Bryant Planning Commission Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

YouTube: https://www.youtube.com/c/bryantarkansas

Date: February 13, 2023 - **Time:** 6:00 PM

Call to Order

Approval of Minutes

1. Planning Commission Meeting Minutes - 01/09/2023

- 2023-01-09 Planning Commission Meeting Minutes.pdf

Announcements

Director's Report

DRC Report

2. Coral Ridge - Lots 18 & 24 - Variances

Hope Consulting - Requesting Recommendation for Approval of Variances on Lot Setbacks - NO RECOMMENDATION FOR EITHER LOT

3. Lindsey Pools - 9113 HWY 5 N - New Service Operation Building

Cari DePrang - Requesting Site Plan Approval and Recommendation for Approval of Replat and Non-Standard Building. - RECOMMENDED APPROVAL FOR REPLAT AND NON-STANDARD BUILDING. APPROVED SITE PLAN, contingent upon submitting updated site plan, SW In-lieu-of fee being paid, and Non-standard building being approved by PC.

4. Springhill Grocery - 2725 Springill Road - New Addition and Plat of Property

Ali Hamza - Requesting Approval for New Building Addition and Recommendation for Plat Approval - RECOMMENDED APPROVAL OF PLAT, contingent upon submittal of new plat for PC. APPROVED NEW ADDITION, contingent upon screening being placed along front and side of the cooler.

- 0631-PLT-01.pdf
- 0631-PLN-02.pdf
- 0631-ELV-01.pdf
- 0631-PLN-01.pdf

5. Middleton Detention Pond - 1800 Woodland Park

Hope Consulting - Requesting Approval for Changes to Detention Pond - APPROVED, contingent upon stormwater comments being addressed.

- 0647-pln-01.pdf
- 0647-drn-01.pdf
- 0647-PLN-03.pdf

6. Cornerstone Montessori Christian Academy - Springhill Road

Hope Consulting - Requesting Site Plan Approval - APPROVED, Contingent upon facade of building being approved by staff before permitting.

- 0545-LSP-01.pdf
- 0545-PLN-06.pdf

7. Arkansas Service One HVAC - Corporate Center Dr. - New Parking Area

Brad Tucker - Requesting Approval for adding of Additional Parking Area - APPROVED, Contingent upon receiving new site plan.

- 0654-PLN-01.pdf

8. A-1 Cellular Repair - 3213 Main Street - Sign Permit

Fast Signs - Requesting Sign Permit Approval - STAFF APPROVED

- 0644-APP-01.pdf

9. RFS - Resinous Flooring and Supply - 221 Progress Way Unit 800 - Sign Permit

L Graphics - Requesting Sign Permit Approval - STAFF APPROVED

- 0645-APP-01.pdf

10. Edward Jones - 2305 Springhill Road STE 3 - Sign Permit

Arkansas Sign and Neon - Requesting Sign Permit Approval - STAFF APPROVED

- 0649-APP-01.pdf

11. Crave - 3429 Marketplace Ave - Sign Permit

Aero Signs - Requesting Sign Permit Approval - STAFF APPROVED

- 0650-APP-01.pdf

Old Business

New Business

12. Lindsey Pools - 9113 HWY 5 N - New Service Operations Building

Cari Deprang - Requesting Approval for Replat and Non-Standard Building

- 0653-PLN-02.pdf

Adjournments

Bryant Planning Commission Meeting Minutes

Monday, January 9th, 2023
Boswell Municipal Complex – City Hall Courtroom
6:00 PM

Agenda

CALL TO ORDER

- Chairman Rick Johnson calls the meeting to order.
- Commissioners Present: Johnson, Burgess, Statton, Hooten, Edwards, Arey
- Commissioners Absent: Penfield

ANNOUNCEMENTS

None

DIRECTOR'S REPORT

Truett Smith Spoke about the ongoing software system implementation.

APPROVAL OF MINUTES

1. **Planning Commission Meeting Minutes 1/09/2023**

   Motion to Approve Minutes made by Commissioner Statton, Seconded by Commissioner Arey. Voice Vote, 6 Yays, 0 nays. 2 Absent.

Vice-Chairman Burgess read the DRC Report.

DRC REPORT

2. **2303 & 2209 Ridgecrest - Rezoning from R-M to C-2**
   Hope Consulting - Requesting Approval for Rezoning from R-M to C-2 - NO RECOMMENDATION
3. **Sherwood Park Subdivision - Lots 10-13 - Replat**
   Arkansas Surveying & Consulting - Requesting Approval for Replat - RECOMMENDED APPROVAL, Contingent upon adding 10ft easement along front of lots

4. **Shady Pine Strip Center - Shady Pine Lane - Site Plan**
   Alan Schader - Requesting Site Plan Approval - APPROVED, Contingent upon the following being addressed: Landscaping, Facade Glazing, Detention Basin
5. **Dunkin Donuts - Remodel - Exterior Changes**
   Requesting Approval for Exterior Changes to Building - APPROVED
6. **Alcoa Exchange - Tenant B - Additional Site Improvements**
   Bailey Construction - Requesting Approval for Site Improvements for Tenant Buildout - APPROVED

PUBLIC HEARING

7. **2303 & 2209 Ridgecrest - Rezoning from R-M to C-2**
   Hope Consulting - Requesting Approval for Rezoning from R-M to C-2

   After brief discussion on the reasoning for the Rezoning, Chairman Johnson opened the public hearing and asked for people here to speak on the rezoning to come forward.
   Rebecca Bryant (2202 Ridgecrest) spoke on her concerns over flooding in the area, and that commercial zoning would be directly across the street. She was okay with the rezoning once reassured that the new development would not cause any increase of flooding to the area.

   Chairman Johnson called for a Roll Call Vote on the Rezoning. 6 Yays, 0 Nays. Penfield Absent.

   Motion to Close Public Hearing made by Commissioner Edwards, Seconded by Commissioner Statton. Voice Vote, 6 Yays, 0 nays. Penfield Absent.

NEW BUSINESS

8. **Sherwood Park Subdivision - Lots 10-13 - Replat**

   Arkansas Surveying & Consulting - Requesting Approval for Replat

   After brief discussion on the item, Chairman Johnson called for a roll call vote to approve, contingent upon the adding of a 10ft UE along the front of the property. 6 yays, 0 nays. Penfield Absent.

9. **Proposed City of Bryant Sign Code 2023**

   Truett Smith - Requesting Recommendation for Approval of Proposed Sign Code

   After brief discussion on the item, Chairman Johnson called for a roll call vote to approve. 6 yays, 0 nays. Penfield Absent. Sign Code to go before the City Council for Approval at the next meeting.

ADJOURNMENT

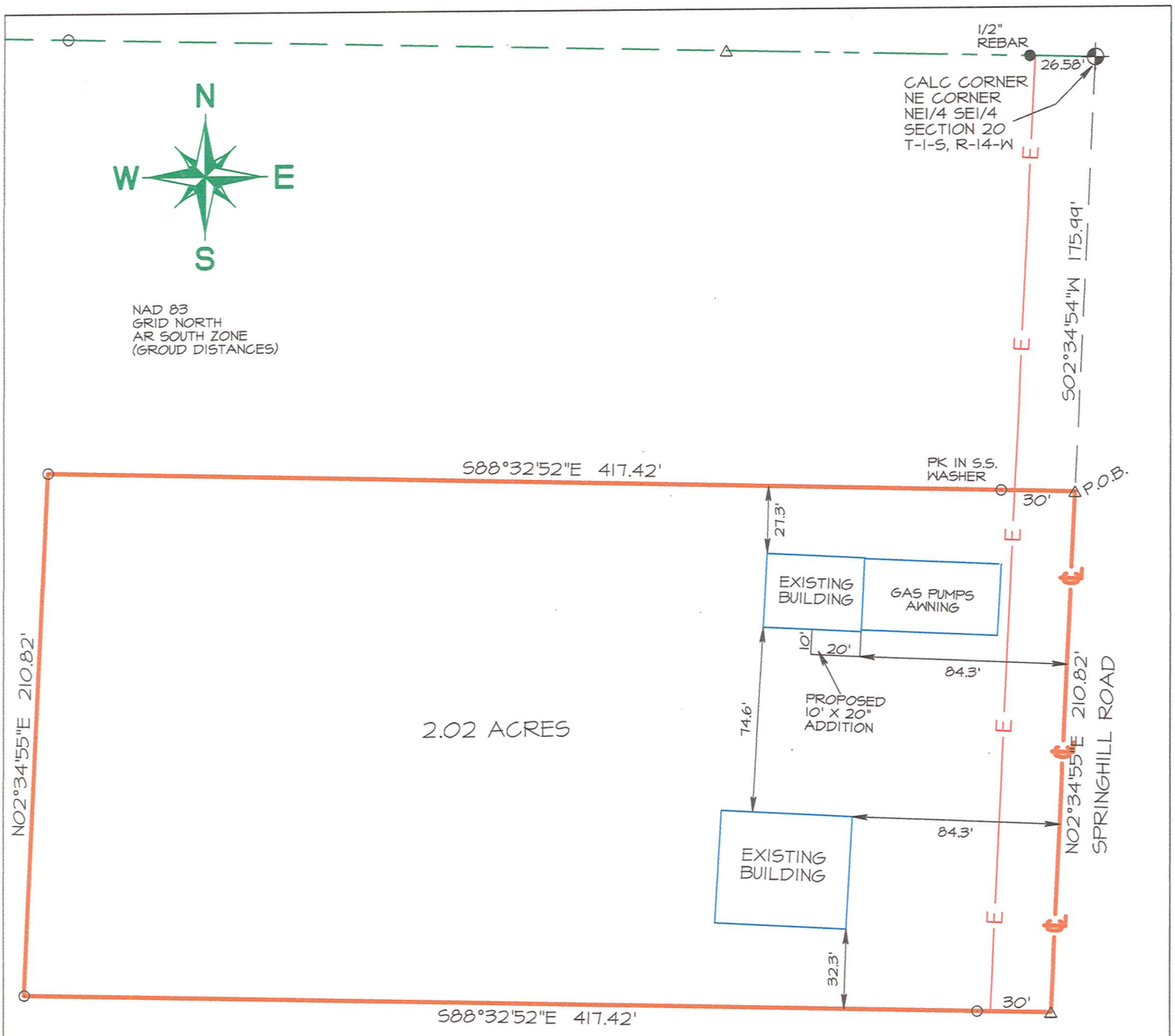
Motion to Adjourn made by Commissioner Burgess, Seconded by Commissioner Arey. Voice Vote, 6 Yays, 0 nays. Penfield Absent.

_____ _____

Chairman, Rick Johnson *Date*

_____ _____

Secretary, Tracy Picanco *Date*



SURVEY DESCRIPTION.
THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 20, T-1-S, R-14-W, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NE1/4 OF SE1/4, RUN THENCE SOUTH 02°34'54" WEST, A DISTANCE OF 175.99 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02°34'54" WEST, ALONG THE EAST LINE THEREOF A DISTANCE OF 210.82 FEET; THENCE NORTH 88°32'52" WEST, A DISTANCE OF 417.42 FEET; THENCE NORTH 02°34' 55" EAST, A DISTANCE OF 210.82 FEET; THENCE SOUTH 88°32'52" EAST, A DISTANCE OF 417.42 FEET TO THE POINT OF BEGINNING, CONTAINING 2.02 ACRES, MORE OR LESS.

UNLESS SPECIFICALLY STATED OR SHOWN, THIS BOUNDARY SURVEY IS MADE SUBJECT TO AND DOES NOT DELINEATE: BUILDING SETBACK LINES, ZONING REGULATIONS, RESTRICTIONS, OR OTHER ITEMS WHICH MAY AFFECT DEVELOPMENT. NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS, OR THE EXISTANCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES, UNLESS SPECIFICALLY SHOWN, WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THE TRACT. TRACT MAY BE SUBJECT TO EASEMENTS, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, AND PLANNING AND ZONING REGULATIONS OF RECORD, IF ANY, AND IS SUBJECT TO SUCH FACTS WHICH A CURRENT TITLE SEARCH MAY DISCLOSE. I HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A BOUNDARY SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION ON THIS DAY.

LEGEND
- ○ SET #5 BAR/CAP
- ● EXISTING MON.
- △ CALC. POINT
- —X— FENCE

CERTIFICATE OF AUTHORIZATION
REAL ESTATE SERVICES OF SALINE COUNTY INC.
No. 2023
ARKANSAS SURVEYOR

DATE: 1-5-2023
GRAPHIC SCALE 1"=60'
0 60 120

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
No. 1141
KERRY D. LANE

DRAWING NO. 020-22C

REVISIONS BY
DATE

REAL ESTATE SERVICES
OF SALINE COUNTY, INC.
501-315-8866

FOR USE AND BENEFIT OF:

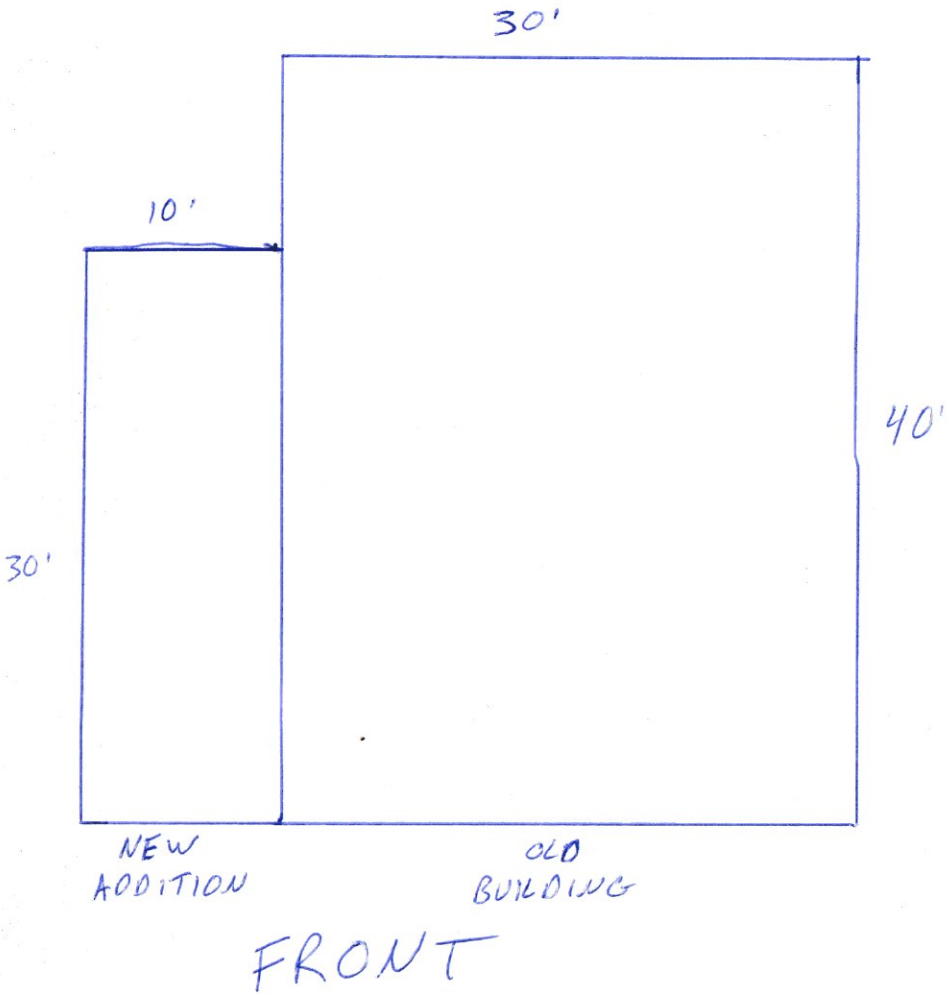
MIKE AREY

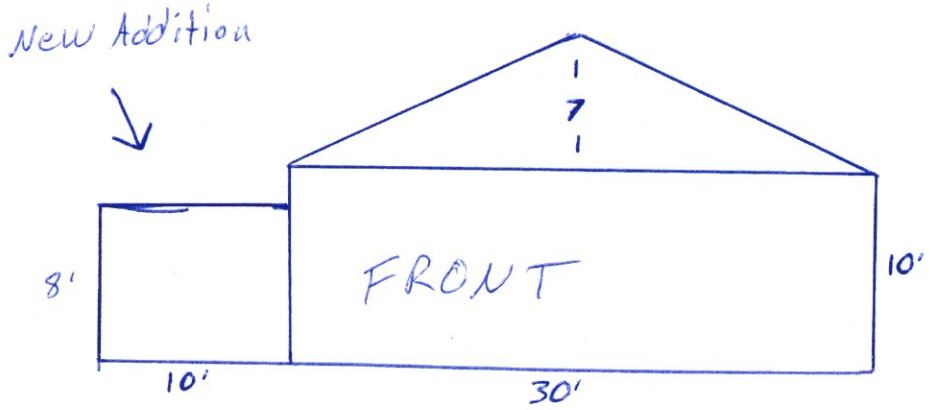
1200 FERGUSON DR., SUITE 5, BENTON, AR., 72015

500-015-14W-0-20-210-62-1141

DRAWN BY
CHECKED BY
APPROVED BY

Springhill Quick Mart
2725 SPRINGHILL ROAD
BRYANT, AR 72019







NAD 83
GRID NORTH
AR SOUTH ZONE
(GROUD DISTANCES)

1/2" REBAR

26.58'

CALC CORNER
NE CORNER
NE1/4 SE1/4
SECTION 20
T-1-S, R-14-W

175.99'
S02°34'54"W

S88°32'52"E 417.42'

CARPORT

EXISTING BUILDING

GAS PUMPS

30'
P.O.B.

106.46'
S02°34'55"W
SPRINGHILL ROAD

N02°34'55"E
106.46'

CAP, PS
#1141

N88°32'52"W 417.42'

80.05'

30'

CAP, PS
#1141

PK IN S.S.
WASHER

1051.97'
S02°34'55"W

SURVEY DESCRIPTION.
THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 20, T-1-S, R-14-W, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NE1/4 OF SE1/4, RUN THENCE SOUTH 02°34'54" WEST, A DISTANCE OF 175.99 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02°34'54" WEST, ALONG THE EAST LINE THEREOF A DISTANCE OF 106.46 FEET; THENCE NORTH 88°32'52" WEST, A DISTANCE OF 417.42 FEET; THENCE NORTH 02°34'55" EAST, A DISTANCE OF 106.46 FEET; THENCE SOUTH 88°32'52" EAST, A DISTANCE OF 417.42 FEET TO THE POINT OF BEGINNING, CONTAINING 1.02 ACRES, MORE OR LESS.

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CALC CORNER
SE CORNER
NE1/4 SE1/4
SECTION 20
T-1-S, R-14-W

LEGEND
⊙ SET #5 BAR/CAP
● EXISTING MON.
△ CALC. POINT
—X— FENCE

CERTIFICATE OF AUTHORIZATION
REAL ESTATE SERVICES OF SALINE COUNTY INC.
No. 2023
ARKANSAS-SURVEYOR

DATE: 7-20-20

GRAPHIC SCALE 1"=60'

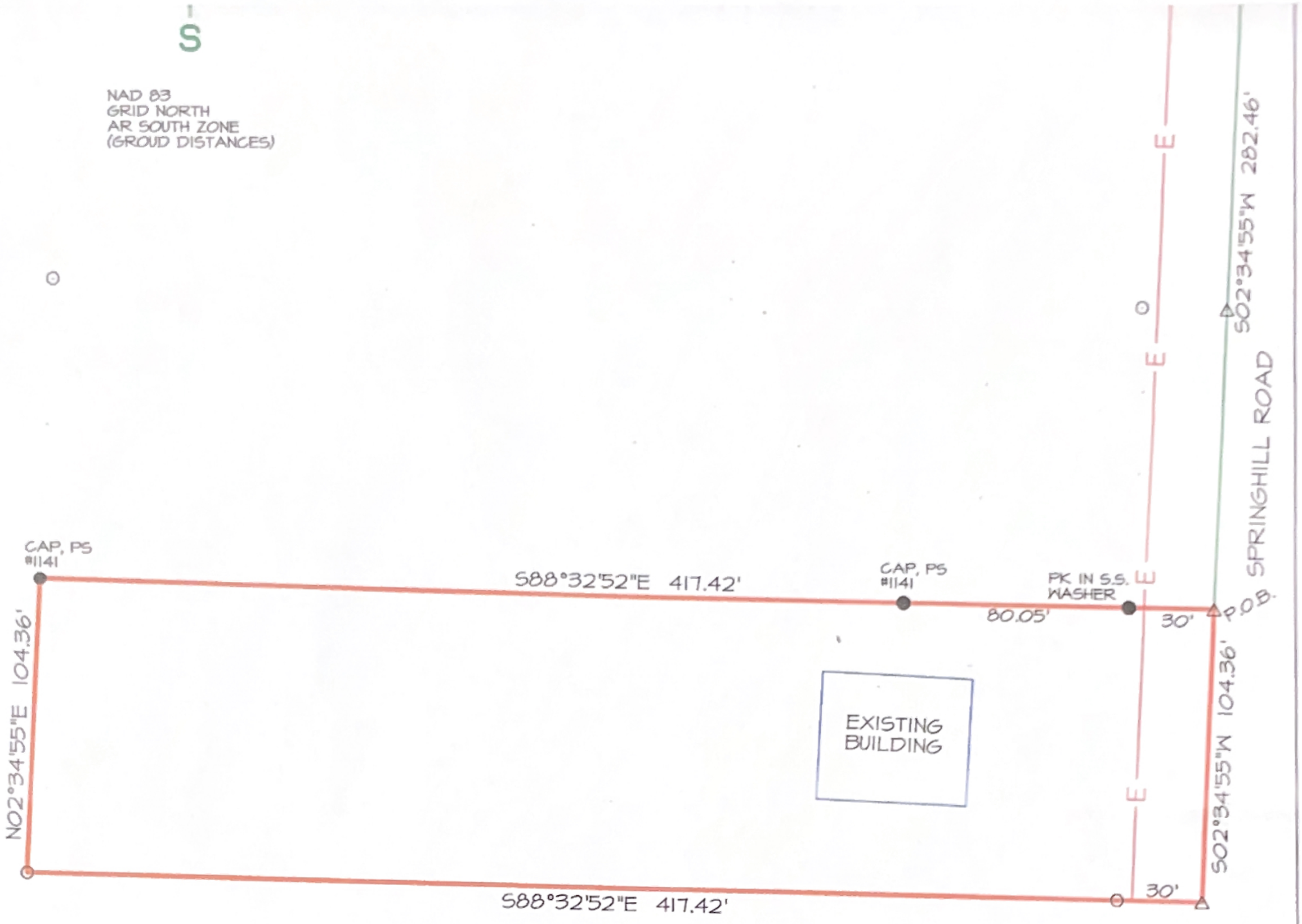
0 60 120

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
No. 1141
SIGNED 7-20-20
KERRY D. LANE

DRAWING NO. 062-20	REAL ESTATE SERVICES OF SALINE COUNTY, INC. 501-315-8866	
REVISIONS BY	FOR USE AND BENEFIT OF:	DRAWN BY
DATE	ALK LLC	CHECKED BY
		APPROVED BY

N

NAD 83
GRID NORTH
AR SOUTH ZONE
(GROUD DISTANCES)



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LEGEND
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● EXISTING MON.
△ CALC. POINT
—X— FENCE

CERTIFICATE OF AUTHORIZATION
REAL ESTATE SERVICES OF SALINE COUNTY INC.
No. 2023
ARKANSAS-SURVEYOR

DATE: 2-15-2022
GRAPHIC SCALE 1"=60'
0 60 120

PROFESSIONAL LICENSED SURVEYOR
STATE OF ARKANSAS
No. 1141
SIGNED

DRAWING NO.	020-22
REVISIONS BY	
DATE	

REAL ESTATE SERVICES
OF SALINE COUNTY, INC.
501-315-8866

FOR USE AND BENEFIT OF:

MIKE AREY

DRAWN BY

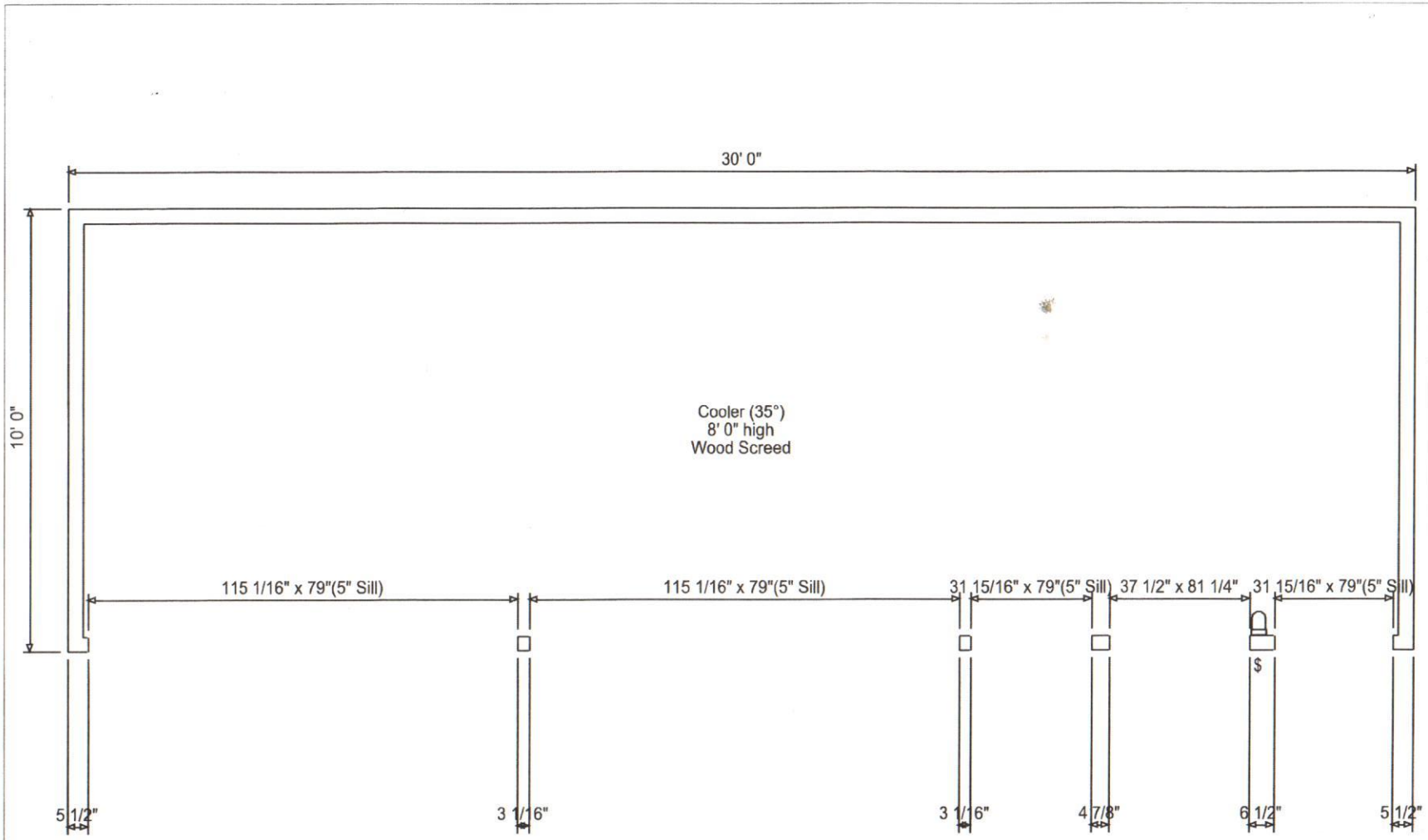
CHECKED BY


Short Stop
STOP


WINGS
Red Bull
2/$4.22
2/$5.33
$7.99
$2.49
$3.19
$3.99


MORE
REFRESHMENT
TO LOVE
24oz
Coca-Cola
ICE
COLD
REFRESHMENT


ICE



SPECIFICATIONS

Size:
30' x 10' x 8'

Cooler Panel Thickness:
4" Walls & 4" Ceiling

Cooler Screed Type:
Wood Screed and Cove Molding

Finishes:
26 Ga Stucco Galv Interior Wall and Ceiling
26 Ga Stucco Galv Exterior Wall and Ceiling

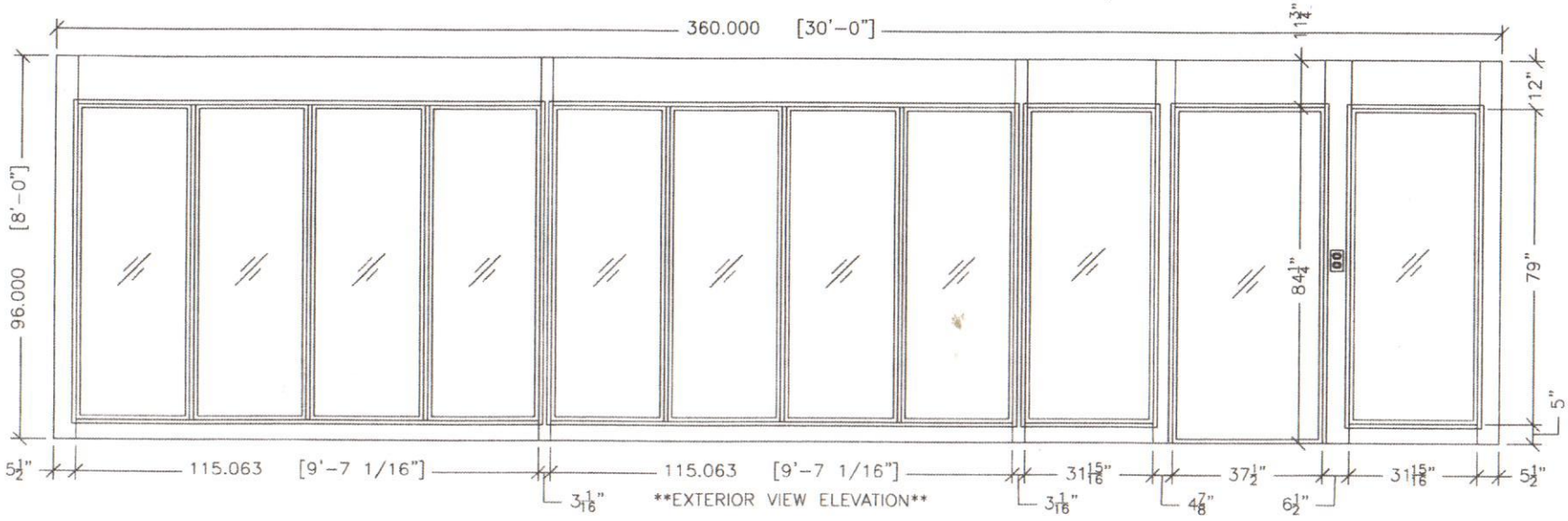
Ceiling Type:
Lag down

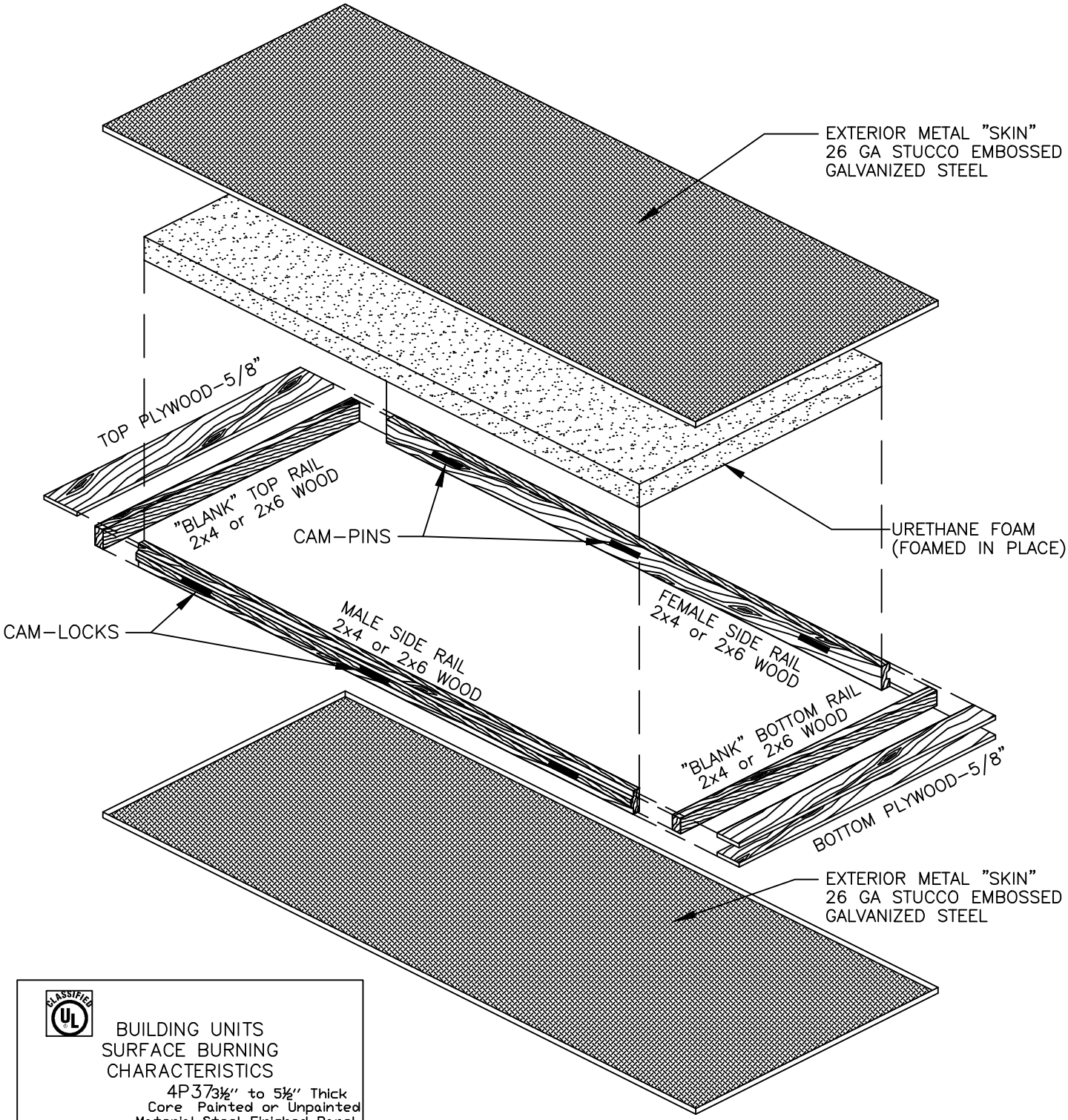
Door Description:
(2) Qty. (4) 28" x 79" DDS 1200 glass doors. Supplied by Others.
Header : 12", Sill : 5"

Door Description:
(1) Qty. (1) 36" x 84" DDS 1300 glass doors. Supplied by Others.
Header : 14 3/4"

Door Description:
(2) Qty. (1) 30" x 79" DDS 1200 glass doors. Supplied by Others.
Header : 12", Sill : 5"

Accessories:
(1) Vapor Proof Light
(1) Digital / Switch Thermometer


360.000 [30'-0"]
1 3/4"
12"
96.000 [8'-0"]
84 1/4"
79"
5"
5 1/2"
115.063 [9'-7 1/16"]
115.063 [9'-7 1/16"]
31 15/16"
37 1/2"
31 15/16"
5 1/2"
3 1/16"
3 1/16"
4 7/8"
6 1/2"
EXTERIOR VIEW ELEVATION



BUILDING UNITS
SURFACE BURNING
CHARACTERISTICS

4P37 3½" to 5½" Thick
Core Painted or Unpainted

Material	Steel	Finished Panel
FLAME SPREAD	25	20
SMOKE DEVELOPED	450	350

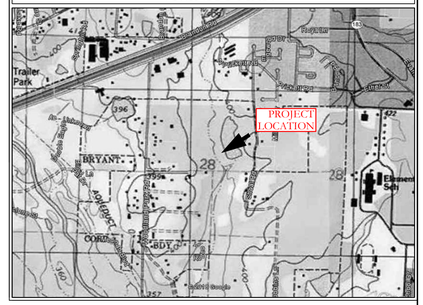
(Interior Building Construction) 1715 = Wall-Ceiling
R15578

SALESMAN: .	TYPICAL WALL PANEL WOOD SCREED LAG DOWN CEILING	
APPROVAL DRAWING DATE: 11/07/07		
PRODUCTION DRAWING DATE: 11/11/15	JOB LOCATION: .	APRV DWG BY:
TAG NUMBER/FILE NAME: TYPWALLPNLWOODSCRD	PURCHASE ORDER NUMBER	PROD DWG BY

CARROLL COOLERS
19705 HIGHWAY 30 WEST; P.O. BOX 671
CARROLL, IOWA 51401
PHONE (800) 764-6834 FAX (712) 792-6748
FAX (712) 792-6748



VICINITY MAP:



DETENTION POND

DETENTION POND MAINTENANCE PLAN

Background
The detention pond is located on the southeast side of the property . It is designed to temporarily detain stormwater to meet water quantity criteria before discharging off the property.

Routine Maintenance
The property owners association will maintain the drainage easements located in Tract "A". Routine maintenance will include but not be limited to:
-Mowing of the bank slopes and area around the pond on a monthly basis during the growing season and as needed during the cooler months.

-The outlet pipe from the pond and other areas will be inspected monthly for debris which could inhibit the proper flow of discharge. Any debris will be removed immediately and disposed of or placed in a location to prevent future maintenance and to not cause impact up or downstream of the structure.

-Trash will be removed from around the pond to prevent entering the pond. Generally, the site should be kept free of loose trash which could be carried off site by wind or rain.

-Inspect the pond and outlet pipe for non-routine maintenance need.

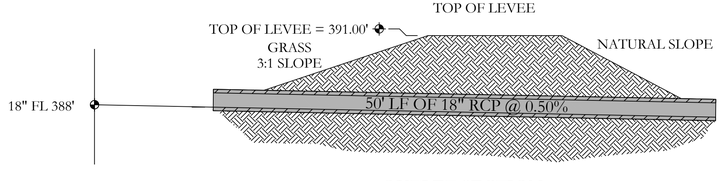
Periodic or Non-Routine Maintenance
The routine inspection of the pond area and discharge pipe will identify needed repairs and non-routine maintenance. These items may include but not be limited to:

-Re-growth of trees on or around the pond bank. These should be cut and removed from the pond area.

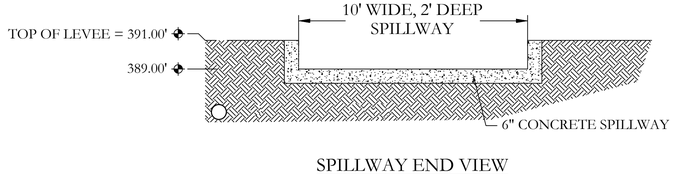
-Sediment from the site may accumulate in the pond bottom and reduce the pond to below design volume requirements. The pond should be excavated if the pond bottom elevation reached a level that allows excessive aquatic growth or reduces the pond efficiency such, that the sediments are passing the discharge structure and release off site.

-Stabilization or re-grading of side slopes may be required periodically or after excessive rain events. Any disturbance of slopes should be reseeded or may require installation of erosion control materials until seeding can reestablish adequate grasses to prevent future erosion.

-Any other maintenance or repairs which would minimize other maintenance to the pond or outfall structures.



OUTLET SECTION
NTS



SPILLWAY END VIEW
NTS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
WILLIAM W. McCLENDON
No. 14048

CERTIFICATE OF AUTHORIZATION
HOPE CONSULTING, INC.
No. 1931
ARKANSAS

N

BASIS OF BEARING:
GRID NORTH, ARKANSAS
COORDINATE SYSTEM, SOUTHZONE
BY GPS OBSERVATION

30 15 0 30

HOPE CONSULTING
ENGINEERS - SURVEYORS
117 S. Market Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
MIDDLETON DETENTION POND

CEM PROPERTIES LIMITED PARTNERSHIP
DETENTION POND
1800 WOODLANDS PARK, BRYANT, ARKANSAS

DATE:	12/15/2022	C.A.D. BY:	###
REVISED:	##	CHECKED BY:	
SHEET:	C-1.0	SCALE:	1" = 30"

DRAWING NUMBER: 22-1258

500	01S	14W	0	27	430	62	1664

K:\LAND PROJECTS 2004\COMMERCIAL\2022\22-1258 CIVIL, 1800 WOODLAND PARK BRYANT\DWG\22-1258 MIDDLETON DETENTION POND 12-19-2022.DWG

MIDDLETON DETENTION POND

1800 Woodlands Park, Bryant, AR 72019

DRAINAGE REPORT

FOR
City of Bryant, Saline County, AR

DECEMBER 2022

Owner & Developer: CEM Properties Limited Partnership

By:

HOPE
CONSULTING
ENGINEERS • SURVEYORS

TABLE OF CONTENTS

ITEM DESCRIPTION

1. Narrative & Summary
2. Hydrograph Report

Narrative & Summary

PROJECT TITLE

Middleton Detention Pond

PROJECT PROPERTY OWNER

CEM Properties Limited Partnership

PROJECT LOCATION

1800 Woodlands Park, Bryant, AR

PROJECT DESCRIPTION

The proposed development is on 1800 Woodlands Park, Bryant, AR. Total development site area is 15.37 acres.

DRAINAGE ANALYSIS

On Site Drainage- Rational method was used to determine the existing and proposed flows from proposed site. There will be one detention pond to detain water from this development. Detailed drainage calculations considering the future expected development has been conducted to determine the required detention pond and culvert dimensions. Summary of the calculations are below:

Detention Pond

- Pond is situated on the east side of the property.
- Pre-development area 15.37 acres.
- Post-development area 15.37 acres.
- Pre-development runoff coefficient 0.49.
- Post-development runoff cumulative coefficient 0.97
- Pond has a bottom area of 35,000 sft with bottom elevation of 388.00'.
- One 18'' RCP with 0.5% slope is proposed for outflow culverts.

Peak flows for Pre and post development phase of onsite area have been tabulated below-

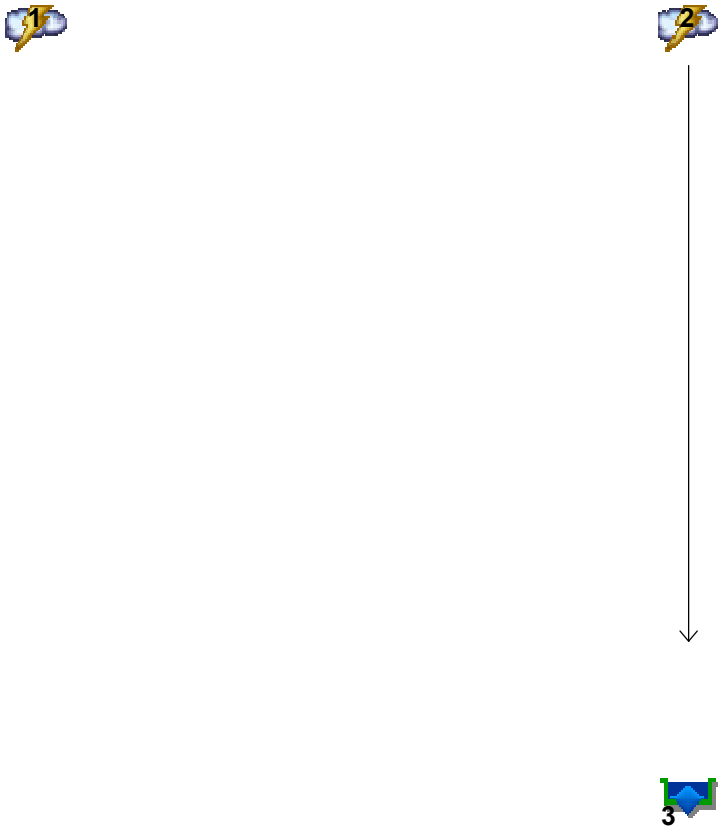
Period of time	Pre-development	Post-dev. Without detention	Post-dev. With detention
	Peak Flow (cfs)	Peak Flow (cfs)	Peak Flow (cfs)
2-Year	23.40	66.13	7.348
10-Year	31.33	84.98	15.38
25-Year	36.17	97.15	21.77
50-Year	41.20	110.51	29.15
100-Year	44.23	117.19	32.81

CONCLUSION

From the onsite drainage calculation, it is seen that there is decrease in flow for all storm events due to the proposed detention ponds.

Hydrograph Summary Report

Watershed Model Schematic



Legend

Hyd.	Origin	Description
1	Rational	Pre development
2	Rational	Post development
3	Reservoir	Reservoir

Multi-Hydrograph Plot

Hyd. No. 1

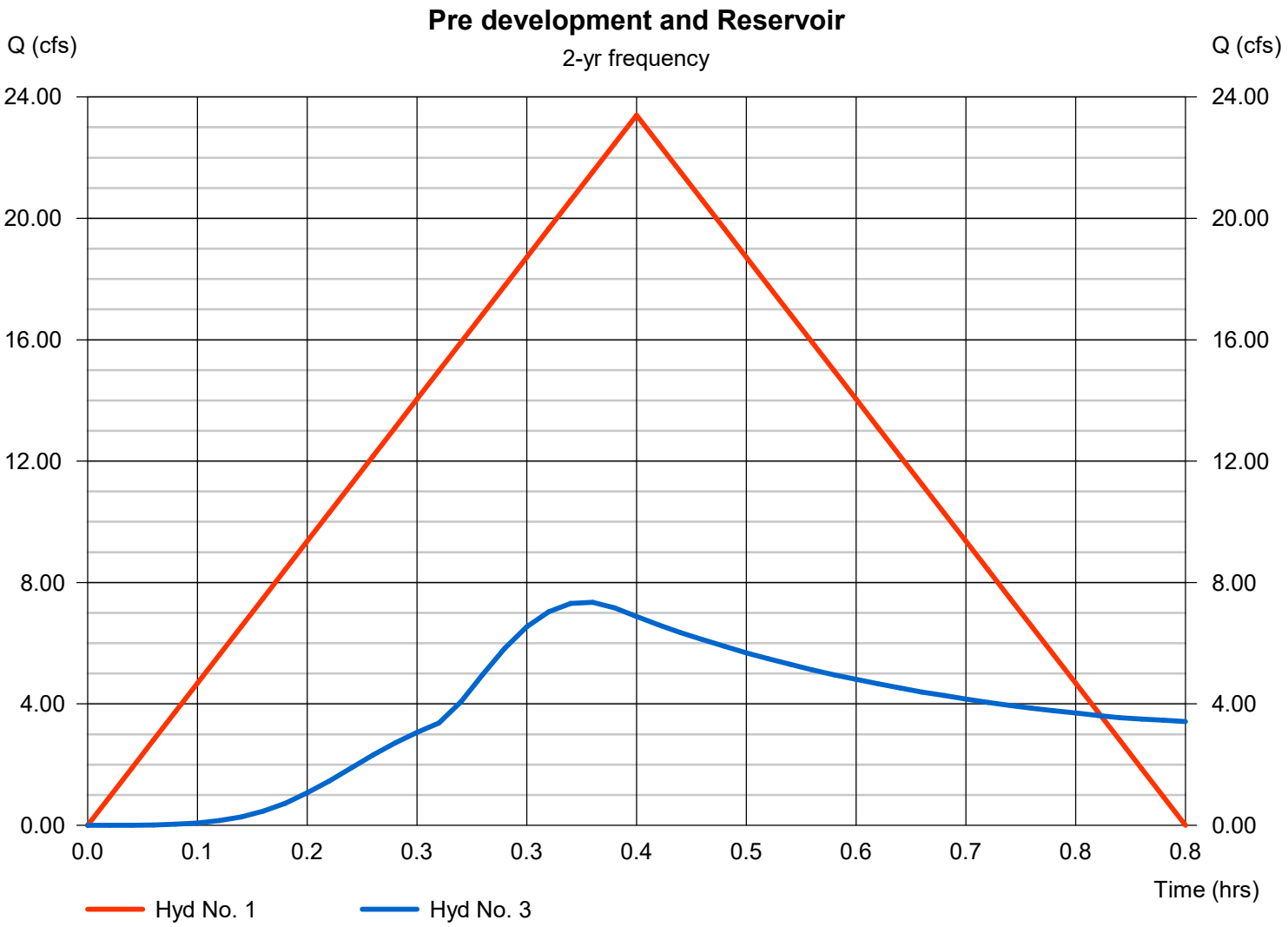
Pre development

Hydrograph type	=	Rational
Peak discharge	=	23.40 cfs
Time to peak	=	0.42 hrs
Hyd. Volume	=	35,100 cuft

Hyd. No. 3

Reservoir

Hydrograph type	=	Reservoir
Peak discharge	=	7.35 cfs
Time to peak	=	0.38 hrs
Hyd. Volume	=	46,352 cuft



Multi-Hydrograph Plot

Hyd. No. 1

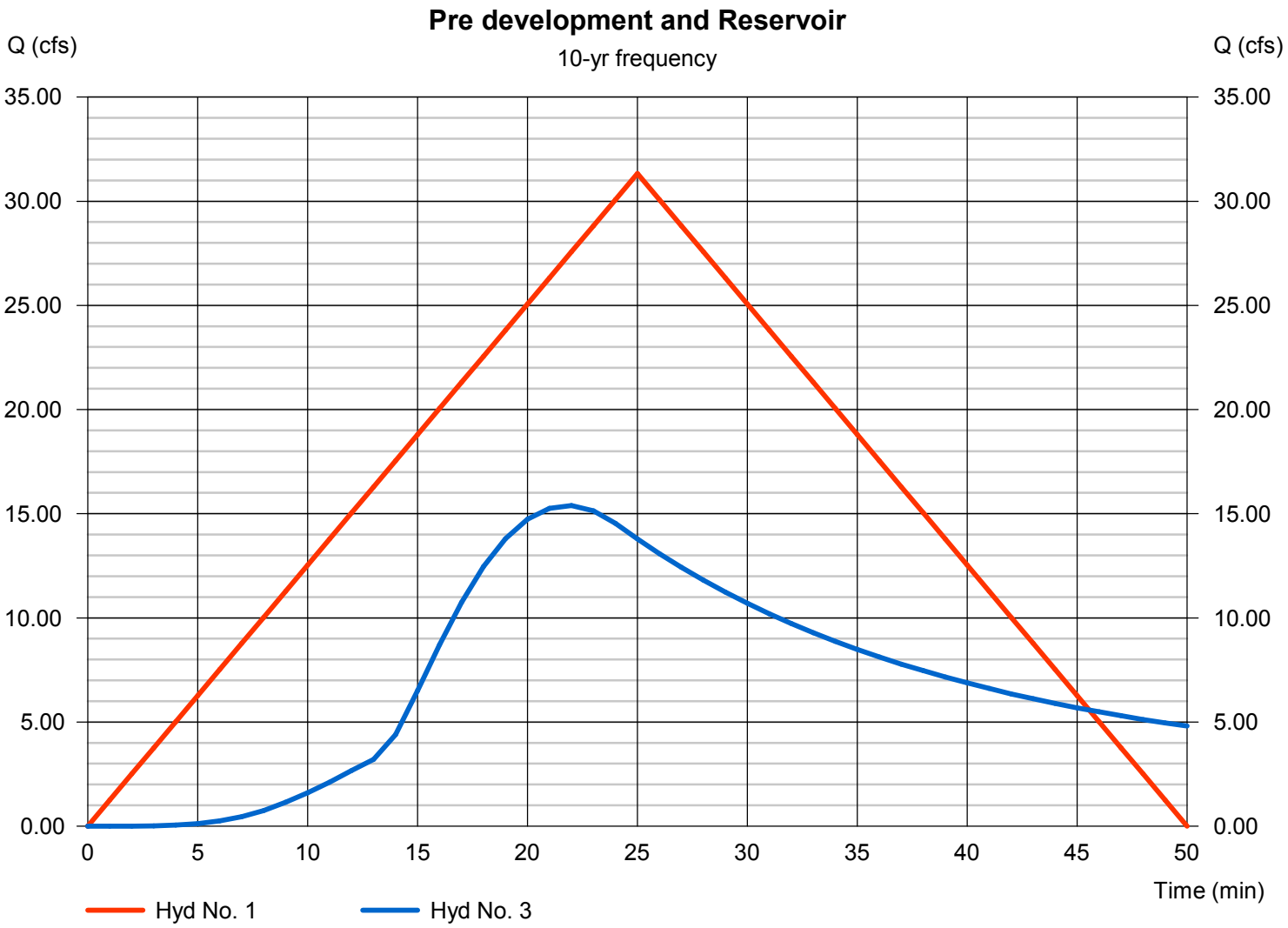
Pre development

Hydrograph type	=	Rational
Peak discharge	=	31.33 cfs
Time to peak	=	25 min
Hyd. Volume	=	46,997 cuft

Hyd. No. 3

Reservoir

Hydrograph type	=	Reservoir
Peak discharge	=	15.38 cfs
Time to peak	=	22 min
Hyd. Volume	=	59,917 cuft



Multi-Hydrograph Plot

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

Hyd. No. 1

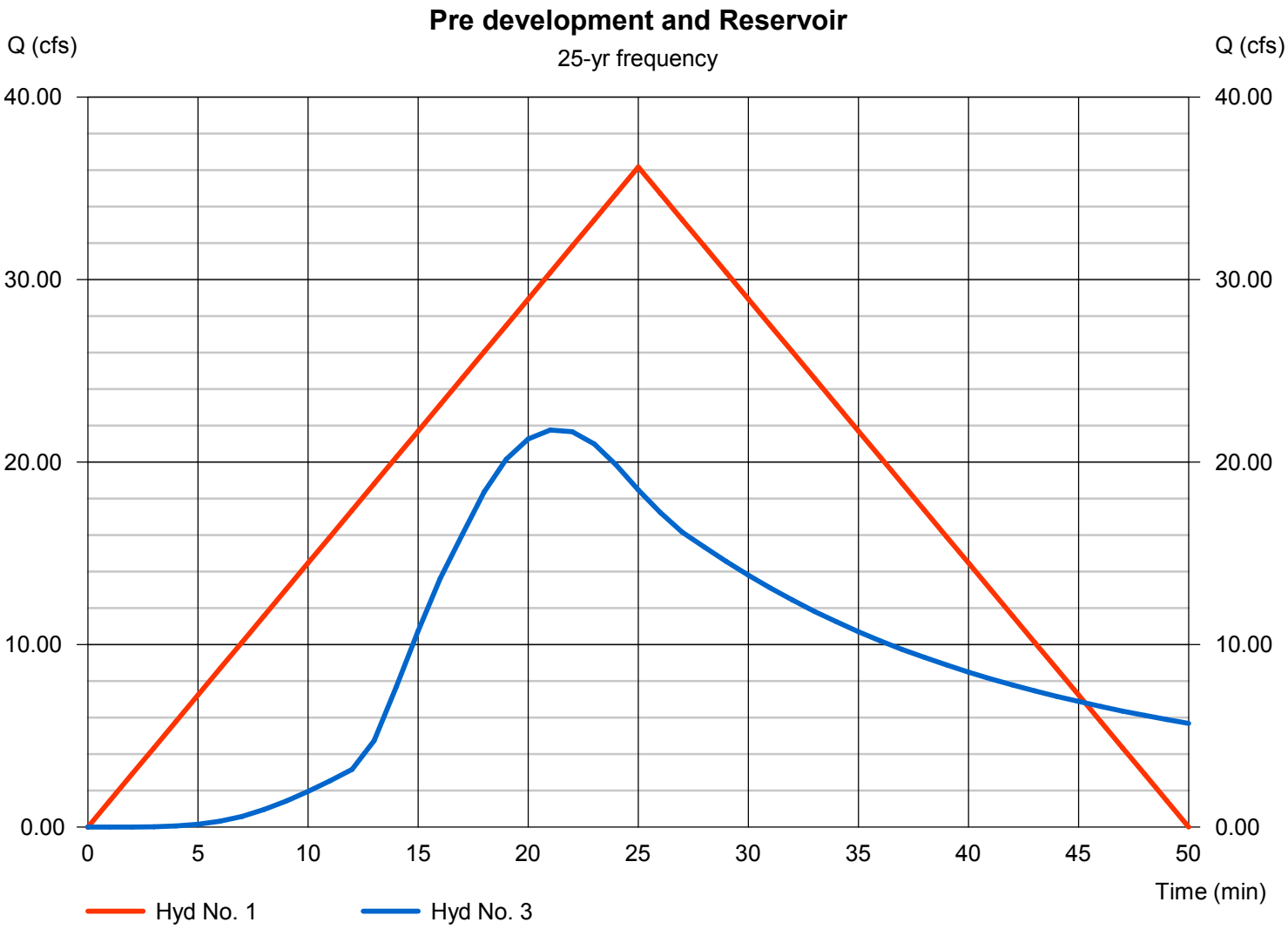
Pre development

Hydrograph type	=	Rational
Peak discharge	=	36.17 cfs
Time to peak	=	25 min
Hyd. Volume	=	54,256 cuft

Hyd. No. 3

Reservoir

Hydrograph type	=	Reservoir
Peak discharge	=	21.77 cfs
Time to peak	=	21 min
Hyd. Volume	=	68,679 cuft



Multi-Hydrograph Plot

Hyd. No. 1

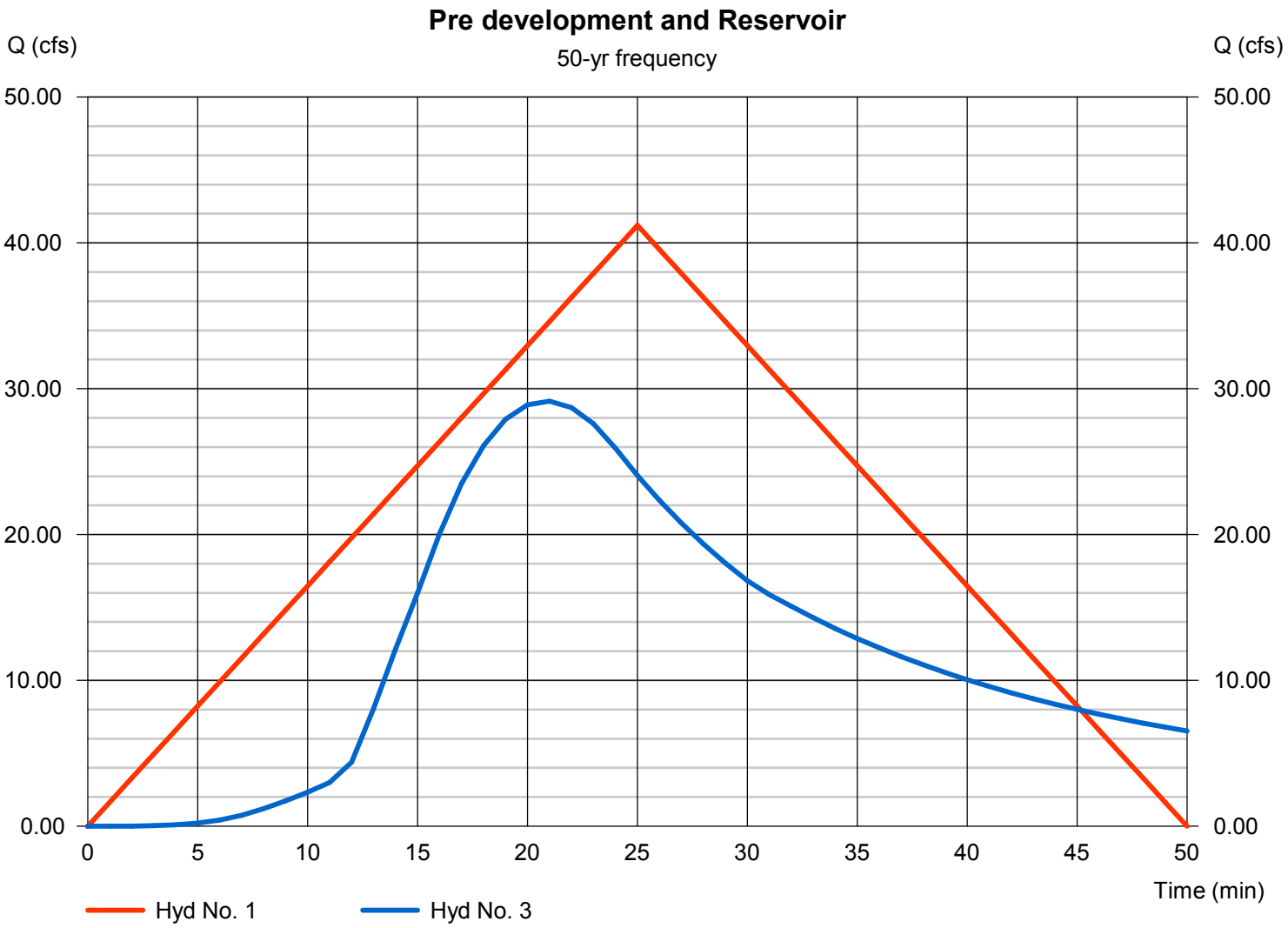
Pre development

Hydrograph type	=	Rational
Peak discharge	=	41.20 cfs
Time to peak	=	25 min
Hyd. Volume	=	61,798 cuft

Hyd. No. 3

Reservoir

Hydrograph type	=	Reservoir
Peak discharge	=	29.15 cfs
Time to peak	=	21 min
Hyd. Volume	=	78,295 cuft



Multi-Hydrograph Plot

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

Hyd. No. 1

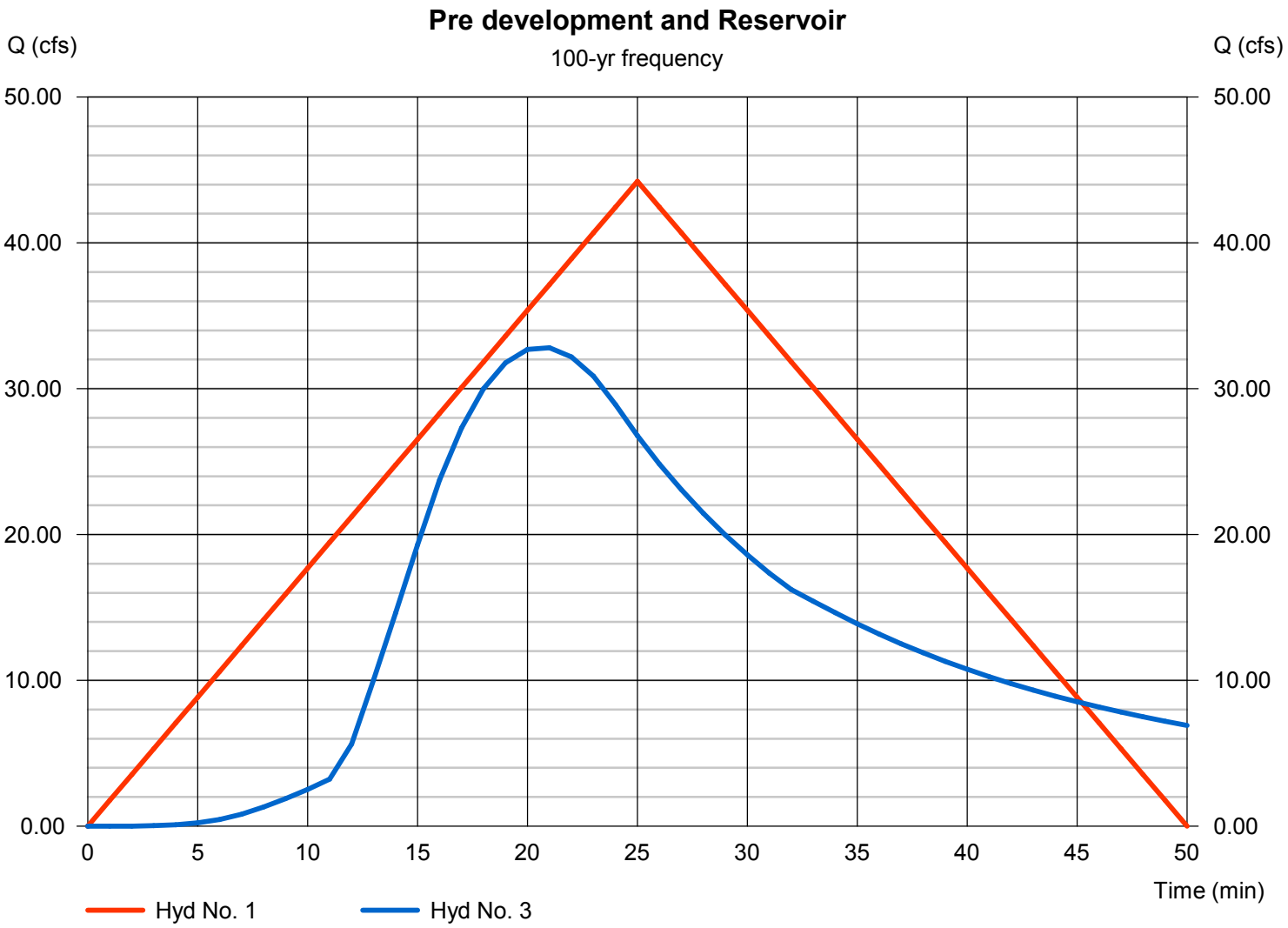
Pre development

Hydrograph type	=	Rational
Peak discharge	=	44.23 cfs
Time to peak	=	25 min
Hyd. Volume	=	66,339 cuft

Hyd. No. 3

Reservoir

Hydrograph type	=	Reservoir
Peak discharge	=	32.81 cfs
Time to peak	=	21 min
Hyd. Volume	=	83,103 cuft



Pond Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023 Monday, 12 / 19 / 2022

Pond No. 1 - Detention

Pond Data

Trapezoid -Bottom L x W = 200.0 x 175.0 ft, Side slope = 3.00:1, Bottom elev. = 388.00 ft, Depth = 3.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	388.00	35,000	0	0
0.30	388.30	35,678	10,602	10,602
0.60	388.60	36,363	10,806	21,408
0.90	388.90	37,054	11,012	32,420
1.20	389.20	37,752	11,221	43,641
1.50	389.50	38,456	11,431	55,072
1.80	389.80	39,167	11,643	66,715
2.10	390.10	39,884	11,857	78,572
2.40	390.40	40,607	12,073	90,646
2.70	390.70	41,337	12,292	102,937
3.00	391.00	42,074	12,512	115,449

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 18.00	Inactive	Inactive	0.00
Span (in)	= 18.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 388.00	0.00	0.00	0.00
Length (ft)	= 50.00	0.00	0.00	0.00
Slope (%)	= 0.50	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

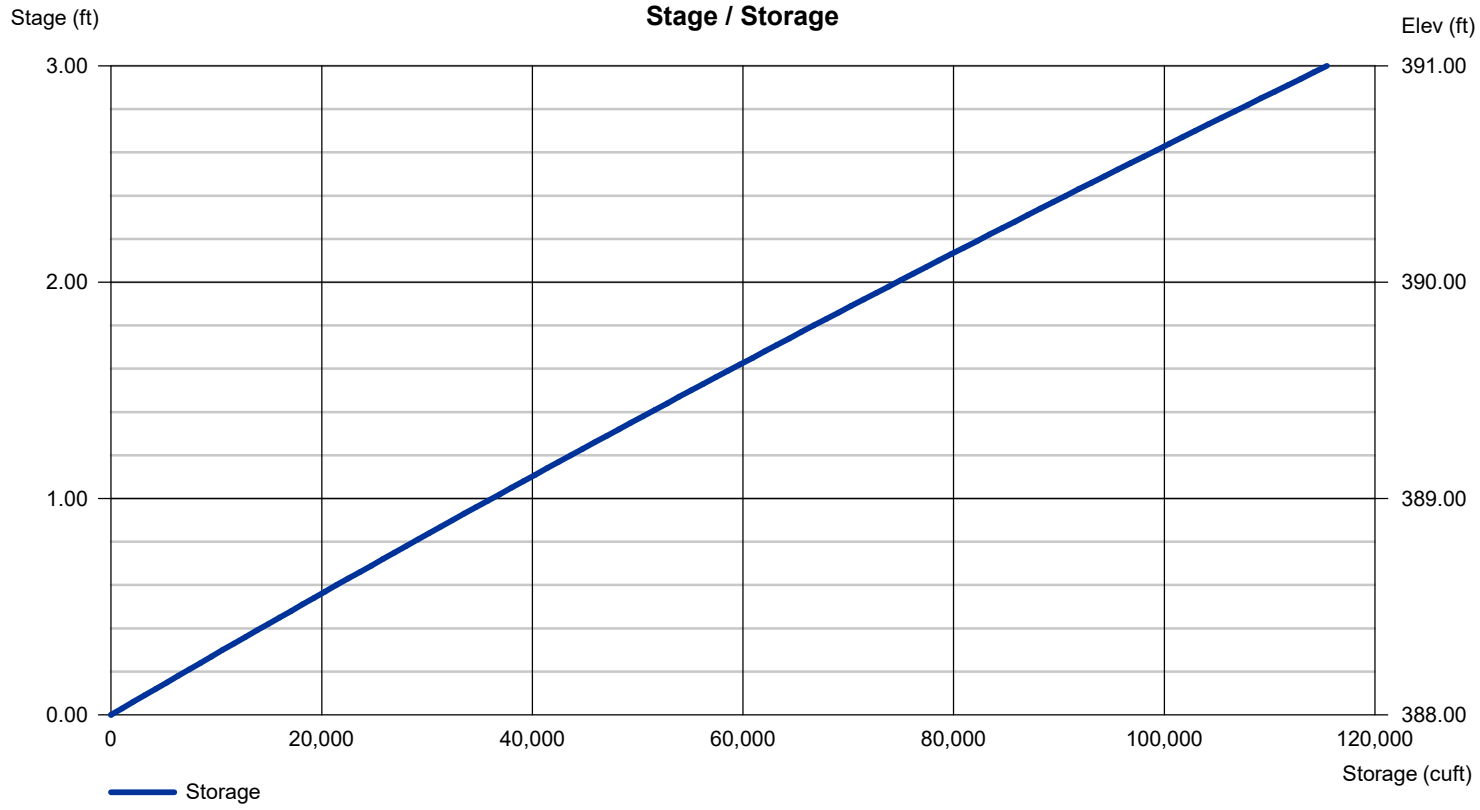
Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 10.00	Inactive	Inactive	0.00
Crest El. (ft)	= 389.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= Rect	---	---	---
Multi-Stage	= No	No	No	No

Exfil.(in/hr) = 0.000 (by Contour)

TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	23.40	1	25	35,100	------	------	------	Pre development
2	Rational	66.13	1	12	47,611	------	------	------	Post development
3	Reservoir	7.348	1	23	46,352	2	389.21	44,023	Reservoir

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	31.33	1	25	46,997	------	------	------	Pre development
2	Rational	84.98	1	12	61,183	------	------	------	Post development
3	Reservoir	15.38	1	22	59,917	2	389.47	53,932	Reservoir

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	36.17	1	25	54,256	------	------	------	Pre development
2	Rational	97.15	1	12	69,947	------	------	------	Post development
3	Reservoir	21.77	1	21	68,679	2	389.62	59,683	Reservoir

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	41.20	1	25	61,798	------	------	------	Pre development
2	Rational	110.51	1	12	79,565	------	------	------	Post development
3	Reservoir	29.15	1	21	78,295	2	389.77	65,595	Reservoir

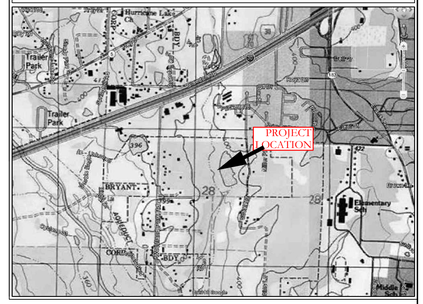
Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	44.23	1	25	66,339	------	------	------	Pre development
2	Rational	117.19	1	12	84,373	------	------	------	Post development
3	Reservoir	32.81	1	21	83,103	2	389.84	68,409	Reservoir



VICINITY MAP:



WATER UTILITY NOTES:
ALL WATER CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH BENTON UTILITIES' "MASTER SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER AND SEWER UTILITIES" 2015 EDITION.
SEWER CONSTRUCTION NOTES:
ALL SEWER CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH BENTON UTILITIES' "MASTER SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER AND SEWER UTILITIES" 2015 EDITION.

FUTURE COLLECTOR ROAD

LEGEND
- Found Aliquot Corner
- Found monument
- Set ½" Rebar
- Computed point
(M)- Measured
(P) - Plat/Deed
- Fence

LEGEND

COMPUTED POINT	FIRE HYDRANT	SEWER MANHOLE	MISC FENCE LINE
FOUND MONUMENT	WATER VALVE	S — SANITARY SEWER LINE	GRASS
SET ½" REBAR	POWER POLE	OHP — OVERHEAD POWER LINE	CONCRETE
(M) MEASURED	SD STORM DRAIN/MANHOLE	T — TELEPHONE LINE	B.S.L.=BUILDING SETBACK LINE
(P) PLAT/DEED	GM GAS METER	12W — 12" WATER LINE	P.L.S =PERIMETER LANDSCAPE SETBACK
WATER METER	TB TELEPHONE PEDESTAL	8W — 8" WATER LINE	

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20876
RAZI TAMZIDUL ISLAM

CERTIFICATE OF AUTHORIZATION
HOPE CONSULTING, INC.
No. 1931
ARKANSAS

60 30 0 60

BASIS OF BEARING:
GRID NORTH, ARKANSAS
COORDINATE SYSTEM, SOUTHZONE
BY GPS OBSERVATION

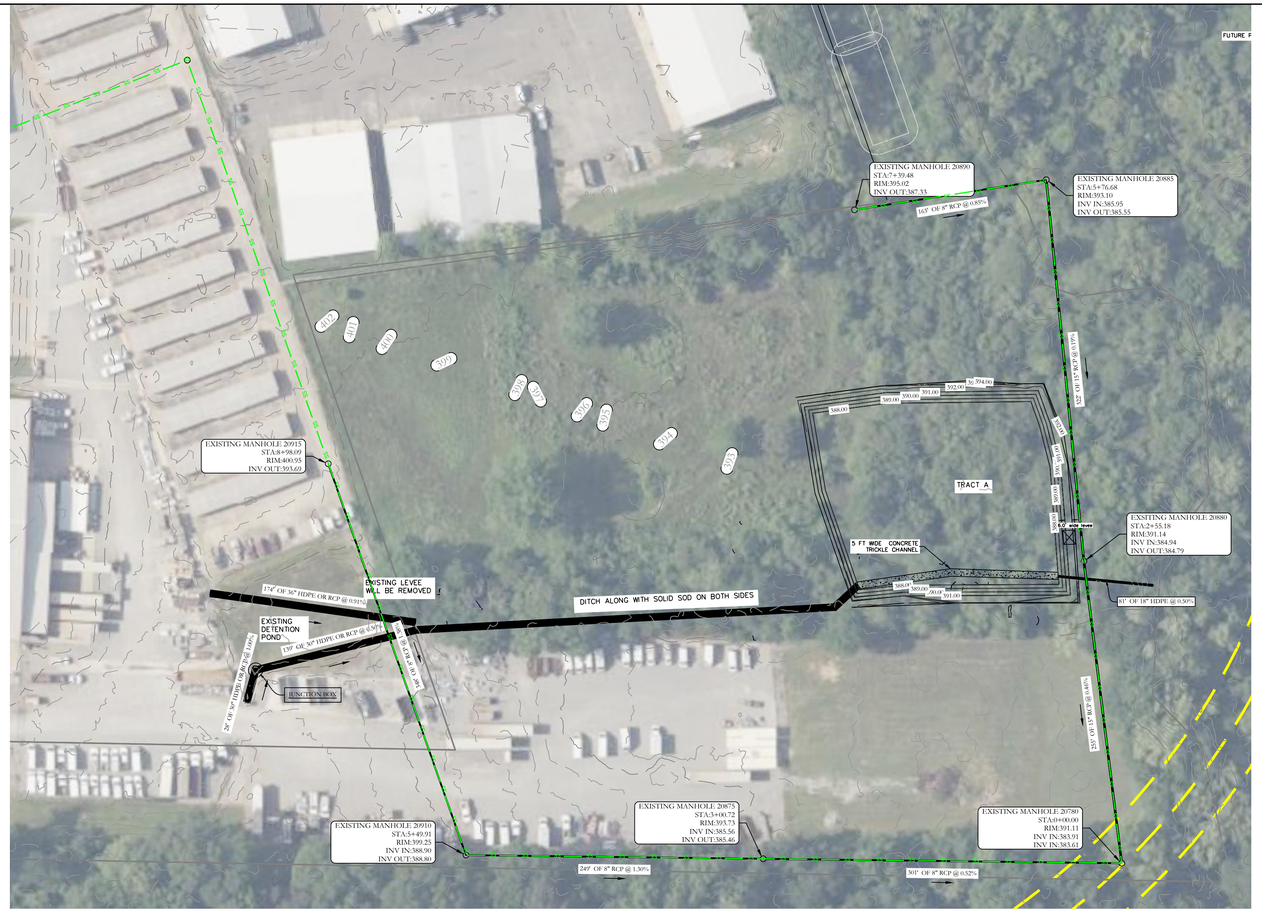
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ENGINEERS - SURVEYORS
117 S. Market Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
MIDDLETON DETENTION POND

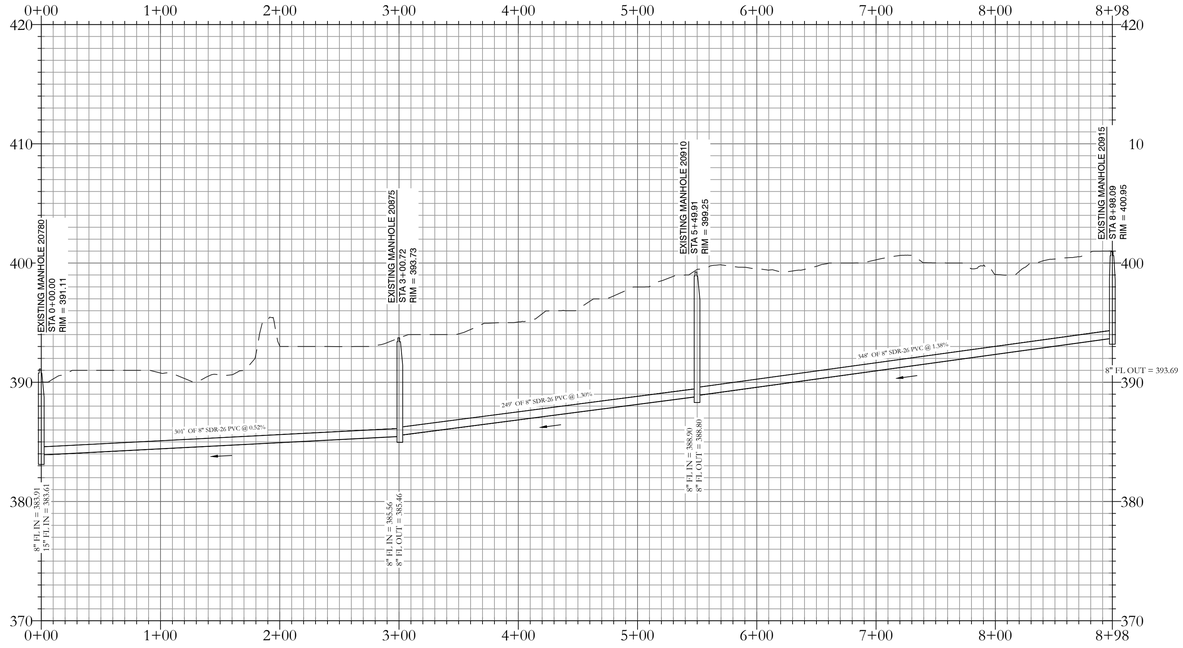
CEM PROPERTIES LIMITED PARTNERSHIP
SITE PLAN
1800 WOODLANDS PARK, BRYANT, ARKANSAS

DATE:	12/15/2022	C.A.D. BY:	###	DRAWING NUMBER:			
REVISED:	##	CHECKED BY:		22-1258			
SHEET:	C-1.0	SCALE:	1" = 60"				
500	01S	14W	0	27	430	62	1664

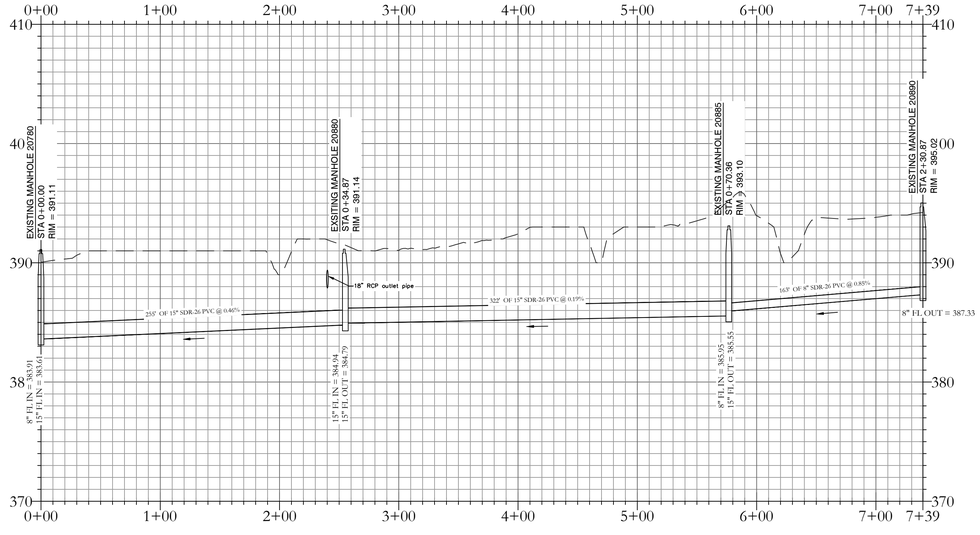
K:\LAND PROJECTS 2\044 (COMMERCIAL)\2022\22-1258 (CIVIL, 1800 WOODLAND PARK, BRYANT) DWG\22-1258 MIDDLETON DETENTION POND 01-11-2023.DWG



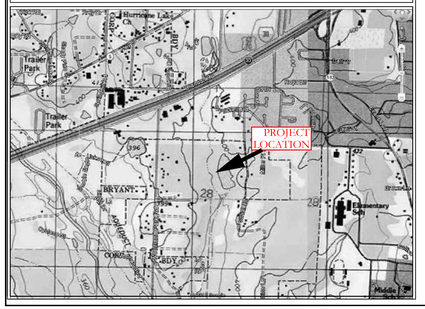
Existing Sewer 1 PROFILE



Existing Sewer 2 PROFILE



VICINITY MAP:



STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20876
KEVIN TAMZIDI

CERTIFICATE OF AUTHORIZATION
HOPE CONSULTING, INC.
No. 1931
ARKANSAS

60 30 0 60

BASIS OF BEARING:
GRID NORTH, ARKANSAS
COORDINATE SYSTEM, SOUTHZONE
BY GPS OBSERVATION

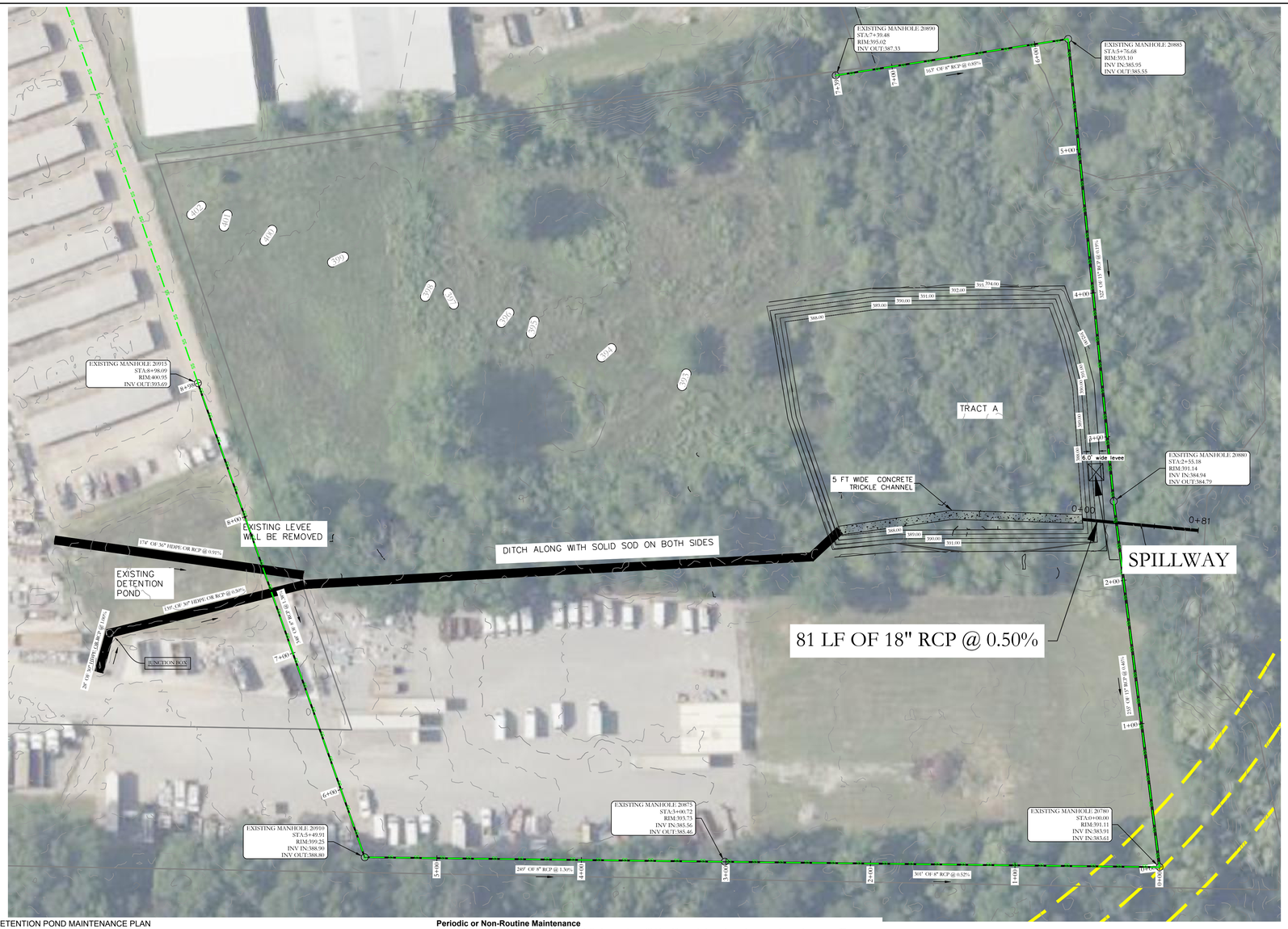
HOPE CONSULTING
ENGINEERS - SURVEYORS
117 S. Market Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
MIDDLETON DETENTION POND

CEM PROPERTIES LIMITED PARTNERSHIP
UTILITY PLAN
1800 WOODLANDS PARK, BRYANT, ARKANSAS

DATE:	12/15/2022	C.A.D. BY:	###	DRAWING NUMBER:			
REVISED:	##	CHECKED BY:		22-1258			
SHEET:	C-2.0	SCALE:	1" = 60'				
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K:\LAND PROJECTS 2004\COMMERCIAL\2022\22-1258 CIVIL 1800 WOODLAND PARK BRYANT\DWG\22-1258 MIDDLETON DETENTION POND 01-11-2023.DWG



DETENTION POND MAINTENANCE PLAN

Background
The detention pond is located on the southeast side of the property . It is designed to temporarily detain stormwater to meet water quantity criteria before discharging off the property.

Routine Maintenance
The property owners association will maintain the drainage easements located in Tract "A". Routine maintenance will include but not be limited to:
-Mowing of the bank slopes and area around the pond on a monthly basis during the growing season and as needed during the cooler months.

-The outlet pipe from the pond and other areas will be inspected monthly for debris which could inhibit the proper flow of discharge. Any debris will be removed immediately and disposed of or placed in a location to prevent future maintenance and to not cause impact up or downstream of the structure.

-Trash will be removed from around the pond to prevent entering the pond. Generally, the site should be kept free of loose trash which could be carried off site by wind or rain.

-Inspect the pond and outlet pipe for non-routine maintenance need.

Periodic or Non-Routine Maintenance
The routine inspection of the pond area and discharge pipe will identify needed repairs and non-routine maintenance. These items may include but not be limited to:

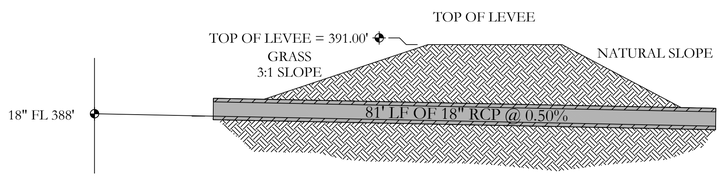
-Re-growth of trees on or around the pond bank. These should be cut and removed from the pond area.

-Sediment from the site may accumulate in the pond bottom and reduce the pond to below design volume requirements. The pond should be excavated if the pond bottom elevation reached a level that allows excessive aquatic growth or reduces the pond efficiency such, that the sediments are passing the discharge structure and release off site.

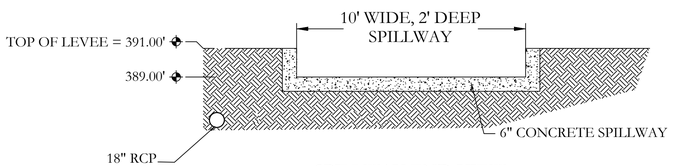
-Stabilization or re-grading of side slopes may be required periodically or after excessive rain events. Any disturbance of slopes should be reseeded or may require installation of erosion control materials until seeding can reestablish adequate grasses to prevent future erosion.

-Any other maintenance or repairs which would minimize other maintenance to the pond or outfall structures.

DETENTION POND

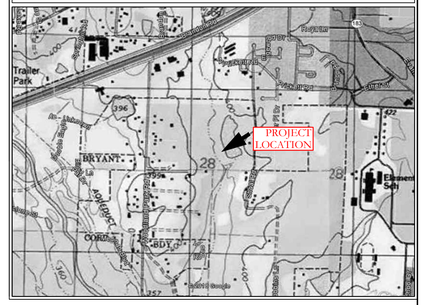


OUTLET SECTION
NTS



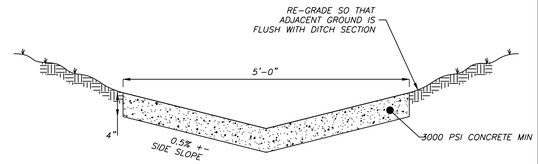
SPILLWAY END VIEW
NTS

VICINITY MAP:



EARTHEN SLOPE NOTE:
ALL EARTHEN DETENTION POND SLOPES ON BOTH THE INTERIOR AND EXTERIOR OF THE POND SHALL HAVE A MAXIMUM SLOPE OF 3:1.

NOTE:
1. DETENTION POND WILL BE REQUIRED TO BE STABILIZED WITH SOLID SOD STABILIZATION PER THE STORM WATER MANAGEMENT MANUAL.
2. DETENTION POND WILL HAVE A 6' WIDE LEVEE.
3. DRAINAGE DITCH LEADING TO NEW DETENTION POND WILL REQUIRE SOLID SOD STABILIZATION PER THE STORM WATER MANAGEMENT MANUAL.
4. DETENTION POND WILL REQUIRE CONCRETE TRICKLE CHANNELS.



DETAIL (NTS)
TRICKLE CHANNEL SECTION

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20876
RAZI TAMZIDUL ISLAM

CERTIFICATE OF AUTHORIZATION
HOPE CONSULTING, INC.
No. 1931
ARKANSAS

BASIS OF BEARING:
GRID NORTH, ARKANSAS
COORDINATE SYSTEM, SOUTHZONE
BY GPS OBSERVATION

40 20 0 40

HOPE CONSULTING
ENGINEERS - SURVEYORS
117 S. Market Street,
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PH. (501)315-2626
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www.hopeconsulting.com

FOR USE AND BENEFIT OF:
MIDDLETON DETENTION POND

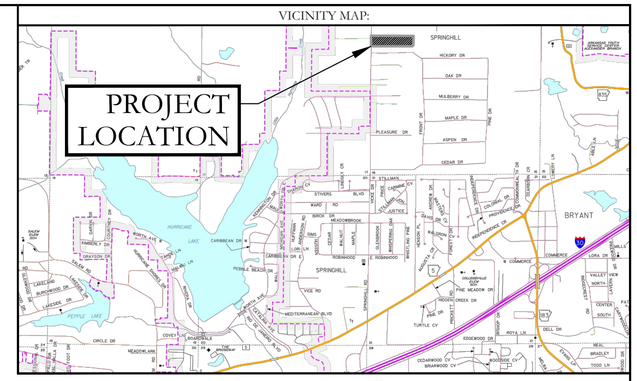
CEM PROPERTIES LIMITED PARTNERSHIP
DETENTION POND
1800 WOODLANDS PARK, BRYANT, ARKANSAS

DATE:	12/15/2022	C.A.D. BY:	###	DRAWING NUMBER:			
REVISED:	##	CHECKED BY:		22-1258			
SHEET:	C-3.0	SCALE:					
500	01S	14W	0	27	430	62	1664

K:\LAND PROJECTS 2044\COMMERCIAL\2022\22-1258 CIVIL 1800 WOODLAND PARK BRYANT\DWG\22-1258 MIDDLETON DETENTION POND 01-11-2023.DWG

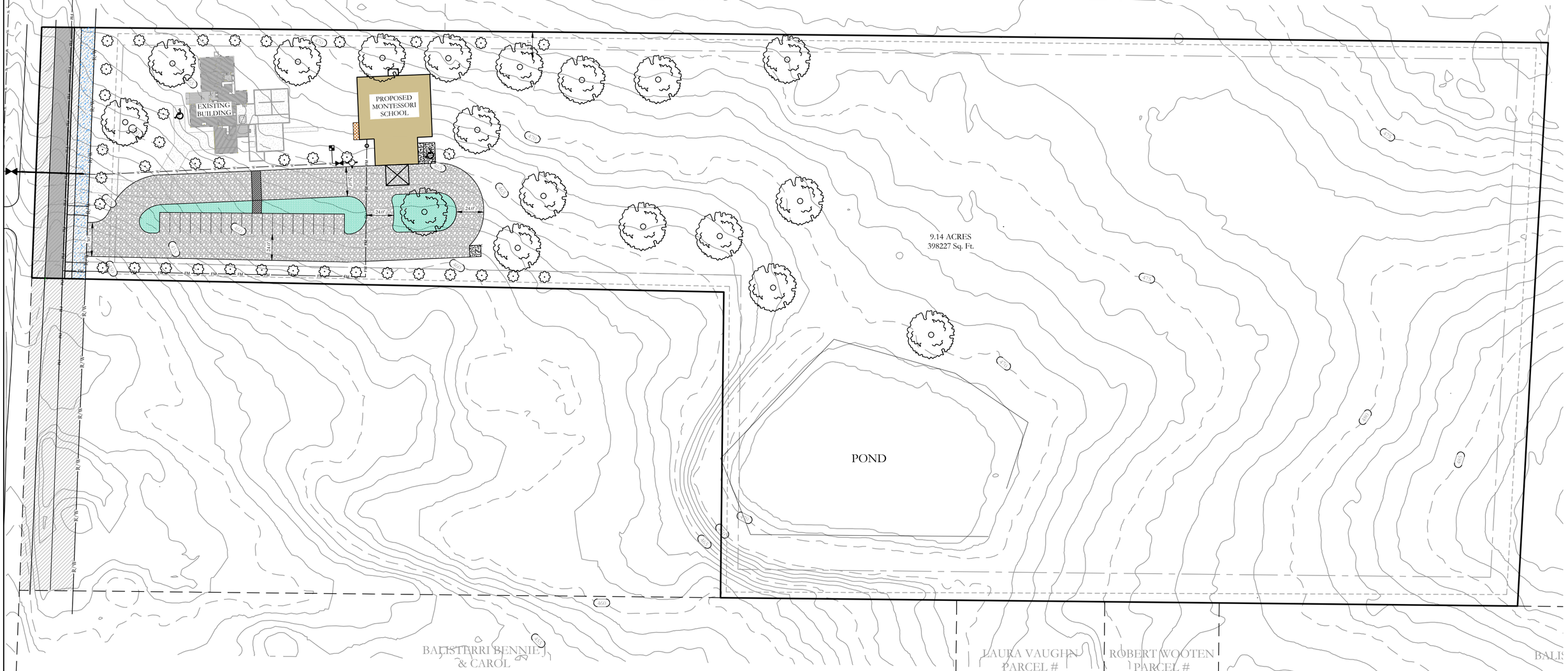
811 Know what's below. Call before you dig.

VICINITY MAP:



SALIH SAMIYA &
HUSSIEN ADDAY
PARCEL # 840-11752-000
2017-6510

STEELE PATRICIA &
WALTER
PARCEL # 840-11751-000
2009-57630



BALISTARRI BENNIE J & CAROL

LAURA VAUGHN PARCEL #

ROBERT WOOTEN PARCEL #

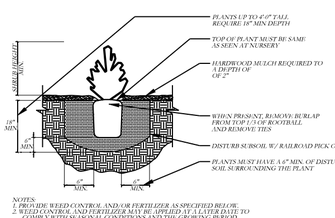
BALIS

BASIS OF BEARINGS:
GRID NORTH ARKANSAS
COORDINATE SYSTEM,
SOUTH ZONE BY G.P.S.
OBSERVATIONS

100' 50' 0 100'

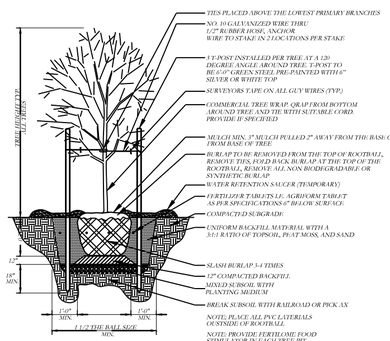
MAINTENANCE OF LANDSCAPING

THE OWNER, TENANT, OR AGENT, IF ANY SHALL BE RESPONSIBLE FOR PROVIDING, PROTECTING AND MAINTAING ALL LANDSCAPING IN HEALTHY GROWING CONDITIONS, REPLACING IT WHEN NECESSARY TO ENSURE CONTINUOUS CONFORMANCE WITH THESE GUIDELINES AND KEEPING IT TREE FROM REFUSE AND DEBRIS. MAINTENANCE SHALL INCLUDE THE REPLACEMENT OF ALL DEAD PLANT MATERIAL WITHIN THE GUARANTEED CONTRACT PERIOD.



NOTES:
1. PROVIDE WEED CONTROL AND/ OR FERTILIZER AS SPECIFIED BELOW.
2. WEED CONTROL AND FERTILIZER MAY BE APPLIED AT A LATER DATE TO COMPLY WITH SEASONAL CONDITIONS AND THE GROWING PERIOD.
3. PROVIDE AGRIFORM TABLETS AS PER MANUFACTURERS RECOMMENDATIONS.
4. PROVIDE HOMOGENOUS BACKFILL PLANTING MIXTURE OF 3:1 RATIO TOPSOIL TO PEAT/MOSS AND/OR OTHER APPROVED SOIL ADMENDMENTS
5. PROVIDE 3" MULCH RING AROUND ALL PLANTS AND TREES IN TPTS.
6. APPLY BALAN PRE-EMERGENT WEED CONTROL OR APPROVED EQUAL TREATMENT ON ALL SHRUB AND GROUNDCOVER BEDS.

2 SHRUB PLANTING DETAIL
NTS



NOTE: PLANTS TO BE INSTALLED SLIGHTLY HIGHER THAN GRADE. ALLOWING FOR POSITIVE DRAINAGE AND SETTLING

1 TREE PLANTING DETAIL
No Scale

LANDSCAPE LEGEND

COMMON NAME:	SCIENTIFIC NAME:	HEIGHT AT MATURITY:	QTY.: (REQUIRED)
1 EVERGREEN/ 2000SF	CHOOSE FROM LIST OF SPECIES INCLUDED IN CITY OF BRYANT LANDSCAPING CODE	-	38
SHURBS			
COMPACTA HOLLY - 6' O.C. - 5 GAL.	ILEX CRENATA	6'-0"	0
CANOPY TREE	CHOOSE FROM LIST OF SPECIES INCLUDED IN CITY OF BRYANT LANDSCAPING CODE		18 EXISTING
SOD	BERMUDA		4300 SQ. FT.
PLANTERS/BEDDING	N/A		100 SQ. FT.

HOPE CONSULTING
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Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
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FOR USE AND BENEFIT OF:
SHANNON NUCKOLS

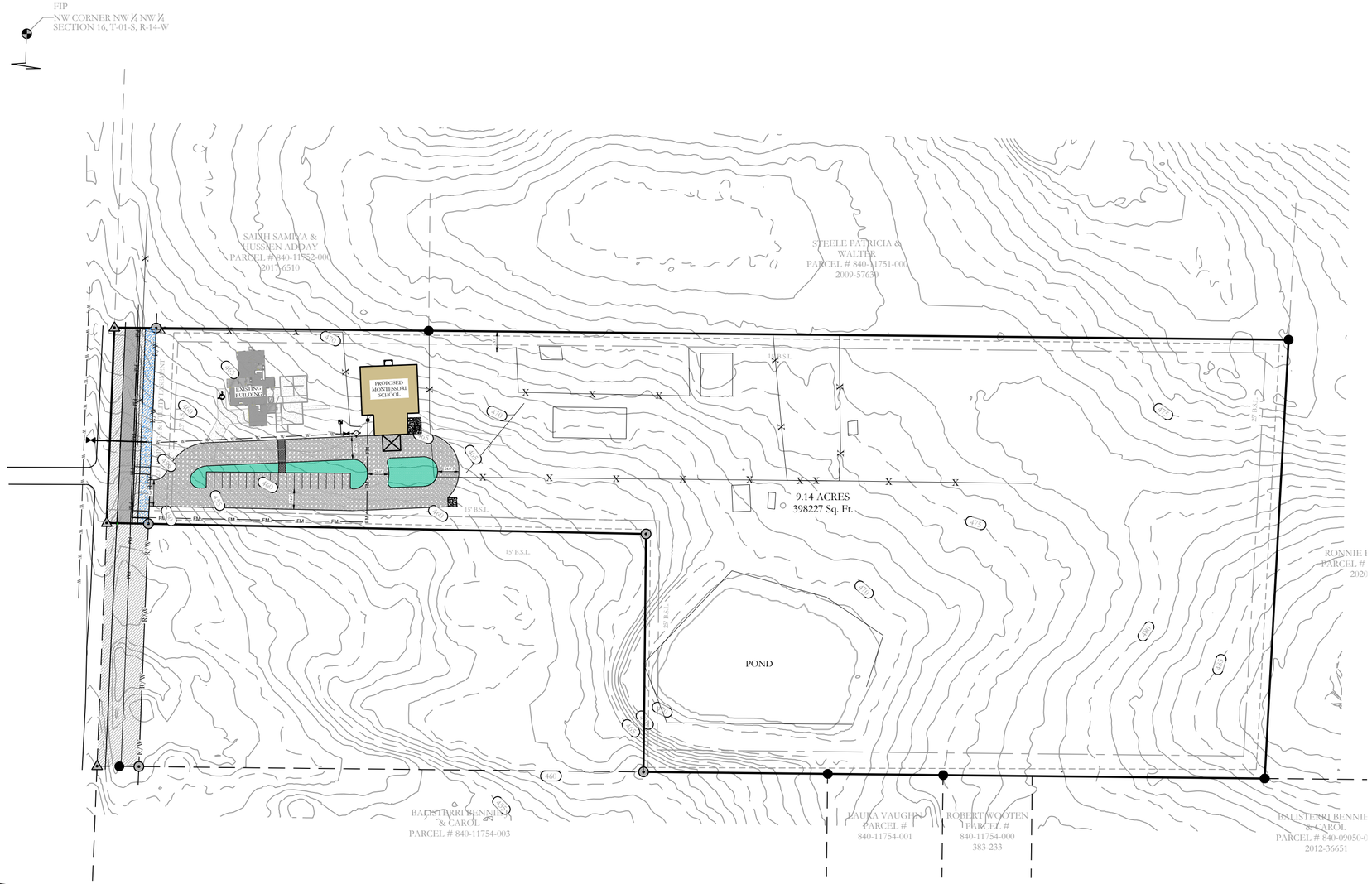
LANDSCAPE PLAN CORNERSTONE

BRYANT, SALINE COUNTY, ARKANSAS

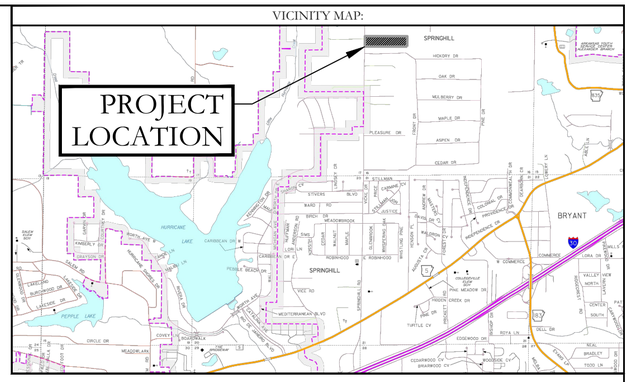
DATE: 12/21/2022	C.A.D. BY: B.JOHNSON	DRAWING NUMBER:	
REVISED:	CHECKED BY:	20-0673	
SHEET:	SCALE: 1"= 100'		

500	01S	14W	0	16	400	62	1762

K:\Land Projects 2004\Surveys\2020\20-0673\Mech+Split, 4910 Springhill Road\20-0673-Site Plan-06-28-22.plan R1_1_22'22"_ScAdd47 v8.dwg



VICINITY MAP:



UTILITY PLAN LEGEND

	WATER METER
	WATER VALVE
	FIRE HYDRANT
S	*SANITARY SEWER LINE*
W	*WATER LINE*
S	*SEWER MANHOLE*
CO	*SANITARY SEWER CLEANOUT*

LEGAL DESCRIPTION:
PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 16, TOWNSHIP 1 SOUTH, RANGE 14 WEST, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, THENCE S2°15'35"W ALONG WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 819.14 FEET TO THE **POINT OF BEGINNING**; THENCE S89°26'33"E, A DISTANCE OF 353.66 FEET TO A FOUND IRON PIN AT THE SOUTHEAST CORNER OF LAND DESCRIBED IN INSTRUMENT #2017-006510 FILED IN SALINE COUNTY, ARKANSAS; THENCE ALONG THE SOUTH PROPERTY LINE OF LAND DESCRIBED IN INSTRUMENT #2009-57630 FILED IN SALINE COUNTY, ARKANSAS, S89°23'57"E, A DISTANCE OF 967.93 FEET TO A ⅝" FOUND IRON PIN WITH CAP #128 ON THE WEST PROPERTY LINE OF LANDS OWNED BY RONNY BROADWAY DESCRIBED INSTRUMENT #2020-017777 FILED IN SALINE COUNTY, ARKANSAS; THENCE LEAVING SAID SOUTH LINE ALONG THE WEST LINE OF BROADWAY, S03°06'57"W, A DISTANCE OF 494.53 FEET TO A ⅝" REBAR AND THE NORTH LINE OF LANDS DESCRIBED IN SALINE COUNTY DOCUMENT #2012-36651; THENCE N89°23'43"W, A DISTANCE OF 1313.94 FEET ALONG THE NORTH LINE OF LANDS OWNED BY BALISTERRI, WOOTEN AND VAUGH; THENCE N02°15'55"E, A DISTANCE OF 493.91 FEET TO THE POINT OF BEGINNING, CONTAINING 14.71 ACRES, MORE OR LESS.

A PORTION OF THE PROPERTY DESCRIBED HEREON LIES WITHIN THE 100 YEAR FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP, PANEL #05125C0225E, DATED: 6/5/2020 .

BUILDING SETBACKS:
FRONT - 25' OR AS SHOWN
REAR - 25' OR AS SHOWN
SIDE - 15' OR AS SHOWN

EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
FRONT - 15' OR AS SHOWN
REAR - 10' OR AS SHOWN
SIDE - 5' OR AS SHOWN
LOT CORNERS: SET 1/2" REBAR WITH CAP

BASIS OF BEARINGS:
GRID NORTH ARKANSAS
COORDINATE SYSTEM,
SOUTH ZONE BY G.P.S.
OBSERVATIONS

100' 50' 0 100'

SITE PLAN .
NUCKOLS ESTATES
A SUBDIVISION, IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

Know what's **below.** **Call** before you dig.

LEGEND
- Found Aliquot Corner
- Found monument
- Set ½" Rebar
- Computed point
(M)- Measured
(P) - Plat/Deed
- Fence

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FOR USE AND BENEFIT OF:
SHANNON NUCKOLS

SITE PLAN
CORNERSTONE
CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 12/21/2022	C.A.D. BY: B.JOHNSON	DRAWING NUMBER:	
REVISED:	CHECKED BY:	20-0673	
SHEET:	SCALE: 1"= 100'		

500	01S	14W	0	16	400	62	1762

K:\Land Projects 2044\Surveys\2020\20-0673 Mdfi-Split, 4910 Springhill Road\20-0673-Site Plan-06-28-22 phase 1_recover.dwg

CENTERLINE SPRINGHILL ROAD

EXISTING EDGE OF ASPHALT

NEW ASPHALT

NEW CURB

NEW SHARED USE TRAIL

REMOVE EXISTING FENCE

EXISTING BUILDING

PROPOSED MONTESSORI SCHOOL

ADA PARKING AND SIDEWALK

26.0'

24.0'

24.0'

30'

24.0'

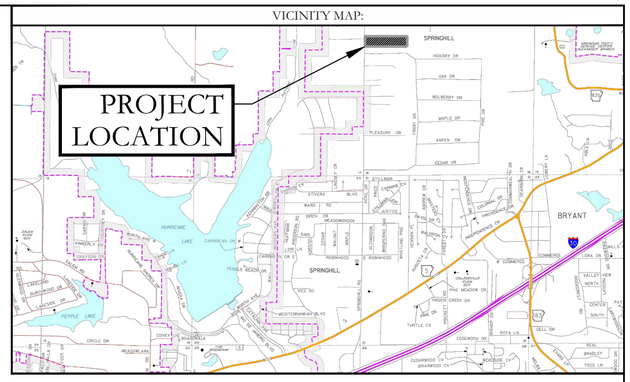
NEW GRAVEL DRIVE AND PARKING

DUMPSTER AND ENCLOSURE

CONCRETE DRIVEWAY APRON CONFORMING TO ArDOT DR-1

811 Know what's **below.** **Call** before you dig.

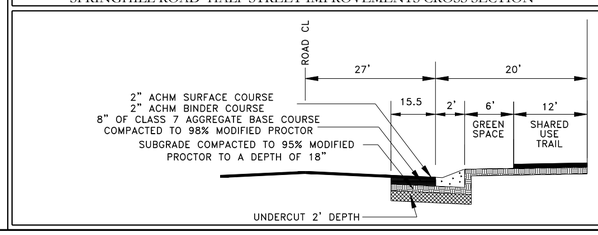
VICINITY MAP:



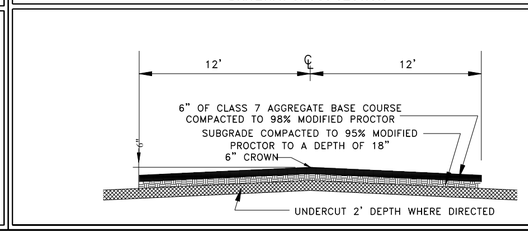
BASIS OF BEARINGS:
GRID NORTH ARKANSAS
COORDINATE SYSTEM,
SOUTH ZONE BY G.P.S.
OBSERVATIONS

100' 50' 0 100'

SPRINGHILL ROAD HALF STREET IMPROVEMENTS CROSS SECTION



DRIVEWAY CROSS SECTION



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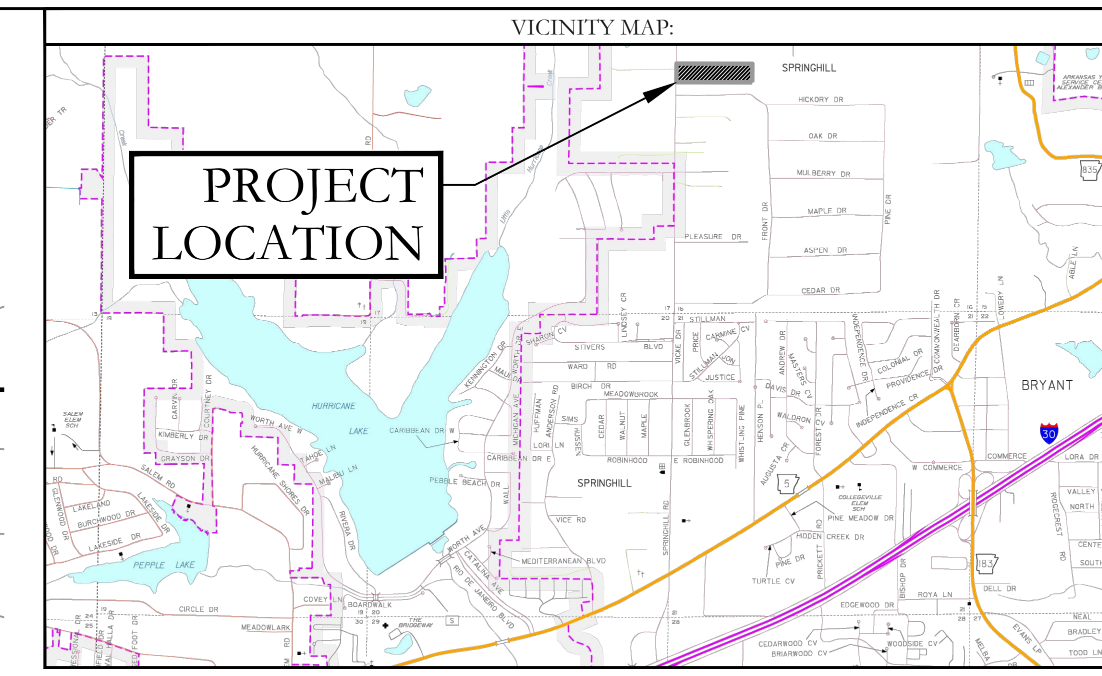
SHANNON NUCKOLS

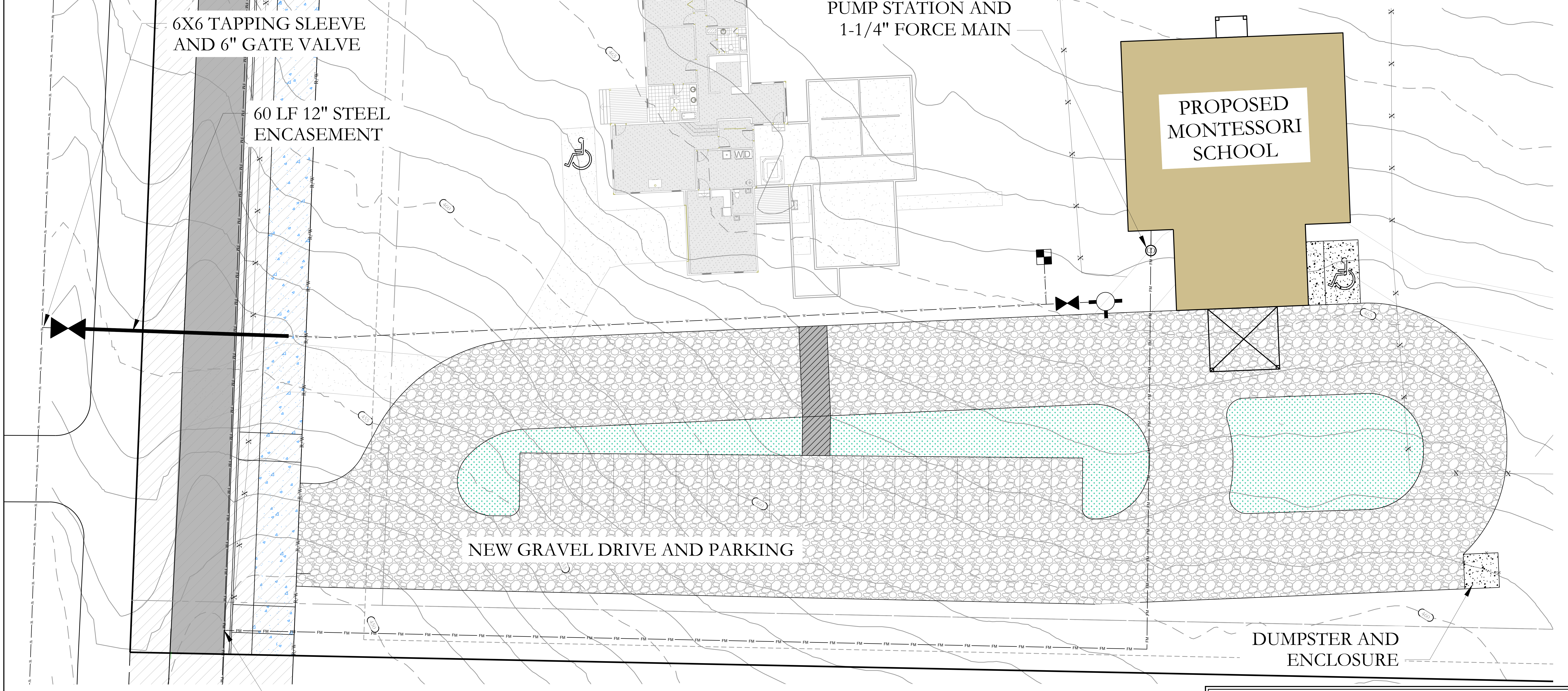
CONSTRUCTION PLAN
CORNERSTONE

BRYANT, SALINE COUNTY, ARKANSAS

DATE: 12/21/2022		C.A.D. BY: B.JOHNSON				DRAWING NUMBER:	
REVISED:		CHECKED BY:				20-0673	
SHEET:		SCALE: 1"= 100'					
500	01S	14W	0	16	400	62	1762

K:\Land Projects 20\04 Surveys\2020\20-0673 M&B Split, 4701 Springhill Road\20-0673-Site Plan-06-28-22 phase 1_cornerstone.dwg





UTILITY PLAN LEGEND

- *WATER METER*
- *WATER VALVE*
- *FIRE HYDRANT*
- *SANITARY SEWER LINE*
- *WATER LINE*
- *SEWER MANHOLE*
- *SANITARY SEWER CLEANOUT*

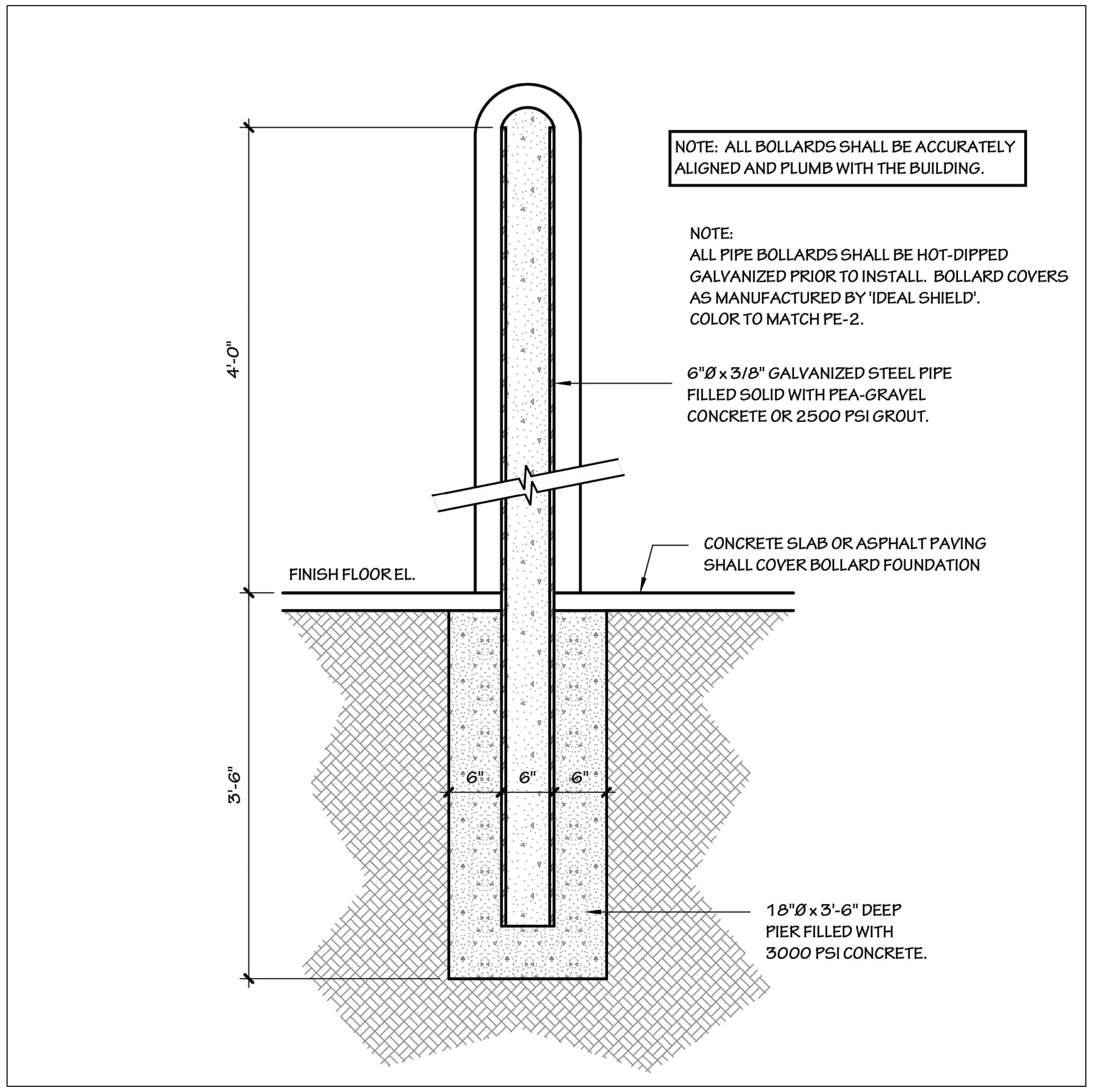
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FOR USE AND BENEFIT OF:
SHANNON NUCKOLS

UTILITY PLAN
CORNERSTONE
BRYANT, SALINE COUNTY, ARKANSAS

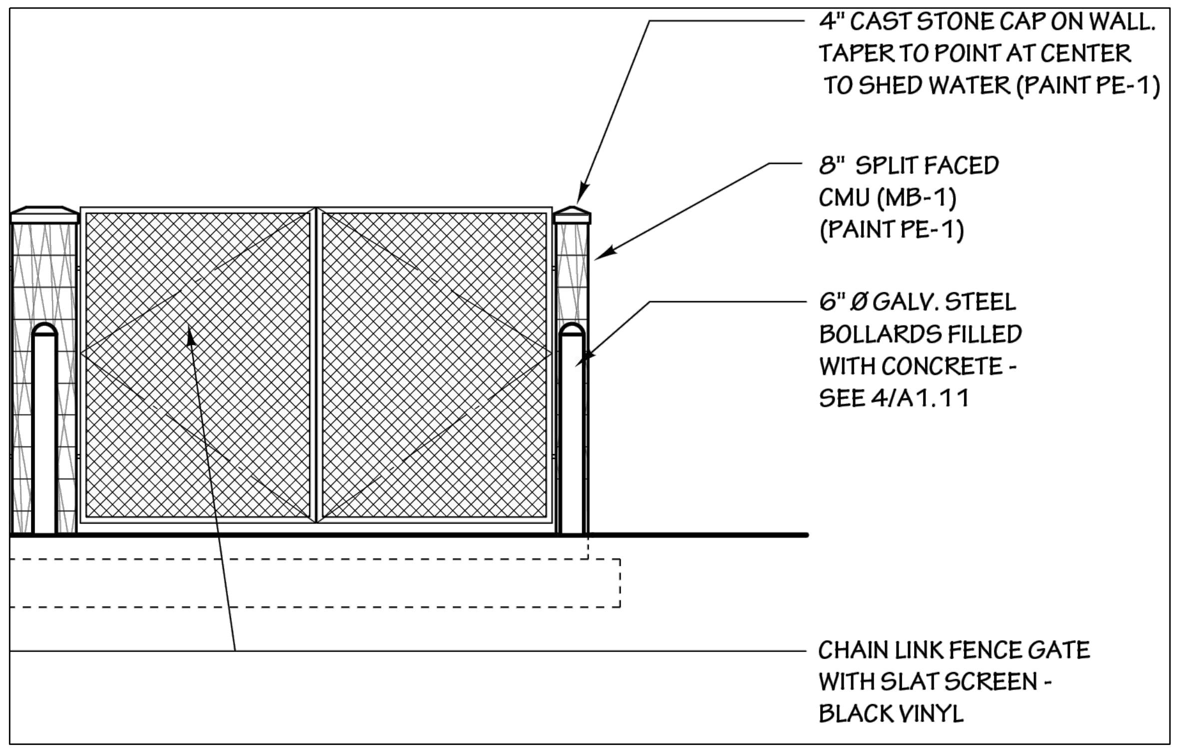
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REVISED:	CHECKED BY:	
SHEET:	SCALE: 1"= 100'	

500	01S	14W	0	16	400	62	1762

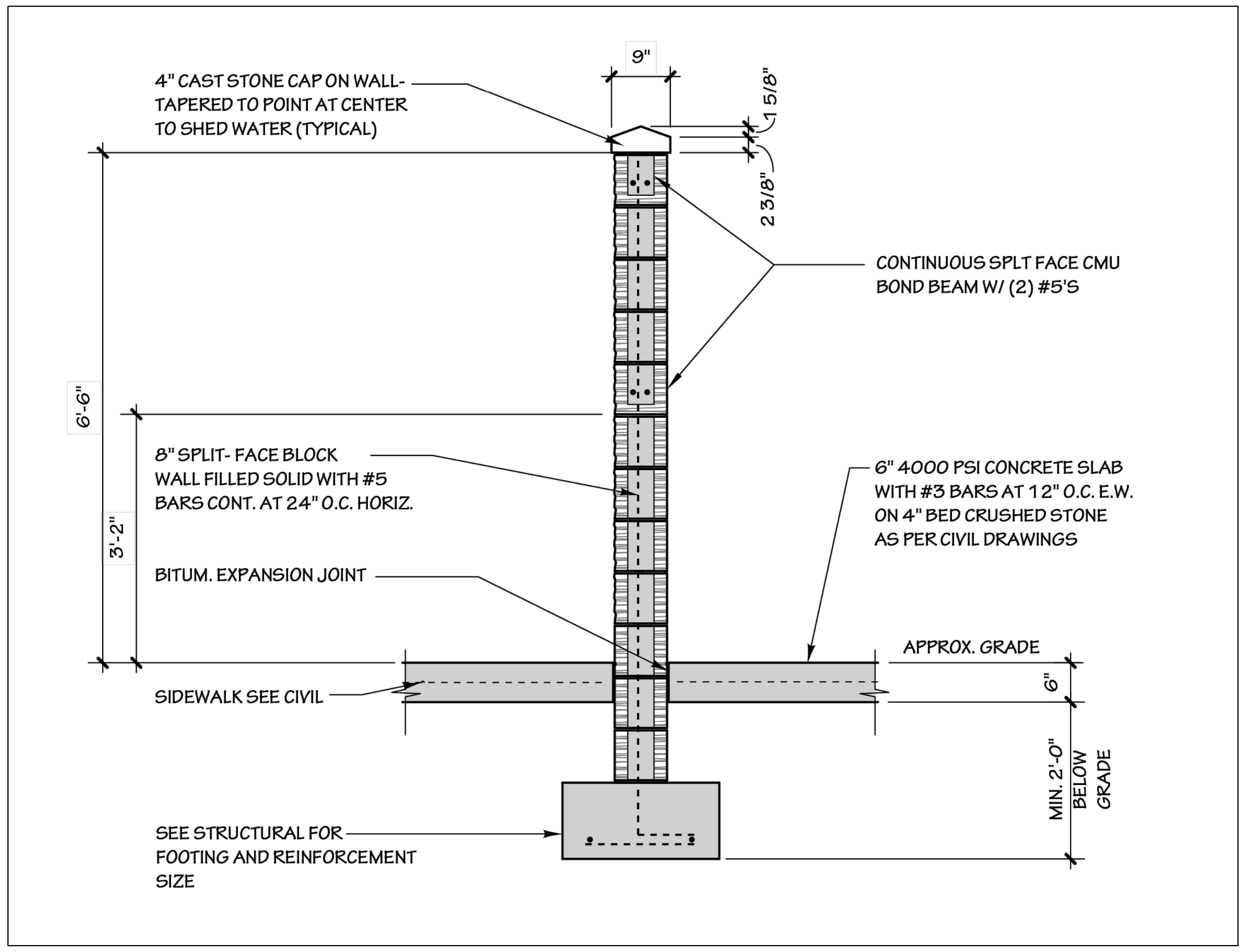


SECTION DETAILS AT PIPE BOLLARD
Scale: 1 1/2" = 1'-0"

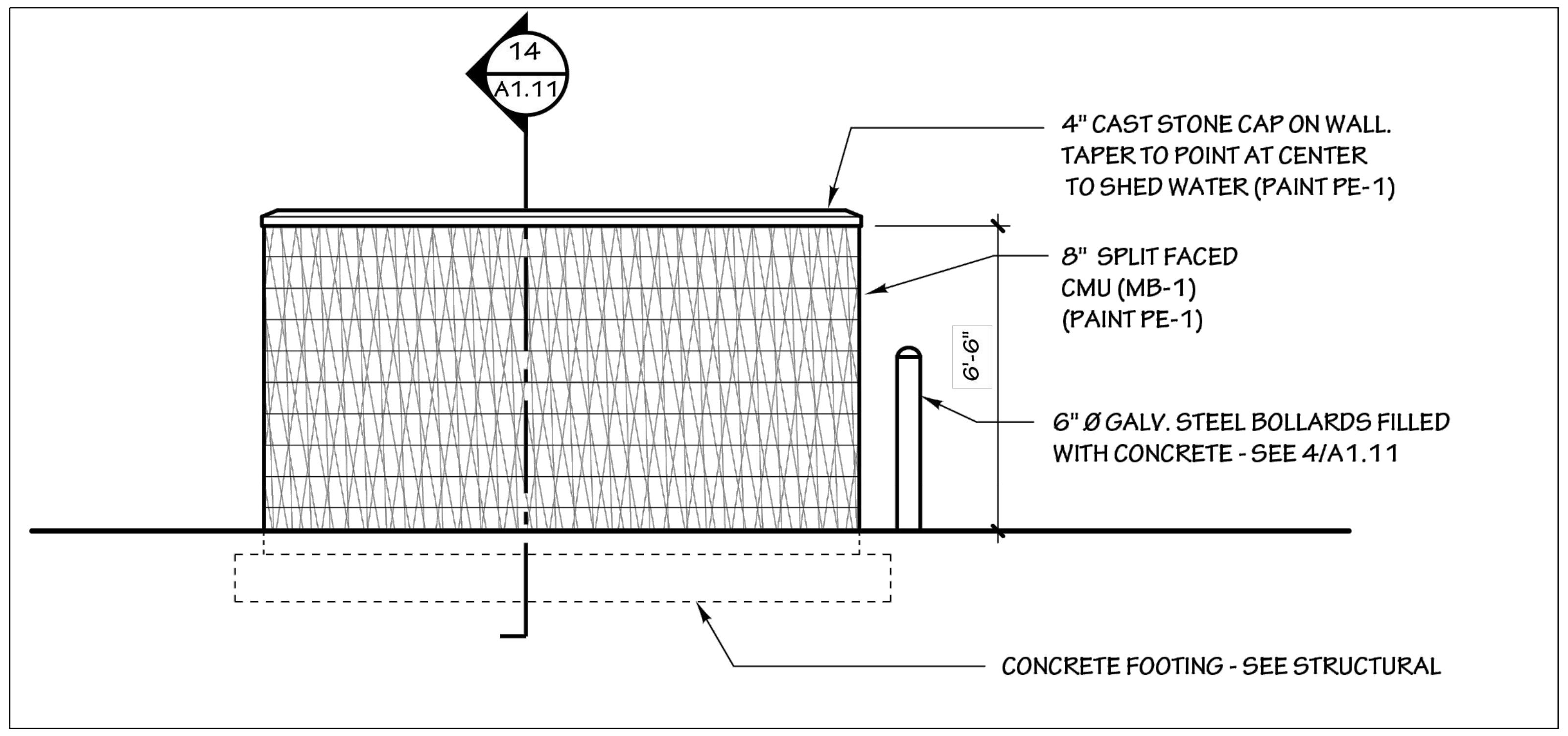
811 Know what's below. Call before you dig.



FRONT ELEVATION
Scale: 1/4" = 1'-0"

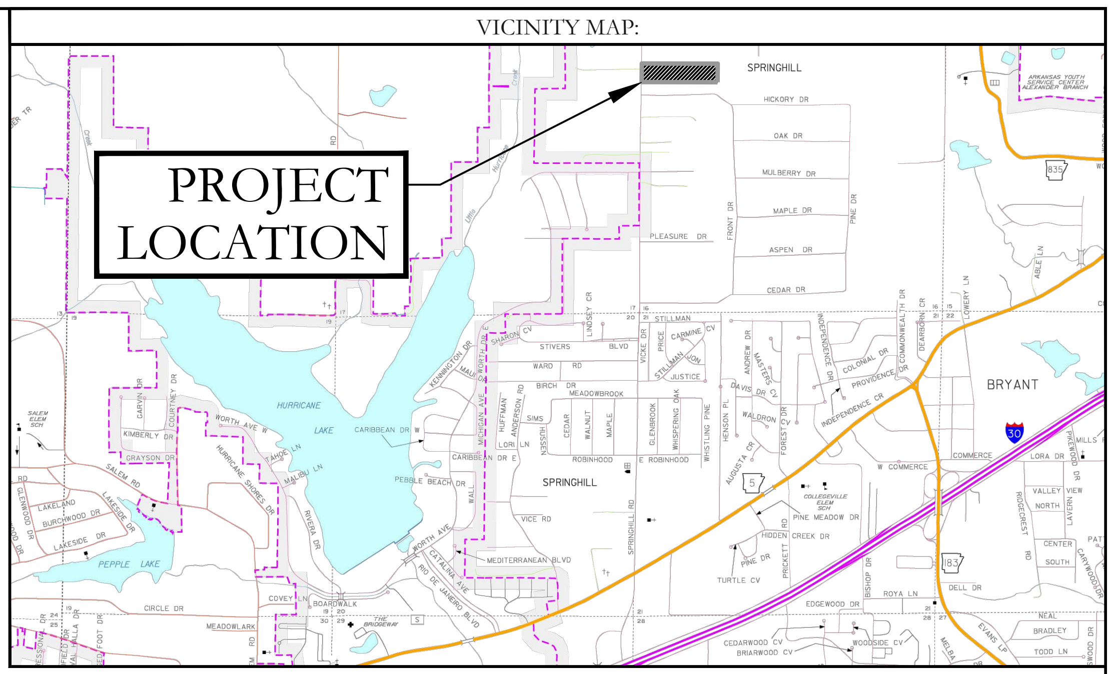


TRASH ENCLOSURE WALL DETAIL
Scale: 1/2" = 1'-0"



SIDE ELEVATION
Scale: 1/4" = 1'-0"

VICINITY MAP:



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FOR USE AND BENEFIT OF:
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DUMPSTER ENCLOSURE DETAILS
CORNERSTONE
BRYANT, SALINE COUNTY, ARKANSAS

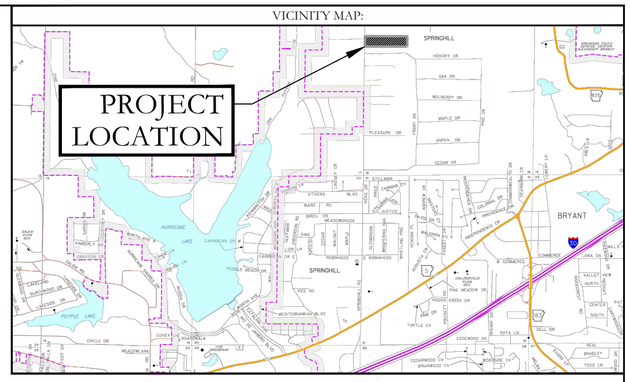
DATE: 12/21/2022	C.A.D. BY: B.JOHNSON	DRAWING NUMBER: 20-0673	
REVISED:	CHECKED BY:		
SHEET:	SCALE: 1"= 100'		

500	01S	14W	0	16	400	62	1762

K:\Land Projects 2004\Surveys\2020\20-0673 M&B-Split, 4910 Springhill Road

811 Know what's below. Call before you dig.

VICINITY MAP:



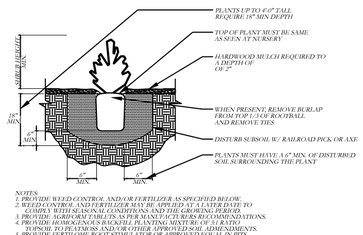
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BASIS OF BEARINGS:
GRID NORTH ARKANSAS
COORDINATE SYSTEM,
SOUTH ZONE BY G.P.S.
OBSERVATIONS

100' 50' 0 100'

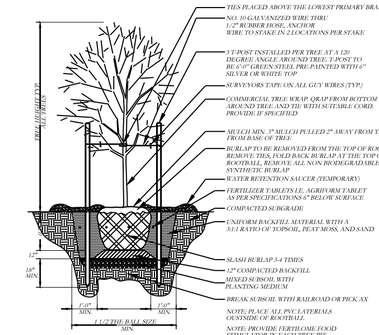
MAINTENANCE OF LANDSCAPING

THE OWNER, TENANT, OR AGENT, IF ANY SHALL BE RESPONSIBLE FOR PROVIDING, PROTECTING AND MAINTAING ALL LANDSCAPING IN HEALTHY GROWING CONDITIONS, REPLACING IT WHEN NECESSARY TO ENSURE CONTINUOUS CONFORMANCE WITH THESE GUIDELINES AND KEEPING IT FREE FROM REFUSE AND DEBRIS. MAINTENANCE SHALL INCLUDE THE REPLACEMENT OF ALL DEAD PLANT MATERIAL WITHIN THE GUARANTEED CONTRACT PERIOD.



NOTES:
1. PROVIDE WEED CONTROL AND/OR FERTILIZER AS SPECIFIED BELOW.
2. WEED CONTROL AND FERTILIZER MAY BE APPLIED AT A LATER DATE TO COMPLY WITH SEASONAL CONDITIONS AND THE GROWING PERIOD.
3. PROVIDE AGRIFORM TABLETS AS PER MANUFACTURERS RECOMMENDATIONS.
4. PROVIDE HOMOGENEOUS BACKFILL PLANTING MIXTURE OF 3:1 RATIO TOPSOIL TO PEATMOSS AND/OR OTHER APPROVED SOIL AMMENDMENTS.
5. PROVIDE 3" MULCH RING AROUND ALL PLANTS IN SHRUB BEDS AND PLANTERS.
6. APPLY BALAN PREEMERGENT WEED CONTROL OR APPROVED EQUAL TREATMENT ON ALL SHRUB AND GROUNDCOVER BEDS.

2 SHRUB PLANTING DETAIL
NTS



NOTE: PLANTS TO BE INSTALLED SLIGHTLY HIGHER THAN GRADE ALLOWING FOR POSITIVE DRAINAGE AND SETTLING

1 TREE PLANTING DETAIL
No Scale

LANDSCAPE LEGEND

COMMON NAME:	SCIENTIFIC NAME:	HEIGHT AT MATURITY:	QTY: (REQUIRED)
1 EVERGREEN/ 2000SF	CHOOSE FROM LIST OF SPECIES INCLUDED IN CITY OF BRYANT LANDSCAPING CODE:	-	38
SHURBS			
COMPACTA HOLLY - 6' O.C. - 5 GAL.	ILEX CRENATA	6'-0"	0
CANOPY TREE	CHOOSE FROM LIST OF SPECIES INCLUDED IN CITY OF BRYANT LANDSCAPING CODE		6
SOD	BERMUDA		4300.0 SF
PLANTERS	N/A		0

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LANDSCAPE PLAN CORNERSTONE

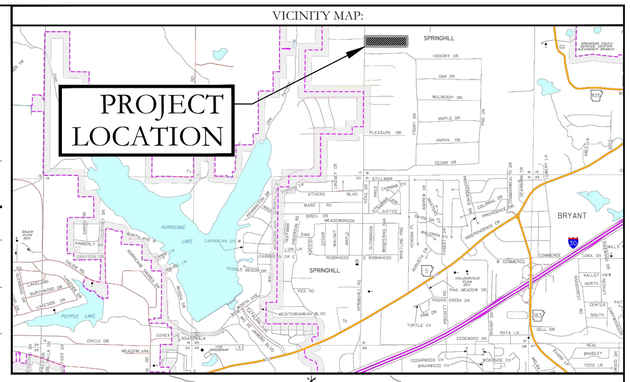
BRYANT, SALINE COUNTY, ARKANSAS

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K:\Land Projects 2004\Surveys\2020\20-0673 M&H-Split_4701 Springhill Road\20-0673-Site Plan-06-28-22 phase 1_escrow.dwg

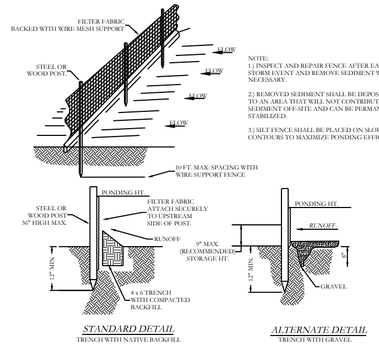
Know what's **below.**
Call before you dig.

VICINITY MAP:



BASIS OF BEARINGS:
GRID NORTH ARKANSAS
COORDINATE SYSTEM,
SOUTH ZONE BY G.P.S.
OBSERVATIONS

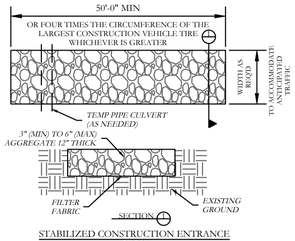
100' 50' 0 100'



STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

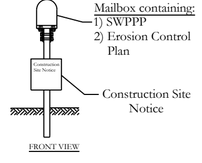
ALTERNATE DETAIL
TRENCH WITH GRAVEL

SILT FENCE



STABILIZED CONSTRUCTION ENTRANCE
N.T.S

TYPICAL SITE POSTING:



ERC LEGEND

- *SITE POSTING/ RAIN GUAGE*
- *CONC. WASHOUT DETENTION AREA*
- *SILT FENCE*
- *RIP RAP CHECK DAM*
- *CONSTRUCTION ENTRANCE*
- *DISTURBED AREA*
- *TRASH CONTAINER*
- *PORTABLE TOILET*

ORDINANCE NO. 2019-32 ARTICLE IV. (2)(J):

DEADLINES FOR STABILIZATION AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASES. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY CEASED.
DEADLINE FOR STABILIZATION AFTER CONSTRUCTION ACTIVITY PERMANENTLY CEASES. STABILIZATION MEASURES SHALL BE INITIATED IMMEDIATELY IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED

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EROSION CONTROL PLAN CORNERSTONE

BRYANT, SALINE COUNTY, ARKANSAS

DATE: 12/21/2022		C.A.D. BY: B.JOHNSON		DRAWING NUMBER: 20-0673			
REVISED:		CHECKED BY:					
SHEET:		SCALE: 1"= 100'					
500	01S	14W	0	16	400	62	1762

K:\Land Projects\ 2004\Surveys\2020\20-0673\ MAR-Split_4910 Springhill Road\20-0673-Site Plan-06-28-22 plan-1_recover.dwg

ASO
ARKANSAS SERVICE ONE
HVAC

To: City of Bryant

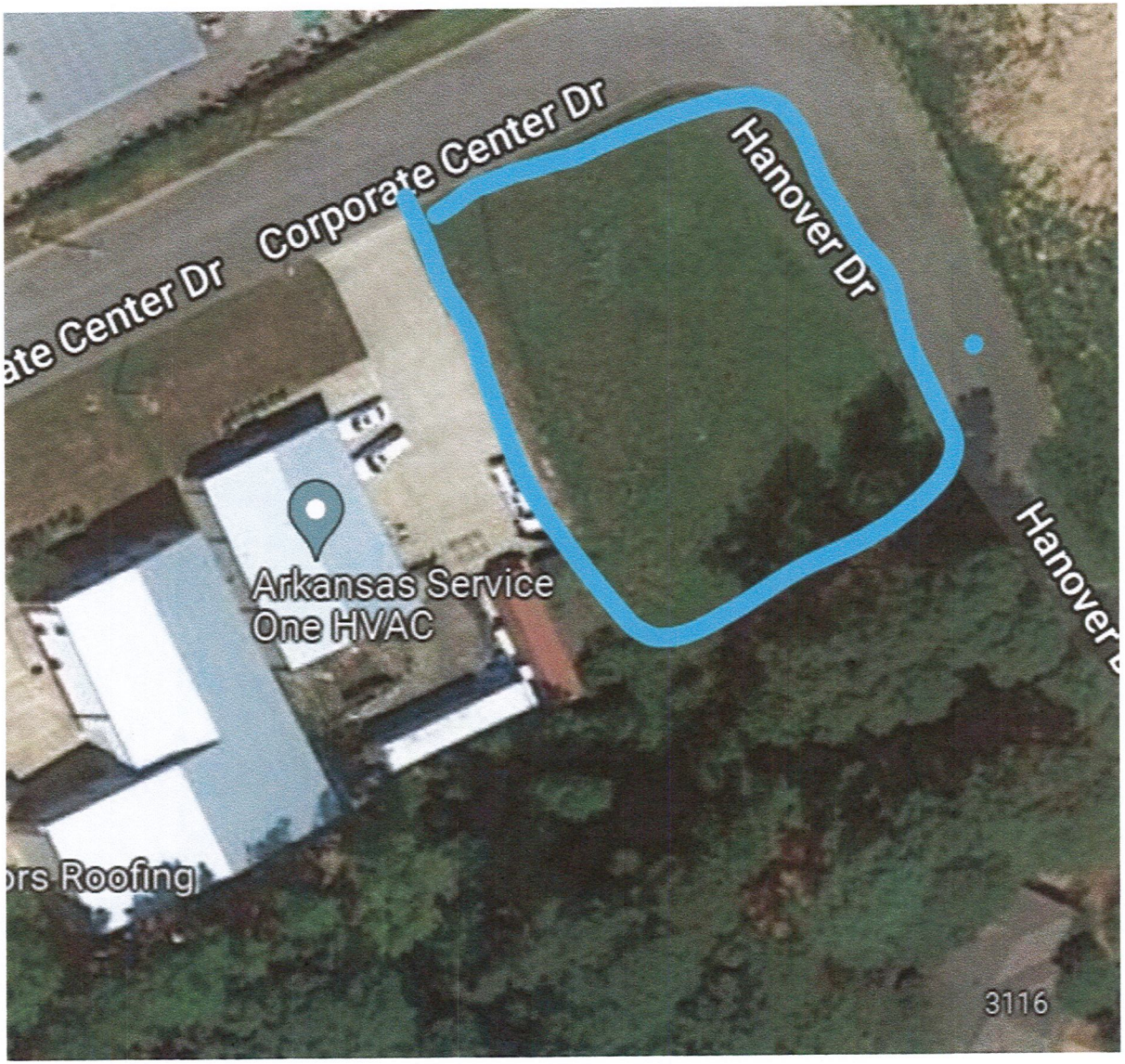
From: Brad Tucker, Arkansas Service One HVAC

Date: January 17, 2023

RE: Request Approval to Add Shale Rock

Arkansas Service One HVAC would like to add 12 inches of shale rock to empty lot located at 3017 Corporate Center Drive for parking employee vehicle, company vehicle, trailers etc. which we purchased in July of 2022. We would like to request your approval of the area outlined in blue to fill in with shale rock. Currently we cannot use this lot because it holds water making it almost impossible not to get stuck.

Thank you for your consideration in this matter. If you need additional information, please contact me at btucker@asohvac.com or (501) 650-0191.


ate Center Dr
Corporate Center Dr
Hanover Dr
Arkansas Service
One HVAC
ors Roofing
3116

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

SIGN PERMIT APPLICATION

Applicants are advised to read the Sign Ordinance prior to completing and signing this form. The Sign Ordinance is available at www.cityofbryant.com under the Planning and Community Development tab.

Note: Electrical Permits may be Required, Please contact the Community Development Office for more information.

Date: 12/19/22

Sign Co. or Sign Owner

Name Fastsigns 1501501
Address 9831 Maumelle Blvd
City, State, Zip North Little Rock AR 72113
Phone 501-483-4342
Alternate Phone _____

Property Owner

Name Chris Viktora
Address 13300 Crystal Hill Road Suite B
City, State, Zip North Little Rock Ar 72113
Phone (501) 269-9454
Alternate Phone _____

GENERAL INFORMATION

Name of Business A-1 Cellular Repair
Address/Location of sign 13300 Crystal Hill Road Suite B
Zoning Classification _____

Please use following page to provide details on the signs requesting approval. Along with information provided on this application, **a Site Plan showing placement of sign(s) and any existing sign(s) on the property is required** to be submitted**. Renderings of the sign(s) showing the correct dimensions is also required** to be submitted with the application. A thirty-five dollar ($35) per sign payment will be collected at the time of permit issuance. According to the Sign Ordinance a fee for and sign variance or special sign permit request shall be one hundred dollars ($100). Additional documentation may be required by Sign Administrator.

READ CAREFULLY BEFORE SIGNING

I Sameer Merchant, do hereby certify that all information contained within this application is true and correct. I fully understand that the terms of the Sign Ordinance supersede the Sign Administrator's approval and that all signs must fully comply with all terms of the Sign Ordinance regardless of approval. I further certify that the proposed sign is authorized by the owner of the property and that I am authorized by the property owner to make this application. I understand

that no sign may be placed in public right of way. I understand that I must comply with all Building and Electrical Codes and that it is my responsibility to obtain all necessary permits.

Use table below to enter information regarding each sign for approval. Please use each letter to reference each sign rendering.

SIGN	**Type** (Façade, Pole, Monument, other)	**Dimensions** (Height, Length, Width)	**Sqft** (Measured in whole as rectangle)	**Height of Sign** (Measured from lot surface)		Column for Admin Certifying Approval
				Top of Sign	Bottom of Sign	
A	Facade	3'x 8' x6.5"	24sqft			
B						
C						
E						
F						
G						

ORDINANCE 2012 - 29

AN ORDINANCE REGULATING SIGNS WITHIN THE CITY LIMITS OF THE CITY OF BRYANT, ARKANSAS; AND FOR OTHER PURPOSES.

WHEREAS, the City of Bryant Arkansas desires to promote beautification efforts and promote the use of signs in the city which are safe, aesthetically pleasing, compatible with their surroundings and legible in the circumstances in which they are seen.

WHEREAS, the City of Bryant recognizes the need for a well-maintained and attractive physical appearance of the community and the need for adequate business identification for the conduct of competitive commerce.

WHEREAS, the City of Bryant desires to reduce sign or advertising distractions which may increase traffic accidents by distracting driver's attention from the roadway;

NOW BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRYANT, ARKANSAS:

SECTION 1: Enactment of Attached Sign Ordinance Regulations.

The City Council of Bryant, Arkansas hereby approves and adopts by reference the Sign Ordinance. Said Ordinance shall be filed in the office of the City Clerk of the City of Bryant, Arkansas and from the date on which this ordinance shall take effect the provisions thereof shall be controlling within the limits of the City of Bryant and those areas in the territory subject to Bryant zoning regulations.

SECTION 2: Severability and General Repealer.

That all ordinances and part of ordinances of a permanent and general nature in effect at the time of adoption of this ordinance and not included herein, are hereby repealed where they are in conflict with this ordinance.

All Ordinances and resolutions and parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Section 3: Emergency Clause.

An emergency is hereby declared, it being necessary to protect the health and safety of the citizens of Bryant, Arkansas such that this Ordinance shall have full force and effect immediately upon its passage.

PASSED AND APPROVED THIS 27th DAY OF September, 2012, BY THE CITY COUNCIL OF BRYANT, ARKANSAS.

Jill Dabbs, Mayor

Attest:

Heather Kizer, City Clerk

Purpose and Scope

SECTION ONE

Purpose

Signs are an important and necessary means of communication. When properly regulated, signs can serve as a great economic and aesthetic asset. In enacting this Ordinance, it is the intent of the City of Bryant to promote commerce and the use of attractive signage, facilitate traffic safety, and to comprehensively address community aesthetic concerns about visual clutter and blight in the environment. The regulation of signs in the City is intended to cultivate an aesthetically-pleasing environment with these concerns in mind. Sign regulation shall be consistent with land use patterns, and signs shall add to, rather than detract from the architecture of the buildings where they are located. Signs shall be well maintained and, in addition, shall not create traffic safety hazards. The regulation of signs in the City of Bryant is intended to be content-neutral and to provide adequate opportunity for the presentation of messages of all kinds.

Scope

The primary intent of the Ordinance shall be to regulate signs intended to be viewed from any vehicular or pedestrian public right-of-way.

This Ordinance shall relate signage to building design, particularly integral decorative or architectural features of buildings. This Ordinance shall not regulate official traffic or government signs, control devices or signals; the copy and message of signs; signs not intended to be viewed from a public right-of-way; product dispensers and point of purchase displays; scoreboards on athletic fields; gravestones, barber poles; religious symbols; awning signs; decorations which are seasonal, clearly incidental and customarily associated with any national, local, or religious observance; the display of street numbers; and signs not exceeding one square foot in area and bearing only property numbers, postbox numbers, or names of occupants of premises.

Applicability

No signs shall be erected or maintained in any land use district established by the City's Zoning Ordinance, except those signs specifically permitted in this ordinance. The number and area of signs as outlined in this ordinance are intended to be maximum standards.

All signage shall adhere to the guidelines and regulations detailed within this Ordinance and any and all other current laws pertaining to signage.

SECTION TWO

General Provisions

It shall hereafter be unlawful for any person to erect, place, or maintain a sign in the City of Bryant except in accordance with the provisions of this Ordinance.

Section 2.01 - Signs Prohibited

The following types of signs are prohibited in all districts:

1) Abandoned signs.
2) Signs imitating or resembling official traffic or government signs or signals.
3) Signs imitating warning signals.
4) Signs within Right-of-Way. No sign whatsoever, whether temporary or permanent, except erected by an official governmental agency is permitted within any street or highway right-of-way.
5) No signs may be painted on or attached to trees, rocks, or other natural formations, fence posts, utility poles, public benches, streetlights, or building roofs.
6) Portable signs. A portable sign is any signed designed to be moved easily and not permanently affixed to the ground or to a structure or building.
7) Off-premise/off-site signs, except as permitted by Bryant Billboard Ordinance No. 2006-42.
8) Signs that are mounted, attached, or painted on trailers, boats or vehicles when parked to be used as additional signage on or near a business premises; and similar signs. No vehicle or trailer with advertising message mounted or painted thereon may be parked continuously for more than 15 consecutive calendar days in any zoning district, so that it becomes an advertising sign. Such vehicles or trailers parked on active construction sites or within a commercial zoning district with an approved temporary business permit for the vehicle or trailer are exempt from this regulation.

Section 2.02 - Permits Required

Unless otherwise provided by this Ordinance, all new signs shall require permits and payment of fees as described in this ordinance. No permit is required for the maintenance of a sign or for a change of copy on painted, printed, or changeable copy signs.

Section 2.03 - Signs Not Requiring Permits

The following types of signs are exempt from the permit requirements but must be in conformance with all other requirements of the ordinance:

1) On-Premise directional signs of six (6) square feet or less
2) Nameplates of two (2) square feet or less, non-illuminated, attached to building or structure, or supported by a post and arm structure, 1 per occupancy
3) Official public safety signs/devices, traffic control devices and signals.
4) Window signs
5) Incidental signs
6) Signs created by landscaping by which the letters and/or symbols are composed entirely of approved landscape elements.
7) Sign face changes not requiring any change to the structure of a sign
8) A-frame signs.

9) Inflatable signs less than ten (10) feet high, by ten (10) feet wide, ten (10) feet deep or one-thousand (1000) cubic feet. Larger inflatable signs require a permit and are allowed for a special event one time per year for a maximum of 30 days.
10) Blade signs.
11) Temporary signs. A Temporary sign is a sign that is advertising an event or special sale that is viewable by the public for less than seven (7) days.
12) Real estate signs on the premises of property for sale.

Section 2.04 - Lighting

1) Unless otherwise prohibited by this Ordinance, all signs may be illuminated. No illuminated sign shall be permitted which faces the front, side or rear lot lines of any residential lot regardless of zoning district and is located within fifty (50) feet thereof.
2) Every part of the light source of any illuminated sign shall be concealed from view from vehicular traffic in the public right-of-way or adjacent property. The light shall not travel from the light source directly to vehicular traffic in the public right-of-way or adjacent property, but instead shall be visible only from a reflecting or diffusing surface.
3) This provision shall not apply to neon tube lighting or electronic message centers operating in accordance with this ordinance.
4) Backlit Illuminated Awnings - Unless expressly provided otherwise in this ordinance, awning signs may be illuminated, including without limitation by backlighting.
5) Electronic message centers shall be illuminated in accordance with Section 2.05 of this Ordinance.

Section 2.05 - Changeable Copy

Unless otherwise specified by this Ordinance, any sign herein allowed may use manual changeable copy or electronic message centers as follows:

1) Electronic message centers in C-2 Commercial Zoning Districts may display animation so long as flashing is not utilized.
2) Electronic message centers in C-1 and C-2 Commercial Zoning Districts may display static images. Such static images shall remain in place on the sign for a period of at least two seconds prior to transitioning to another static image. Frame effects shall be permitted for transition from one static image to the next so long as animation and flashing are not utilized.
3) Electronic message centers are not allowed in any residential zoning district.
4) All electronic message centers must be equipped with automatic dimming technology which automatically adjusts the sign's brightness in direct correlation with natural ambient light conditions.
5) No electronic message center shall exceed a brightness level of 0.3 foot candles above ambient light as measure using a foot candle (Lux) meter at a distance set by the industry standard as defined by the Outdoor Advertising Association of America.

Section 2.06 - Sign Projections from Buildings

Signs attached to and wholly supported by a building shall not project more than eight (8) feet from any building and the bottom of such sign shall not be less than ten (10) feet above the sidewalk or fourteen (14) feet above a vehicular right of way and shall not project into the public right-of-way.

Section 2.07 - Sign Similarity to Official Signs

No sign may be placed or designed so as to simulate or interfere with traffic control devices or official highway signs.

Section 2.08 - Obstruction of Vision

No sign shall be erected on any corner lot in such a manner as to obstruct pedestrian or vehicular vision. This requirement supersedes all other setback and coverage regulations.

Section 2.09 - Interference With Utilities

No part of any sign shall be located within or over the designated safety zone of any utility easement.

Section 2.10 - Signs Viewed from Public Right of Ways

No person shall erect, fasten, or attach in any way any sign or other advertising message upon any property within the city which is facing or visible from any public street, unless legally authorized under the terms of this Ordinance. These regulations shall apply to all signs and billboards in all districts, subdivisions and zones within the City of Bryant.

Section 2.11 - Setback Requirements

No Sign shall be erected or maintained except in conformity with the following setback requirements:

1) Front: Signs shall be set back a minimum of 10 feet from back of curb, edge of roadway surface, or street right-of-way, whichever is greater.
2) Side: All signs shall be set back a minimum of 10 feet from the nearest side property line.

Exceptions: The above setback requirements shall not apply to those signs mounted on building walls lawfully sited within the setback space, when such signs otherwise conform to the provisions of this ordinance.

Section 2.12 - Sign Erection Deadline

Permits for any sign not completely erected within twelve months of date of issuance shall be void.

Section 2.13 - Inspections

All signs are subject to inspection by the Building Official or Code Enforcement, who may revoke any permit or order any sign removed upon notice and for cause as set out in Section 4.03, Section 6.07, and Section 6.08.

SECTION THREE

Specific Requirements by Sign Type and Zoning District

Section 3.01 - Specific Requirements by Sign Type

The following apply to specific types of signs located in the city.

1) Temporary signs are allowed. Temporary signs are limited to a maximum of 32 square feet in size. Signs such as banners, pennants and posters are considered temporary signs.
2) Election Event Period - An election event period begins 70 calendar days prior to and ends 7 calendar days after any public election for which the county election commission has authorized. During this event period, a lot may contain an unlimited number of temporary signs with the consent of the property owner. Property owners or their authorized agents have the right to remove unauthorized signs from their property. In no event shall signs be located in the public right-of-way.
3) Signs that are constructed, removed, destroyed or replaced shall be replaced only with a monument or ground-mounted sign which conforms to this Ordinance along the roadways listed below. Monument or ground-mounted signs shall be allowed to advertise on-premise businesses only.
   a) A monument sign is a sign mounted directly to the ground. No poles or raised support structures shall be visible.
   b) A ground-mounted sign is a permanent sign that has its supporting structure depending on the ground for attachment, and is made in such a way as to allow the supporting structure to be covered in a façade of shaped metal, brick or other durable material that matches the material encasing or surrounding the messaging area of the sign. No single pole sign, such as a telephone pole or other single wooden pole structure is allowed.
4) All Signs must be maintained and kept in good repair. Signs falling into disrepair, such as falling down, faded, broken, damaged, rusting, paint peeling, or tattered signs, shall be maintained and/or repaired or removed within 30 days of notice of the sign falling into disrepair. If the Director of Code Enforcement is unable to locate an owner of the sign, the Director may post the notice on the sign itself as effective notice of it falling into disrepair.
5) Monument and ground-mounted signs along the following listed roadways will conform to the specifications listed in 3.01(5)(b) below:
   a) Roadways subject to this provision:
      i) Springhill
      ii) Highway 5 from Commerce Drive to Springhill Road;
      iii) Hilldale Road
      iv) Newly constructed Roads connecting to Raymar Overpass , North and South
      v) Woodland Park Road
      vi) Springhill Overpass to Woodland Park
      vii) Prickett Road from Woodland Park to Reynolds Road
      viii) Prickett Road
      ix) Boone Road
      x) Reynolds Road from Mills Park Road south to the City Limits line.

xi) Mt. Carmel Road
xii) Brandon Road

b) The signage on roadways listed above are subject to the following specifications:
   i) Lots or developments on less than 5 acres in size:
      1. Monument or ground-mounted sign may not exceed 8 feet in height and 64 sq ft.
   ii) Lots or developments on property more than 5 acres, but less than 20 acres
      1. Monument or ground-mounted sign may not exceed 10 feet in height and 100 sq. ft.
   iii) Lots or developments on property 20 acres or more in size:
      1. Monument or ground-mounted sign may not exceed 12 feet in height and 144 sq. ft.

6) Signs in Coordinated Shopping Center:
   a) Each Coordinated Shopping Center may have one free-standing identification sign for each street frontage.
   b) Additionally, each Center may have one directory sign, not exceeding 35 feet in height.
   c) Individual tenants in the Center may each have business identification signs mounted on their façade; total sign area shall not exceed two square feet for each one linear foot of building façade fronting the public street or parking area.
7) Signs in commercial cul-de-sacs: A commercial subdivision forming a cul-de-sac for individual commercial lots may have a directory sign located at the entrance to the cul-de-sac. Such sign shall not exceed 35 feet in height and shall be located in a manner which does not restrict the view of traffic entering or exiting the subdivision.
8) Banners:
   a) An unlimited number of banners may be affixed to buildings, subject to aggregate signage permitted by the zoning district.
   b) All banners must be securely-affixed and kept in a safe, neat, and legible condition; banners shall not fall into disrepair. Banners falling into disrepair are subject to section3.01(4) above.

Section 3.02 - Signs permitted in Residential "R" Districts

Signs placed in residential districts, shall conform to the following regulations.

1) One sign which does not exceed two square feet in area is allowed and no permit is required.
2) Signs larger than two square feet but less than 32 square feet may be permitted by special permit process for such non-residential uses.
3) One additional nameplate sign, not to exceed two square feet in area, is allowed without permit for a dwelling group of four or more units to identify the building or as an occupant directory.
4) Temporary signs advertising a new subdivision of five or more lots are allowed by permit for up to one year. Such signs may not exceed 60 square feet in aggregate surface area, and can be no more than 15 feet in height, nor less than two feet above ground. Signs may be erected only at dedicated street entrances. If lots are not sold in one year, the contractor may request additional time to display the temporary sign from the Director of Code Enforcement or his designee. The request must be submitted in writing with a specified date for construction of permanent signage and removal of the temporary sign.

Section 3.03 - Signs in Commercial C-1 District

Signs placed in the C-1 district shall conform to the following regulations.

1) All signs permitted in the Residential Districts are allowed in Commercial Districts.
2) Signs mounted on the building walls are permitted subject to a limit of one sign not exceeding one square foot per each one linear foot of building façade. Each exposed building wall may have one such wall-mounted façade sign.
3) Blade signs are allowed. A blade sign cannot exceed a total of five square feet of signage per side, must have at least six inches between the building wall and the edge of the sign nearest the building, and cannot project more than forty-two inches from the building wall on which it is mounted.
4) Free standing signs are permitted subject to the following:
    a) Except as otherwise allowed in subsection 3.03(5) below, only one sign per lot or commercial street frontage where adequate lot size permits the sign to be located at least 10 feet from edge of curb, street surface, or right-of-way, whichever is greatest.
    b) Sign height shall not exceed 20 feet, and sign shall be constructed to provide at least 10 feet of visual clearance from bottom of sign to lot surface.
5) The maximum aggregate surface area of all permitted signs for any establishment fronting one street shall not exceed 200 square feet. In the case of a corner lot fronting on two public streets, a business may display one sign on each street frontage and will be allowed to add an additional 75 square feet to the total maximum aggregate surface area of permitted signs, to be used only for signs on one of the street frontages. No single sign may utilize more than 50% the total maximum aggregate surface footage allowed under this ordinance.
6) Pole signs will be spaced no closer than 60 feet from any other pole sign.
7) The specific surface area of commercial signs displaying gasoline prices only shall be exempt from calculations of the total aggregate surface area.
8) Internal businesses and brands contained within a host business are allowed exterior signage. Sign area utilized by the internal business/brand shall be deducted from the sign area allowed for the host business sign area.

Section 3.04 - Signs in Commercial C-2 Districts

Signs placed in C-2 districts shall conform to the following regulations.

1) All signs permitted in the Residential Districts are allowed in Commercial Districts
2) One façade sign is allowed per business. This sign shall not exceed two square foot for each one linear foot of building façade fronting a public street, and is to be mounted on the building wall. For businesses on corner lots, side walls facing public streets may have one additional façade sign subject to the same restrictions noted in this paragraph.
3) Blade Signs are allowed. A blade sign cannot exceed a total of five square feet of signage per side, must have at least six inches between the building wall and the edge of the sign nearest the building, and cannot project more than forty-two inches from the building wall on which it is mounted.
4) Free Standing signs are permitted subject to the following:
    a) Except as otherwise allowed in subsection 3.04(5) below, only one sign per lot or commercial street frontage where adequate lot size permits sign to be located at least 10 feet from edge of curb, street surface, or right-of-way, whichever is greatest.
    b) Sign height shall not exceed 25 feet or height of building whichever is less. Sign shall be constructed to provide at least 10 feet of visual clearance from bottom of sign to lot surface.

5) The maximum aggregate surface area of all permitted signs for any establishment shall not exceed 300 square feet. In the case of a corner lot fronting on two public streets, a business may display one sign on each street frontage and will be allowed to add an additional 100 square feet to the total maximum aggregate surface area of permitted signs, to be used only for signs on one of the street frontages. No single sign may utilize more than 50% the total maximum aggregate surface footage allowed under this ordinance.
6) Pole signs will be spaced no closer than 60 feet from any other pole sign.
7) The specific surface area of commercial signs displaying gasoline prices only shall be exempt from calculations of the total aggregate surface area.
8) Internal businesses and brands contained within a host business are allowed exterior signage. *Sign* area utilized by the internal business/brand shall be deducted from the sign area allowed for the host business sign area.

Section 3.05 - Signs in the Airport Industrial District

Signs in the Airport Industrial District are governed by the regulations established specifically for that district.

Section 3.06 - Signs in Planned Unit Development, (PUD) Districts

All signs in the PUD districts shall be submitted for review and approval as part of the PUD approval process.

SECTION FOUR

Nonconforming Signs

Section 4.01 - Determination of Legal Nonconformity

1) A nonconforming sign is any permanent sign that was legally established and maintained in compliance with the provisions of all applicable laws in effect at the time of original installation but that does not comply with the provisions of this sign ordinance as of the date this ordinance is adopted.
2) A nonconforming sign, as defined above, shall be allowed continued use, except that the sign shall not be expanded, moved, or relocated, except in the case of street relocation. A nonconforming sign shall be allowed continued use even if ownership of the property changes.

Section 4.02 - Loss of Legal Nonconforming Status

A legal nonconforming sign shall lose this designation in the following instances:

1) When the sign is intentionally damaged or destroyed or fails to observe the following restrictions in cases of unintentional damage or destruction:
    a) If the sign face is unintentionally damaged or destroyed, the face may be replaced. The sign face supporting structure may be temporarily placed on the ground in order to replace the sign face or service the structure.

b) If the structural components of the sign including the face structure is damaged or destroyed, the structure and face may be replaced with a new face and structure not to exceed the size, height or location of the established nonconforming sign.

2) When the size of the sign is altered in any way, except toward compliance with this ordinance, it will lose its legal nonconforming status. This does not refer to change of copy, face of the sign, or normal maintenance. Normal maintenance does not include the replacement of structural elements.

3) When the sign(s) advertising a building/development contains the majority of the businesses/tenants and the building/development undergoes major redevelopment such as demolition or expansion requiring a building permit.
Exceptions:
   a) A remodel of an existing building will not cause the loss of legal non-conformity.
   b) The construction of an additional building on the same property shall not cause the loss of legal non-conformity.

4) When the sign is expanded, moved, or relocated, except in the case of street relocation.

Section 4.03 - Maintenance and Repair of Nonconforming signs

The legal nonconforming sign is subject to all requirements of this code regarding safety, maintenance, and repair. If a non-conforming sign is found to advertise a business that has been discontinued for ninety (90) days or more and the business' signs have been abandoned and/or fallen into disrepair (disrepair means broken, cracked, vandalized, torn, rotten, faded, faulty, defective, rusty or otherwise unsightly), the owner will be notified and if the condition(s) is not corrected within thirty (30) days, the sign will lose legal non-conforming status and shall be required to be removed.

SECTION FIVE

Construction Specifications and Maintenance

Section 5.01 - Construction Specifications

Every sign, all parts, portions, and materials shall be manufactured, assembled, and erected in compliance with all applicable state, federal, and city regulations, building and electrical codes.

Section 5.02 - Construction and Maintenance

Every sign, including those specifically exempt from this ordinance in respect to permits and permit fees, and all parts, portions and materials shall be maintained and kept in good repair. The display surface of all signs shall be kept clean, neatly painted, free from rust corrosion and well maintained. If a sign is found to advertise a business that has been discontinued for ninety (90) days or more and the business' signs have been abandoned and fallen into disrepair the owner will be notified and if the condition(s) is not corrected within thirty (30) days, the sign shall be required to be removed.

SECTION SIX

Administration and Enforcement

Section 6.01 – Director of Code Enforcement

All sign permits shall be issued by the Director of Code Enforcement or his/her designee following design review and approval from the Development Review Committee.

The Director of Code Enforcement or his/her designee is empowered, upon presentation of proper credentials, to enter or inspect any building, structure, or premises in the City for the purpose of inspection of a sign and its structural and electrical connections to ensure compliance with all applicable codes and ordinances. Such inspections shall be carried out during business hours unless an emergency exists.

Section 6.02 - Application for Permits

Application for a permit for the erection or relocation of a sign shall be made on a form provided by the Code Enforcement.

Section 6.03 - Permit Fees

Sign permits filed with the Code Enforcement shall be accompanied by a payment of the initial permit fee for each new sign as required by the ordinance. The fee shall be thirty five dollars ($35) per sign.

Section 6.04 - Issuance and Denial

The Director of Code Enforcement or his/her designee shall issue a permit for the erection, structural alteration, or relocation of a sign provided that the sign complies with all applicable laws and regulations of the City. In all applications, where a matter of interpretation arises, the more specific definition or higher standard shall prevail. When a permit is denied, the Director of Code Enforcement shall give a written notice to the applicant along with a brief statement of the reasons for denial, citing code sections and interpretation of possible nonconformity. The Code Enforcement may suspend or revoke an issued permit for any false statement or misrepresentation of fact in the application.

Section 6.05 - Inspection Upon Completion

Any person installing, structurally altering, or relocating a sign for which a permit has been issued shall notify the Code Enforcement upon completion of the work. The Director of Code Enforcement may require a final inspection, including an electrical inspection and inspection of footings on freestanding signs.

The Director of Code Enforcement may require at the time of issuance of a permit that written notification for an inspection be submitted prior to the installation of certain signs.

Section 6.06 - Variances and Special Permits for Signs

1) Variances

A variance for height, location, type, etc. may be requested.

Requests for sign variances shall be in writing and shall be submitted along with the sign application. Such request shall demonstrate that special conditions or circumstances exist that are not applicable to other lands, structures, or buildings such that a literal interpretation of the ordinance would result in an undue hardship.

The Planning Commission shall review the request to determine if the variance should be granted.

If the Planning Commission should also decide to grant the variance, the variance shall be considered granted.

If the Planning Commission denies the variance or takes no action on the request within 30 days following the variance request appearing on its agenda, the variance shall be deemed denied. The applicant may then appeal the decision to the City Council. The appeal must be submitted to the Planning Department no less than thirty (30) working days from the date of the Planning Commission's decision or the deemed denied date whichever may apply. In order to be placed on the City Council agenda, the appeal must be submitted no less than eleven (11) days prior to the City Council meeting. If the decision is appealed but it is within the 11 days prior to the next City Council meeting, it shall be placed on the following month's regularly scheduled City Council meeting agenda.

A variance may be granted only when the requirements noted above have been met. Planning Commission or City Council shall grant only the minimum variance required to make possible the variance request, provided that such variance will be in harmony with the general purpose and intent of the ordinance and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

2) Special Sign Permit:

In certain circumstances, special sign permits may allow additional signs, sign area and directional message center signs. A special sign permit may be approved by the Planning Commission if the Commission deems a special circumstance exists which warrants the signage requested.

The following criteria shall be used in the review and approval of requests:

(a) Conditions exist which are unique to the property or type and size of development, which would cause hardship under a literal interpretation of the sign code.
(b) The proposed sign will not adversely affect other signs in the area.
(c) The proposed signs will not be detrimental to properties located in the vicinity.
(d) The proposed sign will not obscure fire hydrants, traffic signs or traffic signals, block motorists' line of sight, or otherwise inhibit or interfere with vehicular or pedestrian traffic.

(e) Approval of the special sign permit will not constitute a grant of special privileges which is inconsistent with the limitations placed upon other properties in the vicinity having similar circumstances.

The Planning Commission may attach any additional requirements necessary to maintain the intent and purpose of the sign ordinance, in the interest of the public.

An application for special sign permit shall be accepted by the Planning Commission at a regularly scheduled meeting along with the payment of the application fees. A public hearing shall be scheduled for the next regularly scheduled meeting date of the Planning Commission.

3) Fee for Sign Variance:
The fee for any sign variance or special sign permit request shall be one hundred dollars ($100).

Section 6.07 - Violations

In cases of emergency, the Director of Code Enforcement or his designee may cause the immediate removal of a dangerous or defective sign without notice. Signs removed in this manner must present a hazard to the public safety as defined in the local building or traffic codes.

In cases of illegal signs placed in the public right-of-way, or if banners or temporary signs become faded , worn or tattered; or have become detached from the structure designed to support the signage, the Director of Code Enforcement or his designee may cause immediate removal of the sign without notification of the owner of the sign.

Section 6.08 - Removal of Signs by the Director of Code Enforcement

Signs located within the public right-of-way or which fail to comply with the written orders of removal or repair are subject to removal, the Director of Code Enforcement or his designee may order removal of the sign in question. After removal, a notice shall be mailed to the sign owner stating the nature of the work and the date on which it was performed and demanding payment of the costs as certified by the Director of Code Enforcement or his designee. Alleged violators shall have sixty (60) days from the date of said notice in which to appeal to the Planning Commission. If the amount specified in the notice is not paid within sixty (60) days of the notice and no appeal to the Planning Commission has been formally lodged, it shall become an assessment upon a lien against the property of the sign owner, and will be certified as an assessment against the property together with a ten percent (10%) penalty for collection in the same manner as the real estate taxes

The owner of the property upon which the sign is located shall be presumed to be the owner of all signs thereon unless documented facts to the contrary are brought to the attention of the Director of Code Enforcement or his designee, as in the case of a leased sign. For purposes of removal, the definition of sign shall include all embellishments and structures designed specifically to support the sign.

Removed signs shall be stored at a location designated by the sign Director of Code Enforcement or his designee pending return to the owner(s). Signs will be stored in such a manner as to minimize damage

to them. The sign Director of Code Enforcement or his designee will notify the owner of all removal costs and the procedures for retrieving the removed sign(s).

Temporary signs located within the street right-of-way will be removed without notice and stored for 30 days pending return to owners.

Section 6.09 - Penalties

Any person who fails to comply with the provisions of the Ordinance within ten (10) days after a notice by the Director of Code Enforcement or his designee may be subject to a fine of $25 per day, per occurrence that the violation continues.

SECTION SEVEN

Conflict, Severability, and Effective Date

Section 7.01 - Conflict

If any portion of this code is found to be in conflict with any other provision of any zoning, building, fire, safety, or health ordinance of the City code, the provision which establishes the stricter standard shall prevail.

Section 7.02 - Severability

If any section, subsection, sentence, clause, or phrase of this code or its application to any person or circumstance is held invalid by the decision of any court of competent jurisdiction, the remainder of this code, or the application of the provision to other persons or circumstances is in effect and shall remain in full force and effect.

Section 7.03 - Effective Date

This code shall take effect and be in force upon passage of the Ordinance.


21' 8"
8'
3'
24.3ft²
3'
8'
22' 11"
496.7ft²
22' 11"
21' 8"

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

SIGN PERMIT APPLICATION

Applicants are advised to read the Sign Ordinance prior to completing and signing this form. The Sign Ordinance is available at www.cityofbryant.com under the Planning and Community Development tab.

Note: Electrical Permits may be Required, Please contact the Community Development Office for more information.

Date: 12/21/2022

Sign Co. or Sign Owner

Name L.Graphics
Address 701 N. Reynolds
City, State, Zip Bryant, AR
Phone (501) 653-4444
Alternate Phone 501-773-0544

Property Owner

Name Bart Furguson
Address 221 Progress Dr. Ste 800
City, State, Zip Bryant, AR 72022
Phone (501) 840-2282
Alternate Phone _____

GENERAL INFORMATION

Name of Business RFS Resinous Flooring & Supply
Address/Location of sign 221 Progress Dr. Ste. 800, Bryant, AR
Zoning Classification _____

Please use following page to provide details on the signs requesting approval. Along with information provided on this application, **a Site Plan showing placement of sign(s) and any existing sign(s) on the property is required** to be submitted. **Renderings of the sign(s) showing the correct dimensions is also required** to be submitted with the application. A thirty-five dollar ($35) per sign payment will be collected at the time of permit issuance. According to the Sign Ordinance a fee for and sign variance or special sign permit request shall be one hundred dollars ($100). Additional documentation may be required by Sign Administrator.

READ CAREFULLY BEFORE SIGNING

I Joe Lam, do hereby certify that all information contained within this application is true and correct. I fully understand that the terms of the Sign Ordinance supersede the Sign Administrator's approval and that all signs must fully comply with all terms of the Sign Ordinance regardless of approval. I further certify that the proposed sign is authorized by the owner of the property and that I am authorized by the property owner to make this application. I understand

that no sign may be placed in public right of way. I understand that I must comply with all Building and Electrical Codes and that it is my responsibility to obtain all necessary permits.

Use table below to enter information regarding each sign for approval. Please use each letter to reference each sign rendering.

SIGN	**Type** (Façade, Pole, Monument, other)	**Dimensions** (Height, Length, Width)	**Sqft** (Measured in whole as rectangle)	**Height of Sign** (Measured from lot surface)		Column for Admin Certifying Approval
				Top of Sign	Bottom of Sign	
A	Remote channel letter	134" X 36"	36	15	12	
B						
C						
E						
F						
G						

134 in

36 in

RFS | Resinous Flooring & Supply



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

SIGN PERMIT APPLICATION

Applicants are advised to read the Sign Ordinance prior to completing and signing this form. The Sign Ordinance is available at www.cityofbryant.com under the Planning and Community Development tab.

Note: Electrical Permits may be Required, Please contact the Community Development Office for more information.

Date: 01/06/2023

Sign Co. or Sign Owner

Name ARKANSAS SIGN & NEON
Address 8525 DISTRIBUTION DR
City, State, Zip LITTLE ROCK AR 72209
Phone 501.562.3942
Email Address lora@arkansassign.com

Property Owner

Name EDWARD JONES-MALLORY MCWHORTER
Address 2305 SPRINGHILL RD, STE 3
City, State, Zip BRYANT AR 72019
Phone 501-847-1723
Email Address mallory.mcwhorter@edwardjones.com

GENERAL INFORMATION

Name of Business EDWARD JONES
Address/Location of sign 2305 SPRINGHILL RD, STE 3
Zoning Classification _____

Please use following page to provide details on the signs requesting approval. Along with information provided on this application, **a Site Plan showing placement of sign(s) and any existing sign(s) on the property is required** to be submitted**. Renderings of the sign(s) showing the correct dimensions is also required** to be submitted with the application. A thirty-five dollar ($35) per sign payment will be collected at the time of permit issuance. According to the Sign Ordinance a fee for and sign variance or special sign permit request shall be one hundred dollars ($100). Additional documentation may be required by Sign Administrator.

READ CAREFULLY BEFORE SIGNING

I Lora A. Rand, do hereby certify that all information contained within this application is true and correct. I fully understand that the terms of the Sign Ordinance supersede the Sign Administrator's approval and that all signs must fully comply with all terms of the Sign Ordinance regardless of approval. I further certify that the proposed sign is authorized by the owner of the property and that I am authorized by the property owner to make this application. I understand

that no sign may be placed in public right of way. I understand that I must comply with all Building and Electrical Codes and that it is my responsibility to obtain all necessary permits.

Use table below to enter information regarding each sign for approval. Please use each letter to reference each sign rendering.

SIGN	**Type** (Façade, Pole, Monument, other)	**Dimensions** (Height, Length, Width)	**Sqft** (Measured in whole as rectangle)	**Height of Sign** (Measured from lot surface)		Column for Admin Certifying Approval
				Top of Sign	Bottom of Sign	
A	WALL	24" X 132"	22	16'	14'	
B						
C						
E						
F						
G						

REMOVE ALL EXISTING SIGNAGE AND INSTALL NEW

22' - 0"



FRONT ELEVATION - PROPOSED

REQUIRES U.L. & MANUFACTURER'S LABELS

132"

Edward Jones

24"

22.00 sq.ft.

SIGN TYPE WI-5 - GREY

-LED INTERNALLY ILLUMINATED WALL CABINET
-CABINET PTM PANTONE 2336-C
-FACE IS .118" CLEAR LEXAN w/ NON-GLARE MATTE FINISH
-BACKGROUND TO BE BACK SPRAYED TO MATCH PANTONE 2336 C
-LOGO BACK SPRAYED TRANSLUCENT WHITE
-REQUIRES U.L. AND MANUFACTURER'S LABELS



FRONT ELEVATION - EXISTING

SEE ART2 FOR WINDOW AND DOOR VINYL DETAIL.

LANDLORD OR AGENT SIGNATURE HERE

Please sign & return drawing/s to FASTSIGNS
Signature below indicates approval of BOTH design & placement of sign/s

X _____ DATE _____

DRAWING IS NOT TO SCALE BUT IS PROPORTIONATE

FIELD VERIFY ALL MEASUREMENTS BEFORE BEGINNING ANY WORK. INSTALLER TO VERIFY MOUNTING SURFACE PRIOR TO INSTALLATION.

FASTSIGNS NATIONAL ACCOUNTS

ACCOUNT: EDWARD JONES

FILE: 18231-ART1

REPRESENTATIVE: April Ortiz

ADDRESS: 2305 Springhill Rd Ste 3
Bryant AR 72019

ORIGINAL DRAWING DATE: 11/09/22

SCALE: NTS

REV. #1 BY: C.S. | REV. DATE: 11/22/22

REVISION NOTES: Changed to WI-5

REV. #2 BY: | REV. DATE:

REVISION NOTES:

REV. #3 BY: | REV. DATE:

REVISION NOTES:

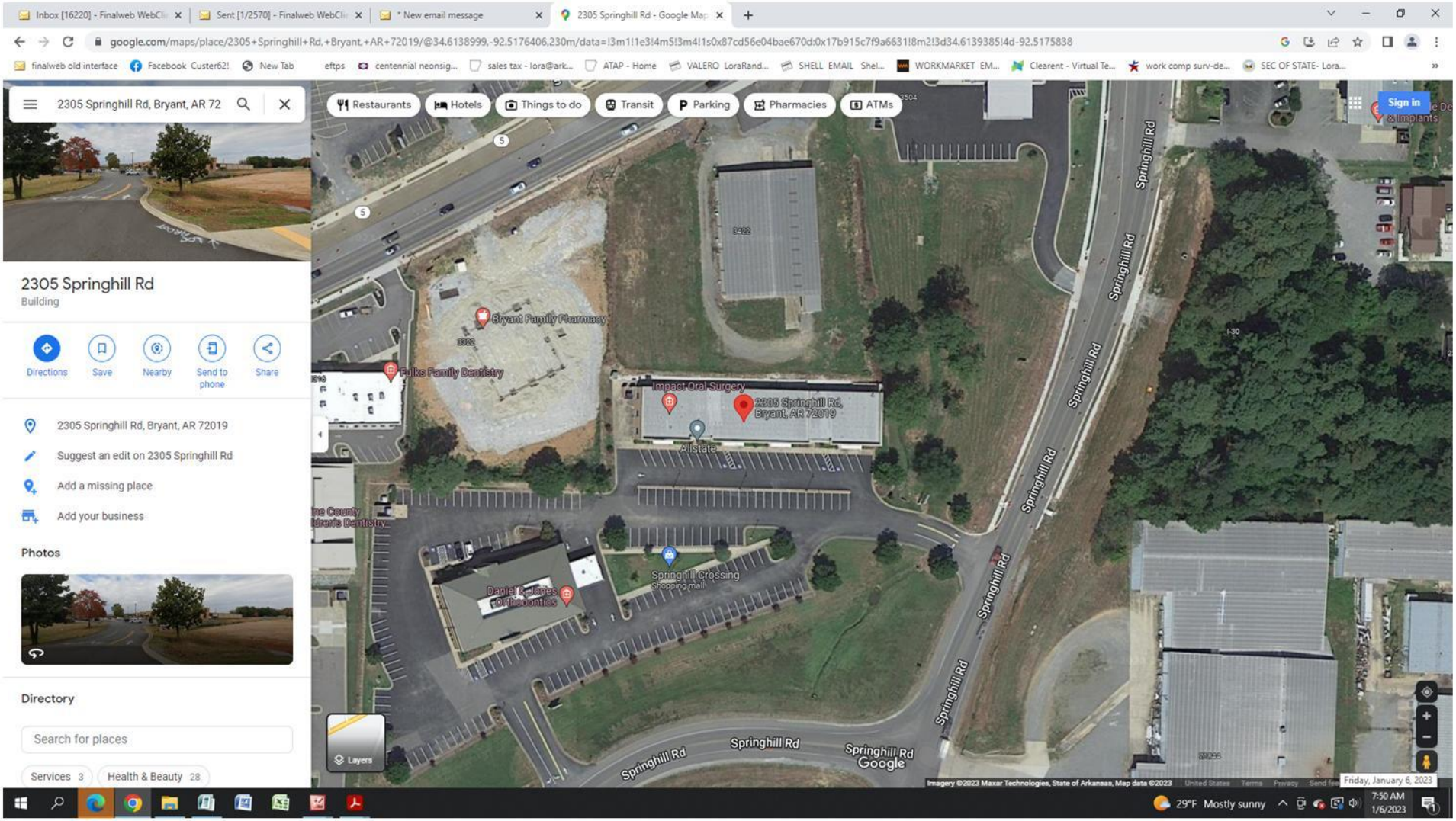
NOTES:

REVISION-1 11/22/22

DRAWN BY: C. Sikora

REVISED BY: C. Sikora

THIS DRAWING IS THE PROPERTY OF FASTSIGNS INTERNATIONAL, INC. THE BORROWER AGREES, IT SHALL NOT BE REPRODUCED, COPIED OR DISPOSED OF, DIRECTLY OR INDIRECTLY, NOR USED FOR ANY PURPOSE WITHOUT


2305 Springhill Rd, Bryant, AR 72
2305 Springhill Rd
Building
Directions
Save
Nearby
Send to phone
Share
2305 Springhill Rd, Bryant, AR 72019
Suggest an edit on 2305 Springhill Rd
Add a missing place
Add your business
Photos
Directory
Search for places
Services 3
Health & Beauty 28
Restaurants
Hotels
Things to do
Transit
Parking
Pharmacies
ATMs
Sign in
Bryant Family Pharmacy
Fulks Family Dentistry
Impact Oral Surgery
2305 Springhill Rd, Bryant, AR 72019
Allstate
Springhill Crossing
Shopping mall
Daniel & Janes Orthodontics
Springhill Rd
Layers
Google
Imagery ©2023 Maxar Technologies, State of Arkansas, Map data ©2023
Friday, January 6, 2023
29°F Mostly sunny
7:50 AM
1/6/2023

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

SIGN PERMIT APPLICATION

Applicants are advised to read the Sign Ordinance prior to completing and signing this form. The Sign Ordinance is available at www.cityofbryant.com under the Planning and Community Development tab.

Note: Electrical Permits may be Required, Please contact the Community Development Office for more information.

Date: 1_6_22

Sign Co. or Sign Owner

Name Aero Signs
Address 3308 Pike Ave
City, State, Zip North Little Rock, AR
Phone 501-246-4952
Email Address sales@aero-signs.com

Property Owner

Name Bart Ferguson
Address 3429 Marketplace Avenue
City, State, Zip Bryant Arkansas
Phone 501-840-2282
Email Address bferg620@gmail.com

GENERAL INFORMATION

Name of Business crave
Address/Location of sign 3429 Market Place Bryant AR
Zoning Classification _____

Please use following page to provide details on the signs requesting approval. Along with information provided on this application, **a Site Plan showing placement of sign(s) and any existing sign(s) on the property is required** to be submitted. **Renderings of the sign(s) showing the correct dimensions is also required** to be submitted with the application. A thirty-five dollar ($35) per sign payment will be collected at the time of permit issuance. According to the Sign Ordinance a fee for and sign variance or special sign permit request shall be one hundred dollars ($100). Additional documentation may be required by Sign Administrator.

READ CAREFULLY BEFORE SIGNING

I Miguel Vazquez, do hereby certify that all information contained within this application is true and correct. I fully understand that the terms of the Sign Ordinance supersede the Sign Administrator's approval and that all signs must fully comply with all terms of the Sign Ordinance regardless of approval. I further certify that the proposed sign is authorized by the owner of the property and that I am authorized by the property owner to make this application. I understand

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Use table below to enter information regarding each sign for approval. Please use each letter to reference each sign rendering.

SIGN	**Type** (Façade, Pole, Monument, other)	**Dimensions** (Height, Length, Width)	**Sqft** (Measured In whole as rectangle)	**Height of Sign** (Measured from lot surface)		Column for Admin Certifying Approval
				Top of Sign	Bottom of Sign	
A	wall	4′x26′x3″	104	17′	13′	
B						
C						
E						
F						
G						

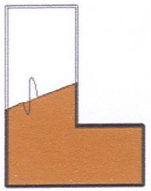
CLIENT	PROJECT		REV	DATE
Crave	Bryant, AR - Window Vinyl	APS	4	12/22/2022

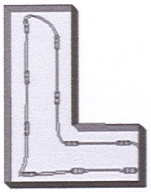
A1 Front Elevation - Front-Lit Channel Letters

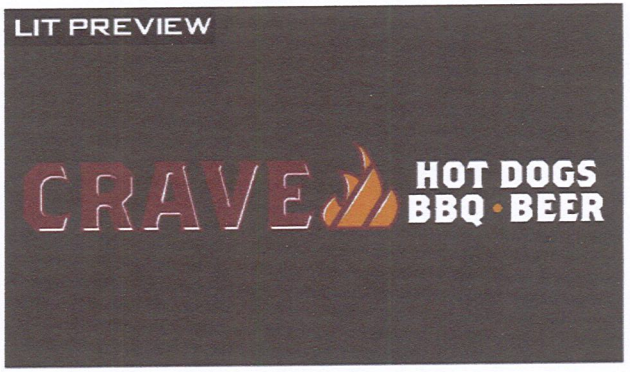
105.75 SF, QTY. 1



FACES:	White #7328	3/16" Acrylic	
VINYL:	Burgundy Avery 900-470-T	Applied to Face	
VINYL:	Yellow 1235C Avery 900-214-T	Applied to Face	
TAGLINE — VINYL:	Black Perforated	Applied to Face	
TAGLINE — TRIM:	Black	1" Jewelite Trim	
TRIM:	White	1" Jewelite Trim	
RETURNS:	Black	.040 Pre-Finished Aluminum	
BACKS:	White	.125 Pre-Finished ACM	
ILLUMINATION:	White	Principal LED's (Quick Mod 2 Typical)	


FACE


RETURN





PROJECT ADDRESS: Bryant, AR

FILE NAME: Crave_Bryant, AR_Window Vinyl

ACCOUNT REP.: Rick L. 516-493-1756

DESIGNER: Melissa F.

COMMENTS

ELECTRICAL REQUIREMENTS: (1) CIRCUIT 120 VOLT/20 AMPS

FINAL ELECTRICAL CONNECTION BY CUSTOMER

ATTENTION

Colors of the final product may vary from this drawing. Environmental factors such as location, weathering, size, etc. may also play a role in the look of an installed product.

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universal SIGNS & SERVICE
www.UNIVERSALSIGNSNY.com
631-446-1121
435 Brook Ave. Deer Park, NY 11729

I HAVE REVIEWED THE ABOVE SPECIFICATIONS & HEREBY FULLY UNDERSTAND THE CONTENT OF THE WORK TO BE PERFORMED THAT I APPROVE THIS PROJECT TO BEGIN.

CLIENT: SIGNATURE: _____ DATE: ____/____/_____

LANDLORD: SIGNATURE: _____ DATE: ____/____/_____

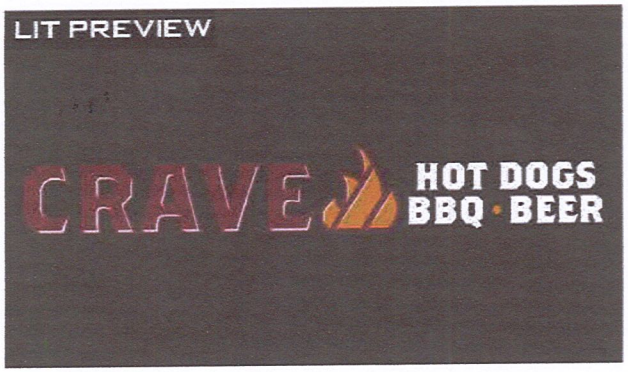
CLIENT	PROJECT	REV	DATE
Crave	Bryant, AR - Window Vinyl APS	4	12/22/2022

A Front Elevation

PROPOSED



LIT PREVIEW



EXISTING



I HAVE REVIEWED THE ABOVE SPECIFICATIONS & HEREBY FULLY UNDERSTAND THE CONTENT OF THE WORK TO BE PERFORMED THAT I APPROVE THIS PROJECT TO BEGIN.

CLIENT:

SIGNATURE: _____ DATE: ____ / ____ / _____

LANDLORD:

SIGNATURE: _____ DATE: ____ / ____ / _____

PROJECT ADDRESS

Bryant, AR

FILE NAME

Crave_Bryant, AR_Window Vinyl

ACCOUNT REP.

Rick L.
516-493-1756

DESIGNER

Melissa F.

COMMENTS

ELECTRICAL REQUIREMENTS
(1) CIRCUIT
120 VOLT/20 AMPS

FINAL ELECTRICAL CONNECTION BY CUSTOMER

ATTENTION

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www.UNIVERSALSIGNSNY.com
631-446-1121
435 Brook Ave. Deer Park, NY 11729

STATE CODE

500-05S-12W-0-12-140-27-1665

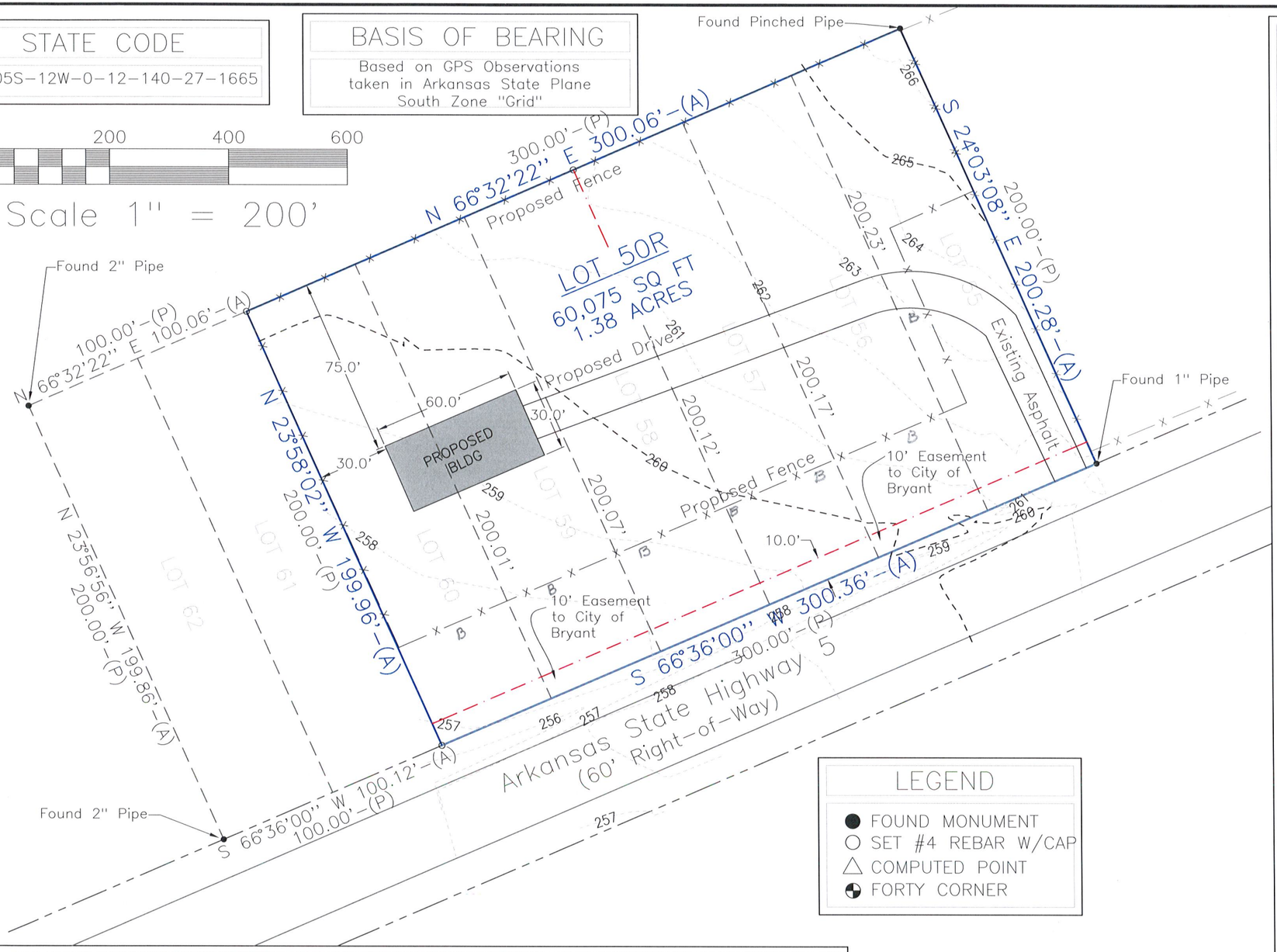
BASIS OF BEARING

Based on GPS Observations taken in Arkansas State Plane South Zone "Grid"

0 200 400 600

Scale 1" = 200'

ARKANSAS STATE PLANE



LEGEND

- ● FOUND MONUMENT
- ○ SET #4 REBAR W/CAP
- △ COMPUTED POINT
- ◒ FORTY CORNER

SURVEY DESCRIPTION

Lot 55R, a Replat of Lots 55, 56, 57, 58, 59 and 60, Midland Farm Subdivision, part of Section 12, Township 1 South, Range 14 West, Saline County, Arkansas, More Particularly Described As Follows: Commencing at a Found Pinched Pipe Accepted as the Northeast Corner of Said Lot 50 and Run Thence S24°03'08"E Along the East Line Thereof 200.28' to a Set 1/2" Rebar & Cap at the Southeast Corner of Said Lot 50; Thence Along The South Line of Midland Farm Subdivision S66°36'00"W 300.36' to a Set 1/2" Rebar & Cap at the Southwest Corner of Lot 55; Thence Along the West Line of Said Lot 55 N23°58'02"W 199.86' to a 2" Pipe at the Northwest Corner of Said Lot 55; Thence Along the North Line of Midland Farm Subdivision N66°32'22"E 300.06' to the Point of Beginning Containing 1.38 Acres (60,075 SQ. FT.)

Subject to A 10' Easement to The City of Bryant Along and Adjacent to the South Line.

CERTIFICATE OF SURVEYING ACCURACY

I, Kirt Sledge, hereby certify that this plat correctly represents a survey completed by me, or under my supervision on April 30, 2019, that the boundary lines shown herein correspond with the description in the deeds cited in the source of title(s); and that all monuments which were found or placed on the property are correctly described and located.

Kirt Sledge

Registered Professional Surveyor

No.1665, Arkansas

CERTIFICATE OF ENGINEERING ACCURACY

I, _____, hereby certify that this plat correctly represents a survey and a plan made by me or under my supervision; that all monuments shown hereon actualy exist and their locations, size, type, and material are correctly shown; and that all requirements of the City of Bryant Subdivision and Regulations have been fully complied with.

_____

Date of Execution
Registered Professional Engineer

No._____, Arkansas

CERTIFICATE OF REPLAT APPROVAL

Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission _____2019. All of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.

_____ _____

Bryant Planning Commission Date of Execution

CERTIFICATE OF OWNER

We the undersigned, owners of the real estate shown and described herein do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, replat and subdivide said real estate in accordance with the within plat.

_____

Date of Execution
Name/Address

CERTIFICATE OF RECORDING

This document, number _____, filed for record _____, 19_____, in Plat Book _____, Page _____.

_____

Name (Clerk)

For Bill of Assurance see Deed Record Book _____, Page ____

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
No. 1665
SIGNATURE
KIRT SLEDGE

CERTIFICATE OF AUTHORIZATION
SOUTH POINT SURVEYING
No. 2408
ARKANSAS

SOUTH POINT SURVEYING, PLLC
P.O. Box 400 Sheridan, AR 72150
southpointsurveying@yahoo.com
501-285-5958 501-837-2342

Drawing:	Date:	Page:	Drawn by:
SEB/MIDLAND/ LOT 55R	1/31/23	1/1	MRO

RE-PLAT OF LOTS 55-60, MIDLAND FARM, SALINE COUNTY, ARKANSAS
AS LOT 55R MINDLAND FARM, SALINE COUNTY, ARKANSAS