



Bryant Planning Commission Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

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

Date: February 10, 2025 - **Time:** 6:00 PM

Call to Order

Approval of Minutes

1. Planning Commission Meeting Minutes 1/16/2025

- [2025-01-16 Planning Commission Meeting Minutes.pdf](#)

Announcements

DRC Report

2. 2714 Lavern Dr - Conditional Use Permit

Vanessa Guerra - Requesting Recommendation for Approval of Conditional Use Permit for Duplex - RECOMMENDED APPROVAL based on completing Public Hearing Requirements.

3. 2711 Springhill Road - Rezoning C-1 to C-2

Mohammad Tariq - Requesting Recommendation for Rezoning from C-1 to C-2 - RECOMMENDED APPROVAL, based on completing Public Hearing Requirements

4. 2711 Springhill Road - Conditional Use Permit

Mohammad Tariq - Requesting Recommendation for Approval of CUP for the use of Automobile Sales & Leasing - Small Lot - RECOMMENDED APPROVAL based on completing Public Hearing Requirements.

5. Panera Bread - 23146 I-30 - Site Plan

Crafton Tull - Requesting Site Plan Approval - APPROVED, Contingent upon remaining comments being addressed

- [0935-pln-02.pdf](#)
- [0935-drn-02.pdf](#)
- [0935-caa-01.pdf](#)
- [0935-rsp-01.pdf](#)
- [0935-pln-02b.pdf](#)
- [0935-ADEQ-01.pdf](#)
- [0935-SWP-01.pdf](#)
- [0935-APP-01.pdf](#)

6. D1 Training - 1800 N Reynolds Road - Sign Permit

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

- [93319-SGNAPP-02.pdf](#)

- [93319-SGNAPP-01.pdf](#)

7. Empire Vape & Smoke Shop - 319 Bryant Ave - Sign Permit

Aero Signs - Requesting Sign Permit Approval - STAFF APPROVED

- [93320-SGNAPP-01.pdf](#)

8. Sherwin Williams - 4000 Hwy 5 N Ste 1 - Sign Permit

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

- [93335-SGNAPP-01.pdf](#)
- [93335-SGNAPP-02.pdf](#)

Public Hearing

9. 2714 Lavern Dr - Conditional Use Permit

Vanessa Guerra - Requesting Approval for Conditional Use Permit for Duplex

- [0908-APP-01.pdf](#)

10. 2711 Springhill Road - Rezoning C-1 to C-2

Mohammad Tariq - Requesting Approval for Rezoning from C-1 to C-2

- [0930-APP-01.pdf](#)

11. 2711 Springhill Road - Conditional Use Permit

Mohammad Tariq - Requesting Approval for CUP for the use of Automobile Sales & Leasing - Small Lot

- [0931-APP-01.pdf](#)

Old Business

New Business

Adjournments



Bryant Planning Commission Meeting Minutes
Thursday, January 16, 2025
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, Penfield, Hooten, Edwards, Erwin, Speed
- Commissioners Absent: None

ANNOUNCEMENTS

Chairman Lance Penfield announced that Public Hearing items 11 ,12 and 13 would not be occurring tonight.

Commissioner Edwards made a motion to move item 15 to after the announcements and before the approval of minutes. Seconded by Speed. Voice Vote, 7 yays, 0 nays, None Absent.

15. Nomination Committee Recommendation of 2025 Chair and Vice Chair of Planning Commission.

Commissioner Edwards gave the recommendation of the Nomination Committee that was to keep Penfield as the Chairman and Hooten as the Vice Chairman for the 2025 year. Chairman Lance Penfield announced that in keeping with the way it has been traditionally done, the Chairman, and the previous Chairman would be the voting members of the Commission at DRC. This would be Chairman Lance Penfield and Commissioner Rick Johnson.

Motion to confirm the Chairman, Vice Chairman, and voting members of DRC made by Commissioner Erwin, Seconded by Commissioner Speed. Voice Vote, 7 Yays, 0 nays. none Absent.

APPROVAL OF MINUTES

1. Planning Commission Meeting Minutes 12/9/2024

Motion to Approve Minutes made by Commissioner Johnson, Seconded by Commissioner Edwards. Voice Vote, 7 Yays, 0 nays. none Absent.

Vice-Chairman Hooten read the DRC Report.

DRC REPORT

2. 2714 Lavern Dr- Conditional Use Permit

Vanessa Guerra - Requesting Recommendation for Approval of Conditional Use Permit for Duplex - RECOMMENDED APPROVAL based on completing Public Hearing Requirements.

3. 2711 Springhill Road- Rezoning C-1 to C-2

Mohammad Tariq - Requesting Recommendation for Rezoning from C-1 to C-2 - RECOMMENDED APPROVAL, based on completing Public Hearing Requirements.

4. 2711 Springhill Road- Conditional Use Permit

Mohammad Tariq - Requesting Recommendation for Approval of CUP for the use of Automobile Sales & Leasing - Small Lot RECOMMENDED APPROVAL based on completing Public Hearing Requirements.

5. Bethel Middle School- Solar Field Project

Joshua Thompson - Requesting Recommendation for Approval of Conditional Use Permit for Utility Facility in a Residential Zoning - RECOMMENDED APPROVAL, based on completing Public Hearing Requirements.

6. Original Town Bryant - Replat- Lots 1-3, 11 &12 Block 19

Hope Consulting - Requesting Recommendation for Approval of Replat of lots 1-3, 11 &12 Block 19 into 1R, 3, and 11R Block 19 RECOMMENDED APPROVAL

7. Original Town Bryant- Lot 1R and 11R Block 19

Covenant Homes - Requesting Recommendation for Approval of Modification from Heart of Bryant Code on First Floor Building Height Requirement - RECOMMENDED APPROVAL

8. Five Star Fireworks- Temporary Business License

Mark Bradford - Requesting Approval for Temporary Business License for Firework Stands at the Following Locations: (1) 5407 Hwy 5, (2) 23395 I-30 Frontage Road - APPROVED BOTH LOCATIONS

9. Sonic - 2313 N Reynolds Road- Sign Permit

Seiz Sign Company - Requesting Sign Permit Approval - STAFF APPROVED

10. The Well - 21941 I-30- Sign Permit

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

PUBLIC HEARING

Items 11, 12, and 13 were removed from the agenda. Commissioner Penfield announced that these items will be heard at the February Planning Commission meeting as long as the Public Hearing Requirements are met.

11. ~~2714 Lavern Dr~~ Conditional Use Permit

~~*Vanessa Guerra - Requesting Approval for Conditional Use Permit for Duplex.*~~

12. ~~2711 Springhill Road~~ Rezoning C-1 to C-2

~~*Mohammad Tariq - Requesting Approval for Rezoning from C-1 to C-2.*~~

13. ~~2711 Springhill Road~~ Conditional Use Permit

~~*Mohammad Tariq - Requesting Approval for CUP for the use of Automobile Sales & Leasing - Small Lot.*~~

14. Bethel Middle School- Solar Field Project

Joshua Thompson - Requesting Approval for Conditional Use Permit for Utility Facility in a Residential Zoning.

Carolyn Green, who lives off Prange Road, stated that she has no problems with this Development.

After brief discussion on the item, Chairman Penfield called for a roll call vote to approve. 7 yays, 0 nays.

Motion to close the Public Hearing made by Commissioner Erwin, seconded by Commissioner Statton.

OLD BUSINESS

15. Nomination Committee Recommendation of 2025 Chair and Vice Chair of Planning Commission.

ITEM MOVED TO AFTER ANNOUNCEMENTS/BEFORE APPROVAL OF MINUTES

NEW BUSINESS

Before Item 16, Commissioner Johnson recused himself from the room.

16. Original Town Bryant - Replat- Lots 1-3, 11 &12 Block 19

Hope Consulting - Requesting Approval for Replat of lots 1-3, 11 &12 Block 19 into 1R, 3, and 11R Block 19.

Jonathan Hope asked for four of the lots to be turned into two lots. Lots are part of HOB - mixed use. There is access to water and sewer.

After brief discussion on the item, Chairman Penfield called for a roll call vote to approve. 6 yays, 0 nays, 0 Absent, Johnson Recused

17. Original Town Bryant- Lot 1R and 11R Block 19

Covenant Homes - Requesting Approval for Modification from Heart of Bryant Code on First Floor Building Height Requirement

Johnathan Hope stated that the ask was to approve a modification to allow for 10ft first floor heights instead of the 12ft that is called out in the code.

After brief discussion on the item, Chairman Penfield called for a roll call vote to approve. 6 yays, 0 nays, 0 Absent, Johnson Recused

Before Adjournment, Commissioner Johnson came back into the Courtroom to rejoin the meeting.

ADJOURNMENT

Motion to Adjourn made by Commissioner Statton, Seconded by Commissioner Speed. Voice Vote, 7 Yays, 0 nays. 0 Absent. The meeting was adjourned.

Chairman, Lance Penfield *Date*

Secretary, Tracy Picanco *Date*

PANERA BREAD

BRYANT, ARKANSAS

LEGEND (EXISTING SYMBOLS)

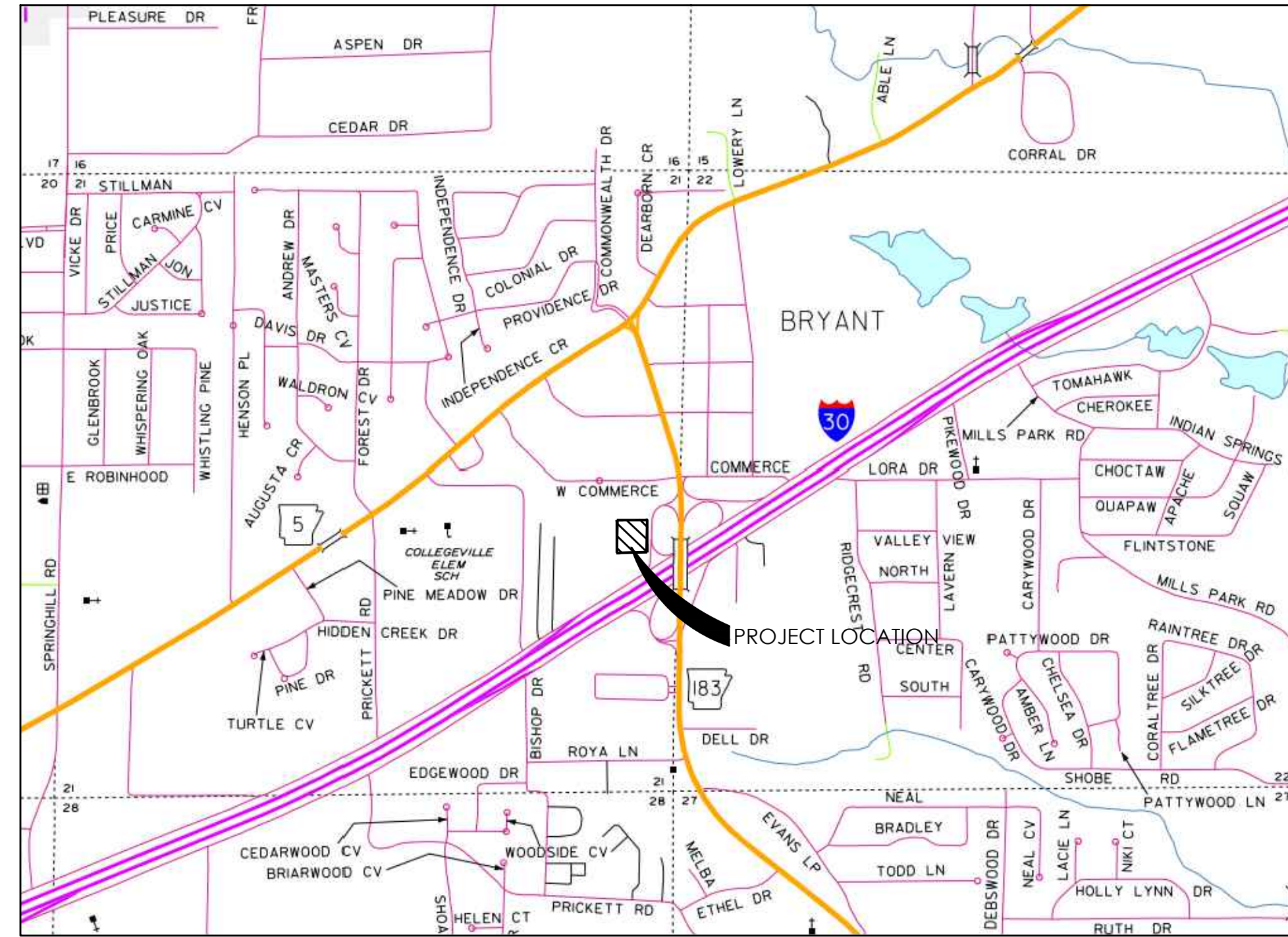
SYMBOLS	LINEWORK
[Symbol]	FOUND IRON PIN
[Symbol]	LIGHT POLE
[Symbol]	POWER POLE
[Symbol]	TELEPHONE PEDESTAL
[Symbol]	TV PEDESTAL
[Symbol]	MANHOLE
[Symbol]	SANITARY SEWER CLEANOUT
[Symbol]	GAS METER
[Symbol]	GAS VALVE
[Symbol]	STORM SEWER PIPE
[Symbol]	DOWN GUY
[Symbol]	WATER VALVE
[Symbol]	FIRE HYDRANT ASSEMBLY
[Symbol]	AIR RELEASE VALVE
[Symbol]	FIRE DEPARTMENT CONNECTION
[Symbol]	WATER METER
[Symbol]	SPRINKLER HEAD
[Symbol]	ELECTRIC PEDESTAL
[Symbol]	GRATED INLET
[Symbol]	DROP INLET
[Symbol]	TREE
[Symbol]	TREE TO BE REMOVED

SYMBOLS	LINEWORK
[Symbol]	EASEMENT
[Symbol]	CURB
[Symbol]	INTERMEDIATE CONTOUR -1206
[Symbol]	INDEX CONTOUR -1205
[Symbol]	SANITARY SEWER LINE SS
[Symbol]	GAS LINE G
[Symbol]	WATER LINE (SPECIFY SIZE & TYPE) W
[Symbol]	UNDERGROUND TELEPHONE UGT
[Symbol]	UNDERGROUND ELECTRIC UGE
[Symbol]	OVERHEAD ELECTRIC OHE
[Symbol]	UNDERGROUND TELEVISION UGTV
[Symbol]	OVERHEAD TELEVISION OHTV
[Symbol]	CHAIN LINK FENCE
[Symbol]	WOOD FENCE
[Symbol]	BARBED WIRE FENCE
[Symbol]	FIBER OPTIC FO
[Symbol]	RIGHT OF WAY
[Symbol]	ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
[Symbol]	SET IRON PIN
[Symbol]	LIGHT POLE
[Symbol]	POWER POLE
[Symbol]	TELEPHONE PEDESTAL
[Symbol]	TV PEDESTAL
[Symbol]	MANHOLE
[Symbol]	SANITARY SEWER CLEANOUT
[Symbol]	GAS METER
[Symbol]	GAS VALVE
[Symbol]	STORM SEWER PIPE
[Symbol]	STRUCTURE NUMBER
[Symbol]	WATER VALVE
[Symbol]	FIRE HYDRANT ASSEMBLY
[Symbol]	AIR RELEASE VALVE
[Symbol]	FIRE DEPARTMENT CONNECTION
[Symbol]	WATER METER
[Symbol]	BACK FLOW PREVENTER
[Symbol]	REDUCER
[Symbol]	RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)
[Symbol]	CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)

SYMBOLS	LINEWORK
[Symbol]	EASEMENT
[Symbol]	CURB
[Symbol]	INTERMEDIATE CONTOUR -1206
[Symbol]	INDEX CONTOUR -1205
[Symbol]	SANITARY SEWER LINE SS
[Symbol]	GAS LINE G
[Symbol]	WATER LINE W
[Symbol]	UNDERGROUND TELEPHONE UGT
[Symbol]	UNDERGROUND ELECTRIC UGE
[Symbol]	OVERHEAD ELECTRIC OHE
[Symbol]	FIBER OPTIC FO
[Symbol]	UNDERGROUND TELEVISION UGTV
[Symbol]	OVERHEAD TELEVISION OHTV
[Symbol]	CHAIN LINK FENCE
[Symbol]	WOOD FENCE
[Symbol]	BARBED WIRE FENCE
[Symbol]	BUILDING SET BACK
[Symbol]	RIGHT OF WAY
[Symbol]	PROPERTY LINE
[Symbol]	ROAD CENTERLINE



VICINITY MAP

BASIS OF BEARING: GRID NORTH, ARKANSAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (0302), DETERMINED BY GPS OBSERVATIONS. APPROXIMATE CONVERGENCE ANGLE IS -00° 16' 47.15220". DISTANCES ARE STATE PLANE GRID DISTANCES. COMBINED ADJUSTMENT FACTOR = 0.999970446.

UTILITY CONTACTS

WATER/WASTEWATER
BRYANT WATER DEPARTMENT
210 SW 3RD ST.
BRYANT, AR 72022
(501) 943-0441

GAS
SUMMIT UTILITIES
2205 EAST ROOSEVELT ROAD
LITTLE ROCK, AR 72201
PHONE: (800) 992-7552

ELECTRIC
ENERGY
425 W. CAPITAL AVE.
LITTLE ROCK, AR 72201
(877) 387-2499

TELEPHONE
AT&T
(800) 288-2020

CABLE TELEVISION
COMCAST CABLE
(800) 934-6489

PROJECT INFORMATION

ZONING: C-3

MAXIMUM LOT COVERAGE: 35% ALLOWED
6% PROVIDED

MAX ALLOWABLE HEIGHT: 5 STORY/60 FEET

BUILDING SETBACKS: FRONT: 50'
SIDE: 25'
REAR: 25'

SITE AREA: 1.57 ACRES ±

BUILDING SIZE: 2,480 SF

BUILDING USAGE: RESTAURANT WITH DRIVE THRU

FINISHED FLOOR ELEVATION: SEE GRADING PLAN

PROPERTY USAGE: GENERAL COMMERCIAL

PROPERTY OWNER: ANCHOR REALTY INVESTMENTS, LLC
102 COUNTY CLUB PKWY.
MAUMELLE, AR 72113
501-256-9187

DEVELOPER: TERRA EQUITIES, LLC
2530 WATKINS RD
BIRMINGHAM, AL 35223
206-862-4398

SITE ENGINEER/SURVEYOR: CRAFTON, TULL & ASSOCIATES
10825 FINANCIAL CENTER
PARKWAY, SUITE 300
LITTLE ROCK, AR 72211
PHONE: 501.664.3245
FAX: 501.664.6704

REQUIRED PARKING: RETAIL COMMERCIAL 1 SPACE / 300 SF
2,480 SF / 300 SF = 8.3 SPACES

PROVIDED PARKING: 41 SPACES

FLOOD PLAIN STATEMENT
NO PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS DESIGNATED BY THE FLOOD INSURANCE RATE MAP, PANEL NO. 05125C0380E, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY DATED JUNE 5, 2020.

PROPERTY DESCRIPTION:

LANDS LYING IN PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS. MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 1, SULLIVAN PLACE SUBDIVISION, BRYANT, SALINE COUNTY, ARKANSAS, FILED FOR RECORD AS INSTRUMENT NUMBER 1999-54493, RECORDS OF SALINE COUNTY, ARKANSAS, THENCE SOUTH 88 DEGREES 19 MINUTES 06 SECONDS EAST 63.73 FEET, THENCE SOUTH 00 DEGREES 39 MINUTES 52 SECONDS EAST 109.60 FEET, WHICH IS THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 00 DEGREES 39 MINUTES 52 SECONDS EAST 200.97 FEET, THENCE NORTH 87 DEGREES 07 MINUTES 25 SECONDS WEST 5.01 FEET, THENCE SOUTH 00 DEGREES 39 MINUTES 52 SECONDS EAST 43.66 FEET, THENCE SOUTH 19 DEGREES 22 MINUTES 47 SECONDS WEST, 61.38 FEET, THENCE NORTH 70 DEGREES 37 MINUTES 13 SECONDS WEST, 22.95 FEET, THENCE NORTH 04 DEGREES 42 MINUTES 54 SECONDS EAST 53.18 FEET, THENCE NORTH 85 DEGREES 17 MINUTES 06 SECONDS WEST, 250.10 FEET, THENCE NORTH 04 DEGREES 42 MINUTES 54 SECONDS EAST 229.80 FEET, THENCE SOUTH 88 DEGREES 19 MINUTES 06 SECONDS EAST 270.29 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS MORE PARTICULARLY DESCRIBED IN ACCESS EASEMENT FILED FOR RECORD JULY 10, 2013, AS INSTRUMENT NUMBER 2013065418, RECORDS OF SALINE COUNTY, ARKANSAS.

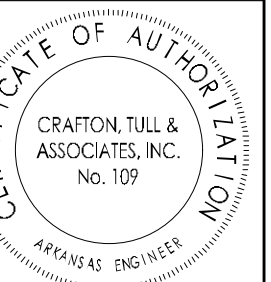
GENERAL NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE ONLY FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS.
2. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS IS BASED ON A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS. CRAFTON TULL ASSUMES NO RESPONSIBILITY REGARDING THE ACCURACY OF THE DEPICTED LOCATION(S) OF THE UNDERGROUND FACILITIES ON THESE DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ANY OTHER FACILITIES NOT SHOWN ON THESE DRAWINGS. CONTRACTOR SHALL VERIFY LOCATION OF ALL FACILITIES BEFORE BEGINNING WORK.
3. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN OR NEAR THE CONSTRUCTION SITE.
4. THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF CRAFTON, TULL & ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CRAFTON, TULL & ASSOCIATES, INC.
5. CONTRACTOR SHALL NOT CAUSE ANY LONG-TERM INCONVENIENCE TO THE PUBLIC, ADJACENT PROPERTY OWNERS, PEDESTRIANS, ETC. DURING CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL PROVIDE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR SHALL CONTACT THE ENGINEER FOR CLARIFICATION IF A DISCREPANCY OR INCONSISTENCY IS IDENTIFIED IN THE PLANS OR SPECIFICATIONS.
6. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT WHICH ARE NECESSARY TO CONFORM TO OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
7. ENGINEER OF RECORD SHALL OBSERVE THE INSTALLATION OF THE WATER & SEWER MAINS. BEYOND THAT SCOPE, CRAFTON TULL & ASSOCIATES, INC. (CTA) HAS NOT BEEN RETAINED BY THE OWNER FOR CONSTRUCTION ADMINISTRATION OR OBSERVATION SERVICES FOR THE WORK INDICATED ON THESE DRAWINGS. THEREFORE, CTA HEREBY NOTIFIES ALL PARTIES INVOLVED THAT CRAFTON, TULL & ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR THE INTERPRETATION, COORDINATION, OR ADMINISTRATION OF THESE DOCUMENTS AND/OR DEVIATIONS THEREOF. FURTHERMORE, CRAFTON, TULL & ASSOCIATES, INC. WILL NOT BE RESPONSIBLE FOR ANY EFFECTS THAT ANY CHANGES TO THESE DOCUMENTS MAY HAVE ON ANY RELATED TRADES, CONSTRUCTION SEQUENCES, OR OPERATION OF THE COMPLETED PROJECT EXCEPT AS SPECIFICALLY NOTED IN THE AGREEMENT BETWEEN CRAFTON, TULL & ASSOCIATES AND THE OWNER.
8. ENERGIZED ELECTRICAL LINE SAFETY, WARNINGS, AND ADVANCED NOTICES: ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH, COMPLYING WITH, AND THE ENFORCEMENT OF ARKANSAS CODES AR ST § 11-5-307 AND § AR ST 11-5-308 AND ANY OTHER CURRENT STATE CODES PERTAINING TO ADVANCE NOTICE REQUIREMENTS AND FOR SAFETY OF ALL PERSONNEL, INCLUDING THE GENERAL PUBLIC, PERTAINING TO ANY WORK, MOVEMENT, AND ACTIVITY IN CLOSE PROXIMITY TO ANY ENERGIZED ELECTRICAL LINE.

SITE STABILIZATION AND CERTIFICATION

CRAFTON TULL CANNOT CERTIFY THE SITE AS COMPLETE IN ORDER TO OBTAIN THE CERTIFICATE OF OCCUPANCY UNTIL ALL DISTURBED AREAS RELATED TO THE CONSTRUCTION OF THE PROJECT, BOTH ONSITE AND OFFSITE, HAVE BEEN STABILIZED PER THE PLANS AND SPECIFICATIONS AND ALL REQUIREMENTS SPOelled OUT IN PERMITS ISSUED BY THE STATE AND LOCAL AUTHORITIES HAVE BEEN MET.

CERTIFICATE OF AUTHORIZATION:



PANERA BREAD
BRYANT, AR

Sheet List Table

SHEET NUMBER	SHEET TITLE
C-001	COVER SHEET
C-002	PROJECT CONTROL
C-003	DEMO PLAN
C-101	SITE PLAN
C-102	UTILITY PLAN
C-103	GRADING PLAN
C-104	PAVING PLAN
C-105	EROSION CONTROL PH. I
C-106	EROSION CONTROL PH. II
C-107	EROSION CONTROL NOTES
C-501	EROSION CONTROL DETAILS
C-502	ADA DETAILS
C-503	SITE DETAILS
L-101	PLANTING PLAN
L-501	PLANTING DETAILS
LI-501	IRRIGATION DETAILS SHT. 1
LI-502	IRRIGATION DETAILS SHT. 2

Key Plan

No.	Description	Date

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PROJECT NO: 24304000
ISSUE DATE: 01/22/25
CONTACT: C. GARDNER
THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT
PRELIMINARY PLANS
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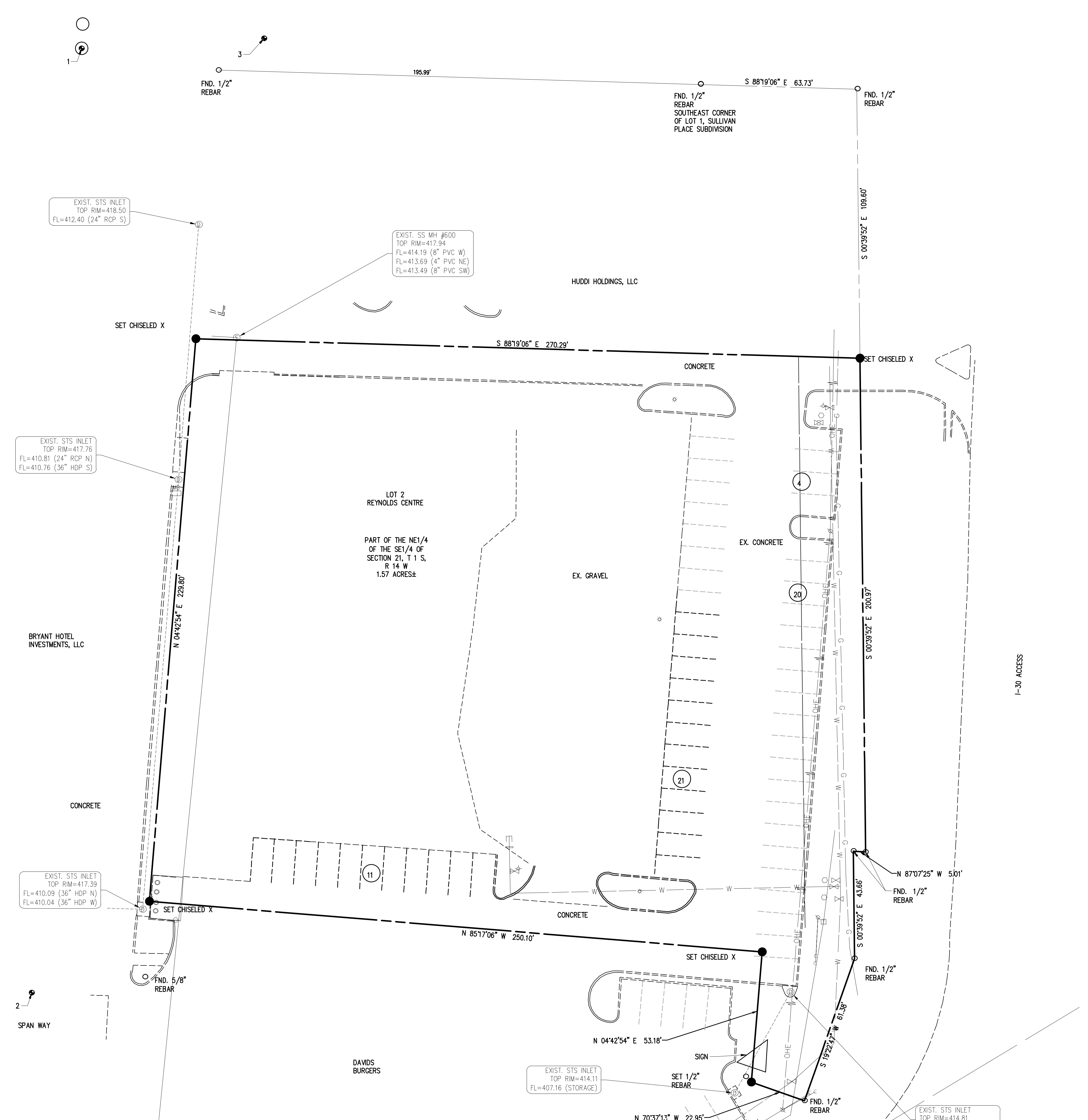


Know what's below.
Call before you dig.

COVER SHEET

C-001

DRAWING CREATED: 1/22/25 11:58 AM, LAST PLOTTED: 1/22/25 11:58 AM



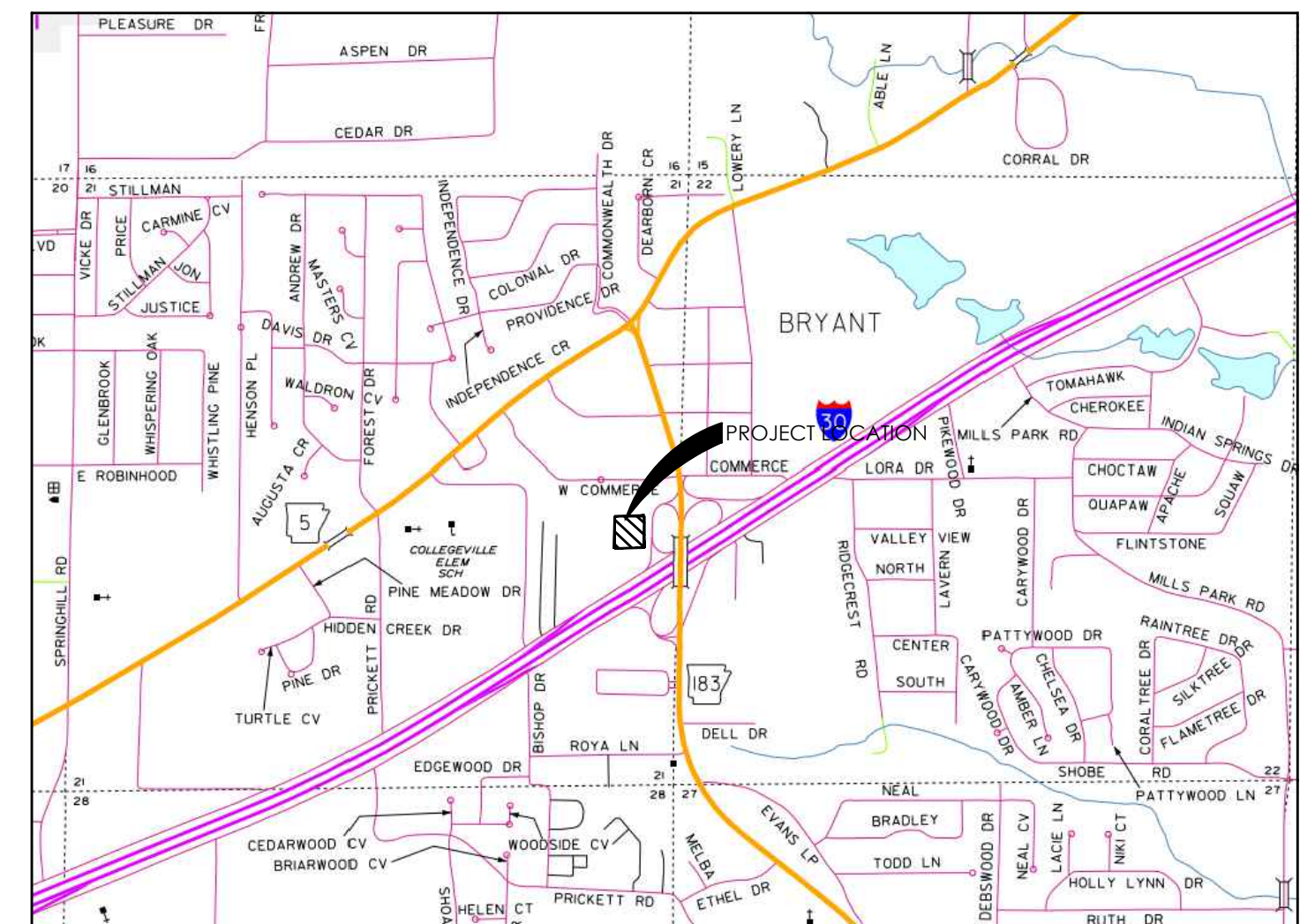
LEGEND (EXISTING)

SYMBOLS	LINEWORK
● CONTROL POINT	PROPERTY LINE
	RIGHT-OF-WAY
	CENTERLINE
	CURB

NOTE

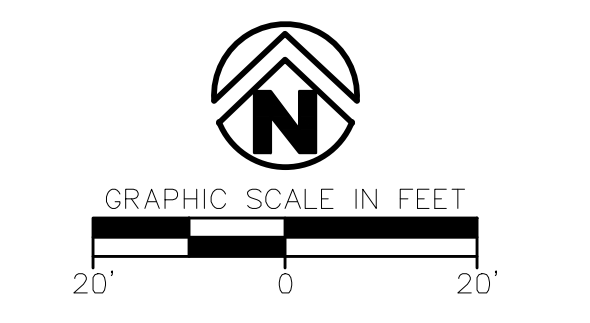
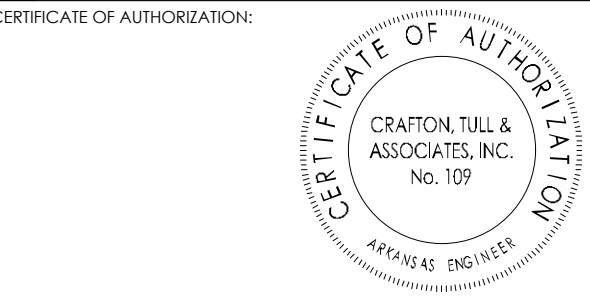
ONLY THE CONTROL POINTS, COORDINATE VALUES, AND ELEVATIONS SHOWN ON THIS SHEET SHALL BE USED ON THIS PROJECT. CRAFTON, TULL & ASSOCIATES SHALL NOT BE RESPONSIBLE FOR ANY CONSEQUENCES OF USING CONTROL POINTS, COORDINATE VALUES OR ELEVATIONS ESTABLISHED OR DERIVED FROM OTHER SOURCES. CRAFTON, TULL & ASSOCIATES, AT ITS SOLE DISCRETION, MAY ALLOW THE USE OF ALTERNATIVE OR ADDITIONAL CONTROL, BY A WRITTEN AMENDMENT TO THIS SHEET SEALED BY THE RESPONSIBLE SURVEYOR. USERS OF THESE CONTROL POINTS SHALL EXERCISE DUE CARE AND GOOD SURVEYING PRACTICE AND IMMEDIATELY NOTIFY THE CRAFTON, TULL & ASSOCIATES PROJECT ENGINEER OF ANY INCONSISTENCIES IN THE OBSERVED COORDINATE VALUES, ELEVATIONS AND DESCRIPTIONS FOR CONTROL POINTS SHOWN ON THIS SHEET.

POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	2023482.37	1161796.55	422.47	CTL ALUMCAP
2	2023097.95	1161776.29	414.58	CTL PKNAIL
3	2023486.40	1161870.80	423.60	CTL PKNAIL



VICINITY MAP

BASIS OF BEARING: GRID NORTH, ARKANSAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (0302), DETERMINED BY GPS OBSERVATIONS. APPROXIMATE CONVERGENCE ANGLE IS $-00^{\circ}\ 16'47.15220''$. DISTANCES ARE STATE PLANE GRID DISTANCES. COMBINED ADJUSTMENT FACTOR = 0.999970446.



PANERA BREAD
BRYANT, AR

Key Plan

No.	Description	Date

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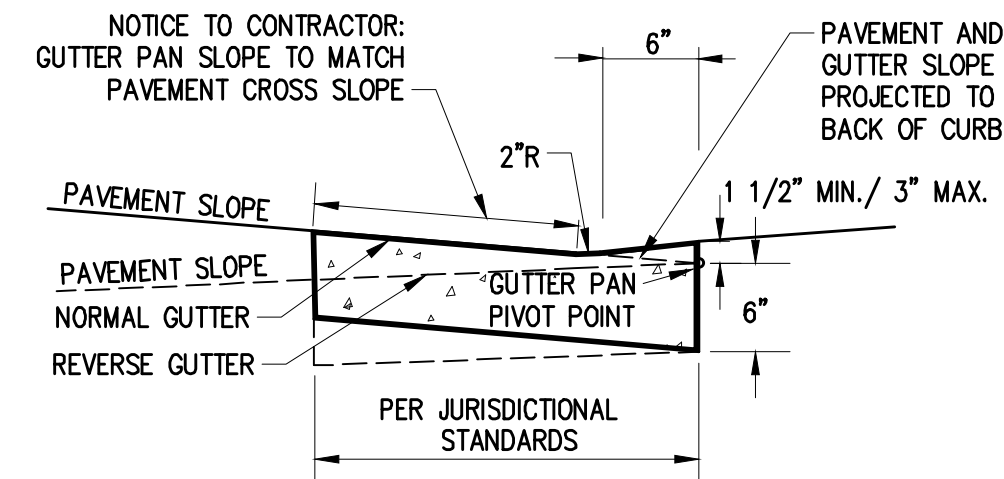
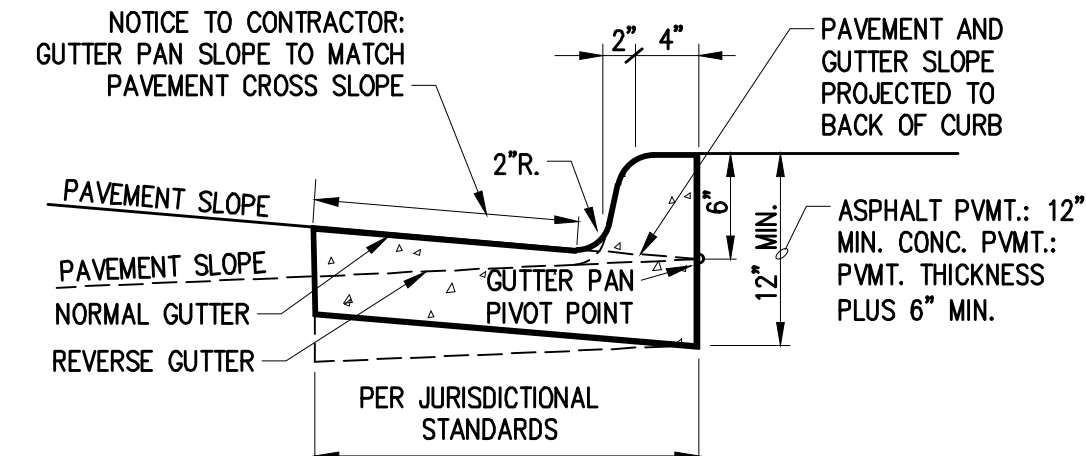
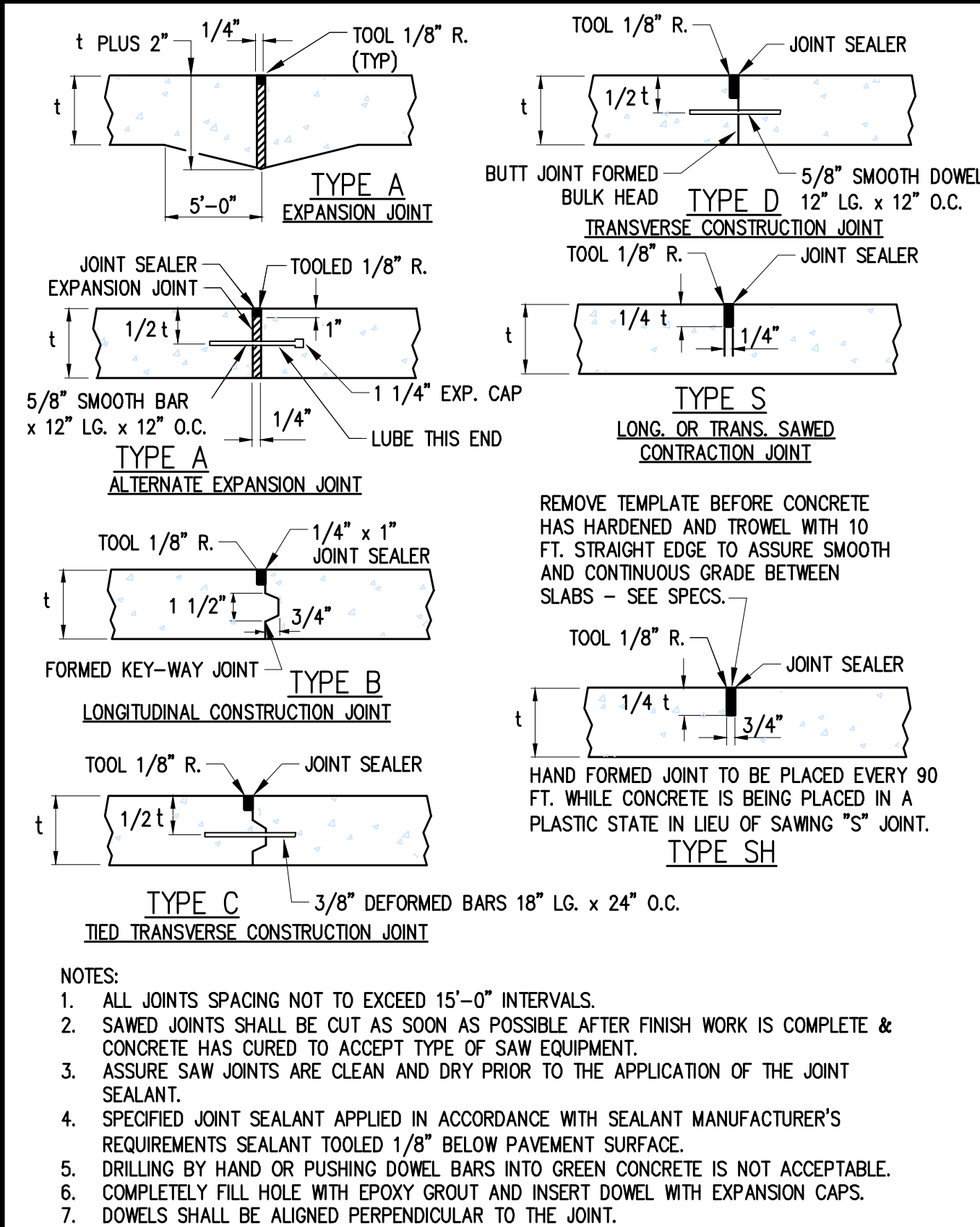
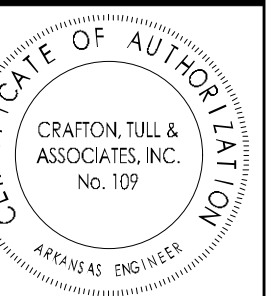
PROJECT NO: 24304000
ISSUE DATE: 01/22/25
CONTACT: C. GARDNER
DRAWN: C. GARDNER
CHECKED: C. GARDNER
DATE: 01/22/25

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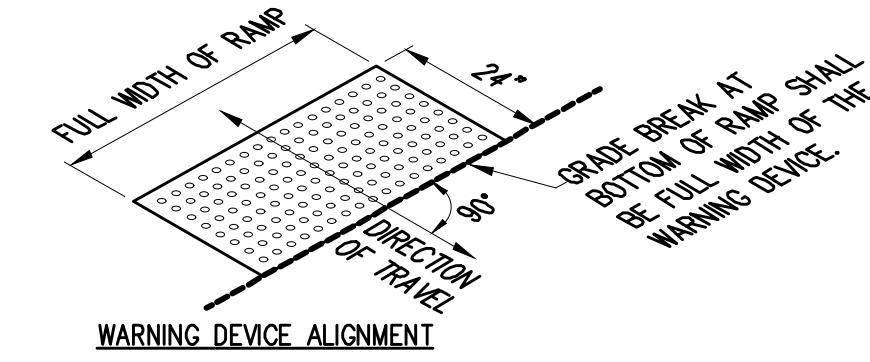
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PROJECT CONTROL
C-002

DRAWING: 11/20/24 PANERA BREAD INVESTMENTS PARTIAL SITE PLAN AND UTILITY REPORT PROJECT CONTROL/DWG UNIT PLOTTED BY: AUSTIN BRIDSON, 1/22/2025 10:46:07 AM

CERTIFICATE OF AUTHORIZATION

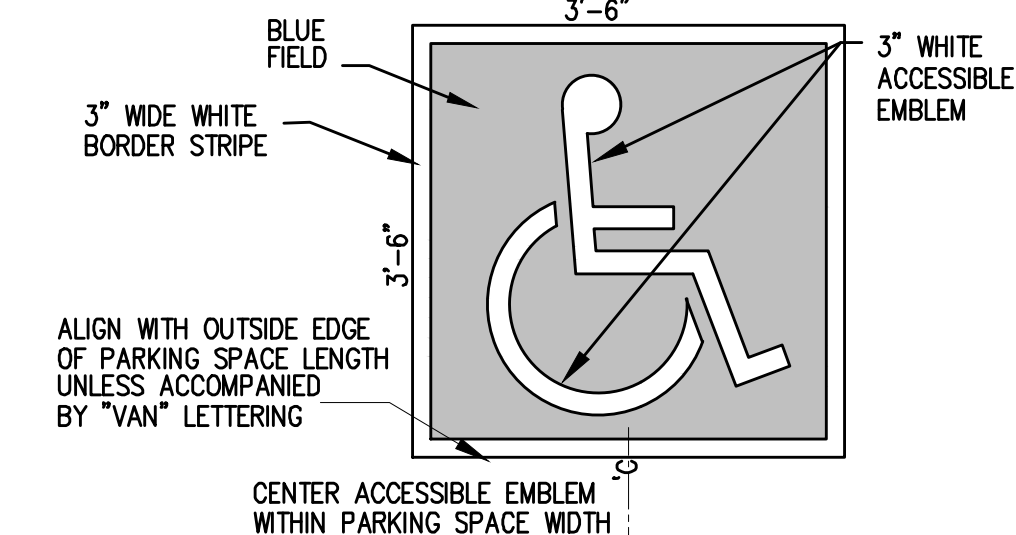


TYPICAL CURB AND GUTTER SECTIONS
NTS



1. DETECTABLE WARNING SURFACES SHALL CONSIST OF TRUNCATED DOMES ALIGNED IN A SQUARE OR RADIAL GRID PATTERN AND SHALL COMPLY WITH ADA 705 GUIDELINES.
2. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT GUTTER, STREET OR HIGHWAY, OR PEDESTRIAN ACCESS ROUTE SURFACE, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.

DETECTABLE WARNING DEVICE
NTS



NOTE: LOCAL CODE MAY REQUIRE A WHITE FIELD WITH BLUE EMBLEM OR ANOTHER COLOR ARRANGEMENT. THE CONTRACTOR SHALL VERIFY THE REQUIRED PAINT COLOR WITH LOCAL OFFICIAL PRIOR TO PAINTING PAVEMENT MARKINGS.

ACCESSIBLE PAVEMENT EMBLEM
NTS

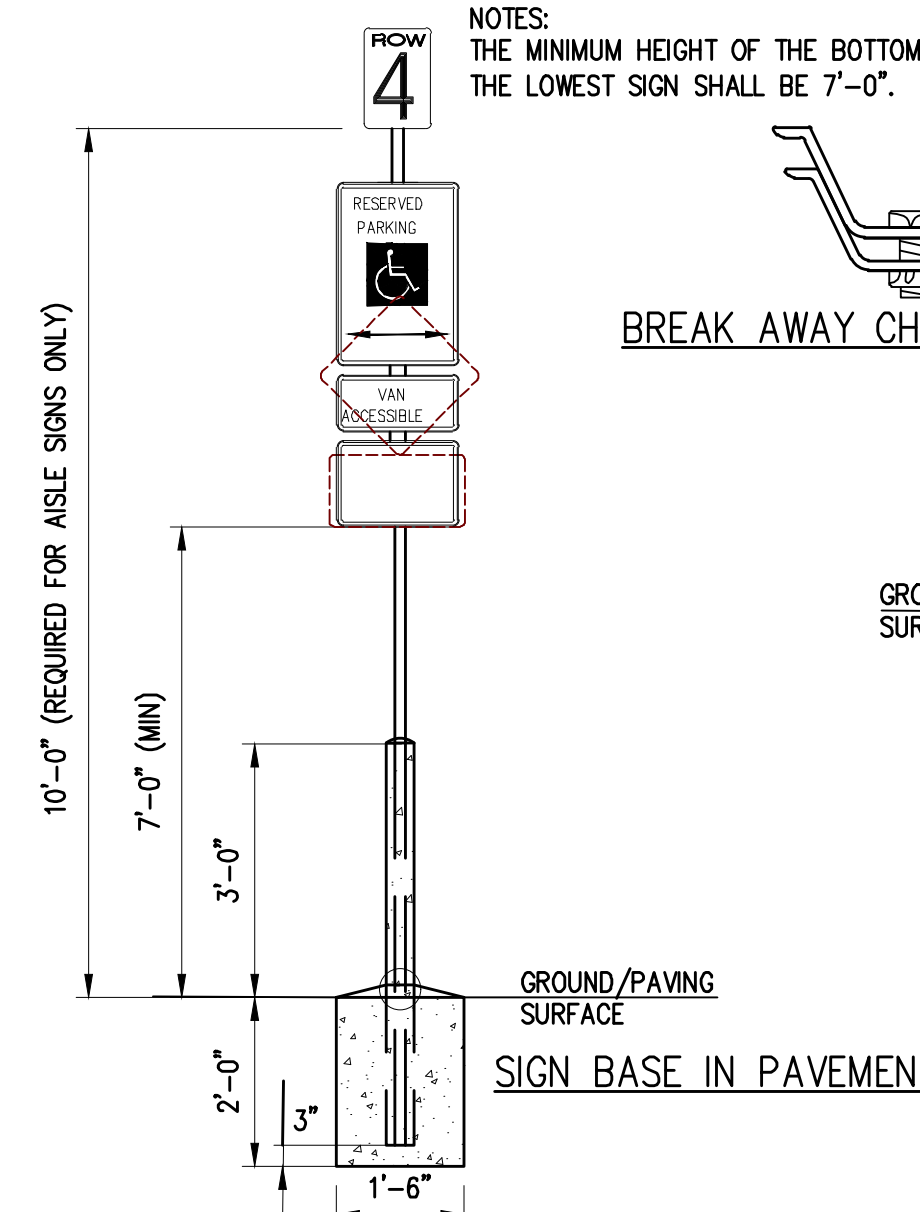
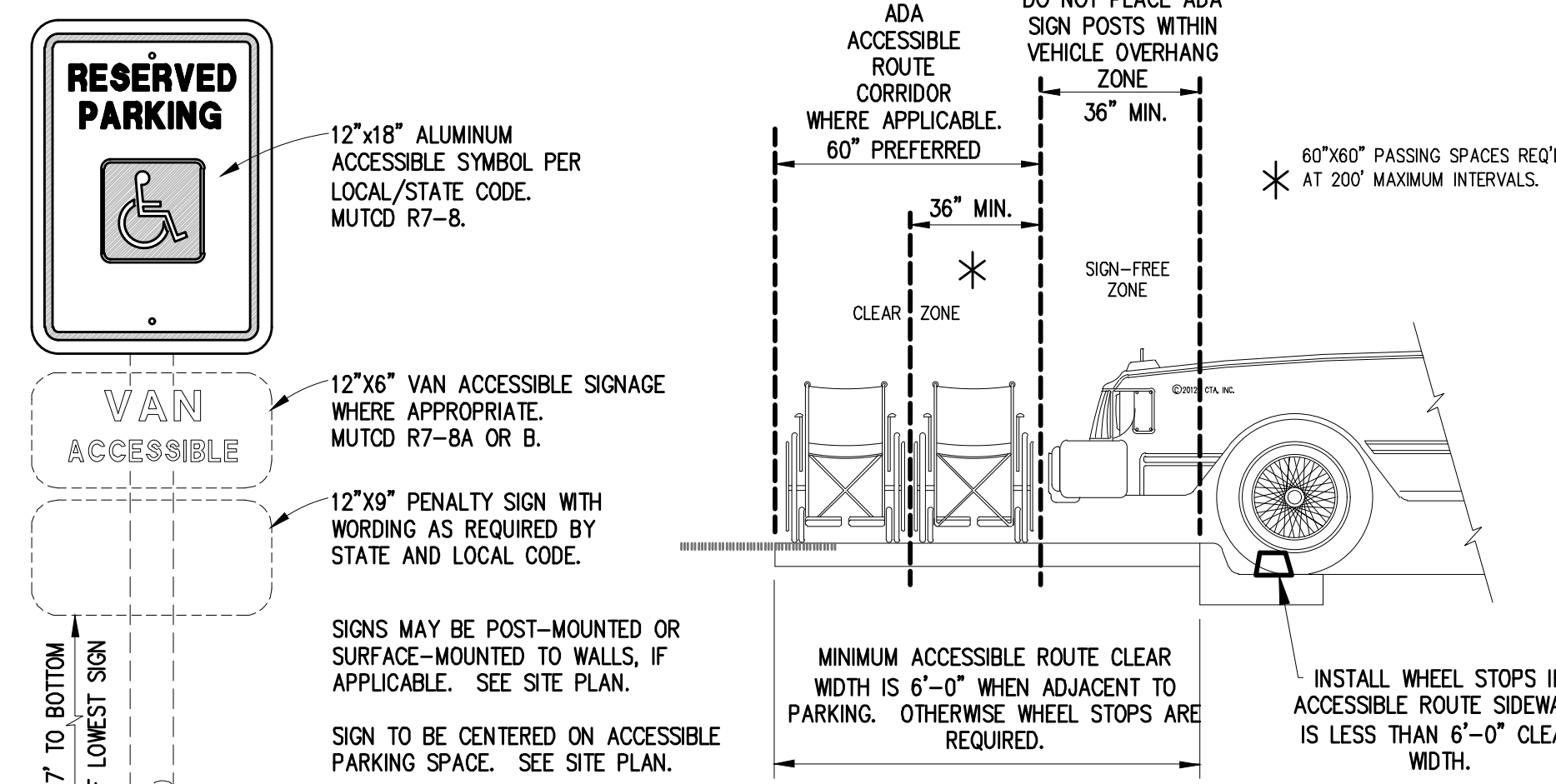
CONCRETE PAVEMENT JOINTING DETAIL

NTS

- NOTES:
1. ALL JOINTS SPACING NOT TO EXCEED 15'-0" INTERVALS.
 2. SAWED JOINTS SHALL BE CUT AS SOON AS POSSIBLE AFTER FINISH WORK IS COMPLETE & CONCRETE HAS CURED TO ACCEPT TYPE OF SAW EQUIPMENT.
 3. ASSURE SAW JOINTS ARE CLEAN AND DRY PRIOR TO THE APPLICATION OF THE JOINT SEALANT.
 4. SPECIFIED JOINT SEALANT APPLIED IN ACCORDANCE WITH SEALANT MANUFACTURER'S REQUIREMENTS SEALANT TOOLED 1/8" BELOW PAVEMENT SURFACE.
 5. DRILLING BY HAND OR PUSHING DOWEL BARS INTO GREEN CONCRETE IS NOT ACCEPTABLE.
 6. COMPLETELY FILL HOLE WITH EPOXY GROUT AND INSERT DOWEL WITH EXPANSION CAPS.
 7. DOWELS SHALL BE ALIGNED PERPENDICULAR TO THE JOINT.

PANERA BREAD
BRYANT, AR

Key Plan

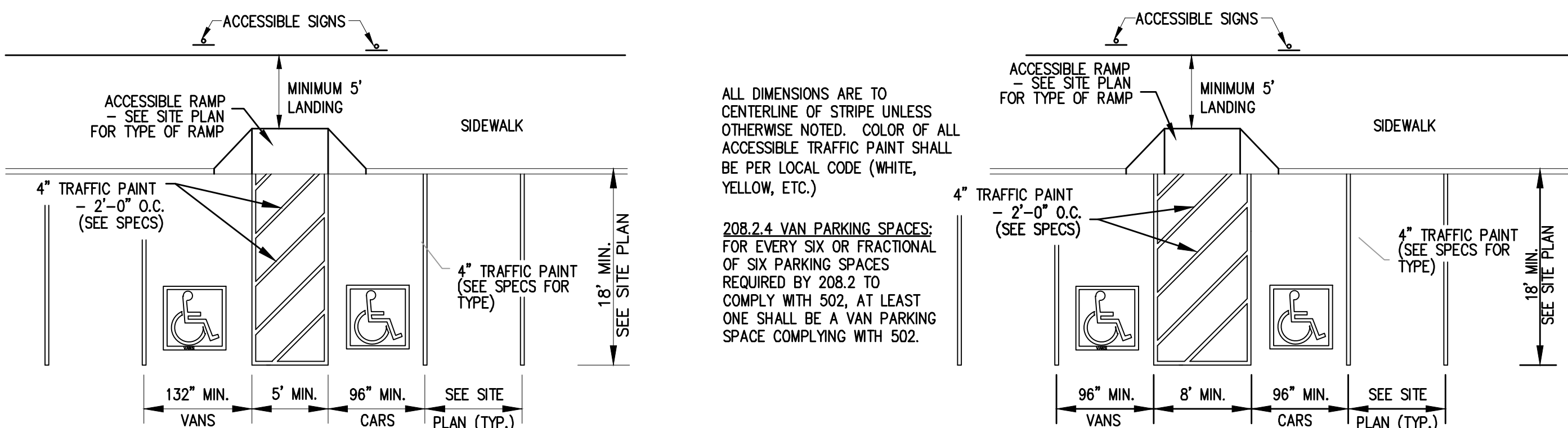


SIGN POST INSTALLATION
NTS

MINIMUM ACCESSIBLE PARKING SPACE REQUIREMENTS

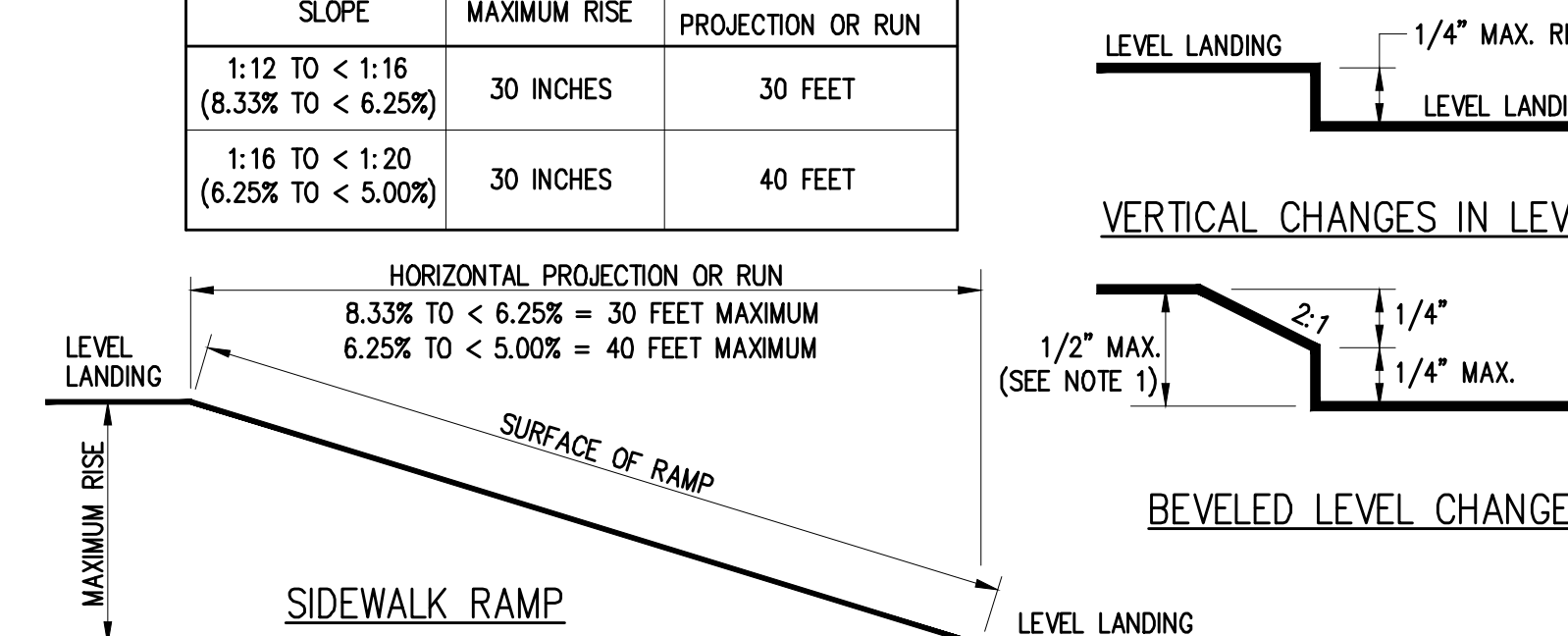
ON-SITE (PRIVATE) ACCESSIBLE PARKING SCHEDULE			ON-STREET (PUBLIC) ACCESSIBLE PARKING SCHEDULE	
TOTAL NUMBER OF PARKING SPACES REQUIRED PROVIDED (PER LOT)	TOTAL MINIMUM NUMBER OF ACCESSIBLE PARKING SPACES WITH MIN. 96" WIDE ACCESS AISLE	VAN-ACCESSIBLE PARKING SPACES WITH MIN. 96" WIDE ACCESS AISLE	TOTAL NUMBER OF MARKED OR METERED PARKING SPACES ON THE BLOCK PERIMETER	TOTAL REQUIRED NUMBER OF ACCESSIBLE PARKING SPACES
1 TO 25	1	1	1 TO 25	1
26 TO 50	2	1	26 TO 50	2
51 TO 75	3	1	51 TO 75	3
76 TO 100	4	1	76 TO 100	4
101 TO 150	5	1	101 TO 150	5
151 TO 200	6	1	151 TO 200	6
201 TO 300	7	2	201 AND OVER	4 PERCENT OF TOTAL
301 TO 400	8	2		
401 TO 500	9	2		
501 TO 1000	2% OF TOTAL PARKING PROVIDED IN EACH LOT	1/6 OF COLUMN "A"		
1001 & OVER	20 PLUS 1 FOR EACH 100 OVER 1000	1/6 OF COLUMN "A"		

CARPPOOL AND GARAGE PARKING SPACES: AT LEAST ONE CARPOOL OR GARAGE SPACE SHALL BE ADA ACCESSIBLE IF EITHER ARE FEATURED AS SITE AMENITIES.
208.2.4 VAN PARKING SPACES: FOR EVERY SIX OR FRACTIONAL OF SIX PARKING SPACES REQUIRED BY 208.2 TO COMPLY WITH 502, AT LEAST ONE SHALL BE A VAN PARKING SPACE COMPLYING WITH 502.



VAN ACCESSIBLE PARKING STRIPING
NTS

SLOPE	MAXIMUM RISE	MAXIMUM HORIZONTAL PROJECTION OR RUN
1:12 TO < 1:16 (8.33% TO < 6.25%)	30 INCHES	30 FEET
1:16 TO < 1:20 (6.25% TO < 5.00%)	30 INCHES	40 FEET



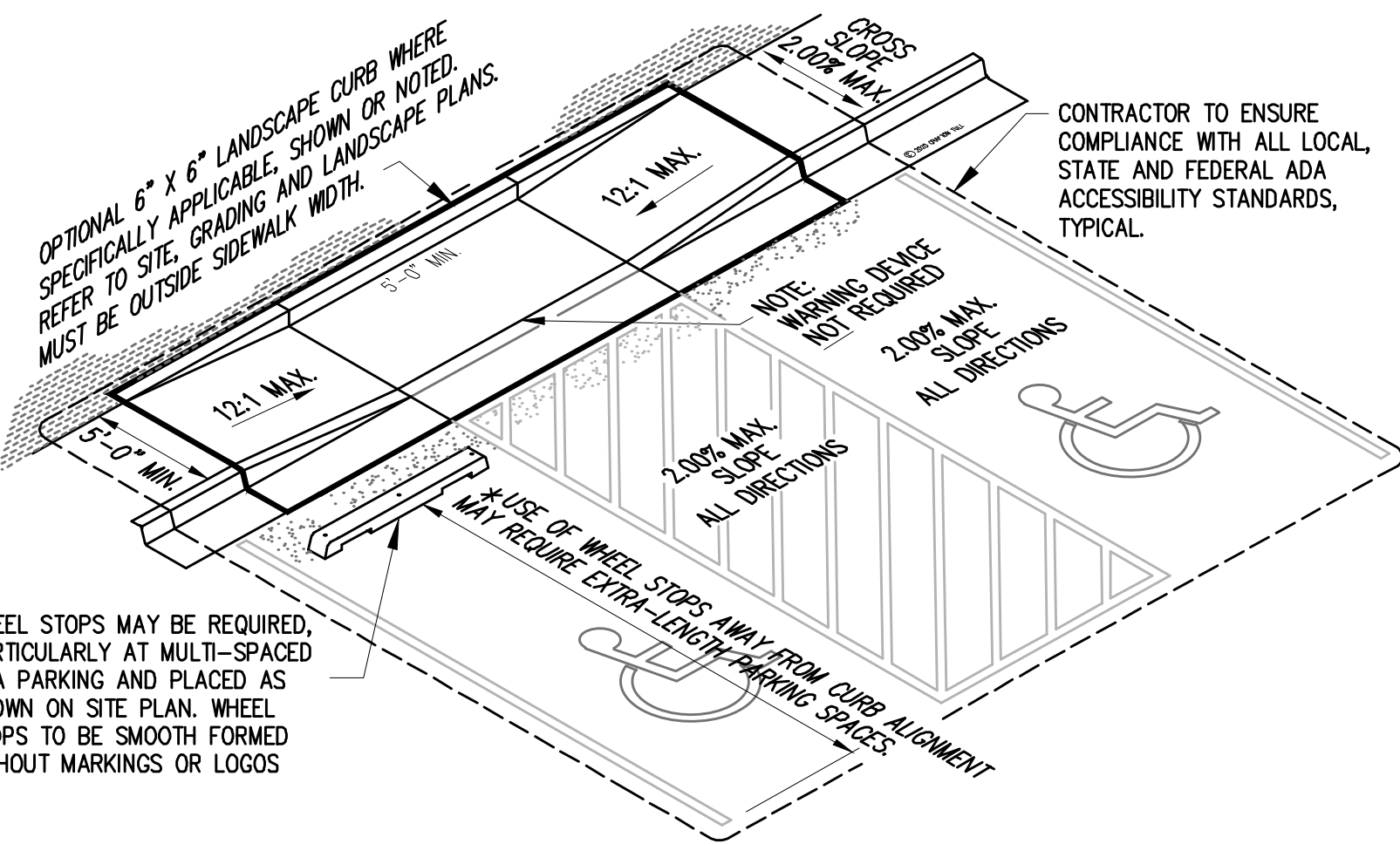
IN-LINE ACCESSIBLE ROUTE / SIDEWALK RAMP - CHANGES IN LEVEL
NTS

- NOTES:
1. CHANGES IN LEVEL GREATER THAN 1/2 INCH SHALL BE ACCOMPLISHED BY MEANS OF A RAMP.
 2. RAMP RUNS GREATER THAN SIX INCHES OF RISE OR GREATER SIX FEET IN HORIZONTAL PROJECTION SHALL HAVE HANDRAILS ON BOTH SIDES, EXCEPT CURB RAMPS.
 3. HANDRAILS SHALL BE 34" TO 38" HIGH AND A MINIMUM OR 36" APART AND MUST EXTEND 12" BEYOND TOP AND BOTTOM OF THE RAMP SEGMENT. SEE HANDRAIL DETAILS.

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ADA DETAILS



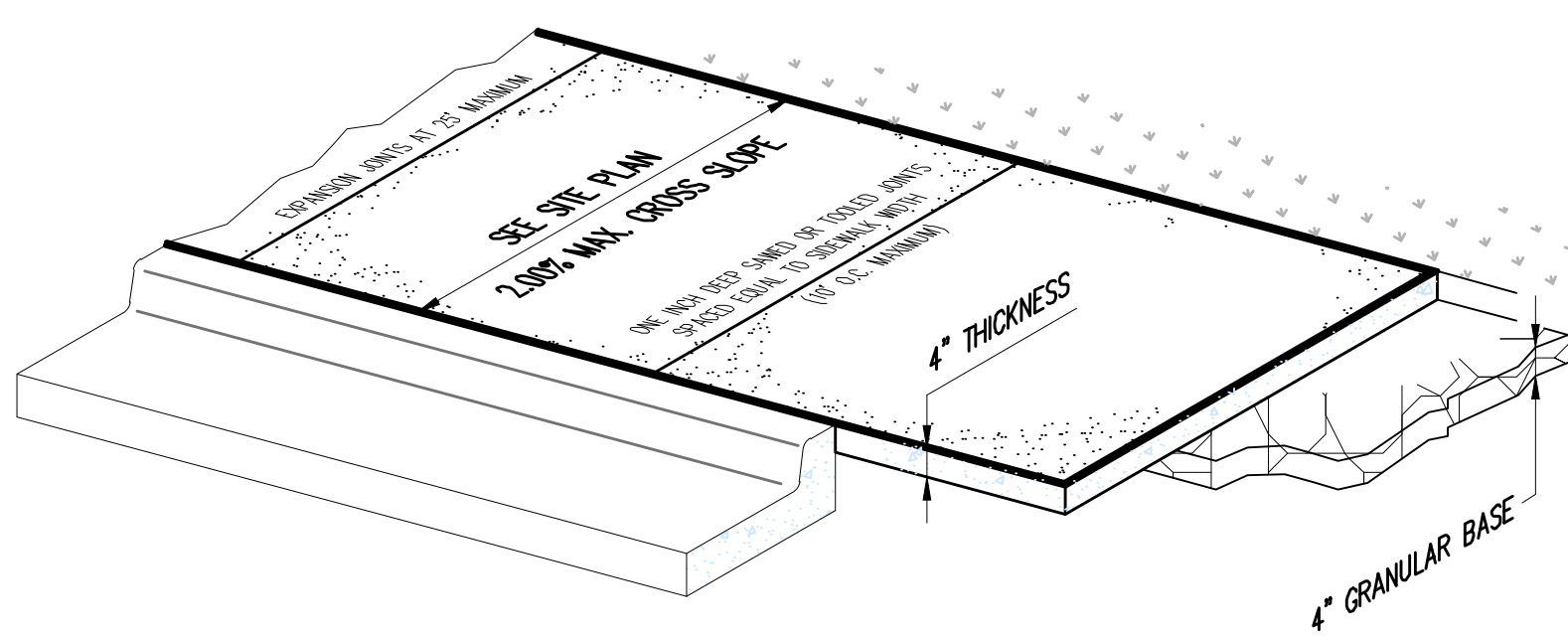
DEPRESSED SIDEWALK AND CURB ACCESSIBLE RAMP
NTS WITH ADA PARKING

CONTRACTOR TO ENSURE COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL ADA ACCESSIBILITY STANDARDS, TYPICAL.

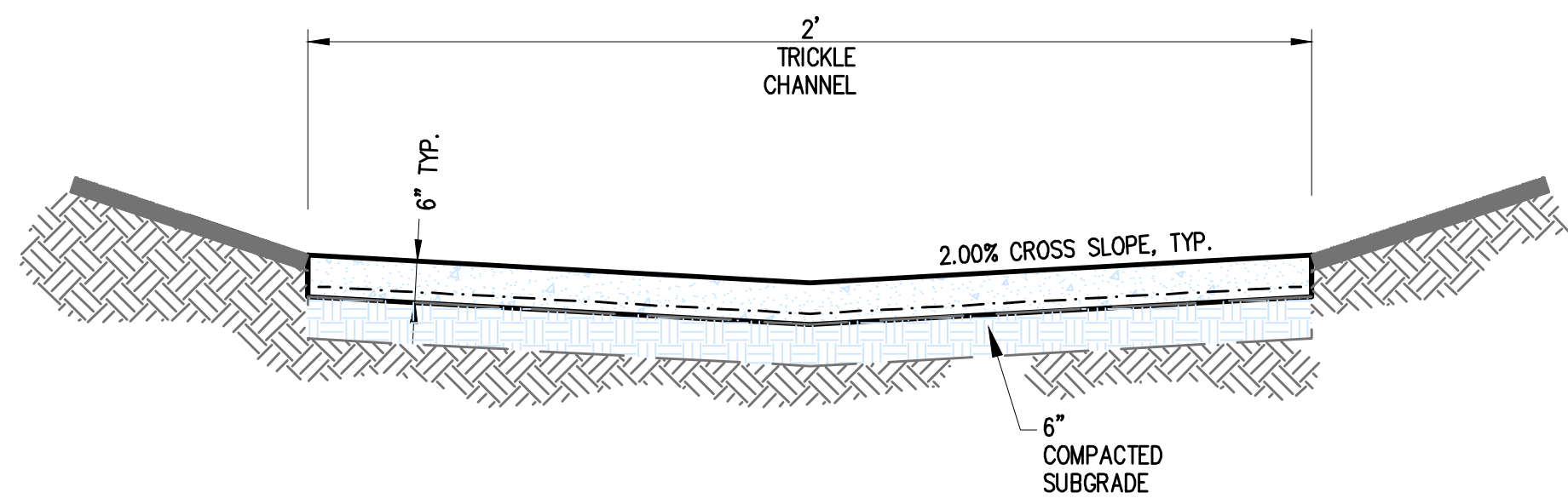
NOTE: WHEEL STOPS AWAY FROM CURB ALIGNMENT MAY REQUIRE EXTRA LENGTH PARKING SPACES.

WHEEL STOPS MAY BE REQUIRED, PARTICULARLY AT MULTI-SPACED ADA PARKING AND PLACED AS SHOWN ON SITE PLAN. WHEEL STOPS TO BE SMOOTH FORMED WITHOUT MARKINGS OR LOGOS

- NOTES:
1. PROVIDE 1/2" EXPANSION JOINT BETWEEN SIDEWALK AND ALL FIXED OBJECTS.
 2. PROVIDE 1/2" TOOLED RADIUS ON ALL EDGES.
 3. CONCRETE TO BE MINIMUM 3500#, AE.



SIDEWALK WITH CURB
NTS



1. COMPACT SUBGRADE TO 95% MAXIMUM DRY DENSITY AS DETERMINED BY A.S.T.M. D-698 (STANDARD PROCTOR) AT ±2% OF PROCTOR OPTIMUM MOISTURE VALUE.
2. CONCRETE COMPRESSION STRENGTH; 3,500 P.S.I. AT 28 DAYS.
3. REINFORCEMENT: WELDED WIRE FABRIC - 6"x6" - W2.1XW2.1, PLACED 1-1/2" FROM BOTTOM.
4. JOINTS: SAWS LATERAL AT 12' MAXIMUM. LATERAL EXPANSION JOINTS AT 84' MAXIMUM.

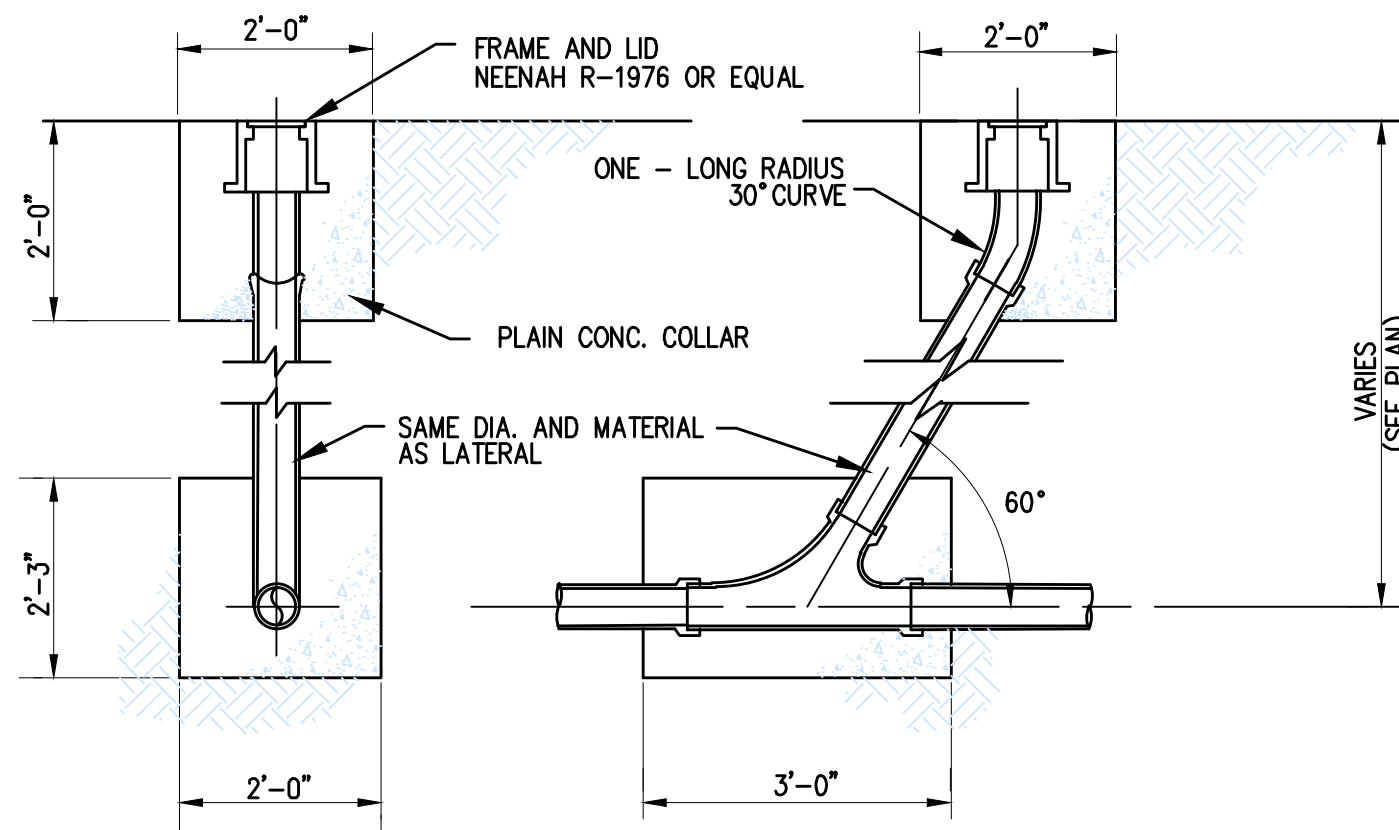
TYPICAL CONCRETE CHANNEL SECTION
NTS

STRIPING DIMENSIONS						
ANGLE (A)	TYPE	WIDTH (IN FT.) (B)	CURB LENGTH (IN FT.) (C)	ONE-WAY AISLE WIDTH (IN FT.) (D)	TWO-WAY AISLE WIDTH (IN FT.) (D)	STALL DEPTH (IN FT.) (E)
0°	STANDARD	8	22.5	12	24	8
PARALLEL	COMPACT	7.5	19.5	12	24	7.5
30°	STANDARD	9	18	12	24	17
	COMPACT	7.5	15	12	24	14
45°	STANDARD	9	12.5	12	24	19
	COMPACT	7.5	10.5	12	24	16
60°	STANDARD	9	10.5	18	24	20
	COMPACT	7.5	8.5	15	24	16.5
90°	STANDARD	9	9	24	24	19
	COMPACT	7.5	7.5	22	24	15

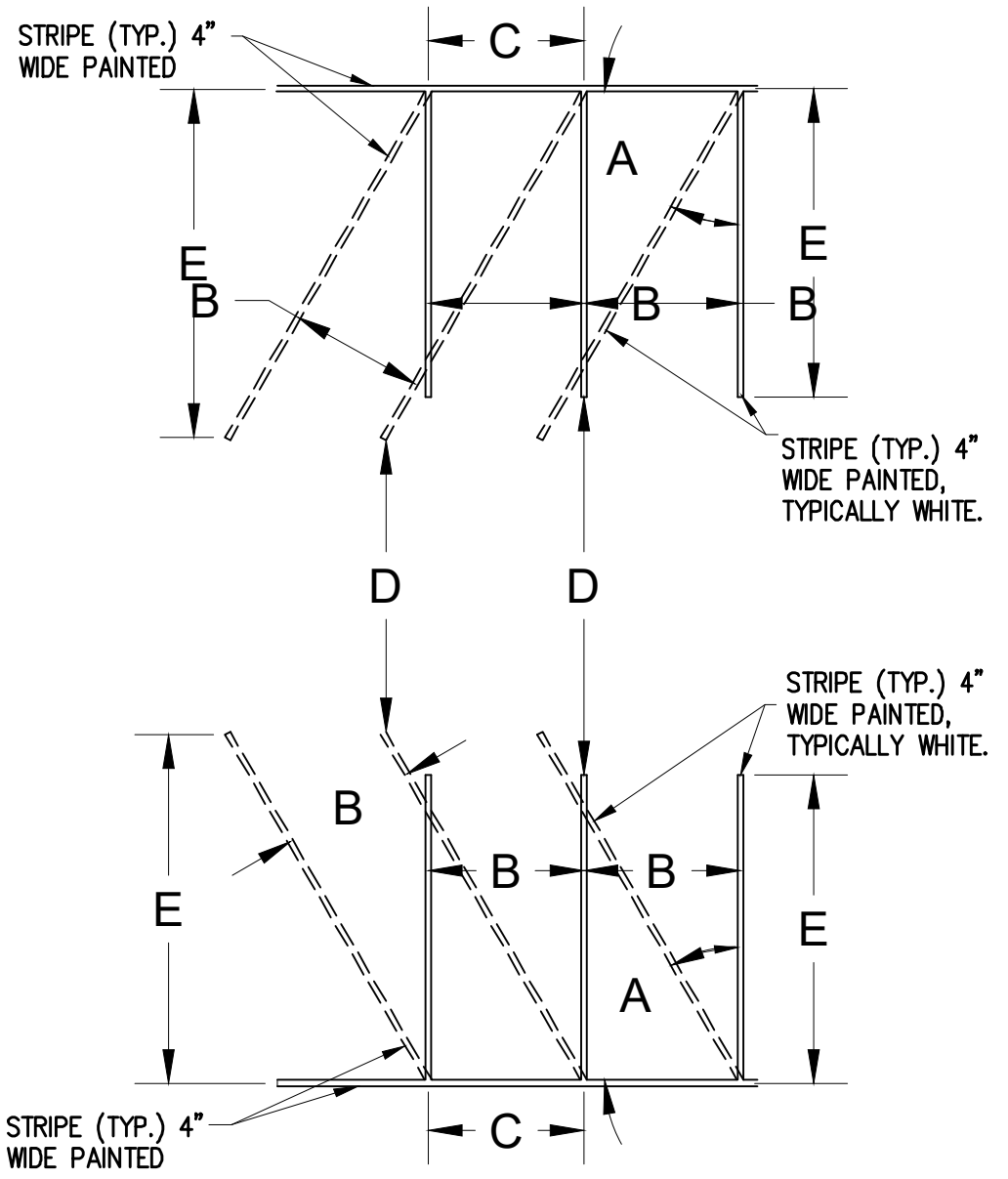
NOTES:

1. LETTERS, NUMBERS AND ARROWS FOR DRIVEWAYS, PARKING LOTS AND STREETS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. PAVEMENT MARKINGS ARE TO BE PAINTED REFLECTIVE WHITE. MARKINGS SHALL BE THERMOPLASTIC IF CALLED FOR IN THE PLANS OR SPECIFICATIONS.

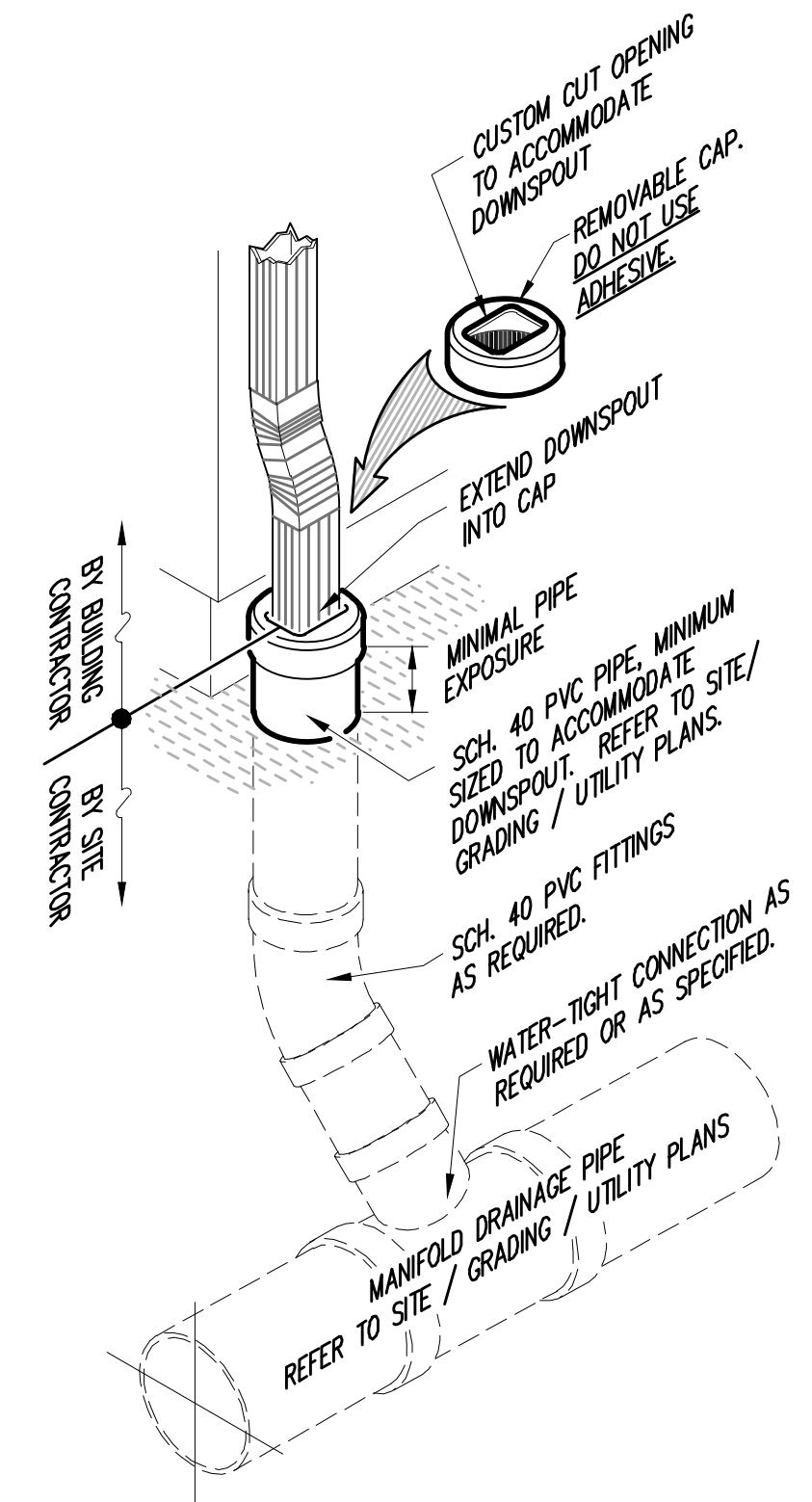
PARKING STRIPES
NTS



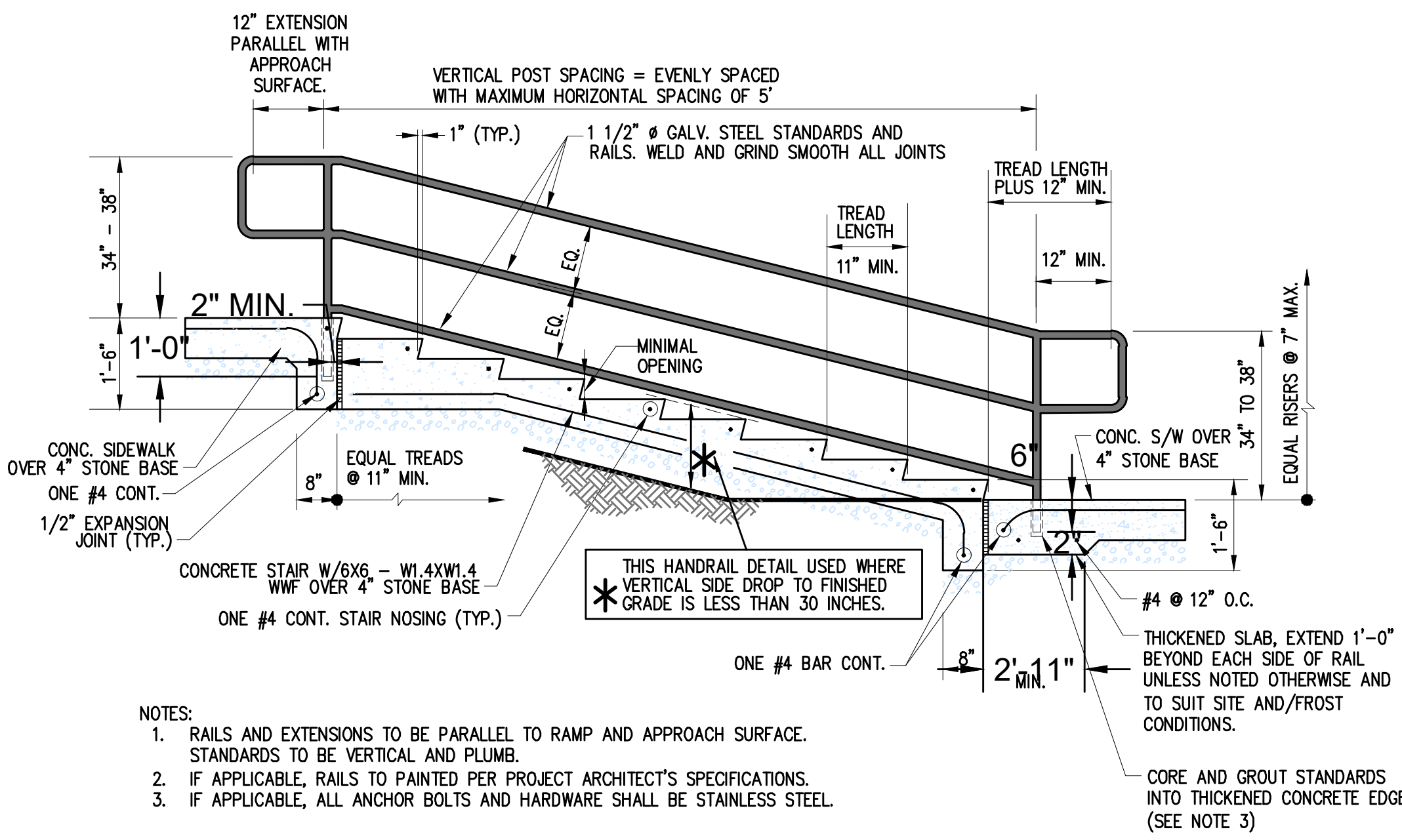
TYPICAL CLEANOUT
NTS



* NOTE: DIMENSIONS SHOWN ON PLAN SHALL GOVERN.



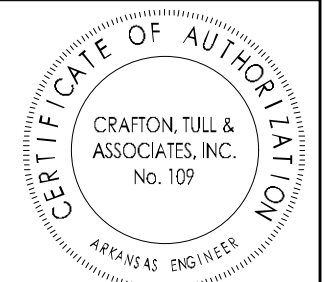
EXTERIOR DOWNSPOUT COLLECTOR
NTS



- NOTES:
1. RAILS AND EXTENSIONS TO BE PARALLEL TO RAMP AND APPROACH SURFACE. STANDARDS TO BE VERTICAL AND PLUMB.
 2. IF APPLICABLE, RAILS TO BE PAINTED PER PROJECT ARCHITECT'S SPECIFICATIONS.
 3. IF APPLICABLE, ALL ANCHOR BOLTS AND HARDWARE SHALL BE STAINLESS STEEL.

CONCRETE STAIR AND RAIL WITH NO GRADE DROP AT EITHER SIDE OF STAIR *
NTS NOTE: REFER TO SITE AND GRADING PLANS FOR STAIR LENGTH, RISE AND LOCATION

REVISED: 08/25/14



PANERA BREAD
BRYANT, AR

No.	Description	Date

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DESIGNER: C. GARDNER
DATE: 01/22/25

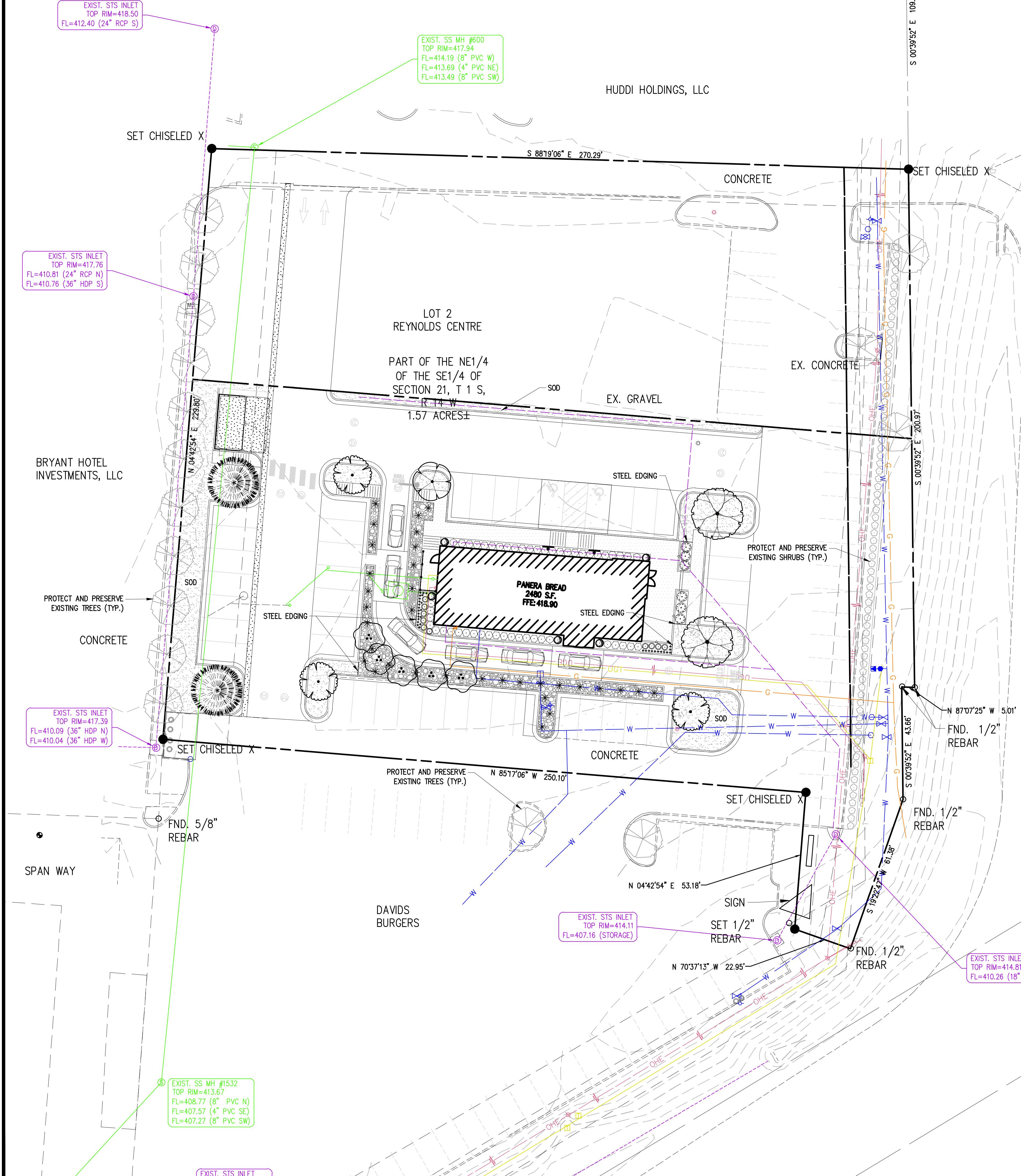
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NOTE: DIMENSIONS SHOWN ON PLAN SHALL GOVERN.

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LANDSCAPE NOTES

- CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK BY CONTACTING THE ONE-CALL SYSTEM. ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE BASED ON SURVEY INFORMATION, SITE DEVELOPMENT PLANS, UTILITY RECORDS, ETC.
- CONTRACTOR SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF WORK. ANY DAMAGES TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCUR AS A RESULT OF LANDSCAPE CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED AT NO COST TO OWNER.
- ALL PLANT MATERIALS SHALL BE NURSERY GROWN (CONTAINER OR BALLED & BURLAPPED) AND SHALL MEET OR EXCEED THE SIZE AND GRADING REQUIREMENTS ESTABLISHED BY THE LATEST EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- ALL PLANT MATERIALS MUST BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND/OR DISEASE.
- ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS PRIOR TO PRICING THE WORK. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT OR QUANTITY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.
- NO CHANGES TO THE PLANT SCHEDULE ARE ALLOWED WITHOUT APPROVAL OF THE OWNER, LANDSCAPE ARCHITECT, AND CITY. APPROVED ALTERNATE MATERIALS SHALL MEET THE SAME CRITERIA FOR TYPE, SIZE, AND FUNCTION AS THOSE SHOWN ON LANDSCAPE PLAN.
- PLANTINGS IN EXCESS OF MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY THE PLANNING COMMISSION.
- ALL PLANT MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS PROVIDED.
- ALL LAWN AREAS SHALL RECEIVE 4" OF TOPSOIL TO MEET FINAL GRADE IN ACCORDANCE WITH GRADING PLAN.
- ALL PLANTING BED AREAS SHALL BE PREPARED BY REMOVING EXISTING SOD AND WEEDS. PLANTING BED AREAS SHALL RECEIVE 6" OF TOPSOIL AMENDED TO ENHANCE FAVORABLE GROWING CONDITIONS. SOIL MIX SHALL BE TILLED INTO BED AREA TO A MINIMUM DEPTH OF 12".
- PLANTING BEDS SHALL RECEIVE A MINIMUM OF 3" SHREDDED HARDWOOD MULCH. ALL TREES NOT LOCATED IN PLANTING BEDS SHALL RECEIVE A MULCH SAUCER PER DETAIL.
- CONTRACTOR TO FIELD VERIFY THE LIMITS OF DISTURBANCE. ALL DISTURBED AREAS MUST BE STABILIZED PER CITY CODE PRIOR TO PROJECT CLOSE-OUT.
- TURF AREAS SHALL BE SODDED PER PLANTING PLAN. REFER TO PLANT SCHEDULE AND LANDSCAPE NOTES FOR SPECIES AND INSTALLATION REQUIREMENTS.
- ALL SLOPES 3:1 AND GREATER SHALL RECEIVE SOD. ON SLOPES OF 4:1 OR GREATER, SOD SHALL BE STAPLED IN PLACE.
- ALL ENTRANCE/EXIT PLANTINGS SHALL BE INSTALLED AND MAINTAINED TO PROVIDE CLEAR SIGHT DISTANCE FROM THE STREETS AND ALL SITE ENTRANCES/EXITS PER CITY CODE.
- IF A LANDSCAPE IRRIGATION SYSTEM IS TO BE CONSTRUCTED, LANDSCAPE CONTRACTOR SHALL CONFIRM LOCATION OF PLANNED IRRIGATION LINE WITH THE IRRIGATION CONTRACTOR PRIOR TO PLANTING BED CONSTRUCTION AND PLANT INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) IN ALL PLANTING AREAS AND LAWN AREAS UNTIL THE WORK IS APPROVED AND ACCEPTED IN TOTAL BY OWNER.

UTILITIES AND PLANT MATERIALS

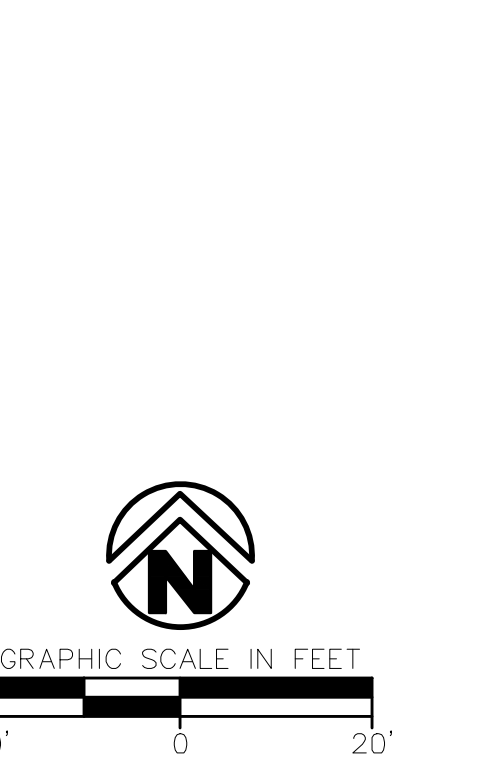
- CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF UTILITIES PRIOR TO LANDSCAPE INSTALLATION AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS.
- TREES AND LANDSCAPING SHALL NOT BE PLACED WHERE THEY INTERFERE WITH SITE DRAINAGE CHANNELS, LINES, OR STRUCTURES, NOR WHERE THEY IMPEDE DETENTION/RETENTION FUNCTIONS.
- TREES WITH A MATURE HEIGHT GREATER THAN 20' SHALL NOT BE PLANTED WITHIN 20' OF OVERHEAD UTILITIES.
- TREES SHALL NOT BE PLACED WITHIN 5' OF UNDERGROUND UTILITIES.
- TREES SHALL NOT BE PLACED WITHIN 3' OF ANY ABOVEGROUND ELECTRICAL EQUIPMENT, NOR WITHIN 5' FROM DOORS OF ABOVEGROUND ELECTRIC EQUIPMENT.
- TREES AND LANDSCAPING THAT OBSCURE VISIBILITY SHALL NOT BE PLACED WITHIN 3' OF A FIRE HYDRANT. ALL OTHER LANDSCAPING MUST BE MAINTAINED TO ENSURE VISIBILITY OF FIRE HYDRANT.
- CITY RESERVES THE RIGHT TO REMOVE LANDSCAPING THAT BLOCKS ACCESS TO UTILITIES OR FAILS TO MEET THE REQUIREMENTS SET FORTH HEREIN.

MAINTENANCE NOTES

- CONTRACTOR SHALL PROVIDE A WARRANTY ON ALL PLANT MATERIALS FOR A MINIMUM OF ONE YEAR FROM PROJECT COMPLETION AND ACCEPTANCE BY OWNER. ANY PLANT MATERIAL THAT DIES, TURNS BROWN, OR DEFOLIATES PRIOR TO WARRANTY EXPIRATION SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
- AFTER THE REQUIRED WARRANTY PERIOD, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION BY THE OWNER OF THE PROPERTY. ALL PLANTS THAT DIE SHALL BE REPLACED BY THE OWNER OF THE PROPERTY.
- HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME.
- TREES SHALL NOT BE TOPPED AT ANY TIME.
- WHEN PRUNING IS NECESSARY TO MAINTAIN THE HEALTH OF THE TREE OR FOR PUBLIC SAFETY, PROPER PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE OPERATIONS" SHALL BE UTILIZED.

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT.	CALL.	HEIGHT
TREES					
	1	CERCIS CANADENSIS 'FOREST PANSY' / FOREST PANSY EASTERN REDBUD B & B	B & B	2" CAL	6'-10' HT.
	5	LAGERSTROEMIA INDICA / CRAPE MYRTLE	15 GAL	MULTI-TRUNK	6'-8' HT.
	3	PRUNUS X YEDDENSISS / YOSHINO CHERRY	B & B	2" CAL	6'-10' HT.
	2	QUERCUS SHUMARDII / SHUMARD OAK	B & B	2.5" CAL	10'-12' HT.
	2	TAXODIUM DISTICHUM / BALD CYPRESS	B & B	2.5" CAL	10'-12' HT.
	5	THUJA OCCIDENTALIS 'EMERALD' / EMERALD ARBORVITAE	15 GAL	2" CAL	6'-8' HT.
SHRUBS					
	45	BUXUS MICROPHYLLA 'WINTERGREEN' / BOXWOOD	5 GAL	18" HT. MIN.	
	33	JUNIPERUS HORIZONTALIS 'COMPACTA' / ANDORRA COMPACT JUNIPER	3 GAL		
	32	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILLYTURF	2 GAL	6" HT. MIN.	
	6	LOROPETALUM CHINENSE / CHINESE FRINGE FLOWER	5 GAL	18" HT. MIN.	
	10	MUHLENBERGIA CAPILLARIS / PINK MUHLY	3 GAL	18" MIN. HT.	
	5	ROSA X 'DOUBLE KNOCKOUT' / KNOCKOUT ROSE	5 GAL	18" HT. MIN.	
GROUND COVERS					
	4,162 SF	CYNODON DACTYLON / BERMDA GRASS	SOLID SOD		
	1,227 SF	WASHED RIVER ROCK			



PANERA BREAD
 BRYANT, AR

Key Plan

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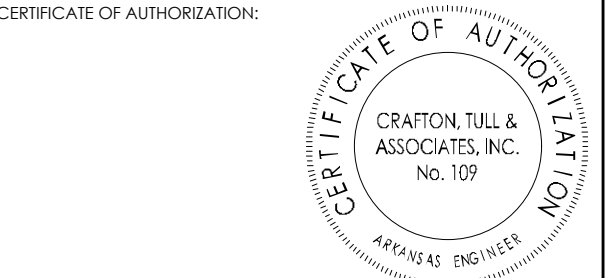
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PANERA BREAD
 BRYANT, AR

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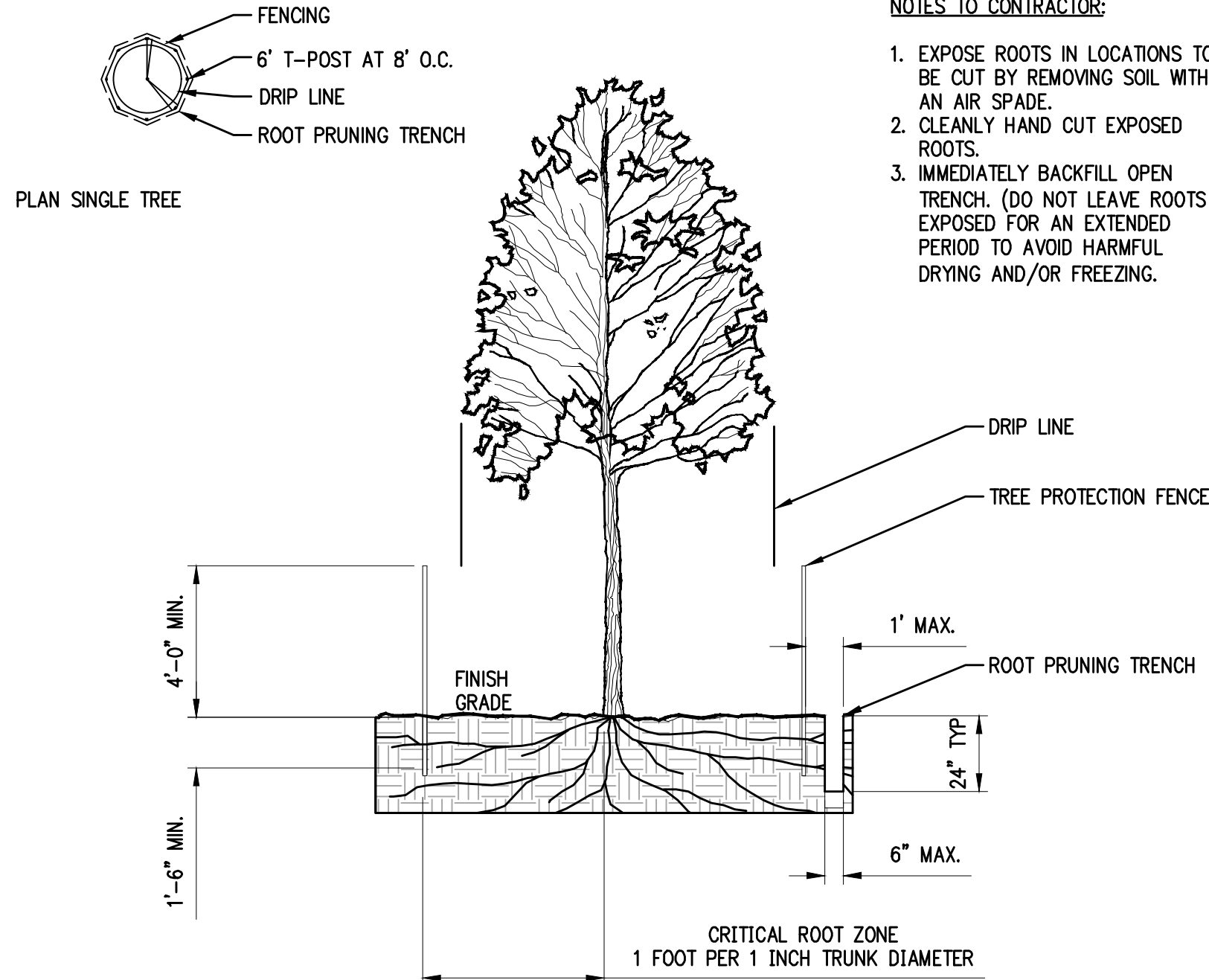
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 CHECKED BY: J. HARRIS
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 PLANTING DETAILS

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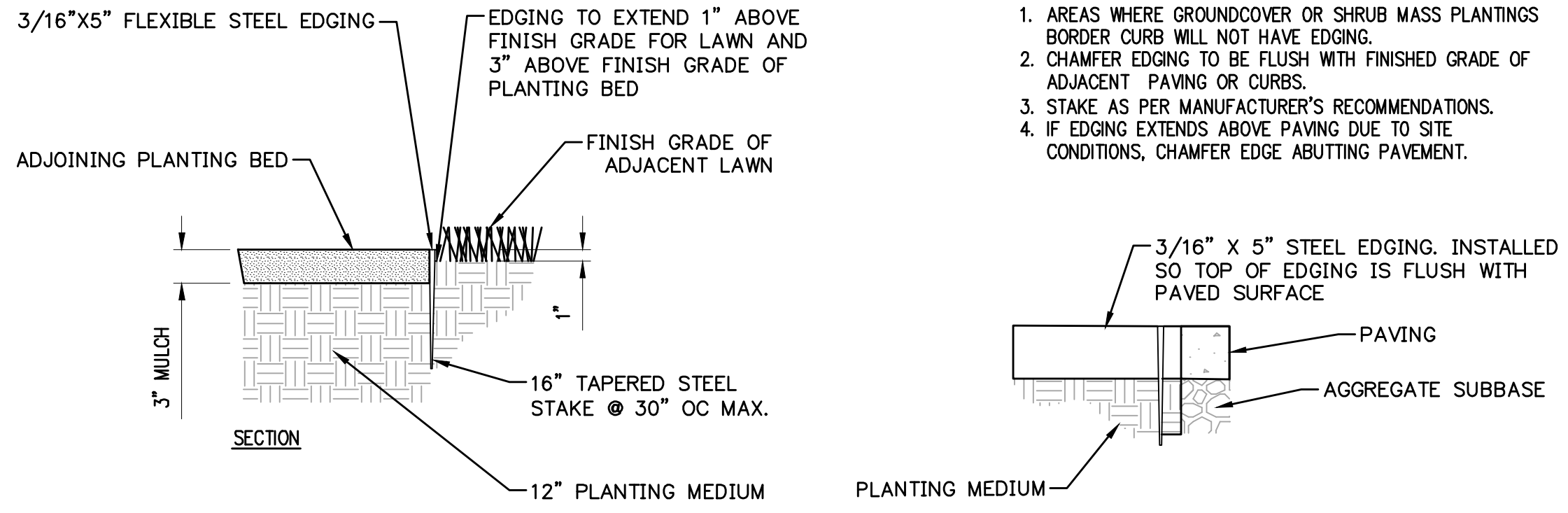
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NOTES TO CONTRACTOR:

1. EXPOSE ROOTS IN LOCATIONS TO BE CUT BY REMOVING SOIL WITH AN AIR SPADE.
2. CLEANLY HAND CUT EXPOSED ROOTS.
3. IMMEDIATELY BACKFILL OPEN TRENCH. (DO NOT LEAVE ROOTS EXPOSED FOR AN EXTENDED PERIOD TO AVOID HARMFUL DRYING AND/OR FREEZING.)

ROOT PRUNING DETAIL
 NTS



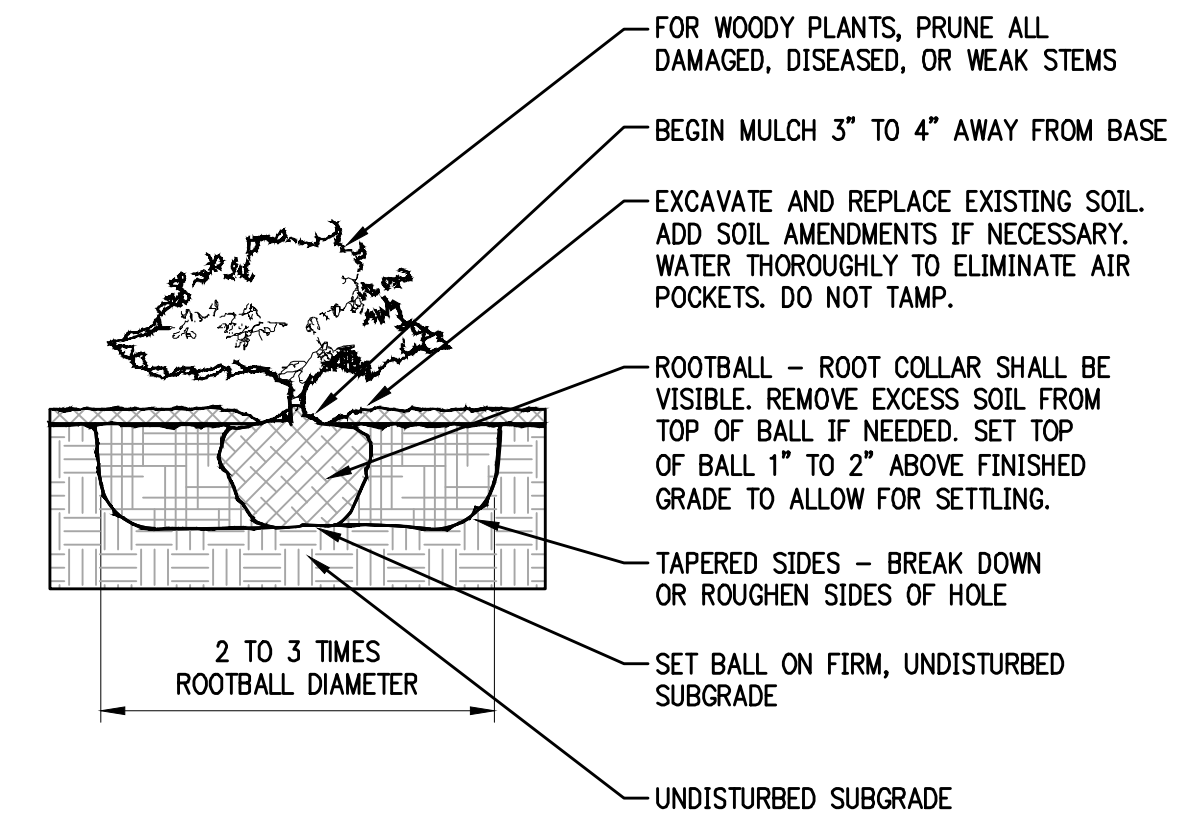
NOTES TO CONTRACTOR:

1. AREAS WHERE GROUND COVER OR SHRUB MASS PLANTINGS BORDER CURB WILL NOT HAVE EDGING.
2. CHAMFER EDGING TO BE FLUSH WITH FINISHED GRADE OF ADJACENT PAVING OR CURBS.
3. STAKE AS PER MANUFACTURER'S RECOMMENDATIONS.
4. IF EDGING EXTENDS ABOVE PAVING DUE TO SITE CONDITIONS, CHAMFER EDGE ABUTTING PAVEMENT.

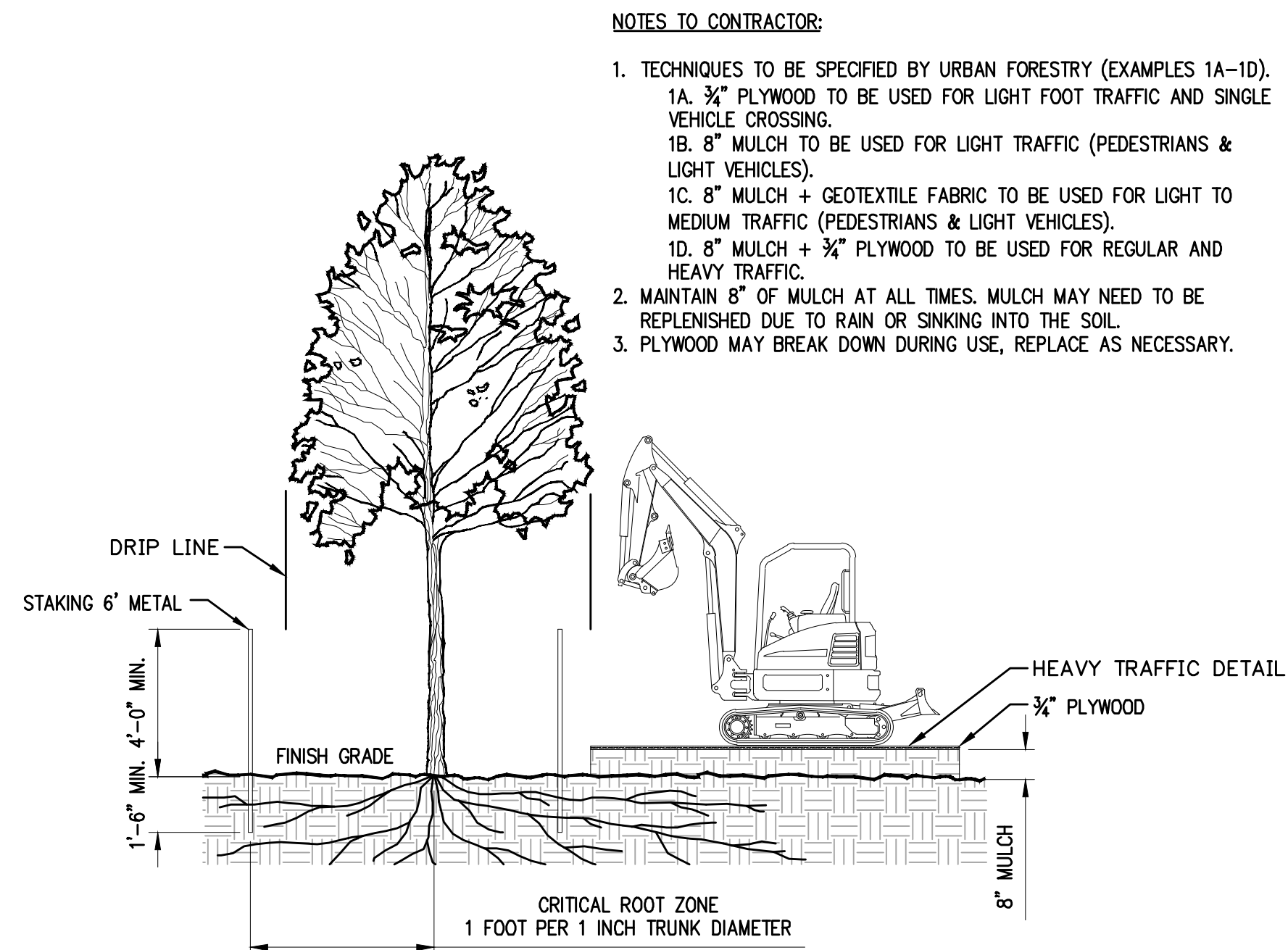
STEEL EDGING DETAIL
 NTS

NOTES TO CONTRACTOR:

1. TREES SHALL MATCH CALIPER & MIN. HEIGHT SPECIFIED IN PLANT SCHEDULE
2. THE HOLE FOR THE TREE SHALL BE EXCAVATED 2-3 TIMES THE SIZE OF THE ROOT BALL.
3. STAKE ONLY IF NECESSARY AND AS DIRECTED BY THE PROJECT MANAGER.
4. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING, OR GUARDS FROM TREE.
5. PRUNE ONLY DEAD/BROKEN BRANCHES OR DOUBLE LEADERS AT TIME OF PLANTING.
6. ROOTBALL COLLAR SHALL BE VISIBLE. REMOVE EXCESS SOIL FROM TOP OF BALL IF NEEDED.
7. SET TOP OF ROOT BALL 1" TO 2" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING.
8. AFTER SETTING ROOT BALL IN PLANTING HOLE, CUT AWAY AND REMOVE ALL WIRE BASKETS, ROPE, TWINE, AND OR BURLAP
9. IF ROOT BALL BEGINS FALLING APART DURING INSTALLATION OR REMOVAL OF WIRE BASKETS/BURLAP, PEEL WIRE AND/OR BURLAP BACK TO BOTTOM OF PLANTING HOLE AND REMOVE ONLY PEELED-BACK MATERIAL



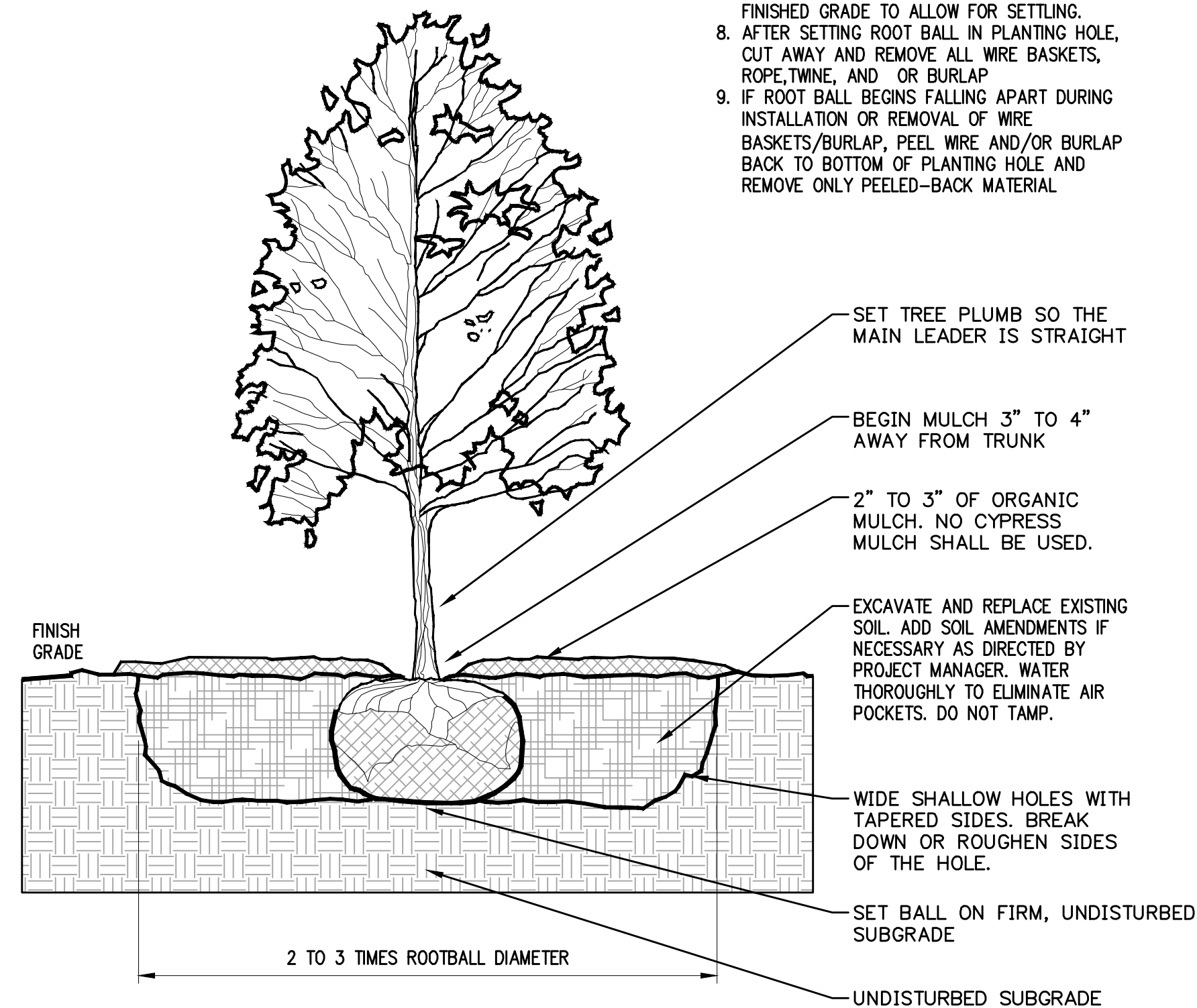
SHRUB PLANTING DETAIL
 NTS



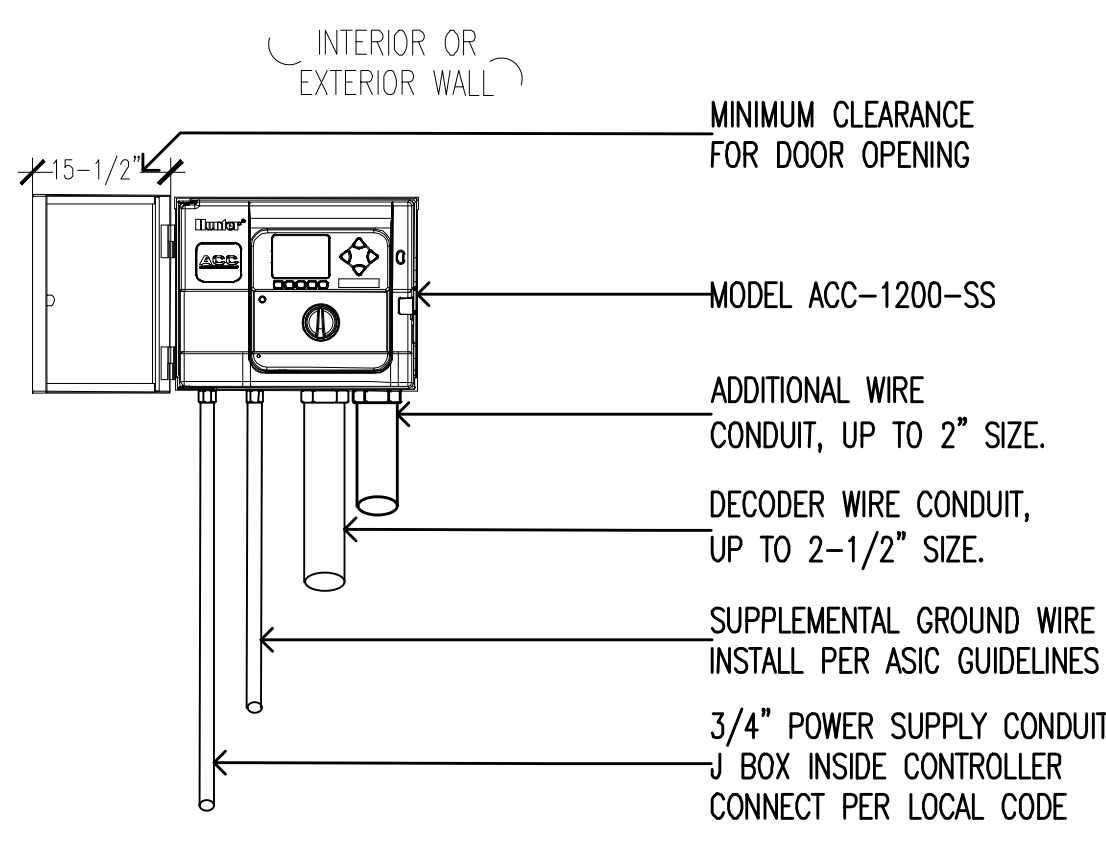
NOTES TO CONTRACTOR:

1. TECHNIQUES TO BE SPECIFIED BY URBAN FORESTRY (EXAMPLES 1A-1D).
 1A. 3/4" PLYWOOD TO BE USED FOR LIGHT FOOT TRAFFIC AND SINGLE VEHICLE CROSSING.
 1B. 8" MULCH TO BE USED FOR LIGHT TRAFFIC (PEDESTRIANS & LIGHT VEHICLES).
 1C. 8" MULCH + GEOTEXTILE FABRIC TO BE USED FOR LIGHT TO MEDIUM TRAFFIC (PEDESTRIANS & LIGHT VEHICLES).
 1D. 8" MULCH + 3/4" PLYWOOD TO BE USED FOR REGULAR AND HEAVY TRAFFIC.
2. MAINTAIN 8" OF MULCH AT ALL TIMES. MULCH MAY NEED TO BE REPLENISHED DUE TO RAIN OR SINKING INTO THE SOIL.
3. PLYWOOD MAY BREAK DOWN DURING USE, REPLACE AS NECESSARY.

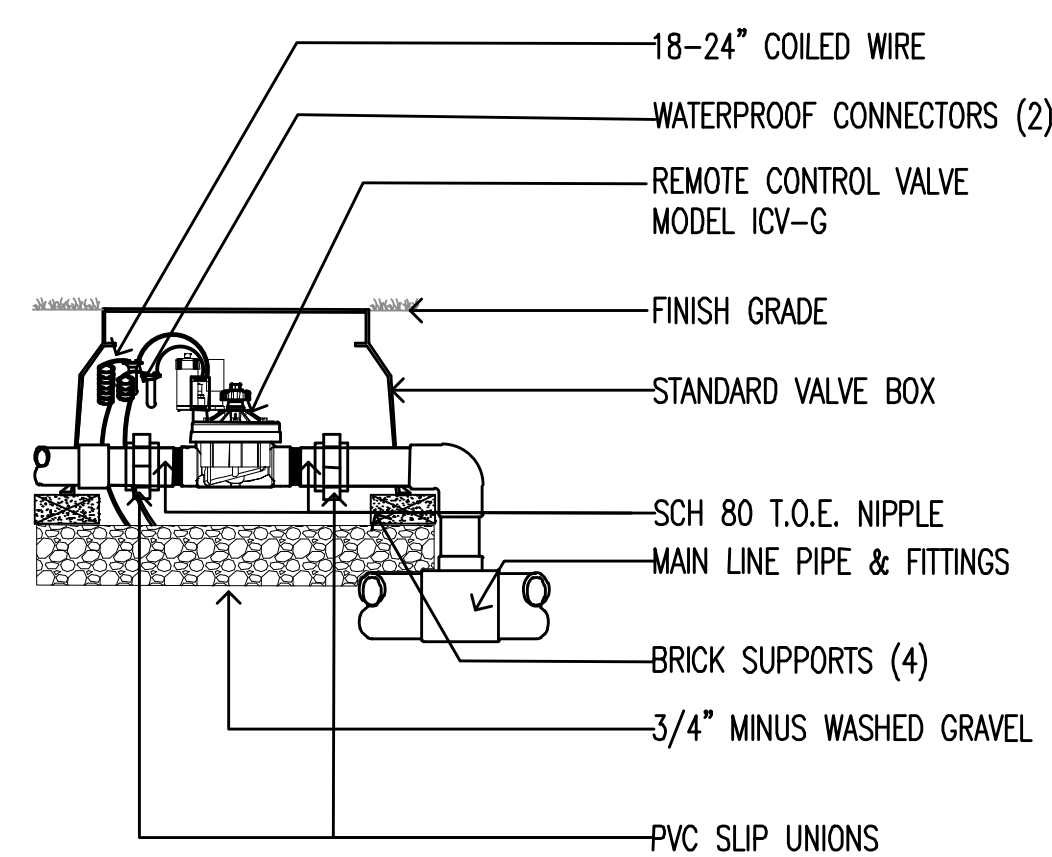
SOIL COMPACTION PREVENTION DETAIL
 NTS



TREE PLANTING DETAIL
 NTS

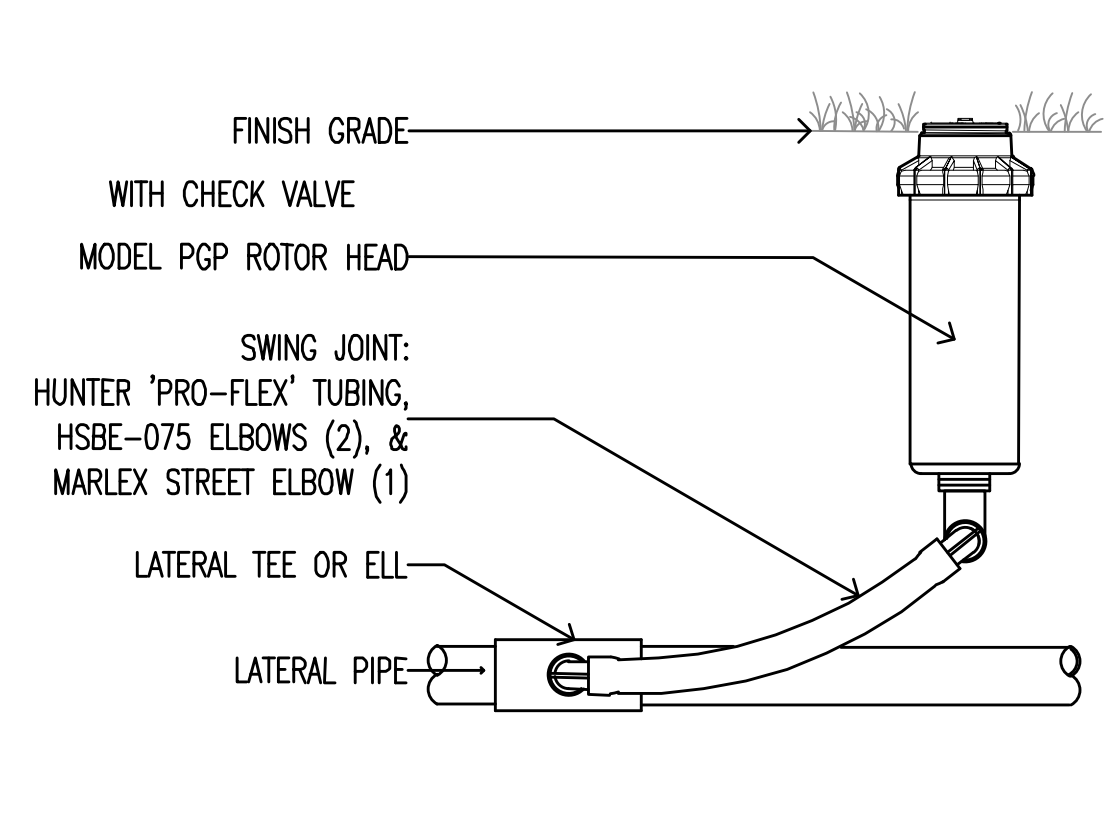


01 ACC-1200 CONTROLLER WALL MOUNT
SCALE: 1" = 1'-0" **Hunter** IRRIGATION DETAIL

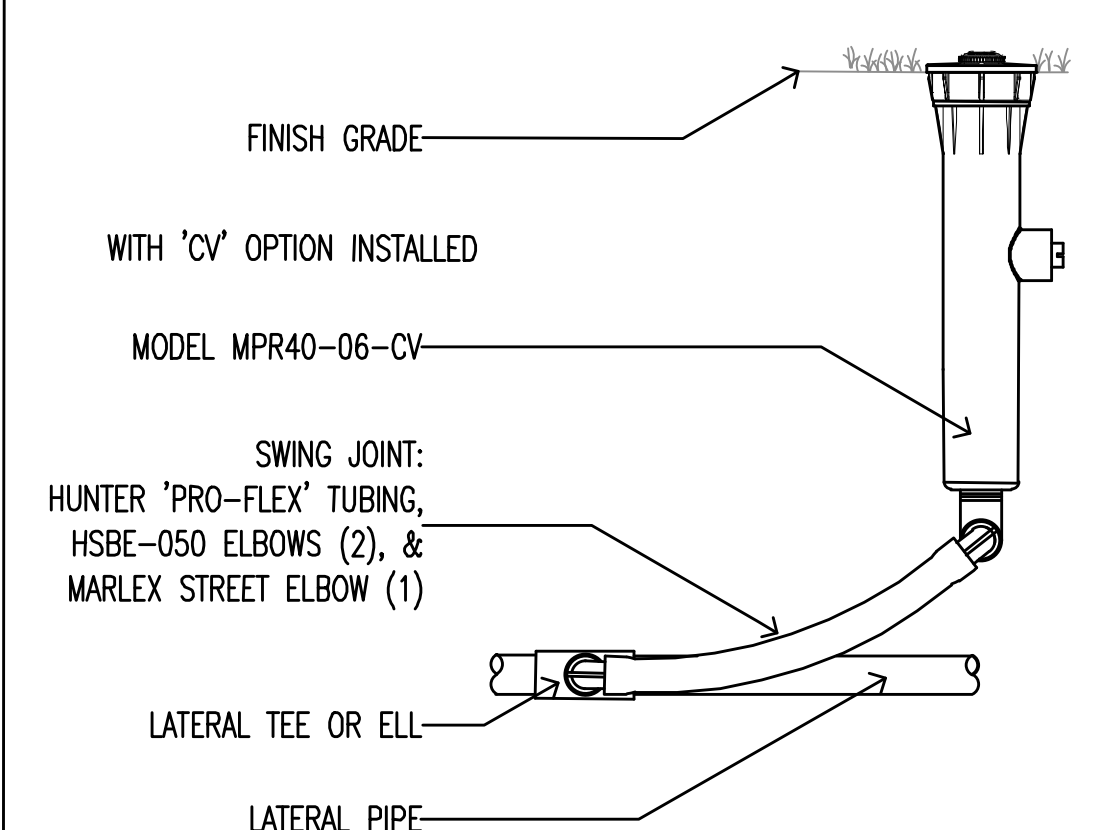


02 ICV GLOBE VALVE
SCALE: 1" = 1'-0" **Hunter** IRRIGATION DETAIL

*When using larger GPM nozzles, beware of high friction loss in swing joints.



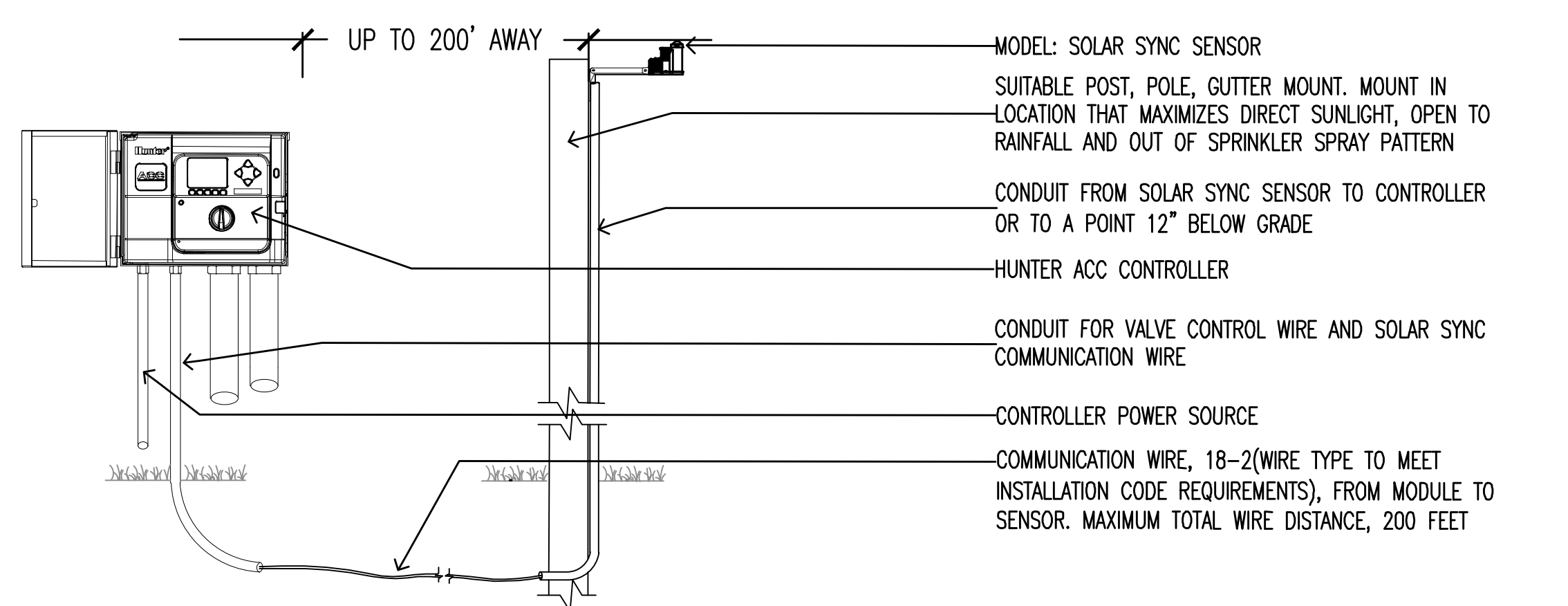
03 PGP ROTOR HEAD
SCALE: 3" = 1'-0" **Hunter** IRRIGATION DETAIL



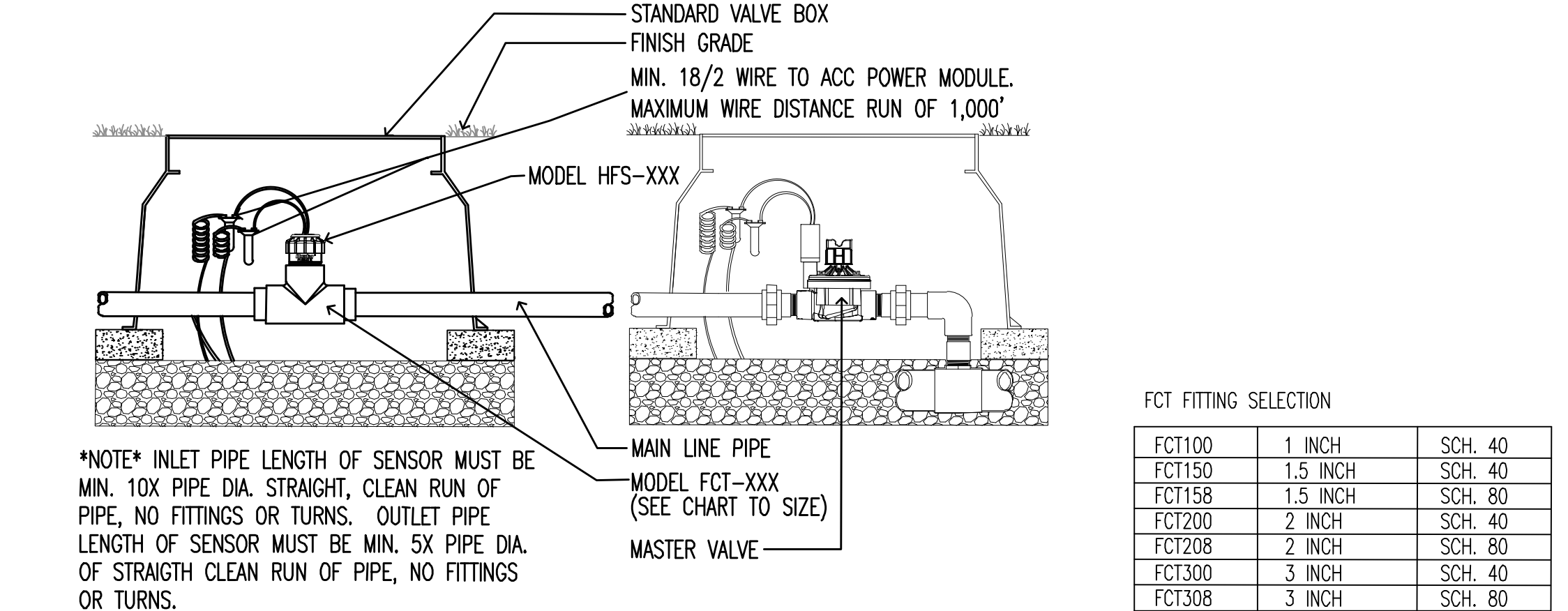
04 MPR40-06-CV MP ROTATOR SPRINKLER
SCALE: 3" = 1'-0" **Hunter** IRRIGATION DETAIL

IRRIGATION NOTES

- CONTRACTOR SHALL CAREFULLY VERIFY A MINIMUM DYNAMIC WATER PRESSURE OF 85psi WITH A FLOW RATE OF 75gpm AT THE WATER METER LOCATION PRIOR TO INSTALLATION. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IF WATER PRESSURE IS LESS THAN OR SIGNIFICANTLY HIGHER THAN NOTED.
- PLEASE NOTE: IF PRESSURE IS NOT SATISFACTORY THERE MAY BE A NEED FOR A BOOSTER PUMP TO ENHANCE PERFORMANCE OF THE SYSTEM. THE LANDSCAPE CONTRACTOR SHALL REPORT PRESSURE FINDINGS TO THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE SYSTEM FOR DETERMINATION OF ANY BOOSTER NEEDS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ALL UTILITIES DURING THE INSTALLATION. CONTRACTOR SHALL SEEK ASSISTANCE FROM THE LOCAL UTILITIES IN THE LOCATION OF THE UTILITIES PRIOR TO EXCAVATION.
- CONTRACTOR SHALL OBTAIN ANY REQUIRED PERMITS, ADHERE TO ALL MUNICIPAL CODES AND FOLLOW STANDARD AND ACCEPTED LOCAL PRACTICES.
- A DRAIN VALVE SHALL BE INSTALLED AT THE LOWEST PORTION OF EACH ZONE AND AT 100' INTERVALS ON THE MAINLINE FOR WINTERIZATION.
- VALVE WIRING SHALL BE 12 GAUGE SINGLE STRAND COPPER DIRECT BURIAL DECODER SYSTEM IRRIGATION WIRE. PROVIDE ALL SPICES SHALL BE WATERPROOF AND PLACED AT VALVE LOCATIONS ONLY.
- ALL LATERAL LINE PIPING SHALL BE CLASS 200 SDR 21 PVC. ALL MAINLINE PIPING SHALL BE SCHEDULE 40 PVC. ALL FITTINGS SHALL BE SCH. 40 TYPE 1. USE A PVC SOLVENT AND PRIMER AS RECOMMENDED/APPROVED BY THE PIPE MANUFACTURER. ALL MATERIAL AND EQUIPMENT SHALL BE OF DOMESTIC MANUFACTURE PROCEEDING WITH RELATED WORK.
- PLACE ALL PIPING ON THE PERIMETER OF LANDSCAPE AREAS WHERE POSSIBLE. PLACE VALVES IN PLANTING AREAS WHERE POSSIBLE. LIMIT TRENCHING AROUND EXISTING TREES AS MUCH AS POSSIBLE. BE AWARE OF THE LOCATION OF NEW TREES AND SHRUBS AND PLACE PIPING AWAY FROM THE ROOT BALLS.
- THERE SHALL BE A CLOSED LOOP MAINLINE AROUND THE PERIMETER OF THE PROPERTY TO AID IN BALANCE OF FLOWS AND PRESSURE, AND ALLOW FOR FUTURE EXPANSION OF THE SYSTEM.
- PROVIDE FOR WINTERIZATION BY THE BLOW OUT METHOD.
- COORDINATE LOCATION OF THE CONTROL BOX AND RAIN SENSOR WITH THE OWNER.
- PROVIDE 100% COVERAGE FOR ALL LANDSCAPE AREAS AND MAKE FINAL ADJUSTMENTS TO OBTAIN OPTIMAL PERFORMANCE. ALL PLANT BEDS SHALL BE DRIP IRRIGATION PLACED ON SEPARATE ZONES FROM THE TURF AREAS.
- CONTRACTOR TO PROVIDE SERVICE TAPS, LINES AND METER FOR IRRIGATION SYSTEM SERVICE.
- COMPACT BACK FILL IN ALL TRENCHES TO STANDARD SUB GRADE COMPACTION REQUIREMENTS GIVEN IN SITE GRADING SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR SIZING ALL WIRING TO CONTROL VALVES. DIRECT BURIAL QUALITY WIRE WITH SEALED WATERPROOF CONNECTORS REQUIRED.
- INSTALL ALL EQUIPMENT IN ACCORDANCE WITH MANUFACTURERS DETAILS AND SPECIFICATIONS.
- WHEN TRENCHING UNDER THE DRIPLINE OF EXISTING TREES EXTREME CARE MUST BE GIVEN TO AVOID ROOT DAMAGE. IF AT ALL POSSIBLE AVOID TRENCHING INSIDE THE DRIPLINE BY GOING AROUND THE TREE RATHER THAN UNDER IT. IF TRENCHING MUST OCCUR UNDER THE DRIPLINE, USE EITHER TUNNELING OR HAND-DIGGING METHODS RATHER THAN A MECHANICAL TRENCHER. MINIMIZE THE IMPACTS OF ROOT SEVERING BY AVOIDING CONSTRUCTION DURING HOT, DRY WEATHER, KEEPING TREES WELL WATERED BEFORE AND AFTER DIGGING AND COVERING ROOTS WITH SOIL OR MULCH AS SOON AS POSSIBLE.



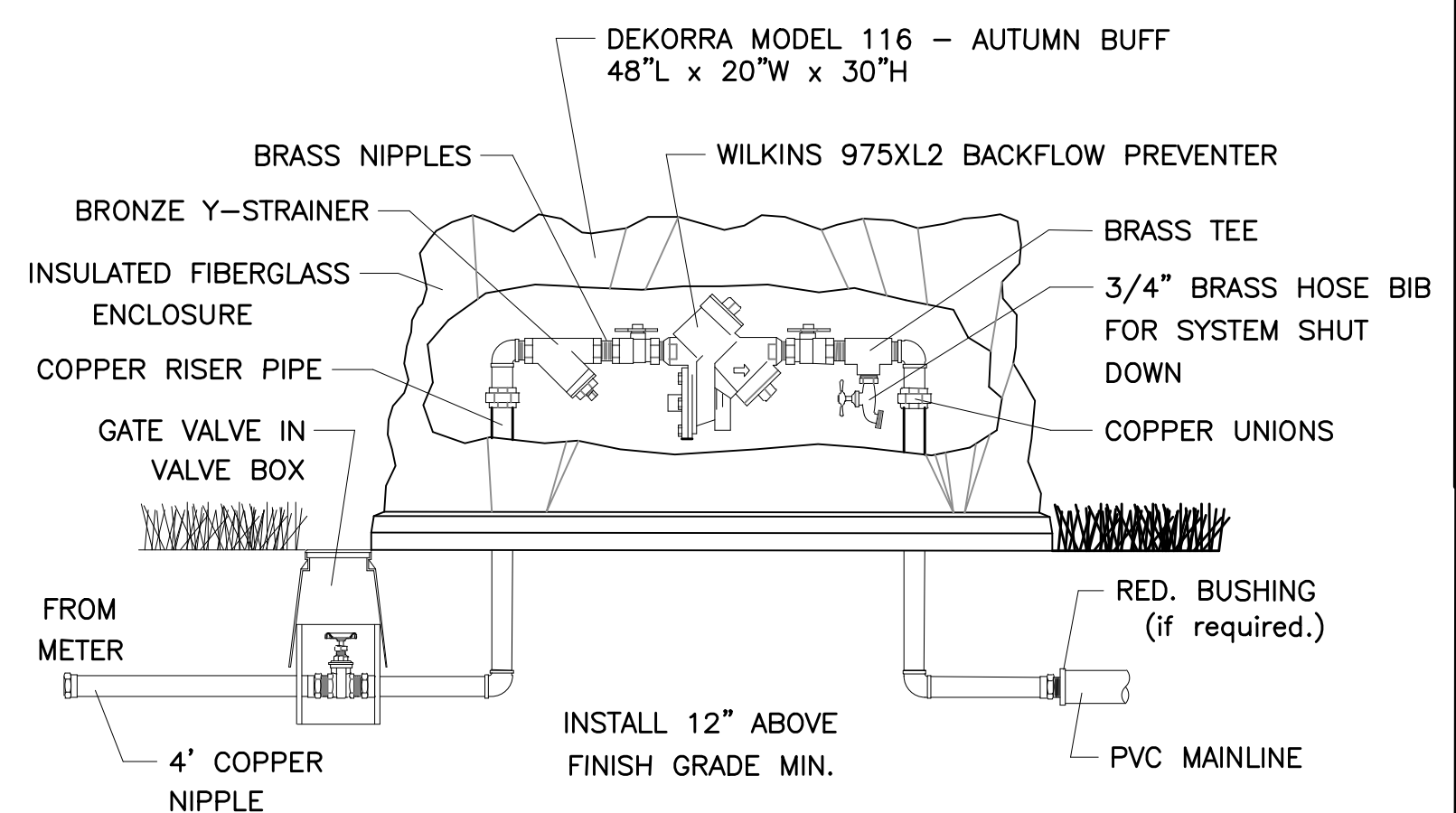
07 SOLAR SYNC SYSTEM
SCALE: 1" = 1'-0" **Hunter** IRRIGATION DETAIL



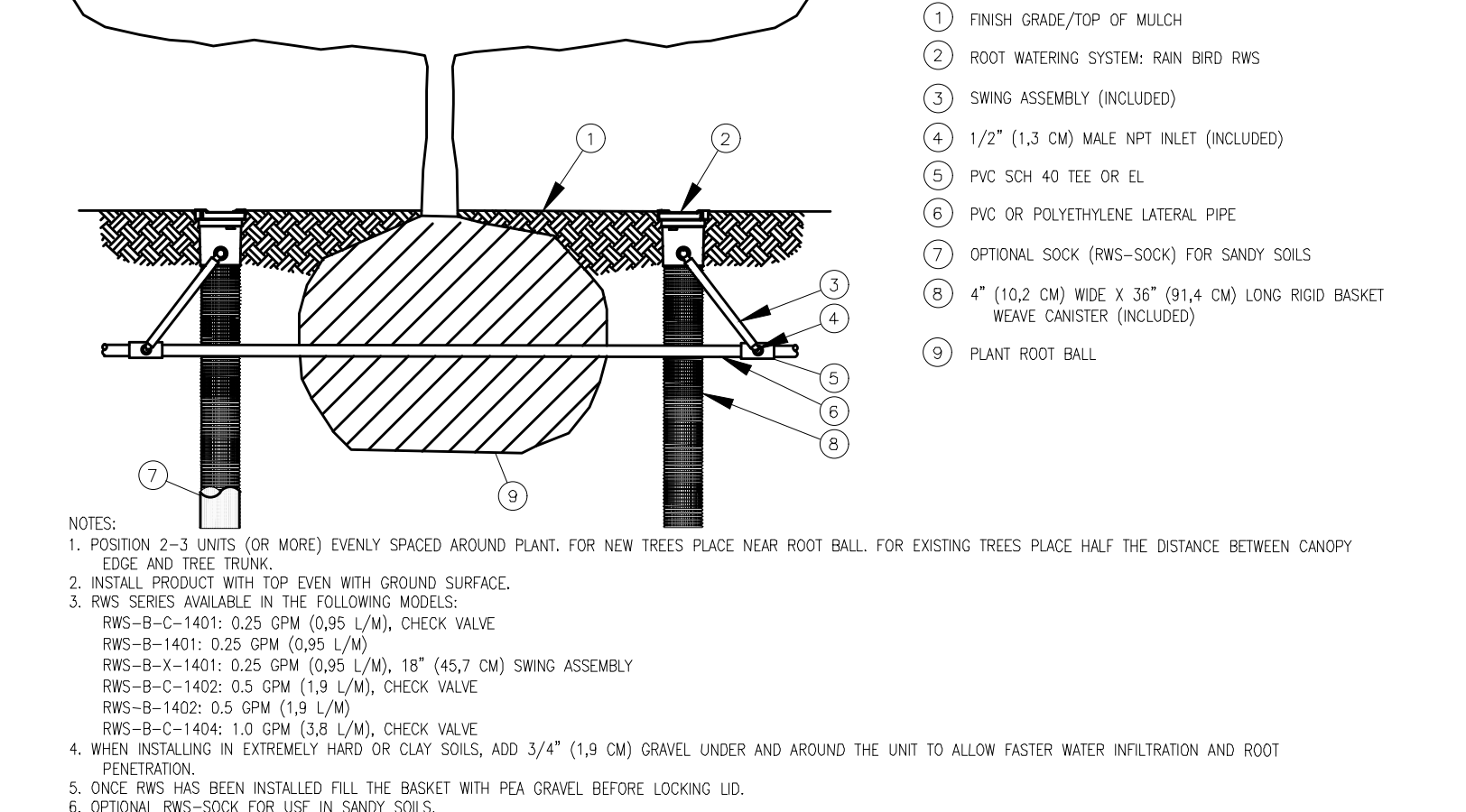
08 HFS FLOW SENSOR
SCALE: 1.5" = 1'-0" **Hunter** IRRIGATION DETAIL

FCT FITTING SELECTION

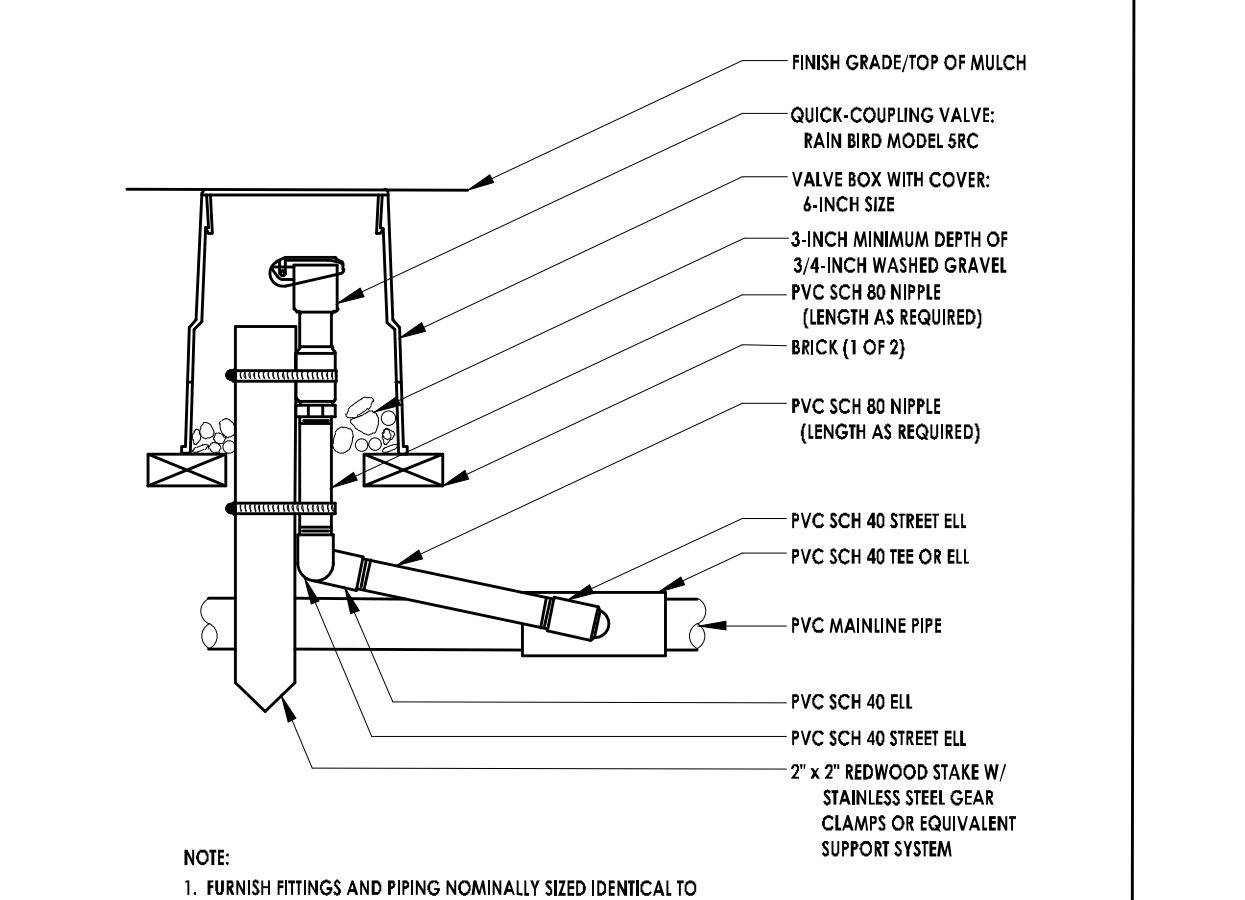
FCT100	1 INCH	SCH. 40
FCT150	1.5 INCH	SCH. 40
FCT158	1.5 INCH	SCH. 80
FCT200	2 INCH	SCH. 40
FCT208	2 INCH	SCH. 80
FCT300	3 INCH	SCH. 40
FCT308	3 INCH	SCH. 80
FCT400	4 INCH	SCH. 40



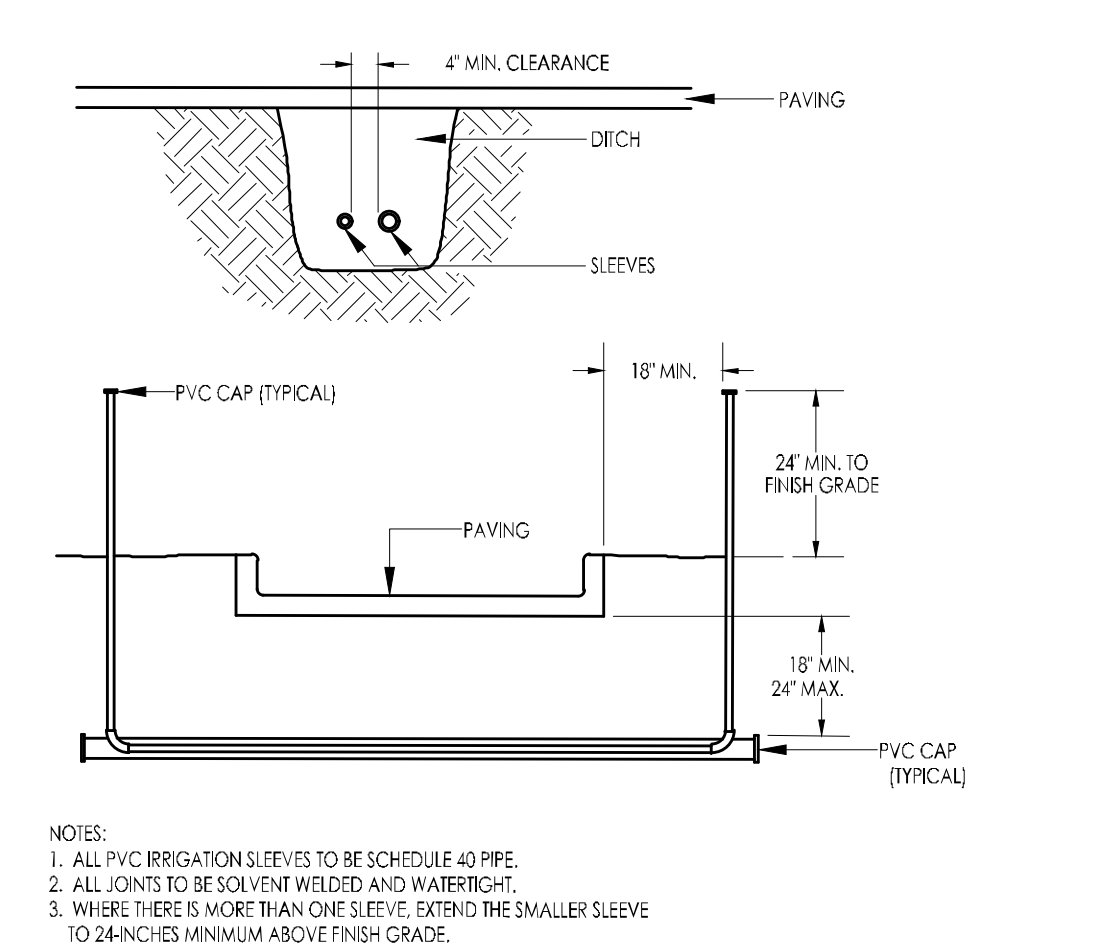
09 WILKINS 975XL2 BACKFLOW PREVENTER
NOT TO SCALE. REDUCED PRESSURE PRINCIPLE ASSEMBLY WITH DEKORRA COVER



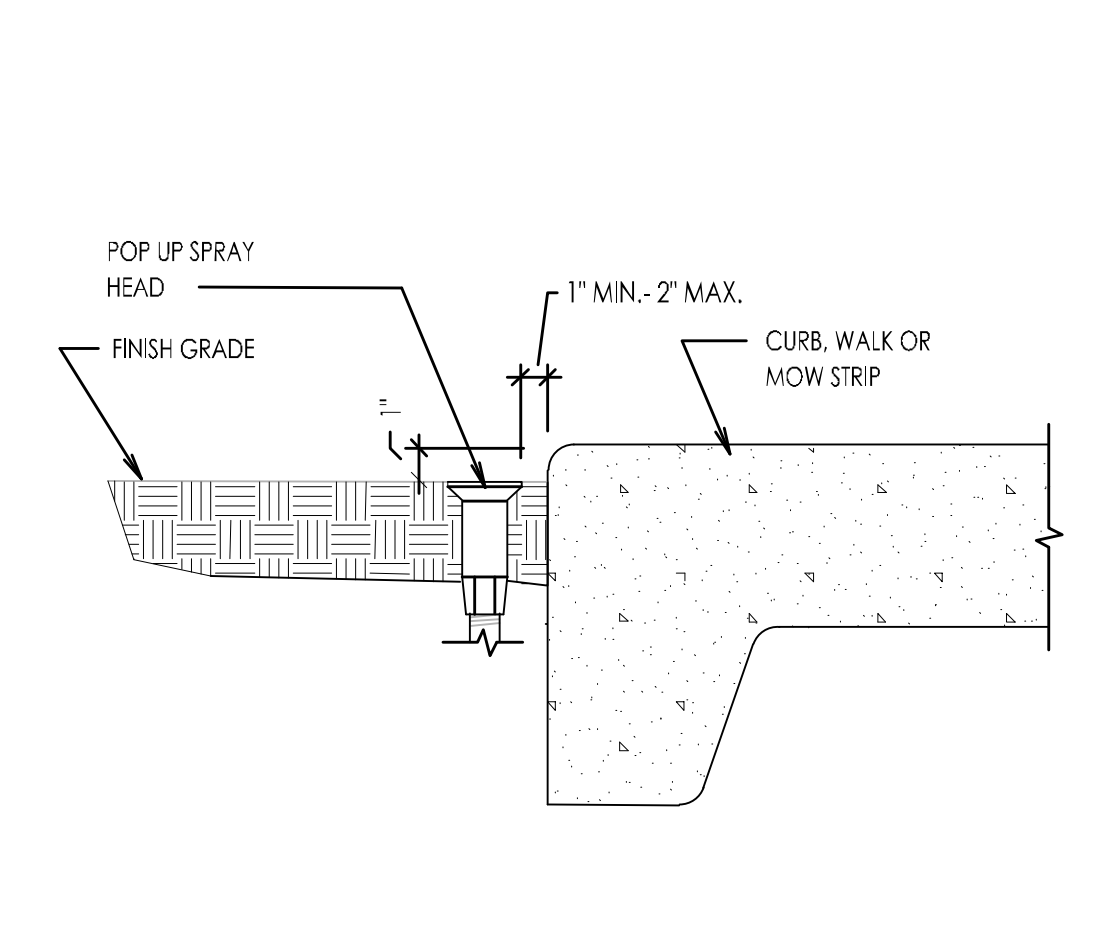
10 ROOT WATERING SYSTEM RWS
INSTALLATION FOR TREES



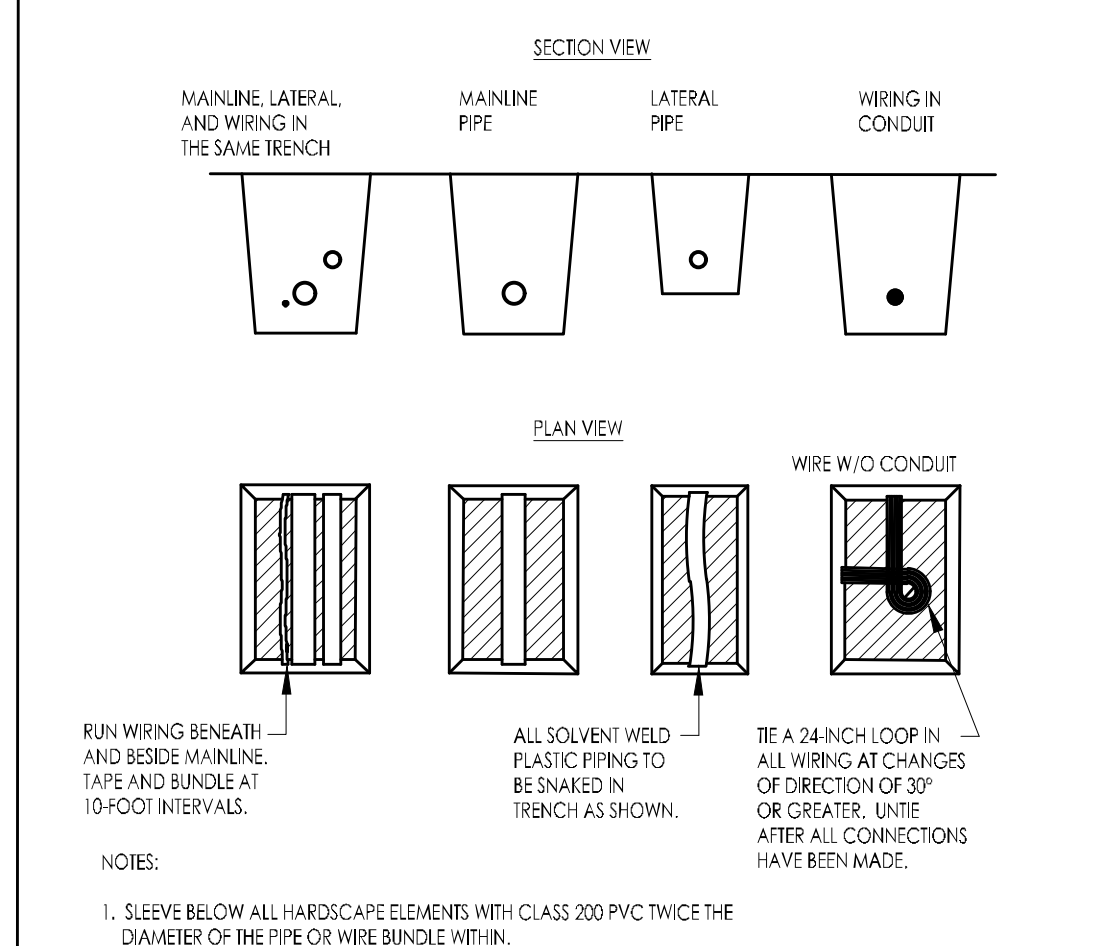
11 QUICK-COUPLING VALVE



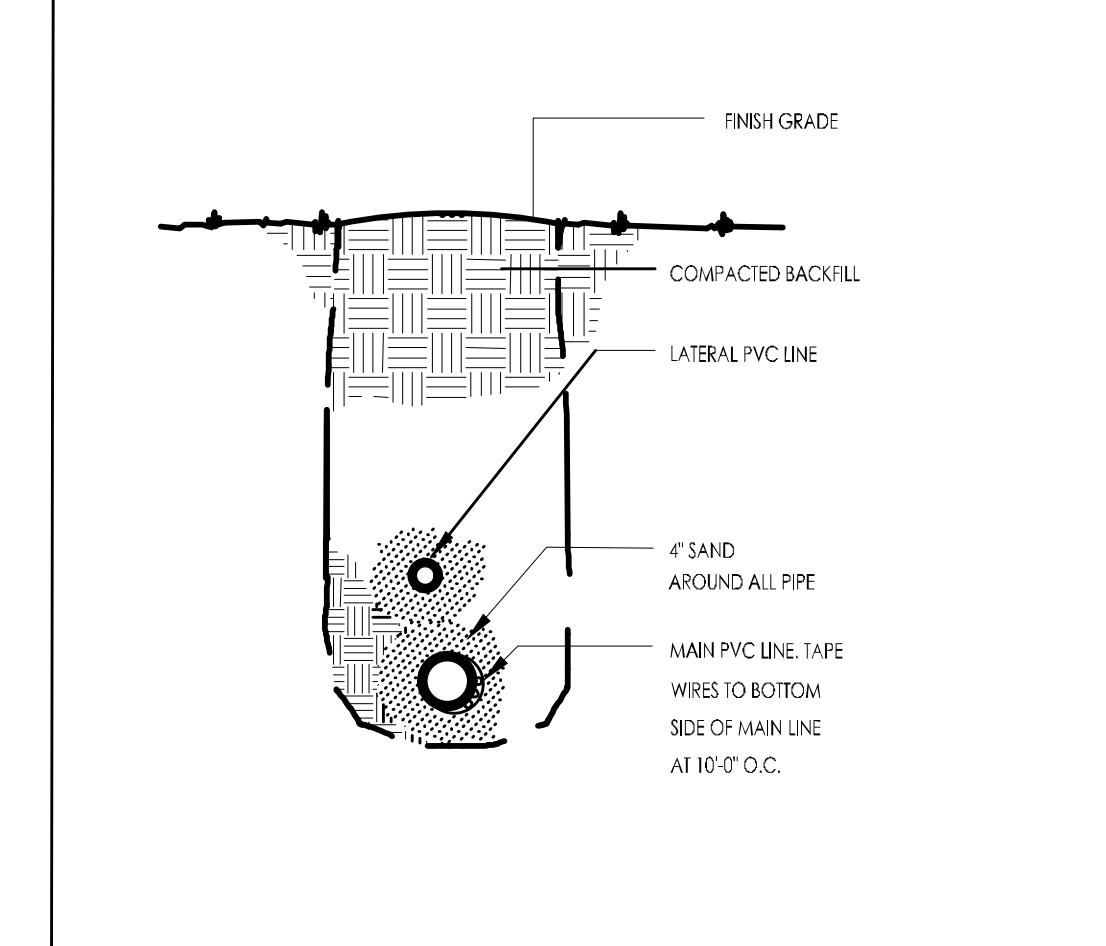
12 SLEEVING



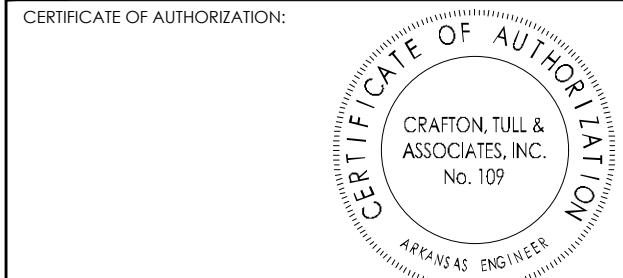
13 SPRAY HEAD NEXT TO CURB OR WALL



14 PIPE & WIRE TRENCHING



15 TRENCH SECTION



CERTIFICATE OF AUTHORIZATION

PANERA BREAD
BRYANT, AR

No. Description Date

Key Plan

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PROJECT NO: 24304000
ISSUE DATE: 01/22/25
CONTACT: C. GARDNER
DATE: 01/22/25

FOR CONSTRUCTION... REVIEW SET...
THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

PRELIMINARY PLANS

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DRAWING EXAMINED BY: [Name] DATE: [Date] PROJECT: [Name] SHEET: [Number] OF [Total] SHEETS

January 21, 2024

City of Bryant
Attn: Engineering Department
210 SW 3rd. Street,
Bryant, AR 72022

Re: Panera Bread - Drainage Letter
CT Job #: 24304000

Mr. Wilson,

The following information concerns a new Panera Bread being proposed to be constructed just north of the David's Burgers at 23140 I-30 W Bryant, AR. This project is part of a larger commercial development (Reynolds Centre) that was designed by Holloway Engineering previously. A portion of the Panera Bread site will remain unimproved to allow for future development.

As part of the previous development of David's Burgers/Reynolds Centre, regional underground detention chambers were designed and constructed to provide detention for the overall development. This underground detention design accounted for the commercial development of the property upon which this project sits.

The original design for this site was a large retail center with associated parking. The development of the Panera Bread will have a smaller runoff coefficient than that of the original designed retail center. A portion of the site will remain unimproved to allow for future development. Because of the original retail design and conservative runoff coefficient, the Panera Bread and the future development (once constructed) will have no negative impact upon Bryant's stormwater system. A summary of the runoff coefficients is shown below:

Runoff Coefficient			
	10 YR Storm	25 YR Storm	100 YR Storm
Original Design Retail Center (By Others)	0.9	0.93	0.95
Panera Bread with unimproved remaining future development area	0.59	0.64	0.72

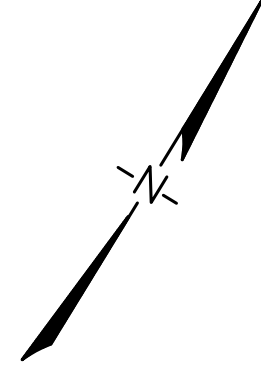
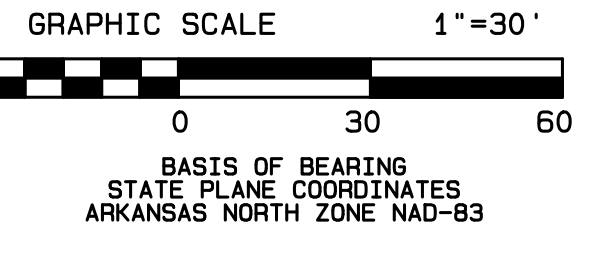
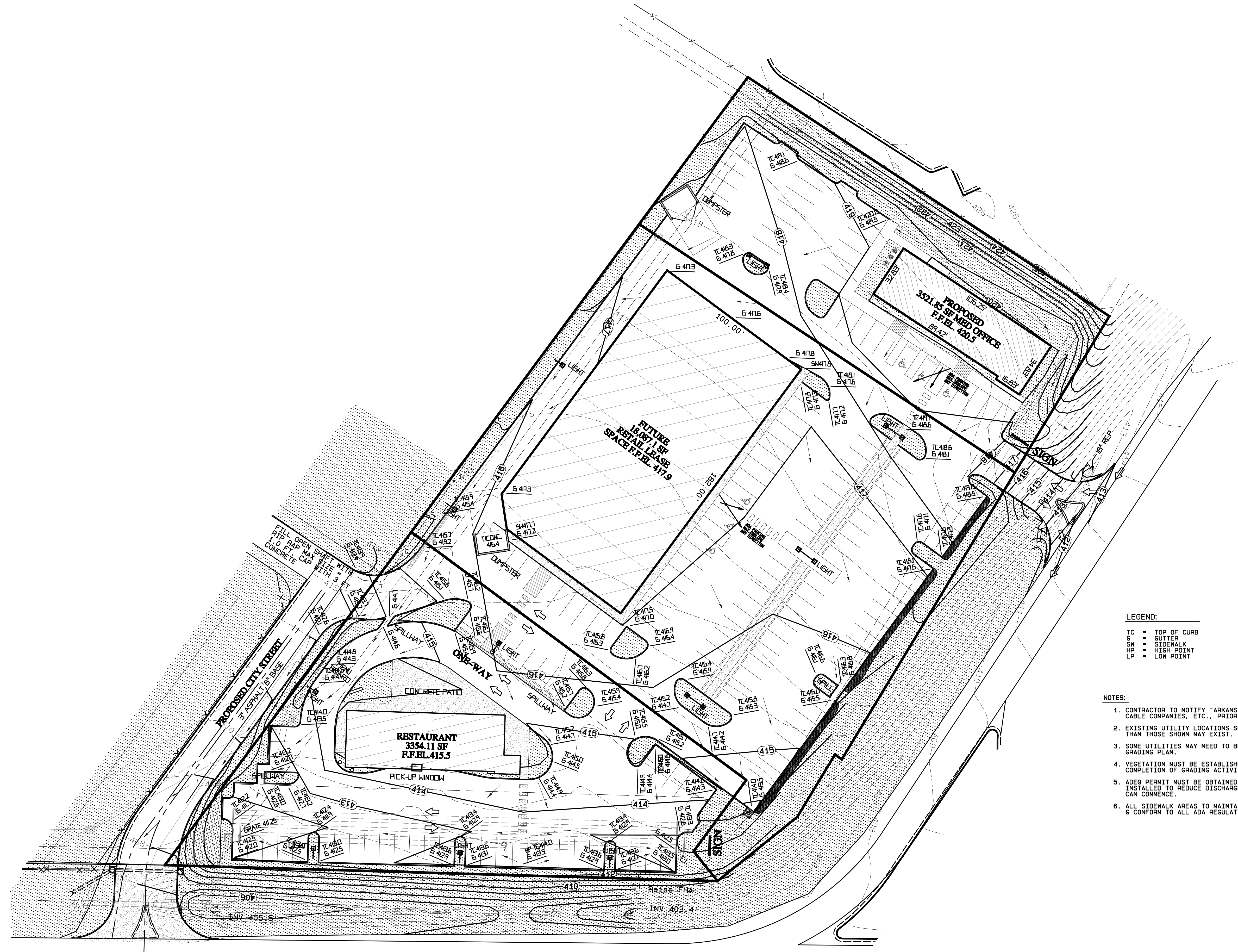
Should you have any questions, please feel free to contact us at your earliest convenience.

Sincerely,

Caroline Gardner, PE
Project Engineer
Crafton Tull

**REYNOLDS CENTER
APPLICABLE PLAN SHEETS
(BY OTHERS)**

L:\2016\2016-083 Davids Burgers Bryant - Alan Bubbus\GradingPlan2016-083.pro
 5/8/2017
 11:32:31AM



LEGEND:
 TC = TOP OF CURB
 G = GUTTER
 SW = SIDEWALK
 HP = HIGH POINT
 LP = LOW POINT

- NOTES:**
1. CONTRACTOR TO NOTIFY "ARKANSAS ONE-CALL" AND ALL APPROPRIATE UTILITIES, CABLE COMPANIES, ETC., PRIOR TO STARTING ANY EXCAVATION. DIAL 811.
 2. EXISTING UTILITY LOCATIONS SHOWN MAY NOT BE ACCURATE. ALSO UTILITIES OTHER THAN THOSE SHOWN MAY EXIST.
 3. SOME UTILITIES MAY NEED TO BE RELOCATED IN ORDER TO COMPLY WITH THIS GRADING PLAN.
 4. VEGETATION MUST BE ESTABLISHED ON DISTURBED AREAS WITHIN 14 DAYS OF COMPLETION OF GRADING ACTIVITIES.
 5. ADEQ PERMIT MUST BE OBTAINED AND EROSION CONTROL MEASURES MUST BE INSTALLED TO REDUCE DISCHARGE OF POLLUTED STORMWATER BEFORE CONSTRUCTION CAN COMMENCE.
 6. ALL SIDEWALK AREAS TO MAINTAIN A MAXIMUM 2% CROSS-SLOPE AND A 5% RUNNING SLOPE & CONFORM TO ALL ADA REGULATIONS. ALL ADA PARKING TO BE MAX. 2% SLOPE ALL DIRECTIONS.

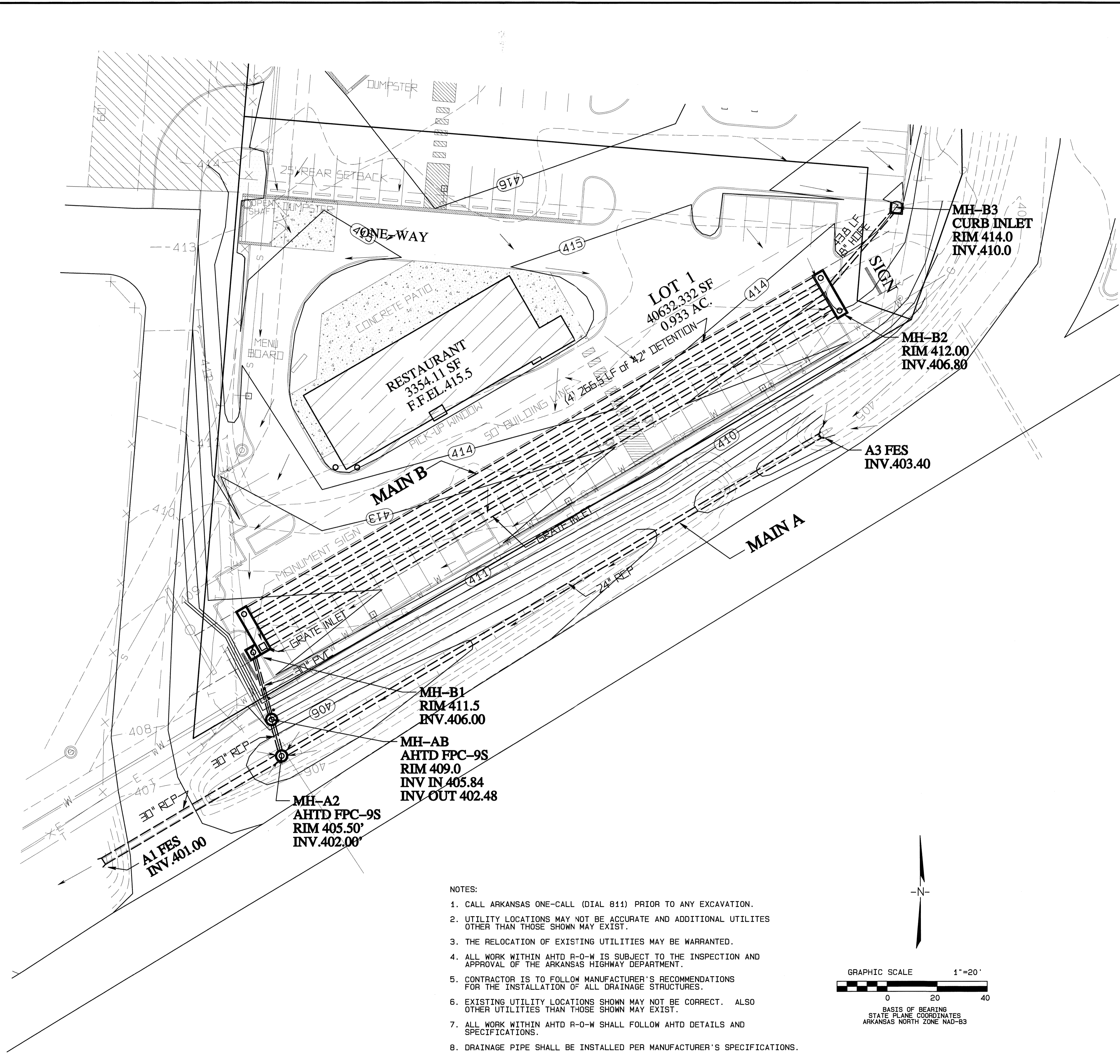
**Grading Plan of the
 Reynolds Centre
 City of Bryant, Saline County, Arkansas
 for: David's Real Estate, LLC**

date	Revisions	Int.
2/28/17	Remove Decal Line	DLW

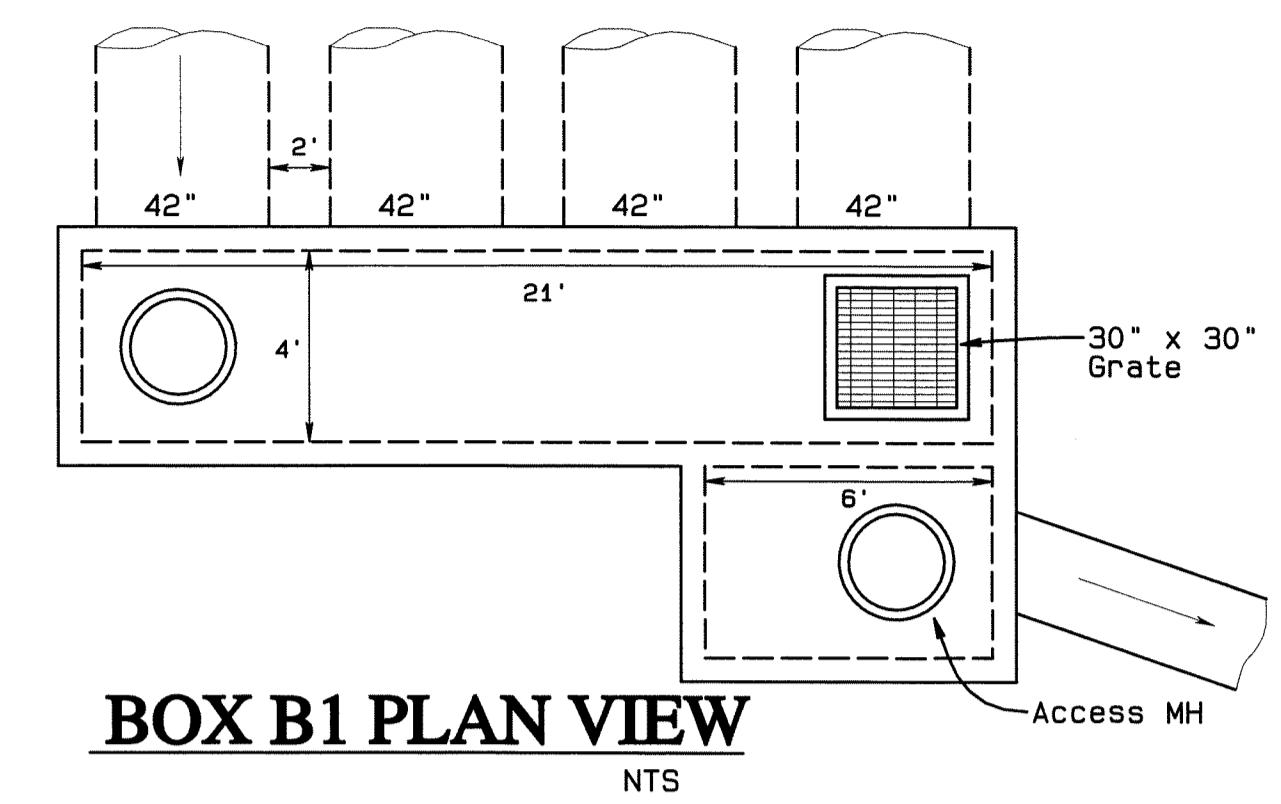
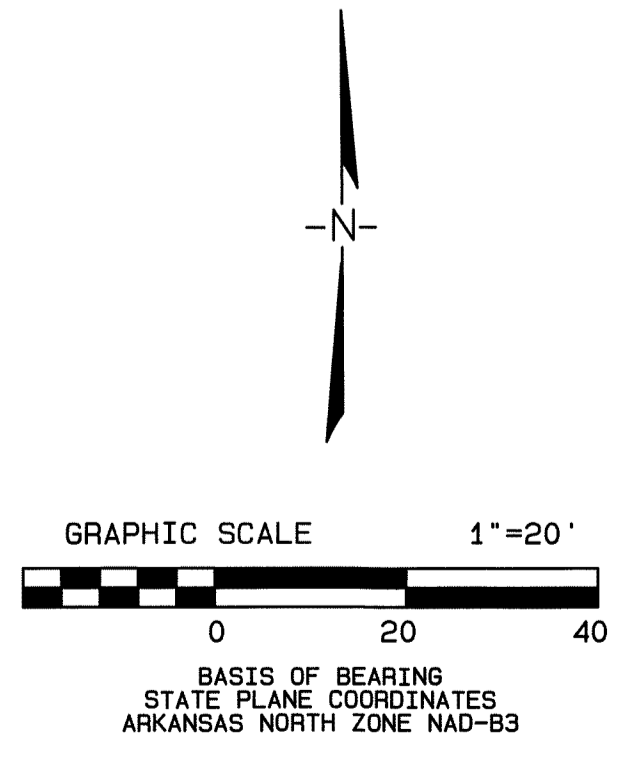
dwg by: MDR
 Checked: DLW
 date: 5/8/2017
 scale: noted

C2.00

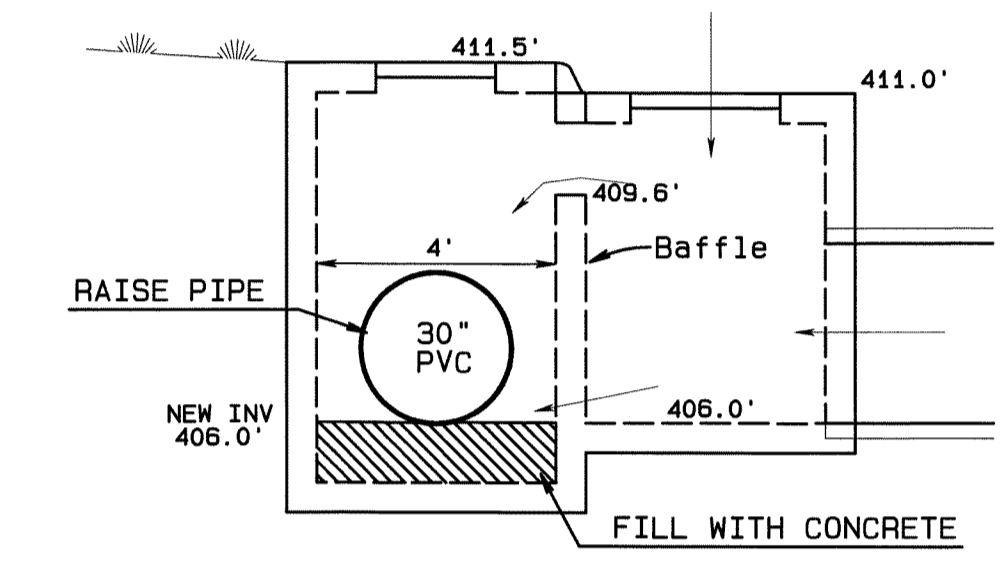
L:\2016\2016-083 Davids Burgers Bryant - Alan Bubbus\DrainagePlan2016-083.pro
 4/7/2017
 4:24:13PM



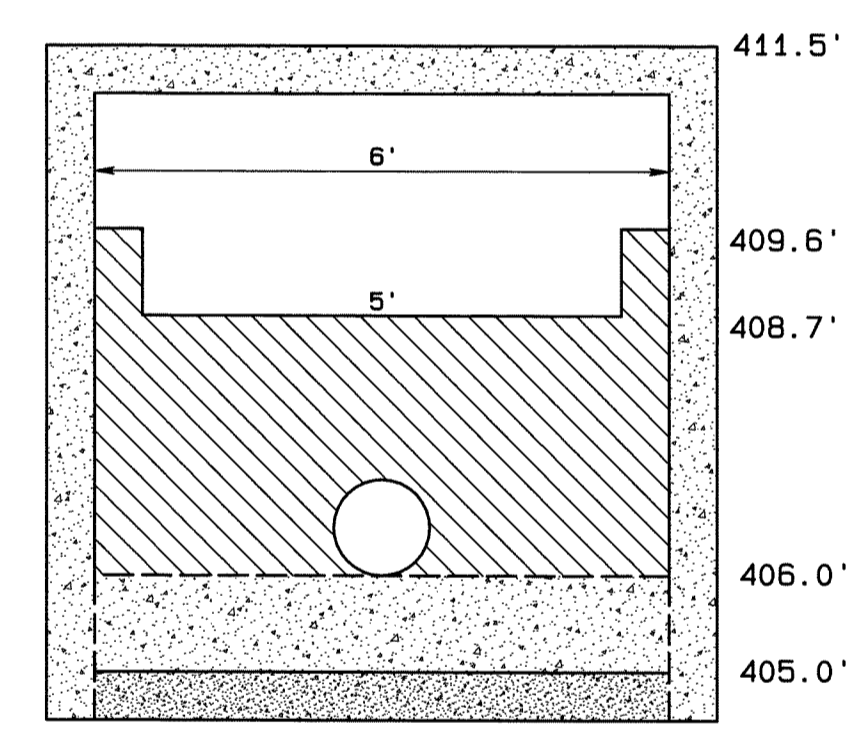
- NOTES:
1. CALL ARKANSAS ONE-CALL (DIAL 811) PRIOR TO ANY EXCAVATION.
 2. UTILITY LOCATIONS MAY NOT BE ACCURATE AND ADDITIONAL UTILITES OTHER THAN THOSE SHOWN MAY EXIST.
 3. THE RELOCATION OF EXISTING UTILITIES MAY BE WARRANTED.
 4. ALL WORK WITHIN AHTD R-O-W IS SUBJECT TO THE INSPECTION AND APPROVAL OF THE ARKANSAS HIGHWAY DEPARTMENT.
 5. CONTRACTOR IS TO FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR THE INSTALLATION OF ALL DRAINAGE STRUCTURES.
 6. EXISTING UTILITY LOCATIONS SHOWN MAY NOT BE CORRECT. ALSO OTHER UTILITIES THAN THOSE SHOWN MAY EXIST.
 7. ALL WORK WITHIN AHTD R-O-W SHALL FOLLOW AHTD DETAILS AND SPECIFICATIONS.
 8. DRAINAGE PIPE SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.



BOX B1 PLAN VIEW
NTS



BOX B1 SOUTH VIEW
NTS



BOX B1 BAFFLE
NTS

date	revisions	int.
2/28/17	BT to AD change	DLW
3/28/17	Remove sheet lines	DLW
3/27/17	Drainage for Retail Lot	DLW

dwg by: MDR
 checked: DLW
 date: 4/7/2017
 scale: noted

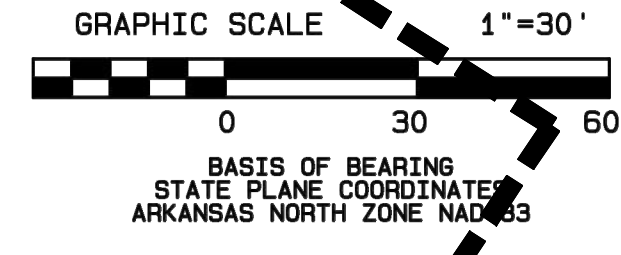
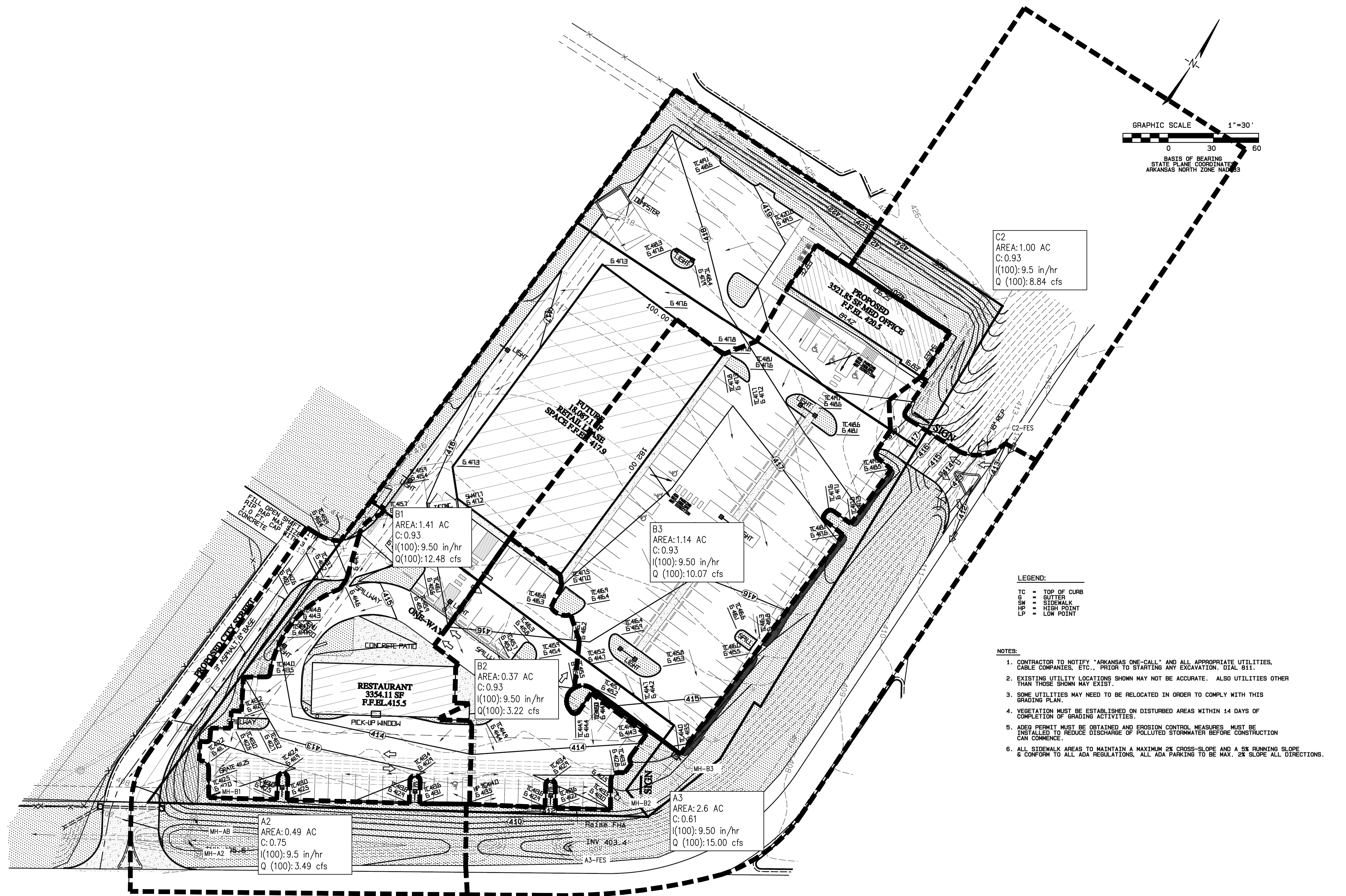
C2.01

Drainage Plan of the
 Reynolds Centre
 City of Bryant, Saline County, Arkansas
 for: David's Real Estate, LLC

HOLLOWAY ENGINEERING
 Surveying, & Civil Design, PLLC
 200 Casey Drive
 Maumelle, Arkansas 72113
 (501) 851-3366
 admin@holloway-eng.com



L:\2016\2016-083 Davids Burgers Bryant - Alan Bubbus\GradingPlan2016-083.pro
 5/8/2017
 11:32:31AM



C2
 AREA: 1.00 AC
 C: 0.93
 I(100): 9.5 in/hr
 Q (100): 8.84 cfs

B1
 AREA: 1.41 AC
 C: 0.93
 I(100): 9.50 in/hr
 Q(100): 12.48 cfs

B3
 AREA: 1.14 AC
 C: 0.93
 I(100): 9.50 in/hr
 Q (100): 10.07 cfs

B2
 AREA: 0.37 AC
 C: 0.93
 I(100): 9.50 in/hr
 Q(100): 3.22 cfs

A2
 AREA: 0.49 AC
 C: 0.75
 I(100): 9.5 in/hr
 Q (100): 3.49 cfs

A3
 AREA: 2.6 AC
 C: 0.61
 I(100): 9.50 in/hr
 Q (100): 15.00 cfs

LEGEND:
 TC = TOP OF CURB
 G = GUTTER
 SW = SIDEWALK
 HP = HIGH POINT
 LP = LOW POINT

- NOTES:
1. CONTRACTOR TO NOTIFY "ARKANSAS ONE-CALL" AND ALL APPROPRIATE UTILITIES, CABLE COMPANIES, ETC., PRIOR TO STARTING ANY EXCAVATION. DIAL 811.
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C2.00		dwg by: MDR checked: DLW date: 5/8/2017 scale: noted		Int. revisions 2/28/17 Remove Detail Lines	
		City of Bryant, Saline County, Arkansas for: David's Real Estate, LLC		HOLLOWAY ENGINEERING Surveying, & Civil Design, PLLC 200 Casey Dr-1ve Maumelle, Arkansas 72113 (501) 851-3366 admin@holloway-eng.com	

PIPES

Design based on 100-year Storm

Inlet	Drainage Area ac	Area Q req'd cfs	Pipe	Q req'd cfs	Pipe Dia in	Area ft^2	W.P. ft	Rh	Slope ft/ft	n	Max Velocity fps	Full Flow Capacity cfs	Vel Head v ² /2g ft	Fig 3-1 Flow Depth ft	H.E.G ft	Rim Elev ft
B3	1.14	10.07	B3 to B2	10.07	18	1.77	4.71	0.375	0.045	0.013	12.66	22.36	2.5			
B2	0.37	3.22	B2 to B1	13.30	42	9.62	10.99	0.875	0.003	0.013	5.74	55.20	0.5			
B1	1.41	12.48	B1 to AB	25.78	30	4.91	7.85	0.625	0.005	0.010	7.69	37.73	0.9			
AB	0.00	0.00	AB to A2	25.78	30	4.91	7.85	0.625	0.015	0.013	10.25	50.27	1.6			
A3	2.60	15.00	A3 to A2	15.00	24	3.14	6.28	0.5	0.005	0.013	5.09	15.99	0.4	1.6		
A2	0.49	3.49	A2 to A1	44.27	30	4.91	7.85	0.625	0.012	0.013	9.16	44.96	1.3	2.0	405.3	405.5
C2	1.00	8.84	C2 to C1	8.84	18	1.77	4.71	0.375	0.019	0.013	8.24	14.55	1.1	0.8		

H.E.G. = Inv + Vel Head + Flow Depth

Q req'd = (Drainage Area) x (9.5 in/hr) x (0.93)

Flow Depth from LR Drainage Manual Fig 3-1

Velocity = ((1.49/n) (Rh)^{0.66} (Slope)^{0.5})

Capacity = Q = Area x Velocity

A2 - Q req'd = (0.49)(9.5)(0.75) = 3.49 cfs

Offsite Drainage into A3:

1) Waffle House Lot

A = 0.90 ac

2) Ditch & Pavement of Ramp Road

A = 0.90 ac

L1 = 300 ft L2 = 525 ft Lo = 825 ft

Δh = 20 ft

Slope = 2.5%

Tc = 30 min

I = 5.5 in/hr

Q = CIA = (0.75)(5.5)(1.80) = 7.4 cfs

3) Interstate Area

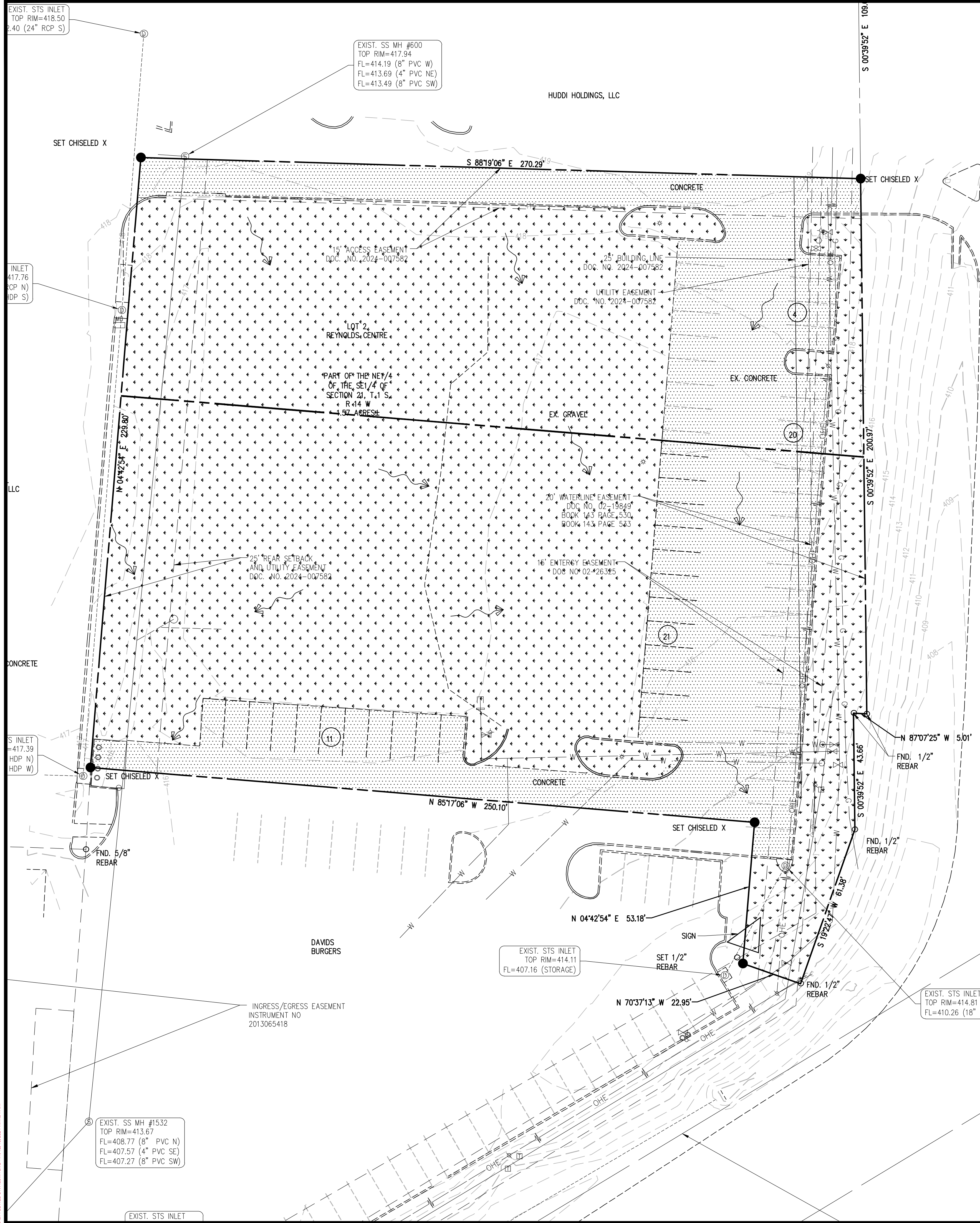
A = 0.85 ac

Q = CIA = (0.90)(10.0)(0.85) = 7.6 cfs

A3 - 15.0 cfs

The background of the page features a topographic map with white contour lines on a grey gradient. A solid blue horizontal band is centered across the page, containing the title text in white.

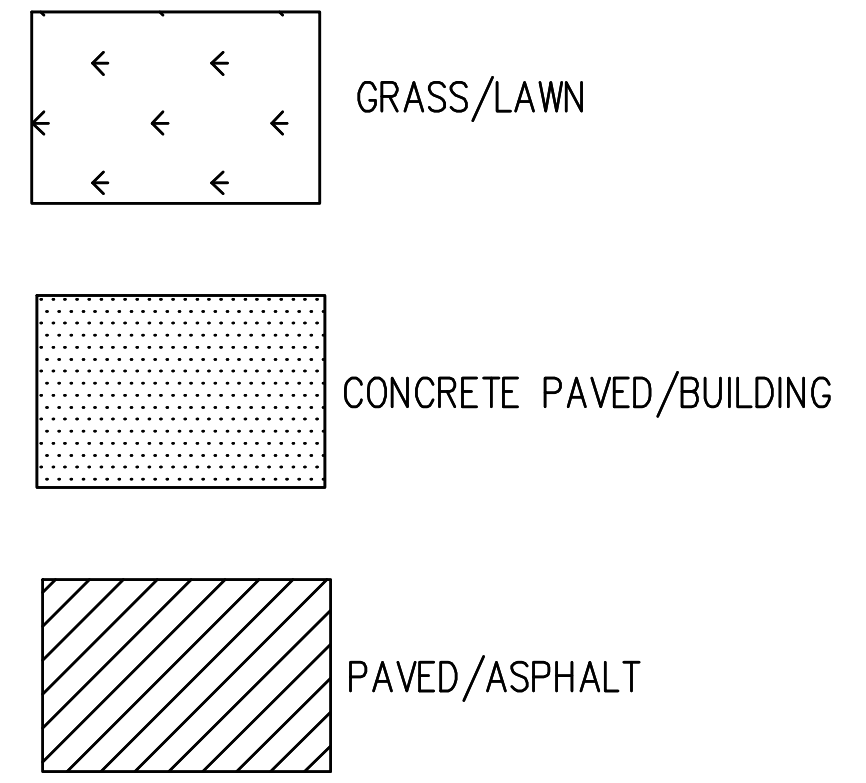
PREDEVELOPMENT DRAINAGE EXHIBIT



INTENSITY CALCULATIONS						
STORM YEAR	2-YEAR	5-YEAR	10-YEAR	25-YEAR	50-YEAR	100-YEAR
INTENSITY (IN/HR)	5.88	6.79	7.58	8.53	9.45	10.00
TC (MIN)	5	5	5	5	5	5

COMPOSITE C- VALUE (PRE-DEV)							
SURFACE	AREA (AC)	C VALUE					
		2-YR	5-YR	10-YR	25-YR	50-YR	100-YR
ASPHALTIC	0.00	0.73	0.77	0.81	0.86	0.90	0.95
CONCRETE/ROOF	0.50	0.75	0.80	0.83	0.88	0.92	0.97
GRASS AREA	1.07	0.25	0.28	0.30	0.34	0.37	0.41
TOTAL/COMPOSITE	1.57	0.41	0.45	0.47	0.51	0.55	0.59

FLOW OFF OF SITE (PRE-DEV)						
YEAR	2	5	10	25	50	100
A (ACRES)	1.57	1.57	1.57	1.57	1.57	1.57
C VALUE	0.41	0.45	0.47	0.51	0.55	0.59
INTENSITY (IN/HR)	5.88	6.79	7.58	8.53	9.45	10.00
Q (CFS)	3.78	4.75	5.58	6.86	8.09	9.24

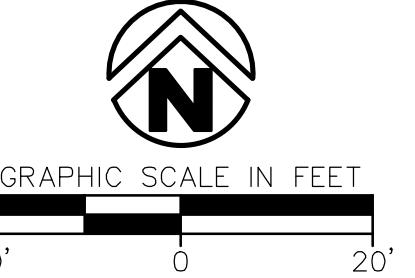


10825 Financial Centre Parkway, Suite 300
Little Rock, Arkansas 72211

Crafton Tull
engineering | surveying

501.664.3245 | 501.664.6704 | www.craftontull.com

CERTIFICATE OF AUTHORIZATION
CRAFTON TULL & ASSOCIATES, INC.
No. 109
REGISTERED ENGINEER



PANERA BREAD
BRYANT, AR

No.	Description	Date

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PROJECT NO: 24304000
ISSUE DATE: 11/20/24
CONTACT: T.TOLLEY
DATE: 11/20/24
DATE: 11/20/24

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PRELIMINARY PLANS

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PRE-DEV DRAINAGE EXHIBIT

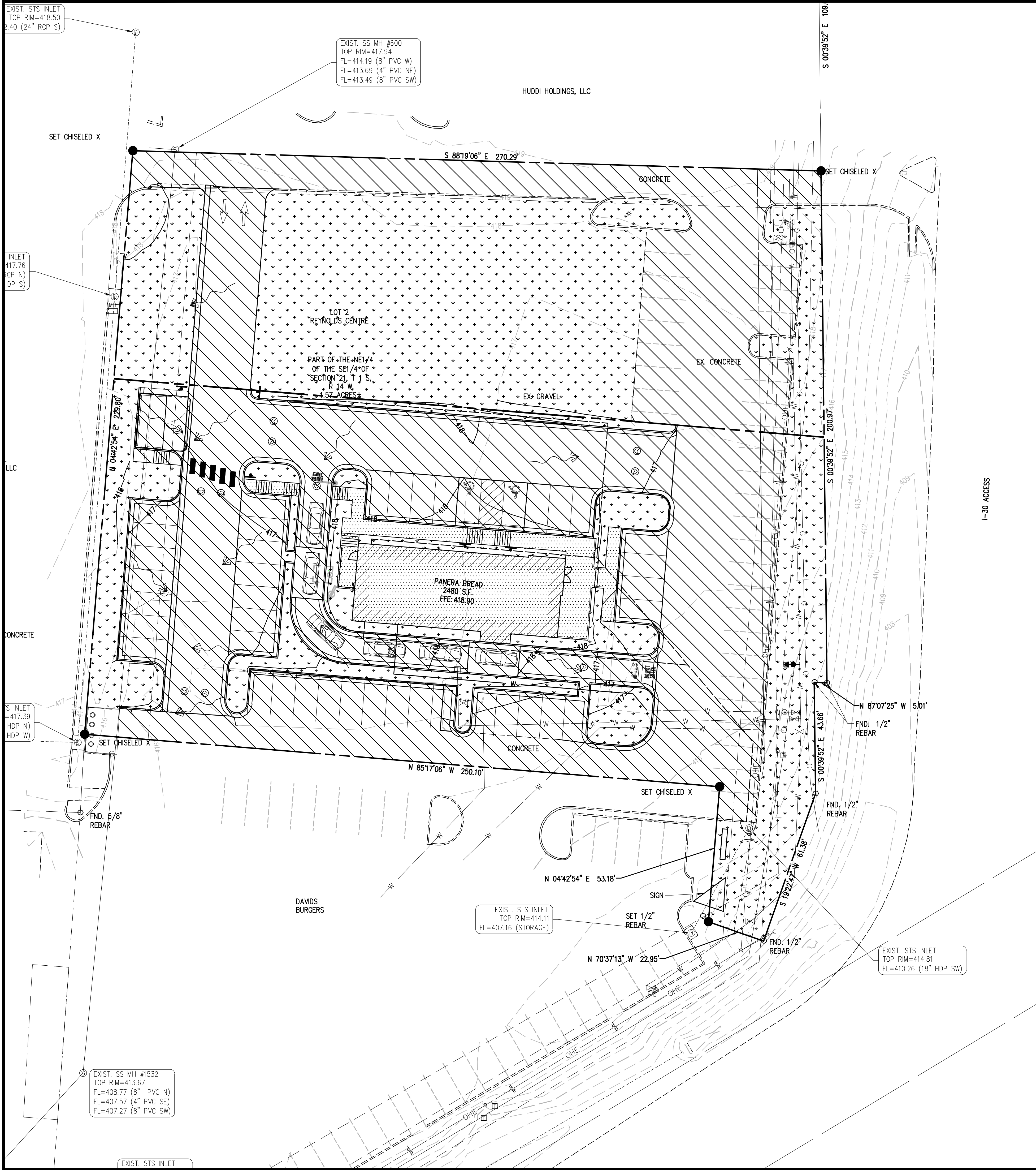
Arkansas One Call

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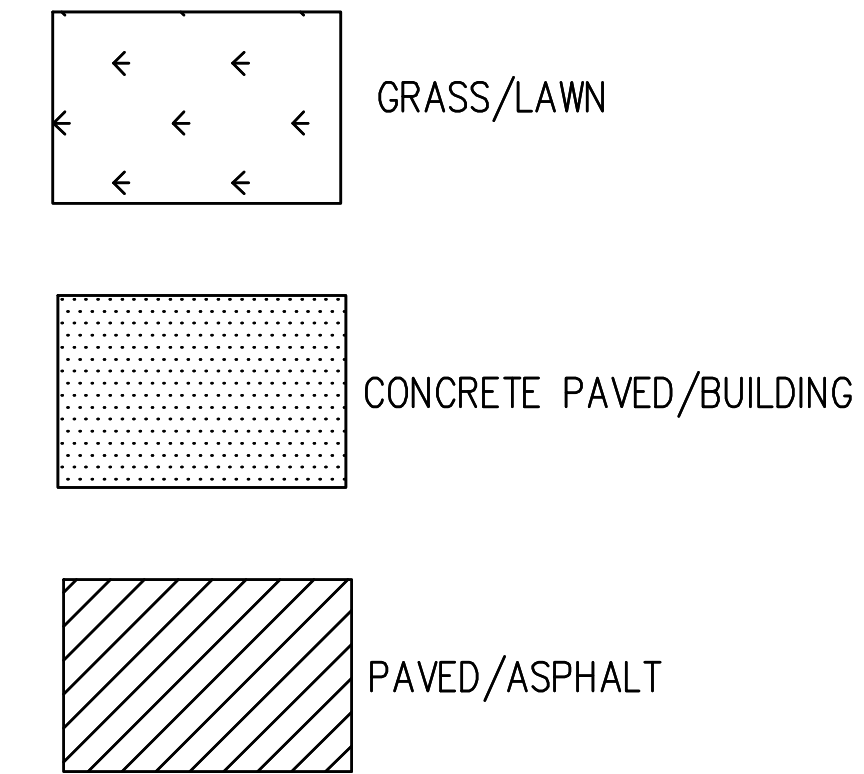
POST DEVELOPMENT DRAINAGE EXHIBIT



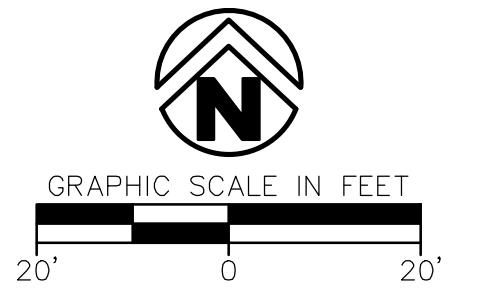
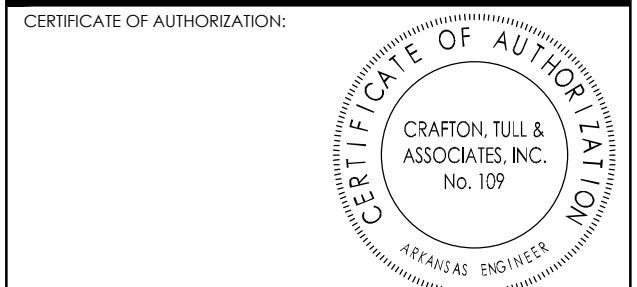
INTENSITY CALCULATIONS						
STORM YEAR	2-YEAR	5-YEAR	10-YEAR	25-YEAR	50-YEAR	100-YEAR
INTENSITY (IN/HR)	5.88	6.79	7.58	8.53	9.45	10.00
TC (MIN)	5	5	5	5	5	5

COMPOSITE C- VALUE (POST-DEV)							
SURFACE	AREA (AC)	C VALUE					
		2-YR	5-YR	10-YR	25-YR	50-YR	100-YR
ASPHALTIC	0.85	0.73	0.77	0.81	0.86	0.90	0.95
CONCRETE/ROOF	0.10	0.75	0.80	0.83	0.88	0.92	0.97
GRASS AREA	0.62	0.21	0.23	0.25	0.29	0.32	0.36
TOTAL/COMPOSITE	1.57	0.53	0.56	0.59	0.64	0.67	0.72

FLOW OFF OF SITE (POST-DEV)						
YEAR	2	5	10	25	50	100
A (ACRES)	1.57	1.57	1.57	1.57	1.57	1.57
C VALUE	0.53	0.56	0.59	0.64	0.67	0.72
INTENSITY (IN/HR)	5.88	6.79	7.58	8.53	9.45	10.00
Q (CFS)	4.86	5.96	7.02	8.52	9.97	11.28



CHANGE IN C (RUNOFF COEFFICIENT)						
YEAR	2	5	10	25	50	100
DESIGN (BY OTHERS)	-	-	0.90	0.93	-	0.95
POST-DEV	0.53	0.56	0.59	0.64	0.67	0.72



PANERA BREAD
BRYANT, AR

Key Plan

No.	Description	Date

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PROJECT NO: 24304000
ISSUE DATE: 01/16/25
CONTACT: T. TOLLEY
DESIGNER: T. TOLLEY
CHECKER: T. TOLLEY
DATE: 01/16/25

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POST-DEV DRAINAGE EXHIBIT

C-108

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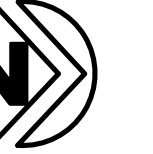
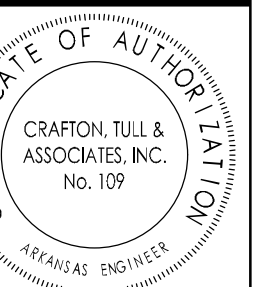
DRAWING BY: J. TOLLEY, PE, LICENSE NO. 15703-0001. CHECKED BY: T. TOLLEY, PE, LICENSE NO. 15703-0001. DATE: 01/16/25. PROJECT NO. 24304000.



**PREDEVELOPMENT
INLET AREA MAP**

The background of the page features a topographic map with white contour lines on a grey background. A solid blue horizontal band is centered across the page, containing the title text in white.

POST DEVELOPMENT INLET AREA MAP



GRAPHIC SCALE IN FEET
30' 0 30'

PANERA BREAD
BRYANT, AR

Key Plan

No.	Description	Date

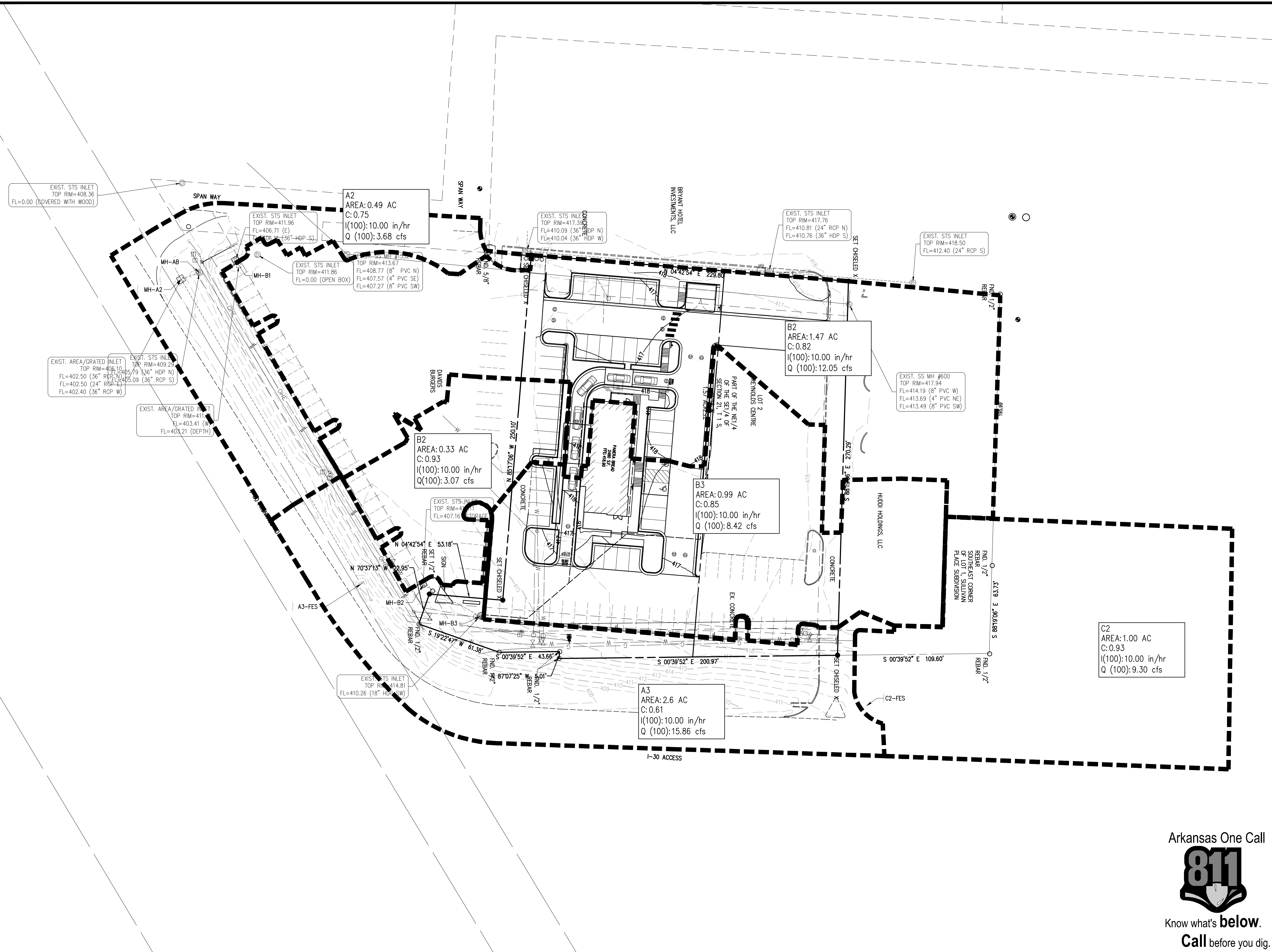
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POST-DEV INLET MAP

C-110



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DRAWING: C-110 (POST-DEV INLET MAP) PROJECT: PANERA BREAD (BRYANT, AR) DATE: 01/16/25 11:28:13 AM
DESIGNED BY: ADRIAN BROWN, 107/0205 11:28:13 AM
CHECKED BY: ADRIAN BROWN, 107/0205 11:28:13 AM
PLOT DATE: 01/16/25 11:28:13 AM

INLET CALCULATIONS



Job Description: Panera Bryant
 CTA Job Number: 24304000

Date: January 16, 2024
 By: Austin Brown, EI

CATCH BASINS IN A SUMP: DESIGN (10 - YEAR STORM EVENT)

	INLET NUMBER	INLET LOCATION	AREA Tc (min)	TYPE OF INLET	AREA (ac)	C	TOTAL Tc (min)	* I (in/hr)	RUNOFF AT INLET (CA)	CARRY-OVER FROM UPSTREAM INLET (CA)	TOTAL FLOW Qt (cfs)	INLET LENGTH (ft)	AREA OPENING (sf^2)	** CAPAC. Qp (cfs) CURB	** CAPAC. Qp (cfs) GRATE	DEPTH AT CURB d (ft)	DEPTH AT GRATE d (ft)	RDWY CROSS SLOPE (ft/ft)	SPREAD AT INLET (ft)	SPREAD AT GRATE (ft)	TOTAL RUNOFF (CA)
1	B1	Post-develop	5	Curb	0.99	0.85	5	7.58	0.84		6.38	6		6.4	0.0	0.50	0.00	0.0200	25.04	0.00	0.84
2	B2	Post-develop	5	Curb	0.33	0.93	5	7.58	0.31		2.33	4		4.2	0.0	0.33	0.00	0.0200	16.75	0.00	0.31
3	B3	Post-develop	5	Grate	1.47	0.82	5	7.58	1.21		9.14		2.5	0.0	9.5	0.00	0.46	0.0200	0.00	23.16	1.21

* 5 MINUTES IS THE MINIMUM TIME OF CONCENTRATION FOR CATCHMENT BASINS (10 - YEAR I = 7.34 IN/HR).

** CAPACITY FOR A MAXIMUM OF 6" HEADWATER

SOILS REPORT



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Saline County, Arkansas



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

Custom Soil Resource Report

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

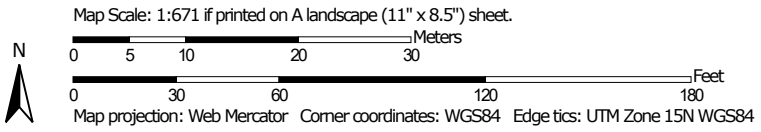
Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map


The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)




















Soils







 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features


Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Saline County, Arkansas
 Survey Area Data: Version 21, Sep 10, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 1, 2022—May 29, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
29	Tiak silt loam, 3 to 8 percent slopes	1.6	100.0%
Totals for Area of Interest		1.6	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Custom Soil Resource Report

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Saline County, Arkansas

29—Tiak silt loam, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: m06q
Elevation: 70 to 570 feet
Mean annual precipitation: 44 to 61 inches
Mean annual air temperature: 49 to 74 degrees F
Frost-free period: 185 to 230 days
Farmland classification: Not prime farmland

Map Unit Composition

Tiak and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Tiak

Setting

Landform: Interfluves
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Loamy and clayey marine deposits

Typical profile

A - 0 to 7 inches: silt loam
E - 7 to 9 inches: loam
Bt1 - 9 to 32 inches: clay
Bt2 - 32 to 72 inches: clay

Properties and qualities

Slope: 3 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 12 to 24 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 9.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: C/D
Ecological site: F133BY002TX - Seasonally Wet Upland
Hydric soil rating: No

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2017-007502

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04/25/2017 3:12:23 PM

Myka Bono Sample
Saline County Circuit Clerk

When recorded return to:
J. Cliff McKinney, Esq.
Quattlebaum, Grooms & Tull PLLC
111 Center Street, Suite 1900
Little Rock, Arkansas 72201
501-379-1700

Pages: 17
ER

**DECLARATION OF RESTRICTIONS AND CROSS-
ACCESS AGREEMENT
("AGREEMENT")**

THIS AGREEMENT is made as of the 21 day of April, 2017, between ANCHOR REALTY INVESTMENTS, LLC, an Arkansas limited liability company ("Anchor"), and HUDDIE HOLDINGS, LLC, an Arkansas limited liability company ("Huddie").

WHEREAS, Anchor is the owner of Lot 1 and Lot 2, being the "Anchor Tract" as shown on the diagram attached hereto as Exhibit A hereof, said tract being more particularly described in Exhibit B hereof; and

WHEREAS, Huddie is the lessee with the option to purchase Lot 3, being the "Huddie Tract" shown on the diagram attached hereto as Exhibit A hereof, said tract being more particularly described in Exhibit C hereof.

NOW, THEREFORE, for and in consideration of the premises, covenants, conditions, restrictions and encumbrances contained herein, the sufficiency of which is hereby acknowledged, Anchor and Huddie do hereby agree as follows:

1. Use. The Huddie Tract shall be used exclusively for operation of a primary care medical clinic for the treatment only of ambulatory patients unless an alternate use is approved by Anchor in its sole and absolute discretion. Without limiting Anchor's discretion over the approval of alternate uses, in absolutely no event shall Huddie Tract be used for a restaurant.

2. Buildings. All buildings constructed on the Huddie Tract shall be designed so that the exterior elevation of each shall be architecturally and aesthetically compatible and so that building wall footings shall not encroach from one lot onto another lot. The design and construction shall be of high quality. No buildings or improvements shall be constructed, erected or expanded or altered on Huddie Tract until the plans for the same (including site layout, exterior building materials and colors and parking) have been approved in writing by Anchor. No building shall have a metal exterior; provided, however, that this restriction shall not be deemed to prohibit metal architectural elements on any building.

3. Access Easement. Each party hereby grants to the other party, its successors and assigns, for the use and benefit of Anchor and Huddie as an appurtenance to the Anchor Tract and the Huddie Tract, respectively, a non-exclusive, access easement over, on and

across such portions of the Anchor Tract and the Huddie Tract, respectively, as are used for driveways (the "Access Easement"). The Access Easement is for the sole purpose of permitting the flow of vehicular traffic through the designated area of the common boundary lines and shall be each party's only access to the other party's tract. Each party shall use commercially reasonable efforts to prevent any damage to the Access Easement directly or indirectly resulting from construction traffic or deliveries to its tract, and each party shall immediately repair any damage it causes to the Access Easement. Each party shall maintain, at its expense, the portion of the Access Easement located on its tract except for the portion labeled Primary Drive #1 and Primary Drive #2 on Exhibit A. No curb cuts or connections onto the Access Easement shall be permitted except where shown on Exhibit A. Nothing herein shall restrict Anchor's ability to close or relocate any driveway on the Anchor Tract other than Primary Drive #1 and Primary Drive #2, which Anchor may temporarily close for maintenance, repairs and to prohibit the establishment of prescriptive rights. Huddie will not change the configuration of the access drives shown on Exhibit A without the consent of Anchor, which consent may be withheld at Anchor's discretion; provided, in no event may the access drives shown on Exhibit A be modified on Lot 2 or Lot 3 in a manner that would inhibit the free flow of traffic from Lot 1 through Lot 2 and Lot 3, as well as Primary Drive #1 and Primary Drive #2 substantially in accordance with the layout shown on Exhibit A. Furthermore, nothing herein shall give any party authority or approval rights over any changes to the Lot 1 parking lot configuration or driveway configuration, so long as reasonably direct two-way paved access to the public streets is maintained to Primary Drive #1 and Primary Drive #2. The configuration of Primary Drive #1 and Primary Drive #2 will not be modified without the consent of the owners of Lots 1, 2 and 3.

The owner of Lot 1 shall maintain Primary Drive #1. The owner of Lot 2 shall maintain Primary Drive #2. The maintenance shall be in accordance with the standards established in Section 8. The owners of Lot 1, Lot 2 and Lot 3 shall each pay for one-third (1/3) of the maintenance costs of Primary Drive #1. The owners of Lot 2 and Lot 3 shall each pay for one-half (1/2) of the maintenance costs of Primary Drive #2. This reimbursement shall be paid within thirty (30) days after written demand for payment thereof along with a statement of the costs. In the event a party fails to timely pay such reimbursement, the party responsible for performing the maintenance shall have the right to seek any and all remedies afforded by either law or equity. Furthermore, the party performing the maintenance shall be entitled to a lien on the non-paying lots for past due amounts owed for the maintenance of Primary Drive #1 and/or Primary Drive #2, as the case may be. Notwithstanding the foregoing, Anchor has the right to elect to dedicate Primary Drive #1 and/or Primary Drive #2 to an appropriate governmental entity and, if such dedication is accepted by the governmental entity, thereafter the parties shall not be responsible for maintaining the dedicated Primary Drive.

4. Cross-Parking. Each party hereby grants for the benefit of the other party a non-exclusive cross-parking easement over and across the parking areas as may exist from time-to-time on the Anchor Tract and the Huddie Tract. Each party, at its expense, shall maintain the parking area on its Tract in good order and condition, including without limitation promptly repairing pot holes, keeping striping painted in a clearly visible manner and resurfacing the parking as reasonably necessary to maintain a level, high-quality parking field; provided, maintenance shall be done in a manner reasonably calculated to minimize disruption to the other tracts. Each party shall use reasonable efforts to require employees to park on the lot where the employee works.

5. "Parking Area" Ratio; No Storage. Each party shall maintain on its Tract the amount of parking required by applicable law. Nothing contained here shall be construed as an express or implied right for the overnight storage of vehicles.

6. Water Flow. Each party hereby establishes and grants a nonexclusive easement on its Tract for the benefit of the owner of each other Tract to use, maintain and repair any stormwater drainage system (the "Storm Drainage System") now or hereafter located on either Tract, together with the right to discharge surface water runoff across portions of either Tract in accordance with the design of the Storm Drainage System. Any alteration in the natural water flow which may occur as a natural consequence of normal construction activities and the existence of the party's improvements (including without limitation building and building expansion, curbs, drives and paving) shall be permitted.

The owner of Lot 1 shall maintain the underground stormwater detention pond, if any, located on the Anchor Tract (the "Pond"). Huddie, at its expense, shall maintain any and all stormwater drainage facilities located on Huddie Tract. Huddie shall reimburse the owner of Lot 1 for Huddie's pro rata share of the actual maintenance costs for the Pond as well as the costs of maintaining the Pond in compliance with all applicable laws. The pro rata share of the maintenance costs of the Pond shall be as follows: Lot 1's share is 33.34%; Lot 2's share is 33.33%; and Lot 3's share is 33.33%. This reimbursement shall be paid by Huddie within thirty (30) days after written demand for payment thereof along with a statement of the costs. In the event Huddie fails to timely pay such reimbursement, the owner of Lot 1 shall have the right to terminate all easements granted to Huddie as provided herein and/or to seek any and all remedies afforded by either law or equity. Furthermore, Anchor shall be entitled to a lien on the Huddie Tract for past due amounts owed by Huddie for the maintenance of the Pond.

Huddie shall use the Pond only for the intended purposes and shall not overburden the same. Huddie's use of the Pond shall comply with all applicable laws, rules and regulations at all times, and Huddie shall not permit any contamination or hazardous materials to flow from the Huddie Tract into the Pond. The Huddie Tract shall be developed in accordance with good engineering practices to utilize curbs, drains, filters and other structures necessary to minimize garbage, debris, pollutants and sediment from Huddie Tract to flow into the Pond. To the extent underground drainage improvements are installed as part of the Pond, the parties draining stormwater through the Pond shall utilize such underground improvements and shall not use the surface of such area for drainage.

7. Signs. No sign shall be located on the Huddie Tract except an individual sign advertising the business on the Huddie Tract. The Anchor Tract may install individual advertising signs and/or Multi-Party Signs (as defined below) on Lots 1 and 2, though the business on the Huddie Tract will not have the right to advertise on the Multi-Party Signs. No rooftop sign shall be erected on any building without Anchor's approval. No freestanding identification sign may be erected on Huddie Tract without the approval of Anchor.

a. Multi-Party Signs. Anchor hereby establishes and grants for the benefit of Lots 1 and 2 an easement for the installation and maintenance of two (2) pylon or monument signs, or digital signs in the locations indicated on Exhibit A, in accordance with the

terms of this Section (the "Sign Easement"). The Sign Easement includes the right to access the Multi-Party Signs for the purpose of installing, maintaining and repairing the Multi-Party Signs in accordance with this Agreement; provided, to the extent possible, any such access shall be over the paved areas. No party shall permit vegetation or trees to grow in front of a Multi-Party Sign in a manner that would obscure the visibility of the advertising panels on the Multi-Party Signs. In the event a Multi-Party Sign is ever prohibited by applicable governmental authorities or taken by an act of eminent domain, the Multi-Party Sign shall be removed from such area, and the parties shall leave such area paved or attractively landscaped in a manner that does not obstruct the visibility of traffic. Upon such occurrence, the affected portion of the Sign Easement granted hereby shall automatically terminate; provided, the parties shall work in good faith to obtain a new location for such Multi-Party Sign and establish a replacement Sign Easement for such replacement Multi-Party Sign; provided, Anchor shall have the absolute right to control (or refuse to allow) any substitute Multi-Party Sign on a lot owned, leased or otherwise controlled by Anchor.

b. *Sign Design.* Each advertising panel or digital sign on the Multi-Party Signs is hereafter referred to as a "Panel". For purposes of this Agreement, a Panel shall constitute both the front and back of the Panel if the applicable Multi-Party Sign has two faces. The same business shall advertise on both sides of the Panel if the Multi-Party Sign has two faces. All Panels shall at all times comply with all applicable laws, ordinances and regulations. All Panels shall be compatible with the structure and design of the Multi-Party Sign and shall not harm the Multi-Party Sign or obscure the view of another Panel. All Panels on the Multi-Party Sign shall only advertise businesses located on the Tract, or Lots. No Panels shall contain images or words that are offensive to the ordinary reasonable person (whether cloaked in images, words, or phrases carrying double meanings). For purposes of this Section, any word or commonly considered a vulgar, swear or curse word or of a sexual nature shall be deemed offensive to the ordinary reasonable person; provided, other images, words or phrases may be offensive to the ordinary reasonable person. In the event the business or trade name of any business violates this provision, such name shall not be permitted on the Sign (provided, in no event shall any corporate tradenames of David's Burgers or its affiliates be deemed in violation of this Section). Anchor shall have the right, but not the obligation, to remove and dispose of the Panel at the respective party's expense. Anchor shall have the right to make the Panel assignments on each Multi-Party Sign so long as Lot 1 and Lot 2 each have Panel assignments.

c. *Maintenance of the Multi-Party Signs.* Anchor, subject to reimbursement as provided in this Section, shall maintain in good working order and condition the Multi-Party Signs, including the necessary maintenance and replacement of landscaping located within the Sign Easement. Anchor may convey this responsibility for one or more of the Multi-Party Signs to the owner of Lot 1 or 2 at its discretion. Any work involving the Multi-Party Signs shall be performed in full compliance with all applicable laws, regulations and ordinances, including appropriate sign control ordinances of the City of Bryant, Saline County or the Arkansas Highway and Transportation Department. Any work involving the Multi-Party Signs shall be performed in a manner that minimizes interference with the business operations. Anchor shall limit its access to the Multi-Party Signs, to the extent possible, over the paved areas. After assignment of some or all of the maintenance obligations, in the event the party responsible for such maintenance fails to properly maintain the Multi-Party Signs, Anchor shall have the right, but not the obligation, after first sending the responsible party thirty (30) days prior written notice

specifying the failure to maintain, to cure such failure and in such event Anchor shall be entitled to reimbursement from the Panel Users for the actual and reasonable costs of such cure. For the purpose of this Section, each owner or tenant entitled to place Panels on the Multi-Party Signs shall be called "Panel Users."

d. *Prorations and Reimbursements.* Each Panel User is responsible for their pro rata share of the Multi-Party Signs. The pro rata share will be determined by sign area or amount of time on the digital sign, which Anchor may allocate. Each Panel User shall reimburse the party maintaining the Multi-Party Signs for the reasonable and documented costs associated with maintaining the Multi-Party Signs. Any reimbursements due under this Agreement shall be paid within 30 days after an invoice is sent by the party entitled to reimbursement along with adequate supporting documentation and paid invoices to document the reasonable expenses incurred. The reimbursable expenses shall not include any sort of administrative, management or overhead fee or charge. Any party causing maintenance to occur on a Multi-Party Sign shall prevent any liens from attaching (or immediately discharge such lien if one attaches) to the Multi-Party Sign, the Sign Easement or the where the Multi-Party Sign is located.

8. Maintenance. Huddie Tract and Anchor Tract shall be kept neat, orderly, planted in grass and trimmed until improved and constructed. Following the paving of the access easements, the owner of each Tract where any such access easement is located shall maintain the improved condition of the portion of the access easement on its property in good condition and repair at its own cost and expense. In addition, following the development of any Tract, the owner of each Tract shall maintain the building and site improvements on its property in good condition and repair at its own cost and expense. Each of the parties hereto agrees to pay or cause to be paid, prior to delinquency, directly to the appropriate taxing authorities all real property taxes and assessments which are levied against that part of the access easements owned by it. The respective owners shall pay the maintenance expense of their Lots except as expressly provided otherwise in this Agreement. The required maintenance is to include, without limitation, the following:

a. Maintaining the surfaces of driveways and parking areas in a level, smooth and evenly-covered condition with the type of surfacing material originally installed or such substitute as shall in all respects be equal in quality, use, and durability;

b. Removing all papers, ice and snow, mud and sand, debris, filth and refuse and thoroughly sweeping the area to the extent reasonably necessary to keep the area in a clean and orderly condition;

c. Placing, keeping in repair and replacing any necessary appropriate directional signs, markers and lines;

d. Operating, keeping in repair and replacing, where necessary, such artificial lighting facilities as shall be reasonably required;

e. Maintaining all perimeter and exterior building walls including but not limited to all retaining walls in a good condition and state of repair; and

f. Maintaining, mowing, weeding, trimming and watering all landscaped areas and making such replacements of shrubs and other landscaping as is necessary.

Subject to the mutual agreement of Anchor and Huddie, a third party (the "Management Firm") may be appointed as an agent of the parties to maintain the access easement areas, sewer, storm drainage, or other common areas on their respective Lots in the manner as above outlined. The Management Firm may receive for such agency a fee that is mutually acceptable to all parties to cover supervision, management, accounting and similar fees, which sums are to be included in the general maintenance expense paid by the respective owners of the access easements. The Management Firm shall bill each owner of fee simple title to any portion of the Tract for its share of such costs, based upon the respective acreages of those Tracts or subdivided portions thereof.

No party shall be deemed in default under this Agreement for failure to perform maintenance obligations, whether required pursuant to this Section 8 or other Sections of this Agreement, nor shall a party be held liable for damages as a result of a failure to perform maintenance, until the party alleging a failure to comply with maintenance obligations provides the party failing to perform the maintenance obligations with thirty (30) days written notice specifying the alleged default with particularity during which time the maintenance obligation may be cured.

9. Dumpster Corral. Dumpster corral on Lot 3 will be shared with Lot 2. The cost for construction and maintenance of the dumpster corral will be paid by the owner of Lot 2. The cost for trash pickup from the dumpster shall be allocated according the pro rata share of each lot's area. Huddie will not use the dumpster to dispose of any hazardous substances or biological waste.

10. No Covenant of Continued Operation. Nothing contained in this Agreement shall be construed to contain a covenant, either express or implied, to either commence the operation of a business or thereafter continuously operate a business by either Anchor or Huddie on their respective tracts. Anchor and Huddie each agree that either Anchor or Huddie may in its sole discretion and at any time during the term of this Agreement, cease the operation of its business on its respective Tract covered hereby; and each of Anchor and Huddie hereby waive any legal action for damages or for equitable relief which might be available to them because of such cessation of business activity by the other party.

11. Indemnification. Each party hereby indemnifies and saves the other party harmless from any and all liability, damage, expense, causes of action, suits, claims, or judgments arising from personal injury, death or property damage and occurring on or from its own tract, except if caused by the act or neglect of the other party hereto.

12. Insurance. Upon the commencement of development of each of the Anchor Tract and the Huddie Tract, each party shall procure and maintain in full force and effect throughout the term of this Agreement commercial general liability insurance and property damage insurance against claims for personal injury, death or property damage occurring upon, in or about its property, each party's insurance to afford protection to the limit of not less than \$2,000,000.00 for injury or death of a single person, and to the limit of not less than \$2,000,000.00 for any one occurrence, and to the limit of not less than \$2,000,000.00 for property damage.

13. Compliance. Huddie agrees that all activities on the Huddie Tract shall be conducted in compliance with all applicable laws, ordinances and regulations of any applicable governmental authority.

14. Breach. In the event of breach or threatened breach of this Agreement, only all record owners of the Anchor Tract as a group, or all record owners of the Huddie Tract as a group, or Anchor so long as it or any affiliate has an interest as owner or lessee of Lot 1 or Lot 2, shall be entitled to institute proceedings for full and adequate relief from the consequences of said breach or threatened breach. The unsuccessful party in any action shall pay to the prevailing party a reasonable sum for attorneys' fees, which shall be deemed to have accrued on the date such action was filed.

15. Rights of Successors. The restrictions, benefits and obligations hereunder shall create mutual benefits and servitudes running with the land. This Agreement shall bind and inure to the benefit of the parties hereto, their respective heirs, representatives, lessees, successors and assigns. The singular number includes the plural and the masculine gender includes the feminine and neuter. References to Anchor shall mean any successor owner of Lot 1. References to Huddie shall mean any successor owner of the Huddie Tract. Anchor may sell Lot 2 to a third party, in which event the maintenance obligations of Anchor under this Agreement pertaining to the portion of the Anchor Tract known as Lot 2 shall become the maintenance obligations of the owner of Lot 2.

16. Modification and Cancellation. This Agreement (including exhibits) may be modified or canceled only by Anchor, as long as it or its affiliate has any interest as either owner or lessee of the Anchor Tract, or its successors in interest, and together with the written consent of Huddie, so long as it has an interest as an owner in the Huddie Tract, or its successors in interest. Such consents shall not be unreasonably withheld.

17. Duration. Unless otherwise canceled or terminated, this Agreement and all the easements, rights and obligations hereof shall automatically terminate and be of no further force and effect after ninety-nine (99) years from the date hereof.

18. Release from Liability. Any person acquiring fee or leasehold title to any portion of the Anchor Tract or the Huddie Tract shall be bound by this Agreement only as to such portion of such tract acquired by such person. In addition, such person shall be bound by this Agreement only during the period such person is the fee or leasehold owner of such tract (or portion of a tract) except as to obligations, liabilities or responsibilities that accrue during said period. Although persons may be released under this Section, the easements, covenants and restrictions in this Agreement shall continue to be benefits to and servitudes upon said tracts running with the land.

19. Headings. The headings herein are inserted only as a matter of convenience and for reference and in no way define, limit or describe the scope or intent of this document nor in any way affect the terms and provisions hereof.

20. Entire Agreement. This Agreement constitutes the entire agreement between the parties hereto. The parties do not rely upon any statement, promise or representation

not herein expressed, and this Agreement once executed and delivered shall not be modified or altered in any respect except by a writing executed and delivered in the same manner as required by this document.

21. Notices. All notices and other communications required or permitted to be given hereunder shall be in writing and shall be mailed by certified or registered mail, postage prepaid, or by Federal Express, Airborne Express, or similar overnight delivery service, addressed as follows:

Anchor: Anchor Realty Investments, LLC
102 Country Club Parkway
Maumelle, AR 72113
Attention: D. Alan Bubbus

With a copy to:
J. Cliff McKinney, Esq.
Quattlebaum, Grooms & Tull PLLC
111 Center Street, Suite 1900
Little Rock, AR 72201

Huddie: Huddie Holdings, LLC
3515 Richmond Road
Texarkana, TX 75503
Attention: Rebecca Miller

Notices shall be effective upon receipt or refusal.

22. Counterparts/Facsimiles. This Agreement may be executed in one or more counterparts which may be disassembled and aggregated into a single instrument. A telecopied facsimile of a duly executed counterpart to this Agreement shall be sufficient to evidence the binding agreement of each party to the terms herein. However, the parties each agree to promptly return an original, duly executed counterpart of this Agreement following the delivery of a telecopied facsimile hereof.

23. Severability. In any provision of this Agreement shall be held to be invalid, inoperative or unenforceable, the remainder of this Agreement shall not be affected thereby and shall be valid and enforceable to the fullest extent permitted by law.


24. Choice of Law. This Agreement is governed by the laws of the State of Arkansas.

25. No Merger. This Agreement shall not be subject to the doctrine of merger. The parties acknowledge that Anchor presently owns both tracts, but the parties anticipate that Huddie will own the Huddie Tract upon exercise of the option to purchase currently held by Huddie, and the parties intend for this Agreement to survive Huddie's acquisition of the Huddie Tract and remain binding as provided herein on both tracts.

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first written above.

ANCHOR:

ANCHOR REALTY INVESTMENTS, LLC,
an Arkansas limited liability company



By _____
D. Alan Bubbus, Member

STATE OF ARKANSAS)
)ss.
COUNTY OF PULASKI)

ACKNOWLEDGMENT

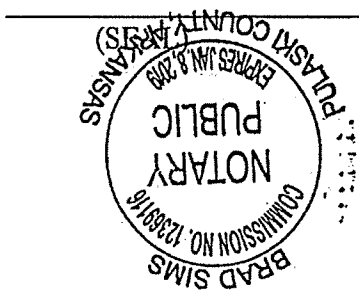
On this day, before me, a Notary Public, duly commissioned, qualified and acting, with and for said County and State, appeared in person the within named **D. Alan Bubbus**, to me well known, who stated he was the Member of **Anchor Realty Investments, LLC**, an Arkansas limited liability company, and was duly authorized in such capacity to execute the foregoing instrument for and in the name and on behalf of the statutory trust, and further stated and acknowledged he had so signed, executed and delivered the foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 21st
day of April, 2017.



Notary Public

My commission expires:



HUDDIE:

HUDDIE HOLDINGS, LLC,
an Arkansas limited liability company

By: Rebecca Miller
Rebecca Miller, Managing Member

STATE OF TEXAS)
)ss.
COUNTY OF Bowie)

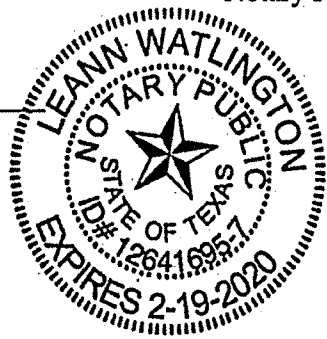
ACKNOWLEDGMENT

On this day, before me, a Notary Public, duly commissioned, qualified and acting, with and for said County and State, appeared in person the within named **Rebecca Miller**, to me well known, who stated she was the Managing Member of **Huddie Holdings, LLC**, an Arkansas limited liability company, and was duly authorized in such capacity to execute the foregoing instrument for and in the name and on behalf of the statutory trust, and further stated and acknowledged she had so signed, executed and delivered the foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

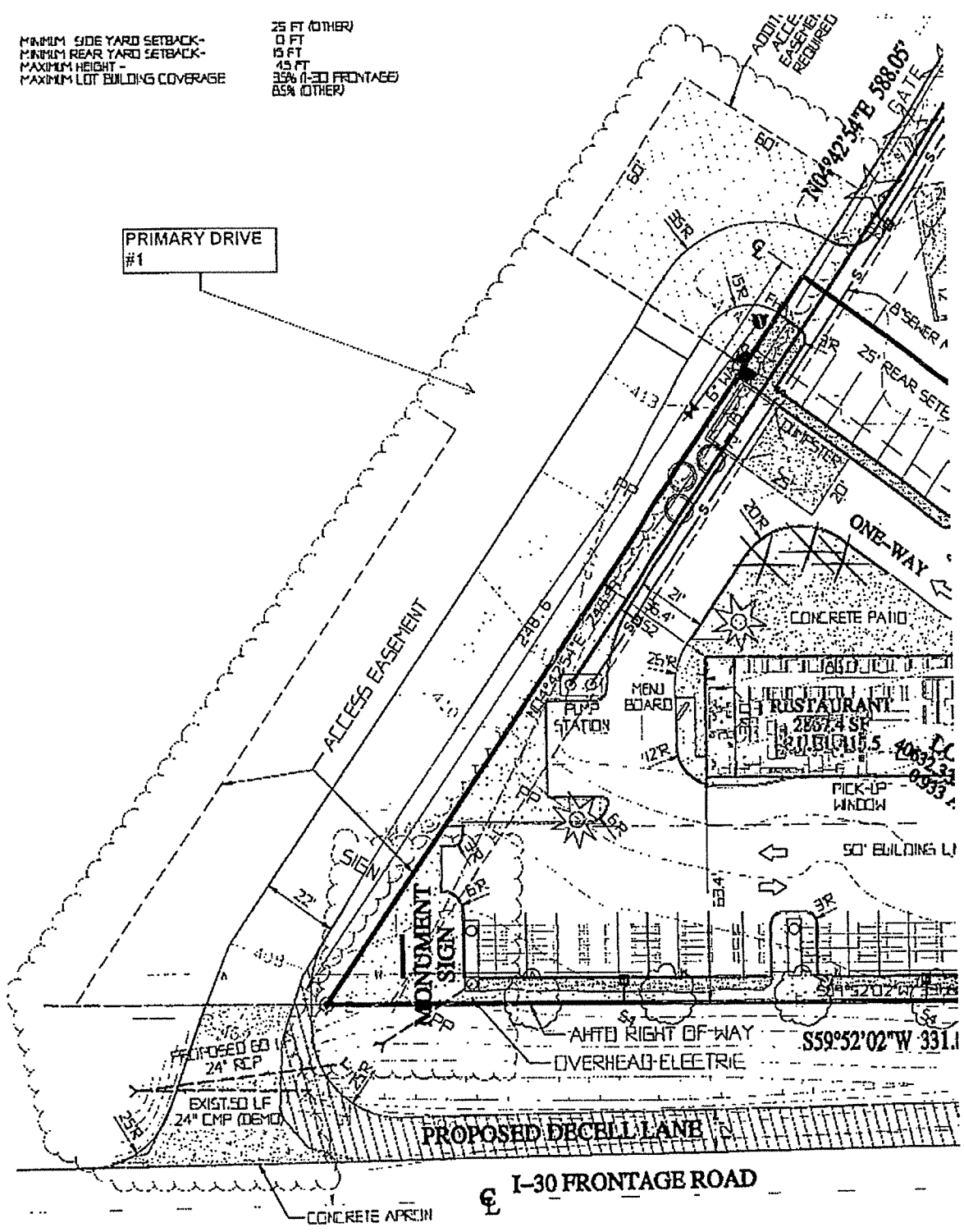
IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 7th
day of April, 2017.

Leann Watlington
Notary Public

My commission expires:
02-19-2020
(SEAL)

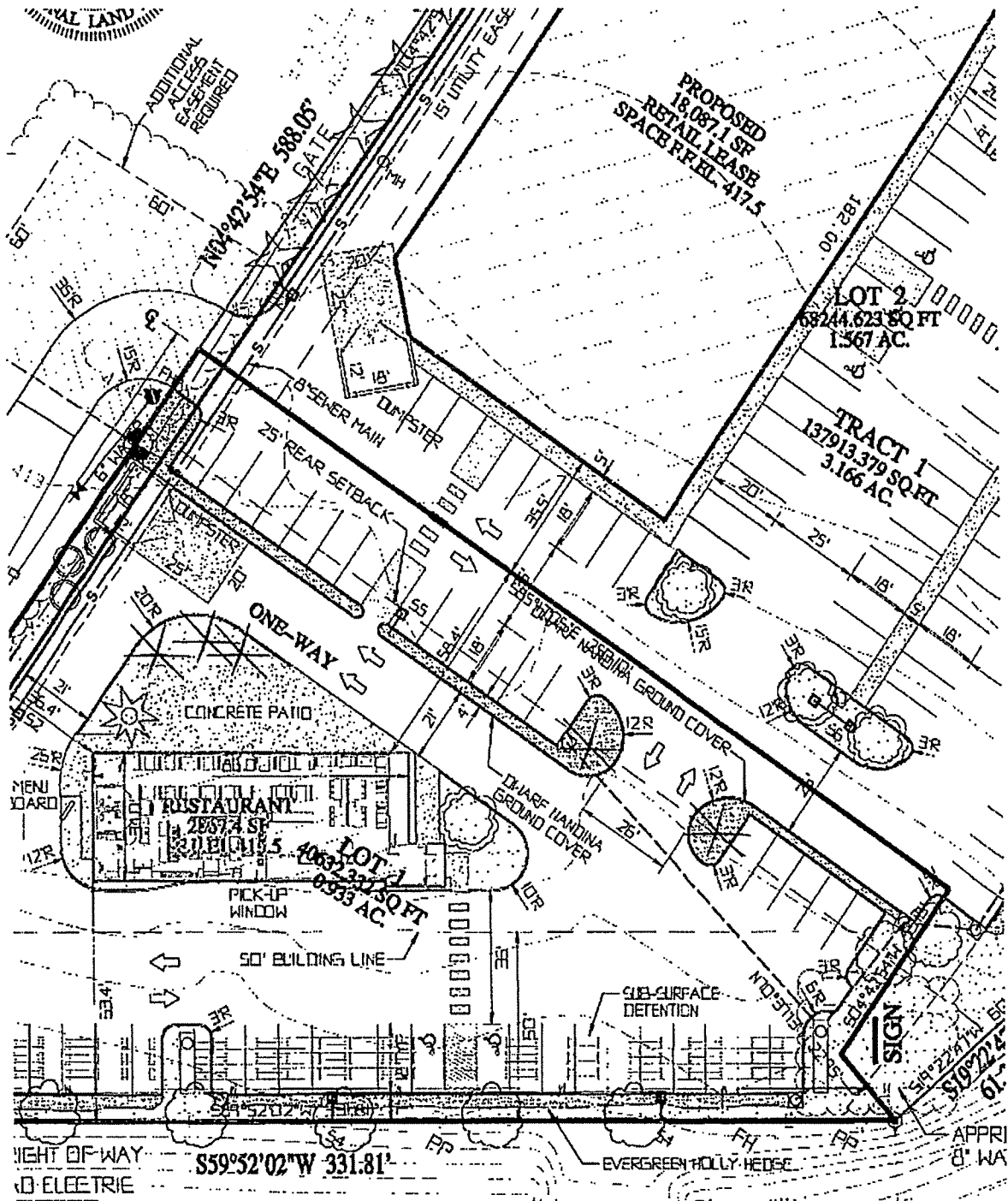


MINIMUM SIDE YARD SETBACK- 25 FT (OTHER)
 MINIMUM REAR YARD SETBACK- 15 FT
 MAXIMUM HEIGHT - 45 FT
 MAXIMUM LOT BUILDING COVERAGE 35% (I-30 FRONTAGE) 65% (OTHER)



Note: Primary Drive #1 and one of the Multi-Party Signs shown on this Close-Up.

EXHIBIT A



Note: One of the Multi-Party Signs shown on this Close-Up.

EXHIBIT A

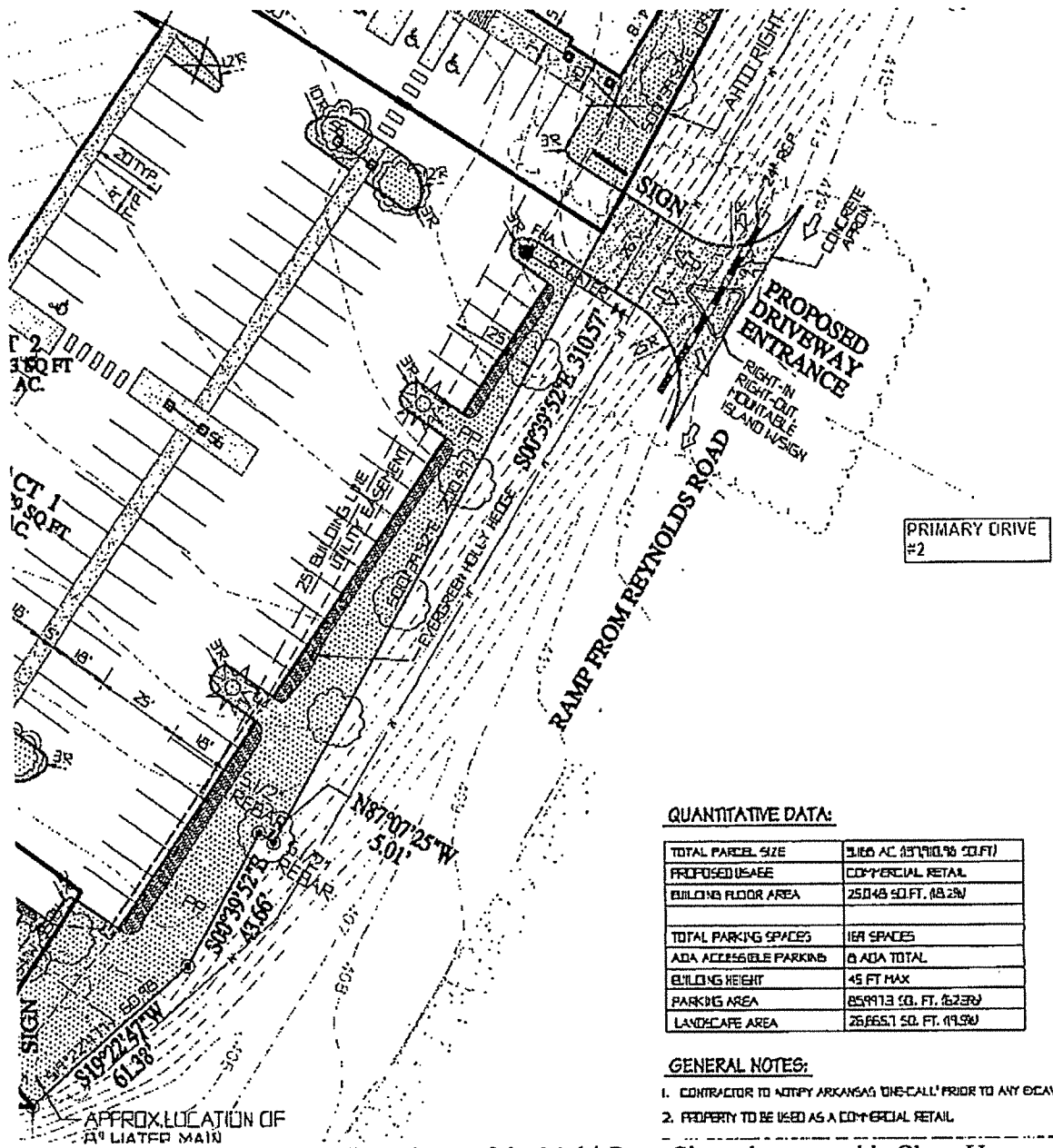


EXHIBIT A

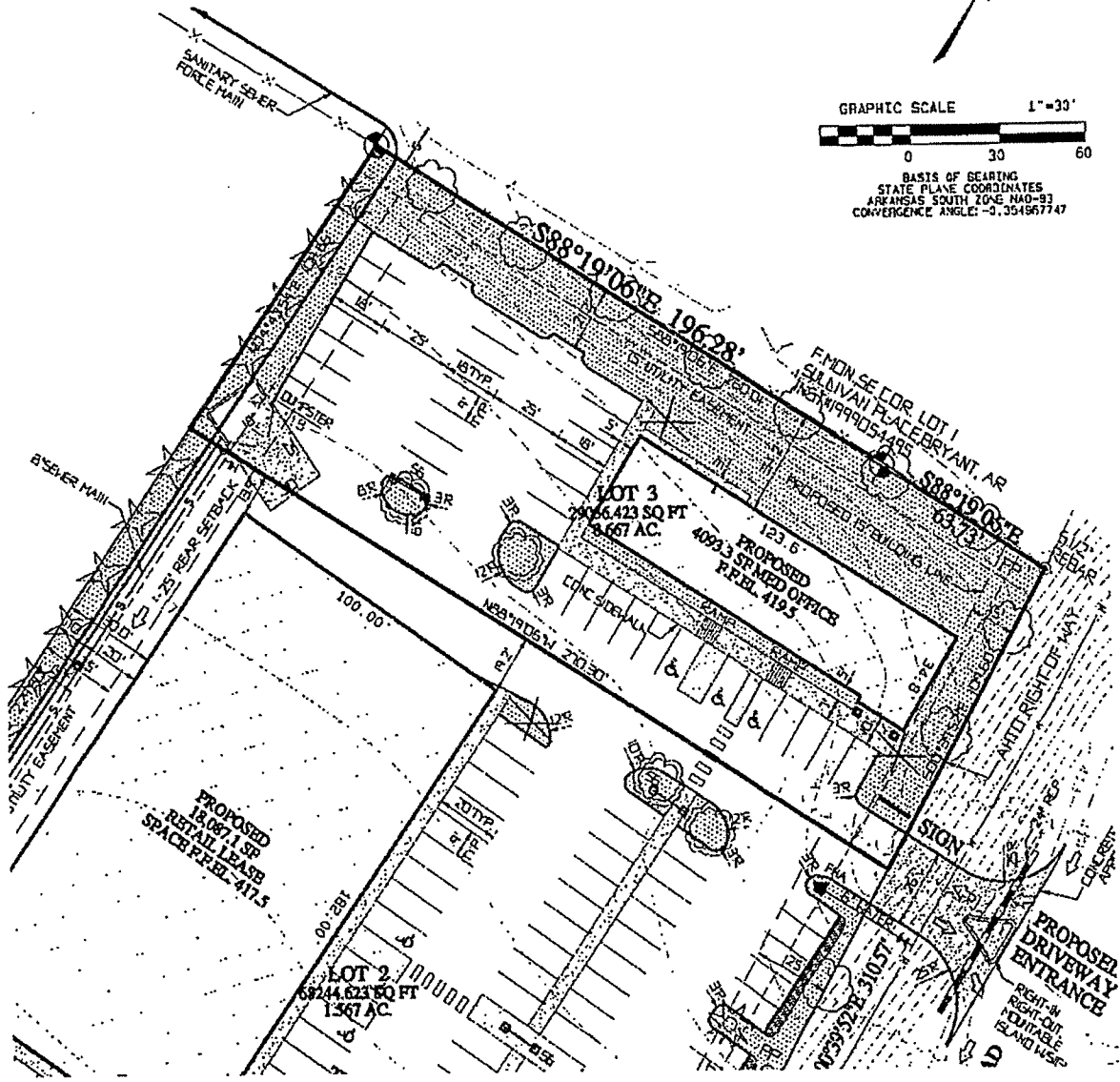


EXHIBIT A

EXHIBIT B

(Anchor Tract legal description)

Lot 1

Lands lying in part of the NE1/4 of the SE1/4 of Section 21, Township 1 South, Range 14 West, Saline County, Arkansas more particularly described as follows:

Commencing at the Southeast corner of Lot 1 Sullivan Place Subdivision, Bryant, AR, filed for record 1999-54493 records of Saline County; thence South 88 degrees 19 minutes 06 seconds East 63.73 feet; thence South 00 degrees 39 minutes 52 seconds East 310.57 feet; thence North 87 degrees 07 minutes 25 seconds West 5.01 feet; thence South 00 degrees 39 minutes 52 seconds East 43.66 feet; thence South 19 degrees 22 minutes 47 seconds West 61.38 feet which is also the point of beginning; thence South 59 degrees 52 minutes 02 seconds West 331.81 feet; thence North 04 degrees 42 minutes 54 seconds East 248.59 feet; thence South 85 degrees 17 minutes 06 seconds East 250.10 feet; thence South 04 degrees 42 minutes 54 seconds West 53.18 feet; thence South 70 degrees 37 minutes 13 seconds East 22.95 feet to the point of beginning containing 0.933 acres more or less.

Lot 2

Lands lying in part of the NE1/4 of the SE1/4 of Section 21, Township 1 South, Range 14 West, Saline County, Arkansas more particularly described as follows:

Commencing at the Southeast corner of Lot 1 Sullivan Place Subdivision, Bryant, AR, filed for record 1999-54493 records of Saline County; thence South 88 degrees 19 minutes 06 seconds East 63.73 feet; thence South 00 degrees 39 minutes 52 seconds East 109.60 feet which is also the point of beginning; thence continue South 00 degrees 39 minutes 52 seconds East 200.97 feet; thence North 87 degrees 07 minutes 25 seconds West 5.01 feet; thence South 00 degrees 39 minutes 52 seconds East 43.66 feet; thence South 19 degrees 22 minutes 47 seconds West 61.38 feet; thence North 70 degrees 37 minutes 13 seconds West 22.95 feet; thence North 04 degrees 42 minutes 54 seconds East 53.18 feet; thence North 85 degrees 17 minutes 06 seconds West 250.10 feet; thence North 04 degrees 42 minutes 54 seconds East 229.80 feet; thence South 88 degrees 19 minutes 06 seconds East 270.30 feet to the point of beginning containing 1.567 acres more or less.

EXHIBIT B

EXHIBIT C

(Huddie Tract legal description)

Lot 3

Lands lying in part of the NE1/4 of the SE1/4 of Section 21, Township 1 South, Range 14 West, Saline County, Arkansas more particularly described as follows:

Beginning at the Southeast corner of Lot 1 Sullivan Place Subdivision, Bryant, AR, filed for record 1999-54493 records of Saline County; thence South 88 degrees 19 minutes 06 seconds East 63.73 feet; thence South 00 degrees 39 minutes 52 seconds East 109.60 feet; thence North 88 degrees 19 minutes 06 seconds West 270.30 feet; thence North 04 degrees 42 minutes 54 seconds East 109.66 feet; thence South 88 degrees 19 minutes 06 seconds East 196.28 feet to the point of beginning containing 0.667 acres more or less.

EXHIBIT C

January 21, 2025

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

Re: Bryant Panera – Site Plan – DRC Comments

Mr. Leonard,

Listed below are responses to comments received in by email on 1/17/25

Public Works

1. Provide the 3 way stop signage at span way.
 - 3 way stop added to Span Way.

Stormwater

1. Site will be utilizing the existing in-ground detention. Provide current inspection report on the current status of volume of the pipe sections. Are they free of accumulated solids?
 - Note added to plans to specify “CONTRACTOR TO INSPECT AND VERIFY CONDITION OF EXISTING UNDERGROUND DETENTION SYSTEM ON DAVID’S PROPERTY. IF ENOUGH SILT AND DEBRIS EXISTS TO REDUCE THE CAPACITY OR FUNCTION OF THE SYSTEM, THE CONTRACTOR IS TO CLEANOUT/REMOVE SILT AND DEBRIS.”

Engineering

1. Drainage
 - a. Exhibit 400-1 in the Bryant Stormwater Management Manual shows a 100-year intensity of 10.0 in/hr using a time of concentration of 5 minutes. Page 11 shows an intensity of 9.50 in/hr.
 - Updated to 10.00 in/hr.
 - a. Page 10 shows Pre-Development composite C-factors less than Post-Development. With an increase in discharge from the site demonstrate why detention is not required.
 - Existing detention designed to accommodate our development.
 - a. Demonstrate that proposed and existing drainage structures can handle the design flows for the improvements.
 - Inlet calculations added to drainage letter

Community Development

1. Verify Grease Interceptor sizing is on the MEP Plan. Don’t currently see it. Minimum Grease trap sizing is 1000 gallons. A Grease trap permit is required from the Code Department.
 - Grease interceptor detail provided with resubmittal.

2. Confirm material used for dumpster enclosure. Plans state to refer to Arch Plans, but I did not see anything included with submittal.
 - [Dumpster detail provided with resubmittal.](#)
3. Parking on the South Side of the building will most likely be used by David's Burger's customers as well as Panera customers, was that accounted for in the parking plan? - **ADDRESSED**. If possible can we receive a copy of the REA for the Stormwater maintenance agreement?
 - [Copy of REA provided with resubmittal.](#)
4. Small Scale Engineering review fee will need to be paid. \$250
 - [Check is being mailed.](#)

Fire

1. All fire department access roads are required to be at least 20' wide and support a weight of 75,000 lbs per the 2021 Edition of the Arkansas Fire Prevention Code. All roads surrounding the building show to be more than 20' wide on the plans. Need to ensure they meet weight requirements.
 - [Heavy Duty Asphalt provided.](#)
2. Knox box installation near main entry door
 - [Note added to Site Plan.](#)
3. Will we get an interior floor plan - one labeled floor plan simply shows exterior walls
 - [Will be submitted as part of the buildout permit.](#)

Please let me know if you need any additional information.
Submitted by:

Caroline Gardner
Crafton Tull - Civil Engineer

SPECIFICATIONS

Notes:

1. 6" plain end inlet/outlet
2. Unit weight - w/ cast iron covers: 824 lbs. (for wet weight add 8,413 lbs.)
3. Maximum operating temperature: 150° F continuous
4. Capacities - Liquid: 1,000 gal.;
Grease: 5,495 lbs. (753 gal.) @100GPM
Grease: 4,959 lbs (679 gal.) @200GPM
Solids: 211 gal.
5. Satisfies Miami DERM 99% efficiency requirements; retaining the following capacities at 99.0% efficiency:
5,272 lbs. (722 gal.) @100GPM
3,127 lbs. (428 gal.) @200GPM
6. For gravity drainage applications only.
7. Do not use for pressure applications.
8. Cover placement allows full access to tank for proper maintenance.
9. Vent not required unless per local code.
10. Engineered inlet and outlet diffusers with inspection ports are removable to inspect / clean piping.
11. Integral air relief / Anti-siphon / Sampling access.
12. Adjustable cover adapters provide up to 4" of additional height.
13. Designed for below-grade, above-grade, indoor or outdoor installations.
14. Safety Star®, access restrictor built into each cover adapter, prevents accidental entry to tanks (450 lb rating).

ENGINEER SPECIFICATION GUIDE

Schier Great Basin™ grease interceptor model # GB-1000 shall be lifetime guaranteed and made in USA of seamless, molded polyethylene with minimum 7/16" uniform wall thickness. Interceptor shall be furnished for above or below-grade installation with adjustable cover adapter and Safety Star® access restrictor built into each cover adapter. Interceptor shall be certified to ASME A112.14.3 (Type D) and CSA B481.1 as well as certified to IAPMO/ANSI Z1001-2021. Interceptor flow rate shall be 100 GPM or 200GPM. Interceptor grease capacity shall be 5,495 lbs. Cover shall provide water/gas-tight seal and have minimum 16,000 lbs. load capacity.

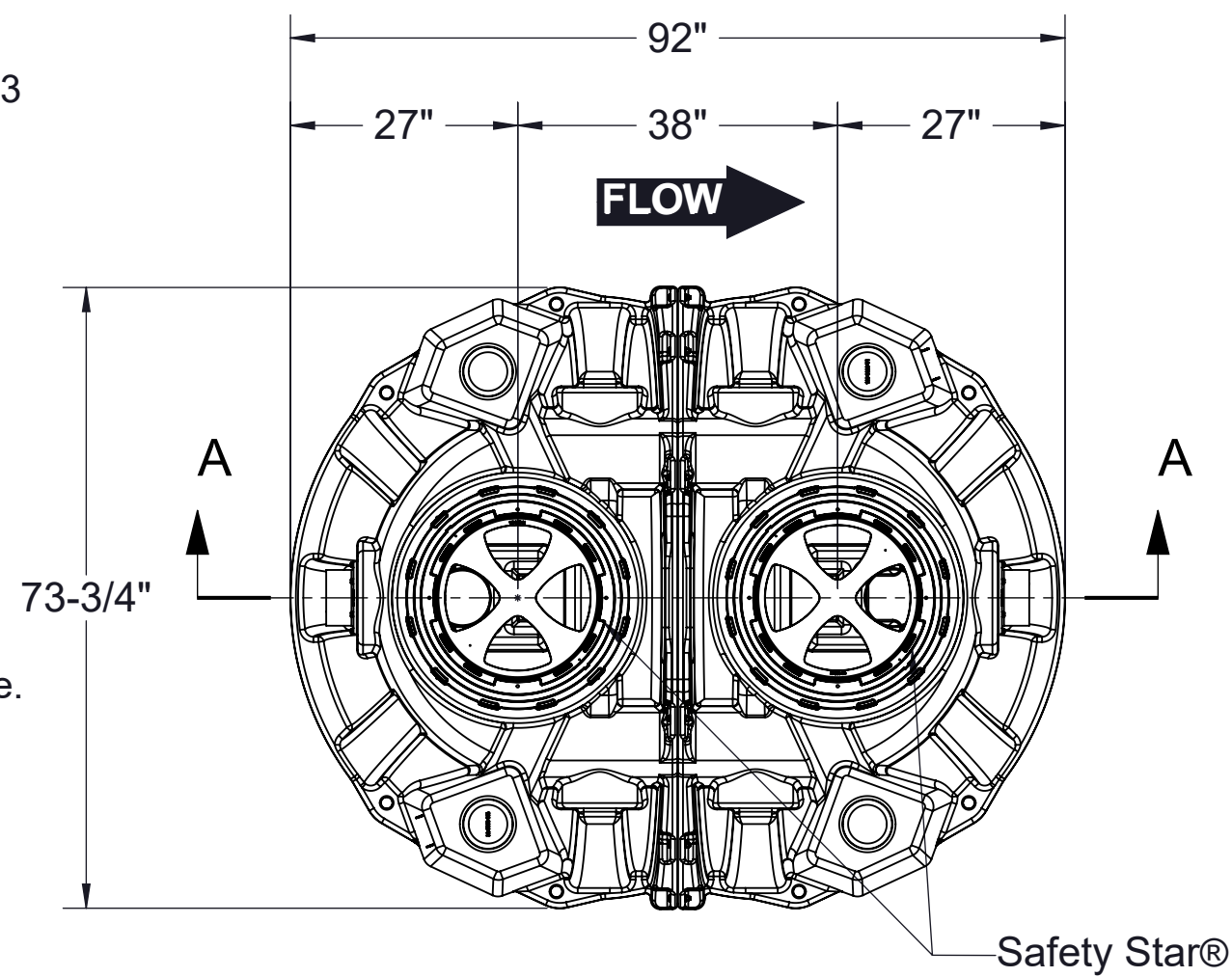
CERTIFIED PERFORMANCE

Great Basin™ hydromechanical grease interceptors are third party performance-tested and listed by IAPMO to ASME #A112.14.3 and CSA B481.1 grease interceptor standards and greatly exceed requirements for grease separation and storage. They are compliant to the Uniform Plumbing Code and the International Plumbing Code.

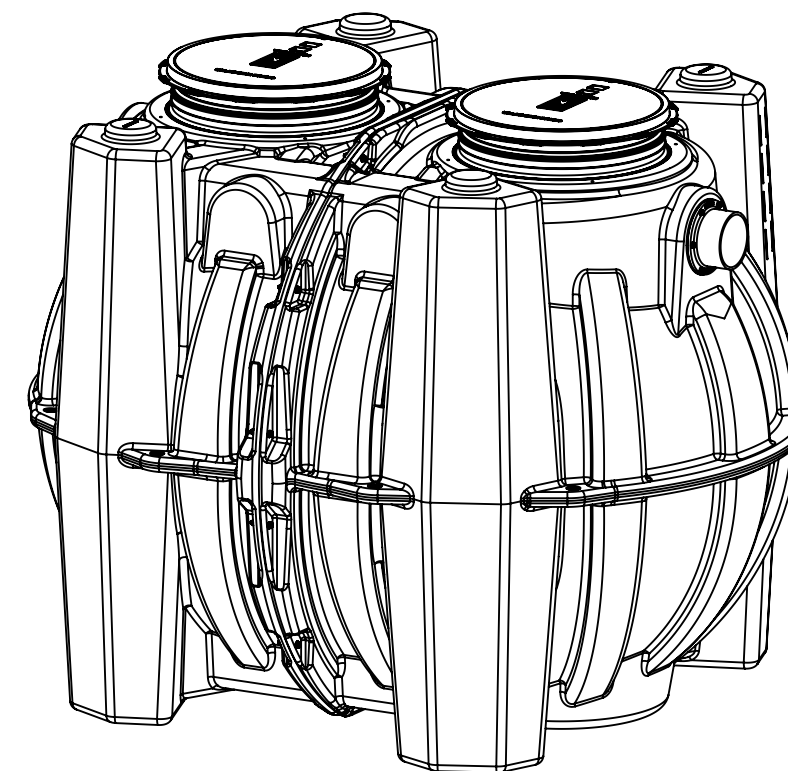
Type D certification does not require a flow control



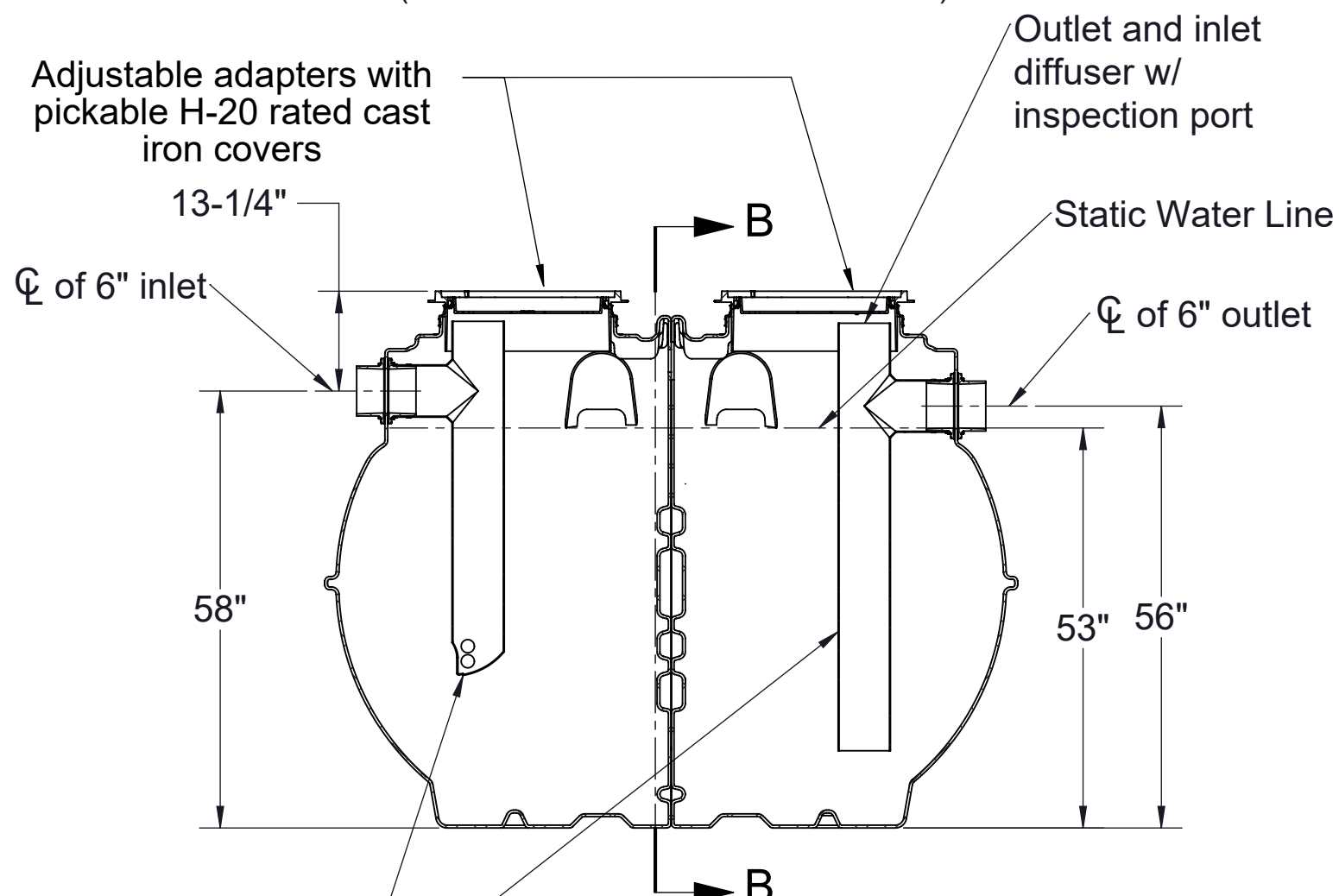
Satisfies Miami DERM 99% efficiency requirements. Product labels are permanently attached to inside and outside of unit for easy viewing.



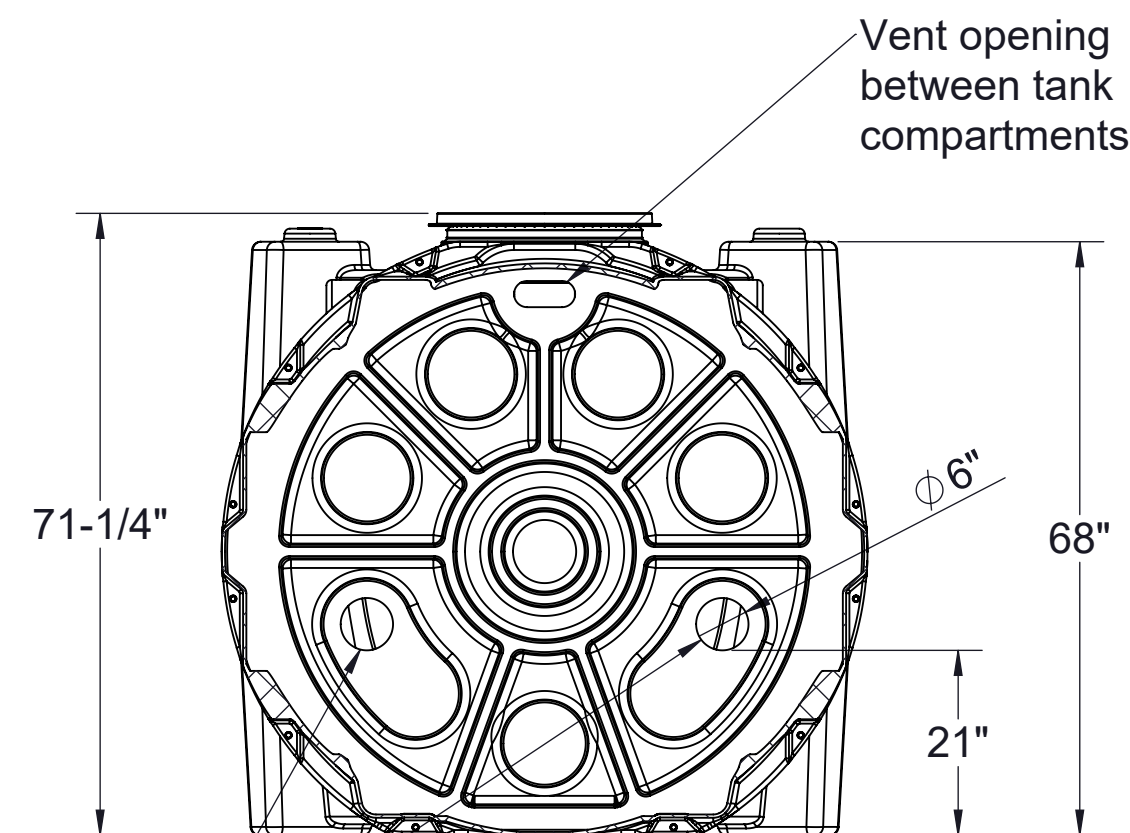
TOP VIEW
(COVERS REMOVED FOR CLARITY)



ISOMETRIC VIEW



SECTION A-A



SECTION B-B

SPECIFICATION SHEET

MODEL NUMBER:

PART NUMBER: 4080-002-01

GB-1000

DESCRIPTION:

GB-1000 GREASE INTERCEPTOR 100 GPM/ 200 GPM
6" INLET/OUTLET, H-20 RATED CAST IRON COVER

PROPRIETARY AND CONFIDENTIAL

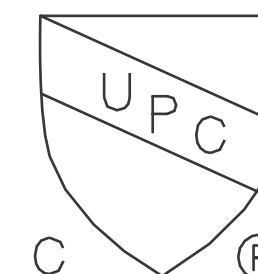
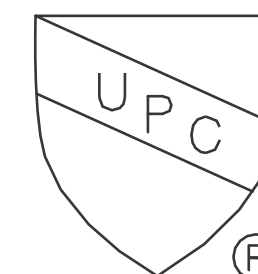
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF SCHIER PRODUCTS. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF SCHIER PRODUCTS IS PROHIBITED.

DWG BY: B.BROWN

DATE: 10/18/2021

REV: 02

ECO: 032822TA

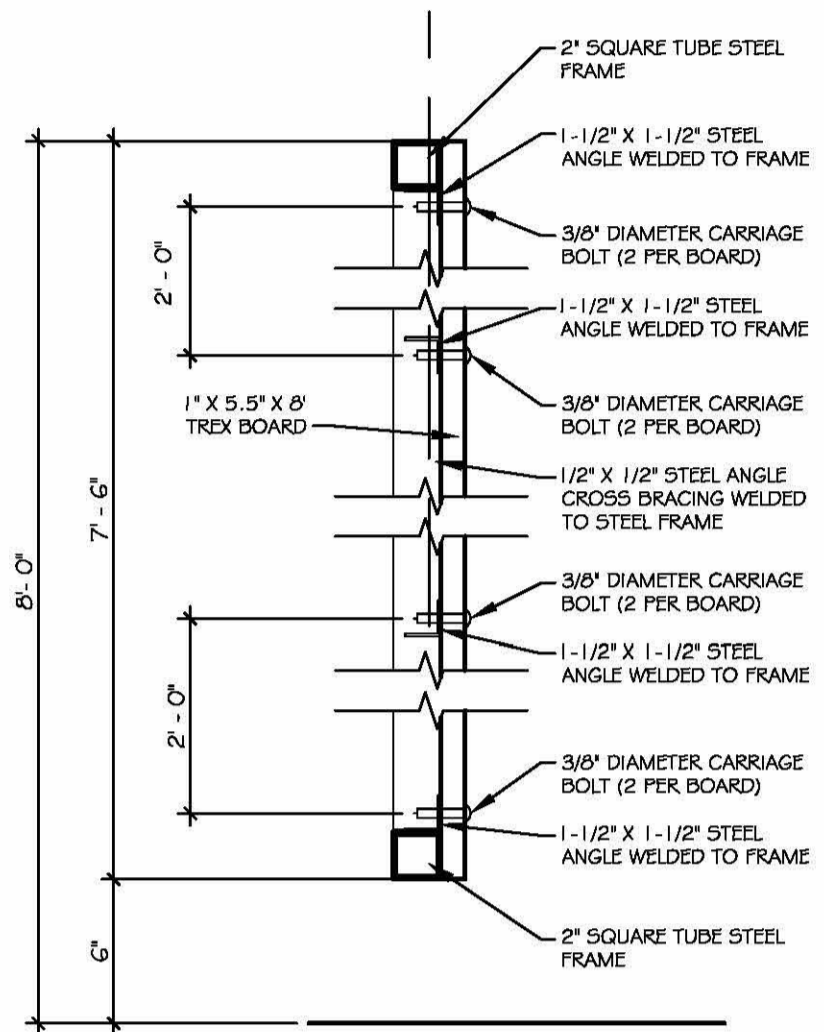


SCHIER

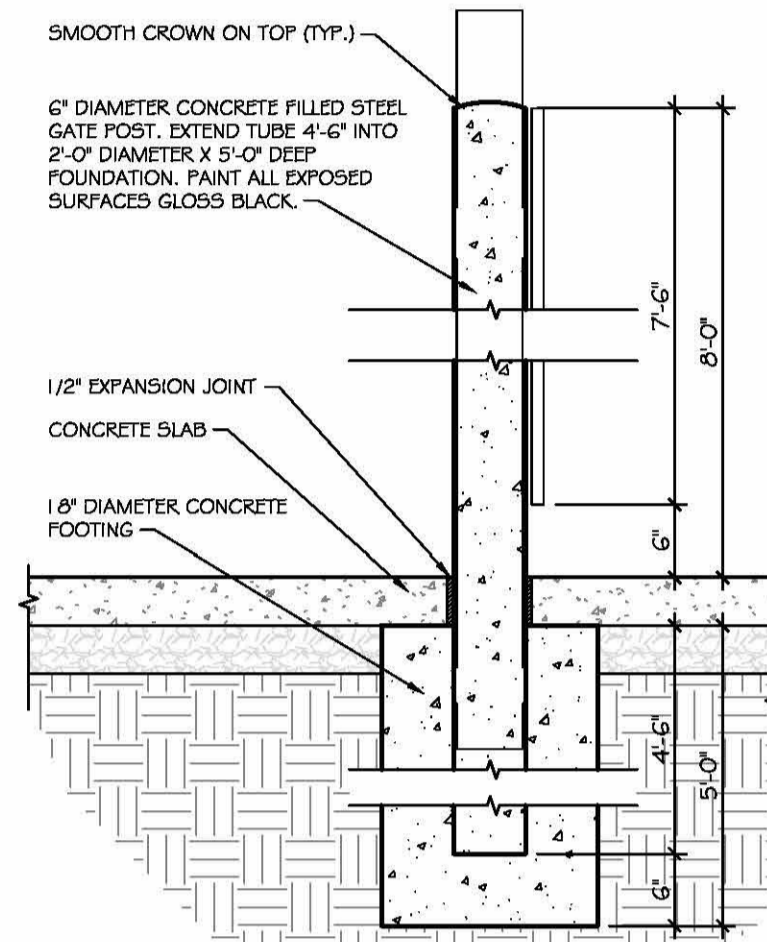
6455 Woodland Dr
Shawnee, KS 66218
Tel: 913-951-3300
Fax: 913-951-3399
schierproducts.com

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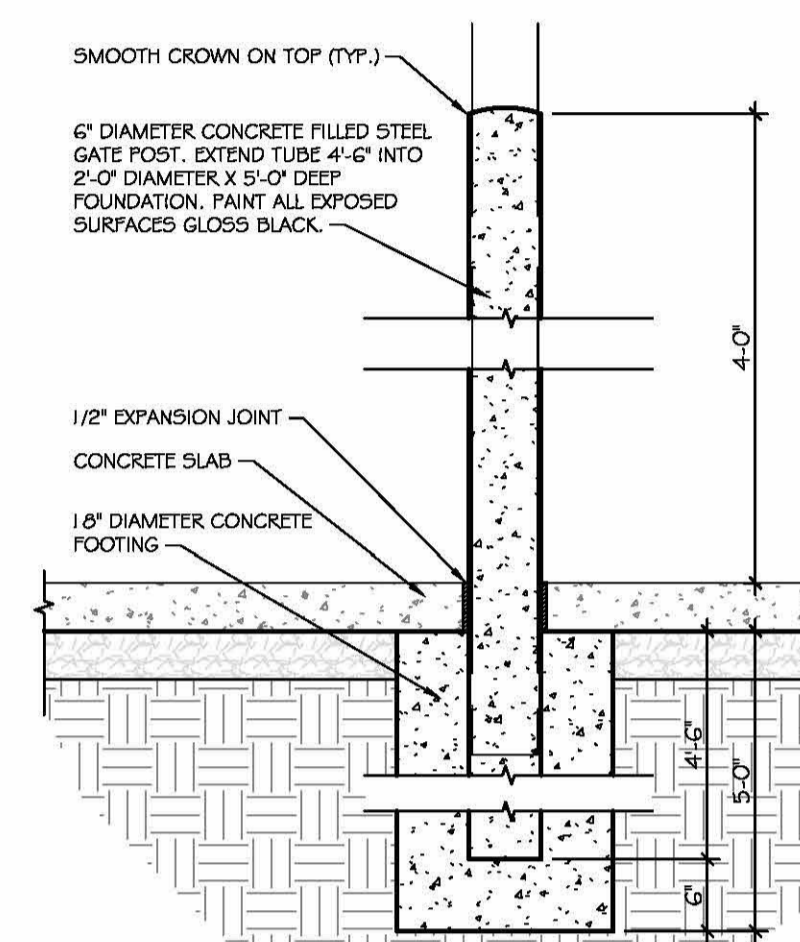
All discrepancies in the construction drawings and / or specifications not brought to the architect's attention during the bid or pricing phase of the project shall become subject to the interpretation of the architect during the construction process and will not be grounds for a change order of any kind.



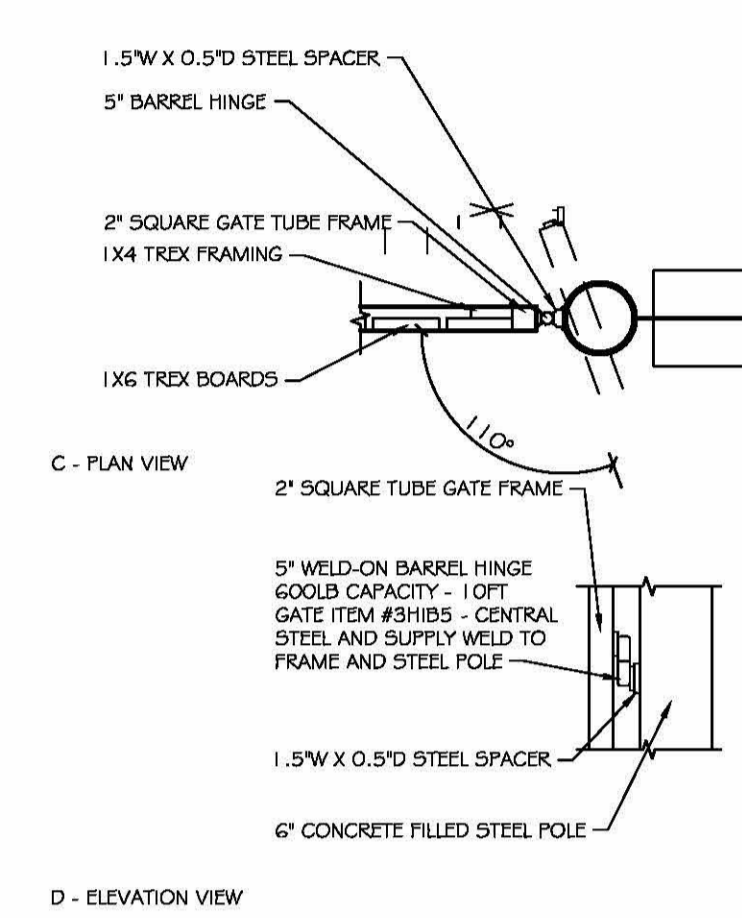
5 DETAIL @ TRASH GATE FRAMING
1 1/2" = 1'-0"



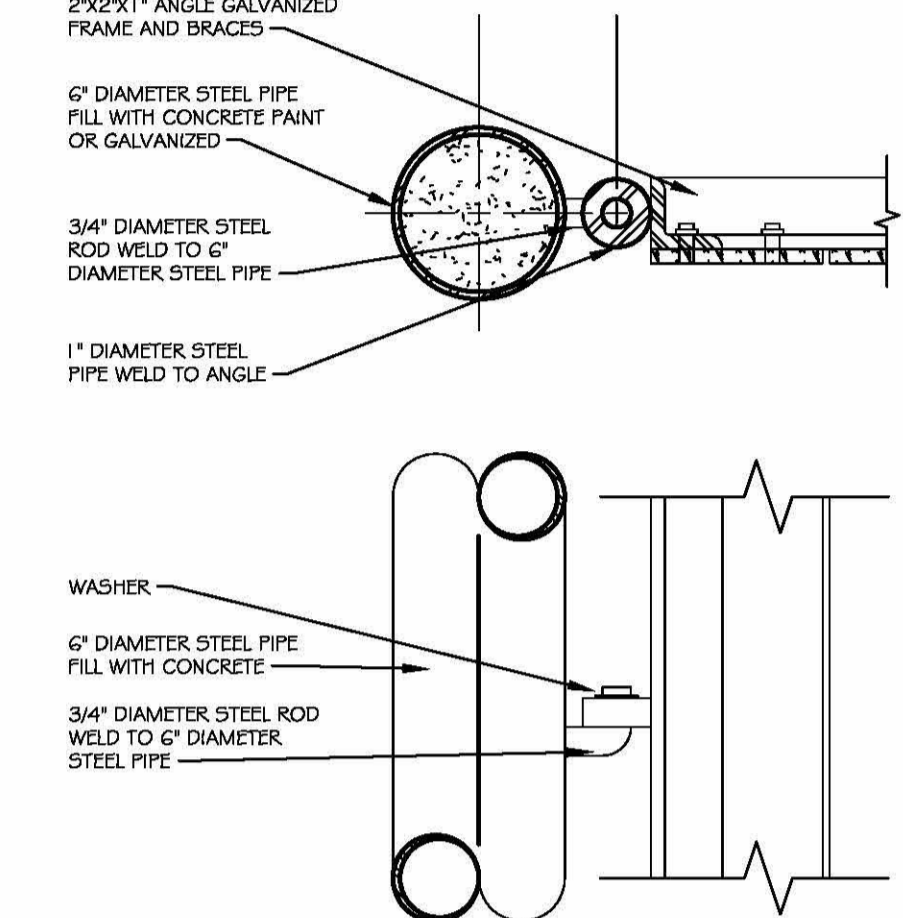
4 GATE POST DETAIL
3/4" = 1'-0"



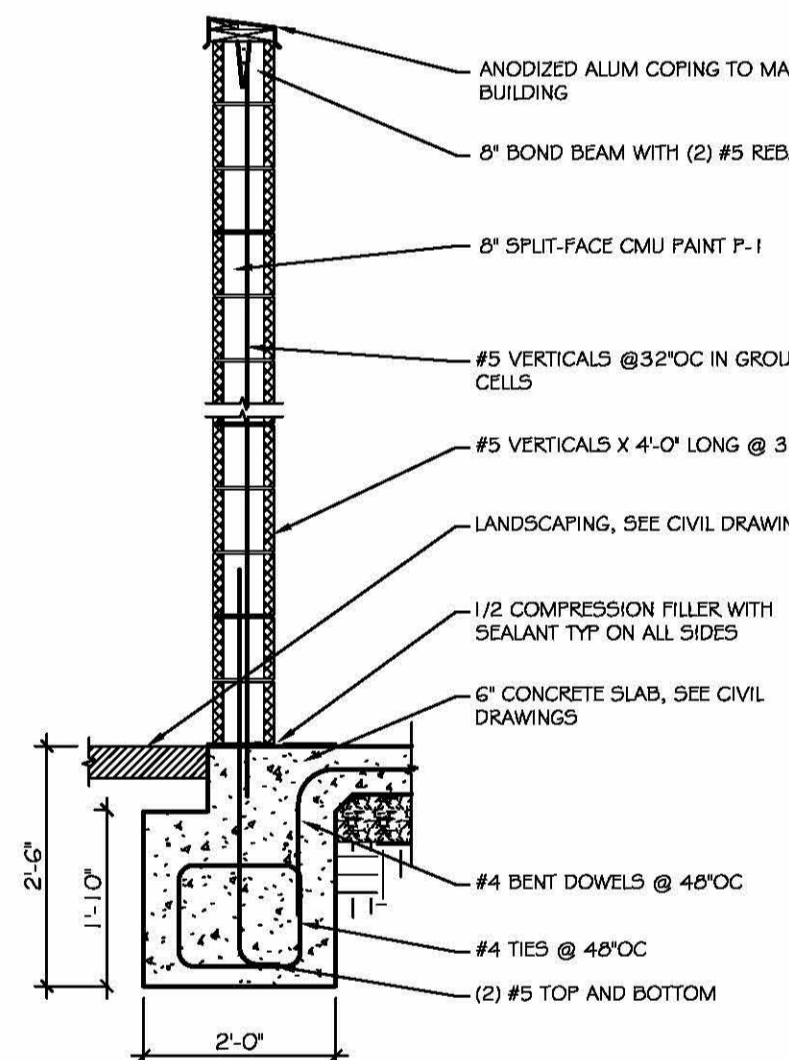
3 DUMPSTER BOLLARD DETAIL
3/4" = 1'-0"



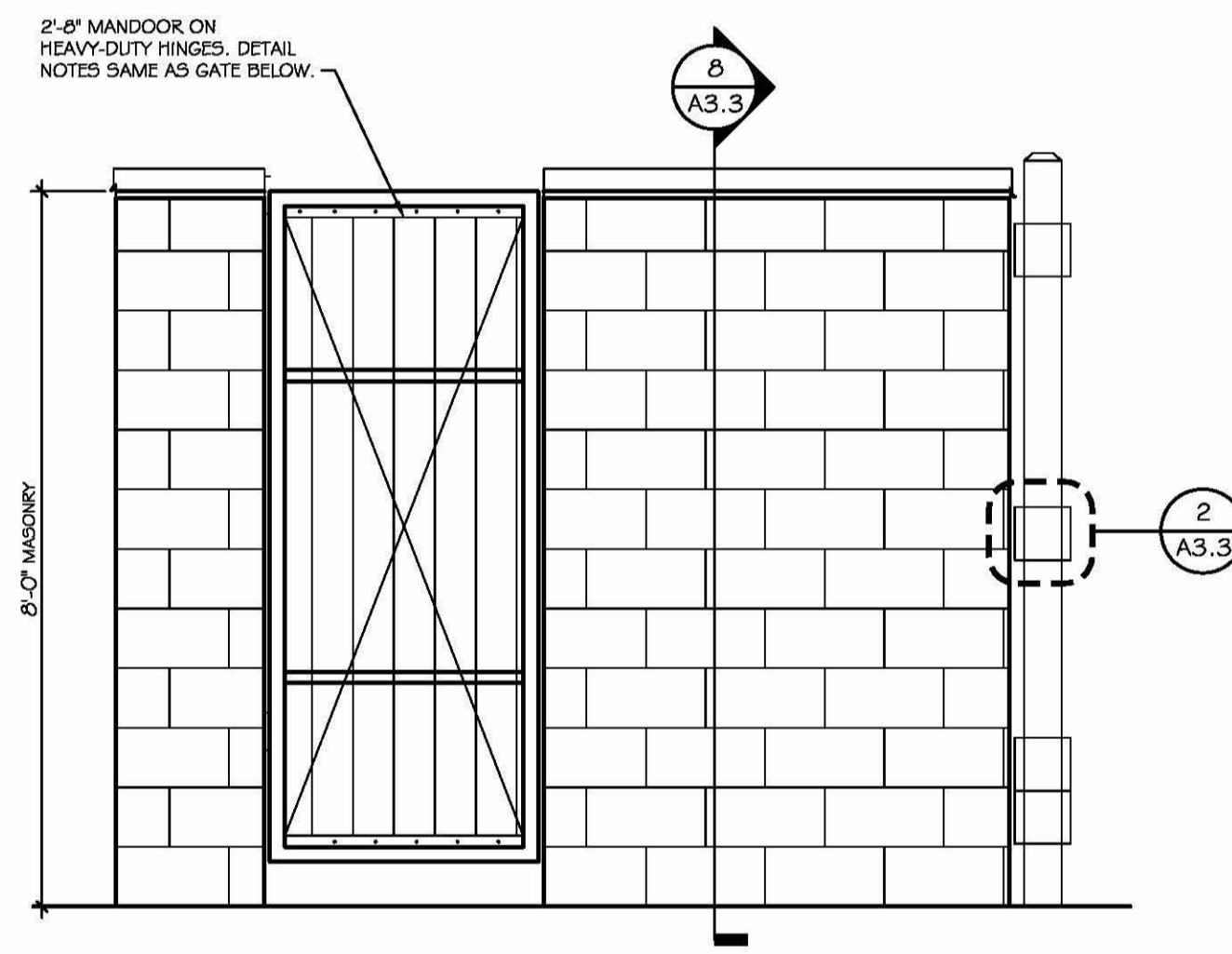
2 TRASH ENCLOSURE GATE HINGE
3/4" = 1'-0"



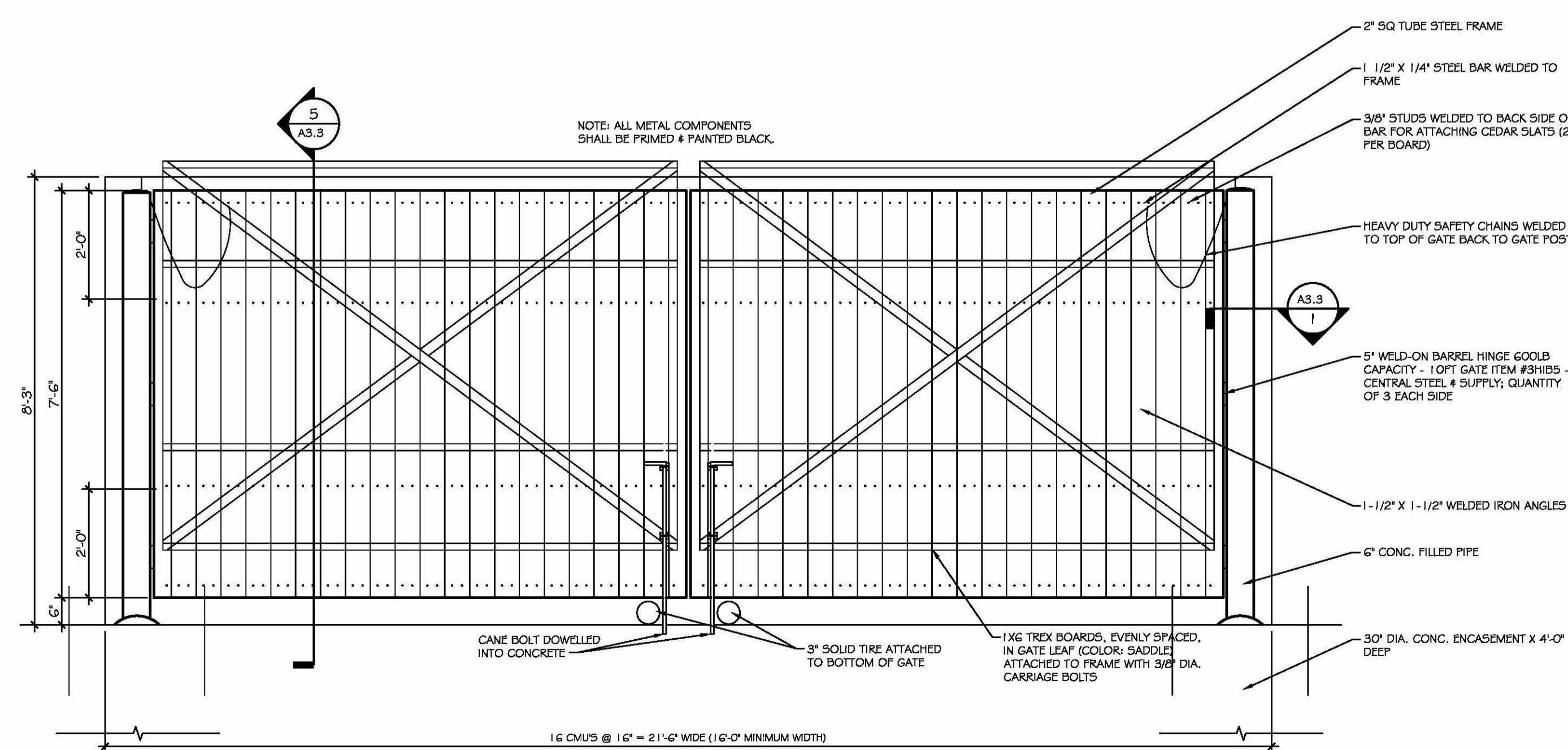
1 TRASH ENCLOSURE DETAIL
1 1/2" = 1'-0"



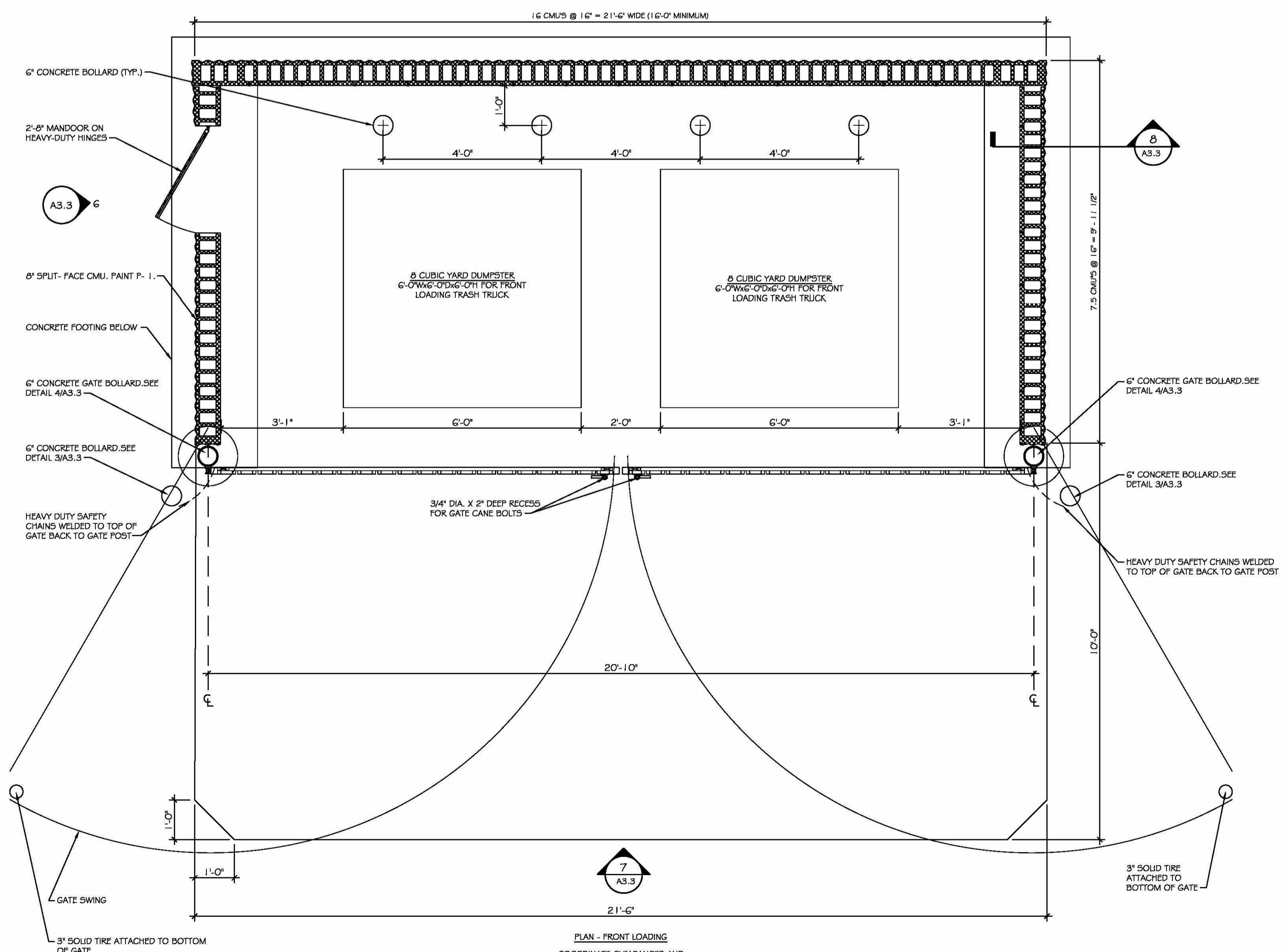
8 TRASH & RECYCLE ENCLOSURE DETAILS
1/2" = 1'-0"



6 TRASH & RECYCLE ENCLOSURE DETAILS
1/2" = 1'-0"



7 TRASH & RECYCLE ENCLOSURE DETAILS
1/2" = 1'-0"



9 PLAN @ TRASH & RECYCLE ENCLOSURE FOR FRONT LOADING TRUCK
1/2" = 1'-0"

REVISIONS:

DATE:
01/17/2025

PROJECT NUMBER:
2421

SHEET NAME:
DUMPSTER ENCLOSURE
ELEVATIONS, PLAN, AND
DETAILS

SHEET NUMBER:

SITE WITH AUTOMATIC COVERAGE (LESS THAN 5 ACRES) CONSTRUCTION SITE NOTICE

FOR THE
Arkansas Department of Environmental Quality (ADEQ)
Storm Water Program
NPDES GENERAL PERMIT NO. ARR150000

The following information is posted in compliance with **Part I.B.8.A** of the ADEQ General Permit Number **ARR150000** for discharges of stormwater runoff from sites with automatic coverage. Additional information regarding the ADEQ stormwater program may be found on the internet at:

www.adeq.state.ar.us/water/branch_npdes/stormwater

Permit Number	ARR150000
Contact Name: Phone Number:	_____ _____
Project Description (Name, Location, etc.): Start Date: End Date: Total Acres:	Panera Bryant _____ February 2025 _____ February 2026 _____ Total Disturbed Area - 0.79 acres _____
Location of Stormwater Pollution Prevention Plan:	Mailbox at Site Entrance _____

For Construction Sites Authorized under **Part I.B.6.A** (Automatic Coverage) the following certification must be completed:

I _____ (Typed or Printed Name of Person Completing this Certification) certify under penalty of law that I have read and understand the eligibility requirements for claiming an authorization under Part I.B.2. of the ADEQ General Permit Number ARR150000. A stormwater pollution prevention plan has been developed and implemented according to the requirements contained in Part II.A.2.B & D of the permit. I am aware there are significant penalties for providing false information or for conducted unauthorized discharges, including the possibility of fine and imprisonment for knowing violations.

Signature and Title

Date

Stormwater Pollution Prevention Plan (SWPPP) for Construction Activity
for Small Construction Sites

National Pollutant Discharge Elimination System (NPDES)
General Permit # ARR150000

Prepared for:
Panera Bryant

Date:
December 2024

Prepared by:
Crafton, Tull & Associates, Inc.

Project Name and Location: Panera Bryant, I-30 W & N Reynolds Rd., Bryant, AR

Property Parcel Number (Optional): 840-08540-002

Operator Name and Address: Terra Equities, LLC; 2530 Watkins Road, Birmingham, AL 35223

A. Site Description

a. Project description, intended use after NOI is filed: This project will consist of a drive through restaurant and associated parking lot.

b. Sequence of major activities which disturb soils:

PHASE I

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES/EXITS.
2. PREPARE TEMPORARY PARKING AND STORAGE AREAS. UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING: TRAILER, PARKING, LAY DOWN, PORTY-POTTY, WHEEL WASH, CONCRETE WASH-OUT, MASON'S AREA, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., DENOTE THEM ON THE SITE MAPS IMMEDIATELY AND NOTE ANY CHANGES IN THE LOCATIONS AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROGRESS.
3. CONSTRUCT THE SILT FENCES (OR EQUIVALENT) ON THE SITE.
4. HALT ALL ACTIVITIES AND CONTACT THE CIVIL ENGINEER CONSULTANT TO PERFORM INSPECTION OF BMPs. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND-DISTRUBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.
5. CLEAR AND GRUB THE SITE.
6. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
7. BEGIN GRADING THE SITE.

PHASE II

1. TEMPORARILY SEED DENUDED AREAS.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
3. INSTALL RIP-RAP AND/OR SCOUR STOP AROUND OUT STRUCTURES.
4. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
5. PREPARE SITE FOR PAVING.
6. PAVE SITE.
7. INSTALL INLET PROTECTION DEVICES.
8. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES IF SITE IS STABILIZED.

- c. Delineate on the site map areas of soil disturbance and areas that will not be disturbed under the coverage of this permit;

- d. Location of major structural and nonstructural controls identified in the plan;
- e. Location of main construction entrance and exit;
- f. Location where stabilization practices are expected to occur;
- g. Locations of off-site materials, waste, borrow area, or equipment storage area;
- h. Location of areas used for concrete wash-out;
- i. Location of all surface water bodies (including wetlands) with associated natural buffer boundary lines. Identify floodplain and floodway boundaries, if available;
- j. Locations where stormwater is discharged to a surface water and/or municipal separate storm sewer system if applicable,
- k. Locations where stormwater is discharged off-site (should be continuously updated);
- l. Areas where final stabilization has been accomplished and no further construction phase permit requirements apply;
- m. A legend that identifies any erosion and sediment control measure symbols/labels used in the site map and/or detail sheet; and
- n. Locations of any storm drain inlets on the site and in the immediate vicinity of the site.

E. Stormwater Controls

a. Initial Site Stabilization, Erosion and Sediment Controls, and Best Management Practices:

- i. Initial Site Stabilization: Trenching for the installation of silt fence and grading for the construction entrance.
- ii. Erosion and Sediment Controls: For the construction of this project wire-backed fence, fiber flocculant tubes, construction entrance, wheel wash, and inlet protection will be used on this site.
- iii. If periodic inspections or other information indicates a control has been used inappropriately or incorrectly, the operator will replace or modify the control for site situations: Yes No
If No, explain: _____

- iv. Off-site accumulations of sediment will be removed at a frequency sufficient to minimize off-site impacts: Yes No
If No, explain: _____

- v. Sediment will be removed from sediment traps or sedimentation ponds when design capacity has been reduced by 50%: Yes No
If No, explain: _____

- vi. Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges: Yes No

If No, explain: _____

- vii. Off-site material storage areas used solely by the permitted project are being covered by this SWPPP: Yes No

If Yes, explain additional BMPs implemented at off-site material storage area: _____

b. Stabilization Practices

- i. Description and Schedule: Stabilization will be a combination of seeding and placing sod on disturbed areas not to receive pavement or structures. Area's where there are temporarily no active construction must be stabilized within 14 days regardless of final grading plans. Upon reaching finished grade elevations the area must be stabilized immediately.

- ii. Are buffer areas required? Yes No

If Yes, are buffer areas being used? Yes No

If Yes, describe natural buffer areas: Landscape buffer or easements around the perimeter of the site.

If No, explain why not: _____

- iii. A record of the dates when grading activities occur, when construction activities temporarily or permanently cease on a portion of the site, and when stabilization measures are initiated shall be included with the plan.

Yes No

If No, explain: _____

iv. Deadlines for stabilization:

1. Stabilization procedures will be initiated 14 days after construction activity temporarily ceases on a portion of the site.
2. Stabilization procedures will be initiated immediately in portions of the site where construction activities have permanently ceased.

c. Structural Practices

- i. Describe any structural practices to divert flows from exposed soils, store flows, or otherwise limit runoff and the discharge of pollutants from exposed areas of the site: silt fences, fiber flocculant tubes, and inlet protection
- _____
- _____

- ii. Describe Velocity Dissipation Devices: rip rap and/or scour stop
- _____

iii. Sediment Basins:

Are 10 or more acres draining to a common point? Yes No

Is a sediment basin included in the project? Yes No

If Yes, what is the designed capacity for the storage?

3600 cubic feet per acre =:

or

10 year, 24 hour storm = :

Other criteria were used to design basin: _____

If No, explain why no sedimentation basin was included and describe required natural buffer areas and other controls implemented instead: _____

F. Other Controls

- a. Solid materials, including building materials, shall be prevented from being discharged to Waters of the State: Yes No

- b. Off-site vehicle tracking of sediments and the generation of dust shall be minimized through the use of:

A stabilized construction entrance and exit

Vehicle tire washing

Other controls, describe: _____

- c. Temporary Sanitary Facilities: Portable bathrooms will be used on site and serviced by a qualified licensed individual. They will be placed near the construction trailer and maintained in such fashion to avoid spillage onto the site.

d. Concrete Waste Area Provided:

Yes

No. Concrete is used on the site, but no concrete washout is provided.

Explain why: _____

N/A, no concrete will be used with this project

e. Fuel Storage Areas, Hazardous Waste Storage, and Truck Wash Areas: Any fuel or hazardous waste stored on site will be kept in a containment facility sized to hold twice the volume of the fuel or hazardous waste being stored. The truck wash area will utilize a constructed holding pit lined with an impermeable membrane and shot rock.

G. Non-Stormwater Discharges

a. The following allowable non-stormwater discharges comingled with stormwater are present or anticipated at the site:

Fire-fighting activities;

Fire hydrant flushings;

Water used to wash vehicles (where detergents or other chemicals are not used) or control dust in accordance with Part II.A.4.H.2;

Potable water sources including uncontaminated waterline flushings;

Landscape Irrigation;

Routine external building wash down which does not use detergents or other chemicals;

Pavement wash waters where spills or leaks of toxic or hazardous materials have not occurred (unless all spilled materials have been removed) and where detergents or other chemicals are not used;

Uncontaminated air conditioning, compressor condensate (See Part I.B.13.C of the permit);

Uncontaminated springs, excavation dewatering and groundwater (See Part I.B.13.C of the permit);

Foundation or footing drains where flows are not contaminated with process materials such as solvents (See Part I.B.13.C of the permit);

b. Describe any controls associated with non-stormwater discharges present at the site: silt fence, detention, check dams

H. Permanent Controls for Post-Construction Stormwater Management:

Describe measures installed during the construction process to control pollutants in stormwater discharges that will occur after construction operations have been completed: Stormwater detention facilities will be used as a sediment basin after construction.

- I. Applicable State or Local Programs: The SWPPP will be updated as necessary to reflect any revisions to applicable federal, state, or local requirements that affect the stormwater controls implemented at the site. Yes No

J. Inspections

- a. Inspection frequency:

Every 7 calendar days

or

At least once every 14 calendar days and within 24 hours of the end of a storm even 0.25 inches or greater (a rain gauge must be maintained on-site)

- b. Inspections:

Completed inspection forms will be kept with the SWPPP.

ADEQ's inspection form will be used (See Appendix B)

or

A form other than ADEQ's inspection form will be used and is attached (See inspection form requirements Part II.A.4.L.2)

- c. Inspection records will be retained as part of the SWPPP for at least 3 years from the date of termination.

- d. It is understood that the following sections describe waivers of site inspection requirements. All applicable documentation requirements will be followed in accordance with the referenced sections.

- i. Winter Conditions (Part II.A.4.L.4)
- ii. Adverse Weather Conditions (Part II.A.4.L.5)

K. Maintenance:

The following procedures to maintain vegetation, erosion and sediment control measures and other protective measures in good, effective operating condition will be followed: Any grass areas that are disturbed will be immediately re-established with grass. All silt fences will be clean once sediment has accumulated to half the height of the silt fence. The construction entrance will be cleaned or replaced once the voids between the shot rock are half full

Any necessary repairs will be completed, when practicable, before the next storm event, but not to exceed a period of 3 business days of discovery, or as otherwise directed by state or local officials.

L. Employee Training:

The following is a description of the training plan for personnel (including contractors and subcontractors) on this project: The general contractor shall hold meetings with all subcontractors before the commence work on the site to review the SWPPP and the steps necessary for each trade to comply with the SWPPP. The General Contractor shall employ an individual qualified to lead these meetings. In addition, the General Contractor shall hold weekly meetings with all trades working on the site that week to review the SWPPP and to ensure compliance

**Note, Formal training classes given by Universities or other third-party organizations are not required, but recommended for qualified trainers; the permittee is responsible for the content of the training being adequate for personnel to implement the requirements of the permit.

Certification

"I certify under penalty of law that this document and all attachments such as Inspection Form were prepared under my direction or supervision in accordance with a system designed to ensure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Signature of Responsible or Cognizant Official: _____

Title: _____

Date: _____

Computation Sheet for Determining Runoff Coefficients

Appendix A

Total Site Area = _____ Acres [A]

Existing Site Conditions

Impervious Site Area ¹ = _____ Acres [B]

Impervious Site Area Runoff Coefficient ^{2, 4} = _____ [C]

Pervious Site Area ³ = _____ Acres [D]

Pervious Site Area Runoff Coefficient ⁴ = _____ [E]

Pre-Construction Runoff Coefficient

$$\frac{[B \times C] + [D \times E]}{[A]} = .50$$

Proposed Site Conditions (after construction)

Impervious Site Area ¹ = _____ Acres [F]

Impervious Site Area Runoff Coefficient ^{2, 4} = _____ [G]

Pervious Site Area ³ = _____ Acres [H]

Pervious Site Area Runoff Coefficient ⁴ = _____ [I]

Post-Construction Runoff Coefficient

$$\frac{[F \times G] + [H \times I]}{[A]} =$$

1. Includes paved areas, areas covered by buildings, and other impervious surfaces.
2. Use 0.95 unless lower or higher runoff coefficient can be verified.
3. Includes areas of vegetation, most unpaved or uncovered soil surfaces, and other pervious areas.
4. Refer to local Hydrology Manual for typical C values.

Note: The impervious and pervious surfaces should equal the total area.

ARR150000 Inspection Form

Appendix B

Inspector Name: _____

Date of Inspection: _____

Inspector Title: _____

Date of Rainfall: _____

Duration of Rainfall: _____

Days Since Last Rain Event: _____ days

Rainfall Since Last Rain Event: _____ inches

Description of any Discharges During Inspection: _____

Location of Discharges of Sediment/Other Pollutant (specify pollutant & location): _____

Locations in Need of Additional BMPs: _____

Information on Location of Construction Activities

Location	Activity Begin Date	Activity Occuring Now (y/n)?	Activity Ceased Date	Stabilization Initiated Date	Stabilization Complete Date

Information on BMPs in Need of Maintenance

Location	In Working Order?	Maintenance Scheduled Date	Maintenance Completed Date	Maintenance to be Performed By

Changes required to the SWPPP: _____

Reasons for changes: _____

SWPPP changes completed (date): _____

"I certify under penalty of law that this document and all attachments such as Inspection Form were prepared under my direction or supervision in accordance with a system designed to ensure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Signature of Responsible or Cognizant Official: _____ Date: _____

Title: _____

BMP Consideration Checklist

The BMPs listed here should be considered for every project. Those BMPs that are not included in the SWPPP should be checked as “Not Used” with a brief statement describing why it is not being used.

Note: Appendix C and D do not have to be submitted with the SWPPP. These attachments are for use during the development of the SWPPP.

EROSION CONTROL BMPs				
BMP	BMP Considered for project	BMP Used	BMP Not Used	If not used, state reason
EC-1 Scheduling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
EC-2 Preservation of Existing Vegetation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
EC-3 Hydraulic Mulch	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
EC-4 Hydroseeding	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
EC-5 Soil Binders	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
EC-6 Straw Mulch	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
EC-7 Geotextiles & Mats	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
EC-8 Wood Mulching	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
EC-9 Earth Dikes & Drainage Swales	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
EC-10 Velocity Dissipation Devices	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
EC-11 Slope Drains	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
EC-12 Stream bank Stabilization	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
SEDIMENT CONTROL BMPs				
BMP	BMP Considered for project	BMP Used	BMP Not Used	If not used, state reason
SE-1 Silt Fence	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
SE-2 Sediment Basin	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
SE-3 Sediment Trap	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
SE-4 Check Dam	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
SE-5 Fiber Rolls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
SE-6 Gravel Bag Berm	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
SE-7 Street Sweeping and Vacuuming	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
SE-8 Sand Bag Barrier	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
SE-9 Straw Bale Barrier	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
SE-10 Storm Drain Inlet Protection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
SE-11 Chemical Treatment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WIND EROSION CONTROL BMPs				
BMP	BMP Considered for project	BMP Used	BMP Not Used	If not used, state reason
WE-1 Wind Erosion Control	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

BMP Consideration Checklist

TRACKING CONTROL BMPs				
BMP	BMP Considered for project	BMP Used	BMP Not Used	If not used, state reason
TR-1 Stabilized Construction Entrance/Exit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TR-2 Stabilized Construction Roadway	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TR-3 Entrance/Outlet Tire Wash	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
NON-STORM WATER MANAGEMENT BMPs				
BMP	BMP Considered for project	BMP Used	BMP Not Used	If not used, state reason
NS-1 Water Conservation Practices	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
NS-2 Dewatering Operations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
NS-3 Paving and Grinding Operations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
NS-4 Temporary Stream Crossing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
NS-5 Clear Water Diversion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
NS-6 Illicit Connection/ Discharge	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
NS-7 Potable Water/Irrigation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
NS-8 Vehicle and Equipment Cleaning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
NS-9 Vehicle and Equipment Fueling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
NS-10 Vehicle and Equipment Maintenance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
NS-11 Pile Driving Operations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
NS-12 Concrete Curing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
NS-13 Concrete Finishing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
NS-14 Material and Equipment Use Over Water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
NS-15 Demolition Adjacent to Water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
NS-16 Temporary Batch Plants	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL BMPs				
BMP	BMP Considered for project	BMP Used	BMP Not Used	If not used, state reason
WM-1 Material Delivery and Storage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WM-2 Material Use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WM-3 Stockpile Management	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WM-4 Spill Prevention and Control	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WM-5 Solid Waste Management	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WM-6 Hazardous Waste Management	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WM-7 Contaminated Soil Management	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WM-8 Concrete Waste Management	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WM-9 Sanitary/Septic Waste Management	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WM-10 Liquid Waste Management	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

SWPPP Completion Checklist

Yes = Complete

No = Incomplete/Deficient

N/A = Not applicable to project

Yes	No	N/A		Permit Section Citation
			A. A site description, including:	
			1. Project description, intended use after NOT	Part II.A.4.A.1
			2. Sequence of major activities	Part II.A.4.A.2
			3. Total & disturbed acreage	Part II.A.4.A.3
			4. Pre- and post-construction runoff coefficient OR soil/discharge data	Part II.A.4.A.4
			B. Responsible Parties: All parties dealing with the SWPPP and the areas they are responsible for on-site.	Part II.A.4.B
			C. Receiving Water.	Part II.A.4.C
			-MS4 Name	Part II.A.4.C
			-Ultimate Receiving Water	Part II.A.4.C
			D. Documentation of permit eligibility related to Impaired Water Bodies and Total Maximum Daily Loads (TMDL)	
			1. Identify pollutant on 303(d) list or TMDL	Part II.A.4.D.1
			2. Is construction activity or the specific site listed as cause?	Part II.A.4.D.2
			3. Measures taken to reduce pollutants from the site.	Part II.A.4.D.3
			E. Attainment of Water Quality Standards After Authorization.	Part II.A.4.E
			F. Site Map --- See End of Evaluation Form	Part II.A.4.F
			G. Description of Controls:	
			1. Erosion and sediment controls, including:	
			a. Initial site stabilization	Part II.A.4.G.1.a
			b. Erosion and sediment controls	Part II.A.4.G.1.b
			c. Replacement of inadequate controls	Part II.A.4.G.1.c
			d. Removal of off-site accumulations	Part II.A.4.G.1.d
			e. Maintenance of sediment traps/basins @ 50% capacity	Part II.A.4.G.1.e
			f. Litter, construction debris and chemicals properly handled	Part II.A.4.G.1.f
			g. Off-site storage areas and controls	Part II.A.4.G.1.g
			2. Stabilization practices:	
			a. Description and schedule for stabilization	Part II.A.4.G.2.a
			b. Description of buffer areas	Part II.A.4.G.2.b
			c. Records of stabilization	Part II.A.4.G.2.c
			d. Deadlines for stabilization	Part II.A.4.G.2.d
			3. Structural Practices:	
			-Describe structural practices to divert flows, store flows, or otherwise limit runoff	Part II.A.4.G.3
			a. Sediment basins	Part II.A.4.G.3.a.1
			-Are more than 10 acres draining to a common point? If so, are sediment basins included?	Part II.A.4.G.3.a.1
			-Sediment basin dimensions and capacity description and calculations	Part II.A.4.G.3.a.1
			-If a basin wasn't practicable, are other controls sufficient?	Part II.A.4.G.3.a.1
			b. Velocity dissipation devices concentrated flow from 2 or more acres	Part II.A.4.G.3.b
			H. Other controls including:	
			1. Solid waste control measures	Part II.A.4.H.1
			2. Vehicle off-site tracking controls	Part II.A.4.H.2
			3. Compliance with sanitary waste disposal	Part II.A.4.H.4
			4. Does the site have a concrete washout area controls?	Part II.A.4.H.5
			5. Does the site have fuel storage areas, hazardous waste storage and/or truck wash areas controls?	Part II.A.4.H.6

SWPPP Completion Checklist

Yes	No	N/A		Permit Section Citation
			I. Identification of allowable non-storm water discharges	Part II.A.4.I
			-Appropriate controls for dewatering, if present	Part I.B.12.C
			J. Post construction stormwater management.	Part II.A.4.J
			K. State or local requirements incorporated into the plan.	Part II.A.4.K
			L. Inspections	
			1. Inspection frequency listed?	Part II.A.4.L.1
			2. Inspection form	Part II.A.4.L.2
			Ours.	
			If not ours, does it contain the following items:	
			a. Inspector name and title	Part II.A.4.L.2.a
			b. Date of inspection.	Part II.A.4.L.2.b
			c. Amount of rainfall and days since last rain event (14 day only)	Part II.A.4.L.2.c
			d. Approx beginning and duration of storm event	Part II.A.4.L.2.d
			e. Description of any discharges during inspection	Part II.A.4.L.2.e
			f. Locations of discharges of sediment/other pollutants	Part II.A.4.L.2.f
			g. BMPs in need of maintenance	Part II.A.4.L.2.g
			h. BMPs in working order, if maintenance needed (scheduled and completed)	Part II.A.4.L.2.h
			i. Locations that are in need of additional controls	Part II.A.4.L.2.i
			j. Location and dates when major construction activities begin, occur or cease	Part II.A.4.L.2.j
			k. Signature of responsible/cognizant official	Part II.A.4.L.2.k
			3. Inspection Records	Part II.A.4.L.3
			4. Winter Conditions	Part II.A.4.L.4
			5. Adverse Weather Conditions	Part II.A.4.L.5
			M. Maintenance Procedures	Part II.A.4.M
			N. Employee Training	Part II.A.4.N
			Signed Plan Certification	Part II.A.5. and Part II.B.10
			F. Site Map showing:	
			1. Pre-construction topographic view	Part II.A.4.F.1
			2. Drainage flow	Part II.A.4.F.2
			3. Approximate slopes after grading activities	Part II.A.4.F.2
			4. Areas of soil disturbance and areas not disturbed	Part II.A.4.F.3
			5. Location of major structural and non-structural controls.	Part II.A.4.F.4
			6. Location of main construction entrance and exit.	Part II.A.4.F.5
			7. Areas where stabilization practices are expected to occur.	Part II.A.4.F.6
			8. Locations of off-site materials, waste, borrow area or storage area.	Part II.A.4.F.7
			9. Locations of areas used for concrete wash-out.	Part II.A.4.F.8
			10. Locations of surface waters on site.	Part II.A.4.F.9
			11. Locations where water is discharged to a surface water or MS4.	Part II.A.4.F.10
			12. Storm water discharge locations.	Part II.A.4.F.11
			13. Areas where final stabilization has been accomplished.	Part II.A.4.F.12
			14. Legend for symbols/labels used	Part II.A.4.F.13
			15. Location of storm drain inlets on site or in immediate vicinity	Part II.A.4.F.14

Bryant Planning Commission

SMALL SCALE DEVELOPMENT COMMERCIAL BUILDING CHECKLIST

CITY OF BRYANT
210 SW 3RD STREET
BRYANT, AR 72022
501-943-0309

PC MEETING DATE: THURSDAY OF EACH WEEK
TIME: 9:00 A.M.
PLACE: ADMINISTRATION CONFERENCE ROOM-BRYANT OFFICE COMPLEX
AGENDA DEADLINE: 5:00 P.M. FRIDAY PRIOR TO SCHEDULED MEETING DATE

REQUIREMENTS FOR SUBMISSION

1. COMPLETED CHECKLIST (SUBDIVISION OR BUILDING)
2. ADA/ABA FORM COMPLETED
3. TWO FULL SETS OF BUILDING PLANS
4. 12 FOLDED COPIES OF SITE PLAN (MINIMUM SIZE 17" X 34") THAT INCLUDES THE FOLLOWING:
 - A. VICINITY MAP
 - B. LEGAL DESCRIPTION
 - C. LANDSCAPING PLAN
5. 12 FOLDED COPIES OF FLOOR PLAN
6. 12 COPIES OF FRONT AND REAR BUILDING ELEVATIONS
7. A CD IN .PDF FORMAT
8. COPY OF ADEQ STORMWATER POLLUTION PREVENTION PLAN FOR PROPERTY PARCEL CONTAINING ONE ACRE OR LARGER.
9. 2 COPIES OF STORMWATER DETENTION PLAN
10. \$250.00 FOR STORMWATER DETENTION AND DRAINAGE PLAN REVIEW

ALL REQUIREMENTS LISTED ABOVE MUST BE COMPLETED AND ATTACHED BEFORE SUBMITTING APPLICATION TO BE PLACED ON THE PLANNING COMMISSION AGENDA.

NOTE: WHEN MAKING CHANGES TO AN APPROVED SITE PLAN, A REVISED SITE PLAN MUST BE SUBMITTED TO THE BRYANT PLANNING COMMISSION FOR APPROVAL. THIS MUST BE DONE PRIOR TO IMPLEMENTATION. FAILURE TO COMPLY WILL RESULT IN PENALTIES/FINES BEING IMPOSED IN ACCORDANCE WITH CITY ORDINANCES.

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

Austin Brown
SIGNATURE

01/06/2025
DATE

City of Bryant Commercial Building Checklist

Name of Development Panera Bread Bryant

Site Location Lot 2 of the Reynolds Centre I-30, Bryant, AR 72022 Current zoning C-3

Owner Terra Equities, LLC Phone (206) 862-4398

I. BASIC INFORMATION NEEDED ON THE SITE PLAN

- ▲ 1. Name of Development
- ▲ 2. Current zoning
- ▲ 3. Name and Address of owner of Record
- ▲ 4. Name and address of the architect, landscape architect, engineer, surveyor, or other person involved in the preparation of the plan
- ▲ 5. Date of preparation of the plan
- ▲ 6. Vicinity map locating streets, highways, section lines, railroad, schools, & parks within ½ mile
- ▲ 7. Legal description of the property with exact boundary lines
- ▲ 8. North arrow & Scale
- ▲ 9. Identification of any land areas within the 100 year floodplain and within the 100 year floodway
- ▲ 10. Lot area in square feet
- ▲ 11. Show scale (not less than 1" = 100') (paper size minimum 17" X 34")
- ▲ 12. Existing streams, drainage channels, and other bodies of water
- ▲ 13. Drainage easements for stormwater run-off and detention shown & labeled
- ▲ 14. Location and name of existing streets
- ▲ 15. Show source of water supply
- ▲ 16. Show location of waste water connection to municipal system & sanitary sewer layout
- ▲ 17. Fire Hydrant placement
- ▲ 18. Proposed location of buildings and other structures, parking areas, drives, loading areas, service areas, alleys, walks, screening, and public streets
- ▲ 19. Sufficient dimensions to indicate relationship between buildings, property lines, parking areas and other elements of the plan
- ▲ 20. Extent and character of proposed landscaping. Common and/or Botanical plant names and sizes of new vegetation must be clearly indicated.
- ▲ 21. Location, massing and pattern of existing vegetation to be retained
- ▲ 22. Existing structures on the site
- ▲ 23. Pedestrian and vehicular access points, sidewalks, crosswalks, etc.
- ▲ 24. Typical building elevations depicting the style, size and exterior construction materials of the buildings proposed. Where several building types are proposed on the plan, such as apartments and commercial buildings, a separate sketch shall be prepared for each type. The elevations shall be drawn at a minimum scale of 1/16" to a foot and must show adjoining context.
- ▲ 25. Any variance approvals

II ADDITIONAL INFORMATION NEEDED, BUT NOT ON THE SITE PLAN

COMMERCIAL BUILDING WORKSHEET

	Yes	No
Site is compatible with Master Street Plan	X	
Proposed improvement is within building line setbacks Front <u>50</u> ft. Side <u>25</u> ft. CNR Side <u>—</u> ft. Back <u>25</u> ft.	X	
Parking requirements can be satisfied Floor Space <u>2,480</u> sq.ft. divided by 300 = <u>8</u> (no. of parking spaces required)	X	
Improvement is outside 100 year flood plain (if answer is no - Provide 404 Permit for site)	X	
Lowest building floor level and all mechanical equipment are above FEMA 100 year flood elevation	X	
Will there be a dumpster located on the site?	X	
Will there be a construction site office?		
Have you made "One Call"?	X	
Structure and site complies with ADA (Americans with Disability Act) and ABA (Architectural Barriers Act) Accessibility Guidelines	X	
Design complies with Arkansas Plumbing Code and National Electric Code requirements		
Foundation and structure meet earthquake requirements for Zone 1.		
Structure meets Arkansas Energy Code for specified use.		
Complies with Arkansas Fire Prevention Code	X	
Complies with International Code Council regulations		
Will a Site Clearance Permit be required? (City Ordinance 2002-03)		X
Are you granted any variances by the Board of Adjustment?		X
If you have been granted a variance please explain in detail:		

III. LANDSCAPING COMPLIANCE WITH REQUIREMENTS

	<u>YES</u>	<u>NO</u>
No planting within 5 feet of a fire hydrant	<u>X</u>	<u> </u>
Spacing will be 40' between trees	<u>X</u>	<u> </u>
Tree must be a minimum 3" in diameter at the base and 12' + tall	<u>X</u>	<u> </u>
Existing trees meeting the minimum size can be counted to meet above criteria	<u>X</u>	<u> </u>
No trees can be planted within 30 feet of a property corner or driveway	<u>X</u>	<u> </u>
Shrubs along street right-of-way lines cannot exceed 30 inches in height	<u>X</u>	<u> </u>

IV. SITE COVERAGE COMPLIANCE WITH REQUIREMENTS

(FOR YOUR CONVENIENCE WE HAVE LISTED THE THREE COMMERCIAL ZONING SITE COVERAGE REQUIREMENTS - CHOOSE THE ZONING FOR THIS PROJECT AND COMPLETE ONLY THAT SECTION)

	<u>YES</u>	<u>NO</u>
1. C-1 Zoning - Neighborhood Commercial		
Lot area: minimum of 2,500 square feet; maximum 16,000 square feet	_____	_____
Front Yard: none required	_____	_____
Side Yard: minimum of 5 feet each side	_____	_____
Rear Yard: minimum of 55 feet	_____	_____
Maximum lot coverage of 70% of the total area of the site for all principal, accessory buildings, parking lots, sidewalks, private streets, or drives.	_____	_____
Parking: one space per each 200 sq. ft. of commercial use	_____	_____
Loading areas: physically separated from all streets with 10 ft grassy area	_____	_____
When abuts a residential district, a minimum 6' high wood, rock, or masonry fence is required with a landscape screen	_____	_____
2. C-2 Zoning - Lots fronting along roadways designated as Interstate 30 and frontage roads, State Highway 5 and 183		
Front Yard: not less than 50 feet from front property line	X _____	_____
Side Yard: not required, except where they abut a street or a residential lot line then a minimum of 25 feet is required	X _____	_____
Rear Yard: minimum of 15 feet, except where they abut residential area then a minimum of 55 feet is required	X _____	_____
A maximum lot coverage of 35% of the total area of the site for all principal and accessory buildings	X _____	_____
Parking: one space per each 300 sq. ft. of occupied space	X _____	_____
When abuts a residential district, a minimum 6' high wood, rock, or masonry fence is required with a landscape screen	_____	n/a _____
3. C-2 Zoning - Lots fronting along roadways designated as interior local.		
Front Yard: none required	_____	_____
Side Yard: not required, except where they abut a street or a residential lot line then a minimum of 25 percent of lot dimension	_____	_____
Rear Yard: minimum of 15 feet, except where they abut residential area then a minimum of 55 feet is required	_____	_____
A maximum lot coverage of 85% of the total area of the site for all principal, accessory buildings and parking	_____	_____
Parking: one space per each 300 sq. ft. of occupied space	_____	_____
When abuts a residential district, a minimum 6' high wood, rock, or masonry fence is required with a landscape screen	_____	_____

V. SITE PLAN ATTACHMENTS

(APPLICATION WILL NOT BE ACCEPTED UNTIL ALL ATTACHMENT REQUIREMENTS ARE MET)

- ▲ 26. Letter to Planning Commission stating your request
- ▲ 27. Completed Checklist
- ▲ 28. Completed ADA/ABA Form
- ▲ 29. Two full sets of Building Plans
- ▲ 30. 20 copies of Site Plan (folded to no larger than 8 ½ X 14 size) that includes vicinity map and landscaping plan (minimum size 17" X 34" paper)
- ▲ 31. 20 copies of Landscaping Plan (folded to no larger than 8 ½ X 14 size)
- ▲ 32. 20 copies of building floor plan (folded to no larger than 8 ½ X 14 size)
- ▲ 33. Copy of Stormwater Detention approval
- ▲ 34. Copy of ADEQ Stormwater Pollution Prevention Plan for property containing one acre or larger.
- ▲ 35. IBM compatible diskette or CD with data in PDF format.
- ▲ 36. Receipt for \$250.00 for Stormwater Detention and Drainage Plan review

I CERTIFY that the design of Panera Bread Bryant in the City of Bryant, Arkansas complies with the above regulations, laws and codes.

Alan W. Pitt III

Owner

2530 WATKINS RD BHAM, AL

Mailing Address

3523

City

Caroline Gardner

Engineer/Architect

479-878-5801

Phone #

01/06/2025

Date

CITY USE

Action Taken:

Special Conditions:

Permit Issued: Date _____ Sq.Ft. _____ Amount \$ _____
--

Construction Completed Certified For Occupancy: Date: _____ Inspector: _____



ARKANSAS > Bryant

- Exterior Vinyl
- Exterior Fabricated Signage
- Interior Graphics
- Interior way finding & Identification

Location: **1800 N Reynolds Rd**
Suite 4
Bryant, AR 72022

CLIENT
D1 - Bryant
1800 N Reynolds Rd
Suite 4
Bryant, AR 72022

PRESENTATION
Exterior Signage

CREATED
11-20-2024

REVISED
12-13-2024

DRAWINGS: Kevin K. VERSION 3



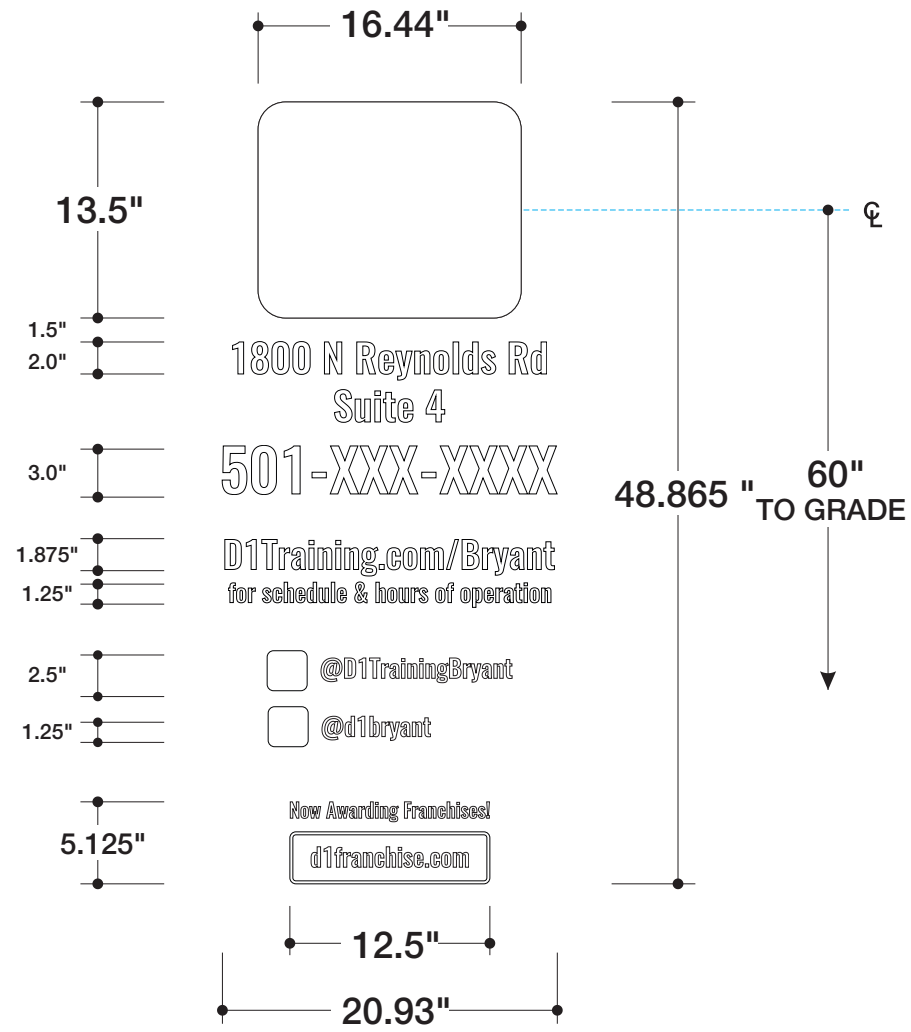
**National
BRANDING**

SIGN PROGRAMS & BOUQUETS

888-637-7111

FORMALLY GEISLER SIGN

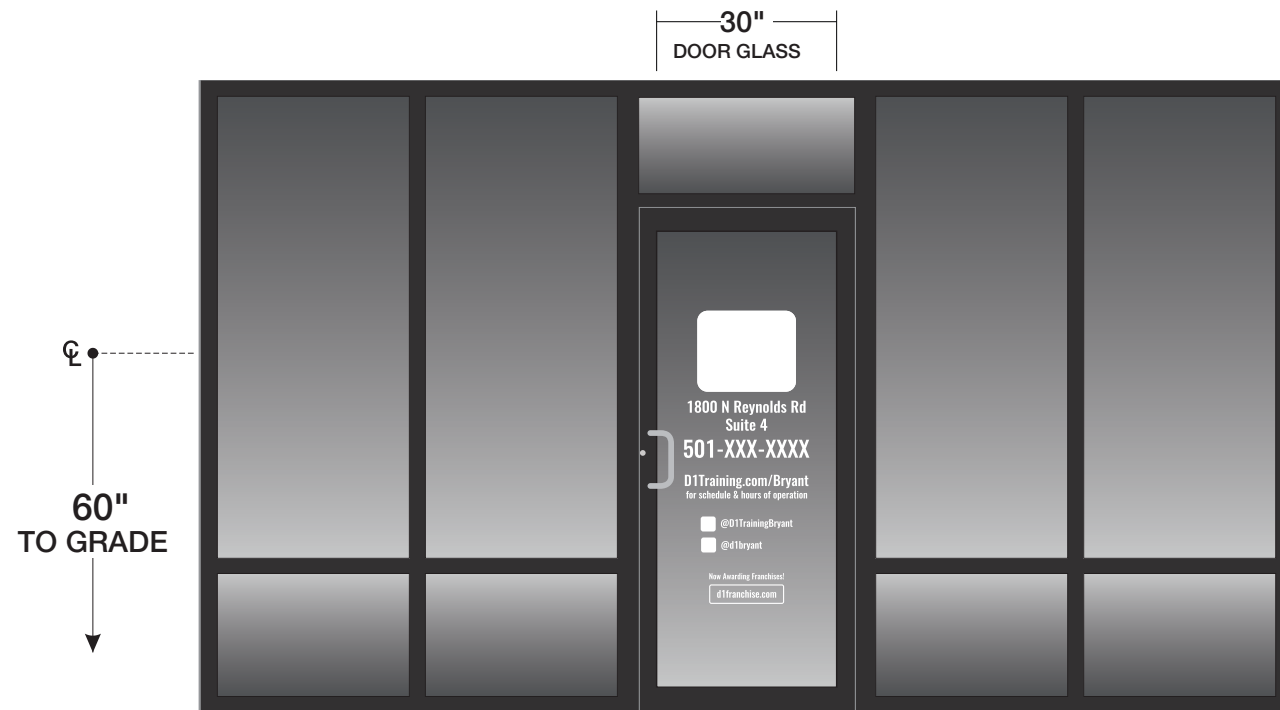
Sign #1 - Door Vinyl SOUTHWEST ELEVATION



SCALE: 1"=1'



Existing



Proposed

SCALE: 3/8" = 1'



CLIENT
D1 - Bryant
1800 N Reynolds Rd
Suite 4
Bryant, AR 72022

PRESENTATION
Exterior Signage

CREATED
11-20-2024

REVISED
12-13-2024

SPECS

D1 Logo
Avery HP750 | SC950
#440 Red Vinyl

Text
Premium White Vinyl

Typestyle:
Oswald, Medium

Mounting:
First Surface Application

QTY: (1)

DRAWINGS: Kevin K.
VERSION 3



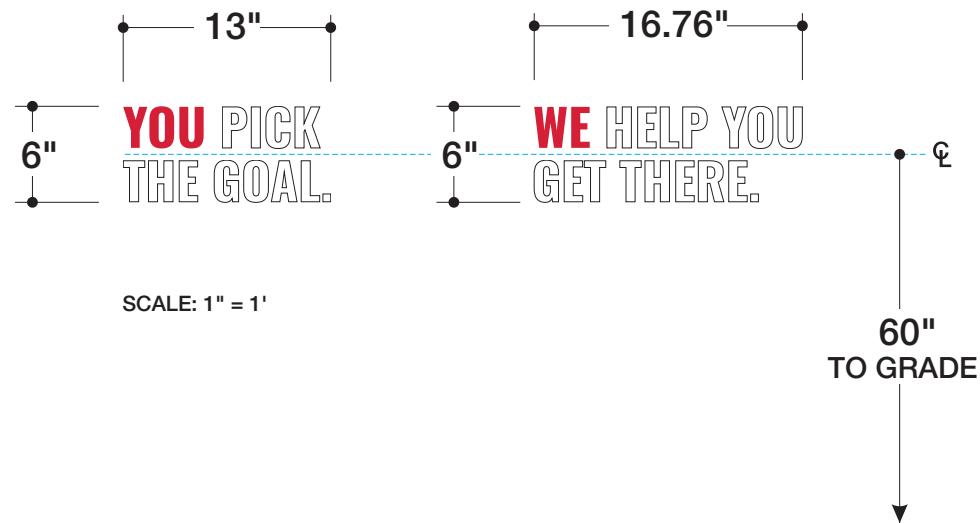
SIGN PROGRAMS & SOLUTIONS

888-637-7111

FORMALLY GEISLER SIGN

Sign #2 - Window Graphics SOUTHWEST ELEVATION

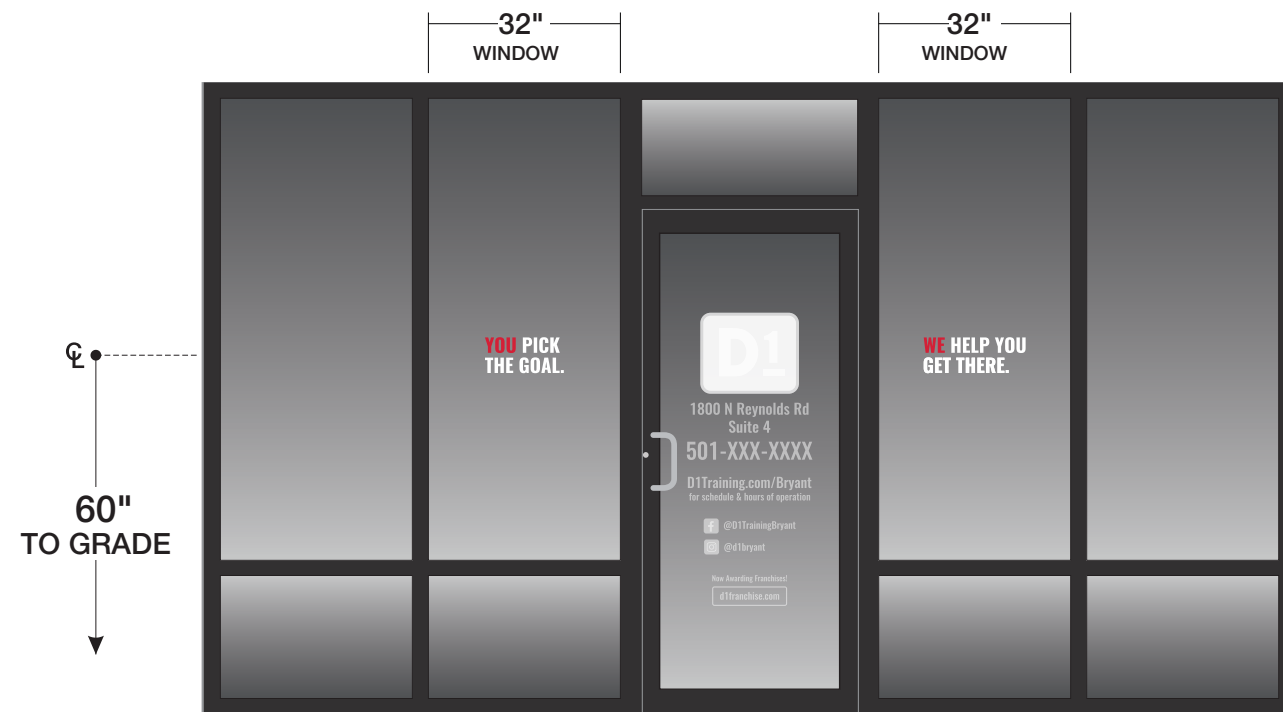
CUSTOM 6" SIZE



REMOVE EXISTING VINYL



Existing



Proposed

SCALE: 3/8" = 1'



CLIENT
D1 - Bryant
1800 N Reynolds Rd
Suite 4
Bryant, AR 72022

PRESENTATION
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12-13-2024

SPECS

Text
Avery HP750 | SC950
#440 Red Vinyl
Premium White Vinyl

Typestyle:
Oswald, Medium

Mounting:
First Surface Application

**QTY: (1)
Set of 2**

DRAWINGS: Kevin K. **VERSION** 3

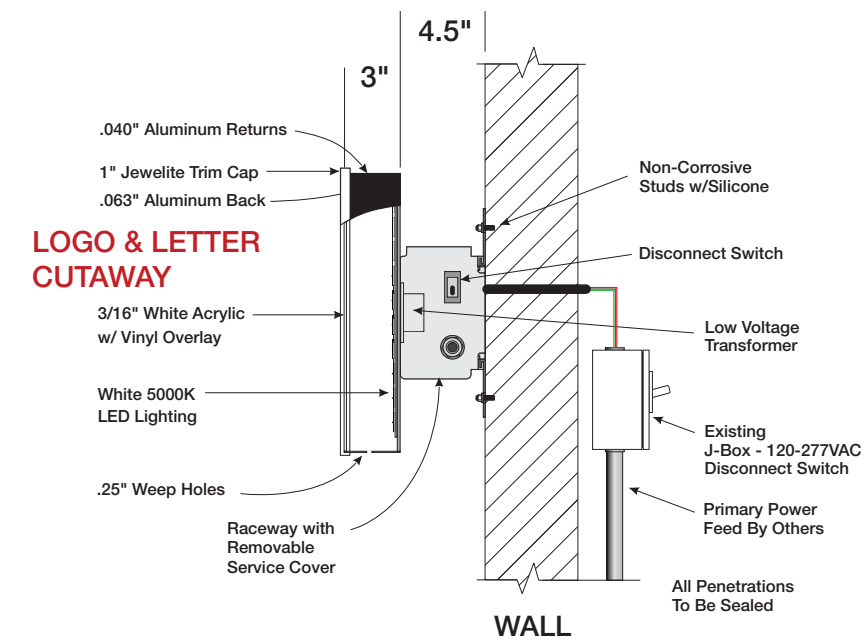
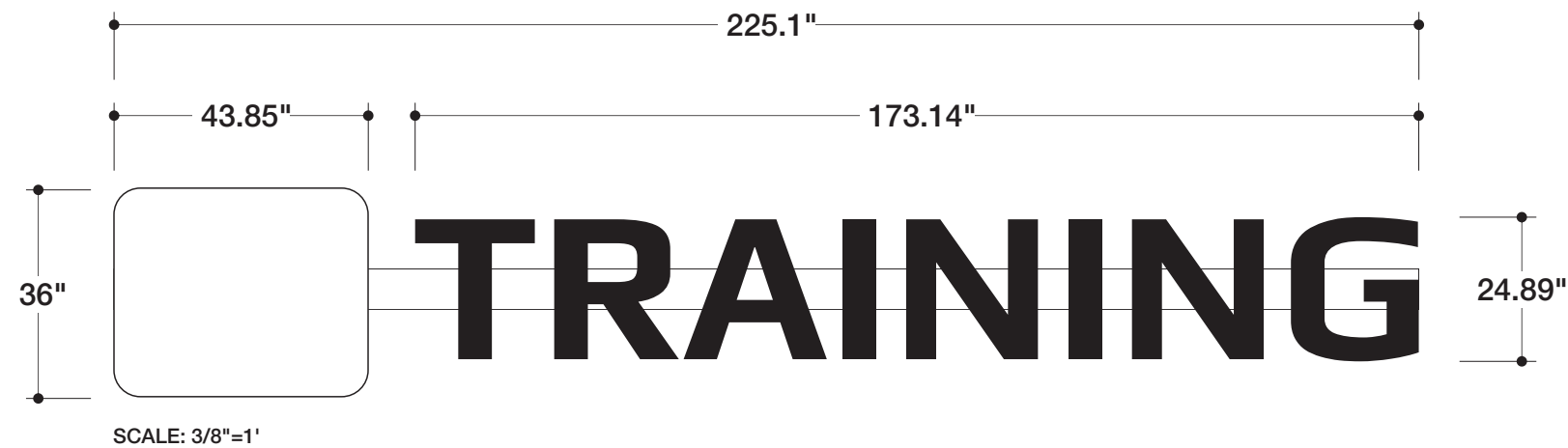


SIGN PROGRAMS & SOLUTIONS

888-637-7111

FORMALLY GEISLER SIGN

Sign #3 - Illuminated Channel Letters - Raceway Mounted SOTUHWEST ELEVATION



Label Must Be Hidden From View

UL LISTED

Electrical Specs
(1) 120V Dedicated 20 Amp Circuit

SF: 56.27	36 D1-T-IL-36	RW1 7" X 113"	RW2 7" X 113"
		RACEWAY COLOR: SW 9542 Natural White	
MAX SF: 77.00			



CLIENT
D1 - Bryant
1800 N Reynolds Rd
Suite 4
Bryant, AR 72022

PRESENTATION
Exterior Signage

CREATED
11-20-2024

REVISED
12-13-2024

SPECS

- D1 Logo**
- 3"(d) Aluminum Channel Letters
 - 1" Black Jewelite
 - 3" Black Returns
 - White Acrylic
 - Avery UC900-440-T Red Vinyl - Reverse Weeded

- Training**
- 3"(d) Aluminum Channel Letters
 - 1" Black Jewelite
 - 3" Black Returns
 - White Acrylic
 - 3M 3635-222 Black Perforated Film

Mounting:
Studs & Silicone

QTY: (1)

DRAWINGS: Kevin K.
VERSION: 3



Existing



Proposed

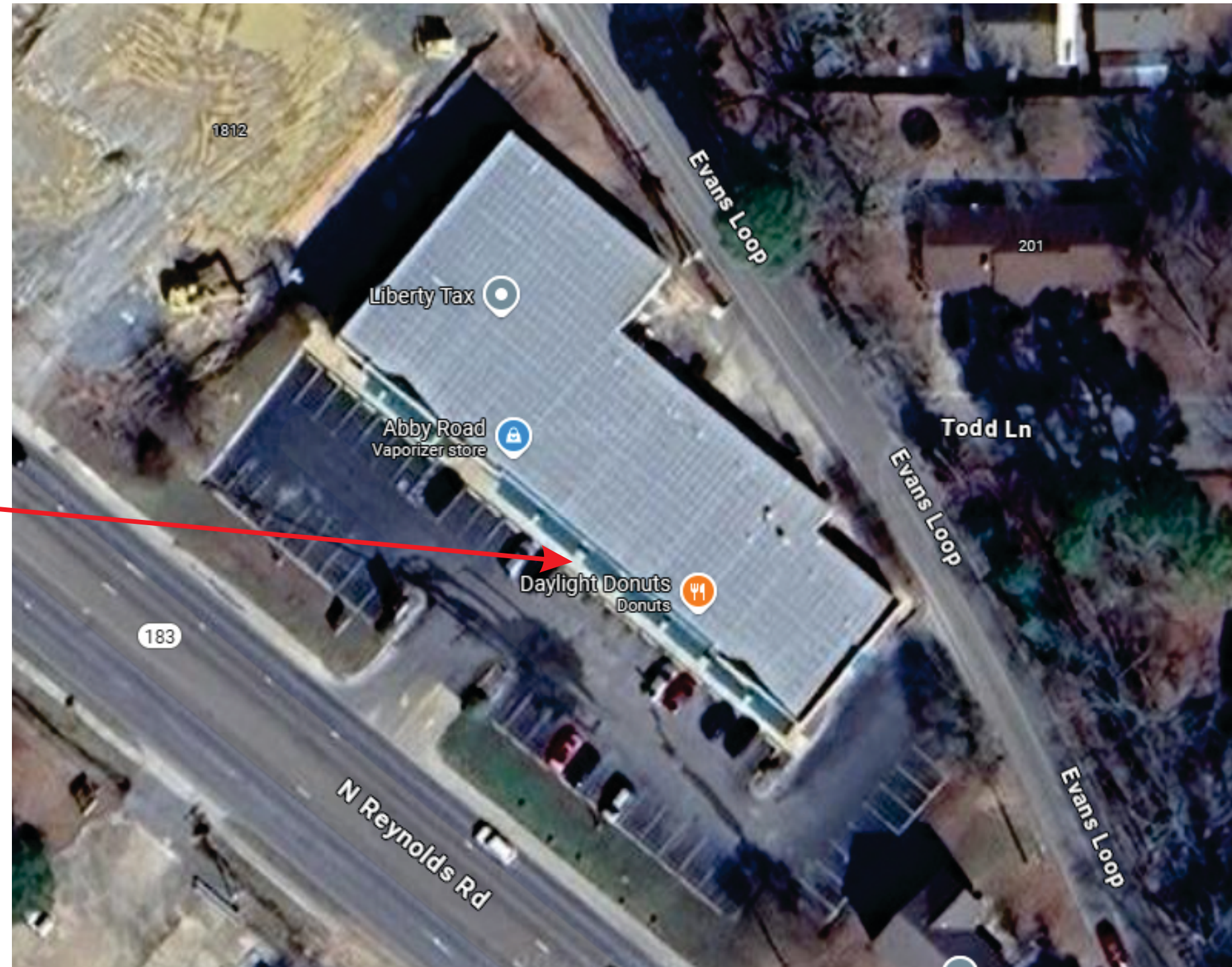
SCALE: 1/8"=1'



888-637-7111

FORMALLY GEISLER SIGN

Site Map -
1800 N Reynolds Rd
Suite 4
Bryant, AR 72022



Sign #1
Door Vinyl
Main Entrance

Sign #2
Window
Graphics

Sign #3
Illuminated
Channel Letters



CLIENT
D1 - Bryant
1800 N Reynolds Rd
Suite 4
Bryant, AR 72022

PRESENTATION
Exterior Signage

CREATED
11-20-2024

REVISED
12-13-2024



DRAWINGS: Kevin K.
VERSION: 3



**National
BRANDING**

SIGN PROGRAMS & BOILERS

888-637-7111

FORMALLY GEISLER SIGN



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

SIGN PERMIT APPLICATION

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

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

Date: 12/20/24

Sign Co. or Sign Owner

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

Property Owner

Name D1 TRAINING
 Address 1800 N REYNOLDS RD, STE 4
 City, State, Zip BRYANT AR 72022
 Phone _____
 Email Address _____

GENERAL INFORMATION

Name of Business D1 TRAINING
 Address/Location of sign 1800 N REYNOLDS RD, STE 4, BRYANT AR
 Zoning Classification _____

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

READ CAREFULLY BEFORE SIGNING

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

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

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

SIGN	Type (Façade, Pole, Monument, other)	Dimensions (Height, Length, Width)	Sqft (Measured in whole as rectangle)	Height of Sign (Measured from lot surface)		Column for Admin Certifying Approval
				Top of Sign	Bottom of Sign	
A	WALL	36" X 225.1"	56.27	17'1.75"	14'1.75"	
B						
C	JOB COSTS \$6000.00					
E						
F						
G						



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

SIGN PERMIT APPLICATION

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

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

Date: 12/18/2024

Sign Co. or Sign Owner

Name Aero Signs LLC
Address 3308 Pike Ave
City, State, Zip North Little Rock
Phone 501246-4952
Email Address sales@aero-signs.com

Property Owner

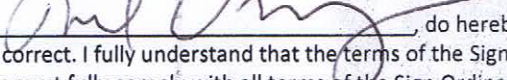
Name Fred Biner
Address 422 N Main St
City, State, Zip Bryant AR
Phone s501-778-2328
Email Address _____

GENERAL INFORMATION

Name of Business Empire Vape & Smoke Shop
Address/Location of sign 319 Bryant Ave Braynt 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 , 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	Storefront SIGN	2.5' X 30'	75	183"	147"	
B						
C						
E						
F						
G						

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	Storefront SIGN	2.5' X 30'	75	183"	147"	
B						
C						
E						
F						
G						

PROJECT INFO: Empire smoke shop		RENDERING: CHANNEL LETTERING	
PROJECT MANAGER Mike Vazquez	SITE ADDRESS 319 Bryant ave	DESIGNER Mike	DATE: 12 / 18 / 2024
CONTACT PERSON			

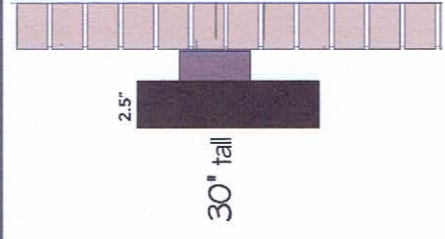


SPECIFICATION & MATERIALS

- Aluminum Channel Lettering
- 25" Tall Letters
- .30" backer
- Internal Illumination 12v 60w Led Power Supply

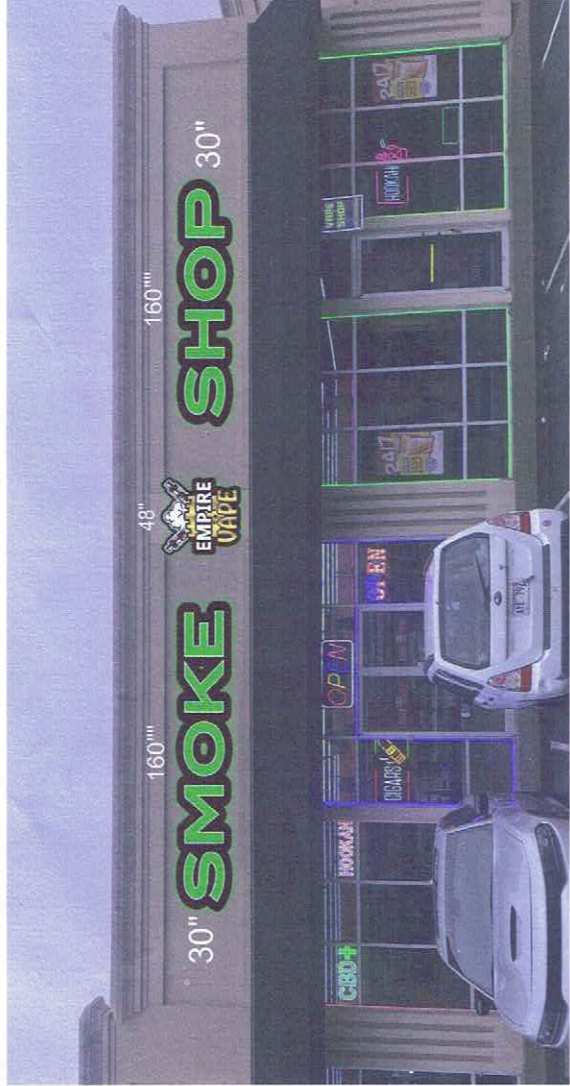
COLORS

- Face Color green
- Returns Color Black
- Trim Color Black



Side view

PROJECT INFO: Empire smoke shop		RENDERING: CHANNEL LETTERING	
PROJECT MANAGER Mike Vazquez	SITE ADDRESS 319 Bryant ave	DESIGNER Mike	DATE: 12 / 18 / 2024
CONTACT PERSON			

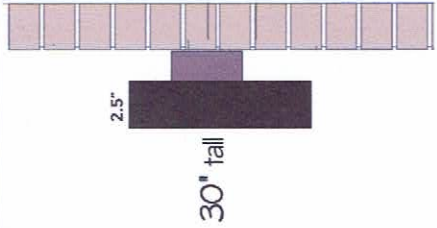


SPECIFICATION & MATERIALS

- Aluminum Channel Lettering
- 25" Tall Letters
- .30" backer
- Internal Illumination 12v 60w Led Power Supply

COLORS

- Face Color green
- Returns Color Black
- Trim Color Black



Side view

33.25 sqft

160"

SMOKE 30"

16sqft

48"



48"

27.2 sqft

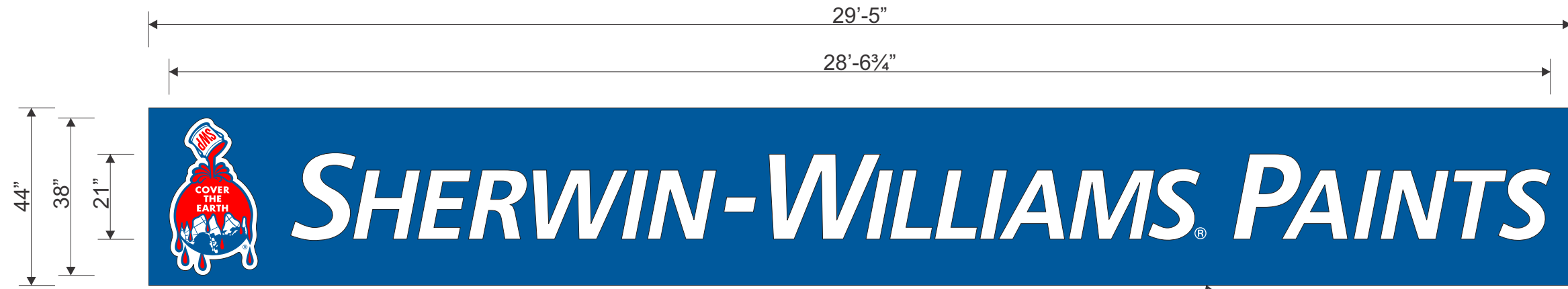
131"

SHOP 30"

44 ft



18 ft



HP WHITE VINYL "®" APPLIED TO BACKGROUND PANEL

A PLEX FACE CHANNEL LETTERS ON BACKGROUND WIREWAY
(1) SET REQUIRED

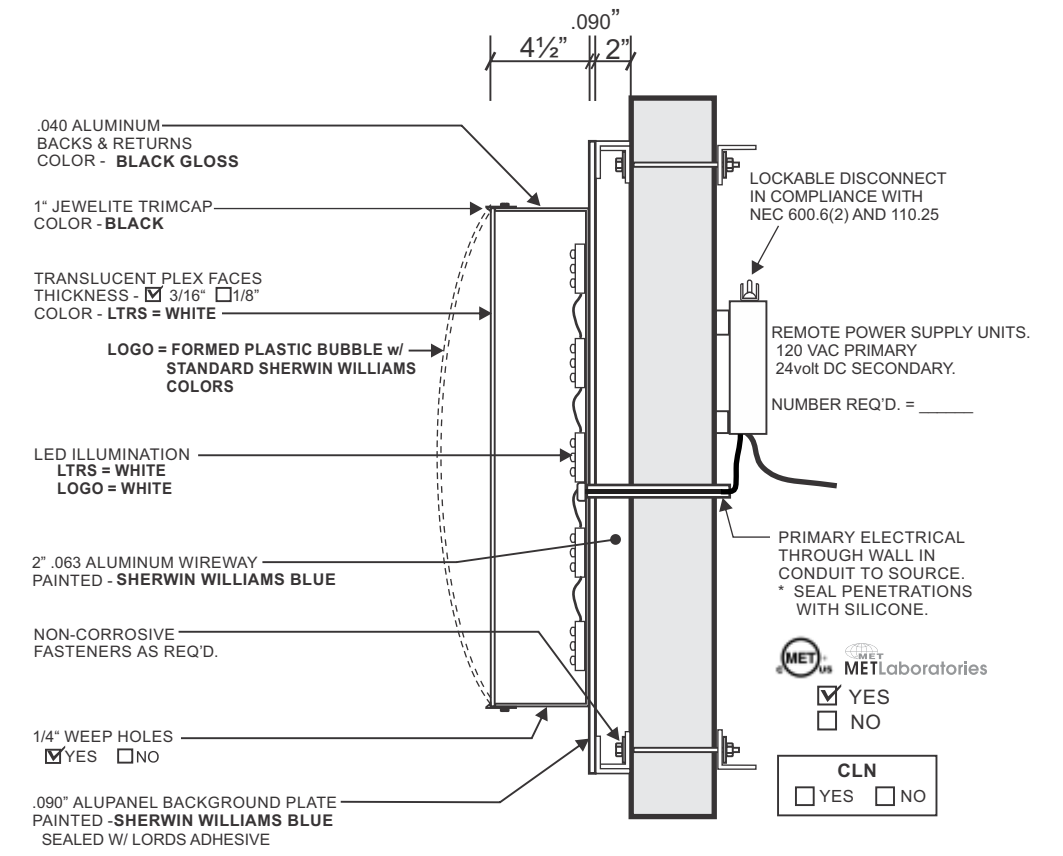
107.9 Sq Ft
Scale: 3/8" = 1'-0"

INSTALLATION REQUIREMENTS for all signs unless specified otherwise on individual sign specifications. Variation from this criteria without written approval from Accent Graphics is strictly forbidden.
* All freestanding signs are to be engineered for local conditions by a licensed and registered engineer.

SIGN SIZE	MOUNTING SURFACE							
	SQUARE FOOTAGE	WOOD	SHEET METAL	BRICK	CONCRETE	CONCRETE BLOCK	DRYVIT / EIFIS	STUCCO over wire mesh
UNDER 10 SQ. FT.	3/8" THRU BOLTS w/ 2' angle iron backer A minimum of (4) 3/8" bolts are required.	3/8" THRU BOLTS w/ 2' angle iron backer A minimum of (4) 3/8" bolts are required.	3/8" LEAD ANCHORS A minimum of (4) 3/8" bolts are required.	3/8" LEAD ANCHORS A minimum of (4) 3/8" bolts are required.	3/8" TOGGLE A minimum of (4) 3/8" bolts are required.	3/8" THRU BOLTS w/ 2' angle iron backer A minimum of (4) 3/8" bolts are required.	3/8" THRU BOLTS w/ 2' angle iron backer A minimum of (4) 3/8" bolts are required.	3/8" THRU BOLTS w/ 2' angle iron backer A minimum of (4) 3/8" bolts are required.
10 SQ. FT. TO 50 SQ. FT.	3/8" THRU BOLTS w/ 2' angle iron backer A minimum of (4) 3/8" bolts are required.	3/8" THRU BOLTS w/ 2' angle iron backer A minimum of (4) 3/8" bolts are required.	3/8" LEAD ANCHORS A minimum of (4) 3/8" bolts are required.	3/8" LEAD ANCHORS A minimum of (4) 3/8" bolts are required.	3/8" TOGGLE A minimum of (4) 3/8" bolts are required.	3/8" THRU BOLTS w/ 2' angle iron backer A minimum of (4) 3/8" bolts are required.	3/8" THRU BOLTS w/ 2' angle iron backer A minimum of (4) 3/8" bolts are required.	3/8" THRU BOLTS w/ 2' angle iron backer A minimum of (4) 3/8" bolts are required.
50 SQ. FT. TO 100 SQ. FT.	3/8" THRU BOLTS w/ 3' angle iron backer A minimum of (10) 3/8" bolts are required.	3/8" THRU BOLTS w/ 3' angle iron backer A minimum of (10) 3/8" bolts are required.	1/2" LEAD ANCHORS A minimum of (10) 1/2" bolts are required.	1/2" LEAD ANCHORS A minimum of (10) 1/2" bolts are required.	3/8" THRU BOLTS w/ 3' angle iron backer A minimum of (10) 3/8" bolts are required.	3/8" THRU BOLTS w/ 3' angle iron backer A minimum of (10) 3/8" bolts are required.	3/8" THRU BOLTS w/ 3' angle iron backer A minimum of (10) 3/8" bolts are required.	3/8" THRU BOLTS w/ 3' angle iron backer A minimum of (10) 3/8" bolts are required.
100 SQ. FT. TO 200 SQ. FT.	1/2" THRU BOLTS w/ 3' angle iron backer A minimum of (1) 1/2" bolt per each 15 sq ft is required.	1/2" THRU BOLTS w/ 3' angle iron backer A minimum of (1) 1/2" bolt per each 15 sq ft is required.	1/2" WEDGE ANCHOR A minimum of (1) 1/2" bolt per each 15 sq ft is required.	1/2" WEDGE ANCHOR A minimum of (1) 1/2" bolt per each 15 sq ft is required.	1/2" THRU BOLTS w/ 3' angle iron backer A minimum of (1) 1/2" bolt per each 15 sq ft is required.	REQUIRES SPECIAL ENGINEERING	REQUIRES SPECIAL ENGINEERING	REQUIRES SPECIAL ENGINEERING
OVER 200 SQ. FT.	REQUIRES SPECIAL ENGINEERING	REQUIRES SPECIAL ENGINEERING	1/2" THRU BOLTS w/ at least 3' angle iron backer A minimum of (1) 1/2" bolt per each 15 sq ft is required.	1/2" THRU BOLTS w/ at least 3' angle iron backer A minimum of (1) 1/2" bolt per each 15 sq ft is required.	REQUIRES SPECIAL ENGINEERING	REQUIRES SPECIAL ENGINEERING	REQUIRES SPECIAL ENGINEERING	REQUIRES SPECIAL ENGINEERING

Backers = 24" or 36" long steel angle iron (1/2" x 1 1/2" min.)

NOTE:
ACCESS REQUIRED FOR ELECTRICAL & INSTALLATION



SECTION DETAIL - PLEX FACE CHAN LTRS on BACKGROUND WIREWAY

Scale: NTS

DATE	REVISIONS	NAME	AUTHORIZATION
-2022	X	X	KD

CLIENT	DATE
ACCOUNT EXECUTIVE	DATE
LANDLORD	DATE

ALL CHANGES MUST BE INITIALED BY CLIENT AND ACCOUNT EXECUTIVE ON FINAL APPROVED PRINT.

This drawing is the exclusive property of Accent Graphics, Inc. and is the result of the original work of its employees. The plans are provided to your company for the sole purpose of considering the purchase of a sign manufactured by Accent Graphics, Inc. based on these plans OR the purchase of the plans and design concepts contained therein for manufacture elsewhere. Distribution or exhibition of the plans to anyone outside of your company or the use of the plans by others to manufacture or design a similar sign as displayed in the plans is expressly forbidden. In the event that such exhibition occurs, Accent Graphics will expect payment of a minimum \$2000 design fee in recompense for the time and effort entailed to produce the plans.

CLIENT SHERWIN WILLIAMS STORE # _____
 INSTALLATION ADDRESS _____
4000 Hwy 5 N #1, Bryant, AR 72022
 DESIGNER KD ACCOUNT EXECUTIVE DM
 DATE 12-16-2024 SHEET 1 OF 3 DESIGN # 241366-01
 Gerber FILE = _____
 Corel FILE = _____

accent signs graphics
 COMPLETE SIGN SERVICE & FABRICATION
 523 E. ROCK ISLAND TOLL FREE (800) 810-3044
 GRAND PRAIRIE, TX 75050 METRO (972) 399-0333
 EMAIL METRO (972) 986-4456
 WEBSITE www.accentgraphicsinc.com FAX (800) 810-3045



NORTH ELEVATION - STOREFRONT

Scale: 1/8" = 1'-0"

EXISTING CONDITIONS



2 Sq. ft. per linear ft. of storefront width

DATE	REVISIONS	NAME
-2022	X	X KD

AUTHORIZATION	
CLIENT	DATE
ACCOUNT EXECUTIVE	DATE
LANDLORD	DATE
ALL CHANGES MUST BE INITIALED BY CLIENT AND ACCOUNT EXECUTIVE ON FINAL APPROVED PRINT.	

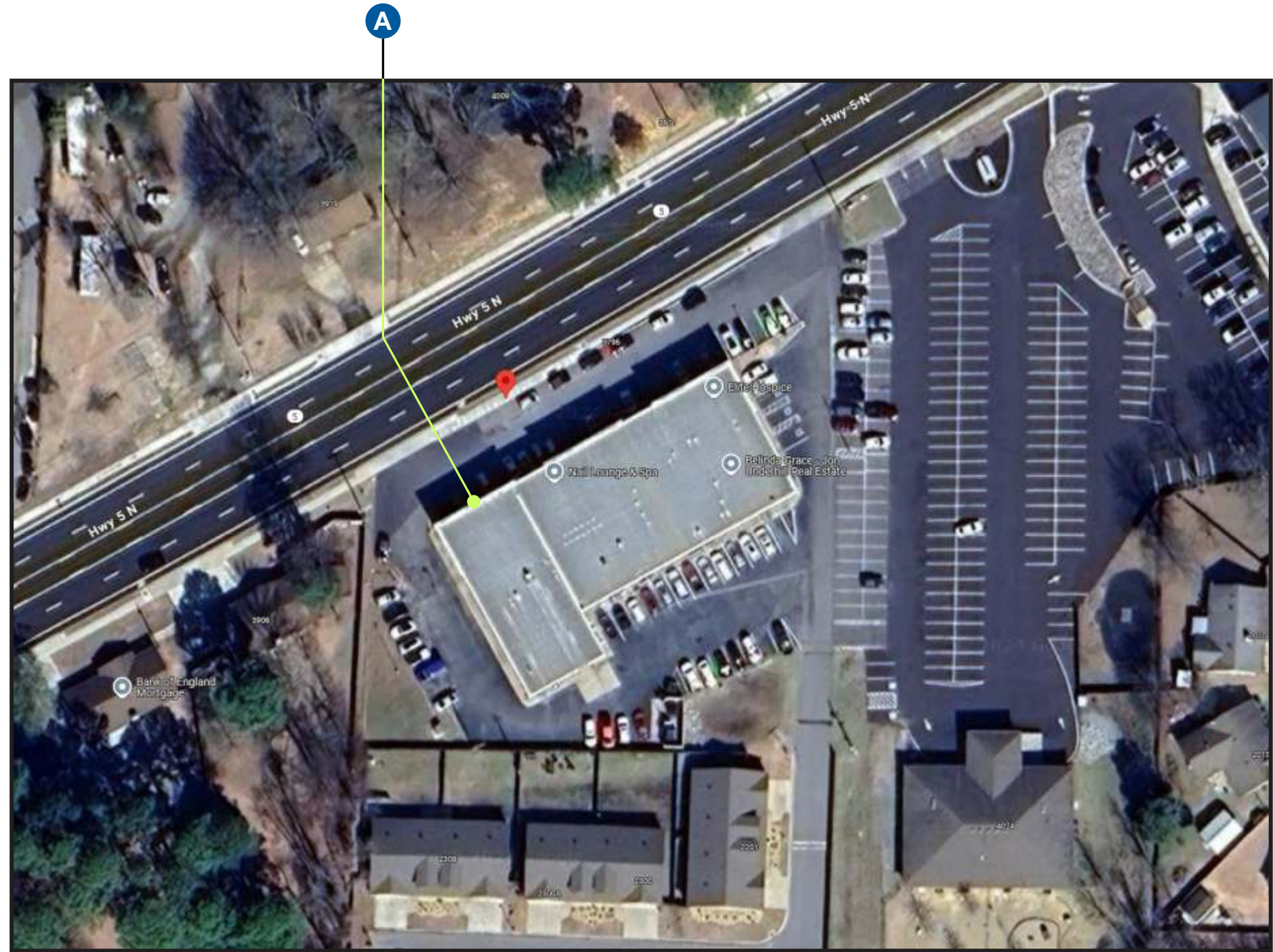
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CLIENT SHERWIN WILLIAMS STORE # _____
 INSTALLATION ADDRESS _____
4000 Hwy 5 N #1, Bryant, AR 72022
 DESIGNER KD ACCOUNT EXECUTIVE DM
 DATE 12-16-2024 SHEET 2 OF 3 DESIGN # 241366-01
 Gerber FILE = _____
 Corel FILE = _____

accent  graphics
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 EMAIL FAX (972) 986-4456
 WEBSITE www.accentgraphicsinc.com FAX (800) 810-3045

WALL & GROUND SIGN SCHEDULE

ID	DESCRIPTION	QTY	SQ FT
A	CH. LTRS. ON BACKER	1	107.9




DATE	REVISIONS	NAME
-2022	X	X KD

AUTHORIZATION	
CLIENT	DATE
ACCOUNT EXECUTIVE	DATE
LANDLORD	DATE
ALL CHANGES MUST BE INITIALED BY CLIENT AND ACCOUNT EXECUTIVE ON FINAL APPROVED PRINT.	

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CLIENT SHERWIN WILLIAMS STORE # _____
 INSTALLATION ADDRESS 4000 Hwy 5 N #1, Bryant, AR 72022
 DESIGNER KD ACCOUNT EXECUTIVE DM
 DATE 12-16-2024 SHEET 3 OF 3 DESIGN # 241366-01
 Gerber FILE = _____
 Corel FILE = _____

accent  graphics
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 EMAIL FAX (972) 986-4456
 WEBSITE www.accentgraphicsinc.com FAX (800) 810-3045



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

SIGN PERMIT APPLICATION

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

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

Date: 01/14/25

Sign Co. or Sign Owner

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

Property Owner

Name SHERWIN WILLIAMS
 Address 4000 HWY 5 N. STE 1
 City, State, Zip BRYANT AR
 Phone _____
 Email Address _____

GENERAL INFORMATION

Name of Business SHERWIN WILLIAMS
 Address/Location of sign 4000 HWY 5N 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, Lora A. Rand, do hereby certify that all information contained within this application is true and correct. I fully understand that the terms of the Sign Ordinance supersede the Sign Administrator's approval and that all signs must fully comply with all terms of the Sign Ordinance regardless of approval. I further certify that the proposed sign is authorized by the owner of the property and that I am authorized by the property owner to make this application. I understand

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

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

SIGN	Type (Façade, Pole, Monument, other)	Dimensions (Height, Length, Width)	Sqft (Measured in whole as rectangle)	Height of Sign (Measured from lot surface)		Column for Admin Certifying Approval
				Top of Sign	Bottom of Sign	
A	WALL	38" X 28'6"	107.9	17'6"	13'2"	
B	NOTES - WILL BE REMOVING EXISTING LETTERS AND REPLACING WITH NEW					
C						
E						
F	\$9000.00 COSTS					
G						



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

Conditional Use Permit Application

Applicants are advised to read the Conditional Use Permit section of Bryant Zoning Code prior to completing and signing this form. The Zoning Code is available at www.cityofbryant.com under the Planning and Community Development tab.

Date: 08/22/2024

Applicant or Designee:

Project Location:

Name Delia Vanessa Guerra Chon Property Address 2714 Laverne St.
Address 7029 Kiewit Dr. NLR AR 72110 Bryant, AR.
Phone 501-283-4058 Parcel Number _____
Email Address: deliaguerra@gmail.com Zoning Classification R-11

Property Owner (If different from Applicant):

Name _____
Phone _____
Address _____
Email Address _____

Additional Information:

Legal Description (Attach description if necessary)

Description of Conditional Use Request (Attach any necessary drawings or images)

Convert portion of home to duplex

Proposed/Current Use of Property for Duplex
current is single family

Application Checklist

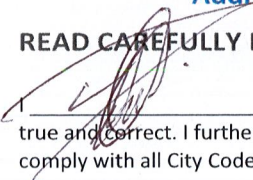
Requirements for Submission

- Letter stating request of Conditional Use and reasoning for request
- Completed Conditional Use Permit Application
- Submit Conditional Use Permit Application Fee (\$125)
- Submit Copy of completed Public Notice
- Publication: Public Notice shall be published at least one (1) time fifteen (15) days prior to the public hearing at which the variance will be heard. Once published please provide a proof of publication to the Community Development office.
- Posting of Property: The city shall provide a sign to post on the property involved for the fifteen (15) consecutive days leading up to Public hearing. One (1) sign is required for every two hundred (200) feet of street frontage.
- Submit eight (8) Copies of the Development Plan (Site Plan) showing:
 - Location, size, and use of buildings/signs/land or improvements
 - Location, size, and arrangement of driveways and parking. Ingress/Egress
 - Existing topography and proposed grading
 - Proposed and existing lighting
 - Proposed landscaping and screening
 - Use of adjacent properties
 - Scale, North Arrow, Vicinity Map
 - Additional information that may be requested by the administrative official due to unique conditions of the site.

Once the application is received, the material will be reviewed to make sure all the required information is provided. The applicant will be notified if additional information is required. The application will then go before the Development and Review Committee (DRC) for a recommendation to the Planning Commission. A public hearing will be held at this meeting for comments on the Conditional Use. After the public hearing, the Planning Commission will make a decision on the use.

Note: that this is not an exhaustive guideline regarding the Conditional Use Permit Process. Additional information is available in the Bryant Zoning Ordinance.

READ CAREFULLY BEFORE SIGNING

 _____, do hereby certify that all information contained within this application is true and correct. I further certify that the owner of the property authorizes this proposed application. I understand that I must comply with all City Codes and that it is my responsibility to obtain all necessary permits required.

NOTICE OF PUBLIC HEARING

A public hearing will be held on Monday, Oct. 14, 2024 at 6:00 P.M.
at the Bryant City Office Complex, 210 Southwest 3rd Street, City of Bryant, Saline
County, for the purpose of public comment on a conditional use request at the site of
2714 Lavern St. Bryant, AR 72022 (address).

A legal description of this property can be obtained by contacting the Bryant Department
of Community Development.

Lance Penfield
Chairman of Planning Commission
City of Bryant

*This notice is to be run in the legal notices section of the Saline Courier
no less than 15 days prior to the public hearing.*



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

Rezoning Application

Applicants are advised to read the Amendments section of Bryant Zoning Code prior to completing and signing this form. The Zoning Code is available at www.cityofbryant.com under the Planning and Community Development tab.

Date: 11.12.24

Applicant or Designee:

Property Owner (If different from Applicant):

Name Mohammad Tariq Name _____
Address 2711 - Spring Hill Rd Address _____
Phone 917-375-5185 Phone _____
Email Address Tariq.mawab0786@gmail.com Email Address _____

Property Information:

Address 2711 - Spring Hill Rd
Parcel Number 840 11980-000
Existing Zoning Classification _____
Requested Zoning Classification _____

Legal Description (If Acreage or Metes and Bounds description, please attach in a legible typed format)

Application Submission Checklist:

- Letter stating request of zoning change from (Current Zoning) to (Requested Zoning) and to be placed on the Planning Commission Agenda
- Completed Rezoning Application
- Rezoning Application Fee (\$40 fee for lot and block descriptions or \$125 for acreage or metes and bound descriptions)
- If someone, other than the owner, will be handling the zoning process, we will require a

letter from the owner of said property, giving him or her authority to do so.

- Recent surveyed plat of the property including vicinity map

Additional Requirements:

*Items below **must be completed before the public hearing can occur.** Failure to provide notices in the following manners shall require delay of the public hearing until notice has been properly made.*

- Publication: Public Notice shall be published by the applicant at least one (1) time fifteen (15) days prior to the public hearing at which the rezoning application will be heard. Once published please provide a proof of publication to the Community Development office. (Sample notice attached below)
- Posting of Property: The city shall provide signs to post on the property involved for the fifteen (15) consecutive days leading up to Public hearing. One (1) sign is required for every two hundred (200) feet of street frontage.
- Notification of adjacent landowners: Applicant shall attempt to inform by certified letter, return receipt requested, all owners of land within three hundred (300) feet of any boundary of the subject property of the public hearing. (Sample letter attached below)
- Certified list of property owners, all return receipts, and a copy of the notice shall be provided to the Community Development Department at least five (5) days prior to the public hearing.

Note: that this is not an exhaustive guideline regarding the Conditional Use Permit Process. Additional information is available in the Bryant Zoning Ordinance.

READ CAREFULLY BEFORE SIGNING

I, Mohammad Tamir, do hereby certify that all information contained within this application is true and correct. I further certify that the owner of the property authorizes this proposed application. I understand that I must comply with all City Codes that pertain to this project and that it is my responsibility to obtain all necessary permits as needed.

SAMPLE LETTER

Date
Name
Address

RE: Rezoning Petition

The property located at 2711 Springhill Rd is being considered for rezoning from _____ to _____. The property is more particularly described as follows:

INSERT LEGAL DESCRIPTION OF PROPERTY

An application has been filed with the City of Bryant Planning Commission to rezone the property. As part of this process, a public hearing will be held on Monday _____, 2021 at 6:00 PM in the Boswell Community Center Courtroom, 210 SW 3rd Street, Bryant, AR 72022.

Public comments will be accepted at that time regarding this rezoning. Since you own property within 300 feet of the property in consideration, you have been sent this letter via certified mail as required by city ordinance.

Should you have any questions regarding this matter you may contact the City of Bryant at 501-943-0488 or by contacting me at _____.

Thank you for your consideration in this matter.

Sincerely,

Your Signature

Your Name

NOTICE OF PUBLIC HEARING

A public hearing will be held on Monday, _____ at 6:00 P.M.
at the Bryant City Office Complex, 210 Southwest 3rd Street, City of Bryant, Saline
County, for the purpose of public comment on a rezoning request at the site of
_____ (address).

A legal description of this property can be obtained by contacting the Bryant Community
Development Department.

Lance Penfield
Bryant Planning Commission

*This notice is to be run in the legal notices section of the Saline Courier
no less than 15 days prior to the public hearing.*



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

Conditional Use Permit Application

Applicants are advised to read the Conditional Use Permit section of Bryant Zoning Code prior to completing and signing this form. The Zoning Code is available at www.cityofbryant.com under the Planning and Community Development tab.

Date: 11/11/21

Applicant or Designee:

Name Mohammad Tariq
Address 9000 Naples Cv
Phone 917 375 5185
Email Address: ah23992@gmail.com

Project Location:

Property Address 2711 Springhill Rd
Bryant, AR, 72022
Parcel Number _____
Zoning Classification C2 automobile
sale and leasing
small lot

Property Owner (If different from Applicant):

Name _____
Phone _____
Address _____
Email Address _____

Additional Information:

Legal Description (Attach description if necessary)

automobile sale and leasing small lot less than
1 acre

Description of Conditional Use Request (Attach any necessary drawings or images)

Proposed/Current Use of Property was wood shop currently empty

Application Checklist

Requirements for Submission

- Letter stating request of Conditional Use and reasoning for request
- Completed Conditional Use Permit Application
- Submit Conditional Use Permit Application Fee (\$125)
- Submit Copy of completed Public Notice
- Publication: Public Notice shall be published at least one (1) time fifteen (15) days prior to the public hearing at which the variance will be heard. Once published please provide a proof of publication to the Community Development office.
- Posting of Property: The city shall provide a sign to post on the property involved for the fifteen (15) consecutive days leading up to Public hearing. One (1) sign is required for every two hundred (200) feet of street frontage.
- Submit eight (8) Copies of the Development Plan (Site Plan) showing:
 - Location, size, and use of buildings/signs/land or improvements
 - Location, size, and arrangement of driveways and parking. Ingress/Egress
 - Existing topography and proposed grading
 - Proposed and existing lighting
 - Proposed landscaping and screening
 - Use of adjacent properties
 - Scale, North Arrow, Vicinity Map
 - Additional information that may be requested by the administrative official due to unique conditions of the site.

Once the application is received, the material will be reviewed to make sure all the required information is provided. The applicant will be notified if additional information is required. The application will then go before the Development and Review Committee (DRC) for a recommendation to the Planning Commission. A public hearing will be held at this meeting for comments on the Conditional Use. After the public hearing, the Planning Commission will make a decision on the use.

Note: that this is not an exhaustive guideline regarding the Conditional Use Permit Process. Additional information is available in the Bryant Zoning Ordinance.

READ CAREFULLY BEFORE SIGNING

I Mohamadal Tary do hereby certify that all information contained within this application is true and correct. I further certify that the owner of the property authorizes this proposed application. I understand that I must comply with all City Codes and that it is my responsibility to obtain all necessary permits required.

NOTICE OF PUBLIC HEARING

A public hearing will be held on Monday, _____ at 6:00 P.M.
at the Bryant City Office Complex, 210 Southwest 3rd Street, City of Bryant, Saline
County, for the purpose of public comment on a conditional use request at the site of
_____ (address).

A legal description of this property can be obtained by contacting the Bryant Department
of Community Development.

Lance Penfield
Chairman of Planning Commission
City of Bryant

*This notice is to be run in the legal notices section of the Saline Courier
no less than 15 days prior to the public hearing.*