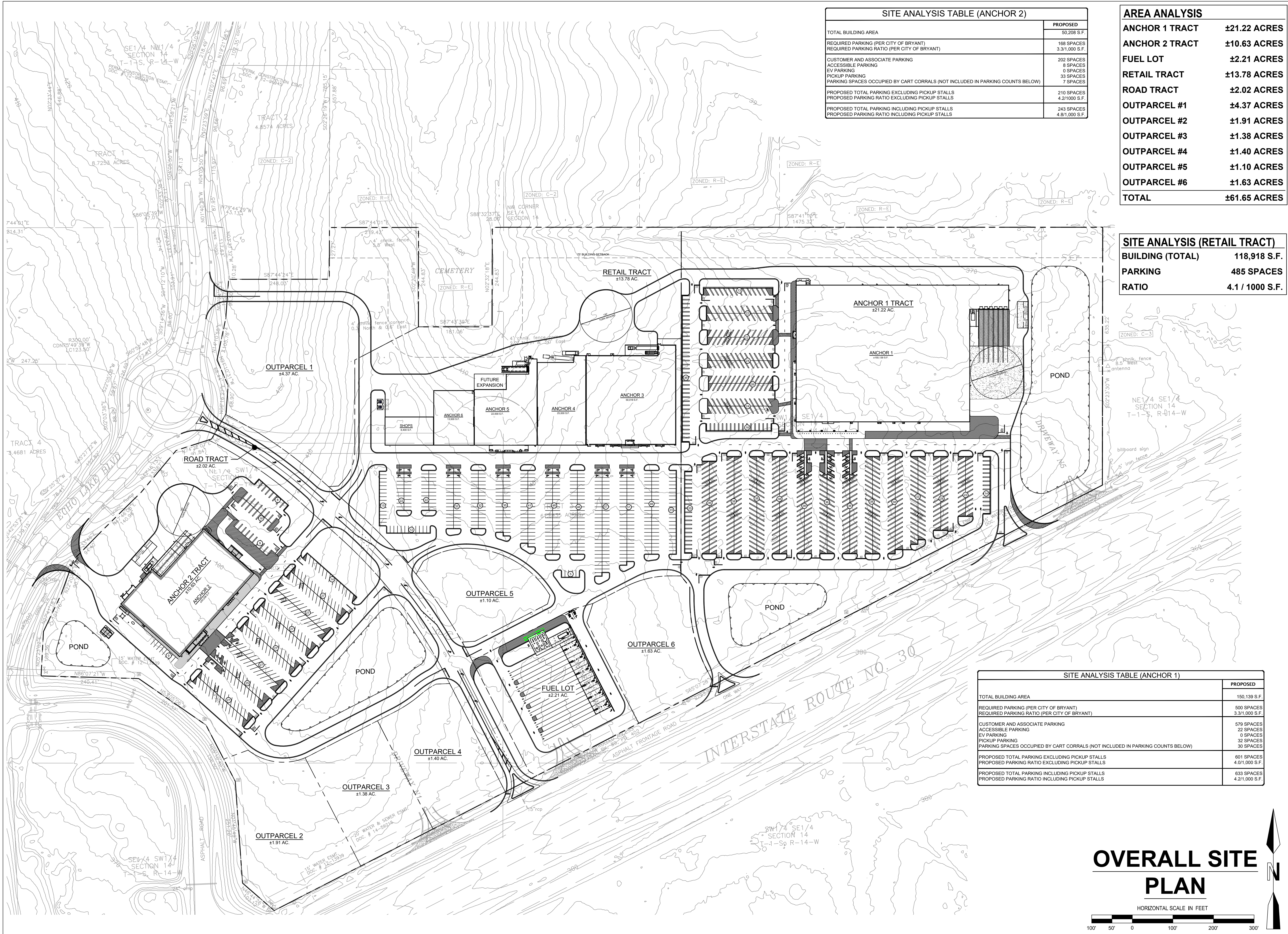


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SITE ANALYSIS TABLE (ANCHOR 2)	
	PROPOSED
TOTAL BUILDING AREA	50,208 S.F.
REQUIRED PARKING (PER CITY OF BRYANT)	168 SPACES
REQUIRED PARKING RATIO (PER CITY OF BRYANT)	3.31/1,000 S.F.
CUSTOMER AND ASSOCIATE PARKING	202 SPACES
ACCESSIBLE PARKING	8 SPACES
EV PARKING	0 SPACES
PICKUP PARKING	33 SPACES
PARKING SPACES OCCUPIED BY CART CORRALS (NOT INCLUDED IN PARKING COUNTS BELOW)	7 SPACES
PROPOSED TOTAL PARKING EXCLUDING PICKUP STALLS	210 SPACES
PROPOSED PARKING RATIO EXCLUDING PICKUP STALLS	4.2/1000 S.F.
PROPOSED TOTAL PARKING INCLUDING PICKUP STALLS	243 SPACES
PROPOSED PARKING RATIO INCLUDING PICKUP STALLS	4.8/1,000 S.F.

AREA ANALYSIS	
ANCHOR 1 TRACT	±21.22 ACRES
ANCHOR 2 TRACT	±10.63 ACRES
FUEL LOT	±2.21 ACRES
RETAIL TRACT	±13.78 ACRES
ROAD TRACT	±2.02 ACRES
OUTPARCEL #1	±4.37 ACRES
OUTPARCEL #2	±1.91 ACRES
OUTPARCEL #3	±1.38 ACRES
OUTPARCEL #4	±1.40 ACRES
OUTPARCEL #5	±1.10 ACRES
OUTPARCEL #6	±1.63 ACRES
TOTAL	±61.65 ACRES

SITE ANALYSIS (RETAIL TRACT)	
BUILDING (TOTAL)	118,918 S.F.
PARKING	485 SPACES
RATIO	4.1 / 1000 S.F.

SITE ANALYSIS TABLE (ANCHOR 1)	
	PROPOSED
TOTAL BUILDING AREA	150,139 S.F.
REQUIRED PARKING (PER CITY OF BRYANT)	500 SPACES
REQUIRED PARKING RATIO (PER CITY OF BRYANT)	3.31/1,000 S.F.
CUSTOMER AND ASSOCIATE PARKING	579 SPACES
ACCESSIBLE PARKING	22 SPACES
EV PARKING	0 SPACES
PICKUP PARKING	32 SPACES
PARKING SPACES OCCUPIED BY CART CORRALS (NOT INCLUDED IN PARKING COUNTS BELOW)	30 SPACES
PROPOSED TOTAL PARKING EXCLUDING PICKUP STALLS	601 SPACES
PROPOSED PARKING RATIO EXCLUDING PICKUP STALLS	4.0/1,000 S.F.
PROPOSED TOTAL PARKING INCLUDING PICKUP STALLS	633 SPACES
PROPOSED PARKING RATIO INCLUDING PICKUP STALLS	4.2/1,000 S.F.

OVERALL SITE
PLAN

HORIZONTAL SCALE IN FEET



COMMERCIAL RETAIL DEVELOPMENT
NORTHEAST CORNER OF I-30 AND BRYANT PARKWAY
BRYANT, AR 72022



PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT NO. 26-1171

ISSUE FOR REVIEW
10.05.2026

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