Bryant Planning Commission Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

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

Date: October 09, 2023 - **Time:** 6:00 PM

Call to Order

Approval of Minutes

Director's Report

DRC Report

1. River Valley Golf Carts - 25612 I-30 - Sign Permit

Pinnacle Signs - Requesting Sign Permit Approval - STAFF APPROVED

- 0780-SignAPP-01.pdf

2. McComb's Medical - 606 W. Commerce - Sign Permit

L Graphics - Requesting Sign Permit Approval - STAFF APPROVED

- 0778-APP-01.pdf

3. Autosave Arcade- 5313 HWY 5 - Sign Permit

Ace Sign Company - Requesting Sign Permit Approval - STAFF APPROVED

- 0779-APP-02.pdf

4. Vision Roofing - 107 Proges Way Ste 800 - Sign Permit

L Graphics - Requesting Sign Permit Approval - STAFF APPROVED

- 0785-APP-01.pdf

5. O'Kay Nails & Spa - 209 Roya Lane - Sign Permit

L Graphics - Requesting Sign Permit Approval - STAFF APPROVED

- 0786-APP-01.pdf

6. Springhill Grocery - Delek Oil - 2725 Springhill Road - Sign Permit

Edwards Sign Company & Mr. Canopy Inc. - Requesting Sign Permit Approval - STAFF APPROVED

- 0789-APP-01.pdf
- 0787-APP-01.pdf

7. EyeCare Center of Saline County - Final Plat Approval

Richardson Engineering - Requesting Approval for Final Plat - RECOMMENDED APPROVAL

8. Hilldale Crossing Phase 3 - Final Plat Approval

Hope Engineering - Requesting Approval for Final Plat - RECOMMENDED APPROVAL - Contingent upon Remaining Comments being met

9. Summerwoods Sports Complex - Gym 3 - Site Plan/Replat/Non-Standard Building Approval

Phillip Lewis Engineering - Requesting Approval for Site Plan, Replat, and Non-Standard Building Approval - RECOMMENDED APPROVAL - Contingent upon Remaining Comments being met

Public Hearing

Old Business

New Business

10. EyeCare Center of Saline County - Plat Approval

Richardson Engineering - Requesting Approval for Plat

- PLT-0784-PLT-01-2023-09-07_v1.pdf

11. Hilldale Crossing Phase 3 - Final Plat Approval

Hope Engineering - Requesting Approval for Final Plat

- 0792-LTR-01_v1.pdf
- PLT-20-0169-Final Plat-Phase 3-08-15-23 (1)-2023-09-27_v1.pdf
- 0792-APP-01_v1.pdf

12. Summerwoods Sports Complex - Gym 3 - Site Plan/Replat/Non-Standard Building Approval

Phillip Lewis Engineering - Requesting Approval for Site Plan, Replat, and Non-Standard Building Approval

- C1-BLD_v1.pdf
- B2-PLN_v2.pdf
- REPLAT LOT F-1_v1.pdf
- Summerwood Sports Gym 3 Request Letter_v1.pdf

Adjournments

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

SIGN PERMIT APPLICATION

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

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

Date: 08/29/23

Sign Co. or Sign Owner

Name Jason Davenport, Pinnacle Signs LLC
Address 7610 Counts Massie Rd
City, State, Zip N. Little Rock, AR 72113
Phone 501-812-4433
Alternate Phone 501-786-3778

Property Owner

Name Simpson Living Trust
Address 130 Jester Ln
City, State, Zip Malvern AR 72104
Phone _____
Alternate Phone _____

GENERAL INFORMATION

Name of Business River Valley Golf Carts
Address/Location of sign 25612 I-30 Bryant AR 72202
Zoning Classification _____

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

READ CAREFULLY BEFORE SIGNING

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

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

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

SIGN	**Type** (Façade, Pole, Monument, other)	**Dimensions** (Height, Length, Width)	**Sqft** (Measured in whole as rectangle)	**Height of Sign** (Measured from lot surface)		Column for Admin Certifying Approval
				Top of Sign	Bottom of Sign	
A	Facade	40"h x 220"w	61sqft	166"	126"	
B	Facade	60"h x 220"w	92sqft	124"	64"	
C						
E						
F						
G						

ORDINANCE 2012 - 29

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

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

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

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

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

SECTION 1: Enactment of Attached Sign Ordinance Regulations.

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

SECTION 2: Severability and General Repealer.

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

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

Section 3: Emergency Clause.

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

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

Jill Dabbs, Mayor

Attest:

Heather Kizer, City Clerk

Purpose and Scope

SECTION ONE

Purpose

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

Scope

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

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

Applicability

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

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

SECTION TWO

General Provisions

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

Section 2.01 - Signs Prohibited

The following types of signs are prohibited in all districts:

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

Section 2.02 - Permits Required

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

Section 2.03 - Signs Not Requiring Permits

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

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

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

Section 2.04 - Lighting

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

Section 2.05 - Changeable Copy

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

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

Section 2.06 - Sign Projections from Buildings

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

Section 2.07 - Sign Similarity to Official Signs

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

Section 2.08 - Obstruction of Vision

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

Section 2.09 - Interference With Utilities

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

Section 2.10 - Signs Viewed from Public Right of Ways

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

Section 2.11 - Setback Requirements

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

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

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

Section 2.12 - Sign Erection Deadline

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

Section 2.13 - Inspections

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

SECTION THREE

Specific Requirements by Sign Type and Zoning District

Section 3.01 - Specific Requirements by Sign Type

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

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

xi) Mt. Carmel Road
xii) Brandon Road

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

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

Section 3.02 - Signs permitted in Residential "R" Districts

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

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

Section 3.03 - Signs in Commercial C-1 District

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

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

Section 3.04 - Signs in Commercial C-2 Districts

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

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

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

Section 3.05 - Signs in the Airport Industrial District

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

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

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

SECTION FOUR

Nonconforming Signs

Section 4.01 - Determination of Legal Nonconformity

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

Section 4.02 - Loss of Legal Nonconforming Status

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

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

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

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

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

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

Section 4.03 - Maintenance and Repair of Nonconforming signs

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

SECTION FIVE

Construction Specifications and Maintenance

Section 5.01 - Construction Specifications

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

Section 5.02 - Construction and Maintenance

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

SECTION SIX

Administration and Enforcement

Section 6.01 – Director of Code Enforcement

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

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

Section 6.02 - Application for Permits

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

Section 6.03 - Permit Fees

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

Section 6.04 - Issuance and Denial

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

Section 6.05 - Inspection Upon Completion

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

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

Section 6.06 - Variances and Special Permits for Signs

1) Variances

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

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

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

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

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

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

2) Special Sign Permit:

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

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

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

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

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

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

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

Section 6.07 - Violations

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

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

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

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

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

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

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

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

Section 6.09 - Penalties

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

SECTION SEVEN

Conflict, Severability, and Effective Date

Section 7.01 - Conflict

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

Section 7.02 - Severability

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

Section 7.03 - Effective Date

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



Sign Size: 220”w x 40”h
Building Face Size: 485” w x 190”h



Sign Size: 220″w x 60″h
Building Face Size: 665″ w x 190″h


25700
25612
Bryant City
Animal Control
608
25706
25528
Sign B to be
Installed Here
CM Custom Siding
CM Attachments
I-30 Frontage Rd
67
25546
I-30 Frontage Rd
25608
Sign A to be
Installed Here
U.S. Hwy 70
I-30 Frontage Rd
I-30 Frontage

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

RECEIVED
AUG 23 2023
By JT

SIGN PERMIT APPLICATION

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

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

Date: 8/23/2023

Sign Co. or Sign Owner

Name L. Graphics
Address 701 N. Reynolds Rd
City, State, Zip Bryant, AR 72022
Phone (501) 653-4444
Alternate Phone (501) 773-0544

Property Owner

Name David Mc Combs
Address 606 W. Commerce st. ste 1
City, State, Zip Bryant, AR 72022
Phone (501) 291-3699
Alternate Phone _____

GENERAL INFORMATION

Name of Business Mc Combs Medical Feel Better_ Look better - Live better
Address/Location of sign 606 W. Commerce St. Ste 1
Zoning Classification _____

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

READ CAREFULLY BEFORE SIGNING

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

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

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

SIGN	**Type** (Façade, Pole, Monument, other)	**Dimensions** (Height, Length, Width)	**Sqft** (Measured in whole as rectangle)	**Height of Sign** (Measured from lot surface)		Column for Admin Certifying Approval
				Top of Sign	Bottom of Sign	
A	Channel letter Wall mount	54"X127"	48	180"	136"	
B						
C						
E						
F						
G						


30 feet
31 in
34 in
12.5 in
McCombs Medical
7.5 in
Feel Better, Look Better, Live Better

City of Bryant, Arkansas
Community Development
210 SW 3rd Street Bryant, AR 72022
501-943-0943
864

SIGN PERMIT APPLICATION

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

Date: 8/14/23

Sign Co. or Sign Owner

Name Ace Sign Company
Address 11935 I-30
City, State, Zip Little Rock, AR 72209
Phone 501-492-8253
Alternate Phone _____

Property Owner

Name Autosave Arcade
Address 5313 AR-5
City, State, Zip Bryant, AR 72202
Phone 501-318-4212
Alternate Phone 501-940-8689

GENERAL INFORMATION

Name of Business Autosave Arcade
Address/Location of sign 5313 AR-5, Bryant, AR 72202
Zoning Classification _____

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

READ CAREFULLY BEFORE SIGNING

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

1 CHANNEL LETTERS

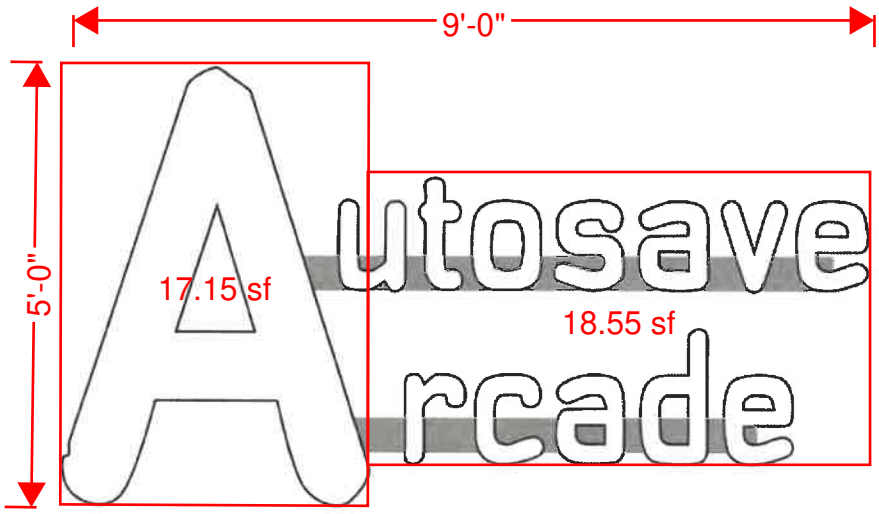
EXISTING



PROPOSED



RENDERINGS NOT TO SCALE



H5' Channel letter on raceway A
H15" Channel letter set on raceway *utosave*
H18" Channel letter set on raceway *rcade*
Overall Dimensions: H5' x W9'

PANTONE WHITE

ACE SIGNS

PROPERTY BRAND/EXTENSION: Autosave Arcade

PROPERTY LOCATION: 5313 AR-5 Bryant, AR 72202

PROPERTY CODE: TBD

DATE: 08/16/2023

SALES REP: Angela Houttekier

PREPARED BY: Victoria Phan

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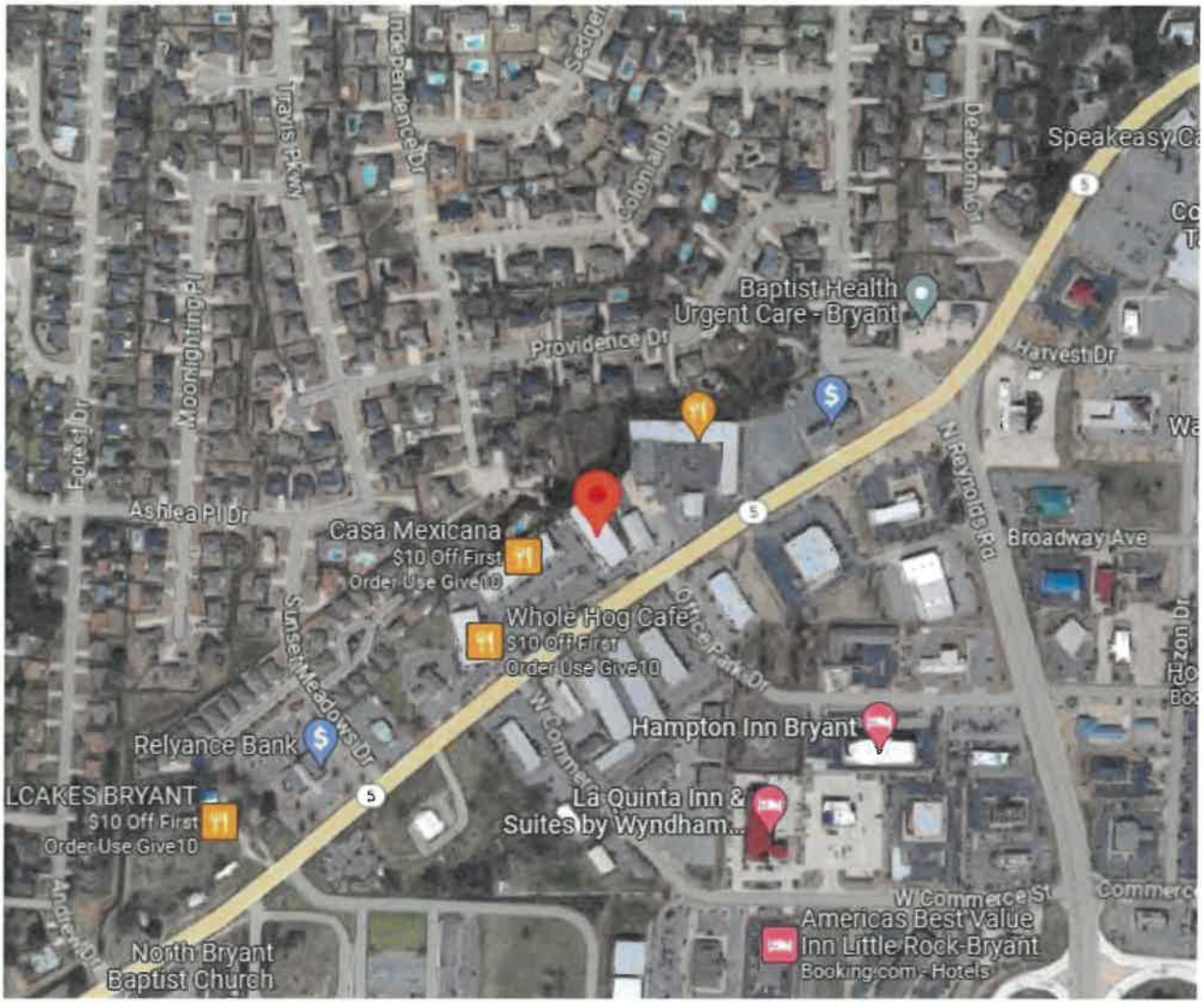
INITIALS: _____

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

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

SIGN	**Type** (Façade, Pole, Monument, other)	**Dimensions** (Height, Length, Width)	**Sqft** (Measured in whole as rectangle)	**Height of Sign** (Measured from lot surface)		Column for Admin Certifying Approval
				Top of Sign	Bottom of Sign	
A	Wall Sign	H 5' x W 9'	45sft	22'	17'	
B						
C						
E						
F						
G						

LOCATION MAP



ACE SIGNS

PROPERTY BRAND/EXTENSION:	PROPERTY LOCATION:	PROPERTY CODE:
Autosave Arcade	5313 AR-5 Bryant, AR 72202	TBD
DATE:	**SALES REP:**	**PREPARED BY:**
08/02/2023	Angela Houttekier	Victoria Phan

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INITIALS: _____

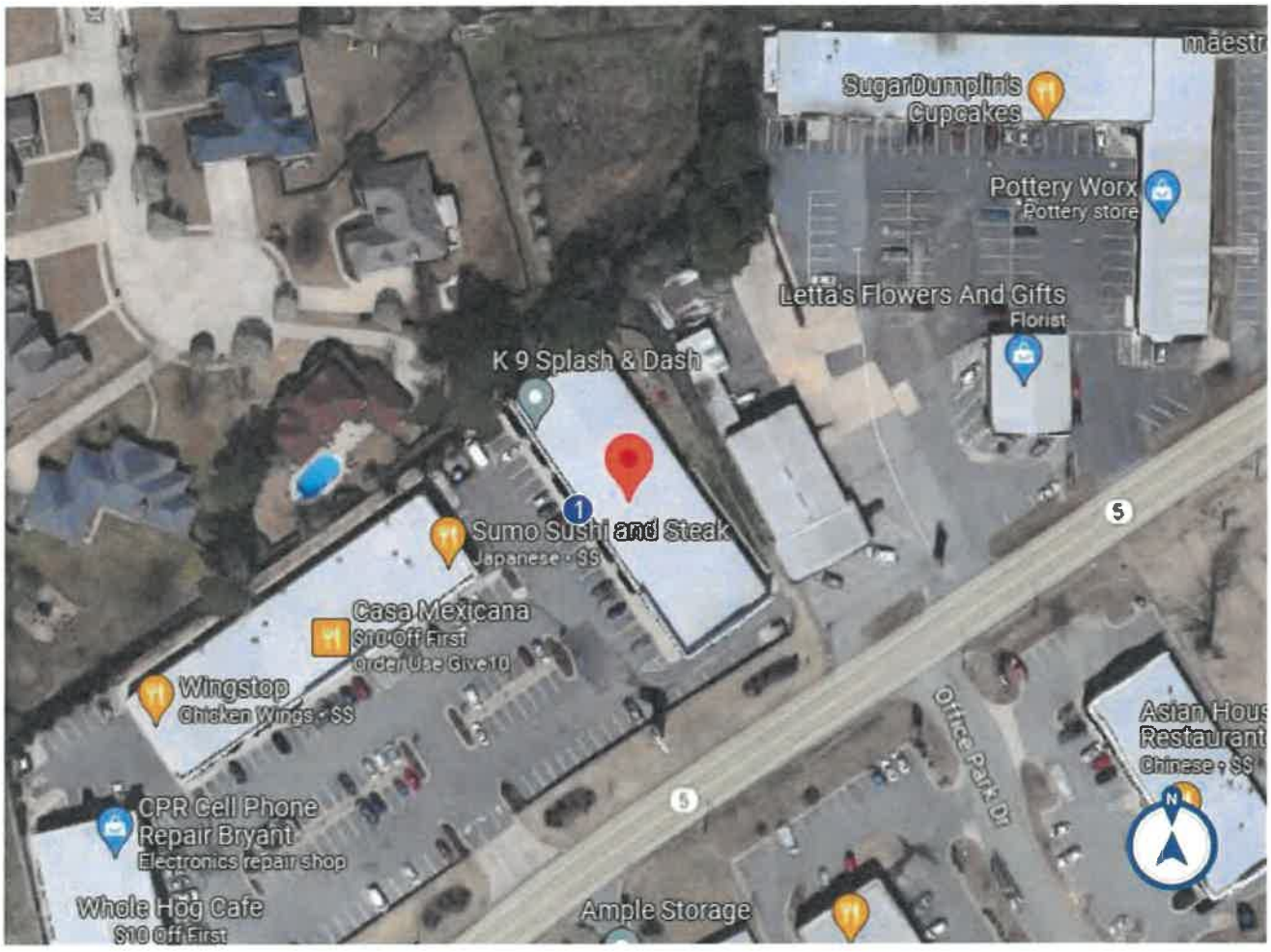
SITE PLAN

PROPOSED SIGNS:

1. CHANNEL LETTERS

EXISTING SIGNS:

1. NO SIGN



ACE SIGNS

PROPERTY BRAND/EXTENSION:	PROPERTY LOCATION:	PROPERTY CODE:
Autosave Arcade	5313 AR-5 Bryant, AR 72202	TBD
DATE:	**SALES REP:**	**PREPARED BY:**
08/02/2023	Angela Houttekier	Victoria Phan

©2022 ACE Company & Ace Signs of Arkansas, LLC. All Rights Reserved. This design is the property of ACE Company and are the result of original work of its employees. They are submitted to your company for the purpose of consideration to purchase from ACE Company, a project according to this design. Exhibition to anyone other that employees of your company or use of this design or to create a design that is similar without written approval from ACE Company is a violation of copyright. In the event that such violation occurs, ACE Company shall be paid for the full amount of any project using a similar design. The colors and dimensions are approximate and may vary from the actual product. Customer must Sign and Date for artwork approval to confirm they are ready for production. **Please double check colors, sizes, placement, description, and spelling errors before signing.** After payments and signed approval, the artwork is now owned by the customer.

INITIALS: _____

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

SIGN PERMIT APPLICATION

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

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

Date: 09/06/2023

Sign Co. or Sign Owner

Name L.Graphics Indoor - Outdoor Signs
Address 701 N.Reynolds Rd
City, State, Zip Bryant, AR 72022
Phone (501) 653-4444
Alternate Phone (501) 773-0544

Property Owner

Name Randy Wright
Address 107 Progress Way Ste. 800
City, State, Zip Bryant, AR 72022
Phone (501) 303-7411
Alternate Phone

GENERAL INFORMATION

Name of Business Vision Roofing
Address/Location of sign 107 Progress Way Ste. 800. Bryant, AR 72022
Zoning Classification

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

READ CAREFULLY BEFORE SIGNING

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				Top of Sign	Bottom of Sign	
A	Channel letters	127 in w x 60 in H	50	19 feet	14 feet	
B						
C						
E						
F						
G						

Remote Channel letter with Backer- LED lighting





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

SIGN PERMIT APPLICATION

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

Date: 09/06/2023

Sign Co. or Sign Owner

Name L.Graphics Indoor - Outdoor Signs
Address 701 N.Reynolds Rd
City, State, Zip Bryant, AR 72022
Phone (501) 653-4444
Alternate Phone (501) 773-0544

Property Owner

Name Koseng Vixay
Address 209 Royal Lane Ste.2.
City, State, Zip Bryant, AR 72022
Phone (501) 653-8442
Alternate Phone

GENERAL INFORMATION

Name of Business O'Kay Nails & Spa
Address/Location of sign 209 Royal Lane Ste.2. Bryant, AR 72022
Zoning Classification

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

READ CAREFULLY BEFORE SIGNING

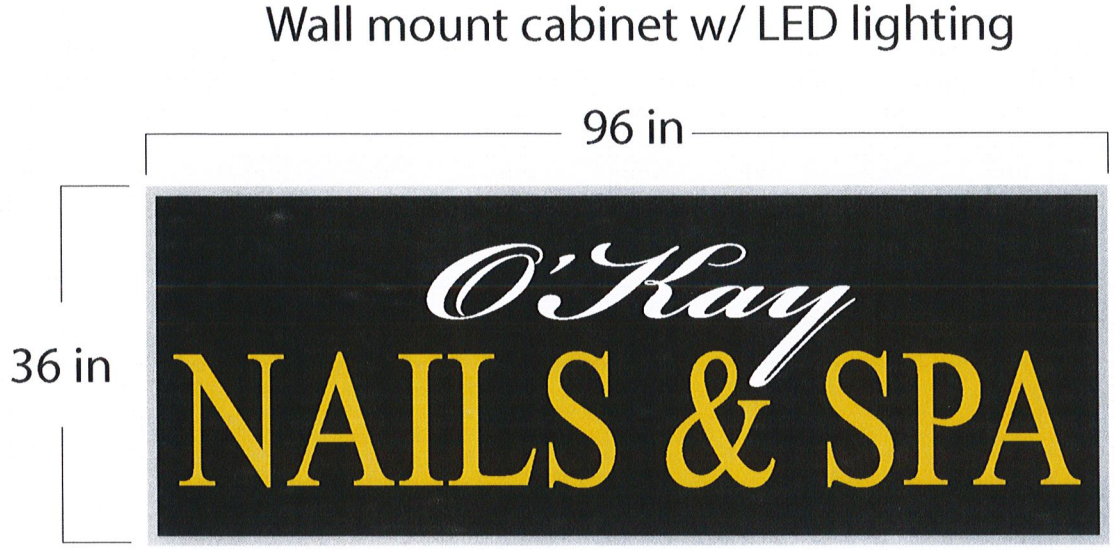
I Joe Lam, do hereby certify that all information contained within this application is true and correct. I fully understand that the terms of the Sign Ordinance supersede the Sign Administrator's approval and that all signs must fully comply with all terms of the Sign Ordinance regardless of approval.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

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				Top of Sign	Bottom of Sign	
A	Wall mount cabinet	96 in w x 36 in H	24	14 feet	11 feet	
B						
C						
E						
F						
G						

Wall mount cabinet w/ LED lighting





BRAND BOOK

Dak's Market

Address: 2725 Springhill Rd
Bryant, AR 72022

June 7th, 2023

CLOVIS SIGN SERVICE
Since 1962

1312 E. 1st
Clovis, NM 88101
1-575-763-5623 Fax: 1-575-763-6365

Created by: Glen Southard	Last Edited by: Glen Southard
Date: 6-8-23	Date: 6-19-23


DOUBLE HH
COUNTRY STORE
UNLEADED 2.94 9/10
DIESEL 3.49 9/10
Springhill
GROCERY
CINTAS
PLAY! HERE!


2725 Springhill Rd
B3
B2
B4
A1
B1
Springhill Rd.

This Sign Permitted by Separate Application.

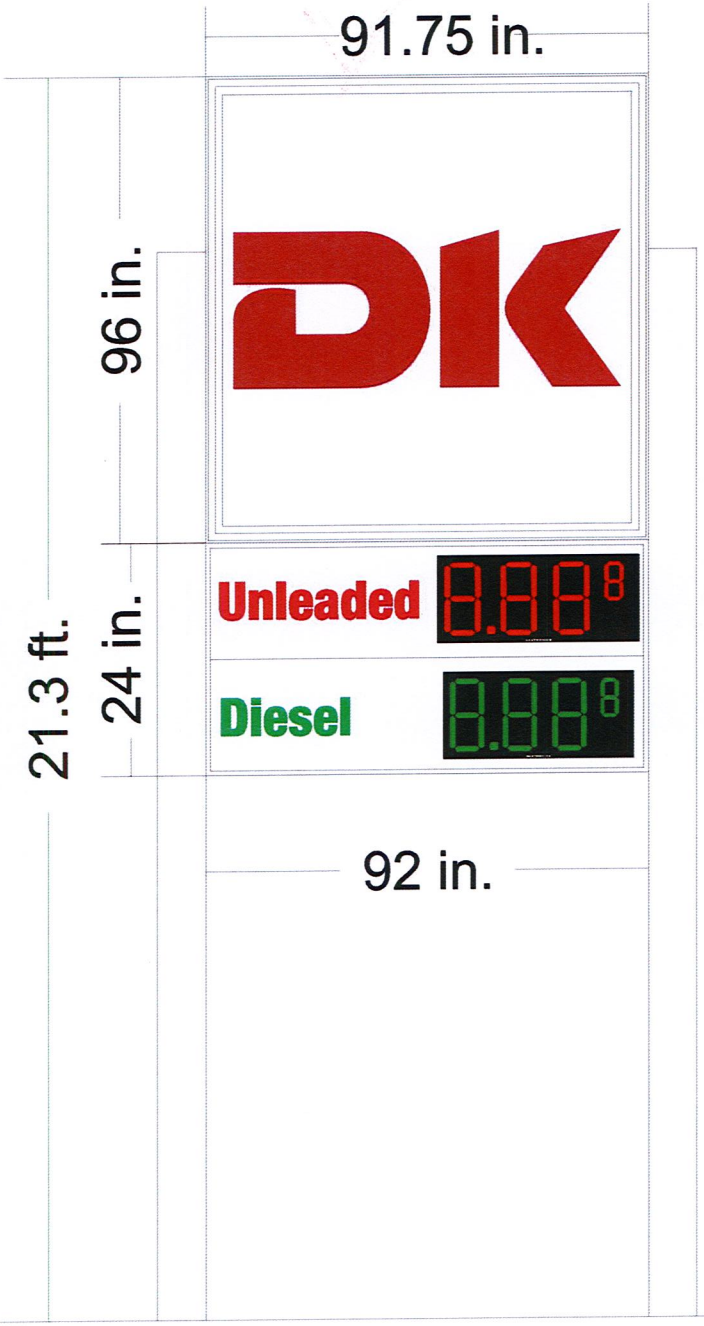
Pole Sign

Existing

A1



Proposed



ID Sign

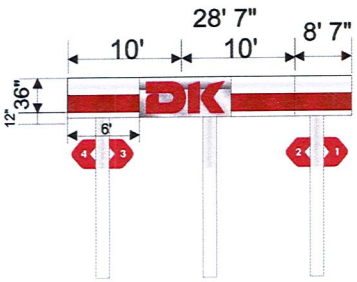
Cabinet:	12" Extrusion - White
Cabinet:	96 in H x 91.75 in W
Retainer:	2" - White
Face Material:	.177 - White
Type:	1st Surface Red Vinyl Letters
Face Size:	95 in H x 90.75 in W
Visual Opening:	92 in H x 87.75 in W
Upper Pan:	89 in H x 85 in W
Pan Depth:	2"

Price Sign

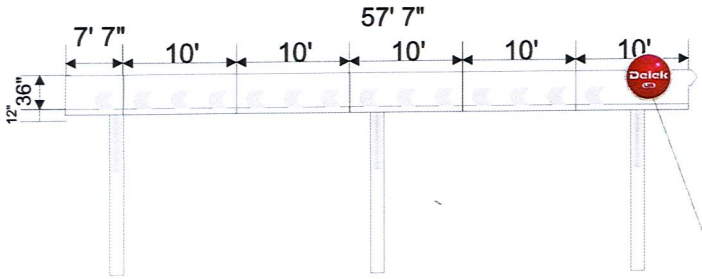
Cabinet:	12" Extrusion - White
Cabinet:	24 in H x 91.75 in W
Retainer:	2" - White
Face Material:	.177 - White
Type:	1st Surface Red/Green Letters
Face Size:	23 in H x 90.75 in W
Visual Opening:	20 in H x 87.75 in W

- Poles to be painted White
- Remove Crossbrace at top of Poles
- New MID Cabinet and Faces.
- Reface and Reuse Existing LED Digits in Price Sign

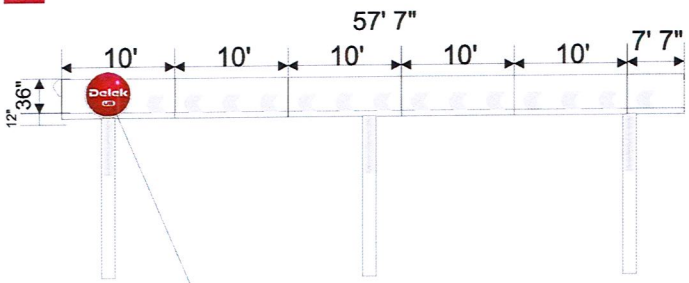
B1 Red Fascia w/ Vinyl Graphics, Lit DK Logo & Downlighting

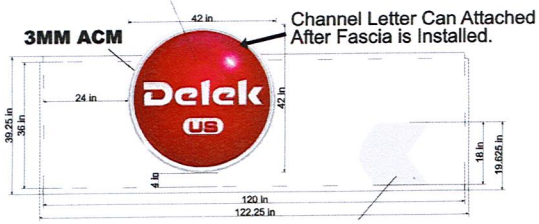


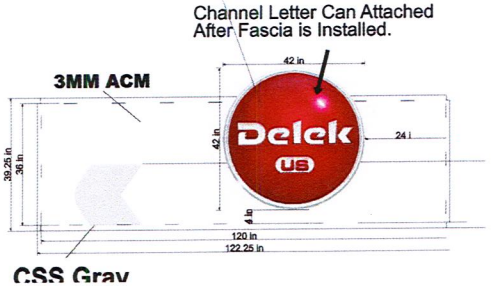
B2 White Fascia w/ Vinyl Graphics. Lit DK Globe Logo



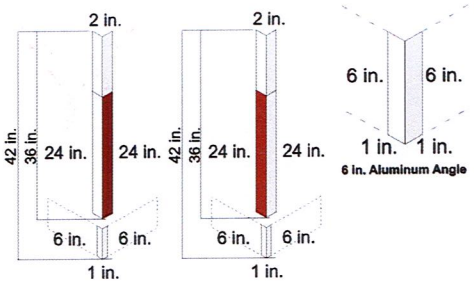
B4 White Fascia w/ Vinyl Graphics. Vinyl Globe Logo



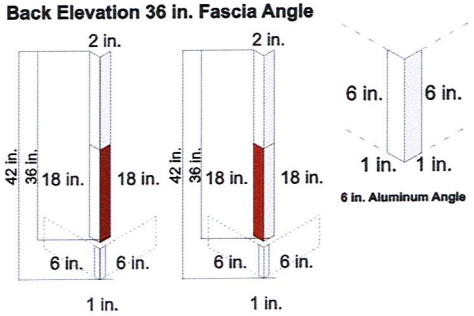




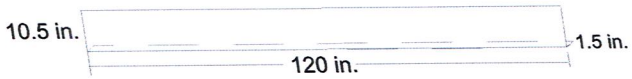
Front Elevation 36 in. Fascia Angle

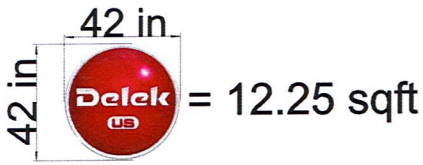


Back Elevation 36 in. Fascia Angle



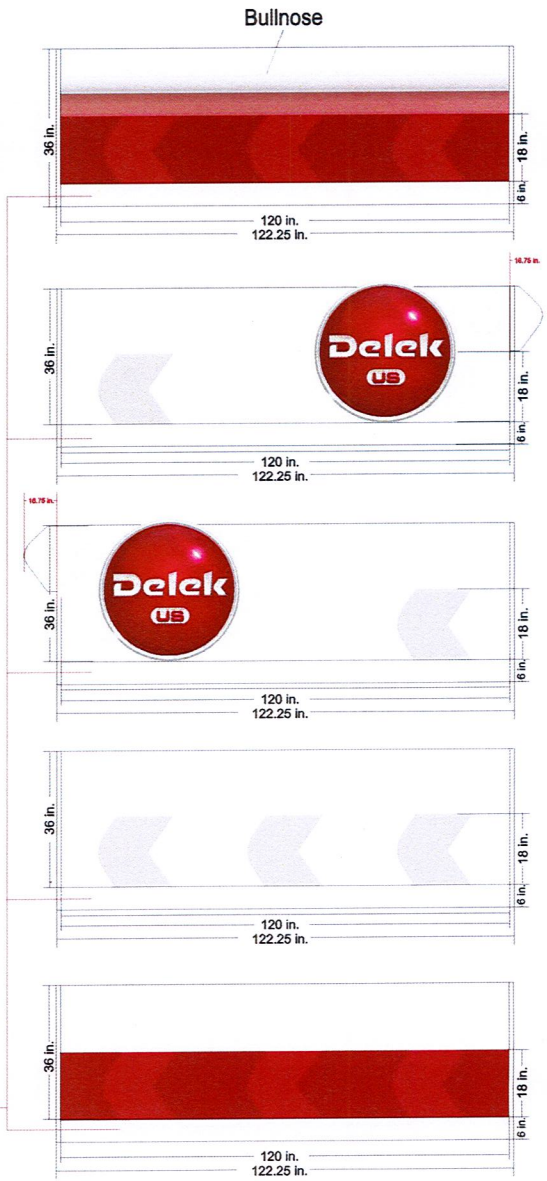
Side View: 36 in. Fascia Angle + 6 in. Aluminum Angle

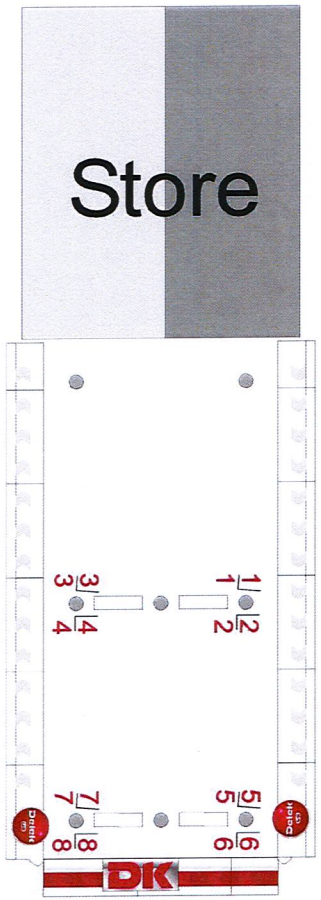




6 in. Flashing

36 in. Fascia with 6 in. Flashing





Springhill Rd.

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

SIGN PERMIT APPLICATION

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

Date: 9/8/23

Sign Co. or Sign Owner

Name EDWARDS SIGN CO.
Address 2208 AIRPORT RD.
City, State, Zip HOT SPRINGS, AR 71913
Phone 501 767 6525
Alternate Phone 501 627 6226

Property Owner

Name DELEK OIL
Address 2725 SPRINGHILL RD
City, State, Zip BRYANT, AR
Phone SAME
Alternate Phone _____

GENERAL INFORMATION

Name of Business SPRINGHILL GROCERY / HH COUNTRY STORE
Address/Location of sign 2725 SPRINGHILL RD
Zoning Classification C

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

READ CAREFULLY BEFORE SIGNING

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


EXISTING SIGN
DOUBLE HH COUNTRY STORE
UNLEADED 2.94 9/10
DIESEL 3.49 9/10
Springhill GROCERY
A
B
PROPOSED SIGN
92
96
48"
DK
UNLEADED 2.94 9/10
DIESEL 3.49 9/10
Springhill GROCERY
A
B

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

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

SIGN	**Type** (Façade, Pole, Monument, other)	**Dimensions** (Height, Length, Width)	**Sqft** (Measured in whole as rectangle)	**Height of Sign** (Measured from lot surface)		Column for Admin Certifying Approval
	EXISTING			Top of Sign	Bottom of Sign	
A	POLE SIGN	96"X92"X12	56	21 FT	13 FT	
B	EXISTING PRICE SIGN	96"X42"	28	13	9FT-6"IN	
C						
E						
F						
G						

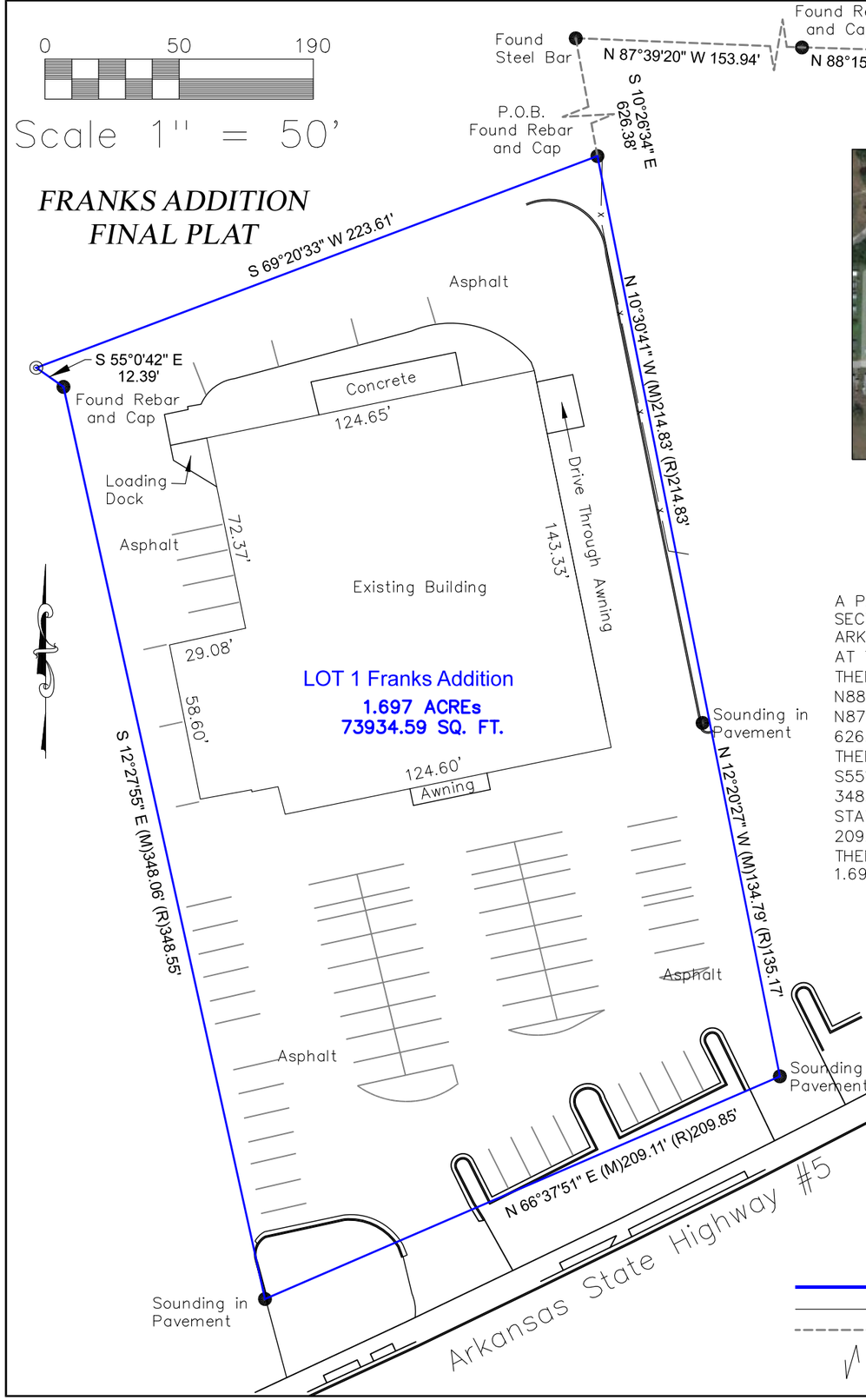
(A) REMOVE EXISTING 108"X80" CURVED-TOP SIGN
REPLACE WITH 96" X92" SQUARE LIGHTED SIGN

(B) CHANGE FACES IN EXISTING 92"X42" PRICE SIGN

0 50 190

Scale 1" = 50'

FRANKS ADDITION FINAL PLAT



Vicinity Map
Not to Scale



SURVEY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SE 1/4, SE 1/4, AND RUN THENCE N88°15'06"W 594.77' TO A FOUND REBAR AND CAP; THENCE N88°15'06"W 210.52' TO A FOUND REBAR AND CAP; THENCE N87°39'20"W 153.94' TO A FOUND STEEL BAR; THENCE S10°26'34"E 626.38' TO A FOUND REBAR AND CAP AT THE POINT OF BEGINNING; THENCE S69°20'33"W 223.61' TO A SET REBAR AND CAP; THENCE S55°00'42"E 12.39' TO A FOUND REBAR AND CAP; THENCE S12°27'55"E 348.06' TO A POINT ON THE NORTH RIGHT OF WAY OF ARKANSAS STATE HIGHWAY #5; THENCE ALONG SAID RIGHT OF WAY N66°3'51"E 209.11'; THENCE LEAVING SAID RIGHT OF WAY N12°20'27"W 134.79'; THENCE N10°30'41"W 214.83' TO THE POINT OF BEGINNING CONTAINING 1.697 ACRES MORE OR LESS.

FLOOD INFORMATION

ACCORDING TO FEMA MAP NUMBER 05125C0360E, DATED JUNE 5, 2020, THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA.

BASIS OF BEARING

GPS OBSERVATION IN ARKANSAS STATE PLANE SOUTH

500-01S-14W-0-20-220-62-1665

LEGEND

- FOUND MONUMENT
- SET #4 REBAR W/CAP
- COMPUTED POSITION
- FORTY CORNER
- BOUNDARY
- EXISTING FENCE LINE
- SECTION LINE
- SCALE BREAK

CERTIFICATE OF SURVEYING ACCURACY

I, Kirt Sledge, hereby certify that this proposed preliminary plat correctly represents a survey completed by me, or under my supervision on February 20, 2023; that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source of Title; and that all monuments which were found or placed on the property are correctly described and located.

_____ _____
Name Date of Execution
Registered Land Surveyor No. _____, Arkansas

CERTIFICATE OF OWNER

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

_____
Date of Execution Name
_____
Address

Source of Title D. R. _____ Page _____

CERTIFICATE OF RECORDING

This document, number _____, filed for record _____, 2023, in Plat Book _____, Page _____.

_____
Name (Clerk)

For Bill of Assurance, see Deed Record: Book _____, Page _____.

CERTIFICATE OF ENGINEERING ACCURACY

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

_____
Name Date of Execution
Registered Professional Engineer No. _____, Arkansas

CERTIFICATE OF FINAL 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 on _____ ____, 2023. All of the document is hereby accepted and this certificate executed under the authority of said rules and regulations.

_____
Signature of Bryant Planning Commission Date of Execution

Approval of the final plat shall become null and void unless said plat is filed for record within one hundred and twenty (120) days from the date of execution of this certificate.

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

CERTIFICATE OF AUTHORIZATION
SOUTH POINT SURVEYING
No. 2408
ARKANSAS

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

Drawing:	Date:	Page:	Drawn by:
T1SR14WSEC20FRANKS	06/12/23	1 OF 1	MO

FRANKS EYE CLINIC

HIGHWAY 5
BRYANT, ARKANSAS

HOPE
CONSULTING
ENGINEERS • SURVEYORS

September 26, 2023

Truett Smith
City of Bryant
210 Southwest Third St., Bryant, AR 72022

RE: Hilldale Final Plat Phase 3

Dear Truett:

On behalf of the property owner, Hope Consulting is requesting the final review of this residential subdivision project located in the Bryant ETJ. This subdivision development consists of sewer provided by Bryant, Water provided by Water Users, and Electric provided by First Electric. We are submitting to start the review for the Final plat. It is the desire of our client to be on the October Planning Commission agenda.

The developer of this project is Todd and Callie Havens of Havens Development.

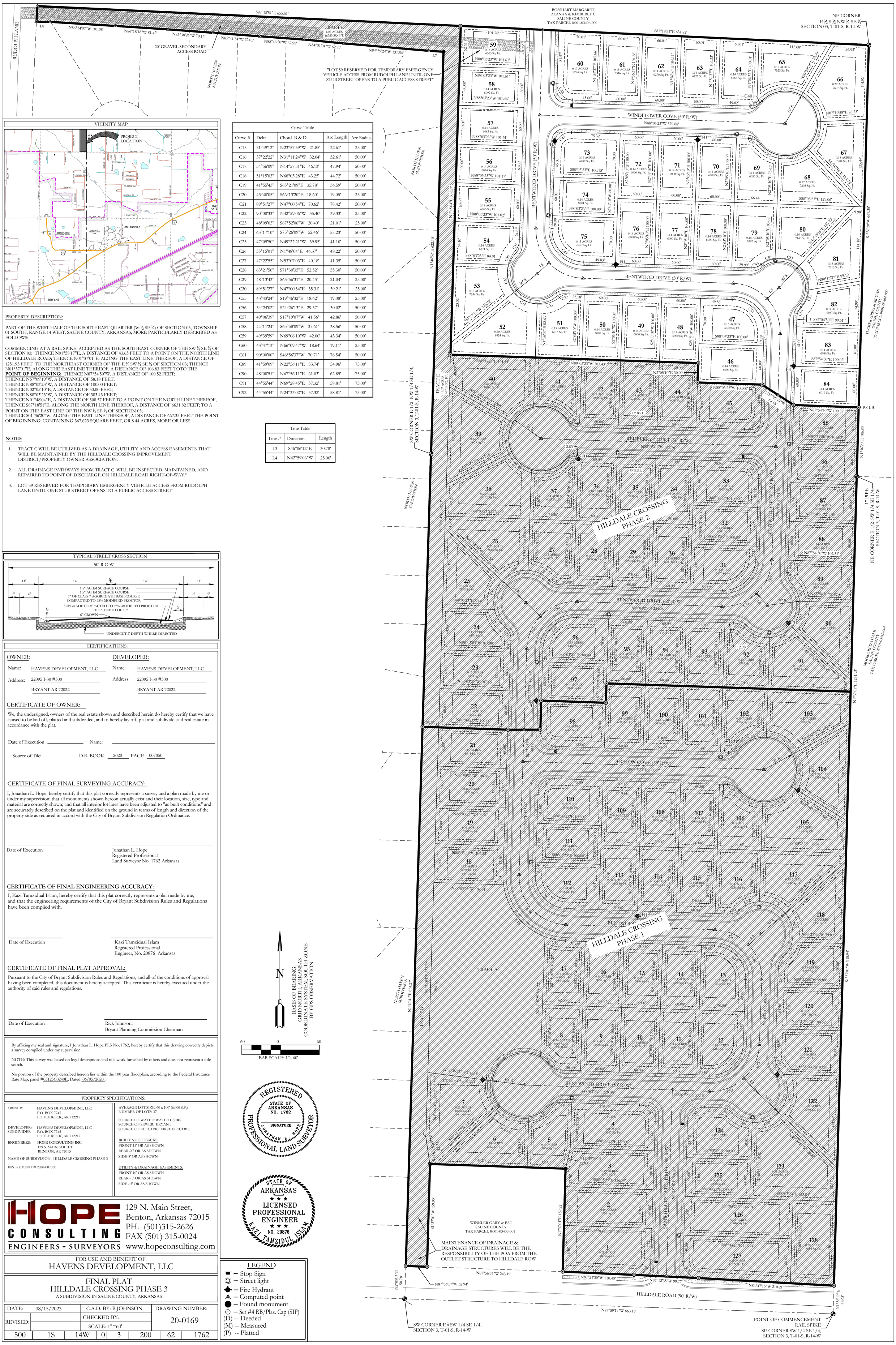
Todd Havens: todd@havensdev.com

Please feel free to contact me with any questions or concerns or if I can be of any further assistance.

Sincerely,

Jonathan Hope

129 N Main St. Benton, Arkansas 72015
501-315-2626
www.hopeconsulting.com



VICINITY MAP

Curve Table					
Curve #	Delta	Chord B & D		Arc Length	Arc Radius
C15	51°49'12"	N23°57'59"W	21.85'	22.61'	25.00'
C16	37°22'22"	N31°11'24"W	32.04'	32.61'	50.00'
C17	54°56'09"	N14°57'51"E	46.13'	47.94'	50.00'
C18	51°15'03"	N68°03'28"E	43.25'	44.72'	50.00'
C19	41°55'43"	S65°21'09"E	35.78'	36.59'	50.00'
C20	43°40'05"	S66°13'20"E	18.60'	19.05'	25.00'
C21	89°51'27"	N47°00'54"E	70.62'	78.42'	50.00'
C22	90°08'33"	N42°59'06"W	35.40'	39.33'	25.00'
C23	48°09'03"	S67°52'06"W	20.40'	21.01'	25.00'
C24	63°17'10"	S75°26'09"W	52.46'	55.23'	50.00'
C25	47°05'50"	N49°22'21"W	39.95'	41.10'	50.00'
C26	55°15'01"	N1°48'04"E	46.37'	48.22'	50.00'
C27	47°22'55"	N53°07'03"E	40.18'	41.35'	50.00'
C28	63°21'50"	S71°30'35"E	52.52'	55.30'	50.00'
C29	48°13'43"	S63°56'31"E	20.43'	21.04'	25.00'
C30	89°51'27"	N47°00'54"E	35.31'	39.21'	25.00'
C55	43°43'24"	S19°46'32"E	18.62'	19.08'	25.00'
C56	34°24'02"	S24°26'13"E	29.57'	30.02'	50.00'
C57	49°06'39"	S17°19'07"W	41.56'	42.86'	50.00'
C58	44°11'24"	S63°58'09"W	37.61'	38.56'	50.00'
C59	49°39'59"	N69°06'10"W	42.00'	43.34'	50.00'
C60	43°47'13"	N66°09'47"W	18.64'	19.11'	25.00'
C61	90°00'00"	S46°56'37"W	70.71'	78.54'	50.00'
C89	41°59'09"	N22°56'11"E	53.74'	54.96'	75.00'
C90	48°00'51"	N67°56'11"E	61.03'	62.85'	75.00'
C91	44°55'44"	N69°28'45"E	57.32'	58.81'	75.00'
C92	44°55'44"	N24°33'02"E	57.32'	58.81'	75.00'

Line Table		
Line #	Direction	Length
L3	S46°06'12"E	30.78'
L4	N42°59'06"W	25.00'

PROPERTY DESCRIPTION:

PART OF THE WEST HALF OF THE SOUTHEAST QUARTER (W ½ SE ¼) OF SECTION 03, TOWNSHIP 01 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RAIL SPIKE, ACCEPTED AS THE SOUTHEAST CORNER OF THE SW ¼ SE ¼ OF SECTION 03; THENCE N01°58'17"E, A DISTANCE OF 43.65 FEET TO A POINT ON THE NORTH LINE OF HILLDALE ROAD; THENCE N01°37'01"E, ALONG THE EAST LINE THEREOF, A DISTANCE OF 1251.93 FEET TO THE NORTHEAST CORNER OF THE E ½ SW ¼ SE ¼ OF SECTION 03; THENCE N01°37'01"E, ALONG THE EAST LINE THEREOF, A DISTANCE OF 106.83 FEET TOTO THE **POINT OF BEGINNING;** THENCE N87°54'50"W, A DISTANCE OF 100.52 FEET; THENCE N57°09'19"W, A DISTANCE OF 58.18 FEET; THENCE N88°03'23"W, A DISTANCE OF 100.00 FEET; THENCE N02°05'10"E, A DISTANCE OF 30.00 FEET; THENCE N88°03'23"W, A DISTANCE OF 383.43 FEET; THENCE N01°48'04"E, A DISTANCE OF 508.57 FEET TO A POINT ON THE NORTH LINE THEREOF, THENCE S87°18'51"E, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 6631.82 FEET; TO A POINT ON THE EAST LINE OF THE NW ¼ SE ¼ OF SECTION 03; THENCE S01°36'20"W, ALONG THE EAST LINE THEREOF, A DISTANCE OF 667.35 FEET THE POINT OF BEGINNING; CONTAINING 367,623 SQUARE FEET, OR 8.44 ACRES, MORE OR LESS.

NOTES:

1. TRACT C WILL BE UTILIZED AS A DRAINAGE, UTILITY AND ACCESS EASEMENTS THAT WILL BE MAINTAINED BY THE HILLDALE CROSSING IMPROVEMENT DISTRICT/PROPERTY OWNER ASSOCIATION.
2. ALL DRAINAGE PATHWAYS FROM TRACT C WILL BE INSPECTED, MAINTAINED, AND REPAIRED TO POINT OF DISCHARGE ON HILLDALE ROAD RIGHT-OF-WAY."
3. LOT 59 RESERVED FOR TEMPORARY EMERGENCY VEHICLE ACCESS FROM RUDOLPH LANE UNTIL ONE STUB STREET OPENS TO A PUBLIC ACCESS STREET"

TYPICAL STREET CROSS SECTION

CERTIFICATIONS:

OWNER:

Name: HAVENS DEVELOPMENT, LLC

Address: 22095 I-30 #500

BRYANT AR 72022

DEVELOPER:

Name: HAVENS DEVELOPMENT, LLC

Address: 22095 I-30 #500

BRYANT AR 72022

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 Tile: D.R. BOOK 2020 PAGE 007050

CERTIFICATE OF FINAL SURVEYING ACCURACY:

I, Jonathan L. Hope, 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 side as required in accord with the City of Bryant Subdivision Regulation Ordinance.

Date of Execution

Jonathan L. Hope
Registered Professional
Land Surveyor No. 1762 Arkansas

CERTIFICATE OF FINAL ENGINEERING ACCURACY:

I, Kazi Tamzidual Islam, hereby certify that this plat correctly represents a plat made by me, and that the engineering requirements of the City of Bryant Subdivision Rules and Regulations have been complied with.

Date of Execution

Kazi Tamzidual Islam
Registered Professional
Engineer, No. 20876 Arkansas

CERTIFICATE OF FINAL PLAT APPROVAL:

Pursuant to the City of Bryant Subdivision Rules and Regulations, and all of the conditions of approval having been completed, this document is hereby accepted. This certificate is hereby executed under the authority of said rules and regulations.

Date of Execution

Rick Johnson,
Bryant Planning Commission Chairman

By affixing my seal and signature, I Jonathan L. Hope PLS No, 1762, hereby certify that this drawing correctly depicts a survey compiled under my supervision.

NOTE: This survey was based on legal descriptions and title work furnished by others and does not represent a title search.

No portion of the property described hereon lies within the 100 year floodplain, according to the Federal Insurance Rate Map, panel #05125C0240E, Dated: 06/05/2020 .

REGISTERED
STATE OF ARKANSAS
NO. 1762
SIGNATURE
JONATHAN L. HOPE
PROFESSIONAL LAND SURVEYOR

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
NO. 20876
KAZI TAMZIDUL ISLAM

PROPERTY SPECIFICATIONS:

OWNER: HAVEN'S DEVELOPMENT, LLC
P.O. BOX 7745
LITTLE ROCK, AR 712217

DEVELOPER/: HAVEN'S DEVELOPMENT, LLC
SUBDIVIDER P.O. BOX 7745
LITTLE ROCK, AR 712217

ENGINEERS: HOPE CONSULTING INC.
129 S. MAIN STREET
BENTON, AR 72015

NAME OF SUBDIVISION: HILLDALE CROSSING PHASE 3

INSTRUMENT # 2020-007050

AVERAGE LOT SIZE: 60 x 100' (6,000 S.F.)
NUMBER OF LOTS: 37

SOURCE OF WATER: WATER USERS
SOURCE OF SEWER: BRYANT
SOURCE OF ELECTRIC: FIRST ELECTRIC

BUILDING SETBACKS:
FRONT-15' OR AS SHOWN
REAR-20' OR AS SHOWN
SIDE-8' OR AS SHOWN

UTILITY & DRAINAGE EASEMENTS:
FRONT-10' OR AS SHOWN
REAR - 5' OR AS SHOWN
SIDE - 5' OR AS SHOWN

HOPE CONSULTING
ENGINEERS - SURVEYORS
129 N. Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
HAVENS DEVELOPMENT, LLC

FINAL PLAT
HILLDALE CROSSING PHASE 3
A SUBDIVISION IN SALINE COUNTY, ARKANSAS

DATE: 08/15/2023	C.A.D. BY: B.JOHNSON	DRAWING NUMBER:
REVISED:	CHECKED BY:	20-0169
	SCALE: 1"=60'	

500	1S	14W	0	3	200	62	1762

LEGEND
- Stop Sign
- Street light
- Fire Hydrant
- Computed point
- Found monument
- Set #4 RB/Plas. Cap (SIP)
- (D) -- Deeded
- (M) -- Measured
- (P) -- Platted

Bryant Planning Commission

Subdivision Checklist

Approved by
Bryant Planning Commission
07/14/2003 Revised 6/18/2007

Instructions

The attached checklist must be completed by the owner and subdivision engineer and must be submitted along with the Preliminary Plat Plan and other specified documentation for review and approval by the Planning Commission. The owner may not begin developing the subdivision until the review of the Preliminary Plat plan is approved.

No changes or alterations can be made to the approved Preliminary Plat Plan without Planning Commission approval.

When all lots have been surveyed, the utilities and drainage measures are in place, and roads have been constructed, the owner and engineer will submit a Final Plat Plan for approval by the Commission. This Final Plat Plan will incorporate all approved changes and will be verified by the City Engineer. No lots will be sold or rights-of-way and easements conveyed until the Final Plat has been submitted and approved.

Fees due to City of Bryant upon submission of Preliminary Plat application

- $300.00 + $3.00 per lot - for Subdivision preliminary plat review
- $250.00 or $25.00 per lot (**whichever is greater**) - Stormwater Detention and Drainage Plan Engineering Fee
- A Surety Bond or Cashier's check in the amount of 10% of the estimated development cost must be furnished within 10 days after Preliminary Plat approval.

Fees due to Bryant Water and Sewer Department upon submission of Final Plat application

- $100 per lot - Water/Sewer Impact Fee
- $100 per Subdivision Phase - Water/Sewer Flushing Fee

Fees due to City of Bryant upon submission of Final Plat application

- $25.00 + $1.00 per lot - for Subdivision Final Plat review

Final Plat Fees

Check Payable to City of Bryant for Review fee of $63
Check Payable to Bryant Water and Sewer Department for $7,600

City of Bryant Subdivision Checklist

Subdivision/Project Name Hilldale Crossing

Contact Person Jonathan Hope **Phone** 501-860-0467

Mailing Address 129 N. Main Street Benton, Arkansas

I. Basic Information Needed On The Plat

√ ▲ 1. Name of Subdivision/Project
√ ▲ 2. Current zoning N/A
√ ▲ 3. Name and Address of owner of Record
√ ▲ 4. Illustrate Source of Title giving deed record book and page number
√ ▲ 5. Name & address of the sub-divider
√ ▲ 6. Date of Survey
√ ▲ 7. Vicinity map locating streets, highways, section lines, railroad, schools, & parks within ½ mile
√ ▲ 8. Legal description of the property with exact boundary lines
√ ▲ 9. Acreage of property
√ ▲ 10. Number of Lots
√ ▲ 11. Lot area in square feet
√ ▲ 12. Lot lines with appropriate dimensions
√ ▲ 13. Building setback lines
√ ▲ 14. Preliminary Engineering certificate seal and signature on each page
√ ▲ 15. Certificate of Engineering Accuracy
√ ▲ 16. Certificate of Owner
√ ▲ 17. Certificate of Final Plat Approval
√ ▲ 18. Certificate of Recording
√ ▲ 19. Show scale (not less than 1" = 100')
√ ▲ 20. North Arrow
√ ▲ 21. Show Title block
√ ▲ 22. Show adjoining property owners
√ ▲ 23. Layout of all proposed streets including traffic control devices (stop signs, speed limit, etc.)
√ 24. Layout of all subdivision entrance street upgrades
√ ▲ 25. Layout of all proposed alleys
√ ▲ 26. Layout of all proposed sidewalk systems
√ ▲ 27. Layout identifies any FEMA flood plain and flood way property within the 100-year flood elevation. (Provide Corp of Engineers 404 Permit if required)
√ ▲ 28. Drainage easements for stormwater run-off and detention giving dimensions, locations, and purpose
√ ▲ 29. Layout accommodates Master Street Plan segments within the boundaries
√ ▲ 30. Street layout ties to existing adjoining subdivision stub-out streets and provides stub-out streets for future adjoining subdivisions.
√ ▲ 31. Street width and right-of-way properly shown for each functional classification
√ ▲ 32. Street centerlines showing angles of deflection, intersection, radii, length oftangents and arcs, and degree of curvature with basis of curve data
√ ▲ 33. Typical cross section of streets
√ ▲ 34. Location and name of existing streets
√ ▲ 35. New street names that are not similar to existing street names
√ ▲ 36. Show street lights
√ ▲ 37. Show Fire Hydrant placement

√ ▲ 38. Show and label all permanent & proposed easements
√ ▲ 39. Any proposed open space must be shown
√ ▲ 40. Show the direction and flow of all water courses entering the tract
√ ▲ 41. Show the direction and flow of all water courses leaving the tract
√ ▲ 42. The drainage area of all water courses above the points of entry.
√ ▲ 43. The downstream drainage channel and drainage structures substantially impacted by the subdivision/project.
√ ▲ 44. Show source of water supply
√ ▲ 45. Show location of waste water connection to municipal main & sanitary sewer layout
√ ▲ 46. A phasing plan outlining the boundaries for each phase

II. Additional Information Needed, But Not Necessarily On The Plat

√ ▲ 47. Natural features within the proposed subdivision including drainage channels, bodies of water, wooded areas, and other significant features
√ ▲ 48. Existing streets, buildings, water courses, railroads. Culverts, utilities and easement on and adjacent to the tract.
√ ▲ 49. Where method of disposal of wastewater is other than connection to a public waste water system, detailed information shall accompany the plat.
√ ▲ 50. Calculations and field notes, including drainage calculations along with support drawing
51. Stormwater detention plan approval from City Engineer (attach copy of approval)
√ ▲ 52. The Certificate of Preliminary Engineering Accuracy on each set of street and drainage plans.
√ ▲ 53. ADA Accessibility Standard Form completed (and attached)
√ ▲ 54. A Bill of Assurance has been prepared for this subdivision (and attached)
√ ▲ 55. All lots comply with minimum square footage area and minimum lot width at the front building line
√ ▲ 56. Street pavement design will be as specified by City or AHTD design procedures, approved by the City Engineer.
√ ▲ 57. Made the "One Call" prior to site clearance or other excavation activity

III. Preliminary Plat Attachments

(Application will not be accepted until all attachment requirements are met)

√ ▲ 58. **Letter to Planning Commission** stating your request
√ ▲ 59. Completed **Checklist**
√ ▲ **60. Completed agreement to provide performance assurance**
√ ▲ 61. **Subdivider Performance Bond or Cashier's Check** for infrastructure installation
√ ▲ 62. Landscaping plan of any proposed common open space
√ ▲ 63. **Draft of Bill of Assurance** proposed for the subdivision (if applicable)
√ ▲ 64. **20 copies of Preliminary Plat Plan (folded)** that includes vicinity map (minimum size 17" X 34" paper)
√ ▲ 65. **Two (2) IBM compatible diskettes or CDR's** with pertinent data and Plat in CAD compatible .DXF electronic file format
√ ▲ 66. Copy of **Stormwater Detention approval**
√ ▲ 67. 2 copies **Plan and profile** of all streets
√ ▲ 68. Receipt for **$300.00 + $3.00 per lot for preliminary Subdivision fee**
√ ▲ 69. Receipt for **$250.00 or $25.00 per lot (whichever is greater) for Stormwater Detention and Drainage Plan review**
√ ▲ 70. Copy of **ADEQ Stormwater Pollution Prevention Plan** for property parcel containing one acre or larger.

III. Final Plat Attachments

(Application will not be accepted until all attachment requirements are met)

- 71. **Letter to Planning Commission** stating your request
- 72. Completed **Checklist**
- 73. **20 copies of Final Plat Plan (folded)** that includes vicinity map (minimum size 17" X 34" paper)
- 74. **Two (2) IBM compatible diskettes or CDR's** with pertinent data and Plat in CAD compatible .DXF electronic file format
- 75. **Bill of Assurance** including provisions set out in Title 15 Subdivision Regulations 15.16.01
- 76. Copy of **Water & Sewer Commission approval** or....
- 77. State Health Department approval of any new water supply and/or sewage system.
- 78. **Letter submitted by a Registered Professional Engineer, certifying that all infrastructure improvements and installations have been installed** in accordance with the submitted construction plans and drawings and the standards established by the City of Bryant and are functioning properly.
- 79. Infrastructure Maintenance Bond or Cashier's check.
- 80. Check for **$25.00 + $1.00 per lot for final Subdivision fee**
- 81. Check for **Water Sewer impact fees ($100.00 Flushing Fee and $100.00 impact fee per lot)**

Hilldale Crossing
Name of Subdivision

Jonathan Hope
Surveyor

I HAVE COMPLIED WITH THE REQUIREMENTS LISTED ABOVE AND HAVE CHECKED ALL OF THE BOXES ON THE CHECKLIST WHICH APPLY TO THIS PROJECT SUBMITTAL.

Owner Signature

Kazi Islam
Engineer Signature

CITY USE

Preliminary Plat Approved _____

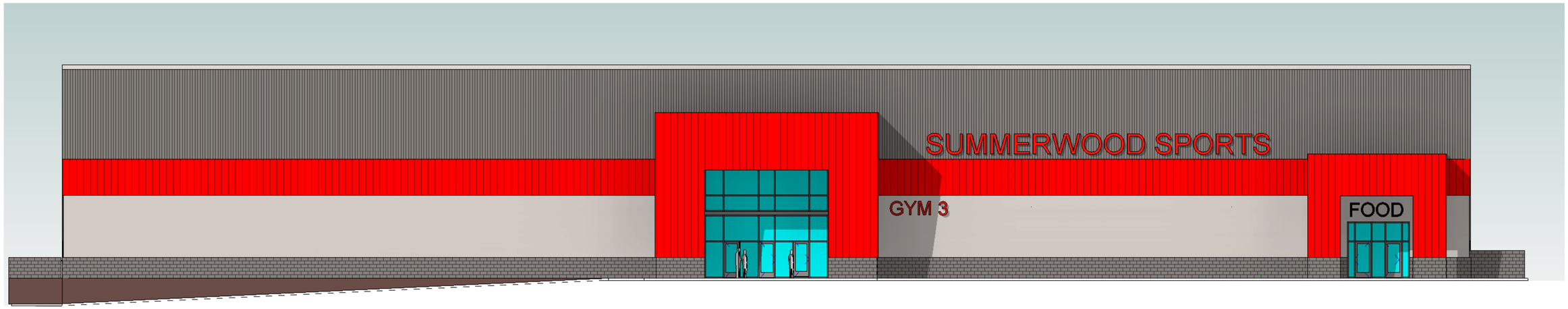
Planning Commission Date _____

Final Plat Approved _____

Planning Commission Date _____

Proof of Recording - County _____

County Clerk _____ Date _____



1 FRONT WEST ELEVATION-GYM 3-TITLE
1/8" = 1'-0"



APPROXIMATE PROJECT LOCATION

SITE AREA MAP



STATE MAP

GYM #3
SUMMERWOOD PARTNERS

VERNIA OFFICE PARK, BRYANT PARKWAY
BRYANT, ARKANSAS

NOT FOR CONSTRUCTION

ISSUED 8/29/2023

andrew hicks | architect
AHA

600 N Mission Blvd.
Fayetteville, Arkansas 72701

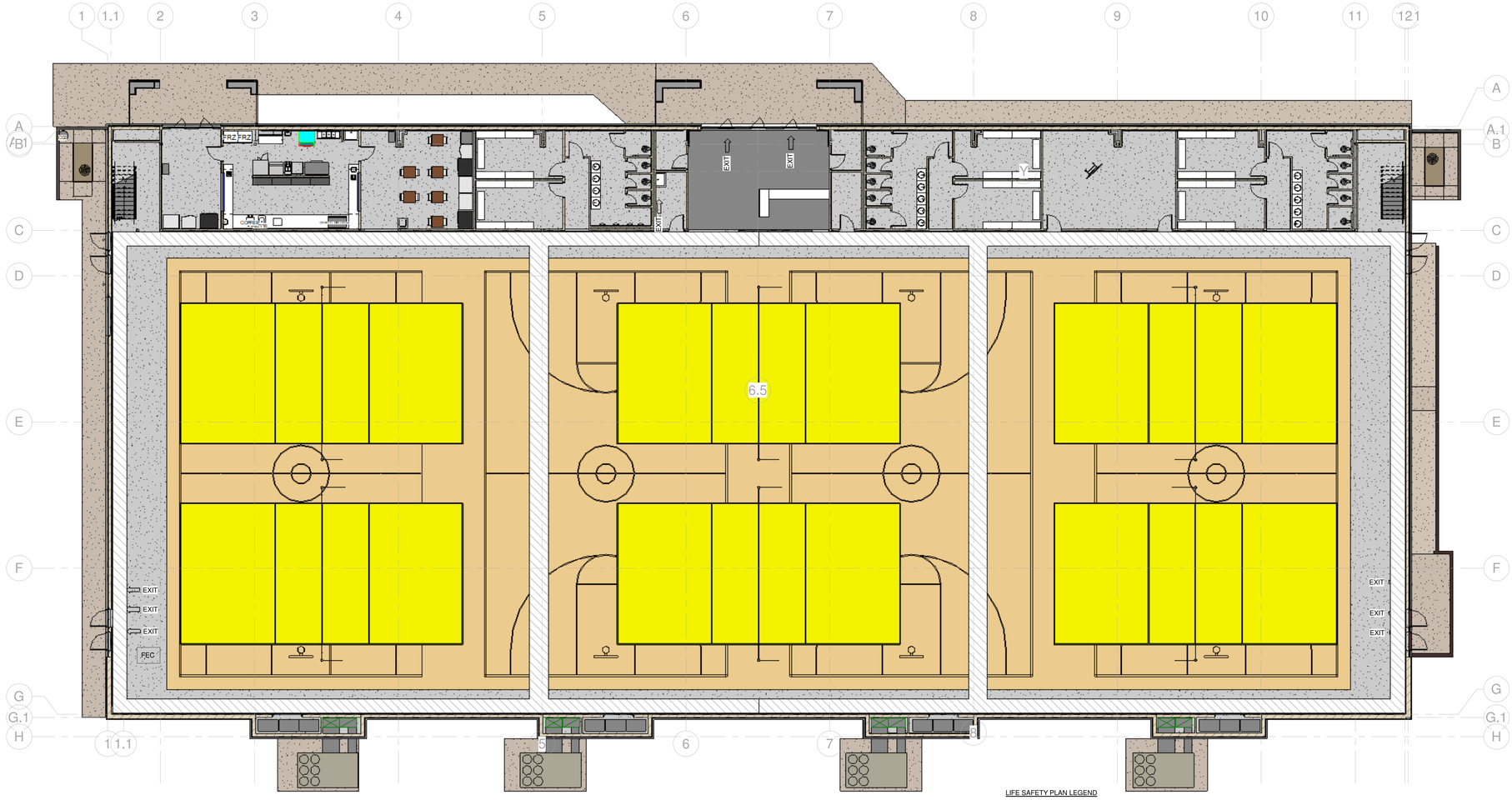
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I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME OR UNDER MY SUPERVISION. I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS ARE AS REQUIRED BY LAW AND IN COMPLIANCE WITH THE ARKANSAS FIRE PREVENTION CODE FOR THE STATE OF ARKANSAS

8/29/2023

ANDREW F. HICKS, ARCHITECT INC
ARKANSAS REGISTRATION NO. C-250

ANDREW F. HICKS ARCHITECT
REGISTERED ARCHITECT
8/29/2023
ARKANSAS



LIFE SAFETY PLAN LEGEND

AREA AROUND VOLLEYBALL AND BASKETBALL COURTS FOR VIEWING=1,467 SF X 2=2,934 SF
2,934 SF/5 SF PER =587 PERSONS

FEC FIRE EXTINGUISHER CABINET — FEC

1 FLOOR PLAN-LIFE SAFETY
3/32" = 1'-0"

TOTAL FIRST FLOOR BUILDING FLOOR AREA =33,860 SF

TOTAL MEZZANINE BUILDING FLOOR AREA = 5,308 SF

TOTAL BUILDING FLOOR AREA =39,168 SF

CODE DATA

SUMMERWOOD SPORTS-GYM #3
PRACTICE AND TOURNAMENT GYMNASIUM
CHRISTY DRIVE, BRYANT, AR

DESIGN DATA
BUILDING CODES
INTERNATIONAL BUILDING CODE (IBC) 2021
ARKANSAS FIRE PREVENTION CODE (AFPC) 2021 EDITION

GENERAL CODES
SEISMIC USE GROUP 2 2021 IBC
SEISMIC DESIGN CATEGORY "C" AFPC REVISIONS

SALINE COUNTY - BUILDING LOCATION

HANDICAPPED GUIDELINES AND CODES
AMERICAN DISABILITIES ACT (ADA) 2010 EDITION
ARKANSAS ARCHITECTURAL BARRIERS ACT ACT 122-1967
ARKANSAS STATE BUILDING AUTHORITY SECTION 3-600
1979 HANDICAPPED ACCESSIBILITY STANDARDS

BUILDING CRITERIA / OCCUPANCY CLASSIFICATION

GYMNASIUM-GROUP "A-4" ASSEMBLY 39,168 SQUARE FEET TOTAL

BUILDING HAS A NON ACCESSIBLE MEZZANINE-
ALL BUILDING SERVICES ARE AVAILABLE ON THE MAIN FLOOR.

ALLOWABLE OCCUPANCY
FIRST FLOOR - AREA- 33,860 SF
1. OCCUPANCY LOAD (NORMAL)
PLAYING COURTS SHALL BE LIMITED TO 15 PERSONS EACH
FOR PRACTICE AND TOURNAMENTS-
PLAYING COURTS ARE 30' X 60' WITH A 12' DEEP "RUN-OFF" AREA AROUND ALL COURTS-
NO VIEWING ALLOWED IN RUN-OFF AREAS
A 3' WIDE CONTINUOUS VIEWING AREA IS PROVIDED OUTSIDE THE "RUN-OFF" AREA

2. VOLLEYBALL PLAYING COURTS-6 PROVIDED-15 PERSONS EACH- OCCUPANCY = 90 PERSONS
3. VIEWING AREA AROUND ALL COURTS- 2,934 SF-5 SF/PER OCCUPANCY= 587 PERSONS
4. FOYER- 607 SF-15 SF/PER OCCUPANCY = 40 PERSONS
5. MENS REST RM AND DRESSING-630 SF - 50 SF/PER OCCUPANCY = 13 PERSONS
6. WOMENS REST RM AND DRESSING- 1276 SF-50 SF/PER OCCUPANCY = 18 PERSONS
7. CONCESSION SALES-KITCHEN-574 SF-200 SF/PER OCCUPANCY = 3 PERSONS
8. CONCESSION BREAKROOMS/TABLES -479 SF-15 SF/PER OCCUPANCY = 32 PERSONS
9. OUTSIDE CONCESSION -261 SF- 7 SF/PER OCCUPANCY = 37 PERSONS
10. STORAGE/MECH/UTIL -814 SF-300 SF/PER OCCUPANCY = 3 PERSONS

MEZZANINE FLOOR- AREA- 5,169 SF
11. MENS REST RM AND DRESSING-630 SF - 50 SF/PER OCCUPANCY = 13 PERSONS
12. WOMENS REST RM AND DRESSING-934 SF - 50 SF/PER OCCUPANCY = 19 PERSONS
13. BLEACHER VIEWING -18" PER SEATING OCCUPANCY = 192 PERSONS
14. LOUNGE AREAS WITH SEATS 1346 SF- 15 SF/PER OCCUPANCY = 90 PERSONS
11. OFFICE - 386 SF- 150 SF/PER OCCUPANCY = 3 PERSONS
10. STORAGE/MECH/UTIL -200 SF-300 SF/PER OCCUPANCY = 1 PERSONS

OCCUPANCY ON MAIN FLOOR =823
OCCUPANCY ON MEZZANINE=318

TOTAL A-4 ASSEMBLY SF=31,100 SF **TOTAL OCCUPANCY = 1,141 PERSONS**

A-4 ASSEMBLY-EGRESS REQUIREMENTS
GYMNASIUM OCCUPANCY LIMITED BY CODE TO 1,141 PERSONS
GYMNASIUM SHALL BE FIRE SPRINKLERED.

GYMS SHALL HAVE TOTAL MAXIMUM OCCUPANCY 1,141 PERSONS
MAXIMUM SHALL BE POSTED ON ENTRY DOORS

1. CONSTRUCTION TYPE CLASSIFICATION
TYPE 2-B CONSTRUCTION IBC TABLE 601
ALLOWABLE BUILDING HEIGHT - 55' IBC TABLE 503
ALLOWABLE SQUARE FOOTAGE - UNLIMITED IBC TABLE 503

2. BUILDING HEIGHT
ACTUAL - 40'-0"
ALLOWED - 55'-0"

3. NUMBER OF STORIES
ACTUAL (2) 2ND FLOOR IS A PARTIAL MEZZANINE FOR VIEWING AND STORAGE
ALLOWED (2) TWO

4. HORIZONTAL SEPARATION - OPEN SPACE DISTANCE TO PROPERTY LINE OR ADJACENT BUILDING
NORTH - VARIES -40' MINIMUM
WEST - VARIES -40' MINIMUM
SOUTH - VARIES -40' MINIMUM
EAST - VARIES -40' MINIMUM

5. ALLOWABLE FLOOR AREA
GROUP A-4 - ALLOWED = UNLIMITED BY FULLY SPRINKLED BUILDING

6. ACTUAL BUILDING AREA 39,168 SF

7. EXIT DOORS- ASSUME MAX OCCUPANCY OF 1,141 PERSONS /4 = 286 PERSONS PER EXIT
286 PERSONS X .2 INCHES = 57.2 INCHES= REQUIRED EACH EXIT
(2) QTY 36" DOORS MINIMUM PROVIDED AT EACH EXIT = 72" WIDTH PROVIDED
(4) EXIT LOCATIONS PROVIDED

8. EXIT STAIRS FROM MEZZANINE- (2) EXIT STAIRS PROVIDED -318 PERSONS MEZZANINE OCCUPANCY
318/2 = 159 PERSONS EACH STAIR X .2 INCHES PER PERSON=32 " REQUIRED/ 3'-8" MINIMUM WIDTH REQUIRED.
MINIMUM 48" WIDE STAIRS PROVIDED AT 2 LOCATIONS

MEANS OF EGRESS *	CODE REQUIREMENT	PROVIDED
NUMBER OF EXITS	4 EXIT AREAS MIN.	4 LOCATIONS;2 DOORS AT EACH LOCATION - FRONT GLASS DOORS ARE NOT REQUIRED AND ARE NOT INCLUDED IN EXIT DOOR COUNT.
TRAVEL DISTANCE	250 FEET MAXIMUM	135 +30 +20 FEET= 185 MAXIMUM FROM MEZZ.
DEAD END CORRIDOR	20 FEET MAXIMUM	15' OR SHORTER INCLUDED
CORRIDOR WIDTH	44 INCH WIDE MINIMUM	48" PROVIDED
STAIR WIDTH	44 INCH WIDE MINIMUM	48 PROVIDED

(2) 48" STAIRS PROVIDED TO MEZZANINE

FIRE PROTECTION -AUTOMATIC SPRINKLER SYSTEM AND PORTABLE FIRE EXTINGUISHERS

BUILDING DESCRIPTION
1. A 1 STORY METAL RIGID FRAME ROOF STRUCTURE WITH NON-COMBUSTIBLE METAL STUD WALLS
2.THE BUILDING SHALL NOT BE FIRE PROTECTED.
3.THE BUILDING SHALL BE FIRE SPRINKLED WITH AN AUTOMATIC SYSTEM.
4. THE BUILDING SHALL BE USED AS GYMNASIUM WITH PLAYING COURTS FOR VOLLEYBALL AND BASKETBALL TYPE SPORTS ACTIVITIES.
5. BUILDING TO BE CONSTRUCTED BY A GENERAL CONTRACTOR

REVISIONS
NO. DATE
NO.
NO.
NO.
NO.
NO.
NO.
NO.

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8/29/2023

GYM #3
AND RELATED SITE WORK
FOR
SUMMERWOOD PARTNERS

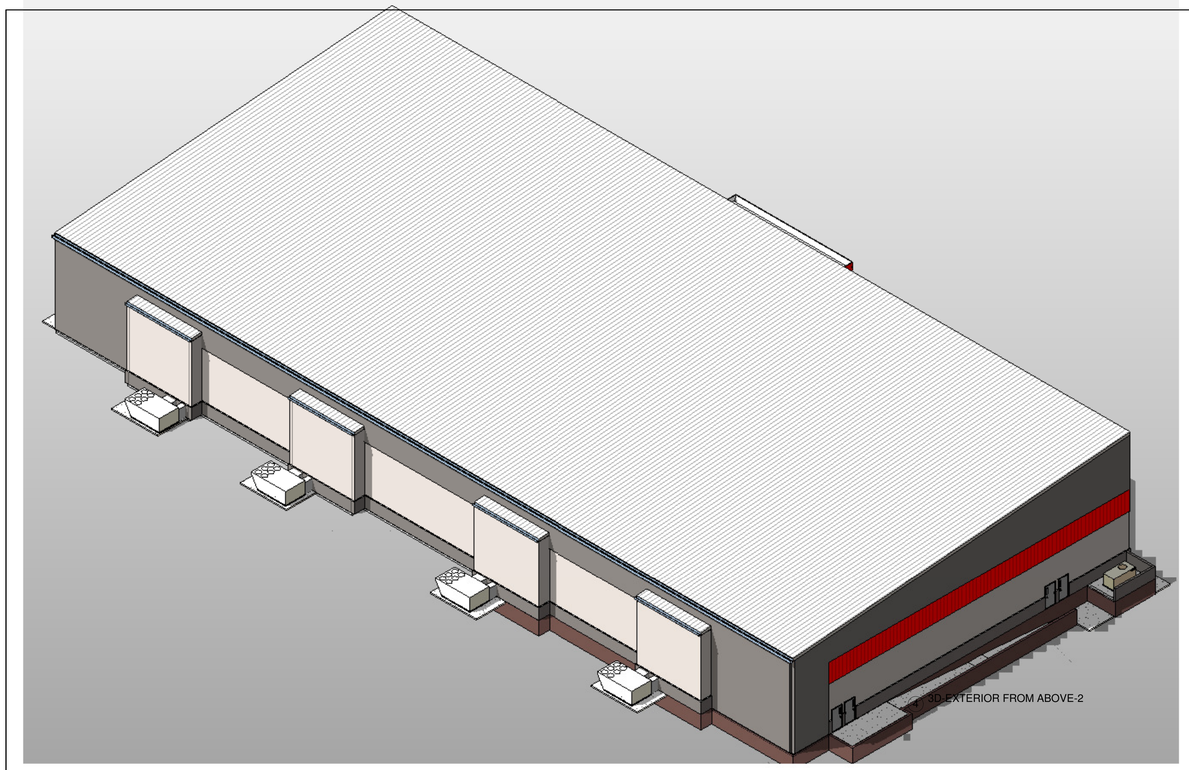
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BRYANT, ARKANSAS

CODE DATA AND LEGENDS

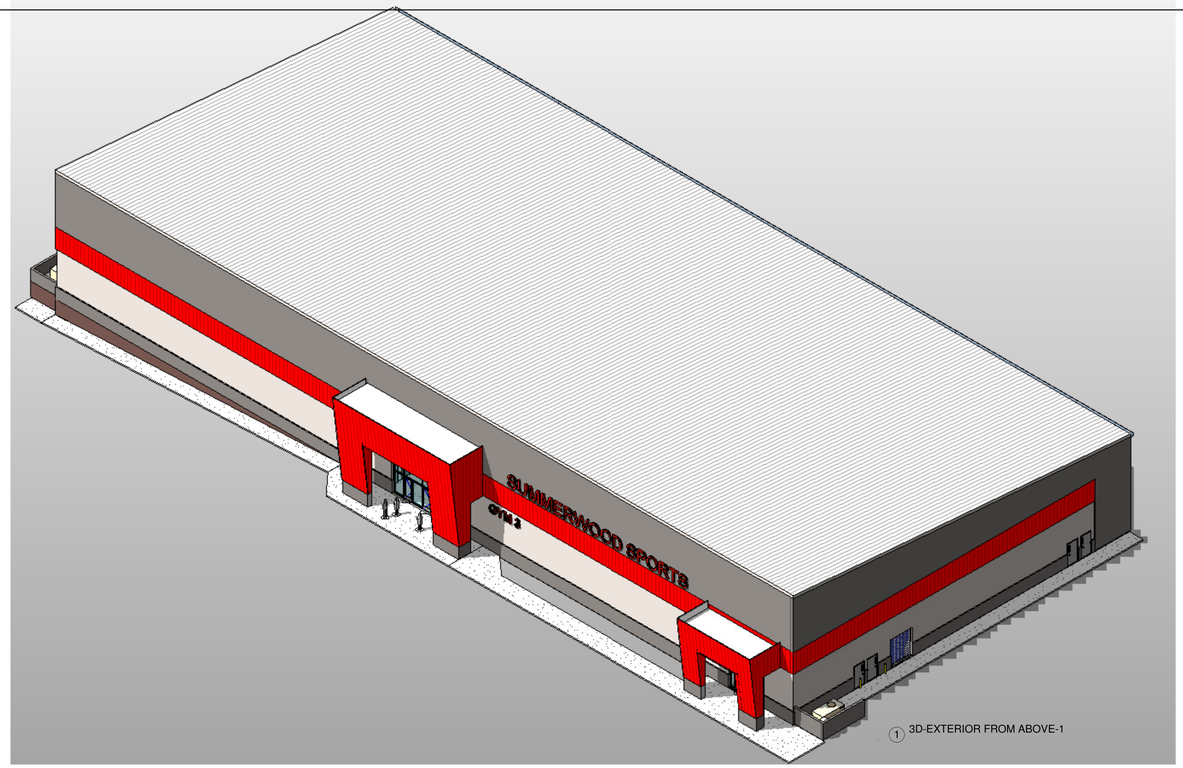
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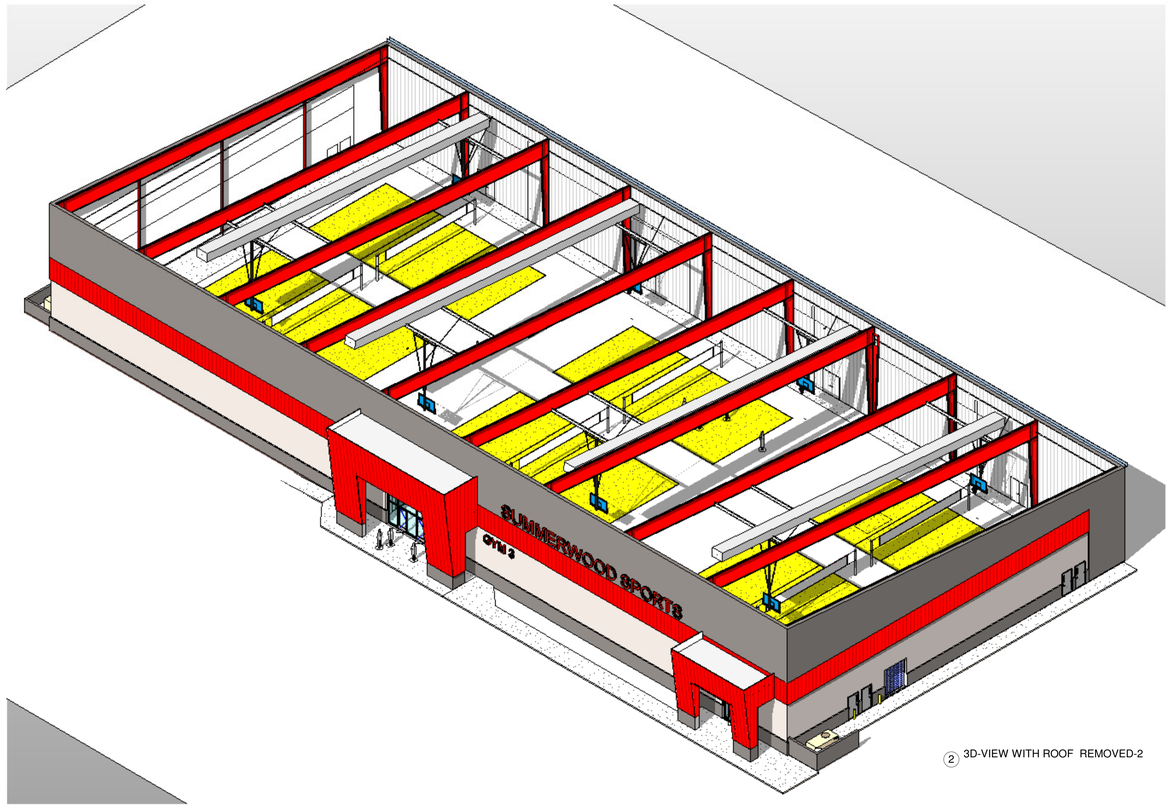
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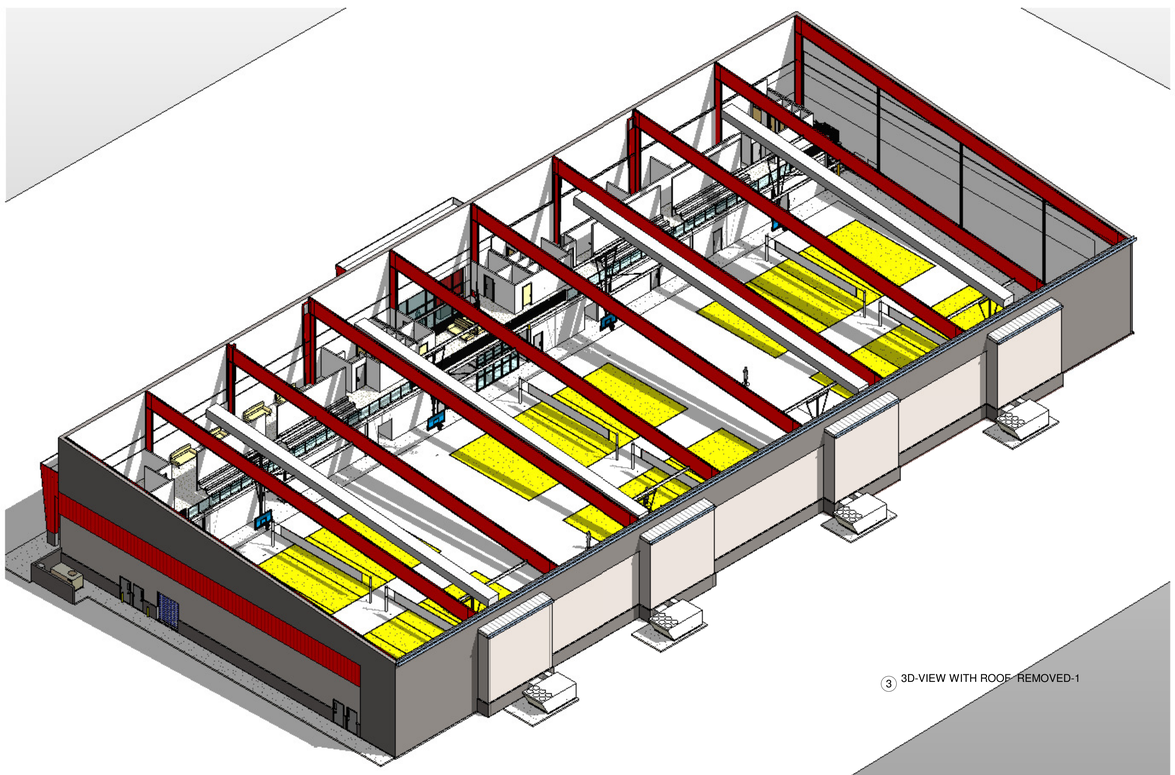
3D-EXTERIOR FROM ABOVE-2



1 3D-EXTERIOR FROM ABOVE-1



2 3D-VIEW WITH ROOF REMOVED-2



3 3D-VIEW WITH ROOF REMOVED-1

REVISIONS

NO.	DATE
NO.	
NO.	
NO.	
NO.	
NO.	
NO.	

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GYM #3
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3D ISOMETRIC VIEWS

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A096



2 EXTERIOR-ENTRY-1



1 EXTERIOR- SIDE VIEW



3 EXTERIOR-ENTRY-2



4 EXTERIOR-ENTRY-3

REVISIONS

NO.	DATE
NO.	
NO.	
NO.	
NO.	
NO.	
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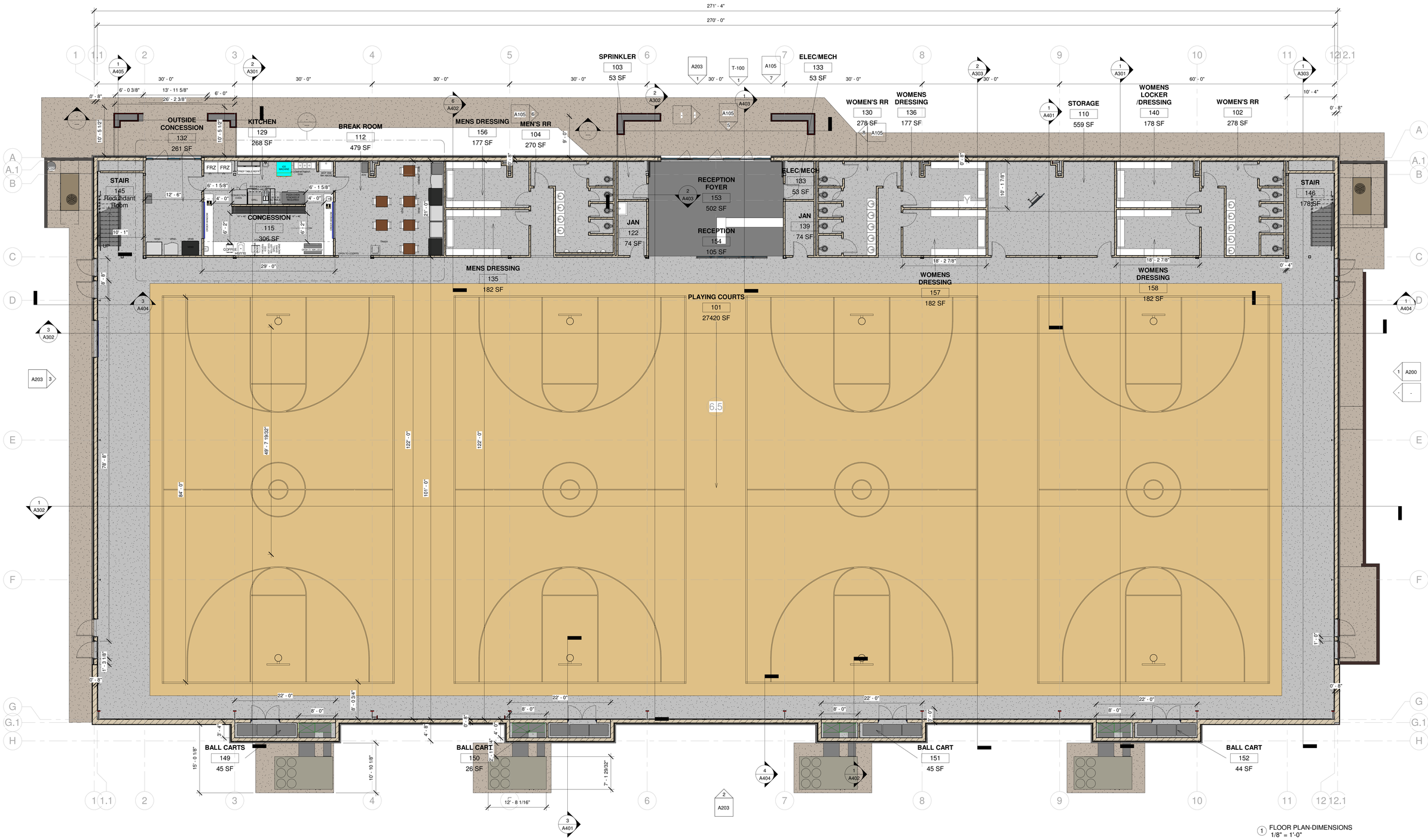
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3D EXTERIOR VIEWS

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A097



TOTAL FIRST FLOOR BUILDING FLOOR AREA =33,736 SF

TOTAL MEZZANINE BUILDING FLOOR AREA = 5,169 SF

TOTAL BUILDING FLOOR AREA =38,905 SF

REVISIONS							
NO.	DATE	NO.	NO.	NO.	NO.	NO.	NO.

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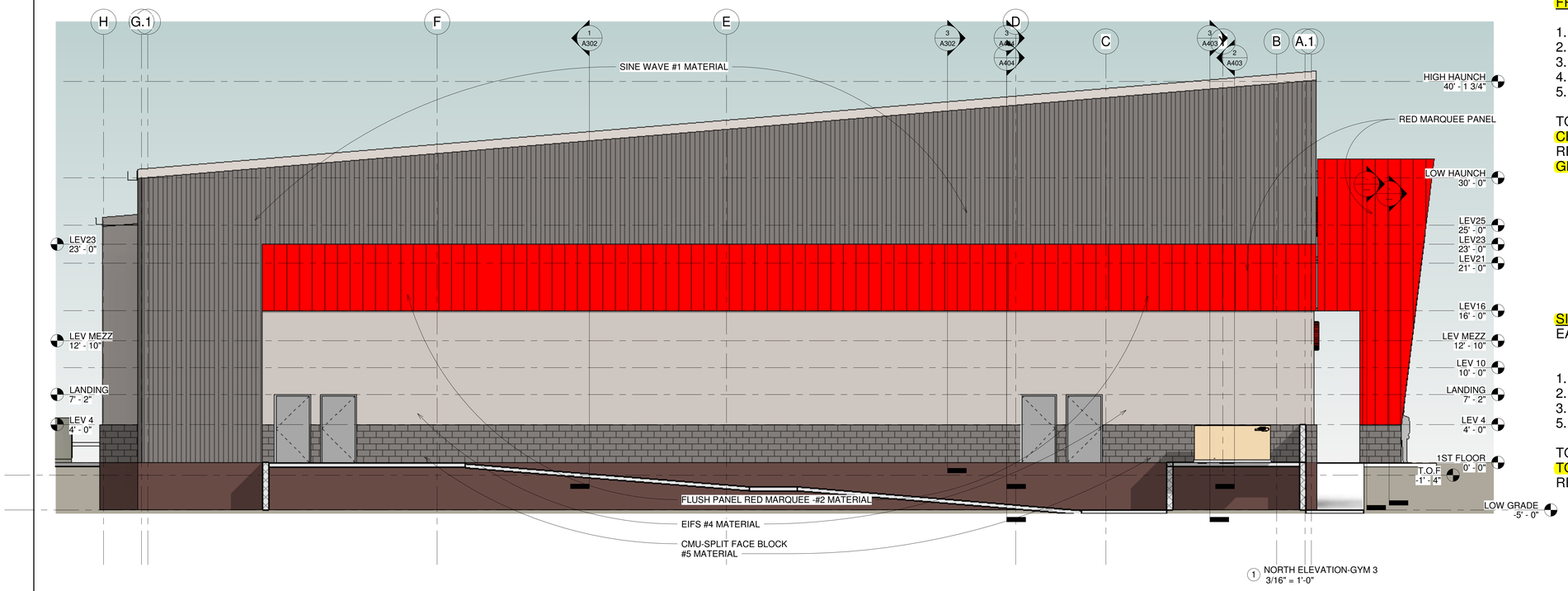
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FLOOR PLAN- DIMENSIONED

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ANDREW HICKS, ARCHITECT INC

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A101



1 NORTH ELEVATION-GYM 3
3/16" = 1'-0"

FRONT ELEVATION-% OF AREA MATERIALS LISTED

1. TOP-CHARCOAL COLOR -METAL PANELS WITH SINE WAVE=4,683 SF
2. RED COLOR -FLUSH METAL PANELS =2,941 SF
3. BLUE COLOR- GLASS AND DOORS=620 SF
4. DARK GRAY COLOR - EIFS TYPE STUCCO=2,964 SF
5. BASE-CHARCOAL COLOR -SPLIT FACE BLOCK=990 SF

TOTAL SF FRONT ELEVATION=12,198 SF
CHARCOAL COLOR SINE WAVE METAL =38% OF AREA
RED COLOR FLUSH METAL PANEL= 24% OF AREA
GLASS= 6.0% OF AREA

SIDE ELEVATIONS -% OF AREA MATERIALS LISTED
EAST AND WEST ELEVATIONS ARE IDENTICAL BUT MIRRORED

1. TOP-CHARCOAL COLOR -METAL PANELS WITH SINE WAVE=1,772 SF
2. RED COLOR -FLUSH METAL PANELS = 778 SF
3. LIGHT GRAY COLOR - EIFS TYPE STUCCO-=1328 SF
5. BASE-CHARCOAL COLOR -SPLIT FACE BLOCK=443 SF

TOTAL SF SIDE ELEVATION=4,321 SF
TOP-CHARCOAL SINE WAVE METAL =41% OF AREA
RED COLOR FLUSH METAL PANEL = 18.0% OF AREA

Request for Non-standard building will be needed.
Metal Siding with sine wave pattern may not exceed 30% of total area of any one facade.
Front and Side elevations exceed that amount.
Front elevation does not meet the requirement for windows and doors. (At least 20% of front facade total square footage)

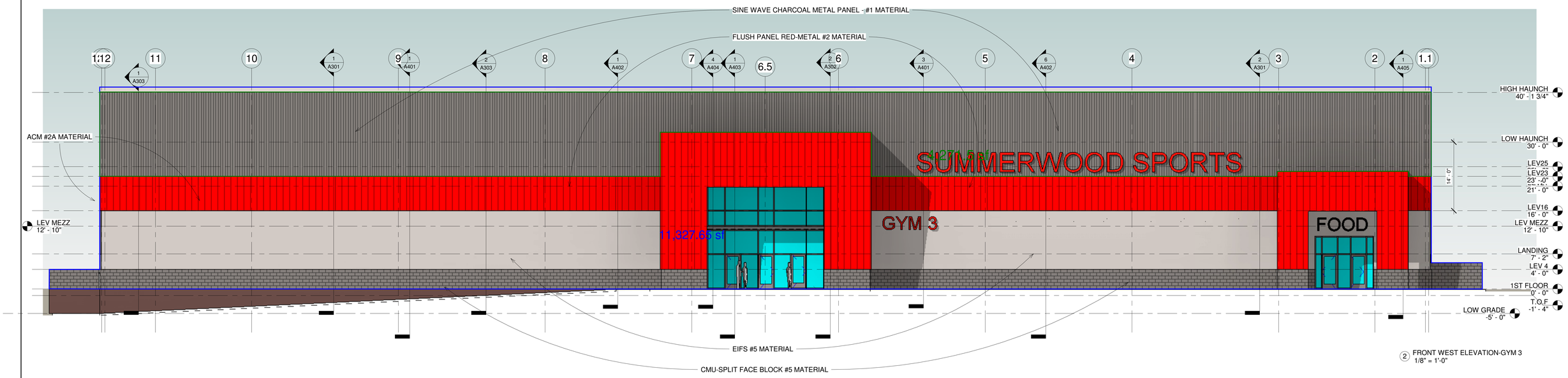
EXTERIOR MATERIALS LISTED FROM TOP OF BUILDING TO FLOOR-ALL METAL SIDING HAS CONCEALED FASTENERS

1. TOP-CHARCOAL COLOR -METAL PANELS WITH SINE WAVE AND W/CONCEALED FASTENERS AT TOP OF WALL
2. RED COLOR WALL STRIPE -FLUSH METAL PANELS W/CONCEALED FASTENERS AT 16' TO 23' ABOVE FLR.
3. RED COLOR AT COVERED ENTRY FEATURES-FLUSH METAL PANELS W/CONCEALED FASTENERS
4. BLUE COLOR=INSULATED GLASS AND STOREFRONT TYPE DOORS
5. LIGHT GRAY COLOR - EIFS TYPE STUCCO-FROM 4'-0" TO 16' ABOVE FLR.
6. BASE-CHARCOAL COLOR -SPLIT FACE BLOCK AT BASE OF WALL TO 4'-0" ABOVE FLR.
7. LIGHT GRAY COLOR-PAINTED METAL EXIT DOORS

REAR ELEVATION -% OF AREA MATERIALS LISTED
RECESSED MATERIALS ARE COUNTED AS SF

1. TOP-CHARCOAL COLOR -METAL PANELS WITH SINE WAVE=1070 SF
4. DARK GRAY COLOR - EIFS TYPE STUCCO-=2128 SF
5. BASE-CHARCOAL COLOR -SPLIT FACE BLOCK=418 SF

TOTAL SF REAR ELEVATION=3616 SF
TOP-CHARCOAL SINE WAVE METAL =29.5% OF AREA



2 FRONT WEST ELEVATION-GYM 3
1/8" = 1'-0"

REVISIONS
NO. DATE
NO.
NO.
NO.
NO.
NO.
NO.
NO.

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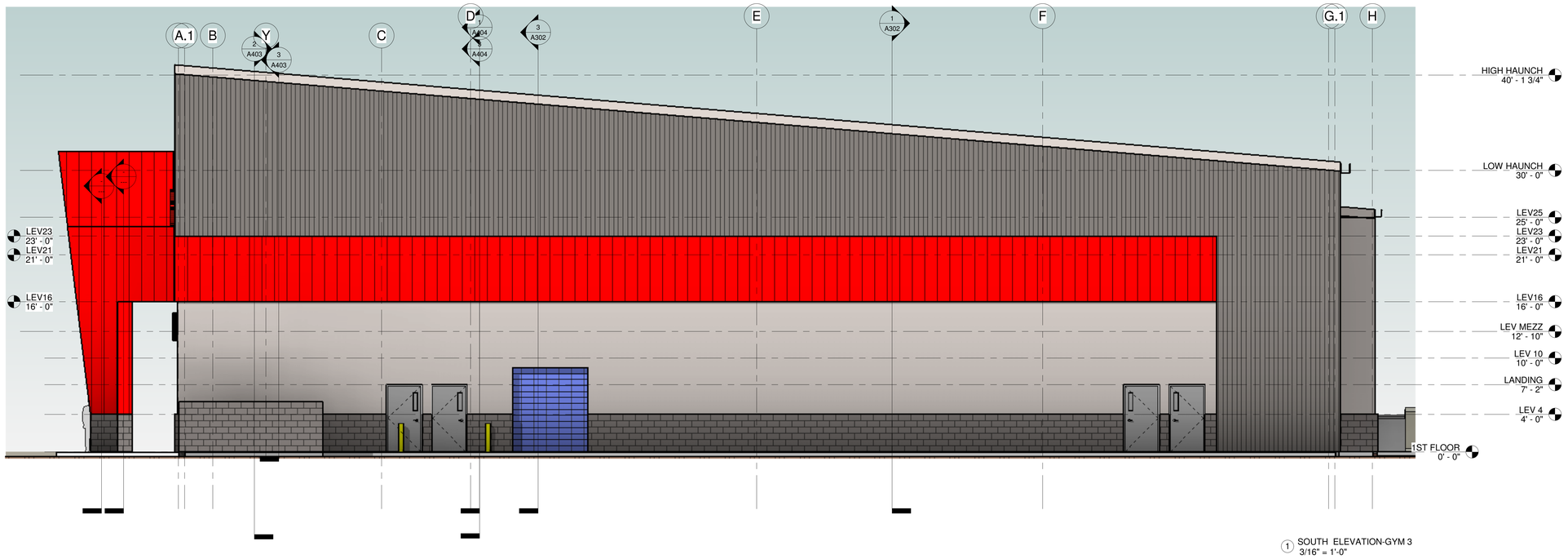
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ELEVATIONS-GYM 3

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A200



1 SOUTH ELEVATION-GYM 3
3/16" = 1'-0"

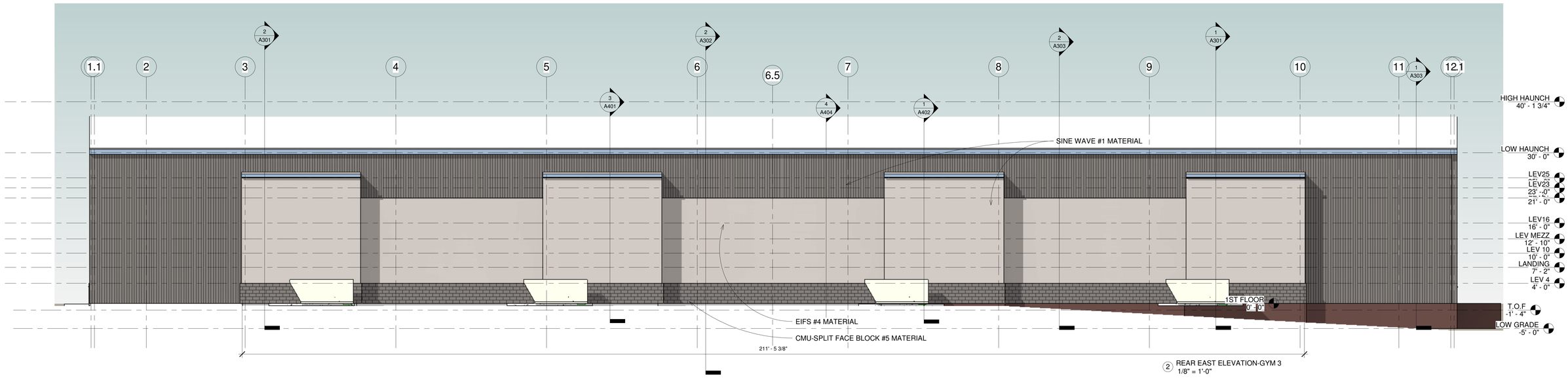
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6. BASE-CHARCOAL COLOR -SPLIT FACE BLOCK AT BASE OF WALL TO 4'-0" ABOVE FLR.
7. LIGHT GRAY COLOR-PAINTED METAL EXIT DOORS

REAR ELEVATION -% OF AREA MATERIALS LISTED
RECESSED MATERIALS ARE COUNTED AS SF

1. TOP-CHARCOAL COLOR -METAL PANELS WITH SINE WAVE=3,690 SF
2. DARK GRAY COLOR - EIFS TYPE STUCCO-=3,189 SF
3. BASE-CHARCOAL COLOR -SPLIT FACE BLOCK=848 SF

TOTAL SF REAR ELEVATION=7,727 SF
TOP-CHARCOAL SINE WAVE METAL =47.7% OF WALL AREA



2 REAR EAST ELEVATION-GYM 3
1/8" = 1'-0"

REVISIONS
NO. DATE
NO.
NO.
NO.
NO.
NO.
NO.
NO.

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8/29/2023

GYM #3
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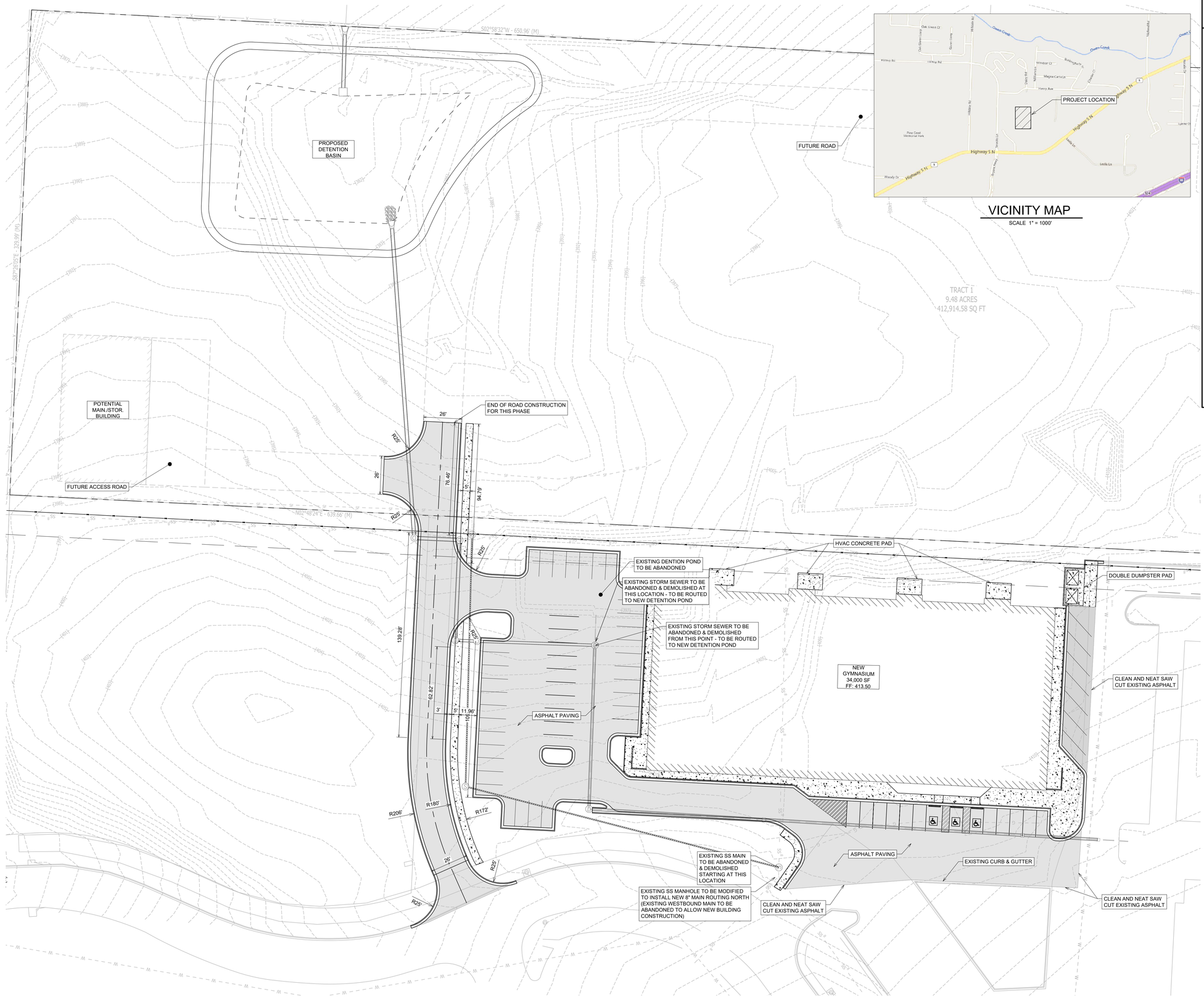
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ELEVATIONS-GYM 3

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ANDREW HICKS, ARCHITECT INC

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A201



OVERALL SITE PLAN

SCALE 1" = 30'

VICINITY MAP

SCALE 1" = 1000'

GENERAL CONSTRUCTION NOTES

A. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR DAMAGES OCCURRING TO ANY PROPERTY DURING THE CONSTRUCTION OF THIS PROJECT. SAID CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT PROPERTY DAMAGE.

B. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL SOLELY AND COMPLETELY BE RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS.

THE DUTY OF BRYANT UTILITIES TO CONDUCT CONSTRUCTION INSPECTION REVIEWS OF THE CONTRACTOR'S PERFORMANCE IS NOT AN INSPECTION OR REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.

C. ALL WATER AND SEWER IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST REVISION TO THE CITY OF BRYANT'S WATER AND WASTEWATER (SANITARY SEWER) STANDARD SPECIFICATIONS.

D. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF ALL UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.

E. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.

F. PRIOR TO INSTALLATION OF ANY UTILITIES, THE CONTRACTOR IS TO EXCAVATE, VERIFY AND CALCULATE ALL CROSSINGS AND INFORM ANY AND ALL UTILITIES OF ANY CONFLICTS PRIOR TO CONSTRUCTION.

G. CONSTRUCTION SHALL NOT START ON ANY WATER UTILITY TIE-INS UNTIL APPROVAL IS GIVEN BY BRYANT UTILITIES. SAID CONTRACTOR SHALL NOT OPERATE ANY VALVE, HYDRANT, OR WATER UTILITY APPURTENANCE NOR SHALL HE ATTACH TO OR TAP ANY WATER UTILITY MAIN WITHOUT APPROVAL. THE CONTRACTOR SHALL BEAR THE COST AND CONSEQUENCE OF ANY DISRUPTION OF UTILITY OPERATION CAUSED BY CONSTRUCTION.

H. FIBER OPTIC CABLE ON AND/OR ADJACENT TO THIS SITE WERE NOT LOCATED BY THE SURVEY AND ARE NOT SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ANY FIBER OPTIC CABLES ASSOCIATED WITH THIS SITE AND TAKE ALL NECESSARY AND REQUIRED PRECAUTIONS TO PROTECT ANY EXISTING FIBER OPTIC CABLES. CONTRACTORS SHALL COORDINATE ALL EFFORTS WITH OWNER OF FIBER OPTIC CABLES OR THEIR DESIGNATED REPRESENTATIVE.

J. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING "ONECALL" SERVICE TO MARK ALL UTILITIES PRIOR TO ANY DEMOLITION, EARTHWORK, OR UTILITY WORK ON THIS SITE.

PHILLIP LEWIS ENGINEERING, INC.
Structural + Civil Consultants
23620 Interstate 30 | Bryant, Arkansas
PH: 501-350-9840

REVISION:

SUMMERWOOD SPORTS GYMNASIUM #3
7817 Hwy 5 N
Bryant, Arkansas

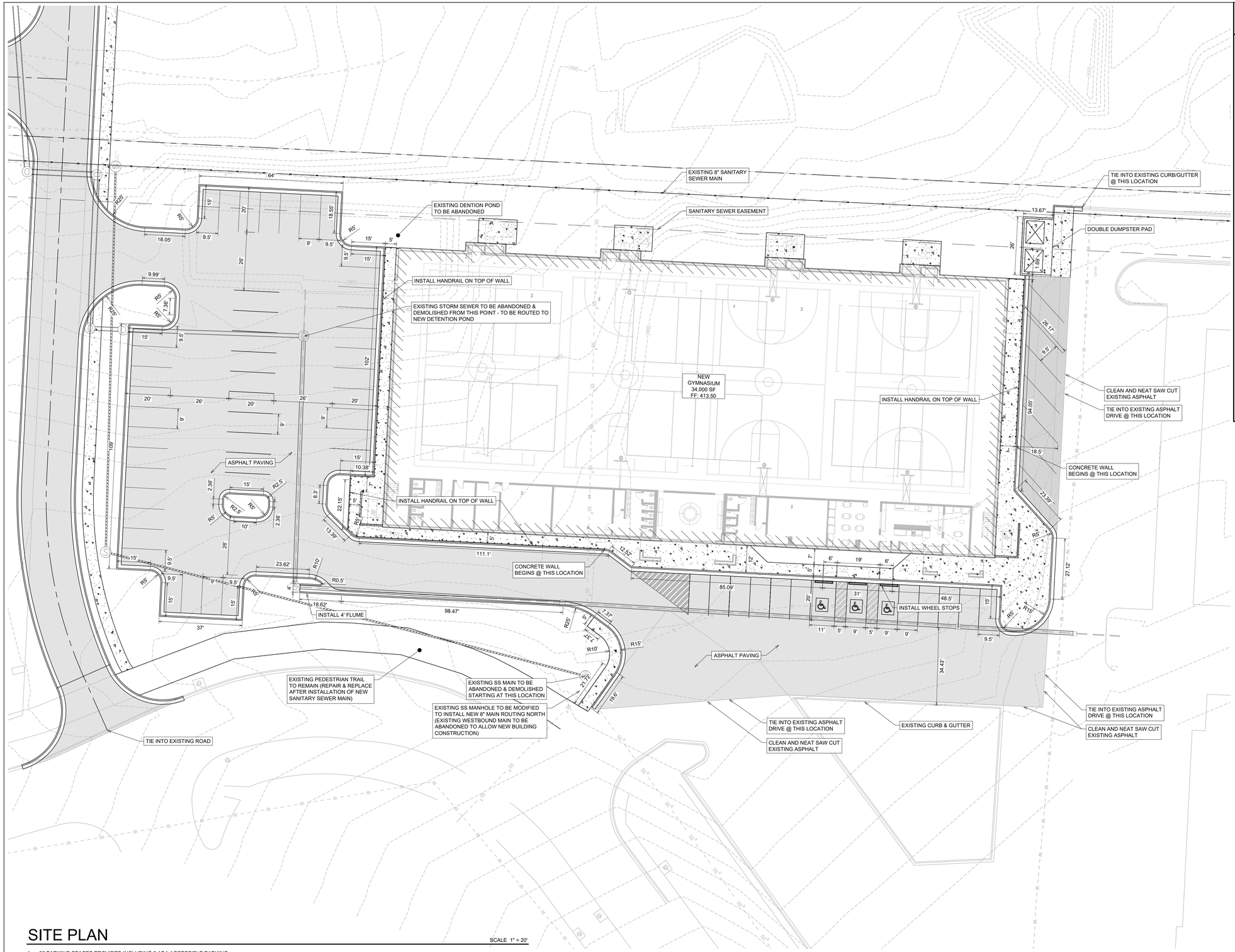
PRELIMINARY NOT FOR CONSTRUCTION

PROJECT NUMBER:

SHEET ISSUE DATE:
09/20/2023

PAGE TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
C1.1



SITE PLAN

SCALE 1" = 20'

1. 65 PARKING SPACES PROVIDED INCLUDING 3 ADA ACCESSIBLE PARKING SPACES
2. ALL DIMENSIONS ARE TO THE BACK OF CURB AND/OR EDGE OF PAVEMENT
3. DAMAGE TO PUBLIC AND PRIVATE PROPERTY DUE TO HAULING OPERATIONS OR OPERATIONS OF CONSTRUCTION RELATED EQUIPMENT FROM A CONSTRUCTION SITE SHALL BE REPAIRED BY THE THE RESPONSIBLE PARTY PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. REPAIR, REPLACE, OR EXTEND EXISTING DAMAGED OR MISSING CURB AND GUTTER, SIDEWALK OR RAMPS WITHIN THE PUBLIC RIGHT OF WAY.
5. ALL SIGNAGE, PAVEMENT MARKING AND PARKING LOT STRIPING SHALL CONFORM TO REQUIREMENTS GIVEN IN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). MUTCD REQUIRES THAT PARKING SPACES BE MARKED IN WHITE.

GENERAL CONSTRUCTION NOTES

A. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR DAMAGES OCCURRING TO ANY PROPERTY DURING THE CONSTRUCTION OF THIS PROJECT. SAID CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT PROPERTY DAMAGE.

B. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL SOLELY AND COMPLETELY BE RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS.

THE DUTY OF BRYANT UTILITIES TO CONDUCT CONSTRUCTION INSPECTION REVIEWS OF THE CONTRACTOR'S PERFORMANCE IS NOT AN INSPECTION OR REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.

C. ALL WATER AND SEWER IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST REVISION TO THE CITY OF BRYANT'S WATER AND WASTEWATER (SANITARY SEWER) STANDARD SPECIFICATIONS.

D. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF ALL UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.

E. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.

F. PRIOR TO INSTALLATION OF ANY UTILITIES, THE CONTRACTOR IS TO EXCAVATE, VERIFY AND CALCULATE ALL CROSSINGS AND INFORM ANY AND ALL UTILITIES OF ANY CONFLICTS PRIOR TO CONSTRUCTION.

G. CONSTRUCTION SHALL NOT START ON ANY WATER UTILITY TIE-INS UNTIL APPROVAL IS GIVEN BY BRYANT UTILITIES. SAID CONTRACTOR SHALL NOT OPERATE ANY VALVE, HYDRANT, OR WATER UTILITY APPURTENANCE NOR SHALL HE ATTACH TO OR TAP ANY WATER UTILITY MAIN WITHOUT APPROVAL. THE CONTRACTOR SHALL BEAR THE COST AND CONSEQUENCE OF ANY DISRUPTION OF UTILITY OPERATION CAUSED BY CONSTRUCTION.

H. FIBER OPTIC CABLE ON AND/OR ADJACENT TO THIS SITE WERE NOT LOCATED BY THE SURVEY AND ARE NOT SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ANY FIBER OPTIC CABLES ASSOCIATED WITH THIS SITE AND TAKE ALL NECESSARY AND REQUIRED PRECAUTIONS TO PROTECT ANY EXISTING FIBER OPTIC CABLES. CONTRACTORS SHALL COORDINATE ALL EFFORTS WITH OWNER OF FIBER OPTIC CABLES OR THEIR DESIGNATED REPRESENTATIVE.

J. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING "ONECALL" SERVICE TO MARK ALL UTILITIES PRIOR TO ANY DEMOLITION, EARTHWORK, OR UTILITY WORK ON THIS SITE.

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7817 Hwy 5 N
Bryant, Arkansas

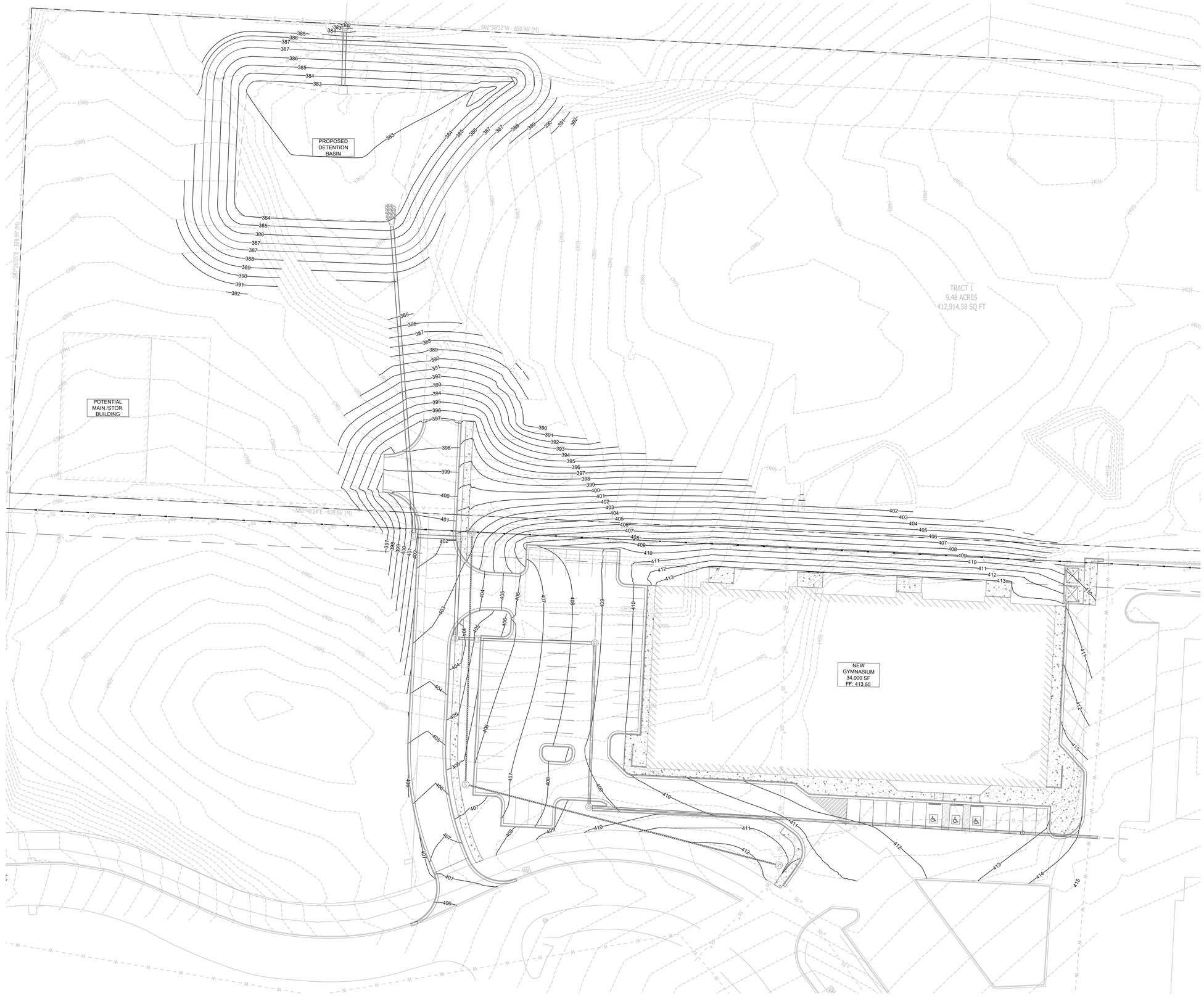
PRELIMINARY NOT FOR CONSTRUCTION

PROJECT NUMBER:

SHEET ISSUE DATE: 09/20/2023

PAGE TITLE: SITE PLAN

SHEET NUMBER: C1.2



OVERALL GRADING PLAN

SCALE 1" = 30'

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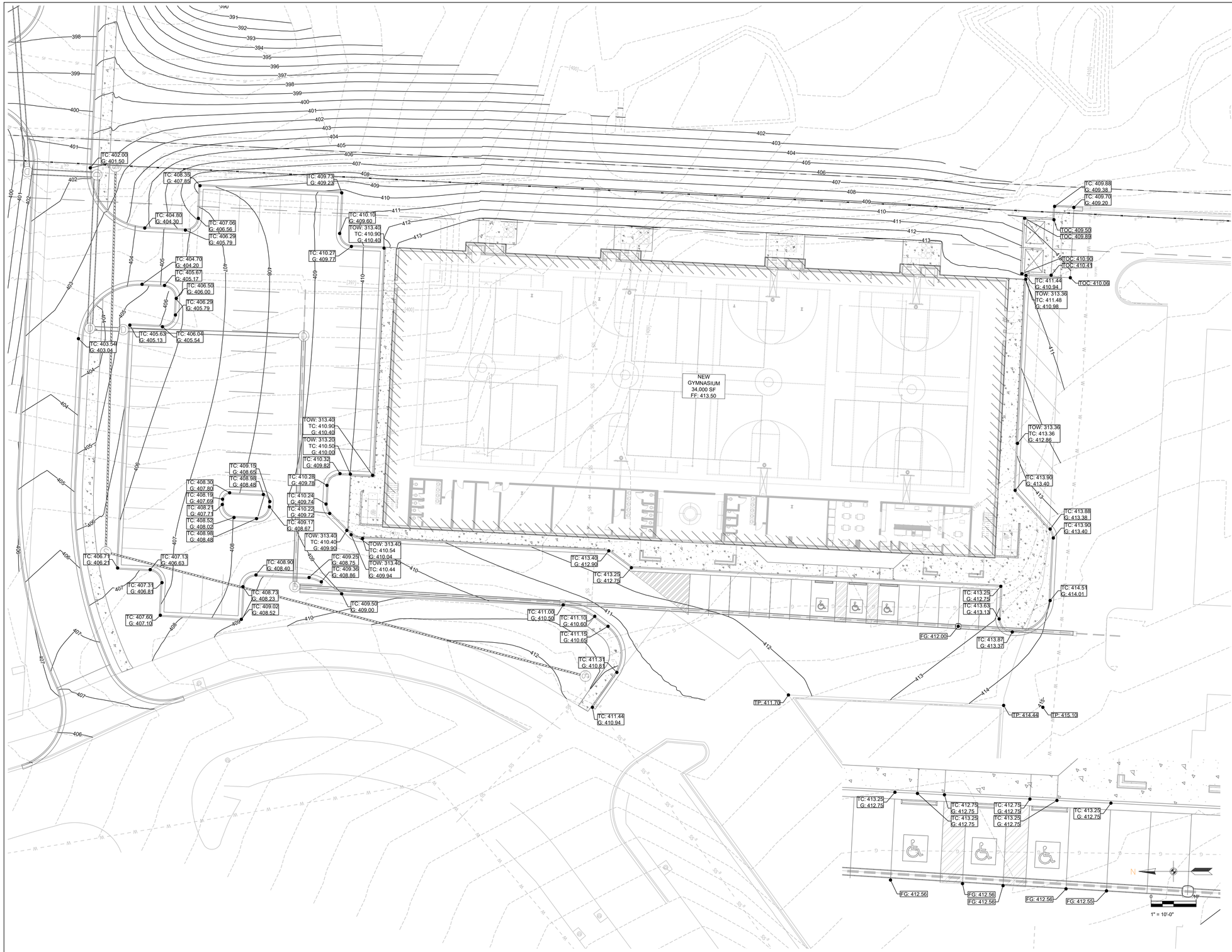
PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT NUMBER:

SHEET ISSUE DATE:
09/20/2023

PAGE TITLE:
OVERALL GRADING PLAN

SHEET NUMBER:
C1.3



GRADING PLAN

SCALE 1" = 20'

G = GUTTER ELEVATION

TP = TOP OF PAVEMENT ELEVATION

TOC = TOP OF CONCRETE ELEVATION

FG = FINAL GRADE ELEVATION (NON PAVED AREAS)

TC = TOP OF CURB ELEVATION

TOW = TOP OF WALL

N

0 20'

1" = 20'-0"

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SUMMERWOOD SPORTS GYMNASIUM #3
7817 Hwy 5 N
Bryant, Arkansas

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PROJECT NUMBER:

SHEET ISSUE DATE:
09/20/2023

PAGE TITLE:
GRADING PLAN

SHEET NUMBER:
C1.4

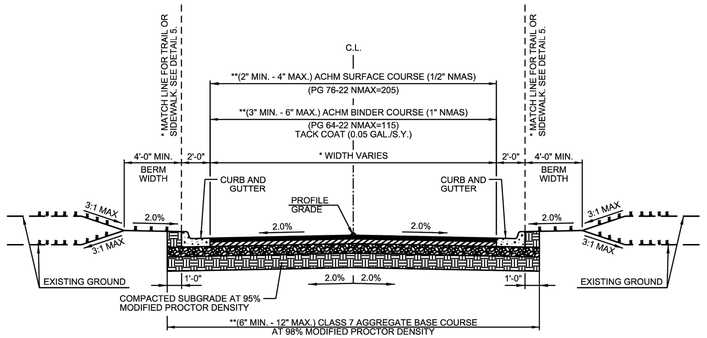
CITY OF BRYANT

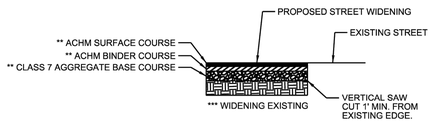
TYPICAL SECTION
MINOR ARTERIAL

ISSUE DATE
AUGUST 2021

DETAIL 1

REVISION DATE





GENERAL NOTES

1. IN AREAS TO RECEIVE BITUMINOUS PAVING, CONCRETE DRIVEWAYS OR CURB AND GUTTER, SUBGRADE SHALL BE COMPACTED TO A DENSITY NOT LESS THAN 95% OF MAXIMUM MODIFIED DENSITY OBTAINED AT OPTIMUM MOISTURE CONTENT.
2. FOR AREAS OF SUBGRADE PREPARATION TO RECEIVE CONCRETE SIDEWALKS, SUBGRADE SHALL BE COMPACTED TO DENSITY OF 90% MAXIMUM MODIFIED DENSITY.
3. CRUSHED STONE - MATERIAL IN EACH COURSE SHALL BE COMPACTED TO A DENSITY OF 98% MAXIMUM MODIFIED DENSITY.
4. ACHM BASE COURSE (4" MIN. - 12" MAX) (1 1/2" NMAS) MAY BE USED IF INCLUDED IN AN APPROVED PAVEMENT DESIGN.

* CROSS SECTIONS AND RIGHT-OF-WAY SHALL ADHERE TO THE MINIMUM WIDTH REQUIREMENTS SHOWN IN THE CITY OF BRYANT MASTER TRANSPORTATION PLAN. THE DEVELOPMENT REVIEW COMMITTEE SHALL DETERMINE WHICH VERSION OF STREET CLASSIFICATION AND WHAT WIDTHS WILL BE REQUIRED.

** THICKNESS TO BE DETERMINED BY PAVEMENT DESIGN IN ACCORDANCE WITH SECTION 5.0 OF THE MINIMUM STANDARD SPECIFICATIONS FOR STREETS.

*** PAVEMENT RECONSTRUCTION TO CENTERLINE IS REQUIRED WHEN EXISTING STREET DOES NOT MEET THESE STANDARDS.

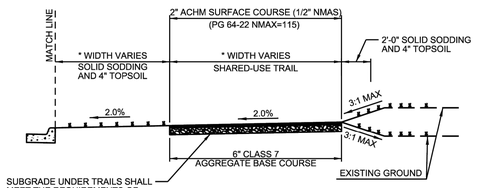
CITY OF BRYANT

TYPICAL SECTION
END CONDITIONS

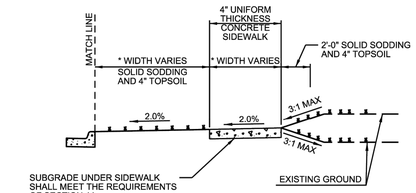
ISSUE DATE
AUGUST 2021

DETAIL 5

REVISION DATE

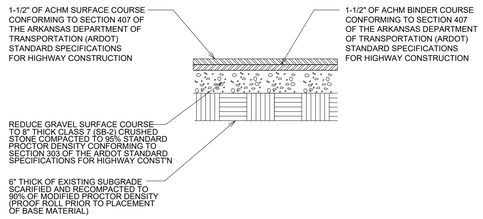


SHARED-USE TRAIL END CONDITION



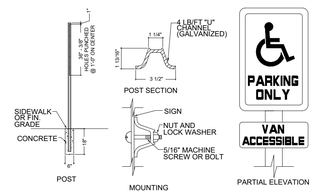
SIDEWALK END CONDITION

* WIDTH SHALL ADHERE TO THE MINIMUM WIDTH REQUIREMENTS SHOWN IN THE CITY OF BRYANT MASTER TRANSPORTATION PLAN. THE DEVELOPMENT REVIEW COMMITTEE SHALL DETERMINE WHICH VERSION OF STREET CLASSIFICATION AND WHAT WIDTHS WILL BE REQUIRED.



HMAC ASPHALT SURFACE COURSE LIGHT DUTY

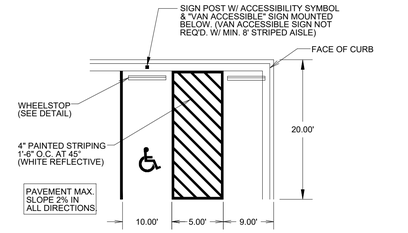
NOT TO SCALE



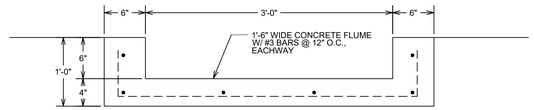
HANDICAP SIGN DETAIL

NOT TO SCALE

NOTE:
HANDICAP SIGNAGE SHALL BE IN STRICT COMPLIANCE WITH CURRENT FEDERAL AND LOCAL LAW REQUIREMENTS

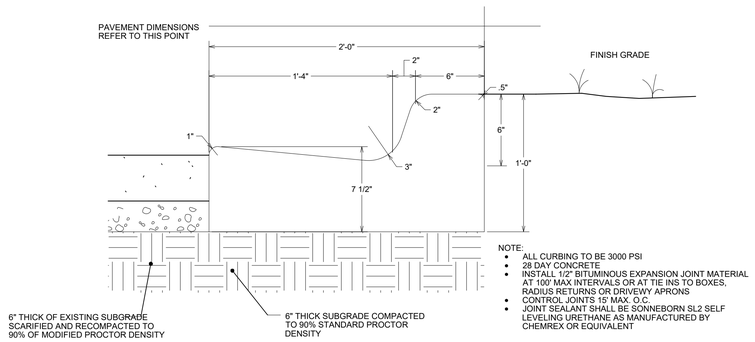


TYPICAL ACCESSIBLE PARKING STALLS



CONCRETE FLUME DETAIL

NOT TO SCALE



NOTE:
- ALL CURBING TO BE 3000 PSI
- 28 DAY CONCRETE
- INSTALL 1/2" BITUMINOUS EXPANSION JOINT MATERIAL AT 100' MAX INTERVALS OR AT TIE INS TO BOXES, RADIUS RETURNS OR DRIVEWY APRONS
- CONTROL JOINTS 15' MAX. O.C.
- JOINT SEALANT SHALL BE SONNEBORN SL2 SELF LEVELING URETHANE AS MANUFACTURED BY CHEMREX OR EQUIVALENT

2'-0" CONCRETE CURB & GUTTER

NOT TO SCALE

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PROJECT NUMBER:

SHEET ISSUE DATE:
09/20/2023

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SITE DETAILS

SHEET NUMBER:
C1.5



STORMWATER PLAN

SCALE 1" = 30'

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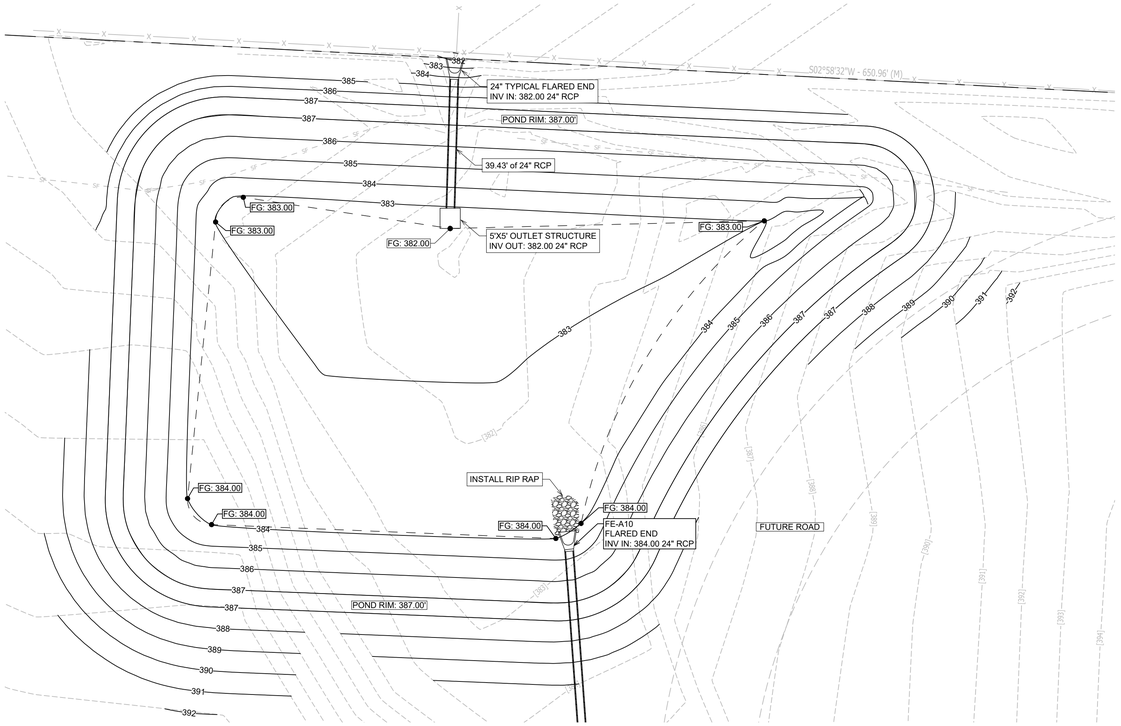
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PROJECT NUMBER:

SHEET ISSUE DATE:
09/20/2023

PAGE TITLE:
STORMWATER PLAN

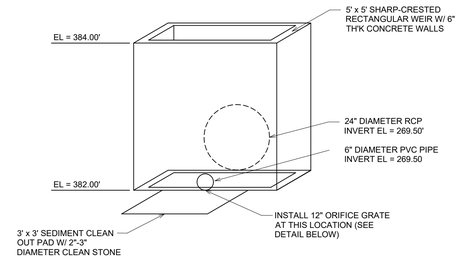
SHEET NUMBER:
C1.6



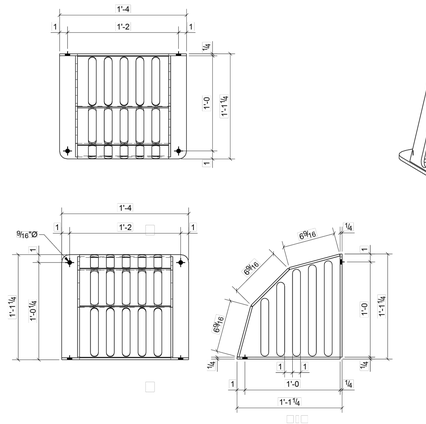
DETENTION PLAN

SCALE 1" = 20'

FG = FINAL GRADE ELEVATION (NON PAVED AREAS)

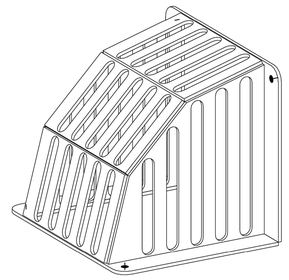


DETENTION POND OUTLET STRUCTURE DETAIL NOT TO SCALE



12" ORIFICE TRASH SCREEN

DETAILED ABOVE IS THE "TRASHRACK LPG-12" SCREEN. SIMILAR PRODUCT IS ALLOWED



N

0 10'

1" = 10'-0"

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09/20/2023

PAGE TITLE:
DETENTION PLAN

SHEET NUMBER:
C1.7



PRE DRAINAGE MAP

SCALE 1" = 50'

N

0 50'

1" = 50'-0"

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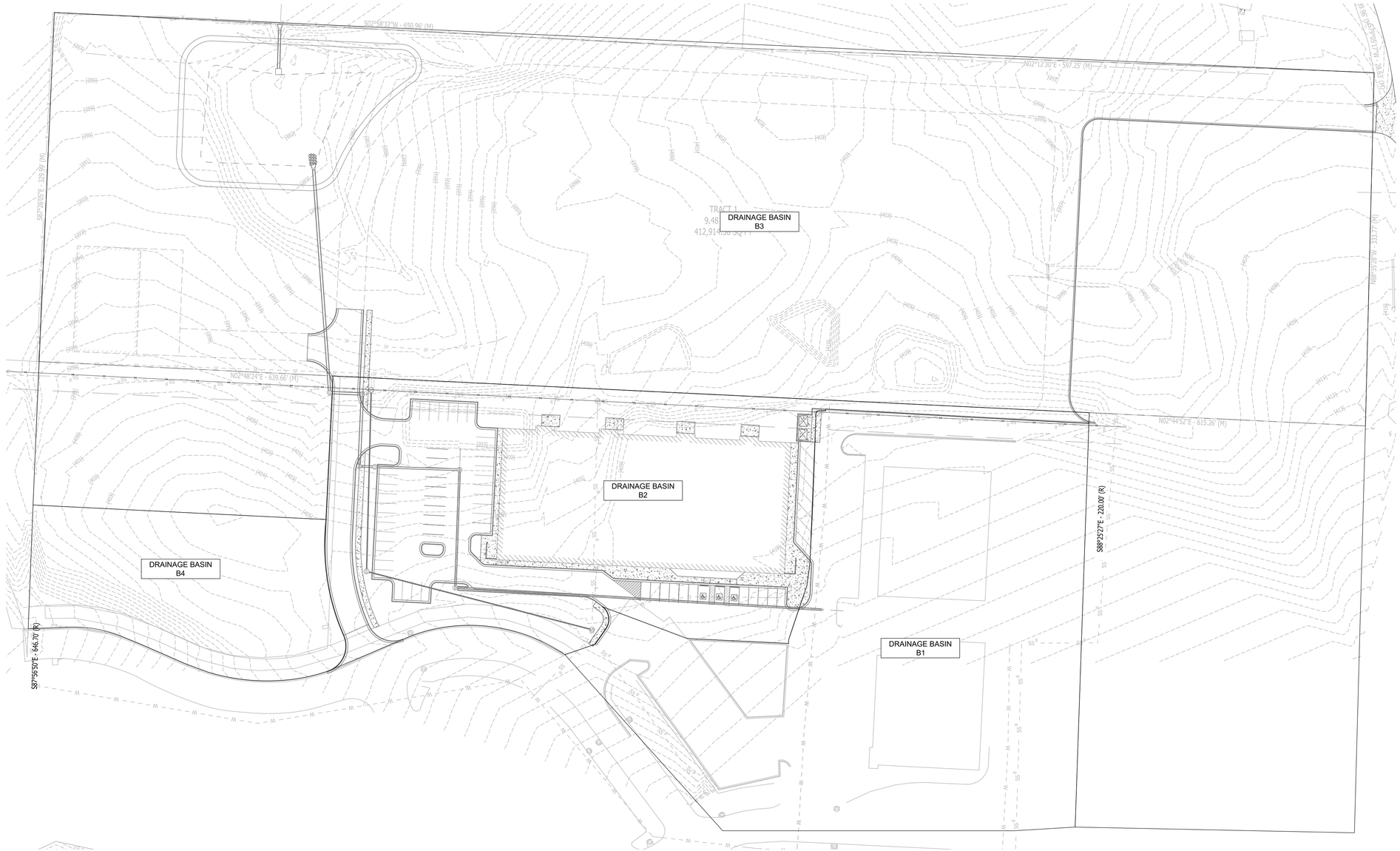
PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT NUMBER:

SHEET ISSUE DATE:
09/20/2023

PAGE TITLE:
PRE DRAINAGE MAP

SHEET NUMBER:
C1.8



POST DRAINAGE MAP

SCALE 1" = 50'

N

0 50'

1" = 50'-0"

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NOT FOR CONSTRUCTION

PROJECT NUMBER:

SHEET ISSUE DATE:
09/20/2023

PAGE TITLE:
POST DRAINAGE MAP

SHEET NUMBER:
C1.9

SS MH - C
STA:3+91.20
RIM:393.55
SUMP:390.03
INV IN:390.03 8" SDR-26 FROM SS MH - B

171.27' of 8" SDR-26 @ 5.76%

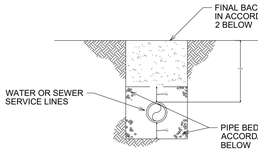
SS MH - B
STA:2+19.93
RIM:406.49
SUMP:399.90
INV IN:400.00 8" SDR-26 FROM SS MH - A
INV OUT:399.90 8" SDR-26 TO SS MH - C

219.93' of 8" SDR-26 @ 7.45%

NEW
GYMNASIUM
34,000 SF
FF: 413.50

EXISTING SS MAIN TO BE
ABANDONED & DEMOLISHED
STARTING AT THIS LOCATION

SS MH - A
STA:0+00.00
RIM:417.57
SUMP:416.38
INV OUT:416.38 8" SDR-26 TO SS MH - B



WATER AND SEWER LINES BEDDING DETAIL

NOT TO SCALE

NOTES:
1. BEDDING SHALL BE "GRIT" PER ASTM 2774 OR ASTM D448 SIZE 67 A MINIMUM OF 6" ALL AROUND PIPE.
2. INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS III COMPACTED TO 90% STANDARD PROCTOR. ALL BACKFILL UNDER PAVED AREAS SHALL BE CLASS 7 CRUSHED STONE (SB-2) COMPACTED TO 95% STANDARD PROCTOR DENSITY.
3. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D2321-89.
4. ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LIFTS IN ACCORDANCE WITH ASTM D698. CLASS III AND IV-A MATERIALS SHALL BE COMPACTED TO NEAR OPTIMUM MOISTURE CONTENT.
6. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS, AND ROCKS LARGER THAN 3".
7. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES.

SANITARY SEWER PLAN

SCALE 1" = 20'

N

0 20'

1" = 20'-0"

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SANITARY SEWER PLAN

SHEET NUMBER:
C1.10



SWPPP PHASE 1

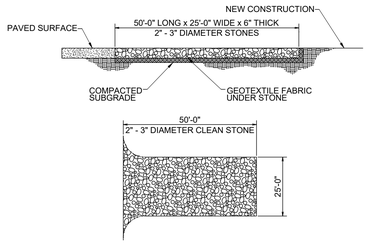
SCALE 1" = 50'

NOTES (GENERAL):

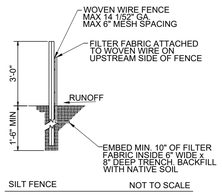
1. SEE EROSION CONTROL DETAILS IN SWPPP FOR EROSION CONTROL FACILITIES.
2. SEE SWPPP FOR INSTALLATION, MAINTENANCE, INSPECTION, AND RECORD KEEPING REQUIREMENTS.
3. CONTRACTOR SHALL SHOW EROSION CONTROL MEASURES ON SITE MAP.
4. EROSION AND SEDIMENT CONTROL STRUCTURES TO MEET SWPPP DETAILS - APPENDIX D.
5. INSTALL ROCK DITCH CHECKS OR SAND BAG SHECKS AS NECESSARY TO PREVENT SCOUR UNTIL LANDSCAPING IS ESTABLISHED.
6. CONTRACTOR MUST PLACE SEDIMENT BASIN WITH SEDIMENT FENCE OUTLET FOR ANY SEDIMENT CONTAMINATED DEWATERING DISCHARGE.
7. CONTRACTOR TO CONSTRUCT CONCRETE WAS OUT SUMP, AS NEEDED AND SHOWN ON CONSTRUCTION PLANS. DO NOT DISCHARGE TO SURFACE.
8. FINAL SLOPE WILL BE SAME DIRECTION AS EXISTING SLOPE.

LEGEND

- DISTURBED AREA
- BUFFER ZONE
- SEDIMENT FENCE WITH WIRE BACKING
- DRAINAGE DIRECTION



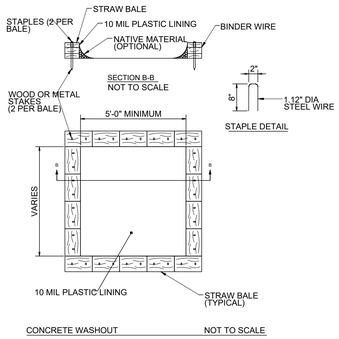
CONSTRUCTION ENTRANCE NOT TO SCALE



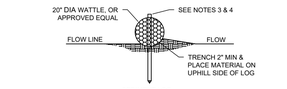
SILT FENCE NOT TO SCALE

NOTES AND SPECIFICATIONS:

1. POSTS SHALL BE A MINIMUM OF 36 INCHES CONSTRUCTED OF EITHER OF THE FOLLOWING MATERIALS: STEEL "T" OR "U" TYPE, OR 2" x 2" HARDWOOD.
2. WOVEN WIRE USED AS ADDITIONAL FENCE SUPPORT SHALL BE MINIMUM 14.5 GA. WITH 6" MAXIMUM SPACING.
3. WOVEN WIRE SHALL BE PLACED ALONG THE UPHILL SIDE OF THE FENCE AND FASTENED WITH WIRE TIES OR 1" STAPLES ALONG THE UPHILL SIDE OF THE POSTS.
4. FILTER FABRIC SHALL BE FASTENED TO WOVEN WIRE ACCORDING TO MANUFACTURER'S RECOMMENDATION, OR WITH TIES EVERY 24" AT THE TOP AND MID-SECTIONS.
5. WHERE TWO PIECES OF FILTER FABRIC ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6 INCHES AND FOLDED TOGETHER.
6. WHERE TWO POSTS MEET TO JOIN FENCE SECTIONS, THE TOPS OF THE POSTS SHALL BE SECURED TOGETHER WITH WIRE.
7. THE FENCE SHALL BE CONSTRUCTED ALONG THE CONTOUR AS MUCH AS POSSIBLE.
8. ENDS OF FENCES SHALL BE EXTENDED UP THE SLOPE TO PRVENT RUNOFF FROM MIGRATING AROUND THE END OF THE FENCE.
9. INSPECTION OF THE FENCE SHALL BE PERFORMED WEEKLY, OR IMMEDIATELY AFTER A RAIN EVENT, OR WHEN BULGES APPEAR IN THE FENCE. ACCUMALTED SILT SHALL NOT BE ALLOWED TO EXCEED HALF THE HEIGHT OF THE FABRIC. REPAIR AND OR REPLACMENT OF DAMAGED FENCE SHALL BE COMPLETED PROMPTLY.
10. ACCUMULATED SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED SITE IN SUCH A MANNER THAT IT WILL NOT CONTRIBUTE TO OFF-SITE SILTATION.
11. ALL FENCING SHALL BE REMOVED WITH THE CONSTRUCTION SITE IS FULLY STABLIZED SO AS TO NOT IMPEDE STORM FLOW OR DRAINAGE.
12. PRE-FRABRICATED UNITS DO NOT REQUIRE THE USE OF WOVEN WIRE FENCE.

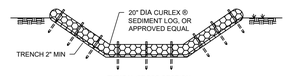


CONCRETE WASHOUT NOT TO SCALE

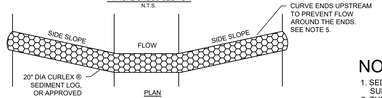


SEDIMENT LOG STAKING DETAIL
N.T.S.

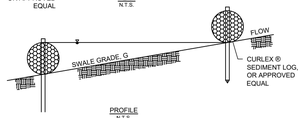
NOTE:
1. REPAIR ALL RILLS OR GULLIES PRIOR TO INSTALLATION
2. INSTALL CHECK DAMS IN SWALES PERPENDICULAR TO THE FLOWLINE
3. STAKE SEDIMENT LOGS IN PLACE WITH 1" X 1" WOODEN STAKES. DRIVE STAKES AT EACH END OF THE SEDIMENT LOG AT 2' (MAX) SPACING.
4. DRIVE STAKES INTO UNDISTURBED SOIL OF SWALE BOTTOM 16" (MIN). EXPOSE STAKES 2" MIN ABOVE TOP OF LOG.
5. PROVIDE SUFFICIENT LENGTH TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE SEDIMENT LOG.
6. DO NOT USE WITH SWALE GRADE > 5%



TYPICAL CROSS SECTION
N.T.S.



PLAN
N.T.S.



PROFILE
N.T.S.

NOTES AND SPECIFICATIONS:

1. SEDIMENT LOGS SHOULD BE PLACED 180 FT APART BASED ON THE SLOPE OF THE SURFACE
2. THERE SHOULD BE THREE SEDIMENT LOGS USED IN THE DRAINAGE DITCH RUNNING SOUTH ALONG SKYLINE DR UNTIL IT MEETS THE LARGE DRAINAGE DITCH THAT RUNS ALONG THE FRONT OF THE DEALERSHIP
3. SHOULD BE INSTALLED FROM BOC TO THE EDGE OF THE ROW

CHECK DAM SPACING	
G (%)	S (FT)
1	150
2	75
3	50
4	40
5	30

SEDIMENT LOG

NOT TO SCALE



PHILLIP LEWIS ENGINEERING, INC.
Structural + Civil Consultants
23620 Interstate 30 | Bryant, Arkansas
PH: 501-350-9840

REVISION:

SUMMERWOOD SPORTS GYMNASIUM #3

7817 Hwy 5 N
Bryant, Arkansas

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT NUMBER:

SHEET ISSUE DATE: 09/20/2023

PAGE TITLE: SWPPP PH. 1

SHEET NUMBER: C1.11



SWPPP PHASE 2

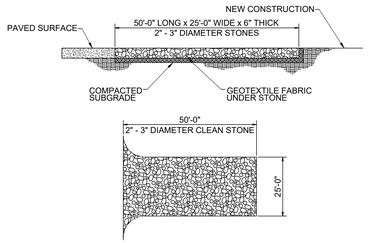
SCALE 1" = 50'

NOTES (GENERAL):

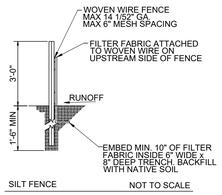
1. SEE EROSION CONTROL DETAILS IN SWPPP FOR EROSION CONTROL FACILITIES.
2. SEE SWPPP FOR INSTALLATION, MAINTENANCE, INSPECTION, AND RECORD KEEPING REQUIREMENTS.
3. CONTRACTOR SHALL SHOW EROSION CONTROL MEASURES ON SITE MAP.
4. EROSION AND SEDIMENT CONTROL STRUCTURES TO MEET SWPPP DETAILS - APPENDIX D.
5. INSTALL ROCK DITCH CHECKS OR SAND BAG SHECKS AS NECESSARY TO PREVENT SCOUR UNTIL LANDSCAPING IS ESTABLISHED.
6. CONTRACTOR MUST PLACE SEDIMENT BASIN WITH SEDIMENT FENCE OUTLET FOR ANY SEDIMENT CONTAMINATED DEWATERING DISCHARGE.
7. CONTRACTOR TO CONSTRUCT CONCRETE WAS OUT SUMP, AS NEEDED AND SHOWN ON CONSTRUCTION PLANS. DO NOT DISCHARGE TO SURFACE.
8. FINAL SLOPE WILL BE SAME DIRECTION AS EXISTING SLOPE.

LEGEND

- DISTURBED AREA
- BUFFER ZONE
- SEDIMENT FENCE WITH WIRE BACKING
- DRAINAGE DIRECTION



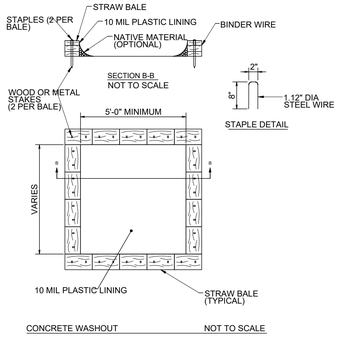
CONSTRUCTION ENTRANCE — NOT TO SCALE



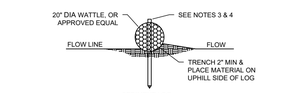
SILT FENCE — NOT TO SCALE

NOTES AND SPECIFICATIONS:

1. POSTS SHALL BE A MINIMUM OF 36 INCHES CONSTRUCTED OF EITHER OF THE FOLLOWING MATERIALS: STEEL "T" OR "U" TYPE, OR 2" x 2" HARDWOOD.
2. WOVEN WIRE USED AS ADDITIONAL FENCE SUPPORT SHALL BE MINIMUM 14.5 GA. WITH 6" MAXIMUM SPACING.
3. WOVEN WIRE SHALL BE PLACED ALONG THE UPHILL SIDE OF THE FENCE AND FASTENED WITH WIRE TIES OR 1" STAPLES ALONG THE UPHILL SIDE OF THE POSTS.
4. FILTER FABRIC SHALL BE FASTENED TO WOVEN WIRE ACCORDING TO MANUFACTURER'S RECOMMENDATION, OR WITH TIES EVERY 24" AT THE TOP AND MID-SECTIONS.
5. WHERE TWO PIECES OF FILTER FABRIC ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6 INCHES AND FOLDED TOGETHER.
6. WHERE TWO POSTS MEET TO JOIN FENCE SECTIONS, THE TOPS OF THE POSTS SHALL BE SECURED TOGETHER WITH WIRE.
7. THE FENCE SHALL BE CONSTRUCTED ALONG THE CONTOUR AS MUCH AS POSSIBLE.
8. ENDS OF FENCES SHALL BE EXTENDED UP THE SLOPE TO PRVENT RUNOFF FROM MIGRATING AROUND THE END OF THE FENCE.
9. INSPECTION OF THE FENCE SHALL BE PERFORMED WEEKLY, OR IMMEDIATELY AFTER A RAIN EVENT, OR WHEN BULGES APPEAR IN THE FENCE. ACCUMALTED SILT SHALL NOT BE ALLOWED TO EXCEED HALF THE HEIGHT OF THE FABRIC. REPAIR AND OR REPLACMENT OF DAMAGED FENCE SHALL BE COMPLETED PROMPTLY.
10. ACCUMULATED SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED SITE IN SUCH A MANNER THAT IT WILL NOT CONTRIBUTE TO OFF-SITE SILTATION.
11. ALL FENCING SHALL BE REMOVED WITH THE CONSTRUCTION SITE IS FULLY STABLIZED SO AS TO NOT IMPEDE STORM FLOW OR DRAINAGE.
12. PRE-FRABRICATED UNITS DO NOT REQUIRE THE USE OF WOVEN WIRE FENCE.

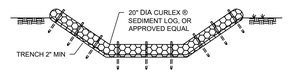


CONCRETE WASHOUT — NOT TO SCALE

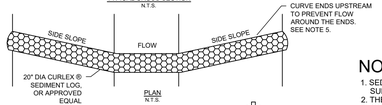


SEDIMENT LOG STAKING DETAIL
N.T.S.

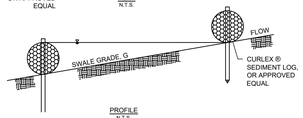
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TYPICAL CROSS SECTION
N.T.S.



PLAN
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PROFILE
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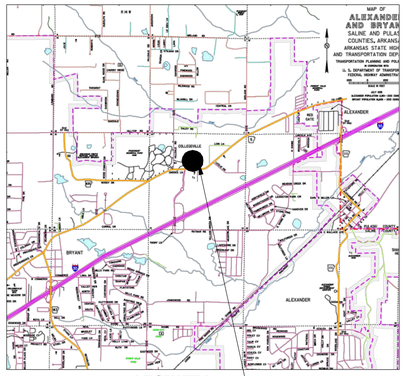
PRELIMINARY NOT FOR CONSTRUCTION

PROJECT NUMBER:

SHEET ISSUE DATE:
09/20/2023

PAGE TITLE:
SWPPP PH. 2

SHEET NUMBER:
C1.12



VICINITY MAP
NTS

SITE LOCATION

0 15' 30' 60'
SCALE: 1" = 30'

REGISTERED LAND SURVEYOR
STATE OF ARKANSAS
NO. 1853
SIGNATURE
09/20/2023
ZANE ROBBINS
ARKANSAS

CERTIFICATE OF AUTHORIZATION
ROBBINS PROFESSIONAL LAND SERVICES
#4151
ARKANSAS SURVEYING

CERTIFICATE OF SURVEY ACCURACY

I, ZANE ROBBINS, HEREBY CERTIFY THAT THIS REPLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE OR VERIFIED BY ME, THAT ALL SURVEYING REQUIREMENTS OF THE STATE OF ARKANSAS AND CITY OF BRYANT SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH AND FILED FOR RECORD AS REQUIRED.

9-20-23
DATE OF EXECUTION

Zane Robbins
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 1853 ARKANSAS

CERTIFICATE OF OWNER

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

DATE OF EXECUTION ___ ___

SIGNED _____
NAME _____
ADDRESS _____

SOURCE OF TITLE: INSTRUMENT No.

CERTIFICATE OF ENGINEERING ACCURACY

I, PHILLIP A. LEWIS, HEREBY CERTIFY THAT THIS REPLAT CORRECTLY REPRESENTS A PLAT MADE BY ME, AND THAT ENGINEERING REQUIREMENTS OF THE CITY OF BRYANT SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH.

SIGNED,

DATE OF EXECUTION

REGISTERED PROFESSIONAL ENGINEER
NO. 9540 ARKANSAS

CERTIFICATE OF FINAL PLAT APPROVAL

ALL REQUIREMENTS OF THE BRYANT SUBDIVISION RULES AND REGULATIONS RELATIVE TO THE PREPARATION AND SUBMITTAL TO A FINAL PLAT HAVE BEEN FULFILLED, APPROVAL OF THIS PLAT IS HEREBY GRANTED, SUBJECT TO FURTHER PROVISIONS OF SAID RULES AND REGULATIONS.

SIGNED,

DATE OF EXECUTION

NAME,
BRYANT BUILDING OFFICIAL

OWNER OF RECORD:

AF PARTNERS LLC
1500 Christy Lane,
Alexander, AR,
72002

GENERAL NOTES

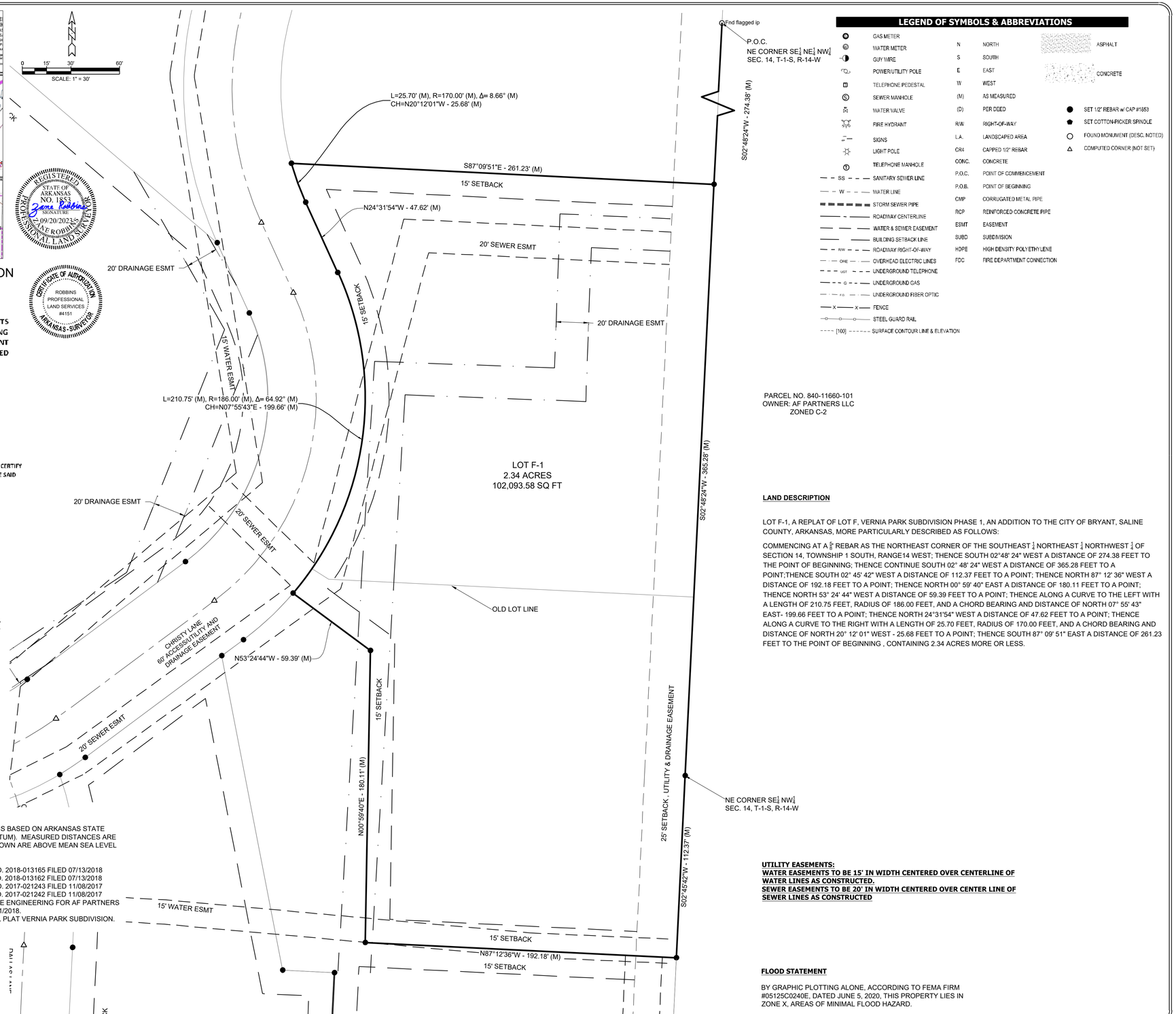
1. BASIS OF BEARING FOR THIS SURVEY IS BASED ON ARKANSAS STATE PLANE GRID COORDINATES (NAD83 DATUM). MEASURED DISTANCES ARE GROUND DISTANCES. ELEVATIONS SHOWN ARE ABOVE MEAN SEA LEVEL (NAVD88 DATUM).

2. REFERENCES:
   A. INSTRUMENT NO. 2018-013165 FILED 07/13/2018
   B. INSTRUMENT NO. 2018-013162 FILED 07/13/2018
   C. INSTRUMENT NO. 2017-021243 FILED 11/08/2017
   D. INSTRUMENT NO. 2017-021242 FILED 11/08/2017
   E. SURVEY BY HOPE ENGINEERING FOR AF PARTNERS LLC DATED 06/21/2018.
   F. AMENDED FINAL PLAT VERNIA PARK SUBDIVISION.

CERTIFICATION

I HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION ON THIS DAY AND THAT ALL CORNERS ARE SET AS SHOWN. NO INDEPENDENT SEARCH FOR EASEMENTS, COVENANTS, ENCUMBRANCES, OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE WAS PERFORMED.

Zane Robbins
ZANE ROBBINS, AR PLS #1853



LEGEND OF SYMBOLS & ABBREVIATIONS

GAS METER	N	NORTH	ASPHALT
WATER METER	S	SOUTH	
GUY WIRE	E	EAST	CONCRETE
POWER/UTILITY POLE	W	WEST	
TELEPHONE PEDESTAL	(M)	AS MEASURED	
SEWER MANHOLE	(D)	PER DEED	SET 1/2" REBAR w/ CAP #1853
WATER VALVE	R/W	RIGHT-OF-WAY	SET COTTON-PICKER SPINDLE
FIRE HYDRANT	L.A.	LANDSCAPED AREA	FOUND MONUMENT (DESC. NOTED)
SIGNS	CR4	CAPPED 1/2" REBAR	COMPUTED CORNER (NOT SET)
LIGHT POLE	CONC.	CONCRETE	
TELEPHONE MANHOLE	P.O.C.	POINT OF COMMENCEMENT	
SANITARY SEWER LINE	P.O.B.	POINT OF BEGINNING	
WATER LINE	CMP	CORRUGATED METAL PIPE	
STORM SEWER PIPE	RCP	REINFORCED CONCRETE PIPE	
ROADWAY CENTERLINE	ESMT	EASEMENT	
WATER & SEWER EASEMENT	SUBD	SUBDIVISION	
BUILDING SETBACK LINE	HDPE	HIGH DENSITY POLYETHYLENE	
ROADWAY RIGHT-OF-WAY	FDC	FIRE DEPARTMENT CONNECTION	
OVERHEAD ELECTRIC LINES			
UNDERGROUND TELEPHONE			
UNDERGROUND GAS			
UNDERGROUND FIBER OPTIC			
FENCE			
STEEL GUARD RAIL			
[100] SURFACE CONTOUR LINE & ELEVATION			

LAND DESCRIPTION

LOT F-1, A REPLAT OF LOT F, VERNIA PARK SUBDIVISION PHASE 1, AN ADDITION TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A $\frac{5}{8}$" REBAR AS THE NORTHEAST CORNER OF THE SOUTHEAST $\frac{1}{4}$ NORTHEAST $\frac{1}{4}$ NORTHWEST $\frac{1}{4}$ OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE14 WEST; THENCE SOUTH 02°48' 24" WEST A DISTANCE OF 274.38 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 02° 48' 24" WEST A DISTANCE OF 365.28 FEET TO A POINT;THENCE SOUTH 02° 45' 42" WEST A DISTANCE OF 112.37 FEET TO A POINT; THENCE NORTH 87° 12' 36" WEST A DISTANCE OF 192.18 FEET TO A POINT; THENCE NORTH 00° 59' 40" EAST A DISTANCE OF 180.11 FEET TO A POINT; THENCE NORTH 53° 24' 44" WEST A DISTANCE OF 59.39 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT WITH A LENGTH OF 210.75 FEET, RADIUS OF 186.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 07° 55' 43" EAST- 199.66 FEET TO A POINT; THENCE NORTH 24°31'54" WEST A DISTANCE OF 47.62 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WITH A LENGTH OF 25.70 FEET, RADIUS OF 170.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 20° 12' 01" WEST - 25.68 FEET TO A POINT; THENCE SOUTH 87° 09' 51" EAST A DISTANCE OF 261.23 FEET TO THE POINT OF BEGINNING , CONTAINING 2.34 ACRES MORE OR LESS.

UTILITY EASEMENTS:
WATER EASEMENTS TO BE 15' IN WIDTH CENTERED OVER CENTERLINE OF WATER LINES AS CONSTRUCTED.
SEWER EASEMENTS TO BE 20' IN WIDTH CENTERED OVER CENTER LINE OF SEWER LINES AS CONSTRUCTED

FLOOD STATEMENT

BY GRAPHIC PLOTTING ALONE, ACCORDING TO FEMA FIRM #05125C0240E, DATED JUNE 5, 2020, THIS PROPERTY LIES IN ZONE X, AREAS OF MINIMAL FLOOD HAZARD.

REVISIONS	DATE

LOT F-1, A REPLAT OF LOT "F" VERNIA PARK SUBDIVISION PHASE 1, AN ADDITION TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

REPLAT

ROBBINS PROFESSIONAL LAND SERVICES
LAND SURVEYING | GIS | CONSTRUCTION STAKING
P.O. BOX 3297 | HOT SPRINGS, ARKANSAS 71910
(501) 262-6300 | FAX: (501) 908-9876 | WWW.ROBBINSLAND.COM

DRAWN BY	ZR
DESIGNED	
CHECKED	ZR
DATE	9-20-23
SCALE	1" = 30'
PROJECT NO.	2023225
SHEET NO.	

PHILLIP LEWIS ENGINEERING
Structural + Civil Consultants
23620 Interstate 30 | Bryant, AR
PH: 501-350-9840

September 06, 2023

Colton Leonard
City Planner
City of Bryant
210 SW 3rd St.
Bryant, AR 72022

To whom it may concern,

This is a formal request to be placed on the upcoming Design Review Committee agenda for a Large Scale Development application pertaining the Summerwood Sports Gymnasium #3 project. The is the third gym installment of the Summerwood Sports complex located along Hwy 5 and Bryant Parkway. The preliminary civil and architectural plans accompany this letter.

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

Sincerely,
Phillip Lewis, P.E.
501-350-9840