Bryant Planning Commission Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

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

Date: July 08, 2024 - **Time:** 6:00 PM

Call to Order

Approval of Minutes

1. Planning Commission Meeting Minutes 6/10/2024

- 2024-06-10 Planning Commission Meeting Minutes.pdf

Announcements

Director's Report

2. Brief Update on Master Pedestrian/Trail Plan

DRC Report

3. Walgreens - 5500 HWY 5 - Site Plan Revisions

Kimley-Horn - Requesting Approval for Site Plan Revisions - APPROVED

- 0880-PLN-01.pdf
- 0880-LTR-01.pdf

4. Big Dog Gym - 201 S Elm - Fencing

Requesting Approval for Fencing - APPROVED

- 0881-PLN-01.pdf

5. Five Star Fireworks - Temporary Business License

Mark Bradford - Requesting Approval for Temporary Business License for Firework Sales at: 1.) 5407 HWY 5, 2.) 23395 I-30 - APPROVED, contingent upon proof of insurance, copy of state police license, and site inspection at each location.

- 0877-APP-01.pdf
- 0878-APP-01.pdf

6. Hurricane Lake Baptist Church - 2516 Springhill Road - New Awning

Requesting Site Plan Approval for New Awning - APPROVED

- 0885-PLN-01.jpg

7. Arnold's Fireworks - Temporary Business License

Terry Harper - Requesting Approval for Temporary Business License for Firework Sales at: 1.) 604 S Reynolds Road, 2.) 2625 Springhill Road - APPROVED, Contingent upon Site Inspections

- 0883-APP-01.pdf
- 0882-APP-01.pdf

8. Miller and Hilltop Road - Two Lot Subdivision Plat

Hope Consulting - Requesting Final Plat Approval - RECOMMENDED APPROVAL, Contingent upon ROW Modification to plat, and BOA

9. Little Caesars - N. Reynolds and Brown Ln - Plat

Thomas Engineering - Requesting Approval for One Lot Commercial Subdivison Plat - RECOMMENDED APPROVAL

10. Alcoa 40 Park - Lacrosse Concessions Container

Adam Baker - Requesting Non-standard Building Approval for use of Modified Metal Shipping Container - RECOMMENDED APPROVAL

Old Business

New Business

11. Miller and Hilltop Road - Two Lot Subdivision Plat

Hope Consulting - Requesting Final Plat Approval

- 0884-PLT-02.pdf
- 0884-BOA-01.pdf

12. Little Caesar's - N Reynold's and Brown Ln

Thomas Engineering - Requesting Approval for One Lot Commercial Plat

- 0886-PLT-02.pdf
- 0886-LTR-01.pdf

13. Alcoa 40 Park - Lacrosse Concessions Container

Adam Baker - Requesting Non-standard Building Approval for use of Modified Metal Shipping Container

- 0887-PLN-01.pdf

14. Planning Commission By-Law Revisions

Discussion and vote on approval of revisions to by-laws

- Draft Planning Commission By-laws 7-1-24 Changes Version.pdf

Adjournments

Bryant Planning Commission Meeting Minutes

Monday, June 10th, 2024
Boswell Municipal Complex – City Hall Courtroom
6:00 PM

Agenda

CALL TO ORDER

- Chairman Lance Penfield calls the meeting to order.
- Commissioners Present: Penfield, Hooten, Statton, Johnson, Burgess, Edwards, Erwin, Speed
- Commissioners Absent: None

ANNOUNCEMENTS

None

APPROVAL OF MINUTES

1. **Planning Commission Meeting Minutes 4/11/2024**

   Motion to Approve Minutes made by Commissioner Stratton, Seconded by Commissioner Burgess. Voice Vote, 8 Yays, 0 nays. 0 Absent.

Vice-Chairman Hooten read the DRC Report.

DRC REPORT

2. **A-1 Fireworks - 25612 I-30** - Temporary Business License
   Joan Rey - Requesting Approval for TBL for Firework Stand - APPROVED

3. 25631 I-30 - Fencing
   McDonald Fencing - Requesting Approval for New Fencing on Site - APPROVED

4. **2312 Bishop Road** - Site Plan Addition
   Giron Builders - Requesting Approval for New Building Addition - APPROVED with Granted Administrative Waiver on the one Facade of new addition. APPROVED fencing around site as proposed in meeting, contingent upon review of commercial fencing permit.

5. **Marketplace II Subdivision Phase 3** - Lots 17R, 18R, 22R Site Plans
   GarNat Engineering - Requesting Site Plan Approval, APPROVED, Contingent upon Replat Approval by Planning Commission and Facades Provided for Building Permits

6. **Creekside Addition Ph. 2** - Replat
   GarNat Engineering - Requesting Approval for a Replat to fix a wording error on Plat, APPROVED

7. **Seven Brew Coffee - 2202 Reynolds Road** - Sign Permit
   Springfield Signs - Requesting Sign Permit Approval - APPROVED

8. **Practical Wellness Clinic - 205 Progress Way Ste 100** - Sign Permit
   L Graphics - Requesting Sign Permit Approval - STAFF APPROVED

9. **Evie Brooks - 3507 Market Place Ste 100** - Sign Permit
   L Graphics - Requesting Sign Permit Approval - STAFF APPROVED

10. **Splash Carwash - 107 Bryant Ave** - Sign Permit
    Arkansas Sign and Neon - Requesting Sign Permit Approval - STAFF APPROVED

11. **Empire Vape and Tobacco - 319 Bryant Ave** - Sign Permit
    Doug Blanford - Requesting Sign Permit Approval - STAFF APPROVED

12. **Gassy's Fuel Station - 6101 HWY 5** - Sign Permit
    Drew Files - Requesting Sign Permit Approval - STAFF APPROVED

13. **Edward Jones - 2305 Springhill Road** - SIGN PERMIT
    Arkansas Sign & Neon - Requesting Sign Permit Approval - STAFF APPROVED

14. **Hill Valley Estates** - PUD
    Hope Consulting - Requesting Approval for PUD Zoning Plan. Project previously named "Legacy Woods - PUD" - RECOMMENDED APPROVAL, Based on Completed Application Requirements

15. **1710 Shoal Road** - Rezoning R-E to R-1
    William Kalkbrenner - Requesting Approval for Rezoning from R-E to R-1 - RECOMMENDED APPROVAL, Based on Completed Application Requirements

16. **3927 Springhill Road** - Rezoning R-2 to R-1.S
    Tim Lemons - Requesting Approval for Rezoning from R-2 to R-1.S - RECOMMENDED APPROVAL, Based on Completed Application Requirements

17. **307 SW 4th Street** - Conditional Use Permit
Bill Gray - Requesting Approval of CUP for Additional Square Footage of Accessory Structure - RECOMMENDED APPROVAL, Based on Completed Application Requirements

18. **2806 Hurricane Lake Road** - Two Lot Subdivision
Hope Consulting - Requesting Approval for Two Lot Subdivision - RECOMMENDED APPROVAL

19. **Springhill Retail - Commercial Center** - Springhill and HWY 5
Phillip Lewis Engineering - Requesting Approval for Commercial Subdivision Plat, Waiver on Building Multi-Use Trail along the Springhill Road Frontage, and Site Plan. RECOMMENDED APPROVAL of Site Plan and Waiver. APPROVED Site Plan contingent upon updated plat and engineering review of drainage plan.

20. **Marketplace II Subdivision Phase 3** - Lots 17, 18, & 22
GarNat Engineering - Requesting Approval for Replat - RECOMMENDED APPROVAL

PUBLIC HEARING

21. **Hill Valley Estates** - PUD

Hope Consulting - Requesting Approval for PUD Zoning Plan. Project listed as "Legacy Woods - PUD" in DRC report

After a brief discussion on the project, Chairman Penfield asked for anyone wishing to speak to come forward and talk at the podium. Three residents voiced comments and some concerns.

Joyce Koozer - 2805 Barbara Ct. - Stormwater and flooding concerns.
Tenia Marshal - 2800 Mary Kathryn Ct - Concerns over stormwater and wanted to know if any greenspace or trees would be left between the development and the neighboring subdivision.
Tonisha Farmer - 2800 Lynn Ct - Concerned about the loss of the trees and screening. Through discussion, it was found out that her property does not back up to this development, but to the existing building/lot just to the South.

Jonathan Hope addressed the concerns of those that spoke, and after brief discussions between him and the Commission, Chairman Penfield called for a roll call vote to approve. 8 Yays, 0 nays. 0 Absent.

22. **1710 Shoal Road** - Rezoning R-E to R-1

William Kalkbrenner - Requesting Approval for Rezoning from R-E to R-1

After a brief discussion on the project, Chairman Penfield asked for anyone wishing to speak to come forward and talk at the podium. None in attendance came forward to speak. Seeing and hearing none, Chairman Penfield called for a roll call vote to approve. 8 Yays, 0 nays. 0 Absent.

23. 3927 Springhill Road - Rezoning R-2 to R-1.S
Tim Lemons - Requesting Approval for Rezoning from R-2 to R-1.S

After a brief discussion on the project, Chairman Penfield asked for anyone wishing to speak to come forward and talk at the podium. Three residents voiced concerns.

Jack Eoff - 2508 Hurricane Garden - Concerns over stormwater. Existing stormwater and flooding issues in the subdivision. Also concerned over the retaining wall between subdivision and this property.
Stacy Baker - 2527 Hurricane Garden - Concerns of Stormwater and Flooding. POA Board member. There are existing flooding issues in Hurricane and don't want more water to be put off into their subdivision.
Diane Williams - 5513-4 St Regis - Wanted to know where the road would be going on the proposed subdivision. Concerned about the traffic impact to Springhill Road.

There was discussion between Tim Lemons and the Commission on the lot sizes and being able to meet stormwater requirements that are necessary for the potential new development. Tim Lemons addressed the concerns regarding stormwater, stating that they would have to meet the very stringent stormwater guidelines the city has in place. After the discussions, Chairman Penfield called for a roll call vote to approve. 0 Yays, 8 Nays. 0 Absent. Rezoning was not approved, Chairman Penfield stated the reasoning is that they feel he will need the additional space in order to adequately take care of the stormwater for the site.

24. 307 SW 4th Street - Conditional Use Permit
Bill Gray - Requesting Approval of CUP for Additional Square Footage of Accessory Structure

After a brief discussion on the conditional use permit, Chairman Penfield asked for anyone wishing to speak to come forward and talk at the podium. None in attendance came forward to speak. Seeing and hearing none, Chairman Penfield called for a roll call vote to approve. 7 Yays, 1 nay. 0 Absent.

NEW BUSINESS

25. 2806 Hurricane Lake Road - Two Lot Subdivision
Hope Consulting - Requesting Approval for Two Lot Subdivision

After a brief discussion on the item, Chairman Penfield called for a roll call vote to approve. 8 Yays, 0 nays. 0 Absent.

26. Springhill Retail - Commercial Center - Springhill and HWY 5
Phillip Lewis Engineering - Requesting Approval for Commercial Subdivision Plat, Waiver on Building Multi-Use Trail along the Springhill Road Frontage, and Site Plan

Interim Planning Director Colton Leonard stated that the site plan was approved by the DRC. This approval is for the Commercial Plat to go along with the site plan and a waiver on the proposed multi-use trail that is shown along the East property line.

After a brief discussion on the item, Chairman Penfield called for a roll call vote to approve the plat. 8 Yays, 0 nays. 0 Absent.

Chairman Penfield then called for a roll call vote to approve the waiver on the trail and send it onto City Council for their approval. 8 Yays, 0 nays. 0 Absent.

27. **Marketplace II Subdivision Phase 3** - Lots 17, 18, & 22
GarNat Engineering - Requesting Approval for Replat

After a brief discussion on the item, Chairman Penfield called for a roll call vote to approve the plat. 8 Yays, 0 nays. 0 Absent.

28. **Planning Commission By-Law Revision**
Discussion on Revisions to Commission By-laws

After a brief discussion on the by-law changes, Interim Director Colton Leonard let the commissioners know to review the revisions and send any comments to him through email. The plan is to bring the By-law revisions back before the Planning Commission at the July meeting for a more detailed review and vote on the approval of the changes.

ADJOURNMENT

Motion to Adjourn made by Commissioner Edwards, Seconded by Commissioner Burgess. Voice Vote, 8 Yays, 0 nays. 0 Absent. Meeting was adjourned.

_____ _____

Chairman, Lance Penfield *Date*

_____ _____

Secretary, Tracy Picanco *Date*

CONSTRUCTION PLANS for

WALGREENS #10240 - BRYANT, AR

5500 HIGHWAY 5 N, BRYANT, AR 72022

CITY OF BRYANT, SALINE COUNTY, ARKANSAS

UTILITY AND GOVERNING AGENCIES CONTACT LIST:

WATER COMPANY
CITY OF BRYANT PUBLIC WORKS
TIM FOURNIER
210 SW 3RD STREET
BRYANT, AR 72022
(501) 943-0469

SANITARY SEWER COMPANY
CITY OF BRYANT PUBLIC WORKS
TIM FOURNIER
210 SW 3RD STREET
BRYANT, AR 72022
(501) 943-0469

FIRE MARSHAL
CITY OF BRYANT FIRE DEPARTMENT
THOMAS HAMMOND
312 ROYA LANE
BRYANT, AR 72022
(501) 943-0397

EROSION CONTROL
CITY OF BRYANT ENGINEERING/CONSTRUCTION
SCOTT CHANDLER
210 SW 3RD STREET
BRYANT, AR 72022
(501) 943-0454

POWER COMPANY
ENTERGY
1(800) 368-3749

CABLE COMPANY
XFINITY
(800) 934-6489

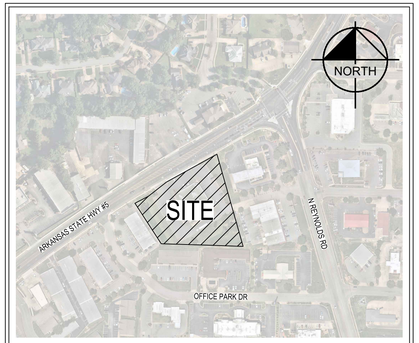
DEPARTMENT OF TRANSPORTATION
ARKANSAS DEPARTMENT OF TRANSPORTATION
(501) 569-2000

PLANNING DEPARTMENT
CITY OF BRYANT COMMUNITY DEVELOPMENT
COLTON LEONARD
210 SW 3RD STREET
BRYANT, AR 72022
(501) 943-0301

ZONING DEPARTMENT
CITY OF BRYANT COMMUNITY DEVELOPMENT
COLTON LEONARD
210 SW 3RD STREET
BRYANT, AR 72022
(501) 943-0301

PHONE COMPANY
AT&T
(800) 288-2020

GAS COMPANY
CENTERPOINT ENERGY
(800) 992-7552



SITE LOCATION MAP
NOT TO SCALE

KIMLEY-HORN SHALL HAVE NO LIABILITY WHATSOEVER FOR ANY COSTS ARISING OUT OF THE CLIENT'S DECISION TO OBTAIN BIDS OR PROCEED WITH CONSTRUCTION BEFORE KIMLEY-HORN HAS ISSUED FINAL, FULLY-APPROVED PLANS AND SPECIFICATIONS. THE CLIENT ACKNOWLEDGES THAT ALL PRELIMINARY PLANS ARE SUBJECT TO SUBSTANTIAL REVISION UNTIL PLANS ARE FULLY APPROVED AND ALL PERMITS OBTAINED.

NOTICE TO CONTRACTOR:

ALL WORK AND MATERIALS SHALL CONFORM TO THE MOST CURRENT STANDARDS AND SPECIFICATIONS AS PROVIDED IN THE:

CITY OF BRYANT ZONING CODE AND ORDINANCES
ARDOT STANDARDS SPECIFICATIONS FOR ROADS AND STRUCTURES
OR THE MORE RESTRICTIVE OF ANY STANDARDS THAT CONFLICT.

SHEET INDEX

Sheet Number	Sheet Title
C001	COVER SHEET
C002	GENERAL NOTES
C101	TOPOGRAPHICAL SURVEY
C105	DEMOLITION PLAN
C201	EROSION CONTROL PLAN - PHASE 1
C202	EROSION CONTROL DETAILS
C301	SITE PLAN
C401	GRADING AND DRAINAGE PLAN
C901	SITE DETAILS

PROJECT OWNER AND CONSULTANT INFORMATION

DEVELOPER:
WALGREENS COMPANY
106 WILMOT ROAD
MS 1620
DEERFIELD, IL 60015
PHONE (508) 265-9281

CONTACT: BENJAMIN LANGLOIS

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
805 S WALTON BLVD
SUITE #520
BENTONVILLE, AR 72712
(479) 388-1015 TEL

CONTACT: BRIAN M. COX, P.E. (AR)

SURVEYOR:
CORNERSTONE LAND SURVEYING
25 SKY DRIVE
GREENBRIER, AR 72058
PHONE (501) 679-1318

CONTACT: JARED PAVATT

GEOMETRIC CONTROL
HORIZONTAL DATUM: NAD 83 (2011)
VERTICAL DATUM: NAVD 88
DRAWING UNITS: U.S. SURVEY FEET

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

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.

200 SOUTH TRYON ST, SUITE 200, CHARLOTTE, NC 28202
PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM
FIRM COA NO. 51

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 21699
BRIAN COX
5/28/2024

NOT FOR CONSTRUCTION

KH PROJECT	014677008
DATE	05/28/2024
SCALE	AS SHOWN
DESIGNED BY	TTP
DRAWN BY	TTP
CHECKED BY	BMC

COVER SHEET

WALGREENS #10240 - BRYANT, ARKANSAS
PREPARED FOR
WALGREENS COMPANY
BRYANT AR

SHEET NUMBER
C001

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Plotted By: Pouch, Tate Sheet Set: Walgreens #10240 - Bryant, Arkansas Layout: C001 - COVER SHEET May 24, 2024 01:29:30pm K:\CHL_PRJ\018197 HSP&H PA\041 Walgreens Eminent Domain\03b Bryant, AR (#10240)\05_TIER 2\02 - DWG\PlanSheets\C001 - COVER SHEET.dwg

KH GENERAL NOTES

OVERALL:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE PLANS, AUTHORITY HAVING JURISDICTION (AHJ) STANDARD DETAILS AND SPECIFICATIONS, THE FINAL GEOTECHNICAL REPORT AND ALL ADDENDA ISSUED. ANY COMMONLY ACCEPTED CONSTRUCTION STANDARDS. THE AHJ SPECIFICATIONS SHALL GOVERN WHERE OTHER SPECIFICATIONS DO NOT EXIST. IN CASE OF CONFLICTING SPECIFICATIONS OR DETAILS, THE MORE RESTRICTIVE SPECIFICATION AND DETAIL SHALL BE FOLLOWED.
2. THE CONTRACTOR SHALL COMPLY WITH AHJ "GENERAL NOTES" FOR CONSTRUCTION, IF EXISTING AND REQUIRED BY THE AHJ. FOR INSTANCES WHERE THEY CONFLICT WITH THESE KH GENERAL NOTES, THEN THE MORE RESTRICTIVE SHALL APPLY.
3. THE CONTRACTOR SHALL FURNISH ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE AUTHORITIES' SPECIFICATIONS AND REQUIREMENTS.
4. THE CONTRACTOR SHALL VISIT THE SITE TO DETERMINE EXISTING CONDITIONS PRIOR TO BIDDING CONSTRUCTION ACTIVITIES.
5. THE EXISTING CONDITIONS SHOWN ON THESE PLANS WERE PROVIDED BY THE PROJECT SURVEYOR AND ARE BASED ON THE BENCHMARKS SHOWN. THE CONTRACTOR SHALL REFERENCE THE SAME BENCHMARKS.
6. THE CONTRACTOR SHALL REVIEW AND VERIFY THE EXISTING FIELD CONDITIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES IMMEDIATELY.
7. IF THE CONTRACTOR DOES NOT ACCEPT THE EXISTING TOPOGRAPHIC SURVEY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR MAY SUPPLY, AT THEIR OWN EXPENSE, A TOPOGRAPHIC SURVEY PREPARED BY A REGISTERED PROFESSIONAL LAND SURVEYOR TO THE CLIENT/OWNER AND ENGINEER FOR REVIEW.
8. THE CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION SURVEYING AND STAKING FOR THE PROJECT.
9. THE CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL CONTROL, INCLUDING BENCHMARKS PRIOR TO COMMENCING CONSTRUCTION. PROPERTY LINES AND CORNERS SHALL BE HELD AS THE HORIZONTAL CONTROL.
10. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS, ELEVATIONS, AND FIELD CONDITIONS AS THEY RELATE TO CONSTRUCTION ACTIVITIES, INCLUDING ALL UTILITY HORIZONTAL AND VERTICAL ENTRANCES/EXITS FROM THE BUILDING. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER. NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS WITHOUT PRIOR APPROVAL
11. CONTRACTOR SHALL THOROUGHLY CHECK COORDINATION OF CIVIL, LANDSCAPE, MEP, ARCHITECTURAL, AND OTHER PLANS PRIOR TO COMMENCING CONSTRUCTION. CLIENT/OWNER AND ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO COMMENCING WITH CONSTRUCTION.
12. CONTRACTOR SHALL CALL 811 10 DAYS PRIOR TO COMMENCING CONSTRUCTION OR ANY EXCAVATION.
13. CONTRACTOR SHALL USE EXTREME CAUTION AS THE SITE MAY CONTAIN VARIOUS KNOWN AND UNKNOWN PUBLIC AND PRIVATE UTILITIES.
14. LOCATIONS, ELEVATIONS, DEPTHS, AND DIMENSIONS OF EXISTING UTILITIES WERE OBTAINED FROM SURVEY, AVAILABLE UTILITY COMPANY MAPS AND PLANS, AND ARE CONSIDERED APPROXIMATE AND INCOMPLETE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE PRESENCE, LOCATION, ELEVATION, DEPTH, AND DIMENSION OF EXISTING UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION SO THAT ADJUSTMENTS CAN BE MADE TO PROVIDE ADEQUATE CLEARANCES. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY WHEN A PROPOSED IMPROVEMENT CONFLICTS WITH AN EXISTING UTILITY.
15. THE CONTRACTOR IS RESPONSIBLE FOR ANY ADJUSTMENTS AND RELOCATIONS OF EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, ADJUSTING EXISTING MANHOLES TO MATCH PROPOSED GRADE, RELOCATING EXISTING POLES AND GUY WIRES AS NEEDED, ADJUSTING THE HORIZONTAL OR VERTICAL ALIGNMENT OF EXISTING UNDERGROUND UTILITIES TO ACCOMMODATE PROPOSED GRADE OR CROSSING WITH A PROPOSED UTILITY, AND ANY OTHERS THAT MAY BE ENCOUNTERED THAT ARE UNKNOWN AT THIS TIME AND NOT SHOWN ON THESE PLANS.
16. CONTRACTOR SHALL ARRANGE FOR OR PROVIDE, AT ITS EXPENSE, ALL GAS, TELECOMMUNICATIONS, CABLE, OVERHEAD AND UNDERGROUND POWER LINE, AND UTILITY POLE ADJUSTMENTS NEEDED.
17. CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION OF FRANCHISE UTILITIES THAT ARE NECESSARY FOR ON-SITE AND OFF-SITE CONSTRUCTION, AND SERVICE TO THE PROPOSED PROJECT.
18. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGES DUE TO THE CONTRACTORS' FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED BY THE CONTRACTOR AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
19. BRACING OF UTILITY POLES MAY BE REQUIRED BY THE UTILITY COMPANIES WHEN TRENCHING OR EXCAVATING IN CLOSE PROXIMITY TO THE POLES. THE COST OF BRACING POLES WILL BE BORNE BY THE CONTRACTOR, WITH NO SEPARATE PAY ITEM FOR THIS WORK. THE COST IS INCIDENTAL TO THE PAY ITEM.
20. CONTRACTOR SHALL USE ALL NECESSARY SAFETY PRECAUTIONS TO AVOID CONTACT WITH OVERHEAD AND UNDERGROUND POWER LINES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, FEDERAL AND UTILITY OWNER REGULATIONS PERTAINING TO WORK SETBACKS FROM POWER LINES.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS, APPROVALS, AND BONDS PRIOR TO CONSTRUCTION.
22. THE CONTRACTOR SHALL HAVE THE FOLLOWING AVAILABLE AT THE JOB SITE: A COPY OF THE CONTRACT DOCUMENTS, LATEST SEALED PLANS, GEOTECHNICAL REPORT AND ADDENDA, PROJECT AND AHJ SPECIFICATIONS, SPECIAL CONDITIONS, COPIES OF REQUIRED CONSTRUCTION PERMITS, STORM WATER POLLUTION PREVENTION PLAN (SWPPP) (INCLUDING THE EROSION CONTROL PLANS), AND INSPECTION REPORTS.
23. ALL SHOP DRAWINGS AND OTHER DOCUMENTS THAT REQUIRE ENGINEER REVIEW SHALL BE SUBMITTED BY THE CONTRACTOR NO LESS THAN 10 BUSINESS DAYS IN ADVANCE OF CONSTRUCTION OF THAT ITEM, SO THAT THERE IS SUFFICIENT TIME FOR REVIEW AND RESPONSE.
24. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES, JURISDICTIONAL AGENCIES, AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO USE OF THE FACILITY AND THE FINAL CONNECTION OF SERVICES.
25. CONTRACTOR SHALL ARRANGE FOR REQUIRED AHJ INSPECTIONS.
26. CONTRACTOR'S BID PRICE SHALL INCLUDE ALL INSPECTION FEES, UNLESS OTHERWISE AGREED UPON WITH OWNER.
27. ALL SYMBOLS SHOWN ON THESE PLANS (E.G. FIRE HYDRANT, METERS, VALVES, INLETS, ETC....) ARE FOR PRESENTATION PURPOSES ONLY AND ARE NOT TO SCALE. THE CONTRACTOR SHALL REFER TO THE DETAILS IN THESE PLANS OR OTHER AHJ APPROVED DETAILS FOR LOCATIONS. IN THE EVENT OF A CONFLICT, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION.
28. THE SCOPE OF WORK FOR THE CIVIL IMPROVEMENTS SHOWN ON THESE PLANS TERMINATES 5-FEET FROM THE BUILDING, UNLESS OTHERWISE SHOWN. REFERENCE THE BUILDING PLANS (E.G. ARCHITECTURAL, STRUCTURAL, MEP) FOR AREAS WITHIN 5-FEET OF THE BUILDING AND WITHIN THE BUILDING FOOTPRINT.
29. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ALL FINAL BUILDING DIMENSIONS.
30. THE PROPOSED BUILDING FOOTPRINT(S) SHOWN IN THESE PLANS WAS PROVIDED TO KH BY THE PROJECT ARCHITECT. DIMENSIONS AND/OR COORDINATES SHOWN ON THESE PLANS WERE BASED ON THE PROVIDED ARCHITECTURAL FOOTPRINT. THE CONTRACTOR IS SOLELY RESPONSIBLE TO VERIFY WHAT PART OF THE BUILDING THE ARCHITECT'S FOOTPRINT REPRESENTS (E.G. SLAB, OUTSIDE WALL, MASONRY LEDGE, ETC...) AND TO CONFIRM ITS FINAL POSITION ON THE SITE BASED ON THE FINAL ARCHITECTURAL FOOTPRINT (WHICH COULD VARY FROM WHAT IS SHOWN), CIVIL DIMENSION CONTROL PLAN, SURVEY BOUNDARY AND/OR PLAT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES IMEDIATELY.
31. ALL CONSTRUCTION SHALL COMPLY WITH THE PROJECT'S FINAL GEOTECHNICAL REPORT (OR LATEST EDITION), INCLUDING SUBSEQUENT ADDENDA. DUE TO THE POTENTIAL FOR DIFFERENTIAL SOIL MOVEMENT ADJACENT TO THE BUILDING, THE OWNER AND CONTRACTOR ARE ADVISED TO OBTAIN A GEOTECHNICAL ENGINEERS RECOMMENDATION SPECIFIC TO FLATWORK ADJACENT TO THE BUILDING, IF NONE IS CURRENTLY EXISTING.
32. CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS TESTING AND CERTIFICATION (EARTHWORK, PAVING, ETC...), UNLESS SPECIFIED OTHERWISE BY OWNER. ALL MATERIALS TESTING SHALL BE COORDINATED WITH THE APPROPRIATE AHJ INSPECTOR AND COMPLY WITH AHJ STANDARD SPECIFICATIONS AND THE GEOTECHNICAL REPORT. TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT AGENCY FOR TESTING MATERIALS. THE OWNER SHALL APPROVE THE AGENCY NOMINATED BY THE CONTRACTOR FOR MATERIALS TESTING.
33. ALL COPIES OF MATERIALS TEST RESULTS SHALL BE SENT TO THE OWNER AND ENGINEER DIRECTLY FROM THE TESTING AGENCY.
34. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SHOW, BY THE STANDARD TESTING PROCEDURES OF THE MATERIALS, THAT THE WORK CONSTRUCTED MEETS THE PROJECT REQUIREMENTS AND AHJ SPECIFICATIONS.
35. ALL CONTRACTORS SHALL CONFINE THEIR ACTIVITIES TO THE WORK AREA. ANY DAMAGE RESULTING FROM ENCROACHMENTS OUTSIDE OF THE WORK AREA SHALL BE CONTRACTOR'S SOLE RESPONSIBILITY TO REPAIR.
36. THE CONTRACTOR SHALL PROTECT ALL EXISTING: STRUCTURES, UTILITIES, MANHOLES, POLES, GUY WIRES, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, COMMUNICATION BOXES/PEDESTALS, OR OTHER FACILITIES UNLESS SPECIFICALLY NOTED FOR RELOCATION OR REMOVAL. ANY DAMAGES TO PROTECTED ITEMS WILL BE REPAIRED AT NO COST TO THE OWNER.
37. THE CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE ANY PHYSICAL DAMAGE TO PRIVATE OR PUBLIC PROPERTY TO ORIGINAL CONDITION OR BETTER AT NO COST TO THE OWNER.
38. ALL AREAS IN EXISTING RIGHT-OF-WAY DISTURBED BY SITE CONSTRUCTION SHALL BE REPAIRED TO ORIGINAL CONDITION OR BETTER.
39. THE CONTRACTOR SHALL SAVE, PROTECT, AND STORE ALL EXISTING POWER POLES, SIGNS, WATER VALVES, FIRE HYDRANTS, METERS, ETC.... THAT ARE TO BE RELOCATED DURING CONSTRUCTION.
40. CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION, AND ENSURE EXISTING DITCHES AND CULVERTS ARE FREE OF OBSTRUCTIONS AT ALL TIMES.
41. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TRENCH SAFETY PLAN, PREPARED BY A PROFESSIONAL ENGINEER IN THE STATE THE PROJECT IS LOCATED PRIOR TO CONSTRUCTION. IF REQUIRED, THE CONTRACTOR SHALL SUBMIT THE TRENCH SAFETY PLAN TO THE AHJ. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH AHJ, STATE, AND FEDERAL REQUIREMENTS, INCLUDING OSHA FOR ALL TRENCHES. NO OPEN TRENCHES SHALL BE ALLOWED OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF THE AHJ.
42. THE CONTRACTOR SHALL KEEP TRENCHES FREE OF WATER.
43. SITE SAFETY IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
44. THESE PLANS DO NOT EXTEND TO OR INCLUDE DESIGNS OR SYSTEMS PERTAINING TO THE SAFETY OF THE CONTRACTOR OR ITS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE ENGINEER'S SEAL HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF ALL REQUIRED SAFETY PROCEDURES AND PROGRAMS.
45. SIGNS RELATED TO SITE OPERATION OR SAFETY ARE NOT INCLUDED IN THESE PLANS.
46. THE LOCATION OF THE CONTRACTOR'S FIELD OFFICE AND STAGING AREA SHALL BE AGREED ON BY THE OWNER AND CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITTING REQUIREMENTS ASSOCIATED WITH THE CONSTRUCTION OFFICE, JOB TRAILER, MATERIAL STORAGE, AND STAGING OPERATIONS.
47. LIGHT POLES, SIGNS, AND OTHER OBSTRUCTIONS SHALL NOT BE PLACED IN ACCESSIBLE ROUTES.
48. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO MUTCD.
49. RIM ELEVATIONS OF ALL EXISTING AND PROPOSED MANHOLES SHALL BE COORDINATED OR ADJUSTED TO BE FLUSH WITH TOP OF PAVEMENT OR FINISHED GRADE
50. CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED VALVES, FIRE HYDRANTS, AND OTHER UTILITY APPURTENANCES TO BE FLUSH WITH FINISHED GRADES AT THE TIME OF PAVING.
51. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SEQUENCING/PHASING, AND SHALL CONTACT THE APPROPRIATE AHJ OFFICIALS, INCLUDING BUILDING OFFICIAL, ENGINEERING INSPECTOR, AND FIRE MARSHALL TO LEARN OF ANY REQUIREMENTS.
52. CONTRACTOR IS RESPONSIBLE FOR PREPARATION, SUBMITTAL, AND AHJ APPROVAL OF A TRAFFIC CONTROL PLAN PRIOR TO THE START OF CONSTRUCTION. ONCE APPROVED, IT IS THE CONTRACTOR'S RESPONSIBILITY FOR THE IMPLEMENTATION OF THE PLAN.
53. THE CONTRACTOR SHALL KEEP A NEAT AND ACCURATE RECORD OF CONSTRUCTION, INCLUDING ANY DEVIATIONS OR VARIANCES FROM THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT PLANS TO THE ENGINEER AND AHJ, IDENTIFYING ALL DEVIATIONS AND VARIATIONS MADE DURING CONSTRUCTION.

EROSION CONTROL:

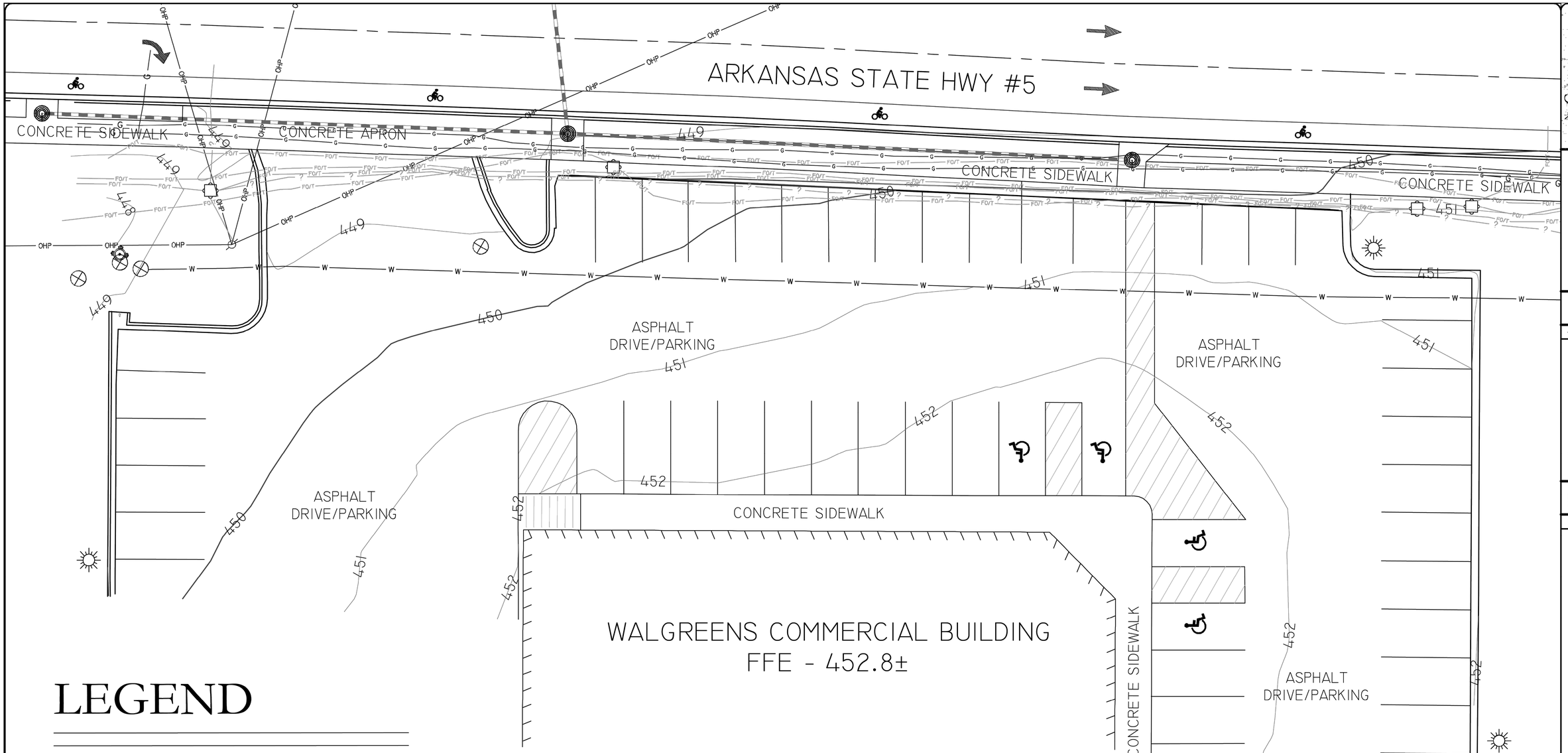
1. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL AND WATER QUALITY REQUIREMENTS, LAWS, AND ORDINANCES THAT APPLY TO THE CONSTRUCTION SITE LAND DISTURBANCE.
2. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE GOVERNING ENVIRONMENTAL QUALITY AGENCY, INCLUDING, BUT NOT LIMITED TO THE ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY ("ADEQ") AUTHORIZATION TO DISCHARGE STORMWATER UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM AND THE ARKANSAS WATER AND AIR POLLUTION CONTROL ACT GENERAL PERMIT (PERMIT NO. ARR150000).
3. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE EROSION CONTROL PLAN SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS, STORMWATER POLLUTION PREVENTION PLAN (SWPPP), AND SPECIFICATIONS.
4. CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL BEST MANAGEMENT PRACTICES (BMPS) (INSTALLATION, IMPLEMENTATION, MAINTENANCE, REPORTING, AND EFFECTIVENESS OF ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES), ALSO INCLUDING UPDATING THE EROSION CONTROL PLAN DURING CONSTRUCTION AS FIELD CONDITIONS CHANGE.
5. AS STORM SEWER INLETS ARE INSTALLED ON-SITE, TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT EACH INLET PER APPROVED DETAILS.
6. THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL THE AREA IT PROTECTS HAS BEEN PERMANENTLY STABILIZED WITH FINAL STABILIZATION.
7. CONTRACTOR SHALL PROVIDE ADEQUATE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES NEEDED DUE TO PROJECT PHASING.
8. CONTRACTOR SHALL OBSERVE THE EFFECTIVENESS OF THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AND MAKE FIELD ADJUSTMENTS OR MODIFICATIONS AS NEEDED TO PREVENT SEDIMENT FROM LEAVING THE SITE. IF THE MEASURES ARE NOT WORKING EFFECTIVELY TO CONTROL EROSION AND PREVENT SEDIMENT FROM WASHING OFF THE SITE, THEN THE CONTRACTOR SHALL NOTIFY THE ENGINEER.
9. CONTRACTOR SHALL DOCUMENT THE DATES OF INSTALLATION, MAINTENANCE, MODIFICATION, AND REMOVAL FOR EACH TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES EMPLOYED IN THE SWPPP, IF APPLICABLE.
10. OFF-SITE SOIL BORROW, SPOIL, AND STORAGE AREAS (IF APPLICABLE) ARE CONSIDERED PART OF THE PROJECT SITE AND MUST COMPLY WITH THE SWPPP FOR THIS PROJECT. IF THE OFF-SITE AREA IS NOT COVERED UNDER AN APPROVED PERMIT FOR SOIL DISTURBING ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN SUCH PERMITTING AND ENSURE ADEQUATE BMPS ARE USED TO MANAGE RUNOFF FOR THE AREA. THE CONTRACTOR SHALL ENSURE FINAL STABILIZATION IS ACHIEVED ON ANY OFF-SITE AREA PRIOR TO THE COMPLETION OF THE PROJECT. CONTRACTOR IS RESPONSIBLE FOR MODIFYING THE SWPPP AND EROSION CONTROL PLAN TO INCLUDE ANY OFF-SITE AREAS THAT ARE NOT ANTICIPATED OR SHOWN ON THE EROSION CONTROL PLAN.
11. ALL STAGING, STOCKPILES, SPOIL, AND STORAGE AREAS SHALL BE LOCATED AND BMPS UTILIZED TO ENSURE THERE IS NO ADVERSE EFFECT TO STORM WATER QUALITY.
12. CONTRACTORS SHALL INSPECT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES, DISTURBED AREAS, AND VEHICLE ENTRY AND EXIT AREAS: 1) AT LEAST ONCE EVERY 7 CALENDAR DAYS OR 2) AT LEAST ONCE EVERY 14 CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT OF 0.25 INCHES OR GREATER (A RAIN GAUGE WILL BE MAINTAINED ON-SITE). THE SCHEDULE MUST BE SPECIFIED IN THE SWPPP. THE SCHEDULE MUST ALSO COMPLY WITH ANY OTHER LOCAL REQUIREMENTS.
13. CONTRACTOR SHALL CONSTRUCT A STABILIZED CONSTRUCTION ENTRANCE/EXIT IN ACCORDANCE WITH THESE PLANS AND THE SWPPP. CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION TRAFFIC USES THE STABILIZED ENTRANCE/EXIT AT ALL TIMES FOR ALL INGRESS/EGRESS. VEHICLE TIRE WASHING MAY ALSO BE USED AS A SUBSTITUTE.
14. WASHING OF VEHICLES TO REMOVE SEDIMENT PRIOR TO EXITING THE SITE, SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS TO AN APPROVED SEDIMENT TRAP.
15. SITE ENTRY AND EXITS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING OF SEDIMENT AND FLOWING OF CONTAMINATED RUNOFF ONTO OFF-SITE ROADWAYS. ALL SEDIMENT AND DEBRIS FROM THE SITE THAT IS DEPOSITED ONTO AN OFF-SITE ROADWAY SHALL BE REMOVED IMMEDIATELY.
16. THE CONTRACTOR IS ALSO RESPONSIBLE FOR REMOVING ALL SEDIMENT AND DEBRIS FROM THE OFF-SITE ROADWAYS THAT ARE A RESULT OF CONSTRUCTION, AS REQUESTED BY OWNER AND CITY.
17. WHEN SEDIMENT OR DEBRIS HAS CLOGGED THE VOID SPACES BETWEEN STONES OF THE CONSTRUCTION ENTRANCE OR DIRT IS BEING TRACKED ONTO A ROADWAY, THE CONSTRUCTION ENTRANCE MUST BE WASHED DOWN OR REPLACED. RUNOFF FROM THE WASHING OPERATION MUST BE DIRECTED TO AREAS WHERE IT CAN BE FILTERED OFF SITE WITHOUT FIRST FLOWING THROUGH A BMP TO CONTROL SEDIMENT AND DEBRIS LEAVING THE SITE. PERIODIC RE-GRADING OR NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFECTIVENESS OF THE CONSTRUCTION ENTRANCE.
18. CONTRACTOR SHALL INSTALL A TEMPORARY SEDIMENT BASIN FOR ANY ON-SITE DRAINAGE AREA EQUALING TEN ACRES OR MORE, INCLUDING RUN-ON FROM OFF-SITE AREAS, IF NO ENGINEERING CONTROL DESIGN HAS BEEN PROVIDED FOR A SEDIMENTATION BASIN, THE CONTRACTOR SHALL ARRANGE FOR AN APPROPRIATE DESIGN TO BE PROVIDED.
19. ALL REGULATORY FINES IMPOSED FOR SEDIMENT OR DEBRIS DISCHARGED FROM THE SITE SHALL BE PAID BY THE CONTRACTOR.
20. SOIL STABILIZATION SHALL BE INITIATED IMMEDIATELY WHEN CLEARING, GRADING, OR EXCAVATION ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
21. CONTRACTOR SHALL FOLLOW GENERAL GOOD HOUSEKEEPING PRACTICES DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF LOOSE DIRT, DEBRIS, AND TRASH AS CONSTRUCTION PROGRESSES.
22. UPON COMPLETION OF SITE GRADING, ALL SURFACES OF DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED. FINAL STABILIZATION IS ACHIEVED WHEN THE AREA IS EITHER COVERED BY PERMANENT IMPERVIOUS STRUCTURES, SUCH AS BUILDINGS, SIDEWALKS, PAVEMENT, OR A UNIFORM PERENNIAL VEGETATIVE COVER AS OUTLINED IN THE STATE GENERAL PERMIT
23. AT THE CONCLUSION OF THE PROJECT, ALL INLETS, DRAINPIPE, CHANNELS, DRAINAGEWAYS AND BORROW DITCHES AFFECTED BY THE CONSTRUCTION SHALL BE DREDGED, AND THE SEDIMENT GENERATED BY THE PROJECT SHALL BE REMOVED AND DISPOSED IN ACCORDANCE WITH APPLICABLE REGULATIONS.
24. THE SWPPP PREPARED FOR THIS PROJECT IS AN INTEGRAL PART OF THE PLANS AND CONTRACT DOCUMENTS. THE CONTRACTOR IS ADVISED TO REVIEW AND STRICTLY FOLLOW THE REQUIREMENTS OUTLINED IN THE SWPPP TO OBTAIN PERMIT COVERAGE FOR STORMWATER DISCHARGE AND UNDERSTAND THE REQUIREMENTS FOR TERMINATING PERMIT COVERAGE AT THE COMPLETION OF CONSTRUCTION.

DEMOLITION:

1. KH IS NOT RESPONSIBLE FOR THE MEANS AND METHODS EMPLOYED BY THE CONTRACTOR TO IMPLEMENT DEMOLITION SHOWN IN THESE PLANS. THE DEMOLITION PLAN INDICATES THE KNOWN OBJECTS ON THE SUBJECT TRACT THAT ARE TO BE DEMOLISHED AND REMOVED FROM THE SITE AND IS NOT ALL ENCOMPASSING.
2. THE DEMOLITION PLAN WAS PREPARED BASED ON FIELD SURVEY DATA AND UTILITY INFORMATION PROVIDED BY OTHERS. KH DOES NOT WARRANT OR REPRESENT THAT THE PLAN: SHOWS ALL IMPROVEMENTS AND UTILITIES, THAT THE IMPROVEMENTS AND UTILITIES ARE SHOWN ACCURATELY, OR THAT THE UTILITIES SHOWN CAN BE REMOVED. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ITS OWN SITE ASSESSMENT OF THE SCOPE OF DEMOLITION. THE CONTRACTOR IS TO CONFIRM WITH THE OWNERS OF IMPROVEMENTS AND UTILITIES THE ABILITY AND PROCESS FOR THE REMOVAL OF THEIR FACILITIES.
3. THE DEMOLITION PLAN IS INTENDED TO GIVE A GENERAL GUIDE TO THE CONTRACTOR, TO LEAVE THE SITE IN A STATE SUITABLE FOR THE CONSTRUCTION OF THE PROPOSED PROJECT. REMOVAL OR PRESERVATION OF IMPROVEMENTS, UTILITIES, ETC. TO ACCOMPLISH THIS GOAL ARE THE RESPONSIBILITY OF THE CONTRACTOR.
4. THE CONTRACTOR IS STRONGLY CUTIONED TO REVIEW THE FOLLOWING REPORTS DESCRIBING SITE CONDITIONS PRIOR TO BIDDING AND IMPLEMENTING THE DEMOLITION PLAN (IF APPLICABLE):
   a. ENVIRONMENTAL SITE ASSESSMENT PROVIDED BY THE OWNER.
   b. ASBESTOS BUILDING INSPECTION REPORT(S) PROVIDED BY THE OWNER.
   c. GEOTECHNICAL REPORT PROVIDED BY THE OWNER.
   d. OTHER REPORTS THAT ARE APPLICABLE AND AVAILABLE.
5. CONTRACTOR SHALL CONTACT THE OWNER TO VERIFY WHETHER ADDITIONAL REPORTS OR AMENDMENTS TO THE ABOVE CITED REPORTS HAVE BEEN PREPARED AND TO OBTAIN/REVIEW/AND COMPLY WITH THE RECOMMENDATIONS OF SUCH REPORTS PRIOR TO STARTING ANY WORK ON THE SITE.
6. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS REGARDING THE DEMOLITION OF IMPROVEMENTS, UTILITIES, OR ANY OBJECTS ON THE SITE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO REVIEW THE SITE, DETERMINE THE APPLICABLE REGULATIONS, AND COMPLY WITH THE TERMS OF ANY REQUIRED PERMITS AND AUTHORIZATIONS OBTAINED BY THE CONTRACTOR FROM THE AHJ FOR THE DISPOSAL OF MATERIALS OFFSITE.
7. KH DOES NOT REPRESENT THAT THE REPORTS REFERENCED ABOVE ARE ACCURATE, COMPLETE, OR COMPREHENSIVE SHOWING ALL ITEMS THAT WILL NEED TO BE DEMOLISHED AND REMOVED.
8. EXISTING SURFACE PAVEMENT MAY OVERLAY OTHER HIDDEN STRUCTURES, SUCH AS ADDITIONAL LAYERS OF PAVEMENT, STRUCTURES, FOUNDATIONS OR WALLS, THAT ARE ALSO TO BE REMOVED.

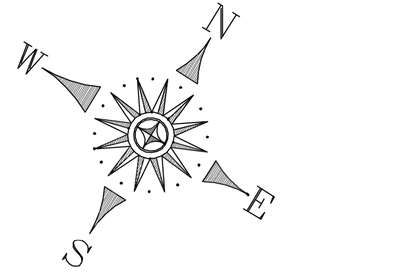
GRADING:

1. THE CONTRACTOR AND GRADING SUBCONTRACTOR SHALL VERIFY THE SUITABILITY OF EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
2. CONTRACTOR SHALL OBTAIN ANY REQUIRED GRADING PERMITS FROM THE AHJ.
3. UNLESS OTHERWISE NOTED, PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN IN PAVED AREAS REFLECT TOP OF PAVEMENT (TP). IN LOCATIONS ALONG A CURB LINE, ADD 6-INCHES (OR THE HEIGHT OF THE CURB) TO THE TP GRADE FOR TOP OF CURB (TC) ELEVATION.
4. UNLESS OTHERWISE NOTED, PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN OUTSIDE THE PAVEMENT AREAS REFLECT TOP OF FINISHED GRADE.
5. THE PROPOSED CONTOURS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS, HIGH POINTS (HP), LOW POINTS (LP), AND ANNOTATED SLOPES ARE TO BE USED IN CASE OF DISCREPANCY.
6. ALL FINISHED GRADES SHALL TRANSITION UNIFORMLY BETWEEN THE FINISHED ELEVATIONS SHOWN.
7. WHEN PERFORMING THE GRADING OPERATIONS, THE CONTRACTOR SHALL PROVIDE AN APPROPRIATE ELEVATION HOLD-DOWN ALLOWANCE FOR THE THICKNESS OF PAVEMENT, SIDEWALK, TOPSOIL, MULCH, STONE, LANDSCAPING, RIP-RAP AND ALL OTHER SURFACE MATERIALS THAT WILL CONTRIBUTE TO THE TOP OF FINISHED GRADE.
8. NO REPRESENTATIONS OF EARTHWORK QUANTITIES OR SITE BALANCE ARE MADE BY THESE PLANS. THE CONTRACTOR SHALL PROVIDE THEIR OWN EARTHWORK CALCULATIONS TO DETERMINE THEIR CONTRACT QUANTITIES AND COST. ANY SIGNIFICANT VARIANCE FROM A BALANCED SITE SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
9. UNLESS OTHERWISE AGREED UPON BY THE OWNER, ALL EXCAVATION IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED. ALL UNUSABLE EXCAVATED MATERIAL AND WASTE RESULTING FROM SITE CLEARING, GRUBBING, AND STRIPPING OPERATIONS SHALL BE REMOVED FROM THE SITE AND BE APPROPRIATELY DISPOSED OF BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE. DISPOSAL SHALL BE IN A MANNER THAT ADHERES TO LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS.
10. THE CONTRACTOR SHALL KEEP A RECORD OF ALL DISPOSAL LOCATIONS, ALONG WITH RECEIVING LANDOWNER'S WRITTEN APPROVAL TO DO SO.
11. BEFORE ANY EARTHWORK OPERATIONS ARE PERFORMED, THE CONTRACTOR SHALL STAKE AND MARK THE LIMITS OF THE PROJECT'S PROPERTY LINE AND S



LEGEND

- POWER POLE (OVER-HEAD ELECTRIC)
- GUY WIRE ANCHOR
- LIGHT POLE
- WARNING OR INFO SIGN
- STORM DRAIN COVER
- WATER UTILITY BOX
- UTILITY VALVE
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- SANITARY SEWER MANHOLE
- UTILITY AS NOTED
- GAS SERVICE



0 20 40 60

CORNERSTONE
SURVEYING & MAPPING
P.O. BOX 1074
GREENBRIER, AR 72058
PHONE (501) 679-1318
steve@cornerstoneok.net

NO.	DATE	REVISION
1.		
2.		
3.		
4.		
5.		
6.		
7.		

PROJECT TITLE:
WALGREENS - BRYANT
TOPOGRAPHICAL SURVEY
LITTLE ROCK, ARKANSAS

DRAWING INFORMATION	
FIELD DUE:	A.P.
DRAWN BY:	A.P.
DRAWING DATE:	10/19/23
DRAWING SCALE:	1"=20'
PROJECT NUMBER:	WALGREENS - BRYANT

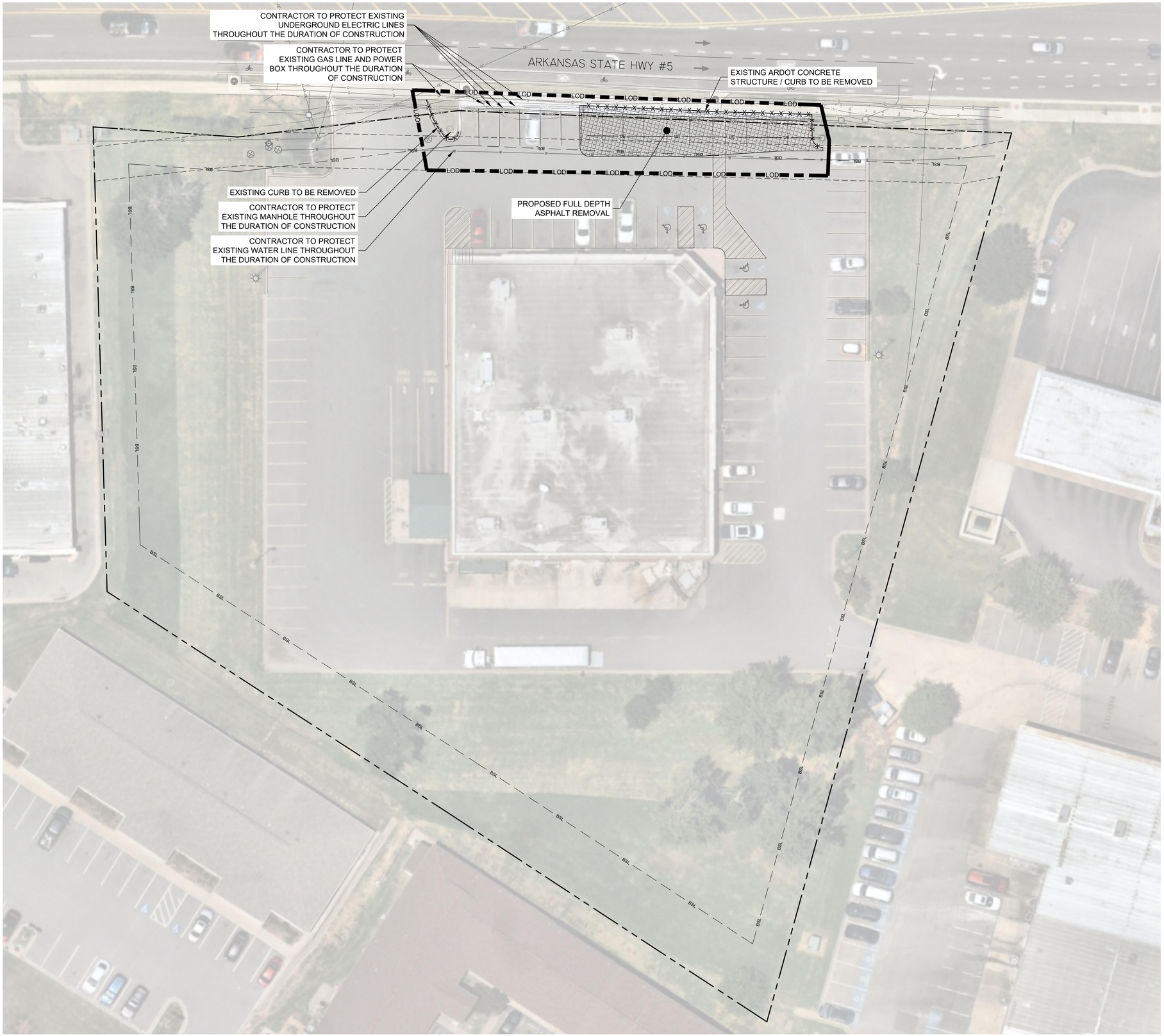
SHEET NUMBER
SHEET TITLE
C-1

TOPOGRAPHICAL SURVEY C101

(FOR REFERENCE ONLY)

05/28/2024 KHA PROJECT 014677008

Plotted By:Pouch, Tate Sheet Set:Walgreens #10240 - Bryant, Arkansas Layout:C101 - TOPOGRAPHICAL SURVEY May 24, 2024 01:11:47pm K:\CHL_PRJ\018197 HSR&H PA\041 Walgreens Eminent Domain\035 Bryant, AR (#10240)\05_TIER 2\02 - DWG\PlanSheets\C101 - EXST COND PLAN.dwg



NOTE TO CONTRACTOR

CONTRACTOR SHALL TAKE EXTREME CARE WHEN WORKING AROUND EXISTING UTILITIES. CONTRACTOR SHALL REPAIR ANY DAMAGED FEATURES/UTILITIES TO THAT OF EXISTING OR BETTER CONDITION.

CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL REPAIRS TO ANY DAMAGED ROADWAYS, CURB AND GUTTER, ASPHALT, ETC.

CONTRACTOR SHALL COMPLETELY REMOVE ALL FEATURES WITHIN THE LIMITS OF CONSTRUCTION / OVERALL PROJECT BOUNDARY IN ORDER TO CONSTRUCT PROPOSED IMPROVEMENTS AS SHOWN IN THESE PLANS.

ALERT TO CONTRACTOR

PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM CIVIL ENGINEERING CONSULTANT AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. CIVIL ENGINEERING CONSULTANT AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.

TREE PROTECTION NOTES

1. THE CONTRACTOR SHALL PROTECT ALL TREES AND SHRUBS OUTSIDE OF CUT/FILL LINES, IN ADDITION TO THOSE THAT RECEIVE TREE/SHRUB PROTECTION BARRIERS. THE CONTRACTOR IS ALSO REQUESTED TO SAVE ALL OTHER EXISTING TREES AND SHRUBS WHERE POSSIBLE.
2. WHEN ROOT PRUNING IS NECESSARY, CUT ROOTS CLEANLY USING A DISC TRENCHER AND IMMEDIATELY COVER ALL ROOT CUT SURFACES LARGER THAN TWO INCHES IN DIAMETER WITH TREE WOUND DRESSING. USE PLYWOOD FORMS WHEN TREE ROOTS ARE ADJACENT TO PROPOSED CURB & GUTTER OR SIDEWALK.
3. NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN THE TREE PROTECTION ZONE. TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION, GRADING OR CONSTRUCTION BEGINS, AND NOT REMOVED UNTIL FINAL INSPECTION.
4. NO GRUBBING WITHIN TREE PROTECTION ZONE. LEAVE SOIL AND LEAF LITTER UNDISTURBED. SUPPLEMENT WITH 1-2 INCHES OF MULCH. RE-SEED WITH GRASS ONLY IN DISTURBED/GRADED AREAS.
5. TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION, CLEARING, GRADING OR CONSTRUCTION BEGINS AND IS NOT TO BE REMOVED UNTIL AFTER CONSTRUCTION.

CAUTION!!!
CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

DEMOLITION LEGEND

- FULL DEPTH PAVEMENT REMOVAL - CLEAN SAWCUT EDGE
- –X–X–X–X–X–X– EXISTING LINEAR ITEM TO BE REMOVED
- LOD — LIMITS OF DISTURBANCE (LOD)

DISTURBED AREA

TOTAL - ± 0.14 - ACRE

DISCLAIMER: AERIAL IMAGERY IS TAKEN FROM NEARMAP DATED JUNE 30, 2023, AND IS SHOWN FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING IMPROVEMENTS PRIOR TO BEGINNING CONSTRUCTION.

PROPERTY LINE AND EXISTING RIGHT-OF-WAY IS AN APPROXIMATION AND IS NOT TO BE USED AS A SITE REFERENCE POINT.

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

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

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH TRYON ST, SUITE 200, CHARLOTTE, NC 28202
PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM
FIRM COA NO. 51

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 21699
BRIAN C. COX
05/31/2024

NOT FOR CONSTRUCTION

KH PROJECT	014677008
DATE	05/28/2024
SCALE	AS SHOWN
DESIGNED BY	TTP
DRAWN BY	TTP
CHECKED BY	BMC

WALGREENS #10240 - BRYANT, ARKANSAS

PREPARED FOR

WALGREENS COMPANY

AR

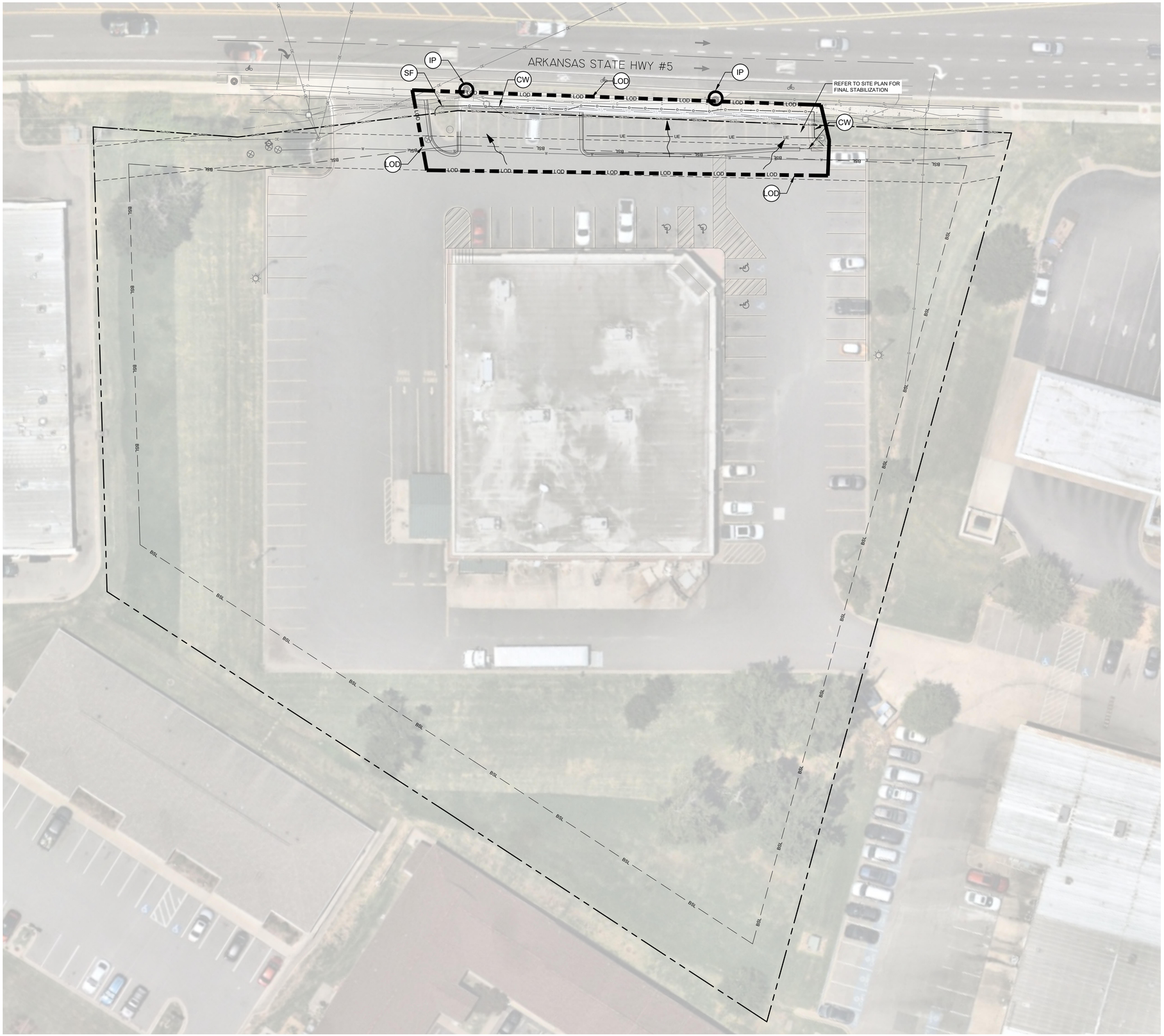
BRYANT

DEMOLITION PLAN

SHEET NUMBER
C105

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Plotted By: Pooch, Tate Sheet Set: Walgreens #10240 - Bryant, Arkansas Layout: C105 DEMO May 24, 2024 01:12:50pm K:\CHL_PRJ\018197 #SF&H PA\041 Walgreens Eminent Domain\005 Bryant, AR (#10240)\05_TIER 2\02 - DWG\PlanSheets\C105 - DEMO.dwg



PROPOSED ESCP LEGEND

LOD	LIMITS OF DISTURBANCE
SF	TEMPORARY SILT FENCE
CW	12" COIR WATTLE/FILTREX FILTER SOXX
CF	CONSTRUCTION FENCE
SA	SLOPE ARROW / FLOW ARROW
IP	INLET PROTECTION
	PROPOSED CURB & GUTTER

NOTES TO CONTRACTOR

1. REFER TO GENERAL NOTES SHEET FOR EROSION CONTROL NOTES.
2. OWNER CREEK - FOURCHE CREEK IS THE RECEIVING WATER BODY OF STORMWATER DISCHARGE FROM THIS SITE.
3. ANY OFF-SITE BORROW AND WASTE REQUIRED FOR THIS PROJECT MUST COME FROM A SITE WITH AN APPROVED EROSION CONTROL PLAN, A SITE REGULATED UNDER THE MINING ACT OF 1971, OR A LANDFILL REGULATED BY THE DIVISION OF SOLID WASTE MANAGEMENT. TRASH/DEBRIS FROM DEMOLITION ACTIVITIES OR GENERATED BY ANY ACTIVITIES ON SITE MUST BE DISPOSED OF AT A FACILITY REGULATED BY THE DIVISION OF SOLID WASTE MANAGEMENT OR PER DIVISION OF SOLID WASTE MANAGEMENT OR DIVISION OF WATER RESOURCES RULES AND REGULATIONS.
4. STOCKPILES SHOULD NOT BE LOCATED WITHIN 50 FEET OF ANY STORM DRAIN, BASIN, OR STREAM UNLESS NO ALTERNATIVE IS FEASIBLE.
5. EFFECTIVE OCTOBER 1, 2010, PERSONS RESPONSIBLE FOR LAND DISTURBING ACTIVITIES MUST INSPECT THE SEDIMENT AND EROSION CONTROL MEASURES ON A PROJECT AFTER EACH PHASE OF THE PROJECT TO MAKE SURE THAT THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN IS BEING FOLLOWED. SELF INSPECTION REPORTS ARE REQUIRED. A SAMPLE SELF-INSPECTION REPORT, AS WELL AS DETAILS OF THE SELF-INSPECTION PROGRAM, CAN BE FOUND ON THE LAND QUALITY WEB SITE.

DISTURBED AREA

TOTAL - ± 0.14 - ACRE

DISCLAIMER: AERIAL IMAGERY IS TAKEN FROM NEARMAP DATED JUNE 30, 2023, AND IS SHOWN FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING IMPROVEMENTS PRIOR TO BEGINNING CONSTRUCTION.

PROPERTY LINE AND EXISTING RIGHT-OF-WAY IS AN APPROXIMATION AND IS NOT TO BE USED AS A SITE REFERENCE POINT.

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

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

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH TRYON ST, SUITE 200, CHARLOTTE, NC 28202
PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM
FIRM COA NO. 51

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 21699
BRIAN C. COX
05/28/2024

NOT FOR CONSTRUCTION

KH PROJECT	014677008
DATE	05/28/2024
SCALE	AS SHOWN
DESIGNED BY	TTP
DRAWN BY	TTP
CHECKED BY	BMC

WALGREENS #10240 - BRYANT, ARKANSAS

PREPARED FOR

WALGREENS COMPANY

BRYANT AR

EROSION CONTROL PLAN - PHASE 1

SHEET NUMBER
C201

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Plotted By:Pouch, Tate Sheet Set:Walgreens #10240 - Bryant, Arkansas Layout:C201 - ESCP PH1 May 24, 2024 01:13:20pm K:\CHL_PRJ\018197\HSP&H PA\041 Wallgreens Eminent Domain\938 Bryant, AR (#10240)\05_TIER 2\02 - DWG\Plan\Sheets\C202 - ESCP PH1.dwg

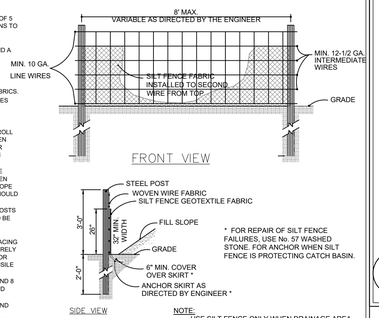
CONSTRUCTION SPECIFICATIONS

MATERIALS

1. USE A SYNTHETIC FILTER FABRIC OF AT LEAST 95% BY WEIGHT OF POLYOLEFINS OR POLYESTER, WHICH IS CERTIFIED BY THE MANUFACTURER OR SUPPLIER AS CONFORMING TO THE REQUIREMENTS IN ASTM D 6461, WHICH IS SHOWN IN PART IN TABLE 6.62B. SYNTHETIC FILTER FABRIC SHOULD CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF 6 MONTHS OF EXPECTED USABLE CONSTRUCTION LIFE AT A TEMPERATURE RANGE OF 0 TO 120° F.
2. ENSURE THAT POSTS FOR SEDIMENT FENCES ARE 1.25 LB/LINEAR FT MINIMUM STEEL WITH A MINIMUM LENGTH OF 5 FEET. MAKE SURE THAT STEEL POSTS HAVE PROJECTIONS TO FACILITATE FASTENING THE FABRIC.
3. FOR REINFORCEMENT OF STANDARD STRENGTH FILTER FABRIC, USE WIRE FENCE WITH A MINIMUM 14 GAUGE AND A MAXIMUM MESH SPACING OF 6 INCHES.

CONSTRUCTION

1. CONSTRUCT THE SEDIMENT BARRIER OF STANDARD STRENGTH OR EXTRA STRENGTH SYNTHETIC FILTER FABRICS.
2. ENSURE THAT THE HEIGHT OF THE SEDIMENT FENCE DOES NOT EXCEED 24 INCHES ABOVE THE GROUND SURFACE. (HIGHER FENCES MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE.)
3. CONSTRUCT THE FILTER FABRIC FROM A CONTINUOUS ROLL CUT TO LENGTH OF THE BARRIER TO AVOID JOINTS. WHEN JOINTS ARE NECESSARY, SECURELY FASTEN THE FILTER CLOTH ONLY AT A SUPPORT POST WITH 4 FEET MINIMUM OVERLAP TO THE NEXT POST.
4. SUPPORT STANDARD STRENGTH FILTER FABRIC BY WIRE MESH SUPPORT TO THE BOTTOM OF THE TRENCH. FASTEN THE WIRE REINFORCEMENT, THEN FABRIC ON THE UPSLOPE SIDE OF THE FENCE POST. WIRE OR PLASTIC ZIP TIES SHOULD HAVE MINIMUM 50 POUND TENSILE STRENGTH.
5. WHEN A WIRE MESH SUPPORT FENCE IS USED, SPACE POSTS A MAXIMUM OF 8 FEET APART. SUPPORT POSTS SHOULD BE DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 24 INCHES.
6. EXTRA STRENGTH FILTER FABRIC WITH 6 FEET POST SPACING DOES NOT REQUIRE WIRE MESH SUPPORT FENCE. SECURELY FASTEN THE FILTER FABRIC DIRECTLY TO POSTS. WIRE OR PLASTIC ZIP TIES SHOULD HAVE MINIMUM 50 POUND TENSILE STRENGTH.
7. EXCAVATE A TRENCH APPROXIMATELY 4 INCHES WIDE AND 8 INCHES DEEP ALONG THE PROPOSED LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
8. PLACE 12 INCHES OF THE FABRIC ALONG THE BOTTOM AND SIDE OF THE TRENCH.
9. BACKFILL THE TRENCH WITH SOIL PLACED OVER THE FILTER FABRIC AND COMPACT. THOROUGH COMPACTION OF THE BACKFILL IS CRITICAL TO SILT FENCE PERFORMANCE.
10. DO NOT ATTACH FILTER FABRIC TO EXISTING TREES.



* FOR REPAIR OF SILT FENCE FAILURES, USE No. 57 WASHED STONE. FOR ANCHOR WHEN SILT FENCE IS PROTECTING CATCH BASIN.

NOTE:

- USE SILT FENCE ONLY WHEN DRAINAGE AREA DOES NOT EXCEED 1/4 ACRE AND NEVER IN AREAS OF CONCENTRATED FLOW -END OF SILT FENCE -

- NEEDS TO BE TURNED UPHILL.

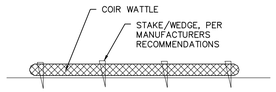
MAINTENANCE

INSPECT SEDIMENT FENCES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY. SHOULD THE FABRIC OF A SEDIMENT FENCE COLLAPSE, TEAR, DECOMPOSE OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY. REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE. TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEANOUT. REMOVE ALL FENCING MATERIALS AND UNSTABLE SEDIMENT DEPOSITS AND BRING THE AREA TO GRADE AND STABILIZE IT AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

TEMPORARY SILT FENCE

Not to Scale

Kimley»Horn



COIR WATTLE PERIMETER CONTROLS

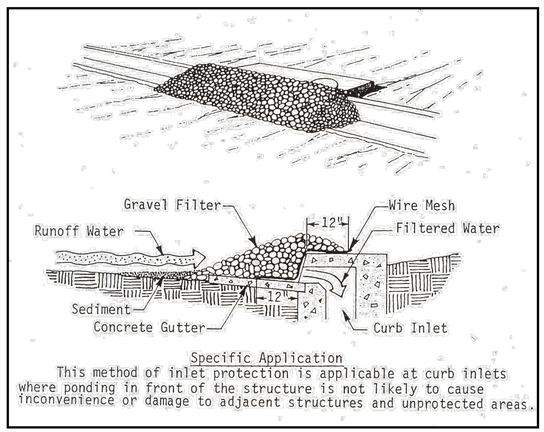
NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. ON DRAINAGE WAY LINED WITH TURF REINFORCEMENT MAT (TRM) OR EROSION CONTROL BLANKET (ECB), COIR WATTLE SHAL INSTALLED AS CHECK DAMS (COIR WATTLE CHECK DAM).
4. ON UNVEGETATED AND DISTURBED SLOPES OR SLOPES LINED WITH ECB, COIR WATTLE SHALL BE INSTALLED AS CHECK DAMS (COIR WATTLE PERIMETER CONTROLS).
5. CONTRACTORS NOTE: FOR RECOMMENDED PRODUCT AND COMPANY INFORMATION VISIT http://www.rolanka.com/GN/scWatl.html.
6. 12' WATTLES ANCHOR IN TRENCH 1/4-1/3 ROLL AND SHOW STAKE SPACING.

COIR WATTLE

Not to Scale

Kimley»Horn



Specific Application

This method of inlet protection is applicable at curb inlets where ponding in front of the structure is not likely to cause inconvenience or damage to adjacent structures and unprotected areas.

Exhibit 1100-22

(Source: Virginia Erosion and Sediment Control Handbook)

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH TRYON ST, SUITE 200, CHARLOTTE, NC 28202
PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM
FIRM COA NO. 51

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 21699
BRIAN M. COX
05/28/2024

NOT FOR CONSTRUCTION

KH PROJECT	014677008
DATE	05/28/2024
SCALE	AS SHOWN
DESIGNED BY	TTP
DRAWN BY	TTP
CHECKED BY	BMC

WALGREENS #10240 - BRYANT, ARKANSAS

PREPARED FOR

WALGREENS COMPANY

BRYANT AR

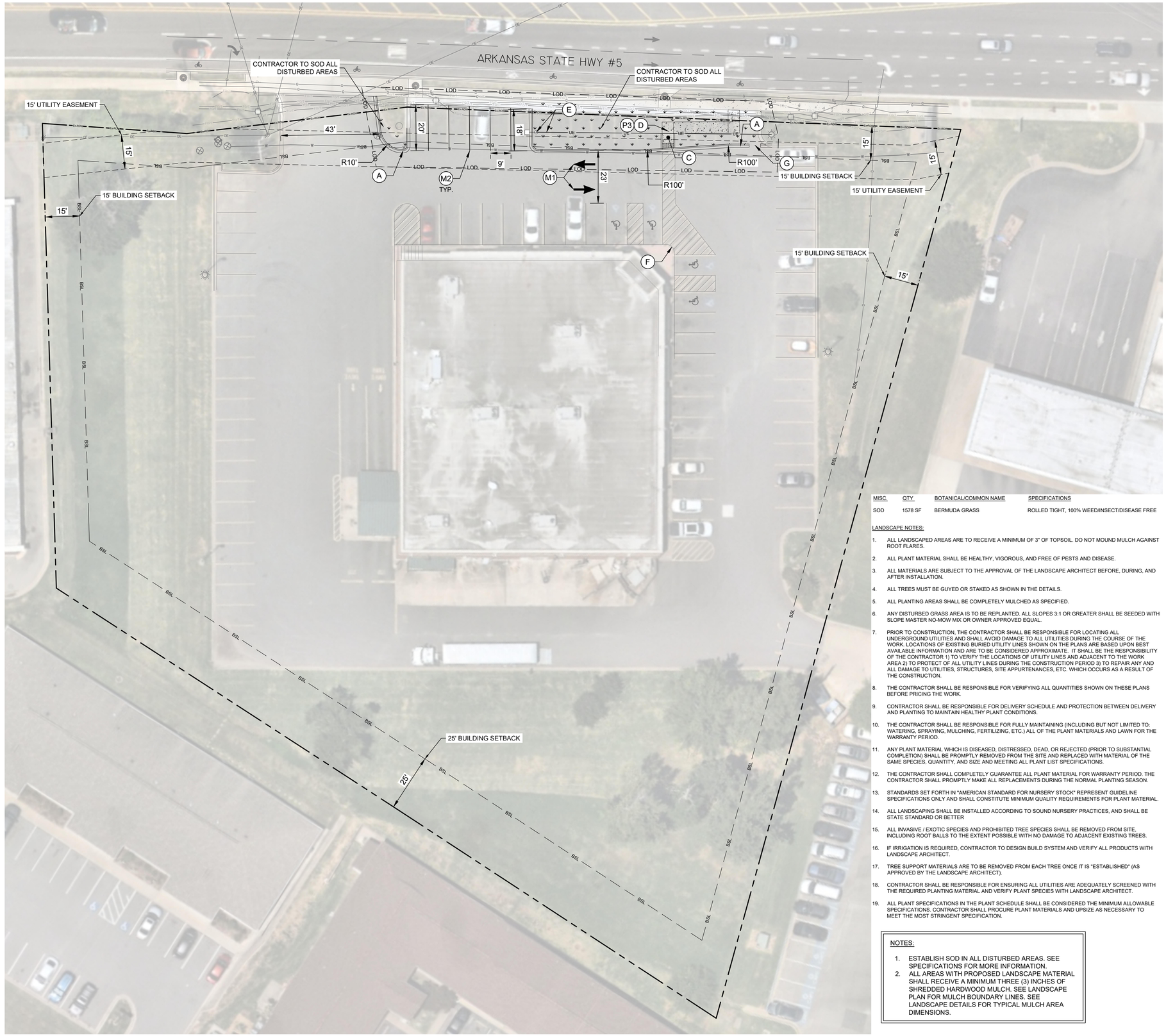
EROSION CONTROL DETAILS

SHEET NUMBER

C202

Plotted By: Pouch, Tate Sheet Set: Walgreens #10240 - Bryant, Arkansas Layout: C202 - ESCP DTLS May 24, 2024 01:13:33pm K:\CHL_PRJ\018197 HSR&I PA\041 Walgreens Eminent Domain\038 Bryant, AR (#10240)\05_TIER 2\02 - DWG\PlanSheets\C202 - ESCP DTLS.dwg

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley»Horn and Associates, Inc. shall be without liability to Kimley»Horn and Associates, Inc.



MISC.	QTY.	BOTANICAL/COMMON NAME	SPECIFICATIONS
SOD	1578 SF	BERMUDA GRASS	ROLLED TIGHT, 100% WEED/INSECT/DISEASE FREE

LANDSCAPE NOTES:

1. ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 3" OF TOPSOIL. DO NOT MOUND MULCH AGAINST ROOT FLARES.
2. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
3. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
4. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
5. ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
6. ANY DISTURBED GRASS AREA IS TO BE REPLANTED. ALL SLOPES 3:1 OR GREATER SHALL BE SEEDED WITH SLOPE MASTER NO-MOW MIX OR OWNER APPROVED EQUAL.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE WARRANTY PERIOD.
11. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
12. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR WARRANTY PERIOD. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
13. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
14. ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES, AND SHALL BE STATE STANDARD OR BETTER
15. ALL INVASIVE / EXOTIC SPECIES AND PROHIBITED TREE SPECIES SHALL BE REMOVED FROM SITE, INCLUDING ROOT BALLS TO THE EXTENT POSSIBLE WITH NO DAMAGE TO ADJACENT EXISTING TREES.
16. IF IRRIGATION IS REQUIRED, CONTRACTOR TO DESIGN BUILD SYSTEM AND VERIFY ALL PRODUCTS WITH LANDSCAPE ARCHITECT.
17. TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS "ESTABLISHED" (AS APPROVED BY THE LANDSCAPE ARCHITECT).
18. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL UTILITIES ARE ADEQUATELY SCREENED WITH THE REQUIRED PLANTING MATERIAL AND VERIFY PLANT SPECIES WITH LANDSCAPE ARCHITECT.
19. ALL PLANT SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.

NOTES:

1. ESTABLISH SOD IN ALL DISTURBED AREAS. SEE SPECIFICATIONS FOR MORE INFORMATION.
2. ALL AREAS WITH PROPOSED LANDSCAPE MATERIAL SHALL RECEIVE A MINIMUM THREE (3) INCHES OF SHREDDED HARDWOOD MULCH. SEE LANDSCAPE PLAN FOR MULCH BOUNDARY LINES. SEE LANDSCAPE DETAILS FOR TYPICAL MULCH AREA DIMENSIONS.

SITE DEVELOPMENT PLAN NOTES

1. SEE "GENERAL NOTES" SHEET FOR SITE GENERAL CONSTRUCTION NOTES, PAVING, STRIPING, GRADING, AND ZONING NOTES.
2. SEE "TOPOGRAPHICAL SURVEY" FOR COMPLETE BOUNDARY DESCRIPTION, ADJOINING PROPERTIES, ZONING AND USE.
3. SEE "SITE DETAILS" SHEETS FOR DETAILS REFERENCED ON THE SITE PLANS.
4. ALL DIMENSIONS SHOWN ARE MEASURED FROM THE FACE OF CURB TO FACE OF CURB, UNLESS OTHERWISE NOTED. DIMENSIONS LABELED "EOP" ARE MEASURED FROM LIP OF GUTTER TO LIP OF GUTTER.
5. DIMENSIONS TO THE BUILDING ARE MEASURED TO THE EXTERIOR OF THE FOUNDATION WALL UNLESS OTHERWISE SHOWN.
6. BEARINGS, DIMENSIONS AND EASEMENTS ARE SHOWN FOR REFERENCE. REFER TO RECORDED PLATS AND SURVEYS FOR ADDITIONAL PROPERTY INFORMATION.

SITE DATA TABLE

DEVELOPMENT DATA:	
TAX PARCEL ID	840-12074-002
LAND USE	COMMERCIAL
TOTAL SITE AREA	2.56 ACRES
TOTAL DISTURBED AREA	0.14 ACRES
ZONING DATA:	
FEMA FLOOD PANEL	05125C0360E
ZONING DISTRICT:	C-2
MIN. LOT SIZE:	20,000 SF
MIN. LOT WIDTH:	100 FT
MAX. HEIGHT:	4 STORIES
SETBACKS:	
FRONT YARD	15 FT
SIDE YARD INTERIOR	15 FT
SIDE YARD EXTERIOR	15 FT
REAR YARD	25 FT

SITE DATA TABLE

PARKING	
PARKING PROVIDED:	69 SPACES
STANDARD PARKING:	65 SPACES
ADA PARKING / VAN:	3 / 1 SPACES
PARKING REQUIRED:	50 SPACES
STANDARD PARKING:	48 SPACES
ADA PARKING / VAN:	1 / 1 SPACES

SITE PLAN KEY NOTES

1. SEE "GENERAL NOTES" SHEETS FOR SITE GENERAL NOTES .
2. SEE "SITE DETAIL" SHEETS FOR DETAILS REFERENCED ON THE SITE PLANS.

SITE IMPROVEMENTS

A	STANDARD 18" CURB AND GUTTER (SEE SITE DETAIL SHEET)
B	PROPOSED 2" CURB END TRANSITION - NOT USED
C	PROPOSED ACCESSIBLE ROUTE
D	4" THICKNESS CONCRETE SIDEWALK PER DETAIL. WIDTH PER PLAN. 2% MAX. CROSS SLOPE, 5% MAX LONGITUDINAL SLOPE.
E	PROPOSED SITE LIGHT POLE AND CONDUIT TO BE DESIGNED/COORDINATED BY OTHERS
F	EXISTING ACCESSIBLE RAMP
G	5' CURB CUT (SEE SITE DETAIL SHEET)

PAVEMENT MARKINGS

M1	PAINTED DIRECTIONAL ARROW PAVEMENT MARKING - WHITE
M2	SWSL /4" - SINGLE WHITE SOLID LINE - 4" WIDE

PROPOSED PROPERTY LEGEND

Ex-ROW	EXISTING RIGHT-OF-WAY
BSL	EXISTING BUILDING SETBACK
UE	EXISTING UTILITY EASEMENT
LOD	PROPOSED LIMITS OF DISTURBANCE

PROPOSED LANDSCAPE

BERMUDA GRASS SOD	1,578 SQ FT	

DISCLAIMER: AERIAL IMAGERY IS TAKEN FROM NEARMAP DATED JUNE 30, 2023, AND IS SHOWN FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING IMPROVEMENTS PRIOR TO BEGINNING CONSTRUCTION.

PROPERTY LINE AND EXISTING RIGHT-OF-WAY IS AN APPROXIMATION AND IS NOT TO BE USED AS A SITE REFERENCE POINT.

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

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

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH TRYON ST, SUITE 200, CHARLOTTE, NC 28202
PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM
FIRM COA NO. 51

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 21699
BRIAN C. COX
05/28/2024

NOT FOR CONSTRUCTION

KH PROJECT	014677008		
DATE	05/28/2024		
SCALE	AS SHOWN		
DESIGNED BY	TTP		
DRAWN BY	TTP		
CHECKED BY	BMC		

SITE PLAN

WALGREENS #10240 - BRYANT, ARKANSAS

PREPARED FOR

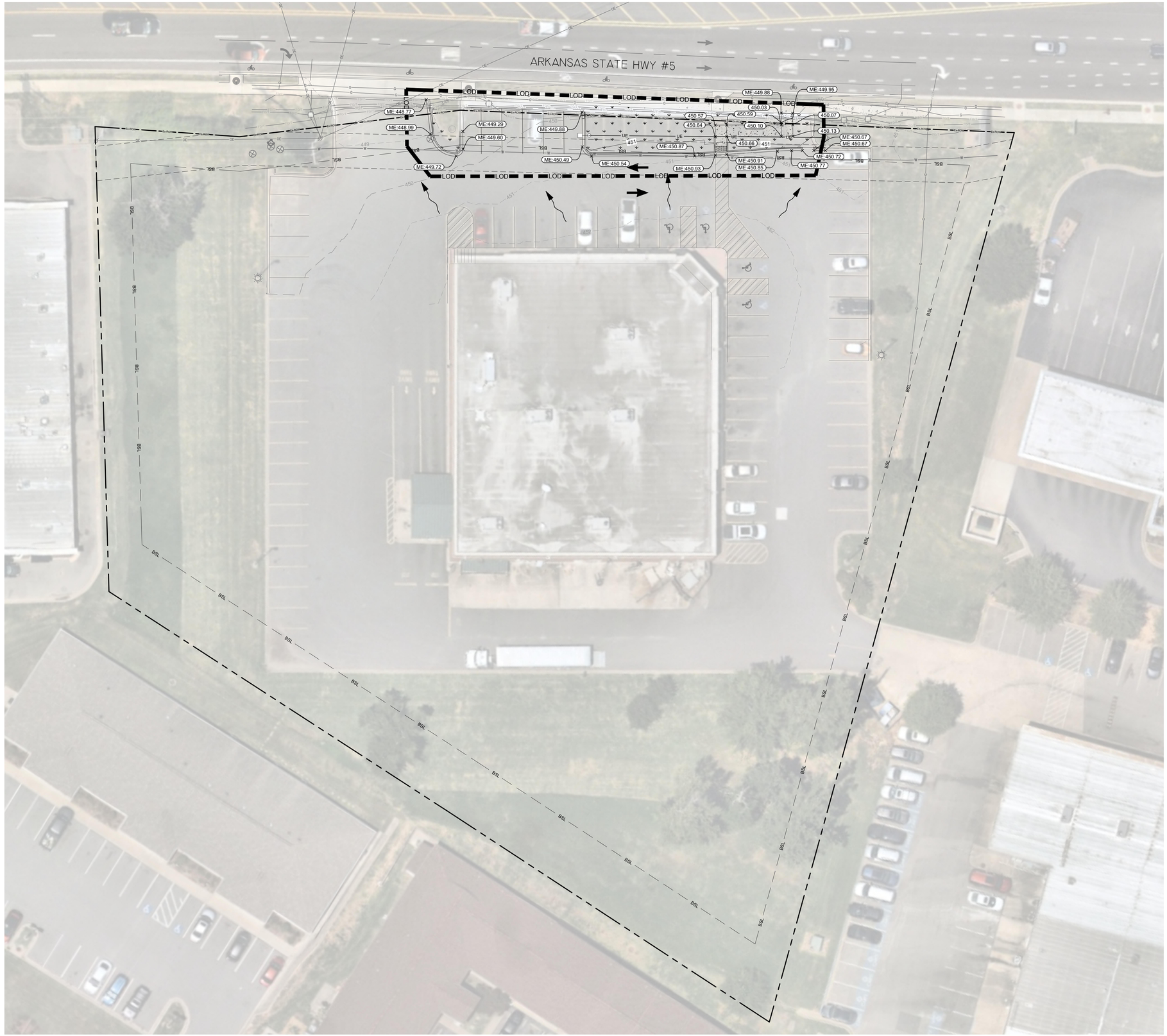
WALGREENS COMPANY

BRYANT AR

SHEET NUMBER
C301

Plotted By: Pouch, Tate Sheet Set: Walgreens #10240 - Bryant, Arkansas Layout: C301 - SITE PLAN May 24, 2024 01:13:39pm K:\CHL_PRJ\018197\HSR&H PA\041 Walgreens Eminent Domain\03d Bryant, AR (#10240)\05_TIER 2\02_DWG\PlanSheets\C301 - SITE OA.dwg

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



GRADING NOTES:

1. REFER TO THE GENERAL NOTES SHEET FOR NOTES PERTAINING TO PAVING, GRADING, ACCESSIBILITY, AND STORM DRAINAGE.
2. EXISTING AND PROPOSED GRADE CONTOURS INTERVALS SHOWN AT 1 FOOT.
3. ALL SPOT ELEVATIONS WITH FC: REPRESENTS THE FACE OF CURB AT THE GUTTER LINE. (ADD 0.50' FOR TOP OF CURB.)
4. ALL SPOT ELEVATIONS WITH TC: REPRESENTS THE TOP OF CURB ELEVATION. (SUBTRACT 0.50' FOR PAVEMENT OR ELEVATION OF GUTTER AT CURB LINE.)
5. RIM ELEVATIONS OF CATCH BASINS (CURB INLETS) EQUALS THE FLOW LINE OF THE GUTTER PAN. RIM ELEVATIONS OF DROP INLETS, MANHOLES, AND CLEANOUTS EQUALS THE CENTER OF GRATE OR LID ELEVATION.
6. ALL STRUCTURES SHALL BE ADJUSTED AS NECESSARY TO BE FLUSH WITH FINAL PAVEMENT AT FACE OF CURB.
7. MANHOLES WITHIN NON PAVED AREAS SHALL BE 6" ABOVE ADJACENT GRADES. UNLESS OTHERWISE SHOWN.
8. CONTRACTOR SHALL PROVIDE SMOOTH TRANSITION BETWEEN PROPOSED PAVEMENT AND EXISTING PAVEMENT AND STORM STRUCTURES
9. DURING CONSTRUCTION AND AFTER FINAL GRADING, NO SURFACE WATER RUNOFF MAY BE DIRECTED TO ADJACENT PROPERTIES, AND ALL SURFACE WATER RUNOFF MUST BE ROUTED TO APPROVED DRAINAGE FACILITIES OR BE RETAINED ON SITE. ALL RUNOFF FROM THE SITE, BOTH DURING AND AFTER CONSTRUCTION, MUST BE FREE OF POLLUTANTS, INCLUDING SEDIMENT, PRIOR TO DISCHARGE.

ADA COMPLIANCE:

A. CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.

B. PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND SHALL HAVE A DETECTABLE WARNING SURFACE THAT IS FULL WIDTH OF THE CURB RAMP, NOT INCLUDING FLARES.

C. ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEMENTS, RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.

D. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.

E. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ACCESSIBLE SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA COMPLIANCE ISSUES.

ALERT TO CONTRACTOR: CONFIRM WITH GEOTECH REPORT

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.

PROPOSED TOPOGRAPHIC LEGEND

- 450 — PROPOSED MAJOR CONTOUR
- 451 — PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- FLOW ARROW
- LOD — LIMITS OF DISTURBANCE
- 107.89 — PROPOSED SPOT GRADE
- ME: MATCH EXISTING AT EDGE OF GUTTER PAN

DISCLAIMER: AERIAL IMAGERY IS TAKEN FROM NEARMAP DATED JUNE 30, 2023, AND IS SHOWN FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING IMPROVEMENTS PRIOR TO BEGINNING CONSTRUCTION.

PROPERTY LINE AND EXISTING RIGHT-OF-WAY IS AN APPROXIMATION AND IS NOT TO BE USED AS A SITE REFERENCE POINT.

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

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

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH TRYON ST, SUITE 200, CHARLOTTE, NC 28202
PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM
FIRM COA NO. 51

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 21699
BRIAN M. COX
05/28/2024

NOT FOR CONSTRUCTION

KH PROJECT	014677008
DATE	05/28/2024
SCALE	AS SHOWN
DESIGNED BY	TTP
DRAWN BY	TTP
CHECKED BY	BMC

GRADING AND DRAINAGE PLAN

WALGREENS #10240 - BRYANT, ARKANSAS

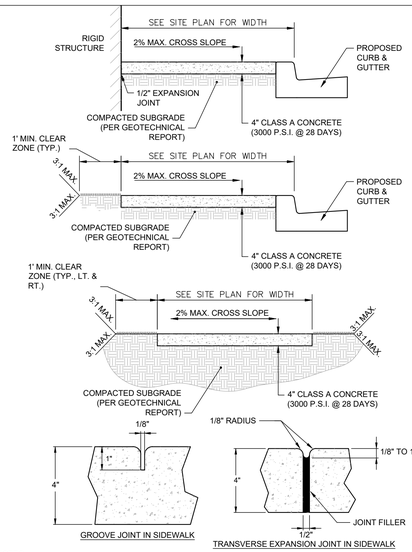
PREPARED FOR
WALGREENS COMPANY

BRYANT AR

SHEET NUMBER
C401

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley»Horn and Associates, Inc. shall be without liability to Kimley»Horn and Associates, Inc.

Plotted By: Pouch, Tate Sheet Set: Walgreens #10240 - Bryant, Arkansas Layout: C401-GRDG DRNG May 24, 2024 01:14:29pm K:\OKL_PRJ\018197-HSF&H PA\041 Walgreens Eminent Domain\035 Bryant, AR (#10240)\05_TIER 2\02 - DWG\Plan Sheets\C401 - GRDG DRNG OA.dwg



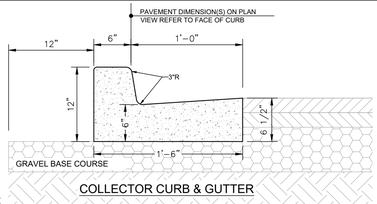
NOTES:

1. A GROOVE JOINT 1" DEEP WITH 1/8" RADII SHALL BE REQUIRED IN THE CONCRETE SIDEWALK AT 5' INTERVALS. ONE 1/2" EXPANSION JOINT WILL BE REQUIRED AT 45' INTERVALS NOT TO EXCEED 50' AND MATCHING EXPANSION/CONSTRUCTION JOINT IN ADJACENT CURB. A SEALED 1/2" EXPANSION JOINT WILL BE REQUIRED WHERE THE SIDEWALK JOINS ANY RIGID STRUCTURE.
2. SIDEWALK AT DRIVEWAY ENTRANCES TO BE 6" THICK.
3. WIDTH OF SIDEWALK ON THOROUGHFARE STREETS SHALL BE A MINIMUM OF 6'. WIDTH OF SIDEWALKS IN THE CENTRAL BUSINESS DISTRICT WILL BE DETERMINED BY THE CDOT.
4. WIDTH OF SIDEWALKS ON NON-THOROUGHFARE STREETS SHALL BE BASED ON TYPICAL STREET SECTION, A MINIMUM OF 5'. SIDEWALK TO BE POURED TO END OF RADIUS AT INTERSECTING STREETS.
5. CONCRETE COMPRESSIVE STRENGTH SHALL BE 3600 PSI. IN 28 DAYS.
6. ZONING CONDITIONS MAY REQUIRE ADDITIONAL WIDTH SIDEWALKS WHICH SHALL SUPERSEDE THESE STANDARD DIMENSIONS SHOWN.
7. LIDS FOR JUNCTION BOXES AND UTILITY VAULTS SHALL BE NON-SKID AS SPECIFIED BY ENGINEER.
8. JOINT MATERIALS SHALL LIMIT SHRINK/SWELL SO POST CONSTRUCTION INSTALLATION RESULTS IN A MAXIMUM OF 1/4" FROM FLUSH.

CONCRETE SIDEWALKS

Not to Scale

Kimley»Horn



COLLECTOR CURB & GUTTER

NOTES:

1. CONCRETE FOR CURBING SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 P.S.I. @ 28 DAYS.
2. CONSTRUCTION STAKING FOR CURB INSTALLATION SHALL BE REFERENCED (CUT OR FILL) TO THE TOP OF CURB.
3. AT CONTRACTOR'S OPTION, THE GUTTER THICKNESS MAY BE INCREASED AT THE EDGE OF PAVEMENT TO MAKE BOTTOM OF GUTTER CONTIGUOUS WITH BOTTOM OF ASPHALT PAVEMENT.
4. CONTRACTION JOINTS SHALL BE PLACED @ 10'-0" O.C. TOOLED 1/4" (±1/16") WIDE, 1" DEEP. EXPANSION JOINTS SHALL BE PLACED @ 40'-0" INTERVALS, MAXIMUM, AND ALL P.C.'S.
5. GUTTER PAN SLOPE TO BE ADJUSTED WITHIN ACCESSIBLE PARKING SPACES TO MATCH SLOPE BETWEEN SPOT ELEVATIONS.

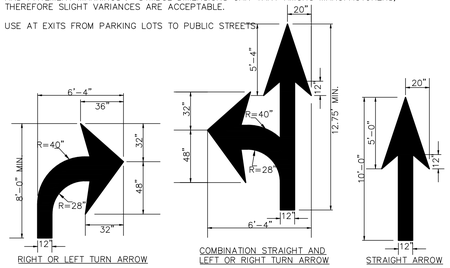
18" STANDARD CURB AND GUTTER

Not to Scale

Kimley»Horn

NOTES:

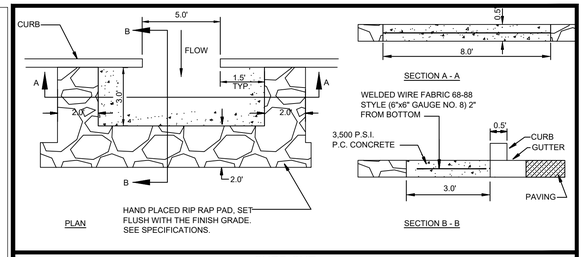
1. USE THE COLOR WHITE FOR ALL PAVEMENT MARKING SYMBOLS.
2. CONFORM ALL SYMBOLS TO THE FHWA "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS". SYMBOL DIMENSIONS CAN VARY AMONG MANUFACTURERS, THEREFORE SLIGHT VARIANCES ARE ACCEPTABLE.
3. USE AT EXITS FROM PARKING LOTS TO PUBLIC STREETS.



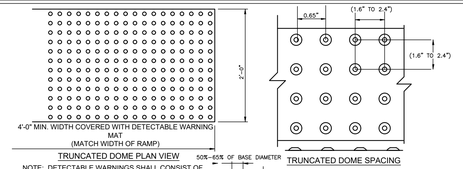
SOLID PAVEMENT ARROWS

Not to Scale

Kimley»Horn



CURB CUT (N.T.S.)



NOTE: DETECTABLE WARNINGS SHALL CONSIST OF A SURFACE OF TRUNCATED DOMES AND SHALL COMPLY WITH A.D.A. ACCESSIBILITY GUIDELINES SECTION 705 DETECTABLE WARNINGS

NOTES:

1. ALL DETECTABLE WARNING DEVICES USED IN NEW CONSTRUCTION SHALL BE OF A RIDGID PRECAST OR EMBEDDED PRODUCT APPROVED BY THE CITY ENGINEER. RETRO FIT MATS WILL ONLY BE ALLOWED ON EXISTING RAMPS WITH PRIOR APPROVAL OF THE CITY ENGINEER FOR MATERIAL TYPE AND INSTALLATION (IE. RESURFACING).
2. RAMP AND DETECTABLE WARNING AREA SHALL BE A MINIMUM OF 4 FEET IN WIDTH, BUT NOT BE LESS THAN THE WIDTH OF SIDEWALK LEADING TO BACK OF RAMP.
3. DETECTABLE WARNING SURFACES SHALL EXTEND 2.0 FT MINIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL.
4. DETECTABLE WARNING AREA CAN BE SQUARE WHERE USED IN A CURB RADIUS.
5. THE ROWS OF TRUNCATED DOMES IN DETECTABLE WARNING SURFACES SHOULD BE ALIGNED PERPENDICULAR TO THE GRADE BREAK BETWEEN THE RAMP RUN AND THE STREET. WHERE DETECTABLE WARNING SURFACES ARE PROVIDED ON A SURFACE WITH A SLOPE THAT IS LESS THAN 5 PERCENT, DOME ORIENTATION IS LESS CRITICAL.
6. DECTECTABLE WARNING AREA SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT.
7. IF PAVERS ARE TO BE USED, PAVERS SHALL BE 6" THICK AND CAST FROM 5000 psi CONCRETE.
8. MATS ARE TO BE RIGID WITH TURN DOWN EDGES EMBEDDED IN CONCRETE TO ELIMINATE TRIP HAZARD.
9. LOCATE ENTIRE WARNING BEHIND CURB LINE TO MINIMIZE VEHICLES RIDING OVER THIS FEATURE.

DETECTABLE DOMES

Not to Scale

Kimley»Horn

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH TRYON ST, SUITE 200, CHARLOTTE, NC 28202
PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM
FIRM COA NO. 51

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 21699
BRIAN C. KOCH
5/28/2024

NOT FOR CONSTRUCTION

KH PROJECT	014677008
DATE	05/28/2024
SCALE	AS SHOWN
DESIGNED BY	TTP
DRAWN BY	TTP
CHECKED BY	BMC

WALGREENS #10240 - BRYANT, ARKANSAS

PREPARED FOR

WALGREENS COMPANY

BRYANT AR

SITE DETAILS

SHEET NUMBER

C901

Plotted By: Pouch, Tate Sheet Set: Walgreens #10240 - Bryant, Arkansas Layout: SITE-DETL May 24, 2024 - 01:14:49pm K:\CHL_PRJ\018197 HSR&H PA\041 Walgreens Eminent Domain\03 Bryant, AR (#10240)\05_TIER 2\02 - DWG\PlanSheets\C901 - SITE-DTLS.dwg

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

May 29, 2024

Walgreens Store #10240 - Bryant
Modification Narrative

This letter is to outline the modifications being proposed at the Walgreens site located at 5500 Highway 5 N, Bryant, AR 72022.

Due to the construction of the ARDOT roadway project no. 061335, the Walgreens' parking spaces located along Highway 5 frontage were taken out of compliance from the City's ordinance due to the loss in parking space depth. Therefore, we are proposing the removal of 10 of the existing 16 parking spaces. A landscaped island will replace the 10 parking spaces and contain a new sidewalk that connects the site's accessible route to the public sidewalk. This project will also require further coordination with ARDOT as we are working within their existing right-of-way.

If you have any further questions, please do not hesitate to contact me by phone at 479-388-1015 or by email at matt.cox@kimley-horn.com should you have any questions or need any addition information.

Thank you,

KIMLEY-HORN AND ASSOCIATES, INC.

Matt Cox, PE

SUBJECT PROPERTY

Start Fence Installation



201 S. Elm St.

Big Dog Gym

Tonya Nichols

501-258-5462

City of Bryant Community Development
210 SW 3rd Street
Bryant, AR 72022
PHONE: 501-943-0857
FAX: 501-943-0992
EMAIL:tsmith@cityofbryant.com

Temporary Business Application and Information

- **Applications are due by 5:00 Pm Wednesday the week prior to the scheduled Development Review Committee meeting.**
- **Application deadlines and meeting dates can be found on the City of Bryant's website under the Planning and Community Development page or by clicking HERE.**

Requirements for Submission

- ☑ Letter stating your request
- ☑ Complete and submit a Temporary Business Application
- ☑ Submit $25.00 application fee
- ☐ Submit 8 copies of **site plan** showing:
  - ☐ Exact location of proposed temporary business including setbacks from streets or highway right-of-way.
  - ☐ Clearly identifying any open display areas.
  - ☐ The parking spaces to be dedicated by the owner of the property for use by this temporary business.
- ☐ Submit a letter from the property owner stating that they are in agreement with the site plan.
- ☐ If food establishment – show approval from **Arkansas Department of Health.**
- ☐ Provide $1,000 surety bond made payable to City of Bryant conditioned for faithful performance of the payment of all applicable fees and penalties.

Temporary Business Application

City of Bryant

Date: 5/20/24

Name of Business: FIVE STAR FIREWORKS

Federal Tax Employer Identification Number: 453216207

Arkansas State Sales Tax Number: 55025123-~~6~~

Type of Business: RETAIL SALES

Location of proposed Temporary Business: 23395 I-30 BRYANT, ARK

Parcel Number of Location of proposed Temporary Business: 23395 I-30

Owner Mailing Address: P.O. BOX 6 BRYANT, ARK 72089

Contact Person: ~~[illegible]~~ JEFF HOLDEN

Daytime Phone Number: 501-350-6684 Evening Phone Number: 501-350-6684

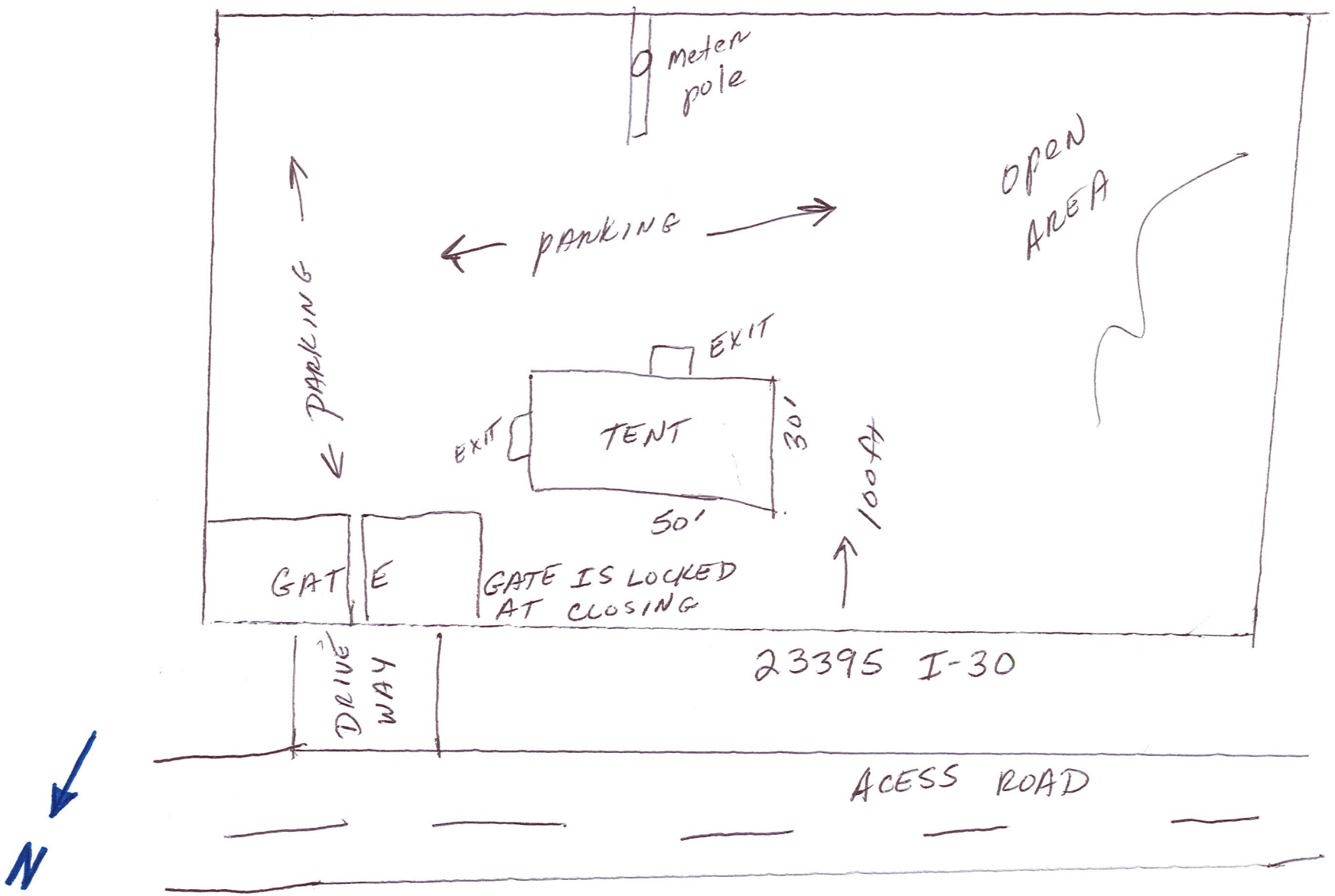
Please check the category you are applying for. Permits cannot exceed the following time limits:

____	Carnivals	**30 Days**
✓	Fireworks stands or tents	**30 Days**
____	Christmas tree stands, tents or lots	**60 Days**
____	General commercial sales stands, tents or lots	**90 Days**
____	Concession/Refreshment stands/Food Service	**180 Days**

Beginning Date Requested JUNE 20TH **Ending Date Requested** July 7TH

I hereby certify the above to be true and correct, and state that I am operating a business in accordance with the city's zoning regulations and/or any other city, state, or federal laws which may be applicable. I understand violation of Temporary Business Ordinance 2007-43 is a misdemeanor punishable by a fine of up to $500.00 per occurrence of violation. Each day's occurrence is a separate violation. No temporary business may operate for more than 180 days during any consecutive 12-month period.

Owners Signature Mark Bradford


meter pole
PARKING
PARKING
OPEN AREA
EXIT
EXIT
TENT
30'
50'
100 FT
GAT
E
GATE IS LOCKED AT CLOSING
DRIVE WAY
23395 I-30
ACESS ROAD
N

5/20/24

To the City of Bryant.

Hello my name is Mark Bradford. I am the owner of Fire Star Fireworks. I am requesting to have ~~privilege~~ privilege to retail Fireworks inside the city limits of Bryant, Ark. I have previously done business the past two years at the proposed locations for this selling season. I follow all rules, regulations, and ordinances that have been established by the City of Bryant. Please consider my business for this upcoming fireworks season. Thank You

Mark Bradford
903-826-4453

City of Bryant Community Development
210 SW 3rd Street
Bryant, AR 72022
PHONE: 501-943-0857
FAX: 501-943-0992
EMAIL:tsmith@cityofbryant.com

Temporary Business Application and Information

- **Applications are due by 5:00 Pm Wednesday the week prior to the scheduled Development Review Committee meeting.**
- **Application deadlines and meeting dates can be found on the City of Bryant's website under the Planning and Community Development page or by clicking HERE.**

Requirements for Submission

- ☑ Letter stating your request
- ☑ Complete and submit a Temporary Business Application
- ☑ Submit $25.00 application fee
- ☐ Submit 8 copies of **site plan** showing:
  - ☐ Exact location of proposed temporary business including setbacks from streets or highway right-of-way.
  - ☐ Clearly identifying any open display areas.
  - ☐ The parking spaces to be dedicated by the owner of the property for use by this temporary business.
- ☐ Submit a letter from the property owner stating that they are in agreement with the site plan.
- ☐ If food establishment – show approval from **Arkansas Department of Health.**
- ☐ Provide $1,000 surety bond made payable to City of Bryant conditioned for faithful performance of the payment of all applicable fees and penalties.

Temporary Business Application

City of Bryant

Date: 5/20/24

Name of Business: Five Star Fireworks

Federal Tax Employer Identification Number: 453216207

Arkansas State Sales Tax Number: 55025123

Type of Business: Retail Sales

Location of proposed Temporary Business: 5407 Hwy 5, Bryant, ARK.

Parcel Number of Location of proposed Temporary Business: 5407 Hwy 5

Owner Mailing Address: 5407 Hwy 5 Bryant, AR. 72084

Contact Person: BJ Grant

Daytime Phone Number: 501-847-3054 Evening Phone Number: 501-847-3051

Please check the category you are applying for. Permits cannot exceed the following time limits:

____	Carnivals	**30 Days**
✓	Fireworks stands or tents	**30 Days**
____	Christmas tree stands, tents or lots	**60 Days**
____	General commercial sales stands, tents or lots	**90 Days**
____	Concession/Refreshment stands/Food Service	**180 Days**

Beginning Date Requested June 20th, 24 **Ending Date Requested** July

I hereby certify the above to be true and correct, and state that I am operating a business in accordance with the city's zoning regulations and/or any other city, state, or federal laws which may be applicable. I understand violation of Temporary Business Ordinance 2007-43 is a misdemeanor punishable by a fine of up to $500.00 per occurrence of violation. Each day's occurrence is a separate violation. No temporary business may operate for more than 180 days during any consecutive 12-month period.

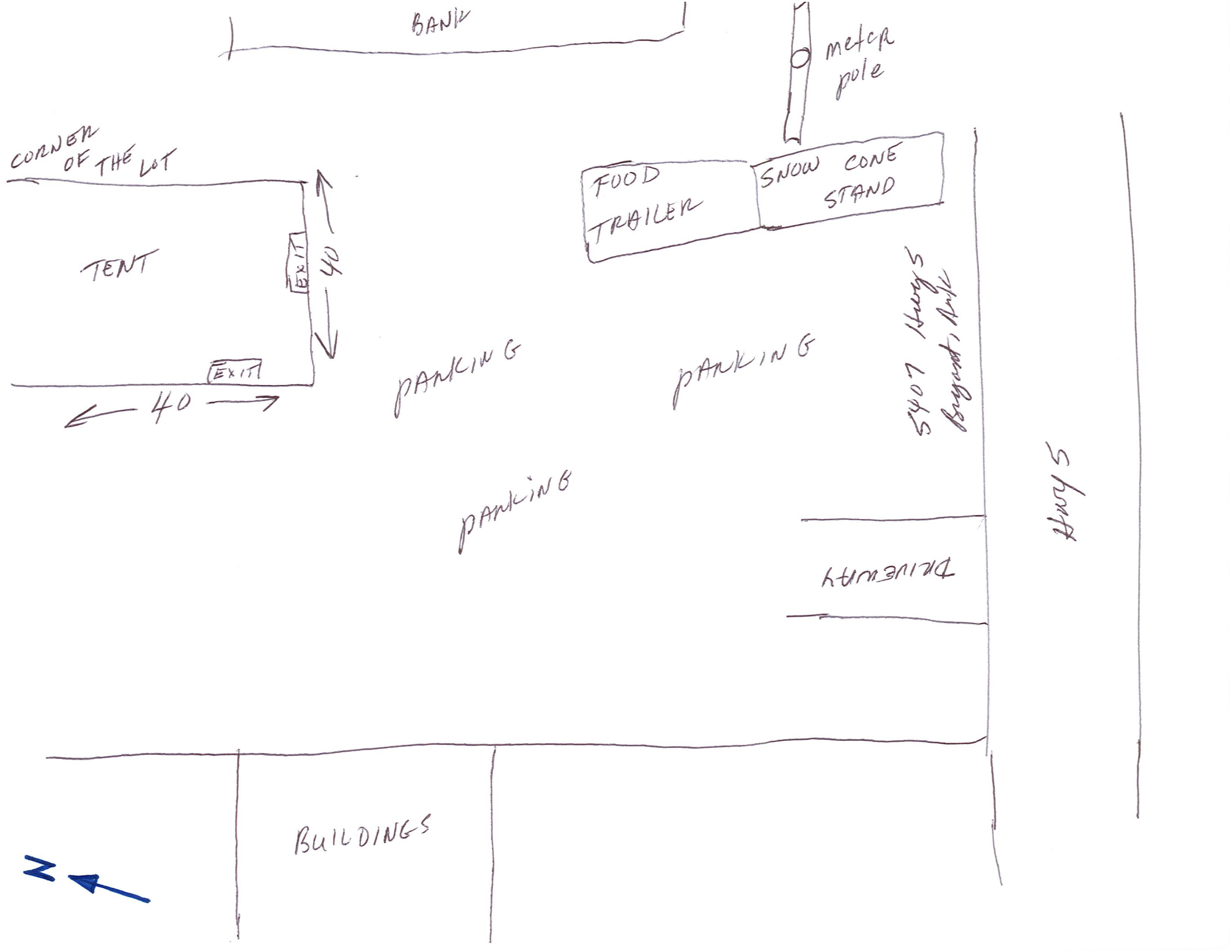
Owners Signature Mark Bradford

5/20/24

To the City of Bryant.

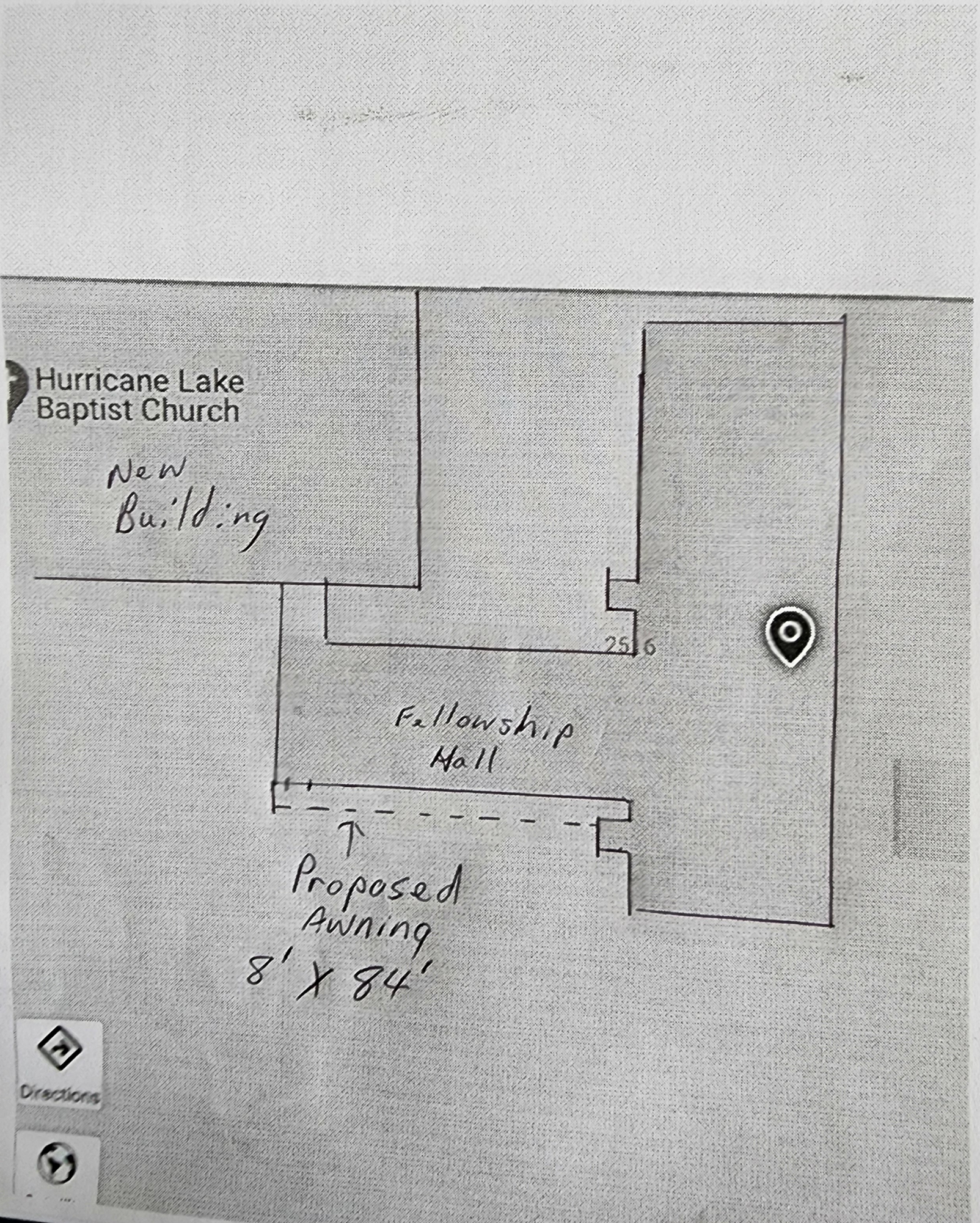
Hello my name is Mark Bradford. I am the owner of Fire Star Fireworks. I am requesting to have ~~privilege~~ to retail Fireworks inside the city limits of Bryant, Ark. I have previously done business the past two years at the proposed locations for this selling season. I follow all rules, regulations, and ordinances that have been established by the City of Bryant. Please consider my business for their upcoming fireworks season. Thank You

Mark Bradford
903-826-4453


BANK
meter pole
CORNER OF THE LOT
TENT
EXIT
EXIT
40
40
FOOD TRAILER
SNOW CONE STAND
PARKING
PARKING
PARKING
5407 Hwy 5 Bypass, Apt C
Hwy 5
DRIVEWAY
BUILDINGS
N

2516 Springhill Rd

Location | Flood | Fire | Heat | ›



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

Temporary Business Application
For the Sale of Fireworks

- *Applications are due by 5:00PM Wednesday the week prior to the Scheduled Development and Review Committee Meeting.*
- *Application Deadlines and dates can be found at www.cityofbryant.com under the Community Development tab.*

Date: 6/6/24

Business Information:

Name Arnold's Fireworks

Federal Tax Employer ID Number 710311720

Arkansas State Sales Tax Number 034327-60-001

Location of Proposed Temporary Business Peter Cunningham First Southern Baptist church 604 South Reynolds Rd. 501-909-9779 (SAME LOCATION AS LAST YEAR)

Business Owner:

Name Tom Daniel

Address 4802 Lexington Park Cv.
Bryant, AR

Phone 501-758-2624

Email Arkansas Tent@yahoo.com

Contact Person:

Name Terry Harper

Address 3208 S. Shobe Rd
Bryant, AR

Phone 501-590-8007

Email THarper1777@Gmail.com

Checklist for Submission

- ☐ Completed Application and Checklist
- ☐ Twenty-Five Dollar ($25.00) Application fee
- ☐ Provide proof of 1,000,000 Liability Insurance or Surety Bond worth the same amount. (Further information on the details of liability insurance can be found in Section 2-4 of the Temporary Business Section of the Bryant Business Ordinance.)

(Continued on Page 2)

- ☐ Eight (8) copies of a **Site Plan**:
  - Site Plan shall be to scale, all structures shall be identified. Clear identification of any open display areas
  - Fireworks tent / canopy shall have a minimum 50ft. setback from all other structures
  - Show parking spaces dedicated by the owner of the property for use by the temporary business.
- ☐ Exits shall be provided every 100 ft. with a minimum of 2 remotely located exits Minimum exit width shall be 72 in. All exits shall be identified with proper signage
- ☐ No smoking permitted within 50 ft. of firework tent / canopy. "NO SMOKING" signs shall be posted at all entrance / exits
- ☐ 2 ABC fire extinguishers, with a 2A rating or greater, shall be provided. The maximum travel distance to an extinguisher shall not exceed 75 ft. Additional extinguishers may be required. Extinguishers shall be clearly visible, marked with appropriate signage, and mounted height of not less than 36 in. from the ground
- ☐ Generators or other combustion power sources, including fuel, shall be separated from tents / canopies by a minimum of 25 ft.
- ☐ Applicant shall contact the Bryant Fire Dept. Fire Marshal's office and schedule an inspection once the business is ready for operation. The inspection shall be conducted prior to any sales to the public are allowed. Contact: 501-943-0964

READ CAREFULLY BEFORE SIGNING

I Tom Daniel, *do hereby certify that all information contained within this application is true and correct. I further certify that I agree too and will abide by all Temporary Business rules and regulations as outlined in the Bryant Business Ordinance. I also understand that I shall comply with all additional applicable ordinances of the City as well as the requirements of all state and federal laws. Furthermore, I understand violation of Temporary Business Ordinance 2007-43 is a misdemeanor punishable by a fine of up to $500.00 per occurrence of violation. Each day's occurrence is a separate violation.*

Owners Signature Tom Daniel



30' x 40' TENT

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 05/31/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:	
PROFESSIONAL PROGRAM INSURANCE BROKERAGE DIVISION OF SPG INSURANCE SOLUTIONS, LLC 1304 SOUTHPOINT BLVD., #101 PETALUMA CA 94954	PHONE (A/C, No, Ext): 415-475-4300	FAX (A/C, No): 415-475-4303
	E-MAIL ADDRESS:	

INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A :	Certain Underwriters at Lloyd's, London	AA-1128623
INSURER B :		
INSURER C :		
INSURER D :		
INSURER E :		
INSURER F :		

INSURED: Arnold Fireworks, Inc.; Spa Fireworks, Co.
PO Box 873
N. Little Rock AR 72115

COVERAGES **CERTIFICATE NUMBER:** BL-000911 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY X CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY ☐ PRO-JECT ☐ LOC ☐ OTHER:	X		PY/24-0050	04/30/2024	04/30/2025	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ $1,000,000 $ $50,000 $ $ $ $1,000,000 $ INCLUDED
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
	☐ UMBRELLA LIAB ☐ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N ☐ (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					☐ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ $ $

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Albert Arey are Additional Insured as respects the retail fireworks stand, located at 2625 Springhill Rd, Bryant, AR 72019 operating from 06/24/2024 through 07/07/2024.

CERTIFICATE HOLDER

Albert Arey
2625 Springhill Rd
Bryant AR 72019

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Susan Etter

© 1988-2015 ACORD CORPORATION. All rights reserved.

THIS LICENSE MUST BE CONSPICUOUSLY DISPLAY IN PLACE OF BUSINESS

Office of Fire Services

State Fire Marshal

Permit Number
FWI.0001220

Date of Issue
05/01/2023

FIREWORKS LICENSE

This is to certify that

Arnold Fireworks, Inc.

is duly license to transact business in the State of Arkansas as a Fireworks:

IMPORTER LICENSE

LICENSE EXPIRES

04/30/2025

AJ GARY

DIRECTOR and STATE
HOMELAND SECURITY ADVISOR

NON TRANSFERABLE

Jake Dennis Free

Jake Dennis Free
STATE FIRE MARSHAL

State of Arkansas

ARKANSAS SALES AND USE TAX PERMIT

ARNOLD FIREWORKS INC

P O BOX 873

N LITTLE ROCK AR 72115

DATE ISSUED:

PERMIT NUMBER: 034327-60-001

DLN:

DATE OPENED: 05/01/1971

SIC: 5042
TOYS AND HOBBY GOODS AND SUPPLIES

EXEMPTION: 81 THIS BUSINESS IS EXEMPT FROM SALES TAX, ONLY FOR THE PURCHASES OF GOODS TO BE RESOLD IN THE NORMAL COURSE OF BUSINESS.

THE SEAL OF THE STATE OF ARKANSAS

THIS PERMIT IS VALID UNTIL IT IS CANCELED AND SURRENDERED BY THE PERMIT HOLDER OR REVOKED BY THE COMMISSIONER OF REVENUES.

THIS PERMIT MUST BE SURRENDERED IF BUSINESS IS SOLD, DISCONTINUED OR LOCATION CHANGED.

WHEN THIS PERMIT IS SURRENDERED FOR ANY OF THE ABOVE REASONS, YOU MUST REPORT AND PAY ANY SALES OR USE TAX PLUS ANY PENALTIES OR INTEREST THAT IS OWED BY THIS BUSINESS. FAILURE TO PAY THESE TAXES WILL RESULT IN A LIEN BEING PLACED AGAINST THE STOCK AND FIXTURES OF THIS BUSINESS AND THE SAME WILL BE ENFORCEABLE AGAINST PURCHASERS AND THIRD PARTIES.

THIS PERMIT MUST BE DISPLAYED IN A PROMINENT PLACE IN YOUR BUSINESS AT

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

Temporary Business Application For the Sale of Fireworks

- *Applications are due by 5:00PM Wednesday the week prior to the Scheduled Development and Review Committee Meeting.*
- *Application Deadlines and dates can be found at www.cityofbryant.com under the Community Development tab.*

Date: 6/6/24

Business Information:

Name ARNOLD'S FIREWORKS

Federal Tax Employer ID Number 710311720

Arkansas State Sales Tax Number 034327-60-001

Location of Proposed Temporary Business ALBERT ARCY 2625 SPRINGHILL Rd, BRYANT 501-454-1252
(SAME LOCATION AS LAST YEAR)

Business Owner:

Name TOM DANIEL

Address 4802 LEXINGTON PARK CR. BRYANT, AR

Phone 501-758-2624

Email ARKANSASTENT@YAHOO.COM

Contact Person:

Name TERRY HARPER

Address 3208 S. SHORT Rd BRYANT, AR

Phone 501-590-8007

Email THARPER1777@GMAIL.COM

Checklist for Submission

- ☐ Completed Application and Checklist
- ☐ Twenty-Five Dollar ($25.00) Application fee
- ☐ Provide proof of 1,000,000 Liability Insurance or Surety Bond worth the same amount. (Further information on the details of liability insurance can be found in Section 2-4 of the Temporary Business Section of the Bryant Business Ordinance.)

(Continued on Page 2)

- ☐ Eight (8) copies of a **Site Plan**:
    - Site Plan shall be to scale, all structures shall be identified. Clear identification of any open display areas
    - Fireworks tent / canopy shall have a minimum 50ft. setback from all other structures
    - Show parking spaces dedicated by the owner of the property for use by the temporary business.
- ☐ Exits shall be provided every 100 ft. with a minimum of 2 remotely located exits Minimum exit width shall be 72 in. All exits shall be identified with proper signage
- ☐ No smoking permitted within 50 ft. of firework tent / canopy. "NO SMOKING" signs shall be posted at all entrance / exits
- ☐ 2 ABC fire extinguishers, with a 2A rating or greater, shall be provided. The maximum travel distance to an extinguisher shall not exceed 75 ft. Additional extinguishers may be required. Extinguishers shall be clearly visible, marked with appropriate signage, and mounted height of not less than 36 in. from the ground
- ☐ Generators or other combustion power sources, including fuel, shall be separated from tents / canopies by a minimum of 25 ft.
- ☐ Applicant shall contact the Bryant Fire Dept. Fire Marshal's office and schedule an inspection once the business is ready for operation. The inspection shall be conducted prior to any sales to the public are allowed. Contact: 501-943-0964

READ CAREFULLY BEFORE SIGNING

I Tom Daniel, *do hereby certify that all information contained within this application is true and correct. I further certify that I agree too and will abide by all Temporary Business rules and regulations as outlined in the Bryant Business Ordinance. I also understand that I shall comply with all additional applicable ordinances of the City as well as the requirements of all state and federal laws. Furthermore, I understand violation of Temporary Business Ordinance 2007-43 is a misdemeanor punishable by a fine of up to $500.00 per occurrence of violation. Each day's occurrence is a separate violation.*

Owners Signature Tom Daniel


DK Gas Station
Phe Phe's House of Hair Dog Grooming
Springhill Rd
Springhill Wholesale
PARKING
Springhill Rd
30' x 40' TENT

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 05/31/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:	
PROFESSIONAL PROGRAM INSURANCE BROKERAGE DIVISION OF SPG INSURANCE SOLUTIONS, LLC 1304 SOUTHPOINT BLVD., #101 PETALUMA CA 94954	PHONE (A/C, No, Ext): 415-475-4300	FAX (A/C, No): 415-475-4303
	E-MAIL ADDRESS:	

INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A :	Certain Underwriters at Lloyd's, London	AA-1128623
INSURER B :		
INSURER C :		
INSURER D :		
INSURER E :		
INSURER F :		

INSURED: Arnold Fireworks, Inc.; Spa Fireworks, Co.
PO Box 873
N. Little Rock AR 72115

COVERAGES **CERTIFICATE NUMBER:** BL-000909 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [X] CLAIMS-MADE [ ] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:	X		PY/24-0050	04/30/2024	04/30/2025	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ $1,000,000 $ $50,000 $ $ $ $1,000,000 $ INCLUDED
	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
	[ ] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBEREXCLUDED? [ ] N / A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						[ ] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ $ $

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Peter Cunningham are Additional Insured as respects the retail fireworks stand, located at 604 S Reynolds Rd, Bryant, AR 72022 operating from 06/24/2024 through 07/07/2024.

CERTIFICATE HOLDER

1st Southern Baptist Church
604 S Reynolds Rd
Bryant AR 72022

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Susan Etter

© 1988-2015 ACORD CORPORATION. All rights reserved.

The ACORD name and logo are registered marks of ACORD

THIS LICENSE MUST BE CONSPICUOUSLY DISPLAY IN PLACE OF BUSINESS

Office of Fire Services

State Fire Marshal

Permit Number
FWI.0001220

Date of Issue
05/01/2023

FIREWORKS LICENSE

This is to certify that

Arnold Fireworks, Inc.

is duly license to transact business in the State of Arkansas as a Fireworks:

IMPORTER LICENSE

LICENSE EXPIRES

04/30/2025

AJ GARY

DIRECTOR and STATE
HOMELAND SECURITY ADVISOR

NON TRANSFERABLE

Jake Dennis Free

Jake Dennis Free
STATE FIRE MARSHAL

State of Arkansas

ARKANSAS SALES AND USE TAX PERMIT

ARNOLD FIREWORKS INC

P O BOX 873

N LITTLE ROCK AR 72115

DATE ISSUED:

PERMIT NUMBER: 034327-60-001

DLN:

DATE OPENED: 05/01/1971

SIC: 5042
TOYS AND HOBBY GOODS AND SUPPLIES

EXEMPTION: 81 THIS BUSINESS IS EXEMPT FROM SALES TAX ONLY FOR THE PURCHASES OF GOODS TO BE RESOLD IN THE NORMAL COURSE OF BUSINESS.

THE SEAL OF THE STATE OF ARKANSAS

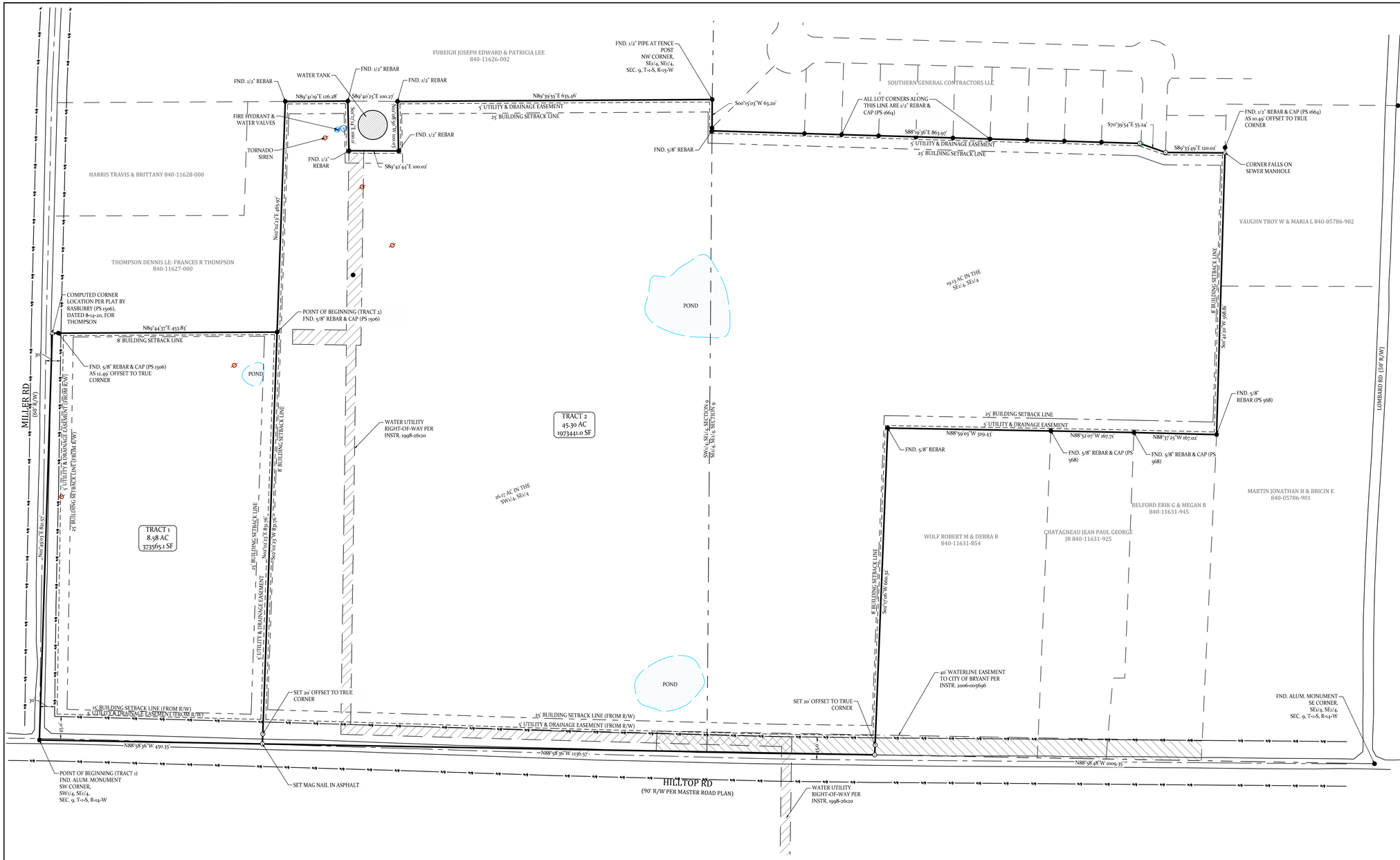
THIS PERMIT IS VALID UNTIL IT IS CANCELED AND SURRENDERED BY THE PERMIT HOLDER OR REVOKED BY THE COMMISSIONER OF REVENUES.

THIS PERMIT MUST BE SURRENDERED IF BUSINESS IS SOLD, DISCONTINUED OR LOCATION CHANGED.

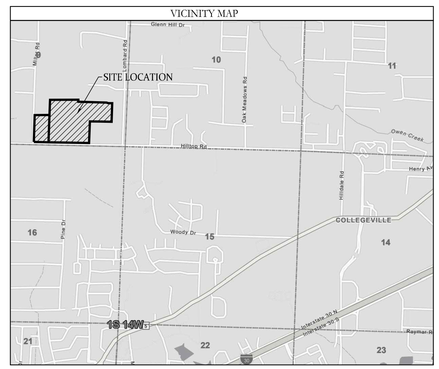
WHEN THIS PERMIT IS SURRENDERED FOR ANY OF THE ABOVE REASONS, YOU MUST REPORT AND PAY ANY SALES OR USE TAX PLUS ANY PENALTIES OR INTEREST THAT IS OWED BY THIS BUSINESS. FAILURE TO PAY THESE TAXES WILL RESULT IN A LIEN BEING PLACED AGAINST THE STOCK AND FIXTURES OF THIS BUSINESS AND THE SAME IS ENFORCEABLE AGAINST PURCHASERS AND THIRD PARTIES.

THIS PERMIT MUST BE DISPLAYED IN A PROMINENT PLACE IN YOUR BUSINESS

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



VICINITY MAP



CERTIFICATE OF OWNER:

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

Date of Execution: _____ Name: _____

Source of Title: WARRANTY DEED 2020-008135

CERTIFICATE OF FINAL SURVEYING ACCURACY:

I,William Corbitt R. Shoffner, hereby certify that this plat correctly represents a survey and a plan made by me or under my supervision; that all monuments shown hereon actually exist and their location, size, type and material are correctly shown; and that all interior lot lines have been adjusted to "as built conditions" and are accurately described on the plat and identified on the ground in terms of length and direction of the property sides.

Date of Execution

William Corbitt R. Shoffner
Registered Professional
Land Surveyor No. 1664 Arkansas

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

REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF ARKANSAS No. 1664 — SIGNATURE — WILLIAM CORBITT R. SHOFFNER

CERTIFICATE OF FINAL PLAT APPROVAL:

Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission at a meeting held _____, 20_____. All Documents are hereby accepted, and this certificate is hereby executed under the authority of said rules and regulations.

Date of Execution

Name
Bryant Planning Commission Chairman

PROPERTY DESCRIPTION FROM SURVEY
TRACT 1

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4, SE1/4) OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 2-1/2" ALUMINUM MONUMENT MARKING THE SOUTHWEST CORNER OF SAID SW1/4, SE1/4, OF SECTION 9;

THENCE NORTH 00°49'03" EAST ALONG THE WEST LINE THEREOF A DISTANCE OF 821.57 FEET TO POINT;

THENCE LEAVING SAID WEST LINE NORTH 89°44'37" EAST A DISTANCE OF 453.83 FEET TO A FND. 5/8" REBAR & CAP (PS 1506);

THENCE SOUTH 02°02'23" WEST A DISTANCE OF 831.76 FEET TO A MAG NAIL (PS 1664) IN HILLTOP ROAD ON THE SOUTH LINE OF SAID SW1/4, SE1/4, OF SECTION 9;

THENCE ALONG SAID SOUTH LINE NORTH 88°58'36" WEST A DISTANCE OF 450.35 FEET TO THE POINT OF BEGINNING; CONTAINING 373,565.14 SQUARE FEET, OR 8.58 ACRES, MORE OR LESS.

SUBJECT TO THE RIGHTS-OF-WAY OF MILLER ROAD AND HILLTOP ROAD.

PROPERTY DESCRIPTION FROM SURVEY
TRACT 2

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4, SE1/4) AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4, SE1/4) OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 2-1/2" ALUMINUM MONUMENT MARKING THE SOUTHWEST CORNER OF SAID SW1/4, SE1/4, OF SECTION 9;

THENCE NORTH 00°49'03" EAST ALONG THE WEST LINE THEREOF A DISTANCE OF 821.57 FEET TO POINT;

THENCE LEAVING SAID WEST LINE NORTH 89°44'37" EAST A DISTANCE OF 453.83 FEET TO A FND. 5/8" REBAR & CAP (PS 1506) AND THE POINT OF BEGINNING;

THENCE NORTH 02°02'23" EAST A DISTANCE OF 465.97 FEET TO A FND. 1/2" REBAR;

THENCE NORTH 89°41'19" EAST A DISTANCE OF 126.28 FEET TO A FND. 1/2" REBAR;

THENCE SOUTH 01°17'14" EAST A DISTANCE OF 100.11 FEET TO A FND. 1/2" REBAR;

THENCE SOUTH 89°42'44" EAST A DISTANCE OF 100.02 FEET TO A FND. 1/2" REBAR;

THENCE NORTH 01°08'59" WEST A DISTANCE OF 100.03 FEET TO A FND. 1/2" REBAR;

THENCE NORTH 89°39'55" EAST A DISTANCE OF 635.46 FEET TO A FND. 1/2" PIPE AND THE NORTHWEST CORNER OF SAID, SE1/4, SE1/4, OF SECTION 9 ON THE WEST LINE OF LOMBARD HEIGHTS SUBDIVISION, PHASE 2, AS FILED FOR RECORD AS INSTRUMENT 2023-019236;

THENCE ALONG SAID WEST LINE SOUTH 00°15'03" WEST A DISTANCE OF 63.20 FEET TO A FND. 5/8" REBAR AND THE SOUTHWESTERN-MOST CORNER OF LOT 30 OF SAID LOMBARD HEIGHTS, PHASE 2;

THENCE ALONG THE SOUTH LINE OF SAID LOMBARD HEIGHTS, PHASE 2, SOUTH 88°19'36" EAST A DISTANCE OF 863.97 FEET TO A SET 1/2" REBAR & CAP (PS 1664) ON THE SOUTH LINE OF LOT 31 OF SAID LOMBARD HEIGHTS, PHASE 2;
THENCE SOUTH 70°39'54" EAST A DISTANCE OF 55.24 FEET TO A SET 1/2" REBAR & CAP (PS 1664) AT THE SOUTHWEST CORNER OF LOT 30 OF SAID LOMBARD HEIGHTS, PHASE 2;

THENCE ALONG THE SOUTH LINE OF SAID LOT 30 SOUTH 89°33'49" EAST A DISTANCE OF 120.02 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE LEAVING SAID SOUTH LINE SOUTH 01°42'20" WEST A DISTANCE OF 568.81 FEET TO A 5/8" REBAR & CAP (PS 568);

THENCE NORTH 88°37'25" WEST A DISTANCE OF 167.02 FEET TO A FND. 5/8" REBAR & CAP (PS 568);

THENCE NORTH 88°52'07" WEST A DISTANCE OF 167.71 FEET TO A FND. 5/8" REBAR & CAP (PS 568);

THENCE NORTH 88°59'03" WEST A DISTANCE OF 329.43 FEET TO A FND. 5/8" REBAR;

THENCE SOUTH 02°17'06" WEST A DISTANCE OF 660.32 FEET TO A SET 1/2" REBAR & CAP (PS 1664) ON THE SOUTH LINE OF SAID SE1/4, SE1/4, OF SECTION 9;

THENCE ALONG SAID SOUTH LINE NORTH 88°58'36" WEST A DISTANCE OF 1,236.57 FEET TO A MAG NAIL (PS 1664) IN HILLTOP ROAD;

THENCE LEAVING SAID SOUTH LINE NORTH 02°02'23" EAST A DISTANCE OF 831.76 FEET TO THE POINT OF BEGINNING; CONTAINING 1,973,470.21 SQUARE FEET, OR 45.30 ACRES, MORE OR LESS.

SUBJECT TO THE RIGHT-OF-WAY OF HILLTOP ROAD.

SUBJECT TO A EASEMENT TO THE CITY OF BRYANT FOR WATER UTILITIES AS DESCRIBED IN SALINE COUNTY INSTRUMENT 1998-26120.

SUBJECT TO A 30 FOOT ROAD EASEMENT ALONG THE SOUTH LINE HEREIN AS DESCRIBED IN SALINE COUNTY INSTRUMENT 2006-0051596.

SUBJECT TO A 40 FOOT EASEMENT TO THE CITY OF BRYANT FOR WATER UTILITIES AS DESCRIBED IN SALINE COUNTY INSTRUMENT 1999-061944.

RECORD PROPERTY DESCRIPTION
A PORTION OF SALINE COUNTY INSTRUMENT DEED 2020-008135

REFERENCE DOCUMENTS CITED
RECORDED SURVEY PLATS BY:
RASBURY (PS 1506), DATED 8-14-20, FOR THOMPSON
SHAMBARGER (PS 1388), DATED 6-22-07, FOR JONES

SURVEY DETAILS AND NOTES

OWNER OF RECORD:	NXT GEN HOMES, LLC
PHYSICAL ADDRESS:	HILLTOP RD AND MILLER RD
COUNTY PARCEL TAX ID:	PART OF 840-11625-125
CURRENT ZONING:	R-2 RESIDENTIAL DISTRICT

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

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

THIS SURVEY IS BASED ON PUBLIC RECORDS AND/OR TITLE INVESTIGATIONS FURNISHED BY THIRD PARTIES. NO INDEPENDENT SEARCH OR INVESTIGATION HAS BEEN MADE BY THIS FIRM FOR ANY RECORDS, PUBLIC OR PRIVATE. LISTED REFERENCE DOCUMENTS HEREON WERE USED AND CONSIDERED AS A PART OF THIS SURVEY; HOWEVER OTHER RECORDS, IF ANY, COULD FURTHER AFFECT THIS SURVEY. NO STATEMENT OR GUARANTEES OF OWNERSHIP, RIGHTS, OR OTHER INTERESTS ARE MADE BY THIS SURVEY PLAT.

TYPICAL LOT SETBACKS:
FRONT: 25 FEET
SIDE (EXTERIOR): 15 FEET
SIDE: 8 FEET
REAR: 25 FEET

TYPICAL UTILITY & DRAINAGE EASEMENTS:
FRONT: 5 FEET
SIDE: 5 FEET
REAR: 5 FEET

FLOOD ZONE INFORMATION
NO PORTION OF THE PROPERTY DESCRIBED HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP LISTED BELOW: PANEL # 05125C0225E , DATED: 06/05/2020 .

BASIS OF BEARINGS (GRID BEARINGS (NAD83), SOUTH ZONE (1302))

0 50' 100' 200'
SCALE: 1" = 100'

LEGEND

◔ - PLSS Aliquot Corner	ⓒ - Clean Out
● - Fnd. Corner Monument	- Water Meter
⊙ - Set 1/2" Rebar/Cap (1664)	- Power Pole
△ - Computed Point	Ⓢ - Sewer Manhole
(M)- As Measured	- Light Pole
(P) - Per Deed or Plat Records	ⓣ - Telephone Pedestal
ESMT - Easement	Ⓓ - Drainage Manhole
B.S.L. - Building Setback Lines	- Gas Meter
x——x——x - Fence	
OHP - Overhead Power	
SS - Sewer Line	
W - Water Line	
UGT - Telephone Line	
UGE - Electric Line	
G - Gas Line	

HOPE CONSULTING
ENGINEERS - SURVEYORS
129 North Main Street
Benton, Arkansas 72015
Office: (501) 315-2626 | Fax: (501) 315-0024
www.HopeConsulting.com

TRACT SPLIT

PART OF THE SE 1/4, SE1/4 & PART OF THE SW1/4, SE 1/4, SECTION 9, TOWNSHIP 1S, RANGE 14 W, SALINE COUNTY, ARKANSAS

FOR USE AND BENEFIT OF:
NXT GEN HOMES, LLC

CORNER OF HILLTOP RD & MILLER RD
ALEXANDER, ARKANSAS, 72002

DATE: 06/20/2024	CAD BY: OV	PROJECT NUMBER:
REVISED: Rs: 6/27/2024	CHECKED BY:	24-0752
SHEET: 1 OF 1	SCALE: 1" = 100'	

AR STATE LAND SURVEY FILING CODE: 500 - 01S - 14W - 0 - 09 - 200 - 62 - 1664

C:\Land Projects\2024 Jobs\24-0752 Hilltop Rd and Miller Rd, Bryant\Drawings\24-0752 Hilltop Rd and Miller Rd, Bryant.dwg | Layout: R | Apr 26, 2024 - 2:07 PM | User: Oliver R. Vaughn | Plotted: 6/27/2024 2:07 PM | Plotted By: Oliver R. Vaughn | Hope Consulting, Inc.

BILL OF ASSURANCE
DEYMAZ PLACE SUBDVISION

PART A. PREAMBLE

WHEREAS, NXT Gen Homes, LLC. is the Owner, by virtue of Property listed below in Saline County, Arkansas

DEYMAZ PLACE

TRACT 1

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4, SE1/4) OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 2-1/2" ALUMINUM MONUMENT MARKING THE SOUTHWEST CORNER OF SAID SW1/4, SE1/4, OF SECTION 9;THENCE NORTH 01°49'03" EAST ALONG THE WEST LINE THEREOF A DISTANCE OF 821.57 FEET TO POINT; THENCE LEAVING SAID WEST LINE NORTH 89°44'37" EAST A DISTANCE OF 453.83 FEET TO A FND. 5/8" REBAR & CAP (PS 1506); THENCE SOUTH 02°02'23" WEST A DISTANCE OF 831.76 FEET TO A MAG NAIL (PS 1664) IN HILLTOP ROAD ON THE SOUTH LINE OF SAID SW1/4, SE1/4, OF SECTION 9;THENCE ALONG SAID SOUTH LINE NORTH 88°58'36" WEST A DISTANCE OF 450.35 FEET TO THE POINT OF BEGINNING; CONTAINING 373,565.14 SQUARE FEET, OR 8.58 ACRES, MORE OR LESS.
SUBJECT TO THE RIGHTS-OF-WAY OF MILLER ROAD AND HILLTOP ROAD.

TRACT 2

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4, SE1/4) AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4, SE1/4) OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A 2-1/2" ALUMINUM MONUMENT MARKING THE SOUTHWEST CORNER OF SAID SW1/4, SE1/4, OF SECTION 9; THENCE NORTH 01°49'03" EAST ALONG THE WEST LINE THEREOF A DISTANCE OF 821.57 FEET TO POINT; THENCE LEAVING SAID WEST LINE NORTH 89°44'37" EAST A DISTANCE OF 453.83 FEET TO A FND. 5/8" REBAR & CAP (PS 1506) AND THE POINT OF BEGINNING; THENCE NORTH 02°02'23" EAST A DISTANCE OF 465.97 FEET TO A FND. 1/2" REBAR; THENCE NORTH 89°41'19" EAST A DISTANCE OF 126.28 FEET TO A FND. 1/2" REBAR; THENCE SOUTH 01°17'14" EAST A DISTANCE OF 100.11 FEET TO A FND. 1/2" REBAR; THENCE SOUTH 89°42'44" EAST A DISTANCE OF 100.02 FEET TO A FND. 1/2" REBAR; THENCE NORTH 01°08'50" WEST A DISTANCE OF 100.03 FEET TO A FND. 1/2" REBAR; THENCE NORTH 89°39'55" EAST A DISTANCE OF 635.46 FEET TO A FND. 1/2" PIPE AND THE NORTHWEST CORNER OF SAID, SE1/4, SE1/4, OF SECTION 9 ON THE WEST LINE OF LOMBARD HEIGHTS SUBDIVISION, PHASE 2, AS FILED FOR RECORD AS INSTRUMENT 2023-019236; THENCE ALONG SAID WEST LINE SOUTH 00°15'03" WEST A DISTANCE OF 63.20 FEET TO A FND. 5/8" REBAR AND THE SOUTHWESTERN-MOST CORNER OF LOT 40 OF SAID LOMBARD HEIGHTS, PHASE 2; THENCE ALONG THE SOUTH LINE OF SAID LOMBARD HEIGHTS, PHASE 2,

SOUTH 88°19'36" EAST A DISTANCE OF 863.97 FEET TO A SET 1/2" REBAR & CAP (PS 1664) ON THE SOUTH LINE OF LOT 31 OF SAID LOMBARD HEIGHTS, PHASE 2; THENCE SOUTH 70°39'54" EAST A DISTANCE OF 55.24 FEET TO A SET 1/2" REBAR & CAP (PS 1664) AT THE SOUTHWEST CORNER OF LOT 30 OF SAID LOMBARD HEIGHTS, PHASE 2; THENCE ALONG THE SOUTH LINE OF SAID LOT 30 SOUTH 89°33'49" EAST A DISTANCE OF 120.02 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE LEAVING SAID SOUTH LINE SOUTH 01°42'20" WEST A DISTANCE OF 568.81 FEET TO A 5/8" REBAR & CAP (PS 568); THENCE NORTH 88°37'25" WEST A DISTANCE OF 167.02 FEET TO A FND. 5/8" REBAR & CAP (PS 568); THENCE NORTH 88°52'07" WEST A DISTANCE OF 167.71 FEET TO A FND. 5/8" REBAR & CAP (PS 568); THENCE NORTH 88°59'03" WEST A DISTANCE OF 329.43 FEET TO A FND. 5/8" REBAR; THENCE SOUTH 02°17'06" WEST A DISTANCE OF 660.32 FEET TO A SET 1/2" REBAR & CAP (PS 1664) ON THE SOUTH LINE OF SAID SE1/4, SE1/4, OF SECTION 9; THENCE ALONG SAID SOUTH LINE NORTH 88°58'36" WEST A DISTANCE OF 1,236.57 FEET TO A MAG NAIL (PS 1664) IN HILLTOP ROAD; THENCE LEAVING SAID SOUTH LINE NORTH 02°02'23" EAST A DISTANCE OF 831.76 FEET TO THE POINT OF BEGINNING; CONTAINING 1,973,470.21 SQUARE FEET, OR 45.30 ACRES, MORE OR LESS. SUBJECT TO THE RIGHT-OF-WAY OF HILLTOP ROAD.
SUBJECT TO A EASEMENT TO THE CITY OF BRYANT FOR WATER UTILITIES AS DESCRIBED IN SALINE COUNTY INSTRUMENT 1998-26120. SUBJECT TO A 30 FOOT ROAD EASEMENT ALONG THE SOUTH LINE HEREIN AS DESCRIBED IN SALINE COUNTY INSTRUMENT 2006-005696. SUBJECT TO A 40 FOOT EASEMENT TO THE CITY OF BRYANT FOR WATER UTILITIES AS DESCRIBED IN SALINE COUNTY INSTRUMENT 1999-061944.

WHEREAS, Owner has caused said land to be surveyed and a plat thereof made, dividing said land into lots as shown on said plat and showing the dimensions of each lot and the width of the streets as known as DEYMAZ PLACE SUBDIVISION, Saline County, Arkansas.

WHEREAS, the Saline County Real Estate Assessor and Office of Emergency Services have approved said Subdivision and road names.

NOW THEREFORE, NXT GEN HOMES, LLC.., in consideration of the purposes herein stated, does hereby designate said land and make part hereof to be known as DEYMAZ PLACE, to the City of Bryant, Saline County, Arkansas, and that hereafter any conveyance by the Owners of said land by lot number shall forever be held to be good and legal description and the streets shown on said plat in said Subdivision are hereby and will become a public road to be accepted by Saline County for maintenance. The use of the land in said Subdivision being subject to the following Protective and Restrictive Covenants:

PART B. AREA OF APPLICATION

B-1 FULLY PROTECTED RESIDENTIAL AREA. The residential area covenants in Part C in their entirety shall apply to the entire Subdivision.

PART C: RESIDENTIAL AREA COVENANTS:

C-1 LAND USE AND BUILDING TYPE. No lot shall be used except for residential purposes. Not business of any nature or kind shall at any time be conducted in any building located on any of the lots. No building shall be erected, altered, placed or allowed to remain on any lot other than one detached, single-family dwelling not to exceed two stories in height, excluding basement area. No lot can be subdivided for any purpose without the prior approval from the Saline County Planning Board.

C-2 ARCHITECTURAL CONTROL. No dwelling or structure shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure, including landscaping, have been approved by the architectural control committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation, and intended objectives of the Architectural Control Committee to achieve a subdivision that accomplishes the desired architectural design in the structure and subdivision ascetics. No fence or wall shall be erected, placed or altered on any lot nearer than the setbacks as shown on the Plat. The term structure is defined to include any and all types of fences, antennas, decks, basketball goals, swimming pools and television satellite dishes, which in no event shall be placed in front of dwellings. Each property owner requesting approval shall submit to the Architectural Control Committee at least two weeks prior to the time approval is needed, a complete set of house plans and completed material and specifications list. Approval shall be a provided in Part D.

C-3 DWELLING COST, QUALITY AND SIZE. No dwelling shall be permitted on any lot unless the dwelling has at least 1,000 square feet, it being the intention and purpose of the covenants to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that for the minimum permitted dwelling size. Each dwelling shall have a minimum of a two car garage. No open carports are allowed. No manufactured houses are allowed, site built homes only.

C-4 BUILDING LOCATION. No building shall be located on any lot, nearer to the side street line, than the minimum building set back lines as shown on the recorded plat. For the purposes of this covenant, eaves and steps shall not be considered as part of the building. No lot shall be subdivided and no more than one dwelling shall be permitted on any one lot.

C-5 BUILDING REQUIRMENTS. All buildings shall have roof pitch of no less than 6/12. A 2 car enclosed garage, No chain link fences shall be allowed, and all fences shall be of a wood type approved by the Architectural control committee.

C-6 EASEMENTS. Easements for installation and maintenance of utilities and drainage facilities, and construction, repair and maintenance of adequate walls, roofs and eaves are reserved as shown on recorded plat.

C-7 NUISANCES. No noxious or offensive trade or activities shall be carried on, nor shall anything be done thereon which may be or become a nuisance to the neighborhood.

C-8 TEMPORARY STRUCTURES. No structure of a temporary character, basement, tent, shack, garage, barn or other out building shall be used on any tract at any time as a residence either temporarily or permanently; except that the developer may have a temporary construction and/or sales office.

C-9 OUT BUILDINGS. One outbuilding for storage shall be permitted, if approved by the Architectural Control Committee and shall conform to the same architectural design and construction of the dwelling. Above ground swimming pools are prohibited.

C-10 SIGNS. No sign of any kind shall be displayed to the public view on any lot, except, one professional sign of not more than one square foot; one sign of not more than five square feet advertising the property for sale or rent or any signs used by a builder to advertise the property during the construction and sales period.

C-11 OWNER RESPONSIBILITY. Any property owner shall insure that any contractor performing services for the property owner shall comply with the provisions of this Bill of Assurance.

C-12 CONTRACTOR RESPONSIBILITY. No contractor shall damage in any way the utilities or streets in any manner.

C-13 OIL AND MINING OPERATIONS. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or structures designated for us in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

C-14 LIVESTOCK AND POULTRY. No animals, livestock or poultry of any kind may be raised, bred or kept on any tract, except that dogs or cats may be kept, on any lot provided that they are not kept, bred or maintained for any commercial purpose.

C-15 GARBAGE AND REFUSE DISPOSAL. No lot or easement shall be used or maintained as a dumping ground for rubbish. Trash, garbage and other waste shall not be kept except in sanitary containers. There shall be no burning of trash, rubbish, leaves or yard waste.

C-16 SIGHT DISTANCE AT INTERSECTIONS. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any lot comer which the triangular area formed by the street property lines and the line connecting them at points 15 feet from the intersection of street right of way

lines, or in the case of a rounded property comer, from the intersection of the street property line extended. The ·same sight line limitations shall apply on any lot within 10 feet from the intersection of the street property line with the edge of a driveway pavement. No tree shall be permitted to remain within such distances or such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

C-17 LOT, YARD AND HOME MAINTENANCE. All property owners, after acquisition of any lot, shall keep all grounds and yards mowed, trimmed and clean. All houses shall be painted and stained.

C-18 COMMENCEMENT OF CONSTRUCTION. A property owner must start construction of an approved dwelling within_ a period of one (1) year from date of purchase. The developer reserves the option to repurchase any lot for the amount of the original purchase price if construction is not commenced within such period of time. This option shall be exercised in writing within a period of thirty (30) days after the one (1) year period.

C-19 COMPLETION OF CONSTRUCTION. Any dwelling must be completed in its entirety within a period of one year from date such construction is commenced.

C-20 MOTOR VEHICLE PARKING. Abandoned or unused motor vehicles shall not be parked or permitted to remain on any lot or within the dedicated street. Boats, recreational vehicles and trailers cannot be parked at the front or side of any dwelling or in the dedicated street and must be parked in back of the dwelling. Owners or permanent residents are prohibited from parking in the street. There shall be no non-functioning vehicles kept on the lot or in view of the public. There shall be no repair work done outside of the garage.

PART D. GENERAL PROVISIONS:

D-1 TERM. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five years from the date these covenants are recorded after which time, said covenants shall be automatically extended for successive period of ten years, subject to the express provision that these covenants may be amended at any time after the date of execution hereby by an instrument signed by the members of the Architectural Control Committee and the owner or owners of a majority of the lots herein platted

are recorded after which time, said covenants shall be automatically extended for successive period of ten years, subject to the express provision that these covenants may be amended at any time after the date of execution hereby by an instrument signed by the members of the Architectural Control Committee and the owner or owners of a majority of the lots herein platted.

D-2 ENFORCEMENT. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violations or to recover damages.

D-3 SEVERABILITY Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, the name of Owner is hereby affixed by its Members this _____ day of _____, 2024.

NXT Gen Homes, LLC

BY: _____
Zach DeYmaz

ACKNOWLEDGEMENT

STATE OF ARKANSAS)
)ss
COUNTY OF SALINE)

WITNESS our hands the ____ day of _____, 2024.

NXT Gen Homes, LLC.

BY: _____
Zach DeYmaz

Acknowledgment

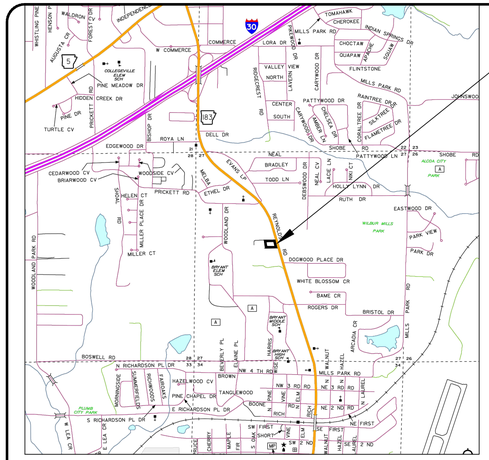
State of Arkansas

County of Saline

On this ____ day of ____, 2024, before me, the undersigned officer, personally appeared Zach DeYmaz, who acknowledged himself to be the Member of NXT Gen Homes, LLC, a limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the consideration and purposes therein contained, by signing the name of the NXT Gen Homes, LLC, as Member.

In witness whereof, I hereunto set my hand and official seal.

_____
Notary Public
My Commission expires:



VICINITY MAP

SURVEY LEGAL DESCRIPTION:

PART OF THE SE1/4 NW1/4 OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 14 WEST, IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SE1/4 NW1/4;
THENCE ALONG THE WEST LINE OF THE SAID SE1/4 NW1/4 S 00° 00' 00" E FOR 1143.40 FEET;
THENCE N 87° 59' 54" E FOR 530.36 FEET LEAVING THE WEST LINE OF SAID SE1/4 NW/4 TO A TO 5/8" REBAR AND THE POINT OF BEGINNING;
THENCE N 13° 04' 16" W FOR 193.28 FEET TO A 5/8" REBAR AND THE SOUTHERLY RIGHT OF WAY LINE OF BROWN LANE;
THENCE ALONG SAID RIGHT OF WAY LINE S 89° 20' 38" E FOR 195.38 FEET TO A 1/2" REBAR AND THE WESTERLY RIGHT OF WAY LINE OF NORTH REYNOLDS ROAD;
THENCE ALONG SAID RIGHT OF WAY LINE S 14° 49' 14" E FOR 194.54 FEET TO A 1/2" REBAR;
THENCE N 89° 25' 16" W FOR 201.43 FEET TO THE POINT OF BEGINNING;

LEGEND

- SHOWS EXISTING STREETS.
- SHOWS SEWER, UTILITY AND DRAINAGE EASEMENT.
- SHOWS BUILDING SETBACK LINE
- SHOWS SURVEY MONUMENT AS DESCRIBED

PARCEL #840-14280-002
DELCAR PROPERTIES LLC
ZONE C2

BROWN LANE (50' R/W)
PRIVATE ROAD

F. 5/8" REBAR — S 89° 20' 38" E — 195.38' — F. 1/2" REBAR

15' BUILDING SETBACK

N 13° 04' 16" W — 193.28'

EASEMENT BOOK 53, PAGE 754

25' BUILDING SETBACK

PARCEL #840-14282-000
PECAN TREE PROPERTIES LLC
ZONE C2

S 14° 49' 14" E — 194.54'

EASEMENT DOC. #1999 2887 & #1999 52869

15' BUILDING SETBACK

N. REYNOLDS ROAD

ARK. HWY. 183

POINT OF COMMENCEMENT
NORTHWEST CORNER
SE1/4 NW1/4

S 00° 00' 00" E — 1143.40'

WEST LINE

N 87° 59' 54" E — 530.36'

POINT OF BEGINNING

F. 5/8" REBAR

N 89° 25' 16" W — 201.43'

F. 1/2" REBAR

20'

10'

15' BUILDING SETBACK

10'

27'

65'

PARCEL #840-14282-000
PECAN TREE PROPERTIES LLC
ZONE C2

OWNER & DEVELOPER:
OBWAT HOLDINGS, LLC
7500 LANDERS ROAD
SHERWOOD, AR. 72117

CERTIFICATE OF SURVEYING ACCURACY

I, JOHN R. POWNALL, HEREBY CERTIFY THAT THIS PLAT REPRESENTS A BOUNDARY SURVEY MADE BY ME AND THAT BOUNDARY MARKERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

DATE _____ JOHN R. POWNALL RLS 1215

CERTIFICATE OF ENGINEERING ACCURACY

I, JOHN R. POWNALL, HEREBY CERTIFY THAT THIS PLAT REPRESENTS A PLAN MADE BY ME, AND THAT IT MEETS ALL THE ENGINEERING REQUIREMENTS OF THE BRYANT

THOMAS ENGINEERING COMPANY
civil engineers land surveyors
3810 LOOKOUT RD NORTH LITTLE ROCK, AR 72116 (501)753-4463
NATIONAL SOCIETY OF PROFESSIONAL ENGINEERS

June 19, 2024

Mr. Colton Leonard
City of Community Development
210 SW 3rd Street
Bryant, AR 72022

RE: Civil Site Plans and Preliminary Plat
Little Caesars

Dear Mr. Leonard:

Please accept this letter as our application for the above referenced submittal.

The owner is requesting a site plan review and preliminary final plat of Lot 1, Little Caesars Addition to the City of Bryant to allow the construction of a Little Caesars Restaurant and associated parking.

If you have any questions, please give me a call.

Sincerely,

John R. Pownall, P.E.
President

JRP/ab

cc: Mike Fritz
Chris Smith


40ft
8ft
840-13709-000
40


barbapizz'


DRINKS
EXIT
ANHEUSER-BUSCH
DRINK PRICING
Draft / $5
Budweiser, Bud Light, Busch, Michelob Ultra, Shock Top, Stella Artois
Bottles / $5
Budweiser, Bud Light, Goose Island IPA, Michelob Golden Light
Soft Drinks / $3
Bottled Water / $3
ST. LOUIS, MO
COLD TRAIN
Saint Louis

DRAFT CHANGES 07/01/2024

Planning Commission Bylaws

Adopted 07/09/2007

Section I - Purpose of the Bylaws

It is the intent of these Bylaws to prescribe the organization of the City of Bryant City Planning Commission and to establish orderly, equitable, and expeditious procedures for the conduct of its affairs to the end that all may be in-formed and the public well served.

Section II - The Commission

A. Members and Terms

1. The membership of the Commission, established May 12, 2007, and the terms of service are stipulated by the City of Bryant Arkansas Ordinance 2007-14. During the general election of 2001 the City of Bryant was redistricted into four (4) equally represented wards, numbered Wards 1, 2, 3, and 4. Therefore, the Planning Commission will consist of eight members who will serve with compensation. The eight positions on the Planning Commission shall be known as: Ward 1 - Commissioner Positions 1 and 2; Ward 2 - Commissioner Positions 1 and 2; Ward 3 - Commissioner Positions 1 and 2; Ward 4 - Commissioner Positions 1 and 2.

2. Members of the City Planning Commission shall be named and appointed by the Mayor and confirmed by the City Council. Members who are appointed to fill vacancies for unexpired terms shall join the Commission at the next meeting following their appointment and confirmation. All members of the Commission whose terms may expire shall serve until their successors in office have been appointed and confirmed.

3. ~~When a member of the Commission has missed more than 25% of all regular meetings of that calendar year, except in case of excused illness or absence, such person shall tender his/her resignation; unless, prior to the next scheduled meeting of the City Council, the member submits in writing his/her desire to remain on the Commission; then the City Council, by a majority vote, shall allow the member to continue to serve.~~

   Commissioners who miss three (3) or more meetings during any one calendar year, except for excused illnesses or absences, shall tender his/her resignation and be replaced. The City Council may consider excessive absenteeism as cause for removal.

4. Terms of the members of the City Planning Commission shall be six (6) years.

5. A Commissioner may be removed for cause by a two-thirds majority vote of the City Council.

B. Officers

1. Election of Officers

a. The election of officers, Chairman and Vice-Chairman, shall be held at the December planning commission meeting of each calendar year, with officers taking office on January 1st of each year.

b. Nomination for Chairman and Vice-Chairman shall come from ~~the floor~~ a nominating committee composed of three Commissioners and shall be ~~elected~~ confirmed to office by a simple majority of Commissioners.

c. Voting on election of officers in which there is a contest shall be by secret, written ballot.

d. ~~The office of Secretary shall be filled by appointment of the Mayor of an individual who is an employee of the City.~~
The position of Secretary shall be performed by the appointed City staff liaison to the Planning Commission or his/her designee.

2. The Chairman and Vice-Chairman Duties

a. The offices of Chairman and Vice-Chairman shall be filled for terms of one year each. The Chairman, and the Vice-Chairman, may be re-elected up to three consecutive one-year terms.

b. The Chairman shall preside at all meetings and hearings of the Commission. In the event of the absence or disability of the Chairman, the Vice-Chairman shall preside. In the absence or disability of both the Chairman and the Vice-Chairman at any meeting, a member of the Planning Commission will be elected, by simple majority of Commissioners present, to act as Chairman during such meeting.

c. The Chairman shall present to the Commission for its approval the names of all persons appointed to committees established by the Commission. The Chairman shall designate one member of such Committee to serve as the Committee Chairman.

d. The Chairman shall sign all approved minutes, and when authorized, other documents on behalf of the Commission.

~~**3.** Secretary Duties~~

~~a. The Secretary City staff liaison shall attend all meetings of the Commission and shall be responsible for:~~

i. Preparing the agendas of items to be considered at a meeting.
ii. Carrying on routine correspondence.
iii. Maintaining the files of the Commission.
iv. Maintaining a record of the rules and regulations of the Commission.
v. Current membership of the Commission with their terms of office.
vi. Maintaining a record of the organization of the Commission and its staff.
vii. Keeping the minutes of each meeting.
viii. Attesting documents of the Commission.

b. The Secretary City staff liaison shall attend all Commission meetings and shall serve as the Secretary of all standing and technical advisory committees and, at the discretion of the Chairman of all special committees. The Secretary City staff liaison shall advise the Commission on request.

4. Advisory Members

The City Mayor shall assign an advisor and such other staff assistance from the City as deemed necessary for the Commissions work. The staff's appointment, promotion, demotion, or removal shall be subject to the same provisions of law as govern other employees of the City. The City Council may, in the manner provided by law, contract for services necessary to carry out the functions of the Planning Commission. With respect to the operations of the Commission the duties of the Advisor (or his designate) shall include, but not be limited to, the following:

a. Furnish information to the public and other agencies.
b. Make field examinations of items presented to the Commission.
c. Advise the Commission on whether or not submissions comply with Commission regulations, standards, and policies.
d. Advise the Commission on the effect of such items on adjacent property.
e. Make regular inspections to confirm that no violations of City regulations, standards, and policies have taken place.
f. Prepare data for court action on regulations and policy violations.
g. Attend all hearings conducted under the auspices of the Commission.
h. Keep subdivision maps and all other maps of record up to date.

5. Ex-Officio

The Mayor shall assign an advisor/liaison from the City Council and such other staff assistance from the City staff as deemed necessary for the Committee to work. The staff's appointment, promotion, demotion or removal shall be subject to the same provisions of law as governed by other employees of the City.

a. Executive Secretary: The Assistant Director of City Planning shall perform the duties of executive secretary to the Commission and shall be in attendance at all meetings of the Planning Commission. The Executive Secretary shall be responsible for:
   i. Providing updated status reports City projects.
   ii. The agendas of items to be considered at meetings as prescribed by the Chairperson
   iii. Carrying on routine correspondence
   iv. Maintaining files of the Committee
   v. Maintaining a record of the Bylaws of the Commission and Current membership of the Commission with their terms of office
   vi. Maintaining a record of organization of the Commission and its staff
   vii. Serves as Secretary of all sub-committees and provides minutes of each meeting
   viii. Preparing the minutes of each meeting and publishing the minutes to the City website attached to the following month's Planning Commission meeting agenda.
b. City Council Liaison: With respect to the operations of the Committee, the duties of the Liaison shall include, but not be limited to the following:
   i. Advise the Committee on furnishing information to the public and other agencies
   ii. Advise and advocate with the City Council concerning the intent and desire of the Committee
   iii. Advise committee of any possible conflicts with the community concerning the plans or recommendations of the committee.
   iv. Attend all meetings and gatherings conducted under the auspices of the Committee

Section III - Committees

A. Standing Committees
   1. Standing Committees may be created by the Planning Commission and charged with such duties as the Commission deems necessary or desirable.
   2. Such Committees shall be composed of two or more Commission members, but less than a quorum of the full Commission, and shall hold membership for one year or until succeeded.

B. Special Committees
   1. Special Committees may be created in the same and under the same conditions as Standing Committees, except that the Chairman shall also designate a date for the submission of the Committee's final report. Special Committees shall be dissolved when their particular function or task has been completed. No Special Committees shall exist for a term of more than twelve (12) consecutive months, except by the

direction of the Commission.

C. Advisory Committees

1. The Commission may create such Advisory Committees as it deems necessary or desirable. Each Advisory Committee shall be composed of at least one Commission member and other officials and private citizens in a number determined by the Commission. Generally, members shall be private, professional or technical representatives, public officials working on the problems with which the committee is concerned, and individuals who have special interest or experience with such problems.

Section IV - Meetings

A. Regular Meetings

1. Date - The Commission shall, at the last regular meeting of each year, adopt a calendar of regular meeting dates for the ~~forthcoming~~ upcoming year. Normal meeting dates shall be the second Monday of each month.
2. Time - The Commission shall meet regularly at 6:00 p.m. as indicated by the adopted calendar.
3. Place - The Commission shall meet regularly in the Bryant City Hall or such other places as directed by the Chairman.
4. Notice -
    a. To the Commission Members
    The ~~mailing~~ emailing of a copy of the agenda to each Commission member one week prior to the date set for a meeting shall constitute notice of such meeting. On the morning of the day of a meeting, it shall be the responsibility of each Commission member to notify the Secretary that they will be present at the meeting.
    b. To the Affected Parties
    Notice to affected parties shall be provided as specified in paragraphs 1 through 3 below.
        1. Legal Notice - Notice of Public Hearing on plans, regulations, ordinances or amendments thereto shall be published in a local newspaper of general circulation one time at least fifteen (15) days prior to said hearing as required by law.
        2. All issues submitted for public hearing as directed by the Zoning Ordinance shall comply with notice provisions as per the Zoning Ordinance.

3. Notification to the local press (more than one organization) of all meetings (regular or called) shall be made at least ~~two (2)~~ four (4) hours before the meeting takes place in order that the public shall have representatives at the meeting.

B. Called Meetings
   1. Special meetings shall be called by the Chairman, or by a quorum of the Commission members, or by a majority of those present at a regular or called meeting. Notice of such meeting shall be given as prescribed for a regular meeting, unless such called meeting is to be held within less than three (3) days, in which case, notice by telephone call, text message, or email shall suffice. Announcement of a special meeting at any meeting at which all members are present shall be sufficient notice of such meeting.
   2. Under extraordinary conditions, an emergency meeting may be called at the direction of the Chairman by telephone and without other notice. However, notification to the local press may not be omitted.

C. Adjourned Meetings
   Where all applications cannot be disposed of on the day set, the Commission may adjourn from day-to-day of as necessary to complete the hearing of all items docketed. A majority vote of those present shall be required to adjourn.

Section V - Conduct of Business

A. Order of Agenda:
   All meetings shall be conducted in accordance with the agenda which shall enumerate the topics and cases in the following:
   1. Call to Order and Roll Call
   2. Finding of a quorum
   3. Approval of previous minutes as mailed
   4. Announcements
   5. DRC Report
   6. Business
   7. Public Comments
   8. Commissioners Comments
   9. Adjournment

B. Order of Public Hearing:
   At a Hearing, the order shall be as follows:

1. Announcement of the subject by the Chairman and setting of procedures for the hearing.
2. ~~Committee Chairman~~ Executive Secretary presents Committee recommendation.
3. Petitioner's or applicant's presentation.
4. Objector's or interested property owner's presentation.
5. Petitioner's rebuttal
6. Commission vote on the request as filed or as amended.
7. Additional motion of Commission as may be required to dispose of an issue (such motion shall be placed in the positive)

C. Standard Rules of Procedure

Except as may otherwise be set forth in these By-laws, parliamentary procedure shall be as prescribed in the latest edition of Robert's Rules of Order, Revised. Procedural provisions of these By-laws may be suspended with the consent of three-fourths (3/4) of those Commission members present.

D. Special Rules of Procedure

1. Quorum - A quorum for the transaction of business shall be five (5) members except when a reduction in force caused by a member(s) resignation(s) makes this impossible. A quorum shall be considered the majority of the remaining members of the Commission.
2. Vote and Proxy - Each Commission member, including the Chairman, shall be entitled to one (1) vote. No Commission member shall cast a vote for another Commission member by proxy. Any member of the Commission who shall have an economic interest in any property or decision relating to such property, which shall be the subject matter of, or affected by, a decision of the commission shall be disqualified from participating in the public discussion or proceedings in connection therewith. In the event that any member of the Commission is uncertain as to whether or not a conflict of interest exists, that member should obtain an opinion from ~~a designated~~ the city attorney before either participating in the discussion or voting on the matter in question.
3. Motion and Voting - Any matter of business requiring action by the Commission may be presented by oral motion, and the members present may vote there on by simple voice vote. In case of split vote, the Chair may ask for a show of hands. The minutes shall indicate voting to be "denied" or "passed" and the name of any abstained. ~~Voting on election of officers in which there is a contest shall be by secret, written ballot.~~
4. Majority Vote
    a. Simple majority of those members present at a meeting shall be sufficient to approve any administrative or procedural action.

b. ~~An approval or a denial of an issue shall constitute final action.~~ A majority vote of the full Commission shall be required in order to take final action on any issue requiring Planning Commission approval at a Public Hearing.
c. In those instances where a majority vote of the full Commission can not be obtained to take final action, the matter before the Commission shall be automatically deferred until the next scheduled meeting.
d. Abstaining or Absence, including recusing one-self, from a vote shall be considered a no vote.
e. An approval or denial of an issue shall constitute final action.

5. Conduct of Hearing
Public Hearings shall be conducted informally, and the Chairman shall make all rulings and determinations regarding the admissibility of the evidence, the scope of the inquiry, the order in which evidence, objections and arguments shall be heard, and other like matters, except that any member shall be privileged to make inquiries personally and to call for a vote on any ruling of the Chairman with which he does not agree, whereupon the vote shall determine the effective ruling. It shall be the purpose of the Chairman to expedite all hearings, confining them to the presentation of only essential matters in the interest of saving time, but entertaining the presentation of sufficient matter to do substantial justice to all concerned.

E. General Policies
1. Formal Action - No request for advice, or moot question may be acted upon formally by the Commission.
2. Closing of Docket - No application for an agenda item shall be submitted to the Commission, or prepared by the Secretary for submission, unless the same has been filed, with supporting documentation, two weeks prior to the regular scheduled meeting of the Commission.
3. Open Meetings - All meetings of the Commission shall be open to the Public as required by law.
4. Public Hearings - All items for which Commission action is required by law or ordinance shall be made the subjects of open meetings prescribed by law or ordinance.
5. Public Records - All minutes of Commission meetings and all petitions, applications, reports and other documents on which action has been taken by the Commission shall be open to the public and available for inspection at reasonable times.

6. Reconsideration of Applications
    a. Expunging Action - The Commission may, when it deems necessary and for cause, expunge any motion and subsequent action in order to introduce a substitute motion for other action. The motion to accomplish such shall be made immediately and preceding the introduction of the next item of business on that agenda. When an item has been voted on and passed over for the next item of business, it shall not be recalled at the meeting for further action.
    b. Reconsideration - Except for cause and with the unanimous consent of all members present at a meeting, no matter on which final action has previously been taken shall be reopened for further consideration unless reconsideration is granted by the Commission, the case will be rescheduled for the next regular meeting, a new application will be made (~~new feels~~ re-posting signage, legal ad, and adjacent property owners re-notified so that they may have an opportunity to hear any new evidence and to be heard).
    c. Reapplication - No identical or substantially identical application for the ~~redistricting~~ rezoning of a specific parcel or parcels of land which has been denied by the Planning Commission or City Council ~~may be made for a period of one (1) year.~~, nor application for a Variance that has been wholly or partly denied by the Board of Adjustment, shall be resubmitted within a period of one (1) year from date of said denial.

7. Withdrawals - No application which has been docketed for Public Hearing and advertised for such hearing shall be withdrawn, except as follows:
    a. Except for cause and with a written request, five working days prior from the applicant of record no case shall be withdrawn.
    b. When the Public Hearing has already been advertised, the Commission must authorize the withdrawal by motion in the Public Hearing.
    c. In the event the case is withdrawn after the Public Hearing has been advertised, that same case shall not be resubmitted for a period of one (1) year.
8. Deferrals - No application which has been docketed for Public Hearing and advertised for such hearing shall be deferred, except as follows:
    a. Except for cause, with a written request five working days prior from the applicant of record, no case shall be deferred.
    b. In the event a case may require an additional deferral, a re-notification of property owners shall be required.

c. No single request for deferral shall be granted for more than ninety (90) consecutive days, except by unanimous vote of all members present.
d. In no case shall more than two requests for deferral from an application be granted.
e. In the Public Hearing, the Planning Commission may, for cause, defer an application on its own motion. The length of deferral shall be specified by the Commission in the motion.

9. Applicant Attendance at Meeting - The applicant, on each item docketed, shall be present or represented at the meeting and prepared to discuss the request.
10. Precedents - No action of the Commission shall be deemed to set a precedent. Each item docketed shall be decided upon its own merit and circumstances attendant thereto.
11. Dissent - If a member of the City Planning Commission wishes to dissent from a majority opinion of the Commission, he or she shall communicate a written minority opinion to the following:
    a. All members of the Planning Commission
    b. The Secretary of the Planning Commission
    c. The City Mayor
    d. All members of the City Council

Section VI - Amendments

These By-laws may be amended or repealed by an affirmative vote of not less than a majority of the full membership of the Commission. A proposed amendment, or a motion to repeal shall first be presented in writing at a regular meeting and placed on the agenda of subsequent regular meetings for action, unless ten days written notice has been given to all Commission members in which case action may be taken at any regular or called meeting.

Amendment #1
Commissioner Lance Penfield made a motion to amend the By-laws as stated below. Vice Chairman Jim Erwin seconded the motion, Motion passed unanimously. (August 8, 2011)

Section V. Conduct of Business
(E.) General Policies
(2.) Closing of Docket - No application for an agenda item shall be submitted to the Commission, or prepared by the Secretary for submission, unless the same has been filed, with supporting documentation, three weeks prior to the regular scheduled meeting of the Commission.

Adopted by the Bryant Planning Commission on 08/08/2011

Chairman Jonathan Long