

25-0608 Lot 22R Market Place II Ph3

6128 Highway 5, Bryant, Arkansas | Review of Sheet C-1.0 Preliminary Site Plan

DATE	PREPARED FOR
06/05/2026	Jeremy Ventress Review
PRIMARY CONCLUSION	MAIN RISK
Not permit-ready as submitted	Incomplete civil support, not an obvious face-of-sheet boundary failure

Executive Summary

The biggest issue is plan incompleteness. Based on the submitted preliminary site plan, the project does not yet show enough information to verify drainage/stormwater compliance, Highway 5 access permitting, ADA layout compliance, and utility coordination. Boundary risk appears lower than the civil design risk, but the sheet alone is still not enough to fully close out easement and title impacts.

The current package reads like an early site planning sheet rather than a full civil permit package. Parking quantity does not appear to be the main problem. The key problem is that major compliance items are either missing or not documented at a level that supports agency or permit review.

Key Findings

SEVERITY	ISSUE	LOCATION	RECOMMENDED FIX
High	Drainage and stormwater design are not adequately documented.	Entire site, especially the building pad and Highway 5 frontage.	Add grading and drainage sheets with spot grades, flow arrows, inlets, pipe sizes, rim and invert data, outfall tie-ins, and signed/sealed drainage calculations.
High	Highway frontage access and ditch work are not tied to agency approval.	Highway 5 / Old Stagecoach Road frontage and driveway entrance area.	Add ARDOT permit reference, driveway geometry, frontage grading tie-in, and any ditch or culvert sizing and flowline data tied to the access work.
Medium-High	ADA parking and accessible route cannot be fully verified.	Accessible stalls and route to the building entrance.	Add a dedicated ADA detail showing stall widths, aisle widths, van designation, signage, slopes, curb-ramp connection, and the full accessible route.
Medium	Utility design is too incomplete to confirm constructability and review compliance.	Water, sewer, fire, and service connections throughout the site.	Add proposed utility routing, sizes, materials, service connection points, fire service scope, invert and rim data where applicable, and utility conflict notes.
Medium	Boundary and easement verification are not fully	Property lines, easement areas, and frontage dedication areas.	Pair the plan with the sealed boundary survey, title commitment, recorded plat, and

SEVERITY	ISSUE	LOCATION	RECOMMENDED FIX
	supportable from the sheet alone.		all easement instruments before final approval.
Medium	Sidewalk detail contains an internal drafting inconsistency.	Sidewalk detail note block.	Recheck the concrete strength callout. The shown 400 PSI note appears likely to be a drafting error and should be corrected before issuance.
Low	Title block and contact data are incomplete.	Lower-right title block.	Complete owner and developer contact fields and confirm issuance status before external submittal.

Recommended Next-Step Package

- Grading and drainage sheets with drainage calculations.
- Utility plan with service and fire protection coordination.
- ARDOT access and frontage support documents.
- Dedicated ADA parking and accessible route detail.
- Boundary survey, title commitment, and easement backup.

Prepared from the submitted preliminary site plan and civil QA/QC review notes on 06/05/2026. This brief does not include graphic redlines placed directly on the source plan sheet.