN



ARKANSAS




03-25-2025

A		B		C		D		E		F	
1	1. SAFETY			7.3.	AREAS EXPOSED BY EXCAVATION OR STRIPPING AND ON WHICH SUBGRADE PREPARATIONS ARE TO BE PERFORMED SHALL BE SCARIFIED TO MINIMUM DEPTH OF 0'-8" AND COMPACTED TO MINIMUM OF 95% OPTIMUM DENSITY. ANY AREAS THAT FAIL COMPACTION ARE TO BE STABILIZED AS DIRECTED BY THE ENGINEER.				12.4.	IF A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS REQUIRED FOR THE CONSTRUCTION PHASE OF THIS PROJECT, THE CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS FOR EROSION CONTROL INCLUDED IN THE SWPPP DOCUMENTS.	
	1.1.	JOBSITE SAFETY IS THE SOLE AND EXCLUSIVE RESPONSIBILITY OF THE GENERAL CONTRACTOR.		8.	PRIOR TO PLACING FILL IN LOW AREAS, SUCH AS PREVIOUSLY EXISTING CREEKS, PONDS, OR LAKES, PERFORM FOLLOWING PROCEDURES:				12.5.	CONTRACTOR SHALL KEEP WORK AREA CLEAN AND FREE OF ACCUMULATED TRASH AND DEBRIS. CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING MEASURES TO AVOID TRACKING OF MUD, DIRT, ROCKS, AND DEBRIS ONTO AREAS OUTSIDE THE PROJECT AREA. CONTRACTOR SHALL CLEAN PAVEMENTS WHEN NECESSARY OR AS OTHERWISE DIRECTED, AND SHALL CONTROL DUST BY SWEEPING AND WATERING AS NEEDED. DE-TRACKING MAY BE REQUIRED AT ALL ENTRANCES.	
	1.2.	THIS RESPONSIBILITY COVERS THEIR OWN WORK FORCE, ALL SUBCONTRACTORS, VISITING PERSONNEL, OFFICIALS, AND THE GENERAL PUBLIC WHICH MAY HAVE ACCESS TO THE JOBSITE.									
	1.3.	THE CONTRACTOR SHALL EXERCISE COMPLETE CONTROL OVER WHO HAS ACCESS TO THE JOBSITE TO ENSURE JOBSITE SAFETY.									
	1.4.	THE CONTRACTOR SHALL CONFORM TO ALL SECURITY AND SAFETY REQUIREMENTS OF THE OWNER.									
2	1.5.	ANY SAFETY OR OTHER TRAINING REQUIRED BY THE OWNER FOR THE WORK FORCE MUST BE PROVIDED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.						13. FINAL SITE CONDITIONS			
	2. PERMITS							13.1.		ALL DISTURBED AREAS NOT RECEIVING PAVEMENT OR LANDSCAPING SHALL HAVE VEGETATION ESTABLISHED AT TIME OF FINAL INSPECTION.	
	2.1.	CONTRACTOR SHALL SECURE ALL REQUIRED PERMITS AS REQUIRED BY REGULATING AUTHORITIES OR BY THE OWNER. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE TERMS AND CONDITIONS ASSOCIATED WITH EACH REQUIRED PERMIT, AS WELL AS ADHERING TO THE RULES AND REGULATIONS OF EACH REGULATING AUTHORITY						13.2.		ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPE 2H:1V OR STEEPER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.	
	3. CONTRACT DOCUMENTS							13.3.		ALL CUT OR FILL SLOPES SHALL BE 3H:1V OR FLATTER UNLESS OTHERWISE NOTED.	
	3.1.	ALL WORK SHALL CONFORM TO THE PLANS, THESE NOTES, AND SPECIFICATIONS IN ALL RESPECTS AND SHALL BE SUBJECT TO APPROVAL BY THE ENGINEER.						13.4.		CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS	
3	4. INDEMNITY							13.5.		UPON PARTIAL OR FINAL COMPLETION OF GRADING WORK, SPREAD TOPSOIL, SEED, FERTILIZER, AND MULCH IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE STORM WATER POLLUTION PREVENTION PLAN.	
	4.1.	BY ACCEPTING THE CONTRACT FOR THIS WORK, THE CONTRACTOR, AT THEIR OWN EXPENSE AND RISK, HEREBY RELEASES AND AGREES TO INDEMNIFY, DEFEND AND HOLD HARMLESS THE OWNER, GARNAT ENGINEERING, THEIR OFFICERS, AGENTS, EMPLOYEES, CONSULTANTS, AND REPRESENTATIVES FOR DAMAGE TO THE PROPERTY OR INJURY TO, OR DEATH, OF ANY PERSONS, FROM ANY AND ALL CLAIMS, DEMANDS, ACTIONS OF ANY KIND WHATSOEVER ARISING OUT OF AND IN CONNECTION WITH THE AGREEMENT OR PROSECUTION OF WORK UNDER IT, WHETHER SUCH CLAIMS, DEMANDS, ACTIONS, OR LIABILITY ARE CAUSED BY THE CONTRACTOR, IT'S AGENTS, EMPLOYEES, SUBCONTRACTORS, PRODUCTS INSTALLED ON THE PROJECT OR CAUSED BY ANY OTHER PARTY.									
	5. CONSTRUCTION PROCEDURES, MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING STANDARDS UNLESS OTHERWISE MODIFIED ON THE DRAWINGS OR IN THESE NOTES OR SPECIFICATIONS.										
	5.1.	STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION - ARKANSAS HIGHWAY AND TRANSPORTATION DEPARTMENT									
	5.2.	INTERNATIONAL BUILDING CODE									
4	5.3.	ACI 315 MANUAL OF STANDARD PRACTICES FOR DETAILING REINFORCED CONCRETE STRUCTURES									
	5.4.	CRSI RECOMMENDED PRACTICE FOR PLACING REINFORCING STEEL.									
	6. SITE										
	6.1.	CONTRACTOR WILL BE RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS.									
	6.2.	CONTRACTOR IS NOT TO PERFORM WORK BEYOND THE DESIGNATED WORK LIMITS WITHOUT FIRST OBTAINING WRITTEN AUTHORIZATION FROM THE PROJECT ENGINEER OR OWNER.									
	6.3.	CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM DURING CONSTRUCTION SUCH AS BUT NOT LIMITED TO: DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO, OR BETTER THAN EXISTING CONDITIONS.									
	6.4.	CONTRACTOR TO REMOVE OR RELOCATE, WHEN APPLICABLE, ALL ITEMS, SHOWN TO BE REMOVED OR RELOCATED AND NOT SHOWN WITHIN CONSTRUCTION LIMITS AND WHERE REQUIRED TO ALLOW FOR NEW CONSTRUCTION AS SHOWN.									
	6.5.	CONTRACTOR TO ADJUST ALL EXISTING AND PROPOSED MANHOLES, VALVE BOXES, ETC. TO FINISH GRADE, WHERE REQUIRED.									
	7. STRUCTURES										
	7.1.	ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT IN TO INVERT OUT.									
	7.2.	BEDDING FOR STORM STRUCTURES SHALL CONSIST OF A MINIMUM OF 6-INCHES OF COMPACTED #57 STONE ON TOP OF COMPACTED SUBGRADE.									
A		B		C		D		E		F	

BY							
REVISION							
DATE							
1							
2							
3							
4							

GNE	Designing our client's success	GarNat Engineering, LLC	P.O. Box 116	Benton, AR 72018	Ph (501) 408-4650	garnatengineering@gmail.com

FOR THE USE & BENEFIT OF:	
SALINE COUNTY CONTRACTING	
AND RENTAL PROPERTIES, LLC	
ELM ESTATES	
CITY OF BRYANT	
SALINE COUNTY, ARKANSAS	

	
03-07-2025	
CONTENTS:	
GENERAL NOTES	
PROJECT NO:	
24145	
DATE:	
MARCH 7, 2025	
SHEET NO:	
G1.0	

BY							
REVISION							
DATE							
<div><div><div>Designing our client's success</div><div><div><div><div><div><div>GNE</div></div></div><div><div><div>GarNat Engineering, LLC</div><div>P.O. Box 116 Benton, AR 72018 Ph: (501) 408-4650</div></div></div><div><div><div>FOR THE USE & BENEFIT OF: SALINE COUNTY CONTRACTING AND RENTAL PROPERTIES, LLC ELM ESTATES CITY OF BRYANT SALINE COUNTY, ARKANSAS</div></div></div></div><div><div><div>STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER NO. 9551 VERNON J. WILLIAMS</div></div><div>03-07-2025</div></div></div></div></div></div>							
CONTENTS:							
GENERAL NOTES							
PROJECT NO: 24145							
DATE: MARCH 7, 2025							
SHEET NO: <div>G1.0</div>							

A:\Projects\2024 Projects\24145 Elm Estates Cover 6 Rev 03-07-2025.dwg 24145 Elm Estates Cover 6 Rev 03-07-2025.dwg

GNE

Designing our client's success

P.O. Box 116

3825 Mt Carmel Rd

Benton, AR 72018

Bryant, AR 72022

Ph (501) 408-4650

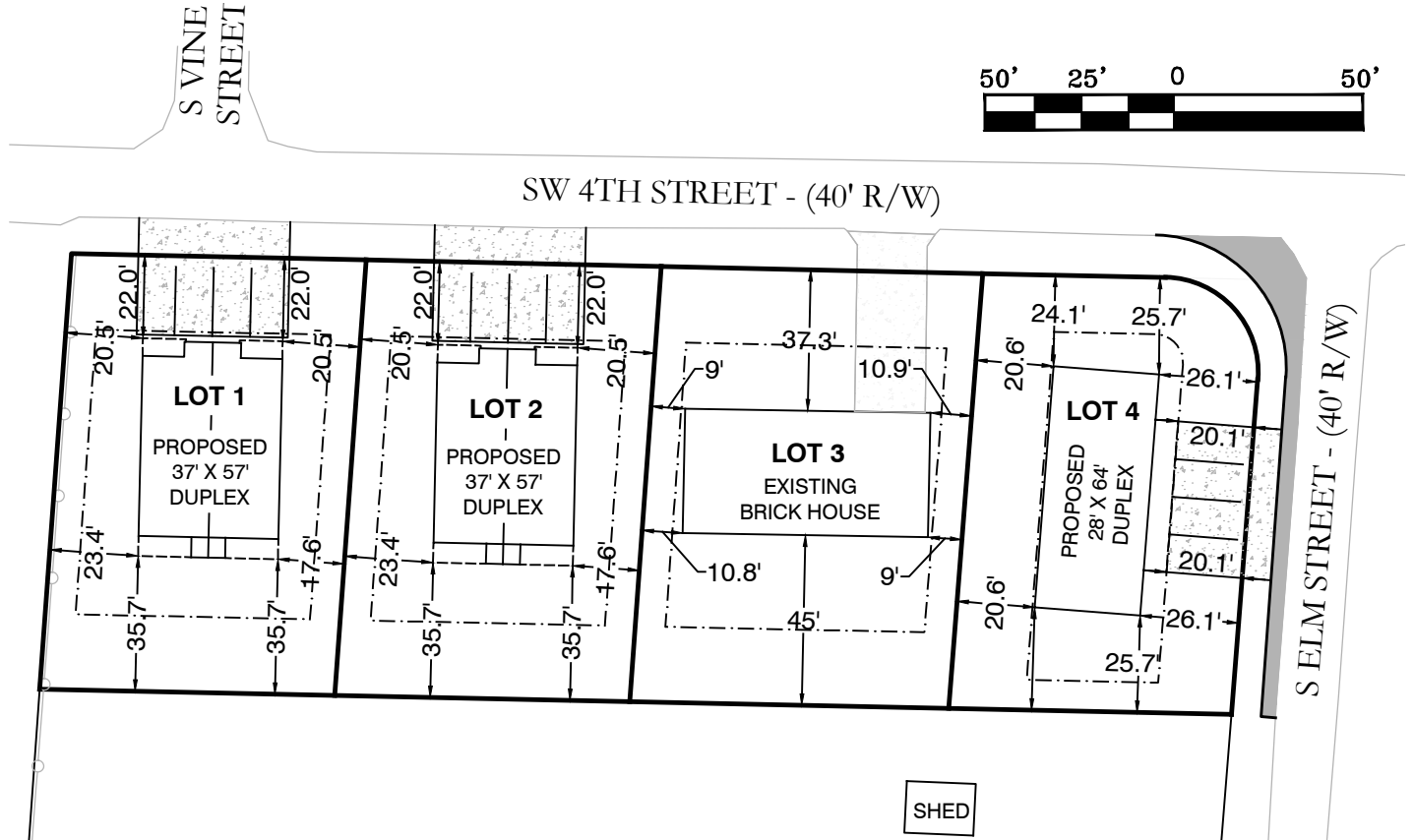
garnatengineering@gmail.com

FOR EXCLUSIVE USE & BENEFIT OF:

Name: SALINE COUNTY CONTRACTING
& RENTAL PROPERTIES, LLC.

LEGEND

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



BUILDING SET BACK LINES

FRONT- 20'

REAR - 20'

SIDE - 8' (LOT 4: 15' ON SW 4TH ST AND 8' ALONG SOUTH LINE)

PROPERTY DESCRIPTIONS:

LOTS 1, 2, 3, AND 4, ELM ESTATES, CITY OF BRYANT, ARKANSAS

JOB NUMBER:

24145
LOTS 1, 2, 3, AND 4,
ELM ESTATES

03/25/2025

PLOT PLAN

This Plot Plan depicts the lot as it appears on the subdivision final plat. This drawing does not represent an actual survey.

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Saline County unincorporated areas, panel #05125C0380E dated 06/05/20, no portion of the property described hereon does lie within the 100 year flood hazard boundary.

GNE

3825 Mt Carmel Rd.
Bryant, AR 72022

GarNat Engineering, LLC

P.O. Box 116
Benton, AR 72018

March 27, 2025

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

Re: Three Variances Requested for Elm Estates

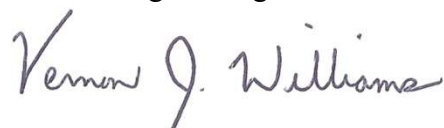
Dear Mr. Leonard:

1. Variance to request to not construct sidewalks. For the following reasons:
 - a. Recommended by City staff.
 - b. Entire street is already developed with nearly no sidewalks.
2. Variance to request for no half street improvements on 4th Street. For the following reason:
 - a. Several new developments on this street and no one was required to widen the street.
3. Variance to request for modified half street improvements on Elm Street. For the following reason:
 - a. Street department recommended no curbs in the subdivision.

The developer for the project is Saline County Contracting and Rental Properties, LLC, 3501 Lake Norrell Road, Alexander, Arkansas 72002 morgan.garner@cranfordasphalt.com (501) 251-7786. Thank you for your attention to this matter.

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

Sincerely,
GarNat Engineering, LLC



Vernon J. Williams, P.E., President



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

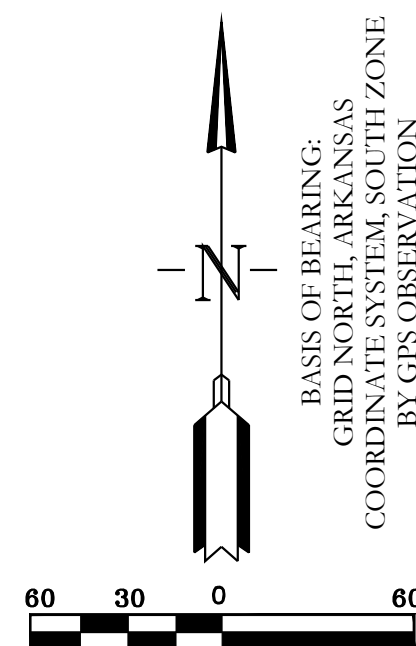
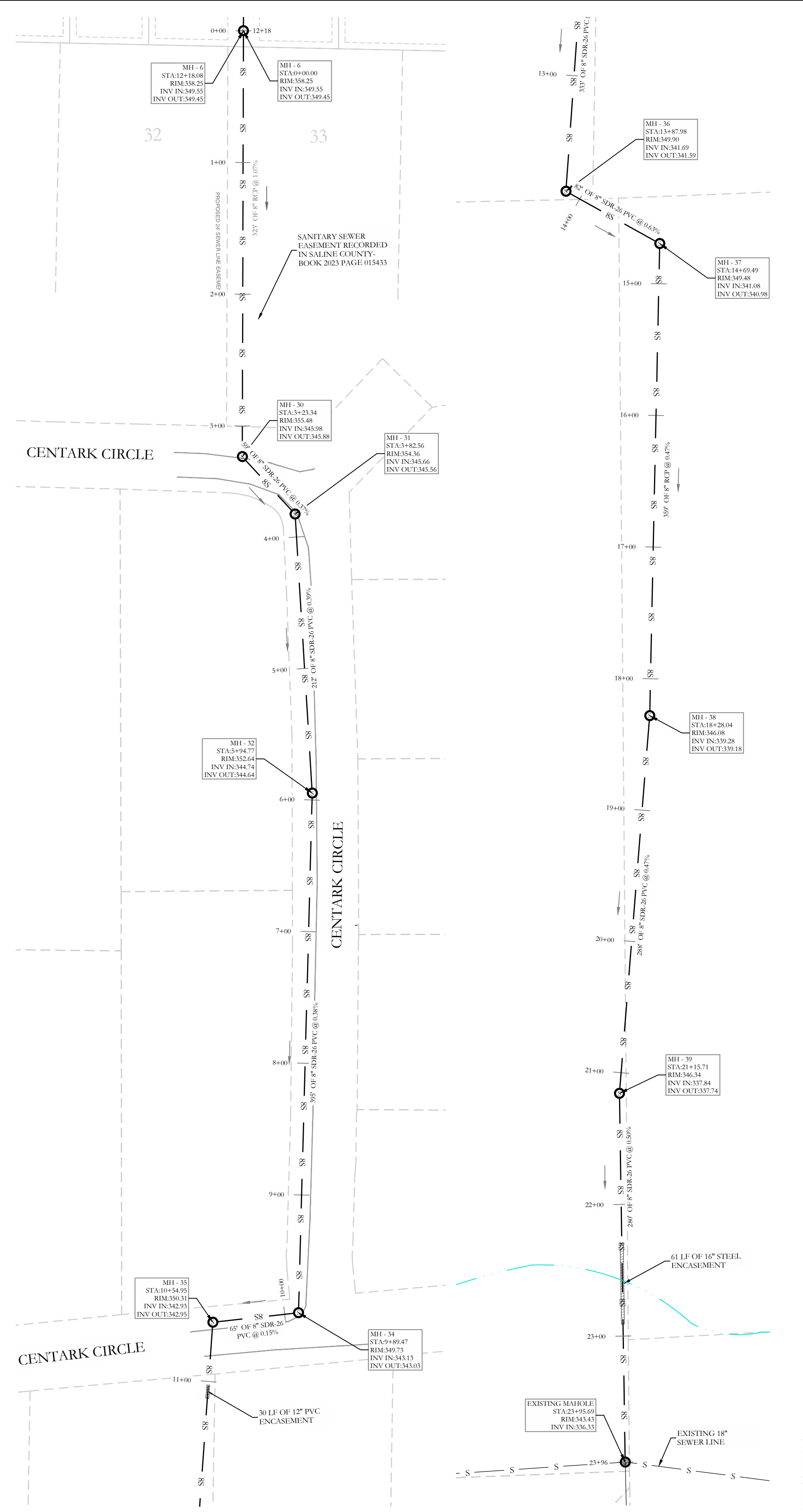
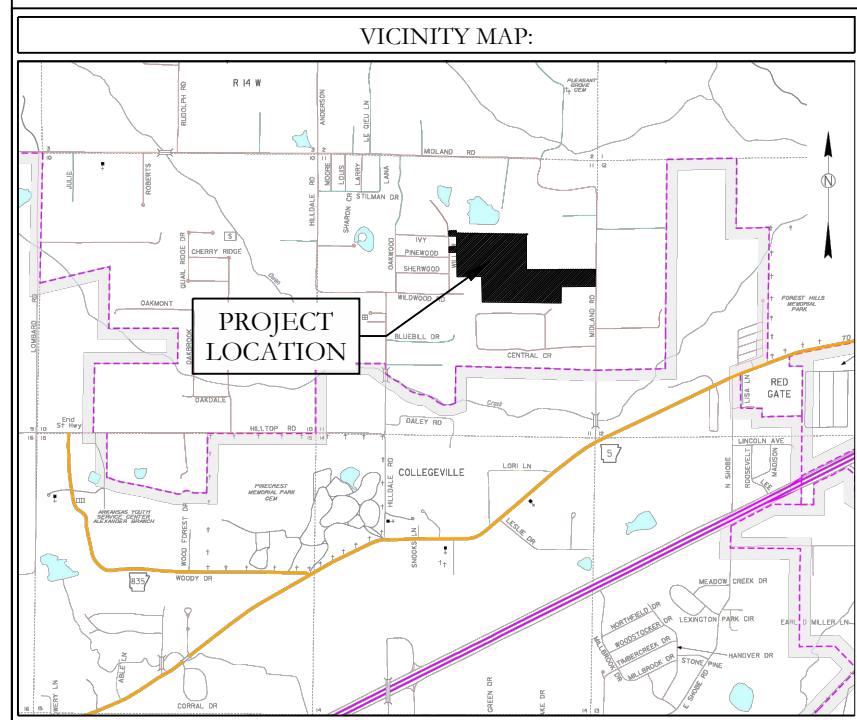
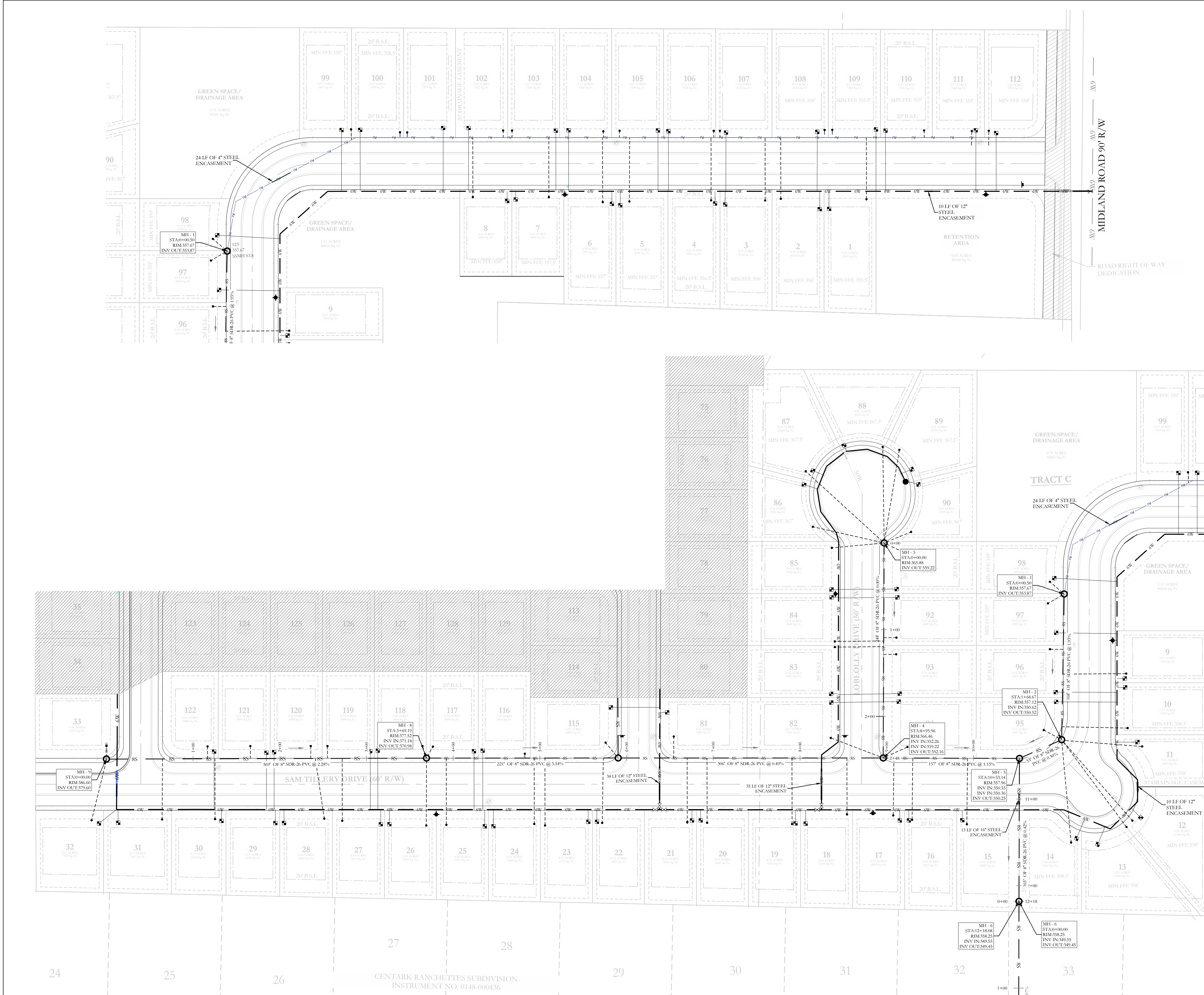
2. SEWER (2 YEAR BOND: 25% OF TOTAL COST)

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

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

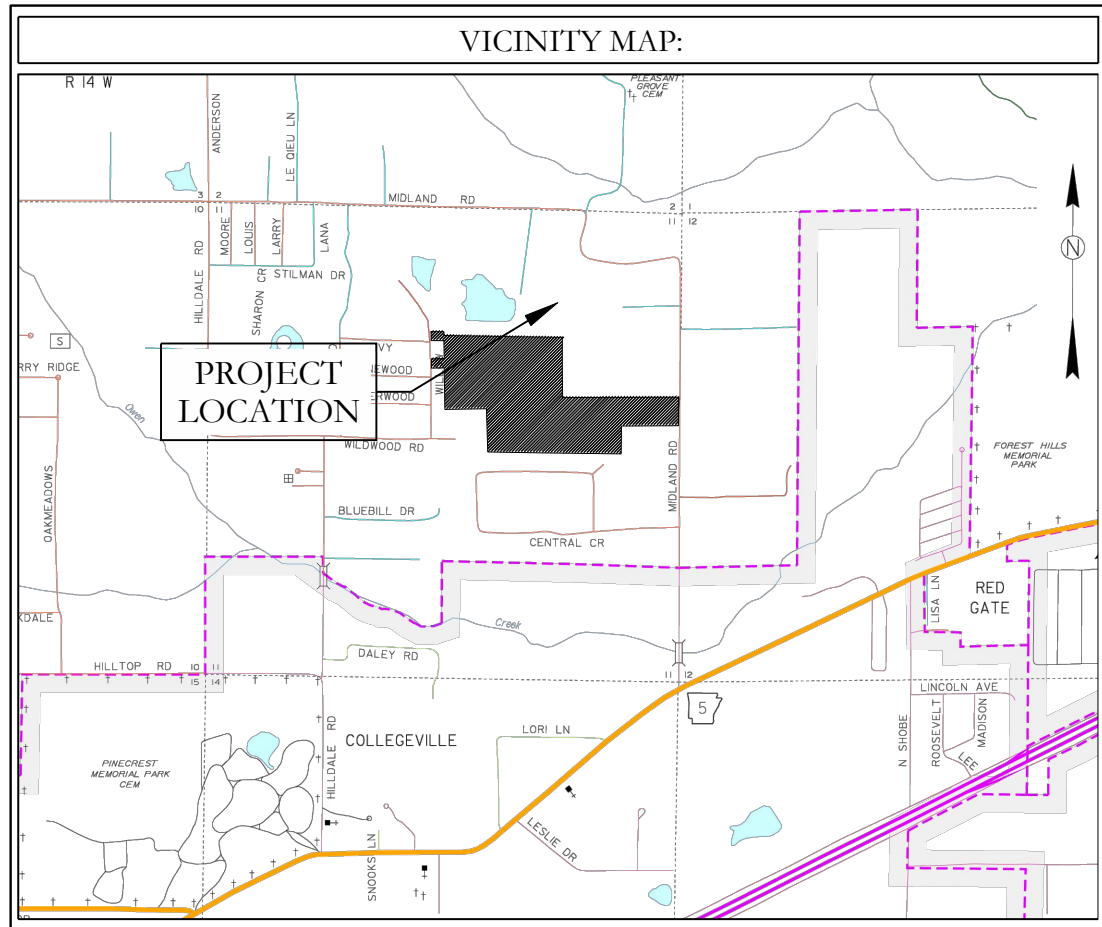
- TOTAL STORM WATER COST: \$183,483
- BOND COST: \$183,483

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

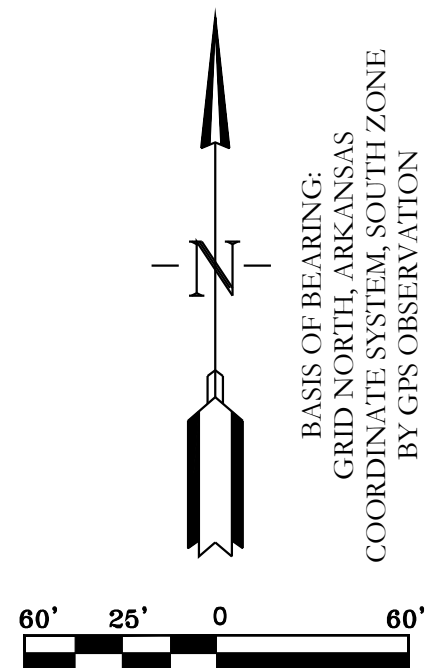
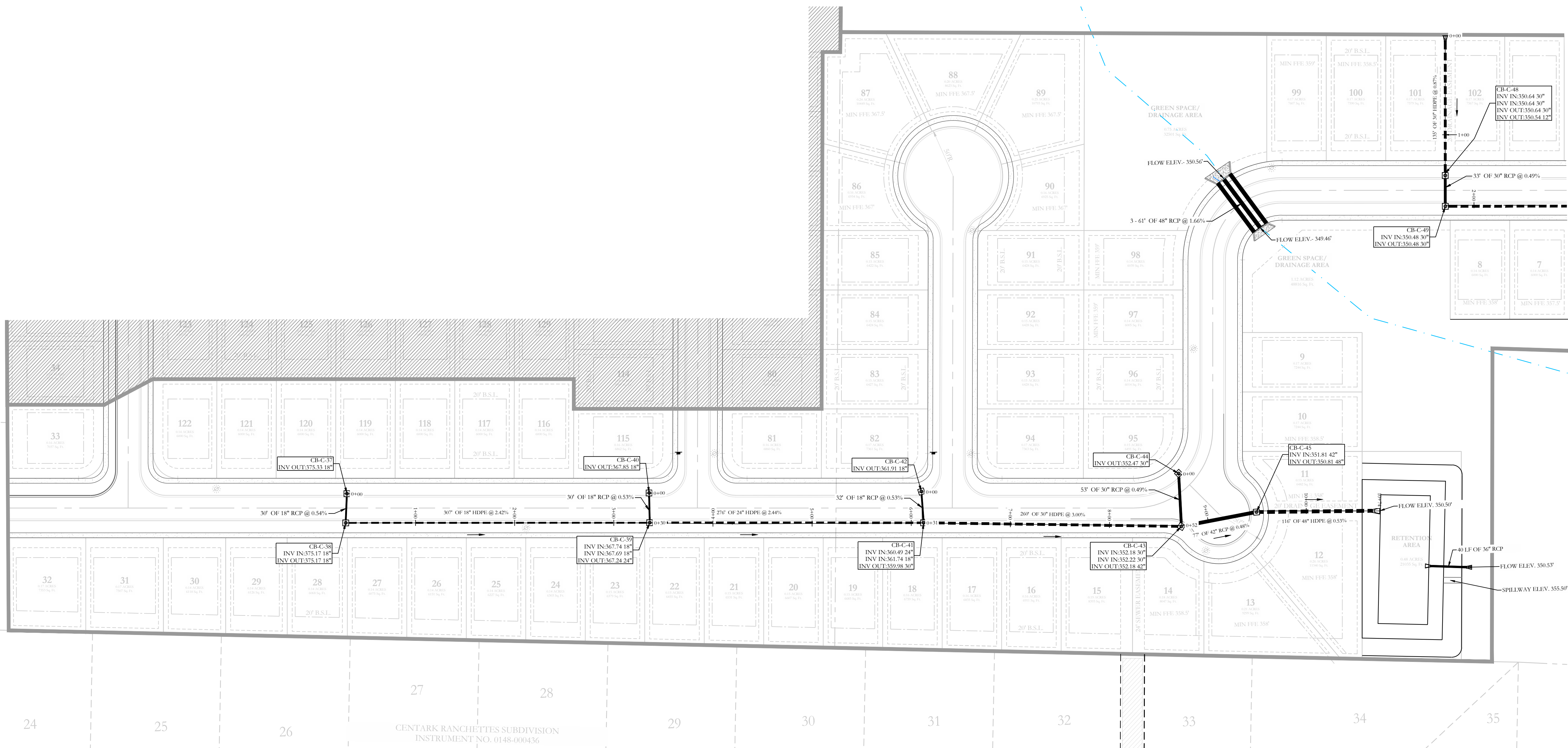
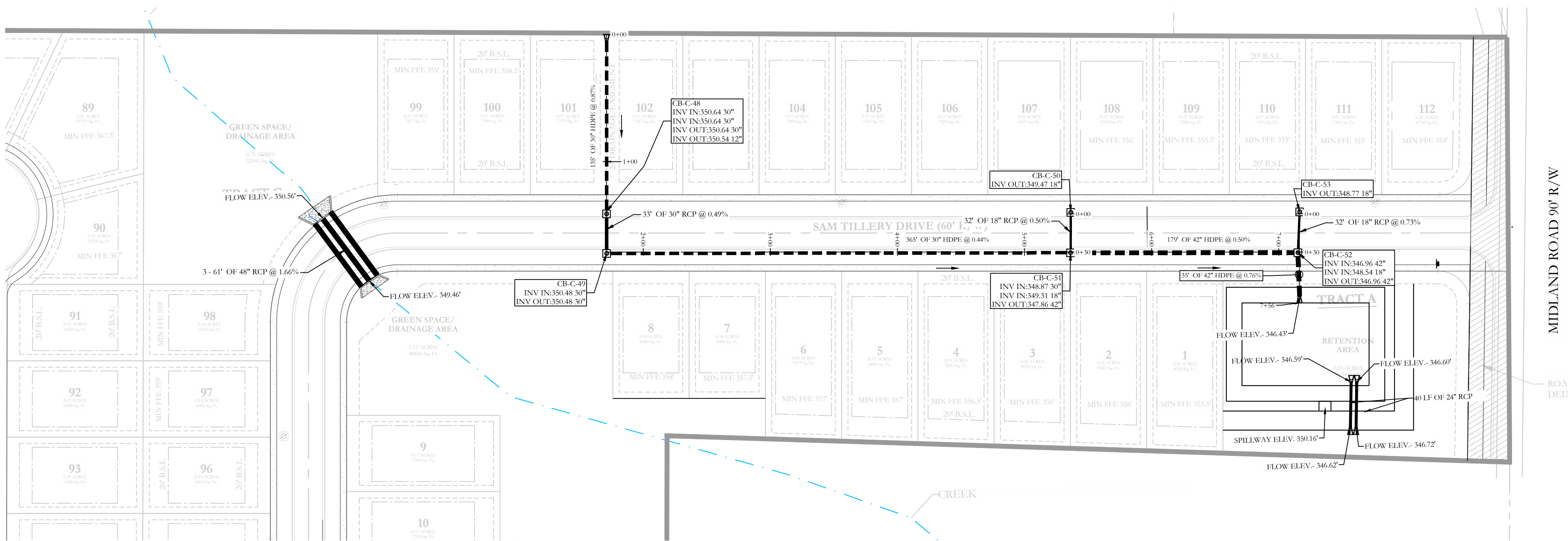


HOPE CONSULTING ENGINEERS - SURVEYORS		
FOR USE AND BENEFIT OF: HAVEN'S DEVELOPMENT, LLC		
SANITARY SEWER AS-BUILTS MIDLAND ROAD ESTATES IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS		
DATE: 12/13/2024	C.A.D. BY:	DRAWING NUMBER:
REVISED:	CHECKED BY:	23-0024
SHEET:	SCALE: 1" = 60'	
500	0	

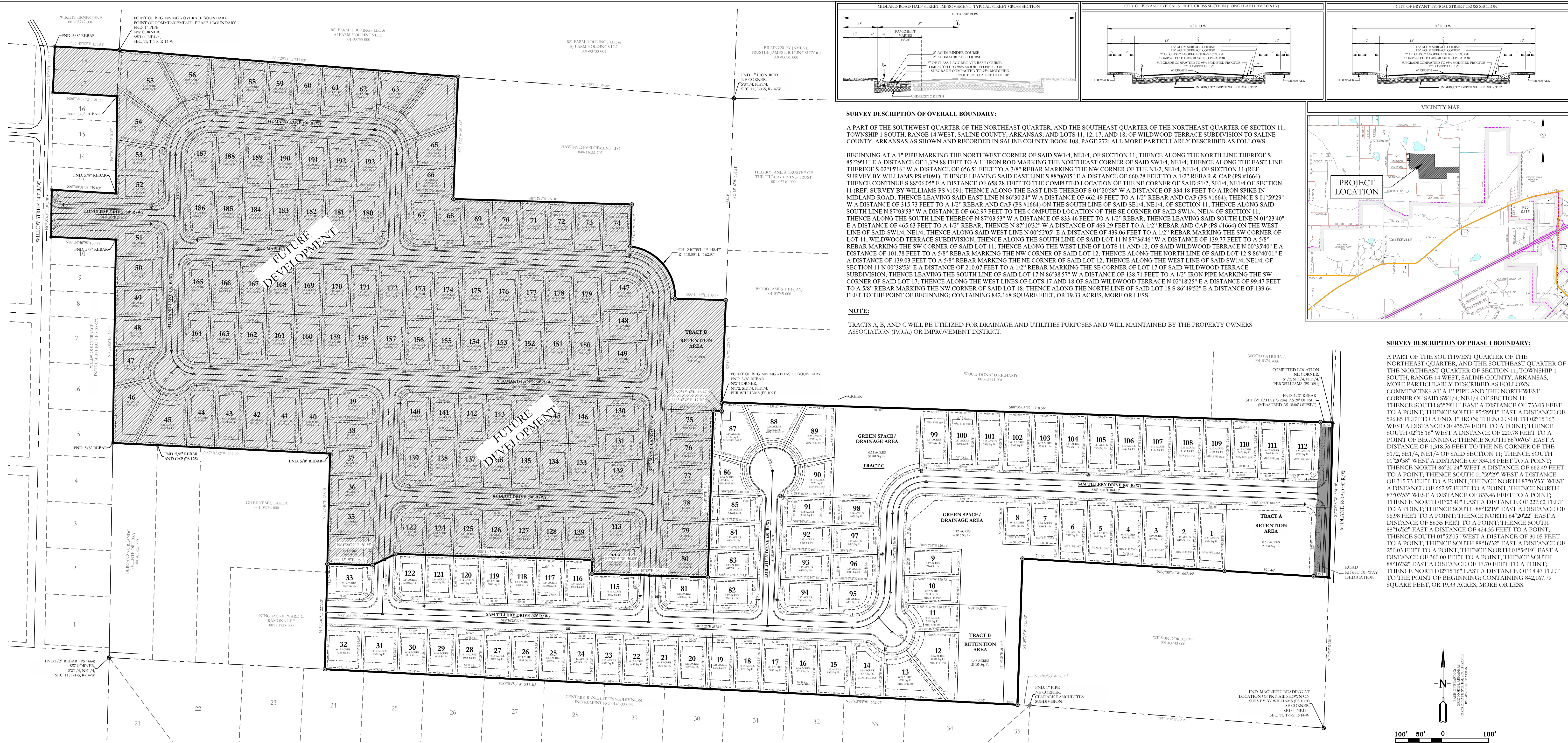
129 North Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com



--- HDPE
--- RCP

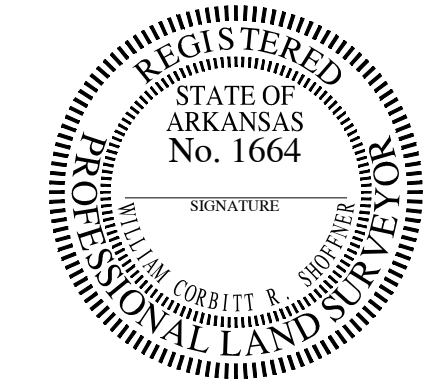


HOPE CONSULTING ENGINEERS - SURVEYORS		129 North Main Street, Benton, Arkansas 72015 PH. (501)315-2626 FAX (501) 315-0024 www.hopeconsulting.com
FOR USE AND BENEFIT OF: HAVEN'S DEVELOPMENT, LLC		
MIDLAND ROAD ESTATES DRAINAGE AS-BUILTS IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS		
DATE: 12/13/2024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



FINAL PLAT
MIDLAND ROAD ESTATES, PHASE 1
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

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	N0° 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	C37	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	C38	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	S3° 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	S2° 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	90.00	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						



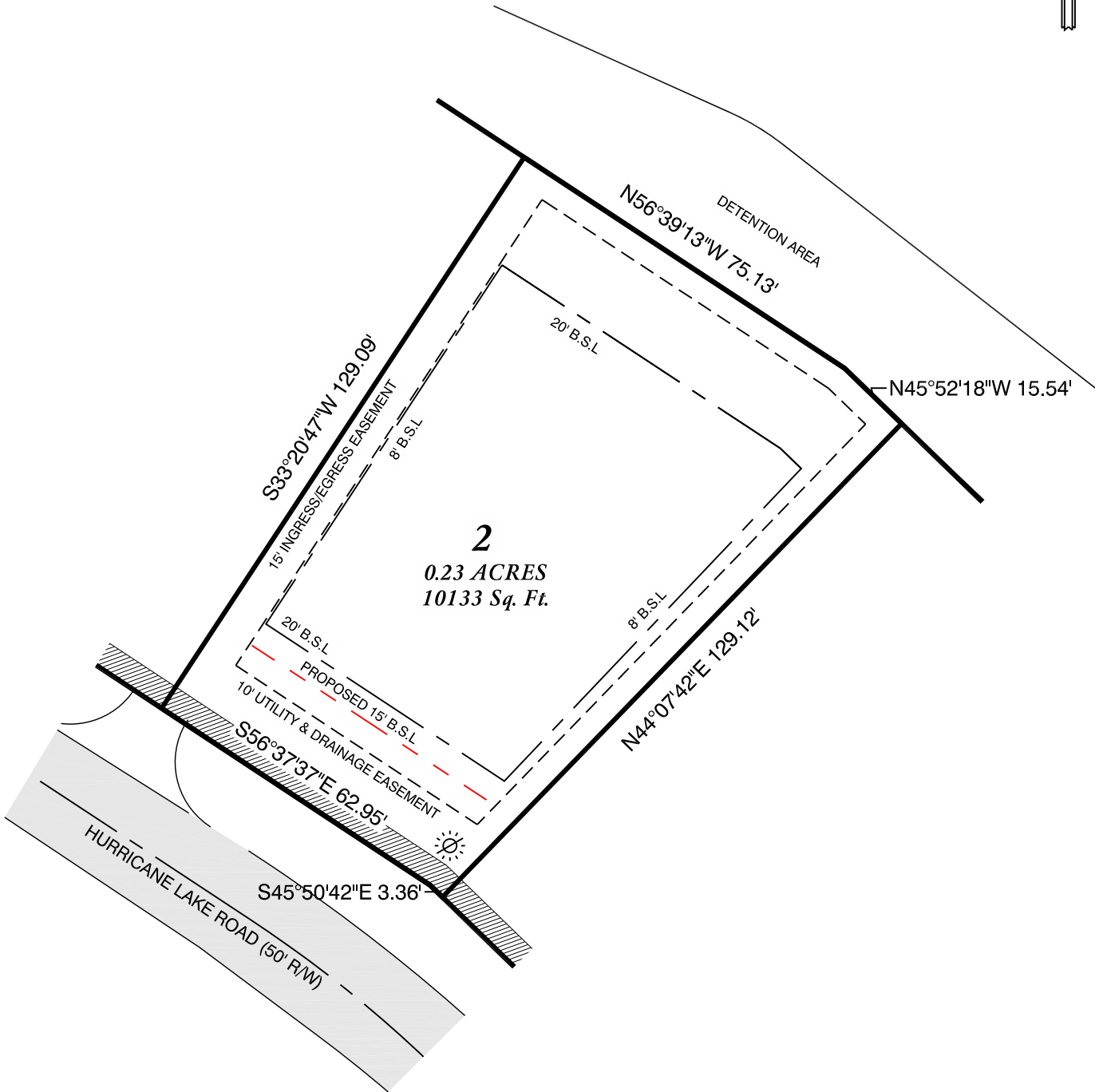
By affixing my seal and signature, I William Cobitt R. Shoffner PLS No. 1664, hereby certify that this drawing correctly depicts a survey compiled under my supervision.

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 #08125C0365, 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.	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 _____	Date of Execution _____
Name: _____	Name: Kazi Tamizdul Islam Registered Professional Engineer, No. 20876 Arkansas
Address: _____	Address: _____
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 hereon actually exist and their location, size, type and material are correctly shown; and that all interior lot lines have been adjusted to "as built conditions" and are accurately described on the plat and identified on the ground in terms of length and direction of the property side as required in accord with the City of Bryant Subdivision Regulation Ordinance.	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 _____	Date of Execution _____
Wm. Cobitt R. Shoffner Registered Professional Land Surveyor No. 1664 Arkansas	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 S.F. 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' BOC TO BOC 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 REVISED: SHEET:	C.A.D. BY: BJOHNSON CHECKED BY: SCALE: 1" = 100'
DRAWING NUMBER: 23-0024	
500 01S 14W 0 11 104 62 1664	



This Plot Plan depicts the lot as it appears on the subdivision plat. This drawing does not represent an actual survey.

VARIANCE EXHIBIT

No portion of the property described hereon lies within the 100 year flood plain, according to the Flood Insurance Rate Map, panel # 05125C0360E, dated: 06/05/2020.

For the Exclusive Use and Benefit of:
SKY BLUE, LLC

Address HURRICANE LAKE RD.
BRYANT, ARKANSAS, 72019 Date 03/05/2025

500 01S 14W 0 20 230 62 1664



30' 15' 0 30'

LEGEND

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

Drawn By OV
Checked By WCS



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

Variance Application

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

Date: 3/4/25

Applicant or Designee:

Name Matthew Finley
Address P.O. Box 10, Bryant
Phone 501-666-1300
Email Address: Stuart@finley
andcompany.com
Property Owner (If different from Applicant):

Project Location:

Property Address Hurricane Lake Rd.
Bryant, AR 72022
Parcel Number 840-12022-000
Zoning Classification _____

Name _____
Phone _____
Address _____
Email Address _____

Additional Information:

Legal Description (Attach description if necessary)

PT SW SE, E OF RD 2024-022069
Township 01 South, Range 14 West, Section 20

Description of Variance Request (Attach any necessary drawings or images)

FOR encroachment into front BSL of lot 2. All 4 lots
will have porches and this structure will look bad from the
street if variance is denied.

Proposed Use of Property residential

Application Checklist

Requirements for Submission

- ☐ Letter Stating Request and outlining the variance that is requested
- ☐ Completed Variance Application
- ☐ Submit Variance Application Fee (\$40.00 for Lot and Block Description, \$125.00 for Metes and Bounds descriptions)
- ☐ Submit Copy of completed Public Notice
- ☐ Publication: Public Notice shall be published at least one (1) time fifteen (15) days prior to the public hearing at which the variance will be heard. Once published please provide a proof of publication to the Community Development office.
- ☐ Posting of Property: The city shall provide a sign to post on the property involved for the fifteen (15) consecutive days leading up to Public hearing. One (1) sign is required for every two hundred (200) feet of street frontage.
- ☐ Submit eight (8) Copies of the Site Plan showing:
 - Specific area(s) on site requesting Variance
 - Location, Size of buildings and use of land or improvements
 - Location and arrangement of driveways and parking. Ingress/Egress
 - Existing topography and proposed grading
 - Proposed and existing landscaping
 - Scale, North Arrow, Vicinity Map

Once the application has been filed, the material will be reviewed to make sure all the required information is provided. The applicant will be notified if additional information is required. The application will be placed on the agenda for application acceptance.

Note: that this is not an exhaustive guideline regarding the Board of Adjustment. Additional information is available in the Bryant Zoning Ordinance.

READ CAREFULLY BEFORE SIGNING

I _____, do hereby certify that all information contained within this application is true and correct. I further certify that the owner of the property authorizes this proposed application. I understand that I must comply with all Building and Electrical Codes and that it is my responsibility to obtain all necessary permits.

NOTICE OF PUBLIC HEARING

A public hearing will be held on Monday, _____ at 6:00 P.M.
at the Bryant City Office Complex, 210 Southwest 3rd Street, City of Bryant, Saline
County, for the purpose of public comment on a variance request at the site of
_____ (address).

A legal description of this property can be obtained by contacting the Bryant Department
of Community Development.

Rick Johnson
Chairman Board of Zoning Adjustment
City of Bryant

*This notice is to be run in the legal notices section of the Saline Courier
no less than 15 days prior to the public hearing.*

January 24, 2025

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

Subject: Variance Request – Hurricane Lake Road (Hope Job #19-0066)

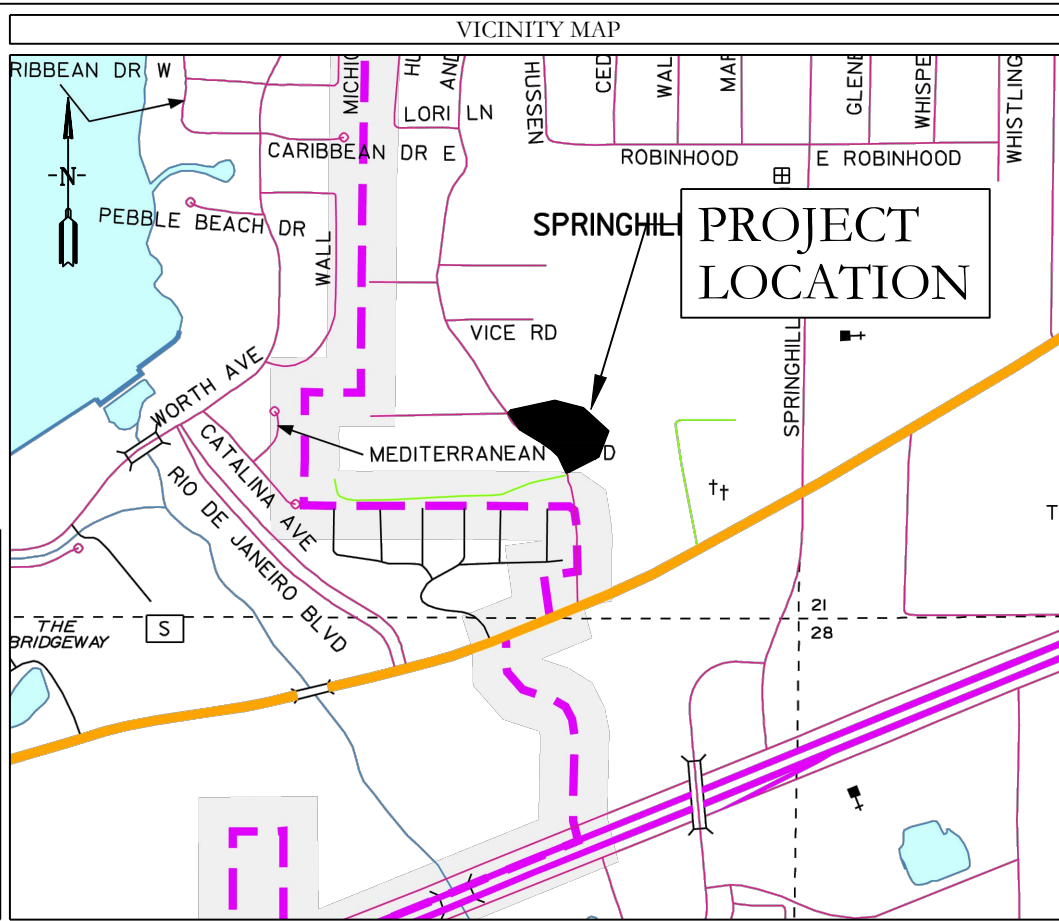
Dear Colton,

I am formally requesting staff review and approve the Variance Request of Parcel #840-12022-000. The purpose of this Variance is for encroachment into the front BSL of Lot 2. There are 4 lots in this subdivision and all will have front porches. If this variance is denied this structure will look very bad from the street. We believe it is in the best interest for all involved that this variance is approved. We thank you for your review and look forward to addressing any comments. We will be sending out notifications as required to be included in the March 10th meeting at 6:00 pm.

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

Sincerely,

Jonathan Hope



THE PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW $\frac{1}{4}$ SE $\frac{1}{4}$) OF SECTION 20, TOWNSHIP 01 NORTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SAID SW $\frac{1}{4}$ SE $\frac{1}{4}$ OF SECTION 20; THENCE S89°52'37"W, A DISTANCE OF 119.66 FEET; THENCE S04°00'05"W, A DISTANCE OF 79.78 FEET; THENCE S04°20'04"W, A DISTANCE OF 210.51 FEET; THENCE N85°52'23"W, A DISTANCE OF 146.46 FEET TO THE POINT OF BEGINNING; THENCE N85°52'23"W, A DISTANCE OF 68.31 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF HURRICANE LAKE ROAD; THENCE ALONG SAID EAST RIGHT OF WAY LINE OF HURRICANE LAKE ROAD THE FOLLOWING COURSES:

N32°14'50"W, A DISTANCE OF 75.76 FEET; THENCE
N43°15'40"W, A DISTANCE OF 78.70 FEET; THENCE
N56°37'37"W, A DISTANCE OF 133.47 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE OF HURRICANE LAKE ROAD, THENCE N39°01'38"W, A DISTANCE OF 48.91 FEET; THENCE S80°44'29"E, A DISTANCE OF 36.23 FEET; THENCE S56°39'13"E, A DISTANCE OF 133.87 FEET; THENCE S45°52'18"E, A DISTANCE OF 92.11 FEET; THENCE S39°07'34"E, A DISTANCE OF 43.08 FEET; THENCE S04°14'00"W A DISTANCE OF 127.77 TO THE POINT OF BEGINNING, CONTAINING 41,754 SQUARE FEET, OR 0.96 ACRES, MORE OR LESS.

NO FENCES SHALL BE CONSTRUCTED IN THE DRAINAGE EASEMENT WHERE OPEN DITCHES ARE CONSTRUCTED.

VICINITY MAP

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

No portion of the property described hereon lies within the 100 year floodplain, according to the Federal Insurance Rate Map, panel #05125C0360E, Dated: 06/05/2020.

OWNER:	SKIY BLUE, LLC 326 INDEPENDENCE DRIVE BRYANT, AR 72202	AVERAGE LOT SIZE: 619 ACRES (5847.92 SQ. FT.) MINIMUM LOT SIZE: 72,096 SQ. FT. NUMBER OF LOTS: 4
DEVELOPER / SUBDIVIDER:	SKIY BLUE, LLC 326 INDEPENDENCE DRIVE BRYANT, AR 72202	SOURCE OF WATER: WATER USERS OF SOURCE: CITY OF BRYANT SOURCE OF ELECTRIC: ENTURGY
ENGINEERS:	HOPKINS CONSULTING INC. 117 S. MARKET STREET BRYANT, AR 72015	<u>BUILDING SETBACKS</u> FRONT: 20' OR AS SHOWN REAR: 30' OR AS SHOWN SIDE: 5' OR AS SHOWN
NAME OF SUBDIVISION:	SKIY BLUE DUPLEXES	<u>UTILITY & DRAINAGE EASEMENTS:</u>
INSTRUMENT #:	2015-7766	FRONT: 10' OR AS SHOWN REAR: 5' OR AS SHOWN SIDE: 5' OR AS SHOWN
ZONING:	R-X	

HOPE
CONSULTING
ENGINEERS - SURVEYORS

FOR USE AND BENEFIT OF:
SKY BLUE, LLC

FINAL PLAT
SKY BLUE DUPLEXES
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 03/27/2024		C.A.D. BY: BJOHNSON				DRAWING NUMBER: 19-0066	
REVISED:		CHECKED BY:					
HEET:		SCALE: 1"=20'					
500	01S	14W	0	20	230	62	1664

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

