Bryant Planning Commission Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

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

Date: December 09, 2024 - **Time:** 6:00 PM

Call to Order

Approval of Minutes

1. Planning Commission Meeting Minutes 11/14/2024

- 2024-11-14 Planning Commission Meeting Minutes.pdf

Announcements

DRC Report

2. Lot 11 &12 Block 13 - Original Town of Bryant - Replat

Freddy Beza - Requesting Approval for Replat - RECOMMENDED APPROVAL, Contingent Upon Updated copy of plat showing the Survey Details on Plat

3. Window World - 511 Boone Road - New Driveway

Hannah Newlin - Requesting Modification from Heart of Bryant code on Width of New Driveway - RECOMMENDED APPROVAL, based upon Bryant Street Department Recommendation and with adding MUTCD Compliant driveway signage on Boone Road.

4. Midland Farms Lot 102 - Replat

Hope Consulting - Requesting Approval for Replat of Lot 102 into Lot 102A and 102B - RECOMMENDED APPROVAL

5. A-1 Fireworks - 25612 I-30 - Temporary Business Permit

Joan Rey - Requesting Approval for Temporary Business Permit for Fireworks Stand - APPROVED, Contingent upon Fire Marshall Inspection of Tent once setup.

- 0927-APP-01.pdf

6. Gen Wealth - 4756 Bryant Parkway - Site Plan

Phillip Lewis Engineering - Requesting Site Plan Approval - APPROVED, Contingent upon remaining items being addressed

- 0928-PLN-01.pdf

7. Jeffus Family Dentistry - 23233 I-30 - Sign Permit

Pinnacle Signs - Requesting Sign Permit Approval - STAFF APPROVED

- 93148-SGNAPP-01.pdf

Old Business

New Business

8. Lot 11 &12 Block 13 - Original Town of Bryant - Replat

Freddy Beza - Requesting Approval for Replat

- 0915-PLT-01.pdf

9. Window World - 511 Boone Road - New Driveway

Hannah Newlin - Requesting Modification from Heart of Bryant code on Width of New Driveway

- 0905-PLN-01.pdf

10. Midland Farms Lot 102 - Replat

Hope Consulting - Requesting Approval for Replat of Lot 102 into Lot 102A and 102B

- 0907-LTR-01.pdf
- 0907-PLT-01.pdf

11. 2025 Development Calendar

Requesting Approval for 2025 Development Meeting Dates

- Planning Commission Deadlines and Dates 2025.pdf

12. Formation of Nomminating Committee to Recommend 2025 Chair and Vice-Chair of Planning Commission

Adjournments

Bryant Planning Commission Meeting Minutes
Monday, November 14, 2024
Boswell Municipal Complex – City Hall Courtroom
6:00 PM

Agenda

CALL TO ORDER

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

ANNOUNCEMENTS

None

APPROVAL OF MINUTES

1. **Planning Commission Meeting Minutes 10/14/2024**

   Motion to Approve Minutes made by Commissioner Edwards, Seconded by Commissioner Johnson. Voice Vote. 8 Yays, 0 Nays, None Absent

Vice-Chairman Hooten read the DRC Report.

DRC REPORT

2. **104 Rich Street - Conditional Use Permit** - Accessory Structure
   Steven Wise - Requesting Approval for CUP for Accessory Structure that exceeds 25% SQFT of the primary structure. - RECOMMENDED APPROVAL

3. **Bryant Seminary - Hwy 5** - Site Plan
   PLE - Requesting Site Plan Approval - RECOMMENDED APPROVAL

4. **Glenn Hills Estates - Replat** - Lot 6
   Hope Consulting - Requesting Approval for Replat - RECOMMENDED APPROVAL

5. **Midtown Phase 3 -** Final Plat
   Hope Consulting - Requesting Final Plat Approval - RECOMMENDED APPROVAL

6. **Cornerstone Montessori Christian Academy - 4910 Springhill Rd** - Waiver
   Hope Consulting - Requesting Approval for Waiver on Half-Street Improvements until Permanent Building is built.

7. **Hillcrest Addition Subdivision - 3927 Springhill Road** - Preliminary Plat
   Tim Lemons - Requesting Preliminary Plat Approval

8. **Marketplace II Subdivision - Lot 17R & 18R -** Site Plans
   Bart Ferguson - Requesting Site Plan Approvals for Lot 17R and 18R - APPROVED, Contingent upon Planning Items Being Met

9. **Hawkins Valley Ph.1 -** Preliminary Plat
   GarNat Engineering - Requesting Preliminary Plat Approval - APPROVAL FOR MINOR GRADING - Approval given for the developer to begin moving dirt to figure out the grades for proposed streets. Developer to meet with the city to discuss the proposed roads on the Master Transportation Plan.

10. **Window World of Little Rock - 511 Boone Road -** Sign Permit
    Zach Black - Requesting Sign Permit Approval - STAFF APPROVED

11. **Willow & Grace Boutique - 307 Progress Way, Ste 700-800 -** Sign Permit
    L Graphics - Requesting Sign Permit Approval - STAFF APPROVED

12. **Bryant Mail and Print Center - 5313 HWY 5, Ste 305 -** Sign Permit
    L Graphics - Requesting Sign Permit Approval - STAFF APPROVED

PUBLIC HEARING

13. **104 Rich Street - Conditional Use Permit** - Accessory Structure
    Steven Wise - Requesting Approval for CUP for Accessory Structure that exceeds 25% SQFT of the primary Structure.

    Mr. Wise stated that he had not heard of any feedback from neighbors regarding the conditional use request or the accessory structure.
    After a brief discussion on the project, Chairman Penfield asked for anyone wishing to speak to come forward and talk at the podium. Seeing and hearing none, Chairman Penfield then called for a roll call vote to approve. 8 Yays, 0 Nays, None Absent.

    Motion to Close Public Hearing made by Commissioner Statton, Seconded by Commissioner Hooten. Voice Vote. 8 Yays, 0 Nays, None Absent

NEW BUSINESS

Chairman Penfield asked if there would be a motion to set aside the rules and move item 18 to the top of new business making it item 14. Motion made by Commissioner Burgess, Seconded by Commissioner Hooten. Voice Vote. 8 Yays, 0 Nays, None Absent

14. **Hillcrest Addition Subdivision - 3927 Springhill Road** - Preliminary Plat
Tim Lemons - Requesting Preliminary Plat Approval and approval on Modification from Subdivision code of cul-de-sac length and sidewalk building requirement on North side of street.

After a brief discussion, Chairman Penfield called for a roll call vote to approve. 8 Yays, 0 Nays, None Absent.

15. **Bryant Seminary - Hwy 5** - Site Plan
PLE - Requesting Site Plan Approval

After a brief discussion, Chairman Penfield called for a roll call vote to approve. 8 Yays, 0 Nays, None Absent.

16. **Glenn Hills Estates** - Replat - Lot 6
Hope Consulting - Requesting Approval for Replat

After a brief discussion, Chairman Penfield called for a roll call vote to approve. 8 Yays, 0 Nays, None Absent.

17. **Midtown Phase 3** - Final Plat
Hope Consulting - Requesting Final Plat Approval

After a brief discussion, Chairman Penfield called for a roll call vote to approve. 8 Yays, 0 Nays, None Absent.

18. **Cornerstone Montessori Christian Academy - 4910 Springhill Rd** - Waiver
Hope Consulting - Requesting Approval for Waiver on Half-Street Improvements until Permanent Building is built

After a brief discussion, Chairman Penfield called for a roll call vote to approve. 8 Yays, 0 Nays, None Absent.

Commissioner Burgess made a motion to set aside the rules and amend the agenda to add Hawkins Valley Subdivision - Modification to Master Transportation Plan as an additional Item 19 to the bottom of the agenda. Commissioner Johnson Seconded. Voice Vote, 8 Yays, 0 nays, None Absent.

19. **Hawkins Valley Subdivision** - Modification to Master Transportation Plan
GarNat Engineering - Requesting Approval for Proposed Locations of Collector Road and Multi-use trail on subdivision's property.

After a brief discussion, Chairman Penfield called for a roll call vote to approve. 8 Yays, 0 Nays, None Absent.

ADJOURNMENT

Motion to Adjourn made by Commissioner Johnson, Seconded by Commissioner Hooten. Voice Vote 8 Yays, 0 Nays, None Absent. Meeting was adjourned.

_____ _____

Chairman, Lance Penfield *Date*

_____ _____

Secretary, Tracy Picanco *Date*

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

Temporary Business Application
For the Sale of Fireworks

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

Date: November 6, 2024

Business Information:

Name A-1 Fireworks

Federal Tax Employer ID Number 26-1711923

Arkansas State Sales Tax Number 00318073-515

Location of Proposed Temporary Business 25612 I-30, Bryant, AR. 72022

Business Owner:

Name Michael Gongola

Address 24341 State Hwy 10 East
Ola, AR. 72853

Phone 479-489-3298

Email mikegongola5@gmail.com

Contact Person:

Name Joan Rey

Address 24341 State Hwy 10 East
Ola, AR. 72853

Phone 479-747-9304

Email joanrey@A1Fireworks.com

Checklist for Submission

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

(Continued on Page 2)

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

READ CAREFULLY BEFORE SIGNING

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

Owners Signature _____

Scanned with CamScanner

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 4/30/2024

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

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

PRODUCER Acrisure, LLC dba Britton Gallagher 3737 Park East Dr. STE 204 Beachwood OH 44122	**CONTACT NAME:** **PHONE (A/C, No, Ext):** 216-658-7100 **FAX (A/C, No):** 216-658-7101 **E-MAIL ADDRESS:**
INSURED Winco Fireworks International LLC 12521 15th Street Grandview MO 64030	**INSURER(S) AFFORDING COVERAGE** / **NAIC #** INSURER A : Everest Indemnity Insurance Co. / 10851 INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** 2008908817 **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	**GENERAL LIABILITY** [X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [ ] PRO-JECT [X] LOC			SI8ML02067-231	12/31/2023	12/31/2024	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 500,000
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$ 1,000,000
							GENERAL AGGREGATE	$ 2,000,000
							PRODUCTS - COMP/OP AGG	$ 2,000,000
								$
	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] ALL OWNED AUTOS [ ] SCHEDULED AUTOS [ ] HIRED AUTOS [ ] NON-OWNED AUTOS 8166972217						COMBINED SINGLE LIMIT (Ea accident)	$
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
	[ ] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $						EACH OCCURRENCE	$
							AGGREGATE	$
								$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory In NH) Y / N [ ] If yes, describe under DESCRIPTION OF OPERATIONS below	N / A						[ ] WC STATU-TORY LIMITS [ ] OTH-ER	
							E.L. EACH ACCIDENT	$
							E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

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

For premise liability – this certificate reflects coverage for the dates and location noted below only.
For product liability – this certificate reflects coverage for product purchased from the above referenced named insured only

Additional Insured extension of coverage is provided by above referenced General Liability policy where required by written agreement.
Dates of Coverage for 4th of July Season: 06/20/24 through 07/10/24
Dates of Coverage for Christmas/New Year Season: 12/10/24 through 12/31/24
Location: 25612 I-30 Bryant, AR 72022
See Attached...

CERTIFICATE HOLDER

A-1 Fireworks
24341 Highway 10 East
Ola AR 72853

CANCELLATION

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

AUTHORIZED REPRESENTATIVE

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AGENCY CUSTOMER ID: _____

LOC #: _____

ADDITIONAL REMARKS SCHEDULE

AGENCY	NAMED INSURED
Acrisure, LLC dba Britton Gallagher	Winco Fireworks International LLC 12521 15th Street Grandview MO 64030
POLICY NUMBER	
CARRIER / NAIC CODE	EFFECTIVE DATE:

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 FORM TITLE: CERTIFICATE OF LIABILITY INSURANCE

Operator: Carrie Simmons
Landowner: Dion Simpson
Additional Insured: Dion Simpson; A-1 Fireworks; Carrie Simmons

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A-1 FIREWORKS

COMMERCIAL LEASE

This lease is made between Dion Simpson
(Lessor Name)
Of 25550 I-30, Bryant, AR. 72022
(Mailing Address)

Herein called Lessor, and A-1 Fireworks of **24341 Hwy 10 East, Ola, Arkansas 72853,** herein called Lessee.
Lessee hereby offers to lease from Lessor the premises situated in
Or near the ***City of*** *Bryant*
County of *Saline*
State of: Arkansas

Described as: 25612 I-30, Bryant, AR. 72022
(Physical Location Address)

1. **Term and Rent:** Lessor demises the above premises as well As allowing use of power pole for a term of 45 days per year, Commencing June 1st, and terminating on July 15th for the Selling season of June 20th to July 5th 2024 or sooner and/or For a term of 31 days per year commencing December 15th 2024 and terminating January 15th 2025 as provided herein At the annual rental of;

$ 3,000.00 Payable, 100% at the time lease is signed and Returned.

Initial Initial

1. All rental payments shall be made to Lessor, at the address Specified on front page.

2: **Use.** Lessee shall use and occupy the premises for Retail Sales of Fireworks. The premises shall be used for no Other purpose. Lessor represents that the premises may Lawfully be used for such purpose. Lessee may, at the Lessee's Expense, erect tents, utility poles, signs, banners, Balloons, Pendants, flags and other such paraphernalia as Deemed useful to aid in the selling of fireworks. All such Paraphernalia remains the property of the Lessee and will be Removed at the end of the lease agreement.

3: **Care and Maintenance of Premises:** Lessee acknowledges That the premises are in good order and repair, unless Otherwise indicated herein. Lessee shall, at his own Expense and at all times, maintain the premises in good Condition and shall surrender the same, at termination Hereof, in as good condition as received, normal wear and Tear excepted.

4: **Ordinances and Statutes:** Lessee shall comply with all Statutes, ordinances and requirements of all municipal State and federal authorities now in force, or which may Hereafter be in force, pertaining to the premises, Occasioned by or affecting the use thereof by Lessee.

5: **Assignment and Subletting:** Lessee shall not assign this Lease or sublet any portion of the premises without prior Written consent of the Lessor, which shall not be Unreasonably withheld. Any such assignment or Subletting without consent shall be void and, at the option Of the Lessor, may terminate this lease.

6: **Notices:** Any notice, which either party may or is Required to give shall be given by mailing the same, Postage prepaid, to Lessee or Lessor at The address specified on front page, or at such other places As may be designated by the parties from time to time.

7: **Heirs, Assigns, and Successors:** This lease is binding Upon and inures to the benefit of the heirs, assigns and Successors in interest to the parties.

8. **Waiver of Liability:** This agreement releases **Dion Simpson** From all liability relating to injuries or damages that may occur During the lease of property for the retail sales of fireworks. By Signing this agreement, I agree to hold **Dion Simpson** entirely free From any liability, including financial responsibility for injuries or Damages incurred, regardless of whether injuries are caused by Negligence.

9: **Entire Agreement:** The foregoing constitutes the entire Agreement between the parties and may be modified only By a writing signed by both parties. The following exhibits, If any, have been made a part of this Lease before the Parties' execution hereof:

Signed this 23 day of April year 2024.

By: Dion Simpson (Lessor)

By: [signature] (Lessee)

A-1 Fireworks

Commercial Lease

Insurance:

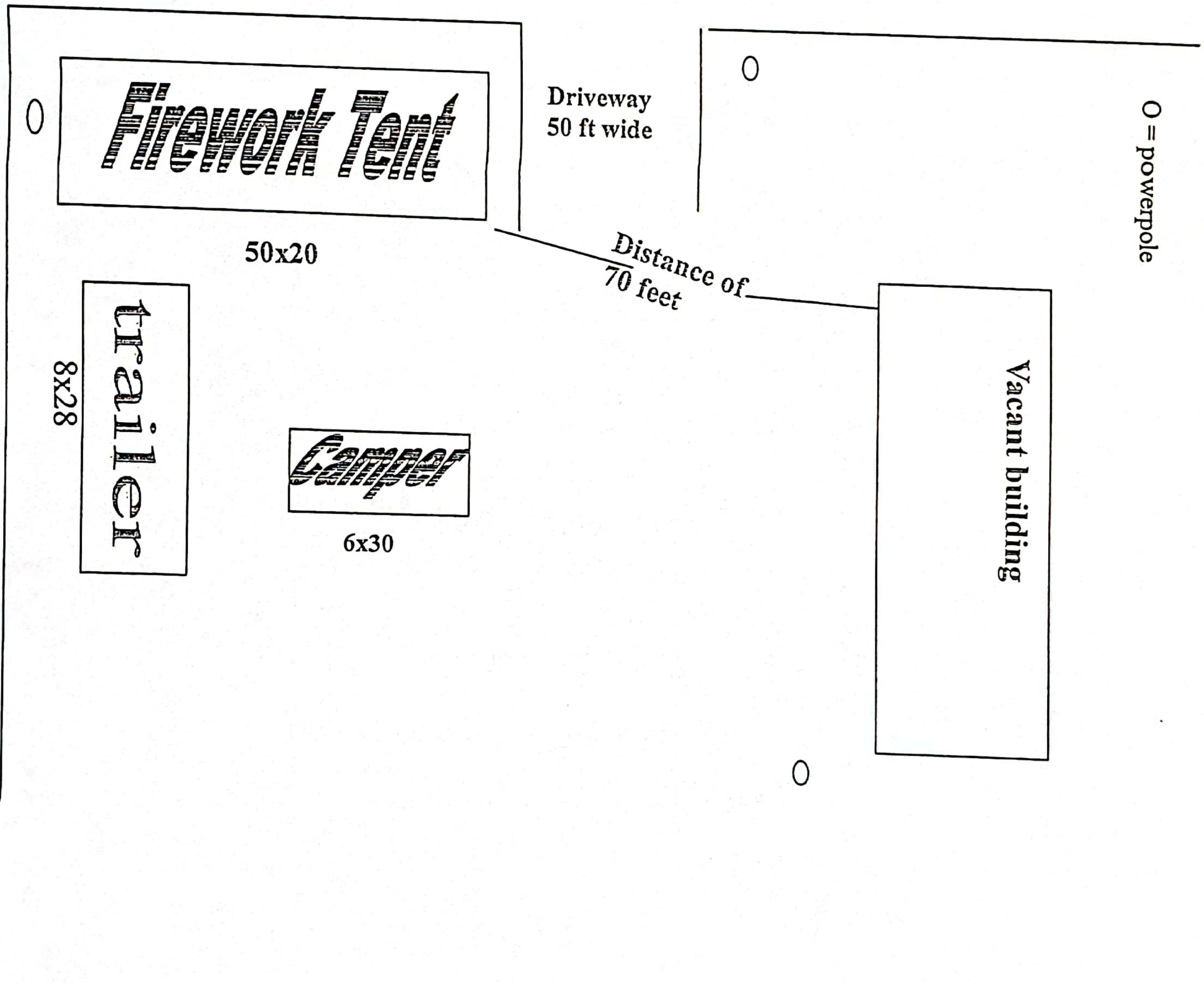
Lessee, at his expense, shall maintain liability insurance including Bodily injury and property damage insuring Lessee and Lessor With minimum coverage as follows: $500,000.00

Lessee shall provide Lessor with a certificate of insurance showing Lessor as additional insured.

Signed: Dion Simpson
Dated: 4-23-24

Signed: Lee Rey
Dated: April 30, 2024

Brya
Anima
Camper
Trailer
TENT
1:27
Search
5G 45
PARKING
PARKING
Bryant City
Animal Control
Camper
Trailer
TENT
3D
Google
(34°38'13"N 92°27'21"W) 1,624 ft


Firework Tent
50x20
Driveway
50 ft wide
O = powerpole
Distance of
70 feet
Vacant building
trailer
8x28
Camper
6x30

THIS LICENSE MUST BE CONSPICUOUSLY DISPLAY IN PLACE OF BUSINESS

Office of Fire Services

State Fire Marshal

Permit Number
FWJ.0001200

Date of Issue
05/01/2023

FIREWORKS LICENSE

This is to certify that

A-1 Fireworks

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

JOBBER-WHOLESALER LICENSE

LICENSE EXPIRES

04/30/2025

AJ GARY

DIRECTOR and STATE
HOMELAND SECURITY ADVISOR

NON TRANSFERABLE

Jake Dennis Free

Jake Dennis Free
STATE FIRE MARSHAL

GEN WEALTH

4756 BRYANT PARKWAY
ALEXANDER, AR

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 LOCAL JURISDICTION 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 SPRINGDALE'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 THE SPRINGDALE WATER DEPARTMENT. 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.

K. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ANY REQUIRED ADJUSTMENTS TO THE EXISTING WATER AND SEWER FACILITIES DUE TO SITE GRADING, PAVING, LOT LINE ADJUSTMENTS OR OTHER MATTERS

L. VERIFY THE ELEVATION AND LOCATION OF THE EXISTING WATER AND SANITARY SEWER LINES. PLEASE BE ADVISED THAT THERE SHALL BE NO NET DECREASE IN COVER ALLOWED. IF THE COVER IS BELOW THE MINIMUM STANDARD OR IF THE EXISTING WATER OR SANITARY SEWER LINES ARE DAMAGED DUE TO CONSTRUCTION ACTIVITY, THEN THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR REPLACING THE EXISTING WATER AND SANITARY SEWER LINES WITHIN THE PROPOSED PROJECT AREA AT THE OWNER/DEVELOPER'S EXPENSE

Sheet List Table

Sheet Number	Sheet Title
C1.0	COVER SHEET
C1.1	DEMOLITION PLAN
C1.2	SITE PLAN
C1.3	GRADING PLAN
C1.4	UTILITY PLAN
C1.5	LANDSCAPE PLAN
C1.6	SWPPP



Vicinity Map

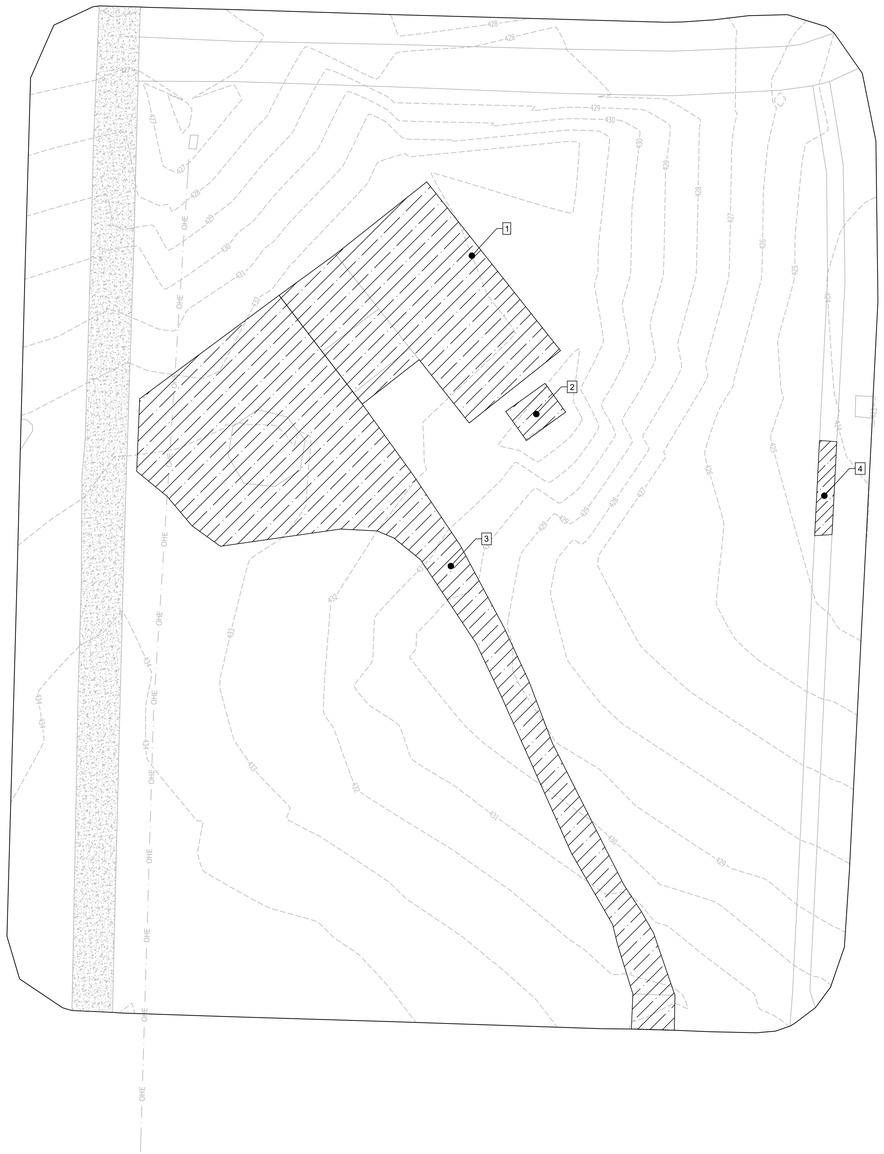
SCALE 1" = 500'

DEVIATIONS/VARIANCES

PHILLIP LEWIS ENGINEERING, INC.

Structural + Civil Consultants

23620 Interstate 30 | Bryant, Arkansas
PH: 501-350-9840



DEMOLITION PLAN

SCALE 1" = 20'

DEMOLITION ITEMS

1. HOUSE - +/- 2,712 SQUARE FEET
2. SHED - +/- 134 SQUARE FEET
3. DRIVEWAY +/- 5,052 SQUARE FEET
4. SIDEWALK +/- 130 SQUARE FEET

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 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.

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

N

0 20'

1" = 20'-0"

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REVISION:

GEN WEALTH

ALEXANDER, ARKANSAS

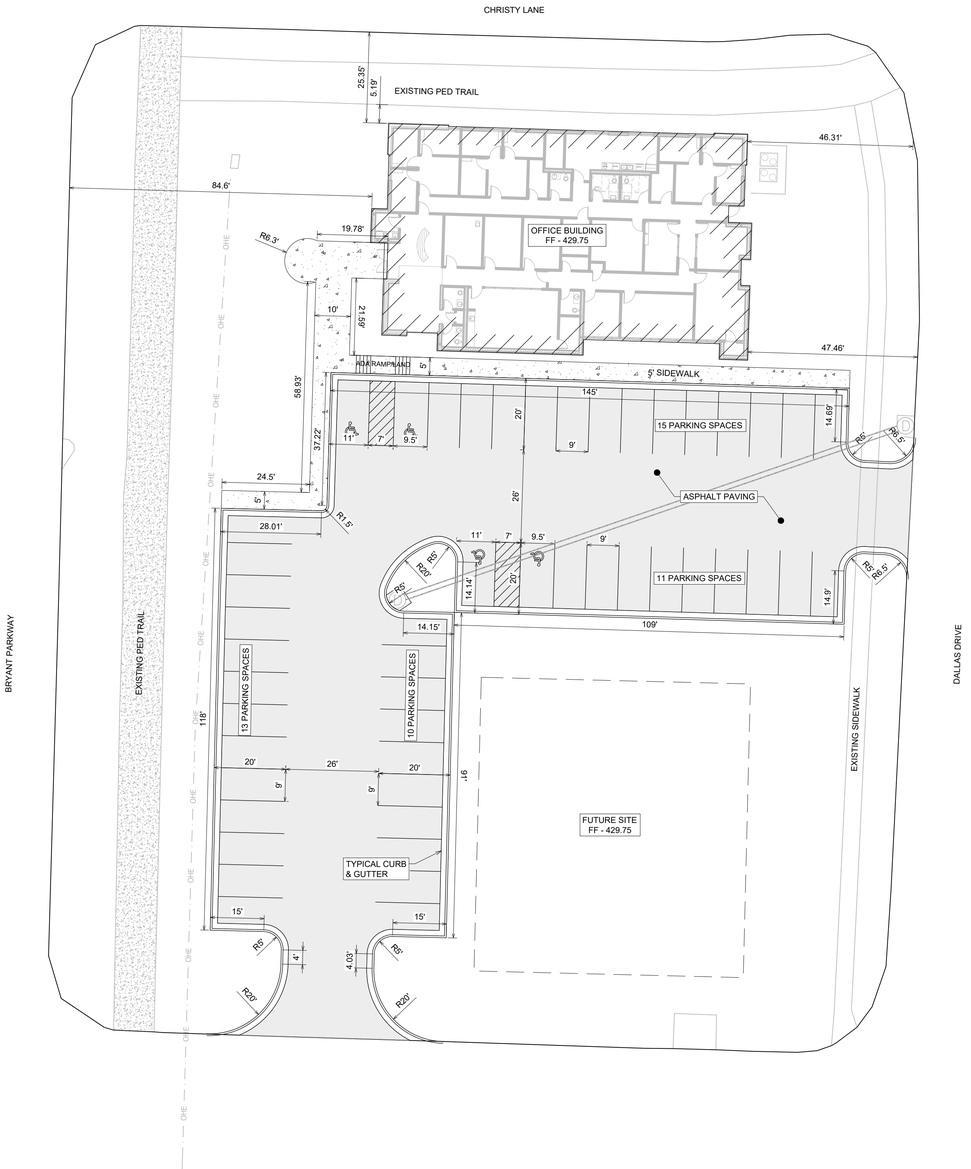
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NOT FOR CONSTRUCTION

PROJECT NUMBER:

SHEET ISSUE DATE:

PAGE TITLE:
DEMOLITION PLAN

SHEET NUMBER:
C1.1



SITE PLAN

SCALE 1" = 20'

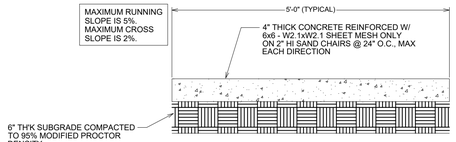
1. TOTAL NEW DEVELOPMENT AREA = (+/-) 1.17 ACRES (PROPERTY TOTAL ACREAGE = 1.51 AC)
2. PROPERTY IS ZONED C-2
3. 50 PARKING SPACES PROVIDED INCLUDING 4 ADA ACCESSIBLE PARKING SPACES
4. ALL DIMENSIONS ARE TO THE BACK OF CURB AND/OR EDGE OF PAVEMENT
5. DAMAGE TO PUBLIC AND PRIVATE PROPERTY DUE TO HAULING 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.
6. REPAIR, REPLACE, OR EXTEND EXISTING DAMAGED OR MISSING CURB AND GUTTER, SIDEWALK OR RAMPS WITHIN THE PUBLIC RIGHT OF WAY.
7. 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.

PARKING CALCULATIONS

OFFICE BUILDING SQUARE FOOTAGE = 6,130
REQUIREMENT: 1 SPACE PER 200 SQUARE FEET
REQUIRED SPACES: 31

TOTAL REQUIRED SPACES = 31
TOTAL PROVIDED SPACES = 50

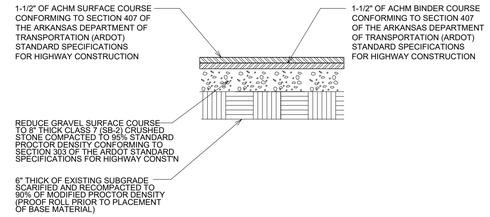
TOTAL REQUIRED ACCESSIBLE SPACES = 2
TOTAL PROVIDED ACCESSIBLE SPACES = 4



CONCRETE WALK SECTION

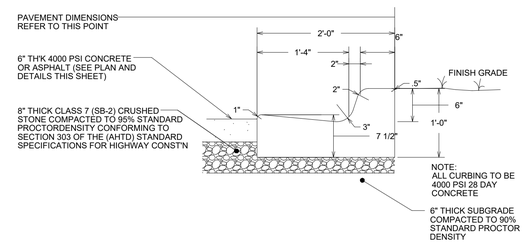
NOT TO SCALE

NOTE:
1. ALL SIDEWALK JOINTS TO BE STEEL TROWELED. ALL JOINT EDGES AND SHALL BE SPACED AT 5 FEET ON CENTER MAXIMUM IN ALL DIRECTIONS AND SHALL BE STEEL TROWELED ON A RADIUS NOT TO EXCEED ONE-HALF INCH.
2. SIDEWALK SHALL BE MIN 6" THICK THROUGH DRIVE APRON



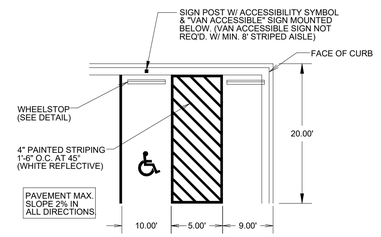
HMAC ASPHALT SURFACE COURSE MEDIUM DUTY

NOT TO SCALE

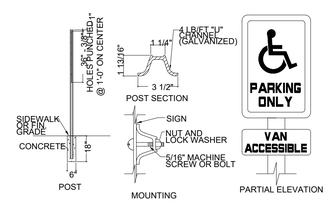


2'-0" CONCRETE CURB & GUTTER

NOT TO SCALE



TYPICAL ACCESSIBLE PARKING STALLS



HANDICAP SIGN DETAIL

NOT TO SCALE

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

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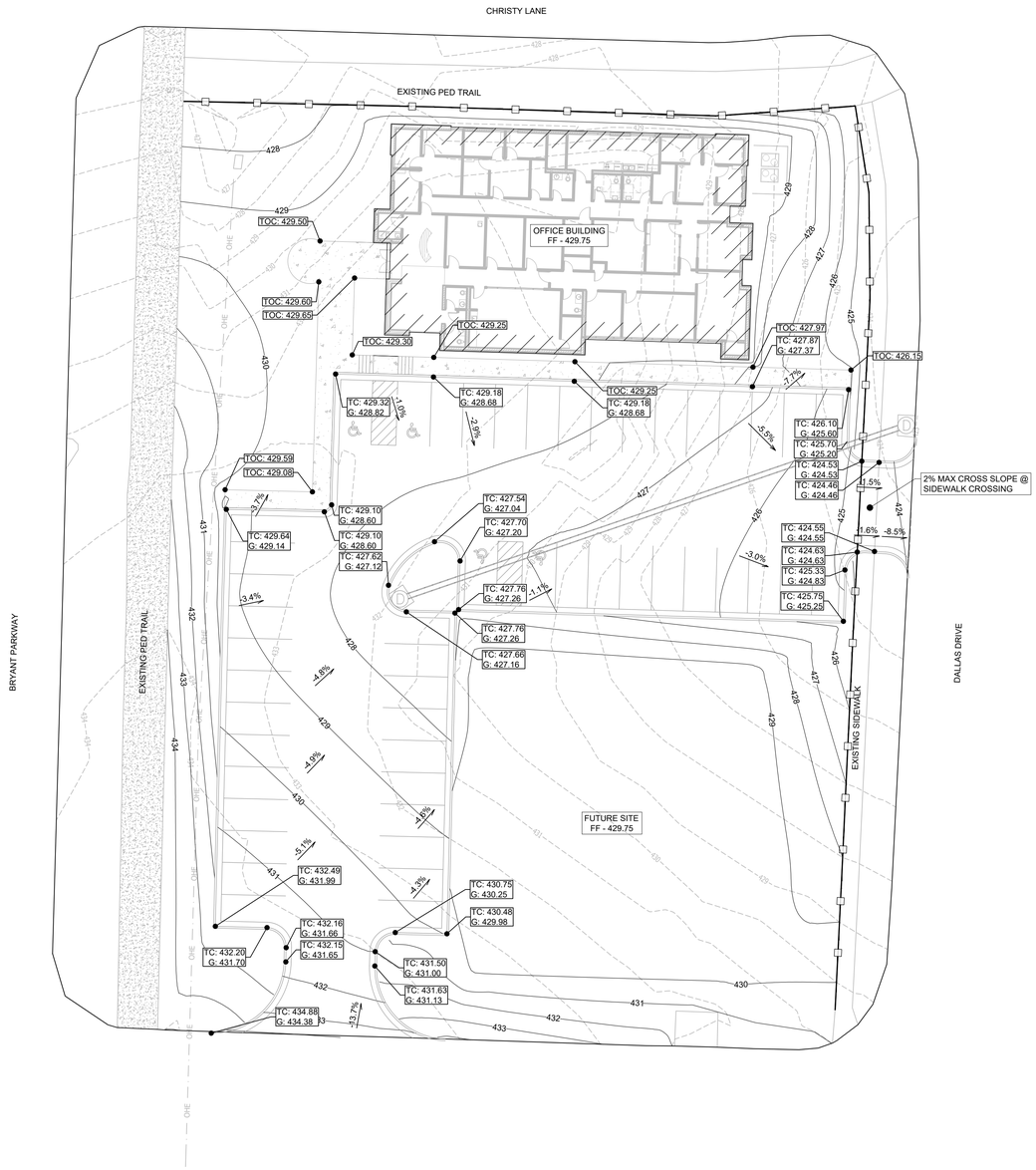
SHEET ISSUE DATE:

PAGE TITLE:
SITE PLAN

SHEET NUMBER:
C1.2

N

0 20'
1" = 20'-0"



GRADING PLAN

SCALE 1" = 20'

TC = TOP OF CURB ELEVATION
G = GUTTER ELEVATION
TOC = TOP OF CONCRETE ELEVATION
FG = FINAL GRADE ELEVATION
TP = TOP OF PAVEMENT ELEVATION
EG = EXISTING GRADE ELEVATION

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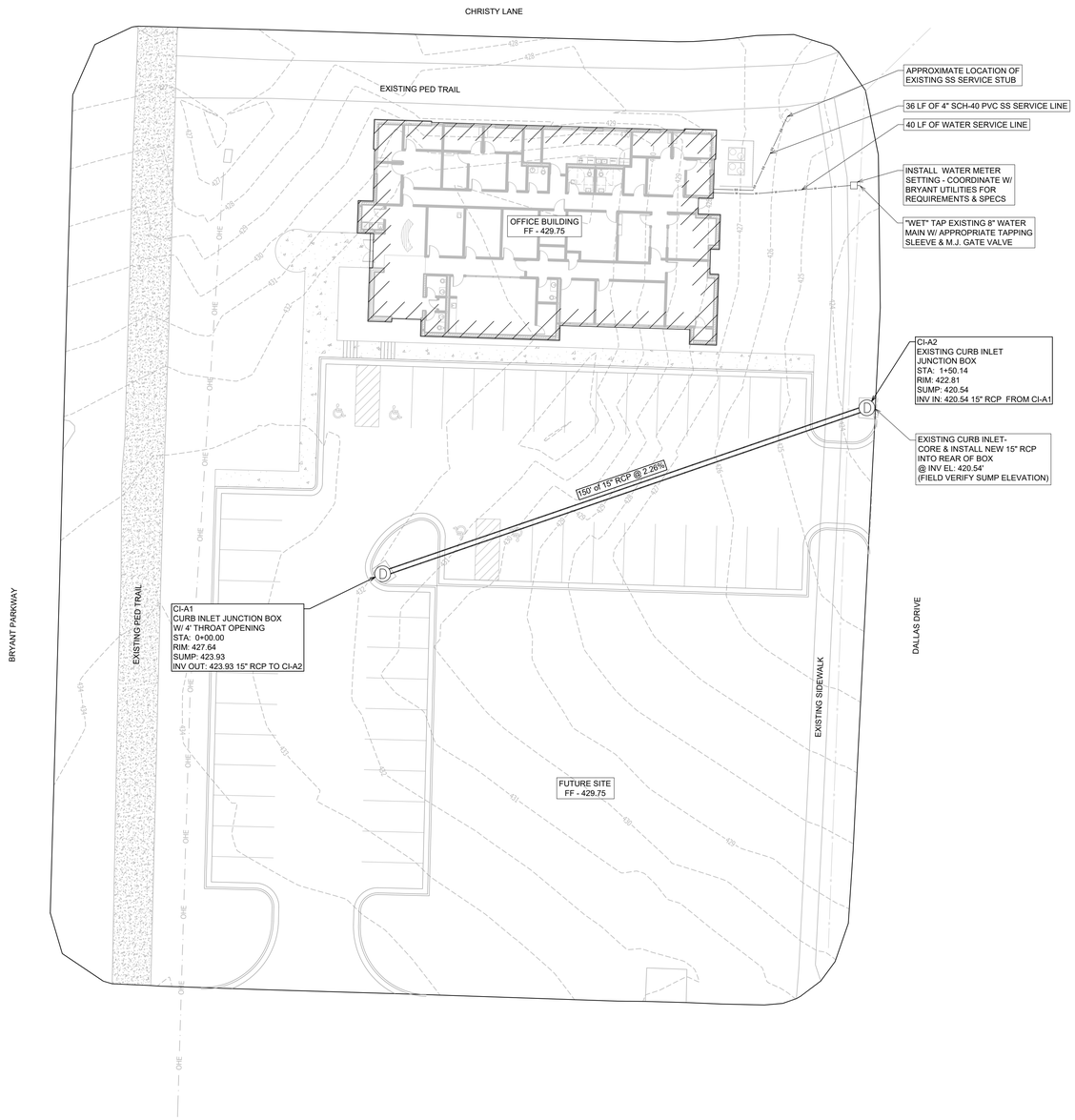
PAGE TITLE:
GRADING PLAN

SHEET NUMBER:
C1.3

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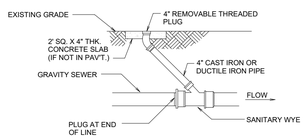
0 20'

1" = 20'-0"



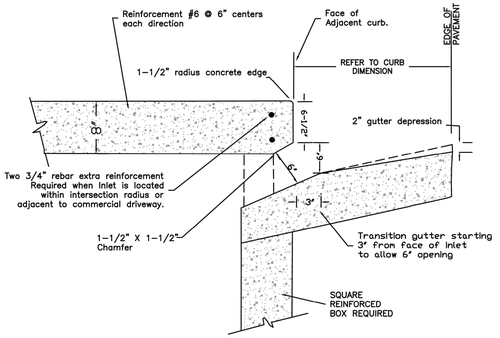
UTILITY PLAN

SCALE 1" = 20'

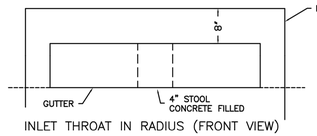


THROUGH FLOW CLEANOUT

NOT TO SCALE



INLET THROAT IN RADIUS (SIDE VIEW)

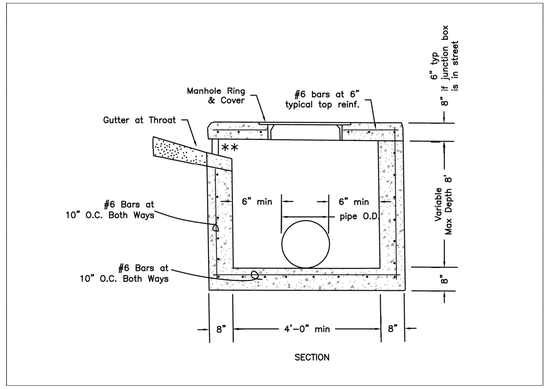


INLET THROAT IN RADIUS (FRONT VIEW)

PLACE 4" DIA. STOOLS AT CENTERLINE OF INLET, THEN SPACE ADDITIONAL STOOLS EQUAL DISTANCE FROM CENTERLINE NOT TO EXCEED 3'.

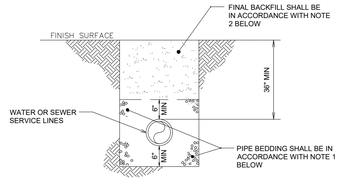
TYPICAL THROAT OPENING IN CURB RADIUS

NOT TO SCALE



TYPICAL CURB INLET JUNCTION BOX

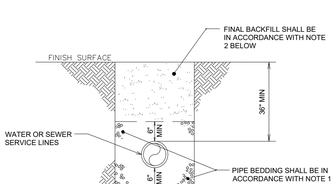
NOT TO SCALE



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.



GAS LINE 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.
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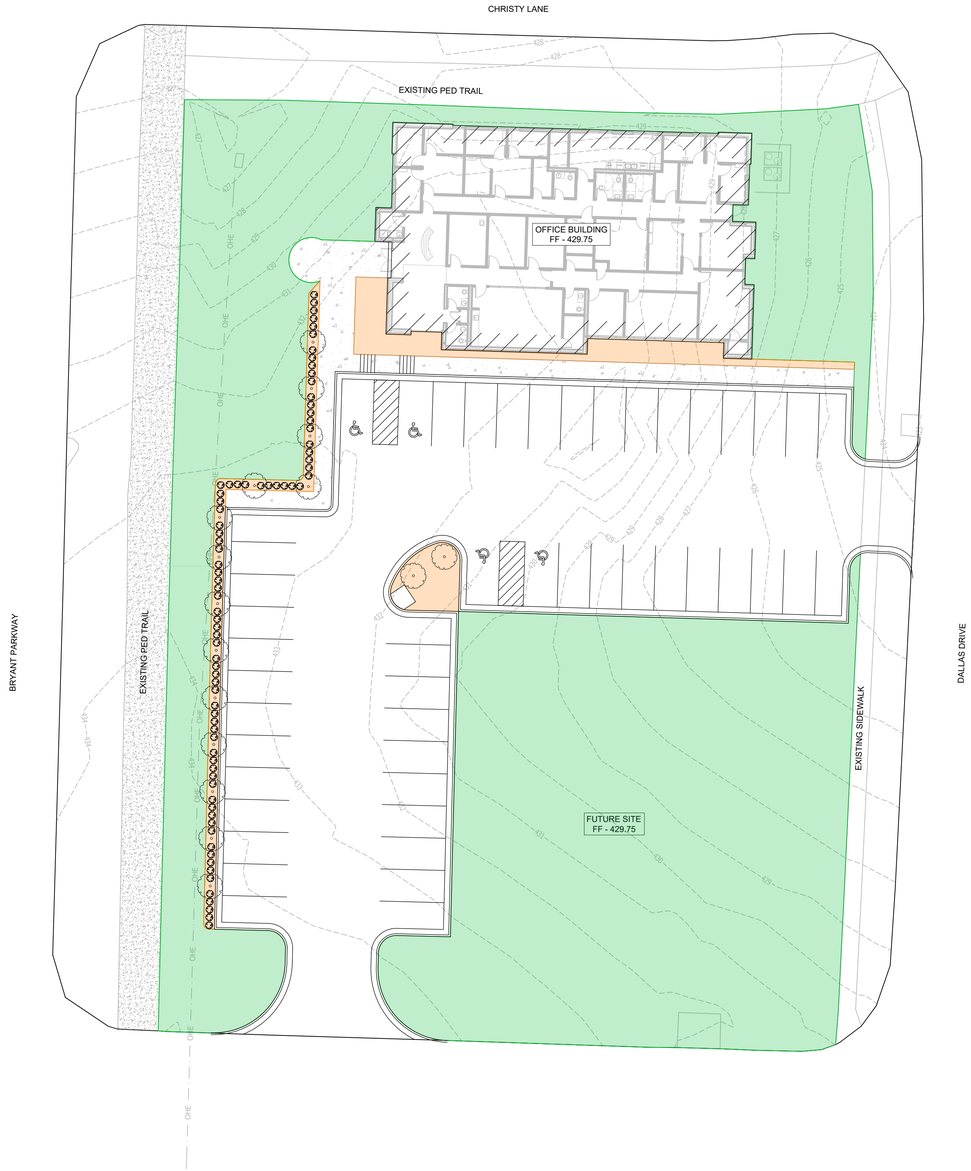
PAGE TITLE:
UTILITY PLAN

SHEET NUMBER:
C1.4

N

0 20'

1" = 20'-0"



LANDSCAPE PLAN

SCALE 1" =20'

NOTES:
1. ALL LANDSCAPED AREAS OF THE SITE SHALL BE CONSTRUCTED WITH AN AUTOMATIC SPRINKLER IRRIGATION SYSTEM AS PART OF THE LANDSCAPING SUBCONTRACT.
2. GENERAL CONTRACTOR SHALL PROVIDE SCHEDULE 40 PVC SLEEVING 4" OR 6" UNDER ALL DRIVES AND PAVED AREAS FOR IRRIGATION SLEEVING SHALL BE BURIED A MINIMUM OF 18" BELOW GRADE AND THE ENDS OF THE SLEEVES CLEARLY MARKED BY THE GENERAL CONTRACTOR AND SHALL EXTEND OUT A MINIMUM OF 18" PAST ANY CURB OR PAVING.
3. LANDSCAPED AREAS TO BE AMENDED WITH 4" OF TOPSOIL, SCARIFY SOIL 3" PRIOR TO APPLICATION. ALL TOP SOIL SHALL BE PLACED IN COORDINATION WITH GRADING AND DRAINAGE PLANS TO ENSURE THAT THE GRADING AND DRAINAGE DESIGN FOR THE SITE IS MAINTAINED AFTER BEING SODDED OR SEEDED. EXISTING SOIL FROM THE SITE CAN BE STOCK PILED AND REUSED AS LONG AS IT IS OF QUALITY THAT ENCOURAGES ADEQUATE GROWTH OF PLANTING MATERIAL. THE CONTRACTOR IS RESPONSIBLE FOR ANY SOIL TESTING THAT MAY BE REQUIRED.
4. ALL DISTRUBED AREAS ARE TO BE SODDED.
5. ALL LANDSCAPED AREAS (SHRUBS/TREES/ISLANDS) TO HAVE APPROPRIATE BEDDING AND EDGING INSTALLED (NOT DETAILED ON PLAN).
6. ALL LANDSCAPING MUST BE GUARANTEED FOR TWO YEARS
7. OWNER SHALL SUB SPECIES OF LIKE OR EQUAL MANNER

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 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 WATER. 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.

LANDSCAPE LEGEND

TREES	CODE	QTY	COMMON	BOTANICAL NAME	CONT	CAL / SIZE
	BP	16	WILLOW OAK	QUERCUS PHELLOS	B&B	2" MIN CAL
SHRUBS						
	SS	80	BOX LEAF HOLLY	ILEX CRENATA	POT	3 GAL
GROUND COVER						
	GC	1,571 SF	WOOD CHIP OR ROCK MULCH	N/A	LOOSE	BED COVER
	GC	23,230 SF	BERMUDA	CYNODON DACTYLON	PALLET	N/A

N

0 20'

1" = 20'-0"

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

REVISION:

GEN WEALTH

ALEXANDER, ARKANSAS

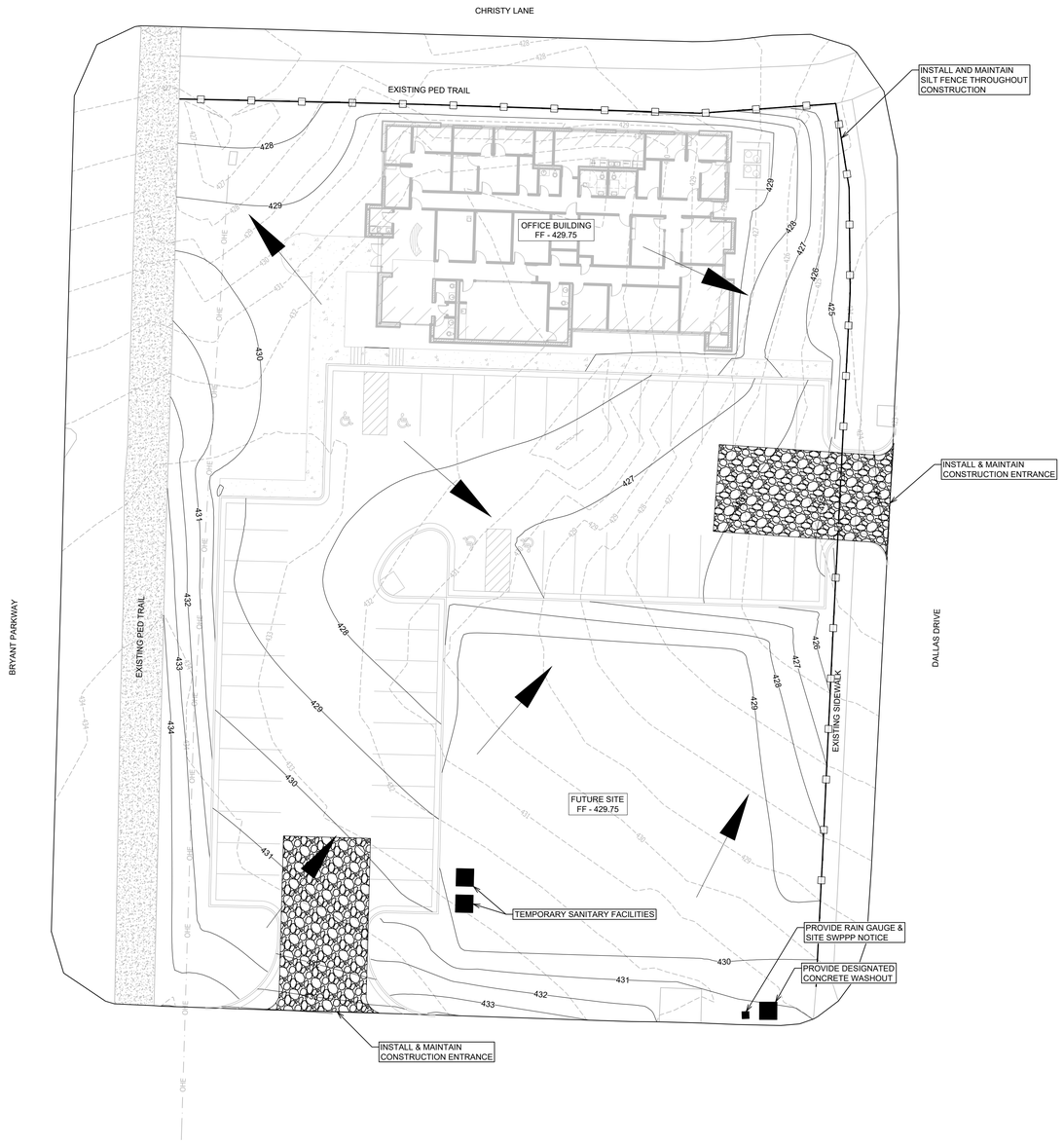
PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT NUMBER:

SHEET ISSUE DATE:

PAGE TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
C1.5



SWPPP

SCALE 1" = 20'

LEGEND

DISTURBED AREA

UNDISTURBED AREA

SEDIMENT FENCE WITH WIRE BACKING

DRAINAGE DIRECTION

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 MEASURE ON SITE MAP.
4. EROSION AND SEDIMENT CONTROL STRUCTURES TO MEET SWPPP DETAILS - APPENDIX D
5. INSTALL ROCK DITCH, CHECK, OR SAND BAG CHECKS 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. FINAL SLOPE WILL BE SAME DIRECTION AS EXISTING SLOPE.
8. TEMPORARY STABILIZATION PRACTICES WILL NOT BE REQUIRED. WORK WILL BE CONTINUOUS AND DISTURBED AREA REVEGITATED IN A TIMELY MANNER. SEE SWPPP FOR SEEDING MIXES.
9. PERMANENT STABILIZATION OF ALL DISTURBED AREAS ARE TO BE SEEDED, FERTILIZED, WATERED AND COVERED WITH STRAW UNLESS OTHERWISE NOTED ON PLANS TO BE HYDROSEEDED.
10. CONTRACTOR TO SHOW CONCRETE WASH OUT SUMP, ENTRANCE/EXIT PAD AND OTHER CONTROLS AS REQUIRED/NEEDED AS SWPPP SITE MAP IS UPDATED THROUGHOUT THE DURATION OF THE PROJECT.
11. STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) MONTHS. PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:
    a) DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
    b) THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
    c) NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING, AND
    d) NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
    e) ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.

N

0 20'

1" = 20'-0"

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

REVISION:

GEN WEALTH

ALEXANDER, ARKANSAS

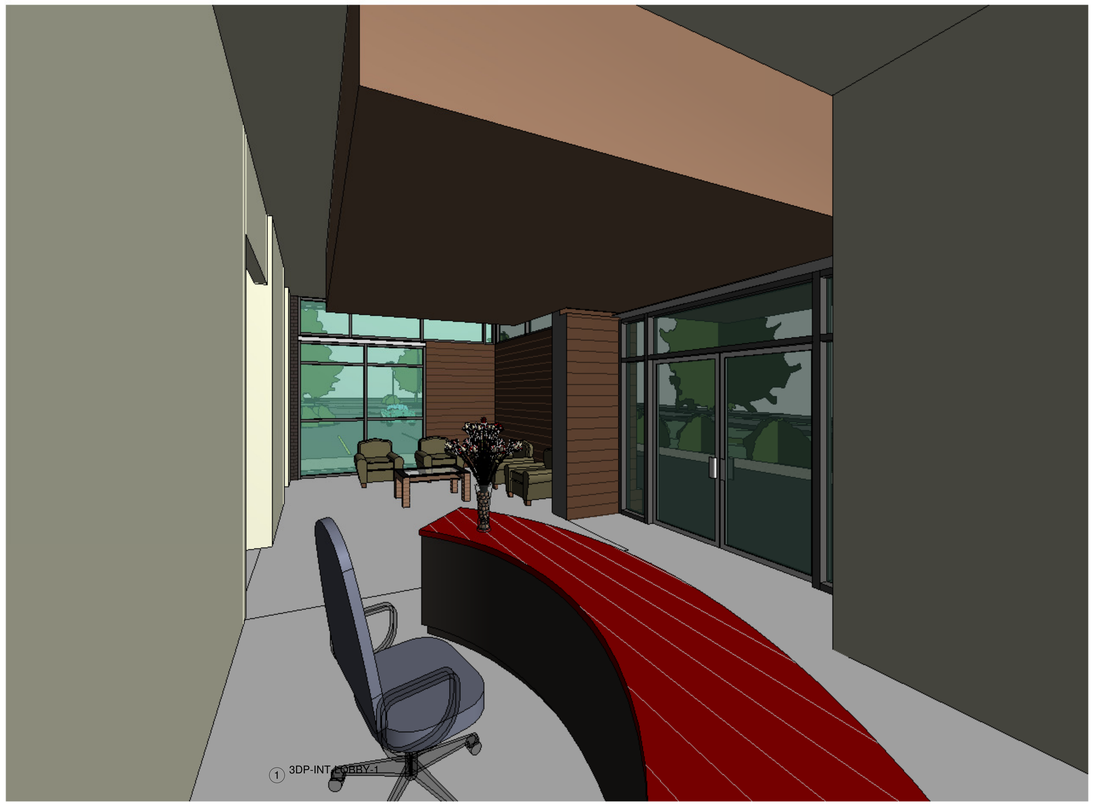
PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT NUMBER:

SHEET ISSUE DATE:

PAGE TITLE:
SWPPP

SHEET NUMBER:
C1.6



1 3DP-INT-LOBBY-1



6 3DP-INT-LOBBY-2



7 3DP-INT-LOBBY-3



2 3DP-EXT-FRONT-8



3 3DP-EXT-FRONT-9



4 3DP-EXT-FRONT-3

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

andrew hicks | architect
AHA
333 W. Poplar
Fayetteville, Arkansas 72703
O - 479.332.5050
M - 501.680.0789
www.andrewhicksarchitect.com

10/12/2024

A NEW CORPORATE OFFICE BUILDING
AND RELATED SITE WORK
FOR
GENWEALTH FINANCIAL

BRYANT PARKWAY
BRYANT, ARKANSAS 72022

3D VIEWS

ARCHITECT OF RECORD
ANDREW HICKS, ARCHITECT INC

ISSUE DATE: 10/12/2024

A1-3

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: 11/7/24

Sign Co. or Sign Owner

Name Pinnacle Signs LLC
Address 7610 County Magic
City, State, Zip NLR, AR, 72113
Phone 501 812 4433
Email Address info@pinnacle-signs.com

Property Owner

Name Jeffus Family Dentistry
Address 23239 I-30 Frontage
City, State, Zip Bryant AR 72022
Phone 501-514-2018
Email Address Bcookey3@hotmail.com

GENERAL INFORMATION

Name of Business Jeffus Family Dentistry
Address/Location of sign 23239 I-30 Frontage
Zoning Classification C-3

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

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	Pole / tenant	108" x 48"	36	~20'	~16'	
B	Wall	240" x 36"	60	~12'	~15'	
C						
E						
F						
G						

Page 1



Sign B Size: 240"w x 36"h
Building Face Size: ~~336~~ 899.5" w x 292"h

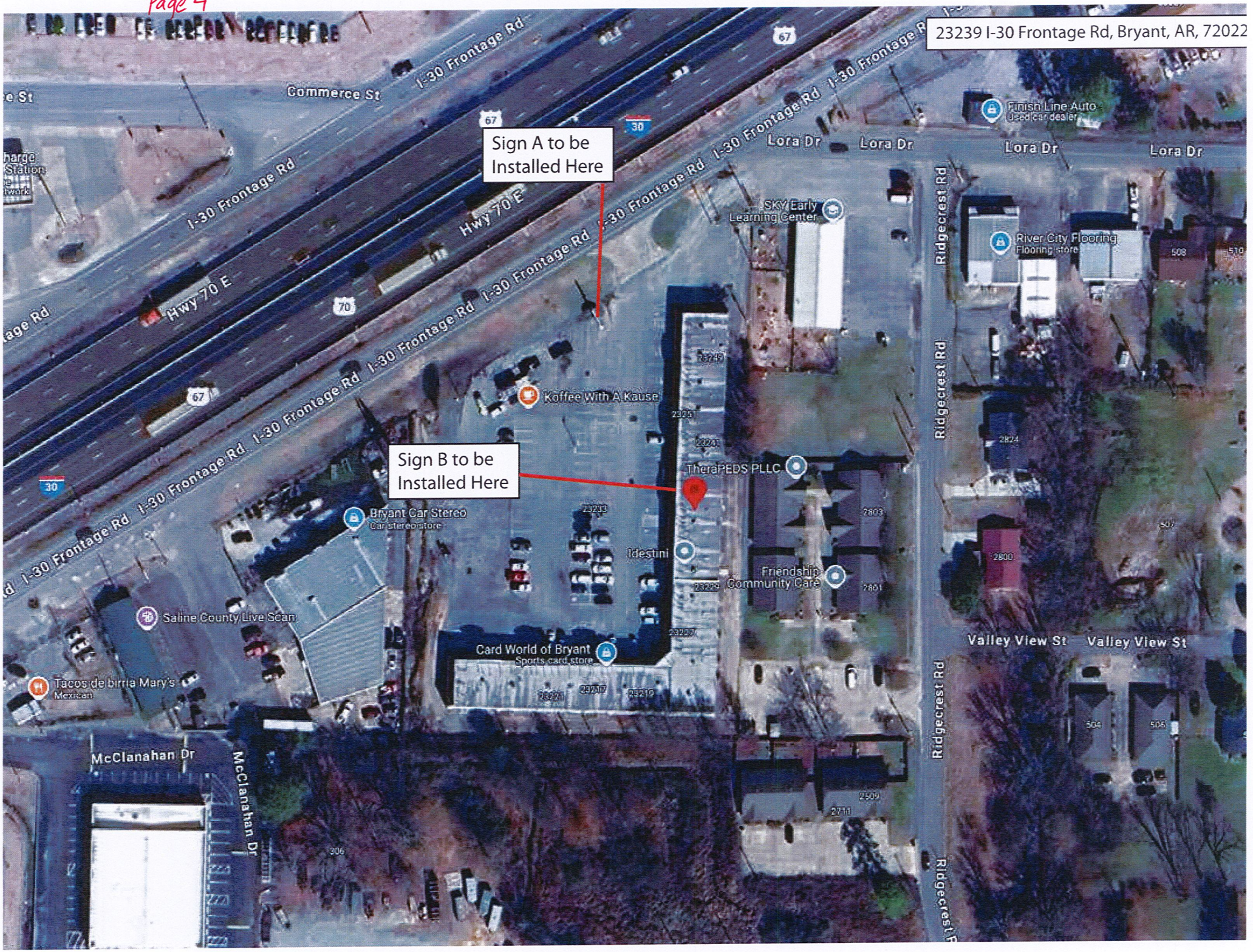
See Page 2

Page 2





Sign Size: 108"w x 48"h


23239 I-30 Frontage Rd, Bryant, AR, 72022
Sign A to be Installed Here
Sign B to be Installed Here
I-30 Frontage Rd
Hwy 70 E
Commerce St
Lora Dr
Ridgecrest Rd
Valley View St
McClanahan Dr
SKY Early Learning Center
Finish Line Auto
River City Flooring
Koffee With A Kause
TheraPEDS PLLC
Bryant Car Stereo
Idestini
Friendship Community Care
Saline County Live Scan
Card World of Bryant
Tacos de birria Mary's

LEGEND

- ○ - SET #5REBAR/CAP
- ● - FND MONUMENT
- △ - COMPUTED POINT
- —— - SURVEY BOUNDARY

0 20 40

N
W E
S

BASIS OF BEARING
GRID NORTH BASED ON
GPS OBSERVATION
NAD 83(2011)ARKANSAS SOUTH ZONE



LOT 11 AND LOT 12 BLOCK 13 IN THE TOWN OF BRYANT NOW THE CITY OF BRYANT SALINE COUNTY ARKANSAS.

Unless Specifically Stated Or Shown, This Boundary Survey Is Made Subject To And Does Not Delineate: Building Setback Lines, Zoning Regulations, Restrictions, Or Other Items Which May Affect Development. No Statement Is Made Concerning Subsurface Conditions, Or The Existance Of Underground Or Overhead Containers Or Facilities, Unless Specifically Shown, Which May Affect The Use Or Development Of The Tract. Tract May Be Subject To Easements, Restrictive Covenants, Subdivision Restrictions, And Planning And Zoning Regulations Of Record, If Any, And Is Subject To Such Facts Which A Current Title Search May Disclose. I, Mitchell D. Lane, Hereby Certify That The Above Plat Represents A Boundary Survey Performed By Me Or Under My Supervision On This Day.

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
NO. 1775
Mitchell D. Lane
SIGNATURE
8-16-2024
MITCHELL D. LANE

SURVEY PLAT
LOT 11 & 12 BLOCK 13 IN THE CITY OF BRYANT SALINE COUNTY ARKANSAS

FOR USE AND BENEFIT OF:

FREDDY BEZA

DATE	16AUG 2024
DRAWING #	24-022M
FIELD	MDL
DRAWN	MDL

MITCHELL D LANE
4801 HIGHWAY 5 BENTON, AR 72015

CERTIFICATE OF FINAL SURVEYING ACCURACY

I, MITCHELL D. LANE HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY 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 ARE ACCURATELY DESCRIBED IN TERMS OF LENGTH AND DIRECTION OF THE PROPERTY SIDES.

SIGNED_____

LICENSED PROFESSIONAL SURVEYOR
NO. 1775, ARKANSAS.

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.

_____ _____
SIGNED DATE OF EXECUTION

FREDDY BEZA
NAME

15505 DOGWOOD RANCHETTE DR ALEXANDER AR 72002
ADDRESS

SOURCE OF TITLE: 2024-013539

CERTIFICATE OF FINAL PLAT APPROVAL

PURSUANT TO THE SALINE COUNTY 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.

SIGNED_____
DATE OF EXECUTION

CHAIRMAN, SALINE COUNTY
PLANNING BOARD

LEGAL DESCRIPTION

LOTS 11 AND 12, BLOCK 13 IN THE TOWN, NOW CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

SURVEYOR'S CERTIFICATION

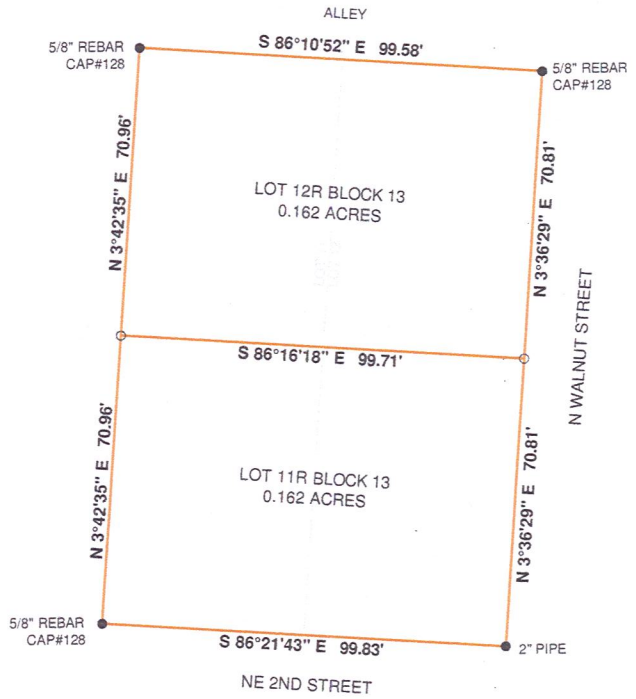
UNLESS SPECIFICALLY STATED OR SHOWN, THIS BOUNDARY SURVEY IS MADE SUBJECT TO AND DOES NOT DELINEATE: BUILDING SETBACK LINES, ZONING REGULATIONS, RESTRICTIONS, OR OTHER ITEMS WHICH MAY AFFECT DEVELOPMENT. NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS, OR THE EXISTENCE OF UNDERGROUND OR OVERHEAD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

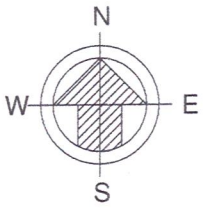
CERTIFICATE OF FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, 05125C0380E, COMMUNITY PANEL NO. 050308 WHICH BEARS AN EFFECTIVE DATE OF 6-5-20 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LOTS 11R AND 12R BLOCK 13 BEING A REPLAT OF LOTS 11 & 12 BLOCK 13 IN THE TOWN NOW CITY OF BRYANT SALINE COUNTY ARKANSAS







BASIS OF BEARING
GRID NORTH BASED ON
GPS OBSERVATION
NAD 83(2011)ARKANSAS NORTH ZONE

LEGEND

- ○ SET #5REBAR/CAP
- ● FND MONUMENT
- △ COMPUTED POINT
- SURVEY BOUNDARY

0 30 60

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
NO. 1775
SIGNATURE
MITCHELL D. LANE

FOR USE AND BENEFIT OF:

FREDDY BEZA

PLAT FILING CODE: 500-01S-14W-0-34-140-62-1775

DATE: AUG 28 2024
JOB #: 24-022M
FIELD/CAD: MDL

MITCHELL D. LANE SURVEYING
4801 HIGHWAY 5, BENTON, AR 72015
mitchell.lane1775@gmail.com


Boone Rd
We would like to add a 40' x 24" Culvert for additional driveway Entrace
Current Entry
Boone Rd
511 Boone Rd.

HOPE
CONSULTING
ENGINEERS - SURVEYORS

August 14, 2024

Colton Leonard
City of Bryant
210 Southwest Third St.
Bryant, AR 72022

RE: Replat of Lot 102 Midland Farms (Hope Job# 24-0881)

Dear Colton:

On behalf of the property owner, we are formally requesting that the City of Bryant start the review process for the Replat of Lot 102, Midland Farms.

This property is currently zoned R-2. The utilities servicing this property will be Septic and Water Users, and First Electric will service the power.

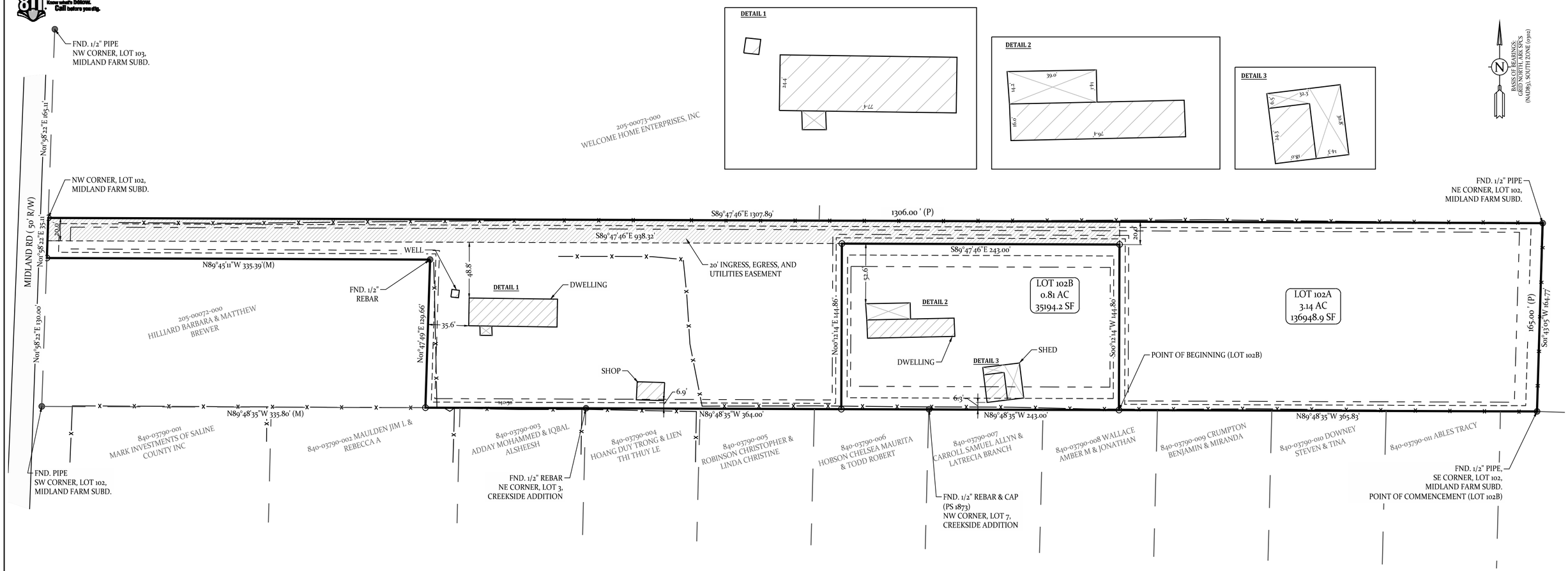
We are representing our client Elver Guerra Marroquin. Please feel free to contact me with any questions or concerns or if I can be of any further assistance.

Sincerely,

Jonathan Hope

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

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



DETAIL 1

DETAIL 2

DETAIL 3

CERTIFICATE OF OWNER:

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

Date of Execution _____ Name: _____

Source of Title: DEED 2019-008812

CERTIFICATE OF FINAL SURVEYING ACCURACY:

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

8/8/2024
Date of Execution

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

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

REGISTERED
STATE OF ARKANSAS
No. 1664
SIGNATURE
8/8/24
WILLIAM CORBITT R. SHOFFNER
PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF FINAL PLAT APPROVAL:

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

Date of Execution

Name
Bryant Planning Commission Chairman

PROPERTY DESCRIPTION FROM SURVEY

LOT 102A
LOT 102 OF MIDLAND FARM SUBDIVISION, A PART OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, EXCEPT, THE FOLLOWING DESCRIBED PROPERTY: THE SOUTH 130 FEET OF THE WEST 335.8 FEET OF LOT 102, MIDLAND FARM SUBDIVISION IN SALINE COUNTY, ARKANSAS:

ALSO LESS AND EXCEPT:
COMMENCING AT A FOUND 1/2" PIPE AND THE SOUTHEAST CORNER OF SAID LOT 102 OF MIDLAND FARM SUBDIVISION; THENCE ALONG THE SOUTH LINE THEREOF NORTH 89°48'35" WEST A DISTANCE OF 365.83 FEET TO A SET 1/2" REBAR & CAP (PS 1664) AND THE POINT OF BEGINNING; THENCE NORTH 89°48'35" WEST A DISTANCE OF 243.00 FEET TO A SET 1/2" REBAR & CAP (PS 1664); THENCE NORTH 00°12'14" EAST A DISTANCE OF 144.86 FEET TO A SET 1/2" REBAR & CAP (PS 1664); THENCE SOUTH 89°47'46" EAST A DISTANCE OF 243.00 FEET TO A SET 1/2" REBAR & CAP (PS 1664); THENCE SOUTH 00°12'14" WEST A DISTANCE OF 144.80 FEET TO THE POINT OF BEGINNING; CONTAINING 35,194.2 SQUARE FEET, OR 0.80 ACRES, MORE OR LESS.

SUBJECT TO:
A 20 FOOT WIDE EASEMENT FOR INGRESS, EGRESS, AND UTILITIES DESCRIBED AS THE NORTH 20 FEET OF THE WEST 938.32 FEET OF SAID LOT 102, MIDLAND FARM SUBDIVISION, SALINE COUNTY, ARKANSAS.

LOT 102B
A PART OF LOT 102, MIDLAND FARM SUBDIVISION, AS FILED FOR RECORD IN PLAT BOOK 62, PAGE 10 OF THE RECORDS OF SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2" PIPE AND THE SOUTHEAST CORNER OF SAID LOT 102 OF MIDLAND FARM SUBDIVISION; THENCE ALONG THE SOUTH LINE THEREOF NORTH 89°48'35" WEST A DISTANCE OF 365.83 FEET TO A SET 1/2" REBAR & CAP (PS 1664) AND THE POINT OF BEGINNING; THENCE NORTH 89°48'35" WEST A DISTANCE OF 243.00 FEET TO A SET 1/2" REBAR & CAP (PS 1664); THENCE NORTH 00°12'14" EAST A DISTANCE OF 144.86 FEET TO A SET 1/2" REBAR & CAP (PS 1664); THENCE SOUTH 89°47'46" EAST A DISTANCE OF 243.00 FEET TO A SET 1/2" REBAR & CAP (PS 1664); THENCE SOUTH 00°12'14" WEST A DISTANCE OF 144.80 FEET TO THE POINT OF BEGINNING; CONTAINING 35,194.2 SQUARE FEET, OR 0.80 ACRES, MORE OR LESS.

ALONG WITH:
A 20 FOOT WIDE EASEMENT FOR INGRESS, EGRESS, AND UTILITIES DESCRIBED AS THE NORTH 20 FEET OF THE WEST 938.32 FEET OF SAID LOT 102, MIDLAND FARM SUBDIVISION, SALINE COUNTY, ARKANSAS.

RECORD PROPERTY DESCRIPTION
SALINE COUNTY INSTRUMENT 2019-008812

LOT 102 OF MIDLAND FARM SUBDIVISION A PART OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, EXCEPT, THE FOLLOWING DESCRIBED PROPERTY: THE SOUTH 130 FEET OF THE WEST 335.8 FEET OF LOT 102, MIDLAND FARM SUBDIVISION IN SALINE COUNTY, ARKANSAS.

REFERENCE DOCUMENTS CITED
RECORDED SURVEY PLATS BY:
FINAL PLAT OF CREEKSIDE ADDITION, PHASE 1 (INSTRUMENT #2018-016749)
PLAT OF MIDLAND FARM SUBDIVISION (BOOK 62, PAGE 10)

SURVEY DETAILS AND NOTES:
OWNER OF RECORD: MARROQUIN ELVER A GUERRA
PHYSICAL ADDRESS: 3110 MIDLAND RD, ALEXANDER, AR 72002
COUNTY PARCEL TAX ID: 209-00071-000

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

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

TRACT 1 RESTRICTIONS:

BUILDING SETBACKS:
FRONT - 20'
REAR - 20'
SIDE - 8'

UTILITY & DRAINAGE (D.E. & U.E.) EASEMENTS:
FRONT - 10'
REAR - 10'
SIDE - 5'

TRACT 2 RESTRICTIONS:

BUILDING SETBACKS:
FRONT - 20'
REAR - 20'
SIDE - 8'

UTILITY & DRAINAGE (D.E. & U.E.) EASEMENTS:
FRONT - 10'
REAR - 10'
SIDE - 5'

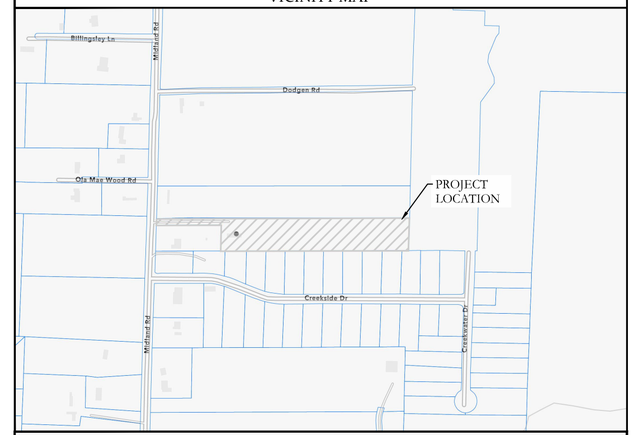
FLOOD ZONE INFORMATION

NO PORTION OF THE PROPERTY DESCRIBED HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP LISTED BELOW:
PANEL # 05125C0240E, DATED: 06/05/2020 .

0 30' 60' 120
SCALE: 1" = 60'

LEGEND
- Found Monument
- Set 1/2" Rebar #1664
- Computed Point Location
- (M) Measured by Surveyor
- (R/D/P) Record/Deed/Plat Measurements
- B.S.L. Building Setback Line Restriction
- U.E./D.E. Utility/Drainage Easement
- Property Boundary Line
- Fence Lines
- Centerlines
- Parcel Lines/Misc Lines

VICINITY MAP



HOPE CONSULTING
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LOT 102A AND 102B, A REPLAT OF LOT 102, MIDLAND FARM SUBDIVISION, CITY OF BRYANT, SALINE COUNTY, ARKANSAS

FOR USE AND BENEFIT OF:
ELVER GUERRA MARROQUIN

3110 MIDLAND ROAD, ALEXANDER ARKANSAS, 72002

DATE: 08/08/2024	CAD BY: OV	PROJECT NUMBER: 24-0881
REVISED:	CHECKED BY:	
SHEET: 1 OF 1	SCALE: 1" = 60'	

AR STATE LAND SURVEY FILING CODE: 500 - 01S - 14W - 0 - 12 - 430 - 62 - 1664

K:\Land Projects 2024\Surveys\2024-088 Boundary - 3110 Jon Midland Rd, Alexander\SURVEY\DWG\24-088 Mdl Split 8-5-1Pt-2 300 Midland Rd Alexander.dwg | Plotted: 8/8/2024 12:26 PM | ©2024 Hope Consulting, Inc.

City of Bryant

2025 Development Calendar

Application Deadlines and Meeting Dates

First Submittal Deadline 5:00 P.M.	DRC Meeting 9:00 A.M.	DRC Deadline 5:00 P.M.	DRC Meeting 9:00 A.M.	Final Revisions Deadline 5:00 P.M.	Planning Commission Meeting 6:00 P.M.
December 11	December 19	December 26	January 2	January 6	January 13
January 8	January 16	January 22	January 30	February 3	February 10
February 5	February 13	February 19	February 27	March 3	March 10
March 12	March 20	March 26	April 3	April 7	April 14
April 9	April 17	April 23	May 1	May 5	May 12
May 7	May 15	May 21	May 29	June 2	June 9
June 11	June 19	June 25	July 3	July 7	July 14
July 9	July 17	July 23	July 31	August 4	August 11
August 6	August 14	August 20	August 28	September 1	September 8
September 10	September 18	September 24	October 2	October 6	October 13
October 8	October 16	October 23	October 30	November 3	November 10
November 5	November 13	November 19	November 26	December 1	December 8
December 10	December 18	December 23	December 31	January 5	January 12

The DRC (Development and Review Committee) currently meets in person in the Administration Conference Room at City Hall (210 SW 3rd Street).

On Thursday's without a DRC meeting scheduled, the committee is available for a workshop or application meeting.

The deadline for a workshop, application meeting or discussion item is the Monday before by 5 p.m.