



AGENDA ITEM HISTORY SHEET

ITEM TITLE

Sidewalk Waiver - Kalkbrenner Estates - 1710 Shoal Road

AGENDA NO. 11**AGENDA DATE: 10/29/2024**

FUNDING CERTIFICATION (Finance Director) (Signature, if applicable)

MANAGEMENT STAFF REVIEW (Signature)

MAYOR (Signature)

ITEM HISTORY (Previous Council reviews, action related to this item, and other pertinent history)

This subdivision plat has gone before the Development Review Committee on 8/29/24 and was given a recommendation of approval to the Planning Commission. At the Planning Commission meeting on 9/9/24 the Planning Commission Approved the Plat for the subdivision including the waiver for half street improvements and sidewalk with a contingency

ITEM COMMENTARY (Background discussion, key points, recommendations, etc.) Please identify any or all impacts this proposed action would have on the City budget, personnel resources, and/or residents.

The approval at Planning Commission was given with the contingency of the sidewalk waiver being passed by City Council.

(This section to be completed by the Mayor)

ACTION PROPOSED (Motion for Consideration)

Motion to approve a waiver on the requirement to build sidewalks along Shoal Road street frontage for the Kalkbrenner Estates Subdivision development.

August 28, 2024

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

RE: Kalkbrenner Estates - 1710 Shoal Road- Subdivision Plat

Dear Mr. Leonard,

I am writing to propose replat and request for waiver. Located 1710 Shoal Road this property is proposed for a property split. At this location half street improvements sidewalks are highly unlikely in the future.

We are proposing a waiver for both for this property. We look forward to discussing this project with you at DRC.

Sincerely,



Jonathan Hope



SURVEY DETAILS AND NOTES

KALBRENNER COMPANY, LLC
 170 SHOAL ROAD, BRYANT, ARKANSAS 72022
 COUNTY PARCEL TAX ID: 84-00-087-000

ALL DIMENSIONS LISTED ARE AS MEASURED BY THIS SURVEYOR UNLESS OTHERWISE NOTED FOR RECORD DIMENSIONS SEE DOCUMENTS OF RECORD.

OWNERSHIP INFORMATION, IF SHOWN, IS LISTED AS PUBLISHED BY THE LOCAL COUNTY TAX ASSESSOR AND IS LISTED FOR REFERENCE ONLY. NO STATEMENTS OF OWNERSHIP RIGHTS OR INTERESTS ARE MADE.

THIS SURVEY IS BASED ON PUBLIC RECORDS AND/OR TITLE INVESTIGATIONS FURNISHED BY THIRD PARTIES. NO INDEPENDENT SEARCH OR INVESTIGATION HAS BEEN MADE BY THIS FIRM FOR ANY RECORDS, PUBLIC OR PRIVATE, LISTED REFERENCE TO RECORDS OR INSTRUMENTS IS MADE FOR REFERENCE ONLY. HOWEVER, THIS STATEMENT OR GUARANTEES OF OWNERSHIP, RIGHTS, OR OTHER INTERESTS ARE MADE BY THIS SURVEY PLAN.

REFERENCE DOCUMENTS

1. FINAL PART OF MILLER PLACE, PHASE 4, RECORDED IN PLAT BOOK 584, PAGE 73

2. DEED OF RECORD DOC. #2004-00000 (SEE BELOW)

PARENT TRACT RECORD PROPERTY DESCRIPTION

SALINE COUNTY INSTRUMENT #2004-00000

A PART OF THE NW 1/4 NE 1/4, SECTION 48, TOWNSHIP 38 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF SAID NW 1/4 NE 1/4, THENCE NORTH 89°39'59" EAST, A DISTANCE OF 66.00 FEET TO A POINT; THENCE SOUTH 00°46'57" WEST, A DISTANCE OF 66.00 FEET TO A POINT; THENCE SOUTH 00°46'57" WEST, A DISTANCE OF 66.00 FEET TO A SET MAG NAIL (PS #664); THENCE NORTH 89°39'59" EAST, A DISTANCE OF 66.00 FEET TO A SET MAG NAIL (PS #664); THENCE NORTH 00°46'57" WEST, A DISTANCE OF 66.00 FEET TO A SET MAG NAIL (PS #664); THENCE SOUTH 89°39'59" EAST, A DISTANCE OF 66.00 FEET TO THE POINT OF BEGINNING, CONTAINING 8.87186 SQUARE FEET, OR 0.20 ACRES, MORE OR LESS.

FLOOD ZONE INFORMATION

NO PORTION OF THE PROPERTY DESCRIBED HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA, ACCORDING TO THE FEMA FLOOD INSURANCE RATE PANEL # 2405000000. DATED: 06/08/2000.

PROPOSED TRACT 1 PROPERTY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 48, TOWNSHIP 38 SOUTH, RANGE 14 WEST, CITY OF BRYANT, SALINE COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF SAID NW 1/4 NE 1/4 OF SECTION 48, THENCE NORTH 89°39'59" EAST, A DISTANCE OF 479.00 FEET TO A POINT; THENCE NORTH 89°39'59" EAST, A DISTANCE OF 66.00 FEET TO A POINT; THENCE SOUTH 00°46'57" WEST, A DISTANCE OF 66.00 FEET TO A SET MAG NAIL (PS #664); THENCE NORTH 89°39'59" EAST, A DISTANCE OF 66.00 FEET TO A SET MAG NAIL (PS #664); THENCE SOUTH 89°39'59" EAST, A DISTANCE OF 66.00 FEET TO THE POINT OF BEGINNING, CONTAINING 8.87186 SQUARE FEET, OR 0.20 ACRES, MORE OR LESS.

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PROPOSED TRACT 10 PROPERTY DESCRIPTION

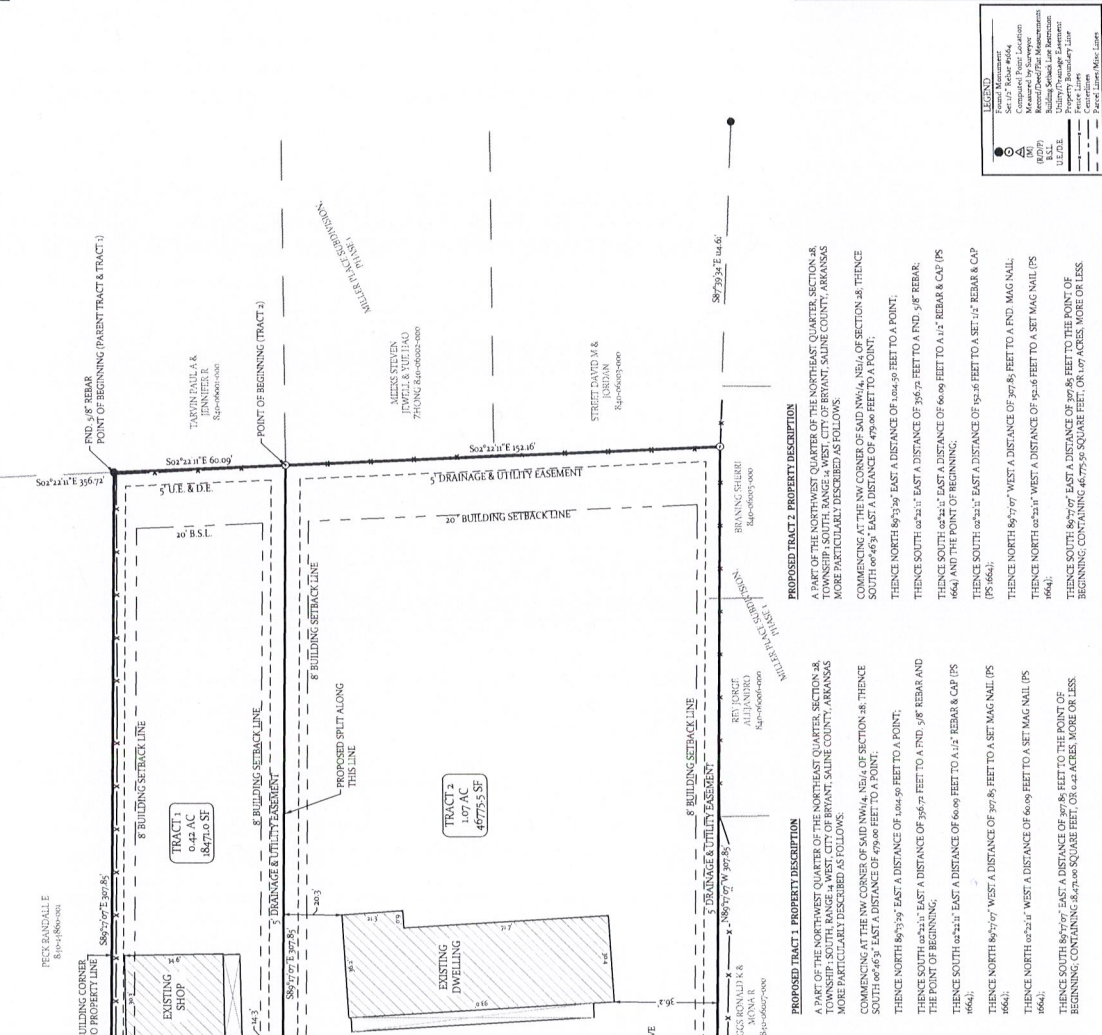
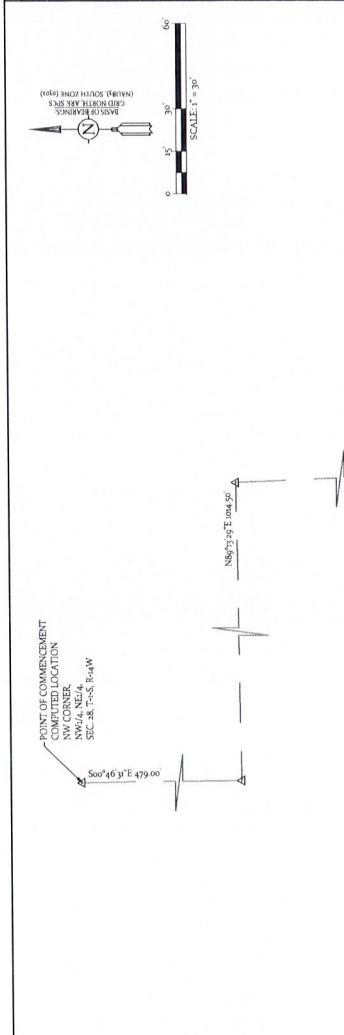
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CERTIFICATE OF OWNER:

We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have caused to be laid off, planned 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: SALINE COUNTY DEED 0024-000494

CERTIFICATE OF FINAL SURVEYING ACCURACY:

I, William Collier B. Claffier, hereby certify that this plat correctly represents a survey and a plat 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 adhered 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 sides.

Date of Execution: _____ Name: _____

William Collier B. Claffier
 Registered Professional
 Land Surveyor No. 1664, Arkansas



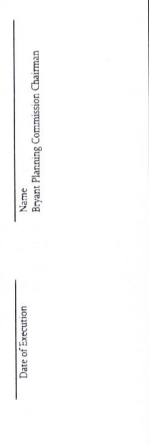
CERTIFICATE OF FINAL PLAT APPROVAL:

Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission at a meeting held _____, 20____.

All Documents are hereby accepted, and this certificate is hereby executed under the authority of said rules and regulations.

Date of Execution: _____ Name: _____

Bryant Planning Commission Chairman



HOPE CONSULTING ENGINEERS - SURVEYORS

129 NORTH MAIN STREET
 BRYANT, ARKANSAS 72023
 Office (501) 315-2666 | Fax (501) 315-0044
 www.HopeConsulting.com

FURTHER AND BENEFIT OF:

MATTHEW KALBRENNER
 170 SHOAL ROAD, BRYANT, ARKANSAS, 72022

DATE: 08/27/2024
 CHECKED BY: _____
 SHEET: 1 OF 1
 SCALE: 1" = 30'
 PROJECT NUMBER: 24-0903
 AR STATE LAND SURVEY FILING CODE: 500 - 05 - 14W - 0 - 0 - 38 - 140 - 6 - 6 - 1664

LEGEND	Symbol	Description
Point Monument	●	Point Monument
Corner Monument	▲	Corner Monument
Control Point Location	○	Control Point Location
Monument by Surveyor	△	Monument by Surveyor
Building Setback Line	---	Building Setback Line
Utility Easement	---	Utility Easement
Proposed Building Footprint	---	Proposed Building Footprint
Proposed Building Footprint	---	Proposed Building Footprint
Proposed Building Footprint	---	Proposed Building Footprint